



THE LAW SOCIETY
OF SOUTH AUSTRALIA

FORM 1

VENDOR'S STATEMENT UNDER SECTION 7

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

3 DOERWYN AVENUE, LEABROOK, SA 5068

Form 1**Vendor's Statement (Section 7)***(Land and Business (Sale and Conveyancing) Act 1994)***Contents**

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Schedule**Preliminary****To the purchaser:**

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired.

If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

The *Aboriginal Heritage Act 1988* protects any Aboriginal site or object on the land. Details of any such site or object may be sought from the "traditional owners" as defined in that Act.

If you desire additional information, it is up to you to make further inquiries as appropriate.

Instructions to the vendor for completing this statement:

☐ means the Part, Division, particulars or item may not be applicable.

If it is applicable, ensure the box is ticked and complete the Part, Division, particulars or item.

If it is not applicable, ensure the box is empty or strike out the Part, Division, particulars or item. Alternatively, the Part, Division, particulars or item may be omitted, but not in the case of an item or heading in the table of particulars in Division 1 of the Schedule that is required by the instructions at the head of that table to be retained as part of this statement.

* means strike out or omit the option that is not applicable.

All questions must be answered with a YES or NO (inserted in the place indicated by a rectangle or square brackets below or to the side of the question).

If there is insufficient space to provide any particulars required, continue on attachments.

Part A – Parties and Land

1. Purchaser:
Address:
2. Purchaser's registered agent: ☐
Address:
3. Vendor: **MASSIMO MESISCA**
Address: **3 DOERWYN AVENUE LEABROOK SA 5068**
4. Vendor's registered agent: ☐
Address:
5. Date of contract (if made before this statement is served): **N/A**
6. Description of the land: **WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE 5508 FOLIO 184 BEING ALLOTMENT 1 DEPOSITED PLAN 48986 IN THE AREA NAMED LEABROOK HUNDRED OF ADELAIDE AND MORE COMMONLY KNOWN AS 3 DOERWYN AVENUE, LEABROOK, SA 5068**

Part B – Purchaser's cooling-off rights and proceeding with the purchase

To the purchaser:

**Right to cool-off
(section 5)**

1. Right to cool-off and restrictions on that right

You may notify the vendor of your intention not to be bound by the contract for the sale of the land UNLESS—

- (a) you purchased by auction; or
- (b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or
- (c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or
- (d) you are a body corporate and the land is not residential land; or
- (e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or
- (f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or
- (g) the contract also provides for the sale of a business that is not a small business.

2. Time for service

The cooling-off notice must be served—

- (a) if this form is served on you before the making of the contract—before the end of the second clear business day after the day on which the contract was made; or
- (b) if this form is served on you after the making of the contract—before the end of the second clear business day from the day on which this form is served.

However, if this form is not served on you at least 2 clear business days before the time at which settlement takes place, the cooling-off notice may be served at any time before settlement.

3. Form of cooling-off notice

The cooling-off notice must be in writing and must be signed by you.

4. Methods of service

The cooling-off notice must be—

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address: **3 DOERWYN AVENUE, LEABROOK, SA 5068** (being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address: **c/- mromaldi@wrplegal.com.au** (being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address: **C/- WRP Legal, Level 1 153 Flinders Street Adelaide** (being *the agent's address for service under the Land Agents Act 1994/an address nominated by the agent to you for the purpose of service of the notice).

NOTE

Section 5(3) of the *Land and Business (Sale and Conveyancing) Act 1994* places the onus of proving the giving of the cooling-off notice on the purchaser. It is therefore strongly recommended that—

- (a) if you intend to serve the notice by leaving it for the vendor's agent at the agent's address for service or an address nominated by the agent, you obtain an acknowledgment of service of the notice in writing; or
- (b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

5. Effect of service

If you serve such a cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served. You are then entitled to the return of any money you paid under the contract other than—

- (a) the amount of any deposit paid if the deposit did not exceed \$100; or
- (b) an amount paid for an option to purchase the land.

Proceeding with the purchase

If you wish to proceed with the purchase—

- (a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage; and
- (b) pay particular attention to the provisions in the contract as to time of settlement—it is essential that the necessary arrangements are made to complete the purchase by the agreed date—if you do not do so, you may be in breach of the contract; and
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

Part C – Statement with respect to required particulars (section 7(1))

To the purchaser:

I/We **MARC ROMALDI**

of **WRP LEGAL & ADVISORY, LEVEL 1, 153 FLINDERS STREET, ADELAIDE SA 5000**

being the vendor(s) agent state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*.

Date: 03/08/2026

Signed: _____


Part D – Certificate with respect to prescribed inquiries by registered agent (section 9)

To the purchaser:

I/We Massimo Mesisca

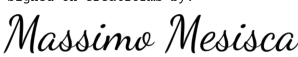
of 3 Doerwyn Avenue Leabrook SA 5068

certify that, the responses made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions: **NIL**

Date: 04-Aug-2026

Signed on Greatforms by:

Signed: 
PAE2DYQHGB9LSJEDK876TW3VX

Person authorised to act on behalf of Vendor's agent

Schedule - Division 1

Particulars of mortgages, charges and prescribed encumbrances affecting the land (section 7(1)(b))

NOTE

Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement.

Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless—

- (a) there is an attachment to this statement and—
 - (i) all the required particulars are contained in that attachment; and
 - (ii) the attachment is identified in column 2; and
 - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
- (b) the mortgage, charge or prescribed encumbrance—
 - (i) is 1 of the following items in the table:
 - (A) under the heading 1. General—
 - 1.1 Mortgage of land
 - 1.4 Lease, agreement for lease, tenancy agreement or licence
 - 1.5 Caveat
 - 1.6 Lien or notice of a lien
 - (B) under the heading 36. Other charges—
 - 36.1 Charge of any kind affecting the land (not included in another item); and
 - (ii) is registered on the certificate of title to the land; and
 - (iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

Column 1

Column 2

Column 3

[If an item is applicable, ensure that the box for the item is ticked and complete the item.]

[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1. Alternatively, the item and any inapplicable heading may be omitted, but not in the case of—

- (a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
- (b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
- (c) the heading "6. Repealed Act conditions" and item 6.1; and
- (d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,

which must be retained as part of this statement whether applicable or not.]

*[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.]*

[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for each such mortgage, charge or prescribed encumbrance.]

[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of

in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General

1.1 Mortgage of land NOTE Do not omit this item. The item and its heading must be included in the statement even if not applicable	<i>Is this item applicable?</i> ☒ <i>Will this be discharged or satisfied prior to or at settlement?</i> YES <i>Are there any attachments?</i> YES If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): SEE CERTIFICATE OF TITLE Number of mortgage (if registered): 14057137 Name of mortgagee: AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
1.2 Easement (whether over the land or annexed to the land) NOTE "Easement" includes rights of way and party wall rights NOTE Do not omit this item. The item and its heading must be included in the statement even if not applicable	<i>Is this item applicable?</i> ☒ <i>Will this be discharged or satisfied prior to or at settlement?</i> NO <i>Are there any attachments?</i> YES If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): SEE PROPERTY INTEREST REPORT Description of land subject to easement: PORTION OF THE LAND COMPRISED IN CT 5508/184 Nature of easement: STATUTORY SA POWER NETWORKS EASEMENTS (IF ANY) Are you aware of any encroachment on the easement? NO (If YES, give details): If there is an encroachment, has approval for the encroachment been given? N/A (If YES, give details):
1.3 Restrictive covenant NOTE Do not omit this item. The item and its heading must be included in the statement even if not applicable	<i>Is this item applicable?</i> ☐ <i>Will this be discharged or satisfied prior to or at settlement?</i> N/A <i>Are there any attachments?</i> N/A If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Nature of restrictive covenant: Name of person in whose favour restrictive covenant operates: Does the restrictive covenant affect the whole of the land being acquired? N/A If NO, give details: Does the restrictive covenant affect land other than that being acquired? N/A
1.4 Lease, agreement for lease, tenancy agreement or licence	<i>Is this item applicable?</i> ☐ <i>Will this be discharged or satisfied prior to or at settlement?</i> N/A

(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.) NOTE Do not omit this item. The item and its heading must be included in the statement even if not applicable	Are there any attachments? N/A <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Names of parties: Period of lease, agreement for lease etc: From to Amount of rent or licence fee: \$ per Is the lease, agreement for lease etc in writing? <i>If the lease or licence was granted under an Act relating to disposal of Crown lands, specify—</i> (a) the Act under which the lease or licence was granted: (b) the outstanding amounts due (including any interest or penalty): _____
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5. Development Act 1993 (repealed)

5.1 Section 42—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	Is this item applicable? ☒ Will this be discharged or satisfied prior to or at settlement? NO Are there any attachments? YES <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> SEE DECISION NOTIFICATION FORM WITHIN COUNCIL SEARCH Development: 180/00321/97/DL Nature: LAND DIVISION CREATING THREE ALLOTMENTS FROM TWO EXISTING Development: 180/00322/97/C1 Nature: SINGLE STOREY DWELLING AND ASSOCIATED GARAGE. Condition(s) of authorisation: 180/00321/97/DL – LAND DIVISION 1. THE FINANCIAL, EASEMENT AND INTERNAL DRAIN REQUIREMENTS FOR WATER AND SEWERAGE SERVICES OF THE SA WATER CORPORATION, IF ANY, BEING MET. 2. PAYMENT OF \$1,315.00 INTO THE PLANNING AND DEVELOPMENT FUND. 3. TWO COPIES OF A CERTIFIED SURVEY PLAN BEING LODGED WITH THE DEVELOPMENT ASSESSMENT COMMISSION FOR CERTIFICATE PURPOSES. 4. LOT 2 SHALL BE RENUMBERED LOT 39 AND LOT 3 SHALL BE RENUMBERED LOT 41. 180/00322/97/C1 – SINGLE STOREY DWELLING AND ASSOCIATED GARAGE 1. THE OWNER MUST, WITHIN SEVEN DAYS OF SELECTING A BUILDER, ADVISE COUNCIL OF THE BUILDER SELECTED. 2. A CERTIFICATE OF BUILDING INDEMNITY INSURANCE MUST BE LODGED WITH COUNCIL ON OR BEFORE NOTICE OF COMMENCEMENT OF THE BUILDING WORK IS GIVEN. 3. COUNCIL MUST BE GIVEN ONE BUSINESS DAY'S NOTICE OF: 1. COMMENCEMENT OF BUILDING WORK ON THE SITE;
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	2. PLACING OF CONCRETE IN ANY FOOTING OR OTHER STRUCTURAL MEMBER TRANSFERRING LOAD DIRECTLY TO A FOUNDATION, PILE OR CAISSON; 3. COMPLETION OF THE BUILDING; AND 4. COMPLETION OF A SWIMMING POOL. 4. SITE INSPECTIONS OF FOOTINGS MUST BE CARRIED OUT BY THE DESIGN ENGINEER FOR THE STAGES SET OUT IN THE SITE INVESTIGATION AND FOOTING CONSTRUCTION REPORT. 5. THE STORMWATER DRAIN FROM THE PROPERTY BOUNDARY TO THE STREET KERB MUST BE CONSTRUCTED IN THE APPROVED MATERIALS, AND A CONCRETE SUMP OR OTHER SUITABLE INSPECTION OPENING MUST BE PROVIDED WITHIN THE FRONT BOUNDARY ALIGNMENT 6. A DURABLE NOTICE CONCERNING TERMITE PROTECTION MUST BE PERMANENTLY FIXED TO THE BUILDING, STATING: 1. THE METHOD OF PROTECTION; 2. THE DATE OF INSTALLATION; 3. THE LIFE EXPECTANCY OF ANY CHEMICAL BARRIER; AND 4. THE NEED TO MAINTAIN AND INSPECT THE SYSTEM REGULARLY. 7. THE SCREEN WALL, RETAINING WALL AND CELLAR MUST BE CONSTRUCTED IN ACCORDANCE WITH AMENDED ENGINEERING DETAILS F33297 AND S33297A
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6. Repealed Act conditions

