

Date Registered: 11/07/2008
Duplicate Certificate as to Title issued? No

Volume 727 Folio 022

SEARCH CERTIFICATE

CROWN LEASE IN PERPETUITY 00671

Lot 5182 Town of Darwin from plan(s) S 77/093B
Lot 8630 Town of Nightcliff from plan(s) S 77/093A
Area under title is 3 square kilometres 1 hectares 6900 square metres

Owner:

Gwalwa Daraniki Association Inc.
of c/- The Public Officer Lot 8630 Dick Ward Drive, Nightcliff NT 0810

Easements:

Water supply Easement to Power and Water Authority
Access Easement to Northern Territory of Australia
Drainage Easement to Northern Territory of Australia
Sewerage Easement to Power and Water Authority
Electricity supply Easement to Power and Water Authority
Pedestrian Access Easement to Northern Territory of Australia
Power line Easement to Power and Water Authority

Registered Date	Dealing Number	Description
		Previous title is Volume 727 Folio 020
09/03/2009	694568	— Caveat Gwelo Investments Pty Ltd
11/07/2008	677102	Right of Way Easement granted to the proprietor(s) of lot(s) 4940
11/07/2008	677101	Sewerage Easement granted to the proprietor(s) of lot(s) 4940
11/07/2008	677100	Right of Way Easement granted to the proprietor(s) of lot(s) 4940
10/12/2007	661730	Electricity supply Easement to Power and Water Corporation
08/01/1998	391556	Sub-lease to Rodney Sean Nagas - "Prawn Farm" - expiring 19/10/2009
16/09/1996	360053	Statutory Notice - Prescribed Property
16/02/1996	347476	— Caveat Citiland Corporation Pty Ltd - part only
17/01/1996	345692	Under-lease to McDonald Properties (Australia) P/l - part - expiring 6/7/2094
17/01/1996	345691	Sub-lease to Vyrose Pty. Ltd. - part - expiring 7/7/2094
23/03/1990	229354	Electricity supply easement to Power and Water Authority
End of Dealings		

Commencement Date: 27th August, 1987

Expiring Date: In Perpetuity

Reservations:

1. Reservation of right of entry and inspection.
2. Reservation of all minerals, mineral substances and ores in or under the land including gems, stones, sands, valuable earths or fossil fuels.
3. Reservation of power of resumption.

Provision:

1. The purpose of the lease ("the lease purpose") is for purposes consistent with the zoning of the land.

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2. This lease is granted under and subject to the Crown Lands Act and the Regulations for the time being in force thereunder, and is conditional upon compliance by the Lessee, with the covenants and conditions to be complied with by the Lessee, and shall, subject to the Crown Lands Act and the Regulations, be liable to be determined and forfeited for non-compliance with any such covenant or condition;

3. The Lessee may at any time surrender the lease in the manner prescribed under the Crown Lands Act.

4. For the purposes of sections 63 & 64 of the Crown Lands Act the Lessee agrees that the Minister may at his absolute discretion determine the Lessee's rights in improvements and whether compensation is payable for improvements following surrender, expiry, termination or forfeiture of this lease.

Conditions and Covenants:

