

Wellington & Reeves

PROPERTY INFORMATION PACK

wellingtonandreeves.com.au

Wellington & Reeves

Real estate since 1948

16/09/2026

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

To whom it may concern,

RE: Rental Estimate – 50 Warrenup Place, Warrenup 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:

- Scenic 4,037sqm corner lot with elevated bush and valley views, sweeping lawns and spacious outdoor areas
- Comfortable 3 bedroom, 2 bathroom double-brick home featuring a spacious living area, modern kitchen, study/sitting area and spa bath
- Practical features including solar panels, jarrah flooring, ample storage, double garage and a large 9m x 7m shed
- Peaceful country-style setting within 3km of TAFE, schools and shops, and just 7.3km from 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 $940.00 to $980.00 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.

Wellington & Reeves

Real estate since 1948

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
2609	**662**

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 243 ON DEPOSITED PLAN 46812

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

(T J552331) REGISTERED 16/12/2005

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

1. J522365 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 24/11/2005.
2. J552331 RESTRICTIVE COVENANT BURDEN REGISTERED 16/12/2005.
3. M433006 CAVEAT (IMPROPER DEALINGS) BY CARLOS DANIEL PATRON, GRACIELA SUSANA PATRON LODGED 16/10/2013.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. 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:	DP46812
PREVIOUS TITLE:	2123-947
PROPERTY STREET ADDRESS:	50 WARRENUP PL, WARRENUP.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ALBANY

LANDGATE COPY OF ORIGINAL NOT TO SCALE 28/08/2026 11:50 AM Request number: 70311497

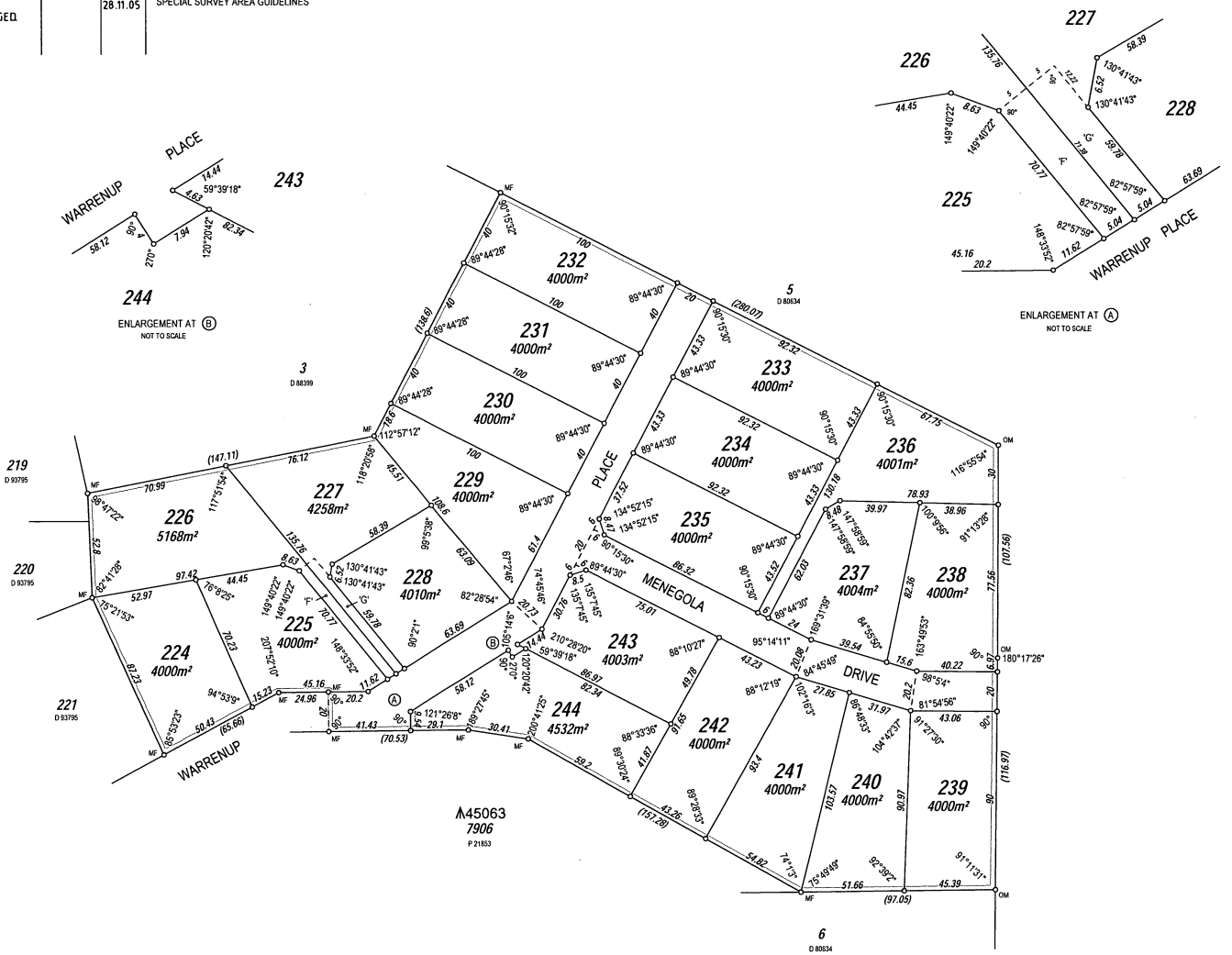
Landgate
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LANDGATE COPY OF ORIGINAL NOT TO SCALE 28/08/2026 11:50 AM Request number: 70311497
www.landgate.wa.gov.au

