



address 43 Dauncey Street, Kingscote
 postal PO Box 121, Kingscote SA 5223
 phone 08 8553 4500 | fax 08 8553 2885
 email kicouncil@kicouncil.sa.gov.au
 web kangarooisland.sa.gov.au
 abn 93 741 277 391

Date: 22 August 2024

Assessment N^o: A45521
 VG N^o.: 521050500*

Van Dissel Solicitors
 conveyancing@vandiss@gmail.com

BPay biller code: 88963
 BPay reference No. 1000455210

Property owner/s:	Estate of Terri-Anne Davies
Property address:	14 Coral Crescent ISLAND BEACH SA 5223

Certificate of Title/s:	CT5391/1				
Section/s					
Lot/s	9				

Current Year's General Rates:	\$	698.30
Current Year's Waste - Treatment & Disposal	\$	285.00
Current Year's Waste - Collection	\$	124.00
Current Year's Landscape Levy	\$	
Current Year's CWMS	\$	
less Rate Rebates (Capping)	\$	83.20
Total 2024/25 Rates	\$	1024.10

plus Rate Arrears (including fines & interest)	\$	9801.15
plus Sundry Debtors	\$	
less Rebates & Concessions	\$	0.00
less Payments	\$	0.00
Total Rates Payable	\$	10825.25

A free update of the rates payable for the same financial **quarter** is available by emailing a request within two weeks of settlement occurring (please advise date with request) to Council at: rates@kicouncil.sa.gov.au

I certify that the charges set out above were due and payable at the date of giving this certificate.

Daryl Buckingham
 Chief Executive Officer



Local Government Enquiry

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

To Chief Executive Officer
 PO Box 121
 KINGSCOTE, SA 5223

RECEIVED	
21 AUG 2024	
KANGAROO ISLAND COUNCIL	
FILE:	7.11.5
RECORD:	

Dear Sir/Madam,

We are required by Section 7 of the Land and Business (Sale and Conveyancing) Act and Regulation 12 of the 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 the Schedule 2 of the above mentioned Regulations.

We hereby make those inquiries to you in regard to the Land described below.

For a full rates search a Certificate of title must be attached pursuant to Section 194 of the Local Government Act in regard to the Land. ** (Availability of Urgent searches is at the discretion of Council and must have confirmation by phone prior to sending.) **

Name:	Van Dissel Solicitors		
Phone:	0413600485	Date:	28 / 08 / 2024
Email:	conveyancingvandiss@gmail.com		
The Land:	Lot No: 9	Section No: 247	Plan No: 7933
	Certificate of Title: 5391/1		
Property Address:	lot 9 Coral Crescent ISLAND BEACH		
Owner(s) Name:	Terri-Ann Davies		
Assessment No:	A45521	Valuer General No:	

To ensure Council returns your request as required by the Land and Business (Sale and Conveyancing) Act 1994, please ensure all property details are completed.

Please Tick: Full Rates Rates Only Unconditional offer Pending (Full Rates)

Searches will not be processed until payment is received.

Payment Enclosed:	<input type="checkbox"/> Cheque	<input type="checkbox"/> Eftpos (proceed below)
Credit Card details:	<input type="checkbox"/> Master card	<input type="checkbox"/> Visa
Card Number:	<input type="text"/>	Expiry Date: <input type="text"/> / <input type="text"/>
Signature of Card holder:	<input type="text"/>	CVV Code: <input type="text"/>

REAL PROPERTY ACT, 1986



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 5391 Folio 1

Parent Title(s) CT 3491/34
Creating Dealing(s) CONVERTED TITLE
Title Issued 13/01/1997 Edition 6 Edition Issued 11/09/2014