1. Subject to the Crown Lands Act the Lessee shall not use the land for a purpose other than the lease purpose.

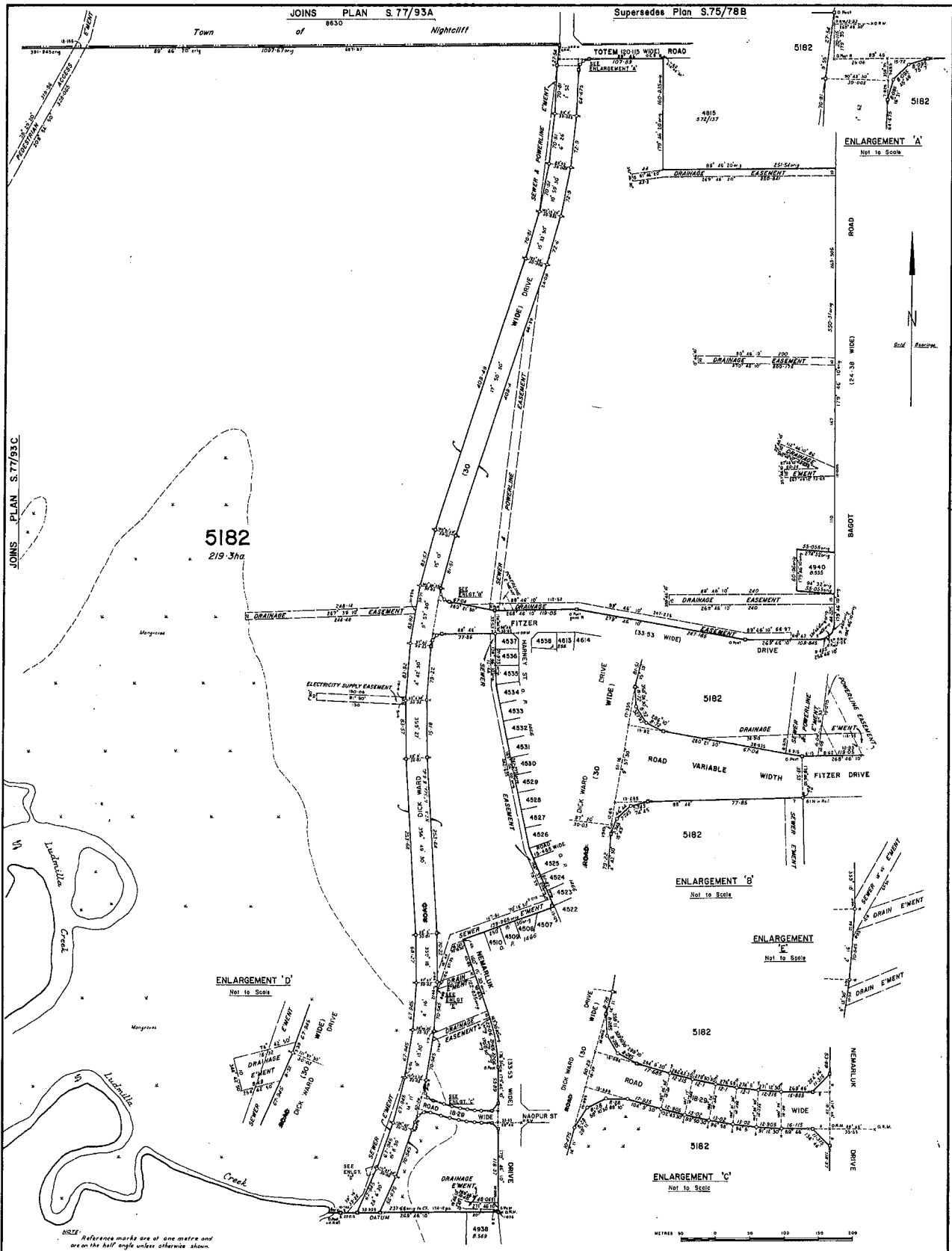
2. The Lessee shall pay rates and taxes which may at any time become due in respect of the leased land.

3. The Lessee shall at all times maintain, repair and keep in repair all buildings and other improvements on the leased land.

4. The Lessee shall at all times comply with any Planning Instrument and/or Instrument of Determination under the Planning Act affecting the land the subject of the lease.

