Wellington & Reeves

PROPERTY INFORMATION PACK

wellingtonandreeves.com.au

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
2524	**485**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893 AND THE

STRATA TITLES ACT OF 1985

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

LAND DESCRIPTION:

LOT 4 ON STRATA PLAN 42277
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

(T Q258234) REGISTERED 19/12/2024

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

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
2. Q258235 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 19/12/2024.

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.

----------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:	SP42277
PREVIOUS TITLE:	1499-963
PROPERTY STREET ADDRESS:	UNIT 4 54 LION ST, CENTENNIAL PARK.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ALBANY

21st October 2026

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

To whom it may concern,

RE: Rental Estimate – 4/54-56 LION STREET, CENTENNIAL PARK 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:

- Neat and tidy 2 bedroom one bathroom home in a quiet complex
- Semi open plan with the lounge, dining and kitchen. Small back yard/patio area
- Good sized bedrooms with BIR's.

The property is currently rented at $520.00 per week. Based on the property's location, condition, presentation and features, along with a comparison to similar properties in the current rental market, we estimate that if the property were to be re-let today, it could achieve a rental return of $550.00 to $600.00 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,

Jacki Hicks
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.

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STRATA / ~~SURVEY~~

~~STRATA~~ PLAN 42277

SHEET 1 OF 1 SHEETS

MANAGEMENT STATEMENT ~~YES~~/NO

Lodged 11.9.02 357869

Examined 20.9.2002 GH

Registered 3.10.02 App. I 253868

REGISTRAR OF TITLES

WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 690-02

Certificate of Approval of W.A.P.C. under Section ~~25(1) or~~ 25B(2) of Strata Titles Act 1985

FOR CHAIRMAN DATE

PLAN OF

ALBANY SUBURBAN LOT 291

ON DP 222005

CERTIFICATE OF TITLE
VOL. 1499 FOL. 963

LOCAL GOVERNMENT
CITY OF ALBANY

INDEX PLAN
BK26 (2) 10.07

FIELD BOOK NUMBER

SCALE 1 . 500

NAME OF SCHEME
54 - 56 LION STREET
ALBANY

ADDRESS OF PARCEL
54-56 LION STREET
ALBANY WA 6330

DOLA
Department of LAND ADMINISTRATION

COR 52/2002 Vol 9 P 40

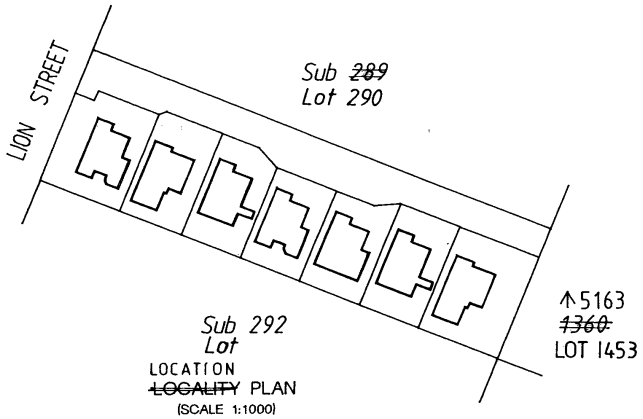
LIMITED TO A DEPTH OF 60.96 METRES

The stratum of the part lots external to the buildings extends between 5 metres below and 10 metres above the upper surface level of the ground floor of the respective adjoining unit.

All distances are from external surface of walls.

