

Wellington & Reeves

PROPERTY INFORMATION PACK

wellingtonandreeves.com.au

Wellington & Reeves

Real estate since 1948

05/10/2026

The Client
C/O- Wellington & Reeves
197 York Street
ALBANY WA 6330

To whom it may concern,

RE: Rental Estimate – 24 Ethereal Drive, McKail WA 6330

As part of the services Wellington & Reeves provides to our clients, we have completed a rental estimate for the above property.

The property has several features that are likely to appeal to prospective tenants, including:

- Family friendly location directly opposite a local park
- Fantastic outdoor entertaining area with built in pizza oven and BBQ
- Spacious open plan kitchen, dining and living with walk in pantry
- Queen sized master suite with walk in robe and ensuite plus workshop for the home handyman

Based on the property's location, condition, presentation and features, along with a comparison to similar properties in the current rental market, we estimate the property could achieve a rental return of $850.00 to $900.00 per week.

This estimate is based on current market conditions and should be used as a guide. The final rental price achieved will depend on factors such as market demand, the time of year and the property's presentation when advertised.

Rental demand changes throughout the year and can affect the rent achieved. Our goal is to secure the best possible rental price while attracting quality tenants.

Before a tenancy can begin, all residential rental properties must meet the required safety standards, including smoke alarms, RCDs, security and blind cord safety. We are happy to assist you in ensuring your property complies with these requirements.

If you have any questions about this rental estimate or any other real estate matter, please feel free to contact me on 9841 1455.

Yours sincerely,



Zoe Toovey
Property Manager

Please note, as per our Professional Indemnity Policy, we must state the following: The statements have been prepared solely for the information of the client and not for any third party. Although every care has been taken to arrive at this figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must also emphasize that we shall not be held responsible should the statements or any part thereof be incorrect or incomplete in any way. This estimate is deemed valid for 30 days from the date completed, or such earlier date if we become aware of any factors that have any effect on the property value.

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
2623	**606**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 57 ON DEPOSITED PLAN 49850

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

(T M749216) REGISTERED 26/8/2014

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR WATER, SEWERAGE OR DRAINAGE PURPOSES TO WATER CORPORATION DEPOSITED PLAN 49850
2. EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR DRAINAGE PURPOSES - SEE DEPOSITED PLAN 49850
3. RESTRICTIVE COVENANT BENEFIT - SEE DEPOSITED PLAN 49850 AND INSTRUMENT J743592
4. RESTRICTIVE COVENANT BURDEN - SEE DEPOSITED PLAN 49850 AND INSTRUMENT J743592

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

----------END OF CERTIFICATE OF TITLE----------

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

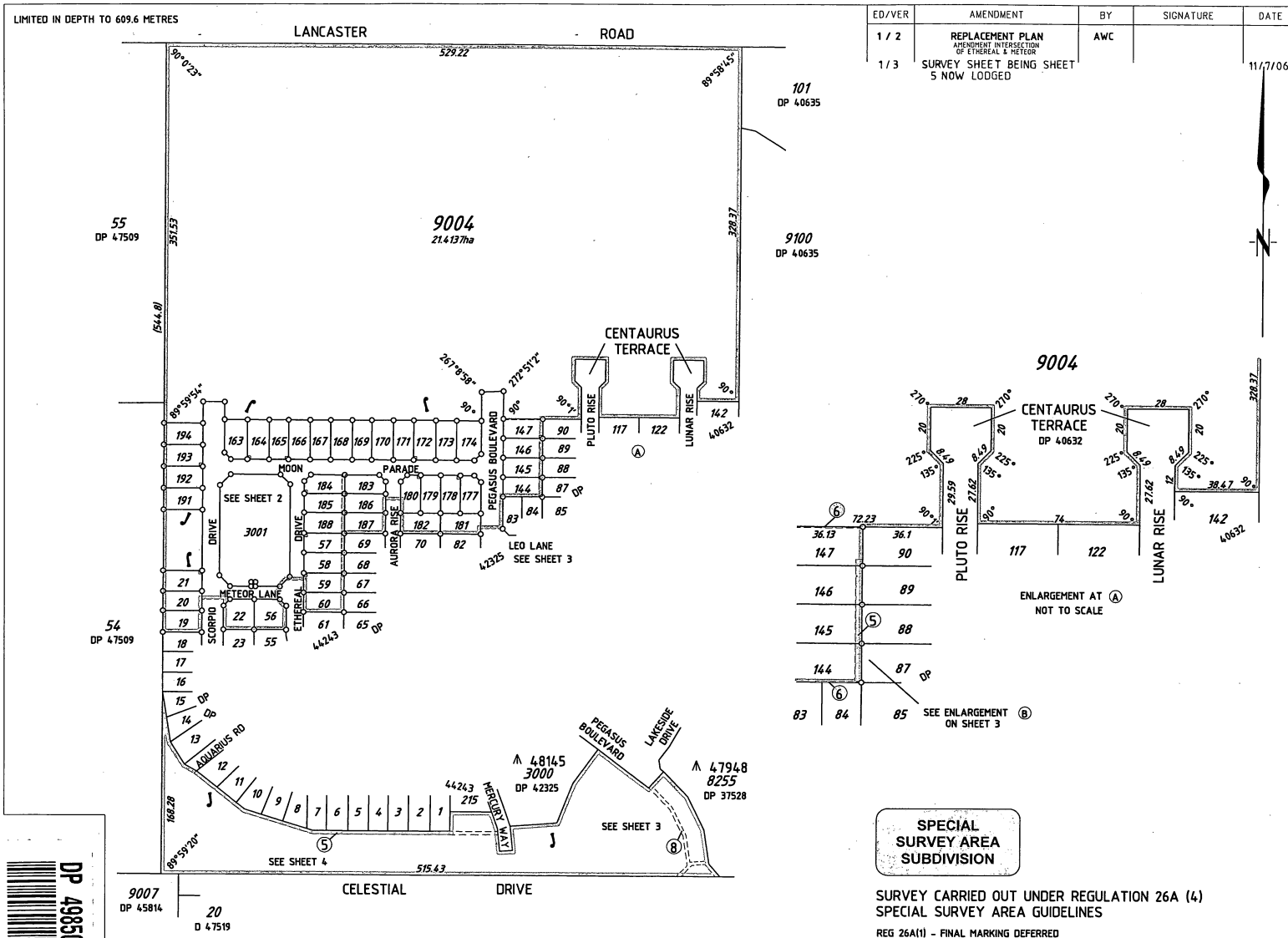
SKETCH OF LAND:	DP49850
PREVIOUS TITLE:	2608-784
PROPERTY STREET ADDRESS:	24 ETHEREAL DR, MCKAIL.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ALBANY

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LIMITED IN DEPTH TO 609.6 METRES



ED/VER	AMENDMENT	BY	SIGNATURE	DATE
1 / 2	REPLACEMENT PLAN AMENDMENT INTERSECTION OF ETHEREAL & METEOR	AWC		11/7/06
1 / 3	SURVEY SHEET BEING SHEET 5 NOW LODGED			

SPECIAL SURVEY AREA SUBDIVISION

SURVEY CARRIED OUT UNDER REGULATION 26A (4)
SPECIAL SURVEY AREA GUIDELINES

REG 26A(1) - FINAL MARKING DEFERRED
(APPROVAL ID D30-06; DLI FILE 00955-2003/12)
FOR DETAILS NOT SHOWN ON THIS SHEET
SEE SHEETS 2, 3 and 4
All EASEMENTS ARE PARALLEL
SEE SHEET 4 FOR ADDITIONAL INTEREST AND NOTIFICATIONS

12665 L6-02A

DP 49850 (01)

TYPE: FREEHOLD
PURPOSE: SUBDIVISION

PLAN OF

LOTS 19-22, 56-60, 144-147, 163-174, 177-188, 191-194, 3001, 9004, ROADS, EASEMENTS AND RESTRICTIVE COVENANT

DISTRICT: PLANTAGENET
TOWNSITE:
DOLA FILE:
LOCAL AUTHORITY: CITY OF ALBANY
LOCALITY: McKAIL
SSA YES / NO

FORMER TENURE: LOT 9003 ON DP 44243 C/T 2608-784

ON INDEX: BK26 (2) 09.08, BK23 (10) 2.2
FIELD BOOK: 89685

SCALE AT A2 IS 1 : 2500
ALL DISTANCES ARE IN METRES 0 20 40 60 80 100 120

SURVEYOR'S CERTIFICATE - Reg. 54
I, A.W. CALDWELL hereby certify that this plan is accurate and is a correct representation of the -
(a) survey; and/or
(b) calculations from measurements
(delete if inapplicable)
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.
Licensed Surveyor — Date

harley survey group
Pyrmont House, 116 Serpentine Road
PO Box 5207 Albany WA 6332
P: 08 9841 7333 F: 08 9841 3643
Drawn ABS 22-03-06

LODGED
DATE 17-Mar-06
FEE PAID $2098.00
ASSESS No. 653212

TYPE OF VALIDATION
FULL AUDIT
LEGAL COMPONENT JC
DOCKET 1683-2005 20/4/2006
CERTIFIED CORRECT
L.S.C. 53-2006
F.S.C. 339-2006

APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 126436 & 121993
DELEGATED UNDER S.20 WAPC ACT 1985
DATE 03-05-2006

IN ORDER FOR DEALINGS
SUBJECT TO
SEC^S 152, 167, 168(1)(2) OF THE P&D ACT
SEC^S 136C AND 136D OF THE T.L.A.

