Wellington & Reeves

PROPERTY INFORMATION PACK

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WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
2691	**629**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

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

BGRoberts

REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 624 ON DEPOSITED PLAN 52858

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

(T L092680) REGISTERED 2/10/2009

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

1. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 52858
2. RESTRICTIVE COVENANT BENEFIT - SEE DEPOSITED PLAN 52858 AND INSTRUMENT K597134
3. RESTRICTIVE COVENANT BURDEN - SEE DEPOSITED PLAN 52858 AND INSTRUMENT K597134
4. L449562 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 11/10/2010.

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

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

STATEMENTS:

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

SKETCH OF LAND:	DP52858
PREVIOUS TITLE:	2631-325
PROPERTY STREET ADDRESS:	9 TRIO CR, MCKAIL.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ALBANY

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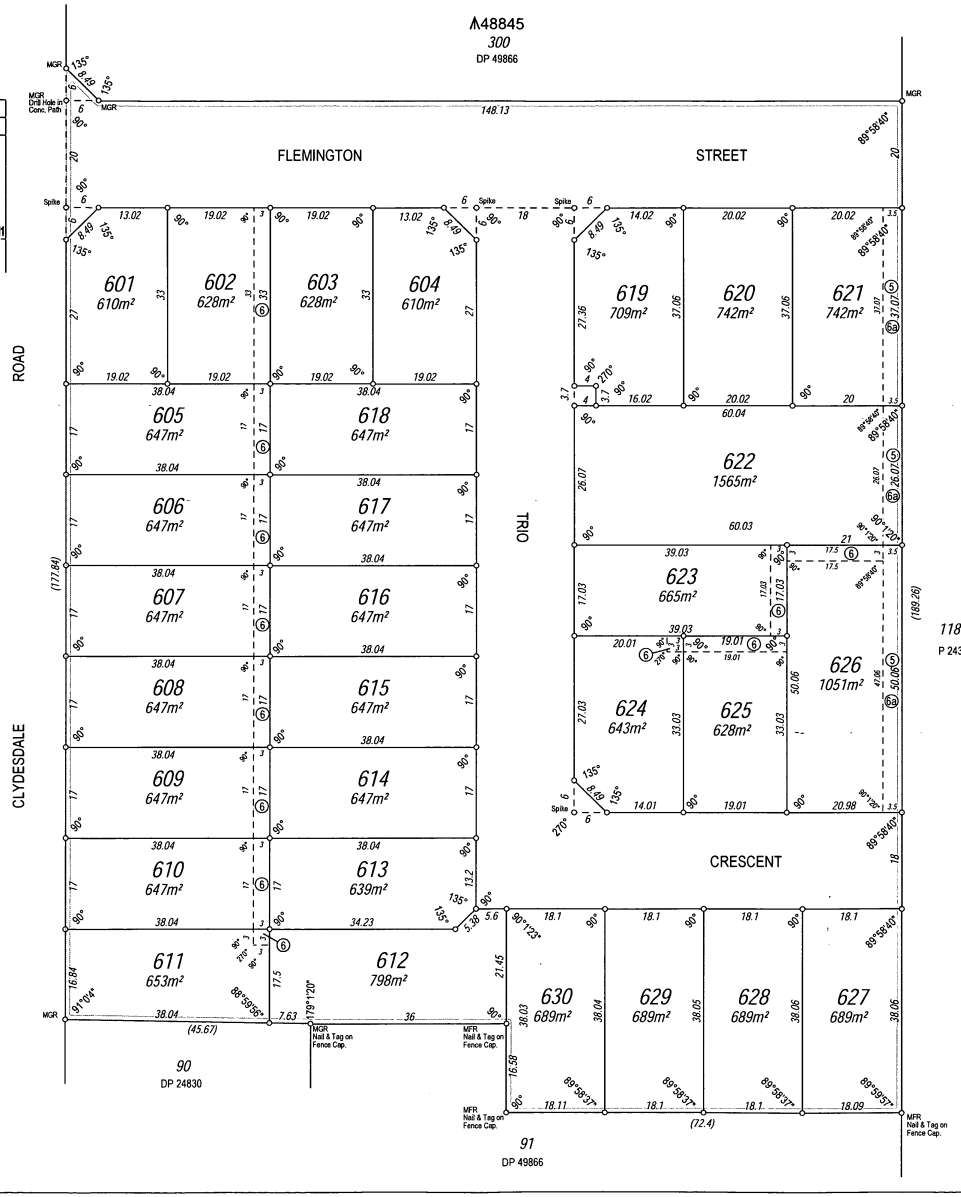
VERSION	AMENDMENT	AUTHORISED BY	DATE
2	AUDIT REQUIREMENTS	D.RYAN	14/4/2008
3	ADDITION OF 70A NOTIFICATION	D.RYAN	17/4/2008
4	SURVEY SHEET ADDED		6/5/08

