



Industry Education Webinar

Certificate of Consent Forms

14th October 2020

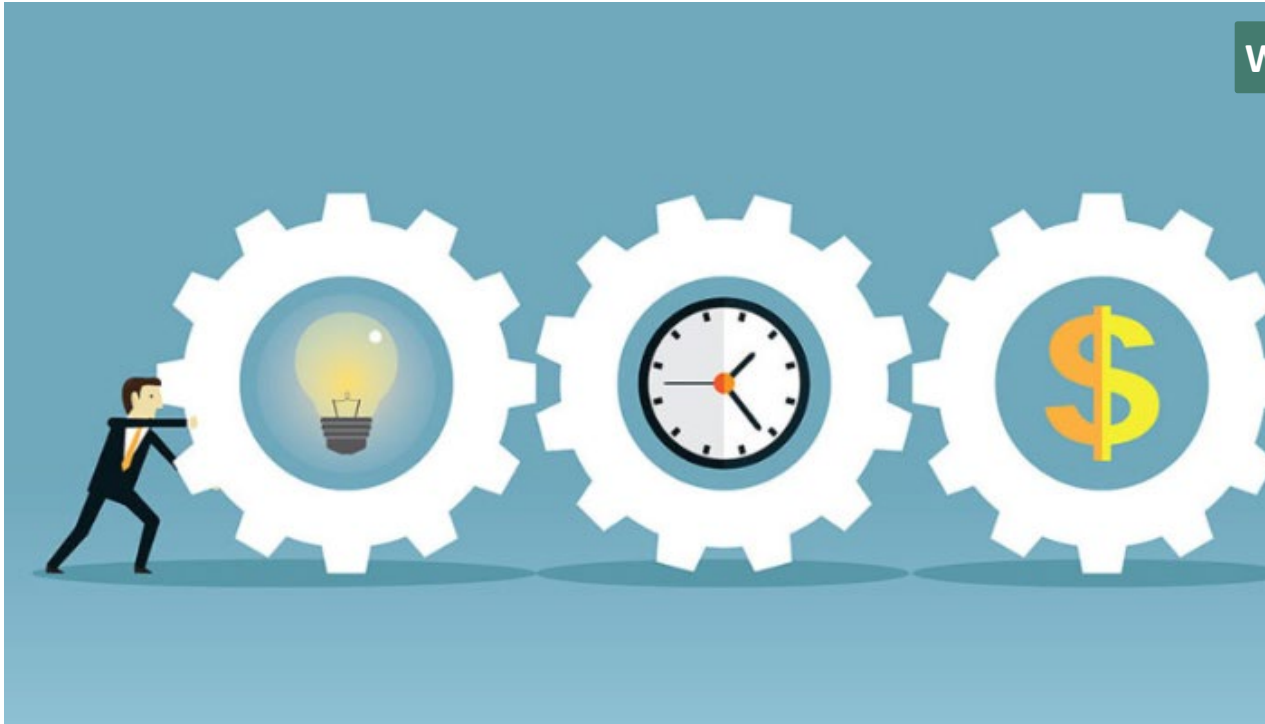
landservices.com.au





Industry Education Program

Land Services SA is committed to providing an excellent Customer Experience



Why are we doing this?

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



About our Land Services Team

John Ikonomopoulos is a Property Examiner within Land Services SA. He has over 23 years' experience in numerous areas of Land Information Services and has work on various projects. 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 36 years experience in numerous positions within Land Services SA and has spent the last 6 years as a Property Examiner.

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- *Absolute caveat – Caveat will prevent registration of division application and must therefore be withdrawn or removed prior to the division application*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


Certificate of Title being divided:

- CT 6236/673.

Easements:

- Creation of Party Wall Rights.

