

Certificate No: **7412**
Receipt No:
Reference No: **ID 1580515**
Brenton Ward Real Estate
PO Box 3150
NORWOOD SA 5067

Date: **04/09/2024**
Application No: **17031**
Certificate Fee: **\$0.00**
Assessment No. 9349



Bill Code: 495341
Ref: 093492

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: Tavistock Road ROCKLEIGH 5254
Property Description: LOT: 185 HD: MON SEC: PS2001 PL: F212203 CT: 5696/483
Valuation No: 4169195358
Owner(s): Mr C Colyer (Dec'd 1956)

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: 04/09/2024	
Arrears of Previous Rates & Fines		\$42,542.60
Vacant		\$1,151.00
RL Levy - Separate Rate		\$17.44
Less Pensioner Concession		\$0.00
Less payments received		\$0.00
Legal Fees		\$75.00
Current Fines Incurred		\$621.78

Total Rates Outstanding \$ **\$44,407.82**

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: \$ **\$44,407.82**

CERTIFIED: Jodie Hagger – Senior Rates Officer _____ **DATE: 05.09.2024** _____

Please request, in writing, the rates balance the day before settlement to ensure the correct rates balance is paid.

PRESCRIBED INFORMATION

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Part 1—Items that must be included in statement	
<p><i>{Do not omit these items. The item and its heading must be included in the statement even if not applicable. If an item is not applicable strike it out or write "NOT APPLICABLE" or "N/A" in column 1.}</i></p>	
Development Act 1993 (repealed)	
section 42—Condition (that continues to apply) of a development authorisation N/A	Date of authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation:
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) N/A	Nature of condition(s):

Planning, Development and Infrastructure Act 2016

<p>Part 5 – Planning and Design Code</p>	<p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): See attached Data Extract</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? NO</p> <p>Is the land designated as a local heritage place? NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? YES</p>
<p>Section 127 - Condition (that continues to apply) of a development authorisation</p> <p>N/A</p>	<p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>

Part 2—Items to be included if land is affected

{If an item is not applicable, strike it out or write "NOT APPLICABLE" or "N/A" in column 1, or else omit the items and headings that are not applicable.}

Development Act 1993 (repealed)

<p>section 50(1)—Requirement to vest land in a council or the Crown to be held as open space N/A</p>	<p>Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):</p>
<p>section 50(2)—Agreement to vest land in a council or the Crown to be held as open space N/A</p>	<p>Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):</p>
<p>section 55—Order to remove or perform work N/A</p>	<p>Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):</p>
<p>section 56—Notice to complete development N/A</p>	<p>Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):</p>

<p>section 57—Land management agreement</p> <p>N/A</p>	<p>Date of agreement: Names of parties: Terms of agreement:</p>
<p>section 69—Emergency order</p> <p>N/A</p>	<p>Date of order:</p> <p>Name of authorised officer who made order:</p> <p>Name of authority that appointed the authorised officer:</p> <p>Nature of order:</p> <p>Amount payable (if any):</p>
<p>section 71—Fire safety notice</p> <p>N/A</p>	<p>Date of notice:</p> <p>Name of authority giving notice:</p> <p>Requirements of notice:</p> <p>Building work (if any) required to be carried out: Amount payable (if any):</p>
<p>section 84—Enforcement notice</p> <p>N/A</p>	<p>Date notice given:</p> <p>Name of the relevant authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>

<p>section 85(6), 85(10) or 106— Enforcement order</p> <p>N/A</p>	<p>Date order made:</p> <p>Name of court that made order:</p> <p>Action number:</p> <p>Names of parties:</p> <p>Terms of order:</p> <p>Building work (if any) required to be carried out:</p>
<p>Part 11 Division 2—Proceedings</p> <p>N/A</p>	<p>Date of commencement of proceedings:</p> <p>Date of determination or order (if any): Terms of determination or order (if any):</p>
<p>Confirmed – Planning/Development Section: GM</p>	
<p><i>Fire and Emergency Services Act 2005</i></p>	
<p>section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire</p> <p>N/A</p>	<p>Date of notice:</p> <p>Person or body who issued notice:</p> <p>Requirements of notice (as stated therein): Amount payable (if any):</p>
<p>Confirmed – Enforcement/compliance section: SC</p>	
<p><i>Food Act 2001</i></p>	
<p>section 44—Improvement notice</p> <p>N/A</p>	<p>Date of notice:</p> <p>Name of authorised officer who served notice: Name of authority that appointed officer:</p> <p>Requirements of notice:</p>

