



## Certificate of Title - Volume 5113 Folio 18

Parent Title(s) CT 4191/541

Creating Dealing(s) CONVERTED TITLE

Title Issued 19/03/1993 Edition 12 Edition Issued 05/11/2021

### Estate Type

FEE SIMPLE

### Registered Proprietor

CINDY LOUISE HUGHES  
ANDREW PAUL HUGHES  
OF 19 MILTON STREET BEDFORD PARK SA 5042  
AS JOINT TENANTS

### Description of Land

ALLOTMENT 1 FILED PLAN 14791  
IN THE AREA NAMED BEDFORD PARK  
HUNDRED OF ADELAIDE

### Easements

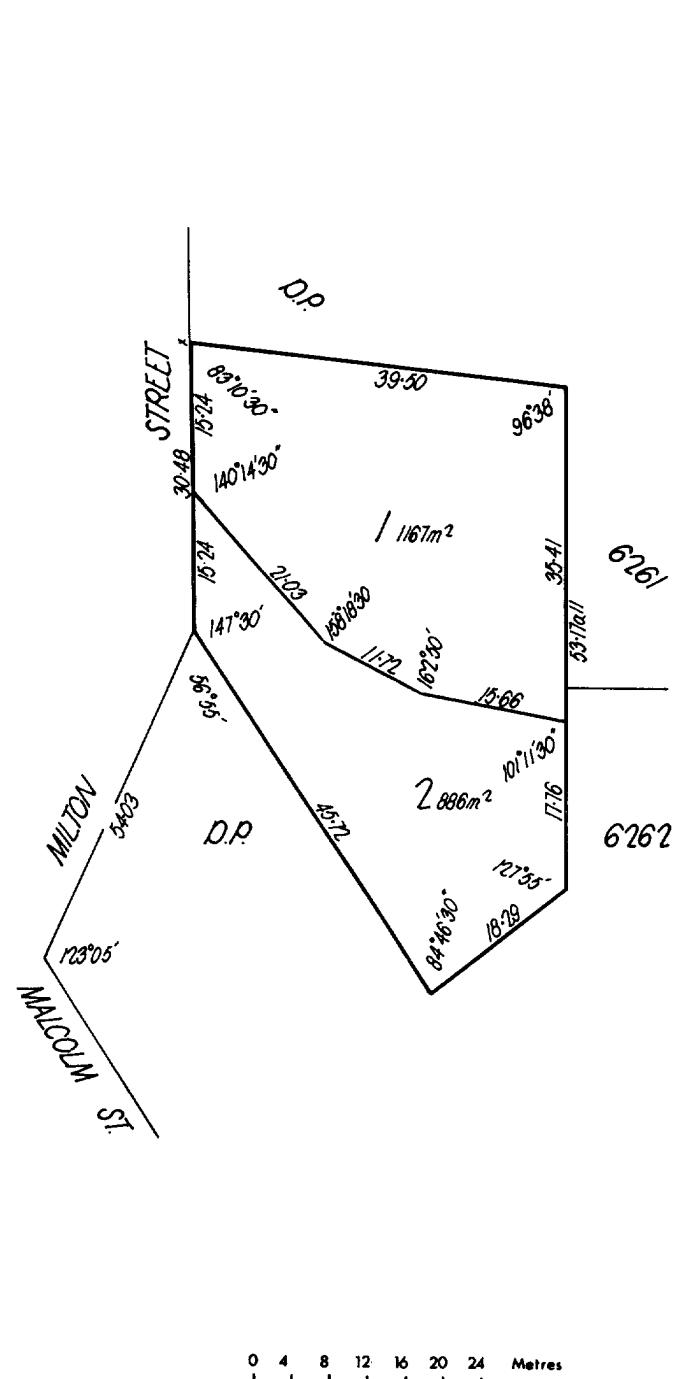
NIL

### Schedule of Dealings

Dealing Number	Description
13648350	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



# Property Interest Report

Provided by Land Services SA on behalf of the South Australian Government

Title Reference	CT 5113/18	Reference No. 2512809
Registered Proprietors	C L & A P*HUGHES	Prepared 23/10/2023 16:49
Address of Property	19 MILTON STREET, BEDFORD PARK, SA 5042	
Local Govt. Authority	CITY OF MITCHAM	
Local Govt. Address	GPO BOX 21 MITCHAM SHOP CEN TORRENS PARK SA 5062	

This report provides information that may be used to complete a Form 1 as prescribed in the *Land and Business (Sale and Conveyancing) Act 1994*

## Table of Particulars

Particulars of mortgages, charges and prescribed encumbrances affecting the land as identified in Division 1 of the Schedule to Form 1 as described in the Regulations to the *Land and Business (Sale and Conveyancing) Act 1994*

**All enquiries relating to the Regulations or the Form 1 please contact Consumer & Business Services between 8:30 am and 5:00 pm on 131 882 or via their website [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)**

Prescribed encumbrance Particulars (Particulars in bold indicates further information will be provided)

### 1. General

1.1	Mortgage of land	Refer to the Certificate of Title  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.2	Easement (whether over the land or annexed to the land)	Refer to the Certificate of Title  Note--"Easement" includes rights of way and party wall rights  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.3	Restrictive covenant	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)	Refer to the Certificate of Title also Contact the vendor for these details  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title

### 2. Aboriginal Heritage Act 1988

2.1	section 9 - Registration in central archives of an Aboriginal site or object	Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title
2.2	section 24 - Directions prohibiting or restricting access to, or activities on, a site or	Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title

	an area surrounding a site	
2.3	Part 3 Division 6 - Aboriginal heritage agreement	Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title  also  Refer to the Certificate of Title
3.	<b>Burial and Cremation Act 2013</b>	
3.1	section 8 - Human remains interred on land	Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title  also  contact the vendor for these details
4.	<b>Crown Rates and Taxes Recovery Act 1945</b>	Crown Lands Program in DEW has no record of any notice affecting this title
5.	<b>Development Act 1993 (repealed)</b>	
5.1	section 42 - Condition (that continues to apply) of a development authorisation	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
	<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	
5.2	section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
5.3	section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
5.4	section 55 - Order to remove or perform work	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title  also  Contact the Local Government Authority for other details that might apply
5.5	section 56 - Notice to complete development	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title  also  Contact the Local Government Authority for other details that might apply
5.6	section 57 - Land management agreement	Refer to the Certificate of Title
5.7	section 60 - Notice of intention by building owner	Contact the vendor for these details
5.8	section 69 - Emergency order	State Planning Commission in the Department for Trade and Investment has no record of any order affecting this title  also  Contact the Local Government Authority for other details that might apply
5.9	section 71 - Fire safety notice	Building Fire Safety Committee in the Department for Trade and Investment has no record of any notice affecting this title

