

NEW SOUTH WALES

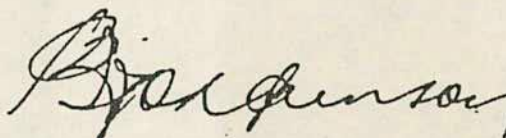
CERTIFICATE OF TITLE  
REAL PROPERTY ACT, 1900



TORRENS TITLE

REFERENCE TO FOLIO OF THE REGISTER	
IDENTIFIER	41/802597
EDITION	DATE OF ISSUE
1	29. 5. 1990

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

  
REGISTRAR GENERAL



LAND

-----  
LOT 41 IN DEPOSITED PLAN 802597  
AT COFFEE CAMP  
CITY OF LISMORE  
PARISH OF NIMBIN COUNTY OF ROUS  
TITLE DIAGRAM: DP802597

FIRST SCHEDULE

-----  
MONA EMILY DAVIS

SECOND SCHEDULE

- 1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

# CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



## TORRENS TITLE

REFERENCE TO FOLIO OF THE REGISTER	
DP	
IDENTIFIER	41/802597
EDITION	DATE OF ISSUE
2	6. 1. 1993

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*K. Mollie*

REGISTRAR GENERAL



## LAND

LOT 41 IN DEPOSITED PLAN 802597  
 AT COFFEE CAMP  
 CITY OF LISMORE  
 PARISH OF NIMBIN COUNTY OF ROUS  
 TITLE DIAGRAM: DP802597

## FIRST SCHEDULE

PETER ROBERT WISDOM & OTHERS -FOR TENANCY AND SHARES SEE DEALING  
 (T I12161)

## SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2. I12162 MORTGAGE TO JONATHON AND THEANA AS REGARDS THE SHARE OF KYLIE ANN HAEUSLER
3. I12163 MORTGAGE TO JONATHON AND THEANA AS REGARDS THE SHARE OF TANYA LEE HAEUSLER
4. I12164 MORTGAGE TO JONATHON AND THEANA AS REGARDS THE SHARE OF VYVYAN PHILIP STOTT



## ANNEXURE FOR RP 13 - TRANSFEREE

SHARES	FULL NAME	CONTACT ADDRESS	OCCUPATION
1/16	<u>PETER ROBERT WISDOM</u>	80 PELLISIER RD. RYDE 2112 PH. (02) 809 1708	GARDENER
1/16	<u>GUNTHER PLESS</u>	16 AZALEA ST. MULLUMBIMBY 2482 PH. (066) 841 272	GARDENER
3/16	<u>JONATHAN</u>	"ADAMA" MULVENA RD. WONGA VALE 2480 PH. (066) 880 176	COUNSELLOR
2/16	<u>THEANA</u>	"ADAMA" MULVENA RD. WONGA VALE 2480 PH. (066) 880 176	DESIGNER/ CONSULTANT
1/16	<u>ALAN DOOHAN</u>	11 BASNETT ST. CHERMSIDE WEST 4032 PH. (07) 359 3086	TAXI DRIVER
1/16	<u>ANTHONY MASON DICK</u>	LOT 5 WILGA ST. ELANORA HEIGHTS 2101 PH. (02) 913 3000	NATUROPATH
1/16	<u>ARRON HOANG</u> and <u>PAMELA HOANG</u>	144 WYRALLAH RD. EAST LISMORE 2480 PH. (066) 214 691	BAKER/STUDENT  H.D.
1/16	<u>KYLIE ANN HAEUSLER</u>	C/O POST OFFICE NIMBIN 2480 PH. (066) 891 173	WAITRESS/ STUDENT
1/16	<u>TANYA LEE HAEUSLER</u>	C/O POST OFFICE NIMBIN 2480 PH. (066) 891 173	WAITRESS/ CLERK
1/16	<u>CHRISTOPHER ALLEN STEEL</u>	P.O. BOX 22 TEXAS QLD. 4385 PH. (076) 531 517	UNEMPLOYED
1/16	<u>VYVYAN PHILIP STOTT</u>	36 KILDARE ST. CARINA HEIGHTS QLD. 4152 PH. (07) 398 8893	CLERK
1/16	<u>JONATHAN</u> and <u>THEANA</u> <i>as Jo</i>	"ADAMA", MULVENA RD. WONGA VALE 2480 PH. (066) 880 176	COUNSELLOR  DESIGNER/ CONSULTANT
1/16	<u>JOHN THOMAS DOOHAN</u> and <u>MARY PAMELA DOOHAN</u> <i>as joint tenants</i>	11 BASNETT ST. CHERMSIDE WEST 4032 PH. (07) 359 3086	PLANT OPERATOR  REGISTERED NURSE

# CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE  
Register

NEW SOUTH WALES



Vol. 8645 Fol. 172

EDITION 1993

2 JUL 1993

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

*K. Mott*

Registrar General



First Title  
Vol.1459 Fol.66  
Vol.1459 Fol.183  
Vol.1584 Fol.6

Prior Title  
41/802597 *DP*

## LAND REFERRED TO

1/16 share in Lot 41 in DP802597 at Coffee Camp in the City of Lismore Parish of Nimbin  
County of Rous

Title Diagram:  
DP802597

## FIRST SCHEDULE

VYVYAN PHILIP STOTT

(112161)

## SECOND SCHEDULE

1. Land excludes minerals and is subject to reservations and conditions in favour of the Crown - See Crown Grant
2. Land excludes the road(s) shown in the title diagram
3. 1369943 Mortgage to North Coast Ethical Credit Union Limited

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

8645 172

(Page 1) Vol. Fol.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

LT 2/63

NOTE: THE ESTATE OR INTEREST REFERRED TO HEREIN IS SUBJECT TO ANY ADDITIONAL RECORDING MADE IN THE FOLIO OF THE REGISTER



Dear Jiggi Share Holders,

Please find enclosed your copy of the **Title Deed** and **Dealing** (over page) registering your 1/16 interest in the Davis Rd., Jiggi property.