APPROVED - NOT YET DEPOSITED

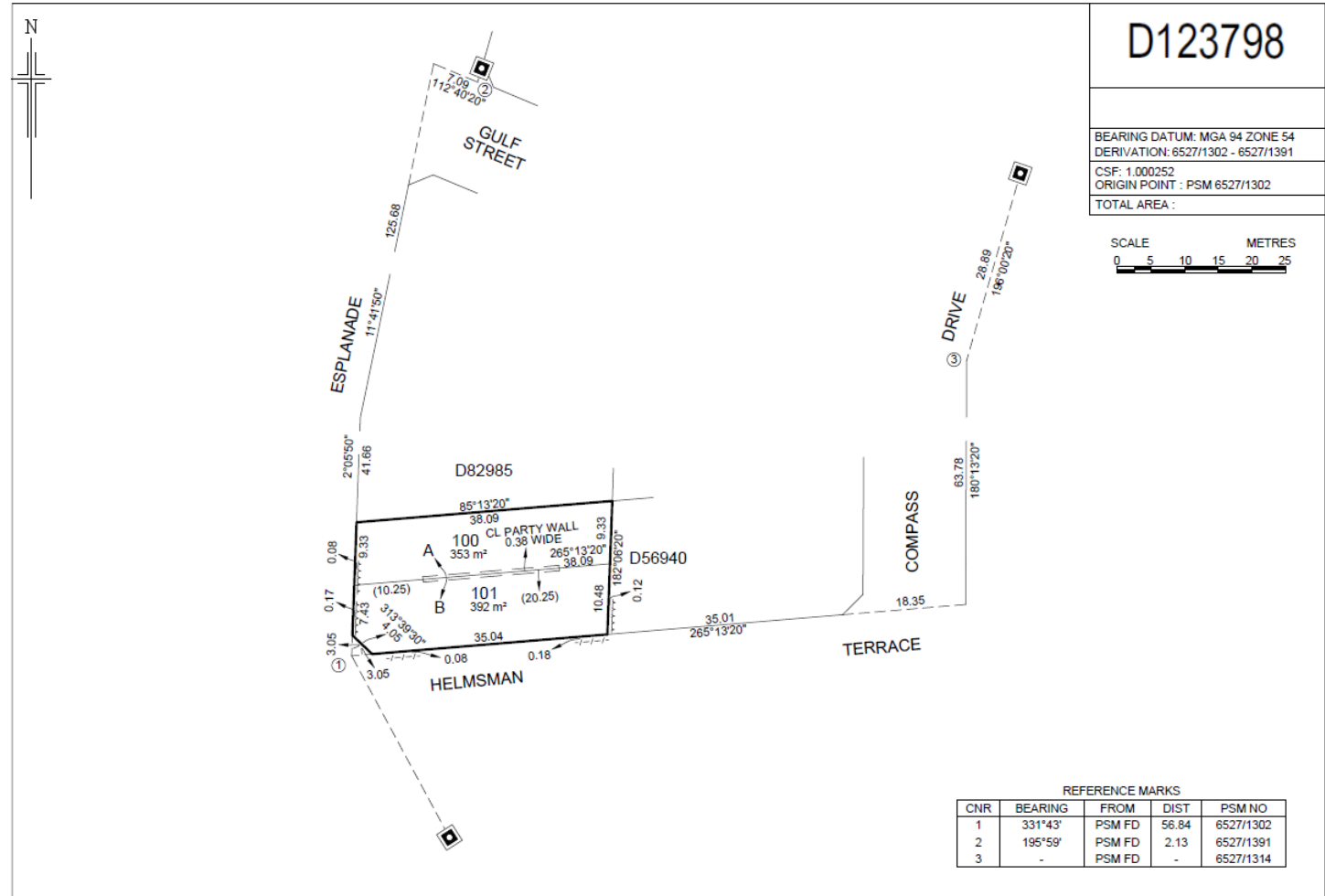
PURPOSE:	DIVISION	AREA NAME:	MARION	APPROVED:	29/09/2020	 D123798 SHEET 1 OF 2 104066_text_01_v02_Version_2				
MAP REF:	6628	COUNCIL:	THE CORPORATION OF THE CITY OF MARION	DEPOSITED:						
LAST PLAN:		DEVELOPMENT NO:	252/D212/20/001/59585							
AGENT DETAILS:	LSG DEMO & TEST 101 GRENFELL ST ADELAIDE TAZ 5000 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 Ikonopoulos 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:										



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



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 Issued29/09/2020Edition 1Edition Issued29/09/2020
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 TitleNIL
Priority NoticesNIL
Notations on PlanNIL
Registrar-General's Notes
APPROVED D123798
Administrative InterestsNIL

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.



