



BY: .....

Adelaide City Council

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Customer Centre

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*Our Fax No for search requests is 8203 7600*

Property enquiries: Phone 8203 7185

Rates Only enquiries: Phone 8203 7242

Email: [r.mail@adelaidecitycouncil.com](mailto:r.mail@adelaidecitycouncil.com)

Dear Sir/Madam,

**Land and Business (Sale and Conveyancing) Act – Section 7 enquiries.**

I have received your letter requesting information on encumbrances for the property as detailed below:

Title Reference	CT-5605/246
Owner Name	Ms C A Judd and Mr G K Hebblewhite
Address of Property	80 McLaren Street, ADELAIDE SA 5000

You are advised:

If there are any encumbrances on this property, they are attached hereto.

Yours faithfully,

PP  
Peter Smith  
Chief Executive Officer.

**THE CORPORATION OF THE CITY OF ADELAIDE**  
**LOCAL GOVERNMENT RATES SEARCH**

Rates Enquiries: 8203 7242  
Property Enquiries: 8203 7185  
Fax: 8203 7600  
Email: [r.mail@adelaidecitycouncil.com](mailto:r.mail@adelaidecitycouncil.com)

WALKER & KEIPERT  
163 Grand Junction Rd, OTTOWAY SA 5013

Dear Sir/Madam,

***Certificate in accordance with Section 187 of the Local Government Act.***

I have received your request for information on the Premises below.

<i>Fee Paid</i>	<i>\$49.00</i>
<i>Date Received</i>	<i>10-Oct-2012</i>
<i>Receipt No.</i>	<i>4099003</i>

Document Issue Date	10-Oct-2012
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PROPERTY ADDRESS	80 McLaren Street, ADELAIDE SA 5000
PROPERTY DESCRIPTION	Allot 793 FP 182445
PROPERTY TITLES	C11-5605/246
OWNER OF PROPERTY	Ms C A Judd and Mr G K Hebblewhite

**Local Government Act 1999 [Act]**

**Liability for rates if land is not rateable for the whole of the financial year**

**Section 179.**

(1) If land is rateable for portion, but not for the whole, of a financial year, the land will be subject to rates imposed for the financial year but there will be a proportionate reduction in the amount of rates.

(2) A council may, for the purposes of the operation of subsection (1) in respect of land that becomes rateable after the adoption of valuations by the council for the relevant year, specifically adopt a valuation of the land.

***Fines for Late Payment:*** If an instalment is not received on or before the due date (1<sup>st</sup> September, 1<sup>st</sup> December, 1<sup>st</sup> March and 1<sup>st</sup> June) a fine of 2% will attach to the instalment amount in arrears at that time, and a further interest levy of 0.77% will be added to the amount in arrears (including the amount of any previous unpaid fine, but excluding interest from any previous month) outstanding at the end of each month thereafter.

Yours faithfully,

  
PP  
Peter Smith  
Chief Executive Officer

Colin Ryle  
10002 4

1 July 2012

**Residential Owner Occupier Grant  
80 McLaren Street, ADELAIDE SA 5000**

The Residential Owner Occupier Grant was introduced by Council on 1 July 2006, to assist and encourage residential owner occupation in the City. A maximum benefit of \$100 is credited against the 2012/13 rates debt for eligible residential ratepayers.

**ELIGIBILITY FOR THE GRANT**

To be eligible, the beneficiary must meet the following criteria **on 1 September**:

- The land must be rateable and assessed based on residential differential rates, and
- The beneficiary must be a residential occupier at the property and appear on the Certificate of Title as an owner, except where a Rates and Taxes Agreement is in place, and
- The property must be the principal place of residence of the beneficiary.
- The beneficiary must be a natural person, i.e. corporate entities are not eligible to receive the grant.

The grant is only available to a person who is the owner and occupier of a residential property **as at 1 September**. If the ownership of residential property is transferred after 1 July 2012, and the previous owner benefited from the grant, the new owner does not automatically become eligible.

**PROPERTY SOLD BEFORE 1 SEPTEMBER**

If the previous owner benefited from the grant, and the property is sold before 1 September, settlement should be apportioned on the gross amount of rates with no deduction for the grant amount.

**PROPERTY SOLD AFTER 1 SEPTEMBER**

If the previous owner benefited from the grant, and the property is sold after 1 September, settlement should be apportioned on the gross amount of rates with a deduction for the grant amount in favour of the previous owner.

**ENQUIRIES**

Should you have any queries, or require further information, please do not hesitate to contact the rates officer directly on telephone 8203 7242.