INTERESTS AND NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
5	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D. ACT REG 5	THIS PLAN	LOTS 621, 622 AND 626	CITY OF ALBANY	
6a	EASEMENT (SEWERAGE)	SEC 167 OF THE P. & D. ACT REG 6	THIS PLAN	LOTS 621, 622 AND 626	WATER CORPORATION	
6	EASEMENT (SEWERAGE)	SEC 167 OF THE P. & D. ACT REG 6	THIS PLAN	LOTS 602, 605-611 AND 623-626	WATER CORPORATION	
	RESTRICTIVE COVENANT	SEC 136D OF THE T.L.A.	THIS PLAN & DOC K597134	LOTS 601 - 630	LOTS 601 - 630	Exp 31.12.11
	NOTIFICATION	SEC 70A OF THE T.L.A	DOC K607707	LOTS 606-617 AND 627-630	CITY OF ALBANY	



SPECIAL SURVEY AREA SUBDIVISION

SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
SEE SHEET 2 FOR SURVEY INFORMATION

DP 52858 (01)

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
234 STIRLING TERRACE
PO BOX 293
ALBANY WA 6331
PHONE (08) 9842 1353 FAX (08) 9842 1570
JKA REF. 8104DR

DWG REF.8104P

TYPE FREEHOLD

PURPOSE SUBDIVISION

PLAN OF

LOTS 601 - 630, ROADS, EASEMENTS AND RESTRICTIVE COVENANT

DISTRICT PLANTAGENET
TOWNSITE GLEDHOW
FILE
LOCAL AUTHORITY CITY OF ALBANY
LOCALITY McKAIL

SSA YES

FORMER TENURE
LOT 92 ON DP 49866 C/T 2631/325

INDEX ON BK26 (2) 08.07, 09.07, 09.08 & BK26 (10) 02.02
PUBLIC

FIELD BOOK 106298

SCALE (AT A2) ALL DISTANCES ARE IN METRES 1:600 (A2) 0 10 20 30

SURVEYOR'S CERTIFICATE - Reg 54
I D. RYAN hereby certify that this plan is accurate and is a correct representation of the –
(a) *survey; and/or
(b) *calculations from measurements undertaken for the purpose of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.
[* delete if inapplicable]
2008.04.17 11:37:11 +08'00'
Licensed Surveyor Date

SURVEYOR'S CERTIFICATE - Compiled
I hereby certify that this compiled plan (a) is a correct and accurate representation of the survey(s) of the survey(s) of the subject land ; and (b) is in accordance with the relevant law in relation to which it is lodged.
Licensed Surveyor Date

SURVEY FIRM JOHN KINNEAR & ASSOCIATES

LODGED
DATE 4-Apr-08
FEE PAID $1751.00
ASSESS No. 3687341

TYPE OF VALIDATION
FULL AUDIT
LEGAL COMPONENT A. James
DOCKET 1682-2005/08 18/4/2008
CERTIFIED CORRECT
I.S.C.
F.S.C. N/A

APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 130850
DELEGATED UNDER S.16 P&D ACT 2005
DATE 5·5·2008

IN ORDER FOR DEALINGS
SUBJECT TO Sec^s 136D & 70A of TLA, Sec^s 167 & 168(1)(2) of P&D Act