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

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

*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 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

Consent of Encumbrancee

Full name, ACN/ABN and address to be supplied

No adjustments occurring

Strike through and shown NIL

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

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	<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> <p>NIL</p>	NIL

*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.....

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.....

Consent of Mortgagee

Full name, ACN/ABN and address to be supplied

No adjustments occurring

Strike through and shown NIL


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



APPROVED - NOT YET DEPOSITED

PURPOSE:	DIVISION	AREA NAME:	SEAFORD	APPROVED:	29/09/2020	 D123799 SHEET 1 OF 2 104068_text_01_v02_Version_2				
MAP REF:	6628	COUNCIL:	CITY OF ONKAPARINGA	DEPOSITED:						
LAST PLAN:		DEVELOPMENT NO:	252/D212/20/001/59585							
AGENT DETAILS:	LSG DEMO & TEST 101 GRENELL ST ADELAIDE TAZ 5000 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:										

Plan of Division

Certificate of Title being divided:

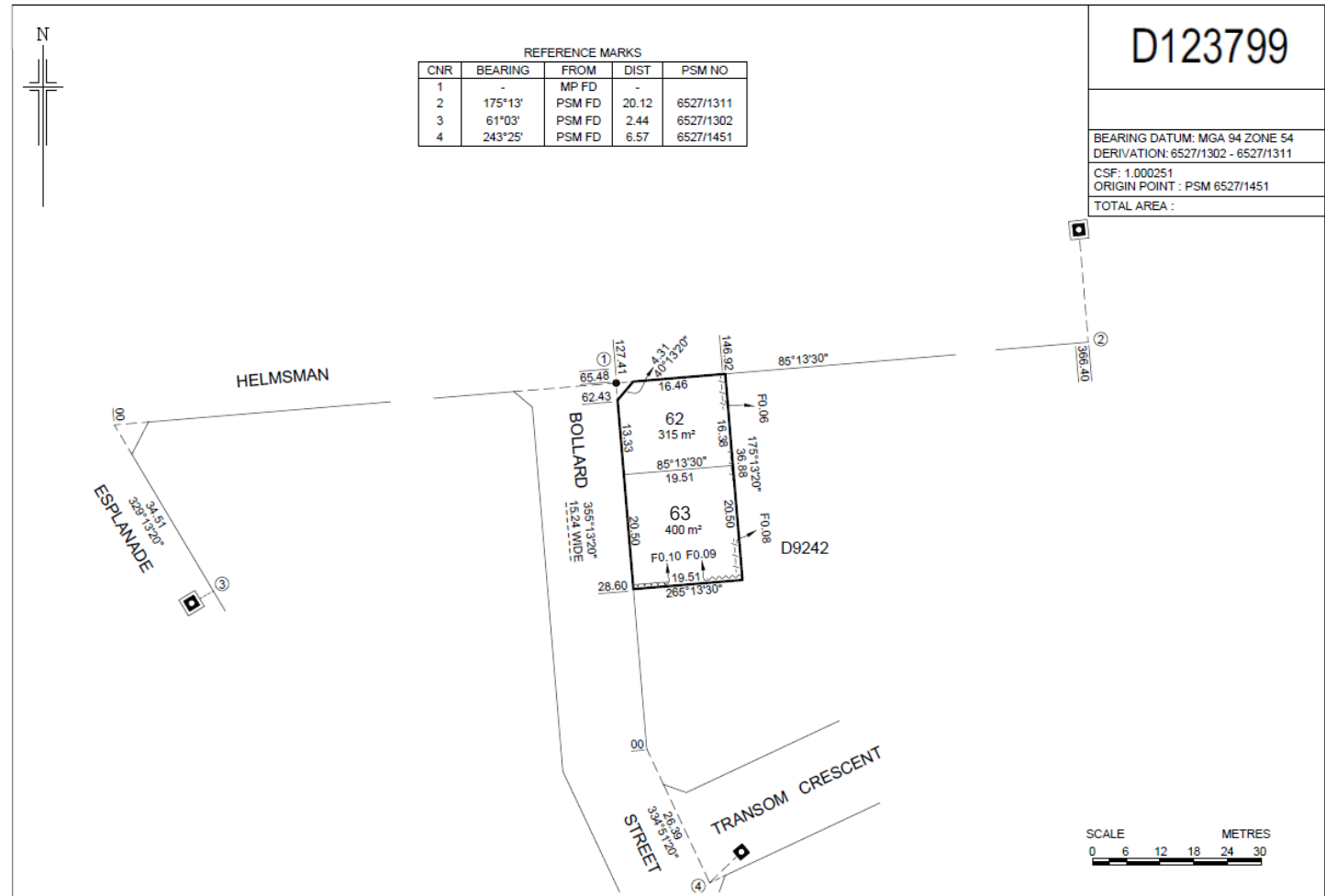
- CT 6236/674.

