WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
2606	**819**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

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

BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 636 ON DEPOSITED PLAN 46815

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

[redacted] OF 3 AGONIS GARDENS YAKAMIA WA 6330

(ND N962981) REGISTERED 13/8/2018

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

1. EASEMENT BURDEN CREATED UNDER SECTION 27A OF T. P. & D. ACT - SEE DEPOSITED PLAN 46815.
2. RESTRICTIVE COVENANT BENEFIT - SEE DEPOSITED PLAN 46815 AND INSTRUMENT J483955.
3. RESTRICTIVE COVENANT BURDEN - SEE DEPOSITED PLAN 46815 AND INSTRUMENT J483955.

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:	DP46815
PREVIOUS TITLE:	2528-572
PROPERTY STREET ADDRESS:	3 AGONIS GDNS, YAKAMIA.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ALBANY

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Landgate
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3 Agonis Gardens, YAKAMIA 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: R25
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: Albany North District Structure Plan (In Progress)
Local Development Plans: No Result

Property Hazards

Bushfire Prone Area: Bush Fire Prone Area (additional planning and building requirements may apply to development on this site) Bush Fire Prone Area (additional planning and building requirements may apply to development on this site)
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: YAKAMIA
Polygon Number: 11507942
PI Parcel: P046815 636
Lot Number: 636
Usage Description: Transfer of Land Act (Type 1)
Usage Code: 1
Area(m2): 716.343

Planning Considerations

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

Building Applications

Application Number: 251028
Description: RETAINING WALL
Decision Description: Approved
Decision Date: 6/12/2005

Application Number: 260414
Description: DWELLING GARAGE PATIO
Decision Description: Approved
Decision Date: 4/4/2006

Application Number: 261087
Description: SHED AND PATIO
Decision Description: Approved
Decision Date: 14/9/2006

Deposited Plan 46815

Lot	Certificate of Title	Lot Status	Part Lot
625	2606/808	Registered	
626	2606/809	Registered	
627	2606/810	Registered	
628	2606/811	Registered	
629	2606/812	Registered	
630	2606/813	Registered	
631	2606/814	Registered	
632	2606/815	Registered	
633	2606/816	Registered	
634	2606/817	Registered	
635	2606/818	Registered	
636	2606/819	Registered	
637	2606/820	Registered	
643	2606/821	Registered	
644	2606/822	Registered	
645	2606/823	Registered	
701	2606/824	Registered	
702	2606/825	Registered	
713	2606/826	Registered	
714	2606/827	Registered	
715	2606/828	Registered	
716	2606/829	Registered	
717	2606/830	Registered	
718	2606/831	Registered	
737	2606/832	Registered	
738	2606/833	Registered	
739	2606/834	Registered	
740	2606/835	Registered	
741	2606/836	Registered	
742	2606/837	Registered	
743	2606/838	Registered	
744	2606/839	Registered	
745	2606/840	Registered	
746	2606/841	Registered	
747	2606/842	Registered	
748	2606/843	Registered	
749	2606/844	Registered	
750	2606/845	Registered	
751	2606/846	Registered	
752	2606/847	Registered	
753	2606/848	Registered	
754	2606/849	Registered	
755	2606/850	Registered	
756	2606/851	Registered	
3000	2606/852 (Cancelled)	Registered	

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Deposited Plan 46815

Lot	Certificate of Title	Lot Status	Part Lot
3000	LR3154/201	Registered	
9001	2606/853 (Cancelled)	Retired	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Registered	

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EDIT	AMENDMENT	BY	DATE
1/2	SURVEY SHEET BEING SHEET 6 NOW LODGED.	JOHN KINNEAR & ASSOC.	25.10.05

CARRIED OUT UNDER REGULATION 26A
SPECIAL SURVEY AREA GUIDELINES



FOR INTERESTS AND NOTIFICATIONS SEE SHEET 3

FOR EASEMENT DETAILS SEE SHEETS 4 & 5

FOR ENLARGEMENTS (A),(D),(G) & (E) SEE SHEET 4

FOR ENLARGEMENTS (B),(C) & (E) SEE SHEET 5

SPECIAL SURVEY AREA SUBDIVISION

OUR REF: DWG6894P

DP 46815 (01)

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
81 DUKE STREET
PO BOX 1429
ALBANY WA 6331
PHONE (08) 9842 1353 FAX (08) 9842 1578
ABN 32 905 240 751

TYPE: FREEHOLD

PURPOSE: SUBDIVISION

PLAN OF

LOTS 625 TO 637,
643 TO 645, 701, 702,
713 TO 718,
737 TO 756, 3000, 9001
ROADS, EASEMENTS AND
RESTRICTIVE COVENANT

DISTRICT: PLANTAGENET
TOWNSITE:
FILE:
LOCAL AUTHORITY: CITY OF ALBANY
LOCALITY: YAKAMIA
ON INDEX: BK26 (2) 11.07
PUBLIC:

SSA YES/NO

FORMER TENURE: LOT 9000 ON DP 32086 C/T 2528/572

FIELD BOOK: 96132

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

SURVEYOR'S CERTIFICATE - Reg 54
I J. KINNEAR 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.
2005.10.19 09:51:30 -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 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 WESTERN AUSTRALIAN PLANNING COMMISSION
DATE 30-Sep-05	FULL AUDIT	FILE 125006
FEE PAID $2338.00	LEGAL COMPONENT MJR	DELEGATED UNDER S.20 WAPC ACT 1985
ASSESS No. 470984	DOCKET 01685-2005 CERTIFIED CORRECT	DATE 24/10/2005
	FSC 516-2005	

IN ORDER FOR DEALINGS

SUBJECT TO Application to extinguish easement in Doc. F909548, Sec 295(5) of LGA, Sec 20A & Sec 37A of T.P. & D Act, Sec 129BA & Sec 136D of TLA.
J. Chernowski 25.10.05
FOR INSPECTOR OF PLANS & SURVEYS/AUTHORIZED LAND OFFICER DATE

APPROVED REG 26A (4)
25.10.05
INSPECTOR OF PLANS & SURVEYS/AUTHORIZED LAND OFFICER DATE

Department of Land Information

DEPOSITED PLAN
46815
ORIGINAL
SHEET 1 OF 6
EDITION 1 VERSION 2

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www.landgate.wa.gov.au

EDIVER	AMENDMENT	BY	DATE

FOR HEADING SEE SHEET 1

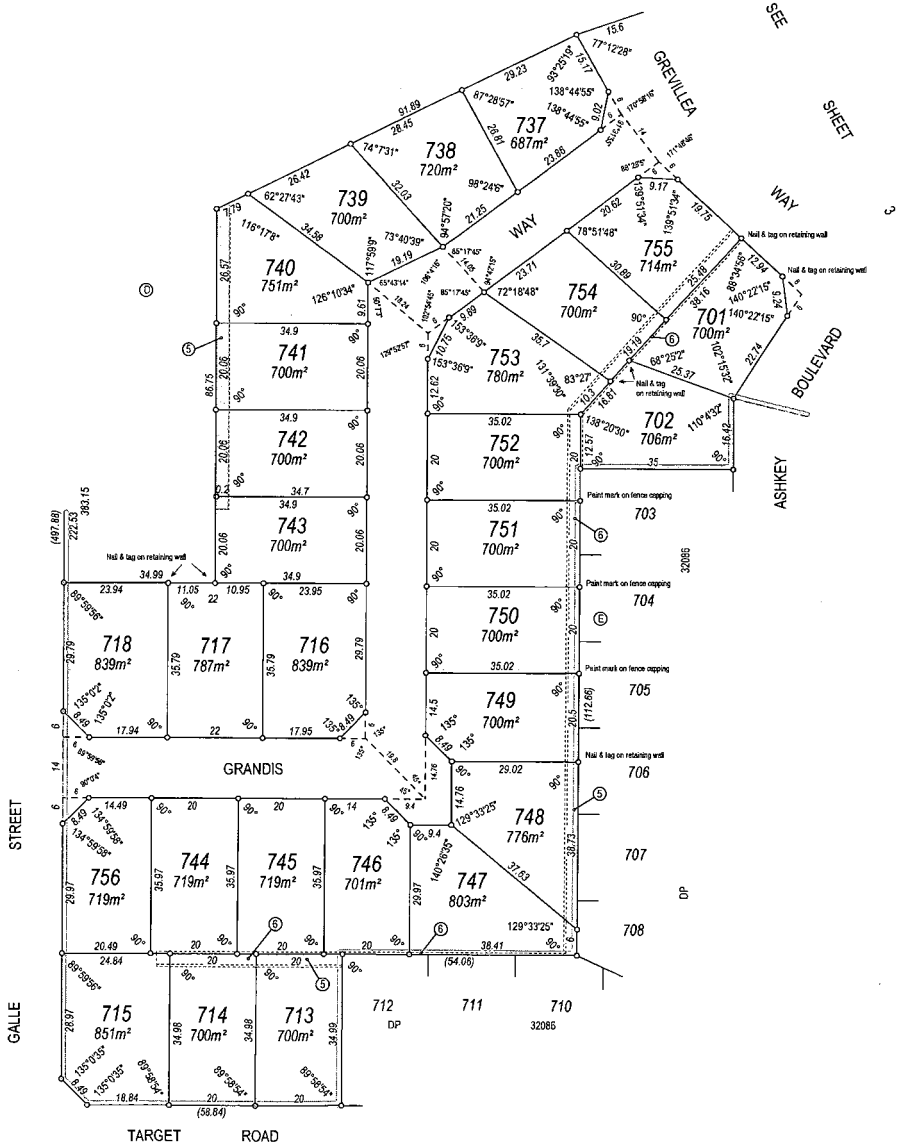
FOR INTERESTS AND NOTIFICATIONS SEE SHEET 3

FOR EASEMENT DETAILS SEE SHEETS 4 & 5

FOR ENLARGEMENTS Ⓐ,Ⓓ,Ⓖ&Ⓔ SEE SHEET 4

FOR ENLARGEMENTS Ⓑ,Ⓒ&Ⓔ SEE SHEET 5

9001



CARRIED OUT UNDER REGULATION 26A
SPECIAL SURVEY AREA GUIDELINES

SCALE (AT A2) 1:750
ALL DISTANCES ARE IN METRES
0 15 30 45

Licensed Surveyor Date

LODGED APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION

FILE 129006

DELEGATED UNDER S.20 WAPC ACT 1985

DATE 24/10/2005

SHEET 2 OF 6

EDITION 1 VERSION 2

Department of Land Information

DEPOSITED PLAN

46815
ORIGINAL

DP 46815 (02)

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
61 DUKE STREET
PO BOX 1429
ALBANY WA 6331
PHONE (08) 9842 1353 FAX (08) 9842 1570
ABN 20 009 249 751

OUR REF. DWG6844P

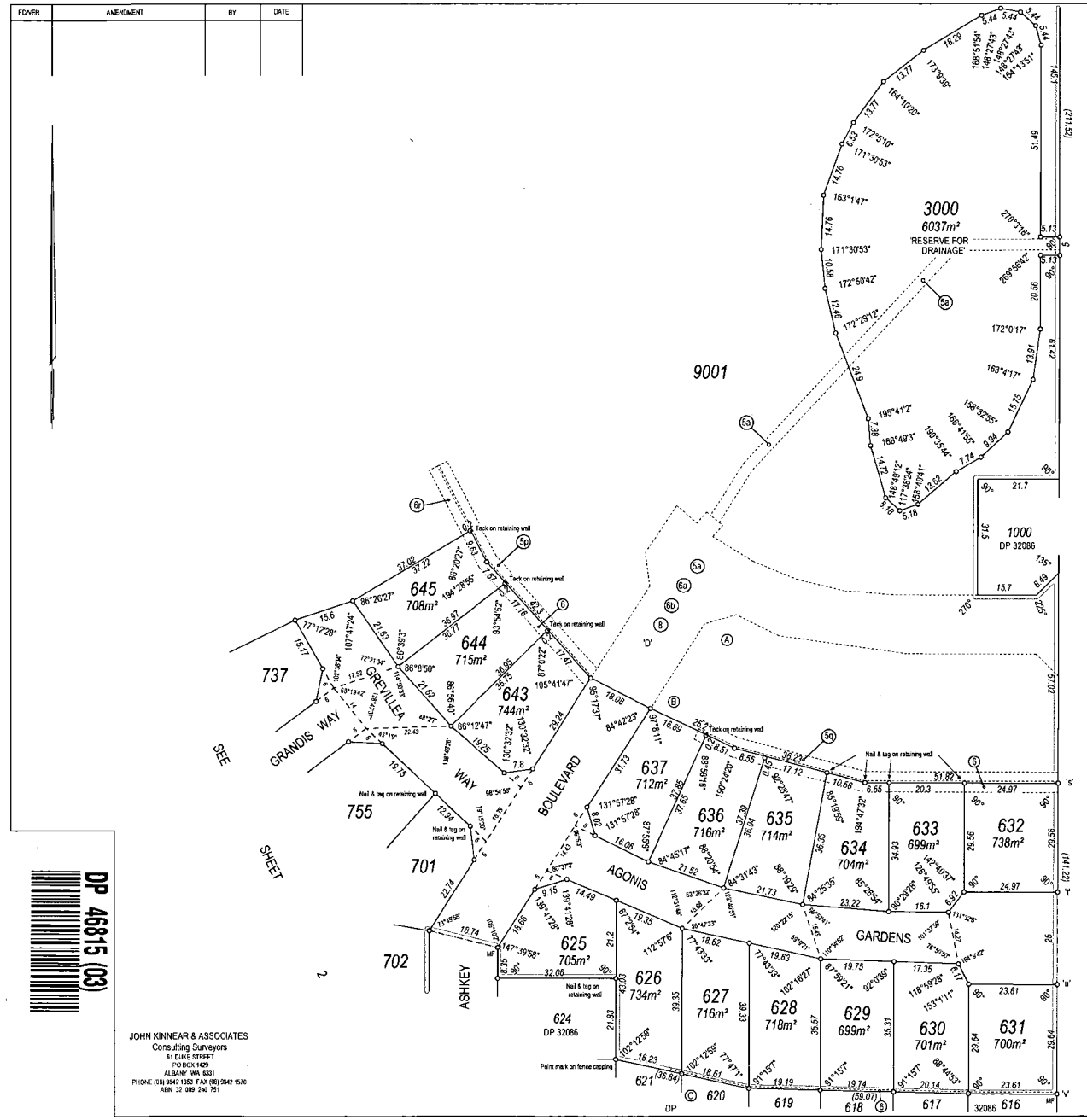
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www.landgate.wa.gov.au