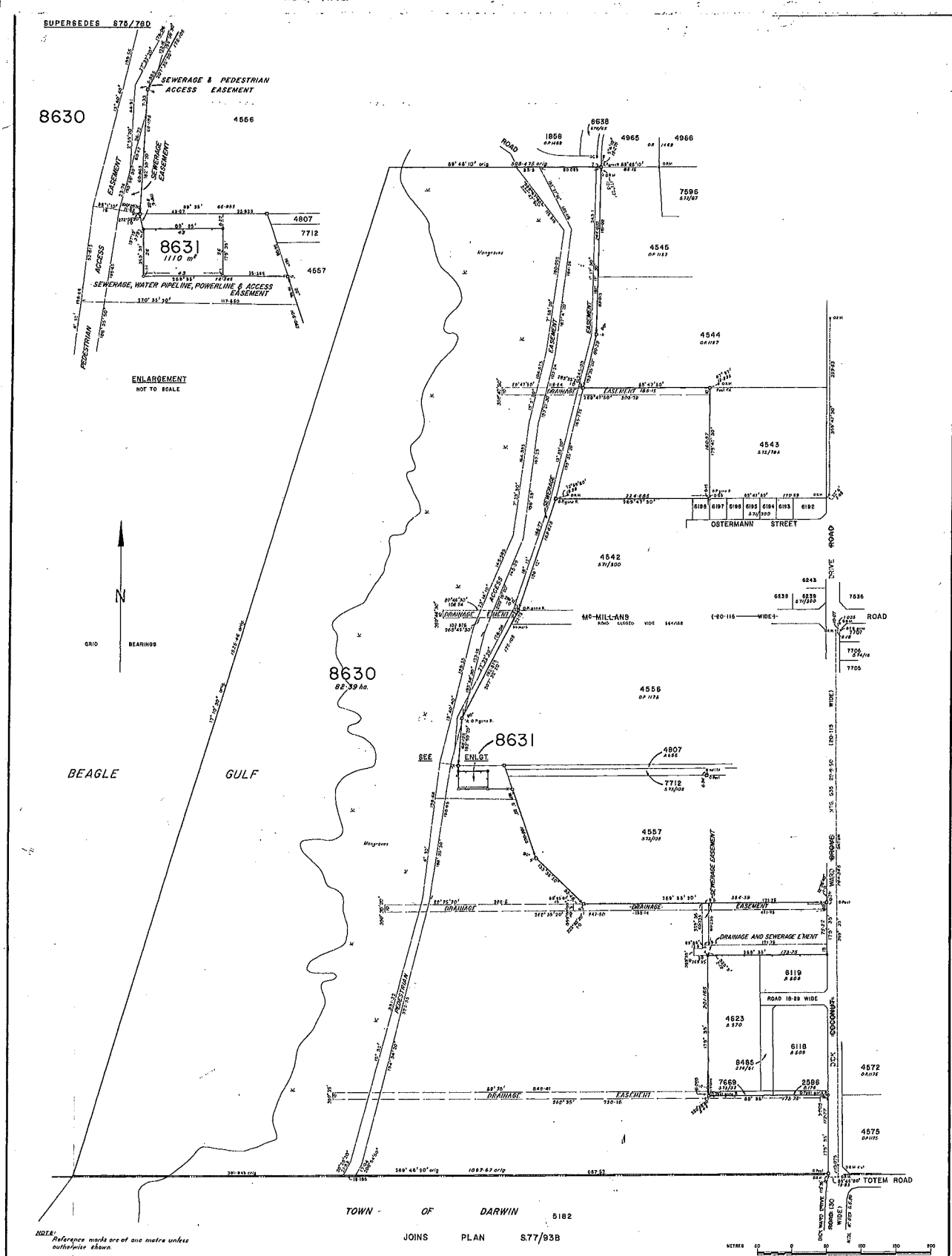
5. The Lessee shall, in respect of land included in the lease, ensure that at all times and to the satisfaction of the Minister, the land is kept clean, tidy and free from weeds, debris, dry herbage, rubbish, carcasses of animals and other unsightly or offensive matter and harbour for insects, pests and the breeding of mosquitoes.

6. If the Lessee fails to observe and carry out or to cause to be observed or carried out the conditions of clause 5 above on his part, the Territory shall have a right to enter onto the demised premises and do all things necessary to that end and the expense and cost thereof (as determined by the Minister) shall be borne and payable by the Lessee on demand.



SURVEYOR'S CERTIFICATE I, Graham A. EVERINGHAM, hereby certify that the survey represented on this plan was carried out by me or by a person appointed for the purpose by me in accordance with the provisions of the Survey Act 1933-1937 and the Regulations thereunder. Date: 28. 3. 79. Signature: <i>Graham A. Everingham</i> Licensed Surveyor		NO REFERENCE 1. File No. S77/93 2. File No. S77/93 3. File No. S77/93		AMENDMENTS 1. Powerline Easement addition in Lot 5182. See Part 2 of S77/93B. The easement is in favour of the Northern Territory Electricity Commission. 2. Electricity Supply Easement addition in Lot 5182. See Part 3 of S77/93B. The easement is in favour of the Power and Water Authority.		APPROVED DATE 1. 1/1/79 2. 1/1/79 3. 1/1/79		LEGEND Centre Mark Survey Point Reference Mark Station Iron Nail Iron Peg Iron Bolt Iron Pipe Iron Rod Iron Stake Iron Nail Iron Peg Iron Bolt Iron Pipe Iron Rod Iron Stake		SCALE 1:2000 S.77/93B Sheet 2 of 3 Sheets.	
SURVEY APPROVED Date: 4. 4. 1979. Signature: <i>[Signature]</i> Surveyor-General		DETAILS 1. Powerline Easement addition in Lot 5182. See Part 2 of S77/93B. The easement is in favour of the Northern Territory Electricity Commission. 2. Electricity Supply Easement addition in Lot 5182. See Part 3 of S77/93B. The easement is in favour of the Power and Water Authority.		APPROVED DATE 1. 1/1/79 2. 1/1/79 3. 1/1/79		LEGEND Centre Mark Survey Point Reference Mark Station Iron Nail Iron Peg Iron Bolt Iron Pipe Iron Rod Iron Stake		PART OF LOT 5182 Town of Darwin Hundred of Bagot County of Palmerston			

COPY TO L.T.O. 21-8-79.



NOTE: Reference made are of one metre unless otherwise shown.

