**19/08/2026**

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

To whom it may concern,

***RE: Rental Estimate – 14 Premier Circle, 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:

- Spacious 4-bedroom, 2-bathroom family home with a generous master suite, walk-in robe and private ensuite.
- Multiple living zones including an expansive open-plan kitchen, dining, family and games area, plus a separate lounge.
- Large, enclosed backyard & powered workshop, perfect for families, pets, hobbies and extra storage.
- Prime Spencer Park location close to schools, shopping, sporting facilities, medical amenities and Albany CBD.

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 $750.00 to $780.00 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,



**Kristie Rodgers**
Property Manager

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

WESTERN AUSTRALIA

| TITLE NUMBER | |
|---|---|
| Volume | Folio |
| **1921** | **186** |

# 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

REGISTRAR OF TITLES WESTERN AUSTRALIA

**LAND DESCRIPTION:**

LOT 64 ON PLAN 18159

**REGISTERED PROPRIETOR:**
(FIRST SCHEDULE)

(T M883154 ) REGISTERED 13/1/2015

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

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: | 1921-186 (64/P18159) |
| PREVIOUS TITLE: | 1921-174 |
| PROPERTY STREET ADDRESS: | 14 PREMIER CIR, SPENCER PARK. |
| LOCAL GOVERNMENT AUTHORITY: | CITY OF ALBANY |

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Landgate
www.landgate.wa.gov.au

ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF TITLES

Application E786602
Volume 1921 Folio 174

WESTERN AUSTRALIA

REGISTER BOOK
VOL. FOL.
CT 1921 186

# CERTIFICATE OF TITLE

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

VOL. 1921 FOL. 186
Page 1 (of 2 pages)

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 14th January, 1992

REGISTRAR OF TITLES

OFFICE OF TITLES WESTERN AUSTRALIA

## ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 42 and being Lot 64 on Plan 18159, delineated on the map in the Third Schedule hereto.

## FIRST SCHEDULE (continued overleaf)

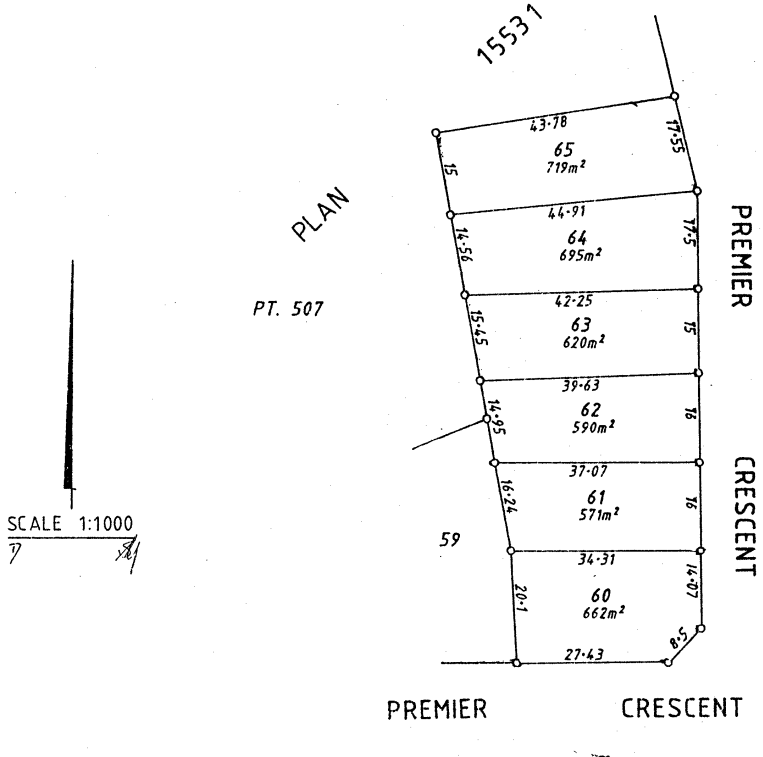
G & J Kelly Pty. Ltd. of Lot 24 Marion Road, Maddington