EDIVER	AMENDMENT	BY	DATE
1/2	SURVEY SHEET BEING SHEET 2 NOW LODGED		28.11.05

CARRIED OUT UNDER REGULATION 26A
SPECIAL SURVEY AREA GUIDELINES

LIMITED IN DEPTH TO 60.96 METRES



SPECIAL SURVEY AREA SUBDIVISION

DP 46812 (01)

INTERESTS AND NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
'F'	RIGHT OF CARRIAGEWAY	SEC 136C OF THE T.L.A.	THIS PLAN	LOT 226	LOT 227	
'G'	RIGHT OF CARRIAGEWAY	SEC 136C OF THE T.L.A.	THIS PLAN	LOT 227	LOT 226	
	NOTIFICATION	SEC 70 OF THE T.L.A.	DOC J522365	LOTS 224-244	CITY OF ALBANY	

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
61 DUKE STREET
PO BOX 1429
ALBANY WA 6331
PHONE (08) 9842 1353 FAX (08) 9842 1570
ABN 32 009 240 751

OUR REF. DWG6879D

TYPE: FREEHOLD

PURPOSE: SUBDIVISION

PLAN OF

LOTS 224 TO 244,
ROADS AND EASEMENTS

DISTRICT: PLANTAGENET
TOWNSITE:
FILE:
LOCAL AUTHORITY: CITY OF ALBANY
LOCALITY: WARRENUP

SSA YES~~NO~~

FORMER TENURE
LOT 1 ON D 67803 C/T 2123/947

ON INDEX: BK26 (2) 09.10
PUBLIC:

FIELD BOOK
96129

SCALE: (AT A2) ALL DISTANCES ARE IN METRES 1:1500 0 25 50 75

SURVEYOR'S CERTIFICATE - Reg 54
I, M.NORMAN
hereby certify that this plan is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.
2005.11.08 09:02:18 +08'00'
Licensed Surveyor Date

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

SURVEY FIRM: JOHN KINNEAR & ASSOCIATES

LODGED	TYPE OF VALIDATION	APPROVED BY
DATE 31-Oct-05	FULL AUDIT	WESTERN AUSTRALIAN PLANNING COMMISSION
FEE PAID $1186.00	LEGAL COMPONENT A. James	FILE 124506
ASSESS No. 139482	DOCKET 1682-2005 8/11/2005	
	CERTIFIED CORRECT	DELEGATED UNDER S.20 WAPC ACT 1985
	I.S.C. F.S.C. 577 - 2005	DATE 22-11-2005

IN ORDER FOR DEALINGS

SUBJECT TO
Sec 295(5) of LGA,
Sec 70A & Sec 136C of TLA.

J. Chernowski 28.11.05
FOR INSPECTOR OF PLANS & SURVEYS/AUTHORIZED LAND OFFICER DATE

APPROVED - Reg. 26A (4)

