

New!



For Sale

 3  1  2

Offers Over \$759,000

## Character, Potential, A Smart Choice and A Lovely Home !!!

Attention future homeowners and savvy investors! Imagine this: a spacious, light-filled 3-bedroom home in the heart of Mount Melville, where convenience meets charm. This isn't just a house; it's your launchpad to an incredible lifestyle. Step inside and feel the warmth of yesteryear, with all the modern comforts you need. The generous layout boasts three good-sized bedrooms plus a large rear room that offers a flexible space suitable for a craft room or space for a separate rumpus room.

Facts: Year built: 1952 Zoning: R30 Land Size: 531sqm City Rates:\$2,640.15 Water Rates:\$1,603.19 Estimated Rental Return:\$680pw

...

### Location

17 Halifax St, Mount Melville WA 6330  
Australia



**Honi Benson**  
0409 935 947  
[honib@honibrealty.com.au](mailto:honib@honibrealty.com.au)

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**1769 263**

**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 85 ON PLAN 299

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

(T I805375 ) REGISTERED 2/3/2004

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

1. SAVE AND EXCEPT THE RIGHTS TO MINES OF COAL OR OTHER MINERALS
2. N589148 MORTGAGE TO MEMBERS EQUITY BANK LIMITED REGISTERED 30/3/2017.

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: 1769-263 (85/P299)  
PREVIOUS TITLE: 1171-69  
PROPERTY STREET ADDRESS: 17 HALIFAX ST, MOUNT MELVILLE.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

# property information for use by agents



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THE REAL ESTATE INSTITUTE  
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000012167370



**SELLER'S NAME:** [REDACTED]

Address: **17 Halifax Street Mount Melville** Post Code: **6330** ("the Seller")

Tel: [REDACTED] Fax: [REDACTED]

Mobile: [REDACTED] Email: [REDACTED]

**SELLER:**

is the Owner

has given Power of Attorney to [REDACTED]

is a Mortgagee in Possession

is an Executor/Administrator

**ADDRESS OF PROPERTY TO BE SOLD**

**17 Halifax Street Mount Melville 6330**

Whole Lot **85** on Deposited/Diagram/Survey/Strata/Plan No. **299**

Whole Volume: **1769** Folio: **263** ("the Property")

**LISTING PRICE**

\$ **759,000** Auction

\$ [REDACTED] to \$ [REDACTED]

Listing Rep: **Honi Benson**

Agency Expires: **6/4/2026**

**LISTING PRICE AMENDMENTS**

\$ [REDACTED] \$ [REDACTED] \$ [REDACTED]

Date [REDACTED] Date [REDACTED] Date [REDACTED]

**STRATA**

Strata Scheme Name **N/A**

Name and Address of Secretary of Strata Company

or Strata Company Manager [REDACTED]

Strata Administration Levy \$ [REDACTED] Frequency [REDACTED]

Special Reserve Levy \$ [REDACTED] Frequency [REDACTED]

Additional By Laws  Management Statement  Special Rights [REDACTED]

Issues [REDACTED]

**TENANCY DETAILS**

Rent / week \$ **N/A**

Fixed Term Expiry [REDACTED] / [REDACTED] / [REDACTED] Periodic

Rent can be reviewed: [REDACTED] / [REDACTED] / [REDACTED]

Managing Agent [REDACTED]

Tenant [REDACTED] Phone [REDACTED]

Encumbrances/ Property Interests: [REDACTED]

Right of Way  Drainage Right  Easement  Caveat  Memorial  Restrictive Covenant  Heritage  Contaminants

**HOUSE**  **DUPLEX**  **UNIT**  **VILLA**  **APARTMENT**  **TOWNHOUSE**  **VACANT LAND**  **RURAL**

Year Built **1952** Walls **Fibro** Roof **Tin** Rates **2,640.45** Water **1,603.19**

<b>R E S I D E N C E</b>	No. Bedrooms	<b>3</b>	Alfresco Kitchen	<input type="checkbox"/>	Insulation	<input type="checkbox"/>	Solar HWS	<input type="checkbox"/>
	No. Bathrooms (Inc. ensuite)	<b>1</b>	Kitchen/Dining	<input checked="" type="checkbox"/>	Air Cond	<input checked="" type="checkbox"/>	Elec HWS	<input type="checkbox"/>
	No. WCS	<b>1</b>	Family	<input type="checkbox"/>	Swim Pool-Above	<input type="checkbox"/>	Gas Passes	<input type="checkbox"/>
	Storeys 1,2,3,4, S/L	<b>1</b>	Games Room	<input type="checkbox"/>	Swim Pool-Below	<input type="checkbox"/>	Gas Connected	<input type="checkbox"/>
	Lounge	<input checked="" type="checkbox"/>	Study	<input type="checkbox"/>	Bore	<input type="checkbox"/>	Sewer Passes	<input type="checkbox"/>
	Lounge/Dining	<input type="checkbox"/>	Sleepout	<input type="checkbox"/>	Retic	<input type="checkbox"/>	Sewer Connected	<input checked="" type="checkbox"/>
	Theatre	<input type="checkbox"/>	Patio/Pergola	<input checked="" type="checkbox"/>	Garage No. of cars	[REDACTED]	Septic	<input type="checkbox"/>
	Dining	<input checked="" type="checkbox"/>	Verandah	<input checked="" type="checkbox"/>	Carpport No. of cars	<b>2</b>	Scheme Drinking Water	<input checked="" type="checkbox"/>
			Entrance Hall	<input type="checkbox"/>	Gas Bottles	<input type="checkbox"/>	Smoke Alarms	<input checked="" type="checkbox"/>
			Laundry	<input checked="" type="checkbox"/>	Gas HWS	<input checked="" type="checkbox"/>	RCDs	<input checked="" type="checkbox"/>

Items not to be sold: [REDACTED]

Items included in sale: [REDACTED]

Items not in working order: [REDACTED]

Illegal Structures: [REDACTED]

Other features: **Solar System, Chook Pen**

Zoning **R30**

Separate Title not issued (3)

Land Frontage (not Strata) **16.1m**

Land Area (not Strata) **531sqm**

**NOTES** [REDACTED]

This information is correct at the date of signing. The Agent is authorised to pass this information on to prospective buyers. The Buyer may rely upon this information in any action against the Seller if the information is incorrect or misleading

Seller's Signature: [REDACTED]

Seller's Signature: [REDACTED]

**SIGN HERE**

# seller's disclosure statement



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**SELLER'S NAME:** [REDACTED] ("the Seller")

Address: 17 Halifax Street Mount Melville Post Code: 6330

Tel: [REDACTED] Mobile: [REDACTED]

Email: [REDACTED]

**SELLER'S NAME:** [REDACTED] ("the Seller")

Address: [REDACTED] Post Code: [REDACTED]

Tel: [REDACTED] Mobile: [REDACTED]

Email: [REDACTED]

**SELLER:**

is the Owner

has given Power of Attorney to [REDACTED]

is a Mortgagee in Possession

is an Executor/Administrator

**ADDRESS OF PROPERTY TO BE SOLD**

17 Halifax Street Mount Melville 6330

Lot: 85 on Deposited Diagram/Survey/Strata/Plan No. 299

Volume: 1769 Folio: 263 ("the Property")

**LISTING PRICE**

\$ OFFERS OVER \$157,000 Auction

\$ [REDACTED] to \$ [REDACTED]

YES NO UNKNOWN

**Question 1 through 15 are a reflection of the representations and warranties that the Seller makes to a Buyer in a contract for the sale of all land or strata title pursuant to the 2022 General Conditions**

1. Are there any demands, orders, requisitions or requirements of any Authority relating to or proposed to the Property, including sewer connections, swimming pool safety barriers, residual current devices ("RCDs") or smoke alarms? **[9.1(a)(1)]**  
 YES  NO  UNKNOWN  
 Details [REDACTED]
2. Are there any proposals for the re-alignment, widening, or alteration of the level of any road adjoining the Land by any Authority that would materially affect the Land or the use of the Land? **[9.1(a)(2)]**  
 YES  NO  UNKNOWN  
 Details [REDACTED]
3. Is there any money owing to any Authority in respect of works performed or to be performed or any expenses incurred by any Authority in respect of the Land? **[9.1(a)(3)]**  
 YES  NO  UNKNOWN  
 Details [REDACTED]
4. Excluding strata lots, are there any sewers, drains, pipes cables or other installations passing through the Land providing services to other land? **[9.1(a)(4)]**  
 YES  NO  UNKNOWN  
 Details Sewer Easement Back Boundary. Western Power pole & Maintenance.
5. Is there any outstanding or impending notice, demand, or liability to join in or contribute to the construction or repair of a dividing fence between the Land and any adjoining land under the Dividing Fences Act 1961 or otherwise? **[9.1(a)(5)]**  
 YES  NO  UNKNOWN  
 Details [REDACTED]
6. Is there any encroachment onto the Land by a building or other structure from the adjoining land? **[9.1(a)(6)]**  
 YES  NO  UNKNOWN  
 Details [REDACTED]
7. Does a building or structure on the Land encroach on adjoining land? **[9.1(b)]**  
 YES  NO  UNKNOWN  
 Details [REDACTED]
8. Are each dividing fence and boundary wall on the boundary of the Land? **[9.1(c)]**  
 YES  NO  UNKNOWN  
 Details unknown.
9. Do you have good title to the chattels included in the sale, and will you at settlement be the sole owner free from any encumbrance? If not, these need to be stated in the contract for the sale of the Land. **[9.1(d) & (e)]**  
 YES  NO  UNKNOWN  
 Details [REDACTED]
10. Is there any reason why the Property won't be in the same state and condition at settlement? **[9.1(f)]**  
 YES  NO  UNKNOWN  
 Details [REDACTED]
11. Are there any public rights of way or easements that have been acquired by enjoyment or use? **[9.1(g)]**  
 YES  NO  UNKNOWN  
 Details [REDACTED]
12. Has anyone made a claim by way of adverse possession? **[9.1(g)]**  
 YES  NO  UNKNOWN  
 Details [REDACTED]
13. Are there any mining leases or licences in respect of the Land? **[9.1(g)]**  
 YES  NO  UNKNOWN  
 Details [REDACTED]
14. Have you received a notice of any resumption or intended resumption of the Property, or any part of the Property by any authority? **[9.2(a)]**  
 YES  NO  UNKNOWN  
 Details [REDACTED]
15. Is the use of the Property lawful? **[9.2(b)]**  
 YES  NO  UNKNOWN  
 Details [REDACTED]