11.5.2006
FOR INSPECTOR OF PLANS & SURVEYS/AUTHORISED LAND OFFICER DATE

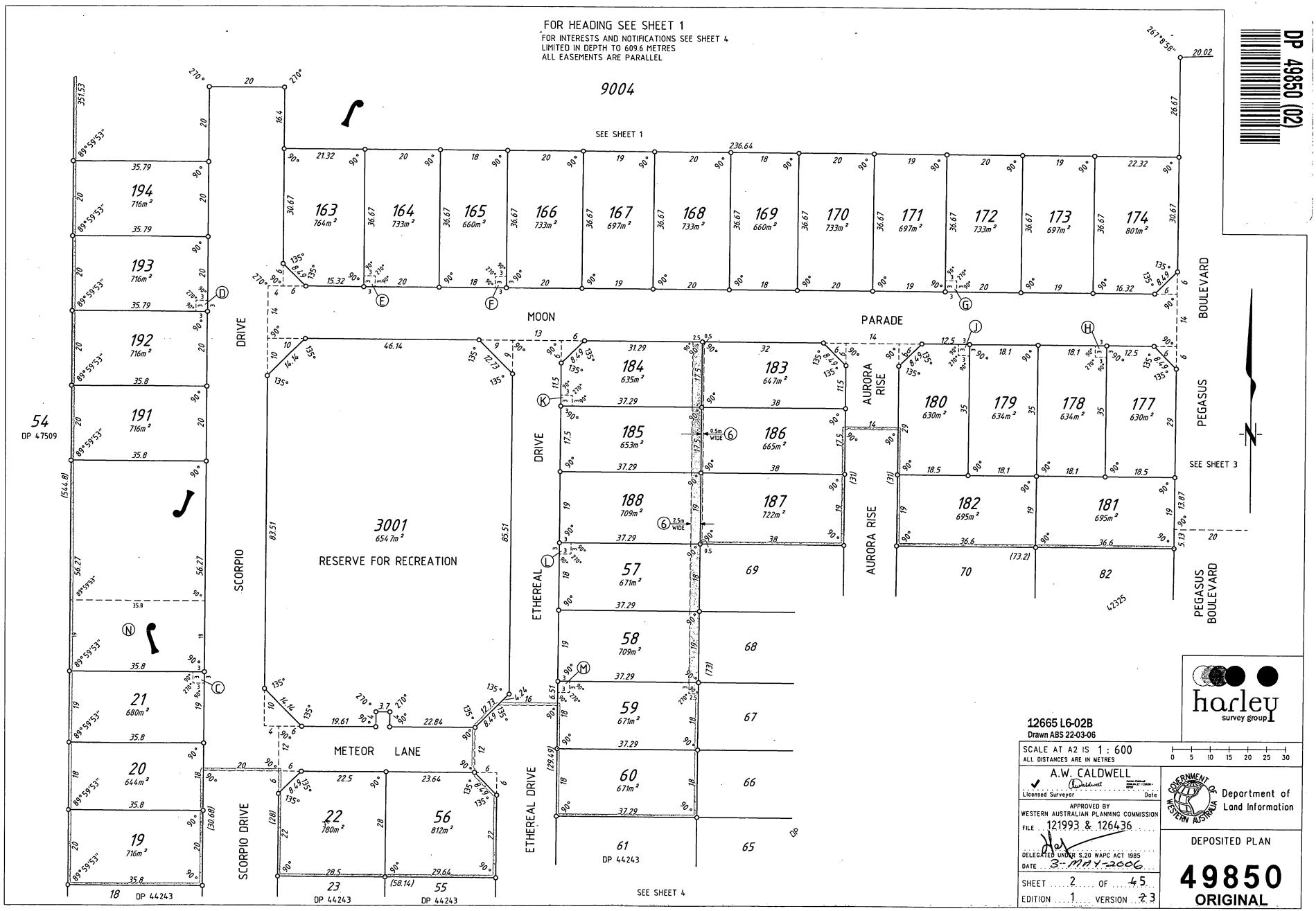
APPROVED Reg 26A (1) (4)
15.05.06
FOR INSPECTOR OF PLANS & SURVEYS/AUTHORISED LAND OFFICER DATE

Government of Western Australia
Department of Land Information

DEPOSITED PLAN
49850
ORIGINAL
SHEET 1 OF 4.5
EDITION 1 VERSION 2.3

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DP 49850 (02)

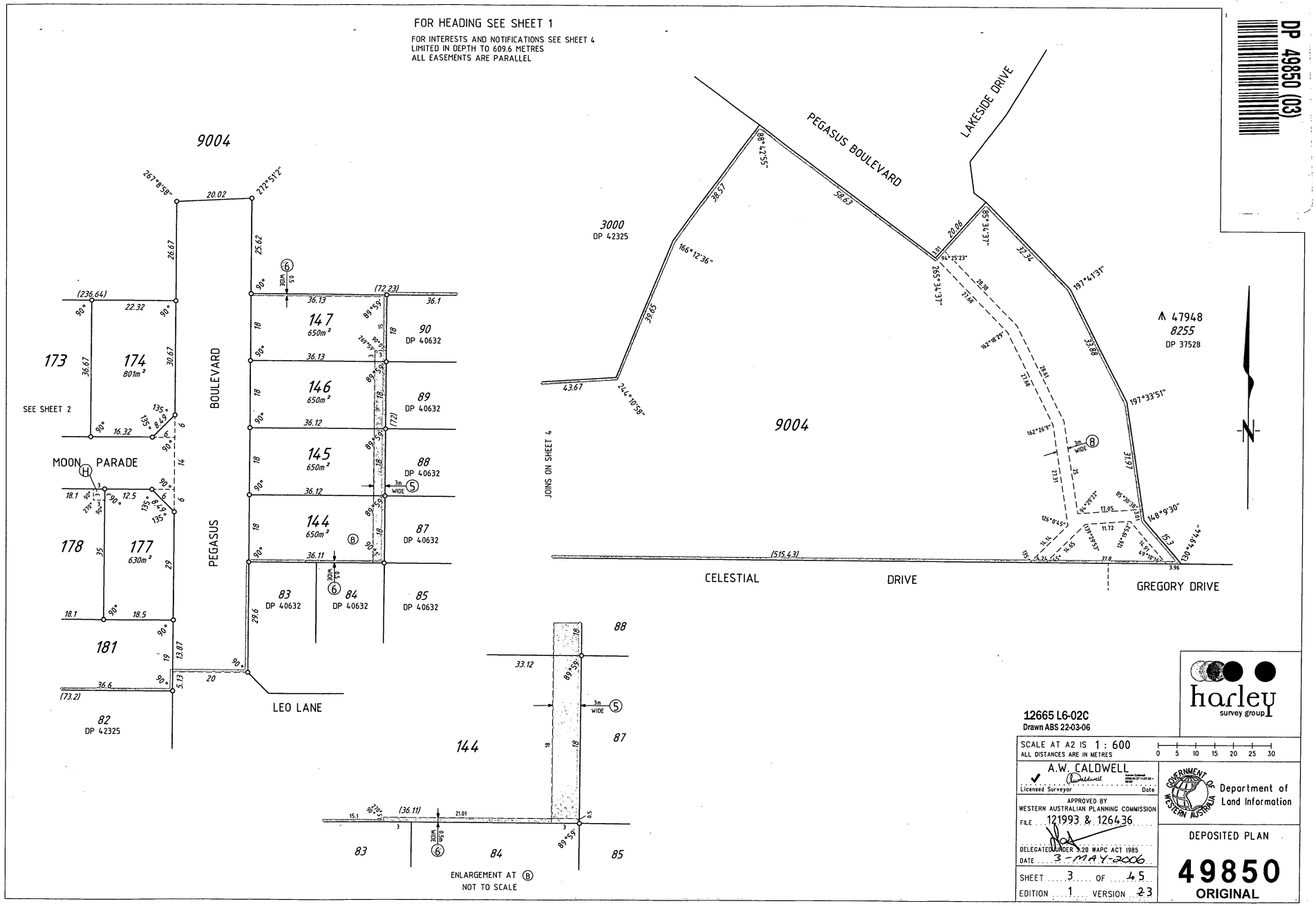


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DP 49850 (03)

FOR HEADING SEE SHEET 1

FOR INTERESTS AND NOTIFICATIONS SEE SHEET 4
LIMITED IN DEPTH TO 609.6 METRES
ALL EASEMENTS ARE PARALLEL



12665 L6-02C
Drawn ABS 22-03-06

harley survey group

SCALE AT A2 IS 1 : 600
ALL DISTANCES ARE IN METRES
0 5 10 15 20 25 30

A.W. CALDWELL
Licensed Surveyor Date

APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 121993 & 126436
DELEGATED UNDER S.20 WAPC ACT 1985
DATE 3-MAY-2006