The delay in registration of the Title Deed was due to negotiations involving the purchase of Share 16. At Settlement (22.9.92) only \$200.00 had been received for the purchase of the share. Negotiations between Jonathan and Theana and the purchaser resulted in the provision of an Acquisition Share to facilitate the legal process. To date no other monies have been received in payment for the share. Action to rectify this is in process under Section 52 of the Conveyancing Act, dealing with the Mortgage over this share.

We plan to apply for Certificates of Title for **each** Share Holder after Development Application approval. This may cost up to \$900.00.

Three shares (No.s 1, 7, & 14) still have no purchaser(s). Sale of these shares provides the Budget for initial developments. These shares are available to any Share Holder at possibly \$10,000.00 each, or to any-one else at their **current** market value of up to \$16,000.00.

**All** proceeds of the sale of these 3 shares go directly to the Development Budget. Jonathan and Theana registered as proprietors of these shares to simplify registration of the Title Deed and to facilitate the sale of these shares on behalf of all Share Holders. A **STATUTORY DECLARATION** outlining these facts is enclosed.

Please ring, write or visit Jonathan and/ or Theana if you are unclear about anything in the matters described above. Also enclosed is a statement by Jonathan and Theana to all Share Holders outlining **all** activities on Share Holders' behalf in exchange for 4 Acquisition Shares. Experience at "ADAMA" shows that, to the date of D.A. (Development Application) submission (14.10.92) both Jonathan and Theana logged over 800 hours each of specialised work for all "ADAMA" shareholders. Post D.A. submission time to D.A. consent (19.1.93) required a further 200 hours each. Post D.A. consent administration is estimated to take another 200 hours each. This time frame has been applied to Jiggi as well. It is anticipated that although their experience may shorten the time taken on some tasks, several new requirements and developments at Jiggi may offset this, as Jiggi is quite different to "ADAMA" in size, shape, topography, planning, development and management. For example a preliminary Geotechnical Report was required by Conservation and Land Management, and the negotiations with 3 Share Holders who bought shares under Mortgages to Jonathan and Theana.



The following details provide a brief outline of action taken for all Jiggi Share Holders starting 9.7.92.

**July** : site inspections for prospective purchasers; preparation, photocopying and distribution of resumes; advertising; phone calls to "Standby List" people; access roads plans, site inspection and quote (\$14,000);

**August** : liaison and site inspections for purchasers; compiling, photocopying and distribution of legal documents; collection of deposits; discussion of legal documents with purchasers; collection of signatures on documents; exchange of Agreement for Sale; loan applications for 4 Share Holders; purchaser "party" at "ADAMA"; public relations with Jiggi neighbours; loan agreement and mortgage discussions with 3 Share Holders; advertising;

**September**: mail out of legal documents for outstanding signatures; collection of monies for purchase; pre-purchase conveyancing, legal advice, searches etc.; liaison and site inspections; Settlement/purchase; loan agreements and mortgage discussions; advertising;

**October** : loan agreements and mortgage discussions; advertising; commence D.A. preparation - contact with Department of Agriculture, Conservation And Land Management, Department of Water Resources, N.S.W. National Parks and Wildlife, Lismore City Council; site inspections; Share Holders discussions;

**November** : further contact with Departments/Consultants; legal advice on loan agreements and mortgages - continued discussions; D.A. preparation; 2nd access roads quote (\$14,000); contacts for Geotechnical report; finalise registration details/mortgages through Keith Graham (solicitor); 3rd access roads quote (\$12,000); C.A.L.M. Consultant inspection of property; council contacts re: D.A.; Share Holders discussions; advertising;

**December** : contact Council re: D.A.; geotechnical consultants/inspection for quote; Geotechnical Report - Col Jenkins - \$1,000.00; site inspections for purchasers; Share Holders discussions; advertising;

**January** : receipt and distribution of copies of Title; newsletter preparation and distribution; Share Holders discussions; advertising; liaison with prospective share purchasers; D.A. preparation; contact with Council;



Contact with Lismore City Council re: the use of the Jiggi property prior to D.A. approval has indicated that the following guidelines be observed -

- \* All Share Holders have the right to enter the property and undertake the clearing of rubbish (not trees), gardening, and simple site developments eg. minor landscaping, and planting of trees and shrubs. No major earthworks are permitted by Council until after Development Consent or Building Consent.
- \* Until D.A. approval only one Share Holder/family can reside in a temporary dwelling (bus, shed, caravan, tent) on an ongoing basis, after obtaining a Temporary Occupation Permit.
- \* One or two agricultural sheds of less than 10 sq. metres can be built without building approval before D.A. consent.
- \* Please ask Jonathan or Theana about regulations if you plan to build or excavate before D.A. consent. Council prosecutions may occur if the guidelines are not respected.
- \* A simple agricultural track to access the property is permitted. Any dam excavations require C.A.L.M. consultation.