APPROVED 29/11/05
INSPECTOR OF PLANS & SURVEYS/AUTHORIZED LAND OFFICER DATE

Department of Land Information

DEPOSITED PLAN

46812
ORIGINAL

SHEET 1 OF 2
EDITION 1 VERSION 12

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www.landgate.wa.gov.au

ED/VER	AMENDMENT	BY	DATE

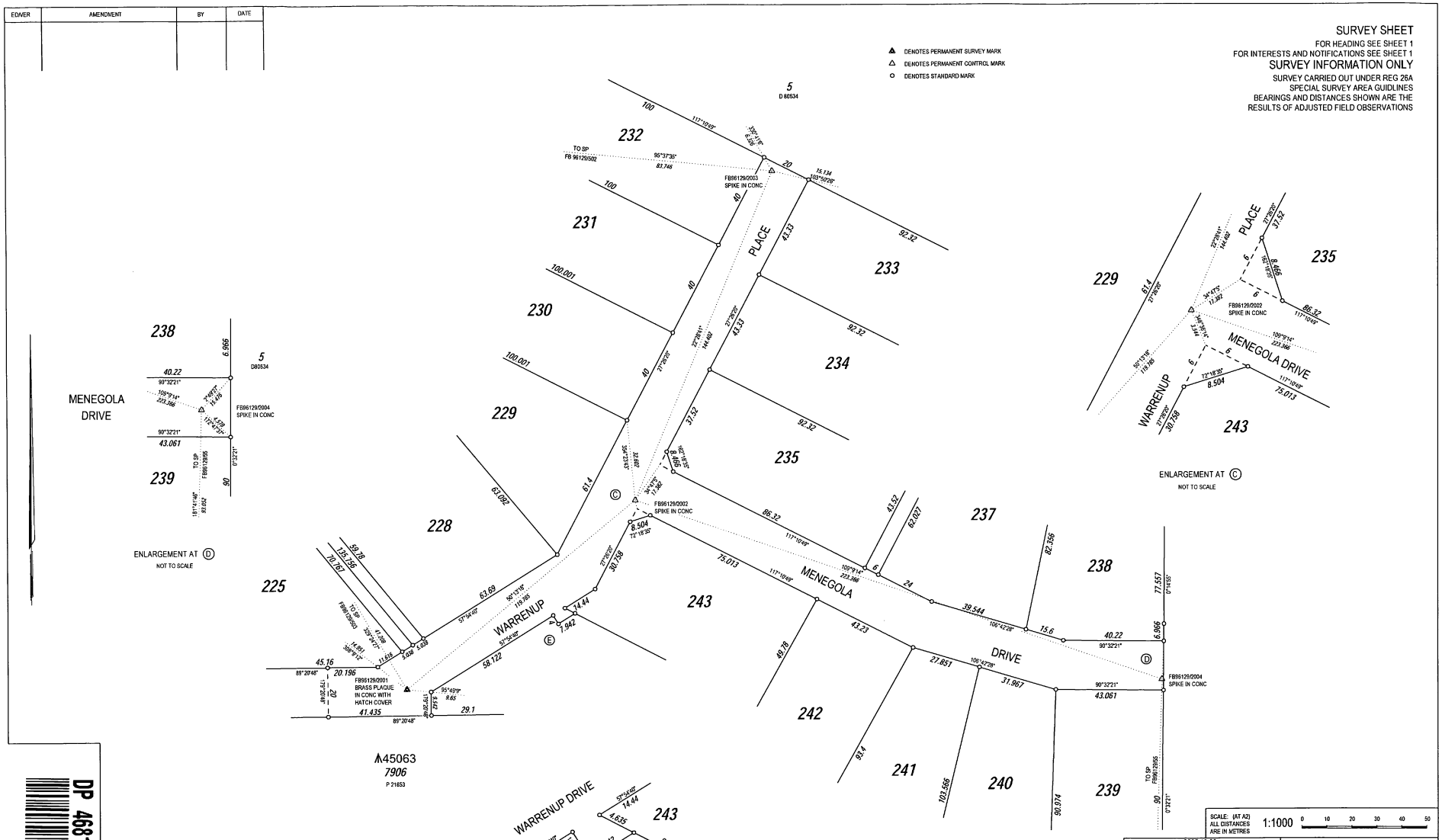
▲ DENOTES PERMANENT SURVEY MARK
△ DENOTES PERMANENT CONTROL MARK
○ DENOTES STANDARD MARK

SURVEY SHEET

FOR HEADING SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS SEE SHEET 1

SURVEY INFORMATION ONLY

SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDLINES
BEARINGS AND DISTANCES SHOWN ARE THE
RESULTS OF ADJUSTED FIELD OBSERVATIONS



SCALE (AT A2) 1:1000
ALL DISTANCES ARE IN METRES
0 10 20 30 40 50

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
61 DUKE STREET
PO BOX 1429
ALBANY WA 6331
PHONE (08) 9842 1353 FAX (08) 9842 1570
ABN 32 009 240 751

OUR REF. DWG8875D

SURVEY SHEET AUDITED
DATE: 20-12-2005
DOCKET: 3452-2005

2005.10.28 15:12:40 +08'00'
Licensed Surveyor: Date

LODGED
APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 124506
DELEGATED UNDER S.20 WAPC ACT 1985
DATE

SHEET 2 OF 2
EDITION 1 VERSION 2

Department of Land Administration

DEPOSITED PLAN

46812

ORIGINAL

DP 46812 (02)

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet, Form B1 should be used with appropriate headings. The boxed sections should only contain the words "see page..."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
   Lot and Diagram/Plan/Strata /Survey-Strata plan number or Location name and number to be stated.
   Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
   The Volume and Folio or Crown Lease number, to be stated.
   If this document relates to only part of the land comprised in the Certificate of Title further narrative or graphic description may be necessary.
2. **CAVEATOR**
   State full name of the Caveator.
3. State the address, or a number for a facsimile machine in Australia for service of notice on the Caveator.
4. **REGISTERED PROPRIETOR**
   State full name and address of the Registered Proprietor/ Registered Proprietors as shown on Certificate of Title or Crown Lease and any address/addresses to which future notices can be sent.
5. **CAVEATOR'S OR AGENTS EXECUTION**
   A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The full name, address and occupation of the witness must be stated.

Landgate

EXAMINED

NOTICES TO BE SENT:

OFFICE USE ONLY

M433006 C
16 Oct 2013 11:28:30 Perth

REG $ 160.00

CAVEAT
(Improper Dealings)

LODGED BY MASTAI SETTLEMENTS

ADDRESS 22 BONNARD CRESCENT
ASHBY WA 6065

PHONE No. 92062028

FAX No. 92062025

REFERENCE No. TM

ISSUING BOX No. 994

PREPARED BY MASTAI SETTLEMENTS

ADDRESS 22 BONNARD CRESCENT, ASHBY 6065

PHONE No. 92062028
FAX No. 92062025

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

1
1

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

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

Received Items

Nos.

Receiving Clerk

Lodged pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

REGISTRAR OF TITLES WESTERN AUSTRALIA

LANDGATE COPY OF ORIGINAL NOT TO SCALE 07/09/2026 02:38 PM Request number: 70357105

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FORM C4

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893

CAVEAT (Improper Dealings)

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
LOT 243 ON PLAN 46812	WHOLE	2609	662

CAVEATOR (Note 2)

CARLOS DANIEL PATRON AND GRACIELA SUSANA PATRON

ADDRESS OR FACSIMILE MACHINE NUMBER FOR SERVICE OF NOTICE ON CAVEATOR (Note 3)

50 WARRENUP PLACE, WARRENUP, WESTERN AUSTRALIA

REGISTERED PROPRIETOR (Note 4)

CARLOS DANIEL PATRON AND GRACIELA SUSANA PATRON BOTH OF 50 WARRENUP PLACE, WARRENUP

ESTATE OR INTEREST BEING CLAIMED

As Registered Proprietor of the Fee Simple and to prevent improper dealings.

