

Certificate No: **3834**
Receipt No: **1234**
Reference No: **ID 8243**
Brenton Ward Real Estate
PO Box 3150
NORWOOD SA 5067

Date: **16/07/2020**
Application No: **12843**
Certificate Fee: **\$61.25**
Assessment No. 8243

THE RURAL CITY OF MURRAY BRIDGE

Local Government Centre, 2 Seventh Street (PO Box 421) MURRAY BRIDGE SA 5253
Phone 08 85391100 Fax 08 85322766

SECTION 187 OF THE LOCAL GOVERNMENT ACT 1999

PROPERTY DESCRIPTION:

Property Address: 87-89 Old Swanport Road MURRAY BRIDGE 5253
Property Description: LOT: 145 HD: MOB SEC: 29 PL: F167770 CT: 5807/127
Valuation No: 4104055004
Owner(s): Mr R L Cazzalato

Pursuant to Section 187 of the Local Government Act, 1999, I certify that the following amounts are due and payable in respect of and are a charge against the above property.

Please direct any queries regarding this certificate to Council's Rates Assessment Officer

ANNUAL RATES:

Date Declared:	Last Payment Date: 07/09/2020	
Arrears of Previous Rates & Fines		\$15,586.53
Primary Production		\$1,144.18
RL - Separate Rate		\$43.65
Kerbside Recycling Service		\$87.00
Green Waste Collection Service		\$55.00
Less Pensioner Concession		\$0.00
Less payments received		-\$200.00
Less discount received		\$0.00
Current Fines Incurred		\$48.35

Total Rates Outstanding \$ **\$16,764.71**

Details of Fines/Interest for Non-payment of Rates:

If an instalment of rates is not paid on or before the due date, the instalment will be regarded as being in arrears and a fine of two (2) percent of the amount of the instalment is payable. Further interest at the prescribed percentage rate is payable on the total amount of any arrears of rates (including unpaid fines) on the first day of each month thereafter.

The total amounts shown on this certificate are valid only as at the date of this certificate. If settlement occurs before the last day to pay the first rate instalment for the current financial year, any pensioner concession listed against this property will not be applicable.

OTHER CHARGES:

Charge for Property	
Fines & Arrears	\$
Previous other Charges	\$
Total Other Charges Outstanding:	\$

TOTAL OUTSTANDING: \$ **\$16,764.71**

CERTIFIED: Sharon Thurston – Rates Officer **DATE: 21 July 2020**

PRESCRIBED INFORMATION DEVELOPMENT

SECTION – DEVELOPMENT ACT

PRESCRIBED ENCUMBRANCES	PARTICULARS REQUIRED (*Strike out the responses not applicable or write N/A)	
Development Act 1993		
<p>1. Development Plan under the Development Act 1993</p> <div style="border: 1px solid red; padding: 5px; width: fit-content; margin: 10px auto;"> <p style="text-align: center; color: red; font-weight: bold;">RURAL CITY OF MURRAY BRIDGE DEVELOPMENT PLAN</p> </div> <p>Rural Landscape Protection Zone</p>	<p>Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan)</p> <p>Is the land situated in a designated State Heritage Area? NO</p> <p>Is the land designated as a place of local heritage value? NO</p> <p>Is there a current Development Plan Amendment released for public consultation by Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? NO</p> <p>If YES, state the name of the Council:</p> <p>Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? NO</p>	
<p>2. Section 42 –Condition (that continues to apply) of a development authorisation</p>	<p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Conditions of authorisation:</p> <p>See attached authorization</p>	N/A
<p>3. Condition (that continues to apply) of an approval or authorisation granted under any of the following repealed Acts: Building Act 1971, Planning Act 1982 Planning & Development Act 1966</p>	<p>Nature of condition(s):</p>	N/A