# seller's disclosure statement

YES  
NO  
UNKNOWN

- 
43. Do you know of any action taken or any proposal to:
- (a) vary the schedule of unit entitlement recorded on the Scheme Plan; or
  - (b) grant, vary or surrender any easement or restrictive covenant affecting the Scheme Lot or any other part of the parcel; or
  - (c) transfer, lease, licence or resume any part of the Scheme Lot or the common property; or
  - (d) obtain or take a lease of land outside the parcel; or
  - (e) vary or surrender a lease of land outside the parcel; or
  - (f) obtain an expenditure approval under section 102(6)(b) of the Strata Titles Act?
- Details
- 
44. Do you know of any proposal by the Strata Corporation to pass any resolution which will adversely affect the use and enjoyment by the buyer of the Scheme Lot or of the common property or increase the outgoings in respect to the Scheme Lot?
- Details
- 
45. Are you aware of any fact or circumstance which may result in court proceedings; or proceedings before a Court or State Administrative Tribunal, being instituted against the registered proprietor of the Scheme Lot in respect to any matter relating to the common property, the Scheme Lot, or any action or liability?
- Details
- 
46. Can residents keep pets on the Scheme Lot?
- Details
- 
47. (a) Is there a strata corporation bank account?  
(b) The balance of the strata corporation bank account is \$  on  /  /
- 
48. What are the Strata contributions
- (a) Administrative fund Contribution \$  frequency
  - (b) Reserve Fund Contribution \$  frequency
  - (c) Reserve Fund Contributions passed but not yet payable
- Details
- 
- (d) Is the Strata Corporation considering any works that will result in an additional levy?
- Details
- 
49. Does the Scheme Lot have its own
- (a) water meter
  - (b) electricity meter
  - (c) hot water system (i.e. not shared)
  - (d) parking
- Details
- 
50. Does any person other than lot owners have access and usage rights to the common property. For example swimming pool, tennis courts.
- Details
- 
51. Is there a caretaker? Details
- 
52. Visitor Parking
- (a) Is there visitor parking?  
Details
  - (b) Do lot owners have access to visitor parking?  
Details
  - (c) How long can visitor parking be used by lot owners and/or visitors?  
Details

## Owner Builder Questions

- 
53. (a) Was the residence or any alterations or additions to the residence done by an "owner-builder" within the seven (7) years preceding the proposed date of the contract to sell? (An owner builder is a person who is not a builder and has been issued a Local Authority building permit to build a building, or work, for themselves).
- (b) If the answer is "YES" then -
- (i) has the "owner-builder" taken out a policy of insurance that complies with the Home Building Contracts Act 1991 as amended;
  - (ii) the "owner-builder" must give the buyer of the Property a valid Home Indemnity insurance certificate, that evidences the taking out of the policy for the remainder of the seven (7) year period from when the building permit was issued, prior to finalising any contract to sell or otherwise disposing of the Property.
- Do you have this certificate?
- Details

## Smoke Alarms

- 
54. Does the Property have hard wired smoke alarms?
- Details

# seller's disclosure statement

- | YES                                 | NO                                  | UNKNOWN                  |  |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 28. Are there any soil or drainage defects in the Property?<br>Details <input type="text"/>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 29. Are there any prohibitions or restrictions on the use of the Property by virtue of statute, proclamation or by-law, development order or planning scheme? e.g. special zoning, heritage.<br>Details <input type="text"/>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 30. Are there any hazardous substances (including but not limited to, asbestos or lead based paints) in or about the Property?<br>Details <input type="text" value="Asbestos Walls"/>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 31. (a) If practice of completion of any residential building works for more than \$20,000.00 have been done by a builder in the last six (6) years, has the statutory Home Indemnity insurance been taken out by the builder?<br>(b) Provide details:<br>Builder <input type="text"/><br>Insurer <input type="text"/><br>Policy Number <input type="text"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 32. Does the Property have insulation? If so, what sort and where?<br>Details <input type="text" value="In the Roof Paper Style"/>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 33. Does the Property have air-conditioning? If so, what sort and where?<br>Details <input type="text" value="Reverse Cycle Main Living"/>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 34. (a) Was the Property built, or plumbing renovations undertaken, between mid-2017 and mid-2022?<br>(b) If so, who was the builder?<br>Details <input type="text"/>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (c) Does the Property contain Iplex Pro-fit Typlex 1050 resin Polybutylene plumbing pipes?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (d) Have there been any leaks of Iplex Pro-fit Typlex 1050 resin Polybutylene plumbing pipes in the Property?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (e) Does the Property have a leak detection unit installed?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (f) Has a legal or insurance claim been made and compensation, settlement, judgement, or another remedy been received in relation to previous leaks?<br>Details <input type="text"/>   |

**The following questions relate to the sale of a Strata or Community property only. These questions are a reflection of the representations and warranties that the Seller makes to a Buyer in a contract for the sale of all Strata or Community property pursuant to condition 10.2 of the 2022 General Conditions.**

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 35. Has the Seller paid:<br>(a) each Scheme Contribution levied by the Strata Corporation in respect of the Scheme Lot?<br>If not, then give details <input type="text"/>  |
| <input type="checkbox"/> | <input type="checkbox"/> | (b) all other money due to the Strata Corporation in respect of the Scheme Lot?  |
| <input type="checkbox"/> | <input type="checkbox"/> | (c) all interest due to the Strata Corporation on any such money?  |
| <input type="checkbox"/> | <input type="checkbox"/> | 36. Has an administrator been appointed for the Strata Corporation?<br>Details <input type="text"/>  |
| <input type="checkbox"/> | <input type="checkbox"/> | 37. Do you know of anything which will materially affect the Buyer's use or enjoyment of the Scheme Lot or of the common property comprised in the Strata/Community Scheme?<br>If yes then give details <input type="text"/>   |
| <input type="checkbox"/> | <input type="checkbox"/> | 38. Do you know of any proposal or application to terminate the Strata/Community Scheme?<br>Details <input type="text"/>   |
| <input type="checkbox"/> | <input type="checkbox"/> | 39. Is there a current, proposed or pending proceeding or application or unsatisfied orders or judgement in relation to the Strata/Community Scheme, Scheme Company, or Scheme Lot in a court or tribunal?<br>Details <input type="text"/>   |
| <input type="checkbox"/> | <input type="checkbox"/> | 40. Is there any judgment or order of the State Administrative Tribunal, a court, tribunal or judicial or administrative body in respect to the Strata Corporation, Strata/Community Scheme, or Scheme Lot which has not been satisfied or complied with?<br>Details <input type="text"/>  |
| <input type="checkbox"/> | <input type="checkbox"/> | 41. Is there any money owing to the Strata Corporation for work carried out by the Strata Corporation in relation to the Scheme Lot?<br>Details <input type="text"/>   |
| <input type="checkbox"/> | <input type="checkbox"/> | 42. (a) Is there any proposed change to the by-laws of the Strata Corporation other than changes recorded on the Strata/Community Scheme?<br>(b) Other than changes recorded on the Scheme Plan are there any changes to the Strata Corporation by-laws that have been voted on by the Strata Corporation or ordered by a court or tribunal?<br>Details <input type="text"/> |

# seller's disclosure statement

YES NO UNKNOWN

**The following are other questions often asked about a property.**

16. (a)  YES  NO  UNKNOWN Is there a bore on the property?  
 (b)  YES  NO  UNKNOWN Is it in working order?  
 (c)  YES  NO  UNKNOWN Is it shared with a neighbour?  
 (d)  YES  NO  UNKNOWN If shared with a neighbour, is there a written agreement about running costs?  
 (e)  YES  NO  UNKNOWN If more than one bore, then give details.  
 Details
17. (a)  YES  NO  UNKNOWN Is the sewage from the Property connected to a Water Corporation sewer?  
 If the answer is NO, then  
 (b)  YES  NO  UNKNOWN Does a Water Corporation sewer pass the Property?  
 (c)  YES  NO  UNKNOWN Have you received a notice requiring the sewage from the Property to be connected to a Water Corporation Sewer.
18.  YES  NO  UNKNOWN Is there any septic system connected to the dwelling(s)/building(s)?  
 If the answer is NO then-  
 (a)  YES  NO  UNKNOWN Are there any disused septic tanks underground?  
 (b)  YES  NO  UNKNOWN Have the septic tanks being decommissioned (removed or bases broken up and backfilled)?  
 Details
19. (a)  YES  NO  UNKNOWN Is there an Aerobic Treatment Unit (ATU)?  
 (b)  YES  NO  UNKNOWN If so, is the ATU maintained in accordance with the protocol set down in the Code of Practice for the Design, Manufacture, Installation and Operations of ATU's?  
 Details
20.  YES  NO  UNKNOWN Is there a swimming pool or outside spa ("Swimming Pool")?  
 If the answer is NO, then-  
 (a)  YES  NO  UNKNOWN has any Swimming Pool been filled in?  
 If there is a Swimming Pool  
 (b)  YES  NO  UNKNOWN Is the cleaning and filtration equipment included in the sale price of the Property?  
 (c)  YES  NO  UNKNOWN Is the cleaning and filtration equipment in good working order?  
 (d)  YES  NO  UNKNOWN Do the safety barriers comply with current legal requirements?  
 Details
21. (a)  YES  NO  UNKNOWN All light fitting, fixed floor coverings and window treatments will be included in the purchase price of the Property together with but not limited to items that are nailed, screwed or otherwise fixed e.g. mirrors, shelves, dishwasher, ceiling fans, or built-in furniture. (garden sheds and television aerials are generally included in the purchase price)  
 (b)  YES  NO  UNKNOWN Are there any such items not included in the purchase price? For example a leased alarm system)  
 (c)  YES  NO  UNKNOWN If so, give details of items not included
22. (a)  YES  NO  UNKNOWN Is there or has there been a termite/ timber pest problem on the Property during the last five years?  
 Details   
 (b)  YES  NO  UNKNOWN When was the Property last inspected for termites/timber pests?  
 Details *When purchase of . 2004.*
23.  YES  NO  UNKNOWN Are there any locks that do not have keys? e.g window locks or doors  
 Details *No window key locks.*
24.  YES  NO  UNKNOWN Are there any tenancies, licences, occupancies, or leases which affect the Property?  
 Details
25.  YES  NO  UNKNOWN Are there any known structural defects in the Property?  
 Details
26. (a)  YES  NO  UNKNOWN During the term of the Seller's ownership have all the buildings, improvements and fences been constructed in accordance with, and with approval of all relevant authorities?  
 If NO then Details   
 (b)  YES  NO  UNKNOWN During the term of the Seller's ownership have you or any other person caused to be made any additions or alterations to the Property or connections or installations in relation to water, sewage, gas, or electricity supplies?  
 Details *Rewired AB Electrician S.*
27.  YES  NO  UNKNOWN Are there any leases, licences, rights of way, interests, estates, easements, mortgages, encumbrances, restrictive covenants or claims affecting the Property and not referred to in the certificate of title?  
 Details

# seller's disclosure statement

YES  
NO  
UNKNOWN

### Residual Current devices (RCDs)

55. Are the RCDs required by law (usually a minimum of 2) installed to the residential premises?  
Details
56. Do the RCDs protect all power point and lighting final subcircuits to comply with the Electricity Regulations?  
Details
57. If the Property is a Strata Lot, then does the Common Property have the RCDs required by law?  
Details N/A.