Estate Type

FEE SIMPLE

Registered Proprietor

TERRI-ANN DAVIES
OF PO BOX 585 AMERICAN RIVER SA 5221

Description of Land

ALLOTMENT 9 DEPOSITED PLAN 7933
IN THE AREA NAMED ISLAND BEACH
HUNDRED OF DUDLEY

Easements

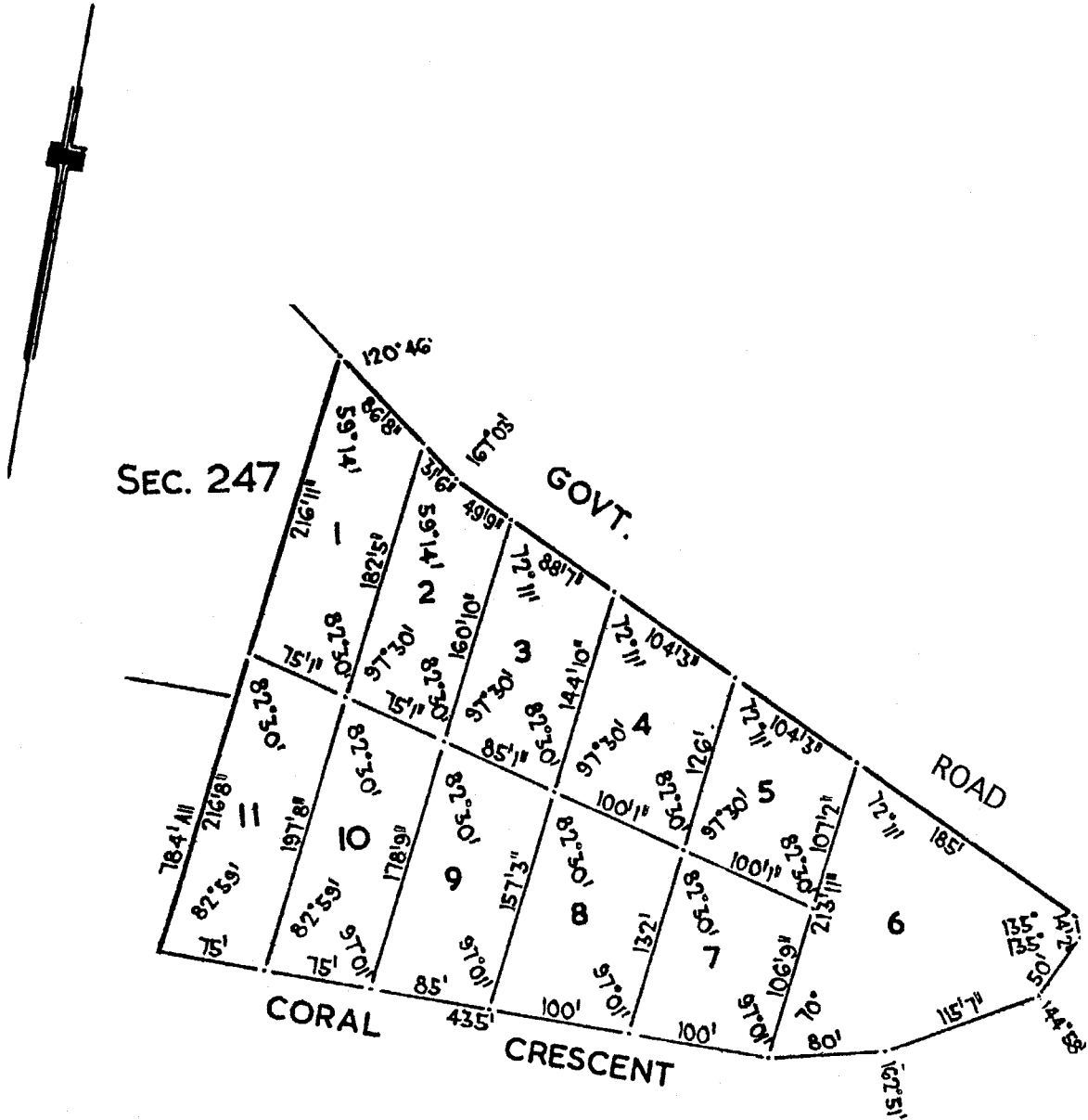
NIL

Schedule of Dealings

NIL

Notations

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



DISTANCES ARE IN FEET AND INCHES
 FOR METRIC CONVERSION

1 FOOT	=	0.3048 metres
1 INCH	=	0.0254 metres

Local Government Search

Applicant	Van Dissel Solicitors
Property Address	14 Coral Crescent ISLAND BEACH SA 5223
Property Description	Lot 9 DP 7933, Island Beach, Hundred of Dudley
Assessment No	A45521
Certificate of Title Reference:	CT5391/1