section 46—Prohibition order N/A	Date of order: Name of authority or person who served order: Requirements of order:
Confirmed – Environmental health section: TP	
<i>Housing Improvement Act 1940 (repealed)</i>	
section 23—declaration that house is undesirable or unfit for human habitation N/A	Date of declaration: Those particulars required to be provided by a council under section 23:
Part 7 (rent control for substandard houses) – Notice or declaration N/A	Date of notice or declaration Those particulars required to be provided by the housing authority under section 60:
Confirmed – Environmental Health section: TP	
<i>Land Acquisition Act 1969</i>	
Section 10 – Notice of intention to acquire N/A	Date of notice: Name of Authority who served notice: Description of land intended to be acquired (as described in the notice):
Confirmed – City Assets Section:bkg.....	
<i>Local Government Act 1934 (repealed)</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act N/A	Date of notice, order etc: Name of council by which, or person by whom, notice, order etc is given or made: Land subject thereto: Nature of requirements contained in notice, order etc: Time for carrying out requirements: Amount payable (if any):

Local Government Act 1999

Notice, order, declaration, charge, claim or demand given or made under the Act

N/A

Date of notice, order etc

Name of council by which, or person by whom, notice, order etc is given or made:

Land subject thereto:

Nature of requirements contained in notice, order etc: Time for carrying out requirements:

Amount payable (if any):

Confirmed –General section: JH

Water Industry Act 2012

Notice or order under the Act requiring payment of charges or other amounts or making other requirement

N/A

Date of Notice or Order

Name of person or body who served notice or order

Amount payable (if any) as specified in the notice or order

Nature of other requirement made (if any) as specified in the notice or order

Confirmed - Water Section: TP

Local Nuisance and Litter Control Act 2016

Section 30 – Nuisance or litter abatement notice

N/A - Compliance

N/A - Environmental Health

Date of notice:

Notice issued by:

Nature of requirements contained in notice: Time for carrying out requirements:

Confirmed – Environmental Health Section: TP

Confirmed – Enforcement/Compliance Section: SC

Planning, Development and Infrastructure Act 2016

<p>section 141 – Order to remove or perform work</p> <p>N/A</p>	<p>Date of order:</p> <p>Terms of order:</p> <p>Building work (if any) required to be carried out: Amount payable (if any):</p>
<p>section 142 – Notice to complete development</p> <p>N/A</p>	<p>Date of notice:</p> <p>Requirements of notice:</p> <p>Building work (if any) required to be carried out: Amount payable (if any):</p>
<p>section 155 – Emergency order</p> <p>N/A</p>	<p>Date of order:</p> <p>Name of authorised officer who made order:</p> <p>Name of authority that appointed the authorised officer:</p> <p>Nature of order:</p> <p>Amount payable (if any):</p>
<p>section 157 – Fire safety notice</p> <p>N/A</p>	<p>Date of notice:</p> <p>Name of authority giving notice: Requirements of notice:</p> <p>Building work (if any) required to be carried out: Amount payable (if any):</p>
<p>section 192 or 193 – Land management agreement</p> <p>N/A</p>	<p>Date of agreement: Names of parties:</p> <p>Terms of agreement:</p>
<p>section 198(1) – Requirement to vest land in a council or the Crown to be held as open space</p> <p>N/A</p>	<p>Date requirement given:</p> <p>Name of body giving requirement: Nature of requirement: Contribution payable (if any):</p>

<p>section 198(2) – Agreement to vest land in a council or the Crown to be held as open space</p> <p>N/A</p>	<p>Date of agreement: Names of parties:</p> <p>Terms of agreement:</p> <p>Contribution payable (if any):</p>
<p>Confirmed – Planning/Development Section: GM</p>	
<p>Part 16 Division 1 – Proceedings</p> <p>N/A</p>	<p>Date of commencement of proceedings:</p> <p>Date of determination or order (if any): Terms of determination or order (if any):</p>
<p>section 213 – Enforcement notice</p> <p>N/A</p>	<p>Date notice given:</p> <p>Name of designated authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>
<p>Section 214(6), 214(10) or 222- Enforcement order</p> <p>N/A</p>	<p>Date order made:</p> <p>Name of court that made order:</p> <p>Action number:</p> <p>Name of parties:</p> <p>Terms of order:</p> <p>Building work (if any) required to be carried out:</p>
<p>Confirmed – Building/development section: GM</p>	
<p>Public and Environmental Health Act 1987 (repealed)</p>	
<p>Part 3—Notice</p> <p>N/A</p>	<p>Date of notice:</p> <p>Name of council or other authority giving notice: Requirements of notice:</p>

<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval</i> N/A	Date of approval: Name of relevant authority that granted the approval: Condition(s) of approval:
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)</i> N/A	Date of order: Name of authority giving order: Requirements of order:
Confirmed – Environmental Health section: TP	
South Australian Public Health Act 2011	
section 92-Notice N/A	Date of notice: Name of Council or other relevant authority giving notice: Requirements of notice
<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval</i> N/A	Date of approval: Name of person or body that granted the approval: Condition(s) of approval:
Confirmed –Environmental Health section: TP	
Other charges	
<i>Charge of any kind affecting the land (not included in another item)</i> N/A	Person or body in whose favour charge exists: Nature of charge: Amount of charge (if known):
Confirmed – Rates Section:.....JH.....	