6.1 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) NOTE Do not omit this item. The item and its heading must be included in the statement even if not applicable	<i>Is this item applicable?</i> ☐ <i>Will this be discharged or satisfied prior to or at settlement?</i> N/A <i>Are there any attachments?</i> N/A <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Nature of condition(s): _____
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7. Emergency Services Funding Act 1998

7.1 Section 16—Notice to pay levy	<i>Is this item applicable?</i> ☒ <i>Will this be discharged or satisfied prior to or at settlement?</i> YES <i>Are there any attachments?</i> YES <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> CERTIFICATE OF EMERGENCY SERVICES LEVY PAYMENT Date of notice: 29/07/2026 Amount of levy payable: \$293.00 (N.B. RATES WILL BE ADJUSTED AND PAID AT SETTLEMENT)
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19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax	<i>Is this item applicable?</i> ☒ <i>Will this be discharged or satisfied prior to or at settlement?</i> YES <i>Are there any attachments?</i> YES <i>If YES, identify the attachment(s)</i> <i>(and, if applicable, the part(s) containing the particulars):</i> SEE CERTIFICATE OF LAND TAX PAYABLE Date of notice, order or demand: 29/07/2026 Amount payable (as stated in the notice): \$2,195.00 (N.B. SINGLE HOLDING RATES WILL BE ADJUSTED AND PAID AT SETTLEMENT)
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21. Local Government Act 1999

21.1 Notice, order, declaration, charge, claim or demand given or made under the Act	<i>Is this item applicable?</i> ☒ <i>Will this be discharged or satisfied prior to or at settlement?</i> YES <i>Are there any attachments?</i> YES <i>If YES, identify the attachment(s)</i> <i>(and, if applicable, the part(s) containing the particulars):</i> SEE COUNCIL SEARCH Date of notice, order etc: 29/07/2026 Name of council by which, or person by whom, notice, order etc is given or made: CITY OF BURNSIDE Land subject thereto: WHOLE OF THE LAND COMPRISED IN CT 5508/184 Nature of requirements contained in notice, order etc: LIABILITY OF RATES AND CHARGES ON THE LAND Time for carrying out requirements: ALL OF THE ABOVE IS DUE AND PAYABLE ON TRANSFER OR AT SETTLEMENT EITHER IN FULL OR AS PER THE DATES SET OUT Amount payable (if any): \$3,896.15 INCLUDING ARREARS OF \$725.65 (N.B. RATES WILL BE ADJUSTED AND PAID AT SETTLEMENT)
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29. Planning, Development and Infrastructure Act 2016

29.1 Part 5—Planning and Design Code	<i>Is this item applicable?</i> ☒
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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	Will this be discharged or satisfied prior to or at settlement? NO Are there any attachments? YES If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): SEE PROPERTY INTEREST REPORT AND PLANS SECTION 7 RESPONSE WITHIN COUNCIL SEARCH Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): Zone(s): SUBURBAN NEIGHBOURHOOD (SN) Subzone(s): NO Overlay(s): AIRPORT BUILDING HEIGHTS (REGULATED) (ALL STRUCTURES OVER 45 METRES) PRESCRIBED WELLS AREA REGULATED AND SIGNIFICANT TREE STORMWATER MANAGEMENT SIGNIF RETIREMENT FACILITY SUPPORTED ACCOM SITES TRAFFIC GENERATING DEVELOPMENT URBAN TREE CANOPY 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? NO 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? YES Note—For further information about the Planning and Design Code visit www.code.plan.sa.gov.au.
29.2 Section 127—Condition (that continues to apply) of a development authorization NOTE Do not omit this item. The item and its heading must be included in the statement even if not applicable	Is this item applicable? ☐ Will this be discharged or satisfied prior to or at settlement? N/A Are there any attachments? N/A If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Date of authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation:

34. Water Industry Act 2012

34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<i>Is this item applicable?</i> ☒ <i>Will this be discharged or satisfied prior to or at settlement?</i> YES <i>Are there any attachments?</i> YES <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> SEE CERTIFICATE OF WATER AND SEWER CHARGES & ENCUMBRANCE INFORMATION Date of notice or order: 30/7/2026 Name of person or body who served notice or order: SA WATER Amount payable (if any) as specified in the notice or order: \$0.00 (N.B. QUARTERLY RATES WILL BE ADJUSTED AND PAID AT SETTLEMENT) Nature of other requirement made (if any) as specified in the notice or order: QUARTERLY CHARGES
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Schedule - Division 2**Other particulars (section 7(1)(b))****Particulars of transactions in last 12 months**

If the vendor, within 12 months before the date of the contract of sale—

- (a) obtained title to the land; or
- (b) obtained an option to purchase the land; or
- (c) entered into a contract to purchase the land (whether on the vendor's own behalf or on behalf of another),

the vendor must provide the following particulars of all transactions relating to the acquisition of the interest that occurred within that 12 month period:

1. The name and address of each party to the transaction and of each person in whom an interest vested as a result of the transaction:

TRANSFEROR: ANGELICA MESISCA OF 37 GODFREY TCE LEABROOK SA 5068

TRANSFeree: MASSIMO MESISCA OF 3 DOERWYN AVENUE, LEABROOK SA 5068

2. The date and nature of each instrument registered on the certificate of title or, if no such instrument has been registered, the date and nature of each document forming the whole or part of a contract relating to the transaction:

TRANSFER NO. 14840453, DATED AND LODGED 23 JULY 2026, COMPLETED AND REGISTERED 29 JULY 2026

3. Particulars of the consideration provided for the purposes of the transaction:

The above particulars must be provided for each transaction.

\$0 — NO MONETARY CONSIDERATION (CHANGE OF TRUSTEE)

Particulars relating to environment protection**1. Interpretation**

- (1) In this and the following items (items 1 to 7 inclusive)—

domestic activity has the same meaning as in the [Environment Protection Act 1993](#);

environmental assessment, in relation to land, means an assessment of the existence or nature or extent of—

- (a) site contamination (within the meaning of the [Environment Protection Act 1993](#)) at the land; or
- (b) any other contamination of the land by chemical substances,

and includes such an assessment in relation to water on or below the surface of the land;

EPA means the Environment Protection Authority established under the [Environment Protection Act 1993](#);

pre-1 July 2009 site audit, in relation to land, means a review (carried out by a person recognised by the EPA as an environmental auditor) that examines environmental assessments or remediation of the land for the purposes of determining—

- (a) the nature and extent of contamination of the land by chemical substances present or remaining on or below the surface of the land; and
- (b) the suitability of the land for a particular use; and
- (c) what remediation is or remains necessary for a particular use, but does not include a site contamination audit (as defined below) completed on or after 1 July 2009;

pre-1 July 2009 site audit report means a detailed written report that sets out the findings of a pre-1 July 2009 site audit;

prescribed commercial or industrial activity—see [item 1\(2\)](#);

prescribed fee means the fee prescribed under the [Environment Protection Act 1993](#) for inspection of, or obtaining copies of information on, the public register;

public register means the public register kept by the EPA under section 109 of the [Environment Protection Act 1993](#);

site contamination audit has the same meaning as in the [Environment Protection Act 1993](#);

site contamination audit report has the same meaning as in the [Environment Protection Act 1993](#).

- (2) For the purposes of this and the following items (items 1 to 7 inclusive), each of the following activities (as defined in Schedule 3 clause 2 of the [Environment Protection Regulations 2009](#)) is a prescribed commercial or industrial activity:

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abrasive blasting	acid sulphate soil generation	agricultural activities
airports, aerodromes or aerospace industry	animal burial	animal dips or spray race facilities
animal feedlots	animal saleyards	asbestos disposal
asphalt or bitumen works	battery manufacture, recycling or disposal	breweries
brickworks	bulk shipping facilities	cement works
ceramic works	charcoal manufacture	coal handling or storage
coke works	compost or mulch production or storage	concrete batching works
curing or drying works	defence works	desalination plants
dredge spoil disposal or storage	drum reconditioning or recycling works	dry cleaning
electrical or electronics component manufacture	electrical substations	electrical transformer or capacitor works
electricity generation or power plants	explosives or pyrotechnics facilities	fertiliser manufacture
fibreglass manufacture	fill or soil importation	fire extinguisher or retardant manufacture
fire stations	fire training areas	foundry
fuel burning facilities	furniture restoration	gasworks
glass works	glazing	hat manufacture or felt processing
incineration	iron or steel works	laboratories
landfill sites	lime burner	metal coating, finishing or spray painting
metal forging	metal processing, smelting, refining or metallurgical works	mineral processing, metallurgical laboratories or mining or extractive industries
mirror manufacture	motor vehicle manufacture	motor vehicle racing or testing venues
motor vehicle repair or maintenance	motor vehicle wrecking yards	mushroom farming
oil recycling works	oil refineries	paint manufacture
pest control works	plastics manufacture works	printing works
pulp or paper works	railway operations	rubber manufacture or processing
scrap metal recovery	service stations	ship breaking
spray painting	tannery, fellmongery or hide curing	textile operations
transport depots or loading sites	tyre manufacture or retreading	vermiculture
vessel construction, repair or maintenance	waste depots	wastewater storage, treatment or disposal
water discharge to underground aquifer	wetlands or detention basins	wineries or distilleries
wood preservation works	woolscouring or wool carbonising works	works depots (operated by councils or utilities)

2. Pollution and site contamination on the land—questions for vendor

- (1) Is the vendor aware of any of the following activities ever having taken place at the land:
- (a) storage, handling or disposal of waste or fuel or other chemicals (other than in the ordinary course of domestic activities)?
 - (b) importation of soil or other fill from a site at which—
 - (i) an activity of a kind listed in [paragraph \(a\)](#) has taken place; or
 - (ii) a prescribed commercial or industrial activity (see [item 1\(2\)](#) above) has taken place?