ED/VER	AMENDMENT	BY	DATE

CARRIED OUT UNDER REGULATION 28A
SPECIAL SURVEY AREA GUIDELINES

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
5a	EASEMENT (DRAINAGE)	SEC 27A OF THE T.P. & D. ACT REG. 5	DP 32086	LOT 3000 & LOT 9001	CITY OF ALBANY	
6a	EASEMENT (SEWERAGE)	SEC 27A OF THE T.P. & D. ACT REG. 6	DP 32086	LOT 9001	WATER CORPORATION	
6b	EASEMENT (WATER)	SEC 27A OF THE T.P. & D. ACT REG. 6	DP 32086	LOT 9001	WATER CORPORATION	
8	EASEMENT (UNDERGROUND ELECTRIC)	SEC 27A OF THE T.P. & D. ACT REG. 8	DP 32086	LOT 9001	WESTERN POWER CORPORATION	
'D'	RIGHT OF CARRIAGEWAY	SEC 136C OF THE T.L.A.	DP 32086	LOT 9001	WATER CORPORATION	
5	EASEMENT (DRAINAGE)	SEC 27A OF THE T.P. & D. ACT REG. 5	DP 32086	LOTS 713-715, 747-755	CITY OF ALBANY	
6	EASEMENT (SEWERAGE)	SEC 27A OF THE T.P. & D. ACT REG. 6	DP 32086	LOTS 676-631, 701, 702, 713-715, 744-755	WATER CORPORATION	
6	EASEMENT (SEWERAGE)	SEC 27A OF THE T.P. & D. ACT REG. 6	THIS PLAN	LOTS 632-637, 643-645	WATER CORPORATION	
6b & 6a	EASEMENT (SEWERAGE)	SEC 27A OF THE T.P. & D. ACT REG. 6	THIS PLAN	LOT 9001	WATER CORPORATION	
5	EASEMENT (DRAINAGE)	SEC 27A OF THE T.P. & D. ACT REG. 5	THIS PLAN	LOTS 740-743	CITY OF ALBANY	
5b & 5a	EASEMENT (DRAINAGE)	SEC 27A OF THE T.P. & D. ACT REG. 5	THIS PLAN	LOT 9001	CITY OF ALBANY	
	RESTRICTIVE COVENANT	SEC 129D OF THE T.L.A.	THIS PLAN DOC J483955	LOTS 625-637, 643-645, 701, 702, 713-718 AND 737-756	LOTS 625-637, 643-645, 701, 702, 713-718 AND 737-756	
'a' - 'f', 'v' - 'x'	RESTRICTIVE COVENANT	SEC. 129BA OF THE T.L.A.	DOC J483954	LOT 632, LOT 631	CITY OF ALBANY	RESTRICTION OF ACCESS
3000	RESERVE FOR DRAINAGE	VESTS IN THE CROWN UNDER SEC. 26A OF THE T.P. & D ACT	THIS PLAN			



FOR HEADING SEE SHEET 1

FOR EASEMENT DETAILS SEE SHEETS 4 & 5

FOR ENLARGEMENTS Ⓐ, Ⓓ, Ⓒ & Ⓔ SEE SHEET 4

FOR ENLARGEMENTS Ⓑ, Ⓒ & Ⓔ SEE SHEET 5

SCALE: (AT A2) 1:750
ALL DISTANCES ARE IN METRES
0 15 30 45

Licensed Surveyor Date

LODGED APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION

FILE 125006

DELEGATE UNDER S.20 WAPC ACT 1985

DATE 25/10/2005

SHEET 3 OF 6

EDITION 1 VERSION 2

Department of Land Information

DEPOSITED PLAN

46815

ORIGINAL

DP 46815 (03)

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. DWG6854P

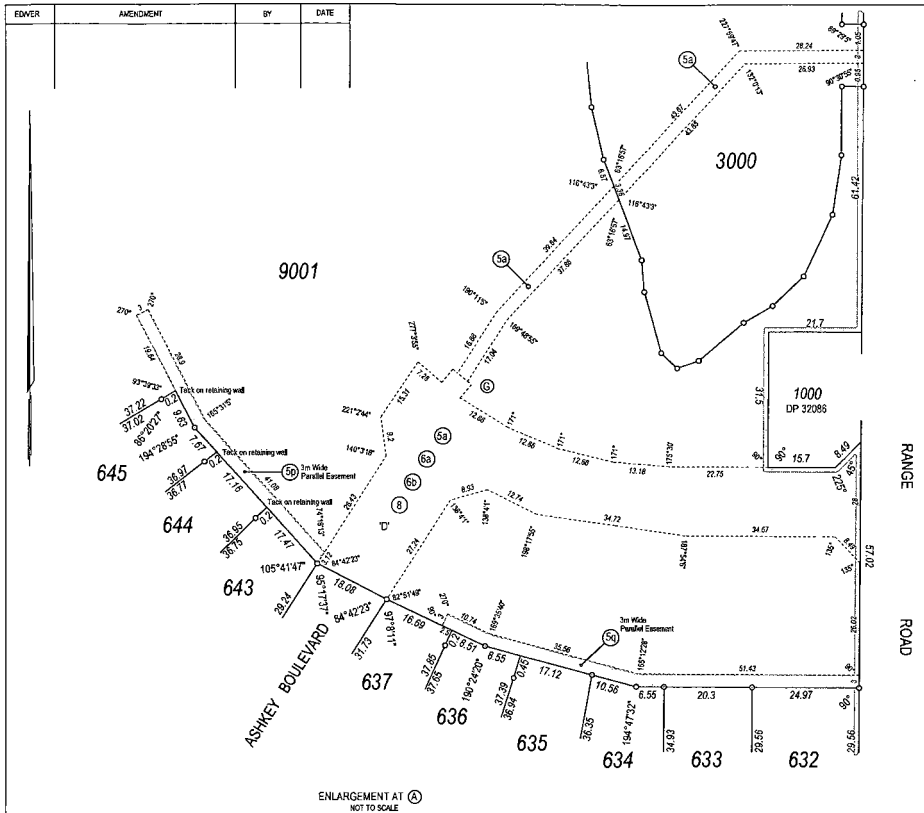
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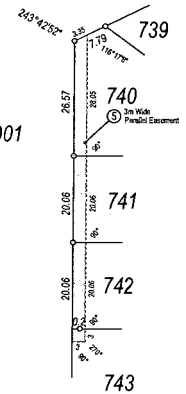
EDIVER	AMENDMENT	BY	DATE

FOR HEADING SEE SHEET 1

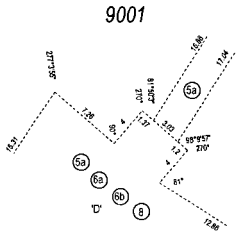
FOR INTERESTS AND NOTIFICATIONS SEE SHEET 3



ENLARGEMENT AT (A)
NOT TO SCALE



ENLARGEMENT AT (D)
NOT TO SCALE



ENLARGEMENT AT (G)
NOT TO SCALE

ENLARGEMENT AT (E)
NOT TO SCALE

CARRIED OUT UNDER REGULATION 26A
SPECIAL SURVEY AREA GUIDELINES

DP 46815 (04)

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
61 DUKE STREET
PO BOX 1429
ALBANY WA 6331
PHONE (08) 9842 1353 FAX (08) 9842 1570
ABN 37 009 249 751

OUR REF: DWG6284P

Licensed Surveyor Date

LODGED APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION

FILE 125006

DELEGATE UNDER S.16 WAPC ACT 1985

DATE 25/10/2005

SHEET 4 OF 6

EDITION 1 VERSION 2

Department of Land Information

DEPOSITED PLAN

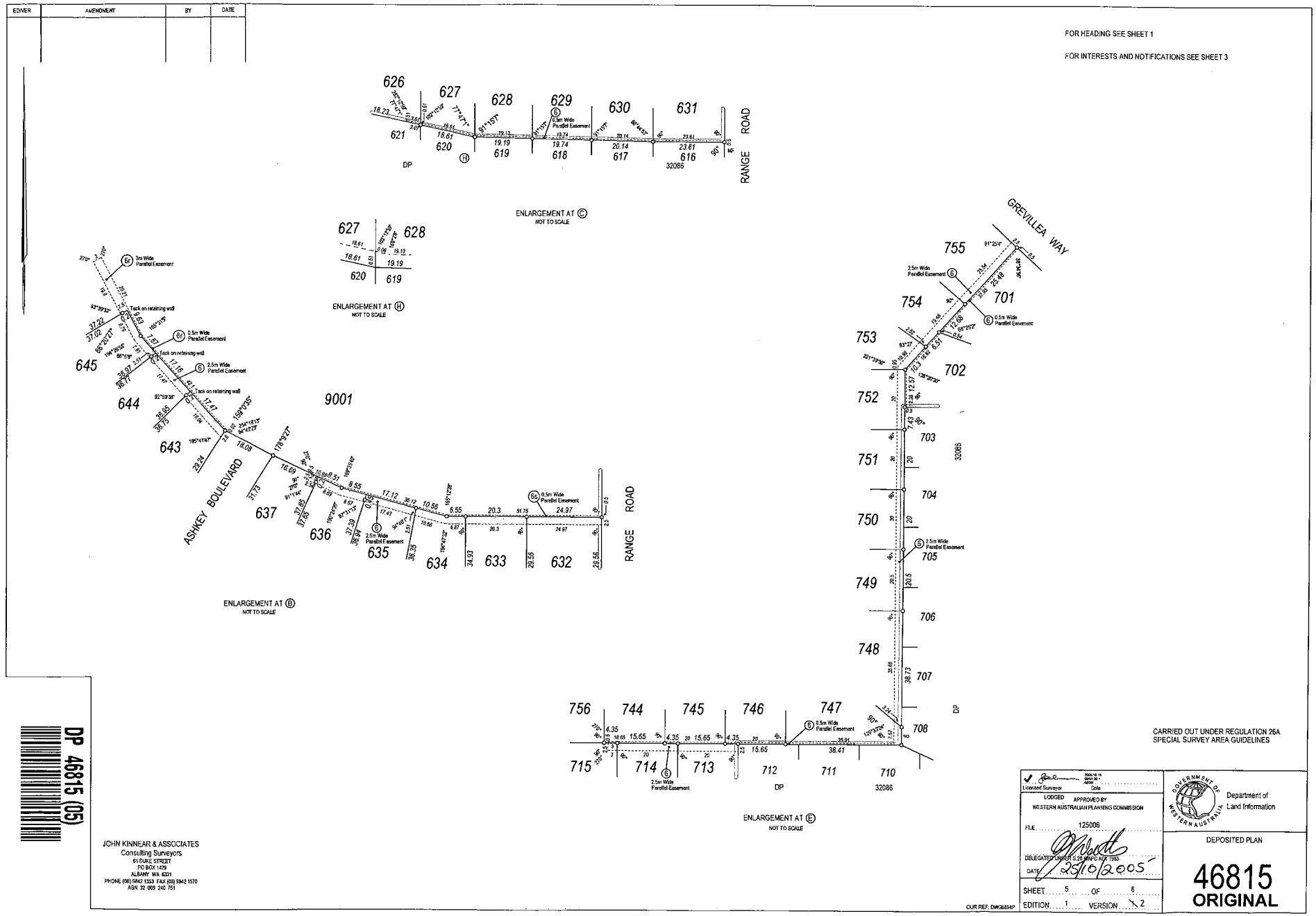
46815
ORIGINAL

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EDIVER	AMENDMENT	BY	DATE

FOR HEADING SEE SHEET 1

FOR INTERESTS AND NOTIFICATIONS SEE SHEET 3



DP 46815 (05)

