







For Sale | 4 | 1 | 10 | Offers Over $639,000

Great Buy And Hold Investment Opportunity !!!

5 Young Street, Centennial Park offers an exceptional land-banking opportunity with strategic Mixed-Use R40 zoning in a high-growth precinct. This versatile property allows investors to secure immediate commercial utility while unlocking premium multi-unit residential or commercial development potential down the track. Subject to council approvals. Strategic Development Potential.
Facts:
Year Built: 1900 Zoning: Mixed Use / R40 Current Use: Commercial.
Block Size: 587sqm Sewer. City Rates:$2,280.63 Water Rates:$1,499.78
...

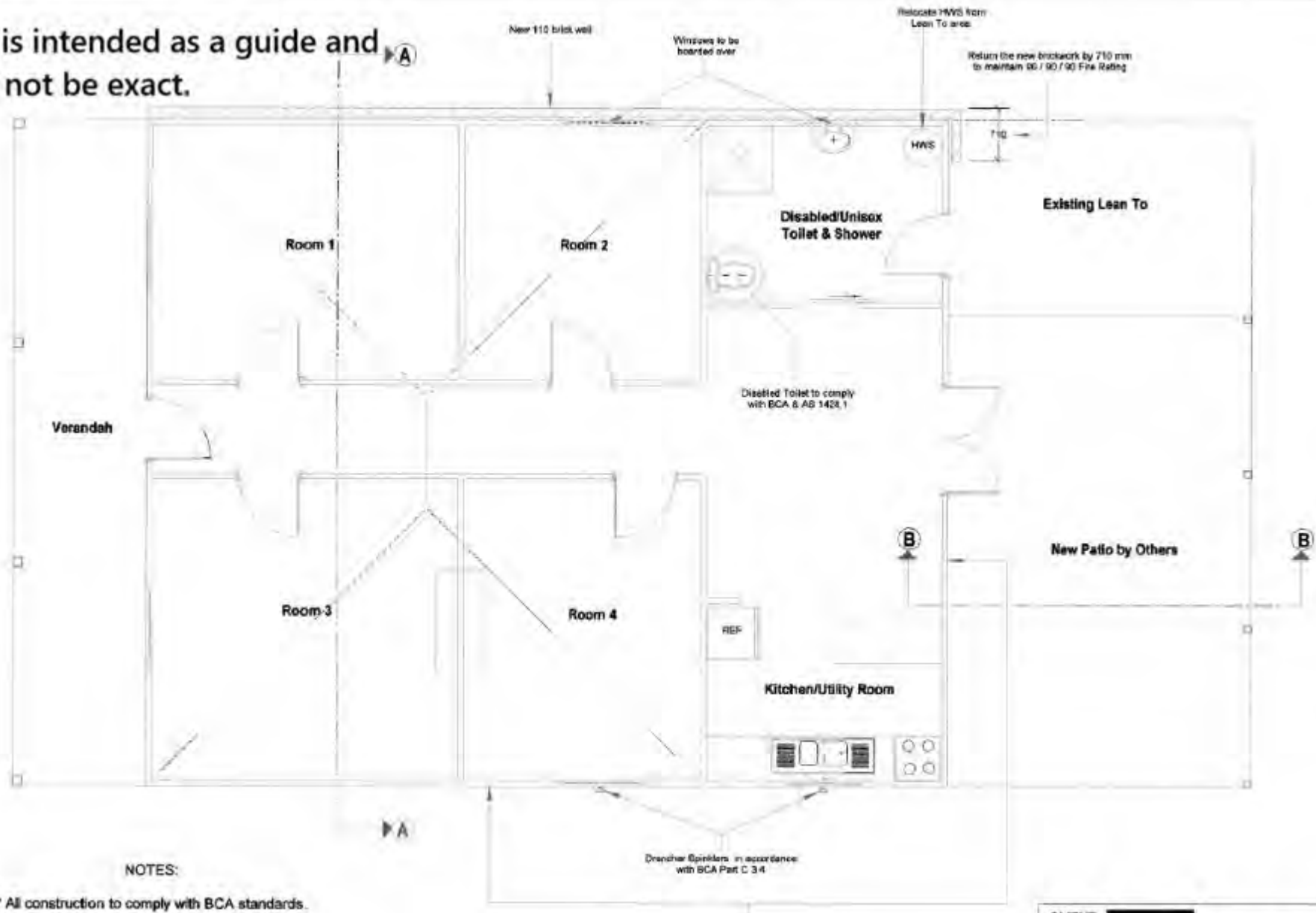
Location

5 Young Street, Centennial Park WA 6330 Australia



Honi Benson
0409 935 947
honib@honibrealty.com.au

This is intended as a guide and may not be exact.



NOTES:

* All construction to comply with BCA standards.

* Portable Fire Extinguishers to comply with AS 2444.

* Exit Signs to comply with AS/NZ 2293.1.

* ALL internal and external doors have a minimum opening of 820 mm.

CLIENT - [redacted]
PROJECT - Renovations to Existing Residence
LOCATION - 5 Young Street ALBANY
TITLE - PLAN
SCALE - 1 : 50
DRAWINGS & SPECIFICATIONS - Omni Estimating
PAGE - 2 of 4
DATE - 23/6/09

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
1302	**549**

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 2 ON DIAGRAM 9160

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

[redacted]

(T H231616) REGISTERED 23/9/1999

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

1. T1928/1891 EASEMENT BENEFIT SEE TRANSFER 1928/1891. REGISTERED 1/1/1891.
2. H926846 MORTGAGE TO POLICE & NURSES CREDIT SOCIETY LTD REGISTERED 14/11/2001.