Department of Land Information

DEPOSITED PLAN
49850
ORIGINAL

SHEET 3 OF 4 5
EDITION 1 VERSION 23

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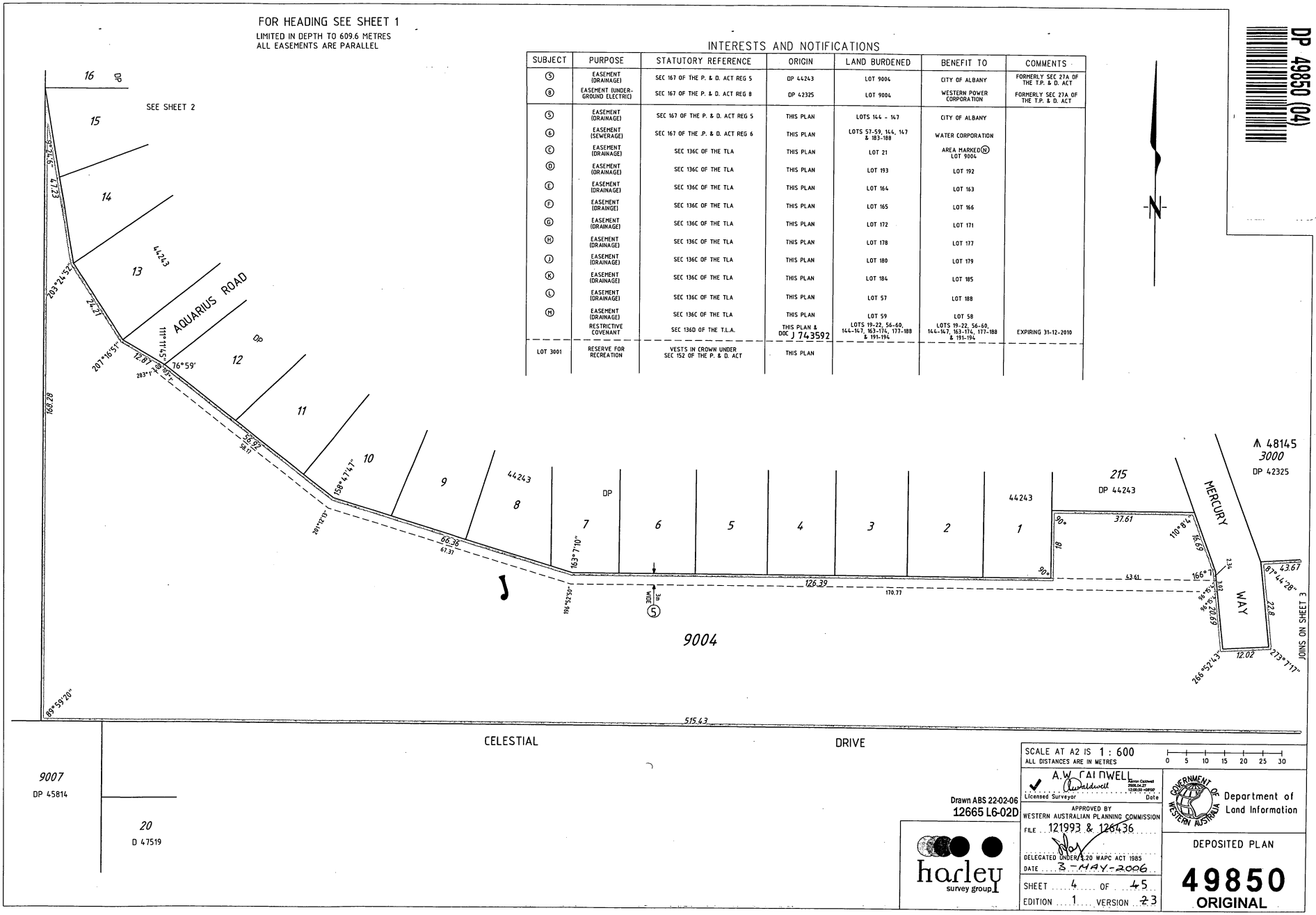
DP 49850 (04)

FOR HEADING SEE SHEET 1

LIMITED IN DEPTH TO 609.6 METRES
ALL EASEMENTS ARE PARALLEL

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
S	EASEMENT (DRAINAGE)	SEC 167 OF THE P. & D. ACT REG 5	DP 44243	LOT 9004	CITY OF ALBANY	FORMERLY SEC 27A OF THE T.P. & D. ACT
B	EASEMENT (UNDER-GROUND ELECTRIC)	SEC 167 OF THE P. & D. ACT REG 8	DP 42325	LOT 9004	WESTERN POWER CORPORATION	FORMERLY SEC 27A OF THE T.P. & D. ACT
S	EASEMENT (DRAINAGE)	SEC 167 OF THE P. & D. ACT REG 5	THIS PLAN	LOTS 144 - 147	CITY OF ALBANY	
E	EASEMENT (SEWERAGE)	SEC 167 OF THE .P. & D. ACT REG 6	THIS PLAN	LOTS 57-59, 144, 147 & 183-188	WATER CORPORATION	
C	EASEMENT (DRAINAGE)	SEC 136C OF THE TLA	THIS PLAN	LOT 21	AREA MARKED N LOT 9004	
D	EASEMENT (DRAINAGE)	SEC 136C OF THE TLA	THIS PLAN	LOT 193	LOT 192	
F	EASEMENT (DRAINAGE)	SEC 136C OF THE TLA	THIS PLAN	LOT 164	LOT 163	
F	EASEMENT (DRAINGE)	SEC 136C OF THE TLA	THIS PLAN	LOT 165	LOT 166	
G	EASEMENT (DRAINAGE)	SEC 136C OF THE TLA	THIS PLAN	LOT 172	LOT 171	
H	EASEMENT (DRAINAGE)	SEC 136C OF THE TLA	THIS PLAN	LOT 178	LOT 177	
J	EASEMENT (DRAINAGE)	SEC 136C OF THE TLA	THIS PLAN	LOT 180	LOT 179	
K	EASEMENT (DRAINAGE)	SEC 136C OF THE TLA	THIS PLAN	LOT 184	LOT 185	
L	EASEMENT (DRAINAGE)	SEC 136C OF THE TLA	THIS PLAN	LOT 57	LOT 188	
M	EASEMENT (DRAINAGE)	SEC 136C OF THE TLA	THIS PLAN	LOT 59	LOT 58	
	RESTRICTIVE COVENANT	SEC 136D OF THE T.L.A.	THIS PLAN & DOC J 743592	LOTS 19-22, 56-60, 144-147, 163-176, 177-188 & 191-194	LOTS 19-22, 56-60, 144-147, 163-176, 177-188 & 191-194	EXPIRING 31-12-2010
LOT 3001	RESERVE FOR RECREATION	VESTS IN CROWN UNDER SEC 152 OF THE P. & D. ACT	THIS PLAN			



Drawn ABS 22-02-06
12665 L6-02D

harley survey group

SCALE AT A2 IS 1 : 600
ALL DISTANCES ARE IN METRES
0 5 10 15 20 25 30

A.W. CAIRNWELL
Licensed Surveyor
Date

APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 121993 & 126436
DELEGATED UNDER S.20 WAPC ACT 1985
DATE 8-MAY-2006

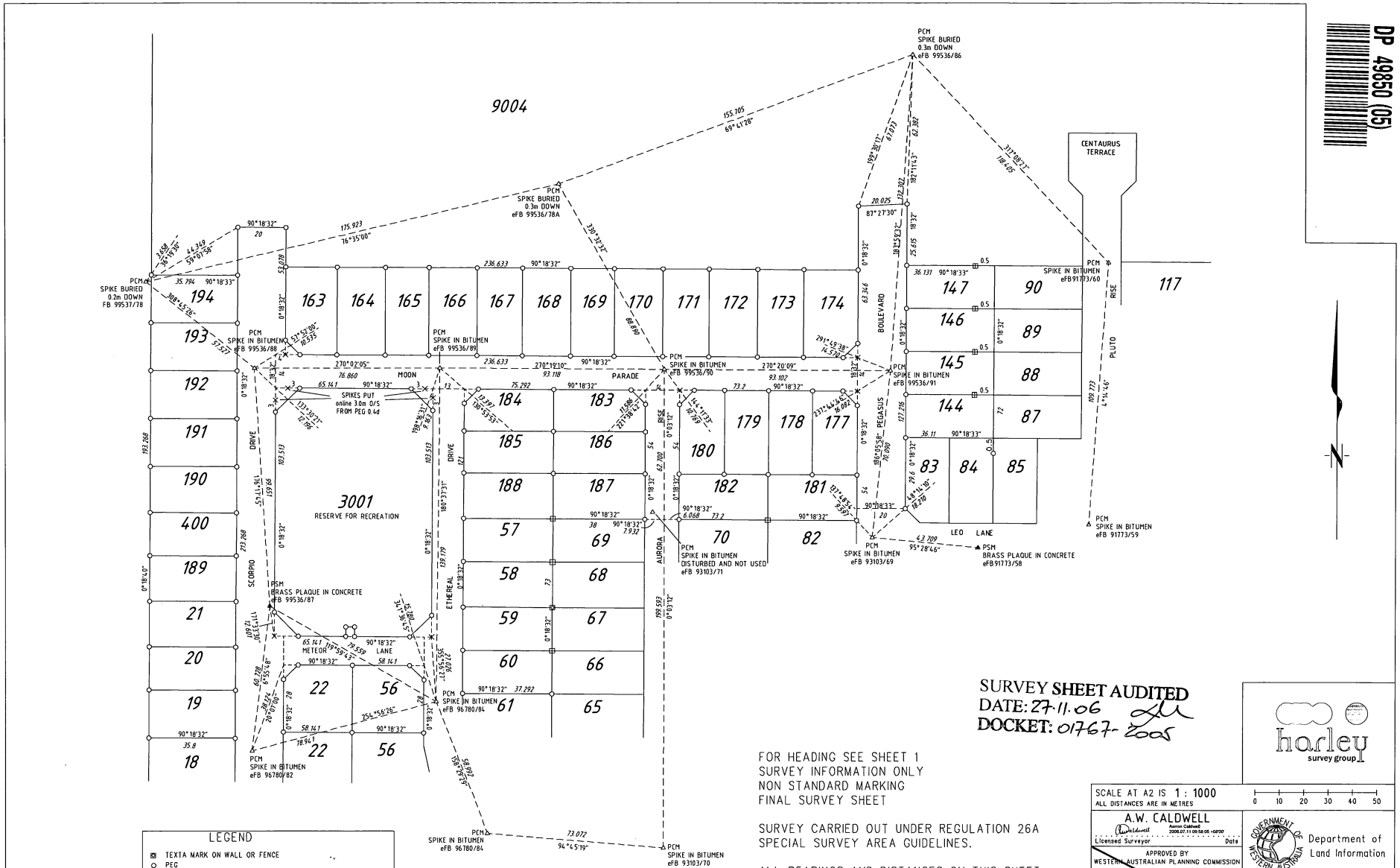
SHEET 4 OF 45
EDITION 1 VERSION 23

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DEPOSITED PLAN
49850
ORIGINAL