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

CARRIED OUT UNDER REGULATION 26A
SPECIAL SURVEY AREA GUIDELINES

Licensed Surveyor — Date

LODGED — APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION

FILE 125006

DELEGATED UNDER S.20 PLANNING ACT 1995

DATE 25/10/2005

SHEET 5 OF 6

EDITION 1 VERSION 2

OUR REF: DWG6854P

Department of Land Information

DEPOSITED PLAN

46815
ORIGINAL

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EDIT/ER	AMENDMENT	BY	DATE

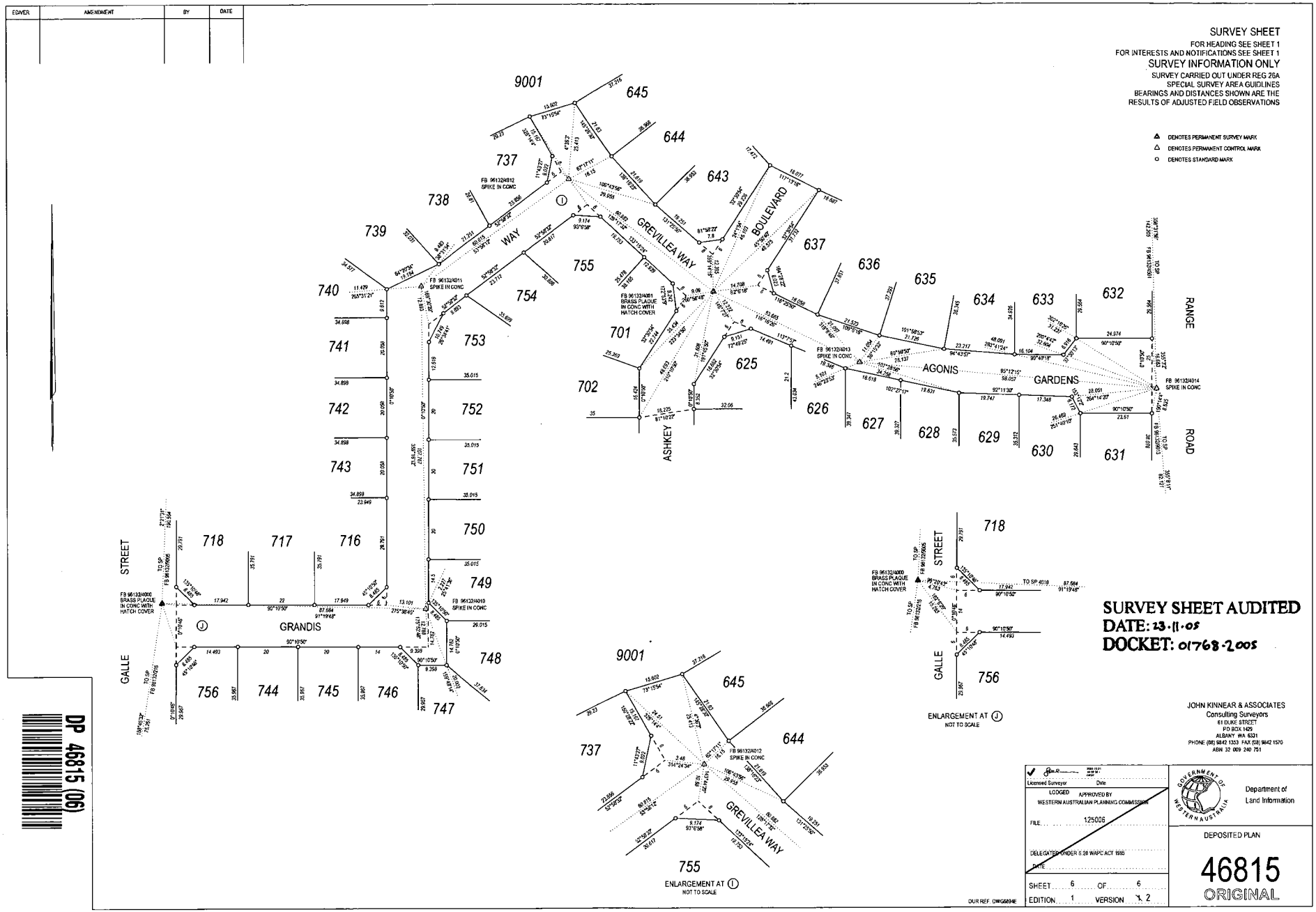
SURVEY SHEET

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

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



SURVEY SHEET AUDITED
DATE: 23.11.05
DOCKET: 01768.2005

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
61 DUKE STREET
P.O BOX 1426
ALBANY WA 6331
PHONE (08) 9842 1353 FAX (08) 9842 1570
ABN 32 009 240 751

DP 46815 (06)

Licensed Surveyor Date

LODGED APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION

FILE 125006

DELEGATED UNDER S.28 WAPC ACT 1995

DATE

SHEET 6 OF 6
EDITION 1 VERSION 2

OUR REF. DWG6894E

GOVERNMENT OF WESTERN AUSTRALIA
Department of Land Information

DEPOSITED PLAN

46815

ORIGINAL

INSTRUCTIONS

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

EXAMINED

OFFICE USE ONLY

J483955 RC
25 Oct 2005 14:33:28 Perth

REG $ 80.00

(CP)

LODGED BY	HOFRAD PTY LTD
ADDRESS	PO Box 7019 CLOISTERS SQUARE WA 6850
PHONE No.	08 9481 7070
FAX No	08 9481 7077
REFERENCE No.	
ISSUING BOX No.	BOX 888

RC

RCB

PREPARED BY	AS ABOVE
ADDRESS	
PHONE No.	FAX No.

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

4/4

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

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

Received Items 1

Nos.

Receiving Clerk

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

REGISTRAR OF TITLES WESTERN AUSTRALIA

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FORM B 2

FORM APPROVED
NO. B2891

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

BLANK INSTRUMENT FORM

RESTRICTIVE COVENANTS

(Note 1)

HILLVIEW AT YAKAMIA – STAGE 2
Deed of Restrictive Covenant
(pursuant to Section 136D of the Transfer of Land Act)

ABN 66 012 878 629
WESTERN AUSTRALIA STAMP DUTY
[illegible]/09/05 14:41 002363348-001
FEE $ **********0
SD $ *****20.00 PEN $********.00

Parties: **HOFRAD PTY LTD** (A.C.N. 008 710 790) of Level 33, QV.1 Building, 250 St George's Terrace, Perth, Western Australia **("Registered Proprietor")**

Recitals:

A. The Registered Proprietor is the registered proprietor of the Estate.

B. The Registered Proprietor is subdividing the Estate and proposes to register plans of subdivision in respect of the Estate.

C. The Registered Proprietor has procured the preparation of the Subdivision Plan in respect of part of the Estate.

D. The Registered Proprietor wishes to register restrictive covenants in respect of the Lots pursuant to Section 136D of the Transfer of Land Act so that those covenants will burden and benefit the Lots.

Operative Provisions:

1. **Definitions**

1.1 The following words have the meanings in this deed unless the contrary intention appears:

Construct means construct or erect or commence or cause or allow to be constructed or erected and where the context permits includes paint, render or otherwise finish or cause or allow to be painted, rendered or otherwise finished.

Estate means all the land described in Item 1 of the Schedule.

Lots means **Lots 625 to 637, 643 to 645, 701, 702, 713 to 718, and 737 to 756** all inclusive, shown on and created upon the registration of the Subdivision Plan and **Lot** has a corresponding meaning.

R-Codes means the Residential Design Codes of Western Australia.

Subdivision Plan means the plan of subdivision of the Estate into residential lots lodged for registration at the Department of Land Information and having Deposited Plan number **46815** or any substitute number, and includes any plan or diagram lodged which amends or is in substitution for that plan.

1.2 A reference to a boundary or the area of a Lot is a reference to the boundary or the area of that Lot as shown on the Subdivision Plan.

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Landgate
www.landgate.wa.gov.au

2. **Special Covenants relating to use by Registered Proprietor in respect of Lots 625 to 637, 643 to 645, 701, 702, 713 to 718, and 737 to 756 all inclusive.**

2.1 The Registered Proprietor pursuant to Section 136D of the Transfer of Land Act creates the covenants set out in clause 2.2 in respect of the Lots and agrees that the covenants will be registered against the Certificates of Title in respect of each Lot.

2.2 The Registered Proprietor (which expression includes the transferees, assigns and successors of the Registered Proprietor) covenants that the Registered Proprietor will NOT:

(a) Use or permit the Lot to be used other than for the construction and occupation of one permanent non-transportable single private residence ('residence').

(b) Construct or permit to be constructed on the Lot any residence unless:

(i) all external walls other than glazing or windows or minor features are constructed of brick, brick veneer, stonework or rendered masonry, or other materials approved in writing by the Transferor either generally or specifically; and

(ii) all roofs are covered either with:

1. clay or concrete tiles; or

2. metal sheeting having its exterior surface painted or otherwise coated, sealed or treated so as to reasonably reduce light reflection; or

3. a combination of such tiles or sheeting, or other materials approved in writing by the Transferor either generally or specifically; and

(iii) the floor area of the residence (measured over the external walls but excluding the area of any carport or garage) is not less than 140 square metres; and

(iv) all carports or garages are contained under the main roof of the residence; and

(vi) there is at least one single driveway and crossover of brick or concrete construction completed prior to or not later than the completion of construction of the residence on the Lot.

(c) Construct or permit to be constructed on the Lot any:

(i) outbuilding which exceeds 10 square metres in floor area (including any detached garage, workshop, garden shed, storage shed or the like) that are within 10 metres of a road reserve in the case of the Primary Street (as defined in the R-Codes) or within 7.5 metres in the case of a Secondary Street (as defined in the R-Codes), unless constructed in the same materials, colours and finishes as the residence;

(ii) fencing on the front boundary of the Lot abutting the street in which the Lot is situated, where the front boundary is the boundary which the front door or main entrance to the residence faces;

(iii) fencing forward of the building line other than 900mm in height, except for an allowance, over one panel width being 2,360mm wide, for tapering down to 900mm in height;

(iv) fencing erected on retaining walls, where that fencing is less than 1,200mm in height or greater than 1,800mm in height;

(v) fencing abutting any public open space or public reserve (including a road reserve) unless such fencing is constructed of a material and colour described in paragraph c (vi) below;

(vi) fencing other than BHP Neetascreen™, or a similar type of material, and is painted in Dulux "Colorbond Doeskin", or an equivalent colour in other product ranges; and

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(vii) fencing less than 1,800mm in height, except as otherwise stated in paragraphs c (iii) and c (iv) above.

(d) Take or permit any action to be taken to remove, alter, mark or deface a retaining wall or fence constructed by the Transferor on or about any of the boundaries of the Lot and not permit such wall or fence to become damaged or unsafe nor permit any roots or any tree, plant or any building or other thing on the Lot to cause such wall or fence to become structurally unsound, or repair or renew such walls and fences except in the same style and colour as the existing walls or fences being repaired or renewed.

The above restrictive covenants shall expire and cease to have effect from and including 30 August 2015.

3. **Benefit and Burden of Covenants**

The burden of the covenants in clauses 2 is appurtenant to and will run with each Lot and the benefit is for every Lot to the intent that the covenants will bind the Registered Proprietor and the registered proprietor from time to time of each Lot as the context of this deed admits or requires and will be for the benefit of the Registered Proprietor and any other registered proprietor from time to time of every Lot, but not so as to render the Registered Proprietor personally liable in respect of each Lot after the Registered Proprietor no longer has any registered interest in that Lot.

4. **Consents under Section 136E of the Transfer of Land Act**

The Registered Proprietor will obtain any consents required under Section 136E of the Transfer of Land Act to the creation of this deed and the creation of the restrictive covenants over the Lots pursuant to Section 136D of the Transfer of Land Act.

5. **Severance**

If any covenant in this deed or its application to any person or circumstance is or becomes invalid or unenforceable then the remaining covenants of this deed will not be affected and each remaining covenant will be valid and enforceable to the fullest extent permitted by law.

