

# CERTIFICATE – COUNCIL CHARGES



CITY OF  
Port Adelaide Enfield

SA Land Conveyancers  
PO Box 482  
GLENSIDE SA 5065

Certificate No: Cert00798  
Date Issued: 29/03/2023  
Valuer-Gen. No: 0618648001  
**Assessment No: 46107**

Property Owner(s): Mrs Robin M Hall  
Property Address: 8 Tarakan Avenue ENFIELD SA 5085  
Parcel(s) Description: Allotment 27 D 3115 CT Vol 5664 Folio 251

I certify that the charges set out below were due and payable at the date of the giving of this certificate.

Arrears (Rates/Fines/Interest/Costs) :	0.00
Current Year's Rates :	\$1,134.10
Less Council Rebate/Remission :	0.00
Less Government Remission :	0.00
Current Year's Fines/Interest :	0.00
Current Year's Adjustments :	0.00
Current Year's Other Charges :	0.00
Less Current Year's Payments :	(\$1,134.10)
Balance :	\$0.00

**For adjustment purposes please note:**

- 1. Works may be carried out, for which charges will be raised subsequent to this certificate. (See attached notice where applicable)**
- 2. Please note that land that is not currently rateable may have pro-rata rates raised if ownership or usage changes**
- 3. Please note that land currently eligible for a Council Rebate or Remission may be subject to a pro-rata reduction in the amount granted if ownership or usage changes.**

The charges as shown are valid only for the date of the certificate.

The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the fiscal year that the rates are declared. The current year's rates fall due on **1<sup>st</sup> September 2022; 1<sup>st</sup> December 2022; 1<sup>st</sup> March 2023 and 1<sup>st</sup> June 2023**. Fines and interest will be added as provided by the *Local Government Act 1999*, as amended.

*If settlement occurs within three (3) calendar months from the date of this Certificate, you may check the above details prior to settlement by telephoning the Council and quoting the Assessment No. and the Certificate No. above. Any verbal information provided in relation to the details provided by the Council is not a certificate for the purposes of Section 187 of the Local Government Act 1999.*

*Where settlement occurs three (3) calendar months or more from the date of this Certificate a new certificate is required.*

Chief Executive Officer

Per



## Provision of Prescribed Information

### Section 12 *Land and Business (Sale and Conveyancing) Act 1994*

In response to your recent enquiry we advise as follows:

Certificate Number: Cert00798

Address: 8 Tarakan Avenue ENFIELD SA 5085

**Council Assessment Number: 46107**

	Prescribed Encumbrance	Other Particulars	
<b>5</b>	<b>Development Act 1993 (Repealed)</b>		
5.1	Section 42 - Condition (that continues to apply) of a development authorisation	NO	N/A
5.2	Section 50(1) - Requirement to vest land in a council or the Crown to be held as open space		N/A
5.3	Section 50(2) - Agreement to vest land in a council or the Crown to be held as open space		N/A
5.4	Section 55 - Order to remove or perform work		N/A
5.5	Section 56 - Notice to complete development		N/A
5.6	Section 57 - Land management agreement		N/A
5.8	Section 69 - Emergency order		N/A
5.9	Section 71 - Fire safety notice		N/A
5.10	Section 84 - Enforcement notice		N/A
5.11	Section 85(6), 85(10) or 106 - Enforcement order		N/A
5.13	Part 11 Division 2 - Proceedings		N/A
<b>6</b>	<b>Repealed Act Conditions</b>		
6.1	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)	NO	N/A
<b>10</b>	<b>Fire and Emergency Services Act 2005</b>		
10.1	Section 105F (or section 56 or 83 (repealed)) - Notice to action required concerning flammable materials on land		N/A
<b>11</b>	<b>Food Act 2001</b>		
11.1	Section 44 - Improvement notice		N/A
11.2	Section 46 - Prohibition order		N/A
<b>15</b>	<b>Housing Improvement Act 1940 (repealed)</b>		