5.10	section 84 - Enforcement notice	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.11	section 85(6), 85(10) or 106 - Enforcement order	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.12	Part 11 Division 2 - Proceedings	Contact the Local Government Authority for other details that might apply also Contact the vendor for these details

## 6. Repealed Act conditions

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)	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
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*[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

## 7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.  Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a>
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## 8. Environment Protection Act 1993

8.1	section 59 - Environment performance agreement that is registered in relation to the land	EPA (SA) does not have any current Performance Agreements registered on this title
8.2	section 93 - Environment protection order that is registered in relation to the land	EPA (SA) does not have any current Environment Protection Orders registered on this title
8.3	section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.4	section 99 - Clean-up order that is registered in relation to the land	EPA (SA) does not have any current Clean-up orders registered on this title
8.5	section 100 - Clean-up authorisation that is registered in relation to the land	EPA (SA) does not have any current Clean-up authorisations registered on this title
8.6	section 103H - Site contamination assessment order that is registered in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.7	section 103J - Site remediation order that is registered in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.8	section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination)	EPA (SA) does not have any current Orders registered on this title

8.9	section 103P - Notation of site contamination audit report in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) does not have any current Orders registered on this title
<b>9. Fences Act 1975</b>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
<b>10. Fire and Emergency Services Act 2005</b>		
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
<b>11. Food Act 2001</b>		
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
<b>12. Ground Water (Qualco-Sunlands) Control Act 2000</b>		
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
<b>13. Heritage Places Act 1993</b>		
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
<b>14. Highways Act 1926</b>		
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
<b>15. Housing Improvement Act 1940 (repealed)</b>		
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
<b>16. Housing Improvement Act 2016</b>		

16.1	Part 3 Division 1 - Assessment, improvement or demolition orders	Housing Safety Authority has no record of any notice or declaration affecting this title
16.2	section 22 - Notice to vacate premises	Housing Safety Authority has no record of any notice or declaration affecting this title
16.3	section 25 - Rent control notice	Housing Safety Authority has no record of any notice or declaration affecting this title

## **17. *Land Acquisition Act 1969***

17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply
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## **18. *Landscape South Australia Act 2019***

18.1	section 72 - Notice to pay levy in respect of costs of regional landscape board	The regional landscape board has no record of any notice affecting this title
18.2	section 78 - Notice to pay levy in respect of right to take water or taking of water	DEW has no record of any notice affecting this title
18.3	section 99 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
18.4	section 107 - Notice to rectify effects of unauthorised activity	The regional landscape board has no record of any notice affecting this title also DEW has no record of any notice affecting this title
18.5	section 108 - Notice to maintain watercourse or lake in good condition	The regional landscape board has no record of any notice affecting this title
18.6	section 109 - Notice restricting the taking of water or directing action in relation to the taking of water	DEW has no record of any notice affecting this title
18.7	section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
18.8	section 112 - Permit (or condition of a permit) that remains in force	The regional landscape board has no record of any permit (that remains in force) affecting this title also DEW has no record of any permit (that remains in force) affecting this title
18.9	section 120 - Notice to take remedial or other action in relation to a well	DEW has no record of any notice affecting this title
18.10	section 135 - Water resource works approval	DEW has no record of a water resource works approval affecting this title
18.11	section 142 - Site use approval	DEW has no record of a site use approval affecting this title
18.12	section 166 - Forest water licence	DEW has no record of a forest water licence affecting this title
18.13	section 191 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
18.14	section 193 - Notice to comply with action order for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
18.15	section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
18.16	section 196 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
18.17	section 207 - Protection order to secure compliance with specified provisions of the	The regional landscape board has no record of any notice affecting this title

Act

18.18 section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act  
The regional landscape board has no record of any notice affecting this title

18.19 section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act  
The regional landscape board has no record of any notice affecting this title

18.20 section 215 - Orders made by ERD Court  
The regional landscape board has no record of any notice affecting this title

18.21 section 219 - Management agreements  
The regional landscape board has no record of any notice affecting this title

18.22 section 235 - Additional orders on conviction  
The regional landscape board has no record of any notice affecting this title

## **19. *Land Tax Act 1936***

19.1 Notice, order or demand for payment of land tax  
**A Land Tax Certificate will be forwarded.**  
**If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.**  
**Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates [www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)**

## **20. *Local Government Act 1934 (repealed)***

20.1 Notice, order, declaration, charge, claim or demand given or made under the Act  
Contact the Local Government Authority for other details that might apply

## **21. *Local Government Act 1999***

21.1 Notice, order, declaration, charge, claim or demand given or made under the Act  
Contact the Local Government Authority for other details that might apply

## **22. *Local Nuisance and Litter Control Act 2016***

22.1 section 30 - Nuisance or litter abatement notice  
Contact the Local Government Authority for other details that might apply

## **23. *Metropolitan Adelaide Road Widening Plan Act 1972***

23.1 section 6 - Restriction on building work  
Transport Assessment Section within DIT has no record of any restriction affecting this title

## **24. *Mining Act 1971***

24.1 Mineral tenement (other than an exploration licence)  
Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

24.2 section 9AA - Notice, agreement or order to waive exemption from authorised operations  
Contact the vendor for these details

24.3 section 56T(1) - Consent to a change in authorised operations  
Contact the vendor for these details

24.4 section 58(a) - Agreement authorising tenement holder to enter land  
Contact the vendor for these details

24.5 section 58A - Notice of intention to commence authorised operations or apply for lease or licence  
Contact the vendor for these details

24.6 section 61 - Agreement or order to pay compensation for authorised operations  
Contact the vendor for these details

24.7 section 75(1) - Consent relating to extractive minerals  
Contact the vendor for these details

24.8 section 82(1) - Deemed consent or agreement  
Contact the vendor for these details

24.9 Proclamation with respect to a private mine  
Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

## **25. *Native Vegetation Act 1991***

25.1 Part 4 Division 1 - Heritage agreement  
DEW Native Vegetation has no record of any agreement affecting this title  
also  
Refer to the Certificate of Title

25.2 section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider  
DEW Native Vegetation has no record of any agreement affecting this title  
also  
Refer to the Certificate of Title

25.3 section 25D - Management agreement  
DEW Native Vegetation has no record of any agreement affecting this title  
also  
Refer to the Certificate of Title

25.4 Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation  
DEW Native Vegetation has no record of any refusal or condition affecting this title

## **26. *Natural Resources Management Act 2004 (repealed)***

26.1 section 97 - Notice to pay levy in respect of costs of regional NRM board  
The regional landscape board has no record of any notice affecting this title

26.2 section 123 - Notice to prepare an action plan for compliance with general statutory duty  
The regional landscape board has no record of any notice affecting this title

26.3 section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object  
The regional landscape board has no record of any notice affecting this title

26.4 section 135 - Condition (that remains in force) of a permit  
The regional landscape board has no record of any notice affecting this title