NO

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

- (2) Is the vendor aware of any prescribed commercial or industrial activities (see [item 1\(2\)](#) above) ever having taken place at the land? **NO**

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

- (3) Is the vendor aware of any dangerous substances ever having been kept at the land pursuant to a licence under the *Dangerous Substances Act 1979*? **NO**

If YES, give details of all dangerous substances that the vendor is aware of and whether they were kept at the land before or after the vendor acquired an interest in the land:

- (4) Is the vendor aware of the sale or transfer of the land or part of the land ever having occurred subject to an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the [Environment Protection Act 1993](#) applies? **NO**

If YES, give details of each sale or transfer and agreement that the vendor is aware of:

- (5) Is the vendor aware of an environmental assessment of the land or part of the land ever having been carried out or commenced (whether or not completed)? **NO**

If YES, give details of all environmental assessments that the vendor is aware of and whether they were carried out or commenced before or after the vendor acquired an interest in the land:

NOTE—

These questions relate to details about the land that may be known by the vendor. A "YES" answer to the questions at items 2(1) or 2(2) 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.

A "YES" answer to any of the questions in this item may indicate the need for the purchaser to seek further information regarding the activities, for example, from the council or the EPA.

3. Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

- (a) details of a current licence issued under Part 6 of the [Environment Protection Act 1993](#) to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

N/A

- (b) details of a licence no longer in force issued under Part 6 of the [Environment Protection Act 1993](#) to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

N/A

- (c) details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land? N/A

- (d) details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land? N/A

- (e) details of a licence issued under the repealed [South Australian Waste Management Commission Act 1979](#) to operate a waste depot at the land? N/A

- (f) details of a licence issued under the repealed [Waste Management Act 1987](#) to operate a waste depot at the land? N/A

- (g) details of a licence issued under the repealed [South Australian Waste Management Commission Act 1979](#) to produce waste of a prescribed kind (within the meaning of that Act) at the land? N/A

- (h) details of a licence issued under the repealed [Waste Management Act 1987](#) to produce prescribed waste (within the meaning of that Act) at the land? N/A

NOTE—

These questions relate to details about licences and exemptions required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions—

- in the case of a licence or exemption under the [Environment Protection Act 1993](#)—
 - the purchaser may obtain a copy of the licence or exemption from the public register on payment of the prescribed fee; and
 - the purchaser should note that transfer of a licence or exemption is subject to the conditions of the licence or exemption and the approval of the EPA (see section 49 of the [Environment Protection Act 1993](#)); and
- in the case of a licence under a repealed Act—the purchaser may obtain details about the licence from the public register on payment of the prescribed fee.

A "YES" answer to any of these questions 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.

The EPA will not provide details about licences to conduct the following prescribed activities of environmental significance (within the meaning of Schedule 1 Part A of the [Environment Protection Act 1993](#)): waste transport business (category A), waste transport business (category B), dredging, earthworks drainage, any other activities referred to in Schedule 1 Part A undertaken by means of mobile works, helicopter landing facilities, marinas and boating facilities or discharges to marine or inland waters.

The EPA will not provide details about exemptions relating to—

- the conduct of any of the licensed activities in the immediately preceding paragraph in this note; or
- noise.

4. Pollution and site contamination on the land—details recorded by EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

- details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the [Environment Protection Act 1993](#))? N/A
- details of site contamination notified to the EPA under section 83A of the [Environment Protection Act 1993](#)? N/A
- a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? N/A
- a copy of a site contamination audit report? N/A
- details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the [Environment Protection Act 1993](#) applies? N/A
- details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the [Environment Protection Act 1993](#)? N/A
- details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the [Environment Protection Act 1993](#)? N/A
- details of a notification under section 103Z(1) of the [Environment Protection Act 1993](#) relating to the commencement of a site contamination audit? N/A
- details of a notification under section 103Z(2) of the [Environment Protection Act 1993](#) relating to the termination before completion of a site contamination audit? N/A
- details of records, held by the former South Australian Waste Management Commission under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? N/A

NOTE—

These questions relate to details required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the public register on payment of the prescribed fee.

5. Pollution and site contamination on the land—other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- a copy of a report known as a "Health Commission Report" prepared by or on behalf of the South Australian Health Commission (under the repealed [South Australian Health Commission Act 1976](#))? N/A
- details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the [Environment Protection Act 1993](#)? N/A
- details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the [Environment Protection Act 1993](#)? N/A

(d) a copy of a pre-1 July 2009 site audit report? N/A

(e) details relating to the termination before completion of a pre-1 July 2009 site audit? N/A

NOTE—

These questions relate to details that the EPA may hold. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the EPA (on payment of any fee fixed by the EPA).

6. 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 –

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

7. Further information for purchasers

NOTE—

The purchaser is advised that other matters under the [Environment Protection Act 1993](#) (that is, matters other than those referred to in this Statement) that may be relevant to the purchaser's further enquiries may also be recorded in the public register. These include:

- details relating to environmental authorisations such as applications, applicants, locations of activities, conditions, suspension, cancellation or surrender of authorisations, disqualifications, testing requirements and test results;
- details relating to activities undertaken on the land under licences or other environmental authorisations no longer in force;
- written warnings relating to alleged contraventions of the [Environment Protection Act 1993](#);
- details of prosecutions and other enforcement action;

- details of civil proceedings;
- other details prescribed under the [Environment Protection Act 1993](#) (see section 109(3)(1)).

Details of these matters may be obtained from the public register on payment to the EPA of the prescribed fee. If—

- an environment performance agreement, environment protection order, clean-up order, clean-up authorisation, site contamination assessment order or site remediation order has been registered on the certificate of title for the land; or
- a notice of declaration of special management area in relation to the land has been gazetted; or
- a notation has been made on the certificate of title for the land that a site contamination audit report has been prepared in respect of the land; or
- a notice of prohibition or restriction on taking water affected by site contamination in relation to the land has been gazetted,

it will be noted in the items under the heading [Environment Protection Act 1993](#) under the Table of Particulars in this Statement. Details of any registered documents may be obtained from the Lands Titles Registration Office.

Annexures

The following documents are annexed hereto –

- Annexure A – Copy of Certificate(s) of title to the land;
- Annexure B: – Copy of Council Search;
- Annexure C: – Copy of Certificate of Emergency Services Levy Payable;
- Annexure D: – Copy of Certificate of Land Tax Payable;
- Annexure E: – Copy of SA Water Certificate of Charges;
- Annexure F: – Copy of Property Interest Report;
- Annexure G: – Prescribed Notice; and
- Annexure H: – Smoke Alarm Fire Safety Fact Sheet.

Acknowledgement of Receipt of Form 1 Statement Under Section 7

*I/We , the abovementioned Purchaser, hereby acknowledge having received this day the Form 1 with the annexures as set out above.

Dated this day of

Signed:
(Purchaser)

Page **21** of **29**

ANNEXURE A

Copy of Certificate(s) of Title to the Land



Product	Register Search (CT 5508/184)
Date/Time	29/07/2026 10:58AM
Customer Reference	18333
Order ID	20260729003192

REAL PROPERTY ACT, 1886



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 5508 Folio 184

Parent Title(s)	CT 3038/174			
Creating Dealing(s)	RTU 8393680			
Title Issued	27/02/1998	Edition	4	Edition Issued 29/07/2026

Estate Type

FEE SIMPLE

Registered Proprietor

MASSIMO MESISCA
OF 3 DOERWYN AVENUE LEABROOK SA 5068

Description of Land

ALLOTMENT 1 DEPOSITED PLAN 48986
IN THE AREA NAMED LEABROOK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
14057137	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Notations