OFFICE OF TITLES WESTERN AUSTRALIA

## SECOND SCHEDULE (continued overleaf)

NIL

## THIRD SCHEDULE




NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

E67590/3/89-20M-L/4664

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

Superseded - Copy for Sketch Only

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LT. 37

**FIRST SCHEDULE (continued)** NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

| REGISTERED PROPRIETOR | INSTRUMENT NATURE | INSTRUMENT NUMBER | REGISTERED | TIME | SEAL | CERT. OFFICER |
|---|---|---|---|---|---|---|
| Peter John Biddulph and Narelle Isa Biddulph both of 16 David Street, Albany, as tenants in common. | Transfer | E869704 | 30.4.92 | 15.18 | | 2 |
| Narelle Isa Biddulph of 16 David Street, Albany. | Transfer | G550627 | 7.8.97 | 11.38 | | |
| The correct address of the registered proprietor is now 13 Manley Crescent, Albany. | By | H94447 | 30.4.99 | 9.56 | | |

**SECOND SCHEDULE (continued)** NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

| INSTRUMENT NATURE | INSTRUMENT NUMBER | PARTICULARS | REGISTERED | TIME | SEAL | CERT. OFFICER | CANCELLATION | NUMBER | REGISTERED OR LODGED | SEAL | CERT. OFFICER |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Mortgage | H94447 | to Commonwealth Bank of Australia. | 30.4.99 | 9.56 | | | | | | | |

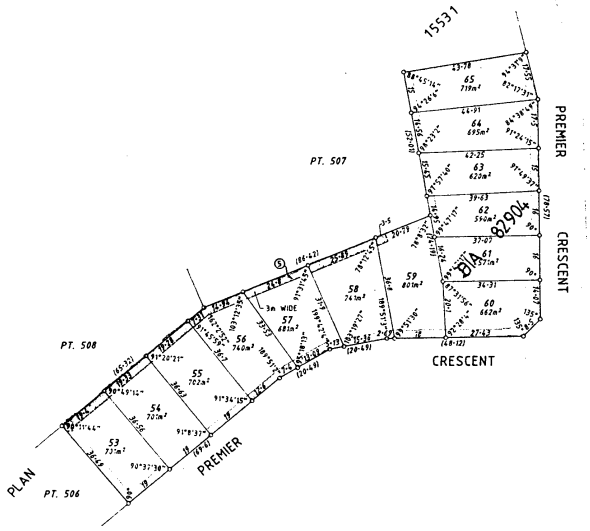
CERTIFICATE OF TITLE VOL. 1921 FOL. 186

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Landgate

PLAN 18159

SUBDIVISION OF PORTION OF LOTS 506 AND 507 OF
PLANTAGENET LOCATION 42

TOTAL AREA = 8924m²
F.B 60812, 61278, 61011
PLAN 15531
INDEX PLAN CORIMUP BK26 (2) 12-07
C/T 1730 - 366
1730 - 367
NOW 1921-174




I HEREBY CERTIFY THAT:

(a) THIS PLAN IS CORRECT AND WAS PREPARED UNDER MY SUPERVISION AND IS THE RESULT OF CALCULATIONS FROM MEASUREMENTS MADE BY ME PERSONALLY UNDER MY OWN PERSONAL SUPERVISION, INSPECTION AND FIELD CHECK AS RECORDED IN THE FIELD BOOKS LODGED FOR THE PURPOSES OF THIS PLAN;

(b) THE MEASUREMENTS ARE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LICENSED SURVEYORS (GUIDANCE OF SURVEYORS) REGULATIONS 1961 AND IN PARTICULAR REGULATIONS 23 AND 34 OF THOSE REGULATIONS; AND

(c) THIS PLAN OF SURVEY CONFORMS WITH THE RELEVANT LAW IN RELATION TO WHICH IT IS LODGED.

29. 7. 91 .....
DATE LICENSED SURVEYOR

(S) 3 METRE PARALLEL EASEMENT TO THE TOWN OF ALBANY UNDER SECTION 27A REGULATION 5 OF THE T.P. AND D. ACT.

