

Wellington & Reeves

PROPERTY INFORMATION PACK

wellingtonandreeves.com.au

Wellington & Reeves

Real estate since 1948

02/11/2026

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

To whom it may concern,

RE: Rent Estimate – 12/20 Grove Street, Little Grove WA 6330

Thank you for allowing Wellington & Reeves the opportunity to provide a rental estimate for the above property.

The property has many features to prospective tenants which include:

- Well maintained contemporary 1 bedroom unit with separate utility/study area located in the sought-after suburb of Little Grove.
- Reverse-cycle air conditioning located centrally in the living area.
- Easy care gardens, external storage room, and open plan living and kitchen.

Based on the property's location, presentation and features, along with comparison to similar properties in the current rental market, we estimate the property could achieve a rent return of $400.00 - $450.00 per week.

Depending on the time of the year and the demand for rental properties this will also affect where it sits in this rent range with summer being the busier time of the year.

We know it is important to obtain the maximum possible rental price and will work hard to achieve this for you.

All residential tenancy properties must meet minimum standards for security, blind cords and RCD & Smoke Alarms prior to a lease being signed. As part of the services that Wellington & Reeves provide to our landlords, we would be happy to assist you in ensuring your property meets these requirements.

If you have any further queries regarding any of this information or any other real estate issue, please feel free to call me on 9841 1455.

Wellington & Reeves

Real estate since 1948

Yours sincerely,



Jacoba Quayle
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
2816	**965**

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

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 12 ON SURVEY-STRATA PLAN 62351
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE SURVEY-STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

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

1. INTERESTS NOTIFIED ON THE SURVEY-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. COVENANT BURDEN CREATED UNDER SECTION 150 P&D ACT TO CITY OF ALBANY
3. EASEMENT BENEFIT CREATED UNDER SECTION 136C T.L.A. FOR UNDERGROUND ELECTRICITY PURPOSES - SEE SURVEY-STRATA PLAN 62351.
4. M318404 RESTRICTIVE COVENANT TO CITY OF ALBANY REGISTERED 12/7/2013.
5. M442735 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 25/10/2013.

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:	SP62351
PREVIOUS TITLE:	2766-499
PROPERTY STREET ADDRESS:	UNIT 12 20 GROVE ST WEST, LITTLE GROVE.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ALBANY

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INSTRUCTIONS

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

EXAMINED

M318404 RC 12 July 2013
~~25 Jun 2013~~ 12:27:14 Perth
REG $ 160.00
PROD $ 80.00
FEES $ 240.00

LODGED BY:
ADDRESS: Chalmers Legal Studio
Post Office Box 7481
Cloisters Square
PERTH WA 6850
PHONE NO: 93604106
FAX NO: 93604199
REFERENCE NO: & 394964 999L

PREPARED BY: Chalmers Legal Studio
ADDRESS: Studio 7, The Wills Building
82 King Street
PERTH WA 6000
Ref: LC:39233G:dm-02
Revised 5/11/12
PHONE NO: 9360 4100 FAX NO: 9360 4199

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

2766-499
DUP C/T PRODUCED
395V SUSAN DICKSON
21/6/13 CONVEYANCING.

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

1. Consent letter
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.

REGISTRAR OF TITLES WESTERN AUSTRALIA

62351

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ENCUMBRANCE

Mortgage M073010 to Daly & Shaw Building Pty Ltd

We, Daly & Shaw Building Pty Ltd, being the Mortgagee under Mortgage Number M073010 registered as an encumbrance against the Land hereby consent to this Deed.

EXECUTED by **DALY & SHAW BUILDING PTY LTD (ACN 126 134 165)** pursuant to section 127 of the *Corporations Act 2001*:

Director
~~Sole Director and Sole Secretary~~

Robert Bruce Shaw
Full Name (Please Print)

Director/~~Secretary~~ *

MICHAEL GERARD DALY
Full Name (Please Print)

*** Delete if inapplicable**

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parties agree to submit to the jurisdiction of the Courts of that State and of the Courts competent to hear appeals therefrom.

6.5 Counterparts

This Deed may be executed in any number of counterparts all of which taken together constitute one Instrument.

7. Encumbrances

7.1 The encumbrance over the Land burdened by the Restrictive Covenant is as follows:

Mortgage M073010 to Daly & Shaw Building Pty Ltd.

EXECUTED as a deed.

EXECUTED by **GROVE 20 PTY LTD**)
(ACN 126 134 165))
pursuant to section 127 of the)
Corporations Act 2001:)

Director
~~Sole Director and Sole Secretary~~

Director/~~Secretary~~

SHAHYAR GORJY
Full Name (Please Print)
*** Delete if inapplicable**

FARYAR GORJY
Full Name (Please Print)

THE COMMON SEAL of the **CITY OF ALBANY** was hereunto affixed)
in the presence of:)

CITY OF THE COMMON SEAL OF ALBANY

Chief Executive Officer

Mayor

LINDA HILL
Print Full Name

DENNIS WELLINGTON
Print Full Name

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The Owner intends for, and consents to, the burden of the Restrictive Covenant to:

(a) bind all future registered proprietors of the Lots and parts thereof;

(b) encumber and be endorsed on the certificate of title created for the Lots and to run with the Lots which is the subject of that title; and

(c) be enforceable by the City of Albany.

3. Land to be benefited by Restrictive Covenant

Pursuant to section 129BA of the Transfer of Land Act 1893 the Owner and the City of Albany intend the benefit of the Restrictive Covenant to be for the City of Albany.

4. Further covenant

The Owner covenants with the City of Albany that it shall do all things reasonably and necessarily required in order to secure the registration at the Western Australian Land Information Authority of the Restrictive Covenant against the newly created certificate of title for the Lots.

5. Costs

The Owner shall pay:

(a) costs and expenses (including legal costs) of and incidental to the negotiations for and the preparation, execution and stamping of this Deed;

(b) all duty payable on this Deed and any duplicates; and

(c) all registration and other fees, charges, costs and expenses which are reasonably and necessarily incurred or required to be incurred to give effect to the terms of this Deed and to encumber the title created for the Lots with the Restrictive Covenant.

6. General

6.1 Severability

If any provision of this Deed is void or unenforceable, that provision is void and unenforceable only to the extent of that voidness or unenforceability, without invalidating the remaining provisions which shall remain in full force and effect.

6.2 Amendments

This Deed may not be modified, amended or varied except by a document in writing signed by or on behalf of each of the parties to this Deed.

6.3 Waiver

No waiver of one breach of any term or condition of this Deed will operate as a waiver of any breach of the same or any other term or condition of this Deed.

6.4 Laws of Western Australia apply

This Deed shall be construed and interpreted in accordance with the laws of the State of Western Australia and the

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"Survey Strata Plan" means the Survey Strata Plan that will be lodged by the Owner with the Western Australian Land Information Authority pursuant to the Approval for the creation of a new certificate of titles for the Lots;

"Land" means Lot 98 on Deposited Plan 69917, the whole of the land in Certificate of Title Volume 2766 Folio 499;

"Lots" means all the lots created when the Land is subdivided in accordance with the Approval and the Survey Strata Plan;

"Restrictive Covenant" means the restrictive covenant referred to in clause 2.

1.2 Interpretation

In this Deed, unless the context requires otherwise:

(a) references to any legislation or legislative provision include any statutory modification or re-enactment of, or any legislative provision substituted for, and any statutory instrument issued under, that legislation or legislative provision;

(b) words denoting the singular number include the plural number and vice versa;

(c) words denoting individuals or persons include corporations, authorities, governments and governmental agencies and vice versa;

(d) words denoting any gender include all genders;

(e) headings are for convenience only and do not affect interpretation;

(f) references to clauses or diagrams are to clauses and diagrams to this Deed;

(g) reference is to any party to this Deed, or any other document or arrangement, includes that party's executors, administrators, substitutes, successors and permitted assigns;

(h) a reference to any person, if that person ceases to exist or is reconstituted, renamed or replaced, or if its powers or functions are transferred to any other person, refers respectively to the person established or constituted in its place, or succeeding its powers or functions;

(i) an obligation, covenant, representation or warranty in favour of two or more persons is for the benefit of them jointly and each of them severally; and

(j) an obligation, covenant, representation or warranty on the part of two or more persons binds them jointly and each of them severally.

2. RESTRICTIVE COVENANT

2.1 Terms of Restrictive Covenant

The Owner for itself and its successors in title with the intention of binding so far as is possible the Lots in the hands of whoever it may come HEREBY CREATES in favour of the City of Albany a restrictive covenant pursuant to Section 129BA of the Transfer of Land Act 1893 and COVENANTS not to permit nor suffer to permit the construction of any dwelling on the Lots other than a dwelling that contains a living room and no more than one habitable room that is capable of use as a bedroom.

2.2 Burden of Restrictive Covenant

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FORM B2

Form Approval No. B1331

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

BLANK INSTRUMENT FORM

RESTRICTIVE COVENANT IN GROSS – SECTION 129BA OF THE TRANFER OF LAND ACT 1893

(Note 1)

DATED this 25th day of June 2013.

PARTIES:

Name:	**Grove 20 Pty Ltd (ACN 126 134 165)**
Short form name:	Owner
Notice details:	19 Lyall Street, South Perth WA 6151
Name:	**City of Albany**
Short form name:	City of Albany
Notice details:	Post Office Box 484, Albany WA 6331

BACKGROUND

A. The Owner is the registered proprietor of the Land.

B. The Owner has made application to subdivide the Land.

C. On the 16 day of June 2011 the Western Australian Planning Commission granted the Approval subject to certain conditions.

D. Condition 1 of the Approval provides:

> *"A Restrictive Covenant, pursuant to section 129BA of the Transfer of Land Act 1893 being placed on the Certificates of Title of the proposed lots accommodating one bedroom units advising that development on this land is restricted to the construction of a single bedroom dwelling. Notice of this restriction to be included on the Deposited Plan. (Local Government)"*

E. In compliance with condition 1 of the Approval, and pursuant to section 129BA of the *Transfer of Land Act 1893*, the Owner covenants with the City of Albany to burden the Land with the Restrictive Covenant for the benefit of the City of Albany.

1. DEFINED TERMS AND INTERPRETATION

1.1 Defined terms

In this document:

"Approval" means the approval granted by the Western Australian Planning Commission (Application No. 930-10) dated the 16 June 2011 authorising the subdivision of the Land;

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(3)

File Copy Do Not Destroy.

Stopped Document Disposal Instructions

Fees to be Refunded	Document Type	Fee $

Form 10 No.:

Date:

To:

Address: .....
.....

Parties: .....
.....

Reference: .....
.....

Document Numbers:

Computer Records Adjusted:
SMR – WFR or REJECT
Crown – SMP/CAL/RES

Documents to be Rejected:

Documents to be Withdrawn:

Documents for Registration:

Caveats to be made Null & Void:

Authorised by:

Examiner's notes:

Stopped Case:318404

Original Cs/T:
2766-499

Notice Sent: 4-7-13

Action:

Letter/Fax to Fix (1880)

~~Awaits~~ Fee Paid 209088

Examination Instructions

Allocate New C/T
Complete Nom. Index

Examiner: AR, NSD 25

Supervisor: Allan Riley, NSD 25

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Western Australian Land Information Authority ABN 86 574 793 858

Requisition Notice

Section 192 of the Transfer of Land Act

Document Nos: M318404, M318405, M318406 Section 192

Your Ref: KAD:39496Y LC:38104Y:ii-04

Our Ref: Allan Riley Ph: 9273 7827 Fax: 9273 7673

Date: 4 July 2013

Lodging Party:
CHALMERS LEGAL STUDIO

Other Parties Contacted:

Registration of the above documents cannot be effected until all requisitions listed below are complied with and the fee payable is received. A time limit of 14 days applies from the date stated above after which all documents may be rejected.

Requisitions

Doc. No	Description	Req. Fee
M318406	When using the Lot Sync process, the lodging party must submit a signed letter requesting that the lodgement date of the documents be amended to the same date that the plan was placed In Order For Dealing. (See paragraph 6.1.3.2 of the Land Titles Registration Practice Manual and Customer Information Bulletin 197 Appendix B)	80.00

Requisition Sub Total $	80.00
Additional Fee $	0.00
TOTAL FEE Payable $	**80.00**

If all requisitions satisfied and the Reduced Total Fee paid * by close of business next business day after service,

Deduct $	28.00
Reduced Total Fee $	52.00

PAID 209088.

Jean Villani
Registrar of Titles

Requisitions may be attended to by;
1. Fax direct to the Examiner referred to above.
2. Personal attendance Landgate, Midland Square. (all documents held at Midland Office)
3. The lodging of evidence at Landgate's Perth Business Office, QBE Building, 200 St. Georges Terrace, Perth or Bunbury Regional Office 61 Victoria St, Bunbury (note: no advice/discussions re: requisitions)
4. Post to P O Box 2222, Midland WA 6936.

Correspondence by representatives of parties to documents **must state** the capacity in which they act and confirm that they are duly authorised to do so.
Amendment by letter is at the discretion of the Registrar of Titles.
Unless these requisitions are complied with, the documents will be rejected. Upon notification of such rejection 75% of the registration fees paid are forfeitable. Documents may be withdrawn from registration, for which a withdrawal fee of $80.00 per document is payable. Registration fees returnable in full or in part will be set-off against requisition and withdrawal fees. See payment options on page 2.
*Proof of payment to be provided at time requisition satisfied by copy of receipted assessment or provision of credit card payment authority.

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SURVEY-STRATA PLAN 62351

SHEET 1 OF 1 SHEETS

PLAN OF
LOT 98 ON DP69917

CERTIFICATE OF TITLE
VOLUME 2766 FOLIO 499

LOCAL GOVERNMENT
CITY OF ALBANY

INDEX PLAN
BK25 (2) 10.40

FIELD BOOK
117589

SCALE
AS SHOWN

NAME OF SCHEME
20 GROVE STREET WEST
LITTLE GROVE

ADDRESS OF PARCEL
20 GROVE STREET WEST
LITTLE GROVE W.A. 6330

MANAGEMENT STATEMENT YES ◉ NO ○

LODGED
DATE 26-Jun-13
FEE PAID $2222.00
ASSESS No. 12970781

CERTIFIED CORRECT 3-Jul-13
COR. FILE TRIM

IN ORDER FOR DEALINGS
SUBJECT TO
Section 129BA & 136C TLA
Section 150 & 168(3) P & D Act
12-Jul-13
FOR REGISTRAR OF TITLES DATE

M318406 APPLICATION
12-Jul-2013 DATE
REGISTERED
REGISTRAR OF TITLES
SEAL

WESTERN AUSTRALIAN PLANNING COMMISSION
W.A.P.C. REF: 930-10
Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985
Delegated under S.16 P&D Act 2005
11-Jul-2013 DATE

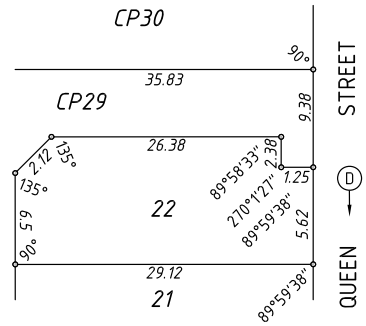
Landgate
Western Australian Land Information Authority

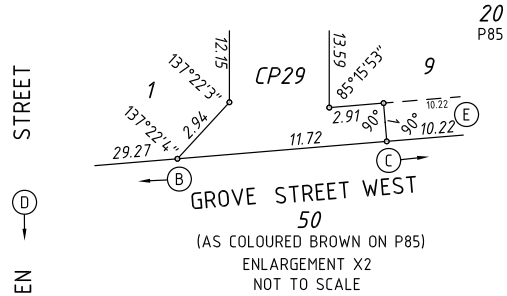
VER	AMENDMENT	AUTHORISED BY	DATE
2	AUDIT REQUIREMENTS	A. CALDWELL	01/07/13

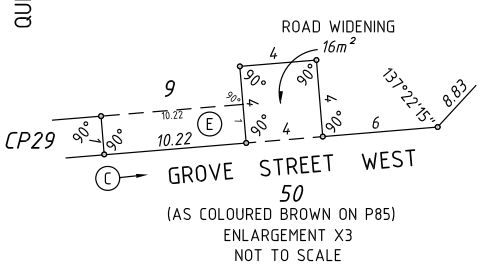
EASEMENT BENEFIT SEE TRANSFER 209/1886 AND PLAN 85.

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENT
	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA	DOC M318404	LOTS 1-28 INC	CITY OF ALBANY	BUILDING RESTRICTION
A TO B	COVENANT	SEC 150 OF THE P&D ACT	THIS PLAN	LOT 1	CITY OF ALBANY	NO ROAD VEHICLE ACCESS TO & FROM GROVE STREET WEST
C TO D	COVENANT	SEC 150 OF THE P&D ACT	THIS PLAN	LOTS 9-22 INC	CITY OF ALBANY	NO ROAD VEHICLE ACCESS TO & FROM GROVE STREET WEST & QUEEN STREET
E	EASEMENT (TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE)	SEC 136C OF THE TLA	THIS PLAN	LOT 9	LOTS 1-28 INC	



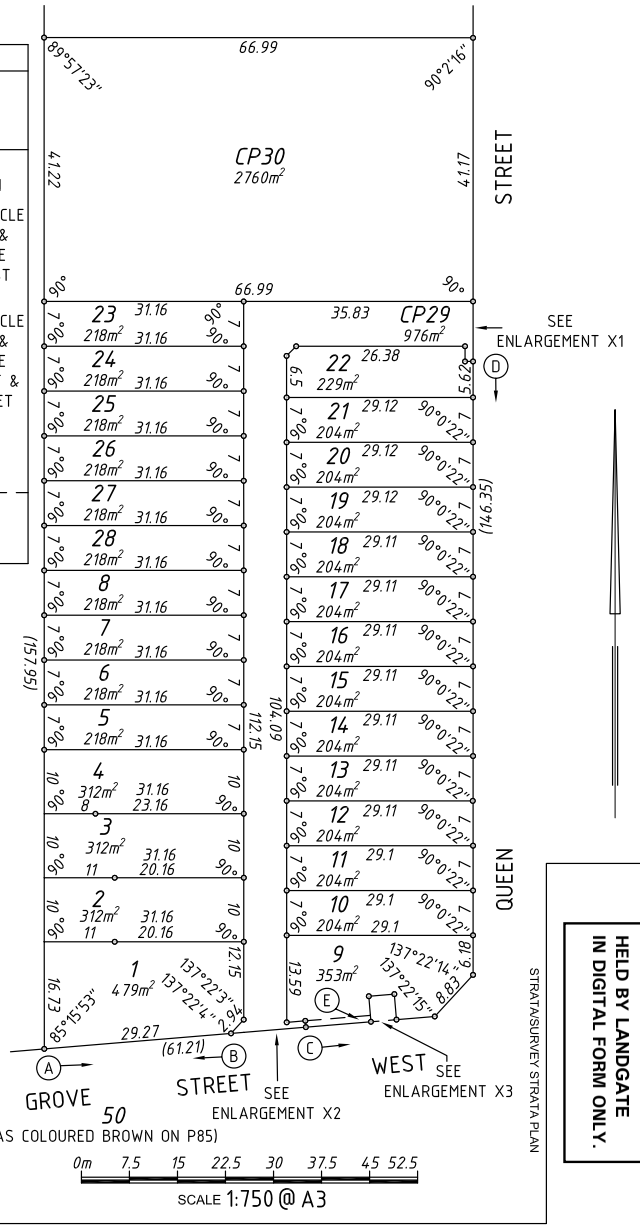




DRAWING NUMBER B&M- 11008

SURVEYOR'S CERTIFICATE - Reg 54
I, A. 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.
2013.07.01 10:53:19 +08'00'
LICENSED SURVEYOR DATE

CALDWELL LAND SURVEYS
caldwellsurveys@bigpond.com



STRATA/SURVEY STRATA PLAN

HELD BY LANDGATE IN DIGITAL FORM ONLY.

FORM 3

SURVEY-STRATA PLAN No. 62351					
Schedule of Unit Entitlement		Office Use Only Current Cs of Title	Schedule of Unit Entitlement		Office Use Only Current Cs of Title
Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
1	53	2816 - 954	28	33	2816 - 981
2	42	2816 - 955	CP29	Common Property	
3	42	2816 - 956	CP30	Common Property	
4	42	2816 - 957			
5	33	2816 - 958			
6	33	2816 - 959			
7	33	2816 - 960			
8	33	2816 - 961			
9	46	2816 - 962			
10	34	2816 - 963			
11	34	2816 - 964			
12	34	2816 - 965			
13	34	2816 - 966			
14	34	2816 - 967			
15	34	2816 - 968			
16	34	2816 - 969			
17	34	2816 - 970			
18	34	2816 - 971			
19	34	2816 - 972			
20	34	2816 - 973			
21	34	2816 - 974			
22	36	2816 - 975			
23	34	2816 - 976			
24	33	2816 - 977			
25	33	2816 - 978			
26	33	2816 - 979			
27	33	2816 - 980			

Continued Overleaf

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FORM 3

SURVEY-STRATA PLAN No. 62351					
Schedule of Unit Entitlement		Office Use Only Current Cs of Title		Schedule of Unit Entitlement	Office Use Only Current Cs of Title
Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
			Aggregate	1,000	

DESCRIPTION OF PARCEL

TWENTY EIGHT SURVEY-STRATA LOTS AND TWO COMMON PROPERTY LOTS
UPON LOT 98 ON DEPOSITED PLAN 69917
ADDRESS OF PARCEL: 20 GROVE STREET WEST, LITTLE GROVE WA 6330

CERTIFICATE OF LICENSED VALUER
SURVEY-STRATA

I, **Bradley J Dawson**, 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 than 5% more or 5% 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.

22-Apr-2013
Date

Brad Dawson
2013.07.02
12:34:59 +08'00'
Signed

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FORM 8

ANNEXURE 'A' OF SURVEY-STRATA PLAN NO. 62351 REGISTRAR OF TITLES

SCHEDULE OF DEALINGS

Dealings registered or recorded on Survey-Strata Plan	Instrument				Signature of Registrar of Titles
	Nature	Number	Registered	Time	
EASEMENT BENEFIT CREATED UNDER SECTION 136C TLA FOR UNDERGROUND ELECTRICITY PURPOSES - SEE SURVEY-STRATA PLAN 62351					

SCHEDULE OF ENCUMBRANCES ETC.

Instrument		Particulars	Registered	Signature of Registrar of Titles	Cancellation				Signature of Registrar of Titles
Nature	Number				Nature	Number	Registered	Time	
		COVENANT BURDEN CREATED UNDER SECTION 150 P&D ACT TO CITY OF ALBANY							
		EASEMENT BURDEN CREATED UNDER SECTION 136C TLA FOR UNDERGROUND ELECTRICITY PURPOSES - SEE SURVEY-STRATA PLAN 62351							
COVENANT	M318404	RESTRICTIVE COVENANT TO CITY OF ALBANY	12.7.2013						

Note: Entries may be affected by subsequent endorsements.

Survey Strata Plan 62351

Lot	Certificate of Title	Lot Status	Part Lot
1	2816/954	Registered	
2	2816/955	Registered	
3	2816/956	Registered	
4	2816/957	Registered	
5	2816/958	Registered	
6	2816/959	Registered	
7	2816/960	Registered	
8	2816/961	Registered	
9	2816/962	Registered	
10	2816/963	Registered	
11	2816/964	Registered	
12	2816/965	Registered	
13	2816/966	Registered	
14	2816/967	Registered	
15	2816/968	Registered	
16	2816/969	Registered	
17	2816/970	Registered	
18	2816/971	Registered	
19	2816/972	Registered	
20	2816/973	Registered	
21	2816/974	Registered	
22	2816/975	Registered	
23	2816/976	Registered	
24	2816/977	Registered	
25	2816/978	Registered	
26	2816/979	Registered	
27	2816/980	Registered	
28	2816/981	Registered	
29	N/A	Registered	
30	N/A	Registered	
0	N/A	Registered	

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GOVERNMENT OF WESTERN AUSTRALIA

Landgate



Property Interest Report

Unit 12, 20 Grove Street West, Little Grove 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

1 1 1

Unit 12, 20 Grove Street West, Little Grove 6330

Number of interests that impact this property	19
Certificate of title number	2816/965
Land ID	Lot 12 On Strata Plan 62351
Type of property	Group House
Property use	Residential
Year built	2013
Wall/Roof type	Steel Frame Walls/Iron Roof
Land area	204 m²
Building area	57 m²
Local Government Authority	Albany
Zoning	Residential (URBDEV)

Perth CBD
392.4km

Beach
4.9km

Primary School
287m

Secondary School
5.7km

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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
- 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
- Proclaimed Groundwater Areas
- Residual Current Device
- Smoke Alarm
- Sprinkler Restrictions & Bans
- Swimming Pool
- 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
- Acid Sulfate Soil (ASS) Risk
- 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 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 (above and below ground)
- 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
- 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.

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:
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

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

Responsible agency:
Department of Fire and Emergency Services

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 Emergency Services Levy classification of Category 5.

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:

Definition of Interest:

Department of Local Government, Sport and Cultural Industries

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
Local Area Zoning:
Scheme Name - ALBANY
Zoning - Urban development
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:

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:

Department of Energy, Mines, Industry Regulation and Safety

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

Proclaimed Groundwater Areas

Responsible agency:
Department of Water and Environmental Regulation

Definition of Interest:
Access to groundwater is regulated under the *Rights in Water and Irrigation Act 1914* in order to manage water resources.

Affect of Interest:
The selected area of land falls within a groundwater area that is proclaimed under the *Rights in Water and Irrigation Act 1914.*

Details of the proclaimed area(s) are provided below:
Proclaimed Groundwater Areas:
Groundwater Area Name - Albany
Proclaimed Status - Proclaimed
Relevant Act - RIWI Act 1914-1978
Relevant Act Section - Section 18
Gazetted (Legal) Name - Albany Groundwater Area
Date Published in Gazette (dd/mm/yyyy) - 29/06/1979
Gazetted Type - Variation
Page in Gazette - 1767
Gazetted Plan Number - 51298-1-1
Comments -
You may need a licence or permit from the Department of Water and Environmental Regulation (DWER) if you propose to construct a bore or take groundwater from the shallow (superficial) aquifer or deeper aquifers.

There are exemptions from licensing requirements for certain purposes. For example the majority of garden bores may not require a licence if accessing a shallow (superficial) aquifer only.

To confirm whether you need a licence, go to the water licensing website page or contact your local DWER office.

For more information contact our office on (08) 6364 7600, or see www.water.wa.gov.au.

Legislation governing the interest:
Rights in Water and Irrigation Act 1914
Rights in Water and Irrigation Regulations 2000

Residual Current Device

Responsible agency:

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

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

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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HELP ARTICLE

Property details

Property address
12 20 Grove St West Little Grove
Lot 98

Property use
Home Unit

Lot size
204 Square metres

Services charges

$1,643.28

Total for 2025 - 2026 financial year

$568.99
Amount for current financial year to date.
For period **01/07/2026** to **31/10/2026**
Service charges (water rates) relate to water, wastewater and drainage charges for a property. The charges provided here do not include any payments or water use charges for this property.

You are only charged for services available to the property. Any concession discounts are not included in the rates listed.

Service charges are public information, as they relate to the property and not an individual customer. Learn how are calculated.

Services for this property

	Available	Connected
Water	✓	✓
Sewerage	✓	✓
Drainage	✗	N/A

Service availability and connection information provided here is indicative only. If you are building or subdividing, please call us on **13 13 95** to confirm service availability.

Water meters

Number of connected water meters: 1

BC1877522



Helpful Links Our Systems

HELP ARTICLE

Property details



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