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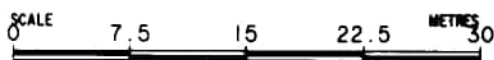
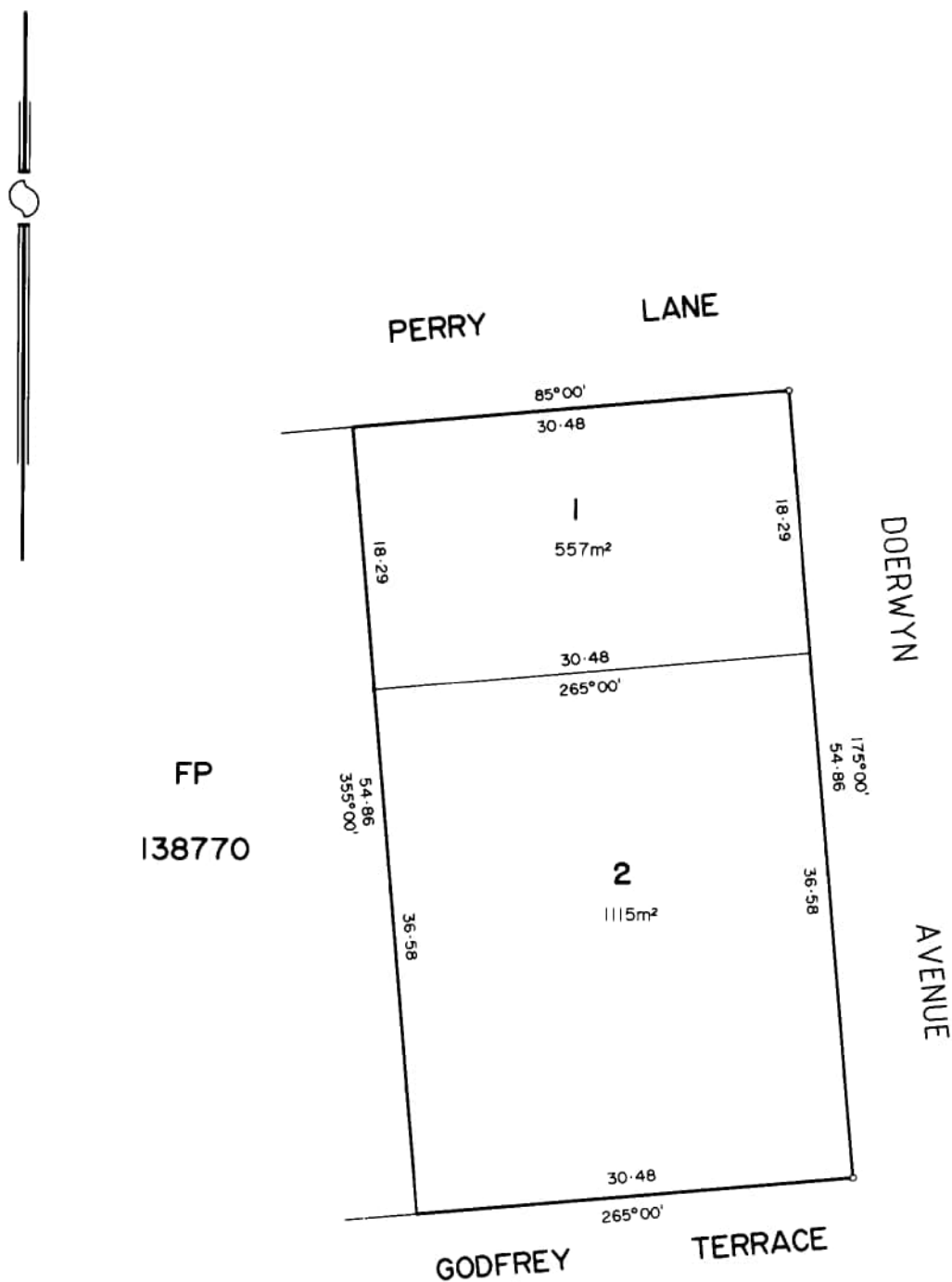
Registrar-General's Notes

AMENDMENT TO DIAGRAM VIDE 34/2003

Administrative Interests	NIL
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Product	Register Search (CT 5508/184)
Date/Time	29/07/2026 10:58AM
Customer Reference	18333
Order ID	20260729003192





Product	Check Search
Date/Time	29/07/2026 10:58AM
Customer Reference	18333
Order ID	20260729003192

Certificate of Title

Title Reference: CT 5508/184
Status: CURRENT
Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Status
23/07/2026	29/07/2026	14840451	WITHDRAWAL OF CAVEAT	REGISTERED
23/07/2026	29/07/2026	14840453	TRANSFER	REGISTERED

Data Available - Dealings completed since 30/04/2026 and unregistered Dealings

Priority Notices

NIL

Registrar-General's Notes

AMENDMENT TO DIAGRAM VIDE 34/2003



Product	Title and Valuation Package
Date/Time	29/07/2026 10:58AM
Customer Reference	18333
Order ID	20260729003192

Certificate of Title

Title Reference	CT 5508/184
Status	CURRENT
Easement	NO
Owner Number	16205991
Address for Notices	3 DOERWYN AV LEABROOK, SA 5068
Area	557m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

MASSIMO MESISCA
OF 3 DOERWYN AVENUE LEABROOK SA 5068

Description of Land

ALLOTMENT 1 DEPOSITED PLAN 48986
IN THE AREA NAMED LEABROOK
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 14840453
Dealing Date	23/07/2026
Sale Price	\$0
Sale Type	NO MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	14057137	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
184765520*	CURRENT	3 DOERWYN AVENUE, LEABROOK, SA 5068

Notations

Dealings Affecting Title



Product	Title and Valuation Package
Date/Time	29/07/2026 10:58AM
Customer Reference	18333
Order ID	20260729003192

NIL

Notations on Plan

NIL

Registrar-General's Notes

AMENDMENT TO DIAGRAM VIDE 34/2003

Administrative Interests

NIL

Valuation Record

Valuation Number	184765520*
Type	Site & Capital Value
Date of Valuation	01/01/2026
Status	CURRENT
Operative From	01/07/1998
Property Location	3 DOERWYN AVENUE, LEABROOK, SA 5068
Local Government	BURNSIDE
Owner Names	MASSIMO MESISCA
Owner Number	16205991
Address for Notices	3 DOERWYN AV LEABROOK, SA 5068
Zone / Subzone	SN - Suburban Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	6H DBG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D48986 ALLOTMENT 1	CT 5508/184

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$1,375,000	\$1,875,000			
Previous	\$1,300,000	\$1,625,000			

Building Details



Product	Title and Valuation Package
Date/Time	29/07/2026 10:58AM
Customer Reference	18333
Order ID	20260729003192

Valuation Number	184765520*
Building Style	Georgian
Year Built	1998
Building Condition	Good
Wall Construction	Rendered
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	240 sqm
Number of Main Rooms	6

Note – this information is not guaranteed by the Government of South Australia



Product	Historical Search
Date/Time	29/07/2026 10:58AM
Customer Reference	18333
Order ID	20260729003192

Certificate of Title

Title Reference: CT 5508/184

Status: CURRENT

Parent Title(s): CT 3038/174

Dealing(s) Creating Title: RTU 8393680

Title Issued: 27/02/1998

Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
23/07/2026	29/07/2026	14840453	TRANSFER	REGISTERED	MASSIMO MESISCA
23/07/2026	29/07/2026	14840451	WITHDRAWAL OF CAVEAT	REGISTERED	14408680
22/11/2024	27/11/2024	14408680	CAVEAT	REGISTERED	MASSIMO MESISCA
15/06/2023	20/06/2023	14057137	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
08/11/2021	22/11/2021	13652331	TRANSFER	REGISTERED	ANGELICA MESISCA
19/02/2019	28/02/2019	13067435	CHANGE OF ADDRESS	REGISTERED	BRIAN JOHN WARD, JUNE WARD

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ANNEXURE B

Copy of Council Search Information



LOCAL GOVERNMENT SEARCH

Cert1100\26

29/07/2026

WRP Legal & Advisory
Level 1 153 Flinders Street
ADELAIDE SA 5000

Billing number: 1035519 Valuer General No: 184765520*

Owner: Angelica M Mesisca
Property Address: 3 Doerwyn Avenue LEABROOK SA 5068

Legal Description: ALLOT 1 Sec 299 DP 48986 Vol 5508 Fol 184

Pursuant to Section 187 of the Local Government Act 1999 (as amended), I certify that the following amounts are due and payable and are a charge against the above property:

Rates and Arrears - prior 30/06/2026	725.65
Legal Fees	0.00
Rates for current financial year, which fall due on 01/07/2026 and payable as four instalments on or before 01/09/2026, 01/12/2026, 01/03/2027, 01/06/2027	3,165.20
Fines and interest for current financial year (2% fine for each late instalment, and .75% interest rate per month on all other outstanding amounts). Fines and interest are incurred on day 1 of each month	5.30
Less Rate Capping Rebate	0.00
Less amount paid for current financial year	0.00
Balance of rates and other monies due and payable	\$3,896.15
Arrears Overdue \$730.95	
Instalment/s Due:	
Due 01/09/2026 \$791.30	
Due 01/12/2026 \$791.30	
Due 01/03/2027 \$791.30	
Due 01/06/2027 \$791.30	

ON BEHALF OF THE CITY OF BURNSIDE

Post PO Box 9, Glenside SA 5065
Civic Centre 401 Greenhill Road, Tasmore SA 5065

Phone (08) 8366 4200 Fax (08) 8366 4299

Email burnside@burnside.sa.gov.au www.burnside.sa.gov.au

Street Numbering

Please note Council's official street number for this property is 3 Doerwyn Avenue LEABROOK SA 5068.*

Regulated and Significant Trees

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

Waste Collection Service

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

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

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

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

Refer to the Kerbside Waste Management Policy for further details.

Payment of Rates at Settlement

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

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

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

To pay these rates via PEXA

Bpay Biller Code: 8722

Reference Number: 1035519



Civic Centre: 401 Greenhill Road, Tusmore SA 5065
Postal Address: PO Box 9, Glenside SA 5065
ABN: 66 452 640 504
Telephone: (08) 8366 4200
Fax: (08) 8366 4299

Land and Business (Sale and Conveyancing) Act

Property Interest Report

Request No.:	Cert1100\26	Date of Issue:	30/07/2026
Applicant:	WRP Legal & Advisory Level 1 153 Flinders Street ADELAIDE SA 5000	CT No.:	ALLOT 1 Sec 299 DP 48986 Vol 5508 Fol 184
Property:	3 Doerwyn Avenue LEABROOK SA 5068		

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

PRESCRIBED ENCUMBRANCES AND PARTICULARS REQUIRED

Part 3 – Development Plan, Development Act 1993

• Title or other brief description of zone or policy area in which the land is situated (per the Development Plan):	N/A
• Is the land situated in a designated state heritage area?	N/A
• Is the land designated as a place of local heritage value?	N/A
• Is there a Development Plan Amendment released for public consultation by the Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
• If Yes, state the name of the Council:	N/A
• Is there a Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
Section 42 – condition (that continues to apply) of a development authorisation (refer attached for details if applicable):	Yes 180/00321/97/DL 180/00322/97/C1

Part 5 - PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

• Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Z5707 (SN) Suburban Neighborhood Refer to PlanSA Section 7 Report for further information.
• Is the land situated in a designated state heritage area?	No
• Is the land designated as a place of local heritage value?	Refer to PlanSA Section 7 Report for further information.
• Is there a tree declared to be a significant tree or a stand of trees declared to be significant on the land?	Refer to PlanSA Section 7 Report for further information.
• Is there a Planning and Design Code amendment released for public consultation by the <u>State Planning Commission</u> on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Yes

