



**SECTION 7 STATEMENT
LOCAL GOVERNMENT ACT 1999
LAND AND BUSINESS (Sale and Conveyancing) ACT 1994**

Refer Enquiries: 8366 9222

Certificate Number: 1682/20

TO: Brenton Ward Real Estate
PO Box 3150
NORWOOD SA 5067

PURSUANT TO SECTION 187 OF THE LOCAL GOVERNMENT ACT 1999 (AS AMENDED),
I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE AND ARE A
CHARGE AGAINST THE ABOVE PROPERTY:

THE LAND:

Legal Description Allot 12 FP 250408 Vol 6243 Fol 350
Property Address Lot 12 Ballantyne Street MAGILL SA 5072
Property Owners Joseph Ellis
Valuer Generals No. 1731522907

Property No. 128659 Bank Ref No. 388553

PART A: RATES, CHARGES AND GENERAL INFORMATION

RATES AND CHARGES INFORMATION

Rates last declared on 07/07/2020.

Total Arrears	\$5365.25
Rates for Current Year	\$3715.95
Payments	\$0.00
BALANCE OUTSTANDING	\$9081.20

Street Numbering

Please note Council's official street number for this property is Lot 12 Ballantyne Street MAGILL SA 5072.

The Local Government Act provides that Council impose a penalty of a 2% fine on any payment for rates that is received late. An amount that continues to be overdue is then charged an interest at the prescribed rate.

I certify that to the best of my knowledge and belief the information provided above is correct.

The charges as shown are valid for the date of the certificate. If settlement occurs within three (3) months from the date of this certificate, you may verify the above details verbally with council. If this information falls outside the three (3) month period, a new Section 187 certificate is required.

Any verbal information provided by Council for the above is not deemed a certificate for the purpose of Section 187 of the Local Government Act 1999.

AUTHORISED BY CAMPBELLTOWN COUNCIL

21/09/2020

PART B: PARTICULARS AND INFORMATION ABOUT THE LAND

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| 1. | Notice order declaration, charge claim or demand given or made under the Local Government Act 1999. | Nil |
| 5. | Condition (that continues to apply) of an approval of authorisation granted under any of the following repealed Acts:
Building Act 1971
Planning and Development Act 1966
Planning Act 1982 | Nil |
| 5A. | 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)? | Nil |
| 6. | <u>Development Plan under the Development Act 1993</u>

a) Title or brief description of zone or policy area in which the land is situated (as shown in the Development Plan) | Urban Corridor Zone
Business Policy Area |
| | Is the land designated as a place of State Heritage Area? | No |
| | Is the land designated as a place of Local Heritage value? | No |
| | Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? | No |
| | If YES, state the name of the Council: | |
| | Is there a current Development Plan Amendment released for public consultation by the Minister that affects your Council area on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? | No |
| 7. | Condition (that continues to apply) of a development authorisation granted under the Development Act 1993 | Nil |
| 8. | Enforcement notice under section 84, or enforcement order under section 85 (6), 85(10) or 106, of the Development Act 1993.

In the case of a notice under section 84- | Nil |
| | In the case of an order under section 85(6), 85(10) or 106-
Name of court that made order: | Nil |
| 9. | Land management agreement under section 57 of Development Act 1993 | Nil |

10.	Requirements under section 50(1), or 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.	Nil
24.	Emergency order under section 69 of the Development Act 1993.	Nil
25.	Fire safety notice under section 71 of the Development Act 1993	Nil
26.	Order under section 55 of the Development Act 1993 to remove work or notice or order under section 56 of that Act to complete development.	Nil
27.	Proceedings under Division 2 of Part 11 of the Development Act 1993	Nil
29.	Notice of declaration under the Housing Improvement Act 1940 - Section 23 - declaration that house is undesirable or unfit for human habitation	Nil
30.	Notice under the South Australian Public Health Act 2011	Nil
32.	Notice under the Food Act 2001 - Section 44 - Improvement notice or Section 46 - Prohibition order	Nil
33.	Section 105F (or section 56 or 83 (repealed) of the Fire and Emergency Services Act 2005 - Notice of action required concerning flammable materials on land	Nil

BUILDING INDEMNITY INSURANCE

Section 7(1) (c)

Any approved building work undertaken on the property the subject of Building Indemnity Insurance.

Approval No.	Insurer	Policy Number	Policy Issued	Builder
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Other information that we deem appropriate to this enquiry, including any notice or order issued under the development act 1993

If "Yes", please advise details NO

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21/09/2020