EXECUTED as a deed

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Schedule

Item 1 - The Estate

Lot 9000 on Deposited Plan 32086, the whole of the land in Certificate of Title Volume 2528 Folio 572

ATTESTATION SHEET

Executed by the Registered Proprietor as a Deed on the 22 of September 2005

The common seal of
HOFRAD PTY LTD (A.C.N. 008 710 790)
was hereunto affixed in the presence of:

HOFRAD PTY. LTD. Common Seal A.C.N. 008 710 790

Director : HARRY HOFFMAN

~~Director~~/Secretary : DAVID WILLIAM LANTZKE

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INSTRUCTIONS

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

OFFICE USE ONLY

LODGED BY	HOFRAD PTY LTD
ADDRESS	PO Box 7019 CLOISTERS SQUARE WA 6850
PHONE No.	08 9481 7070
FAX No	08 9481 7077
REFERENCE No.	
ISSUING BOX No.	BOX 888

PREPARED BY	AS ABOVE
ADDRESS	
PHONE No.	FAX No.

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

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

1. _____ Received Items
2. _____ Nos.
3. _____
4. _____
5. _____ Receiving Clerk
6. _____

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.

EXAMINED

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(vii) fencing less than 1,800mm in height, except as otherwise stated in paragraphs c (iii) and c (iv) above.

(d) Take or permit any action to be taken to remove, alter, mark or deface a retaining wall or fence constructed by the Transferor on or about any of the boundaries of the Lot and not permit such wall or fence to become damaged or unsafe nor permit any roots or any tree, plant or any building or other thing on the Lot to cause such wall or fence to become structurally unsound, or repair or renew such walls and fences except in the same style and colour as the existing walls or fences being repaired or renewed.

The above restrictive covenants shall expire and cease to have effect from and including 30 August 2015.

3. **Benefit and Burden of Covenants**

The burden of the covenants in clauses 2 is appurtenant to and will run with each Lot and the benefit is for every Lot to the intent that the covenants will bind the Registered Proprietor and the registered proprietor from time to time of each Lot as the context of this deed admits or requires and will be for the benefit of the Registered Proprietor and any other registered proprietor from time to time of every Lot, but not so as to render the Registered Proprietor personally liable in respect of each Lot after the Registered Proprietor no longer has any registered interest in that Lot.

4. **Consents under Section 136E of the Transfer of Land Act**

The Registered Proprietor will obtain any consents required under Section 136E of the Transfer of Land Act to the creation of this deed and the creation of the restrictive covenants over the Lots pursuant to Section 136D of the Transfer of Land Act.

5. **Severance**

If any covenant in this deed or its application to any person or circumstance is or becomes invalid or unenforceable then the remaining covenants of this deed will not be affected and each remaining covenant will be valid and enforceable to the fullest extent permitted by law.

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2. **Special Covenants relating to use by Registered Proprietor in respect of Lots 625 to 637, 643 to 645, 701, 702, 713 to 718, and 737 to 756 all inclusive.**

2.1 The Registered Proprietor pursuant to Section 136D of the Transfer of Land Act creates the covenants set out in clause 2.2 in respect of the Lots and agrees that the covenants will be registered against the Certificates of Title in respect of each Lot.

2.2 The Registered Proprietor (which expression includes the transferees, assigns and successors of the Registered Proprietor) covenants that the Registered Proprietor will NOT:

(a) Use or permit the Lot to be used other than for the construction and occupation of one permanent non-transportable single private residence ('residence').

(b) Construct or permit to be constructed on the Lot any residence unless:

(i) all external walls other than glazing or windows or minor features are constructed of brick, brick veneer, stonework or rendered masonry, or other materials approved in writing by the Transferor either generally or specifically; and

(ii) all roofs are covered either with:

1. clay or concrete tiles; or

2. metal sheeting having its exterior surface painted or otherwise coated, sealed or treated so as to reasonably reduce light reflection; or

3. a combination of such tiles or sheeting, or other materials approved in writing by the Transferor either generally or specifically; and

(iii) the floor area of the residence (measured over the external walls but excluding the area of any carport or garage) is not less than 140 square metres; and

(iv) all carports or garages are contained under the main roof of the residence; and

(vi) there is at least one single driveway and crossover of brick or concrete construction completed prior to or not later than the completion of construction of the residence on the Lot.

(c) Construct or permit to be constructed on the Lot any:

(i) outbuilding which exceeds 10 square metres in floor area (including any detached garage, workshop, garden shed, storage shed or the like) that are within 10 metres of a road reserve in the case of the Primary Street (as defined in the R-Codes) or within 7.5 metres in the case of a Secondary Street (as defined in the R-Codes), unless constructed in the same materials, colours and finishes as the residence;

(ii) fencing on the front boundary of the Lot abutting the street in which the Lot is situated, where the front boundary is the boundary which the front door or main entrance to the residence faces;

(iii) fencing forward of the building line other than 900mm in height, except for an allowance, over one panel width being 2,360mm wide, for tapering down to 900mm in height;

(iv) fencing erected on retaining walls, where that fencing is less than 1,200mm in height or greater than 1,800mm in height;

(v) fencing abutting any public open space or public reserve (including a road reserve) unless such fencing is constructed of a material and colour described in paragraph c (vi) below;

(vi) fencing other than BHP Neetascreen™, or a similar type of material, and is painted in Dulux "Colorbond Doeskin", or an equivalent colour in other product ranges; and

Ted May

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FORM B 2.

FORM APPROVED
NO. B2891

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

BLANK INSTRUMENT FORM

RESTRICTIVE COVENANTS

(Note 1)

HILLVIEW AT YAKAMIA – STAGE 2
Deed of Restrictive Covenant
(pursuant to Section 136D of the Transfer of Land Act)

ABN 66 012 678 629
WESTERN AUSTRALIA STAMP DUTY
[illegible]/09/05 14:41 002363348-001
FEE $ **********
SD $ ******20.00 PEN $******.00

Parties: **HOFRAD PTY LTD** (A.C.N. 008 710 790) of Level 33, QV.1 Building, 250 St George's Terrace, Perth, Western Australia **("Registered Proprietor")**

Recitals:

A. The Registered Proprietor is the registered proprietor of the Estate.

B. The Registered Proprietor is subdividing the Estate and proposes to register plans of subdivision in respect of the Estate.

C. The Registered Proprietor has procured the preparation of the Subdivision Plan in respect of part of the Estate.

D. The Registered Proprietor wishes to register restrictive covenants in respect of the Lots pursuant to Section 136D of the Transfer of Land Act so that those covenants will burden and benefit the Lots.

Operative Provisions:

1. **Definitions**

1.1 The following words have the meanings in this deed unless the contrary intention appears:

Construct means construct or erect or commence or cause or allow to be constructed or erected and where the context permits includes paint, render or otherwise finish or cause or allow to be painted, rendered or otherwise finished.

Estate means all the land described in Item 1 of the Schedule.

Lots means **Lots 625 to 637, 643 to 645, 701, 702, 713 to 718, and 737 to 756** all inclusive, shown on and created upon the registration of the Subdivision Plan and **Lot** has a corresponding meaning.

R-Codes means the Residential Design Codes of Western Australia.

Subdivision Plan means the plan of subdivision of the Estate into residential lots lodged for registration at the Department of Land Information and having Deposited Plan number **46815** or any substitute number, and includes any plan or diagram lodged which amends or is in substitution for that plan.

1.2 A reference to a boundary or the area of a Lot is a reference to the boundary or the area of that Lot as shown on the Subdivision Plan.

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Freehills

3 October 2005

Our ref Te dSharp
Phone 08 9211 7510
Email ted.sharp@freehills.com
Matter no 80916465
Doc no Perth\003932169

The Registrar of Titles
Department of Land Information
Midland Square
MIDLAND WA 6056

Dear Sir

Hillview at Yakamia - Stage 2 Albany - Deposited Plan 46815

We act for Hofrad Pty Ltd the registered proprietor of the above land.

We enclose a copy of a Deed of Restrictive Covenant executed by Hofrad Pty Ltd pursuant to section 136D of the Transfer of Land Act 1893 as amended and initialled by the writer for purposes of identification.

We hereby certify that in our opinion, each covenant contained in clause 2.2 of the Deed is a restrictive covenant and will only be relevant to the land specified in the Deed as being benefited and/or burdened by the covenants.

Yours sincerely
Freehills

Ted Sharp
Consultant

Enc

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property information for use by agents

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Honi B Realty

SELLER'S NAME: [redacted] **("the Seller")**
Address: 3 Agonis Gardens
Suburb: Yakamia Post Code: 6330
Mobile: [redacted] Email: [redacted]

SELLER'S NAME:
Address:
Suburb: Post Code:
Mobile: Email:

SELLER:
- [x] is the Owner
- [ ] has given Power of Attorney to
- [ ] is a Mortgagee in Possession
- [ ] is an Executor/Administrator

ADDRESS OF PROPERTY TO BE SOLD
3 Agonis Gardens
Suburb: Yakamia Post Code: 6330
Whole Lot 636 on ~~Deposited/Diagram/Survey/Strata~~/Plan No. 46815
Whole Volume: 2606 Folio: 819 **("the Property")**

LISTING PRICE
$ Offers Over $925,000 Auction ☐
$ to $

Listing Rep: Honi Benson
Agency Expires: 02 / 10 / 2026

LISTING PRICE AMENDMENTS
$ $ $
Date Date Date

TENANCY DETAILS
Rent / week $
Fixed Term Expiry / / Periodic ☐
Rent can be reviewed: / /
Managing Agent
Tenant Phone

STRATA
Strata Scheme Name
Name and Address of Secretary of Strata Company or Strata Company Manager
Strata Administration Levy $ Frequency
Special Reserve Levy $ Frequency
Additional By Laws ☐ Management Statement ☐ Special Rights
Issues

Encumbrances/ Property Interests: Sewer easement and restrictive covenant
Right of Way ☐ Drainage Right ☐ Easement ✓ Caveat ☐ Memorial ☐ Restrictive Covenant ✓ Heritage ☐ Contaminants ☐

RESIDENCE

HOUSE ✓ DUPLEX ☐ UNIT ☐ VILLA ☐ APARTMENT ☐ TOWNHOUSE ☐ VACANT LAND ☐ RURAL ☐
Year Built 2003 Walls B/V Roof Tile Rates $3175.25 Water $1643.28

Zoning: R25

No. Bedrooms	4	Alfresco Kitchen	☐	Insulation	✓	Solar HWS	☐
No. Bathrooms (Inc. ensuite)	2	Kitchen/Dining	✓	Air Cond	✓	Elec HWS	✓
No. WCs	2	Family	☐	Swim Pool-Above	☐	Gas Passes	☐
Storeys 1,2,3,4, S/L	1	Games Room	☐	Swim Pool-Below	☐	Gas Connected	✓
Lounge	✓	Study	☐	Bore	☐	Sewer Passes	☐
Lounge/Dining	☐	Sleepout	☐	Retic	✓	Sewer Connected	✓
Theatre	☐	Patio/Pergola	✓	Garage No. of cars	3	Septic	☐
Dining	☐	Verandah	☐	Carport No. of cars		Scheme Drinking Water	✓
		Entrance Hall	✓	Gas Bottles	☐	Smoke Alarms	✓
		Laundry	✓	Gas HWS	☐	RCDs	✓

Separate Title not issued (3) ☐

Land Frontage (not Strata): 21.5m

Land Area (not Strata): 716sqm

Items not to be sold:
Items included in sale:
Items not in working order:
Illegal Structures:
Other features:

NOTES

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

SIGN HERE

seller's disclosure statement

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Howe B Realty

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

Address: 3 Agonis Gardens Yakamia Post Code: 6330

Tel: Mobile: [redacted]3

Email: [redacted]

SELLER'S NAME: **("the Seller")**

Address: Post Code:

Tel: Mobile:

Email:

SELLER:
- [x] is the Owner
- [ ] has given Power of Attorney to
- [ ] is a Mortgagee in Possession
- [ ] is an Executor/Administrator

ADDRESS OF PROPERTY TO BE SOLD

3 Agonis Gardens Yakamia 6330

Lot: 636 on ~~Deposited~~/~~Diagram~~/~~Survey~~/~~Strata~~/Plan No. 46815

Volume: 2606 Folio: 819 **("the Property")**

LISTING PRICE

$ Offers Over $925,000 Auction ☐

$ to $

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)]** Details	
☐	☑	☐	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)]** Details	
☐	☑	☐	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)]** Details	
☑	☐	☐	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)]** Details	
☐	☑	☐	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)]** Details	
☐	☑	☐	6. Is there any encroachment onto the Land by a building or other structure from the adjoining land? **[9.1(a)(6)]** Details	
☐	☑	☐	7. Does a building or structure on the Land encroach on adjoining land? **[9.1(b)]** Details	
☐	☐	☐	8. Are each dividing fence and boundary wall on the boundary of the Land? **[9.1(c)]** 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)]** Details	
☐	☑	☐	10. Is there any reason why the Property won't be in the same state and condition at settlement? **[9.1(f)]** Details	
☐	☑	☐	11. Are there any public rights of way or easements that have been acquired by enjoyment or use? **[9.1(g)]** Details	
☐	☑	☐	12. Has anyone made a claim by way of adverse possession? **[9.1(g)]** Details	
☐	☑	☐	13. Are there any mining leases or licences in respect of the Land? **[9.1(g)]** Details	
☐	☑	☐	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)]** Details	
☑	☐	☐	15. Is the use of the Property lawful? **[9.2(b)]** Details	