### Working Order

58. Is the Seller aware of anything on the Property that is not in working order?  
Details

### National Broadband Network

59. Is NBN connected to the Property?
60. If Yes: Fibre to the Premises or  
Fibre to the distribution point or  
Fibre to the curb

### General

61. Is there anything a buyer would want to know about the Property, the neighbours or the area?  
Details

### These disclosures by the Seller are correct as at the date of signing

Dated 6/1/2026.

Seller's Signature   Seller's Signature

**SIGN  
HERE**

### OPTIONAL

The Seller(s) authorises the agent to pass this Seller's Disclosure Statement on to prospective buyers.  
**Warning- The Buyer may rely upon these disclosures made by the seller in any action against the seller if any of the disclosures are incorrect or misleading.**

Seller's Signature   Seller's Signature

**SIGN  
HERE**

# ALBANY SUB LOTS 111,112,113

CORR. 34-09

F.B. 2516

F.B. 4682 p.11

F.B. 4683 p.1,3 & 7

F.B. 4688 p.6 & 7

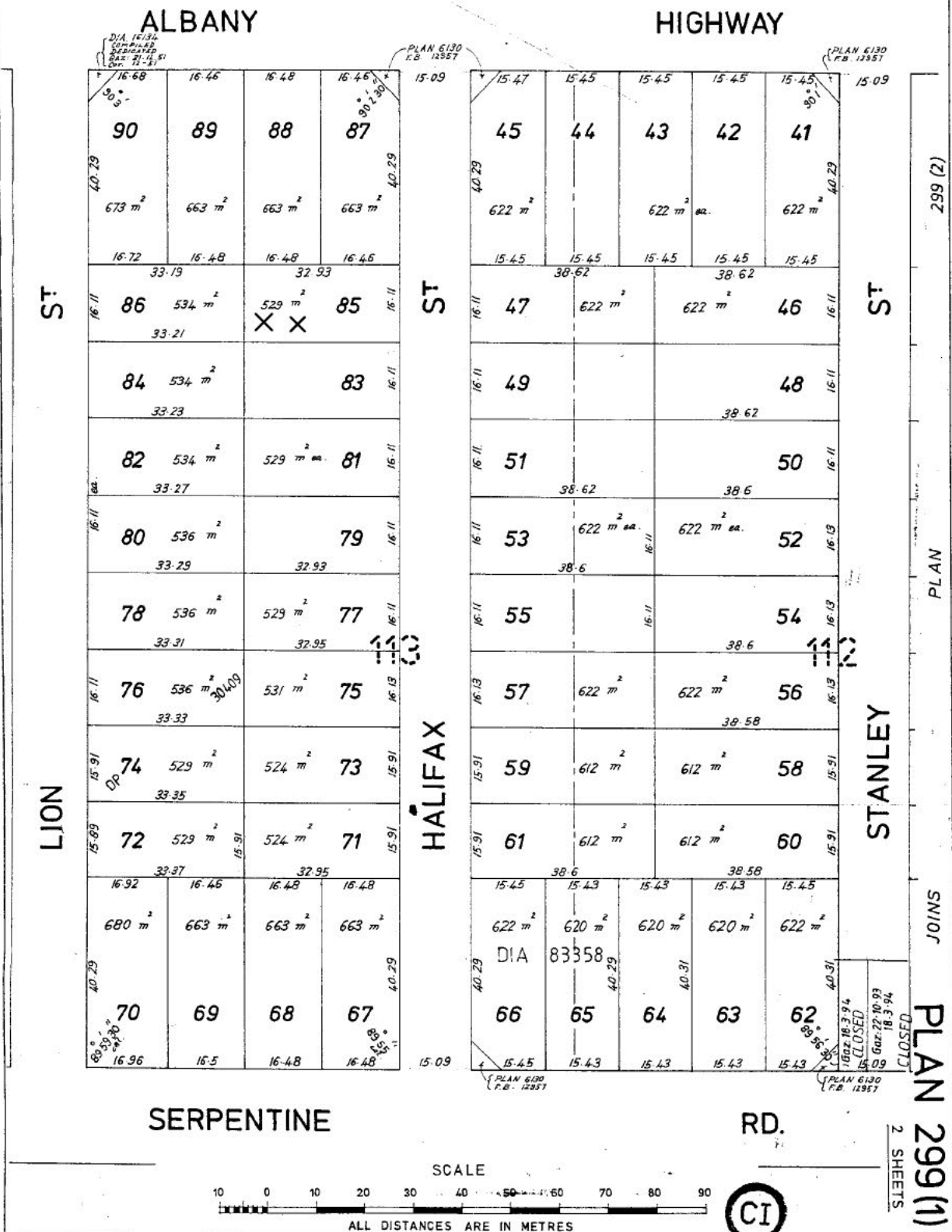
INDEX PLAN CORIMUP 2000 10-06

C/T 33-261



APPROVED  
1 . 9 . 11

PLAN 299(1)  
2 SHEETS



299 (2)

PLAN

SNIOR

PLAN 299(1)  
2 SHEETS



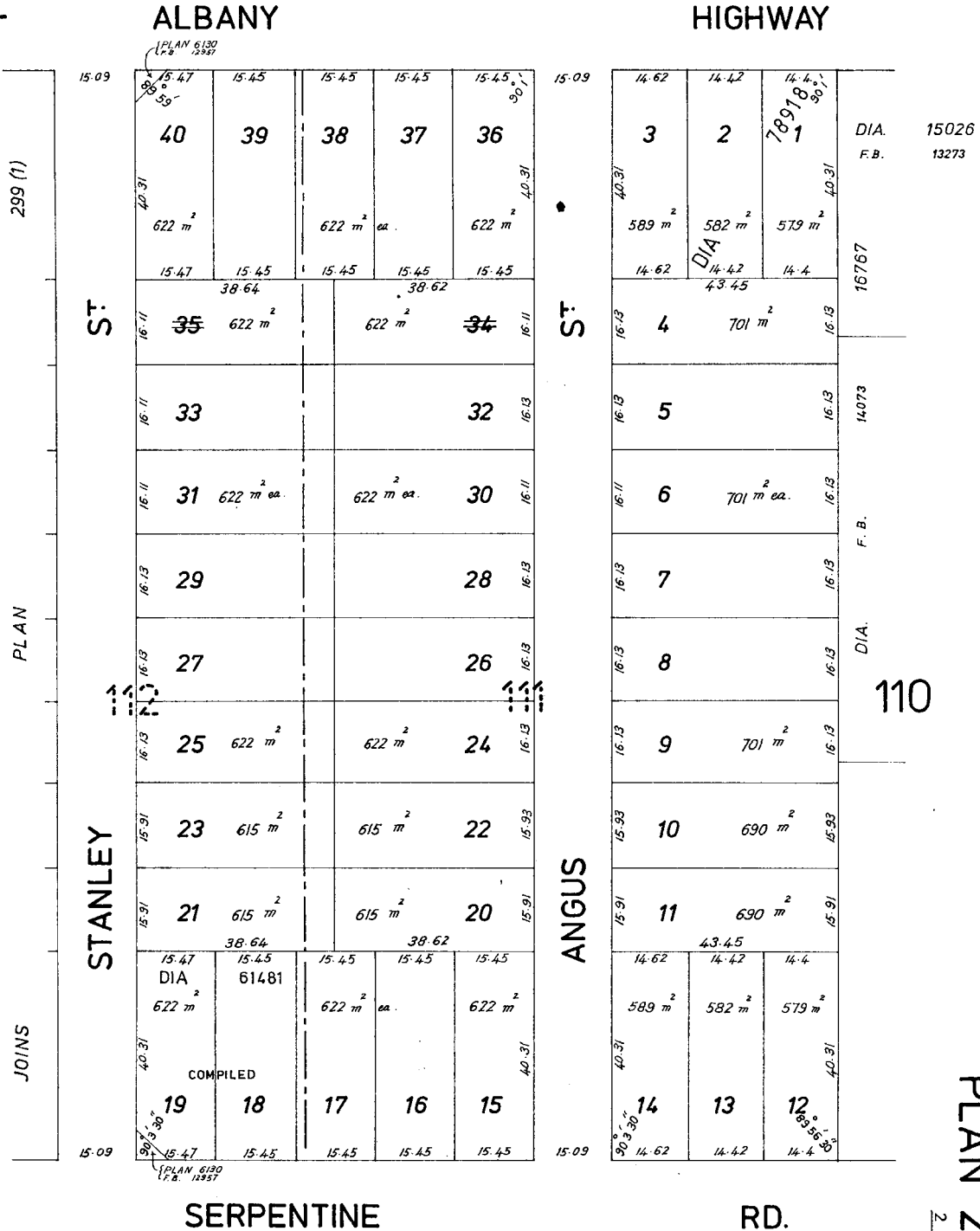
PLAN 299(2)  
2 SHEETS

# ALBANY SUB. LOTS 111,112,113

CORR. 34-09  
F.B. 2516  
F.B. 4682 p.11  
F.B. 4683 p.1 3 & 7  
F.B. 4688 p. 6 & 7

APPROVED  
1 . 9 . 11

INDEX PLAN CORIMUP 2000 10 06  
C / T 33-261



299 (1)

PLAN

JOINS

ST

STANLEY

ST

ANGUS

SERPENTINE

RD.

DIA. 15026  
F.B. 13273

16767

14073

F. B.

DIA.