26.5 section 181 - Notice of instruction as to keeping or management of animal or plant  
The regional landscape board has no record of any notice affecting this title

26.6 section 183 - Notice to prepare an action plan for the destruction or control of animals or plants  
The regional landscape board has no record of any notice affecting this title

26.7 section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve  
The regional landscape board has no record of any notice affecting this title

26.8 section 187 - Notice requiring control or quarantine of animal or plant  
The regional landscape board has no record of any notice affecting this title

26.9 section 193 - Protection order to secure compliance with specified provisions of the Act  
The regional landscape board has no record of any order affecting this title

26.10 section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act  
The regional landscape board has no record of any order affecting this title

26.11 section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act  
The regional landscape board has no record of any authorisation affecting this title

## **27. *Outback Communities (Administration and Management) Act 2009***

27.1 section 21 - Notice of levy or contribution payable  
Outback Communities Authority has no record affecting this title

**28. *Phylloxera and Grape Industry Act 1995***

28.1 section 23(1) - Notice of contribution payable

The Phylloxera and Grape Industry Board of South Australia has no vineyard registered against this title. However all properties with greater than 0.5 hectares of planted vines are required to be registered with the board

**29. *Planning, Development and Infrastructure Act 2016***

29.1 Part 5 - Planning and Design Code

*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.

also

Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title

also

For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority

also

Contact the Local Government Authority for other details that might apply to a place of local heritage value

also

For details of declared significant trees affecting this title, contact the Local Government Authority

also

**Code Amendment**

**Flooding Hazards Mapping Update** - seeks to update the extent of the Hazard (Flooding – Evidence Required) Overlay in the Planning and Design Code in 13 local government areas and several Outback Areas of the State, based on more recent flood hazard mapping. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.

**Code Amendment**

**Residential Driveway Crossovers** –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.

**Code Amendment**

**Tunnel Protection Overlay (early commencement)** - The Department for Infrastructure and Transport is introducing a Tunnel Protection Overlay that will apply to the River Torrens to Darlington Project (T2D) tunnels. The Overlay aims to ensure that future development activity and construction work nearby does not impact the tunnels. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.

29.2 section 127 - Condition (that continues to apply) of a development authorisation

*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

29.3 section 139 - Notice of proposed work and notice may require access

Contact the vendor for these details

29.4 section 140 - Notice requesting access

Contact the vendor for these details

29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

### **30. *Plant Health Act 2009***

30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title
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### **31. *Public and Environmental Health Act 1987 (repealed)***

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title also
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		Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked)</i> regulation 19 - Maintenance order (that has not been complied with)	Contact the Local Government Authority for other details that might apply Public Health in DHW has no record of any order affecting this title also
		Contact the Local Government Authority for other details that might apply
<b>32.</b>	<b><i>South Australian Public Health Act 2011</i></b>	
32.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title also
		Contact the Local Government Authority for other details that might apply
32.3	<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also
		Contact the Local Government Authority for other details that might apply
<b>33.</b>	<b><i>Upper South East Dryland Salinity and Flood Management Act 2002 (expired)</i></b>	
33.1	section 23 - Notice of contribution payable	DEW has no record of any notice affecting this title
<b>34.</b>	<b><i>Water Industry Act 2012</i></b>	
34.1	Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<b>An SA Water Certificate will be forwarded.</b> <b>If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950</b> also
		The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title
		also
		Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.
		also
		Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.
		also
		Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.
<b>35.</b>	<b><i>Water Resources Act 1997 (repealed)</i></b>	
35.1	section 18 - Condition (that remains in force) of a permit	DEW has no record of any condition affecting this title
35.2	section 125 (or a corresponding previous enactment) - Notice to pay levy	DEW has no record of any notice affecting this title
<b>36.</b>	<b><i>Other charges</i></b>	
36.1	Charge of any kind affecting the land (not included in another item)	Refer to the Certificate of Title also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

## Other Particulars

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Other particulars as identified in Division 2 of the Schedule to Form 1 as described in the *Regulations to the Land and Business (Sale and Conveyancing) Act 1994*

1. Particulars of transactions in last 12 months Contact the vendor for these details
2. Particulars relating to community lot (including strata lot) or development lot Enquire directly to the Secretary or Manager of the Community Corporation
3. Particulars relating to strata unit Enquire directly to the Secretary or Manager of the Strata Corporation
4. Particulars of building indemnity insurance Contact the vendor for these details  
also  
Contact the Local Government Authority
5. Particulars relating to asbestos at workplaces Contact the vendor for these details
6. Particulars relating to aluminium composite panels Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details.
7. Particulars relating to court or tribunal process Contact the vendor for these details
8. Particulars relating to land irrigated or drained under Irrigation Acts SA Water will arrange for a response to this item where applicable
9. Particulars relating to environment protection Contact the vendor for details of item 2  
also  
EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title  
also  
Contact the Local Government Authority for information relating to item 6
10. Particulars relating to *Livestock Act, 1997* Animal Health in PIRSA has no record of any notice or order affecting this title

## Additional Information

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The following additional information is provided for your information only.

These items are not prescribed encumbrances or other particulars prescribed under the Act.

1. Pipeline Authority of S.A. Easement Epic Energy has no record of a Pipeline Authority Easement relating to this title
2. State Planning Commission refusal No recorded State Planning Commission refusal
3. SA Power Networks SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title
4. South East Australia Gas Pty Ltd SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property
5. Central Irrigation Trust Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title.
6. ElectraNet Transmission Services ElectraNet has no current record of a high voltage transmission line traversing this property
7. Outback Communities Authority Outback Communities Authority has no record affecting this title
8. Dog Fence (*Dog Fence Act 1946*) The Dog Fence Board has no current interest in Dog Fence rates relating to this title.
9. Pastoral Board (*Pastoral Land Management and Conservation Act 1989*) The Pastoral Board has no current interest in this title
10. Heritage Branch DEW (*Heritage Places Act 1993*) Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title
11. Health Protection Programs – Department for Health and Wellbeing Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title.

## Notices

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Notices are printed under arrangement with organisations having some potential interest in the subject land. You should contact the identified party for further details.

### **Electricity and Telecommunications Infrastructure - Building Restrictions and Statutory Easements (including those related to gas, water and sewage)**

#### Building restrictions

It is an offence under section 86 of the *Electricity Act 1996* to erect a building or structure within a prescribed distance of aerial or underground powerlines. In some, but not all, cases approval may be obtained from the Technical Regulator. Generally, however, land owners must not build, or alter a building or structure, with the result that any part of the resulting building or structure is within the minimum clearance distance required from certain types of powerlines. These building limitations are set out in the *Electricity (General) Regulations 2012* regulations 81 and 82. Purchasers intending to redevelop the property to be purchased should therefore be aware that the restrictions under the *Electricity Act* and *Regulations* may affect how, or if, they are able to redevelop the property.

