



CITY OF
TEA TREE GULLY
Naturally Better

Certificate No: **74758**
Receipt No: **300000**

Date: **29/01/2020**
Application No: **71429**

Brenton Ward Real Estate
PO Box 3150
NORWOOD SA 5067

PO Box 571
571 Montague Road
Modbury SA 5092
Tel (08) 8397 7444
Fax (08) 8397 7400
TTY (08) 8397 7340

www.teatreegully.sa.gov.au

Email: searches@cttg.sa.gov.au

CERTIFICATE

Section 187 (1) of the Local Government Act

Assessment No: **1040129**
Valuer General No: **2804117203**
Property Description: **LOT: 2 CP: 26057 CT: 6118/176**
Property Address: **2A Hotham Street HOPE VALLEY 5090**
Owner: **Ms A A Possum**

Vacant Land Use 2019	\$1,539.47
Natural Resource Management Levy 2019	\$18.93
Overdue/Arrears	\$6,130.45
Interest/Rounding	\$239.21
Legal Costs	\$3,199.59
Less Rebate	\$0.00
Less Payments Received	\$0.00
General Debtors	
Total Amount Due	2nd March 2020
	\$11,127.65

Please Note:

Further fines & interest may be applied to overdue accounts.

- ☐ ***Direct Debit / B Pay Payment Arrangement to be cancelled by owner.***
- ☐ ***BPay View / EzyBill to be de-registered by owner.***

Charges may be pending for the removal of flammable undergrowth or other flammable or combustible materials or substances under the Fire and Emergency Services Act 2005. The charges that apply will be those that are incurred by the Council.

I certify in terms of Section 187(1) of the Local Government Act the following rates and charges are outstanding as at the date of this certificate:

Delegated Officer:



We accept settlement payment of council rates
BPay Biller Code: 787911 / Reference # 1040129

Account balance and payment available online: Go to www.teatreegully.sa.gov.au/Payments

***** The fee for certificates of liabilities under Section 187 (3) (e) of the Local Government Act 1999 has been increased.***
The new fee is \$35.00 as of 1 July 2019

LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Act 1994



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Date of Issue: 29 January 2020

Certificate Number 74758
Receipt Number 300000
Assessment Number 1040129

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Valuer General No: 2804117203
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Owner: Ms A A Possum

Provision of Prescribed Information

Section 7 Land and Business (Sales and Conveyancing) Act 1994

The information herein is provided pursuant to Council's Obligations under Section 12 of the Land and Business (Sales and Conveyancing) Act 1994.

Development Section

Prescribed Encumbrance	Particulars Required
Part 1 – Items that must be included in statement	
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):	<u>Zoning</u> NEIGHBOURHOOD CENTRE <u>Policy</u> Nil <u>Precinct</u> Nil

LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Act 1994

Is the land designated situated in a designated State Heritage Area?	Nil
Is the land designated as a place of Local Heritage Value?	Nil
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?	Nil
Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation has ended but whose proposed amendment has not yet come into operation?	Nil
Planning Development and Infrastructure Act 2016 Section 65	
<u>Changes to Planning Policy Affecting Land in Council's Area</u> <p>The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.</p> <p>Council takes this opportunity to inform you that pursuant to the <i>Planning Development and Infrastructure Act 2016</i> (Section 65, Clause 2 of Schedule 6 and Clause 9 (7) of Schedule 8), the Council's Development Plan will be repealed in full and replaced with the Planning and Design Code (Code) at a time on or before 1 July 2020. For further information regarding this change, including the opportunity for comment in relation to the content of the Code, please refer to the SA Planning Portal at https://www.saplanningportal.sa.gov.au.</p>	
Section 42 – Condition (that continues to apply) of a development authorization)	19/03/2013 - Development Application APPROVAL 2010/99802 Land division (Community Title boundary realignment) 12/11/2009 - Development Application APPROVAL 209/97298 Community Titles 08/10/2009 - Development Application APPROVAL 2008/94690 LAPSED - Five two storey dwellings

LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Act 1994

Repealed Act Conditions

Disclaimer: The nature of the City of Tea Tree Gully records are such that it cannot provide details of conditions (that continue to apply) of provisional building rules consent (or its equivalent) granted under the following repealed Acts.