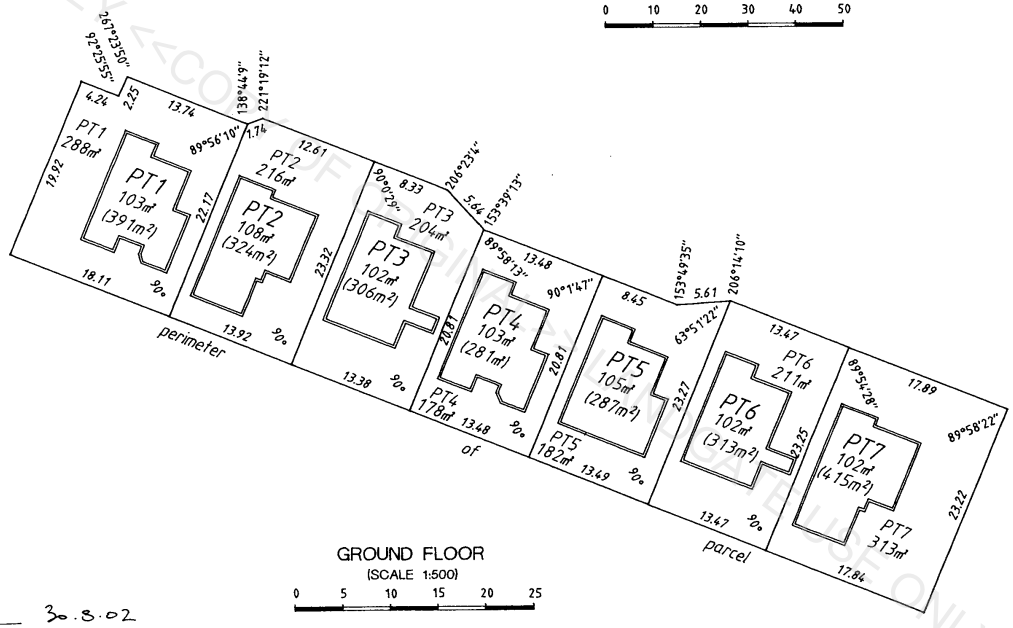
The perimeter of the parcel is the cadastral boundary.

The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3AB of the *Strata Titles Act 1985*.



LOCATION
~~LOCALITY~~ PLAN
(SCALE 1:1000)

0 10 20 30 40 50



GROUND FLOOR
(SCALE 1:500)

0 5 10 15 20 25

30.8.02
Licensed Surveyor Date

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
61 DUKE STREET
PO BOX 1429
ALBANY WA 6331
PHONE (08) 9842 1353 FAX (08) 9842 1570
ABN 32 009 240 751

WARNING. CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA PLAN 42277

OUR REF 5499A

10/9/2002

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FORM 3

STRATA/~~SURVEY-STRATA~~ PLAN NO. 42277

Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No.	Unit Entitlement	Vol.	Fol.	Lot No.	Unit Entitlement	Vol.	Fol.
1	135	2524	482				
2	130	2524	483				
3	130	2524	484				
4	130	2524	485				
5	130	2524	486				
6	130	2524	487				
7	135	2524	488				
				Aggregate	920		

DESCRIPTION OF PARCEL AND BUILDING/~~PARCEL~~

Seven single story residential units situated on
Albany Suburban Lot 291 on Deposited Plan 222005
Postal address being 54 – 56 Lion Street Albany WA 6330

CERTIFICATE OF LICENSED VALUER
STRATA/SURVEY STRATA

I, RICHARD JOHN SZCZUROWSKI, being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater that 5 per cent more or 5 per cent less than the proportion that the value (as that term is defined in section 14 (2a) of the *Strata Titles Act 1985*) of that lot bears to the aggregate value of all the lots delineated on the plan.

26 AUGUST 2002
Date

~~Signed~~

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FORM 5

Strata Titles Act 1985
Sections 5B(1), 8A, 22(1)

STRATA PLAN No. 42277

DESCRIPTION OF PARCEL & BUILDING

Seven single storey residential units situated on
Albany Suburban Lot 291 on Deposited Plan 222005
Postal Address being 54 – 56 Lion Street ALBANY WA 6330

CERTIFICATE OF LICENSED SURVEYOR

I, JOHN KINNEAR, being a licensed surveyor registered under the *Licensed Surveyors Act 1909*, certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan")-

(a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and either

(b) each building shown on the plan is within the external surface boundaries of the parcel; or

(c) in a case where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel-

(i) all lots shown on the plan are within the external surface boundaries of the parcel;