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:	1302-549 (2/D9160)
PREVIOUS TITLE:	1158-439
PROPERTY STREET ADDRESS:	5 YOUNG ST, CENTENNIAL PARK.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ALBANY

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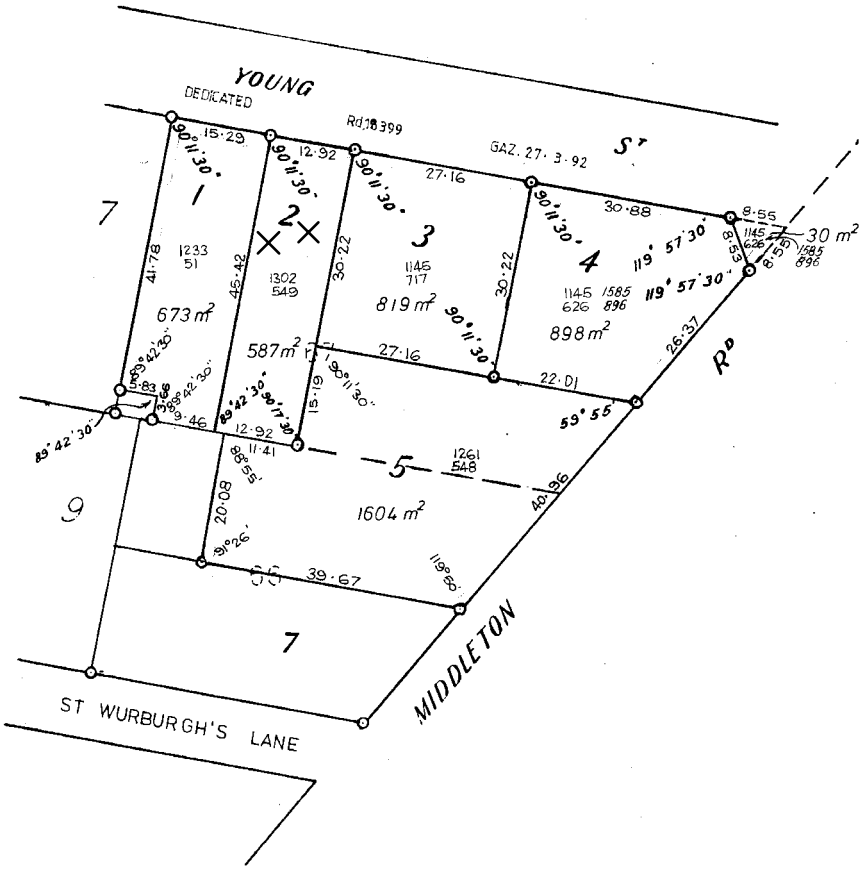
Town or District	Number of Lot or Location.	On	Surveyor	Field Book	Scale	Cert. in which land is vested.	Deposited	Area
ALBANY	Subdivision of Part of Sub Lots 66 & 67	Plan 393 & 250 Diag. Index ~~3899 (1)~~ Plan.	F.G. Medcalf	9955	1:792	Vol. 1037 Fol. 362	19·2·32 Passed 22·2·32	

CORIMUP 2002 17-05

Cor 68/32

NOTE Young ST is not appurtenant to the portion of Sub Lot 66 hereon.



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DUPLICATE D.P. 9160

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CLIENTS DISCLOSURE STATEMENT
COMMERCIAL PROPERTY

5 Young Street Centennial Park WA 6330 ("Property")

Listing Agency Honi B Realty ("Agent")

Tel: 0409935947 Fax:

Mobile: 0409935947 Email: honib@honibrealty.com.au

Name and Address of Client (Registered proprietor)

[redacted]

("Client")

Telephone: Facsimile

E-mail [redacted] Mobile [redacted]

1. **Land Area:** Approximately 587Sqm

2. **(a) Improvements** consisting of (indicative only)

(b) Energy Efficiency

Office Building 1,000sqm or larger	Yes ☐	No ☐
Office Letting Area 1,000sqm or larger	Yes ☐	No ☐
Building Energy Efficiency Certificate	Yes ☐	No ☐
Any other rating: N/A		

3. **Local Government Authority**

City Of Albany

4. **Application of GST to the transaction** Yes ☐ No ☑

If Yes, type of GST to be applied to the Sale Full ☐ Going Concern ☑ Margin Scheme ☐

If no, why?

Going Concern

5. **Registered Encumbrances:**
(eg. restrictive covenants, easements, road resumptions, memorials, notifications, leases and caveats)

Currently Leased on a periodical tenancy.

6. **Unregistered Encumbrances & Property and Title Interests:**
(eg. Unregistered Leases, Native Title, Aboriginal Cultural Heritage, Mining Tenements or Exploration Rights, or Easements)

NIL

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7. Special Conditions required on the Contract for Sale of the Property

NIL

8. Existing Leases

LEASE 1

Lessee [redacted]

Nature of Lessee's business: Health and Wellness.

Written Lease. Yes ☑ No ☐ Net Lettable Area (if known)

Property Condition Report (prepared at commencement of the tenancy) Yes ☐ No ☑

Fixed Term Expires: N/A Periodical lease Option to Renew: Nil

Holding Over since: N/A

Existing Rent: $2150.00 per month incl outgoings and GST

Security Deposit/ Bank Guarantee: Yes ☐ No ☑ Net ☐ Gross ☐ Semi ☐ $ 0 per annum

Next Rent Review Date | Type of next Rent Review: Market | Can the rent ever go down? Yes ☐ No ☑

Outstanding Issues with Lessee

NIL

LEASE 2

Lessee

Nature of Lessee's business

Written Lease. Yes ☐ No ☐ Net Lettable Area (if known)

Property Condition Report (prepared at commencement of the tenancy) Yes ☐ No ☐

Fixed Term Expires | Option to Renew

Holding Over since

Existing Rent

Security Deposit/ Bank Guarantee: Yes ☐ No ☐ Net ☐ Gross ☐ Semi ☐ $

Next Rent Review Date | Type of next Rent Review | Can the rent ever go down? Yes ☐ No ☐

Outstanding Issues with Lessee

For additional Leases see attached Schedule

9. Vacant area available for Lease

Net Lettable Area available: NIL

Currently on market Yes ☐ No ☐

Length of time the vacant area has been on the market

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10. Ownership of Property Chattels and Fixtures - Items included in the Sale

ITEM	OWNER OWNS	TENANT OWNS	OWNER TO PAY LEASE OUT AT SETTLEMENT	CHATTEL LEASE TO BE ASSIGNED TO BUYER
Air-conditioning	Yes			
Signage		Yes		
Computer Cabling		Yes		
Communications Wiring		Yes		
Satellite Dishes		N/A		
Security Systems				
Partions/ Fitout		Yes		
Water Tank	Yes			
Water Filtration Unit	Yes			
Window Treatments		Yes		

11. Ownership of Chattels - Items on the Property NOT to be included in the Sale

Signage.
Computer Cabling
Communication Wiring
Partitions/ Fitout
Window treatments.