A.James 6.5.08
FOR INSPECTOR OF PLANS & SURVEYS/AUTHORIZED LAND OFFICER DATE

APPROVED - REG 26A (4)
APPROVED 15-5-08
INSPECTOR OF PLANS & SURVEYS/AUTHORIZED LAND OFFICER DATE

Landgate
Western Australian Land Information Authority

DEPOSITED PLAN
52858
ORIGINAL
SHEET 1 OF 12
VERSION 4

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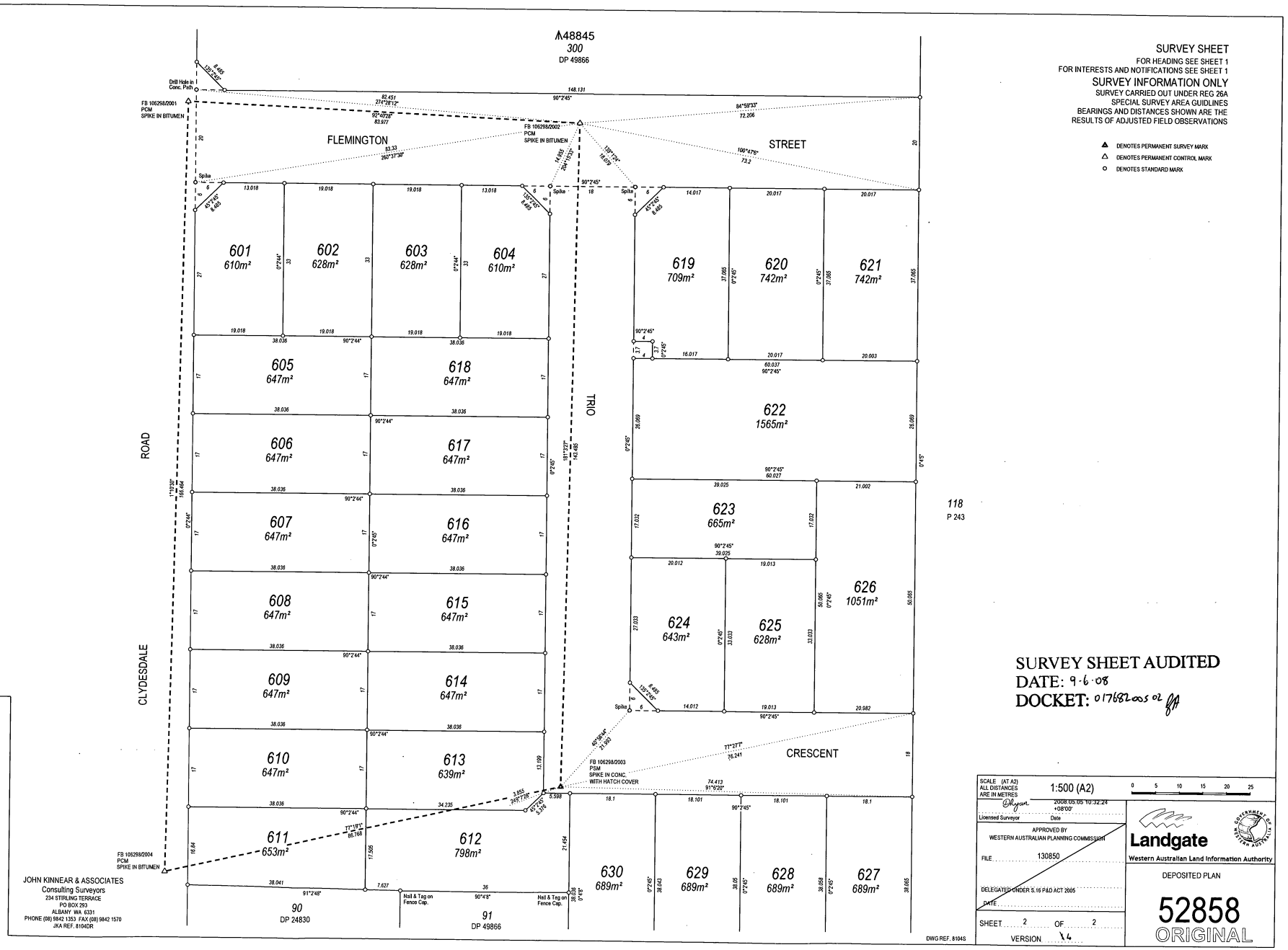

INSTRUCTIONS

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

OFFICE USE ONLY

K597134 RC
15 May 2008 08:00:00 Midland

REG $ 85.00

LODGED BY David Moss & CO

ADDRESS PO Box 5744
Albany WA 6332

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

PREPARED BY
DAVID MOSS & CO

ADDRESS P O Box 5744
ALBANY WA 6332
Our Ref: DM:MI:060127

PHONE No. 08 9841 5000

FAX No. 08 9841 3178

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

2/2

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1.
2.
3.
4.
5.
6.

Received Items

Nos.