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Howi B Realty

YES	NO	UNKNOWN		
☐	☑	☐	28.	Are there any soil or drainage defects in the Property? Details
☐	☑	☐	29.	Are there any prohibitions or restrictions on the use of the Property by virtue of statue, proclamation or by-law, development order or planning scheme? e.g. special zoning, heritage. Details
☐	☑	☐	30.	Are there any hazardous substances (including but not limited to, asbestos or lead based paints) in or about the Property? Details
☐	☑		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? (b) Provide details: Builder Insurer Policy Number
☑	☐	☐	32.	Does the Property have insulation? If so, what sort and where? Details: Roof Void Batts
☐	☑		33.	Does the Property have air-conditioning? If so, what sort and where? Details: Reverse Cycle Main Living area
☐	☑	☐	34.	(a) Was the Property built, or plumbing renovations undertaken, between mid-2017 and mid-2022? (b) If so, who was the builder? Details
☐	☐	☐		(c) Does the Property contain Iplex Pro-fit Typlex 1050 resin Polybutylene plumbing pipes?
☐	☐	☐		(d) Have there been any leaks of Iplex Pro-fit Typlex 1050 resin Polybutylene plumbing pipes in the Property?
☐	☐	☐		(e) Does the Property have a leak detection unit installed?
☐	☐	☐		(f) Has a legal or insurance claim been made and compensation, settlement, judgement, or another remedy been received in relation to previous leaks? Details

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.

☐	☐		35.	Has the Seller paid: (a) each Scheme Contribution levied by the Strata Corporation in respect of the Scheme Lot? If not, then give details
☐	☐			(b) all other money due to the Strata Corporation in respect of the Scheme Lot?
☐	☐			(c) all interest due to the Strata Corporation on any such money?
☐	☐		36.	Has an administrator been appointed for the Strata Corporation? Details
☐	☐		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? If yes then give details
☐	☐		38.	Do you know of any proposal or application to terminate the Strata/Community Scheme? Details
☐	☐		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? Details
☐	☐		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? Details
☐	☐		41.	Is there any money owing to the Strata Corporation for work carried out by the Strata Corporation in relation to the Scheme Lot? Details
☐	☐		42.	(a) Is there any proposed change to the by-laws of the Strata Corporation other than changes recorded on the Strata/Community Scheme?
☐	☐			(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?
				Details

seller's disclosure statement

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Howi B Realty

YES	NO	UNKNOWN		
			The following are other questions often asked about a property.	
	✓		16. (a) Is there a bore on the property?	
			(b) Is it in working order?	
			(c) Is it shared with a neighbour?	
			(d) If shared with a neighbour, is there a written agreement about running costs?	
			(e) If more than one bore, then give details.	
			Details	
✓			17. (a) Is the sewage from the Property connected to a Water Corporation sewer?	
			If the answer is NO, then	
			(b) Does a Water Corporation sewer pass the Property?	
			(c) Have you received a notice requiring the sewage from the Property to be connected to a Water Corporation Sewer.	
	✓		18. Is there any septic system connected to the dwelling(s)/building(s)?	
			If the answer is NO then-	
	✓		(a) Are there any disused septic tanks underground?	
	✓		(b) Have the septic tanks being decommissioned (removed or bases broken up and backfilled)?	
			Details	
	✓		19. (a) Is there an Aerobic Treatment Unit (ATU)?	
			(b) 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. Is there a swimming pool or outside spa ("Swimming Pool")?	
	✓		If the answer is NO, then-	
			(a) has any Swimming Pool been filled in?	
			If there is a Swimming Pool	
			(b) Is the cleaning and filtration equipment included in the sale price of the Property?	
			(c) Is the cleaning and filtration equipment in good working order?	
			(d) Do the safety barriers comply with current legal requirements?	
			Details	
			21. (a) 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) Are there any such items not included in the purchase price? For example a leased alarm system)	
			(c) If so, give details of items not included	
	✓		22. (a) Is there or has there been a termite/ timber pest problem on the Property during the last five years?	
			Details	
✓			(b) When was the Property last inspected for termites/timber pests?	
			Details April 2026 Pest Treatment	
	✓		23. Are there any locks that do not have keys? e.g window locks or doors	
			Details	
	✓		24. Are there any tenancies, licences, occupancies, or leases which affect the Property?	
			Details	
	✓		25. Are there any known structural defects in the Property?	
			Details	
✓			26. (a) 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) 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	
✓			27. 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 Sewer Easment Expired restrictive covenant.	

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Howi B Realty

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

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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

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

Seller's Signature [redacted] 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 [redacted] Seller's Signature SIGN HERE

GOVERNMENT OF WESTERN AUSTRALIA

Landgate



Property Interest Report

3 Agonis Gardens, Yakamia 6330

landgate.wa.gov.au

Contents

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Property information



Image captured October 2024

4 2 2

3 Agonis Gardens, Yakamia 6330

Number of interests that impact this property	20
Certificate of title number	2606/819
Land ID	Lot 636 On Deposited Plan 46815
Type of property	House
Property use	Residential
Year built	2006
Wall/Roof type	Brick Veneer Walls/Iron Roof
Land area	716 m²
Building area	181 m²
Local Government Authority	Albany
Zoning	Residential (R25)

Perth CBD
386.8km

Beach
3.7km

Primary School
774m

Secondary School
774m

Generated: 30/06/2026 at 03:59 PM. Request number: 70051439

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.

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

3. Summary of interests that DO NOT AFFECT this property

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

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

3. Summary of interests that DO NOT AFFECT this property

- 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.

Acid Sulfate Soil (ASS) Risk

Responsible agency:
Department of Water and Environmental Regulation

Definition of Interest:
The Department of Water and Environmental Regulation has produced Acid Sulfate Soil (ASS) risk maps for most coastal regions of WA to identify high risk ASS areas so disturbance and potential environmental damage can be avoided where possible. ASS risk areas are grouped into two classes according to the probability and depth of ASS and potential for disturbance.

Affect of Interest:
The area of interest is categorised into the following class or classes of ASS risk.

Note: Where more than one risk level exists at any one location within a site, the higher risk level will apply.

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.

Acid Sulfate Soil Risk Map, Albany-Torbay:
Risk Class - 1.0
Risk Level - High to moderate risk
• Class 1 – there is a high to moderate risk of disturbing ASS materials at this site. WA Planning Commission will impose a condition on planning proposals in Class 1 areas.

• Class 2 – there is a moderate to low risk of disturbing ASS materials at this site. However, if site characteristics or local knowledge indicate the potential presence of ASS, further investigations are recommended, particularly if excavating more than 100 cubic metres of soil or carrying out dewatering/drainage works.

WA Planning Commission (WAPC) is responsible for land use planning and land development in WA. A WAPC Acid Sulfate Soils Self Assessment Form must be submitted to the Department of Water and Environmental Regulation (DWER) before planning approval is granted.

See our website, www.der.wa.gov.au/ass for more information or phone 1300 762 982.

Legislation governing the interest:
Planning and Development Act 2005
Environmental Protection Act 1986

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

Bush Fire Prone Areas

Responsible agency:
Department of Fire and Emergency Services

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

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

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

A Bushfire Attack Level (BAL) assessment or BAL Contour Map may be required in certain circumstances under Part 10A of the Planning and Development (Local Planning Schemes) Regulations 2015 if the site has been located in a bush fire prone area for a period of at least four months. Development approval must be

obtained in areas with a BAL rating of BAL-40 or BAL-Flame Zone (FZ) before commencing any development, including instances where development approval would not normally be required. A bushfire management plan may also be required.

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

Certain exemptions and exclusions may apply.

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

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

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

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

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

Legislation governing the interest:

Fire and Emergency Services Amendment Act 2015
Fire and Emergency Services Act 1998
Planning and Development (Local Planning Schemes) Regulations 2015
Building Act 2011
Building Regulations 2012

Demolition Permit

Definition of Interest:

Responsible agency:

Department of Energy, Mines, Industry Regulation and Safety

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 2025-26 Category 2 properties pay $0.011412 x 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 the SES.
Applies in the periphery of the metropolitan area.

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

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

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

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

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

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

Groundwater Salinity

Responsible agency:
Department of Water and Environmental Regulation

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

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

Due to the fluid nature of ground conditions it is only possible to report on a

indicative reading for the groundwater salinity that exists at this location.

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

Groundwater Salinity:

TDS per milligram per litre - 500-1000

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

The range of salinity of natural water is:

Category	Salinity range
Fresh	0-500 mg/L TDS (suitable for selected agricultural use)
Marginal	500-1000 mg/L TDS (suitable for selected agricultural use)
Brackish	1000-3000 mg/L TDS (used for parkland irrigation)
Saline	3000-35,000 mg/L TDS (industrial use and stock watering up to 10,000mg/L)
Hypersaline	>35,000 mg/L TDS

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

Legislation governing the interest:

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

Land Tax

Responsible agency:
Department of Finance

Definition of Interest:

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

Affect of Interest:

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

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

Legislation governing the interest:

Taxation Administration Act 2003
Land Tax Assessment Act 2002
Land Tax Act 2002

Local Government Rates

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

Definition of Interest:

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

Affect of Interest:

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

For more information contact your Local Government Authority.

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

Local Planning Schemes

Responsible agency:
Department of Planning, Lands and Heritage

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

Affect of Interest:
The selected area of land has the following zoning(s) and/or land-use class(es):

Local Government Authority:
Description - LGA Boundary
Name - ALBANY, CITY OF

Residential Code:
R Code Number - R25
Gazettal Date - 27/02/2024
Scheme Name - ALBANY
Scheme Number - 2

Local Area Zoning:
Scheme Name - ALBANY
Zoning - Residential
Label -
Label Description -
Gazettal Date - 27/02/2024
Scheme Number - 2

For more information see www.planning.wa.gov.au/Local-planning-schemes.aspx.
Or contact your Local Government Authority for more information.

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

Mosquito-borne Disease Risk

Responsible agency:
Department of Health

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

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

Details are as follows:

Mosquito-borne Disease Risk:
Risk Level - Low or unknown risk

Frequent high risk
The selected area is in a region that frequently experiences problems with nuisance and disease carrying mosquitoes.

Occasional very high risk
The selected area is in a region that experiences severe problems with nuisance and

disease carrying mosquitoes in some years, depending on environmental conditions.

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

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

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

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

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

Legislation governing the interest:
Health Act 1911

Native Title and Indigenous Land Use Agreements

Responsible agency:
National Native Title Tribunal

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

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

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

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

Native Title can generally only exist over the following types of tenure:
- vacant (unallocated) crown land;

- some state forests, national parks and public reserves depending on the effect of state or territory legislation establishing those parks and reserves;
- oceans, seas, reefs, lakes and inland waters;
- some leases, such as non-exclusive pastoral and agricultural leases, depending on the state or territory legislation they were issued under, or
- some land held by or for Aboriginal people or Torres Strait Islanders.