TOWN OF DARWIN
JOINS PLAN S77/93B

SURVEYOR'S CERTIFICATE		REFERENCE		AMENDMENTS		APPROVED DATE		LEGEND		SCALE			
I, DAVID JAMES JOSEPH, Surveyor, do hereby certify that the survey represented on this plan was carried out by me or a duly qualified and licensed surveyor in accordance with the provisions of the Survey Act, 1991, and that this survey has been approved by the Surveyor-General in accordance with the provisions of the Survey Act, 1991, and the Regulations thereunder. Date: 4-4-1979.		File No. S77/93 Field Book No. S77/93A Index Plan, DARWIN, 2400, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000.		No. 1 File: S77/93 File No.		Details Drainage Easement additional to lot 8630 and easements for drainage of the northern end of the Pedestrian Access Easement.		Approved Date: 4/4/79		Legend A. Assumed from S77/93A B. Surveyed and marked C. From Historic Data D. From Other Sources		Scale 1:2000 S77/93A Sheet 1 of 3 Sheets.	

COPY TO L.T.O. 21-B-79.

20-10-80



NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

Record of Administrative Interests and Information

The information contained in this record of Administrative Interests only relates to the below parcel reference.

Parcel Reference: Lot 05182 Town of Darwin plan(s) S 77/093B

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

Government Land Register

(none found)

Custodian - Registrar General (+61 8 8999 6252)

Current Title

CUFT 727 022 (order 1)

Tenure Type

CROWN LEASE IN PERPETUITY 671

Tenure Status

Current

Area Under Title

3 square kilometres 1 hectares 6900 square metres

Owners

Gwalwa Daraniki Association Inc.
c/- The Public Officer Lot 8630 Dick Ward Drive, Nightcliff NT 0810

Easements

Access Easement to Northern Territory of Australia
Drainage Easement to Northern Territory of Australia
Electricity supply Easement to Power and Water Authority
Pedestrian Access Easement to Northern Territory of Australia
Power line Easement to Power and Water Authority
Sewerage Easement to Power and Water Authority
Electricity supply Easement to Power and Water Corporation

Unit Entitlements

(none found)

Transfers

(none found)

Tenure Comments

(none found)

Historic Titles

CUFT 727 020 (order 1)

CUFT 727 018 (order 1)

CUFT 726 979 (order 1)

CUFT 720 207 (order 1)

CUFT 720 206 (order 1)

CUFT 454 100 (order 1)

CUCL 200 013 (order 1)

CUCL 159 042 (order 3)

CUCL 159 042 (order 2)

CUCL 159 042 (order 1)

Visit the website http://www.nt.gov.au/justice/bdm/land_title_office/

Custodian - Surveyor General (+61 8 8995 5353)**Address**

DICK WARD DR, LUDMILLA

Survey Plan

S 77/093B

Parcel Status

CURRENT

Parcel Area

2 square kilometres, 19 hectares, 3000 square metres

Map Reference

Code 200 Scale 2500 Sheet 29.25

Code 200 Scale 2500 Sheet 29.26

Code 200 Scale 2500 Sheet 30.25

Code 200 Scale 2500 Sheet 30.26

Parent Parcels

(none found)

Parcel Comments

PART KULALUK LEASE.S77/93;PT.APPLIED FOR BY REDCO P/L FOR EAST HAVEN DEVELOPMENT S81/1035(2)/125. SUBLEASE OVER LOT 6469(A)VIDE S94/204. PROPOSED ROW EASEMENTS ADJACENT TO LOT 4940, VIDE PLAN S94/204. LOT 5746, SEWER PUMP STATION - S98/267.

Survey Comments

(none found)

Proposed Easements

Right of Way to Private

Municipality

Darwin City Council

Region

DARWIN



Custodian - Valuer General (+61 8 8982 5700)

Owner's Last Known Address

GWALWA DARANIKI ASSN INC, PO Box 746 NIGHTCLIFF NT 0814

Parcels in Valuation

Lot 05182 Town of Darwin

Lot 08630 Town of Nightcliff

Unimproved Capital Value

\$4,000,000 on 01/07/2008 for valuation unit A

\$2,600,000 on 01/07/2005 for valuation unit A

\$2,000,000 on 01/07/2002 for valuation unit A

\$1,750,000 on 01/07/1999 for valuation unit A

\$1,250,000 on 01/07/1996 for valuation unit A

\$1,000,000 on 01/07/1993 for valuation unit A

\$1,000,000 on 01/01/1991

\$900,000 on 01/01/1988

\$400,000 on 01/01/1985

\$160,000 on 01/01/1982

\$80,000 on 01/05/1979

Valuation Improvements

17/07/1997 Hostel

17/07/1997 Land

17/07/1997 Land

01/08/1982 Land

Custodian - Property Purchasing (+61 8 8999 7722)

Acquisitions

(none found)