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 Issued29/09/2020Edition 1Edition Issued29/09/2020

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 TitleNIL

Priority NoticesNIL

Notations on PlanNIL

Registrar-General's Notes
APPROVED D123799

Administrative InterestsNIL

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

Page 1 of 1

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	<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> <p>Rescind as regards the whole of Allotment 62</p>	NIL

Agreement is being adjusted.

Strike through and shown state the Allotment that the agreement is being rescinded

*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

Signed as Delegate for the City of Onkaparinga under Section 20 of the Development Act 1993

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 Section 57(8) of the Development Act 1993 to rescind Agreement 12038326 have been complied with.

Mike Council
Signature

Execution by Council

Under Delegation under Section 20 of the Development Act 1993

Additional Certification required due to agreement being rescinded over Allotment 62

Notice to Lodging Parties No. 158.

Page ____ of ____

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



Plan of Division


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.

APPROVED - NOT YET DEPOSITED

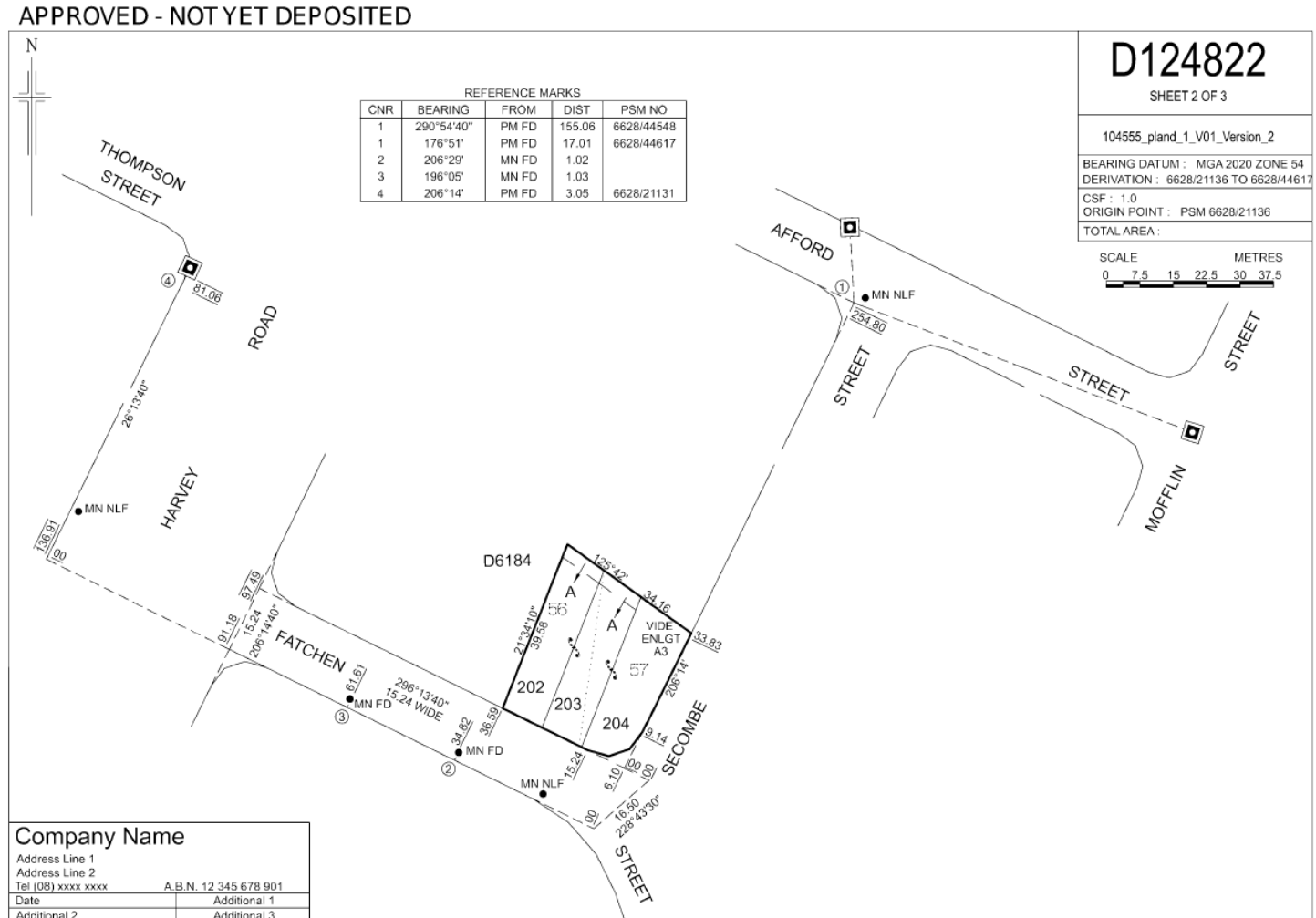
PURPOSE: DIVISION		AREA NAME: ELIZABETH GROVE		APPROVED: 05/10/2020		 D124822 SHEET 1 OF 3 104555_text_01_v02_Version_2																															
MAP REF: 6628		COUNCIL: CITY OF PLAYFORD		DEPOSITED:																																	