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

Applications as Determined by the Federal Court:

native_title_determined_number - 6117
nntt_no - WC1996/041, WC1996/109, WC1997/071, WC1998/058
federal_court_reference - WAD6085/1998
determination_name - SOUTH WEST SETTLEMENT
registered_nt_body_corp - N/A
data_source - Spatial : Graphic Services, Landgate. Aspatial : Federal Court and NNTT.
comments -
area_sq_km - 195128.35
determination_method - Consent
determined_in_full - Yes
determined_outcome - Extinguished
design_file -
design_level -
last_updated - 25/02/2022
registration_date - 03/12/2021
determination_date - 01/12/2021
determination_reference - WCD2021/010

Indigenous Land Use Agreements:

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

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

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

Legislation governing the interest:

Native Title Act 1993 (Commonwealth)

Occupancy Permit

Responsible agency:

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:

Department of Energy, Mines, Industry Regulation and Safety

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:

Definition of Interest:

Department of Energy, Mines, Industry Regulation and Safety

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

Affect of Interest:

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

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

Legislation governing the interest:

Building Act 2011
Building Regulations 2012

Water Corporation Infrastructure (above and below ground)

Responsible agency:
Water Corporation

Definition of Interest:

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

Affect of Interest:

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

Sewer Infrastructure:

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

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

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

PLEASE NOTE:

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

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

Legislation governing the interest:

Water Services Act 2012

Waterways Conservation Act Management Areas

Responsible agency:

Department of Water and Environmental Regulation

Definition of Interest:

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

Affect of Interest:

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

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

Conservation Area Details:

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

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

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

Legislation governing the interest:

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

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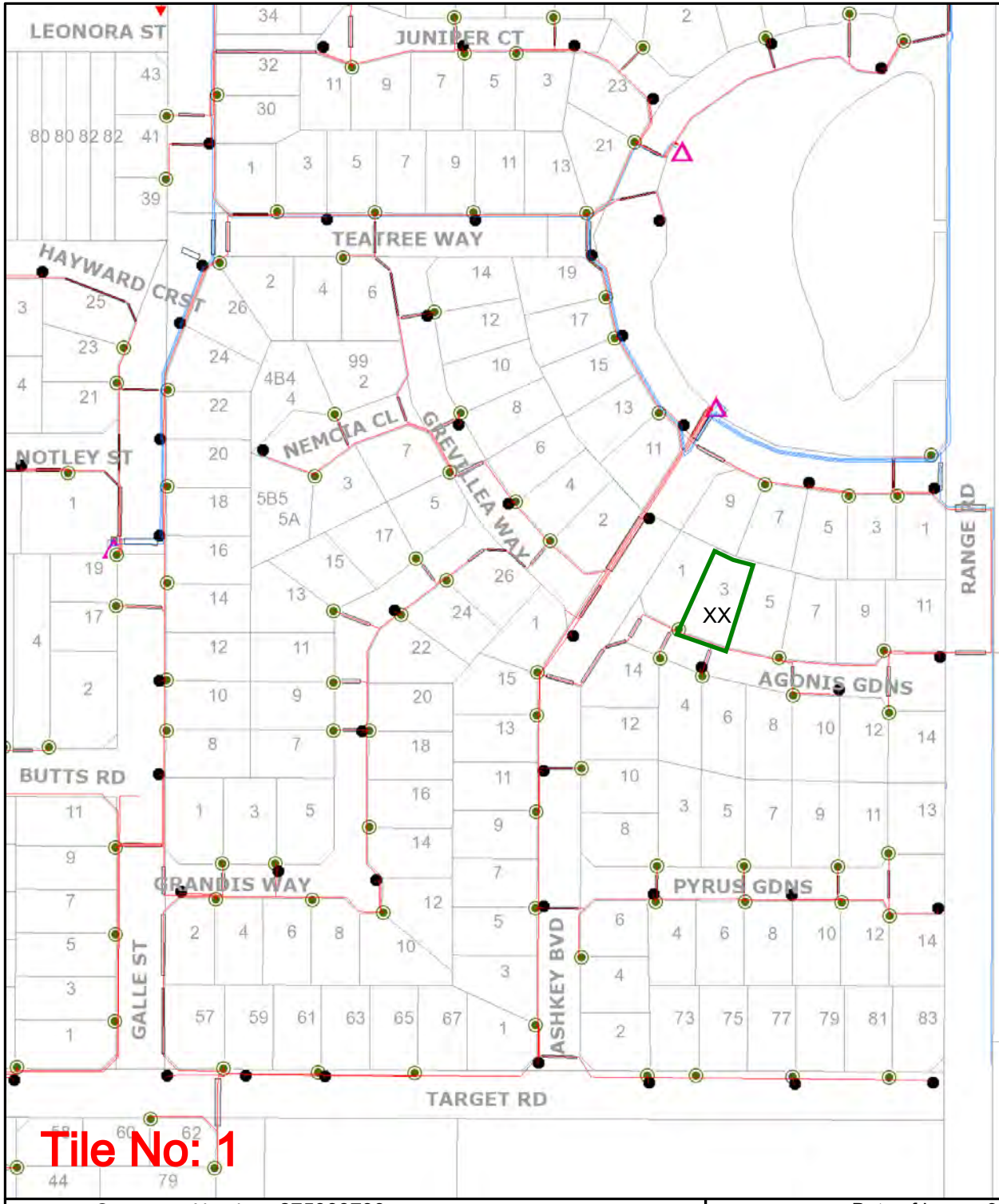
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westernpower

UNDERGROUND LEGEND

Structures

- Pillar
- Service Pits
- Metal Pole
- Transformer Site
- UG Crossing *
- Ring Main Unit
- LV Distribution Frame

Distribution Cables

- High Voltage Cable (1kV - 33kV)
- Low Voltage Cable (< 1kV)
- Street Light Circuit (< 1kV)
- Street Light Pilot (< 1kV)
- Earth Wire

Cable Pole Terminations

- HV Termination
- LV Termination

Proposed Construction Assets

- Design Area *
- High Voltage Underground Cable
- Low Voltage Underground Cable
- Metal Pole
- HV Termination
- Pillar
- LV Termination
- Transformer site

State Underground Power Project

- CURRENT Work Area *
- COMPLETED Area *

Feature

- Area of Interest

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

This map is INDICATIVE ONLY. Hand exposure via pothole method is MANDATORY.

Customer Service
Telephone: 13 10 87
Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

A4	Scale : 1:2500

WARNING! Look out for overhead power lines

Sequence Number: 275388733

Date of Issue: 30 Jun 2026

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

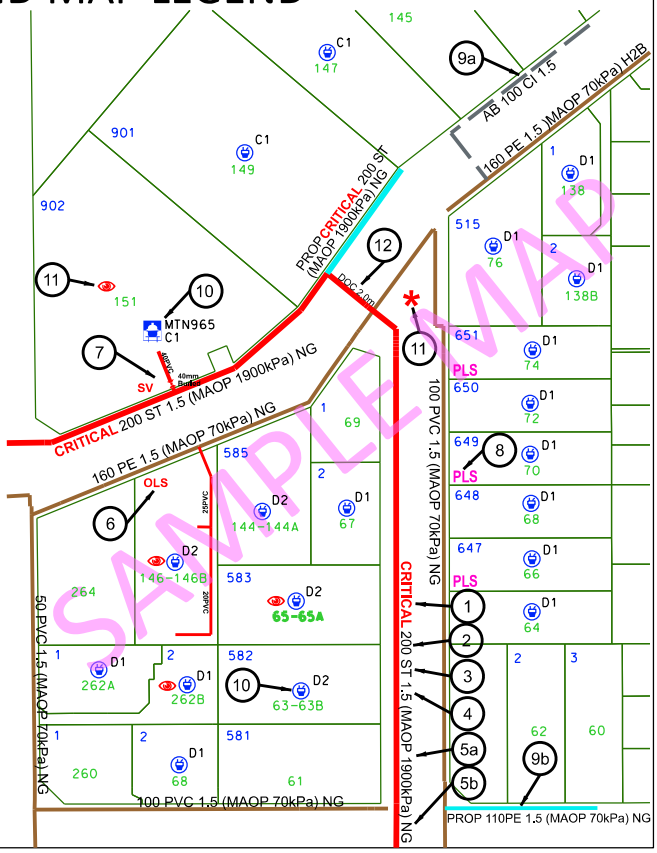
FEATURES

- SC — Side Elevation
- Obstacle
- See Details
- NC — Not Connected
- SV — Gas Service
- Sign
- OLS — Offline Service
- Linked Document
- PLS — Pre-Laid Service
- PLSS — Pre-Laid Service Stairs
- PLST — Pre-Laid Service Tee
- BL — Asset end on Main
- CoD — Asset ends on Direction Peg
- Reference Line
- Gas Pit
- DOC 12m — Arrow Pointer
- Proving Location
- Pressure Upgrade
- Not Gassed
- Suburb
- Local Government

ASSET IDENTIFICATION AND MAP LEGEND

Asset Identifaction 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.
   9b. 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 Cover Sheet.**
12. Depth of Cover (DOC) in metres.



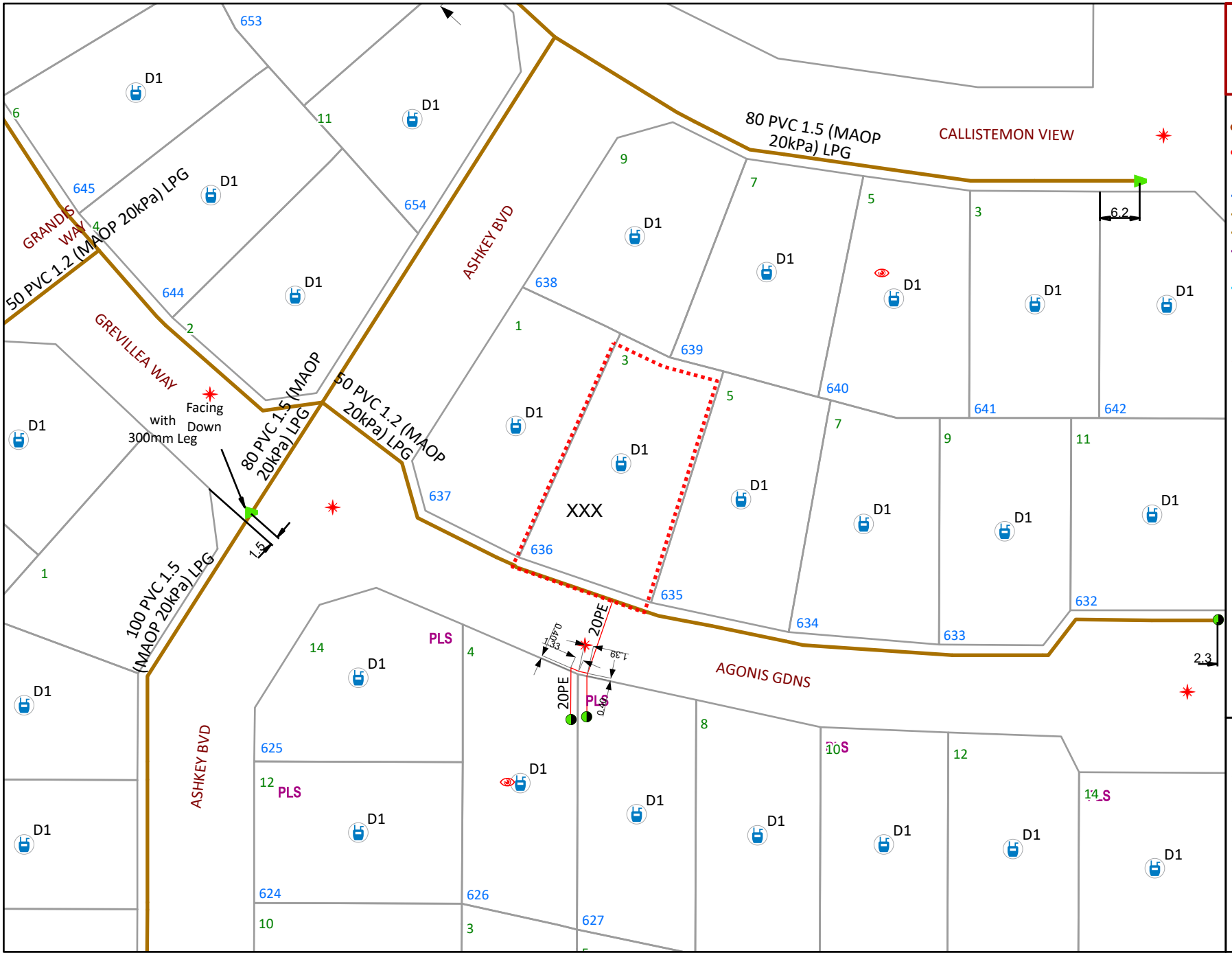
ATCO

©ATCO Gas Australia Pty LTD
ABN: 90 089 531 975

Date: 30/06/26 (valid for 30 days)

Seq # 275388734
Job # 53569577

BYDA Location: 3 Agonis Gdns Yakamia 6330
Scale: 1:800



WARNING
Refer to Cover Sheet for Further Information

- BYDA Enquiry
- Transmission Pipelines MAOP > 1900kPa
- Distribution Pipelines 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
- Obstacle
- SC Side Elevation
- Sign
- PLS Pre Laid Service

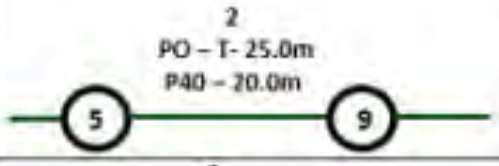
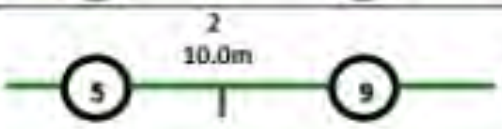
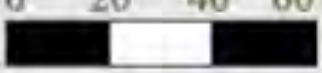
Please refer to Symbols Sheet for Further Information

