

Attachment 11.1

**Illegal structures and land transfers of road reserve at Ratcliffe Road,
Aldinga Beach**

7 pages

RELEASED



RELEASED

Description of Land:

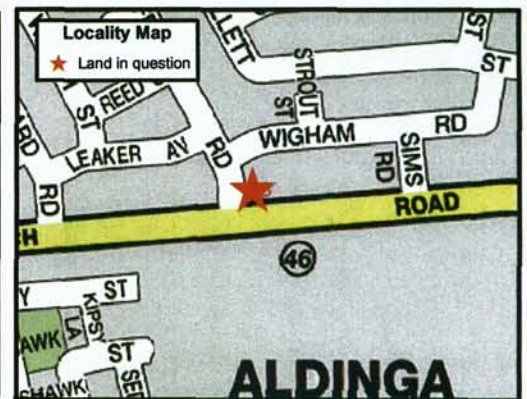
Road Reserve
surrounding
Lots 1200 - 1203

**Statements, Annotations and
Amendments concerning
Easements:**

Not applicable

Legend

- Allotments 1200 - 1203
- Proposed Road Closure
- Illegal Structures

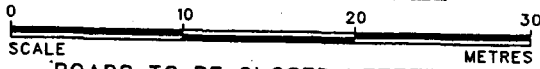


PRELIMINARY PLAN
 HUNDRED OF WILLUNGA
 IN THE AREA NAMED
ALDINGA BEACH

TOTAL AREAS:
 U - 305m²
 L & T - 78m²
 M & S - 83m²
 N & R - 87m²
 P & Q - 322m²

PP/05/0066

CITY OF ONKAPARINGA



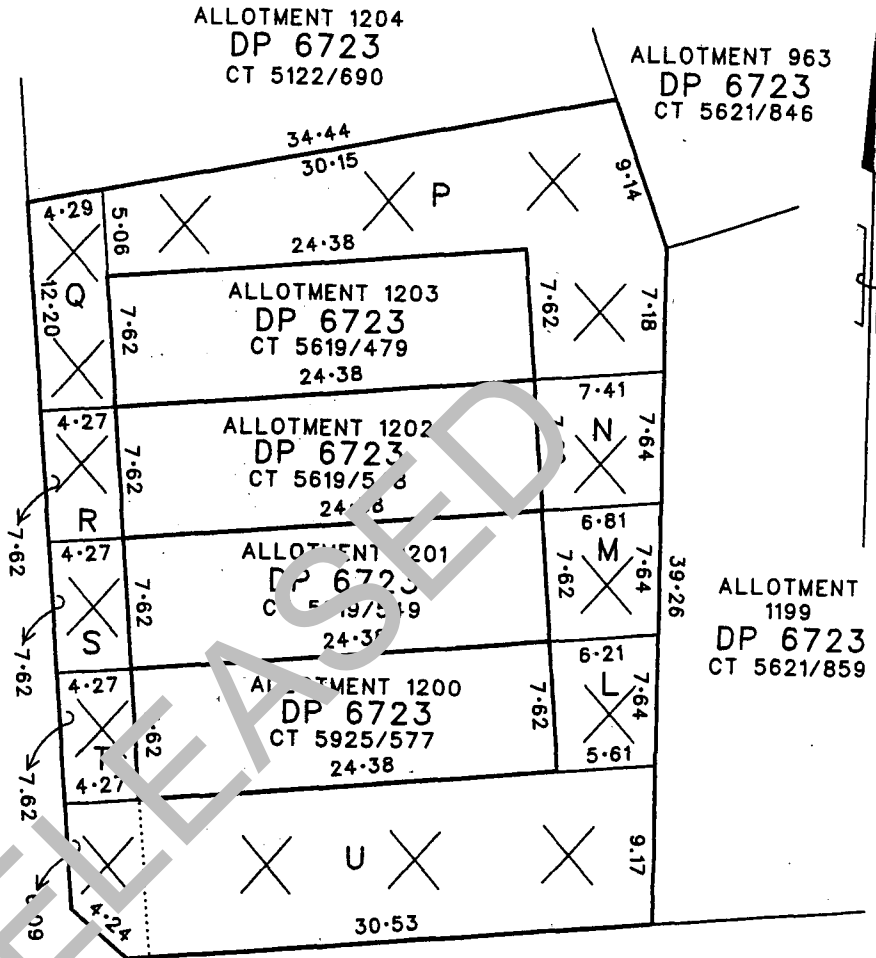
ROADS TO BE CLOSED LETTERED
 L, M, N, P, Q, R, S, T & U

STAGE 1 PROPOSED : TO MERGE P & Q WITH A1203
 STAGE 2 PROPOSED : BALANCE OF PROPOSAL
 L & T ARE TO MERGE WITH ALLOTMENT 1200
 IN DP 6723.
 M & S ARE TO MERGE WITH ALLOTMENT 1201
 IN DP 6723.
 U IS TO REMAIN AS AN ALLOTMENT
 N & R ARE TO MERGE WITH ALLOTMENT 1202
 IN DP 6723.
 P & Q ARE TO MERGE WITH ALLOTMENT 1203
 IN DP 6723.