(ii) the plan clearly indicates the existence of the encroachment and its natural and extent; and

(iii) where the encroachment is not on to a public road, street or way, that an appropriate easement has been granted and will be lodged with the Registrar of Titles to enable it to be registered as an appurtenance of the parcel; and

~~*(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by-law(s) No(s)..... on Strata Plan No..... registered in respect of (name of scheme)..... .....or sufficiently complies with that/those by-law(s) in way that is allowed by regulation 36 of the *Strata Titles General Regulations 1996*.~~

30.8.02
Date

Licensed Surveyor

*Delete if inapplicable

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FORM 7

Strata Titles Act 1985
Sections 5B(2), 8A(f), 23(1)

STRATA PLAN No. 42277

DESCRIPTION OF PARCEL & BUILDING

Seven single storey residential units situated on
Albany Suburban Lot 291 on Deposited Plan 222005
Postal Address being 54 – 56 Lion Street ALBANY WA 6330

CERTIFICATE OF LOCAL GOVERNMENT

City of Albany, the local government hereby certifies that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"):-

(1) (a) the building and the parcel shown on the plan have been inspected and that it is consistent with the approved building plans and specifications in respect of the building; or

(b) the building has been inspected and the modification is ~~consistent with the approved building plans and specifications relating to the modification~~; DTM

(2) the building, in the opinion of the local government, is of sufficient standard to be brought under the *Strata Titles Act 1985*;

~~(3) where~~ a part of a wall or building or material attached to a wall ~~or building~~, encroaches beyond ~~the external surface boundaries of the parcel on to~~ a public road, ~~street or way the local government is of the opinion that~~ retention of the encroachment in its existing ~~state will not~~ endanger public safety or unreasonably interfere with ~~the amenity of~~ the neighbourhood and the local government does ~~not object to the~~ encroachment; ~~and~~ DTM DTM DTM

(4) (a) any conditions imposed by the Western Australian Planning ~~Commission have been complied with; or~~ DTM

(a) any conditions imposed by the Western Australian Planning Commission have been complied with;

~~(b) the within strata scheme is exempt from the requirement of approval by the Western Australian Planning Commission.~~

Col 52/2002 Vol 9 p 40

30 AUGUST 2002 .....

Date

Delete if inapplicable

for ~~Shire / Town Clerk~~ CEO
(PRINCIPAL BUILDING SURVEYOR
DELEGATED OFFICER - SECTION 23 (5))

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FORM 26

WAPC Ref. No. 690-02 STRATA PLAN No. 42277

STRATA TITLES ACT 1985

Sections 25(1), 25(4)

CERTIFICATE OF GRANT OF APPROVAL BY WESTERN AUSTRALIAN PLANNING COMMISSION TO STRATA PLAN

It is hereby certified that the approval of the Western Australian Planning Commission has been granted pursuant to section 25(1) of the *Strata Titles Act 1985* to—

*(i) the *Strata Plan/~~Plan of Re-Subdivision/Plan of Consolidation~~ submitted on 10 SEP 2002 and relating to the property described below;

~~*(ii) the sketch submitted on ..... of the *proposed subdivision of the property described below into lots on a Strata Plan/Re-Subdivision/Consolidation of the lots on the Strata Plan described below, subject to the following conditions~~

Property Description: Lot (or Strata Plan) No. ALBANY SUBURBAN LOT 291

Location .....

Locality ALBANY

Local Government CITY OF ALBANY

Lodged by: .....

Date: .....

For Chairman, Western Australian Planning Commission

10 SEP 2002

Date

(*To be deleted as appropriate)

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FORM 8

ANNEXURE A OF STRATA / ~~SURVEY - STRATA~~ PLAN No. 12277 REGISTRAR OF TITLES

SCHEDULE OF DEALINGS ON STRATA / ~~SURVEY - STRATA~~ PLAN

Dealings registered or recorded on Strata / ~~Survey - Strata~~ Plan	Instrument				Signature of Registrar of Titles
	Nature	Number	Regist'd	Time	
SEE RECORD OF STRATA TITLES SCHEME FOR FURTHER ENDORSEMENTS					

Note: Entries may be affected by subsequent endorsements.