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DP 49850 (05)



LEGEND

- TEXTA MARK ON WALL OR FENCE
- PEG
- DRILL HOLE
- NAIL
- NAIL AND PLATE ON WALL OR FENCE
- SPIKE (Buried IP Spike 0.3m Deep Unless Otherwise Annotated)
- PSM (PERMANENT SURVEY MARK)
- PCM (PERMANENT CONTROL MARK)

FOR HEADING SEE SHEET 1
SURVEY INFORMATION ONLY
NON STANDARD MARKING
FINAL SURVEY SHEET

SURVEY CARRIED OUT UNDER REGULATION 26A
SPECIAL SURVEY AREA GUIDELINES.

ALL BEARINGS AND DISTANCES ON THIS SHEET
ARE THE RESULT OF LEAST SQUARES ADJUSTMENTS
CARRIED OUT ON RAW FIELD OBSERVATIONS

THE ASSUMED GRID DATUM FOR THIS SHEET IS
ALBANY GRID 1994.

SURVEY SHEET AUDITED
DATE: 27.11.06
DOCKET: 01767-2005

harley survey group

SCALE AT A2 IS 1 : 1000
ALL DISTANCES ARE IN METRES
0 10 20 30 40 50

A.W. CALDWELL
Licensed Surveyor
Date

APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 121993/126436
DELEGATED UNDER S.20 WAPC ACT 1985
DATE

SHEET 5 OF 5
EDITION 1 VERSION 23

Department of Land Information

DEPOSITED PLAN
49850
ORIGINAL

FORM B4

FORM APPROVED
No. B7796

OFFICE USE ONLY

J743592 RC CP
15 May 2006 15:54:09 Perth

REG $ 80.00

LODGED BY	BANKWEST CONVEYANCING
ADDRESS	GPO BOX E237 PERTH WA 6841
PHONE No.	08 9449 6650
FAX No	08 9449 6779
REFERENCE No.	
ISSUING BOX No.	162V

PREPARED BY

ADDRESS

PHONE No.

FAX No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY.

3

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

1. LETTER FOR RC.
2.
3.
4.
5.
6.

Received Items

Nos. 1

Receiving Clerk

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

EXAMINED

REGISTRAR OF TITLES WESTERN AUSTRALIA

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EXECUTED AS A DEED

Signed by (2 signatures required):
Warwick Donald Hemsley
Peter Michael Lynch
Domenico Scafetta
Rodney Raymond Lane
Brendon David Gore
Scott Christopher Grant
Laurie James McGill
George Nelson Hinchcliff
Anthony Wayne Lennon
as attorneys under registered Power of Attorney No. J262233 for

E Sheldon.

Morven Rural Developments Pty Ltd (ACN 009 218 197)

Witness Signature: E Sheldon.
Witness Name (Print): Elizabeth Sheldon
Witness Address: 12A Rokeby Way, Morley.
Witness Occupation: Project Officer.

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vehicles") unless such commercial vehicles are housed or contained within a carport or garage on the Lot or behind the building line, unless when used during the normal course of business by a visiting tradesperson.

1.9 Take or permit any action to be taken to remove alter mark or deface a wall or fence constructed by Morven on or about any of the boundaries of the Lot and not permit such wall or fence to become damaged or unsafe nor permit any roots or any tree plant or any building or other thing on the Lot to cause such wall or fence to become structurally unsound.

1.10 Where retaining walls or fences have been erected on any of the boundaries of the Lot by Morven a registered proprietor shall not alter or remove any of the retaining walls or fences, allow or permit the retaining walls or fences to fall into a state of disrepair, and not repair or renew such retaining walls or fences except in the same style and colour as the existing retaining walls and fences.

1.11 Fail to plant a Eucalyptus Ficifloia tree forward of the building line (positioned in accordance with the Seller's requirements) any later than three (3) months after the completion of the construction of any house on the Lot.

1.12 For the purposes of this clause 1, 'Floor Area' means the area between the external walls of the house including any alfresco area located under the main roof of the house, but excluding the area of any carport or garage.

2. The above restrictive covenants shall expire and cease to have effect from and including 31 December 2010.

3. The burden of the covenants and restrictions contained in the preceding clause 1 hereof or otherwise implied hereunder shall run and bind each Lot on the Subdivision Plan and bind the registered proprietor and its successors in title, transferees and assigns and shall enure for the benefit and be enforceable by each and every other registered proprietor of every other Lot on the Subdivision Plans and their successors in title and assigns.

4. When at any time two or more persons or corporations own a joint interest in any Lot the subject of the Subdivision Plan, their liability hereunder will be joint and several. Any person who becomes, is or was a registered proprietor of a Lot on the Subdivision Plan will be liable for any breach of the restrictive covenant affecting that Lot which occurs while that person or corporation was the (or one of the) registered proprietor(s) of that Lot.

5. A person who becomes a registered proprietor of a Lot on the Subdivision Plan may, whilst that person is the registered proprietor, enforce or take action in respect of the breach of the restrictive covenants created by this Deed while the person is a registered proprietor of that Lot notwithstanding the breach complained of in respect of another Lot on the Subdivision Plan may have occurred prior to the registered proprietor seeking to enforce a restrictive covenant becoming a registered proprietor of a Lot on the Subdivision Plan.

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(d) the house has a minimum Floor Area (as defined in subclause 1.12) as follows:

(i) 145m² for any lot ranging up to 360m² in area;
(ii) 160m² for any lot ranging from 361m² to 600m² in area;
(iii) 180m² for any lot ranging from 601m² to 800m² in area; or
(iv) 200m² for any lot greater than 800m².

(e) the house or other improvement (including but not limited to an alteration or addition to a house) contains a carport or garage making provision for parking of not less than two (2) motor vehicles, side by side;

(f) a driveway and the cross-over between the road and the parking area on the Lot are constructed and completed prior to occupation of the house. The driveway and crossover are not to be constructed from different materials and the materials must not be any other than brick or concrete; and

(g) the house is non-transportable.

1.3 Commence, carry out, erect, construct or install or alter any development on the Lot without plans and specifications (including finishing schedules) being first submitted to and approved by Morven and compliance with any condition (consistent with the covenants) imposed by Morven in respect of that approval.

1.4 Construct or permit to be constructed or bring on to the Lot any:

(a) outbuilding (including any detached garage, workshop, garden shed, storage shed or other outbuilding) which exceeds 36m² in Floor Area or more than three (3) metres in height at the apex, above the natural surface level of the Lot, and which is built at the rear of the house using materials other than stratco styled colourbond finished metal unless constructed in the same materials as the house or houses (as the case may be) on the Lot;

(b) fencing abutting any public open space or public reserve or road reserve unless such fencing is constructed of timberlap, stratco styled colourbond finished metal fencing, limestone or the same brick as any house on the Lot and is not less than 1.8 metres high; and

(c) fencing forward of the building line unless such fencing is constructed of rendered brick, limestone, the same brick as any house on the Lot, and unless any pillars are constructed of any one of the foregoing materials with a fill approved by Morven or pool fencing unless it complies with the Australian Standards for Pool Fencing and Gates.

1.5 Permit any rubbish disposal containers on the Lot to be visible from any public street or thoroughfare except on days allocated by the local authority for rubbish collection from the Lot.

1.6 Permit garden areas on the Lot and within public view to remain unlandscaped after three (3) months of occupation of any house on the Lot.

1.7 Carry out or permit to be carried out on the Lot any repairs or restorations of any motor vehicle, boat, trailer or any other vehicle unless screened from public view at all times.

1.8 Park or allow to be parked on the Lot or on the road or on any other Lot near or next to the Lot any commercial vehicles including but not limited to trucks, utilities, caravans, trailers, boats or any other mobile machinery ("commercial

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THIS DEED IS MADE THE 27TH DAY OF APRIL 2006

BY:

MORVEN RURAL DEVELOPMENTS PTY LTD (ACN 009 218 197) of C/- Level 7, 200 St George's Terrace, Perth in the State of Western Australia ("Morven").

RECITALS:

A. Morven is the registered proprietor of an estate in fee simple of the whole of the land described as Lot 9003 on Deposited Plan 44243 being the whole of the land contained in Certificate of Title Volume 2608 Folio 784 ("the Land").