The CAVEATOR claims an estate or interest as specified herein of the estate or interest of the abovenamed REGISTERED PROPRIETOR in the land above described BY VIRTUE OF

Registered Proprietor(s) are concerned that their title may be the subject of identity fraud and the forgery of instruments and documents purporting to be signed by the registered proprietor(s).

And FORBIDS the registration of any Instrument affecting the estate or interest

Absolutely

Dated this 23rd day of September Year 2013

CAVEATOR OR AGENT SIGN HERE (Note 5)

Signed Graciela Patron

In the presence of

Mastai

Tanya Anne Mastai
22 Bonnoid Crescent Ashby
Licensed Settlement Agent
9206 2028

Mastai

LANDGATE COPY OF ORIGINAL NOT TO SCALE 07/09/2026 02:38 PM Request number: 70357105

Landgate
www.landgate.wa.gov.au

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet, Form B1, should be used with appropriate headings. The boxed sections should only contain the words "see page ..."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
   Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
   Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
   The Volume and Folio number, to be stated.
2. **REGISTERED PROPRIETOR**
   State full name and address of the Registered Proprietors as shown on the Certificate of Title and the address / addresses to which future Notices can be sent.
3. **LOCAL GOVERNMENT / PUBLIC AUTHORITY**
   State the name of the Local Government or the Public Authority preparing and lodging this notification.
4. **FACTOR AFFECTING THE USE AND ENJOYMENT OF LAND**
   Describe the factor affecting the use or enjoyment of land.
5. **ATTESTATION OF LOCAL GOVERNMENT / PUBLIC AUTHORITY**
   To be attested in the manner prescribed by the Local Government Act or as prescribed by the Act constituting the Public Authority.
6. **REGISTERED PROPRIETOR'S EXECUTION**
   A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

EXAMINED

J522365 NR
24 Nov 2005 10:32:44 Midland

REG $ 80.00

NOTIFICATION

LODGED BY	John Kinnear & Associates
ADDRESS	PO Box 1429 ALBANY WA 6330
PHONE No.	(08) 98421 353
FAX No	(08) 98421 570
REFERENCE No.	
ISSUING BOX No.	999L

PREPARED BY	John Kinnear & Associates		
ADDRESS	PO Box 1429 ALBANY WA 6330		
PHONE No.	(08) 98421 353	FAX No.	(08) 98421 570

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

dups to 93N as per J527489.

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

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

Received Items

Nos. 1

Receiving Clerk R

Lodged pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

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Landgate
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FORM N 1

FORM APPROVED
NO. B2905

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

NOTIFICATION UNDER SECTION 70A

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
Lot 1 on Diagram 67803 as to Lots 224 to 244 on Deposited Plan 46812 Now	Part Whole	2123 2609	947 643 – 663 inc

REGISTERED PROPRIETOR (Note 2)

Skyrail Holdings Pty Ltd ACN 099855919
of 70-74 Frederick Street Albany WA 6330

LOCAL GOVERNMENT / PUBLIC AUTHORITY (Note 3)

City of Albany PO Box 484 Albany WA 6330

FACTOR AFFECTING USE OR ENJOYMENT OF LAND (Note 4)

Lot owner's should be aware that on-site effluent disposal shall be by Aerobic Treatment Units only.

Dated this 29 day of 11 Year 2005

LOCAL GOVERNMENT / PUBLIC AUTHORITY ATTESTATION (Note 5)

The COMMON SEAL of the CITY OF ALBANY was hereunto affixed by authority of the Council in the presence of:

CITY OF THE COMMON SEAL OF ALBANY

Mayor

Chief Executive Officer

REGISTERED PROPRIETOR/S SIGN HERE (Note 6)

Executed by Skyrail Holdings Pty Ltd
ACN 099 855 919

Darrell Peter PANIZZA (Director)

Joseph William BURTON (Director)

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INSTRUCTIONS

1. Page 2 of this document may be used:
   1.1 If insufficient space in any section hereon;
   Appropriate headings should be shown.
   The boxed sections should only contain the words "see page....."
   1.2 To set forth Easements created as appurtenant to the land (commencing with the words "together with"). Reservations created encumbering the land (commencing with the words "reserving to") or any Restrictive Covenant hereby created. Any Sketch contained thereon must be initialled by all parties.
2. If further space is required Additional Sheet Form B1 should be used with appropriate headings. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.
4. Duplicate Crown Lease or where issued, the Duplicate Certificate of Title is required to be produced or if held by another party then arrangements must be made for its production. ***If a Duplicate Certificate of Title is not required to be re-issued, or if a Duplicate Certificate of Title has not been issued previously but is required to issue subsequent to this document, the written request of the Transferee is required by signing this panel.*** Written consent of the First Mortgagee is also required if applicable.