In addition, if a building or structure is erected in proximity to a powerline of an electricity entity in contravention of the *Electricity Act*, the entity may seek a court order:

- a) requiring the person to take specified action to remove or modify the building or structure within a specified period;
- b) for compensation from the person for loss or damage suffered in consequence of the contravention; and/or
- c) for costs reasonably incurred by the entity in relocating the powerline or carrying out other work.

Contact the Office of the Technical Regulator in DEM on 8226 5500 for further details.

#### Statutory easements

Statutory easements for purposes such as (and without limitation) electricity, telecommunications, gas, water and sewage, may also exist, but may not be registered or defined on the title for the land.

Separate from the above building restrictions, South Australia's electricity supply and transmission businesses have statutory easements over land where part of the electricity distribution or transmission system was on, above or under the land as at particular dates specified by legislation.

This notice does not necessarily imply that any statutory or other easement exists.

However, where in existence, statutory easements may provide these organisations and businesses (identified in the relevant legislation) with the right of entry, at any reasonable time, to operate, repair, examine, replace, modify or maintain their equipment, to bring any vehicles or equipment on the land for these purposes, and to install, operate and carry out work on any pipelines, electricity or telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (For example, see Clause 2 of Schedule 1 of the *Electricity Corporations (Restructuring and Disposal) Act 1999*; section 48A of the *Electricity Act 1996*).

For further clarification on these matters, please contact the relevant organisations or businesses, such as SA Power Networks' Easements Branch on telephone 8404 5897 or 8404 5894.

If you intend to excavate, develop or subdivide land, it is suggested that you first lodge a 'Dial Before you Dig' enquiry. Dial Before You Dig is a free referral service that provides information on the location of underground infrastructure. Using the Dial Before you Dig service (<https://1100.com.au>) may mitigate the risk of injury or expense resulting from inadvertent interference with, damage to, or requirement to relocate infrastructure.

#### ***Land Tax Act 1936* and *Regulations* thereunder**

Agents should note that the current owner will remain liable for any additional charge accruing due before the date of this certificate which may be assessed on the land and also that the purchaser is only protected in respect of the tax for the financial year for which this certificate is issued. If the change of ownership will not occur on or before the 30th June, another certificate should be sought in respect of the next financial year or requests for certificate should not be made until after 30th June.

#### ***Animal and Plant Control (Agriculture Protection and other purposes) Act 1986* and *Regulations***

Agents should note that this legislation imposes a responsibility on a landholder to control and keep controlled proclaimed plants and particular classes of animals on a property.

Information should be obtained from:

- The vendor about the known presence of proclaimed plants or animals on the property including details which the vendor can obtain from records held by the local animal and plant control board
- The local animal and plant control board or the Animal and Plant Control Commission on the policies and priorities relating to the control of any serious proclaimed plants or animals in the area where the property is located.

#### ***Landscape South Australia 2019***

Water Resources Management - Taking of underground water

Under the provisions of the *Landscape South Australia Act 2019*, if you intend to utilise underground water on the land subject to this enquiry the following apply:

- A well construction permit accompanied by the prescribed fee is required if a well/bore exceeding 2.5 meters is to be constructed. As the prescribed fee is subject to annual review, you should visit the webpage below to confirm the current fee
- A licensed well driller is required to undertake all work on any well/bore
- Work on all wells/bores is to be undertaken in accordance with the *General specification for well drilling operations affecting water in South Australia*.

Further information may be obtained by visiting <https://www.environment.sa.gov.au/licences-and-permits/water-licence-and-permit-forms>. Alternatively, you may contact the Department for Environment and Water on (08) 8735 1134 or email [DEWwaterlicensing@sa.gov.au](mailto:DEWwaterlicensing@sa.gov.au).

**DEVELOPMENT ACT 1993**  
**DECISION NOTIFICATION FORM**  
Schedule 11, Regulation 42

Development Application Dated: 22/09/2003  
Registered On: 25/09/2003

Development Application Number 080/1513/2003

To: Mr B Wheaton  
24 Hurtle Square  
ADELAIDE SA 5000

**Location of Proposed Development:** **19 Milton Street BEDFORD PARK 5042**  
LOT: 1 TYP: FP SEC: 77 PLN: 14791 C/T: 5113/018

**Nature of Proposed Development:** **CONSTRUCT AN INTERNAL STAIRCASE**

**Building Classification Assigned:** **10b**

In respect of this development you are informed that:

<b>Nature of Decision</b>	<b>Consent Granted</b>	<b>No. of Conditions</b>	<b>Consent Refused</b>	<b>Applicable Yes/No</b>
<b>Provisional Development Plan consent</b>	GRANTED	1		YES
<b>Provisional Building Rules consent</b>	GRANTED	1		YES
<b>Land Division</b>	-	- -		n/a
<b>Land Division (Strata)</b>	-	- -		n/a
<b>Public Space</b>	-	- -		n/a
<b>Other</b>	-	- -		n/a
<b>DEVELOPMENT APPROVAL</b>	GRANTED	2		YES

No Representation(s) from third parties concerning your category 1 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. Reasons 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 work or change the use of the land until you have also received notification of a Development Approval.**

.....  
City Manager / Delegate

Date of Decision: 06/10/2003

**PLEASE READ THE INFORMATION ATTACHED TO THIS FORM**

**The following conditions apply to this application:-**

(1) The proposal shall be developed in accordance with the details and plans relating to Development Application Number 080/1513/2003 except where varied by the following conditions of consent.

Reason: *To ensure the proposal is established in accordance with the plans submitted.*

(2) Subject to Top-stairs submitting a design and details of the stairs to Council prior to work commencing.

## NOTES

nil

Signed: .....

Date of Decision: 06/10/2003

Page 2



# CITY OF MITCHAM

P.O. Box 21, Mitcham Shopping Centre, Torrens Park 5062 Telephone 272 8888

## DECISION NOTIFICATION FORM

SOUTH AUSTRALIA DEVELOPMENT ACT 1993

Regulations under the Development Act 1993

Regulation 42  
Eleventh Schedule

Development Number

1291-1471-02

Assessment Number

812990703

Application Dated

16/05/95

Registered On

16/05/95

To:

MR R P TURCO  
19 MILTON STREET  
BEDFORD PARK SA 5042

Location of Proposed Development  
LOT 1, NO. 19 MILTON STREET,  
BEDFORD PARK SA 5042, Section 77 Hundred of ADEL  
(Volume 5113 Folio 18)

Nature of Proposed Development  
CARPORT

Building Classification: 10

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent refused	Not Applicable
Provisional Development Plan consent	GRANTED	0		
Land Division				N/A
Land Division (Strata)				N/A
Provisional Building Rules consent	GRANTED	2		
Public Space				N/A
Other				N/A
<b>DEVELOPMENT APPROVAL</b>	GRANTED	2		

Details of the approved number of occupants under the Building Code are attached.