**Rates Administrator**

## Assessment No: 10002 4

Property Location      80 McLaren Street, ADELAIDE SA 5000

Ratable Valuation	\$12,090
Arrears	\$0.00
Arrears Legal Fees	0.00
<b>Gross Rates</b> (includes NRM Levy)	<b>\$1,454.70</b>
Interest, Current	\$0.00
Interest, Arrears	\$0.00
Rebates	\$-100.00
Legal Charges, Current	\$0.00
Deferred Debts	\$0.00
	\$0.00
<b>Paid</b>	<b>\$-338.75</b>
Overpayments	\$0.00
Refunds	\$0.00
<b>Outstanding Balance</b>	<b>\$1,015.95</b>

ADDRESS: 80 McLaren Street, ADELAIDE SA 5000

REF: 2012/03450

CI: 5605/246

DATED: 11 October 2012

## PRESCRIBED INFORMATION DEVELOPMENT SECTION

### PRESCRIBED ENCUMBRANCES

### OTHER PARTICULARS REQUIRED

(Strike out the responses not applicable)

<b>Repealed Act Conditions</b>	
<p>Condition (that continues to apply) of an approval or authorisation granted under the <del>Building Act 1971 (repealed)</del>, the <del>City of Adelaide Development Control Act 1976 (repealed)</del>, the <del>Planning Act 1982 (repealed)</del> or the <del>Planning and Development Act 1966 (repealed)</del></p>	<p>Nature of Condition(s):</p>
<b>Development Act 1993</b>	
<p>Part 3 – Development Plan</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><b>RA4 - Residential (Hurtle East) Zone</b></p> <p>Is the land situated in a designated state heritage area? *YES/NO</p> <p>Is the land designated as a place of local heritage value? *YES/NO (<i>Local Heritage Townscape</i>)</p> <p>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? *YES/NO</p> <p>If YES, state the name of the council: <b>Adelaide City</b></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? *YES/NO</p>
<p>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>Condition(s) of authorisation:</p>
<p>Section 50(1) – Requirement to vest land in a council or 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>

*\*This information may also be contained within a Property Interest Report (PIR) provided by the Land Services Group on behalf of the State Government. To request a PIR visit [www.sa.gov.au/landservices](http://www.sa.gov.au/landservices) or [www.propertyassist.sa.gov.au](http://www.propertyassist.sa.gov.au)*

# PRESCRIBED INFORMATION DEVELOPMENT SECTION

## PRESCRIBED ENCUMBRANCES

(Continued)

## OTHER PARTICULARS REQUIRED

(Strike out the responses not applicable)

<b><i>Development Act 1993(continued)</i></b>	
Section 50(2) Agreement to vest land in a council or the Crown to be held as open space	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):
Section 55 Order to remove or perform work	Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):
Section 56 Notice to complete development	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
Section 57 Land management agreement	Date of agreement: Names of parties: Terms of agreement:
Section 69 Emergency Order	Date of order: Name of authorised officer who made order: Name of authority that appointed authorised officer: Nature of order: Amount payable (if any):
Section 71 Fire safety notice	Date of notice: Name of authorised officer giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
Section 84 Enforcement notice	Date notice given: Name of relevant authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any):
Section 85(6), 85(10) or 106 Enforcement order	Date order made: Name of court that made order: Action number: Name of parties: Terms of order: Building work (if any) required to be carried out:
Part 11 Division 2 Proceedings	Date of commence of proceedings: Date of determination or order (if any): Terms of determination or order (if any):
<b><i>Housing Improvement Act 1940</i></b>	
Section 23 Declaration that house is undesirable or unfit for human habitation	Date of declaration: These particulars required to be provided by a council under section 23:

# PARTICULARS OF BUILDING INDEMNITY INSURANCE

<p><b>Building Indemnity Insurance</b></p> <p>Note: Building indemnity insurance is not required for:</p> <p>(a) domestic building work for which approval under the <i>Development Act 1993</i> or the repealed <i>Building Act 1971</i> is or was not required;</p> <p>(b) minor domestic building work (see section 3 of the <i>Building Work Contractors Act 1995</i>);</p> <p>(c) domestic building work commenced before 1 May 1987; or</p> <p>(d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the <i>Building Work Contractors Act 1995</i> applies under the <i>Building Work Contractors Regulations 1996</i>; or</p> <p>(e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the <i>Building Work Contractors Act 1995</i> has been granted under section 45 of that Act</p>	<p>1. <del>Name(s) of person(s) insured:</del></p> <p>2. <del>Name of insurer:</del></p> <p>3. <del>Limitations on the liability of the insurer:</del></p> <p>4. <del>Name of builder:</del></p> <p>5. <del>Builder's licence number:</del></p> <p>6. <del>Date of issue of insurance:</del></p> <p>7. <del>Description of insured building work:</del></p> <p><del>If particulars of insurance are not given has an exemption been granted under section 45 of the <i>Building Work Contractors Act 1995</i> from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act? *YES/NO</del></p> <p><del>If YES, give details:</del></p> <p>(a) <del>Date of the exemption:</del></p> <p>(b) <del>Name of builder granted the exemption:</del></p> <p>(c) <del>Licence number of builder granted the exemption:</del></p> <p>(d) <del>Details of building work to which the exemption applies:</del></p> <p>(e) <del>Details of conditions (if any) to which the exemption is subject:</del></p>
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# PARTICULARS RELATING TO ENVIRONMENT PROTECTION FURTHER INFORMATION HELD BY COUNCILS