NOTES

1. **DESCRIPTION OF LAND**
   Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
   Extent—Whole, part or balance of the land comprised in the Certificate of Title to be stated.
   The Volume and Folio or Crown Lease number to be stated.
2. **ESTATE AND INTEREST**
   State whether Fee Simple, Leasehold or as the case may be in the land being transferred. If share only, specify.
3. **LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS**
   In this panel show (subject to the next paragraph) those limitations, interests, encumbrances and notifications affecting the land being transferred that are recorded on the certificate(s) of title:
   a) In the Second Schedule;
   b) If no Second Schedule, that are encumbrances.
   (Unless to be removed by action or document before registration hereof)

   Do not show any:
   (a) Easement Benefits or Restrictive/Covenant Benefits; or
   (b) Subsidiary interests or changes affecting a limitation, etc, that is to be entered in the panel (eg, if a lease is shown, do not show any sub-lease or any document affecting either).
   The documents shown are to be identified by nature and number. The plan/diagram encumbrances shown are to be identified by nature and relevant plan/diagram. Strata/survey-strata plan encumbrances are to be described as "Interests on strata/survey-strata plan".
   If none show "nil".
4. **TRANSFEROR**
   State full name of the Transferor/Transferors (Registered Proprietor) as shown on the Certificate of Title or Crown Lease.
5. **CONSIDERATION**
   If a sum of money only, to be expressed in figures and in every other case to be concisely stated in words.
6. **TRANSFEREE**
   State full name of the Transferee/Transferees (PURCHASER) and the address/addresses to which future notices can be sent. If a minor, state date of birth.
   If two or more state tenancy eg;
   - Joint Tenants, (***on the death of a joint tenant, the survivor(s) become(s) the registered proprietor(s) of the deceased's interest by applying to the Registrar of Titles***).
   - Tenants in Common, (***on the death of a tenant in common, their share is dealt with according to their will***).

   If Tenants in Common specify shares.
7. **TRANSFEREE'S/TRANSFEROR'S EXECUTION**
   Transferees and Transferors must sign their appropriate panel. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an adult person. The address and occupation of the witness must be stated.

EXAMINED

OFFICE USE ONLY

J552331 T
16 Dec 2005 08:24:11 Perth

REG $ 90.00

TRANSFER

LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

EDS CREDIT SERVICES
25 PIERSON STREET, LOCKLEYS 5032
PH: 8318 2801 ISSUING BOX 438E
FAX: 8318 2

FEE: 860

ASSESS. No. 12345

PREPARED BY *Amity Settlements*
PO Box 5897
Albany WA 6332
ADDRESS *AUSDOC DX 60804*
(08)9841 5222 *(08)9841 7900*

PHONE No. FAX No.

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

1/2

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. 2609/662
2. letter
3.
4.
5.
6.

Received Items

Nos. 2

Receiving Clerk

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

REGISTRAR OF TITLES
WESTERN AUSTRALIA

LANDGATE COPY OF ORIGINAL NOT TO SCALE 28/08/2026 12:31 PM Request number: 70312082
Landgate
www.landgate.wa.gov.au

ATTESTATION SHEET

Dated this 015th day of Dec Year 2009

TRANSFEROR/S SIGN HERE (Note 7)

Signed

In the presence of

Signed

In the presence of

Signed for and on behalf of Skyrail Holdings Pty Ltd A.C.N. 099855919 by authority of its Directors in accordance with section 27 of the corporation law.

Director

DARRELL PANIZZA
Print Full Name

Director/Secretary

JW BURTON
Print Full Name

REQUEST FOR ISSUE/NON-ISSUE (Instruction 4)

BY SIGNING THIS PANEL, I/WE THE TRANSFEREE REQUEST THE ISSUE/NON-ISSUE (*DELETE AS REQUIRED*) OF A DUPLICATE CERTIFICATE(S) OF TITLE FOR THE LAND ABOVE DESCRIBED.

Signed

Signed

TRANSFEREE/S SIGN HERE (Note 7)

THE LODGING PARTY OF THIS DOCUMENT IS AUTHORISED BY THE ABOVE NAMED TRANSFEREE TO INSTRUCT ISSUING DETAILS FOR THE DUPLICATE CERTIFICATE(S) OF TITLE.

Signed

In the presence of

Witness Sign
Full Name Charlie Tran
Address 190 pinjar rd wanneroo
Occupation coded welder

Signed

In the presence of

Witness Sign
Full Name Charlie Tran
Address 190 pinjar rd wanneroo
Occupation Coded Welder

LANDGATE COPY OF ORIGINAL NOT TO SCALE 28/08/2026 12:31 PM Request number: 70312082

Landgate
www.landgate.wa.gov.au

THE TRANSFEROR for the consideration herein expressed HEREBY TRANSFERS TO THE TRANSFEREE the estate and interest herein specified in the land above described, subject to the encumbrances as shown hereon. (Instruction 2)

THE TRANSFEREE/BUYER HEREBY COVENANTS AND AGREES WITH THE TRANSFEROR/SELLER

The Buyer shall not:

(1) erect or cause to be erected upon the Property:
   (i) recycled second hand relocated transportable or fibro clad/planked dwellings;
   (ii) any shed, outbuilding or other structure or antenna or satellite dish not blending in with the main building in respect of colour design and construction materials;