LAST PLAN:		DEVELOPMENT NO:																																			
AGENT DETAILS: LSG DEMO & TEST 101 GRENFELL ST ADELAIDE TAZ 5000 PH: 8226 3178 FAX: PETER.LAWSON3@SA.GOV AGENT CODE: LTRO REFERENCE: 1515		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 Ikonomopoulos Licensed Surveyor																																			
SUBJECT TITLE DETAILS: <table border="1"> <thead> <tr> <th>PREFIX</th> <th>VOLUME</th> <th>FOLIO</th> <th>OTHER</th> <th>PARCEL</th> <th>NUMBER</th> <th>PLAN</th> <th>NUMBER HUNDRED / IA / DIVISION</th> <th>TOWN</th> <th>REFERENCE NUMBER</th> </tr> </thead> <tbody> <tr> <td>CT</td> <td>6241</td> <td>701</td> <td></td> <td>ALLOTMENT(S)</td> <td>56</td> <td>D</td> <td>6184 MUNNO PARA</td> <td></td> <td></td> </tr> <tr> <td>CT</td> <td>6241</td> <td>702</td> <td></td> <td>ALLOTMENT(S)</td> <td>57</td> <td>D</td> <td>6184 MUNNO PARA</td> <td></td> <td></td> </tr> </tbody> </table>								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		
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:																																					

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



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

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 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

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

Page 1 of 1

Registered Interests:
• M 11269120

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

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 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