12. Contaminants

(a) Has the Property been classified as a Contaminated Site?

Yes ☐ No ☑ Unknown ☐ Type of classification

Details

(b) Is the Property in the process of being classified as a Contaminated Site?

Yes ☐ No ☑ Unknown ☐

Details

(c) Does the Client have any reason to suspect that the Property is contaminated?

Yes ☐ No ☑ Unknown ☐

Details

(d) Are there any hazardous substances/materials (including but not limited to, asbestos) in or about the Property?

Yes ☐ No ☐ Unknown ☑

If asbestos, is there an asbestos audit, or management plan? NO

Details

13. Structural Defects

(a) Are there any known structural defects in the Property?

Yes ☐ No ☑ Unknown ☐ Details

(b) Has the Property been checked for timber pests? Yes ☐ No ☑ If so, when

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14. Illegal Structures
To the best of the Client's knowledge are all the buildings, improvements and fences constructed in accordance with, and with approval of all relevant authorities?

Yes ☑ No ☑

Details

15. Zoning

(a) What is the current zoning for the Property: Mixed Use R40

(b) Are there any proposals to change the zoning?

Yes ☐ No ☑ Unknown ☐

Details

(c) During the current ownership have any proposals for rezoning been rejected?

Yes ☐ No ☑ Unknown ☐

Details

16. Use of Land

(a) What is the current use of the Property? Commercial

(b) Is the current use lawful? Yes

(c) During your term of ownership has the local government authority rejected any applications for the use or change of use of the Property?

Yes ☐ No ☑ Unknown ☐

Details

(d) Is the land affected by Aboriginal Cultural Heritage?

Yes ☐ No ☑ Unknown ☐

Details

17. Utilities
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?

Yes ☐ No ☑ Unknown ☐

Details

18. Soil & Drainage
Are there any soil or drainage defects in the Property?

Yes ☐ No ☑ Unknown ☐

Details

19. Bush Fire Prone Area
Is the Property in a bush fire prone area?

Yes ☑ No ☐ Unknown ☐

Details: See Landgate Property Interest Report Provided

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20. Work, Health and Safety
Are there any known work, health or safety issues relevant to the property?

Yes ☐ No ☑ Unknown ☐

Details

21. Prohibitions or Restrictions
Are there any prohibitions or restrictions on the use of the Property by virtue of statute, proclamation or by-law, development order or planning scheme? e.g. special zoning, heritage.

Yes ☐ No ☑ Unknown ☐

Details

Question 22 through 36 are a reflection of the representations and warranties that the Client makes to a Buyer in a contract for the sale of all land pursuant to the 2022 General Conditions

22. Are there any demands, orders, requisitions or requirements of any Authority relating to or proposed to be made for the Property, including sewer connections, swimming pool safety barriers, residual current devices ("RCD's") or smoke alarms? **[9.1(a)(1)]**

Yes ☐ No ☑ Unknown ☐

If yes, provide details

23. Are there any proposals for the re-alignment, widening, or alteration of the level of any road adjoining the Land by any Authority that would materially affect the Land or the use of the Land? **[9.1(a)(2)]**

Yes ☐ No ☑ Unknown ☐

Details

24. Is there any money owing to any Authority in respect of works performed or to be performed or any expenses incurred by any Authority in respect of the Land? **[9.1(a)(3)]**

Yes ☐ No ☑ Unknown ☐

Details

25. Excluding strata lots, are there any sewers, drains, pipes cables or other installations passing through the Land providing services to other land? **[9.1(a)(4)]**

Yes ☑ No ☐ Unknown ☐

Details NBN Cable left hand side see supplied infrastructure maps.

26. Is there any outstanding or impending notice, demand, liability or obligation to pay or to join in or contribute to the construction or repair of a dividing fence between the Land and any adjoining land under the Dividing Fences Act 1961 or otherwise? **[9.1(a)(5)]**

Yes ☐ No ☑ Unknown ☐

Details

27. Is there any encroachment onto the Land by a building or other structure from the adjoining land? **[9.1(a)(6)]**

Yes ☐ No ☐ Unknown ☑

Details

28. Does a building or structure on the Land encroach on adjoining land? **[9.1(b)]**

Yes ☐ No ☑ Unknown ☐

Details

29. Are each dividing fence and boundary wall on the boundary of the Land? **[9.1(c)]**

Yes ☐ No ☐ Unknown ☑

Details

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30. Do you have good title to the chattels included in the sale, and will you at settlement be the sole owner? If not, these need to be stated in the contract for the sale of the Land. **[9.1(d)]**

Yes ☐ No ☑ Unknown ☐

Details: See disclosure of items owned by the tenants.

31. Are the Property Chattels (listed in Item 10 above) free of encumbrances? **[9.1(e)]**

Yes ☑ No ☐ Unknown ☐

Details:

32. Is there any reason why the current state and condition of the Property won't be in the same state and condition at Settlement? **[9.1(f)]**

Yes ☐ No ☑ Unknown ☐

Details:

33. Has anyone made a claim by way of adverse possession? **[9.1(g)(1)]**

Yes ☐ No ☑ Unknown ☐

Details:

34. Are there any public rights of way or easements that have been acquired by enjoyment or use? **[9.1(g)(2)]**

Yes ☐ No ☑ Unknown ☐

Details:

35. Are there any mining leases or licences in respect of the Land? **[9.1(g)(3)]**

Yes ☐ No ☑ Unknown ☐

Details:

36. Have you received a notice of any resumption or intended resumption of the Property, or any part of the Property by any Authority? **[9.2(a)]**

Yes ☐ No ☑ Unknown ☐

Details:

The following questions 37 to 50 relate to the sale of a Strata property only. These questions are a reflection of the representations and warranties that the Client makes to a Buyer in a contract for the sale of all Strata property pursuant to condition 10.2 of the 2022 General Conditions.