110

15.93

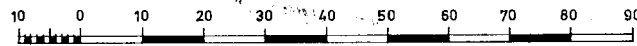
15.91

15.93

15.91

PLAN 299(2)  
2 SHEETS

SCALE



ALL DISTANCES ARE IN METRES



17 Halifax Street, MOUNT MELVILLE 6330

### Local Planning Scheme Information

**LPS2 Zoning:** Residential  
**LPS2 Special Use:**  
**LPS2 Reserve:**  
**LPS2 SC Areas:** No Result  
**LPS2 SC No:** No Result  
**LPS2 R-Code:** R30  
**LPS2 Additional Use:** No Result  
**LPS2 Restricted Use:** No Result  
**LPS2 Additional Reserve:** No Result  
**LPS2 Areas:** No Result  
**Scheme Policy Areas:** No Result  
**Structure Plans:** No Result  
**Local Development Plans:** No Result

### Property Hazards

**Bushfire Prone Area:** No Result  
**Coastal Hazards:** No [More Info](#)

### Heritage Information

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

### General Information

**Ward:** No Result  
**Locality:** MOUNT MELVILLE  
**Polygon Number:** 596044  
**PI Parcel:** P000299 85  
**Lot Number:** 85  
**Usage Description:** Transfer of Land Act (Type 1)  
**Usage Code:** 1  
**Area(m2):** 530.869

### Planning Considerations

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

### Building Applications

Application Number: 250376  
Description: PATIO  
Decision Description: Approved  
Decision Date: 15/4/2005

Application Number: 270480  
Description: DEMOLITION PART OF SHED  
Decision Description: Approved  
Decision Date: 8/5/2007

Application Number: T95294  
Description: S/F PATIO  
Decision Description: Approved  
Decision Date: 23/6/1995



## ELECTRICAL SAFETY CERTIFICATE

*Electricity (Licensing) Regulations 1991*, Regulation 52B

This certificate warrants that the electrical installing work described below is safe and complies with the *Electricity (Licensing) Regulations 1991*.

This Electrical Safety Certificate is the certificate of compliance referred to in Regulation 52B of the *Electricity (Licensing) Regulations 1991*. This regulation requires that the electrical contractor/authorised<sup>1</sup> electrician completing electrical installing work must, with 28 days of completing the work, provide a certificate of compliance in respect to the work to the person for whom the work was carried out.

### Installation Details

Builder/Client Name

Address

17 HALIFAX ST MOUNT MELVILLE 6330  
-35.00904652, 117.86873062

### Inspection Only

Date of Completion

08/01/2026

### Details of work completed (indicate a number/rating where relevant)

Inspected installation to confirm a minimum of two RCDs protecting all socket outlets and lighting points and smoke alarms are installed in accordance with the WA Building Regulations.

### Details of RCD Protection

All the socket outlet and lighting final subcircuits of the installation are protected by at least two RCDs? Yes

If NO, what circuits are not protected:

Mains powered smoke alarm(s) are installed? Yes

If NO, what smoke alarms exist:

Do smoke alarms comply with WA Building Regulations? Yes

### Details of any defects observed (alterations and additions only)

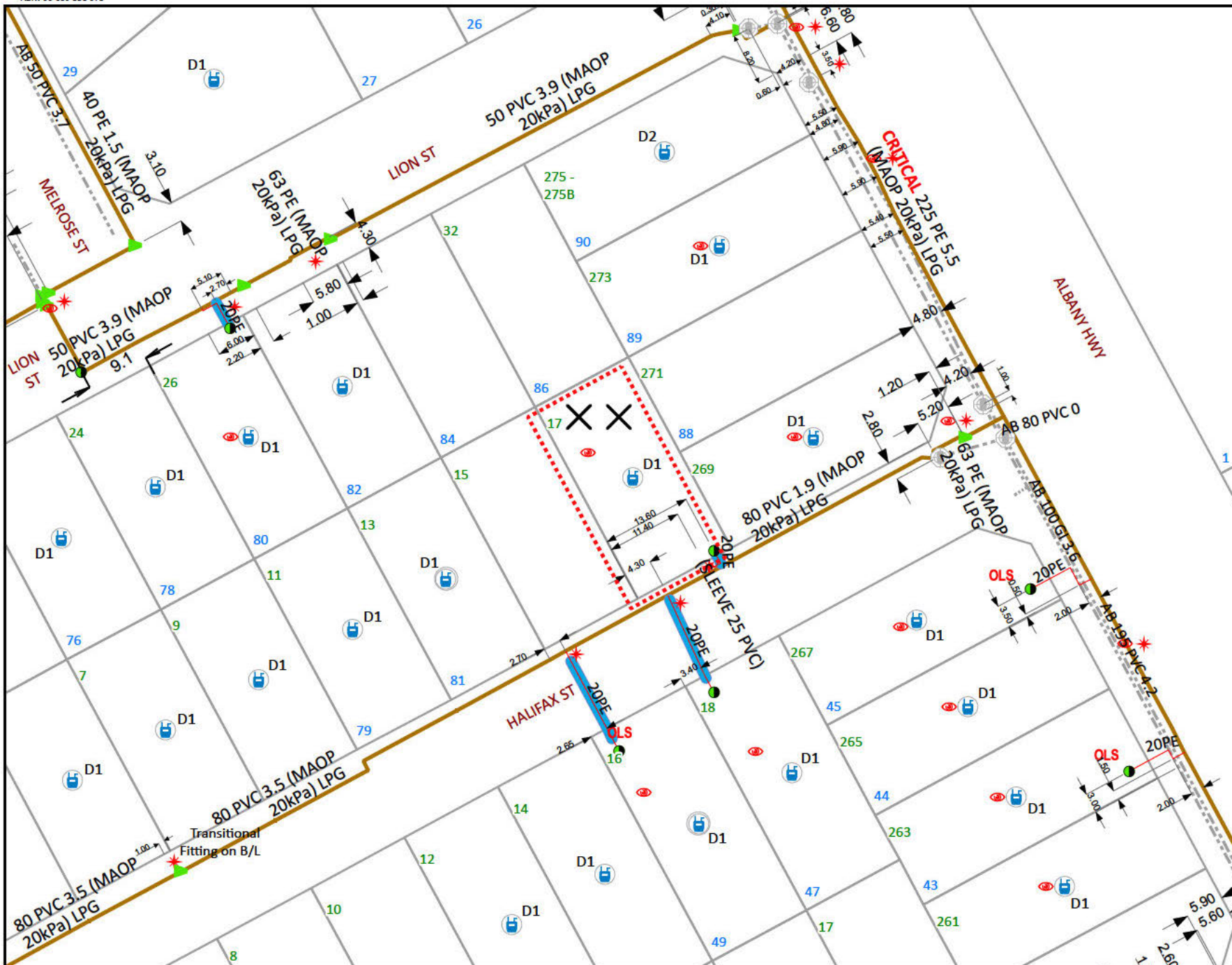
### Certification by authorised<sup>1</sup> electrician

I certify that I have inspected the electrical installation that is subject of this certificate, with the findings provided.

Name	CRAIG BREUKER
Licence No.	EW114924
<b>Details of electrical contractor</b>	
Licence No.	EC4953
Business Name	SELECT ELECTRICS PTY LTD
Business Address	124 HARE STREET ALBANY WA 6330
Phone No.	+61417918129
Facsimile No.	
Email Address	cbselectelectrics@gmail.com

Date 08/01/2026

<sup>1</sup> Authorised pursuant to Regulation 52B(5) of the *Electricity (Licensing) Regulations 1991*



**WARNING**  
**CRITICAL ASSET**  
**IN THE VICINITY.**  
No works within 15 meters of this asset are permitted without prior approval from ATCO.  
Contact ATCO on 1300 926 755

- BYDA Enquiry
  - Transmission Pipelines MAOP > 1900kPa
  - Distribution Pipelines MAOP > 500kPa ≤ 1900kPa
  - MAOP > 500kPa ≤ 1900kPa
  - Not Gassed 0kPa
  - Distribution Pipe MAOP ≤ 7kPa
  - Distribution Pipe MAOP > 7kPa ≤ 100kPa
  - Distribution Pipe MAOP > 7kPa ≤ 100kPa
  - Distribution Pipe MAOP > 100kPa ≤ 350kPa
  - Common Trench
  - Standard Laying
  - Relay Program
  - Abandoned Pipe
  - Abandoned Pipe Sold
  - Service Pipe
  - Meter
  - Interval Meter
  - Proposed Meter
  - Removed Meter
  - Linked Documents
  - See Details
  - OLS Offline Service
  - BL End of Main Building
  - CoD End of Main on Direction Peg
  - SV Gas Service
  - NC Not Connected
  - X Obstacle
  - SC Side Elevation
- Please refer to Symbols Sheet for Further Information

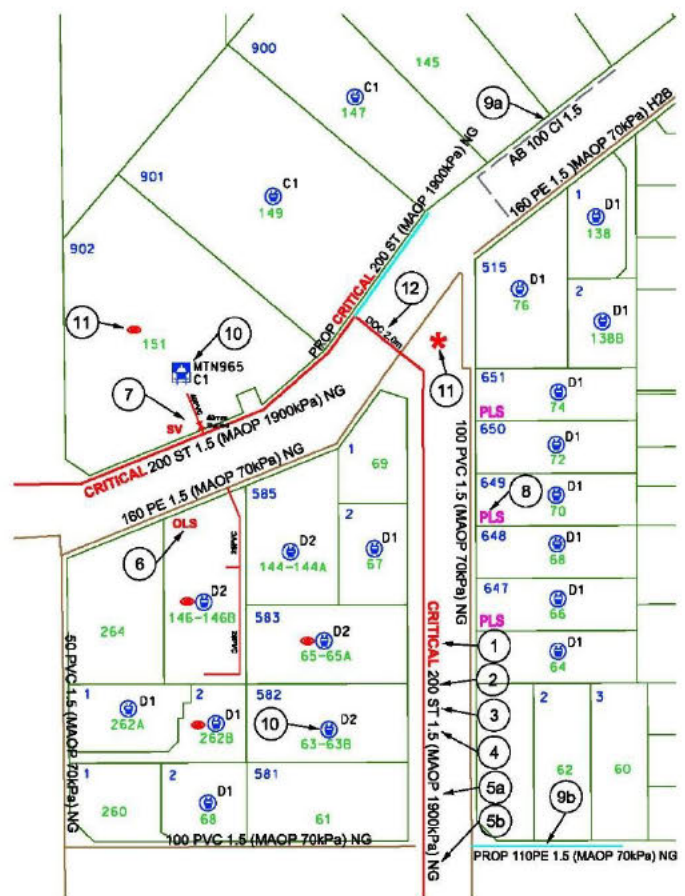
**Disclaimer:**  
Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing). ATCO Gas Australia will seek compensation for damage caused to assets.