D.A. submission is planned to occur by late February. One month of advertising follows, then Council sits on the matter of consent. The "ADAMA" experience shows that D.A. approval can take as long as 3 months to consent and as many as 46 conditions of consent may be applied.

Currently Section 94 Contributions amount to \$4,415.00, to be paid to Council at the time of Building Application consent.

Our own and Council's rates are \$440.00 per annum. Please send your  $\frac{1}{2}$  yearly payment of \$220.00 due on 22.3.93 as soon as possible to help pay for the D.A. application fee of \$1,450.00. Late payment of rates may be subject to a penalty interest rate to be determined by Share Holders. Rates, we suggest, are to be paid quarterly, in advance from 22.3.93. So you can make one payment by 22.3.93 of \$330.00 to keep clear of penalty interest. The last rate payment of \$110.00 is due by 22.6.93.

The Jiggi Budget is in deficit to Jonathan and Theana for \$2,575.00. When shares are sold we may have around \$40,000.00 for the Development Budget.



Please bring to the attention of Jonathan and Theana any comments from neighbours or friends, and your own suggestions, which may help us prepare a comprehensive D.A. in the next few weeks. Indicate your planned use of the 4 acres (16,000 sq. metres) management areas and the 80 acres of common land. Please tell Jonathan and Theana precisely where you plan to locate your dwelling (if known) and your proposed 4 acre area. Do this immediately, if not already done. The D.A. sites are being surveyed and mapped at this time.

A list of Share Holders' contact numbers is included to facilitate communications between us. Please stay in touch with Jonathan and Theana if you move - or have any comments to make to us.

Congratulations on making your purchase. "Hang in" until D.A. consent, then you can come to live on the property and start your excavations and building. We may see you at a Share Holders' party on Saturday 6.2.93 at 7.00pm. at the bus, at Jiggi. Please bring food and drink to share.

In Truth and Love,



Jonathan and Theana.

PETER WISDOM - 80 Pellisier Rd., RYDE 2112 (02) 809 1708  
GUNTHER PLESS- 16 Azalea St., MULLUMBIMBY 2482 (066) 841 272  
ALAN, JACK & MARY DOOHAN- 11 Basnett St., CHERMSIDE WEST  
4032 (07) 359 3086  
MASON DICK-C/-RUSSEL WENMAN - 524 Sydney Rd., BALGOWLAH  
(02) 949 7878  
ARRON & PAM HOANG- 144 Wyrallah Rd., East Lismore 2480  
(066) 214 691  
KYLIE & TANYA HAEUSLER - P.O. NIMBIN 2480  
CHRIS STEEL - C/- 109 Moreton St., NEWFARM 4005  
(07) 358 3214  
VYVYAN STOTT - 16 Lucy St. MILTON 4064  
JONATHAN and THEANA - Shares 11 & 12, "ADAMA", Mulvena Rd.,  
WONGA VALE 2480 (066) 880 176



STATEMENT RE: MANAGEMENT ACTION BY JONATHAN AND THEANA FOR  
JIGGI SHARE HOLDERS AS AT 22.9.92

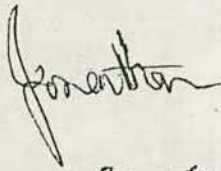
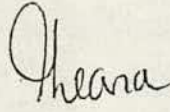
Jonathan and Theana undertake to fulfil the following:

- discover, inspect & assess the property for M.O. purposes
- negotiate & confirm the purchase price with the agent for the vendor
- produce and distribute a property resume and cost schedule for purchasers
- obtain and distribute legal documents from the vendor's solicitor
- attend site inspections for all purchasers of shares
- convene, introduce and co-ordinate all purchasers in several initial meetings (parties)
- provide contact numbers and all relevant information for all purchasers
- organise and effect the full conveyancing process: collect 10% deposits and make Exchange of Agreements with vendor's solicitor; collect signatures on Agreement for Sale of Land, RP 13 Title Deed Transfer, RP 16 Application for Certificates of Title (lodged after D.A. consent); RP 25 Mortgage registration and agreement annexures; collection and payment of stamp duties and registration fees; undertake Title searches; notify Surveyor General, local Council and Rural Lands Protection Board of the transfer; make up settlement sheet; attend Settlement; register all Share Holders when all agreements and documents are correctly completed and signed;
- provide comprehensive recommendations for water and power supply, and access road construction;
- evaluate and record internally surveyed "Home Improvement Areas" of 10,000 sq. metres within allotted management areas of 16,000 sq. metres on an accurate topographical master plan;
- provide on-going financial, budgetting and legal information and assistance;
- consult and assist in preparing and submitting the Development Application for Multiple Occupancy through to consent from the local Council;
- respond to all legal objections and Council requirements for D.A. approval;
- assist Share Holders to construct a Community Land Management Policy;
- manage the finances and property developments until Share Holders take over soon after D.A. consent.




STATUTORY DECLARATION

We, JONATHAN and THEANA, do solemnly and conscientiously declare that the proceeds of sale of three sixteenth shares of Lot 41 Davis Rd., Jiggi, registered in our names, are to be wholly applied to the Development Budget for the property. We have no financial interests in these proceeds of sale.