STRATA PROPERTIES ONLY

37. Has the Client paid:

(a) each Strata Contribution levied by the Strata Company in respect of the Strata Lot? **[10.2(a)(1)]**

Yes ☐ No ☐ Don't know ☐

Details:

(b) all other money due to the Strata Company in respect of the Strata Lot? **[10.2(a)(2)(3) and (4)]**

Yes ☐ No ☐ Don't know ☐

Details:

(c) all interest due to the Strata Company on any such money? **[10.2(a)(5)]**

Yes ☐ No ☐ Don't know ☐

Details:

38. Has an administrator been appointed for the Strata Company by the State Administrative Tribunal? **[10.2(b)]**

Yes ☐ No ☐ Unknown ☐

Details:

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39. Do you know of anything which will materially affect the Buyer's use or enjoyment of the Strata Lot or of the common property comprised in the Strata Scheme? **[10.2(c)]**

Yes ☐ No ☐ Unknown ☐

Details

40. Do you know of any proposal or application to terminate the Strata Scheme? **[10.2(d)]**

Yes ☐ No ☐ Unknown ☐

Details

41. Is there a current, proposed or pending proceeding or application in relation to the Strata Scheme, Strata Company, or Strata Lot in a court or tribunal? **[10.2(e)]**

Yes ☐ No ☐ Unknown ☐

Details

42. Is there any judgment or order of a court, tribunal or a strata title referee in respect to the Strata Company, Strata Scheme, or Strata Lot which has not been satisfied or complied with? **[10.2(f)]**

Yes ☐ No ☐ Unknown ☐

Details

43. Has there been a change to the by-laws voted on or ordered by a court or tribunal not yet registered on the Strata Plan? **[10.2(g)]**

Yes ☐ No ☐ Unknown ☐

Details

44. Is there any money owing to the Strata Company for work carried out by the Strata Company in relation to the Strata Lot? **[10.2(h)]**

Yes ☐ No ☐ Unknown ☐

Details

45. Is there any proposed change to the by-laws of the Strata Company other than changes recorded on the Strata Plan? **[10.2(i)]**

Yes ☐ No ☐ Unknown ☐

Details

46. Do you know of any action taken or any proposal to: **[10.2(j)]**

a) vary the schedule of unit entitlement recorded on the Strata Plan/ Survey-Strata Plan; or
b) grant, vary or surrender any easement or restrictive covenant affecting the Strata Lot or the parcel; or
c) transfer, lease, licence or resume any part of the common property?; or
d) 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 s.102(6)(b) of the Strata Titles Act?

Yes ☐ No ☐ Unknown ☐

Details

47. Do you know of any proposal by the Strata Company to pass any resolution that will adversely affect the use and enjoyment by the Buyer of the Property or common property or increase an Outgoing? **[10.2(k)]**

Yes ☐ No ☐ Unknown ☐

Details

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48. Are you aware of any fact or circumstance which may result in court proceedings or proceedings before the State Administrative Tribunal, being instituted against you in respect to any matter relating to the common property, the Strata Lot or any other action or liability. **[10.2(m)]**

49. What are the existing Strata levies

(a) Administrative Fund Contribution - frequency

(b) Reserve Fund Contribution - frequency

(c) Reserve Fund Contributions passed but not yet payable

Details

50. Is there anything else a Buyer would want to know in relation to the Strata Company, Strata Lot or common property?

If so, give details:

GENERALLY

51. General Information

Is there anything else that a Buyer would want to know or should know about the Property, neighbours or the area?

If so, give details:

NO

52. Is there anything else that the Agent should know about selling the Property, the Sale, or any future Contract of Sale?

If so, give details:

NO

City of Albany Rates: $2,280.63 Watercorp Rates: $1,499.78

53. National Broadband Network (NBN)

(a) Is NBN connected to the Property? Yes ☑ No ☐

(b) If Yes: Fibre to the Premises ☑

Fibre to the Distribution Point ☐

Fibre to the Curb ☐

These answers to questions 1 to 53 by the Client are to the best of my knowledge information and belief correct as at the date of signing this disclosure statement.

Dated 8-5-26

Client's Signature [redacted]

Client's Signature

SIGN HERE

OPTIONAL

The Client(s) authorises the Agent to pass this Client's Disclosure Statement on to prospective buyers.

warning- The Buyer may rely upon these disclosures made by the Client in any action against the Client if any of the disclosures are incorrect, misleading or deceptive.

Client's Signature [redacted]

Client's Signature

City Of Albany Records.

5 Young Street, CENTENNIAL PARK 6330

Local Planning Scheme Information

LPS2 Zoning: Mixed use
LPS2 Special Use:
LPS2 Reserve:
LPS2 SC Areas: No Result
LPS2 SC No: No Result
LPS2 R-Code: R40
LPS2 Additional Use: No Result
LPS2 Restricted Use: No Result
LPS2 Additional Reserve: No Result
LPS2 Areas: No Result
Scheme Policy Areas: Albany Town Centre Policy Area (Rollover)
Structure Plans: No Result
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)
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: CENTENNIAL PARK
Polygon Number: 594699
Pl Parcel: D009160 2
Lot Number: 2
Usage Description: Transfer of Land Act (Type 1)
Usage Code: 1
Area(m2): 586.948

Planning Considerations

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

Building Applications

Application Number: 280610
Description: ALTERATIONS , ADDITIONS AND CHANGE OF CLASSIFICATION FROM CLASS 1A (DWELLING) TO CLASS 5 (OFFICE)
Decision Description: Approved
Decision Date: 9/10/2008

