

Date: 22 October 2019

Email: city@cityofadelaide.com.au



25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

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-5332/311
Owner Name Ms J I Wilksch
Address of Property 23 Power Street, ADELAIDE SA 5000

You are advised:

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

IMPORTANT NOTE ADDITIONAL TO SEARCH INFORMATION ATTACHED:

Council takes this opportunity to inform you that Council's Development Plan will be replaced with a single state-wide planning rule book, the Planning and Design Code on or before 1 July 2020.

The Planning and Design Code is now out for consultation, until 28 February 2020. This consultation is not being undertaken by the City of Adelaide; the proposed changes are being led by the State Planning Commission.

The Planning and Design Code will result in policy changes to this property and will affect how development applications are lodged and assessed in the future.

The City of Adelaide encourages you to provide feedback to the State Government.

To find out what's happening and have your say:

Visit: www.saplanningportal.sa.gov.au

Call: 1800 318 102 (Department of Planning's hotline)

E-mail: DPTI.PlanningReform@sa.gov.au

Yours faithfully,

pp
Mark Goldstone
Chief Executive Officer



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

Rates & Property Enquiries: 8203 7203

Email: city@cityofadelaide.com.au

BRENTON WARD REAL ESTATE
PO Box 3150, NORWOOD SA 5067

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.

Date Received	9 October 2019
Receipt Number	5915714
Document Issue Date	22 October 2019
Property Address	23 Power Street, ADELAIDE SA 5000
Property Description	Allot 5 DP 39076
Property Titles	CT-5332/311
Owner of Property	Ms J I Wilksch

Local Government Act 1999 [Act]

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

Section 179

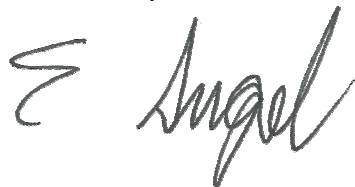
(1) If land is rateable for portion, but not for the whole, of a financial year, the land will be subject to rates imposed for the financial year but there will be a proportionate reduction in the amount of rates.

(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 (1st September; 1st December; 1st March; 1st June), a fine of 2% will be applied to the instalment amount in arrears at that time. A further interest levy of 0.60% will also 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
Mark Goldstone
Chief Executive Officer



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State Planning Reform

South Australia's urban and regional planning system is currently undergoing its biggest reform in over 25 years.

One of the biggest changes includes creating a single State-wide planning rulebook for assessing all development applications, the Planning and Design Code. The Planning and Design Code will replace current Development Plans by 1 July 2020 and will introduce new development assessment processes.

The Planning and Design Code will create changes that will impact every property in some way. Including:

- Changes to public notification of development applications;
- Removal of your current right to appeal against some development applications on a neighbouring site;
- Possible changes to your zoning; and/or
- Likely changes to the policies which apply to your property.

These changes are not being undertaken by the City of Adelaide but by the State Planning Commission. Consultation of these changes is now open until 28 February 2020.

The City of Adelaide encourages the community to provide feedback on the changes.

To find out what's happening and have your say:

Visit: **saplanningportal.sa.gov.au**

Call: **1800 318 102**

(Department of Planning's hotline)

E-mail: **DPTI.PlanningReform@sa.gov.au**



CITY OF
ADELAIDE

Assessment No: 2298 8

Property Location	23 Power Street, ADELAIDE SA 5000
Rateable Valuation	\$18,400
Arrears	\$0.00
Arrears Legal Fees	\$0.00
Gross Rates (includes NRM Levy)	\$2,152.60
Interest, Current	\$0.00
Interest, Arrears	\$0.00
Rebates	\$0.00
Legal Charges, Current	\$0.00
Deferred Debts	\$0.00
	\$0.00
Paid	\$-538.30
Overpayments	\$0.00
Refunds	\$0.00
Outstanding Balance	\$1,614.30

Change of Ownership – New Owner Information

Rates & Property Enquiries: 8203 7203

Please fill in the below information or provide to the purchaser to fill in and return to r.mail@cityofadelaide.com.au or to GPO Box 2252 ADELAIDE SA 5001

Name: BRENTON WARD REAL ESTATE

Address: PO Box 3150, NORWOOD SA 5067

File reference:

Phone number:



25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

Certificate of Title:	CT-5332/311
Property Description:	Allot 5 DP 39076
Property Address:	23 Power Street, ADELAIDE SA 5000
Previous Owner: (Full names)	Ms J I Wilksch
New Owner: (Titles and full names)	
New Owner's Postal address for future notices: (or managing agent)	
New Owner's Postal address for general mail: (if different to above)	
New Owner's contact phone number(s):	
New Owner's email address:	
Settlement Date:	

This information is provided to the City of Adelaide for local government related purposes and is held in accordance with our privacy policy, available at <https://www.cityofadelaide.com.au>



Address: 23 Power Street, ADELAIDE SA 5000
Alternate:
Certificate of Title: CT-5332/311

Reference: 2006/01989
Dated: 22 October 2019

PREScribed INFORMATION - DEVELOPMENT SECTION

PREScribed ENCUMBRANCES

OTHER PARTICULARS REQUIRED

(Strike out the responses not applicable)

Repealed Act Conditions

Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)

Nature of Condition(s):

Repealed Act Conditions – Refer to Attachment

Development Act 1993

Part 3 – Development Plan

Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):

AH(C)Z - Adelaide Historic (Conservation) Zone

Is the land situated in a designated state heritage area?

***YES/NO**

Is the land designated as a place of local heritage value?

