FOR SALE

Wellington & Reeves

Real estate since 1948

3 Gairdner Road, Spencer Park Offers Above $725,000

ULTRA CENTRAL FAMILY PRIZE BETWEEN CITY & SURF

4 | 2 | 3 | 718

- Pleasant outlook & easy walk to key family amenities
- Within only 3kms of Albany CBD & 3.5kms of beach
- Solid, well-kept home on parking galore side access lot
- Separate lounge & an elevated view verandah patio
- Pleasant kitchen & dining plus entry, hall & bedroom BIRs
- Neat wet areas, & d/b carport, 2x car bays & 6mx6m shed

Kevin Naylor

0412 748 299
kevin@wralbany.com.au
wellingtonandreeves.com.au

Main Office: 197 York Street, Albany
Branch Offices: 37 Strickland St, Denmark
& 37 Lowood Rd, Mt Barker
Phone: 9841 1455

PROPERTY INFORMATION

Construction
- Walls: Brick
- Roof: Tile

Property Details
- Age of Home: 1979
- Zoning: R25

Rates & Fees
- Water Rates: $1,603.03 pa (for the previous financial year)
- Council Rates: $2,988.15 pa (for the new financial year 2025/2026)

Insulation & Heating / Cooling
- Air-conditioning

Hot Water System
- Gas

Gas
- Connected to mains

Sewer/Septic
- Sewer

School Zoning
- Spencer Park Primary School
- Albany Senior High School

(NOTE: school zonings may change; buyers should make their own enquiries)

Other
- Approximate Stamp Duty $29,052.70 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: $20,787.70 ADMIN incl Mortgage Reg & Transfer Fee.
Based on Listing price for Primary Residence use – no discount applying
Stamp Duty & Govt Grant Calculator 2025/26 available at;
https://reiwa.com.au/advice/calculator-tools/stamp-duty-calculator-wa/

Disclaimer
Although every care has been taken in preparing this document, Wellington & Reeves Real Estate, the Agents, nor any of their officers, agents, employees, representatives and advisers (Representatives) verify its accuracy. The information provided is not a complete or accurate statement of the information which a Recipient would need to determine whether to make an offer for the Property.

07/08/2026

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

To whom it may concern,

RE: Rental Estimate – 3 Gairdner Road, Spencer Park WA 6330

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

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

- Centrally located between Albany CBD and Middleton Beach, with shops, schools, parks, medical facilities and public transport all within easy reach
- Spacious four bedroom home with a functional family-friendly layout, built-in robes, reverse cycle air conditioning and a private ensuite to the main bedroom
- Excellent parking options including a double carport, additional car bays, a large 6m x 6m shed and side access ideal for a boat, caravan or trailer
- Low maintenance property featuring a covered rear verandah with pleasant elevated suburban views, perfect for relaxing or entertaining

Based on the property's location, condition, presentation and features, along with a comparison to similar properties in the current rental market, we estimate the property could achieve a rental return of $670.00 to $710.00 per week.

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

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

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

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

Yours sincerely,

Zoe Toovey
Business Development Manager

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

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
1371	**582**

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 197 ON PLAN 10693

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

(T L478070) REGISTERED 12/11/2010

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

1. C368034 EASEMENT TO TOWN OF ALBANY. SEE SKETCH ON VOL 1371 FOL 582. REGISTERED 27/5/1982.
2. M330944 MORTGAGE TO PERPETUAL CORPORATE TRUST LTD REGISTERED 4/7/2013.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. 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:	1371-582 (197/P10693)
PREVIOUS TITLE:	1371-571
PROPERTY STREET ADDRESS:	3 GAIRDNER RD, SPENCER PARK.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ALBANY

ORIGINAL – NOT TO BE REMOVED FROM OFFICE OF

CT 1371 0582 F

Application A775934

Volume 1371 Folio 571

WESTERN AUSTRALIA

VOL. 1371 FOL. 582

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED 22nd January, 1974

REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 42 and being Lot 197 on Plan 10693, delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