0

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. Reasons 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 work or change the use of the land until you have also received notification of a Development Approval.**

  
Town Clerk, Delegate

Date: 19/5/95

CITY OF MITCHAM

DECISION NOTIFICATION

APPLICATION NO: 080/0471/95

Conditions:

1. Roof stormwater disposal is to be via a sealed 90mm PVC drain discharging into the adjacent street gutter, alternatively connect into the existing drainage system if adequate for the additional connection. Pipes under Council footpath shall be concrete or steel, not PVC. Stormwater should not be disposed into adjacent laneways.

NOTE: Allotments on the low side of the street shall dispose of stormwater to the satisfaction of Council, details shall be provided and approved prior to that stage of work commencing.

2. Construction shall be in accordance with manufacturer's specifications.

Signed: ..... *J. Harris* .....

Date: 1.91.5.1995

# CITY OF MITCHAM

131 Belair Road, Torrens Park  
P.O. Box 21, Kingswood Phone 272 8888

DEVELOPMENT NUMBER  
080 / /

BUILDING NUMBER  
BAF.1421

To: Mr. & Mrs. B. Turco,  
19 Milton Street,  
BEDFORD PARK

Re: Development Application Dated 16.5.1989  
Registered 17.5.1989

Location of  
Proposed  
Development 19 Milton Street, Bedford Park

Nature of  
Proposed  
Development Addition to dwelling

## PLANNING DECISION NOTIFICATION — PLANNING ACT 1982 as Amended

In respect of this proposed development you are informed that —

The Development is permitted and requires no Planning Consent or Certificates.  
 The Development is permitted but requires Certificates pursuant to the Development Plan.  
Such Certificates are approved and attached/refused.  
 Consent is Refused.  
 Consent is Granted.  
 Consent is Granted subject to ( ) condition(s).

..... representation(s) from third parties concerning your proposal were received.  
If there were third party representations, any consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out on attachment. Please also refer to the information on the back of this form about appeal rights and operation of consent.

Date 22 / 5 / 89

Town Clerk.....

Sheets Attached

PLEASE READ INFORMATION ON BACK OF THIS FORM

### BUILDING/HEALTH DECISION

BUILDING ACT 1970 as  
Amended

HEALTH ACT 1935 as  
Amended

The Council granted approval pursuant to the terms of the Building and Health Acts on

25th May, 1989 and subject to .....

..... Building Surveyor .....

..... Town Clerk  
& Secretary Local Board of Health.

### N.B. — APPROVAL IS SUBJECT TO —

- (1) NOTICE IN ADVANCE OF AT LEAST ONE NORMAL WORKING DAY OF INTENTION TO POUR CONCRETE FOOTINGS OR SUSPENDED SLAB.
- (2) Subject to submission to, and approval by, the Engineering & Water Supply Department, as required under section 49 of the Sewage Act.
- (3) The Electricity Trust of South Australia should be notified of all proposed additions and alterations to existing buildings and those proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. 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 to the Trust.

### PLEASE NOTE:

- (1) Prior to the delivery of any building materials, etc., to the site, notice must (where necessary) be given to the Council Engineer to enable the removal of the kerbing, and/or the preparation of an entrance across the footpath. Removal or alteration to any kerbing by other than the Council is not permitted.
- (2) Allotment boundaries will not be certified by Council Staff. The onus of ensuring that this building is sited in the approved position on the correct allotment is the responsibility of the owner. The owner is to provide proof of building location prior to any building works commencing.
- (3) Flats/Home units, commercial and industrial buildings shall not be occupied until the Council has issued a Certificate of Classification pursuant to the Building Regulations, and Certificates of ingress and egress, car parking, and other Certificates required pursuant to the Planning Regulations.

# CITY OF MITCHAM

131 Belair Road, Torrens Park  
P.O. Box 21, Kingswood Phone 272 8888

DEVELOPMENT NUMBER  
080 / /

BUILDING NUMBER  
1221

To: **Mr R. Turco  
19 Milton Street  
BEDFORD PARK**

Re: Development Application      Dated **29/3/88**  
    Registered **29/3/88**

Location of  
Proposed  
Development      **19 Milton Street, Bedford Park**

Nature of  
Proposed  
Development      **Pergola addition.**

## PLANNING DECISION NOTIFICATION — PLANNING ACT 1982 as Amended

In respect of this proposed development you are informed that —

The Development is permitted and requires no Planning Consent or Certificates.  
 The Development is permitted but requires Certificates pursuant to the Development Plan.  
Such Certificates are approved and attached/refused.  
 Consent is Refused.  
 Consent is Granted.  
 Consent is Granted subject to ( ) condition(s).

.....representation(s) from third parties concerning your proposal were received.  
If there were third party representations, any consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out on attachment. Please also refer to the information on the back of this form about appeal rights and operation of consent.

Date **30/ 3/88**

Town Clerk.....

PLEASE READ INFORMATION ON BACK OF THIS FORM

Sheets Attached

## BUILDING/HEALTH DECISION

BUILDING ACT 1970 as  
Amended

HEALTH ACT 1935 as  
Amended

The Council granted approval pursuant to the terms of the Building and Health Acts on

**19th April, 1988** and subject to .....

Building Surveyor.....

Town Clerk  
& Secretary Local Board of Health.

### N.B. — APPROVAL IS SUBJECT TO —

- (1) NOTICE IN ADVANCE OF AT LEAST ONE NORMAL WORKING DAY OF INTENTION TO POUR CONCRETE FOOTINGS OR SUSPENDED SLAB.
- (2) Subject to submission to, and approval by, the Engineering & Water Supply Department, as required under section 49 of the Sewage Act
- (3) The Electricity Trust of South Australia should be notified of all proposed additions and alterations to existing buildings and those proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. 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 to the Trust.

### PLEASE NOTE:

- (1) Prior to the delivery of any building materials, etc., to the site, notice must (where necessary) be given to the Council Engineer, to enable the removal of the kerbing, and/or the preparation of an entrance across the footpath. Removal or alteration to any kerbing by other than the Council is not permitted.
- (2) Allotment boundaries will not be certified by Council Staff. The onus of ensuring that this building is sited in the approved position on the correct allotment is the responsibility of the owner. The owner is to provide proof of building location prior to any building works commencing.
- (3) Flats/Home units, commercial and industrial buildings shall not be occupied until the Council has issued a Certificate of Classification pursuant to the Building Regulations, and Certificates of ingress and egress, car parking, and other Certificates required pursuant to the Planning Regulations.