Declared this 20th of January 1993 before me

  
..... J.P.  
P.M. ARMOUR



Dear Jiggi Share Holders,

We are pleased to inform you that the full purchase of Share 16 is now settled. Share 7 has been purchased by Jonathan and Theana for \$10,000.00 and this has been deposited into the Development Budget. This restores the original arrangement for Jonathan and Theana to have proprietary rights over four shares (viz. 7, 9, 10 & 13), Share 7 now by purchase and the other three by acquisition. The other two shares (viz. 1 & 11) registered in Jonathan's and Theana's names are owned commonly by us all and the proceeds of their sales are to be wholly applied to the Development Budget. The Statutory Declaration of 20.1.93. is to be read as two sixteenths shares now. Share 14 has been re-located and is being managed by Chris Steel, and Peter Wisdom has exchanged Share 11 for Share 6. In addition Share 2 is being managed by Gunther Pless, 3 by Arron and Pam Hoang, 4 and 5 by Tanya and Kylie Haeusler respectively, 8 by Mason Dick, 12 and 15 by Alan, and Jack and Mary Doohan respectively, and 16 by Vyvyan Stott.

Interest is currently being shown in purchasing Shares 9, 10 and 11. The sale of Share 11 can provide a further \$14,400.00 to the Development Budget.

The Development Application was submitted on 3.3.93 and may be before Lismore City Council on 18.5.93 or 1.6.93. We are submitting extra reports from the Geotechnical consultant and an Agricultural consultant in order to deal with matters arising from Conservation and Land Management, the Department of Water Resources, the Department of Health and the Department of Agriculture. There are numerous letters of submission by objection awaiting our response when passed on to us by Lismore City Council.

Jonathan and Theana are making an executive decision to apply a penalty interest rate for all outstanding annual rates from 22.3.93. Jiggi Newsletter No. 1 dated 22.1.93 suggested this procedure and since many share holders have outstanding rates from 22.9.92 - this applies until a majority share holder decision over-rules this. The cost of engaging a debt collector and/or taking legal action may be added as well. A two months amnesty is offered until 22.5.93. Send \$330.00 by 22.5.93 for no penalty. After this date send \$330.00 plus the penalty rate of 16¢ per day from 22.3.93. This equals a 17.7% interest rate per annum. Please note that a further \$110.00 is due by 22.6.93.

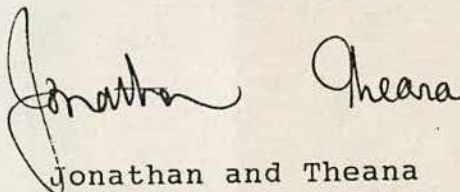


Lismore City Council has sent a Rate Notice of \$1,023.12 to be paid by quarterly instalments beginning 3.5.93. The Far North Coast County Council is requiring us to eradicate Groundsel Bush by 16th May. The penalty for non-compliance is \$2,000.00. Working parties to deal with this are occurring. Please contact Rob Haeusler [(066) 218 739] or Peter Wisdom [(066) 888 272] to assist in this action. A rate of \$10.00 per hour is paid from the Development Budget to all participants.

Please find enclosed an updated Address List and map of Management Areas and the JIGGI PROPERTY MANAGEMENT AGREEMENT for your signature with date. We recommend the minimum practical regulation of the Multiple Occupancy (M.O.). At the same time we recognise the usefulness of an AGREEMENT for efficient management and development. The enclosed AGREEMENT ensures clarity as to State and Local Government regulations of the M.O., and provides an open-ended procedure to deal with issues of internal management as they arise - such as, what to do about cats, dogs, livestock, guns, chemicals, noise pollution, irresponsible actions, etc., etc. Responsible Share Holders may see the wisdom and usefulness of the AGREEMENT. "...decisions made by a majority of Tenants-In-Common" apply when by a specified date, notified by Certified Mail, to the last known address, both present and absentee votes in writing when counted exceed 50% of the vote.

Please contact Jonathan or Theana if you CHANGE ADDRESS or have any comments or questions,

In Truth and Love,

  
Jonathan and Theana



JIGGI PROPERTY MANAGEMENT AGREEMENT

I ....., the proprietor of ..... sixteenth/s share/s, identified as Share/s number/s ..... of the property described as 136 Davis Rd., JIGGI, as a Tenant-In-Common, agree to uphold and practice the Community Land Management Policy (Development Application No. 93/112) and the Development Consent of Lismore City Council which apply to this property.