PRESCRIBED ENCUMBRANCES	PARTICULARS REQUIRED (*Strike out the responses not applicable or write N/A)	
<p>4. Requirements under Section 50(1) of the Development Act 1993 to vest land in a Council or the Crown to be held as open space.</p>	<p>Date requirement given:</p> <p>Name of body giving requirement:</p> <p>Nature of requirement:</p> <p>Contribution payable (if any): \$</p> <p>See attached agreement (if applicable)</p>	<p>N/A</p>
<p>5. Agreement under Section 50(2) of the Development Act 1993 to vest land in a Council or the Crown to be held as open space.</p>	<p>Date requirement given:</p> <p>Name of body giving requirement:</p> <p>Nature of requirement:</p> <p>Contribution payable (if any): \$</p> <p>See attached agreement (if applicable)</p>	<p>N/A</p>
<p>6. Section 55 -Order to remove or perform work</p>	<p>Date of order:</p> <p>Terms of order:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any): \$</p>	<p>N/A</p>
<p>7. Section 56 – Notice to complete development</p>	<p>Date of notice:</p> <p>Requirements of notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any): \$</p>	<p>N/A</p>

PRESCRIBED ENCUMBRANCES	PARTICULARS REQUIRED (*Strike out the responses not applicable or write N/A)	
8. Section 57 – Land Management Agreement	Date of Agreement: Names of Parties: Terms of Agreement	N/A
9. Section 60 – Notice of intention by Building Owner	Date of Notice: Building work proposed (as stated in the notice): Other building work as required pursuant to the Act:	N/A
10. Section 69 – Emergency Order	Date of Notice Name of authorised officer who made order: Name of authority that appointed the authorised officer Nature of order: Amount payable (if any):	N/A
11. Section 71 – Fire Safety Notice	Date of notice Name of Authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any)	N/A
12. Section 84 – Enforcement Notice	Date of notice Name of Authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any)	N/A

PRESCRIBED ENCUMBRANCES	PARTICULARS REQUIRED (*Strike out the responses not applicable or write N/A)	
13. Section 85(6), 85(10), or 106 – Enforcement Order	Date of notice Name of court that made order Action Number: Names of parties: Terms of order: Building work (if any) required to be carried out	N/A
14. Part 11 Division 2 – Proceedings	Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):	N/A
FIRE AND EMERGENCY SERVICES ACT 2005		
15. Section 105F (or Section 56 or 83 (repealed)) - Notice of action required concerning flammable materials on land	Date of notice: Person or body who issued notice: Requirements of notice (as stated therein): Amount Payable (if any):	N/A
Local Government Act 1934		
16. Notice, order, declaration, charge, claim or demand given or made under the Act.	Date of Notice: Name of Council by which, or person by whom notice, order is given or made: Land subject thereto: Nature of requirements contained in notice, order etc.: Time for carrying out requirements: Amount payable (if any): See attached notice/order etc.	NA

PRESCRIBED ENCUMBRANCES	PARTICULARS REQUIRED (*Strike out the responses not applicable or write N/A)	
Local Government Act 1999		
<p>17. Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1999.</p>	<p>Date of Notice:</p> <p>Name of Council by which, or person by whom notice, order is given or made:</p> <p>Land subject thereto:</p> <p>Nature of requirements contained in notice, order etc.:</p> <p>Time for carrying out requirements:</p> <p>Amount payable (if any):</p> <p>See attached notice/order etc.</p>	NA
FOOD ACT 2001		
<p>18. Section 44 – Improvement Notice</p>	<p>Date of notice:</p> <p>Name of authorised officer who serviced notice</p> <p>Name of Authority that appointed officer</p> <p>Requirements of Notice</p>	N/A
<p>19. Section 46 – Prohibition Order</p>	<p>Date of order:</p> <p>Name of Authority or person who served order</p> <p>Requirements of Order:</p>	N/A
HOUSING IMPROVEMENT ACT 1940		
<p>20. Section 23 - Declaration that house is undesirable or unfit for human habitation</p>	<p>Date of Declaration:</p> <p>Those particulars required to be provided by council under Section 23</p>	N/A