PLANNING AND DEVELOPMENT ACT 1966-1978

South Australia

METROPOLITAN DEVELOPMENT PLAN  
CORPORATION OF THE CITY OF MITCHAM  
PLANNING REGULATIONS - ZONING

No 749

To the Applicant by application dated *23rd November, 1999.*

CONSENT TO } PROPOSED USE OF LAND  
REFUSAL OF }

Owner's Name *Mr. & Mrs. H.E. Verolme*

Address *19 Milton Street, Bedford Park. 5042*

Your application for use of land at *As above*

for the purpose of *swimming pool*

in accordance with application dated *23rd November, 1979*

is hereby *granted* consent subject to the following conditions:-

This consent is valid for a period of *twelve* months only. If development is not substantially completed within this period, a fresh consent must be obtained before commencing or continuing the use of land.

A right of appeal to the Planning Appeal Board is available in respect of refusals of consent or granting of consent subject to conditions. For procedure, see Planning Appeal Board Regulations.

Date *7th December, 1979.* ..... Town Clerk

NOTE: — This approval does not obviate the need to obtain any other consent which may be required under other legislation, or to observe any conditions which may be attached to such consent.

BUILDING ACT 1970 as amended HEALTH ACT 1935 as amended

The Council granted approval pursuant to the terms of the Building and Health Acts on the *3rd December, 1979* and subject to .....

..... Building Surveyor ..... Town Clerk and Secretary  
Local Board of Health

N.B.—APPROVAL IS SUBJECT TO:-

- (1) NOTICE IN ADVANCE OF AT LEAST ONE NORMAL WORKING DAY OF INTENTION TO POUR CONCRETE FOOTINGS OR SUSPENDED SLAB.
- (2) Subject to submission to, and approval by, the Engineering and Water Supply Department, as required under section 49 of the Sewerage Act.
- (3) The Electricity Trust of South Australia should be notified of all proposed additions and alterations to existing buildings and those proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. 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 to the Trust.

PLEASE NOTE:

- (1) Prior to the delivery of any building materials, etc., to the site, notice must (where necessary) be given to the Council Engineer, to enable the removal of the kerbing, and/or the preparation of an entrance across the footpath. Removal or alteration to any kerbing by other than the Council is not permitted.
- (2) Allotment boundaries will not be certified by Council Staff. The onus of ensuring that this building is sited in the approved position on the correct allotment is the responsibility of the owner. The owner is to provide proof of building location prior to any building works commencing.



**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865  
Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

The details shown are current as at the date of issue.

PIR Reference No:

2512809

DUNCAN SANDE & ASSOCIATES  
POST OFFICE BOX 3033  
NORWOOD SA 5067

DATE OF ISSUE

24/10/2023

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
19043043	C L & A P HUGHES			
<strong>PROPERTY DESCRIPTION</strong>				
19 MILTON ST / BEDFORD PARK SA 5042 / LT 1				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
0812990708	CT 5113/18	\$810,000.00	R4 1.000	RE 0.400
<strong>LEVY DETAILS:</strong>				
<strong>FINANCIAL YEAR</strong>				
2023-2024				
<strong>FIXED CHARGE</strong>				
<strong>+ VARIABLE CHARGE</strong>				
<strong>- REMISSION</strong>				
<strong>- CONCESSION</strong>				
<strong>+ ARREARS / - PAYMENTS</strong>				
<strong>= AMOUNT PAYABLE</strong>				
\$ 50.00				
\$ 327.85				
\$ 205.40				
\$ 0.00				
\$ 0.00				
\$ 172.45				

**Please Note:** If a concession amount is shown, the validity of the concession should be checked prior to payment of any outstanding levy amount. The expiry date displayed on this Certificate is the last day an update of this Certificate will be issued free of charge. **It is not the due date for payment.**

EXPIRY DATE

22/01/2024



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

**PAYMENT REMITTANCE ADVICE**

**OWNERSHIP NUMBER**

19043043

**OWNERSHIP NAME**

C L & A P HUGHES

**AGENT NUMBER**

100018849

**ASSESSMENT NUMBER**

0812990708

**AGENT NAME**

DUNCAN SANDE & ASSOCIATES

**AMOUNT PAYABLE**

\$172.45

**EXPIRY DATE**

22/01/2024

+80012042520022>

+001571+

<0551023467>

<0000017245>

+444+

**Please Note:**

Please check that the property details shown on this Certificate are correct for the land being sold.

The amount payable on this Certificate is accurate as at the date of issue.

This Certificate is only valid for the financial year shown.

If the change of ownership will occur in the following financial year, you must obtain another Certificate after 30 June.

Payment should be made as part of the settlement process.

The amount payable on this Certificate must be paid in full even if only a portion of the subject land is being sold. RevenueSA cannot apportion the ESL.

If the amount payable is not paid in full, the purchaser may become liable for all of the outstanding ESL as at the date of settlement.

The owner of the land as at 12:01am on 1 July in the financial year of this Certificate will remain liable for any additional ESL accrued before the date of this Certificate, even if the amount payable on this Certificate has been paid.

Provision of this Certificate does not relieve the land owner of their responsibility to pay their Notice of ESL Assessment by the due date.

If the owner of the subject land is receiving an ESL pensioner concession but was not living in the property as their principal place of residence as at 12:01am on 1 July of the current financial year, or is now deceased, you must contact RevenueSA prior to settlement.

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

**PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE**

**Online at:** **OR** **By Post to:**

**www.revenuesaonline.sa.gov.au**

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001



# CERTIFICATE OF LAND TAX PAYABLE

This form is a statement of land tax payable pursuant to Section 23 of the *Land Tax Act 1936*. The details shown are current as at the date of issue.

PIR Reference No:

2512809

DUNCAN SANDE & ASSOCIATES  
POST OFFICE BOX 3033  
NORWOOD SA 5067

DATE OF ISSUE

24/10/2023

ENQUIRIES:  
Tel: (08) 8226 3750  
Email: landtax@sa.gov.au

OWNERSHIP NAME  
C L & A P HUGHES

FINANCIAL YEAR  
2023-2024

PROPERTY DESCRIPTION

19 MILTON ST / BEDFORD PARK SA 5042 / LT 1

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
0812990708	CT 5113/18	\$540,000.00	0.1167 HA

DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:

CURRENT TAX	\$	0.00	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	0.00			
- PAYMENTS	\$	0.00			
<b>= AMOUNT PAYABLE</b>	<b>\$</b>	<b>0.00</b>			

Please Note:

If the Current Tax details above indicate a Nil amount, the property may be subject to an Exemption. This exemption should be validated prior to settlement. In order to ensure indemnity for the purchaser of this land, full payment of the amount payable is required:

ON OR BEFORE **22/01/2024**



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



# CERTIFICATE OF LAND TAX PAYABLE

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**Please Note:**

Please check that the property details shown on this Certificate are correct for the land being sold.

This Certificate is only valid for the financial year shown.

If the change of ownership will occur in the following financial year, you must obtain another Certificate after 30 June.

Payment should be made as part of the settlement process.