REPEALED ACT CONDITIONS	
Condition (that continues to apply) of an approval or authorisation granted under the following Acts (refer attached for details if applicable): - o Building Act 1971 - o City of Adelaide Development Control Act 1976 - o Planning and Development Act 1966 - o Planning Act 1982	No
DEVELOPMENT ACT 1993	
Section 50(1) – requirement to vest land in a Council or the Crown to be held as open space	No
Section 50(2) – agreement to vest land in a Council or the Crown to be held as open space	No
Section 55 – order to remove work or perform work	No
Section 56 – notice to complete development	No
Section 57 – land management agreement	No
Section 48 or 58 – for the destruction or control of animal or plants	No
Section 69 – emergency order	No
Section 71 – fire safety notice	No
Section 84 – enforcement notice	No
Section 85(6), 85(10) or 106 – enforcement order	No
Part 11 Division 11 – proceedings	No
FIRE AND EMERGENCY SERVICES ACT 2005	
Section 105F – fire prevention or notice to prevent fires on private land	No
HEALTH – FOOD ACT 2001	
Section 44 – improvement notice	No
Section 46 – prohibition order	No
LOCAL NUISANCE AND LITTER CONTROL ACT 2016	
Section 30 – Nuisance or Litter abatement notice	No
SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011	
Section 92 Notice	No
LAND ACQUISITION ACT 1969	
Section 10 – Notices of intention to acquire	No
HOUSING IMPROVEMENT ACT 1940	
Section 23 – declaration that house is undesirable or unfit for human habitation	No
LOCAL GOVERNMENT ACT 1934	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
LOCAL GOVERNMENT ACT 1999	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016	
Section 141 – order to remove work or perform work	No
Section 142 – notice to complete development	No
Section 155 – emergency order	No
Section 157 – fire safety notice	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, 214(6), 214(10), 222 – enforcement notice	No

PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987

Notice or declaration of insanitary conditions

No

BUILDING INDEMNITY INSURANCE**Approval No.****Insurer****Policy Issued****Contract Date****Builder**

Nil

INDEMNITY ATTRIBUTE RECORD MAY BE MISSING FROM APPLICATION. SEE CERTIFICATE MANUAL FOR MORE INFORMATION

ENVIRONMENT PROTECTION

- Does the council hold details of any development approvals relating to
(a) commercial or industrial activity at the land; or
(b) change in the use of the land or part of the land (per the Development Act 1993)?

No

No

Notes**Swimming Pools (if applicable)**

On or before any settlement takes place with respect to any transfer of title to the land, the vendor is required to install, replace or upgrade any prescribed designated swimming pool safety features that are required in relation to any swimming pool (including any spa pool) that is located on the land. After settlement, the purchaser (new owner) will then be required to ensure that those safety features have been so installed, replaced or upgraded as necessary on the land (and if they have not been installed, replaced or upgraded, the new owner will be required to install, replace or upgrade those designated safety features in accordance with the relevant prescribed requirements) and thereafter the new owner must ensure that those designated safety features are maintained in accordance with the relevant prescribed requirements.

APPROVAL NOTICES WITHOUT ON-GOING CONDITIONS

No



Authorised Officer
City of Burnside

Note:

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

OFFICIAL

Data Extract for Section 7 search purposes

Valuation ID 184765520*

Data Extract Date: 30/07/2026

Important Information

This Data Extract contains information that has been input into the Development Application Processing (DAP) system by either the applicant or relevant authority for the development for which approval was sought under the Planning, Development and Infrastructure Act 2016. The Department for Housing and Urban Development does not make any guarantees as to the completeness, reliability or accuracy of the information contained within this Data Extract and councils should verify or confirm the accuracy of the information in the Data Extract in meeting their obligations under the Land and Business (Sale and Conveyancing) Act 1994.

Parcel ID: D48986 AL1

Certificate Title: CT5508/184

Property Address: 3 DOERWYN AV LEABROOK SA 5068

Zones

Suburban Neighbourhood (SN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 45 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.

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.

Signif Retirement Facility Supported Accom Sites

OFFICIAL

The Significant Retirement Facility and Supported Accommodation Sites Overlay seeks to facilitate the development of supported accommodation and/or retirement facilities on significant retirement facility and supported accommodation sites to provide accommodation for the communities' ageing residents.

Traffic Generating Development

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

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).

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

DECISION NOTIFICATION FORM

Development Number
180/00321/97/DL
 Development Assessment Commission Number
180/D001/97

FOR DEVELOPMENT APPLICATION

DATED
 REGISTERED ON

22/04/1997
03/02/1997

To **B WARD C/- FYFE SURVEYORS P/L PO BOX 114 KENT TOWN SA 5071**

LOCATION OF PROPOSED DEVELOPMENT:

Location of Development : **39 Godfrey Tce Leabrook 5068**

Section No (full/part): _____ Hundred: _____ Volume: **3038** Folio: **174**

Nature of
 Proposed
 Development

LAND DIVISION CREATING THREE ALLOTMENTS FROM TWO EXISTING

From

CITY OF BURNSIDE

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused	Not Applicable /Required
Provisional Development Plan Consent				N/A
Land Division	21/05/1997	4		
Land Division (Strata)				N/A
Provisional Building Rules Consent				N/A
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	21/05/1997	4		

Building Classification Granted: N/A.

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.

Date of Decision: **21/05/1997**

☐

Development Assessment Commission or delegate

Signed:

☒

Council Chief Executive Officer or delegate

Date: **21/05/1997**

☐

Private Certifier

☒

Sheets Attached

LAND DIVISION - DEVELOPMENT APPROVAL

DEVELOPMENT APPLICATION NO. 180/00321/97/DL

DEVELOPMENT ASSESSMENT COMMISSION NO. 180/D001/97

CONDITION/S

1. The financial, easement and internal drain requirements for water and sewerage services of the SA Water Corporation, if any, being met.
2. Payment of \$1315.00 into the Planning and Development fund (1 allotment @ \$1315.00/allotment). Cheques to be made payable and marked "Not Negotiable" to the Development Assessment Commission and payment made at Level 5, 136 North Terrace, Adelaide, or sent to GPO Box 1815, Adelaide, 5001.
3. Two copies of a certified survey plan being lodged with the Development Assessment Commission for Certificate purposes.
4. Lot 2 shall be renumbered lot 39 and lot 3 shall be renumbered lot 41.

PROPOSED NEW IDENTIFIERS:

Lot 1: 3 Deorwyn Avenue, Leabrook, SA, 5068: 557m²

Lot 39: 39 Godfrey Terrace, Leabrook, SA, 5068: 557m²

Lot 41: 41 Godfrey Terrace, Leabrook, SA, 5068: 557m²

DECISION NOTIFICATION FORMDevelopment Number
180/00322/97/C1

FOR DEVELOPMENT APPLICATION

REGISTERED ON **22/04/1997**
DATED **12/09/1997**To **MR B J & MRS J WARD 39 GODFREY TERRACE LEABROOK SA 5068****LOCATION OF PROPOSED DEVELOPMENT:**Location of Development : **3 Doerwyn Ave Leabrook 5068**

Section No (full/part): _____ Hundred: _____ Volume: _____ Folio: _____

Nature of
Proposed
Development**SINGLE STOREY DWELLING AND ASSOCIATED GARAGE**

From

CITY OF BURNSIDE

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused	Not Applicable /Required
Provisional Development Plan Consent	7/5/1997	NIL		
Land Division				N/A
Land Division (Strata)				N/A
Provisional Building Rules Consent	16/10/1997	7		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	16/10/1997	7		

Building Classification Granted: CLASS 1a

—

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.

Date of Decision: **16/10/1997**

Development Assessment Commission or delegate

Signed:



Council Chief Executive Officer or delegate

Date: **16/10/1997**

Private Certifier



Sheets Attached

DEVELOPMENT APPROVAL

DEVELOPMENT APPLICATION NO. 180/00322/97/C1

CONDITION/S (BUILDING CONSENT)

1. The owner must within seven days of selecting a builder, advise Council of the builder selected.
2. The owner of land on which domestic building work is to be performed must ensure that a certificate of insurance (building indemnity insurance policy required under Division 3 of Part 5 of the *Building Work Contractors Act 1995*) in relation to that work is lodged with the council on or before giving notice of commencement of the building work under Development Regulation 74.

Note: A Person must not commence domestic building work unless or until a certificate of insurance in relation to that work has been lodged.

3. NOTIFICATIONS DURING BUILDING WORK

A person proposing to undertake or undertaking building work on land (or is in charge of such work) must give the Council -

- (a) one business day's notice of the commencement of building work on the site, and
 - (b) one business day's notice of the placing of concrete in any footing or other structural member that transfers load directly to a foundation or in any pile or caisson and
 - (c) one business day's notice of completion of building,
 - (d) one business day's notice of completion of a swimming pool.
4. Site inspection of footings are required to be carried out by the design engineer for the stages set out in the Site Investigation and Footing Construction Report.
 5. The section of stormwater drain commencing from the property boundary to street kerb shall be constructed in either 100 mm diameter concrete, galvanised steel or **sewer grade** PVC pipe, where no cover to a pipe drain is possible a steel box channel with checker plate cover shall be used. A concrete sump or other suitable inspection opening to enable access to the main drain for cleaning purposes it to be provided within the front boundary alignment of the property.

6. Protection from Termites

- 3 -

A durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating-

- (a) the method of protection; and
 - (b) the date of installation of the system; and
 - (c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
 - (d) the need to maintain and inspect the system on a regular basis.
7. That the screen wall, retaining wall and cellar are constructed as per amended details F33297, S33297A submitted by the engineer.

IN ADDITION TO THE DEVELOPMENT CONDITION/S OF APPROVAL, THE FOLLOWING NOTES ARE INCLUDED FOR YOUR ATTENTION:

OTHER AUTHORITIES

- Before commencing construction you are advised to contact authorities such as SA Water Corporation, Electricity Corporation, Telstra, Department of Transport, Gas Company, Australia Post regarding their requirements.