PRESCRIBED INFORMATION HEALTH

PRESCRIBED ENCUMBERANCES	PARTICULARS REQUIRED (*Strike out the responses not applicable or write N/A)	
Public and Environmental Health Act 1987 (Repealed)		
<p>21. Part 3 - Notice</p>	<p>Date of Notice:</p> <p>Name of Council or other authority giving notice:</p> <p>Requirements of Notice:</p>	N/A
<p>22. Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</p> <p>Part 2 – Condition (that continues to apply) of an approval</p> <p>Council has no record of a complying Wastewater system at this address. Advice from plumber regarding system is recommended prior to purchase.</p>	<p>Date of Notice:</p> <p>Name of authority that granted approval:</p> <p>Conditions of approval:</p>	
<p>23. Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19-Maintenance order (that has not been complied with)</p>	<p>Date of Order:</p> <p>Name of authority giving order</p> <p>Requirements of order</p>	N/A
South Australia Public Health Act 2011		
<p>24. Section 66 – Direction or requirement to avert spread or disease</p>	<p>Date of direction or requirement</p> <p>Name of authority giving or making requirement</p> <p>Nature of direction or requirement</p>	N/A

PRESCRIBED ENCUMBRANCES	PARTICULARS REQUIRED (*Strike out the responses not applicable or write N/A)	
<p>25. Section 92 – Notice</p>	<p>Date of notice</p> <p>Name of Council or authority giving notice</p> <p>Requirements of notice:</p>	N/A
<p>26. South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval</p> <p>Council has no record of a complying Wastewater system at this address. Advice from plumber regarding system is recommended prior to purchase.</p>	<p>Date of approval</p> <p>Name of person or body that granted the approval</p> <p>Condition(s) of approval</p>	
Water Industry Act 2012		
<p>27. Notice or order under the Act requiring payment of charges or other amounts or making other requirement</p>	<p>Date of Notice or order:</p> <p>Name of person or body who served notice or order:</p> <p>Amount payable (if any) as specified in the notice or order</p> <p>Nature of other requirements made (if any) as specified in the notice or order:</p>	N/A

CERTIFIED: Sharon Thurston – Rates Officer DATE: 21 July 2020

PARTICULARS OF BUILDING INDEMNITY INSURANCE

(Section 7(1) c))

Note:

Building indemnity insurance is not required for:

- (a) domestic building work for which approval under the Development Act 1993 or the repealed *Building Act 1971* is or was not required; or
- (b) minor domestic building work (see Section 3 of the *Builders Work Contractors Act 1995*); or
- (c) domestic building work commenced before 1 May 1987; or
- (d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or
- (e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of the Act.

Details of building indemnity insurance still in existence for building work on the land:

Building Indemnity Insurance is required....*YES/NO (refer above note):

- 1 Name(s) of person(s) insured:.....
- 2 Name of insurer:.....
- 3 Limitations on the liability of the insurer:.....
- 4 Name of builder:.....
- 5 Builder's licence number:.....
- 6 Date of issue of insurance:.....
- 7 Description of insured building work:.....
.....
.....

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act? ***YES/NO**

If **YES**, give details:

- (a) Date of the exemption:.....
- (b) Name of builder granted the exemption:.....
- (c) Licence number of builder granted the exemption:.....
- (d) Details of building work to which the exemption applies:

.....
.....

- (e) Details of conditions (if any) to which the exemption is subject:

.....
.....

Certified Development Section..... **Date**.....

Particulars relating to Environment Protection

Further information held by councils

Does the council hold details of any development approvals relating to—

- (a) commercial or industrial activity at the land; or
- (b) a change in the use of the land or part of the land (within the meaning of the *Development Act 1993*)?

*YES / (NO)

Note—

The question relates to information that the council for the area in which the land is situated may hold. If the council answers "YES" to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from the council (on payment of any fee fixed by the council). However, it is expected that the ability to supply further details will vary considerably between councils.

A "YES" answer to paragraph (a) of the question may indicate that a **potentially contaminating activity** has taken place at the land (see sections 103C and 103H of the *Environment Protection Act 1993*) and that assessments or remediation of the land may be required at some future time.

It should be noted that—

- (a) the approval of development by a council does not necessarily mean that the development has taken place;
- (b) the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.