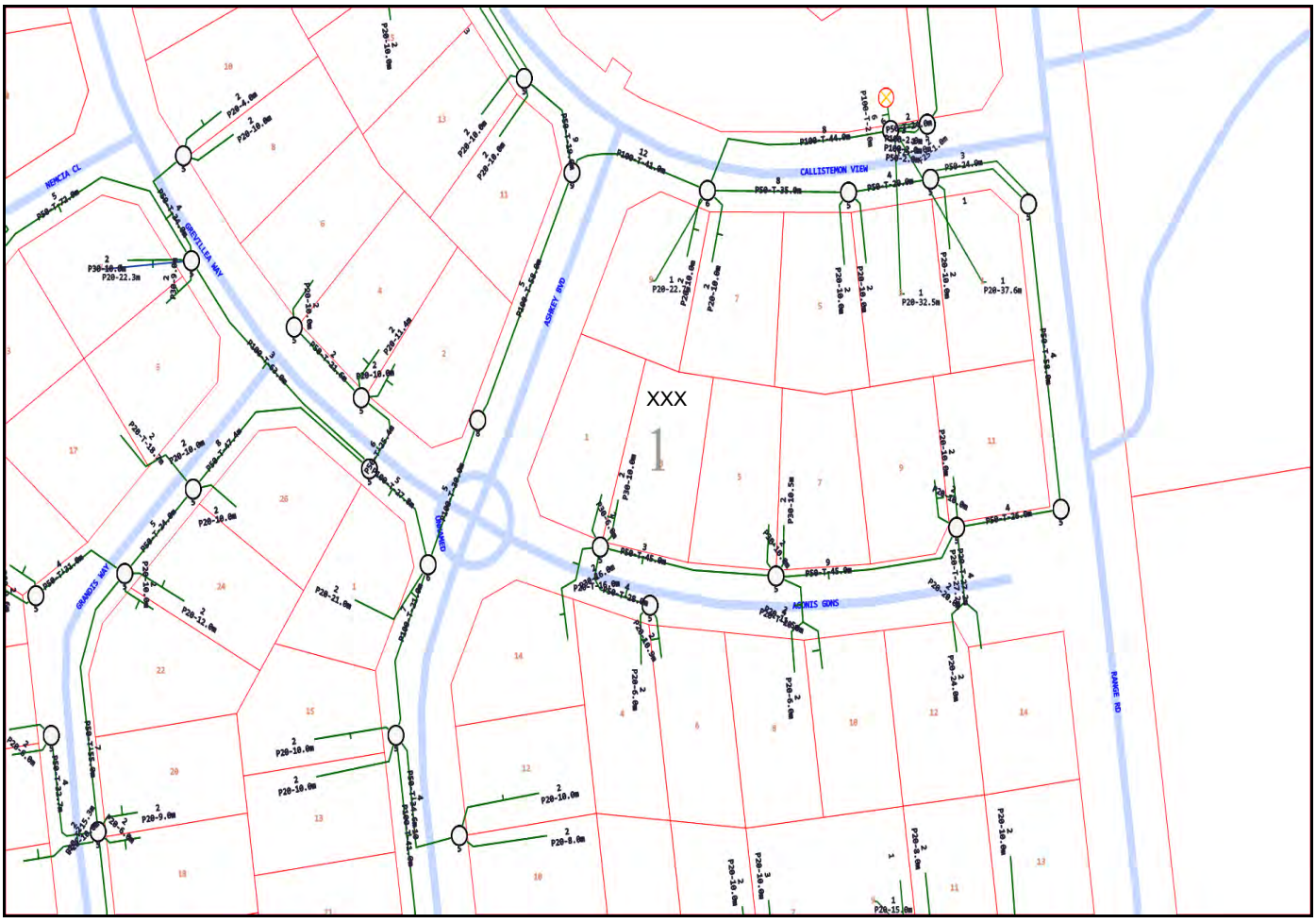
Disclaimer:
Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for 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.

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LEGEND

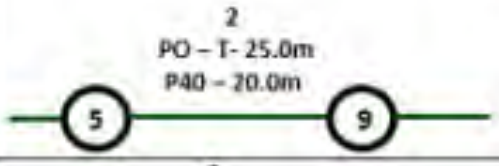
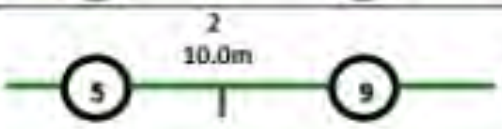
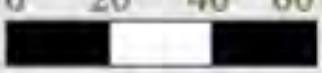
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40)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

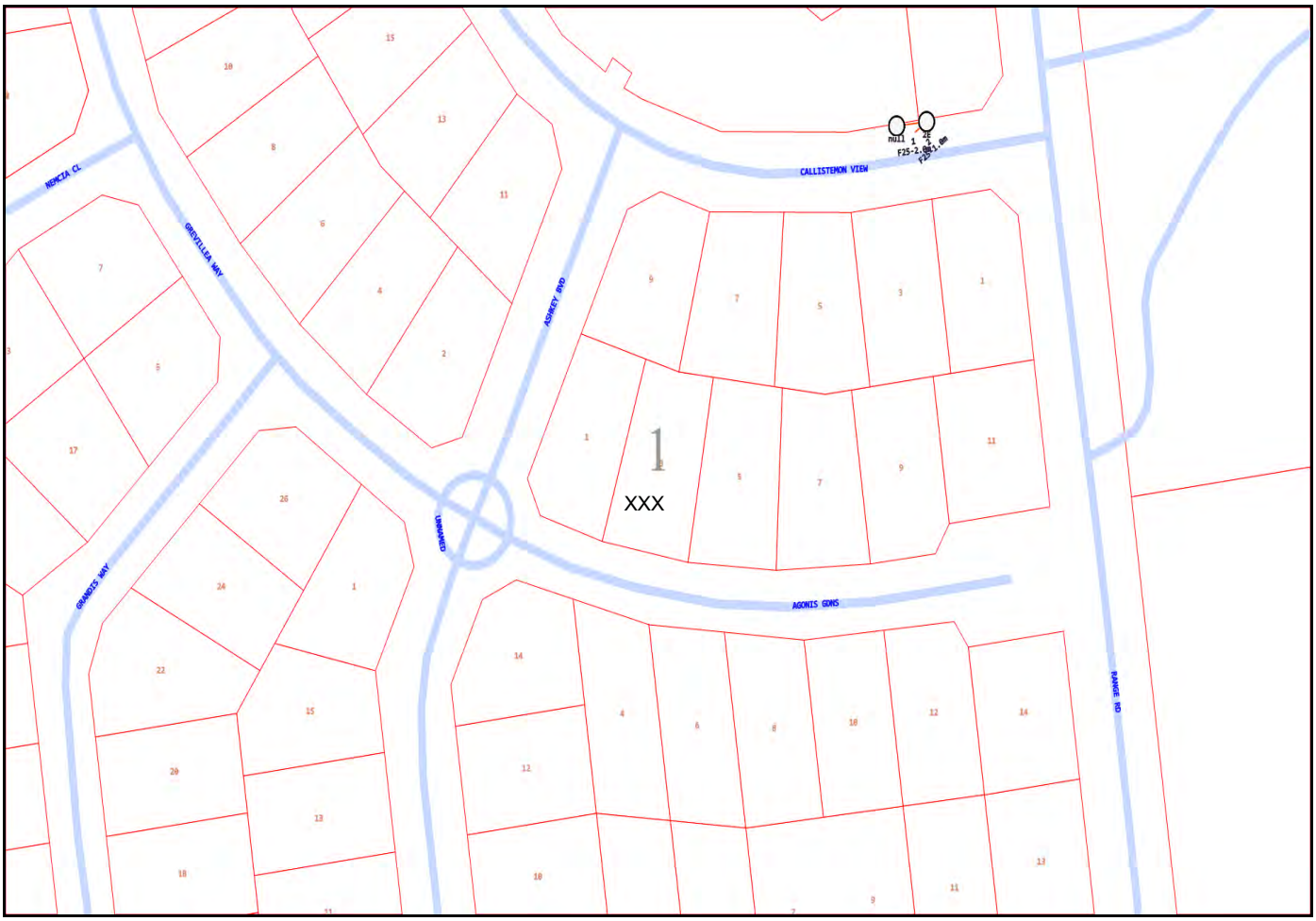


Emergency Contacts

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

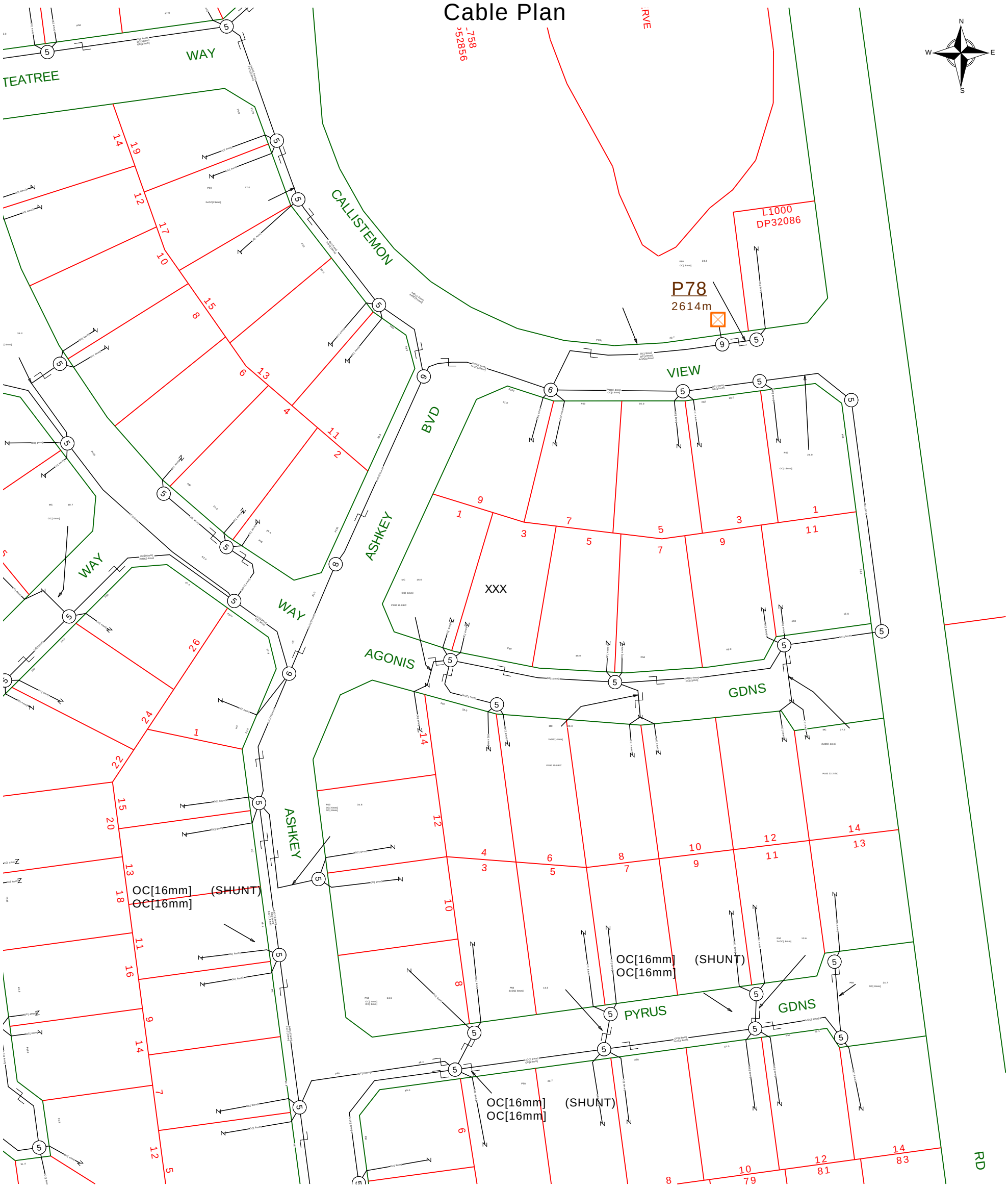
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40)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

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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 30/06/2026 18:01:35