***YES/NO**

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**

If YES, state the name of the council: **Adelaide City Council**

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**

Section 42 – Condition (that continues to apply) of a development authorisation

Date of Authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

Development Conditions – See Attachment

Section 50(1) – Requirement to vest land in a council or Crown to be held as open space

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

***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 or www.propertyassist.sa.gov.au**

PRESCRIBED INFORMATION - DEVELOPMENT SECTION

PRESCRIBED ENCUMBRANCES

(Continued)

OTHER PARTICULARS REQUIRED

(Strike out the responses not applicable)

<i>Development Act 1993(continued)</i>	
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):
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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):
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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):
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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:
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Part 11 Division 2—Proceedings	Date of commence of proceedings: Date of determination or order (if any): Terms of determination or order (if any):
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Housing Improvement Act 1940

Section 23—Declaration that house is undesirable or unfit for human habitation	Date of declaration: Those particulars required to be provided by a council under section 23:
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PARTICULARS OF BUILDING INDEMNITY INSURANCE

<p>Building Indemnity Insurance</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>	<ol style="list-style-type: none"> 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: <p>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</p> <p>If YES, give details:</p> <ol style="list-style-type: none"> (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:
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PARTICULARS RELATING TO ENVIRONMENT PROTECTION FURTHER INFORMATION HELD BY COUNCILS

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

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.

Prescribed Commercial or Industrial Activities		
Abrasive blasting	Acid sulphate soil generation	Agricultural activities
Airports, aerodromes or aerospace industry	Animal burial	Animal dips or spray race facilities
Animal feedlots	Animal saleyards	Asbestos disposal
Asphalt or bitumen works	Battery manufacture, recycling or disposal	Breweries
Brickworks	Bulk shipping facilities	Cement works
Ceramic works	Charcoal manufacture	Coal 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 breaking
Spray painting	Tannery, fellmongery or hide curing	Textile operations
Transport depots or loading sites	Tyre 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)
<i>Food Act 2001</i>	
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:
<i>Public and Environmental Health Act 1987 (repealed)</i>	
Part 3 — Notice	Date of notice: Name of council or other authority giving notice: Requirements of notice:
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 — Condition (that continues to apply) of an approval</i>	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>	Date of order: Name of relevant authority giving order: Requirements of order:
<i>South Australian Public Health Act 2011</i>	
<i>Section 66 — Direction or requirement to avert spread of disease</i>	Date of notice: Name of council or other authority giving notice: Nature of direction or requirement:
<i>Section 92 — Notice</i>	Date of notice: Name of council or other relevant authority giving notice:
<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4 — Condition (that continues to apply) of an approval</i>	Date of approval: Name of person or body that granted the approval: Conditions of approval:

PRESCRIBED INFORMATION - GENERAL

PRESCRIBED ENCUMBRANCES (Continued)	OTHER PARTICULARS REQUIRED (Strike out the responses not applicable)
<i>Fire and Emergency Services Act 2005</i>	
Section 105F (or section 56 or 83 (repealed)) Notice to take action to prevent outbreak or spread of fire	Date of notice: Name of council: Requirements of notice (as stated therein): Amount payable (if any):
<i>Local Government Act 1934</i>	
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):
<i>Local Government Act 1999</i>	
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.

Attachment – Repealed Act Conditions

APPROVAL was given under the City of Adelaide Development Control Act, 1976 on 20/12/93

to demolish an existing house and construct 2, two storey townhouses, P6491

SUBJECT to the following Conditions;

The landscaping hereby approved as an integral part of this application shall be undertaken or completed to the reasonable satisfaction of the Council within two months of any of the said 2, two storey townhouses being occupied and such landscaping (including both paving and planting) shall be maintained in good condition. Should any plants either languish or die, the applicant (or any person hereafter having the benefit of this approval) shall, when reasonably required by the Council, replace such plants with others which in the opinion of the Council are likely to flourish.

Attachment – Development Conditions

**DECISION NOTIFICATION FORM**

Application Dated: 12-Oct-2007 Application Registered On: 15-Nov-2007	File Reference: F/DA/0836/2007 Contact Officer: Damian Dawson 8203 7335
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Application:	DA/836/2007
Applicant:	Mr P J Bridge
Location:	23 Power Street, ADELAIDE SA 5000
Description:	Enclose existing rear balcony

In respect of this proposed development you are informed that:

Nature Of Consent	Consent Status	Date of Decision	No. of Conditions
Development Plan Consent	Granted	17 January 2008	1
Building Rules Consent	Granted	17 January 2008	1
Development Approval	Granted	17 January 2008	2

Details of the building classification and the approved number of occupants under the Building Code are attached:

~~# representation(s) from third parties concerning your category 3 proposal were received:~~

If there were third-party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired.

Reason for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building works or change the use of the land until you have also received notification of a Development Approval.

Date of Decision: **17 January 2008**

Signed: 

Date: 23/1/2008

cc: DAC

[] Development Assessment Commission or delegate

[✓] Council Chief Executive Officer or delegate

[] Private Certifier

[2] Sheets Attached



Application: DA/836/2007
Applicant: Mr P J Bridge
Location: 23 Power Street, ADELAIDE SA 5000

CONDITIONS OF DEVELOPMENT PLAN CONSENT

- 1. The development granted Development Approval shall be undertaken in accordance with the plans and details submitted to the satisfaction of Council except where varied by conditions below (if any).**

Reason: To ensure that the development is undertaken in accordance with the plans and details submitted.

CONDITIONS OF BUILDING RULES CONSENT

- 1. Clause B1.3-Glazing for the new window shall be in accordance with the relevant requirements of AS1288-2006 "Glass in buildings- Selection and Installation".**

Reason: To provide an acceptable level of safety and serviceability.