P 018159 F 01

Hawker Moss Surveyors
89 Forrest St Cottesloe Western Australia 6011
Telephone: 384 2711 Facsimile: 383 4158
47 Brookman St Kalgoorlie Western Australia 6430
Telephone: (090) 912 069 Facsimile: (090) 211 236

[redacted]

| CERTIFICATE OF SURVEYOR | Approved by State Planning Commission | SCALE 1:2000 | OFFICE OF TITLES |
|---|---|---|---|
| I, ..... hereby certify that<br>(a) This survey was performed by me personally (or under my personal supervision, inspection and field check), in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961; or<br>(b) This plan is correct, was prepared under my supervision and is the result of calculations from measurements made by me (or under my own personal supervision, inspection and field check), in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961.<br>Date .....<br>Licensed Surveyor | File .....<br>Date 2-9-91 82658<br>Docket DIA 79262<br>Examined M.J. Hawkins 25.7.91<br>B OAKLEY F.S.C. No. 106-1981<br>Certified Correct M.J. Hawkins<br>Date 25.7.91 For Inspector of Plans & Surveys | IN ORDER FOR DEALINGS SUBJECT TO<br>SEC 27A of T.P.&D. Act<br>For Inspector of Plans & Surveys 8/10/91 | APPROVED<br>APPROVED<br>Inspector of Plans & Surveys<br>14.1.92<br>Date<br>Lodged<br>PLAN No.<br>18159 |

CP33490 5-90 600

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GOVERNMENT OF WESTERN AUSTRALIA