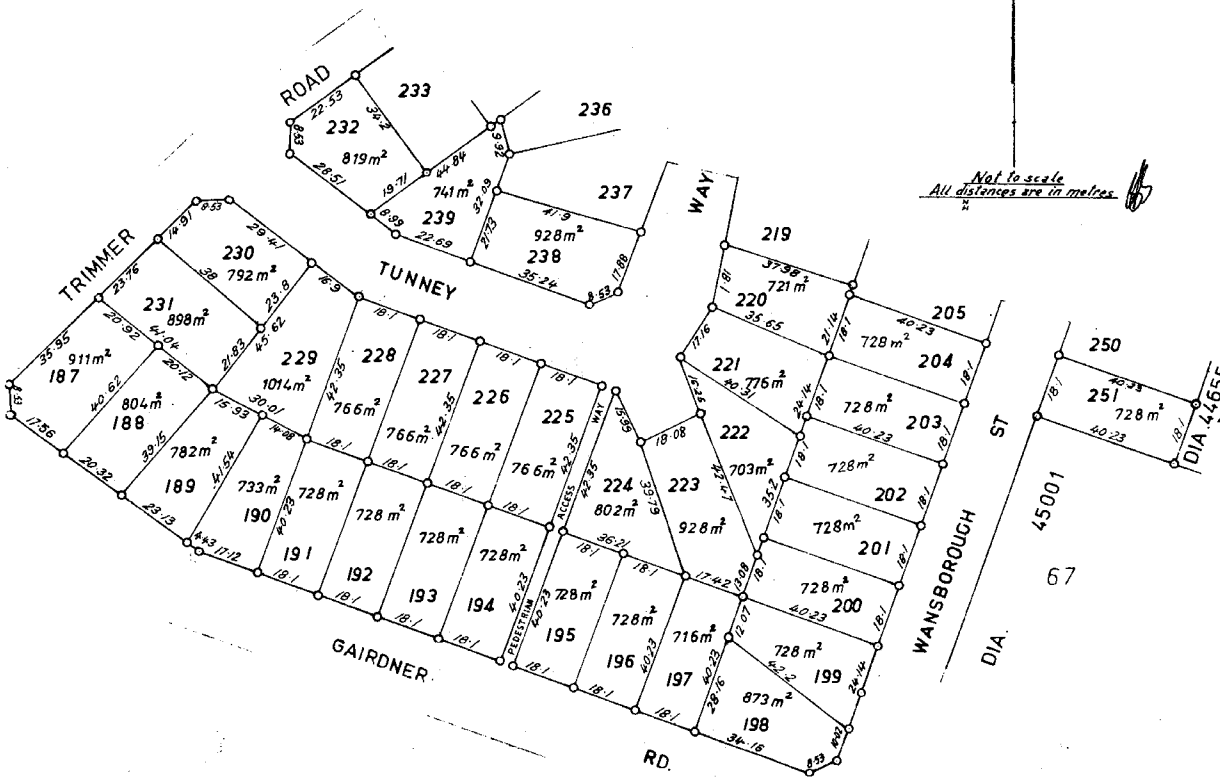
~~Hereford Pty. Ltd., of 220 Saint George's Terrace, Perth.~~

SECOND SCHEDULE (continued overleaf)

NIL

REGISTRAR OF TITLES

THIRD SCHEDULE



PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

30267/8/73–30M–O/SOL

Superseded - Copy for Sketch Only

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Superseded - Copy for Sketch Only

LT. 37

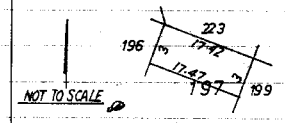
FIRST SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	TIME	SEAL	INITIALS
~~Peter Campbell Riley of 21 Suffolk Street, Albany, Butcher.~~	~~Transfer~~	~~B499754~~	~~31.3.78~~	~~1.01~~		
~~William Alexander Weymes, Farmer and Moira Jane Weymes, his wife, both of Denbarker, as tenants in common in equal shares.~~	~~Transfer~~	~~B600358~~	~~6.10.78~~	~~11.18~~		
William Alexander Weymes, Farmer and Moira Jane Weymes, his wife, both of Denbarker, as joint tenants.	Transfer	B663229	13.2.79	3.17		

SECOND SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
Mortgage	B893879	to Defence Service Homes Corporation.	3.4.80	10.21			Discharged	G738179	16.3.98		
Transfer	C368034	 The right to enter upon the portion of the within land coloured blue on the map in the margin for the purpose of exercising certain drainage rights as set out in the said Transfer is granted to Town of Albany.	27.5.82	12.11							

CERTIFICATE OF TITLE VOL. 1371 582

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PLAN 10693

PT LOTS 93,94,95,96 & 97 OF PLANTAGENET LOC. 42.