<b>Does the Council hold details of any development approvals relating to-</b>	
a) Commercial or industrial activity at the land; or	YES/NO
b) A change in the use of the land or part of the land (within the meaning of the Development Act 1993)?	
<b>If answered "YES" to the above question, please provide a description of development approved in respect of the land.</b>	<i>Refer to Attachment</i>

## **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 103D 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.

<b>Prescribed Commercial or Industrial Activities</b>		
Abrasive blasting	Acid sulphate soil generation	Agricultural activities
Airports, aerodromes or aerospace industry	Animal burial	Animal dips or spray race facilities
Animal feedlots	Animal safeguards	Asbestos disposal
Asphalt or bitumen works	Battery manufacture, recycling or disposal	Breweries
Brickworks	Bulk shipping facilities	Cement works
Ceramic works	Charcoal manufacture	Cool handling or storage
Coke works	Compost or mulch production or storage	Concrete batching works
Curing or drying works	Defence works	Desalination plants
Dredge spoil disposal or storage	Drum reconditioning or recycling works	Dry cleaning
Electrical or electronics component manufacture	Electrical substations	Electrical transformer or capacitor works
Electricity generation or power plants	Explosives or pyrotechnics facilities	Fertiliser manufacture
Fibreglass manufacture	Fill or soil importation	Fire extinguisher or retardant manufacture
Fire stations	Fire training areas	Foundry
Fuel burning facilities	Furniture restoration	Gasworks
Glass works	Glazing	Hat manufacture or felt processing
Incineration	Iron or steel works	Laboratories
Landfill sites	Lime burner	Metal coating, finishing or spray painting
Metal forging	Metal processing, smelting, refining or metallurgical works	Mineral processing, metallurgical laboratories or mining or extractive industries
Mirror manufacture	Motor vehicle manufacture	Motor vehicle racing or testing venues
Motor vehicle repair or maintenance	Motor vehicle wrecking yards	Mushroom farming
Oil recycling works	Oil refineries	Paint manufacture
Pest control works	Plastics manufacture works	Printing works
Pulp or paper works	Railway operations	Rubber manufacture or processing
Scrap metal recovery	Service stations	Ship building
Spray painting	Tannery, fellemongery or hide tanning	Textile operations
Transport depots or loading sites	Tire manufacture or retreading	Vermiculture
Vessel construction, repair or maintenance	Waste depots	Wastewater treatment, storage or disposal
Water discharge to underground aquifer	Wetlands or detention basins	Wineries or distilleries



# PRESCRIBED INFORMATION

## HEALTH

PRESCRIBED ENCUMBRANCES (Continued)	OTHER PARTICULARS REQUIRED (Strike out the responses not applicable)
<b><i>Food Act 2001</i></b>	
Section 44—Improvement notice	Date of notice: Name of authorised officer who served notice: Name of authority that appointed officer: Requirements of notice:
Section 46—Prohibition order	Date of order: Name of authority or person who served order: Requirements of order:
<b><i>Public and Environmental Health Act 1987</i></b>	
Part 3—Notice	Date of notice: Name of council or other authority giving notice: Requirements of notice:
<del>Public and Environment Health (Waste Control) Regulations 1995 (now Public and Environmental Health (Waste Control) Regulations 2010) Part 2—Condition (that continues to apply) of an approval</del>	Date of approval: Name of relevant authority that granted the approval: Condition(s) of approval:
<del>Public and Environment Health (Waste Control) Regulations 1995 (now Public and Environmental Health (Waste Control) Regulations 2010) Regulation 19—Maintenance order (that has not been complied with)</del>	Date of order: Name of relevant authority giving order: Requirements of order:

# PRESCRIBED INFORMATION GENERAL

PRESCRIBED ENCUMBRANCES (Continued)	OTHER PARTICULARS REQUIRED (Strike out the responses not applicable)
<b><i>Fire and Emergency Services Act 2005</i></b>	
Section 56 (now Section 195F) Notice of action required concerning flammable materials on land	Date of notice: Name of council: Requirements of notice (as stated therein): Amount payable (if any):
Section 83 Notice of action required to protect against outbreak or spread of fire	Date of notice: Name of authority giving notice: Requirements of notice (as stated therein): Amount payable (if any):
<b><i>Local Government Act 1934</i></b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	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):
<b><i>Local Government Act 1999</i></b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	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):

## ADVICE ONLY

Development Regulation 76B requires that one or more self-contained smoke alarms complying with Australian Standard 3786-1993 must be installed in a dwelling (Class 1 & 2 buildings) by 1 January 2000 or within six months of a transfer of title. Further information on this matter is available from Mr. C Adcock (08) 8303 0803 of the Building Standards and Policy Branch.