Condition (that continues to apply) of an approval or authorisation granted under any of the following Acts:

Building Act 1971
City of Adelaide Development Control Act 1976
Planning and Development Act 1966
Planning Act 1982

Nil

Part 2 – Items to be included if land affected

Development Act 1993

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

N/A

Section 50(2) – Agreement to vest land in a council or the Crown to be held as open space

N/A

Section 55 – Order to remove or perform work

Nil

Section 56 – Notice to complete development

Nil

Section 57 – Land Management Agreement

SEE TITLE FOR DETAILS

Section 69 – Emergency Order

Nil

Section 71 – Fire Safety Notice

Nil

Section 84 – Enforcement Notice

Nil

Section 85(6), 85(10) or 106 – Enforcement Order

Nil

LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Act 1994

Part 11 Division 2 – Proceedings	Nil
Fire and Emergency Services Act 2005	
Section 105f - Notice of action required concerning flammable materials on land / Notice of action required to protect against outbreak or spread of fire	Nil
Food Act 2001	
Section 44 – Improvement Notice	Nil
Section 46 – Prohibition Order	Nil
Housing Improvement Act 1940	
Section 23 – declaration that house is undesirable or unfit for human habitation	Nil
Local Government Act 1934	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Public & Environmental Health Act 1987 (Repealed)	
<i>Disclaimer: The wastewater from the septic tank must be disposed of in accordance with all relevant Standards & Codes. The nature of the City of Tea Tree Gully records are such that it cannot provide details of conditions (that continue to apply) under the above repealed Act.</i>	

LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Act 1994

South Australian Public Health Act 2011	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Additional Information (City of Tea Tree Gully) <i>Note: The following is provided for additional information purposes only and is not provided pursuant to the Land and Business (Sale and Conveyancing) Act 1994 or Regulations 2010</i>	
Miscellaneous	Nil
Easements	Nil
Septic	Nil
Active CWMS	Yes <u>No</u>

Particulars relating to Environment Protection

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*)?

YES

/

NO

All development approvals on Council records relating to this subject are listed under the heading "Development Act 1993".

LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Act 1994

Note – Building Indemnity Insurance is not required for:

- a) Domestic building work for which approval under the Development Act 1993 or the repealed Building Act 1971 is or was not required;
- b) minor domestic building work (see section 3 of the Building Work Contractors Act 1995);
- 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 1996; 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.

BUILDING INDEMNITY INSURANCE IS ATTACHED

YES **NO**

*Please note Council may not hold a copy of Building Indemnity Insurance if the Application has been undertaken by a Private Certifier.

Disclaimer

The nature of the City of Tea Tree Gully's records is such that it may not be able to provide details of Building Indemnity Insurance.

The City of Tea Tree Gully endeavours to ensure that the information provided by this search request is current and accurate, however cannot guarantee the accuracy, currency or completeness of the information contained within.

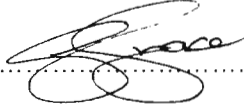
All information provided by this search is for information purposes only and no reliance should be placed on this information for any possible legal purpose or any circumstance where loss or damage could arise as a result of reliance on this information.

The City of Tea Tree Gully does not accept any responsibility or liability should you rely upon the information provided by this property search to your detriment, except as provided by statute.

The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales and Conveyancing) Act, 1994.

The information provided should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

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.

Authorised Officer.....

Date.....29/01/2020.....

DECISION NOTIFICATION FORM

Development Number: 070/C102/2010 (99802)

For Development Application:

Dated:

08/11/2010

Registered On:

09/11/2010


T T G
TEA TREE GULLY
Bc

TO:

Mr F Marino
C/- Sawley Lock O'Callaghan
176 Prospect Road
PROSPECT SA 5082**LOCATION OF PROPOSED DEVELOPMENT:**

2 Hotham Street HOPE VALLEY 5090

Formal Property Title: LOT: 1 CP: 26057 CT: 6066/45
Hundred: Yatala**Nature of Proposed Development:**

Land division (Community Title boundary realignment)

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	Date	No of Conditions
Development Plan Consent	Granted	14/03/2013	-
Land Division	Granted	14/03/2013	-
Land Division (Community)	Granted	14/03/2013	2
Building Rules Consent	-		-
Public Space	-		-
Other	-		-
DEVELOPMENT APPROVAL	Granted	19/03/2013	2

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

Signed: Delegate's Name: Chelsea Tully
Delegate of City of Tea Tree Gully

Date: 19/3/2013

APPLICATION NO: 070/C102/2010 (99802)

Requirements Pursuant to Section 33(1)(a) of the Development Act, 1993

Note(s):

- (1) You are reminded that the site is located in the Neighbourhood Centre Zone which restricts the nature of development deemed appropriate for these community lots.
- (2) The future development of these lots needs to have regard to potential flood risk as the site is located in a nominated Floodwater Area.