The amount payable on this Certificate must be paid in full even if only a portion of the subject land is being sold. RevenueSA cannot apportion the land tax.

If the amount payable is not paid in full on or before the due date shown on this Certificate, the purchaser will not be released from liability of the whole amount of the land tax outstanding as at the date of settlement.

The owner of the land as at midnight on 30 June immediately before the financial year of this Certificate will remain liable for any additional land tax accrued before the date of this Certificate, even if the amount payable on this Certificate has been paid.

The amount payable on this Certificate is the land tax payable at the date of issue. However, land tax for a particular financial year may be reassessed at any time, changing the amount payable.

Should a reassessment occur after this Certificate has been paid in full, the purchaser will remain indemnified and will not be responsible for payment of the new land tax payable amount. The owner at the beginning of the relevant financial year will be responsible for payment of any additional land tax payable.

Should a reassessment occur after this Certificate has been issued but not paid in full, the purchaser will not be indemnified and may become responsible for payment of the new land tax payable amount.

Should a reassessment occur after this Certificate has been paid in full and the Certificate is subsequently updated, the purchaser will not be indemnified and may become responsible for payment of the new land tax payable amount.

Provision of this Certificate does not relieve the land owner of their responsibility to pay their Notice of Land Tax Assessment by the due date.

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

**PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE**

**Online at:**

**OR**

**By Post to:**

**[www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)**

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001

23 October 2023



**Duncan Sande & Associates**  
**PO Box 3033**  
**NORWOOD SA 5067**

## LOCAL GOVERNMENT SECTION 187 CERTIFICATE

Certificate No: **CERT1695/23** Receipt No:  
Previous Cert No:

Reference No: **154120**  
Valuer General No: **0812990708**  
Property Description: **LOT 1 TYP FP SEC 77 PLN 14791 C/T 5113/18**  
Property Address: **19 Milton Street BEDFORD PARK SA 5042**  
Owner: **Andrew P Hughes & Cindy L Hughes**

***Pursuant to Section 187 of the Local Government Act 1999 I certify that the following amounts are due and payable in respect of, and are a charge against the property described above:***

General Rate/Water Catchment Levy:	Total
General Rate	\$1,790.95
Natural Resources Management Levy	\$61.80
Less 12.5% Capping (If applicable)	\$0.00
<Rates for the current year 2023/2024>	\$1,852.75
<Balance Brought Forward 30/6>	\$444.90
Less Payments Received	\$-908.65
<Debtor: Monies outstanding in addition to Rates>	\$0.00
<b>&lt;TOTAL BALANCE OUTSTANDING&gt;</b>	<b>\$1,389.00</b>

**Please be advised:** A fine of **2%** will be added to any current amount not paid by the due date. Interest is calculated monthly on arrears. Four quarterly instalments fall due on 15/09/23, 15/12/23 15/3/24 and 15/6/24.

If you wish to pay Council Rates settlements by BPAY please use the BPAY biller code 3186 and the reference number shown on this certificate.

### UPDATES OF RATING INFORMATION CAN BE PROVIDED BY TELEPHONE

The Rates team may be contacted for a free Section 187 update by calling (08) 8372 8844 or by emailing [rates@mitchamcouncil.sa.gov.au](mailto:rates@mitchamcouncil.sa.gov.au) with the property address and certificate number. Free updates for the same financial year will be provided for up to 6 months from the date of the original search.

### Authorised Officer

Street Address:  
131 Belair Road  
Torrens Park SA 5062

Postal Address:  
PO Box 21  
Mitcham Shopping Centre  
Torrens Park SA 5062

Phone: (08) 8372 8888  
Fax: (08) 8372 8101  
[mitcham@mitchamcouncil.sa.gov.au](mailto:mitcham@mitchamcouncil.sa.gov.au)  
[www.mitchamcouncil.sa.gov.au](http://www.mitchamcouncil.sa.gov.au)

CITY OF



MITCHAM

131 Belair Road Torrens Park SA 5062  
PO Box 21 Mitcham Shopping Centre SA 5062  
Telephone (08) 8372 8888  
Facsimile (08) 8372 8101  
Email [mitcham@mitchamcouncil.sa.gov.au](mailto:mitcham@mitchamcouncil.sa.gov.au)  
Web site <http://www.mitchamcouncil.sa.gov.au>

We refer to your request and now attach particulars and documentary material which Council must supply pursuant to the provisions of the Local Government Act and the Land Business (Sale and Conveyancing) Act 1994.

<b>Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 19 Milton Street BEDFORD PARK SA 5042</b>			
Applicant	Duncan Sande & Associates PO Box 3033 NORWOOD SA 5067		
Certificate Number	CERT1695/23	Date received	23/10/2023
Property Address	19 Milton Street BEDFORD PARK SA 5042		
Property Description	LOT 1 TYP FP SEC 77 PLN 14791 C/T 5113/18		
Property ID	15412	Parcel Number	Parcel Number
<b>Schedule – Division 1 – Particulars of Prescribed Encumbrances affecting the land at 19 Milton Street BEDFORD PARK SA 5042</b>			
<b>Development Act 1993</b>			
<b>Part 3 - Development Plan</b>			
Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):	Hills Neighbourhood (HN)		
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 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		
If YES, state the name of the council:	NIL		

<b>Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 19 Milton Street BEDFORD PARK SA 5042</b>	
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?	Current and previous Minister-initiated Development Plan Amendments can be accessed via the SA Government Portal at: <a href="http://www.sa.gov.au/topics/planning-and-property/development-plans/amendments-to-development-plans/minister-initiated-amendments-to-development-plans">http://www.sa.gov.au/topics/planning-and-property/development-plans/amendments-to-development-plans/minister-initiated-amendments-to-development-plans</a> For any queries regarding current or previous Minister-initiated Development Plan Amendments, please see the contact details provided in the above link.
Section 42 - Condition (that continues to apply) of a development authorisation List relevant development applications	080/1513/03 080/0471/95
<b>Planning, Development and Infrastructure Act 2016</b>	
<b>Part 5 – Planning and Design Code</b>	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Hills Neighbourhood (HN)
Is the land situated in a designated State Heritage Place?	NO
Is the land designated as a place of local heritage value?	NO
Is there a tree or a stand of trees declared in Part 10 of the Planning and Design Code to be significant tree or trees on the land?	NO
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operations?	YES <a href="https://plan.sa.gov.au/have_your_say/general_consultations">https://plan.sa.gov.au/have_your_say/general_consultations</a>
<b>Repealed Act conditions</b>	
<b>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)</b>	
<b>Refer to note in section 33 (Further Information Held By Councils)</b>	
<b>Development Act 1993</b>	
Section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	NIL
Section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	NIL
Section 55—Order to remove or perform work	NIL
Section 56—Notice to complete development	NIL
Section 57—Land management agreement	NIL
Section 60 – Notice of intention by building owner	If applicable Notice of Intention by building owner will be contained in the Conditions on attached Decision Notification forms.
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