- i) the Recipient **Must** comply with the conditions in numbered paragraphs **1** to **4** above and this paragraph **5**;
- ii) as between ATCO and each Recipient, ATCO owns the Information and all rights and title in and to the Information are to remain vested in ATCO;
- iii) no Recipient has any right, title or interest in the Information or, except as expressly provided for in the Documents, any license or right to copy, alter, modify, publish or otherwise use or deal with the Information without prior written approval from ATCO;
- iv) ATCO makes no representation and gives no warranty as to its right to disclose any Information;
- v) the Recipient relies on any Information entirely at its own risk and expense;
- vi) the Recipient **Must** undertake its own independent due diligence and investigations in relation to the Information;
- vii) none of ATCO or their respective Associates owes the Recipient any duty of care in respect of the Information; and
- viii) none of ATCO or their respective Associates is under any obligation to correct, update or revise any Documents or Information.

### GAS MAIN AND SERVICE IDENTIFICATION

#### LEGEND

1. **Critical Asset** (See **WARNINGS page 1**)
2. Pipe Diameter (Millimetre's)
3. Pipe Material  
 CI = Cast Iron, PE = Polyethylene  
 GI = Galvanised Iron, PVC = PVC  
 ST = Steel
4. Alignment (in metres from property line)
5. Pressure in main & Gas Type
  - a) MAOP (Maximum Allowable Operating Pressure).
  - b) Gas Type
    - NG = Natural Gas.
    - H2B = Natural Gas Blended with % Hydrogen.
    - LPG = Liquefied Petroleum Gas.
6. Off Line Service – service may not be straight line to meter. (**WARNING – OLS may not always be shown on plan.** See item 3c above).
7. Service Valve in the vicinity. (Note: Service Valve may be **"BURIED"**).
8. Pre-Laid Service laid in Common Trench.
9. Main Status: (See **WARNINGS page 1**).
  - a) AB & ABS = Abandoned Mains, Ab Sold.
  - b) PROP = Proposed Mains
10. Customer Connection: Does not indicate actual location of Meter Position.  
 D2 (D = Domestic & 2 = Number of Meters)  
 C1 (C = Commercial & 1 = Number of Meters)
11. Additional detail available and must be obtained if within area of proposed works – see page 2 above.
12. Depth of Cover (DOC) in metres.



If unsure, please contact ATCO **1300 926 755**

# SYMBOLS SHEET

## GAS UTILITY NETWORK

### EXISTING GAS NETWORK

- Transmission Pipelines
- Distribution Pipelines
- Distribution Pipe MAOP 350kPa
- Distribution Pipe MAOP 70kPa
- Distribution Pipe MAOP 7kPa
- Not Gassed (none)
- Service Pipe

### PROPOSED GAS ASSETS

- Proposed Meter
- Proposed Main
- Common Trenching
- Replacement Program

### ABANDONED GAS NETWORK

- Inactive / Removed Meter
- Abandoned Fitting
- Abandoned Valve
- Abandoned Gas Main
- Abandoned Fitting SOLD
- Abandoned Valve SOLD
- Abandoned Gas Main SOLD

### COMPOUNDS

- Gate Station
- Pressure Reducing Station
- L.P.G. Tank
- Hydrogen Plant

### VALVES

- Isolation Valves
- Service Valves

### MONITORING DEVICES

- Flow Monitoring Device
- Pressure Monitoring Device

### ASSOCIATED INFRASTRUCTURE

- Associated Asset

### DUCTS AND SLEEVES

- Duct
- Horizontal Boring
- Sleeve
- Road Crossing
- Concrete Slabbing

### REGULATOR SETS

- Regulator Set
- Boundary Regulator

### DELIVERY POINTS

- Meter
- Interval Meter
- Meter Set

### PIPE JUNCTIONS

- End Cap
- Expansion Joint
- Reducer
- Tee
- Transition
- Weld
- Monolithic Joint
- Stopple
- Odorizer
- Junctions

### PROTECTION DEVICES

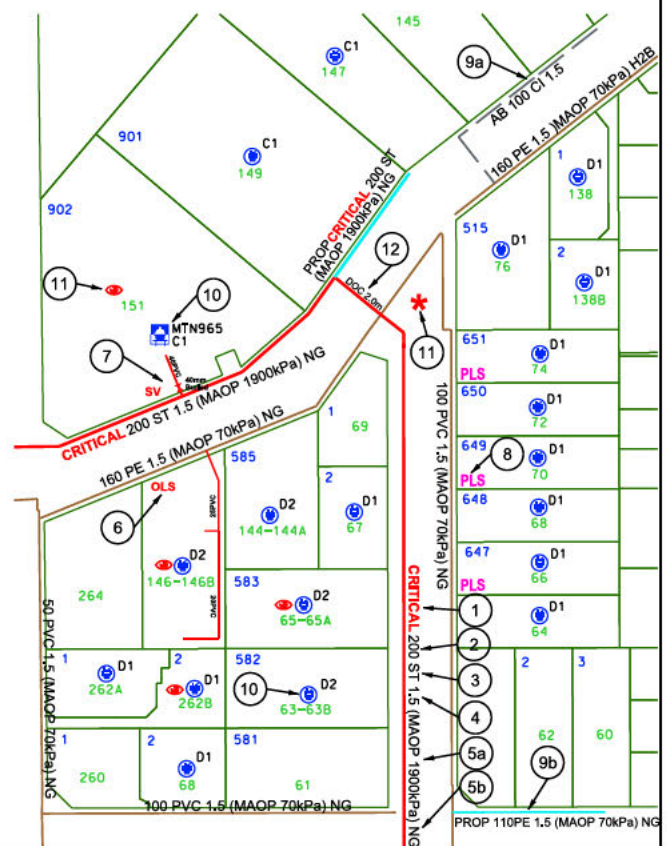
- Test Point
- Anode
- Rectifier

## FEATURES

- |                 |                             |                  |                  |
|-----------------|-----------------------------|------------------|------------------|
| Side Elevation  | Linked Document             | Reference Line   | Not Gassed       |
| Obstacle        | Pre-Laid Service            | Gas Pit          | Suburb           |
| See Details     | Pre-Laid Service Stairs     | Arrow Pointer    | Local Government |
| Not Connected   | Pre-Laid Service Tee        | Proving Location |                  |
| Gas Service     | Asset end on Main           | Pressure Upgrade |                  |
| Sign            | Asset ends on Direction Peg |                  |                  |
| Offline Service |                             |                  |                  |

### Asset Identification Legend

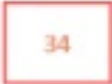




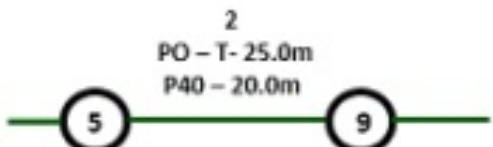
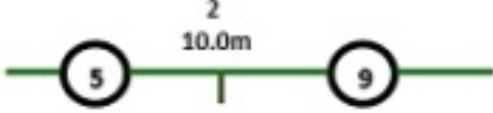




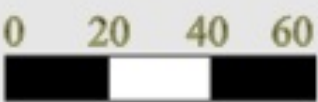
1. **Critical Asset** (See Cover Sheet WARNINGS)
2. Pipe Diameter (millimetres)
3. Pipe Material:  
CI = Cast Iron PE = Polyethylene, GI = Galvanised Iron,  
PVC = PVC, ST = Steel
4. Alignment (in metres from property line)
5. Pressure in main & Gas Type  
5a) MAOP (Maximum Allowable Operating Pressure)  
5b) Gas Type:  
NG = Natural Gas.  
H2B = Natural Gas Blended with % Hydrogen.  
LPG = Liquefied Petroleum Gas.
6. Off-line Service service may not be straight line to meter.  
**(WARNING OLS may not always be shown on plan).**  
See Cover Sheet for More Information.
7. Service Valve in the vicinity  
**(NOTE: Service Valve may be "BURIED")**
8. Pre-laid Service laid in Common Trench
9. Main Status: (See **Cover Sheet WARNINGS**)  
9a. AB & ABS = Abandoned Mains, Ab Sold.  
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10. Customer Connection: Does not indicate actual location of Meter Position  
D2 (D = Domestic & 2 = Number of Meters)  
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11. **Additional detail available and Must be obtained if within area of proposed works see Cover Sheet.**
12. Depth of Cover (DOC) in metres.