Requirements Pursuant to Section 33(1)(d) of the Development Act, 1993

Council Requirements

- (1) A final certified survey plan be lodged with Council prior to final clearance of the land division.

Development Assessment Commission Requirements

- (1) Two copies of a certified survey being lodged with the Development Assessment Commission for Certificate purposes.



CITY OF
TEA TREE GULLY
Naturally Be

DEVELOPMENT APPROVAL NOTES

The owner is responsible to ensure that the approved building works are constructed within the property boundary.

Building materials are not to be placed on the road or footpath areas.

You are advised to contact appropriate servicing authorities (e.g. electricity and gas service providers etc) regarding their requirements before construction is commenced.

The Office of the Technical Regulator should be notified by you of all building work activities to occur near overhead electricity service and street mains. Further, building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages.

You may have a right of appeal to the Environment, Resources and Development (ERD) Court against the decision if it is either a refusal or an authorisation with conditions. Such an appeal may be lodged within two months of the day on which you receive notice of the decision or such longer period as the Court may allow. The administrative process is conducted by the ERD Court. Please contact the ERD Court if you wish to appeal. The Court is situated in the Sir Samuel Way Building, Victoria Square, Adelaide, Telephone 8204 0300.

Authorisations for Category 3 development applications that were the subject of third party representations must not be acted upon until after fifteen business days from the date of the decision has lapsed. It is recommended that you contact the ERD Court fifteen days after the date of the decision to determine if an appeal has been lodged. If there is an appeal by a third party, any consent shall not operate until determination or withdrawal of the appeal.

Other than where an extension of time has been granted, an approval or consent will lapse after 12 months from the date of the approval/consent or determination or withdrawal date of an appeal. Where substantial work occurs within this time, the approval or consent will remain valid for a 3 year period. Please note that substantial commencement has generally been considered by the Court to consist of the pouring of the footings and slab.

In the application involves a land division, the approval will lapse 3 years after the date of the approval/consent or determination or withdrawal date of an appeal where certificate (accompanied by the appropriate fee) under Section 51 of the Act has been lodged within 12 months from the operative date of the consent.

If the development has not been substantially completed, any consent granted shall lapse after 3 years from the operative date of the decision or appeal.

DECISION NOTIFICATION FORM

Development Number: 070/C098/2009 (97298)

For Development Application: Dated: 14/10/2009
Registered On: 15/10/2009CITY OF
TEA TREE GULLY
*Naturally Better*TO:
Napoli Nominees Pty Ltd
C/- Fyfe Pty Ltd
PO Box 114
KENT TOWN SA 5071**LOCATION OF PROPOSED DEVELOPMENT:**2 Hotham Street HOPE VALLEY 5090
4 Hotham Street HOPE VALLEY 5090

Formal Property Title: LOT: 45 ALP: SEC: SEC: 824 DP: 6074 CT: 5656/972

Formal Property Title: LOT: 46 ALP: SEC: SEC: 824 DP: 6074 CT: 5829/993

Hundred: Yatala

Nature of Proposed Development:

Community Titles

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	Date	No of Conditions
Development Plan Consent	Granted	10/11/2009	-
Land Division	Granted	10/11/2009	4
Land Division (Community)	-		-
Building Rules Consent	-		-
Public Space	-		-
Other	-		-
DEVELOPMENT APPROVAL	Granted	10/11/2009	4

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

Signed: Delegate's Name: Nathan Grantham
Delegate of Council

Date: 12/11/2009

D 571
SA 5072
C R 61
SA 5072
877444
977400
TY
tree
C d C
BN C 458 502 969



APPLICATION NO: 070/C098/2009 (97298)

Requirements Pursuant to Section 33(1)(c) of the Development Act, 1993

C I O F
TEA TREE GULLY
Naturally Better

Development Assessment Commission Requirements

- (1) The financial, easement and internal drain requirements for water and sewerage services of the SA Water Corporation, if any, being met.
- (2) Payment of \$16290 into the Planning and Development Fund (3 lot(s) @ \$5430/lot). Cheques to be marked "Not Negotiable" and made payable to the Development Assessment Commission and payment made at Level 5, 136 North Terrace, Adelaide, or sent to GPO Box 1815, Adelaide, 5001, or via the internet at www.planning.sa.gov.au.
- (3) A certified survey plan being lodged with the Development Assessment Commission for Certificate purposes

Council Requirements

- (1) A final certified survey plan be lodged with Council prior to final clearance of the land division.