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

Page 1 of 1

Registered Interests:
• M 11671445

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



Plan of Division

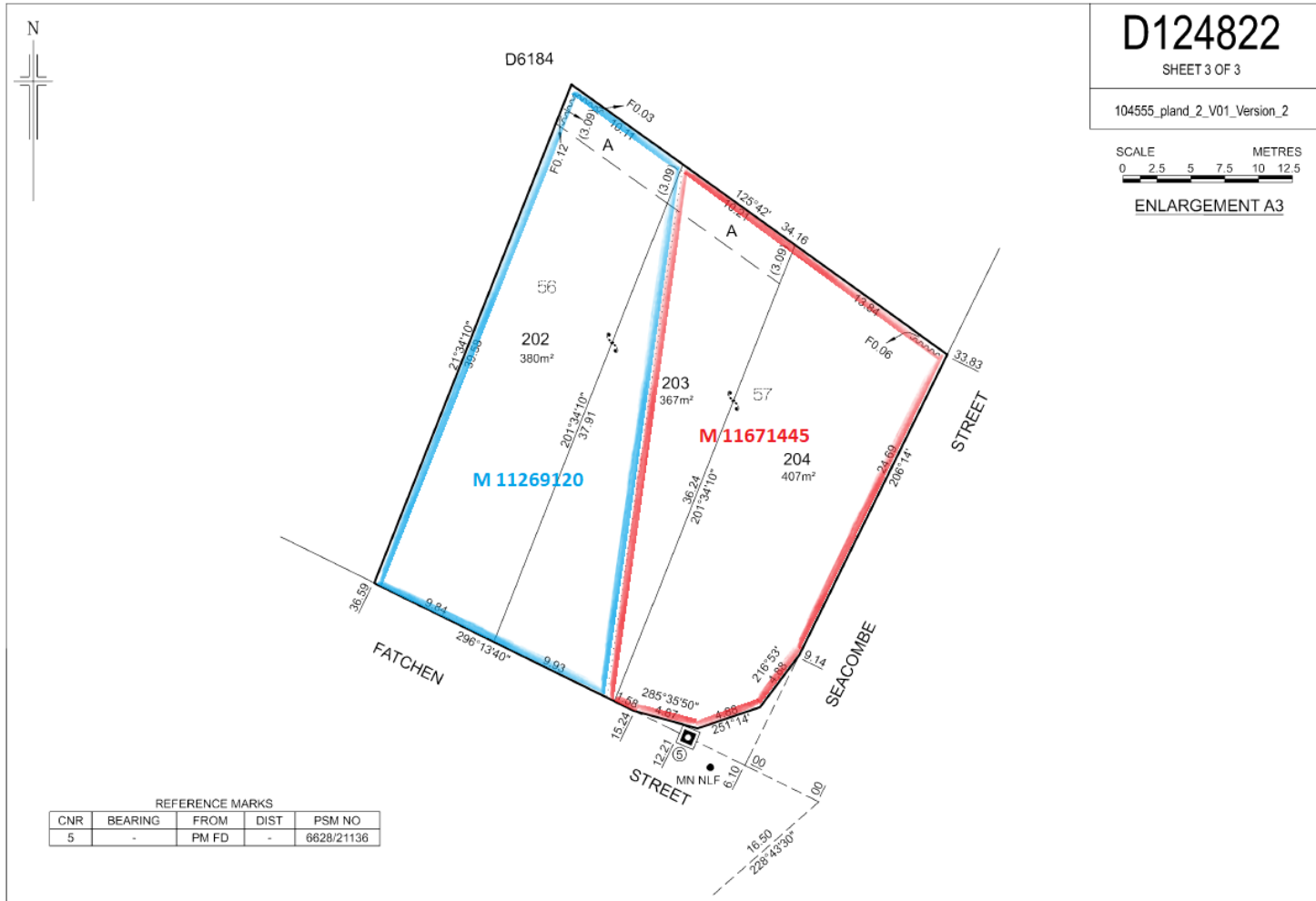
Registered Interests:

- **M 11269120**
- **M 11671445**

Plan outcome

- **M 11269120** to remain over Allotment 202.
- **M 11269120** to be discharged as regards Allotment 203.
- **M 11671445** to remain over Allotment 204.
- **M 11671445** to be extended over the whole of Allotment 203.
- **M 11269120** and **M 11671145** to be discharged as regards the rights and liberties being created over of the land marked A.
- Therefore there are adjustments of registered interests.