LOCAL GOVERNMENT INQUIRY

Real Estate Institute of
South Australia Incorporated
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Item No. 3215

[Pursuant to the Land and Business (Sale and Conveyancing) Act 1994]

TO: THE CHIEF EXECUTIVE OFFICER

DATE: 10/7/2020

MURRAY BRIDGE COUNCIL

of PO BOX 421

MURRAY BRIDGE SA 5253

FROM: BRENTON WARD REAL ESTATE

of PO BOX 3150, NORWOOD SA 5067

Ph 0412348212 Fax 8333 3069 email: brenton@brentonward.com.au

as *Agent/Conveyancer for the *owner/prospective purchaser/prospective mortgagee.

Dear Sir/Madam,

We are required by Section 7 of the Land and Business (Sale and Conveyancing) Act and Regulation 12 of that Act to make the Prescribed Inquiries shown as Items numbered 23, 25, 28, 30, 33, 5, 6, 7, 8, 9, 10, 24, 26, 27, 29, 32, 34 and 36 in Table 1 of Schedule 2 of the above mentioned Regulations and the Prescribed Matter shown as Building Indemnity Insurance in Table 2 of Schedule 2 of the above mentioned Regulations.

We here by make those inquiries to you in regard to the Land described below.

Information on rates and charges is also required and we request from you a Certificate pursuant to Section 194 of the Local Government Act in regard to the Land.

Enclosed is :- a cheque for \$ NIL and
a copy of the Certificate(s) of Title to the Land

It would be appreciated if your response to the Section 7 inquiry can be given on the Form recommended by the Local Government Association of S.A.10/7

Thank you for your help.

Signed by or on behalf of the *Agent/Conveyancer:

Brenton
Ward

THE LAND: Lot No: 145

Section No:

Plan No: 167770

Certificate(s) of Title 5807/127

Property Address 87-89 OLD SWANPORT ROAD

MURRAY BRIDGE SA 5253

Owner(s) ROBERTO CAZZALATO

Assessment No(s)

Valuer General No



Certificate of Title - Volume 5807 Folio 127

Parent Title(s) CT 3335/68
Creating Dealing(s) CONVERTED TITLE
Title Issued 14/09/2000 **Edition** 1 **Edition Issued** 14/09/2000

Estate Type

FEE SIMPLE

Registered Proprietor

ROBERTO LINO CAZZALATO
OF 76 MULGUNDAWA ROAD MURRAY BRIDGE SA 5253

Description of Land

ALLOTMENT 145 FILED PLAN 167770
IN THE AREA NAMED MURRAY BRIDGE
HUNDRED OF MOBILONG

Easements

NIL

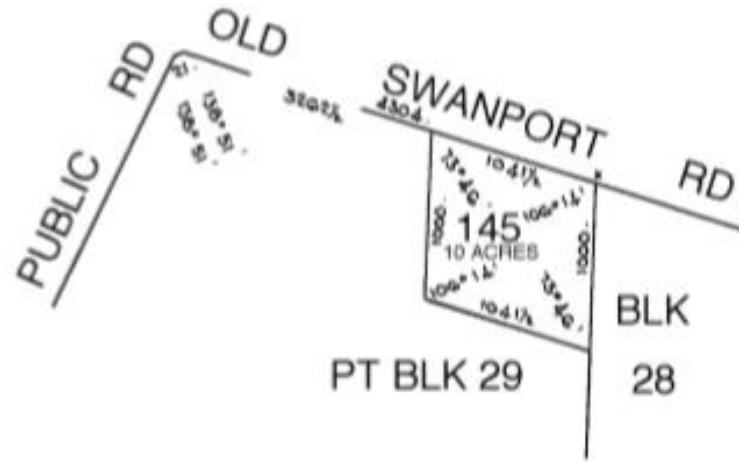
Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 3335/66



10 5 0 10 CHS

FOR METRIC CONVERSION	
1 LINK	= 0.201168 METRES
1 CHAIN	= 100 LINKS
1 ACRE	= 0.404686 HECTARES
1 ROOD	= 1011.7 m ²
1 PERCH	= 25.29 m ²

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION