

Wellington & Reeves

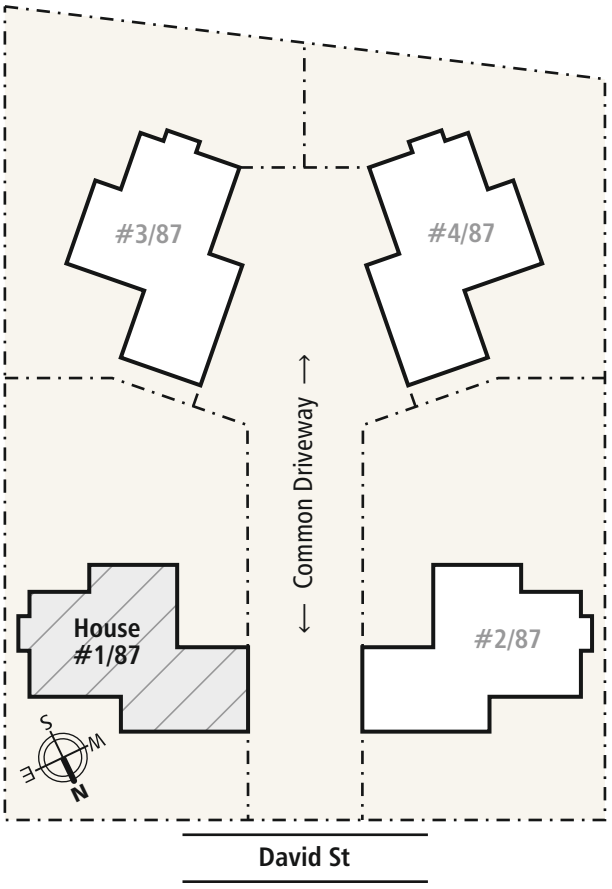
PROPERTY INFORMATION PACK

wellingtonandreeves.com.au

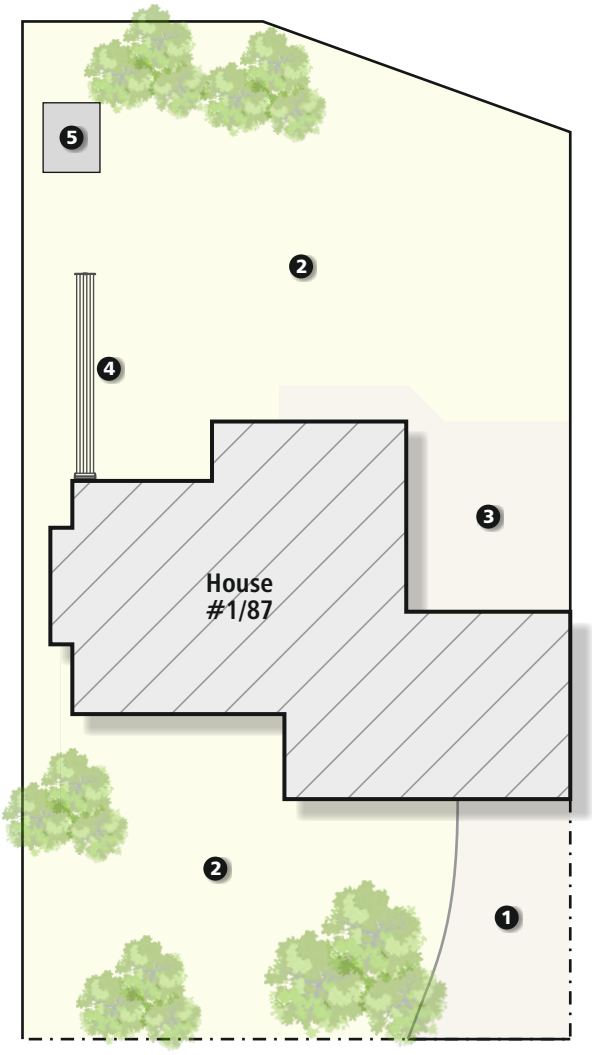
1/87 David St, Spencer Park WA 6330

3 | 1 | 1

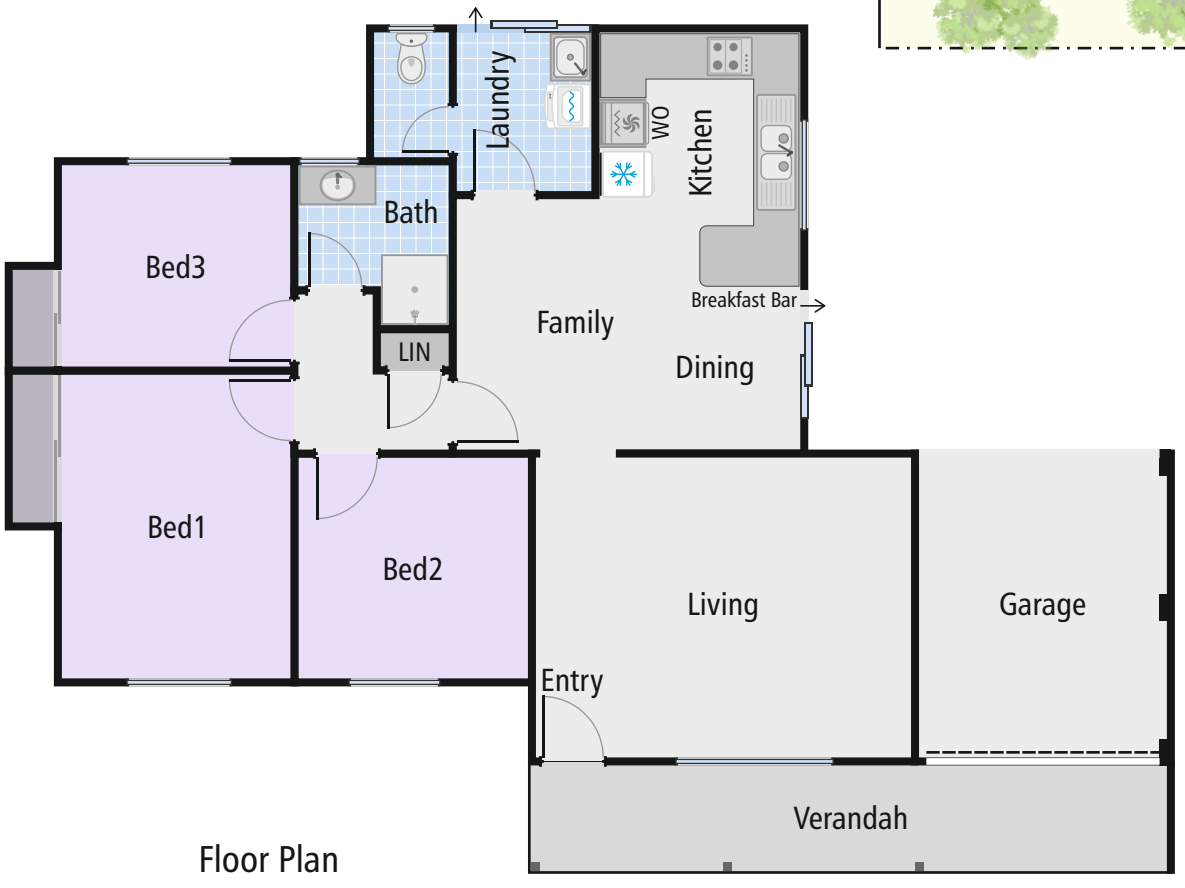
Wellington & Reeves



Site Plan



LEGEND
1. Driveway
2. Lawn
3. Paved
4. Drying Court
5. Shed



Floor Plan

Scale 0 1m 2m 3m

This floor plan, description, dimensions and areas are provided as a guideline only and are approximate. Whilst care has been taken in the preparation of the information, buyers must inspect the property, make their own enquiries, take their own measurements or consult the architectural plans for exact dimensions.
Neither the sellers nor the agent will be held responsible or liable for any discrepancies.

26-214 Leah P HKN- v3 |e210| a162|Δ-48m R1 © www.efloorplan.com.au

20/04/2026

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

To whom it may concern,

RE: Rental Estimate – 1/87 David Street, Spencer park.

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;

- Spacious, sunlit ornate plasterwork semi-open lounge
- Paved outdoor area access
- Drive-thru garage, extra car bay, shed & roomy backyard
- Great location, close to medical & sporting facilities.

This property is currently being rented out at $530.00 per week. However, taking the above information into consideration and comparing this property and its features to other homes on the current rental market, we feel you could expect to achieve a rent range of $550.00 - $600.00 per week if the property was to be re-tenanted.

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 service 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.

Yours sincerely,



Kristie Rodgers
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.

Albany Property Map



Property Information

< 15860 of 47711 >

Unit 1, 87 David Street, SPENCER PARK 6330

Local Planning Scheme Information

LPS2 Zoning: Residential
LPS2 Special Use:
LPS2 Reserve:
LPS2 SC Areas: No Result
LPS2 SC No: No Result
LPS2 R-Code: R25
LPS2 Additional Use: No Result
LPS2 Restricted Use: No Result
LPS2 Additional Reserve: No Result
LPS2 Areas: No Result
Scheme Policy Areas: No Result
Structure Plans: No Result
Local Development Plans: No Result

Property Hazards

Bushfire Prone Area: No Result
Coastal Hazards: No More Info

Heritage Information

Heritage List: No Result
Heritage Drain: No Result
Local Heritage Survey: No Result
State Register: No Result
Aboriginal Cultural Heritage Register: No Result
Aboriginal Cultural Heritage Lodged: No Result
Aboriginal Cultural Heritage

10 m

Esri, G ce Australia, NASA, NGA, USGS | Esri C... Powered by Esri

Albany Property Map



Property Information

Heritage Information

Heritage List: No Result
Heritage Drain: No Result
Local Heritage Survey: No Result
State Register: No Result
Aboriginal Cultural Heritage Register: No Result
Aboriginal Cultural Heritage Lodged: No Result
Aboriginal Cultural Heritage Historic: No Result

General Information

Ward: No Result
Locality: SPENCER PARK
Polygon Number: 598604 598604 598604 598604 598604
PI Parcel: S023568 S023568 S023568 S023568 D068336 156
Lot Number: 1 2 3 4 156
Usage Description: Building Strata Building Strata Building Strata Building Strata Transfer of Land Act (Type 1)
Usage Code: 19 19 19 19 1
Area(m2): 2127.275 2127.275 2127.275 2127.275 2127.275

Planning Considerations

Consideration: No Result
Scheme Standards: No Result
More info: No Result

Building Applications

Application Number: T89085
Description: DEMOLITION OF

10 m

Esri, G... ce Australia, NASA, NGA, USGS | Esri C... Powered by Esri

Albany Property Map



Property Information

General Information

Ward: No Result
Locality: SPENCER PARK
Polygon Number: 598604 598604 598604 598604 598604
PI Parcel: S023568 S023568 S023568 S023568 D068336 156
Lot Number: 1 2 3 4 156
Usage Description: Building Strata Building Strata Building Strata Building Strata Transfer of Land Act (Type 1)
Usage Code: 19 19 19 19 1
Area(m2): 2127.275 2127.275 2127.275 2127.275 2127.275

Planning Considerations

Consideration: No Result
Scheme Standards: No Result
More info: No Result

Building Applications

Application Number: T89085
Description: DEMOLITION OF DWELLING
Decision Description: Approved
Decision Date: 14/4/1989

Application Number: T92088
Description: FOUR BRICK-VENEER DWELLING UNITS
Decision Description: Approved
Decision Date: 24/4/1992

10 m

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Notice

Residents are asked to while emergency service crews repair infrastructure damaged by Tropical Cyclone Narelle. Find further updates .

HELP ARTICLE

Property details

Property address
1 87 David St Spencer Park
Lot 156

Property use
Home Unit

Lot size
480 Square metres

Services charges

$1,603.19

Total for 2024 - 2025 financial year

$1,368.65
Amount for current financial year to date.
For period **01/07/2025** to **30/04/2026**
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

◯ **BK0372052**

Property area

Meter **Driveway**


PROD PWS Network Pro
Satellite imagery
David Street
David Street
David Street
Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS
Powered by

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
1947	**972**

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 1 ON STRATA PLAN 23568
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

[redacted]

(ND I822025) REGISTERED 17/3/2004

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.

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:	SP23568
PREVIOUS TITLE:	SP23568
PROPERTY STREET ADDRESS:	UNIT 1 87 DAVID ST, SPENCER PARK.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ALBANY

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STRATA PLAN 23568

PLAN OF Lot 156 of Plantagenet Location 42 on Diagram 68336

CERTIFICATE OF TITLE Volume 1943 Folio 134

LOCAL AUTHORITY Town of Albany

LOCALITY ALBANY INDEX PLAN CORIMUP BK-26 11.06

NAME OF BUILDING 87 - 89 DAVID STREET, ALBANY WA

NAME OF BODY CORPORATE (IF STRATA PLAN OF SUBDIVISION OR CONSOLIDATION)

ADDRESS FOR SERVING OF NOTICES ON COMPANY UNIT 1, 87 - 89 DAVID STREET ALBANY WA 6330

PURPOSE

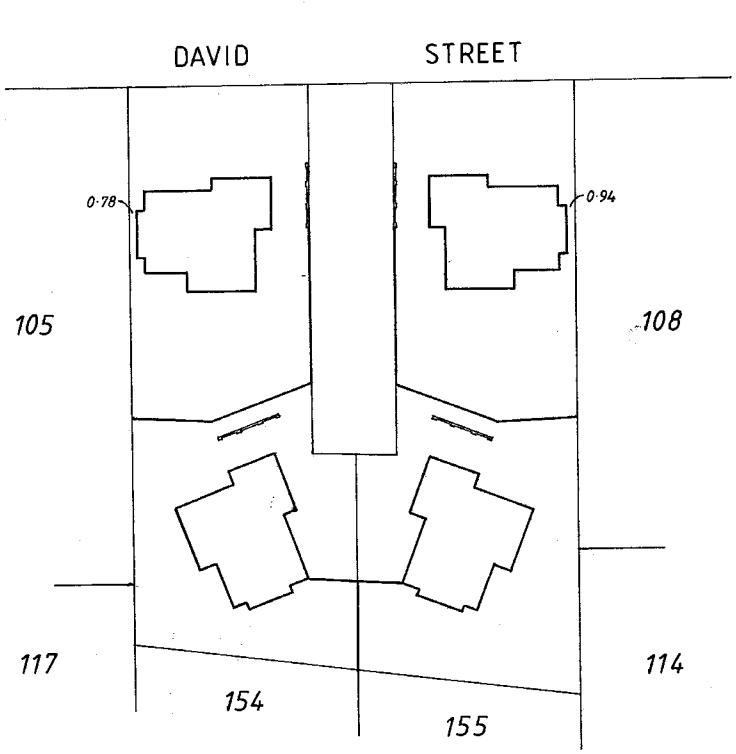
LODGED 23.11.92 5645

EXAMINED 27.11.92 GF

REGISTERED 10.12.92 AP. F60734

REGISTRAR OF TITLES

TOGETHER WITH CERTAIN DRAINAGE RIGHTS AS SET OUT IN TRANSFER E989486



Scale 1 : 500

JOHN KINNEAR & ASSOCIATES
CONSULTING SURVEYORS
P.O. BOX 1429
190 YORK STREET
ALBANY W.A. 6330
PH: (098) 42 1353 FAX: (098) 41 6798

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	270	1947	972
2	270	1947	973
3	230	1947	974
4	230	1947	975
AGGREGATE	1,000		

CERTIFICATE OF LICENSED VALUER

I, CHRISTOPHER PETER KING being a Licensed Valuer licensed under the Land Valuers Licensing Act 1978 do hereby certify that the unit entitlement of each Lot, as stated in the schedule bears in relation to the aggregate unit entitlement of all Lots delineated on the strata plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the capital value of that Lot bears to the aggregate capital value of all the Lots delineated on the plan.

21 September 1992
Date

Signed

E66747/1/89—2M—S/7652

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CA 3

STRATA PLAN No. 23568

DESCRIPTION OF PARCEL AND BUILDING

Four single storey brick and tile dwellings situated on Lot 156 David Street, being portion of Plantagenet Location 42 on Diagram 68336 and being the whole of the land contained in Certificate of Title Volumer 1736 Folio 815.

The postal address being:

Units 1,2,3 and 4, 87 - 89 David Street
ALBANY WA 6330

CERTIFICATE OF SURVEYOR

I John R Kinnear, being a licensed surveyor registered under the Licensed Surveyors Act 1909, as amended, hereby certify that:—

(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 referred to above 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 thereto, 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 nature 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 registered as an appurtenance of the parcel.~~

7. 9. 92
Date

Licensed Surveyor

CERTIFICATE OF LOCAL AUTHORITY

TOWN OF ALBANY, the local authority hereby certifies that—

(1) (a) the building and the parcel referred to above has been inspected and that it is consistent with the building plans and specifications in respect of the building thereof that have been approved by the local authority; or

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

(2) the building, in the opinion of the local authority, is of sufficient standard and suitable to be divided into lots pursuant to the Strata Titles Act 1985;

~~(3) where a part of a wall or building or material attached thereto encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the Local authority 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 authority does not object to the encroachment;~~

(4) ~~*(a) any conditions imposed by the State Planning Commission have been complied with;~~

*(b) the within strata scheme is exempt from the requirement of approval by the State Planning Commission.

16 NOV 1992
Date

Per
Town/~~Shire~~ Clerk
PRINCIPAL BUILDING SURVEYOR
DELEGATED OFFICER - SECTION 23