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FORM 8

ANNEXURE B OF STRATA / ~~SURVEY - STRATA~~ PLAN No. 42277 REGISTRAR OF TITLES

SCHEDULE OF ENCUMBRANCES ETC.

Instrument			Regist'd	Signature of Registrar of Titles	Cancellation				
Nature	Number				Nature	Number	Regist'd	Time	Signature of Registrar of Titles
		SEE RECORD OF STRATA TITLES SCHEME FOR FURTHER ENDORSEMENTS							

Note: Entries may be affected by subsequent endorsements.

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GOVERNMENT OF WESTERN AUSTRALIA

Landgate

Record of Strata Titles Scheme
Limitations, Interests, Encumbrances and Notifications

Approved Form 2020-27588
Version 3 – 1/07/2020

OFFICE USE ONLY
ANNEXURE ~~B~~ C
S A A LA 42277

BGRoberts
REGISTRAR OF TITLES

Document			Cancellation		
Number	Particulars	Date recorded/ lodged/registered	Nature	Number	Registered
Q392263	SCHEME BY-LAWS	17.4.2025			

Strata Plan 42277

Lot	Certificate of Title	Lot Status	Part Lot
1	2524/482	Registered	
2	2524/483	Registered	
3	2524/484	Registered	
4	2524/485	Registered	
5	2524/486	Registered	
6	2524/487	Registered	
7	2524/488	Registered	

GOVERNMENT OF WESTERN AUSTRALIA

Landgate

Property Interest Report

Unit 4, 54 Lion Street, Centennial Park 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

Image captured January 2026

2 1 1

Unit 4, 54 Lion Street, Centennial Park 6330

Number of interests that impact this property	20
Certificate of title number	2524/485
Land ID	Lot 4 On Strata Plan 42277
Type of property	Group House
Property use	Residential
Year built	2002
Wall/Roof type	Brick Walls/Tile Roof
Land area	281 m²
Building area	N/A
Local Government Authority	Albany
Zoning	Residential (R60)

Perth CBD
387.0km

Beach
4.5km

Primary School
285m

Secondary School
285m

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.

- Acid Sulfate Soil (ASS) Risk
- Building and Construction Industry Training Levy
- Building Permit
- Bush Fire Prone Areas
- 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

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
- APA Group Owned/Operated Gas Transmission Pipeline
- ATCO Gas Australia Infrastructure
- Australian Natural, Indigenous and Historic Heritage
- 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
- Water Corporation Infrastructure Contribution - Water, Sewer and/or Drainage

3. Summary of interests that DO NOT AFFECT this property

- 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
- Western Power Infrastructure
- 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.

Acid Sulfate Soil (ASS) Risk

Responsible agency:
Department of Water and Environmental Regulation

Definition of Interest:
The Department of Water and Environmental Regulation has produced Acid Sulfate Soil (ASS) risk maps for most coastal regions of WA to identify high risk ASS areas so disturbance and potential environmental damage can be avoided where possible. ASS risk areas are grouped into two classes according to the probability and depth of ASS and potential for disturbance.

Affect of Interest:
The area of interest is categorised into the following class or classes of ASS risk.

Note: Where more than one risk level exists at any one location within a site, the higher risk level will apply.

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.

Acid Sulfate Soil Risk Map, Albany-Torbay:
Risk Class - 1.0
Risk Level - High to moderate risk
• Class 1 – there is a high to moderate risk of disturbing ASS materials at this site. WA Planning Commission will impose a condition on planning proposals in Class 1 areas.

• Class 2 – there is a moderate to low risk of disturbing ASS materials at this site. However, if site characteristics or local knowledge indicate the potential presence of ASS, further investigations are recommended, particularly if excavating more than 100 cubic metres of soil or carrying out dewatering/drainage works.

WA Planning Commission (WAPC) is responsible for land use planning and land development in WA. A WAPC Acid Sulfate Soils Self Assessment Form must be submitted to the Department of Water and Environmental Regulation (DWER) before planning approval is granted.