(2) erect on or affix to the Property any building or other construction unless the building comprises a dwelling home and ancillary buildings of not less than 150m2 in floor area (excluding carports, verandahs, garages and outbuildings) with external walls (other than glazed areas) constructed entirely in non-reflective materials comprising natural timber, rammed earth, stone, brick and colourbond cladding. The roofing material shall not be unpainted zincalume or pale, white or off-white colourbond;

(3) build, erect or construct or permit the building, erection or construction of more than one dwelling house on the Property;

(4) build or erect any dwelling or outbuilding exceeding 6.5 metres in height measured vertically from the natural ground level;

(5) use or permit or suffer the Property to be used for any purpose other than residential purposes nor carry on a business or permit the carrying on of a business from the Property other than as permitted by a town planning scheme or a statement of planning Policy made pursuant to the *Town Planning and Development Act 1928;*

(6) clear any trees or vegetation other than for the purpose of construction of a dwelling or outbuildings approved by the City of Albany, except:
   (i) for the construction of a vehicular access way;
   (ii) for the purpose of complying with the *Bush Fires Act 1954* (as amended); or
   (iii) where such trees are dead, diseased or dangerous;

(7) erect any fence upon the Property other than:
   (i) a rural-construction fence such as post and strand (or similar) to the satisfaction of the City and shall not erect any boundary fence constructed of fibre cement, metal sheeting or wooden picket; and
   (ii) in the case of a fence containing a swimming pool, a fence that complies with the City's requirements.

(8) locate a water tank upon the Property that is visible from the outside of the Property unless it is painted and screened by vegetation to harmonise with the rural character of the location to the satisfaction of the City of Albany.

2. The Buyer shall paint in a good and workman like manner any cladding, including but not limited to asbestos and chipboard, affixed to the external walls of any dwelling house on the Property within 3 months of the date of installation of the cladding. This obligation shall not apply to cladding comprising natural timber or prepainted materials.

3. The burden of this restrictive covenant shall attach to and run with the Property to the intent that this restrictive covenant shall bind the Buyer and the Buyers transferees, assigns and successors in title up to and including ***30th June 2014*** from which date this restrictive covenant shall cease and be of no further force or effect.

4. The benefit of this restrictive covenant shall be for each of the lots on the Plan other than the Property.

10. 6P.

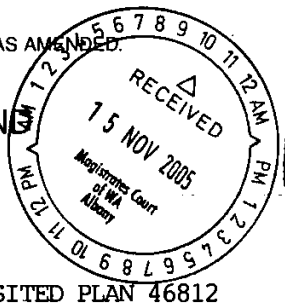
Covenant

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Landgate
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FORM T2

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED.



INSTRUMENT DATED 25/09/05
GROSS CONSIDERATION $ 94,000-00
CHATTELS $ N/A
NO DUTY PAYABLE
for COMMISSIONER OF EXTENTS 2020-00 + 20

TRANSFER OF LAND

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
LOT 243 ON DEPOSITED PLAN 46812	WHOLE	2609	662

ESTATE AND INTEREST (Note 2)

FEE SIMPLE

LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS (Note 3)

J522365 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND

TRANSFEROR (Note 4)

SKYRAIL HOLDINGS PTY LTD (ACN 009 855 919)

CONSIDERATION (Note 5)

NINETY FOUR THOUSAND DOLLARS ($94,000)

TRANSFEREE (Note 6)

CARLOS DANIEL PATRON and GRACIELA SUSANA PATRON
BOTH OF 19 SANTA WAY, WANNEROO
AS JOINT TENANTS

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Director: Jarrod Thompson LLB
Associate: Grahame Maddy LLB

Your reference:

Our reference:

JT:jt:231804C

THOMPSON Legal Pty Ltd

Lawyers

Level 1 The Middleton Centre
184 Aberdeen Street
Albany WA 6330

PO Box 5738 Albany WA 6332

Ph: (08) 9841 6900
Fax: (08) 9841 6955
Email: admin@thompsonlegal.com.au

9th December 2005

The Registrar of Titles
Department of Land Information
PO Box 2222
MIDLAND WA 6936

Dear Sir/Madam

RESTRICTIVE COVENANT - LOT 243 ON DEPOSITED PLAN 46812 THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME 2609 FOLIO 662

We act for the registered proprietor Skyrail Holdings Pty Ltd.

We advise that in relation to the restrictive covenant created upon the transfer of Lot 243 on Deposited Plan 46812 being the whole of the land comprised in Certificate of Title Volume 2609 Folio 662 from the registered proprietor to Carlos Daniel Patron and Graciela Susana Patron, in our opinion, the covenant in the Transfer relating to the creation of a restrictive covenant is a restrictive covenant and will only be relevant to the land specified in the Transfer as being benefited and burdened by the covenant.

Yours faithfully

THOMPSON LEGAL PTY LTD - LAWYERS

231804A07.WPD

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Attention Matt. FAXED

Department of Land Information
Government of Western Australia

Requisition Notice

Section 192 of the Transfer of Land Act

FINAL NOTICE
Your dealing will be rejected in 48 hours unless the above requisition is

Document Nos: J552331, J552332 Section 192

Your Ref: PATRON, C D & G S 464 139374268.

Our Ref: Lisa De Sousa Ph: 92730996 Fax: 92737270

Date: 5 January 2006

Lodging Party:
EDS CREDIT SERVICE

Other Parties Contacted:
AMITY SETTLEMENTS
98415222

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

Requisitions

Doc. No	Description	Req. Fee
J552331, J552332	Restrictive Covenant created in Transfer J552331encumbers the land.	60.00
	Operative Clause must be stated on Restrictive Covenant.	