BUILDING WASTE

- During the construction phase of the development, appropriate measures are to be taken to ensure that paper, plastic, rubbish and other waste materials associated with the building work is secured and contained within the boundaries of the site until taken to a suitable tipping ground.
- *Regulation 83A of the Development Act states:*

Occupation of Class 1a Buildings

A person must not occupy a Class 1a building under the Building Code (or an addition to a Class 1a building) that has not been fully completed in accordance with a development authorisation insofar as it relates to the performance of building work unless-

- (a) the building is structurally sound and weatherproof; and
- (b) the building work that has been carried out on the building is in accordance with the relevant approval (disregarding any variation of a minor nature which has no adverse effect on the safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the Council); and
- (c) the building includes all items specified in clause F2.1 of the Building code for class 1a buildings under that Code; and

- (d) all connections required for the supply of water, and the disposal of water and effluent, have been made (although if the approved documentation provides for two or more of the same item, it is sufficient for the purposes of this paragraph that one item is connected); and
- (e) if the building is in an area set out in schedule 18 (being an area designated as a bushfire prone area), the building complies with Part G5 of the Building Code.
- (f) all smoke alarms required under Part E1 of the Building Code have been installed and tested.

Penalty: Division 6 fine.

Regulation 83AB (3) of the Development Act states:

Statement - Class 1a Buildings

When -

- (a) a person occupies a building to which this regulation applies before a notice of completion of building work is given (or in a case where no notice of completion is required); or
- (b) a notice of completion of building work is given (in a case where paragraph (a) does not apply),

the relevant person must provide a written statement to the relevant authority in accordance with the requirements of this regulation.

Penalty: Division 6 Fine.

The statement is required to be provided to the Council (or if the building work was privately certified, to the certifier) within **10 business days** after the occurrence of the event of (a) or (b) above.

The statement must declare that the building work carried out on the building is in accordance with any relevant approval (disregarding any variation of a minor nature which has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority);

The statement must be signed by:

- (a) a licensed builder who has been responsible for undertaking the building work to which the statement relates; or
- (b) if there is no such licensed builder - the owner of the land on which the building work to which the statement relates has been undertaken.

If the statement is lodged with a private certifier, the private certifier must forward the statement (or a copy) to the council within **five business days** after its receipt by the private certifier.

- 5 -

Page **23** of **29**

ANNEXURE C

Certificate of Emergency Services Levy Payable



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: 2805134

W LEGAL PTY. LTD.
WRP LEGAL & ADVISORY
LEVEL 1
153 FLINDERS STREET
ADELAIDE SA 5000

DATE OF ISSUE

29/07/2026

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER		OWNERSHIP NAME		
1906053*		A MESISCA		
PROPERTY DESCRIPTION				
3 DOERWYN AVE / LEABROOK SA 5068 / LT 1				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
184765520*	CT 5508/184	\$1,875,000.00	1.000	0.400

LEVY DETAILS:	FIXED CHARGE	\$	50.00
	+ VARIABLE CHARGE	\$	594.00
	- REMISSION	\$	351.00
	- CONCESSION	\$	0.00
	+ ARREARS / - PAYMENTS	\$	0.00
	= <u>AMOUNT PAYABLE</u>	\$	293.00

FINANCIAL YEAR

2026-2027

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

27/10/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

1906053*

OWNERSHIP NAME

A MESISCA

ASSESSMENT NUMBER

184765520*

AMOUNT PAYABLE

\$293.00

AGENT NUMBER

100019552

AGENT NAME

W LEGAL PTY. LTD.

EXPIRY DATE

27/10/2026

+70216999180022> +001571+ <0551028558> <0000029300> +444+

OFFICIAL: Sensitive**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
 Email: contactus@revenuesa.sa.gov.au
 Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Biller Code: 456285 Ref: 7021699918 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

Page **24** of **29**

ANNEXURE D

Certificate of Land Tax Payable



ABN 19 040 349 865
Land Tax Act 1936

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: 2805134

DATE OF ISSUE

29/07/2026

W LEGAL PTY. LTD.
WRP LEGAL & ADVISORY
LEVEL 1
153 FLINDERS STREET
ADELAIDE SA 5000

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME

A MESISCA

FINANCIAL YEAR

2026-2027

PROPERTY DESCRIPTION

3 DOERWYN AVE / LEABROOK SA 5068 / LT 1

ASSESSMENT NUMBER

184765520*

TITLE REF.

(A "+" indicates multiple titles)

CT 5508/184

TAXABLE SITE VALUE

\$1,375,000.00

AREA

0.0557 HA

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

CURRENT TAX	\$	2,195.00	SINGLE HOLDING	\$	2,195.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	0.00			
- PAYMENTS	\$	0.00			
= AMOUNT PAYABLE	\$	2,195.00			

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 27/10/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

1906053*

OWNERSHIP NAME

A MESISCA

ASSESSMENT NUMBER

184765520*

AMOUNT PAYABLE

\$2,195.00

AGENT NUMBER

100019552

AGENT NAME

W LEGAL PTY. LTD.

PAYABLE ON OR BEFORE

27/10/2026

+70216998270012> +000927+ <0551028558> <0000219500> +444+

OFFICIAL: Sensitive**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
 Email: contactus@revenuesa.sa.gov.au
 Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Bill Code: 456293 Ref: 7021699827 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

Page **25** of **29**

ANNEXURE E

SA Water Certificate of Charges



Account Number 184765520*	L.T.O Reference CT5508184	Date of issue 30/7/2026	Agent No. 7938	Receipt No. 2805134
-------------------------------------	------------------------------	----------------------------	-------------------	------------------------

WRP LEGAL AND ADVISORY
LEVEL 1, 153 FLINDERS ST
ADELAIDE SA 5000
reception@wrplegal.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer:	A MESISCA		
Location:	3 DOERWYN AVE LEABROOK LT 1		
Description:	6H DBG	Capital Value:	\$1 875 000
Rating:	Residential		

Periodic charges

Raised in current years to 30/9/2026

			\$
	Arrears as at: 30/6/2026	:	0.00
Water main available:	1/7/1998	Water rates	: 88.00
Sewer main available:	1/7/1998	Sewer rates	: 277.97
		Water use	: 58.93
		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	: 424.90CR
		Balance outstanding	: 0.00

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

Next quarterly charges: Water supply: 88.00 Sewer: 277.97 Bill: 14/10/2026

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

The last Water Use Year ended on 13/03/2026.

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.



If your property was constructed before 1929, it's recommended you request a property interest report and internal 'as constructed' sanitary drainage drawing to understand any specific requirements relating to the existing arrangements.

As constructed sanitary drainage drawings can be found at <https://maps.sa.gov.au/drainageplans/>.

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:

A MESISCA

Water & Sewer Account

Acct. No.: 184765520*

Amount: _____

Address:

3 DOERWYN AVE LEABROOK LT 1

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	184765520*



Bill code: 8888

Ref: 18476552010

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

**Paying online**

Pay online at 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: 184765520*



**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

Page **26** of **29**

ANNEXURE F

Property Interest Report

Property Interest Report

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

Title Reference	CT 5508/184	Reference No. 2805134
Registered Proprietors	M*MESISCA	Prepared 29/07/2026 10:58
Address of Property	3 DOERWYN AVENUE, LEABROOK, SA 5068	
Local Govt. Authority	CITY OF BURNSIDE	
Local Govt. Address	PO BOX 9 GLENSIDE SA 5065	

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

<u>Prescribed encumbrance</u>	<u>Particulars</u> (Particulars in bold indicates further information will be provided)
-------------------------------	---

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.2 | Easement
(whether over the land or annexed to the land)

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> | Refer to the Certificate of Title |
| 1.3 | Restrictive covenant

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 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.)

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title

also

Contact the vendor for these details |
| 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. ***Burial and Cremation Act 2013***

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. ***Crown Rates and Taxes Recovery Act 1945***

4.1 section 5 - Notice requiring payment

Crown Lands Program in DEW has no record of any notice affecting this title

5. ***Development Act 1993 (repealed)***

5.1 section 42 - Condition (that continues to apply) of a development authorisation

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

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

also

Contact the Local Government Authority for other details that might apply

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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development has no record of any notice affecting this title

- | | | |
|------|--|--|
| 5.10 | section 84 - Enforcement notice | State Planning Commission in the Department for Housing and Urban Development 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 Housing and Urban Development 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 1967</i> (repealed) | State Planning Commission in the Department for Housing and Urban Development 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 |
- [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 | <p>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.</p> <p>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</p> |
|-----|---------------------------------|--|

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
9.	<i>Fences Act 1975</i>	
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10.	<i>Fire and Emergency Services Act 2005</i>	
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
11.	<i>Food Act 2001</i>	
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
12.	<i>Ground Water (Qualco-Sunlands) Control Act 2000</i>	
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
13.	<i>Heritage Places Act 1993</i>	
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
14.	<i>Highways Act 1926</i>	
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
15.	<i>Housing Improvement Act 1940 (repealed)</i>	
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
16.	<i>Housing Improvement Act 2016</i>	

- | | | |
|------|--|--|
| 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 |
|------|---|--|

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 |
| 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 |
| 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 Act | The regional landscape board has no record of any notice affecting this title |
| 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
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
- The Planning and Design Code (the Code) is a statutory instrument under the Planning, Development and Infrastructure Act 2016 for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.**
- 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 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 Contact the Local Government Authority for other details that might apply
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with)	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

32. *South Australian Public Health Act 2011*

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 *South Australian Public Health (Wastewater) Regulations 2013* 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

33. *Upper South East Dryland Salinity and Flood Management Act 2002 (expired)*

- 33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

34. *Water Industry Act 2012*

- 34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement

**An SA Water Certificate will be forwarded.
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**

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.

35. *Water Resources Act 1997 (repealed)*

- 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

36. *Other charges*

- 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

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 <i>Livestock Act, 1997</i>	Animal Health in PIRSA has no record of any notice or order affecting this title

Additional Information

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 (<i>Dog Fence Act 1946</i>)	This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates.
9. Pastoral Board (<i>Pastoral Land Management and Conservation Act 1989</i>)	The Pastoral Board has no current interest in this title
10. Heritage Branch DEW (<i>Heritage Places Act 1993</i>)	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

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.

ANNEXURE G

Prescribed Notice

PRESCRIBED NOTICE TO BE GIVEN TO PURCHASER

Land and Business (Sale and Conveyancing) Act 1994 section 13A

Land and Business (Sale and Conveyancing) Regulations 1995 regulation 15A

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, the Office of Consumer and Business Affairs recommends that you check the website: www.ocba.sa.gov.au/consumeradvice/realestate

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventative termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a **flood prone** area? Is the property prone to coastal flooding?

- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any **significant** trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting? What **energy sources** (eg electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit: www.ocba.sa.gov.au/consumeradvice/realestate

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.

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ANNEXURE H

Smoke Alarm Fire Safety Fact Sheet



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Smoke Alarms

General Information

Legislative Requirements

In South Australia, legislation is in place to make domestic smoke alarms compulsory for all residential buildings. In some situations the smoke alarms need to be interconnected. See "Interconnecting smoke alarms" below.

Home owners are required, by Regulation 76B under the Development Act 1993, to install battery powered or hard-wired (240 volt mains powered) smoke alarms*.

* Houses built since 1 January 1995 must be equipped with hard-wired smoke alarms. All other houses must be equipped with at least replaceable battery powered smoke alarms. From 1 Feb 1998 when a house with replaceable battery powered smoke alarms is sold the new owner has six months to install alarms which are hard-wired to the 240 volt power supply or powered by 10 year life, non-replaceable, non-removable batteries.

Penalties apply for non-compliance.

In rented homes the owner of the property is responsible for the installation of working smoke alarms and must ensure that they are maintained. The minimum maintenance required under Australian Standard 1851 – 2012 is detailed in the SA Metropolitan Fire Service (MFS) Home Fire & Life Safety fact sheet [Smoke Alarm Servicing Schedule](#). This schedule, appropriately signed and dated, can be kept as a record of maintenance. The MFS recommends a more rigorous maintenance regime (see below "Maintenance of Smoke Alarms") and suggests that more frequent maintenance instructions and responsibilities are included in leasing agreements as the responsibility of the tenant.

Why Do You Need A Smoke Alarm?

Smoke obscures vision and causes intense irritation to the eyes. This, combined with the effects of the poisons in the smoke, can cause disorientation, impaired judgement and panic, reducing the victim's ability to find an exit.

Most fire-related deaths result from the inhalation of toxic fire gases rather than from direct contact with flame or exposure to heat.

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Correctly located smoke alarms in your home give early warning of fire, providing you with the precious time which may be vital to your survival.

Home Fire Escape Plan

The installation of smoke alarms forms one part of a Home Fire Escape Plan. It is vitally important that every family has a complete Home Fire Escape Plan which is practised and understood by all occupants. Advice on the development of a Home Fire Escape Plan is available from the MFS by telephoning 8204 3611 or visiting our website <http://www.mfs.sa.gov.au>.

Types Of Smoke Alarms

Ionisation Smoke Alarms

Ionisation smoke alarms detect small diameter smoke particles, the invisible products of combustion, and are most effective in the case of flaming fires. They are not suitable for locations affected by cooking, combustion heating appliances or open fires.

Photo-Electric Smoke Alarms

Photo-electric smoke alarms detect larger smoke particles, the visible products of combustion, and are most effective in the case of smouldering fires. They are suitable for installation near kitchens or in areas containing combustion heaters or open fires.

Best Protection

Research indicates that photo-electric alarms provide the best detection across a range of fires.

For homes which already have ionisation alarms, we recommend that they be supplemented with additional, interconnected photo-electric alarms. When existing ionisation alarms reach 10 years of age, they should be replaced with photo-electric alarms.

The MFS recommends that the best protection is provided by photo-electric smoke alarms which are hard-wired to the 240 volt power supply and interconnected to give the earliest warning possible.

Interconnectable Alarms

The interconnection of multiple alarms ensures that if one alarm detects smoke, all interconnected alarms will activate to sound the warning. Alarms can be interconnected by wires in the ceiling space or by wireless interconnection.

From 1 May 2014 multiple smoke alarms must be interconnected in all new Class 1 and Class 2 buildings and in any new extensions to buildings which require more than one alarm.

"Class 1 and 2 buildings" means:

- Any single dwelling including detached houses or attached houses such as row houses, terrace houses, town houses, villa units, etc.
- A boarding house, guest house, hostel or the like with a total floor area not exceeding 300m² and in which not more than 12 persons would ordinarily reside.

Note: Larger buildings of these types will require a commercial type fire alarm system.

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- Any building containing two or more sole-occupancy units each being a separate dwelling (i.e. flats, motel units, apartments and the like) where the building is not required to be fitted with a commercial type fire alarm system.

Regardless of when your house was built, the MFS recommends that if you have multiple smoke alarms they should be interconnected. Both the ionisation and the photo-electric types of smoke alarm are available as interconnectable alarms.

Quality Assurance

For assurance of quality in manufacture, the MFS recommends that you buy smoke alarms which comply with Australian Standard 3786.

Look for 'AS 3786' and/or the Standards Australia 'five ticks' symbol on the packaging. (Pictured right)



Fire Detection Systems

In a large domestic dwelling, it is advantageous to have the domestic smoke alarms interfaced to a Residential Fire Alarm Indicator Panel. The occupants, and the fire service on their arrival, will then know exactly where the fire has been detected in the house.

Residential Fire Alarm Indicator Panels are also an advantage in lodging houses, blocks of flats or apartments.

Note: Residential alarms may only be used where the Building Code of Australia does not call for an Australian Standard 1670 system.

Some monitored security alarms are only equipped with smoke detectors. These detectors may not comply with AS 3786 (Smoke Alarms) and therefore may not comply with Regulation 76B of the Development Regulations 2008 or the Building Code of Australia. Where a monitored security system with non-compliant smoke detectors is installed, owners need to install one or more smoke alarms that are AS 3786 compliant.

Smoke Alarms For Impaired Persons

For those who are deaf or hard of hearing, there are smoke alarm systems available that incorporate strobe lights and vibrating elements in addition to the audible alert signal.

If you are dependent on others for movement (e.g. paraplegic), a smoke alarm system may be interfaced with equipment that will send a pre-recorded message or signal to the service provider so that the fire service and a designated carer can be immediately notified to respond.

Power Supply Options

Hard wired - 240 volt power supply with battery backup.

Battery Operated - Replaceable battery with low power warning signal.

Lithium Battery - Built in, non-replaceable, non-removable battery with a 10 year life.

Interfaced with Domestic Security System - Some smoke alarms are connected via a domestic security system. It is critical that the smoke alarms in such a system are AS 3786 compliant.

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Installation

Legislation requires that a qualified electrician install hard-wired (240 volt) smoke alarms.

Battery-powered alarms may be installed by the householder, carefully following the manufacturer's instructions.

Maintenance Of Smoke Alarms

The maintenance of domestic smoke alarms is covered by Australian Standard 1851-2012 which states that the maintenance of smoke alarms may be carried out by the occupant in accordance with the manufacturer's recommended procedure and need not be recorded.

Australian Standard 1851-2012 recommends a minimum standard for maintenance procedures. The MFS recommends more frequent maintenance in some instances to ensure that smoke alarms operate at their maximum efficiency.

Changing The Battery

Change the battery once a year or if a 'battery low' warning 'beep' is emitted. Ensure that the appropriate battery is used for the smoke alarm you have installed. (Refer to the manufacturer's instructions.)

It is strongly recommended that batteries are changed each year. An ideal time to do this is when you change your clocks back at the end of daylight saving.

Change Your Clock; Change Your Smoke Alarm Batteries.

Remember: Hard-wired (240 volt) smoke alarms may also have backup batteries which must be changed regularly.

Testing Smoke Alarms

Press the test button once a month, and when you return from an extended absence, to ensure that the smoke alarm is working. Test the backup battery of a hard-wired (240 volt) alarm by isolating the power supply (main switch or circuit breaker) before pushing the test button.

If the smoke alarms are interconnected make sure that the interconnected smoke alarms also sound when you press the test button.

To test the alarms which are connected to a security system, refer to the owner instruction manual or follow the testing advice which is displayed on the control panel.

Cleaning Smoke Alarms

At least every six months, remove dust, lint or cobwebs from the outside of the alarm using the soft brush attachment of your vacuum cleaner. Any other cleaning should be done in accordance with the manufacturer's instructions.

Test the alarm after cleaning.

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Replacing Smoke Alarms – Life Expectancy

All smoke alarms that comply with AS 3786 have a recommended service life of 10 years under normal operating conditions. After that time smoke alarms may malfunction and their efficiency may be compromised with accumulated dust, insects, airborne contaminants and corrosion of electrical circuitry. They should be replaced at least every 10 years. The MFS strongly recommends they should be replaced with hard wired, interconnected (240v) photo-electric smoke alarms.

The limited lifespan of smoke alarms applies to ALL smoke alarms regardless of power source (battery or 240 volt) or the type of smoke alarm (ionisation or photo-electric/photo-optical).

Ionisation smoke alarms contain a minute particle of radioactive material. (Ionisation type smoke alarms can be identified by the black and yellow radiation symbol which appears on the smoke alarm casing.) An exemption under the Radiation Protection Control Act 1982 permits up to two domestic ionisation smoke alarms to be disposed into domestic waste during any period of seven days. For more information go to the EPA website at:

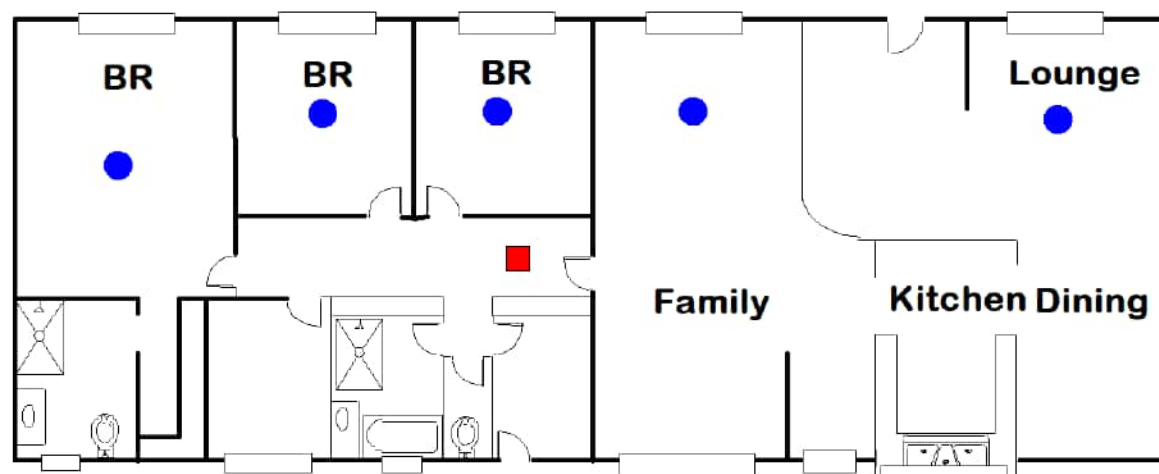
<http://www.epa.sa.gov.au/> and search 'smoke alarms'.