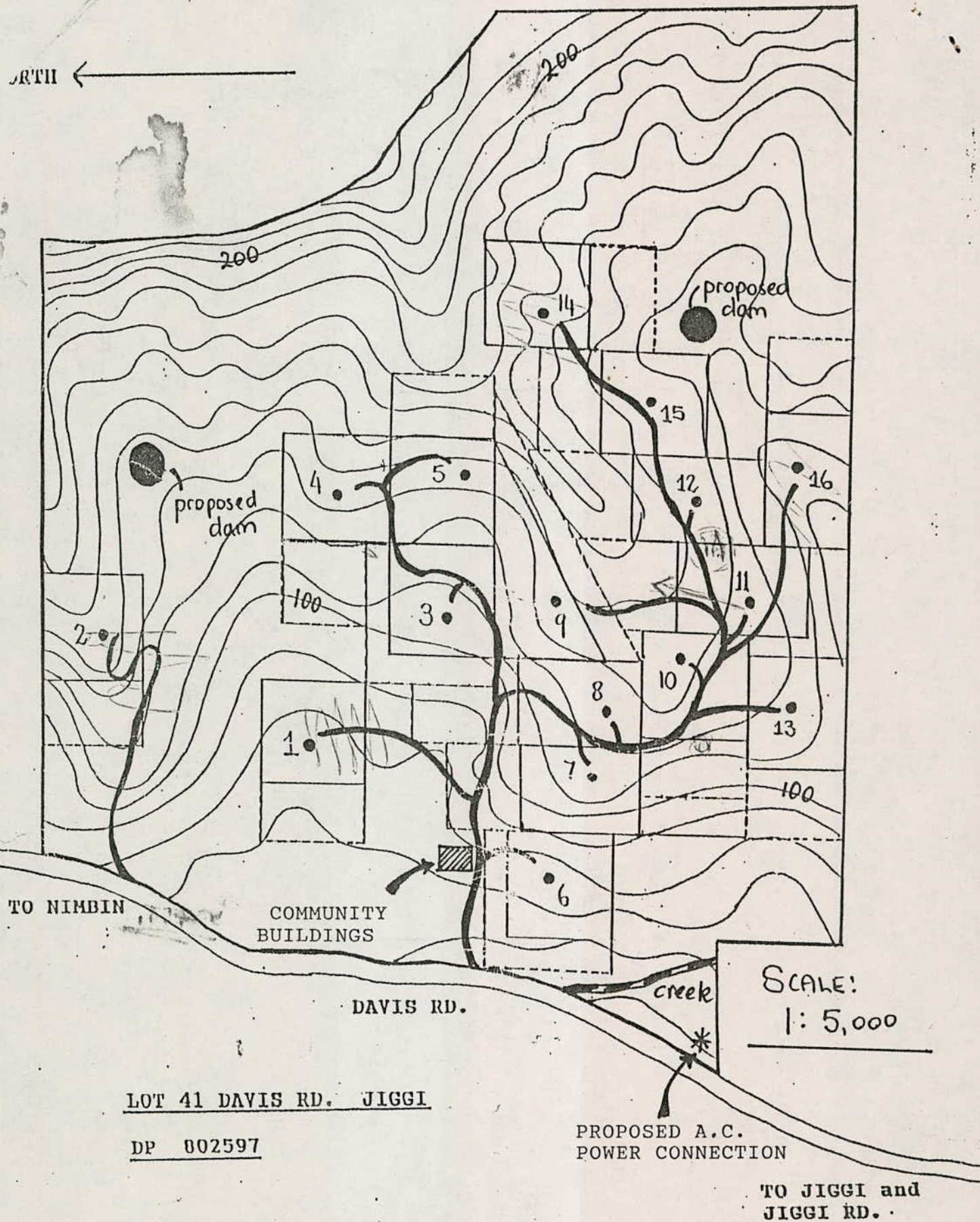
I also agree to uphold and practice decisions made by a majority of Tenants-In-Common in the internal management of this property.

SIGNATURE ..... DATE .....

.....



NORTH



LOT 41 DAVIS RD. JIGGI

DP 002597



SHARES/NAME/ADDRESS/PHONE

- 1 COMMON
- 2 GUNTHER PLESS "MOONDARAPA", HUONBROOK RD., HUONBROOK 2482
- 3 ARRON & PAM HOANG 144 WYRALLAH RD., EAST LISMORE 2480  
(066) 214 691
- 4 TANYA HAEUSLER UNIT 5 COLLEEN PL. EAST LISMORE 2480  
(066) 218 739
- 5 KYLIE HAEUSLER UNIT 5 COLLEEN PL. EAST LISMORE  
(066) 218 739
- 6 PETER WISDOM GWYNNE RD., JIGGI  
(066) 888 272
- 7 JONATHAN & THEANA "ADAMA", MULVENA RD., WONGA VALE 2480  
(066) 230 176
- 8 MASON DICK
- 9 JONATHAN & THEANA
- 10 JONATHAN & THEANA
- 11 COMMON
- 12 JACK & MARY DOOHAN 11 BASNETT ST., CHERMSIDE WEST 4032  
(07) 359 3086
- 13 JONATHAN & THEANA
- 14 CHRIS STEEL ~~BOX 10 HALLT, SOUTH AUSTRALIA~~ Correct.  
(088) 942 140
- 15 ALAN DOOHAN 11 BASNETT ST., CHERMSIDE WEST 4032  
(07) 359 3086
- 16 VYVYAN STOTT ~~16 LUCY ST., MILTON 4064~~ <sup>c/o</sup> P.O. LISMORE 2480  
(07) 368 1083

018 663 431



VIV,

WITH COMPLIMENTS

Sheana & Jonathan

RESUME

AUGUST

NAME	TO BE DETERMINED / JIGGI, DAVIS RD.
PURCHASE PRICE	\$88,000.00
SIZE	58.09 HA. / 143.54 AC. 768 x 768 METRES AVERAGE  S.E.P.P. 15 FORMULA ALLOWS 16 DWELLING SITES EACH WITH INDIVIDUAL MANAGEMENT AREAS OF 4 AC. COMMON LAND 80 AC.
LOCATION	24 KM. (24 MIN.) NORTH NORTH WEST OF LISMORE ON DAVIS RD., JIGGI; 16 KM. SOUTH OF NIMBIN; 40 KM. DUE WEST OF PACIFIC OCEAN NEAR BYRON BAY; 2.4 HOURS DRIVE SOUTH FROM BRISBANE.
ACCESS	SEALED ROAD FROM LISMORE (22 KM.); UNSEALED DAVIS RD. (2 KM.).
WATER	FRONTAL CREEK; SEVERAL DEEP GULLIES; SMALL DAM.
POWER	N.R.E. LINES ACROSS FRONT OF PROPERTY.
TELECOM	CABLE ALONG DAVIS RD.
ASPECT	24% WEST FACING SLOPES AT FRONT; 16% CENTRAL PLATEAU; AT REAR SOUTH AND WEST FACING SLOPES, GULLIES AND RIDGES; EXCELLENT VALLEY VIEWS.
TOPOGRAPHY	2 LARGE, CLEAR VALLEYS; A SMALL, CENTRAL, CLEAR PLATEAU; MANY TIMBERED GULLIES AND RIDGES; NATIVE PASTURES; FERTILE SOIL.
IMPROVEMENTS	BOUNDARY FENCES; SMALL DAM.