Requisition Sub Total $	60.00
Additional Fee $	0.00
TOTAL FEE Payable $	60.00

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

Deduct $	25.00
Reduced Total Fee $	35.00

Bruce Roberts
Registrar of Titles

92737270

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

Correspondence by representatives of parties to documents must state the capacity in which they act and confirm that they are duly authorised to do so. Amendment by letter is at the discretion of the Registrar of Titles.
Unless these requisitions are complied with, the documents will be rejected. Upon notification of such rejection 75% of the registration fees paid are forfeitable. Documents may be withdrawn from registration, for which a withdrawal fee of $40 per document is payable. Registration fees returnable in full or in part will be set-off against requisition and withdrawal fees. See payment options on page 2.
*Proof of payment to be provided at time requisition satisfied by copy of receipted assessment or provision of credit card payment authority.

07/02/2006 11:06 0898417500 AMITY SETTLEMENTS PAGE 01/02

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Director: Jarroa Thompson LLB
Associate: Grahame Maddy LLB

THOMPSON Legal Pty Ltd

Lawyers

Level 1 The Middleton Centre
184 Aberdeen Street
Albany WA 6330

PO Box 5738 Albany WA 6332

Ph: (08) 9841 6900
Fax: (08) 9841 6955
Email: admin@thompsonlegal.com.au

Your reference:

Our reference:

JT:jt:231804C

12th January 2006

The Registrar of Titles
Department of Land Information
PO Box 2222
MIDLAND WA 6936

Dear Sir/Madam

REQUISITION NOTICE: DOCUMENT No. J552331

We are the solicitors who prepared the Restrictive Covenant contained in the transfer the subject of the above Requisition.

Would you please amend the said transfer by inserting the following words at the commencement of the Restrictive Covenant located on page 2 of the Transfer:

"The Transferee/Buyer hereby covenants and agrees with the Transferor/Seller that:"

This letter has been countersigned by the settlement agent for the Buyer who have the authority and instructions to request the amendment.

Yours faithfully

THOMPSON LEGAL PTY LTD - LAWYERS

231804A09.WPD

COUNTERSIGNED:

BUYER'S AGENT

07/02/2006 11:06 0898417900 AMITY SETTLMENTS PAGE 02/02

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(2)

File Copy Do Not Destroy.

Stopped Document Disposal Instructions

Fees to be Refunded	Document Type	Fee $

Form 10 No.:

Date:

To:

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

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

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

Document Numbers:

Computer Records Adjusted:
Mainframe - WDR/MTF/DPA/BKC
SMR – WFR or REJECT
Crown – SMP/CAL/RES

Documents to be Rejected:

Documents to be Withdrawn:

Documents for Registration:
J552331/3321m

Caveats to be made Null & Void:

Authorised by:

Examiner's notes:

Stopped Case: J552331

Original Cs/T:
2609-662

Notice Sent: 6/1

Action:

6/1 Fina Landmark setts called. Referred her to Ellie & Amity.

Sent 7/2/06

FINAL NOTICE

Seen may 7/2

Withs may 7/2 - seen on may.

Examination Instructions
Allocate New C/T
Complete Nom. Index
Examiner: LDS, Examination
Supervisor: MATHEW GENONI, EXAM2SUPERVISOR

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Department of Land Information
Government of Western Australia

Requisition Notice

Section 192 of the Transfer of Land Act

Document Nos: J552331, J552332 Section 192

Your Ref: PATRON, C D & G S

Our Ref: Lisa De Sousa Ph: 92730996 Fax: 92737270

Date: 5 January 2006

Lodging Party:
EDS CREDIT SERVICE

Other Parties Contacted:
AMITY SETTLEMENTS

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

Requisitions

Doc. No	Description	Req. Fee
J552331, J552332	Restrictive Covenant created in Transfer J552331encumbers the land. OK	60.00
	Operative Clause must be stated on Restrictive Covenant. OK	

Requisition Sub Total $	60.00
Additional Fee $	0.00
TOTAL FEE Payable $	60.00 STILL

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

Deduct $	25.00
Reduced Total Fee $	35.00

Bruce Roberts
Registrar of Titles

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

Correspondence by representatives of parties to documents **must state** the capacity in which they act and confirm that they are duly authorised to do so. Amendment by letter is at the discretion of the Registrar of Titles.
Unless these requisitions are complied with, the documents will be rejected. Upon notification of such rejection 75% of the registration fees paid are forfeitable. Documents may be withdrawn from registration, for which a withdrawal fee of $40 per document is payable. Registration fees returnable in full or in part will be set-off against requisition and withdrawal fees. See payment options on page 2.
*Proof of payment to be provided at time requisition satisfied by copy of receipted assessment or provision of credit card payment authority.