Landgate




# Property Interest Report

## 14 Premier Circle, 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



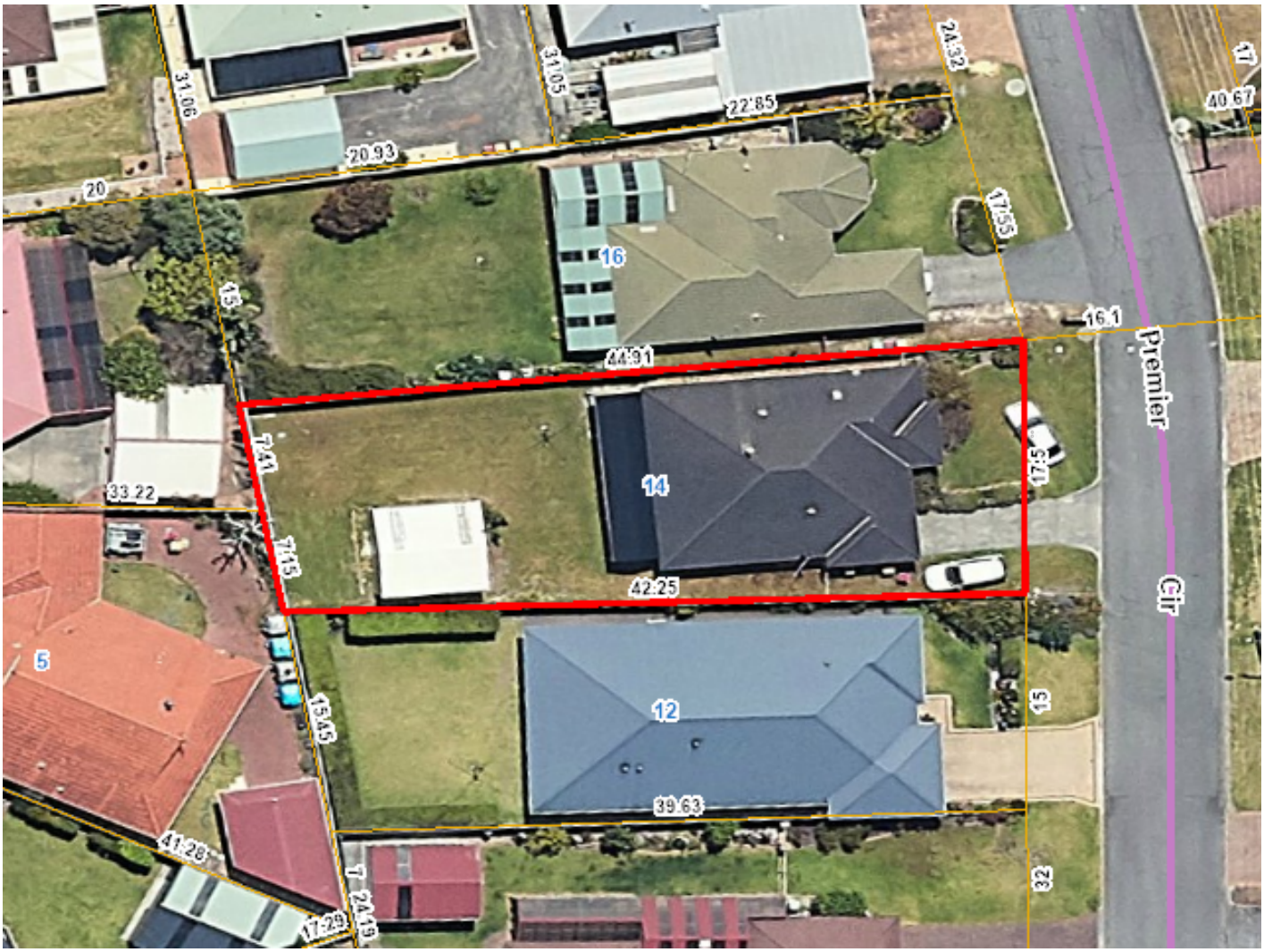



Image captured October 2024

4 1 3

## 14 Premier Circle, Spencer Park 6330

| | |
|---|---|
| **Number of interests that impact this property** | 20 |
| **Certificate of title number** | 1921/186 |
| **Land ID** | Lot 64 On Plan 18159 |
| **Type of property** | House |
| **Property use** | Residential |
| **Year built** | 1999 |
| **Wall/Roof type** | Brick Veneer Walls/Tile Roof |
| **Land area** | 695 m² |
| **Building area** | 159 m² |
| **Local Government Authority** | Albany |
| **Zoning** | Residential (R25) |

**Perth CBD**
387.6km

**Beach**
2.4km

**Primary School**
148m

**Secondary School**
148m

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# 2. Summary of interests that AFFECT this property



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

---

- 1 in 100 AEP Floodplain Development Control Area
- Building and Construction Industry Training Levy
- Building Permit
- Bush Fire Prone Areas
- Demolition Permit
- Dial Before You Dig
- Emergency Services Levy
- Groundwater Salinity
- Land Tax
- Local Government Rates
- Local Planning Schemes
- Mosquito-borne Disease Risk
- Native Title and Indigenous Land Use Agreements
- Occupancy Permit
- Residual Current Device
- Smoke Alarm
- Sprinkler Restrictions & Bans
- Swimming Pool
- Water Corporation Infrastructure (above and below ground)
- Waterways Conservation Act Management Areas

# 3. Summary of interests that DO NOT AFFECT this property



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

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

# 3. Summary of interests that DO NOT AFFECT this property



- 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.

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## 1 in 100 AEP Floodplain Development Control Area

**Responsible agency:**
Department of Water and Environmental Regulation

**Definition of Interest:**
1 in 100 Annual Exceedance Probability (AEP) Floodplain Development Control Area delineates land that may be affected by the 1 in 100 AEP flooding and therefore subject to development control.

**Affect of Interest:**
This property has been identified as either being:

- within the 1 in 100 AEPI floodplain; or
- within 300 metres of the floodplain and may be affected by flooding during a 1 in 100 AEP flood.

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 in 100 AEP Floodplain Areas:**
**Floodplain Development Strategy Area** - Yakamia Creek - Albany
**Coverage** - DoW - WRC 15264: Yakamia Creek Flood Study - Albany Townsite (December 2002) - Aquaterra Consulting Pty Ltd - Project No. 298/B1, LiDAR: Albany Town & Frenchmans Bay (20/12/2012) & State Planning Policy No.2.6 (30/07/2013) re: climate change

The Floodplain Development Strategy for the area recommends that proposed development that is located:

- outside of the floodway is considered acceptable with respect to major flooding, however, a minimum habitable floor level of 0.50 metre above the adjacent 1 in 100 AEP flood level is generally recommended;
- within the floodway and is considered obstructive to major river flooding is not acceptable.

There is a 1% chance of the 1 in 100 AEP flood level (or greater) occurring in any one year. Larger floods will occur but will be less frequent.

As some flood risk can be mitigated through appropriate building conditions imposed by Local Government, the relevant Local Government can be contacted to ascertain if the flood risk to this property has been mitigated.

The Department of Water and Environmental Regulation (DWER) can be contacted on (08) 6364 7600 or flood@water.wa.gov.au for further site specific flood information or see www.water.wa.gov.au.