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

Prescribed Encumbrances affecting the land at 14 Coral Crescent ISLAND BEACH SA 5223	Other Particulars Required
General	
Any Caveat, Lien, Encumbrance, Restrictive Covenant or other registered interest in the Land by Kangaroo Island Council	No
<i>Development Act 1993 (Repealed)</i>	
Section 42 – Condition (that continues to apply) of a development authorisation	No
Repealed Act conditions	
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)	No

Prescribed Encumbrances affecting the land at 14 Coral Crescent ISLAND BEACH SA 5223	Other Particulars Required
<i>Planning, Development and Infrastructure Act 2016</i>	
Part 5 – Planning and Design Code Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):	Refer to Attached PlanSA Report
Is there a State heritage place on the land or is the land situated in a State heritage area?	No
Is the land designated as a local heritage place?	No
Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?	Refer to Attached PlanSA Report.
Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Refer to Attached PlanSA Report.
Section 127 – Condition (that continues to apply) of a development authorisation	Refer to Attached PlanSA Report.
<i>Development Act 1993 (Repealed)</i>	
Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	No
Section 50(2) – Agreement to vest land in a council or Crown to be held as open space	No
Section 55 – Order to remove or perform work	No
Section 56 – Notice to complete development	No
Section 57 – Land management agreement	No

Prescribed Encumbrances affecting the land at 14 Coral Crescent ISLAND BEACH SA 5223	Other Particulars Required
Section 69 – Emergency order	No
Section 71 – Fire safety notice	No
Section 84 – Enforcement notice	No
Section 85(6), 85(10) or 106—Enforcement order	No
Part 11 Division 2 – Proceedings	No
<i>Planning, Development and Infrastructure Act 2016</i>	
Section 141 – Order to remove or perform work	No
Section 142 – Notice to complete development	No
Section 155 – Emergency order	No
Section 157 – Fire safety notice	No
Section 192 or 193 – Land Management Agreement	No
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	No
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	No
Part 16 – Division 1 – Proceedings	No
Section 213 – Enforcement notice	No
Section 214(6), 214(10) – Applications to Court	No

Prescribed Encumbrances affecting the land at 14 Coral Crescent ISLAND BEACH SA 5223	Other Particulars Required
Section 222 – Enforcement order to rectify breach	No
<i>Fire and Emergency Services Act 2005</i>	
Section 105F (or Section 56 or 83 (repealed)) – Notice of action required concerning flammable materials on land	No
<i>Housing Improvement Act 1940 (repealed)</i>	
Section 23 – declaration that house is undesirable or unfit for human habitation	No
Part 7 – (rent control for substandard houses) Notice of declaration	No
<i>Local Nuisance and Litter Control Act 2016</i>	
Section 30 – Nuisance or litter abatement notice	No
<i>Food Act 2001</i>	
Section 44 – Improvement notice	No
Section 46 – Prohibition order	No
<i>Public and Environmental Health Act 1987 (repealed)</i>	
Part 3 – Notice	No
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> Part 2 – Condition (that continues to apply) of an approval	No
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked)</i> Regulation 19 – Maintenance order (that has not been complied with)	No

Prescribed Encumbrances affecting the land at 14 Coral Crescent ISLAND BEACH SA 5223	Other Particulars Required
<i>South Australian Public Health Act 2011</i>	
Section 66 – Direction or requirement to avert spread of disease	No
Section 92 – Notice	No
South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval	No
<i>Local Government Act 1934 (repealed)</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act	No
<i>Local Government Act 1999</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Yes Outstanding rates, debits, arrears (and the like) will be discharged upon payment in full- See attached rates charges schedule.
<i>Water Industry Act 2012</i>	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement	No
<i>Land Acquisitions Act 1969</i>	
Section 10 Notice of intention to acquire	No
<i>Other Charges</i>	
Charge of any kind affecting the land (not included in another item)	No

Particulars relating to Environment Protection

Further information held by councils

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) or the Planning, Development and Infrastructure Act 2016?

No

Note—The question relates to information that the council for the area in which the land is situated may hold. If the council answers "YES" to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from the council (on payment of any fee fixed by the council). However, it is expected that the ability to supply further details will vary considerably between councils.