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GOVERNMENT OF WESTERN AUSTRALIA

Landgate



Property Interest Report

50 Warrenup Place, Warrenup 6330

landgate.wa.gov.au

Contents

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Property information



Image captured October 2024

3 2 2

50 Warrenup Place, Warrenup 6330

Number of interests that impact this property	18
Certificate of title number	2609/662
Land ID	Lot 243 On Deposited Plan 46812
Type of property	House
Property use	Residential
Year built	2006
Wall/Roof type	Brick Walls/Iron Roof
Land area	4003 m²
Building area	166 m²
Local Government Authority	Albany
Zoning	Residential (R2.5)

Perth CBD
382.8km

Beach
7.7km

Primary School
3.3km

Secondary School
2.2km

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2. Summary of interests that AFFECT this property

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

- Building and Construction Industry Training Levy
- Building Permit
- 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
- Waterways Conservation Act Management Areas
- Western Power Infrastructure

3. Summary of interests that DO NOT AFFECT this property

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

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

3. Summary of interests that DO NOT AFFECT this property

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

4. Details of interests that AFFECT this property

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

Building and Construction Industry Training Levy

Responsible agency:
Construction Training Fund Board

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

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

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

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

Building Permit

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

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

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

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

Demolition Permit

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

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

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

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

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

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

Dial Before You Dig

Responsible agency:
Dial Before You Dig

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

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

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

Emergency Services Levy

Responsible agency:
Department of Fire and Emergency Services

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

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

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

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

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

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

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

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

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

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

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

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

Groundwater Salinity

Responsible agency:
Department of Water and Environmental Regulation

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

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

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

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

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

The range of salinity of natural water is:

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

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

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

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

Land Tax

Responsible agency:
Department of Finance

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

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

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

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

Local Government Rates

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

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

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

For more information contact your Local Government Authority.

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

Local Planning Schemes

Responsible agency:
Department of Planning, Lands and Heritage

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

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

Name - ALBANY, CITY OF
Residential Code:
R Code Number - R2.5
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
Scheme Name - ALBANY
Zoning - Local road
Label -
Label Description -
Gazettal Date - 27/02/2024
Scheme Number - 2
For more information see www.planning.wa.gov.au/Local-planning-schemes.aspx.
Or contact your Local Government Authority for more information.

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

Mosquito-borne Disease Risk

Responsible agency:
Department of Health

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

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

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

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

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

Low or unknown risk
This location has not experienced high rates of mosquito-borne disease in the past. However, the sporadic nature of mosquito-borne disease outbreaks means that this

not necessarily a precise indicator of future risk. Furthermore, regions with low or no resident human population may also be classified as low risk even though there may be an undocumented high risk in the area. Finally, significant mosquito nuisance issues may still be experienced, despite a low health risk.

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

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

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

Legislation governing the interest:

Health Act 1911

Native Title and Indigenous Land Use Agreements

Responsible agency:
National Native Title Tribunal

Definition of Interest:

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

Affect of Interest:

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

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

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

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

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

Applications as Determined by the Federal Court:

native_title_determined_number - 6117
nntt_no - WC1996/041, WC1996/109, WC1997/071, WC1998/058
federal_court_reference - WAD6085/1998
determination_name - SOUTH WEST SETTLEMENT
registered_nt_body_corp - N/A
data_source - Spatial : Graphic Services, Landgate. Aspatial : Federal Court and NNTT.
comments -
area_sq_km - 195128.35
determination_method - Consent
determined_in_full - Yes
determined_outcome - Extinguished
design_file -
design_level -
last_updated - 25/02/2022
registration_date - 03/12/2021
determination_date - 01/12/2021
determination_reference - WCD2021/010
Indigenous Land Use Agreements:
native_title_ilua_number - 3124
NNTT Number - WI2017/014
Agreement Name - WAGYL KAIP & SOUTHERN NOONGAR INDIGENOUS LAND USE AGREEMENT
Status - Registered
Agreement Type - Area
Applicant Name - State of Western Australia
Date Registered (dd/mm/yyyy) - 17/10/2018

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

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

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

Occupancy Permit

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

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

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

Legislation governing the interest:
Building Act 2011

Building Regulations 2012

Residual Current Device

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

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

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

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

Legislation governing the interest:
Electricity Regulations 1947

Smoke Alarm

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

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

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

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

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

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

Legislation governing the interest:

Building Act 2011
Building Regulations 2012

Sprinkler Restrictions & Bans

Responsible agency:
Department of Water and Environmental Regulation

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

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

Details are as follows:

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

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

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

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

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

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

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

Legislation governing the interest:

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

Swimming Pool

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

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

Affect of Interest:
This includes above-ground, in-ground, and portable swimming and spa pools, but not spa baths which are typically located in a bathroom and drained after each use. Safety barriers must comply with the technical requirements of the Building Regulations 2012, Building Code of Australia, and Australian Standard AS 1926.1. Building and Energy has produced "Rules for Pools and Spas", a guidance document on safety barrier requirements.

Generally, a building permit is required prior to the construction, erection, assembly, placement, renovation, alteration, extension, improvement or repair of a private swimming pool.

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

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

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

Western Power Infrastructure

Responsible agency:

Definition of Interest:
Western Power is a Western Australian State Government owned corporation which builds, maintains and operates the electricity network in the south west corner of Western Australia. The Western Power Network forms the vast majority of the South

Western Power

West Interconnected Network (SWIN), which together with all of the electricity generators comprises the South West Interconnected System (SWIS).

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

Details are available below:
Infrastructure Type and ID:
Distribution Underground Cable ID - C8052166
Pillar ID - S1951785
Power services located outside the property boundaries (road reserves) are not included in this report, as this report only includes interests inside the property boundaries.

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

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

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

Legislation governing the interest:
Electricity Industry Act 2004
Electricity Corporations Act 2005

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