Sequence Number: 275388736

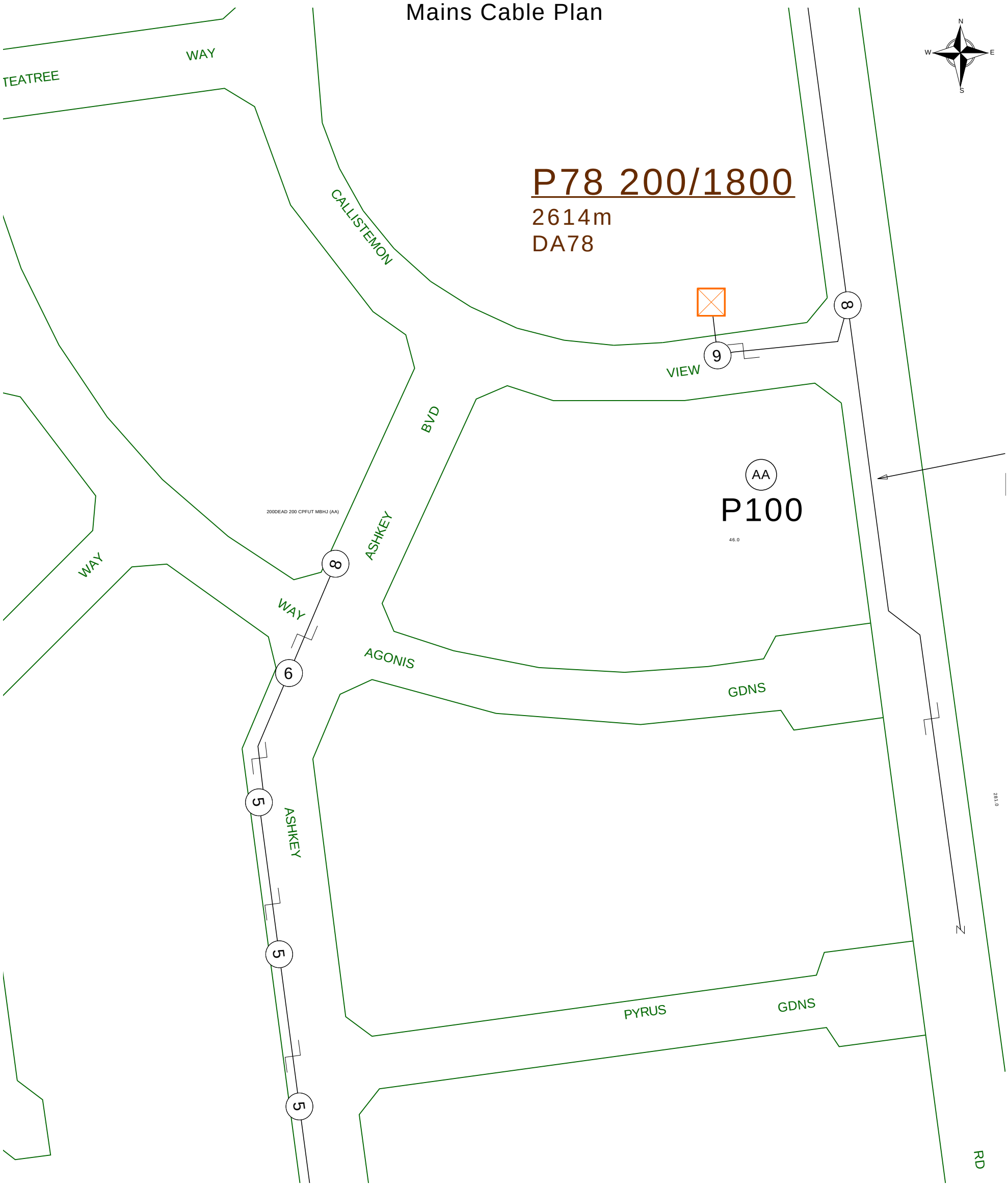
Please read Duty of Care prior to any excavating

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.

Mains 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
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Please read Duty of Care prior to any excavating

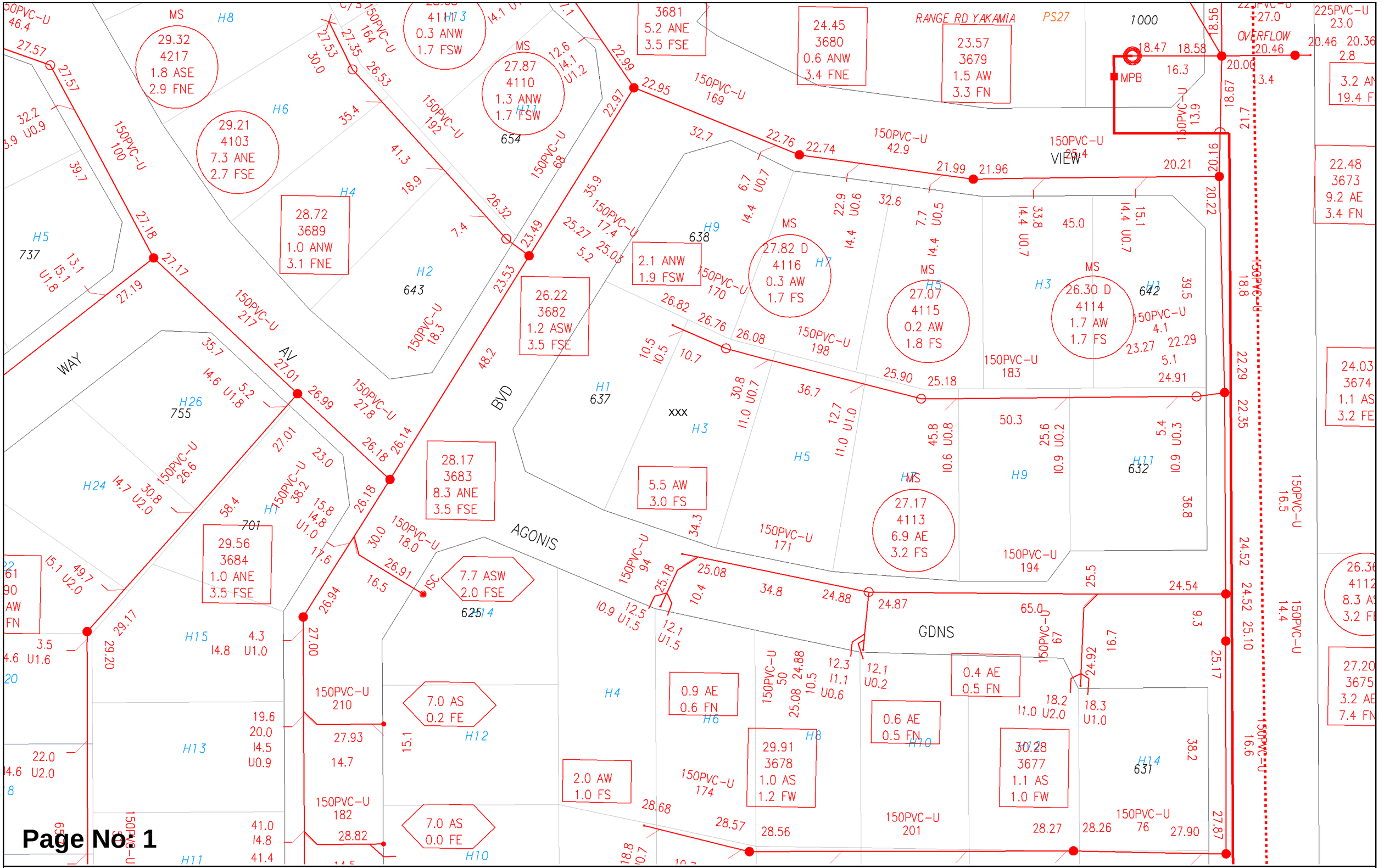
TELSTRA LIMITED A.C.N. 086 174 781

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Page No. 1

WATER CORPORATION

Scale:	1:750
Job No.:	53569577
Sequence No.:	275388735
Print Date:	30 Jun 2026

Sewer

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Page No: 1

WATER CORPORATION

Scale:	1:750
Job No.:	53569577
Sequence No.:	275388735
Print Date:	30 Jun 2026

N

Water

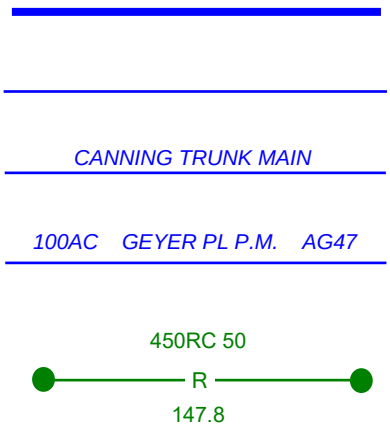
The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission of the Water Corporation. The Water Corporation may need to be advised of any planned ground disturbing activities near facilities on this map. Refer to Brochure - "Protecting Buried Pipelines". Please report any inaccuracies to Asset Registration Team by email to asset.registration@watercorporation.com.au.

Plan Legend (summary)
INFORMATION BROCHURE



This legend is provided to Dial Before You Dig users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from www.watercorporation.com.au. (Your business > Working near pipelines > Downloads)

WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. Pothole by hand to verify asset location before using powered machinery.



WATER, SEWERAGE AND DRAINAGE PIPELINES

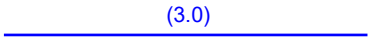
CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED
A risk assessment may be required if working near this pipe. Refer to your Dial Before You Dig information or call 131375.

Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth.

P.M.	pressure main
M.S.	main sewer
R	rising main (i.e. drainage pressure main)

Common material abbreviations:

AC	asbestos cement e.g. 100AC NOTE: AC is brittle and is easily damaged.
CI	cast iron
GRP	glass reinforced plastic
P	PVC - class follows pipe material (e.g.100P-12)
RC	reinforced concrete
S	steel
VC	vitrified clay



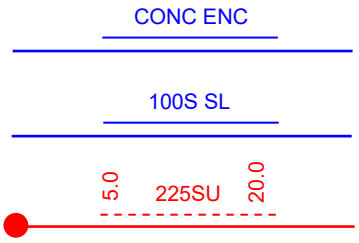
NON-STANDARD ALIGNMENT

Pipes are not always located on standard alignments due to local conditions. (i.e. Other than 2.1 m for reticulation mains and 4.5 m for distribution mains.)



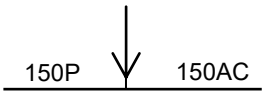
OTHER PIPE SYMBOLS

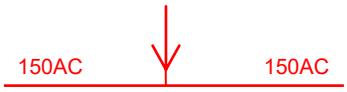
Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.



CONCRETE ENCASEMENT, SLEEVING AND TUNNELS

May be in different forms: steel, poured concrete, box sections, slabs.





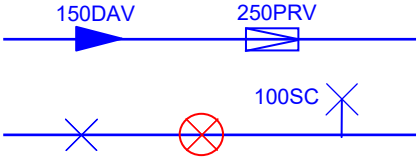
CHANGE INDICATOR ARROW

Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).



PIPE OVERPASS

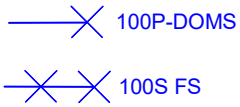
The overpass symbol indicates the shallower of the two pipes.



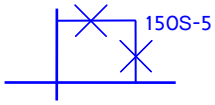
VALVES

Many different valve types are in use. Valve may be in a pit or have a visible valve cover. There may be no surface indication.

Valves may be shallower than the main or offset from it. e.g. A scour valve (SC) may have a pipe coming away from main pipeline on the opposite side to that indicated on the plan.



FIRE SERVICES
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.



PIPE BYPASS
Bypass will not be on the same alignment as the main pipeline.



CATHODIC PROTECTION (CP)
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



ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT
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.



WASTEWATER ACCESS CHAMBERS (MANHOLES)
-- 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.



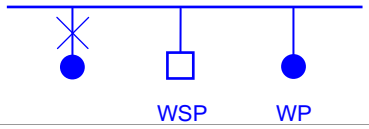
WASTEWATER MANHOLE INFORMATION BOXES
Square non-trafficable Do not drive vehicles over or place loads.
Round trafficable
In general if not located in the road treat as if non-trafficable.



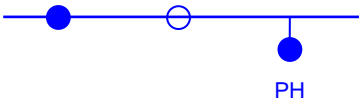
HAZARDOUS MANHOLE
Indicates a potential health hazard from risk of exposure to toxic waste.
WARNING: Opening any manhole is dangerous and is prohibited.



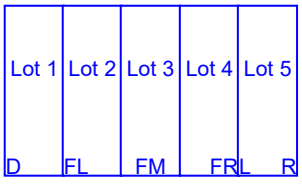
FLOWMETER
Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)



STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)
May be located adjacent to mains. Usually there will be some visible indication.



Hydrant May not be visible.
Hydrant Tee May not be visible.
Pillar hydrant Visible



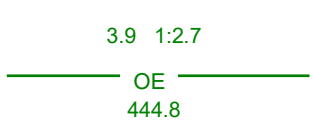
PRE-LAID SERVICES
D Deferred
FL Fully Prelaid Left
FM Fully Prelaid Front Middle
FR Fully Prelaid Right
L Left
R Right

Code indicates on which side of a lot the water service is located:

May be no visible indication at site.



SEWER OR DRAINAGE PUMP STATION
Several pipes and a pressurised main will be in the vicinity.



OPEN CHANNEL
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

Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.