B. Morven has made an application to register Deposited Plan 49850 in relation to the Land ("the Subdivision Plan").

C. Pursuant to section 136D of the *Transfer of Land Act* 1893, Morven wishes to create a restrictive covenant on each lot the subject of the Subdivision Plan, other than lots 3001 and 9004 on the Subdivision Plan ("Excluded Land") for the benefit of all lots on the Subdivision Plan other than the Excluded Land (all Lots on the Subdivision Plan which are not Excluded Land are hereinafter referred to as "Lot" or "Lots").

MDM 66 012 878 629
WESTERN AUSTRALIA STAMP DUTY
DEE 03/05/06 16:14 002671263-001
FEE $ **********0
SD $ *****20.00 PEN $********.00

OPERATIVE PART:

1. RESTRICTIVE COVENANTS

Pursuant to section 136D of the *Transfer of Land Act* 1893, Morven HEREBY CREATES restrictive covenants on each Lot the subject of the Subdivision Plan in the following terms:

A registered proprietor shall not:

1.1 Use a Lot or permit a Lot to be used other than for the construction and occupation of one (1) permanent non-transportable single residential dwelling house ("house").

1.2 Construct or permit to be constructed on the Lot any house unless:

(a) all external walls (excluding windows) are constructed from bricks or masonry or limestone finished face work or render;

(b) all Gable ends and Dutch Gable ends which are incorporated as part of the roof framing of the house are constructed from coloured timber or fibro-cement or a combination thereof;

(c) all roofs are covered with:

(i) clay or concrete tiles; or

(ii) metal sheeting having its exterior surface painted or otherwise coated, sealed or treated so as not to have highly light-reflective qualities; or

(iii) a combination of such tiles and sheeting;

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Deed of Restrictive Covenant
The Sanctuary: Stage 6

mdk | mony de kerloy
Barristers and Solicitors

129 Royal Street
East Perth WA 6004
PO Box 6141
East Perth WA 6892

T: (08) 9221 5326
F: (08) 9221 5402
E: mdk@mdk.com.au
Ref: 60288 MG
00025035.DOC

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Landgate
www.landgate.wa.gov.au

mdk | mony de kerloy
Barristers and Solicitors

Department of Land Information
1 Midland Square
MIDLAND WA 6056

Dear Sirs

RESTRICTIVE COVENANT

We advise that the intention of the restrictive covenants contained in the attached Deed Of Restrictive Covenant is to bind all of the lots created on Deposited Plan 49850 other than lots 3001 and 9004 and is for the benefit of each and every other lot created on the said Deposited Plan.

We further advise that in our opinion the covenants contained in the attached Deed of Restrictive Covenant are restrictive covenants.

Yours faithfully

MONY DE KERLOY
7 April 2006
00025209.DOC

129 Royal Street
PO Box 6141
East Perth WA 6892

T: 08 9221 5326
F: 08 9221 5402
E: mdk@bekkers.com.au

ABN 89 318 631 804

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GOVERNMENT OF WESTERN AUSTRALIA

Landgate



Property Interest Report

24 Ethereal Drive, Mckail 6330

landgate.wa.gov.au

Contents

1. **Property information**
This section includes an aerial photograph and details of this property.

2. **Summary of interests that AFFECT this property**
This section helps you to see at a glance interests pertaining to this property.

3. **Summary of interests that DO NOT AFFECT this property**
This section helps you to see at a glance interests that do not affect this property.

4. **Details of interests that AFFECT this property**
This section provides details of how an interest specifically relates to this property.

What is a property interest?
A property interest gives rights to a land owner but also, could imply restrictions or impose responsibilities which may impact on their use or enjoyment of the land. Most interests are created by government legislation, policies and guidelines.

Where does property interest information come from?
This service gathers interest information from multiple government bodies and private organisations in Western Australia and consolidates that information into the Property Interest Report. This report will show interests that do and do not affect the property.

Does this report include all interests?
This Property Interest Report only serves as a guide to interests that relate to this property not recorded on the Certificate of Title.
Landgate does not have access to all interest information that affects property in Western Australia. There may be other interests that relate to the property, where that information is currently not available to Landgate. For information on other known interests not in this report, see https://www.landgate.wa.gov.au/land-and-property/property-ownership/property-interest-report/interest-dictionary.

Are interests on the Certificate of Title in this report?
No, this report does not include interest information registered on the Certificate of Title. Limitations, Interests, Encumbrances and Notifications may be registered on the Certificate of Title under Second Schedule Endorsements.

It is recommended that a copy of the Certificate of Title is obtained to identify any registered interests and/or information. Visit **landgate.wa.gov.au** to order a copy of the Certificate of Title.

How do I find out more information?
For further information about interests including information, contact details and relevant legislation on any interests in this report, see https://www.landgate.wa.gov.au/land-and-property/property-ownership/property-interest-report/interest-dictionary.

If you have any queries or concerns, please contact the responsible agency of the interest
in question, contact details can be found in this report or the interest dictionary.

Notice
This Property Interest Report has been produced by Landgate on behalf of the State of Western Australia. This report has direct access to property interest information held by multiple government bodies and private organisations in Western Australia.

This report is believed to be accurate and current at the time it was generated. However, circumstances and interests may change and can differ from the contents of this report. You must make your own assessment of it and rely on it at your own risk. Please see the full Disclaimer at the end of this report for further details.

Please note: Where risk has been identified to a property within this report and construction has occurred on the land, contact your relevant Local Government Authority for management remediation plans relevant to your property, or for properties being purchased off the plan, contact your developer.

1. Property information

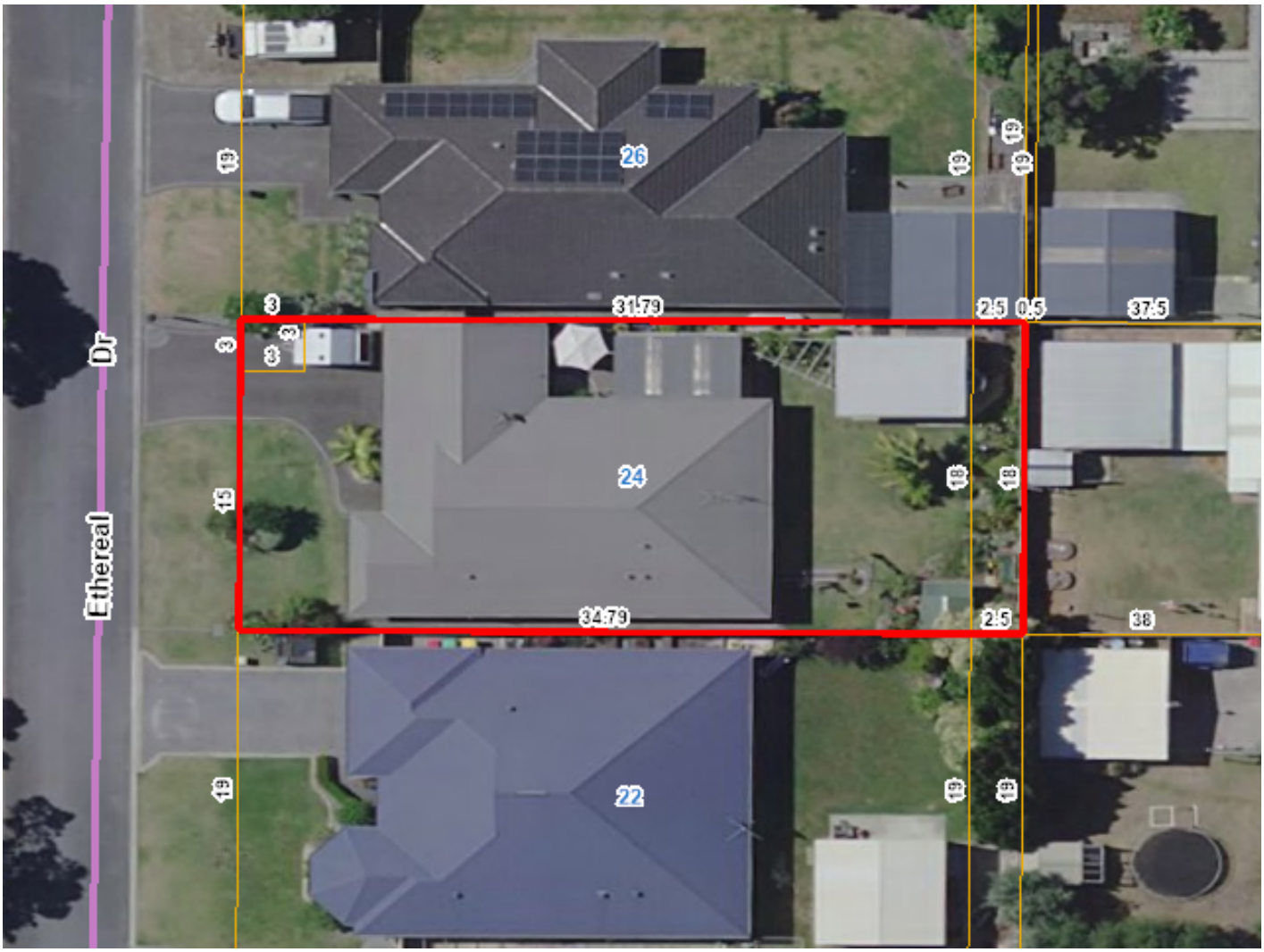


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24 Ethereal Drive, Mckail 6330

Number of interests that impact this property	19
Certificate of title number	2623/606
Land ID	Lot 57 On Deposited Plan 49850
Type of property	House
Property use	Residential
Year built	2008
Wall/Roof type	Brick Veneer Walls/Iron Roof
Land area	671 m²
Building area	190 m²
Local Government Authority	Albany
Zoning	Residential (R20)

Perth CBD
383.9km

Beach
8.0km

Primary School
2.1km

Secondary School
2.1km

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2. Summary of interests that AFFECT this property

Interests below specifically affect this property but do not appear on the Certificate of Title. For information and details on how the below interests may impact your property, please see section four of this report.