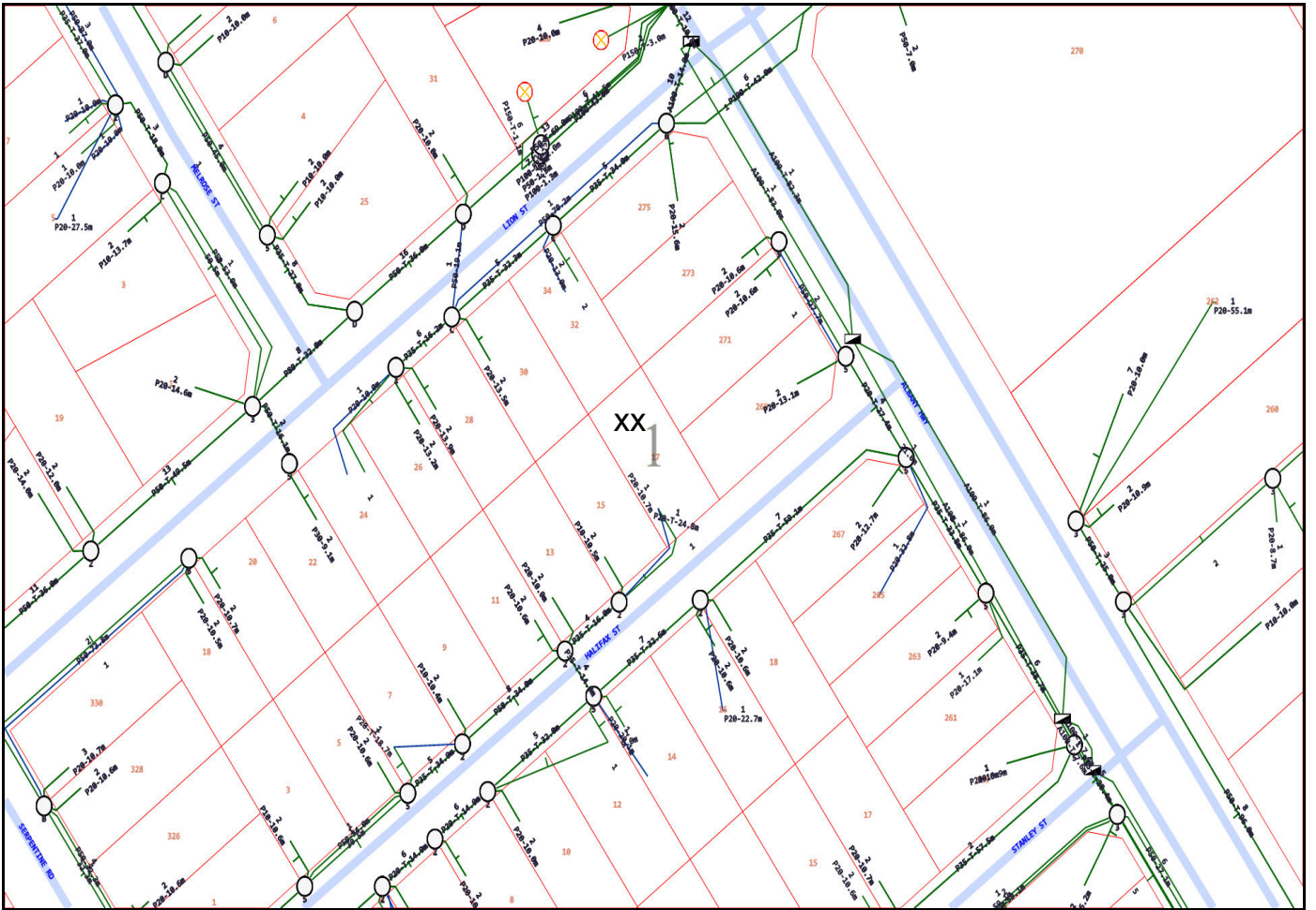




## LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.
	Road and the street name "Broadway ST"
Scale	 Meters 1:2000 1 cm equals 20 m



## Emergency Contacts

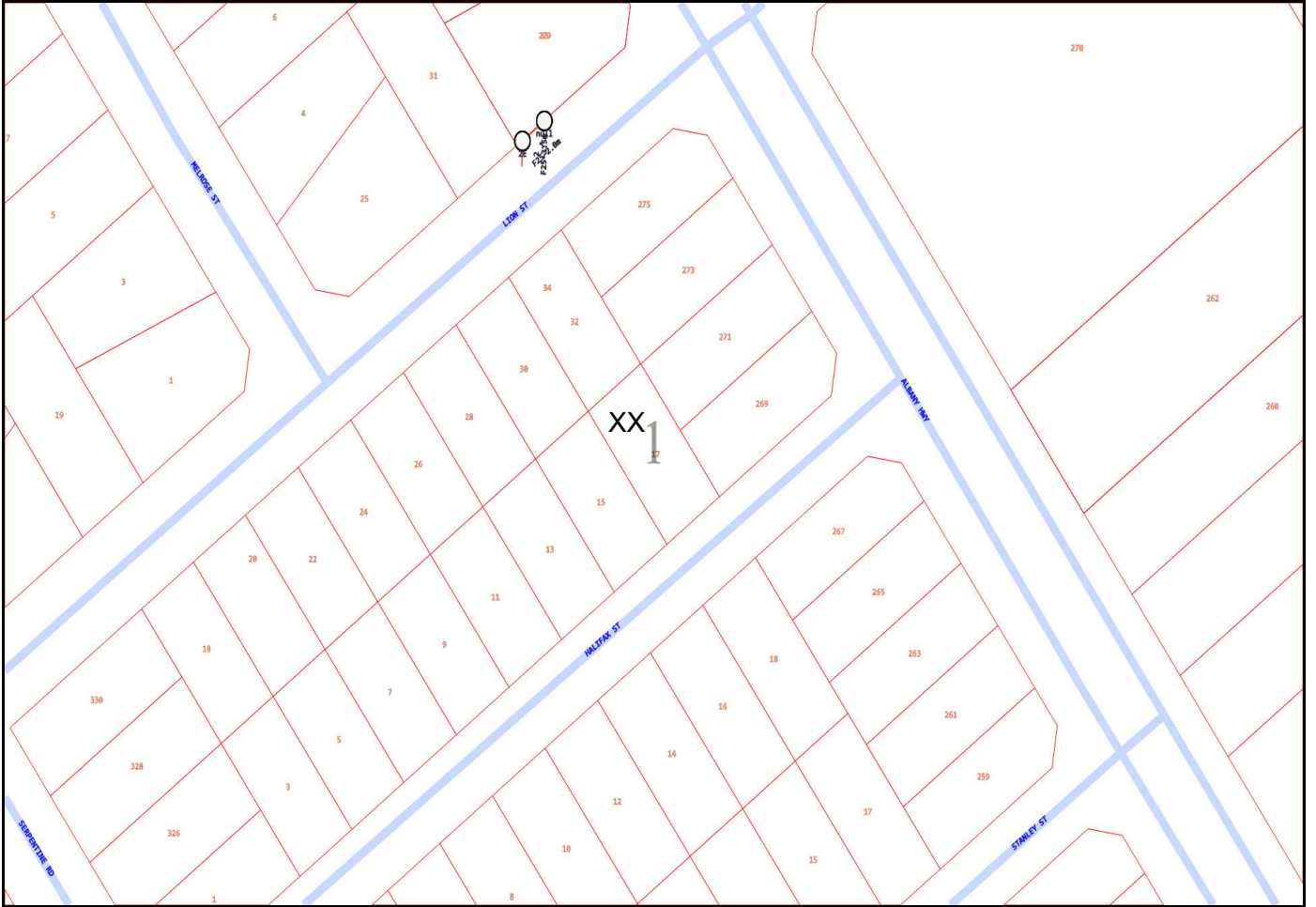
You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.



## LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
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	Road and the street name "Broadway ST"
Scale	 Meters 1:2000 1 cm equals 20 m



## Emergency Contacts

You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.



**Tile No: 1**

WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

Sequence Number: 266272553

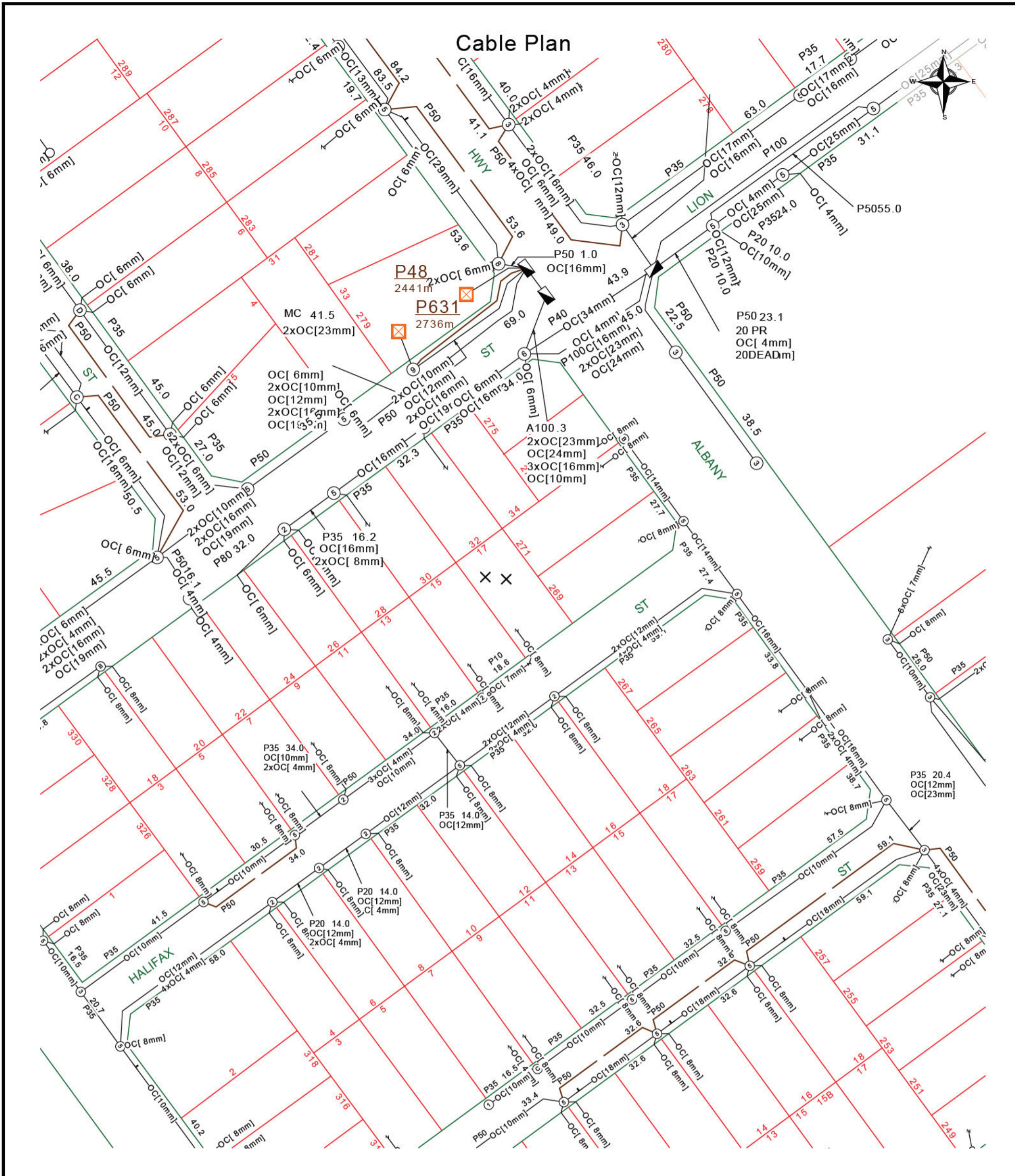
Date Generated: 06 Jan 2026



For all Optus DBYD plan enquiries –  
 Email: [Fibre.Locations@optus.net.au](mailto:Fibre.Locations@optus.net.au)  
 For urgent onsite assistance contact 1800 505 777  
 Optus Limited ACN 052 833 208



# Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra>  
 Ph - 13 22 03  
 Email - Telstra.Plans@team.telstra.com  
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 266272559

TELSTRA LIMITED A.C.N. 086 174 781  
 Generated On 06/01/2026 13:52:16

**CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.**

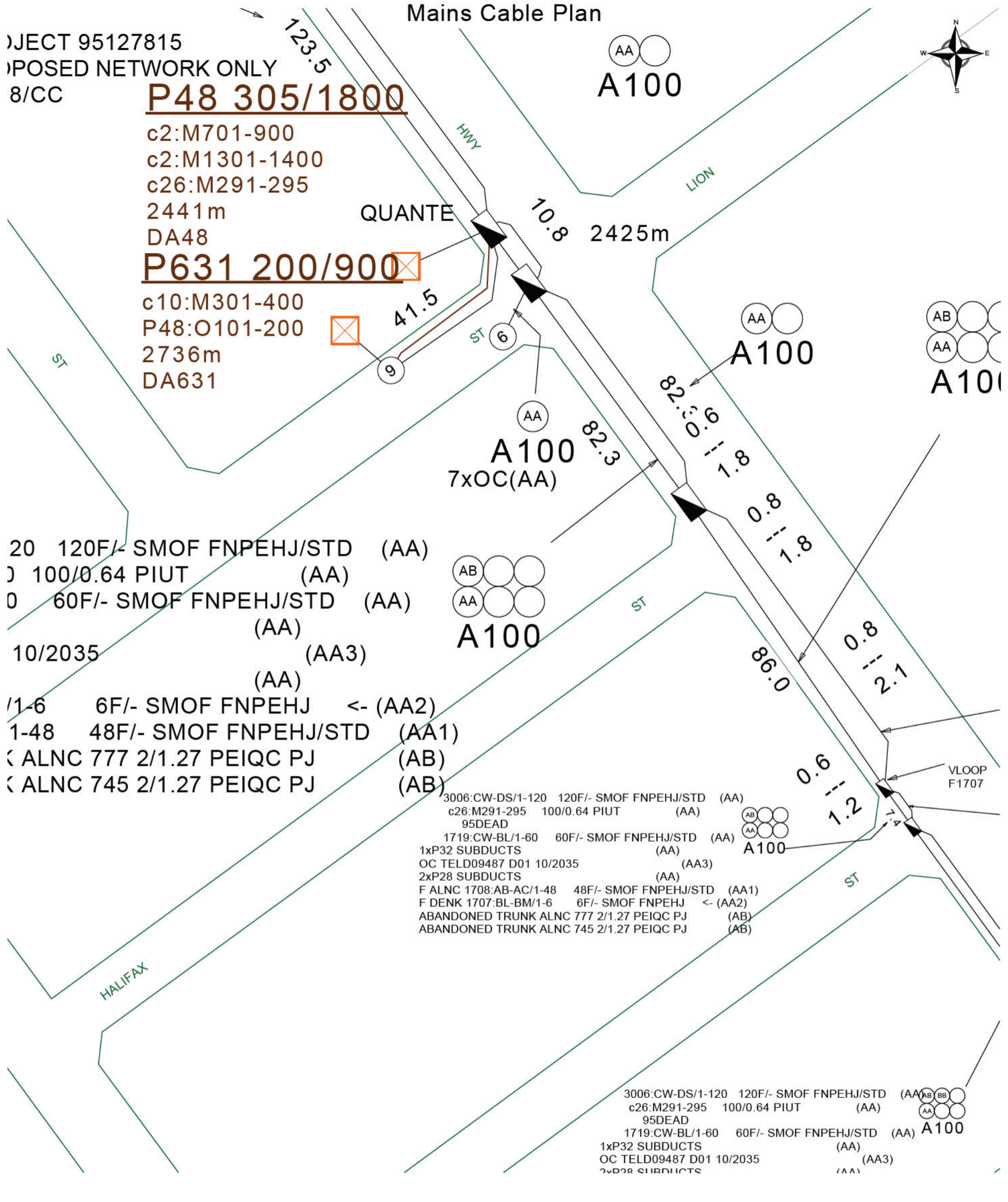
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

**WARNING**  
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

PROJECT 95127815  
 PROPOSED NETWORK ONLY  
 8/CC

Mains Cable Plan



**P48 305/1800**

c2:M701-900  
 c2:M1301-1400  
 c26:M291-295  
 2441m  
 DA48

**P631 200/900**

c10:M301-400  
 P48:O101-200  
 2736m  
 DA631

20 120F/- SMOF FNPEHJ/STD (AA)  
 100/0.64 PIUT (AA)  
 60F/- SMOF FNPEHJ/STD (AA)  
 (AA)  
 10/2035 (AA3)  
 (AA)  
 1-6 6F/- SMOF FNPEHJ <- (AA2)  
 1-48 48F/- SMOF FNPEHJ/STD (AA1)  
 ALNC 777 2/1.27 PEIQC PJ (AB)  
 ALNC 745 2/1.27 PEIQC PJ (AB)

3006:CW-DS/1-120 120F/- SMOF FNPEHJ/STD (AA)  
 c26:M291-295 100/0.64 PIUT (AA)  
 95DEAD  
 1719:CW-BL/1-60 60F/- SMOF FNPEHJ/STD (AA)  
 1xP32 SUBDUCTS (AA)  
 OC TELD09487 D01 10/2035 (AA3)  
 2xP28 SUBDUCTS (AA)  
 F ALNC 1708:AB-AC/1-48 48F/- SMOF FNPEHJ/STD (AA1)  
 F DENK 1707:BL-BM/1-6 6F/- SMOF FNPEHJ <- (AA2)  
 ABANDONED TRUNK ALNC 777 2/1.27 PEIQC PJ (AB)  
 ABANDONED TRUNK ALNC 745 2/1.27 PEIQC PJ (AB)

3006:CW-DS/1-120 120F/- SMOF FNPEHJ/STD (AA)  
 c26:M291-295 100/0.64 PIUT (AA)  
 95DEAD  
 1719:CW-BL/1-60 60F/- SMOF FNPEHJ/STD (AA)  
 1xP32 SUBDUCTS (AA)  
 OC TELD09487 D01 10/2035 (AA3)  
 2xP28 SUBDUCTS (AA)



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/>  
 Ph - 13 22 03  
 Email - Telstra.Plans@team.telstra.com  
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 266272559

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 06/01/2026 13:52:18

**CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.**



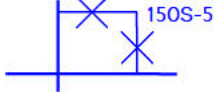
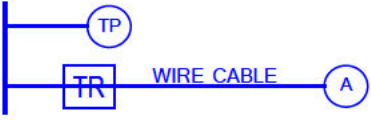





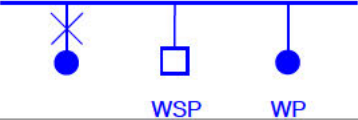
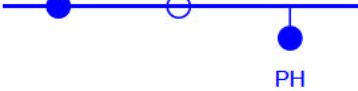



The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

**WARNING**  
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.





 100P-DOMS  100S FS	<p><b>FIRE SERVICES</b>  100 mm polythene domestic (DOMS) service  FS Fire service  FHS Fire hydrant service  Hydrant may be visible external to the building. Even if not visible a substantial fire service may still be present.</p>
 150S-5	<p><b>PIPE BYPASS</b>  Bypass will not be on the same alignment as the main pipeline.</p>
	<p><b>CATHODIC PROTECTION (CP)</b>  Buried CP equipment may be located some distance from the pipeline being protected interconnected by buried cable. All CP fittings may not be visible.  A buried anode – various sizes and configurations  TP test point - may be visible on a post or in-ground  TR transformer rectifier</p>
	<p><b>ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT</b>  NOTE: Opening any manhole or pit is dangerous and is prohibited.  Below ground. May not be any visible signs at ground level or may be located in a pit.</p>
	<p><b>WASTEWATER ACCESS CHAMBERS (MANHOLES)</b>  -- Manhole (shown not labelled)  -- Tee or maintenance shaft (shown not labelled)  MS maintenance shaft (labelled)  WARNING: Opening any manhole or pit is dangerous and is prohibited.</p>
	<p><b>WASTEWATER MANHOLE INFORMATION BOXES</b>  Square non-trafficable Do not drive vehicles over or place loads.  Round trafficable  In general if not located in the road treat as if non-trafficable.</p>
	<p><b>HAZARDOUS MANHOLE</b>  Indicates a potential health hazard from risk of exposure to toxic waste.  WARNING: Opening any manhole is dangerous and is prohibited.</p>
	<p><b>FLOWMETER</b>  Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)</p>
	<p><b>STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)</b>  May be located adjacent to mains. Usually there will be some visible indication.</p>
	<p><b>Hydrant</b> May not be visible.  <b>Hydrant Tee</b> May not be visible.  <b>Pillar hydrant</b> Visible</p>
	<p><b>PRE-LAID SERVICES</b>  D Deferred  FL Fully Pre-laid Left  FM Fully Pre-laid Front Middle  FR Fully Pre-laid Right  L Left  R Right</p> <p>Code indicates on which side of a lot the water service is located:  May be no visible indication at site.</p>
<p><b>SOUTH PERTH PS1</b></p> 	<p><b>SEWER OR DRAINAGE PUMP STATION</b>  Several pipes and a pressurised main will be in the vicinity.</p>
	<p><b>OPEN CHANNEL</b>  OA Landscaped  OE Normal Open Earth  OF Open channel with flood levee  OH Half Pipe  OL Lined Channel  OS Swale-Shallow Depression  OW Natural Water Course</p> <p>Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.</p>

### OVERHEAD LEGEND

#### Structures

- Power Pole    ■ Transmission Poles

#### Transmission Overhead Powerline

- Transmission (33kV - 330kV)

#### Distribution Overhead Powerline

- High Voltage (1kV - 33kV)
- Low Voltage (< 1kV)

#### Proposed Construction Assets

- Design Area \*
- High Voltage Overhead Powerline
- Low Voltage Overhead Powerline
- Power Pole