COSTINGAUGUSTESTIMATES  
PER SHARE

INITIAL DEVELOPMENTS  
AND ESTABLISHMENT  
COSTS

LAND PURCHASE (AVERAGE)  
LEGAL FEES/STAMP DUTY  
WATER SUPPLY/FIRE FIGHTING  
ACCESS ROADS/BOUNDARIES

\$ 7,328  
668  
668  
1,336

(1574)

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\$ 10,000

DEVELOPMENT PROPOSALS  
AND COSTS  
(OPTIONAL)

POWER D.C. LOW VOLTAGE  
TELECOM

400  
320

POSSIBLE ACQUISITION  
(OPTIONAL)

TRACTOR/SLASHER/BLADE

240

ANNUAL RATES

COUNCIL  
INTERNAL (RECOMMENDED)

40  
400  

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440

COUNCIL LEVIES  
(SECTION 94) - APPLY  
WHEN BUILDING  
APPLICATION IS  
APPROVED

UPGRADING ROADS  
FIRE BRIGADE, SPORT AND  
RECREATIONAL FACILITIES

3,600  
448

COMMENTS

AN AVERAGE PURCHASE PRICE OF \$10,000 PER SHARE PROVIDES AN OPPORTUNITY FOR A PEACEFUL, RURAL LIFESTYLE ONLY A SHORT DRIVE FROM LISMORE, THE CHANNON AND NIMBIN. THIS MAY ALSO BE A FINE INVESTMENT OPPORTUNITY FOR LATER RESALE.

PURCHASERS ARE REGISTERED ON TITLE AS TENANTS-IN-COMMON AND MAY SELL THEIR SHARES INDEPENDENTLY AT ANY TIME.

THE INITIAL SHARE PRICE INCLUDES BUDGETTING FOR THE INSTALLATION OF COMMON ACCESS ROADS AND BOUNDARY FENCES, COMMON WATER SUPPLY AND PAYMENT OF THE LEGAL FEES. (TOTAL BUDGET: \$32,000)

