

LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Regulations



Certificate No: **93172**
Receipt No:
Reference No:

Date: **18/02/2021**
Fax No:

**Brenton Ward Real Estate
PO Box 3150
NORWOOD SA 5067**

PO Box 21, Oaklands Park
South Australia 5046
245 Sturt Road, Sturt
South Australia 5047
T (08) 8375 6600
F (08) 8375 6699
E council@marion.sa.gov.au

CERTIFICATE

Section 187 of the Local Government Act

Assessment Number: **246041**
Valuer General No.: **1013824003**
Property Description: **Lot: 19 DP: 6889 CT: 6130/890**
Property Address: **8 Tilley Court MARION 5043**
Owner: **Estate of Late J D Nash**

Additional Information:

I certify in terms of Section 187 of the Local Government Act the following rates and charges are outstanding as at the date of this certificate:

Rates/Natural Resources Levy:	Total
Rates for the current year (includes Natural Resources Levy)	\$1,413.42
Overdue/Arrears	\$7,461.25
Interest	\$246.53
Adjustments	-\$0.20
Legal Fees	\$3,670.00
Less Payments Received	\$0.00
Less Capping Rebate (if applicable)	\$0.00
Less Council Rebate	\$0.00
Debtor: Monies outstanding (which are a charge on the land) in addition to Rates due	
Total Outstanding	\$12,791.00

Please be advised: The first instalment is due **1st September 2020** with four quarterly instalments falling due on 01/09/2020, 01/12/2020, 01/03/2021 and 01/06/2021. Fines will be added to any current amount not paid by the due date (at the rate prescribed in the Local Government Act 1999).

Please phone the Rates Dept on 8375 6600 prior to settlement to ascertain the exact balance of rates payable including fines if applicable.

BPAY Details for Council Rates:

Bill Code: 9613

Reference Number: Assessment Number as above

CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Act 1994

Reference No:

Date: 18/02/2021

**Brenton Ward Real Estate
PO Box 3150
NORWOOD SA 5067**

Assessment No: 246041
Certificate of Title: Lot: 19 DP: 6889 CT: 6130/890
Property Address: 8 Tilley Court MARION 5043
Owner: Estate of Late J D Nash

Prescribed information statement in accordance with Section 7 of the Land and Business (Sale and Conveyancing) Act 1994:

PRESCRIBED ENCUMBRANCES – DEVELOPMENT SECTION		
<i>Building Act 1923-1965 (repealed)</i>	Condition (that continues to apply) for an approval or authorisation granted under the repealed Act	Nil
<i>Building Act 1971 (repealed)</i>	Condition (that continues to apply) for an approval or authorisation granted under the repealed Act	Nil
<i>City for Adelaide Development Control Act 1976 (repealed)</i>	Condition (that continues to apply) for an approval or authorisation granted under the repealed Act	Nil
<i>Development Act 1993</i>	Part 3 – Development Plan	
	Council Development Plan	The City of Marion
	Zone and Policy Area	Residential Marion Plains Policy Area 8
	Is the land situated in a designated State Heritage Area?	Nil
	Is the land designated as a place of State Heritage value?	Nil
	Is the land designated as a place of Local Heritage value?	Nil
	Is there a current Development Plan amendment released for public consultation by the council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
	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
	Section 42 – Condition (that continues to apply) of a development authorisation?	Nil

The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales Conveyancing) Act 1994.

Only that information which is required to be provided has been given and that information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

	Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	Nil
	Section 50(2) – Agreement to vest land in a council or the Crown to be held as open space	Nil
	Section 55 – Order to remove or perform work	Nil
	Section 56 – Notice to complete development	Nil
	Section 57 – Land management agreement	Nil
	Section 69 – Emergency order	Nil
	Section 71 – Fire Safety Notice	Nil
	Section 84 – Enforcement Notice	Nil
	Section 85(6), 85(10) or 106 – Enforcement Order	Nil
	Part 11 Division 2 - Proceedings	Nil

Planning Act 1982 (repealed)	Condition (that continues to apply) for a planning authorisation granted under the repealed Act	Nil
Planning and Development Act 1966 (repealed)	Condition (that continues to apply) for an approval or authorisation granted under the repealed Act	Nil
Particulars of building indemnity insurance		Unknown

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)?

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

The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales Conveyancing) Act 1994.

Only that information which is required to be provided has been given and that information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

PRESCRIBED ENCUMBRANCES – GENERAL SECTION		
Restrictive Covenant		Nil
Fire and Emergency Services Act 2005	Section 56 – Notice for action required concerning flammable materials on land	Nil
	Section 83 – Notice for action required to protect against outbreak or spread of fire	Nil
	Section 105F – Notice which affects the land	Nil
Local Government Act 1934	Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Government Act 1999	Notice, order, declaration, charge, claim or demand given or made under the Act	Nil

Certified

Date: 18/02/2021

PRESCRIBED ENCUMBRANCES – HEALTH SECTION		
Food Act 2001	Section 44 – Improvement Notice	Nil
	Section 46 – Prohibition Notice	Nil
South Australian Public Health Act 2011	Section 92 – Notice under Section 92 affecting the land.	Nil
South Australian Public Health (Wastewater) Regulations 2013	Part IV – A condition of approval that continues to apply to the land.	Nil

Certified Health Section

Date: 18/02/2021

I, Jay Bentley Administration Officer of the City of Marion certify that the information provided in these responses is correct.

Sign:



Date: 18/02/2021

The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales Conveyancing) Act 1994.

Only that information which is required to be provided has been given and that information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

INFORMATION NOTE

CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.

Council takes this opportunity to inform you that pursuant to the Planning Development and Infrastructure Act 2016 (Section 65, Clause 2 of Schedule 6 and Clause 9 (7) of Schedule 8), the Council's Development Plan will be repealed in full and replaced with the Planning and Design Code (**Code**) at a time in early 2021. For further information regarding this change, including the opportunity for comment in relation to the content of the Code, please refer to the SA Planning Portal at <https://www.saplanningportal.sa.gov.au>.

The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales Conveyancing) Act 1994.

Only that information which is required to be provided has been given and that information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.