 U IS TO REMAIN AS AN ALLOTMENT

ALLOTMENT
 881
 DP 6724
 CT 5234/866

ALLOTMENT
 12
 DP 62571
 CT 5899/924

RATCLIFFE
 ROAD
 20.12 WIDE



ALLOTMENT 963
 DP 6723
 CT 5621/846

ALLOTMENT
 1199
 DP 6723
 CT 5621/859

ALDINGA BEACH 25.30 WIDE ROAD

ALLOTMENT
 2003
 DP 68193
 CT 5944/602

ALLOTMENT
 802
 FP 164625
 CT 5739/82

ALLOTMENT
 2003
 DP 68193
 CT 5944/602

Authority : Allotment 1205 (Ratcliffe Road)
 Allotment 1206 (Right of Way)
 Allotment 1207 (Road C) all in
 DP 6723

WEBER FRANKIW AND ASSOCIATES PTY.LTD.
 Surveying Consultants

Reference: 5042 Cad Ref: 5042pp.lcd

178 Main Road McLaren Vale South Australia 5171
 Telephone (08) 8323 8991 Facsimile (08) 8323 8686
 Email survey@weberfrankiw.com.au
 ACN 008 173 957

I hereby certify that the portion
 of road to be closed lettered
 hereon is public within the
 meaning of Section 3 of the Roads
 (Opening Closing) Act, 1991.

Jaroslav Frankiw
 Licenced Surveyor
 21/11/08

21-11-08

WEBER FRANKIW AND ASSOCIATES PTY.LTD.
Licensed Surveyors and Land Division Consultants A.C.N. 008 173 957