CONTACT -

JONATHAN OR THEANA  
"ADAMA" MULVENA RD., WONGA VALE 2480  
PHONE - (066) 880 176



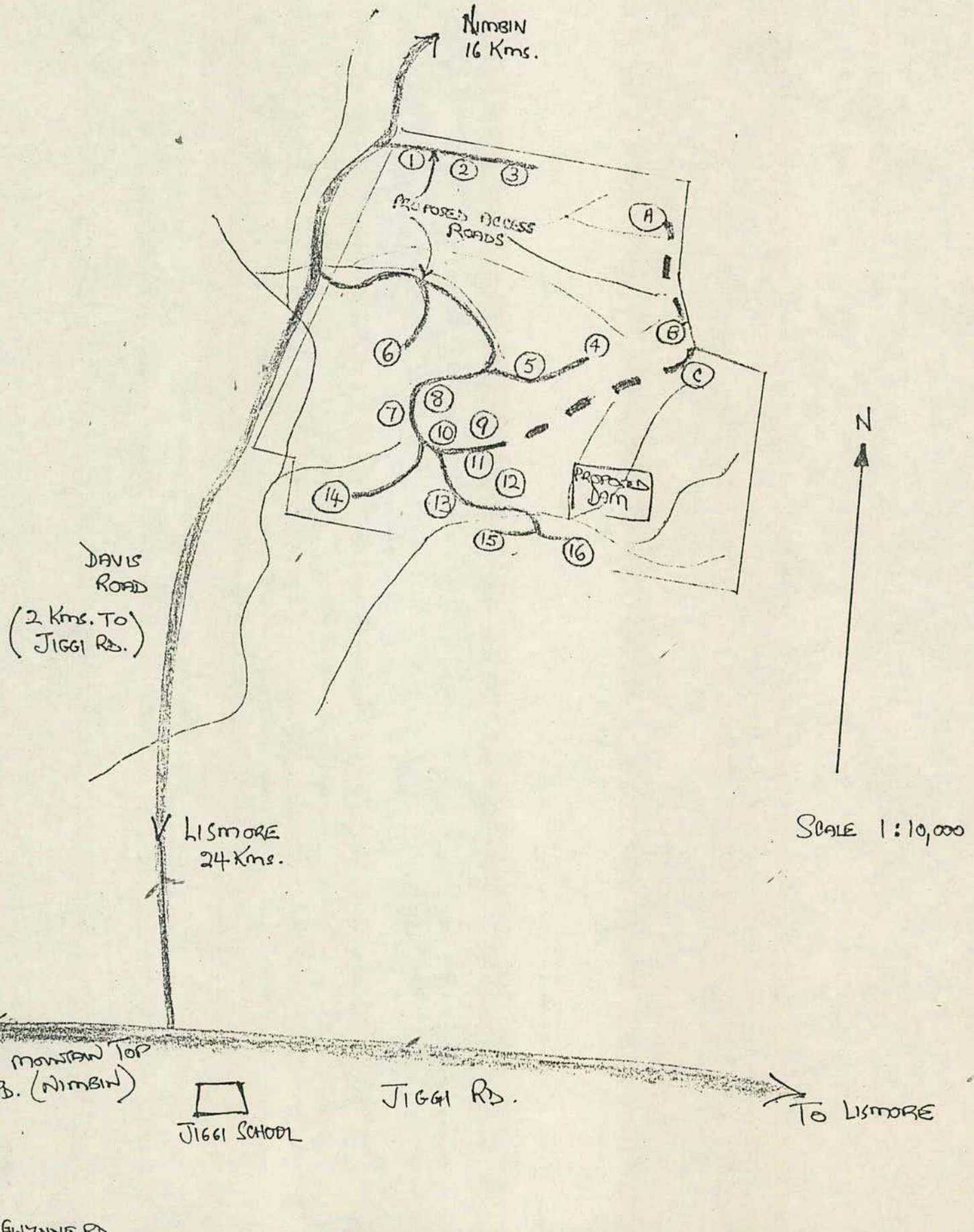
JIGGI, DAVIS ROAD

SITES PERMITTED

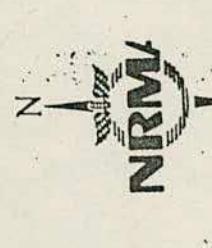
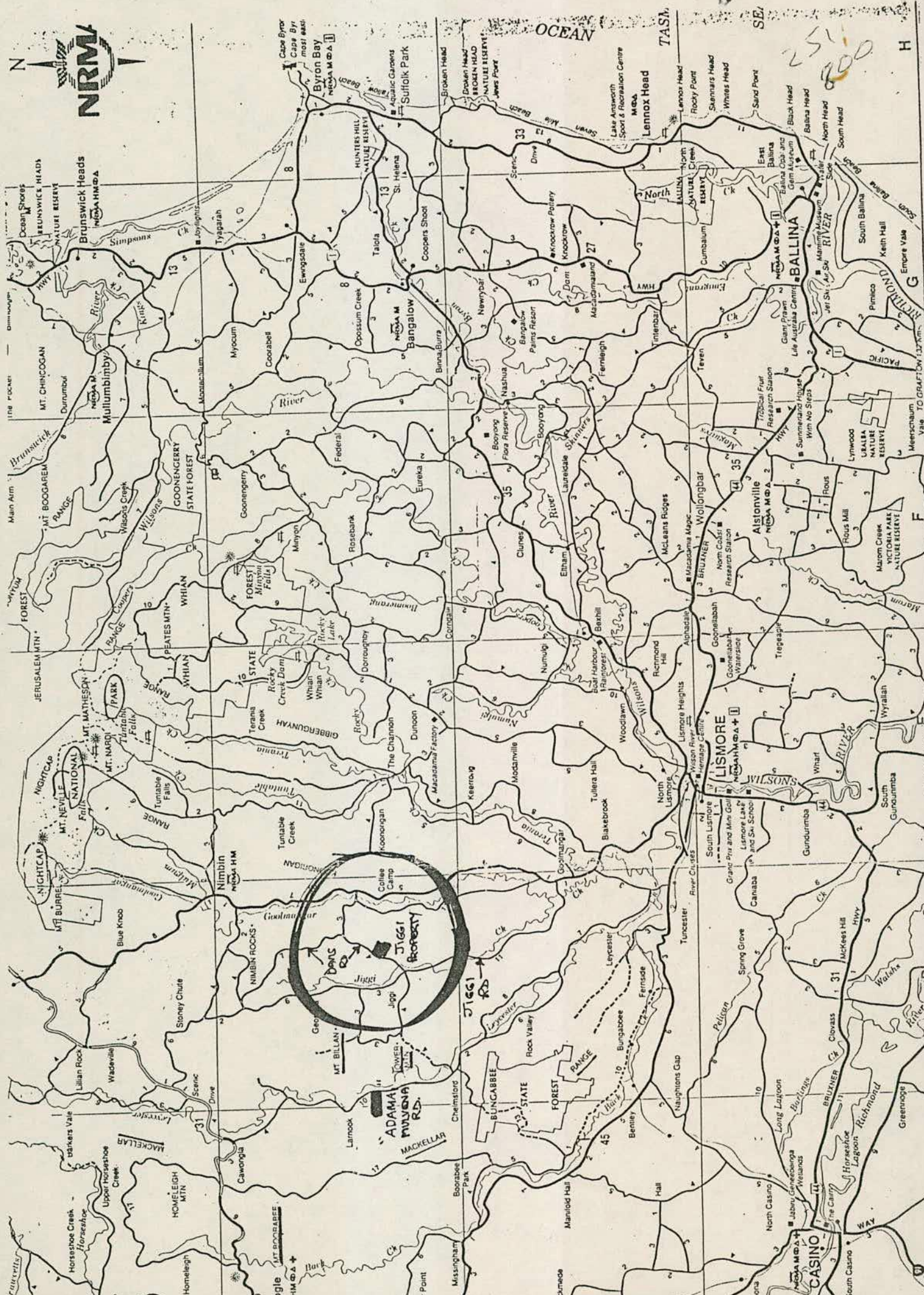
16