Application Number: 290112
Description: SIGN X HORIZONTAL
Decision Description: Approved
Decision Date: 24/2/2009

Application Number: 290392
Description: PATIO
Decision Description: Approved
Decision Date: 4/6/2009

Diagram 9160

Lot	Certificate of Title	Lot Status	Part Lot
1	1233/51	Registered	
2	1302/549	Registered	
3	1145/717	Registered	
4	1585/896	Registered	
5	1261/548	Registered	

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GOVERNMENT OF WESTERN AUSTRALIA

Landgate



Property Interest Report

5 Young Street, Centennial Park 6330

landgate.wa.gov.au

Contents

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Property information



Image captured October 2024

5 Young Street, Centennial Park 6330

Number of interests that impact this property	19
Certificate of title number	1302/549
Land ID	Lot 2 On Diagram 9160
Type of property	Offices
Property use	Commercial
Year built	1900
Wall/Roof type	Iron Walls/Iron Roof
Land area	587 m²
Building area	96 m²
Local Government Authority	Albany
Zoning	Residential (R40)

Perth CBD
388.7km

Beach
3.3km

Primary School
558m

Secondary School
583m

2. Summary of interests that AFFECT this property

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

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

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.

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

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

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

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

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

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

Dial Before You Dig

Responsible agency:
Dial Before You Dig

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

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

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

Emergency Services Levy

Responsible agency:
Department of Fire and Emergency Services

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

Affect of Interest:

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

Emergency Service Levy Boundaries:
ESL Category - 2
ESL Boundary - Albany
ESL Calculation - In 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 - R40
Gazettal Date - 27/02/2024
Scheme Name - ALBANY
Scheme Number - 2

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

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

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

Mosquito-borne Disease Risk

Responsible agency:
Department of Health

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

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

Details are as follows:

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

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

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

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

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

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

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

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

Legislation governing the interest:
Health Act 1911

Native Title and Indigenous Land Use Agreements

Responsible agency:
National Native Title Tribunal

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

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

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

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

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

- some land held by or for Aboriginal people or Torres Strait Islanders.

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

Applications as Determined by the Federal Court:

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

Indigenous Land Use Agreements:

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

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

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

Legislation governing the interest:

Native Title Act 1993 (Commonwealth)

Occupancy Permit

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

Definition of Interest:

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

Affect of Interest:

Occupancy Permits are required in order to occupy multi-residential, commercial and public buildings.
For information about building work that requires an occupancy permit contact a Building Surveyor (refer to list of registered building surveyors) For information about applying for an occupancy permit, contact the relevant local government or for general information on the building approvals process, contact the Department of

Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

Residual Current Device

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

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

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

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

Legislation governing the interest:
Electricity Regulations 1947

Smoke Alarm

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

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

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

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

• be permanently connected to the mains power supply.

Owners may be fined up to $5,000 for non-compliance.
Refer to Smoke alarms in dwellings for sale, rent or hire fact sheet or Contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

Sprinkler Restrictions & Bans

Responsible agency:
Department of Water and Environmental Regulation

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

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

Details are as follows:
Sprinkler Restrictions:
Region - South-West
Winter Restrictions - Stage 6
Summer Restrictions - Stage 4
Sprinkler restrictions and or bans apply to this area. Due to the drying climate, the State Government introduced water efficiency measures, including the introduction of restrictions on domestic sprinklers.
These restrictions include permanent efficiency measures, an annual winter sprinkler ban that applies to domestic sprinkler use and some non-domestic use, and can also include extra efficiency measures and restrictions from time to time such as extensions of the winter sprinkler ban period or other restrictions.
Restriction stages are detailed in the Water Agencies (Water Use) By-laws 2010.
www.legislation.wa.gov.au/legislation/statutes.nsf/main_mrtitle_11731_homepage.html
Additional restrictions may also apply to specific locations. Please refer to your water service provider for more information relating to your area.
For more information please see www.water.wa.gov.au/urban-water/water-restrictions/garden-bores.
For more information contact our office on 13 10 39 or see www.water.wa.gov.au and go to the Domestic Garden Bore website page.

Legislation governing the interest:
Water Agencies (Powers) Act 1984
Water Agencies (Water Use) By-laws 2010

Swimming Pool

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

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

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

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

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

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

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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ATCO