178 Main Road
McLaren Vale
South Australia

P.O. Box 53
McLaren Vale
South Australia 5171

Phone (08) 8323 8991
Fax (08) 8323 9686

Email survey@weberfrankiw.com.au

Directors
John Weber
B.Tech.L.S.,M.I.S.
Mobile 0408 824 843

Jerry Frankiw
B.Tech.L.S.,M.I.S.
Private (08) 8431 1701
Mobile 0408 823 459

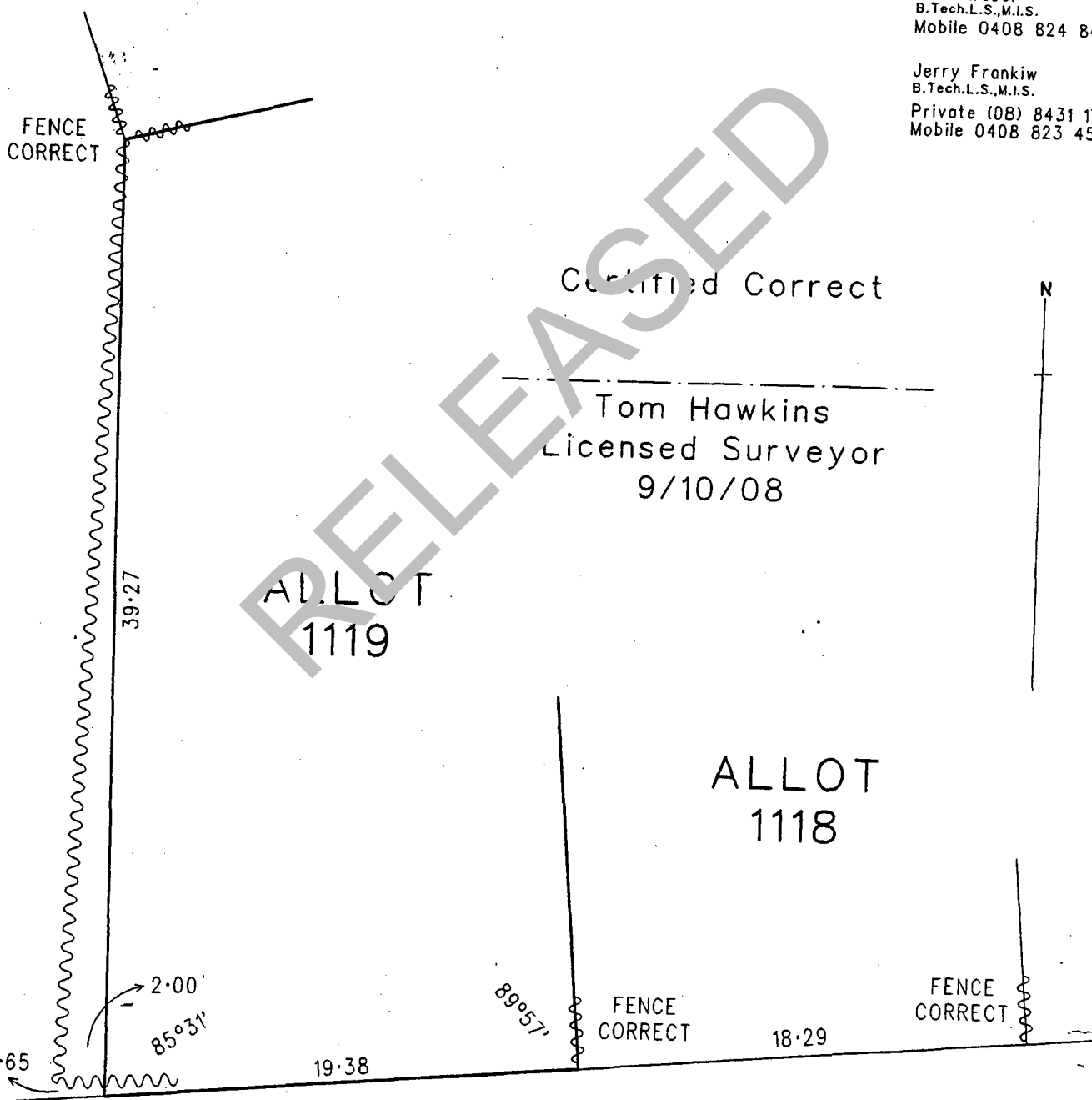
Our Reference 5042

Your Reference

IDENTIFICATION SURVEY

ALLOTMENT 1199 IN DP 6723 HUNDRED OF WILLUNGA ALDINGA BEACH

NOT TO SCALE
ALL DISTANCES IN METRES
~~~~~ - GALVANISED IRON FENCE



Certified Correct

Tom Hawkins  
Licensed Surveyor  
9/10/08

ALLOT  
1119

ALLOT  
1118

ALDINGA BEACH ROAD

| Taylor Brooke valuation<br>(undertaken as at March 2006) |           |                 |               |                 |               |
|----------------------------------------------------------|-----------|-----------------|---------------|-----------------|---------------|
| Part                                                     | Land area | 2001 land value | 2001 sqm rate | 2006 land value | 2006 sqm rate |
| P & Q                                                    | 322 sqm   | \$12,575        | \$39          | \$51,500        | \$160         |
| N & R                                                    | 87 sqm    | \$4,575         | \$53          | \$27,000        | \$310         |
| M & S                                                    | 83 sqm    | \$4,675         | \$56          | \$27,000        | \$325         |
| L & T                                                    | 78 sqm    | \$14,075        | \$37          | \$54,000        | \$141         |
| U                                                        | 305 sqm   |                 |               |                 |               |
| Average                                                  |           |                 | \$46          |                 | \$234         |

| Egan valuation<br>(undertaken as at June 2006) |           |                 |               |                 |               |
|------------------------------------------------|-----------|-----------------|---------------|-----------------|---------------|
| Part                                           | Land area | 2001 land value | 2001 sqm rate | 2006 land value | 2006 sqm rate |
| P & Q                                          | 322 sqm   | \$12,000        | \$37          | \$40,000        | \$124         |
| N & R                                          | 87 sqm    | \$ 1,000        | \$12          | \$15,000        | \$172         |
| M & S                                          | 83 sqm    | \$ 1,000        | \$12          | \$15,000        | \$180         |
| L & T                                          | 78 sqm    | \$13,000        | \$34          | \$42,000        | \$110         |
| U                                              | 305 sqm   |                 |               |                 |               |
| Average                                        |           |                 | \$24          |                 | \$147         |