F.B. 29869.
PLAN 3567(1)
INDEX PLANS CORIMUP 2000 12.06
C.T.S. 1157 - 485. " " 11.06
1176 - 691. " " 11.07
Now 1371 - 571 12.07

P 010693 F 01

APPROVED
22-1-74

Total Area - 6.1740 ha.

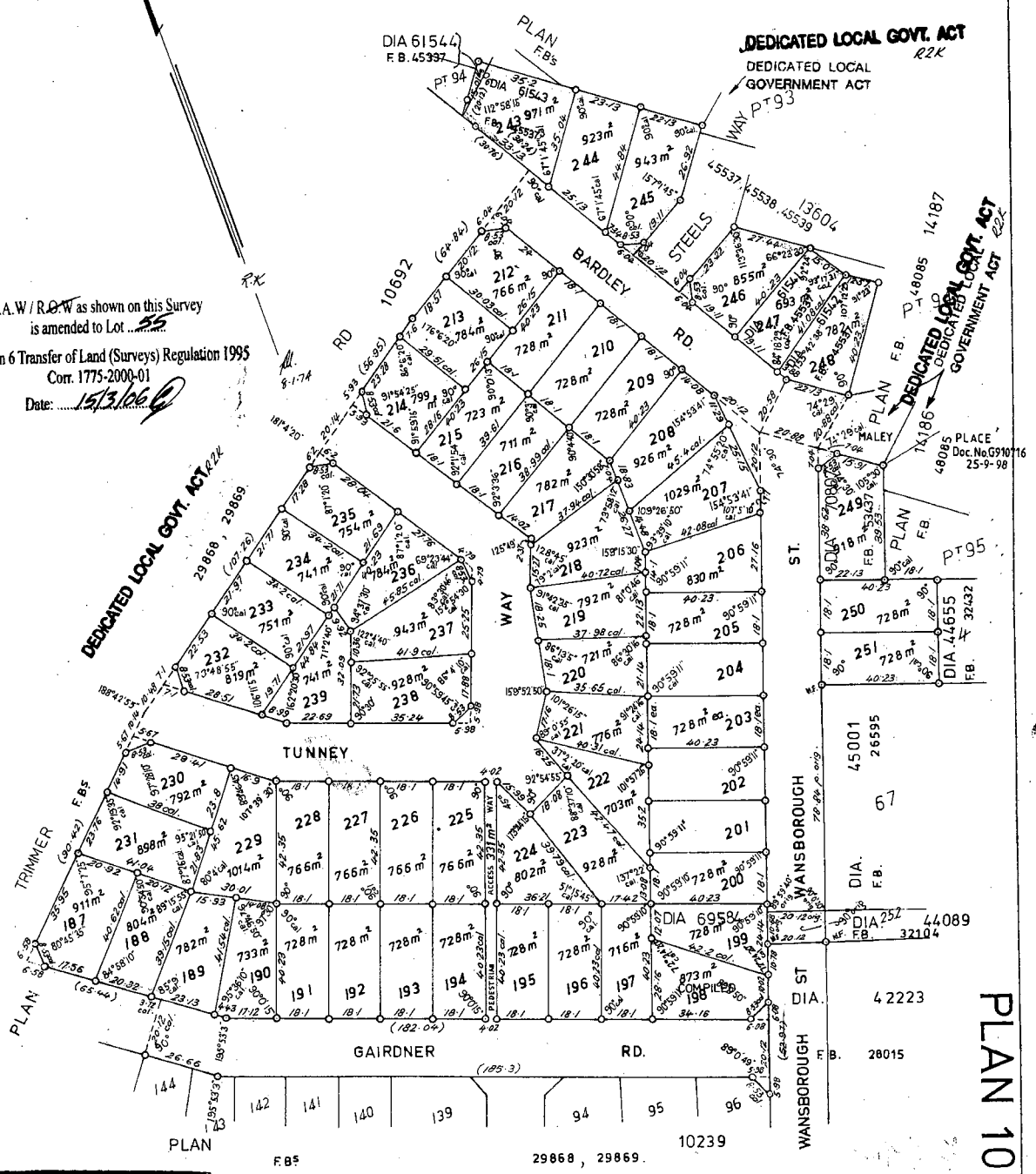
IN ORDER FOR DEALINGS
18. 1. 74.

PED. ACCESSWAY
TO VEST IN THE CROWN
UNDER SEC. 20A T.P. & D. ACT.

TO VEST IN THE CROWN
UNDER SEC. 20A. T.P. & D. ACT.