#### Communications Assets

- Overhead Pilot Cable

#### Feature

- Area of Interest

**\* Please refer to coversheet**

**Privately owned cables NOT SHOWN (including house services)**

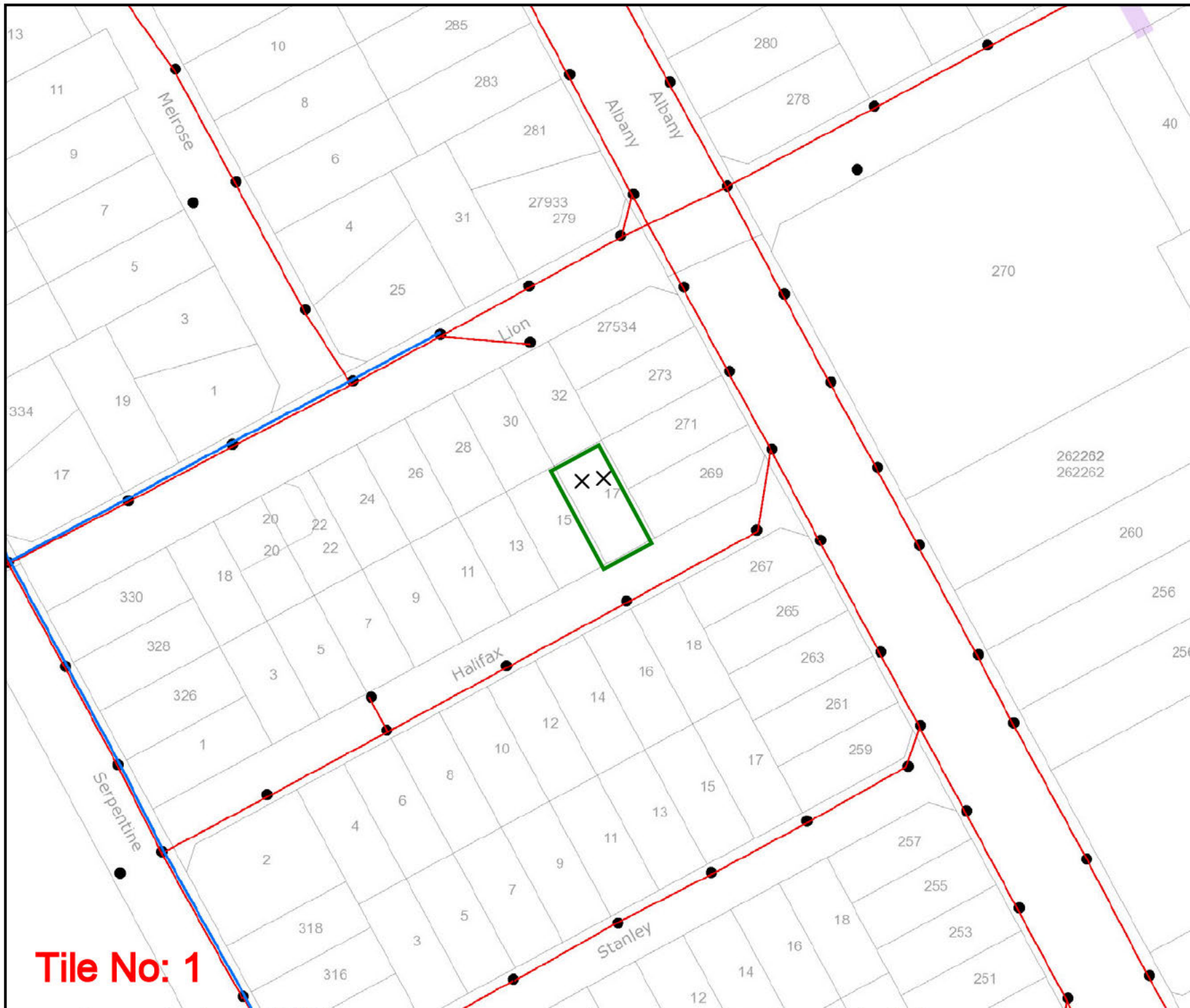
This map is **INDICATIVE ONLY**.  
Check that you have enough clearance from the **DANGER ZONES** near overhead powerlines.

Telephone Support: 1300 769 345  
Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

A4    Scale : 1:1500

**WARNING! Look out for overhead power lines**



**Tile No: 1**

# Plan 299

Lot	Certificate of Title	Lot Status	Part Lot
1	1374/860	Registered	
2	1374/861	Registered	
3	1477/380	Registered	
4	1192/413	Registered	
5	1282/988	Registered	
6	1564/528	Registered	
7	1115/511	Registered	
8	2129/449	Registered	
9	1262/995	Registered	
10	1262/996	Registered	
11	1474/703	Registered	
12	1474/704	Registered	
13	1474/705	Registered	
14	1474/706	Registered	
15	1220/226	Registered	
16	1301/245	Registered	
17	1991/227	Registered	
20	1212/182	Registered	
21	1295/688	Registered	
22	1214/340	Registered	
23	1240/550	Registered	
24	1115/676	Registered	
25	1253/537	Registered	
26	436/107A	Registered	
27	1484/796	Registered	
28	1224/406	Registered	
29	1224/407	Registered	
30	1665/520	Registered	
31	1989/889	Registered	
32	SP77225	Strata'd	
32	1570/997 (Cancelled)	Strata'd	
33	1740/813	Registered	
36	1217/734	Registered	
37	7/321A	Registered	
38	1962/7	Registered	
39	416/159A	Registered	
40	1753/38	Registered	
41	1964/781	Registered	
42	1792/589	Registered	
43	1159/75	Registered	
44	371/65A	Registered	
45	495/49A	Registered	
46	1562/460	Registered	
47	2175/693	Registered	
48	1938/122	Registered	

# Plan 299

<b>Lot</b>	<b>Certificate of Title</b>	<b>Lot Status</b>	<b>Part Lot</b>
49	1575/292	Registered	
50	2175/694	Registered	
51	1138/508	Registered	
52	1941/574	Registered	
53	1707/860	Registered	
54	1200/56	Registered	
55	1227/95	Registered	
56	2170/953	Registered	
57	1213/675	Registered	
58	1138/509	Registered	
59	1240/316	Registered	
60	1516/653	Registered	
61	1660/275	Registered	
62	1290/155	Registered	
63	1289/514	Registered	
64	1282/472	Registered	
67	1151/637	Registered	
68	1173/700	Registered	
69	1895/883	Registered	
70	1380/281	Registered	
71	1148/519	Registered	
72	1244/204	Registered	
73	1419/507	Registered	
74	2117/747	Registered	
75	1212/812	Registered	
76	1236/612	Registered	
77	140/87A	Registered	
78	140/88A	Registered	
79	403/174A	Registered	
80	1240/76	Registered	
81	2170/954	Registered	
82	403/180A	Registered	
83	425/34A	Registered	
84	1769/695	Registered	
85	1769/263	Registered	
86	1744/714	Registered	
87	1172/335	Registered	
88	1655/873	Registered	
89	1755/763	Registered	
90	1891/1000	Registered	



# Property Interest Report

**17 Halifax Street, Mount Melville 6330**

[landgate.wa.gov.au](http://landgate.wa.gov.au)

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

- 2. Summary of interests that AFFECT this property**  
This section helps you to see at a glance interests pertaining to 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](https://www.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



## 17 Halifax Street, Mount Melville 6330

<b>Number of interests that impact this property</b>	17
<b>Certificate of title number</b>	1769/263
<b>Land ID</b>	Lot 85 On Plan 299
<b>Type of property</b>	House
<b>Property use</b>	Residential
<b>Year built</b>	1952
<b>Wall/Roof type</b>	Fibro Walls/Iron Roof
<b>Land area</b>	529 m <sup>2</sup>
<b>Building area</b>	N/A
<b>Local Government Authority</b>	Albany
<b>Zoning</b>	Residential (R30)



**Perth CBD**  
387.1km



**Beach**  
4.8km



**Primary School**  
591m



**Secondary School**  
591m

## 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.

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- 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

### 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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- 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
- Western Power Infrastructure
- Wetlands

## 4. Details of interests that **AFFECT** this property

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

### **Building and Construction Industry Training Levy**

**Responsible agency:**

Construction Training Fund Board

**Definition of Interest:**

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

**Affect of Interest:**

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

For more information contact our office on (08) 9244 0100 or see [www.bcitf.org](http://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](mailto: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

## 4. Details of interests that **AFFECT** this property

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the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: [be.info@demirs.wa.gov.au](mailto: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](mailto: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](http://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 Regulations 1996](#)

### Emergency Services Levy

#### Responsible agency:

Department of Fire and Emergency Services

#### Definition of Interest:

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

#### Affect of Interest:

The selected property **currently has** the following Emergency Services Levy category classification:

#### Emergency Service Levy Boundaries:

**ESL Category** - 2

**ESL Boundary** - Albany

**ESL Calculation** - In 2025-26 Category 2 properties pay  $\$0.011412 \times$  the Gross Rental Value (GRV) subject to a minimum \$108 charge & a maximum charge of \$400 for vacant, residential & farming usages; and \$229,000 for commercial, industrial & miscellaneous usages

The ESL category classifications:

**Category 1:** Availability of a network of career Fire & Rescue Service stations and the State Emergency Service (SES).

Applies in the Perth metropolitan area.

**Category 2:** Availability of a career Fire & Rescue station and a volunteer Fire & Rescue Service brigade and the SES.

Applies in the city centres of Albany, Bunbury, Greater-Geraldton, Kalgoorlie-Boulder and Mandurah.

**Category 3:** Availability of a Volunteer Fire & Rescue Service brigade or bush fire brigade with frequent support from the metropolitan network of career Fire & Rescue Service stations and

## 4. Details of interests that **AFFECT** this property

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 townships.

**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](http://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](http://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](mailto:waterinfo@water.wa.gov.au), or see [www.water.wa.gov.au/water-topics/groundwater](http://www.water.wa.gov.au/water-topics/groundwater).

## 4. Details of interests that **AFFECT** this property

### 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](http://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** - R30

**Gazettal Date** - 27/02/2024

**Scheme Name** - ALBANY

**Scheme Number** - 2

## 4. Details of interests that **AFFECT** this property

**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](http://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

## 4. Details of interests that **AFFECT** this property

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Directorate on (08) 9388 4999 or email [medical.entomology@health.wa.gov.au](mailto:medical.entomology@health.wa.gov.au) or see [http://ww2.health.wa.gov.au/Articles/J\\_M/Mosquito-management](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 1800 640 501 or see [www.nntt.gov.au](http://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](mailto: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 them, 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.

## 4. Details of interests that **AFFECT** this property

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](mailto: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](http://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](http://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](http://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](mailto: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*.

## 4. Details of interests that **AFFECT** this property

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](http://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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