|                                                       |                                                                                                             |                                                                      |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <b>API</b><br><i>Property Pro</i><br>Pro-forma Report | <b>STANLEY THOMPSON</b><br>Qualified Valuers<br>Members of the Australian Property Institute <b>Valuers</b> | RESIDENTIAL VALUATION<br>and SECURITY ASSESSMENT<br>Pro-forma Report |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|

|                                                       |                                                                                                 |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>Organisation/Lender:</b> ANZ Banking Group Limited | <b>Fax/E-mail to:</b> 8323 8058<br><b>Contact:</b> L Hayton<br><b>Loan App No.:</b> 705 204 932 |
| <b>Postal Address:</b>                                |                                                                                                 |
| <b>Borrower:</b> Brown                                |                                                                                                 |

**1. PROPERTY SUMMARY - Dwelling**

**PROPERTY ADDRESS:** 1st 1201 Ratchina Rd, Adlington Beach SA 5173

**TITLE DETAILS:** Lot 1201 DP 6723 C.T. 5818/548

**Encumbrances/Restr'ns:** None disclosed or evident. Please notify valuer if searches reveal otherwise

**Site Dimensions:** Refer to CT **Site Area:** 185m<sup>2</sup>

**ZONING/INSTRUMENT:** Residential **LGA:** Onkaparinga, City of

**MAIN BUILDING:** Dwelling with 2 bedroom/s 1 bathroom/s **Current Use:** Single Residential

**Built About:** TBE **Additional(s):**

**CAR ACCOMMODATION:** Single Garage **Car Spaces:** 1.5m<sup>2</sup>

**AREAS:** Living Area 90.6m<sup>2</sup> **Outdoor Area:**

**MARKETABILITY:** Good **Written Issues:** None known

**ENVIRONMENTAL ISSUES:** None known or evident

**TBE:** Builder: Colin Brown **Date:** **Lender Price:** \$0 **Check Cost:** \$0

**2. RISK ANALYSIS** \* MUST "comment" overpage on any 4 or more Risk Ratings, or if three or more "3" Risk Ratings

| Property Risk* Ratings         | 1 | 2 | 3 | 4 | 5 | Max. Risk* Ratings         | 1 | 2 | 3 | 4 | 5 |
|--------------------------------|---|---|---|---|---|----------------------------|---|---|---|---|---|
| Location & Neighbourhood:      | 2 |   |   |   |   | Rental Value next 2-3 yrs: | 2 |   |   |   |   |
| Land (incl. planning, titles): | 2 |   |   |   |   | Market Volatility:         | 2 |   |   |   |   |
| Environmental Issues:          | 2 |   |   |   |   | Local Economy Impact:      | 2 |   |   |   |   |
| Improvements:                  | 2 |   |   |   |   | Market Segment Conditions: | 2 |   |   |   |   |

\* Risk Ratings: 1 = Low, 2 = Low to Medium, 3 = Medium, 4 = Medium to High, 5 = High

**3. VALUATION & ASSESSMENTS SUMMARY**

**Interest Valued:** Fee Simple vacant possession **Other Assessments**

|                                                                                 |                       |                                  |                  |
|---------------------------------------------------------------------------------|-----------------------|----------------------------------|------------------|
| <b>Value Component</b>                                                          | <b>As if Complete</b> | <b>Rental Value Unfurnished:</b> | <b>\$180 pw.</b> |