DEDICATED LOCAL GOVT. ACT
DEDICATED LOCAL GOVERNMENT ACT

P.A.W / R.O.W as shown on this Survey is amended to Lot 55
Regulation 6 Transfer of Land (Surveys) Regulation 1995
Corr. 1775-2000-01
Date: 15/3/06



LOCAL GOVERNMENT ACT
ALL ROADS WITHIN THE GREEN BORDER ARE NOW DEDICATED.

SCALE
10 0 10 20 30 40 50 60 70 80 90 100 m.
ALL DISTANCES ARE IN METRES

Dkt. Dia. 20955

CI

PLAN 10693

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Form B2 (Section 215) Stamp Act 1921

for COMMISSIONER OF STATE TAXATION

WESTERN AUSTRALIA STAMP DUTY

WESTERN AUSTRALIA.
Transfer of Land Act 1893 as amended.

Blank Instrument Form (see footnote)

No. C368034

a Insert type of document here

a GRANT OF EASEMENT

The persons whose names and description are set forth in Part I of the Schedule hereto (hereinafter called "the Grantor" which expression shall include each of the persons named therein jointly and severally if more than one and the registered proprietor or proprietors for the time being of the land comprised in the Certificate or Certificates of Title mentioned in Part II of the said Schedule) being registered as the proprietor of an estate in fee simple in the land described in Part II of the Schedule hereto subject to the encumbrances notified in Part III of the said Schedule DOES HEREBY GRANT AND TRANSFER to the Local Authority named in Part IV of the Schedule hereto (hereinafter called "the Grantee" which expression shall include its successors and assigns and its transferees in gross under and by virtue of the provisions of Section 33A of the Public Works Act 1902 as amended full and free right liberty power and authority from time to time and at all times hereafter to enter upon that part of the land described in Part II of the Schedule as is delineated and coloured blue on the plan annexed hereto (which said part is hereinafter referred to as "the said land") with workmen agents and contractors employed by or having authority of the Grantee in that behalf with or without motor vehicles engines and machines of any description for all or any of the following purposes:-

(a) To construct maintain repair alter and replace any drain pipe or gutter for the purpose of carriage of water through under or upon the said land and for the purposes of constructing maintaining repairing or altering any cistern trap syphon manhole ventilator or other apparatus connected with or requisite to secure the safe and proper working of any storm water drain;

(b) to make surveys and take levels;

(c) to dig or break the soil of the said land and trench the said land;

(d) to clean and repair any drain or pipe constructed on the said land;

(e) to direct the flow of water from any adjoining land and/or road onto or through under or across the said land; and,

FORM APPROVAL No. 046 REGISTRAR OF TITLES

NOTE: This Form may be used only when the "Blank Form" Form is not suitable. It may be completed in narrative style.

Sands & McDougall
STOCK FORM 324

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(f) to clear any trees or shrubs or undergrowth on the said land or to remove any obstruction as may be necessary in the course of carrying out any of the work enumerated above.

AND THE Grantor HEREBY COVENANTS with the Grantee as follows:-

(1) That the Grantor will not construct erect or build or suffer to be constructed erected or built any building fence or structure on the said land or any part thereof without the consent in writing of the Grantee first had and obtained.

This instrument is intended to be a deed and shall have effect accordingly.

DATED this 18th day of May 1982.

SCHEDULE

PART I : GRANTOR

WILLIAM ALEXANDER WEYMES, Farmer, and

MOIRA JANE WEYMES, his wife, both of

3 Gairdner Road, Albany, 6330 formerly of Denbarker

PART II : DESCRIPTION OF LAND OVER WHICH EASEMENT IS GRANTED

All that piece of land being portion of Plantagenet Location 42 and being lot 197 on Plan 10693, and being the whole of the land contained in Certificate of Title Volume 1371, Folio 582.

PART III : ENCUMBRANCES

B893879 to Defence Service Homes Corporation.

PART IV : GRANTEE

TOWN of ALBANY of York Street, Albany, 6330.

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PROPOSED EASEMENT SHOWN SHADED BLUE.

PROPOSED EASEMENT TO BE 3 METRES WIDE.

AREA OF LOT 197 = 728 m².

AREA OF PROPOSED DRAINAGE EASEMENT = 52·3 m².

OWNERSHIP - W.A. & M.J. WEYMES, 3 GAIRDNER RD, ALBANY.

