

LOCAL GOVERNMENT SEARCH**Cert0389\16****24/03/2016**

Brenton Ward Real Estate
PO Box 3150
NORWOOD SA 5067

Billing number: 692575 Valuer General No: 1854695007

Owner: Howard F Coxon & Margaret T Coxon
Property Address: 59 Watson Avenue ROSE PARK SA 5067

Section/Lot: 262/158
Volume/Folio: 5650/333

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:

Rates and Arrears - prior 30/06/2015 0.00

Legal Fees 0.00

Rates for current financial year, which fall due on 01/07/2015 and payable as four instalments on or before 02/09/2015, 02/12/2015, 02/03/2016 and 02/06/2016 2,498.90

Fines and interest for current financial year (2% fine for each late instalment, and .60% interest rate per month on all other outstanding amounts). Fines and interest are incurred on day 2 of each month 0.00

Less Pensioner Concession (see over) 0.00

Less Self Funded Retiree Concession (see over) 0.00

Less Rebate 0.00

Less amount paid for current financial year (1,874.20)

Balance of rates and other monies due and payable \$624.70

Instalment/s Due:

Due 02/06/2016 \$624.70


AUTHORISED OFFICER

Street Numbering

Please note Council's official street number for this property is **59 Watson Avenue ROSE PARK SA 5067.**

Regulated and Significant Trees

Your attention is drawn to the requirement to obtain Development Approval before undertaking a Tree-damaging activity to a Regulated or Significant tree as defined by the Development Act 1993. Council has established the Regulated and Significant Tree Assistance Scheme which provides partial reimbursement of funds to approved works undertaken to maintain and provide for the ongoing health of Regulated and Significant Trees. Conditions apply. For more information please contact City Development and Safety on 8366 4244.

Waste Collection Service

On the 10 December 2012 the City of Burnside moved to a new 3 Bin and Food Waste Recycling system.

Each rateable property is eligible to receive a standard set of 3 bins: general waste (140L red lid), recycling (240L yellow lid) and organics (240L green lid), as well as a food waste kitchen basket and a new Waste Education Brochure and Calendar. Bins are also available in 140L and 360L (recycle) and 140L (green organics). For further information on the new system and all fees and charges, please refer to Council's web site.

All bins will be supplied by Council and remain the property of Council.

Additional bins for recycling and organic waste may be acquired through a lease agreement with Council. A pro rata charge for the collection of additional recycling and organic bins applies.

Lease Fees associated with additional bins are as follows;

\$87/bin (once off) Recycling and or Organic

\$39/bin (once off) 140L Waste – Subject to Proof of Exceptional Circumstances (under review to increase to \$120.00 after July 1st 2014).

\$48/bin – annual waste collection charge for recycling and green organics bins only (Pro rata charges applied quarterly)

Refer to the Kerbside Waste Management Policy for further details.

Payment of Rates at Settlement

It is encouraged that payment of the full year's rates is made when a property is sold.

Section 178(3)(c) of the Local Government Act 1999, states that rates may be recovered as a debt from any other person who was at the ***time of the declaration of the rates an owner or occupier of the land.***

If you have any queries regarding this, please do not hesitate to contact the Rates Department on 8366 4200.

Land and Business (Sale and Conveyancing) Act Property Interest Report

Request No.:	Cert0389\16	Date of Issue:	24/03/2016
Applicant:	Brenton Ward Real Estate PO Box 3150 NORWOOD SA 5067	CT No.:	ALLOT 158 Sec 262 DP 1303 Vol 5650 Fol 333
Property:	59 Watson Avenue ROSE PARK SA 5067		

Pursuant to the provisions of the regulations under the Land and Business (Sale and Conveyancing) Act, 1994, Council hereby provides particulars and documentary material in response to your enquiry.

PRESCRIBED ENCUMBRANCES AND PARTICULARS REQUIRED	
Part 3 – Development Plan, Development Act 1993	
• Title or other brief description of zone or policy area in which the land is situated (per the Development Plan): Historic Conservation Zone	HCZ
• Is the land situated in a designated state heritage area?	No
• Is the land designated as a place of local heritage value?	No
• Is there a 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
• If Yes, state the name of the Council:	N/A
• Is there a 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
Section 42 – condition (that continues to apply) of a development authorisation (refer attached for details if applicable):	No
REPEALED ACT CONDITIONS	
Condition (that continues to apply) of an approval or authorisation granted under the following Acts (refer attached for details if applicable): <ul style="list-style-type: none"> o Building Act 1971 o City of Adelaide Development Control Act 1976 o Planning and Development Act 1966 o Planning Act 1982 	No
DEVELOPMENT ACT 1993	
Section 50(1) – requirement to vest land in a Council or the Crown to be held as open space	No
Section 50(2) – agreement to vest land in a Council or the Crown to be held as open space	No
Section 55 – order to remove work or perform work	No
Section 56 – notice to complete development	No
Section 57 – land management agreement	No
Section 48 or 58 – for the destruction or control of animal or plants	No
Section 69 – emergency order	No
Section 71 – fire safety notice	No
Section 84 – enforcement notice	No
Section 85(6), 85(10) or 106 – enforcement order	No
Part 11 Division 11 – proceedings	No

ANIMAL AND PLANT CONTROL				
Section 60 – notice for costs of destruction or control of plants on road reserve				No
FIRE AND EMERGENCY SERVICES ACT 2005				
Section 105F – fire prevention or notice to prevent fires on private land				No
HEALTH – FOOD ACT 2001				
Section 44 – improvement notice				No
Section 46 – prohibition order				No
HOUSING IMPROVEMENT ACT 1940				
Section 23 – declaration that house is undesirable or unfit for human habitation				No
LOCAL GOVERNMENT ACT 1934				
Notice, order, declaration, charge, claim or demand given/made under the Act				No
LOCAL GOVERNMENT ACT 1999				
Notice, order, declaration, charge, claim or demand given/made under the Act				No
PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987				
Notice or declaration of insanitary conditions				No
BUILDING INDEMNITY INSURANCE				
Approval No.	Insurer	Policy Issued	Contract Date	Builder
N/A				
ENVIRONMENT PROTECTION				
• Does the council hold details of any development approvals relating to (a) commercial or industrial activity at the land; or (b) change in the use of the land or part of the land (per the Development Act 1993)?				No
				No
Notes				

Contributory Item: For further information please contact the Development & Policy Department on 8366 4105.

APPROVAL NOTICES WITHOUT ON-GOING CONDITIONS

No



Authorised Officer
City of Burnside

Note:

- The information provided is as required by the Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.
- The Property Interest Report discloses prescribed information that Council has a statutory obligation to disclose.
- Refer to attached Decision Notification Forms for details of development authorisation(s) granted.