*Delete whichever is inapplicable

E66746/1/89—2M—S/7654

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SHEET No. 1 OF 1 SHEETS CA5

STRATA PLAN No. 23568

GROUND FLOOR

C1

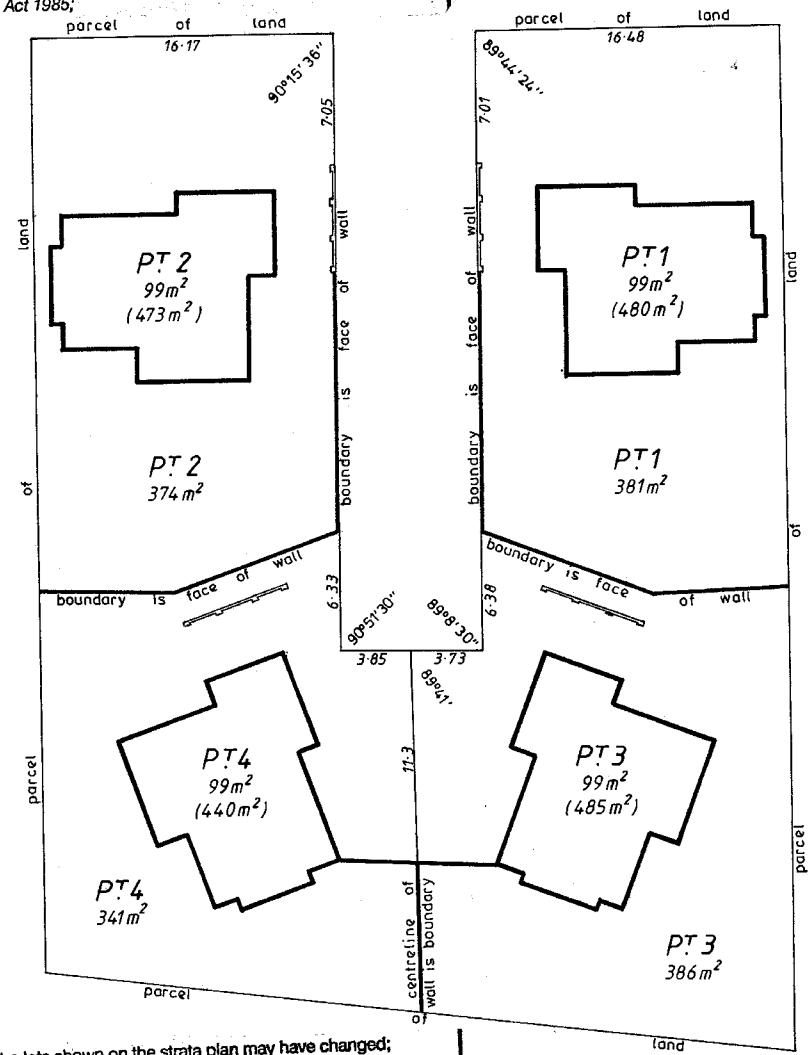
The Strata of the lots extends between 5 metres below and 10 metres above the upper surface level of the ground floor of their respective adjoining units.

External faces of the walls are the boundaries of part lot comprising the building.

As at 20th July 1997 unless a notice of resolution under section 21H or an objection under 21O has been recorded on the strata plan -

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;*

The scheme may not be a single tier scheme, as defined in section 3(1) of the *Strata Titles Act 1985;*



The areas of the lots shown on the strata plan may have changed;

Where 2 lots have a common or party wall, or have buildings on them which are joined, the centre plane of that wall or the plane at which they are joined, is the boundary;

The horizontal boundaries of the lots or parts of the lots which are not buildings shown on the plan (if any) remain as provided on this strata plan.

Scale 1 : 300

41445/6/85—1M—S/7658

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CA6

ANNEXURE A **OF STRATA PLAN No.** 23568 **REGISTRAR OF TITLES**

SCHEDULE OF REGISTERED PROPRIETORS

REGISTERED PROPRIETOR	INSTRUMENT			SIGNATURE OF REGISTRAR of TITLES
	NATURE	NUMBER	REGIST'D	

SCHEDULE OF ENCUMBRANCES, ETC.

INSTRUMENT		PARTICULARS	REGIST'D	SIGNATURE OF REGISTRAR of TITLES	CANCELLATION			
NATURE	NUMBER							

41446/6/85—1M—S/7659

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SIGNATURE OF THE REGISTRAR OF TITLES ARE CANCELLED

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GOVERNMENT OF WESTERN AUSTRALIA

Landgate



Property Interest Report

Unit 1, 87 David Street, Spencer 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 October 2024

3 1 1

Unit 1, 87 David Street, Spencer Park 6330

Number of interests that impact this property	18
Certificate of title number	1947/972
Land ID	Lot 1 On Strata Plan 23568
Type of property	Quadruplex Unit
Property use	Residential
Year built	1992
Wall/Roof type	Brick Walls
Land area	480 m²
Building area	N/A
Local Government Authority	Albany
Zoning	Residential (R25)