PER

Page 1 of 57
Modbur N
S I M e R
Me N 500
Tel N 7444
Fax N 400
TTY (N)
Teetree
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ABN 045 752 000



LOCAL GOVERNMENT INQUIRY

Real Estate Institute of
South Australia Incorporated
© Copyright 21/3/97
Item No. 3215

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

TO: THE CHIEF EXECUTIVE OFFICER

DATE: 29/1/2020

TEA TREE GULLY COUNCIL

PO BOX 571
MODBURY 5092

FROM: BRENTON WARD REAL ESTATE

PO BOX 3150, NORWOOD SA 5067

Ph 0412348212 Fax 8333 3069 email: brenton@brentonward.com.au

as *Agent/Conveyancer for the *owner/prospective purchaser/prospective mortgagee.

Reg No	57833	Assess	1040129
Lot	2	Houses	2A
Date	29 JAN 2020		
Street	Hotham		
RATES	ENC	\$	

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.

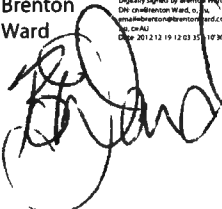
Information on rates and charges is also required and we request from you a Certificate pursuant to Section 194 of the Local Government Act in regard to the Land.

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

Digitally signed by Brenton Ward
DN: cn=Brenton Ward, o=Brenton Ward Real Estate, email=brenton@brentonward.com.au, c=AU
Date: 2012.12.19 12:03:35 +10'00'

THE LAND: Lot No: 2..... Section No: Plan No: 26057.....

Certificate(s) of Title 6118/176.....

Property Address 2A Hotham Street Hope Valley SA 5090.....

Owner(s) April Possum.....

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.



Certificate of Title - Volume 6118 Folio 176

Parent Title(s)	CT 6066/45, CT 6066/50		
Creating Dealing(s)	AP 11983082		
Title Issued	09/09/2013	Edition 2	Edition Issued 25/11/2013

Estate Type

FEE SIMPLE

Registered Proprietor

APRIL ANGELA POSSUM
OF 62 OVERLAND ROAD CROYDON PARK SA 5008

Description of Land

LOT 2 PRIMARY COMMUNITY PLAN 26057
IN THE AREA NAMED HOPE VALLEY
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12523492	CHARGE UNDER CRIMINAL LAW (SENTENCING) ACT 1988 PURSUANT TO SECTION 70G

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
13/09/2010	11459439	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

Grace, Gail

From: Pedley, Karen
Sent: Wednesday, 29 January 2020 4:10 PM
To: Grace, Gail
Subject: FW: 2A Hotham Street Hope Valley
Attachments: 1620Invoice200129.pdf; 1620 CT_6118_176_2.pdf; 1620CouncilEnq.pdf

Hello Gail, can you please organise for a search to be done on this property.

Thanks
Karen

Karen Pedley | Team Leader Rating and Finance Operations
City of Tea Tree Gully
Civic Centre, 571 Montague Rd, Modbury

D 08 8397 7260 | **M** 0428 716 237 | **T** 08 8397 7444

PO Box 571, Modbury, SA 5092
www.teatreegully.sa.gov.au

From: Brenton <brenton@brentonward.com.au>
Sent: Wednesday, 29 January 2020 3:49 PM
To: Pedley, Karen <karen.pedley@cttg.sa.gov.au>
Subject: 2A Hotham Street Hope Valley

Hi Karen,

Attached is the local govt inquiry request and title, are you able to get this processed please?

The auction date has now been set for Wednesday March 4 at 12.30pm.

I have placed a sign on the property and ordered the prescribed enquiries, invoice attached.

I will start placing adverts from Friday Feb 7.

Kind regards,
Brenton Ward
Brenton Ward Real Estate
PO Box 3150 Norwood SA 5067
Ph 0412 348 212



***** IMPORTANT MESSAGE *****

This e-mail message is intended only for the addressee(s) and contains information which may be confidential. If you are not the intended recipient please advise the sender by return email, do not use or disclose the contents, and delete the message and any attachments from your system. Unless specifically indicated, this email does not constitute formal advice or commitment by the sender.