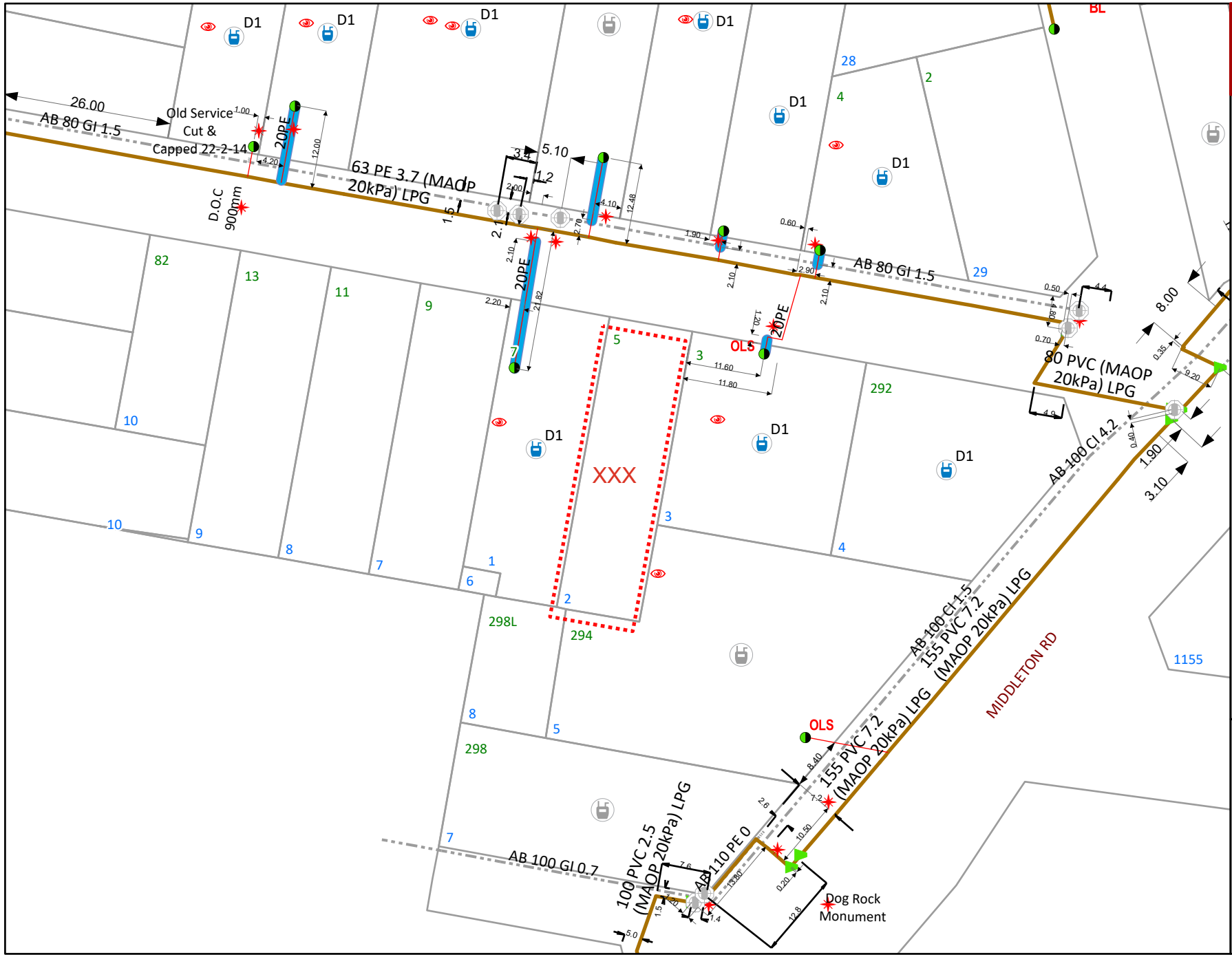
©ATCO Gas Australia Pty LTD
ABN: 90 089 531 975

Date: 28/04/26 (valid for 30 days)