- Building and Construction Industry Training Levy
- Building Permit
- Demolition Permit
- Dial Before You Dig
- Emergency Services Levy
- Groundwater Salinity
- Land Tax
- Local Government Rates
- Local Planning Schemes
- Mosquito-borne Disease Risk
- Native Title and Indigenous Land Use Agreements
- Occupancy Permit
- Residual Current Device
- Smoke Alarm
- Sprinkler Restrictions & Bans
- Swimming Pool
- Water Corporation Infrastructure (above and below ground)
- Waterways Conservation Act Management Areas
- Western Power Infrastructure

3. Summary of interests that DO NOT AFFECT this property

Information currently available to Landgate suggests that these interests do not affect this property. For further information and contact details on these interests, please see the interest dictionary https://www.landgate.wa.gov.au/land-and-property/property-ownership/property-interest-report/interest-dictionary.

- 1 in 100 AEP Floodplain Development Control Area
- Aboriginal Cultural Heritage - Historic
- Aboriginal Cultural Heritage - Lodged
- Aboriginal Cultural Heritage - Protected Area
- Aboriginal Cultural Heritage - Registered
- Aboriginal Lands Trust Estate
- Acid Sulfate Soil (ASS) Risk
- APA Group Owned/Operated Gas Transmission Pipeline
- ATCO Gas Australia Infrastructure
- Australian Natural, Indigenous and Historic Heritage
- Bush Fire Prone Areas
- Bush Forever Areas
- Clearing Control Catchments
- Commercial Building Disclosure
- Contaminated Sites (Contaminated Sites Database)
- Control of Access on State Roads
- Dampier to Bunbury Natural Gas Pipeline Development Setback Area
- Development Control Area (Swan and Canning Rivers)
- Environmentally Sensitive Areas
- Environmental Protection Policies
- European House Borer
- Former Military Training Area (Unexploded Ordnance)
- Garden Bore Suitability
- Harvey Water Infrastructure
- Heritage Council - Agreement
- Heritage Council - Assessment Program
- Heritage Council - Protection Orders
- Heritage Council - State Register of Heritage Places
- Intensive Agricultural Industries
- Iron Staining Risk
- Jandakot Airport - Aircraft Noise
- Jandakot Airport - Land Use Planning
- Lands owned or managed by the Department of Biodiversity, Conservation and Attractions
- Liquor Restrictions
- Local Heritage Surveys
- Marine Harbours Act Areas
- Marine Navigation Aids
- Metropolitan Region Improvement Tax
- Mining Titles
- National Park, Conservation Park and Nature Reserve
- Native Vegetation
- Navigable Water Regulations
- Notices on Properties under the Biosecurity and Agriculture Management Act 2007
- Notices on Properties under the Soil and Land Conservation Act 1945
- Perth Airport - Aircraft Noise
- Perth Airport - Land Use Planning
- Perth Parking Policy
- Petroleum Tenure
- Possible Road Widening
- Proclaimed Groundwater Areas
- Proclaimed Surfacewater Areas
- Protected Areas - Collaborative Australian Protected Area Database
- Public Drinking Water Source Areas
- Ramsar Wetlands
- Region Schemes
- Residue Management Notice
- Shipping and Pilotage Port Areas
- State Forest and Timber Reserve
- State Planning Policy 5.4 - Road and Rail Noise
- State Underground Power Program
- Threatened Ecological Communities
- Threatened Fauna
- Threatened Flora
- Titanium - Zircon Mineralization Areas
- Water Corporation Beneficiary Lot Water and/or Sewer
- Water Corporation Brighton Non-Drinking Water
- Water Corporation Effluent Discharge Scheme
- Water Corporation Farmlands Service Conditions
- Water Corporation Infrastructure Buffer Zones

3. Summary of interests that DO NOT AFFECT this property

- Water Corporation Infrastructure Contribution - Water, Sewer and/or Drainage
- Water Corporation Non-Standard Services (Private Fire Service)
- Water Corporation Pressure Exempt
- Water Corporation Private Pressure Sewer System
- Water Corporation Reserve Sewer, Water and Drainage Infrastructure Contribution Charge
- Water Corporation Saline Water
- Water Corporation Sewer System
- Water Corporation Special Agreement - Nitrate Water Condition
- Water Corporation Special Agreement - Non-Potable
- Water Corporation Water service is supplied by an Agreement
- Wetlands

4. Details of interests that AFFECT this property

Interests below in alphabetical order specifically affect this property but do not appear on the Certificate of Title. For further information and Legislation details, see https://www.landgate.wa.gov.au/land-and-property/property-ownership/property-interest-report/interest-dictionary.

Building and Construction Industry Training Levy

Responsible agency:
Construction Training Fund Board

Definition of Interest:
The Building and Construction Industry Training Levy is used to support training for people working within the building and construction industry, and is payable prior to the commencement of a project or upon application for a building license.

Affect of Interest:
The levy of 0.2% on the contract price is applied to all residential, commercial and civil engineering projects undertaken in Western Australia where the total value of construction is over $20,000. The project owner pays the levy when an application for a building permit is made to the Local Government Authority.

For more information contact our office on (08) 9244 0100 or see www.bcitf.org.

Legislation governing the interest:
Building and Construction Industry Training Fund and Levy Collection Act 1990
Building and Construction Industry Training Levy Act 1990

Building Permit

Responsible agency:
Department of Energy, Mines, Industry Regulation and Safety

Definition of Interest:
Generally, before any building work can be carried out a building permit must be in effect.

Affect of Interest:
A building permit application will be required to be submitted to the relevant local government if the proposal includes the construction, renovation, alteration or improvement of a building.
For information on applying for a building permit, contact the relevant local government or for general information on the building approvals process, contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

Demolition Permit

Responsible agency:
Department of Energy, Mines, Industry Regulation and Safety

Definition of Interest:
Generally, a demolition permit is required for the demolition, dismantling or removal of a building or incidental structure or to do one or more stages of demolition work.

Affect of Interest:
A demolition permit application will be required to be submitted to the relevant local government.
A person named as a demolition contractor on a demolition permit may be required to be appropriately licensed by WorkSafe to carry out demolition work, as well as an asbestos removal licence. The licence from WorkSafe is in addition to the requirement for a demolition permit.

For information on applying for a demolition permit, contact the relevant local government or for general information on the building approvals process, contact

the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.
For all licencing applications and enquiries please call 1300 424 091 or e-mail: wscallcentre@demirs.wa.gov.au.

Legislation governing the interest:
Building Act 2011
Building Regulations 2012
Work Health and Safety (General) Regulations 2022

Dial Before You Dig

Responsible agency:
Dial Before You Dig

Definition of Interest:
Dial Before You Dig is a referral service for information on locating underground utilities anywhere in Western Australia. Australia's national referral service for information on underground pipes and cables.

Affect of Interest:
This will affect the property when ground disturbance works are planned, for further information or plans on location of underground utilities see www.1100.com.au or contact our office on 1100.

Legislation governing the interest:
Occupational Health, Safety and Welfare Act 1984
Occupational Safety and Health Regulations1996

Emergency Services Levy

Responsible agency:
Department of Fire and Emergency Services

Definition of Interest:
The Emergency Service Levy (ESL) category classification of a property (declared by the Minister for Emergency Services) determines the ESL assessment rate that will be applied to the Gross Rental Value (GRV) of a property to calculate the ESL charge each year (subject to minimum and maximum ESL charge declarations). ESL category classification boundaries are managed by the DFES based upon cadastral information.

Affect of Interest:
The selected property currently has the following Emergency Services Levy category classification:
Emergency Service Levy Boundaries:
ESL Category - 2
ESL Boundary - Albany
ESL Calculation - In 2026-27 Category 2 properties pay $0.008275 x the Gross Rental Value (GRV) subject to a minimum $113 charge & a maximum charge of $420 for vacant, residential & farming usages; and $240,000 for commercial, industrial & miscellaneous usages
The ESL category classifications:

Category 1: Availability of a network of career Fire & Rescue Service stations and the State Emergency Service (SES).
Applies in the Perth metropolitan area.

Category 2: Availability of a career Fire & Rescue station and a volunteer Fire & Rescue Service brigade and the SES.
Applies in the city centres of Albany, Bunbury, Greater-Geraldton, Kalgoorlie-Boulder and Mandurah.

Category 3: Availability of a Volunteer Fire & Rescue Service brigade or bush fire

brigade with frequent support from the metropolitan network of career Fire & Rescue Service stations and the SES.
Applies in the periphery of the metropolitan area.

Category 4: Availability of a Volunteer Fire & Rescue Service brigade or a Volunteer Emergency Service Unit or a breathing apparatus equipped bush fire brigade and the SES.
Applies in approximately 90 country townsites.

Category 5: Availability of a bush fire brigade and the SES.
Applies in all other areas of the State except Indian Ocean Territories.