<b>Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 19 Milton Street BEDFORD PARK SA 5042</b>	
Part 11 Division 2—Proceedings	NIL
Planning and Development Act 1966	080/1421/8889 080/1221/8788 080/0749/7980
Building Act 1971	NIL
Planning Act 1982	NIL
Court Order	NIL
<b>Fire and Emergency Services Act 2005</b>	
Section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire	NIL
<b>Food Act 2001</b>	
Section 44—Improvement notice	NIL
Section 46—Prohibition order	NIL
<b>Housing Improvement Act 1940</b>	
Section 23 —declaration that house is undesirable or unfit for human habitation	NIL
<b>Local Government Act 1934</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
<b>Local Government Act 1999</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
<b>Planning, Development and Infrastructure Act 2016</b>	
Section 141 – Orders to remove or perform work	NIL
Section 142 – Notice to complete development	NIL
Emergency Order	NIL
Section 157 – Fire Safety Notice	NIL
Section 192 or 193 – Land management agreement	NIL
Section 198(1) – Requirements to vest in a council or the crown to be held as open space	NIL
Section 198(2) – Agreement to vest land in a council or Crown to be held as open space	NIL
Part 16 Division 1 Proceedings	NIL
Section 213 – Enforcement notice	NIL
<b>Public and Environmental Health Act 1987 (Repealed)</b>	
Part 3—Notice	NIL
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval	NIL
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)	NIL
<b>South Australian Public Health Act 2011</b>	
section 66—Direction or requirement to avert spread of disease	NIL
section 92-Notice	NIL
South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval	NIL
<b>Water Industry Act 2012</b>	

<b>Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 19 Milton Street BEDFORD PARK SA 5042</b>	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement	NIL
<b>33 Other Charges</b>	
Charges of any kind affecting the land (not included in another item)	NIL
<b>Schedule – division 2 – other particulars</b>	
Particulars of Building Indemnity Insurance	NIL
Further information held by Councils	NIL
<b>Does the council hold details of any development approvals relating to:</b>	
(a) Commercial or industrial activity at the land; or	NO
(b) A change in the use of the land or part the land (within the meaning of the Development Act 1993)?	NO

**Note—**

The questions (a) and (b) relate 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 (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—

It should be noted that—

- (a) the approval of development by a council does not necessarily mean that the development has taken place;
- (b) the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

**CERTIFIED**

25 October 2023  
**DATE**

## Data Extract for Section 7 search purposes

Valuation ID 0812990708

**Data Extract Date:** 25/10/2023

**Parcel ID:** F14791 A1

**Certificate Title:** CT5113/18

**Property Address:** 19 MILTON ST BEDFORD PARK SA 5042

### Zones

Hills Neighbourhood (HN)

### Subzones

No

### Zoning overlays

#### Overlays

##### **Airport Building Heights (Regulated) (All structures over 30 metres)**

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

##### **Hazards (Bushfire - Urban Interface) (Urban Interface)**

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

##### **Hazards (Flooding - Evidence Required)**

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

### Prescribed Wells Area

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

### Regulated and Significant Tree

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

### Stormwater Management

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

### Urban Tree Canopy

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

### Is the land situated in a State Heritage Place/Area

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

### Is the land designated as a Local Heritage Place

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code (the Code) to be a significant tree or trees on the land? (Note: there may be regulated and/or significant trees on the land that are not listed in the Code - see below).

(Council input required)

Under the Planning, Development and Infrastructure Act 2016 (the Act), a tree may be declared as a significant tree in the Code, or it may be declared as a significant or regulated tree by the Planning, Development and Infrastructure (General) Regulations 2017. Under the Act, protections exist for trees declared to be significant and/or regulated trees. Further information regarding protected trees can be found on the PlanSA website: <https://plan.sa.gov.au/>

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.

<https://code.plan.sa.gov.au/>

### Associated Development Authorisation Information

*A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.*

No

### Land Management Agreement (LMA)

No

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
<b>08 12990 70 8</b>	CT511318	24/10/2023	198	2512809

DUNCAN SANDE & ASSOC  
PO BOX 3033  
NORWOOD SA 5067  
office@duncansande.com.au

## Section 7/Elec

## **Certificate of Water and Sewer Charges & Encumbrance Information**

## Property details:

**Customer:** C L & A P HUGHES

**Location:** 19 MILTON ST BEDFORD PARK LT 1

**Rating:** Residential

## Periodic charges

Raised in current years to 30/9/2023

		Arrears as at: 30/6/2023	:	\$ 0.00
Water main available:	1/7/1966	Water rates	:	74.20
Sewer main available:	1/7/1966	Sewer rates	:	124.34
		Water use	:	53.31
		SA Govt concession	:	0.00
		Recycled Water Use	:	0.00
		Service Rent	:	0.00
		Recycled Service Rent	:	0.00
		Other charges	:	0.00
		Goods and Services Tax	:	0.00
		Amount paid	:	251.85CR
		<b>Balance outstanding</b>	:	0.00

Degree of concession: 00.00%  
Recovery action taken: FULLY PAID

**Next quarterly charges:** Water supply: 74.20      Sewer: 124.34      Bill: 15/11/2023

This Account is billed four times yearly for water use charges.

The last Water Use Year ended on 02/05/2023

The property owner is currently using SA Water Corporation's direct debit system to pay water and sewer charges. Please advise the customer to make arrangements to cease the current direct debit payment method prior to property settlement.

Please note: If you have also ordered a Special Meter Reading for this property and it comes back as estimated, please ensure you provide a photo of the meter including serial number to have the certificate reissued.

SA Water has no record of an Encumbrance on this property as at the date of issue of this certificate.

## South Australian Water Corporation

**Name:**  
C L & A P HUGHES

**Water & Sewer Account**  
Acct. No.: **08 12990 70 8**

**Amount:** \_\_\_\_\_

**Address:**  
19 MILTON ST BEDFORD PARK LT 1

### Payment Options

#### **EFT**

#### **EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0812990708



**Biller code: 8888**  
**Ref: 0812990708**

#### **Telephone and Internet Banking — BPAY®**

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at [bpay.com.au](http://bpay.com.au)



#### **Paying online**

Pay online at [www.sawater.com.au/paynow](http://www.sawater.com.au/paynow) for a range of options. Have your account number and credit card details to hand.



#### **Paying by phone**

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.  
SA Water account number: 0812990708



**Government of  
South Australia**

**South Australian Water Corporation**  
250 Victoria Square/Tarntanyangga  
Adelaide SA 5000  
GPO Box 1751 Adelaide SA 5001

1300 SA WATER  
(1300 729 283)  
ABN 69 336 525 019  
[sawater.com.au](http://sawater.com.au)