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

- (a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016*, the repealed *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 *Building 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 that Act.

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

Building Indemnity Insurance is required....**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?

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.....GM..... Date.....5/9/2024.....

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*) or the *Planning, Development and Infrastructure Act 2016*?

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

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

TO: THE CHIEF EXECUTIVE OFFICER DATE: 21/1/2020

 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 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.

Thank you for your help.

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

Brenton
Ward

THE LAND: Lot No: 185 Section No: Plan No: 212203

Certificate(s) of Title 5696/483

Property Address Lot 185 Travistock Road Rockleigh SA 5254

Owner(s) Charles Colyer

Assessment No(s) Valuer General No



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Limited Certificate of Title - Volume 5696 Folio 483

Parent Title(s)	LT F/178				
Creating Dealing(s)	CONVERTED TITLE				
Title Issued	29/09/1999	Edition	1	Edition Issued	29/09/1999

Estate Type

FEE SIMPLE

Registered Proprietor

CHARLES COLYER
OF ADELAIDE SA 5000

Description of Land

ALLOTMENT 185 FILED PLAN 212203
IN THE AREA NAMED ROCKLEIGH
HUNDRED OF MONARTO

Conditions

THIS TITLE IS LIMITED AS TO DESCRIPTION OF LAND AND TITLE REFER SEARCH NO. 1701

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

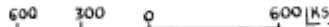
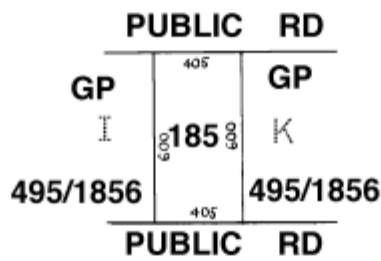
Registrar-General's Notes

TITLE AFFECTED BY SURVEY VIDE X15140
REFER DIVISION SECTION BEFORE FURTHER TRUNCATION VIDE SCH 1701

Administrative Interests	NIL
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THIS PLAN IS SCANNED FOR LIMITED CERTIFICATE OF TITLE F/178

LAST PLAN REF: GP 495/1856



DISTANCES ARE IN LINKS
 FOR METRIC CONVERSION
 1 LINK = 0.201168 METRES
 1 CHAIN = 100 LINKS

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Data Extract for Section 7 search purposes

Valuation ID 4169195358

Data Extract Date: 04/09/2024

Parcel ID: F212203 A185

Certificate Title: CT5696/483

Property Address: LOT 185 BREMER VALLEY RD ROCKLEIGH SA 5254

Zones

Rural (Ru)

Subzones

No

Zoning overlays

Overlays

Environment and Food Production Area

The Environment and Food Production Area Overlay is an area of rural, landscape, environmental or food production significance within Greater Adelaide that is protected from urban encroachment

Hazards (Bushfire - Medium Risk) (Medium)

The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.

Hazards (Flooding - Evidence Required)

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

Murray-Darling Basin

The Murray-Darling Basin Overlay seeks to ensure sustainable water use in the Murray-Darling Basin area.

Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Prescribed Water Resources Area

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

River Murray Tributaries Protection Area

The River Murray Tributaries Protection Area Overlay seeks to ensure sustainable water use and conservation of riverine environments within the River Murray Tributaries Area.

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Is the land situated in a State Heritage Place/Area

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is the land designated as a Local Heritage Place

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code (the Code) to be a significant tree or trees on the land? (Note: there may be regulated and/or significant trees on the land that are not listed in the Code - see below).

Under the Planning, Development and Infrastructure Act 2016 (the Act), a tree may be declared as a significant tree in the Code, or it may be declared as a significant or regulated tree by the Planning, Development and Infrastructure (General) Regulations 2017. Under the Act, protections exist for trees declared to be significant and/or regulated trees. Further information regarding protected trees can be found on the PlanSA website: <https://plan.sa.gov.au/>

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.

<https://code.plan.sa.gov.au/>

Associated Development Authorisation Information

A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.

No

Land Management Agreement (LMA)

No