See our website, www.der.wa.gov.au/ass for more information or phone 1300 762 982.

Legislation governing the interest:
Planning and Development Act 2005
Environmental Protection Act 1986

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

Bush Fire Prone Areas

Responsible agency:
Department of Fire and Emergency Services

Definition of Interest:
A bush fire prone area is an area that is subject to, or likely to be subject to, a bushfire attack. Additionally planning and building requirements may apply to developments within areas designated as bush fire prone by the Fire and Emergency Services Commissioner. A further assessment of bushfire risk may also be required under the Planning and Development (local Planning Schemes) Regulations 2015, State Planning Policy 3.7 Bushfire and the Building Code of Australia.

Affect of Interest:
The selected property is identified as being fully or partially within a designated bush fire prone area. Additional planning and building requirements may apply, in accordance with Schedule 2 Part 10A of the Planning and Development (Local Planning Schemes) Regulations 2015, State Planning Policy 3.7 Planning in Bushfire Prone Areas and the Building Code of Australia.

Details are as follows:
Bush Fire Prone Areas:
Designation - Bush Fire Prone Area (additional planning and building requirements may apply to development on this site)
DesignationDate - 13/12/25 (since 08/12/15)
LGA - ALBANY
Comments - This site has been in a designated bush fire prone area for longer than four months. Additional planning and building requirements may apply to development on this site.

A Bushfire Attack Level (BAL) assessment or BAL Contour Map may be required in certain circumstances under Part 10A of the Planning and Development (Local Planning Schemes) Regulations 2015 if the site has been located in a bush fire prone area for a period of at least four months. Development approval must be

obtained in areas with a BAL rating of BAL-40 or BAL-Flame Zone (FZ) before commencing any development, including instances where development approval would not normally be required. A bushfire management plan may also be required.

Bushfire construction requirements set out in the Building Code of Australia apply to certain buildings in designated bush fire prone areas if the site has been located in a bush fire prone area for a period of at least four months. A further assessment of bushfire risk, such as a BAL assessment, will assist in determining the appropriate level of bushfire resistant construction that should be incorporated into the building. In general a building permit is required before undertaking most new building work.

Certain exemptions and exclusions may apply.

Local governments may also have locally specific planning or building requirements.

For specific requirements contact the planning or building section of your local government.

For further information about the Planning and Development (Local Planning Schemes) Regulations 2015, State Planning Policy 3.7 Bushfire or the associated Guidelines, contact the Department of Planning Bushfire Policy Officer at bushfire@dplh.wa.gov.au or on (08) 6551 9000.

For general information regarding the Building Code of Australia and requirements for bush fire prone areas, contact the Department of Energy, Mines, Industry Regulation and Safety - Building and Energy Division at be.info@demirs.wa.gov.au or on 1300 489 099.

If the property has a notification on the title stating that the land is within a designated bushfire prone area, and the Map of Bushfire Prone Areas confirms that the land is **no longer** designated as bushfire prone, the notification on the title may be removed by lodging the Removal of Notification e-form under section 70A of the Transfer of Land Act 1893. This form is available from Landgate's Land Titling & search forms. Please note that the relevant local government authority will be required to sign the form before submission to Landgate. Fees apply.

Legislation governing the interest:

Fire and Emergency Services Amendment Act 2015
Fire and Emergency Services Act 1998
Planning and Development (Local Planning Schemes) Regulations 2015
Building Act 2011
Building Regulations 2012

Demolition Permit

Responsible agency:

Definition of Interest:

Department of Energy, Mines, Industry Regulation and Safety

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 - R60
Gazettal Date - 27/02/2024
Scheme Name - ALBANY
Scheme Number - 2
R Code Number - R30
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
Scheme Name - ALBANY
Zoning - Drainage/waterway
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

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

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 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:

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

Department of Energy, Mines, Industry Regulation and Safety

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:

Department of Water and Environmental Regulation

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. 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

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