| Land:                                                                           | \$20,000              | <b>Replacement Insurance:</b>    | \$90,000         |
| Improvements:                                                                   | \$175,000             |                                  |                  |
| <b>As if Complete:</b> \$195,000 (One hundred and thirty five thousand dollars) |                       |                                  |                  |

**Rec. Documents to Sign:**

I hereby certify that I personally inspected this property on the date below and have carried out the assessments above as at that date. Neither I, nor any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.


This report is for the use only of the party to which it is addressed and its mortgage insurers for mortgage purposes and is not to be used for any other purpose. No responsibility is accepted or undertaken to third parties in respect thereof. This report does not constitute a structural survey.

This report is made in accordance with the Australian Property Institute (API) Residential Valuation and Security Assessment Pro-forma Supporting Memorandum dated 8 May 1998 and must be interpreted with that Memorandum.

**Valuer:** Matthew Singleton **Firm:** Stanley Thompson Valuers

**Qualifications/Reg.#:** GAPI Qualified Practising Valuer **Address:** PO Box 7244, HURSTHILL PO, SA5000

**Inspection & Valuation Date:** 24 January 2006 **Phone:** 08 8332 3777 **Fax:** 08 8332 1877

**Signature:**  **Mobile:** 0412 052 821 **Firm ID No.:** 6022

**Email:** valuation@stanleythompsonvaluers.com.au

**Authorised for Issue By:** **Valuer's File Reference:** E2844

**CERTIFICATES OF TITLE:**

As at the date of valuation the subject land was held as follows:

| Volume | Folio | Allotment | Plan   |
|--------|-------|-----------|--------|
| 5619   | 479   | 1203      | DP6723 |

**REGISTERED PROPRIETORS:**

As at the date of valuation Allotment 1203 Ratcliffe Road Aldinga Beach was held in the name of Damien Barry Francis Brown.

**INTEREST VALUED:**

Freehold.

**OUR REFERENCE:**

36007ab.

**DATE OF INSPECTION:**

15 October 2008.

**DATES OF VALUATION:**

3 March 2003.

**VALUATION:**

In accordance with the foregoing and on the assumption that the property has clear and marketable title, free from any onerous easements or encumbrances and subject to the comments contained within this report, we are of the opinion

1) Market value of the freehold interest in the subject land comprising Pieces 'P and Q' to be sold and amalgamated with allotment 1203 Ratcliffe Road Aldinga Beach as at 3 March 2003 can be fairly expressed in the amount of: \$24,500 (Twenty Four Thousand Five Hundred Dollars) inclusive of GST and

2) The rental of the encroached land comprising Pieces "P and Q" from 3 March 2003 to 15 October 2008. The sum of \$2,748 (Two Thousand Seven Hundred and Forty Eight Dollars).

(This summary page must be read in conjunction with the attached report of which this summary forms part and is subject to our remarks and qualifications therein.)

**PREPARED BY:**

EGAN NATIONAL VALUERS (SA)

**CHRIS DREYER AAPI**  
**CERTIFIED PRACTISING VALUER**