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

VM

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

2. The above restrictive covenants shall expire and cease to have effect from and including 31 December 2011.

Executed by THREE OF A KIND PTY LTD)
ACN 009 321 779)

Signature: _____
FULL NAME: NICOLE FRANCES BOCCAMAZZO
Director

Signature: _____
FULL NAME: JOHN BOCCAMAZZO
Director and Secretary

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ANNEXURE "A"

RESTRICTIVE COVENANTS

1. The registered proprietor of a Lot shall not:

1.1 Construct or permit to be constructed on a Lot any house other than a non-transportable house having:-

(a) ~~at least one half of~~ all external walls (excluding windows) constructed from bricks or masonry or limestone finished face work or render;

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

(c) roofs covered with

(i) clay or concrete files; or

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

(iii) a combination of such tiles or sheeting.

(d) Having a driveway and the cross-over between the road and the parking area on a Lot constructed and completed prior to occupation of the house with the driveway and crossover to be constructed of the same materials of either brick or concrete.

1.2 Construct or permit to be constructed or bring on to a Lot any:-

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

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

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

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

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

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STATEMENT FROM SOLICITOR

I DAVID MALCOLM MOSS being the Principal of David Moss & Co, Barristers and Solicitors, of 45 Duke Street, Albany, Western Australia and being the solicitor for THREE OF A KIND PTY LTD ACN 009 321 779 certify that in my opinion, each covenant contained in this Deed is a restrictive covenant and will be relevant only to the Lots specified in this Deed as being benefited or burdened by the covenants created by this Deed.

DATED the 28th day of March 2008.

DAVID MALCOLM MOSS

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THE SECOND SCHEDULE

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS

K172507 Mortgage to WESTPAC BANKING CORPORATION.

CONSENT OF MORTGAGEE

WESTPAC BANKING CORPORATION as Mortgagee of Mortgage K172507 HEREBY CONSENTS to the creation of the Restrictive Covenants contained in this deed.

I certify that the Attorney for the mortgagee with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of Witness: .....

Name of Witness: .....

Address of Witness: 360 Collins Street, Melbourne

SIGNED by Rosemary Catuaan as attorney for Westpac Banking Corporation under power of attorney Registered No. H663334.

.....
(Signature) Tier Three Attorney

By executing this instrument the attorney states that the attorney has received no notice of the revocation of the power of attorney.

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FORM B2

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

BLANK INSTRUMENT FORM

DEED OF RESTRICTIVE COVENANT

(Note 1)

ABN 66 012 878 629
WESTERN AUSTRALIA STAMP DUTY
DEE 05/04/08 10:28 002934549-001
FEE $ **********0
[illegible] $*******.00

THIS DEED is made the 28th day of March Two thousand and eight

BY:- THREE OF A KIND PTY LTD ACN 009 321 779 of Post Office Box 968, Albany, Western Australia ("Three of a Kind")

WHEREAS:

A. Three of a Kind is the registered proprietor of the land described in the First Schedule ("the Land") which has the limitations, interests, encumbrances and notifications described in the Second Schedule hereto.

B. Three of a Kind intends to subdivide the Land in accordance with Deposited Plan 52858, a copy of which is **annexed** hereto ("the Deposited Plan").

C. In accordance with Section 136D of the Transfer of Land Act, Three of a Kind requires each of the lots created by the Deposited Plan ("the Lots") to be encumbered by the restrictive covenants set out in Annexure "A" ("the Restrictive Covenants"), so that the Restrictive Covenants will be noted on the Deposited Plan when separate Certificates of Title issue for each of the Lots, the burden of the Restrictive Covenants is noted on each Certificate of Title.

THIS DEED witnesses:

1. Each Certificate of Title which issues for each Lot is to be encumbered by the Restrictive Covenants which shall run with each Lot for the benefit of every other of the Lots.

2. Three of a Kind intends that the burden of the Restrictive Covenants is to:

   (a) Run with each Lot for the benefit of each and every other of the Lots; and

   (b) Will be enforceable against the registered proprietor of a Lot by Three of a Kind and every subsequent registered proprietor of every other Lot.

3. The Restrictive Covenants shall expire and cease to have effect from and including 31 December 2011.

4. Any terms defined in this Deed shall have the same meaning when used in the Restrictive Covenants.

IN WITNESS Three of a Kind have executed this Deed the day and year first hereinbefore written.

THE FIRST SCHEDULE

Lot 92 on Deposited Plan 49866 the whole of the land in Certificate of Title Volume 2631 Folio 325.