A "YES" answer to paragraph (a) of the question may indicate that a potentially contaminating activity has taken place at the land (see sections 103C and 103H of the Environment Protection Act 1993) and that assessments or remediation of the land may be required at some future time.

It should be noted that—

- (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.

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

- (a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016*, the *repealed Development Act 1993* or the *repealed Building Act 1971* is or was not required; or
- (b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
- (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 2011*; 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.

Details of building indemnity insurance still in existence for building work on the land:

Building Indemnity Insurance is required: **No** (refer above note):

- 1 Name(s) of person(s) insured:
- 2 Name of insurer:
- 3 Limitations on the liability of the insurer.....
- 4 Name of builder:
- 5 Builder's licence number:
- 6 Date of issue of insurance:
- 7 Description of insured building work:
.....

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the Building Work Contractors Act 1995 from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

No

If YES, give details:

- (a) Date of the exemption:
- (b) Name of builder granted the exemption:
- (c) Licence number of builder granted the exemption:.....
- (d) Details of building work to which the exemption applies:
.....
- (e) Details of conditions (if any) to which the exemption is subject:
.....

COUNCIL INFORMATION AND ADVISORY NOTES

This information is provided as additional information, it is not information that Council is statutorily obliged to provide.

- **Aluminium Composite Panel Cladding (ACP)** is defined as flat or profiled aluminium sheet material in composite with any type of material. ACP is an external building cladding material which can create a fire risk if used or installed incorrectly.

Both Vendors and Purchasers should take reasonable steps to determine if ACP has been identified on any buildings on the land, and also the status of any required remediation works related to the presence of ACP on such building.

- **Planning and Design Code** - Council takes this opportunity to inform you that a new planning system is now in effect across South Australia. This system is underpinned by *the Planning, Development and Infrastructure Act 2016* which replaced the *Development Act 1993*.

Under the new Act, Council Development Plans have now been replaced by the Planning and Design Code. This came into effect on 19 March 2021.

For further information regarding the new planning system, please visit the PlanSA portal:
www.plan.sa.gov.au

ADVISORY NOTE 1 - Smoke Detectors - The Planning, Development and Infrastructure (General) regulations 2017 (Regulation 95) require the installation of suitable smoke alarms in all Class 1 & 2 (residential premises) buildings. New owners are required to comply with these requirements.

ADVISORY NOTE 2 - Septic Tank Effluent Disposal Scheme - the townships of Kingscote, American River and Parndana are serviced by an effluent disposal scheme which is operated and maintained by the Kangaroo Island Council. Some allotments may not be provided with a connection or may have drains installed over a portion of the property which may restrict the location of future buildings and require access to be maintained for maintenance and asset replacement purposes. For specific information enquire at the Council office.

ADVISORY NOTE 3 - Watercourses - An owner of a land that has a watercourse running through or adjacent to the land must comply with the Landscapes South Australia Act 2019. Approval may be required to deposit anything in the water course obstruct the watercourse or do anything that might result in the obstruction of the watercourse, alter the course of the watercourse, or remove rock sand or soil from the bed or banks of the watercourse or otherwise interfere with the bed or banks of a watercourse, unless authorised to do so by the Relevant Authority.

ADVISORY NOTE 4 – Further Information – Should you seek any further detail additional to the above information provided pursuant to the *Land and Business (Sale and Conveyancing) Act 1994*, an application must be made in writing to Council, indicating the specific nature of the information being sought. Records retrieval of photocopying charges may apply.

Certified



Chief Executive Officer

Date: 22 August 2024

Data Extract for Section 7 search purposes

Valuation ID 521050500*

Data Extract Date: 22/08/2024

Parcel ID: D7933 A9

Certificate Title: CT5391/1

Property Address: 14 CORAL CR ISLAND BEACH SA 5222

Zones

Rural Shack Settlement (RuShS)

Subzones

No

Zoning overlays

Overlays

Coastal Areas

The Coastal Areas Overlay seeks to ensure the conservation of the natural coastal environment, provide for natural coastal processes and recognise and respond to coastal hazards.

Hazards (Bushfire - High Risk) (High)

The Hazards (Bushfire - High Risk) Overlay seeks to ensure development responds to the high level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property, facilitating access for emergency service vehicles and situating activities that increase the number of people living and working in the area away from areas of unacceptable bushfire risk.

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.

Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

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).

NO

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