Seq # 272024107
Job # 53006350

BYDA Location: 5 Young St Centennial Park 6330
Scale: 1:800

BEFORE YOU DIG www.byda.com.au



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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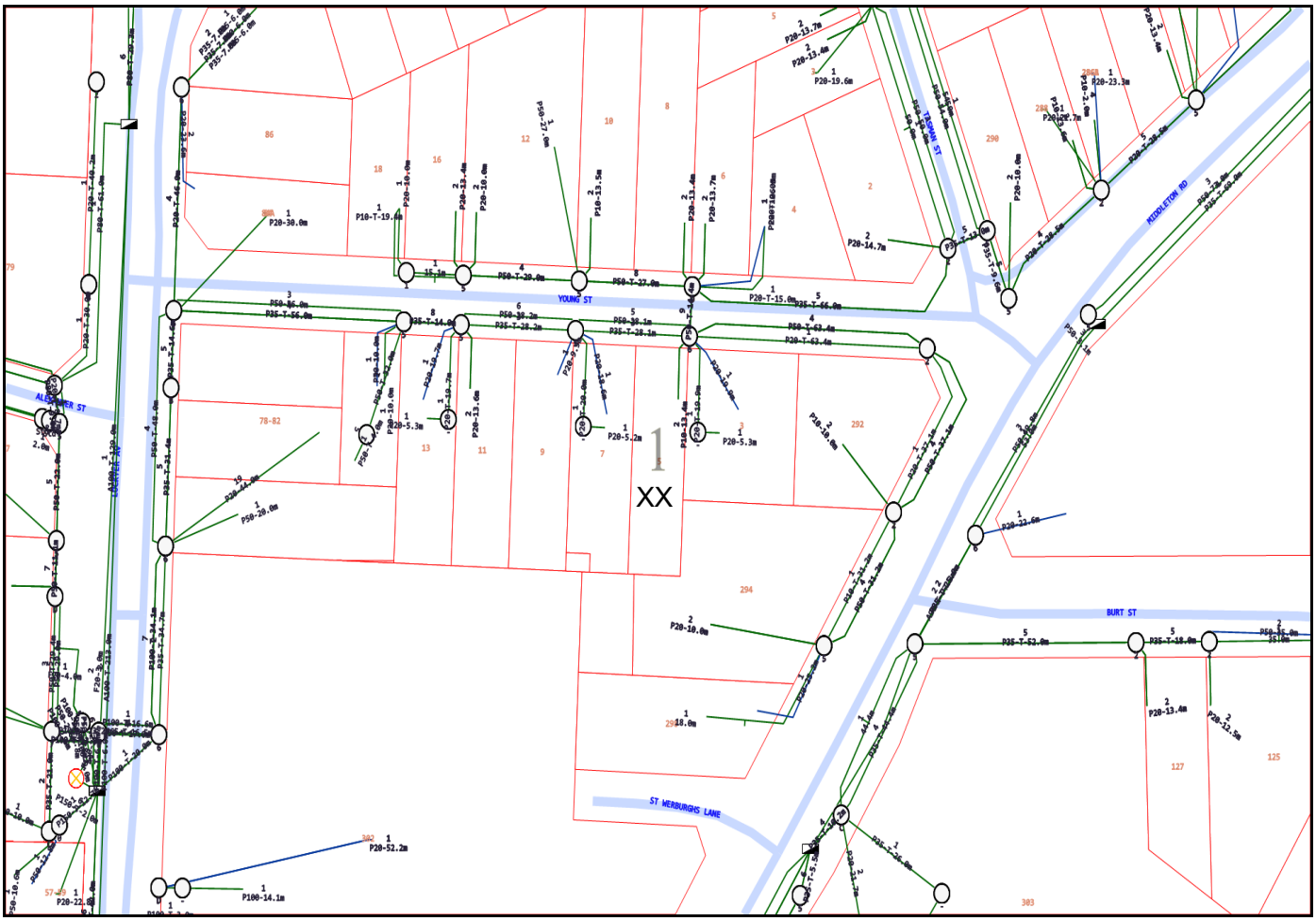
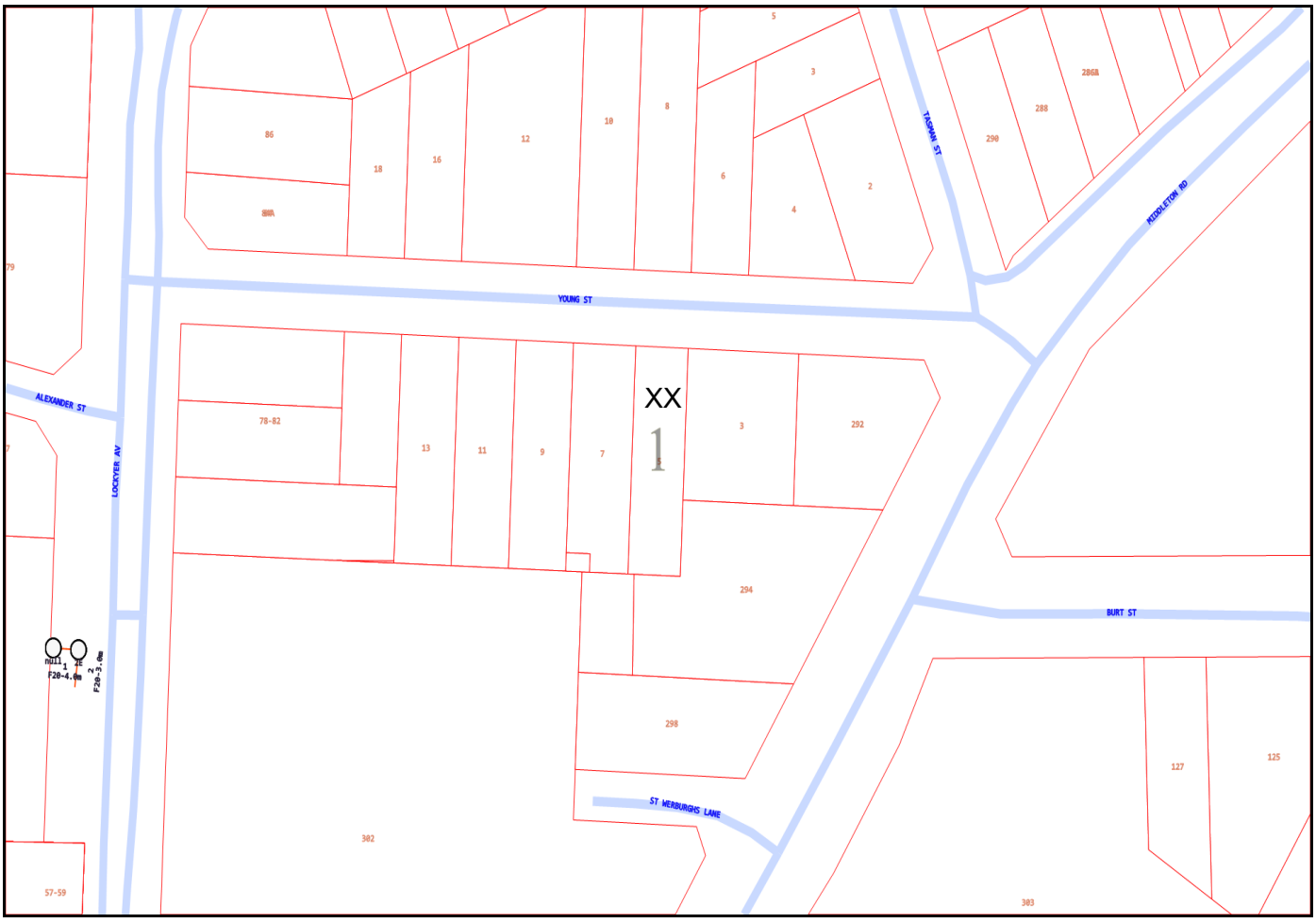
Plans generated by SmarterWX™ Automate