DIMENSIONS OF  
PROPERTY

768 mts x 768 mts AVERAGE  
58.09 hectares | 143.54 acres







BRUNSWICK HEADS  
NATURE RESERVE  
BRUNSWICK HEADS  
NATURE RESERVE

MT. CHINGOGAN  
Dunumbul  
Mullumbimby  
NATURE RESERVE

MT. BOOGAREM  
RANGE  
JERUSALEM MTN.  
RANGE  
NIGHTCAP  
NATIONAL  
PARK

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TERMS OF LOAN AGREEMENT

BETWEEN THE LENDER JONATHAN of "ADAMA" Mulvena Rd. WONGAVALLE  
N.S.W. 2480

AND THE BORROWER Vyvyan Philip Stott of 36 KILDARE ST, CARINA HTS  
QUEENSLAND, 4152 (07) 398 8893

1. The total loan advance is \$10,000.00 TO PURCHASE 1/6 SHARE OF DAVIS RD, J1661  
PROPERTY — REPRESENTING SITE (16). J V.S.
2. All costs pertaining to this loan, viz. solicitor's fees, bank charges,  
stamp duty, collection fees etc. are payable by the borrower.
3. The interest rate varies in line with the State Bank rate which applies  
to this advance. The current rate is \_\_\_\_% J V.S.
4. The loan is repaid by way of \_\_\_\_ monthly instalments of \$325.00, or by  
way of other amounts until the principle and accrued interest,  
calculated to the final instalment date, is paid in full.
5. When the loan is paid in full and the agreed commission is paid, any  
encumbrance over share/s, the subject of this agreement, is released.
6. The agreed commission is calculated at 12% of the mutually agreed  
appreciated value less the original purchase price of the share/s, at  
the date of the final payment. J V.S.
7. Loan security is provided by way of a caveat/mortgage over the  
Certificate of Title for the share/s.

PARTIES TO THIS AGREEMENT:

LENDER

Jonathan

WITNESS

Heana

DATE

- 29/8/92

BORROWER

V. Stott

WITNESS

Heana

- 29/8/92

Term No. 8. BOTH THE BORROWER AND THE LENDER AGREE TO VARYING THE MONTHLY  
INSTALMENT OF \$325.00 TO THE MINIMUM REQUIRED BY THE  
ORIGINAL LENDING AUTHORITY ON ~~10/10/92~~ V.S. THE DATE OF SETBACK  
ON THE PROPERTY IN DAVIS RD, J1661.

WITNESS: Heana

Jonathan

V. Stott



## L I S M O R E      C I T Y      C O U N C I L

Property No. ....

Application No. .... / ....

APPLICATION FOR A TEMPORARY RESIDENTIAL OCCUPATION OF RURAL LAND  
(Policy No. 03.02.13)

Date .... / .... / ....

The Town Clerk  
 Lismore City Council  
 PO Box 23A  
 LISMORE NSW 2480

Dear Sir,

APPLICANTS PLEASE NOTE: Council will not issue a permit if the land does not have the right to have Development Consent granted for the construction of a dwelling.

I/we, \_\_\_\_\_,  
 being the owner/s of the premises to which this application relates, do hereby apply for a TEMPORARY RESIDENTIAL OCCUPATION PERMIT and submit the following details for Council's consideration:-

\* All details to be written in block letters.

PREMISES: LOT ..... SEC ..... D.P ..... SITE NO. ....

NO ..... ROAD .....

LOCALITY .....

OWNER/S FULL NAMES .....

.....

POSTAL ADDRESS .....

POSTCODE ..... PHONE (.....).....

DESCRIPTION OF THE PROPOSED TEMPORARY RESIDENTIAL OCCUPATION

.....

.....

.....

DETAILS OF PROPOSED SANITARY, WASHING AND COOKING FACILITIES AND WATER SUPPLY

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.....

.....



DIMENSIONED SKETCH OF THE FLOOR PLAN OF THE BUILDING OR DEVICE AND FACILITIES

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LOCATION SKETCH AND SITE PLAN

I/we undertake to obtain Council's Development Consent and Building Approval to construct a permanent dwelling on the subject premises within 12 months from the date of approval of this application and to comply with any conditions imposed on the Temporary Residential Occupation Permit.

The application and permit fee of \$                      for a maximum permit period of two (2) years is tendered herewith.

PRINT FULL NAME: .....

SIGNATURE: ..... DATE: ...../...../.....



# Department of Local Government & Co-operatives

Mr. V. Stott  
C/- Byron Bay P.O.  
BYRON BAY 2481

Our Reference: F85/450

Your Reference:

Contact:

3852

4 AUG 1993

Dear Mr Stott,

I refer to your enquiry relating to temporary moveable dwellings on rural land.

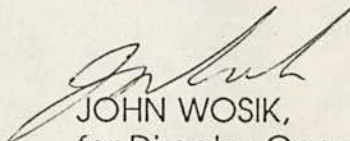
The Local Government (Approvals) Regulation, 1993 which replaced part of the caravans Ordinance (Ordinance No. 71) and permits (by the provisions of clause 70) without Council approval the following activity:

"The installation of a moveable dwelling on land, if the dwelling is installed for two days or less"

To install a manufactured home, moveable dwelling or associated structure on land in excess of two days will require the person to seek an approval from council (section 68 A3, Local Government Act 1993). A moveable dwelling is defined as "any tent, or caravan or other van or other portable device (whether on wheels or not), used for human habitation.

I hope this information is of assistance to you.

Yours faithfully,

  
JOHN WOSIK,  
for Director General.