W. A. W.
M. W.

PROPOSED DRAINAGE EASEMENT - LOT 197 GAIRDNER ROAD			
Survey	Scale 1:1000	Date JUNE '80	WORKS AND TECHNICAL SERVICES
Drawn A. Green	Checked	Town Engineer	File No. T.E. 1458

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TOWN OF ALBANY

Administration Offices
York St., Albany 6330
Western Australia
P.O. Box 484
Telephone: 41 2333

All correspondence to be addressed to Town Clerk

Withdrawn for amendment to Rev.

Our Ref WD1/2
Enquiries Mr. Madigan
Your Ref

26 May, 1982.

RECEIVED BY POST
27 MAY 1982
OFFICE OF TITLES

Registrar of Titles,
Office of Titles,
Law Chambers,
Cathedral Square,
PERTH, W.A., 6000.

Dear Sir,

GRANT OF EASEMENT - LOT 197 GAIRDNER ROAD - W.A. & M.J. WEYMES

We have enclosed the Grant of Easement in duplicate in relation to the above property, as well as our remittance of $26.00 in payment of the necessary fees and would appreciate registration of these documents.

An Officer of the Defence Service Homes Corporation will be lodging the Duplicate Certificate of Title to enable registration to be effected.

We look forward to the return of our copy of the easement following registration.

Yours faithfully,
TOWN CLERK

per: [signature]
Assistant Town Clerk

Enc.

Remittance By Cheque/M. Order
No. CTB 792765
Amount $ 26 —
Initials [illegible]

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ENDORSER.

ON 2ND SCH (CONT) C/T 1771-582 (DRAIN + DUP)

TRANSFER C 368034 The right to enter upon the portion of the within land coloured blue on the map in the margin for the purpose of exercising certain ~~WATER~~ DRAINAGE rights as set out in the said Transfer is granted to TOWN OF ALBANY.

REG 27.5.82 @ 12.11

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SIGNED by the said)
WILLIAM ALEXANDER WEYMES)
in the presence of:)

Clerk Local Govt
17 Hellman Street - Albany

W. A. Weymes.

SIGNED by the said)
MOIRA JANE WEYMES)
in the presence of:)

Clerk Local Govt
17 Hellman Street Albany

M. Weymes

THE DEFENCE SERVICE HOMES CORPORATION hereby consent to the granting of the within Easement.

SIGNED AND SEALED BY
DEFENCE SERVICE HOMES CORPORATION
by its duly constituted attorney

Senior Conveyancer,
~~Defence Service Homes Corporation~~
W.A.

CONVEYANCING OFFICER,
~~DEFENCE SERVICE HOMES~~
CORPORATION,
W.A.

THE COMMON SEAL OF TOWN OF ALBANY)
was hereunto affixed by authority)
of the Council in the presence of:)

TOWN OF ALBANY

Mayor

Town Clerk

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No. C368034

EASEMENT

FEES (office use)	$	c
	23 3 26	

Parties WILLIAM ALEXANDER WEYMES

MOIRA JANE WEYMES

TOWN OF ALBANY

MAY 27 PM 12:11

Lodged by TOWN OF ALBANY

Address P.O. BOX 484, ALBANY, 6330.

Phone No. 098 41 2333 EXT. 21

Use this space for instructions if any documents are to issue to other than lodging party.

DUP. C/T PRODUCED

POST

Defence Service Homes Corp.

Titles, Crown Leases, Declarations, etc., lodged with this document. (To be filled in by person lodging.)

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

Received items

No's

Rec. Clerk.

BELOW THIS LINE FOR OFFICE USE ONLY

Encumbrances not notified on face.

Registered 27th May 1982

at 12.11 o'clock and

particulars entered in the Register Book.

New Titles to issue or Endorsing instruction.

Initials of Signing Officer

REGISTRAR OF TITLES

EXAMINED

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GOVERNMENT OF WESTERN AUSTRALIA

Landgate

Property Interest Report

3 Gairdner Road, 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

4 1 4

3 Gairdner Road, Spencer Park 6330

Number of interests that impact this property	18
Certificate of title number	1371/582
Land ID	Lot 197 On Plan 10693
Type of property	House
Property use	Residential
Year built	1979
Wall/Roof type	Brick Walls/Tile Roof
Land area	716 m²
Building area	N/A
Local Government Authority	Albany
Zoning	Residential (R25)

Perth CBD
387.9km

Beach
2.4km

Primary School
285m

Secondary School
771m

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 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 - 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

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

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