**Legislation governing the interest:**
*Water Agency (Powers) Act 1984*

## Building and Construction Industry Training Levy

**Responsible agency:**

**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.

Construction Training Fund Board

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

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

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

## Building Permit

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

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

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

**Legislation governing the interest:**
*Building Act 2011*
Building Regulations 2012

## Bush Fire Prone Areas

**Responsible agency:**
Department of Fire and Emergency Services

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

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

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

A Bushfire Attack Level (BAL) assessment or BAL Contour Map may be required in certain circumstances under Part 10A of the Planning and Development (Local Planning Schemes) Regulations 2015 if the site has been located in a bush fire prone area for a period of at least four months. Development approval must be obtained in areas with a BAL rating of BAL-40 or BAL-Flame Zone (FZ) before commencing any development, including instances where development approval would not normally be required. A bushfire management plan may also be required.

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

Certain exemptions and exclusions may apply.

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

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

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

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

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

**Legislation governing the interest:**
*Fire and Emergency Services Amendment Act 2015*
*Fire and Emergency Services Act 1998*

Planning and Development (Local Planning Schemes) Regulations 2015
*Building Act 2011*
Building Regulations 2012

## Demolition Permit

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

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

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

For information on applying for a demolition permit, contact the relevant local government or for general information on the building approvals process, contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.
For all licencing applications and enquiries please call 1300 424 091 or e-mail: wscallcentre@demirs.wa.gov.au.

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

## Dial Before You Dig

**Responsible agency:**
Dial Before You Dig

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

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

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

## Emergency Services Levy

**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:**

**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.

Department of Local Government, Sport and Cultural Industries

**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

**Definition of Interest:**

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

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

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

**Legislation governing the interest:**
*Building Act 2011*
*Building Regulations 2012*

## Residual Current Device

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

**Definition of Interest:**
Residual Current Devices (RCDs) monitor the flow of electricity from the main switchboard and prevent electrocution by cutting the electricity supply if an imbalance in the current is detected. At least two RCDs must be fitted before land title is transferred.

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

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

**Legislation governing the interest:**
Electricity Regulations 1947

## Smoke Alarm

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

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

**Affect of Interest:**

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

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

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

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

**Legislation governing the interest:**

*Building Act 2011*
*Building Regulations 2012*

## Sprinkler Restrictions & Bans

**Responsible agency:**
Department of Water and Environmental Regulation

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

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

Details are as follows:

**Sprinkler Restrictions:**

**Region** - South-West
**Winter Restrictions** - Stage 6
**Summer Restrictions** - Stage 4

Sprinkler restrictions and or bans apply to this area. Due to the drying climate, the State Government introduced water efficiency measures, including the introduction of restrictions on domestic sprinklers.

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

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

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

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

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

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

**Legislation governing the interest:**

*Water Agencies (Powers) Act 1984*
Water Agencies (Water Use) By-laws 2010

## Swimming Pool

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

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

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

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

**Legislation governing the interest:**
*Building Act 2011*
*Building Regulations 2012*

## Water Corporation Infrastructure (above and below ground)

**Responsible agency:**
Water Corporation

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

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

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

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

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

PLEASE NOTE:

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

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

**Legislation governing the interest:**

*Water Services Act 2012*

## Waterways Conservation Act Management Areas

**Responsible agency:**
Department of Water and Environmental Regulation

**Definition of Interest:**

Under the *Waterways Conservation Act 1976*, the Minister for Water and Department of Water and Environmental Regulation (DWER) have responsibility for the conservation of the waters and associated land in declared management areas. The Department of Water and Environmental Regulation has an approval process for certain works affecting these waterways and their foreshore areas.

**Affect of Interest:**

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

This is within the following Department of Water and Environmental Regulation (DWER) Region:

**Conservation Area Details:**

**Name** - ALBANY WATERWAYS MANAGEMENT AREA
**Act** - Waterways Conservation Act
**Status** - Gazetted
**Gazetted Date** - 1.9910517E7
**Other Water Management Areas** - Geographe Catchment, Swan River Trust, Wilson Inlet, Avon, Peel Inlet, Leschenault Management Areas, Cockburn Sound Management Council.

Activities within or adjacent to waterways outside the Waterways Conservation Act must still comply with the requirements for protection of waterways and foreshore areas established under local government, WAPC policy and DWER Policies.

For more information contact our office on (08) 6364 7600, further information and advice can be sought the DWER's regional offices. Contact information for regional offices is available at www.water.wa.gov.au.

**Legislation governing the interest:**

*Waterways Conservation Act 1976*
*Water Agencies (Powers) Act 1984*
*Water Resources Legislation Amendment Act 2007*

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