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GOVERNMENT OF WESTERN AUSTRALIA

Landgate

Property Interest Report

9 Trio Crescent, Mckail 6330

landgate.wa.gov.au

Contents

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Property information

Image captured January 2026

4 2 2

9 Trio Crescent, Mckail 6330

Number of interests that impact this property	19
Certificate of title number	2691/629
Land ID	Lot 624 On Deposited Plan 52858
Type of property	House
Property use	Residential
Year built	2010
Wall/Roof type	Brick Veneer Walls/Iron Roof
Land area	643 m²
Building area	187 m²
Local Government Authority	Albany
Zoning	Residential (R20)

Perth CBD
384.7km

Beach
7.3km

Primary School
1.2km

Secondary School
1.8km

2. Summary of interests that AFFECT this property

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

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

3. Summary of interests that DO NOT AFFECT this property

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

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

3. Summary of interests that DO NOT AFFECT this property

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

4. Details of interests that AFFECT this property

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

Building and Construction Industry Training Levy

Responsible agency:
Construction Training Fund Board

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

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

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

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

Building Permit

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

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

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

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

Demolition Permit

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

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

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

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

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

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

Dial Before You Dig

Responsible agency:
Dial Before You Dig

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

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

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

Emergency Services Levy

Responsible agency:
Department of Fire and Emergency Services

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

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

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

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

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

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

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

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

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

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

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

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

Groundwater Salinity

Responsible agency:
Department of Water and Environmental Regulation

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

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

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

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

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

The range of salinity of natural water is:

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

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

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

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

Land Tax

Responsible agency:
Department of Finance

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

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

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

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

Local Government Rates

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

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

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

For more information contact your Local Government Authority.

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

Local Planning Schemes

Responsible agency:
Department of Planning, Lands and Heritage

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

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

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

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

Mosquito-borne Disease Risk

Responsible agency:
Department of Health

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

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

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

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

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

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

Residents are advised to avoid exposure to mosquitoes and minimise mosquito

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

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

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

Legislation governing the interest:

Health Act 1911

Native Title and Indigenous Land Use Agreements

Responsible agency:
National Native Title Tribunal

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

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

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

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

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

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

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

data_source - Spatial : Graphic Services, Landgate. Aspatial : Federal Court and NNTT.
comments -
area_sq_km - 195128.35
determination_method - Consent
determined_in_full - Yes
determined_outcome - Extinguished
design_file -
design_level -
last_updated - 25/02/2022
registration_date - 03/12/2021
determination_date - 01/12/2021
determination_reference - WCD2021/010

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

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

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

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

Occupancy Permit

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

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

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

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

Residual Current Device

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

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

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

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

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

Legislation governing the interest:
Electricity Regulations 1947

Smoke Alarm

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

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

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

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

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

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

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

Sprinkler Restrictions & Bans

Responsible agency:
Department of Water and Environmental Regulation

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

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

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

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

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

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

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

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

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

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

Swimming Pool

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

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

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

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

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

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

Water Corporation Infrastructure (above and below ground)

Responsible agency:
Water Corporation

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

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

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

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

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

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

Legislation governing the interest:
Water Services Act 2012

Waterways Conservation Act Management Areas

Responsible agency:

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

Department of Water and Environmental Regulation

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

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

This is within the following Department of Water and Environmental Regulation (DWER) Region:
Conservation Area Details:
Name - ALBANY WATERWAYS MANAGEMENT AREA
Act - Waterways Conservation Act
Status - Gazetted
Gazetted Date - 1.9910517E7
Other Water Management Areas - Geographe Catchment, Swan River Trust, Wilson Inlet, Avon, Peel Inlet, Leschenault Management Areas, Cockburn Sound Management Council.

Activities within or adjacent to waterways outside the Waterways Conservation Act must still comply with the requirements for protection of waterways and foreshore areas established under local government, WAPC policy and DWER Policies.
For more information contact our office on (08) 6364 7600, further information and advice can be sought the DWER's regional offices. Contact information for regional offices is available at www.water.wa.gov.au.

Legislation governing the interest:
Waterways Conservation Act 1976
Water Agencies (Powers) Act 1984
Water Resources Legislation Amendment Act 2007

Western Power Infrastructure

Responsible agency:
Western Power

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

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

Details are available below:
Infrastructure Type and ID:
Distribution Underground Cable ID - C8015620
Distribution Underground Cable ID - C2264447
Pillar ID - S2071590
Power services located outside the property boundaries (road reserves) are not included in this report, as this report only includes interests inside the property boundaries.

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

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

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

Legislation governing the interest:

Electricity Industry Act 2004
Electricity Corporations Act 2005

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