APPROVED - NOT YET DEPOSITED



D124822

SHEET 3 OF 3

104555_pland_2_V01_Version_2

SCALE 0 2.5 5 7.5 10 12.5 METRES

ENLARGEMENT A3

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	<div>Adjusted to cover the parcels as set out on the accompanying plan / Mode of Issue</div> <div>Easement Creation of easements as set out on the accompanying plan</div>	NIL

Adjustment of the registered interest
Adjustment Statement remains
Mortgagee consents to creation of easement

*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	<div><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></div>	NIL

Adjustment of the registered interest
Adjustment Statement remains
Mortgagee consents to creation of easement

*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

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	<div style="border: 2px solid green; padding: 5px;">*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</div>	NIL

*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.....

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*



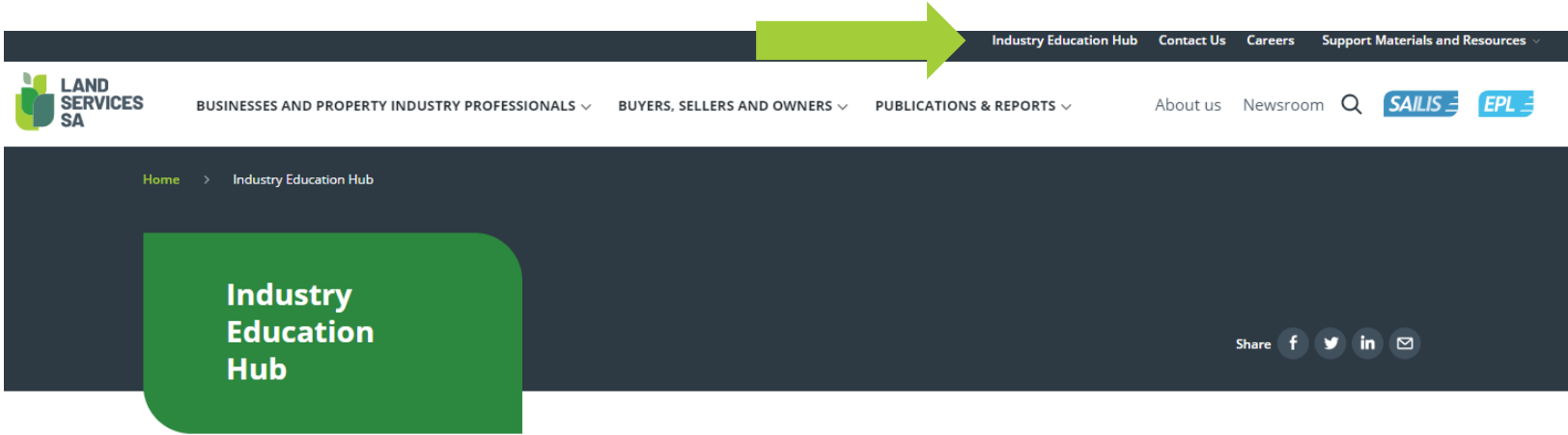
Points to Remember

Points to Remember

- If there are no adjustment of registered interests, please strike through the generic statements and show **NIL**.
- Ensure that the Certificate of Consent Form has been **executed correctly** and in accordance with the relevant acts and has been **witnessed correctly** when witnessing is a requirement.
- Ensure **all panels** have been completed correctly.
- Ensure that what has been stated in the Certificate of Consent Form **agrees** with the outcomes disclosed on the Schedule of Mode of Issue.
- Suggest use the **Panel Forms** that are available on the Land Services SA website.



Industry Education Hub



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

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 professionals. The first set of materials consists of a series of short training videos focusing on key requirements of eConveyancing in the lead up to 3 August 2020, the date set for mandating of eConveyancing in South Australia.

These videos have been published by topic to enable practitioners to select and watch videos relevant to them at their convenience.

eConveyancing Series

Training Video	Relevant Support Materials
----------------	----------------------------

An aerial photograph of a suburban neighborhood, showing numerous houses with varying rooflines and colors, interspersed with lush green trees. The entire image is covered with a semi-transparent green overlay. The word "Questions" is written in white, bold, sans-serif font, positioned on the left side of the image. A thin white vertical line is located to the left of the text.

Questions