Perth CBD
388.0km

Beach
2.8km

Primary School
942m

Secondary School
942m

Generated: 27/03/2026 at 04:20 PM. Request number: 69617469

2. Summary of interests that AFFECT this property

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

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

3. Summary of interests that DO NOT AFFECT this property

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

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

3. Summary of interests that DO NOT AFFECT this property

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

Demolition Permit

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

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

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

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

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

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

Dial Before You Dig

Responsible agency:
Dial Before You Dig

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

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

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

Emergency Services Levy

Responsible agency:
Department of Fire and Emergency Services

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

Affect of Interest:
The selected property currently has the following Emergency Services Levy category classification:
Emergency Service Levy Boundaries:
ESL Category - 2
ESL Boundary - Albany
ESL Calculation - In 2025-26 Category 2 properties pay $0.011412 x the Gross Rental Value (GRV) subject to a minimum $108 charge & a maximum charge of $400 for vacant, residential & farming usages; and $229,000 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 - R25
Gazettal Date - 27/02/2024
Scheme Name - ALBANY
Scheme Number - 2

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

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

Mosquito-borne Disease Risk

Responsible agency:
Department of Health

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

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

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

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

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

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

Residents are advised to avoid exposure to mosquitoes and minimise mosquito breeding around the home as appropriate, particularly following extreme weather events such as heavy rainfall, high tides (in coastal areas) or localised flooding that may create abnormally large areas of mosquito breeding habitat.

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

For more information about mosquito management, contact the Environmental Health

Directorate on (08) 9388 4999 or email medical.entomology@health.wa.gov.au or see http://ww2.health.wa.gov.au/Articles/J_M/Mosquito-management.

Legislation governing the interest:

Health Act 1911

Native Title and Indigenous Land Use Agreements

Responsible agency:
National Native Title Tribunal

Definition of Interest:

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

Affect of Interest:

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

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

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

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

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

Applications as Determined by the Federal Court:

native_title_determined_number - 6117
nntt_no - WC1996/041, WC1996/109, WC1997/071, WC1998/058
federal_court_reference - WAD6085/1998
determination_name - SOUTH WEST SETTLEMENT
registered_nt_body_corp - N/A
data_source - Spatial : Graphic Services, Landgate. Aspatial : Federal Court and NNTT.
comments -
area_sq_km - 195128.35
determination_method - Consent
determined_in_full - Yes
determined_outcome - Extinguished
design_file -
design_level -
last_updated - 25/02/2022

registration_date - 03/12/2021
determination_date - 01/12/2021
determination_reference - WCD2021/010
Indigenous Land Use Agreements:
native_title_ilua_number - 3124
NNTT Number - WI2017/014
Agreement Name - WAGYL KAIP & SOUTHERN NOONGAR INDIGENOUS LAND USE AGREEMENT
Status - Registered
Agreement Type - Area
Applicant Name - State of Western Australia
Date Registered (dd/mm/yyyy) - 17/10/2018

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

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

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

Occupancy Permit

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

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

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

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

Residual Current Device

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:
Department of Energy, Mines, Industry Regulation and Safety

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

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

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

Owners may be fined up to $5,000 for non-compliance.
Refer to Smoke alarms in dwellings for sale, rent or hire fact sheet or Contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

Sprinkler Restrictions & Bans

Responsible agency:
Department of Water and Environmental Regulation

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

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

Details are as follows:
Sprinkler Restrictions:

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

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

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

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

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

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

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

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

Swimming Pool

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

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

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

For information on safety barrier requirements, including exclusions and exemptions that may apply in limited circumstances, contact the relevant local government or for general information on the building approvals process, contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

Water Corporation Infrastructure (above and below ground)

Responsible agency:
Water Corporation

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

Affect of Interest:

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

Sewer Infrastructure:

Infrastructure Type - Sewer Connection Point

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

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

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

PLEASE NOTE:

This report and the Water Corporation online property search tool is not an alternative to Dial Before You Dig.

Information about underground cable and pipe networks is available by requesting the utility maps through the Dial Before You Dig web site, www.byda.com.au or contact their call centre on 1100 during business hours, to find out about the location of underground infrastructure prior to commencing any excavation works on a property.

Legislation governing the interest:

Water Services Act 2012

Waterways Conservation Act Management Areas

Responsible agency:
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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