Please note the following properties are exempt from ESL (by Regulation):
• Vacant land owned by Local Governments;
• Certain Mining Tenements granted for prospecting/exploratory activities only; and
• The Wittenoom town site (a contaminated site);

Use the Emergency Services Levy calculator below to work out how much ESL you are likely to pay on a property, see www.dfes.wa.gov.au/emergencyserviceslevy/pages/eslcalculator.aspx.

For more information contact our office on (08) 9395 9485, or see www.dfes.wa.gov.au.

Legislation governing the interest:
Fire and Emergency Services Act 1998
Fire and Emergency Services Regulations 1998

Groundwater Salinity

Responsible agency:
Department of Water and Environmental Regulation

Definition of Interest:
The salinity in groundwater varies greatly in Western Australia. This depends on many factors such as geology, topography, climate and coastal seawater intrusion. The Department of Water and Environmental Regulation (DWER) categorises the groundwater salinity according to the salt content and its application for public drinking, irrigation, stock water etc.

Affect of Interest:
The salinity in groundwater in Western Australia varies considerably. This depends on many factors such as geology, topography, climate and coastal seawater intrusion.

Due to the fluid nature of ground conditions it is only possible to report on a indicative reading for the groundwater salinity that exists at this location.

If the groundwater salinity at this location is important then you should contact the closest regional office for advice on this subject.

Groundwater Salinity:
TDS per milligram per litre - 500-1000
Salinity is the measure of total dissolved solids (TDS) or salts in water and is reported as milligrams per litre (mg/L).

The range of salinity of natural water is:

Category	Salinity range
Fresh	0-500 mg/L TDS (suitable for selected agricultural use)
Marginal	500-1000 mg/L TDS (suitable for selected agricultural use)
Brackish	1000-3000 mg/L TDS (used for parkland irrigation)

Saline 3000-35,000 mg/L TDS (industrial use and stock watering up to 10,000mg/L)
Hypersaline >35,000 mg/L TDS

To verify the groundwater salinity at a particular location contact our office on (08) 6364 7600 or waterinfo@water.wa.gov.au, or see www.water.wa.gov.au/water-topics/groundwater.

Legislation governing the interest:
The Department of Water advises against drilling garden bores in areas underlain by the saltwater interface. There is no legislative basis or implications for this advice.

Land Tax

Responsible agency:
Department of Finance

Definition of Interest:
Land tax is an annual tax based on the ownership and usage of land at midnight on 30 June and is levied in respect of the financial year following that date. Various exemptions or concessions may apply. Until land tax is paid it remains a first charge on the land.

Affect of Interest:
Land tax is an annual tax based on the ownership and usage of land at midnight on 30 June and is levied in respect of the financial year following that date. Various exemptions or concessions may apply; for example, primary residences.

For more information contact our office on (08) 9262 1200 or see www.finance.wa.gov.au/landtax.

Legislation governing the interest:
Taxation Administration Act 2003
Land Tax Assessment Act 2002
Land Tax Act 2002

Local Government Rates

Responsible agency:
Department of Local Government, Sport and Cultural Industries

Definition of Interest:
A Local Government Authority can levy rates on any rateable land within its district in accordance with the provisions of the *Local Government Act 1995* and its associated regulations.

Affect of Interest:
Local Government Authorities can levy rates on any rateable land within its district in accordance with the provisions of the *Local Government Act 1995* and its associated regulations.

For more information contact your Local Government Authority.

Legislation governing the interest:
Local Government Act 1995
Local Government (Financial Management) Regulations 1996

Local Planning Schemes

Responsible agency:
Department of Planning, Lands and Heritage

Definition of Interest:
Local Planning Schemes set out the way land is to be used and developed, classify areas for land use and include provisions to coordinate infrastructure and development in a locality.

Affect of Interest:
The selected area of land **has** the following zoning(s) and/or land-use class(es):
Local Government Authority:
Description - LGA Boundary

Name - ALBANY, CITY OF
Residential Code:
R Code Number - R20
Gazettal Date - 27/02/2024
Scheme Name - ALBANY
Scheme Number - 2
Local Area Zoning:
Scheme Name - ALBANY
Zoning - Residential
Label -
Label Description -
Gazettal Date - 27/02/2024
Scheme Number - 2
For more information see www.planning.wa.gov.au/Local-planning-schemes.aspx.
Or contact your Local Government Authority for more information.

Legislation governing the interest:
Planning and Development Act 2005
Planning and Development (Consequential and Transitional Provisions) Act 2005
State Planning Policy 3.1 - Residential Design Codes
Model Scheme Text

Mosquito-borne Disease Risk

Responsible agency:
Department of Health

Definition of Interest:
Mosquitoes can be a serious nuisance in certain regions of Western Australia and can spread disease-causing viruses such as Ross River, Barmah Forest, Kunjin and Murray Valley encephalitis viruses.

Affect of Interest:
The selected area is impacted by the risk of mosquito-borne diseases.

Details are as follows:
Mosquito-borne Disease Risk:
Risk Level - Low or unknown risk
Frequent high risk
The selected area is in a region that frequently experiences problems with nuisance and disease carrying mosquitoes.

Occasional very high risk
The selected area is in a region that experiences severe problems with nuisance and disease carrying mosquitoes in some years, depending on environmental conditions.

Frequent high and occasional very high risk
The selected area is in a region that frequently experiences problems with nuisance and disease carrying mosquitoes, and severe issues are also experienced in some years depending on environmental conditions.

Low or unknown risk
This location has not experienced high rates of mosquito-borne disease in the past. However, the sporadic nature of mosquito-borne disease outbreaks means that this not necessarily a precise indicator of future risk. Furthermore, regions with low or no resident human population may also be classified as low risk even though there may be an undocumented high risk in the area. Finally, significant mosquito nuisance issues may still be experienced, despite a low health risk.

Residents are advised to avoid exposure to mosquitoes and minimise mosquito

breeding around the home as appropriate, particularly following extreme weather events such as heavy rainfall, high tides (in coastal areas) or localised flooding that may create abnormally large areas of mosquito breeding habitat.

For information on mosquito control in your local area or to report a mosquito problem please contact your Local Government Environmental Health Officer.

For more information about mosquito management, contact the Environmental Health Directorate on (08) 9388 4999 or email medical.entomology@health.wa.gov.au or see http://ww2.health.wa.gov.au/Articles/J_M/Mosquito-management.

Legislation governing the interest:

Health Act 1911

Native Title and Indigenous Land Use Agreements

Responsible agency:
National Native Title Tribunal

Definition of Interest:
Native title is the recognition in Australian law that some Indigenous people continue to hold rights to lands and waters. An Indigenous Land Use Agreement (ILUA) is an agreement about native title made between one or more native title groups and other people.

Affect of Interest:
Your area of interest is within the geographic extent(s) of the following Native Title Applications, Determinations or Indigenous Land Use Agreements (ILUAs):

IMPORTANT INFORMATION: PLEASE NOTE
WHILE NATIVE TITLE INTERESTS MAY HAVE BEEN IDENTIFIED OVER THE AREA OF YOUR SEARCH, IT MUST BE NOTED THAT:

Native Title cannot generally exist over the following types of tenure:
- residential freehold;
- farms held in freehold or;
- pastoral or agricultural leases that grant exclusive possession;
- residential, commercial or community purpose leases, or
- public works like roads, schools or hospitals.

Native Title can generally only exist over the following types of tenure:
- vacant (unallocated) crown land;
- some state forests, national parks and public reserves depending on the effect of state or territory legislation establishing those parks and reserves;
- oceans, seas, reefs, lakes and inland waters;
- some leases, such as non-exclusive pastoral and agricultural leases, depending on the state or territory legislation they were issued under, or
- some land held by or for Aboriginal people or Torres Strait Islanders.

The status of a Native Title Application will determine the rights and restrictions within the boundary of that Application.

Applications as Determined by the Federal Court:
native_title_determined_number - 6117
nntt_no - WC1996/041, WC1996/109, WC1997/071, WC1998/058
federal_court_reference - WAD6085/1998
determination_name - SOUTH WEST SETTLEMENT
registered_nt_body_corp - N/A

data_source - Spatial : Graphic Services, Landgate. Aspatial : Federal Court and NNTT.
comments -
area_sq_km - 195128.35
determination_method - Consent
determined_in_full - Yes
determined_outcome - Extinguished
design_file -
design_level -
last_updated - 25/02/2022
registration_date - 03/12/2021
determination_date - 01/12/2021
determination_reference - WCD2021/010
Indigenous Land Use Agreements:
native_title_ilua_number - 3124
NNTT Number - WI2017/014
Agreement Name - WAGYL KAIP & SOUTHERN NOONGAR INDIGENOUS LAND USE AGREEMENT
Status - Registered
Agreement Type - Area
Applicant Name - State of Western Australia
Date Registered (dd/mm/yyyy) - 17/10/2018

Please refer to the Interest Dictionary (https://www.landgate.wa.gov.au/land-and-property/property-ownership/property-interest-report/interest-dictionary) for terms used in this report.

For more information contact our office on 07 3052 4040 or see www.nntt.gov.au.

Legislation governing the interest:
Native Title Act 1993 (Commonwealth)

Occupancy Permit

Responsible agency:
Department of Energy, Mines, Industry Regulation and Safety

Definition of Interest:
The building approvals process in Western Australia is legislated under *The Building Act 2011* from the design stage right through to occupation of a building.

