

Hill, Elizabeth

From: Saad, Monica
Sent: Tuesday, 11 April 2017 3:19 PM
To: [REDACTED]@ramconstructions.com.au'
Subject: Community Title - Blocks 1 - 33 Section 66 Moncrieff [SEC=UNCLASSIFIED]

Dear Anthony

As discussed, I am currently going through Community Title application for Blocks 1 to 33 Section 66 Moncrieff. I will be in contact by Thursday if any additional information or amendments are required.

In the meantime, could you please:

- arrange for the application fee for the community title to be paid at the 16 Challis Street, Dickson Shopfront. The 2016-17 community title fee for 33 lots is \$9,233.00; and
- apply for a Certificate of Compliance. This can be done online at http://www.planning.act.gov.au/tools_resources/e-services. The 2016-17 Certificate of Compliance fee for “other than single residential” is \$215.00. Please contact Tony Theobald on 6207 1730 or at feecompliance@act.gov.au to discuss this process.

Once issued, could you please provide a copy of the receipt and the Certificate of Compliance to me.

Regards

Monica Saad | Manager - General Leasing | Lease Administration

Phone 02 6207 2112

Planning Delivery Division | Environment and Planning | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

Hill, Elizabeth

From: Saad, Monica
Sent: Thursday, 13 April 2017 12:00 PM
To: [REDACTED]@canplan.com.au'
Cc: [REDACTED]@ramconstructions.com.au'; Zeller, Sam
Subject: Block 1 - 33 Section 66 Moncrieff [SEC=UNCLASSIFIED]

Dear Natalia

I refer to our earlier telephone conversation regarding the Community Title Scheme for Blocks 1 -33 Section 66 Moncrieff. As discussed, the following information is required before the application can proceed:

- General - Community Title Scheme needs to be printed one sided with plans on A3 paper. Please no colour plans as Land Titles does not scan in colour and can pages in each “part”, please be numbered.
- Colliers “entitlement” needs to refer to “Lot” and not “Unit”. Also the “entitlement” for each lot from Colliers is not what is reflected on the Community Title Scheme Lot Entitlement Schedule (Form 063 – CTSE). I also need the original of this form (Form 063 – CTSE) and not a copy;
- Need a cover page for “Building Envelope Plan” (I have attached a copy of the actual plan as requested);
- You might also like to consider providing a “Construction Zone Plan” and a “Service Plan” (each plan to be on A3 with a separate cover page for each);
- New Landscape Plan as discussed; and
- “Streetscape Plans” to be provided on A3, with block details included.

I have also attached an earlier email to Anthony in relation to the fees to be paid and the requirement for a Certificate of Compliance for the common property blocks (ie Blocks 31 to 33 Section 66 Moncrieff) for your information.

Regards

Monica Saad | Manager - General Leasing | Lease Administration

Phone 02 6207 2112

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Hill, Elizabeth

From: Objective@act.gov.au
Sent: Tuesday, 20 June 2017 10:46 AM
To: Lacey, Natalie
Subject: Change for document '20170620 - submission for approval of a Community Title Scheme' approved
Attachments: Attached file: 20170620 - submission for approval of a Community Title Scheme.obr

Document: 20170620 - submission for approval of a Community Title Scheme (A13730416)
Date: 20-06-2017 10:45:57
Database: idmsprdapp01

The changes to your document were approved by:

Monica Saad (APPROVED) 20-06-2017 10:45:57
Comment:

Open in Navigator:
Double click on the attachment.

Open in ECM for Browser
<https://objective.act.gov.au:8443/#/documents/A13730416/details>

Open in Your Browser:
<https://objective.act.gov.au:443/id:A13730416/document/versions/latest>



ACT
Government

Environment, Planning and
Sustainable Development

MINUTE

**SUBJECT: BLOCKS 1 – 33 SECTION 66 MONCRIEF
 COMMUNITY TITLE SCHEME**

Manager
Leasing Services

PURPOSE

To obtain your approval to an application under section 10 of the *Community Title Act 2001* (the Act) for a community title scheme containing 33 blocks or lots.

BACKGROUND

The Environment, Planning and Sustainable Development Directorate received an application, from Anthony O'Brien from Mijoant Pty Ltd (developer), for approval of a community title scheme containing 33 blocks or lots on Date.

Fees of \$9,233 were paid on 20 June 2017.

The proposal:

- (a) is in accordance with section 8 of the Act, as the application is made on the correct form, correctly endorsed, is accompanied by all of the required documents, and the documents comply with requirements of the Act and Regulations;
- (b) complies with section 5(2) and (3) of the Act, as there are 33 blocks or lots, 30 residential blocks and 3 blocks to be used as the common property. The scheme forms a single area; and
- (c) contains a schedule of lot entitlements, supported by a valuation by Colliers International in support of the proposed lot entitlements that, appear to be reasonable given the prospective relative values of each of the lots in the proposed scheme.

Each of the 33 blocks that form part of the proposed scheme have individual Crown leases that were each granted for a term of 99 years and commenced on 30 June 2016.

A Certificate of Compliance was issued over Blocks 31, 32 & 33 Section 66 Moncrieff (the common property) on 15 June 2017, No. 78923.

RECOMMENDATION

It is recommended that you approve the above application that seeks approval of a community title scheme containing 33lots in Section 66, Moncrieff as the proposal complies with all of the requirements of the Act.

Natalie Lacey
Leasing Services
Planning Delivery Division

20 June 2017