



BANKSIA

M E W S

63 Elizabeth Street, Banksia Park

What is Banksia Mews?

An exclusive residential estate consisting of 12 community titled allotments set amongst mature gum trees in a tranquil setting.

What type of housing will be built at Banksia Mews?

Combination of single and two story house designs. Each owner can choose which builder they want to build with and all house designs must be approved by both City of Tea Tree Gully Council and the Encumbrance officer.

Where is Banksia Mews?

Banksia Mews is located at 63 Elizabeth Street Banksia Park 5091, 35 minutes North of the CBD.

Is it near public transport?

Take the Adelaide O-Bahn from the Tea Tree Plaza Interchange (adjacent to Westfield Tea Tree Plaza) to arrive at the CBD in just 8 minutes. For longer trips take the train from the Parafield Railway Station. The train will get you into the CBD in 11 minutes. If you prefer the comfort of your car, Banksia Mews provides easy access to Main North East Road. Westfield Tea Tree Plaza Shopping Centre is just 7 minutes up the road, whilst the local St Agnes Shopping Mall is less.

What services are available at Banksia Mews?

Each allotment at Banksia Mews will have electricity, Gas, Mains water, common effluent septic system, NBN facilities and stormwater discharge points.

Are the allotments Torrens title or Community title?

All allotments are Community title with a shared access road.

What is Community title and how does this differ to Torrens title?

Community title includes common property that is owned by owners within the community corporation for their exclusive enjoyment. The common property at Banksia Mews is the access road, visitors parking area, footpaths, service infrastructure and landscaping.

Will the standard services be available at Banksia Mews?

All standard services will be provided at Banksia Mews. Waste collection utilizing the standard two bin system (blue and yellow) will be provided by City of Tea Tree Gully. Post delivered to each house and all meter readings will be provided by relevant service providers for gas, electricity and water. The common effluent charge will be part of the annual community service charge.

Questions and Answers



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Who will manage the estate and common property?

Body corporate will manage the day to day administration of the estate. The community corporation manager will be the point of contact for the management and maintenance of the common property.

How much are the community corporate fees expected to be?

Community corporation fees will be determined by the community corporation manager to be appointed, in accordance with the By-Laws. The estimated fee will be \$250 per lot per quarter. The actual amount may be different, as cost may change.

When will construction of the access road, kerbs and infrastructure commence?

The communal access road and installation of services is due to start in January 2019 and complete in April 2019. This is an estimate only and may change.

When will the construction of each house commence?

Each purchaser is responsible for appointing their own builder to obtain consent from both City of Tea Tree Gully Council and the Encumbrance officer. Each owner will be

given 12 months to start building from the settlement date. This may be extended by a further 6 months at the discretion of the body corporate.

Who do we contact for further information?

Andy Bui
CENTURY 21 Property People and
Century 21 Special Projects (SA)
2/1568 Main North Road, Salisbury South SA 5106
Mobile: 0433 337 776
Office: 08 8258 3763
Email: andy@propertypeople.com.au



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Special Projects (SA)

Agent – RLA 2140