Affect of Interest:
Occupancy Permits are required in order to occupy multi-residential, commercial and public buildings.
For information about building work that requires an occupancy permit contact a Building Surveyor (refer to list of registered building surveyors) For information about applying for an occupancy permit, contact the relevant local government or for general information on the building approvals process, contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

Residual Current Device

Definition of Interest:
Residual Current Devices (RCDs) monitor the flow of electricity from the main switchboard and prevent electrocution by cutting the electricity supply if an

Responsible agency:
Department of Energy, Mines, Industry Regulation and Safety

imbalance in the current is detected. At least two RCDs must be fitted before land title is transferred.

Affect of Interest:
All home sellers and landlords must ensure that RCDs are installed in accordance with the Electricity Regulations to protect all power points and lighting circuits.
RCDs cut the electricity supply instantly if a person touches a live part and receives a shock. By installing two or more RCDs, the property's circuits can be divided evenly between then, ensuring some light and power remains if one RCD operates. Multiple RCDs also avoid nuisance operation caused by appliances with low-level leakage currents. All properties constructed after 2000 should already have two RCDs fitted.
Two RCDs must be fitted to protect all power points and lighting circuits in all homes before the land title is transferred. If you are planning to sell your home and it does not already have two RCDs protecting all power point and lighting circuits, you will need to engage a licensed electrical contractor to install them to comply with the Electricity Regulations.
Landlords must ensure RCDs are installed in accordance with the Electricity Regulations. If RCDs are not fitted, tenants should contact the managing agent or landlord and request that RCDs be installed as required.

For more information see Handy guide to BE Safe – RCD safety switches or call 1300 489 099.

Legislation governing the interest:
Electricity Regulations 1947

Smoke Alarm

Responsible agency:
Department of Energy, Mines, Industry Regulation and Safety

Definition of Interest:
The Building Code of Australia requires mains powered smoke alarms to be fitted in all newly constructed residential buildings and in new building work, such as alterations and extensions (where smoke alarms are required) in accordance with the building permit.
For existing dwellings, there are laws in Western Australia requiring owners to have mains-powered smoke alarms fitted to all residential properties that are subject to transfer of ownership, rent and hire, regardless of when they were built.

Affect of Interest:
The Building Regulations 2012 in Western Australia requires owners to have mains-powered smoke alarms fitted to all dwellings that are subject to transfer of ownership, rent and hire, regardless of when they were built.

The smoke alarms must:
- be installed in the dwelling in accordance with the Building Code of Australia applicable at the time of installation of the alarms;
- be not more than 10 years old and have not passed their expiry date;
- be in working order; and
- be permanently connected to the mains power supply.

Owners may be fined up to $5,000 for non-compliance.

Refer to Smoke alarms in dwellings for sale, rent or hire fact sheet or Contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

Sprinkler Restrictions & Bans

Responsible agency:
Department of Water and Environmental Regulation

Definition of Interest:
Sprinkler restrictions and/or bans apply throughout Western Australia for scheme water users and domestic garden bores.

Affect of Interest:
The selected property is identified as being fully or partially within in an area designated to have sprinkler restrictions.

Details are as follows:
Sprinkler Restrictions:
Region - South-West
Winter Restrictions - Stage 6
Summer Restrictions - Stage 4
Sprinkler restrictions and or bans apply to this area. Due to the drying climate, the State Government introduced water efficiency measures, including the introduction of restrictions on domestic sprinklers.

These restrictions include permanent efficiency measures, an annual winter sprinkler ban that applies to domestic sprinkler use and some non-domestic use, and can also include extra efficiency measures and restrictions from time to time such as extensions of the winter sprinkler ban period or other restrictions.

Restriction stages are detailed in the Water Agencies (Water Use) By-laws 2010.

www.legislation.wa.gov.au/legislation/statutes.nsf/main_mrtitle_11731_homepage.html

Additional restrictions may also apply to specific locations. Please refer to your water service provider for more information relating to your area.

For more information please see www.water.wa.gov.au/urban-water/water-restrictions/garden-bores.

For more information contact our office on 13 10 39 or see www.water.wa.gov.au and go to the Domestic Garden Bore website page.

Legislation governing the interest:
Water Agencies (Powers) Act 1984
Water Agencies (Water Use) By-laws 2010

Swimming Pool

Responsible agency:
Department of Energy, Mines, Industry Regulation and Safety

Definition of Interest:
In Western Australia, private swimming and spa pools with water that is more than 300mm deep must have a compliant safety barrier.

Affect of Interest:
This includes above-ground, in-ground, and portable swimming and spa pools, but not spa baths which are typically located in a bathroom and drained after each use. Safety barriers must comply with the technical requirements of the Building Regulations 2012, Building Code of Australia, and Australian Standard AS 1926.1. Building and Energy has produced "Rules for Pools and Spas", a guidance document on safety barrier requirements.
Generally, a building permit is required prior to the construction, erection, assembly, placement, renovation, alteration, extension, improvement or repair of a private swimming pool.

For information on safety barrier requirements, including exclusions and exemptions that may apply in limited circumstances, contact the relevant local government or for general information on the building approvals process, contact the Department of

Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

Water Corporation Infrastructure (above and below ground)

Responsible agency:
Water Corporation

Definition of Interest:
The Water Corporation operates vast water, sewerage and drainage pipe networks throughout WA. At any given location there may be various infrastructure in the ground of different sizes, depths, alignments and materials belonging to the Water Corporation.

Affect of Interest:
The selected property **is impacted** by Water Corporation pipes or access chambers. No construction is permitted in the proximity of this infrastructure without the consent of the Water Corporation and it should be noted that 24 hour access may be required for maintenance purposes in certain circumstances.

Sewer Infrastructure:
Infrastructure Type - Sewer Connection Point
Water and sewer services located outside the property boundaries (road reserves) are not included in this report, as this report only includes interests inside the property boundaries. However they can be viewed here, mywater.com.au/css-web-external/pub/propertySearch.

Please be aware that it is a **legislative requirement** to notify the Water Corporation of any proposed construction, alteration or demolition of a building in areas where the Corporation is the licensed provider of water, wastewater or drainage services. A person is not permitted to construct, alter or demolish a building without the prior authorisation of the Water Corporation.

For more information contact our office on 13 13 95, or see www.watercorporation.com.au/Developing-and-building.

PLEASE NOTE:
This report and the Water Corporation online property search tool is not an alternative to Dial Before You Dig.
Information about underground cable and pipe networks is available by requesting the utility maps through the Dial Before You Dig web site, www.byda.com.au or contact their call centre on 1100 during business hours, to find out about the location of underground infrastructure prior to commencing any excavation works on a property.

Legislation governing the interest:
Water Services Act 2012

Waterways Conservation Act Management Areas

Responsible agency:

Definition of Interest:
Under the *Waterways Conservation Act 1976*, the Minister for Water and Department of Water and Environmental Regulation (DWER) have responsibility for the conservation of the waters and associated land in declared management areas.

Department of Water and Environmental Regulation

The Department of Water and Environmental Regulation has an approval process for certain works affecting these waterways and their foreshore areas.

Affect of Interest:

The selected property **is located within** a management area under the *Waterways Conservation Act 1976.*

This is within the following Department of Water and Environmental Regulation (DWER) Region:

Conservation Area Details:

Name - ALBANY WATERWAYS MANAGEMENT AREA
Act - Waterways Conservation Act
Status - Gazetted
Gazetted Date - 1.9910517E7
Other Water Management Areas - Geographe Catchment, Swan River Trust, Wilson Inlet, Avon, Peel Inlet, Leschenault Management Areas, Cockburn Sound Management Council.

Activities within or adjacent to waterways outside the Waterways Conservation Act must still comply with the requirements for protection of waterways and foreshore areas established under local government, WAPC policy and DWER Policies.

For more information contact our office on (08) 6364 7600, further information and advice can be sought the DWER's regional offices. Contact information for regional offices is available at www.water.wa.gov.au.

Legislation governing the interest:

Waterways Conservation Act 1976
Water Agencies (Powers) Act 1984
Water Resources Legislation Amendment Act 2007

Western Power Infrastructure

Responsible agency:
Western Power

Definition of Interest:

Western Power is a Western Australian State Government owned corporation which builds, maintains and operates the electricity network in the south west corner of Western Australia. The Western Power Network forms the vast majority of the South West Interconnected Network (SWIN), which together with all of the electricity generators comprises the South West Interconnected System (SWIS).

Affect of Interest:

The selected property **is impacted** by Western Power Infrastructure. Land use, Building, Demolition and access constraints may apply.

Details are available below:

Infrastructure Type and ID:

Distribution Underground Cable ID - C2023174
Distribution Underground Cable ID - C2023178
Pillar ID - S1962326

Power services located outside the property boundaries (road reserves) are not included in this report, as this report only includes interests inside the property boundaries.

Based on information provided with the permission of WESTERN POWER, (03/2015).

For more information on our network please refer to our website, www.westernpower.com.au, or contact us on 13 10 87.

PLEASE NOTE:
This report is not an alternative to Dial Before You Dig.
Information about underground cable and pipe networks is available by requesting the utility maps through the Dial Before You Dig web site, www.1100.com.au or contact their call centre on 1100 during business hours, to find out about the location of underground infrastructure prior to commencing any excavation works on a property.

Legislation governing the interest:
Electricity Industry Act 2004
Electricity Corporations Act 2005

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