15.1	Section 23 - Declaration that house is undesirable or unfit for human habitation		N/A
<b>17</b>	<b>Land Acquisition Act 1969</b>		
17.1	Section 10 - Notice of intention to acquire		N/A
<b>20</b>	<b>Local Government Act 1934 (Repealed)</b>		
20.1	Notice, order, declaration, charge, claim or demand given or made under the Act		N/A
<b>21</b>	<b>Local Government Act 1999</b>		
21.1	Notice, order, declaration, charge, claim or demand given or made under the Act		N/A
<b>22</b>	<b>Local Nuisance and Litter Control Act 2016</b>		
22.1	Section 30 - Nuisance or litter abatement notice		N/A
<b>29</b>	<b>Planning, Development and Infrastructure 2016</b>		
29.1	Part 5 - Planning and Design Code	<p>Title or other brief description of zone, subzone and overlay and which the land is situated (as shown in the planning and design code)</p> <p>Is the land situated in a designated State Heritage Area?</p> <p><i>Please refer to attached document from Plan SA</i></p> <p>Is the land designated as a place of local heritage value?</p> <p><i>Please refer to attached document from Plan SA</i></p> <p>Is there declared to be a significant tree or a stand of trees declared to be significant trees on the land?</p> <p><i>Please refer to attached document from Plan SA</i></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?</p> <p><i>Please refer to your Property Interest Report</i></p>	
29.2	Section 127 - Condition (that continues to apply) of a development authorisation	<i>Please refer to attached document from Plan SA</i>	N/A
29.5	Section 141 - Order to remove or perform work		N/A
29.6	Section 142 - Notice to complete development		N/A
29.7	Section 155 - Emergency order		N/A
29.8	Section 157 - Fire safety notice		N/A

29.10	Section 198(1) - requirements to vest land in a Council or the Crown to be held as open space		N/A
29.11	Section 198(2) - Agreement to vest land in a Council or the Crown to be held as open space		N/A
29.12	Part 16 Division 1 - Proceedings		N/A
29.13	Section 213 - Enforcement Notice		N/A
29.14	Section 214(6), 214(10) or 222 - Enforcement Order		N/A
<b>31</b>	<b>Public and Environmental Health Act 1987 (Repealed)</b>		
31.1	Part 3 - Notice		N/A
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval		N/A
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with)		N/A
<b>32</b>	<b>South Australian Public Health Act 2011</b>		
32.2	Section 92 - Notice		N/A
32.3	<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4-Condition (that continues to apply) of an approval		N/A
<b>36</b>	<b>Other Charges</b>		
	Charge of any kind affecting the land (not included in another item)	Refer to " <b>CERTIFICATE – COUNCIL CHARGES</b> " on page 1 of this document.	**

## Schedule—Division 2—Other particulars (section 7(1)(b))

### 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.

1. Building indemnity insurance is required: No

2. Name of persons insured: N/A

3. Name of insurer: N/A

4. Limitations on the liability of the insurer: N/A

5. Name of the builder: N/A

6. Builders licence number: N/A

7. Description of insured building work: N/A

8. Date of issue of insurance: N/A

### 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

1. Date of the exemption: N/A

2. Name of builder granted the exemption: N/A

3. Licence number of builder granted the exemption: N/A

4. Details of building work for which the exemption applies: N/A

5. Details of conditions for which the exemption is subject: N/A

## 6 - 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 *Planning, Development Act* 1993) or the *Planning, Development and Infrastructure Act* 2016?

NO

Description of the nature of the development(s) approved:

Refer to the repealed *Development Act* 1993 Section of this document particularly Part 3 Development Plan, Section 42 – Condition (that continues to apply) of a development authorisation and Repealed Act conditions listed in this document.

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.

Signed for or on behalf of the agent:.. .. .

REPLY

I certify that the information and particulars provided above apply at the date of the reply of this inquiry.

Signed for and on behalf of the Chief Executive Officer:

Date: 29<sup>th</sup> March 2023