Old photo-electric smoke alarms (no radiation symbol) can be discarded with normal domestic rubbish.

Location Of Smoke Alarms

If you have a passageway leading to the bedrooms install the alarm at the end closer to the living area.

If you sleep with your bedroom doors closed the MFS recommends additional alarms in the bedrooms, interconnected with those located in passageways and other parts of the dwelling, to ensure that you are alerted by the activation of any alarm.



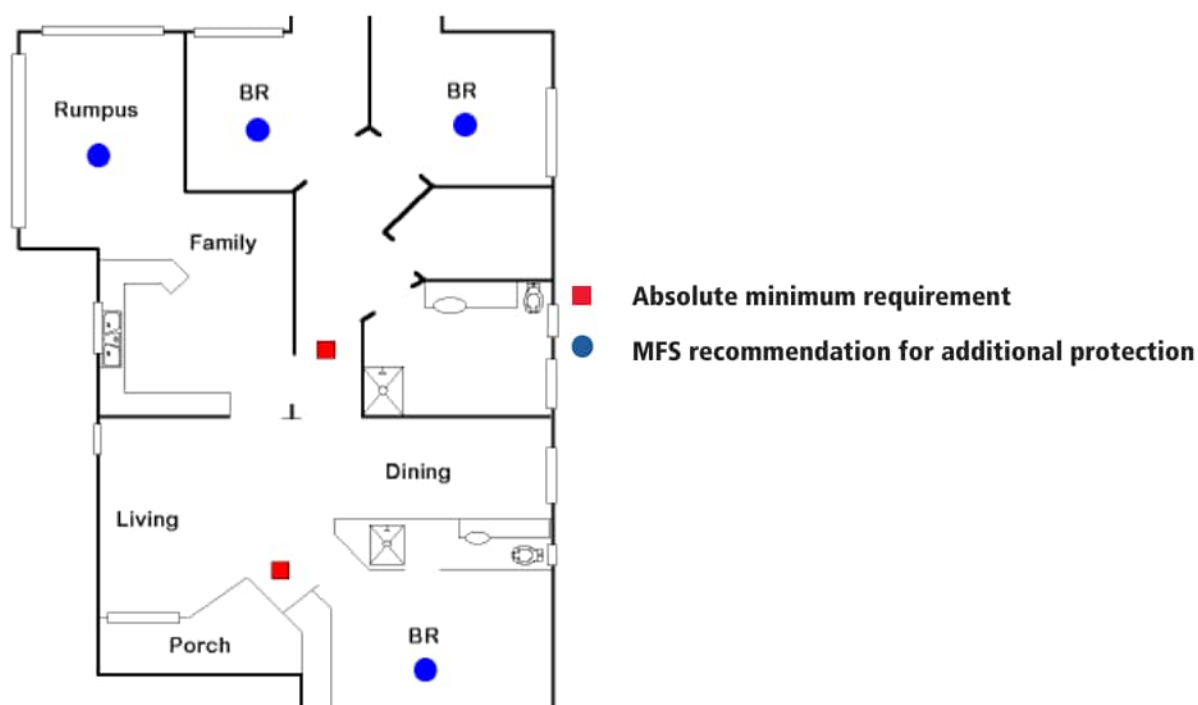
- Absolute minimum requirement
- MFS recommendation for additional protection

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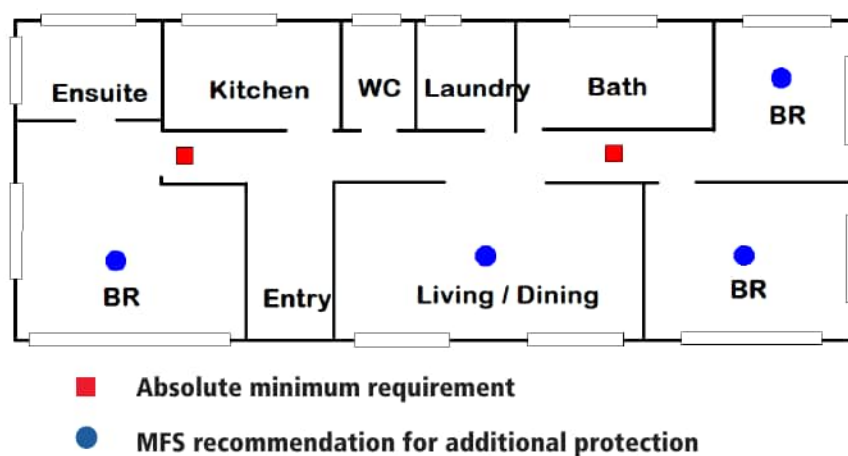
If there is no passageway but the bedrooms are accessed directly from the living area, install the alarm outside each bedroom 900mm from the doorway.

For additional protection, also install alarms in each bedroom. Install them as close as practicable to the centre of the room and interconnect them with the alarms located in other parts of the dwelling.

Consider the installation of photo-electric alarms in the living area to reduce the incidence of nuisance alarms.



If there are bedrooms at both ends of the house install interconnected alarms in the passageway to each of these areas.

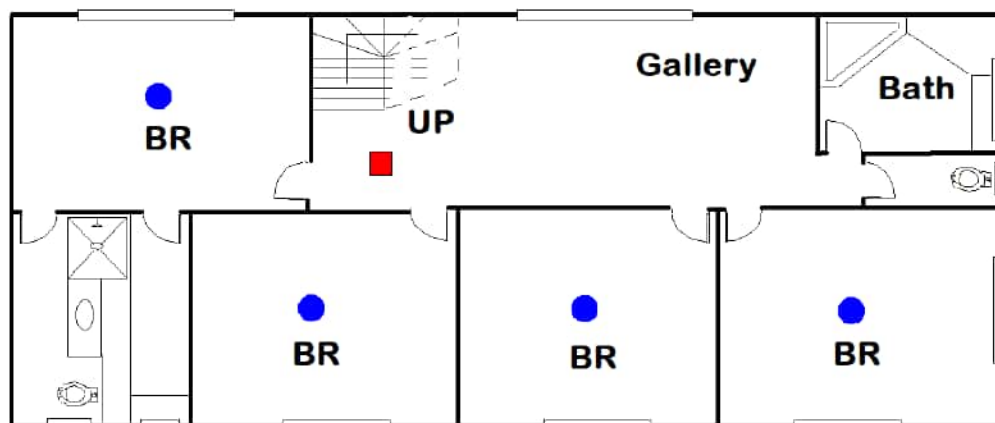


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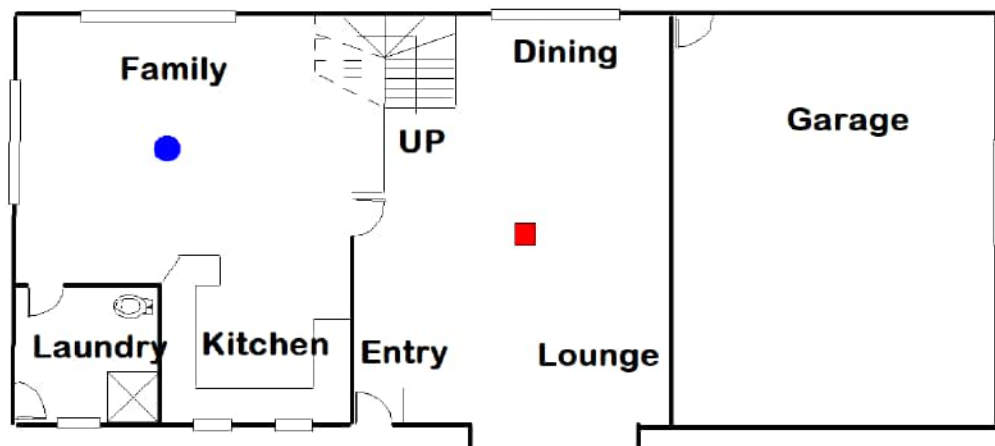
In passageways, the installation point should be at the end closest to the living area and certainly before the first bedroom is reached so that when the alarm sounds, there will be sufficient time to allow evacuation by normal exit routes e.g. doors.

If you have two or more storeys, smoke alarms should be installed on each level and the MFS recommends that they be interconnected.

Upper level:



Lower level:



- Absolute minimum requirement
- MFS recommendation for additional protection

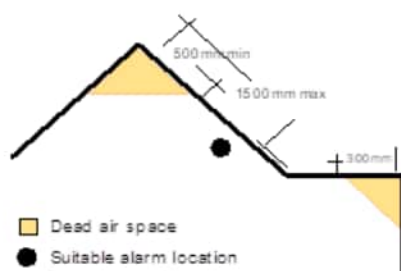
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Dead Air Spaces

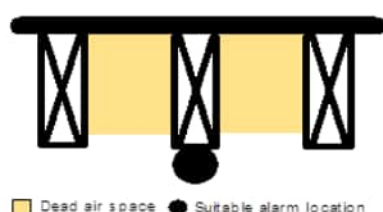
Corners between walls, between a wall and ceiling and at the apex of a sloping ceiling contain dead air space which smoke may not readily penetrate.

Alarms placed in these spaces may not activate.

On a sloping ceiling the alarm should be installed between 500 and 1500mm down the slope from the apex.



If a flat or sloping ceiling has closely spaced exposed beams the areas in between the beams should be considered as dead air space and the alarm should be attached to the bottom of a beam.



Note: The MFS does not recommend side wall installation.

Always Ensure That Smoke Alarms:

- Are not painted over - this may restrict the airflow into the alarm.
- Are located where there are no continual drafts - dust or lint may cause the alarm to activate.
- Are located away from the bathroom and laundry - steam may activate the alarm.
- Are not disconnected from the electrical supply to overcome nuisance alarms from cooking or smoke from an open fire. Instead, seek advice from the MFS and install the appropriate type of alarm in the right place.
- Are replaced within 10 years of installation. Check the manufacturer's instructions.

Ducted Air Conditioning Systems

The MFS recommends that factors such as ducted air conditioning systems may require additional interconnected smoke alarms to be installed.