Emergency Contacts

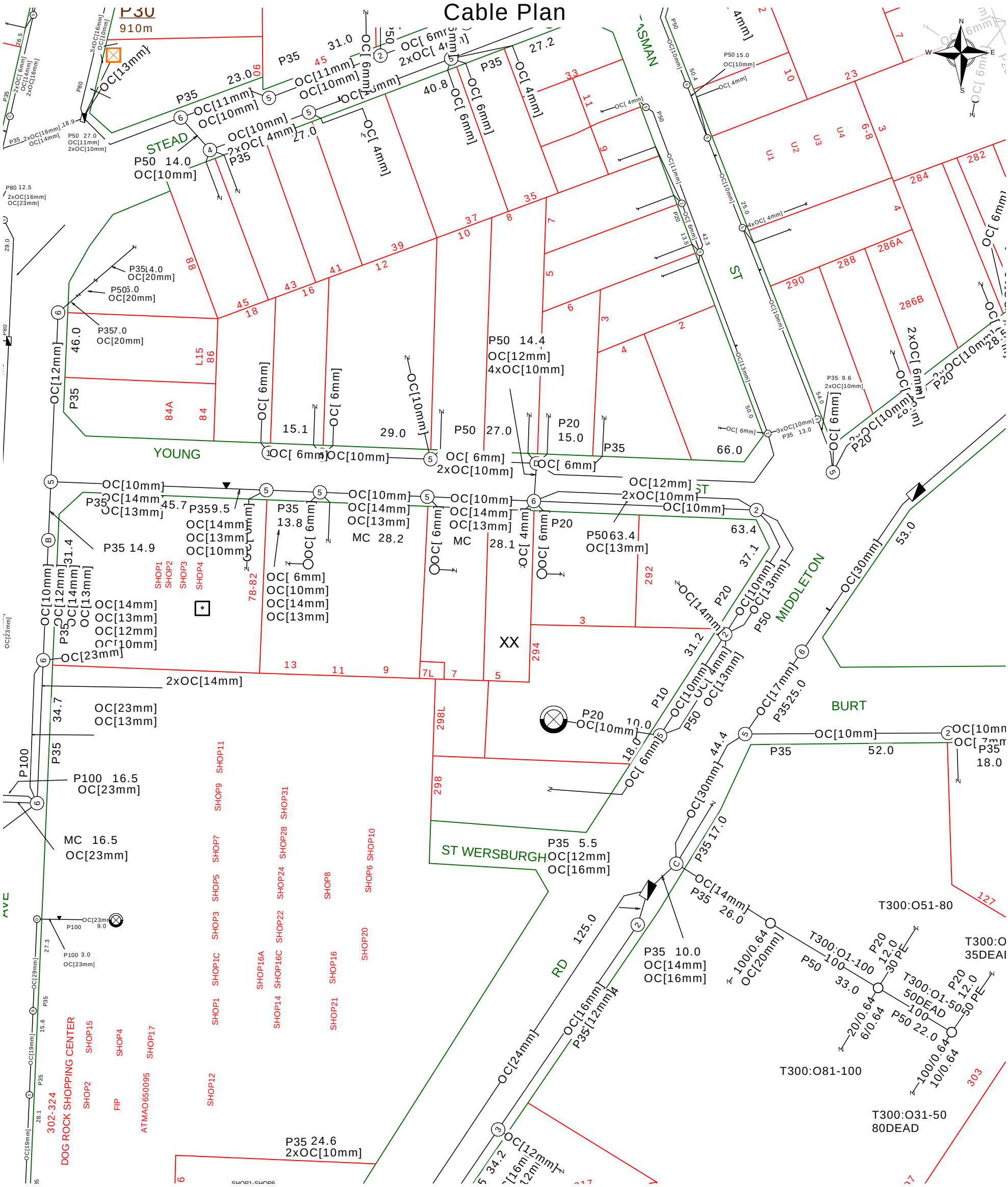
You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.



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 28/04/2026 19:46:46

Sequence Number: 272024108

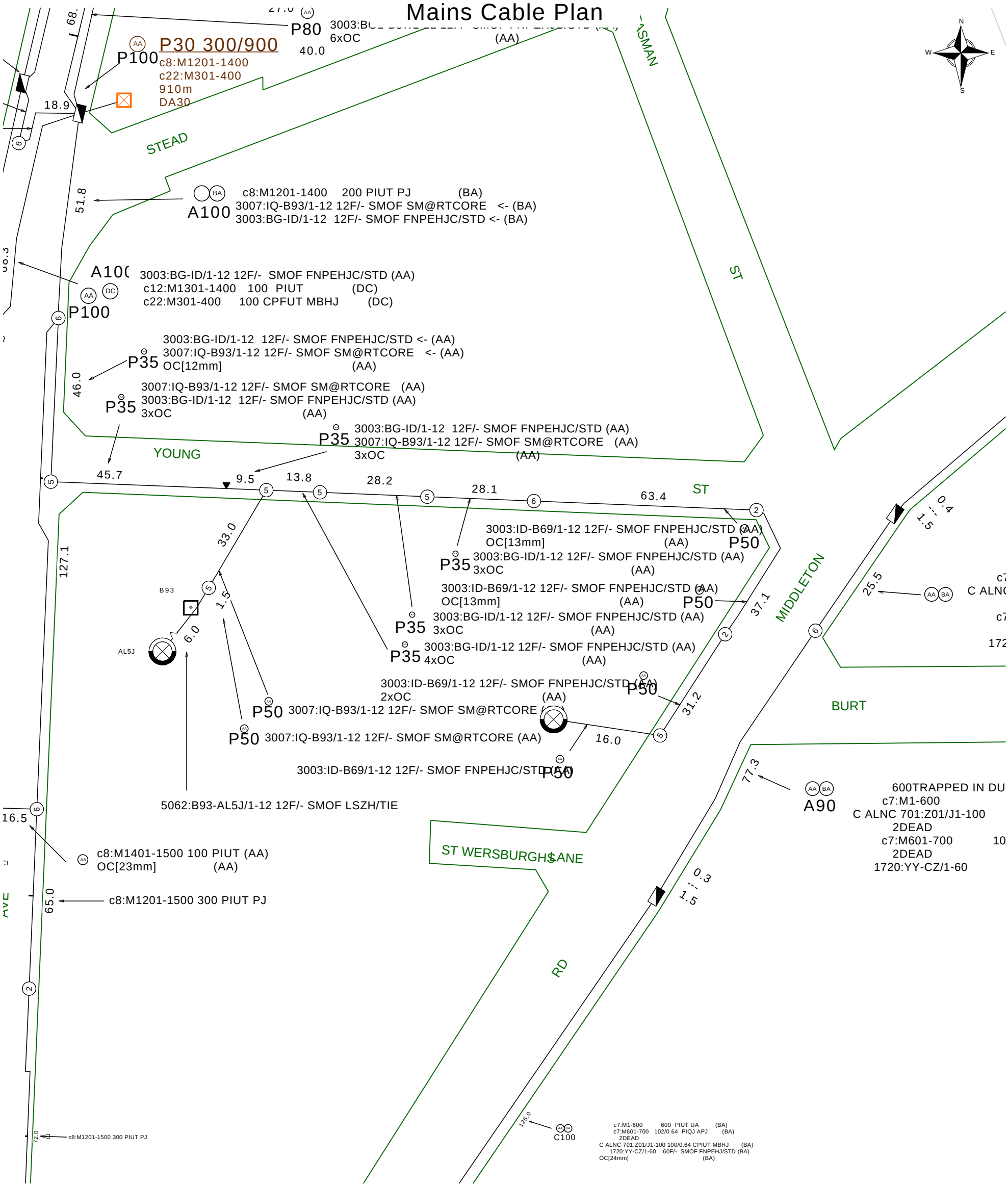
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

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

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

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

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
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

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Sequence Number: 272024108

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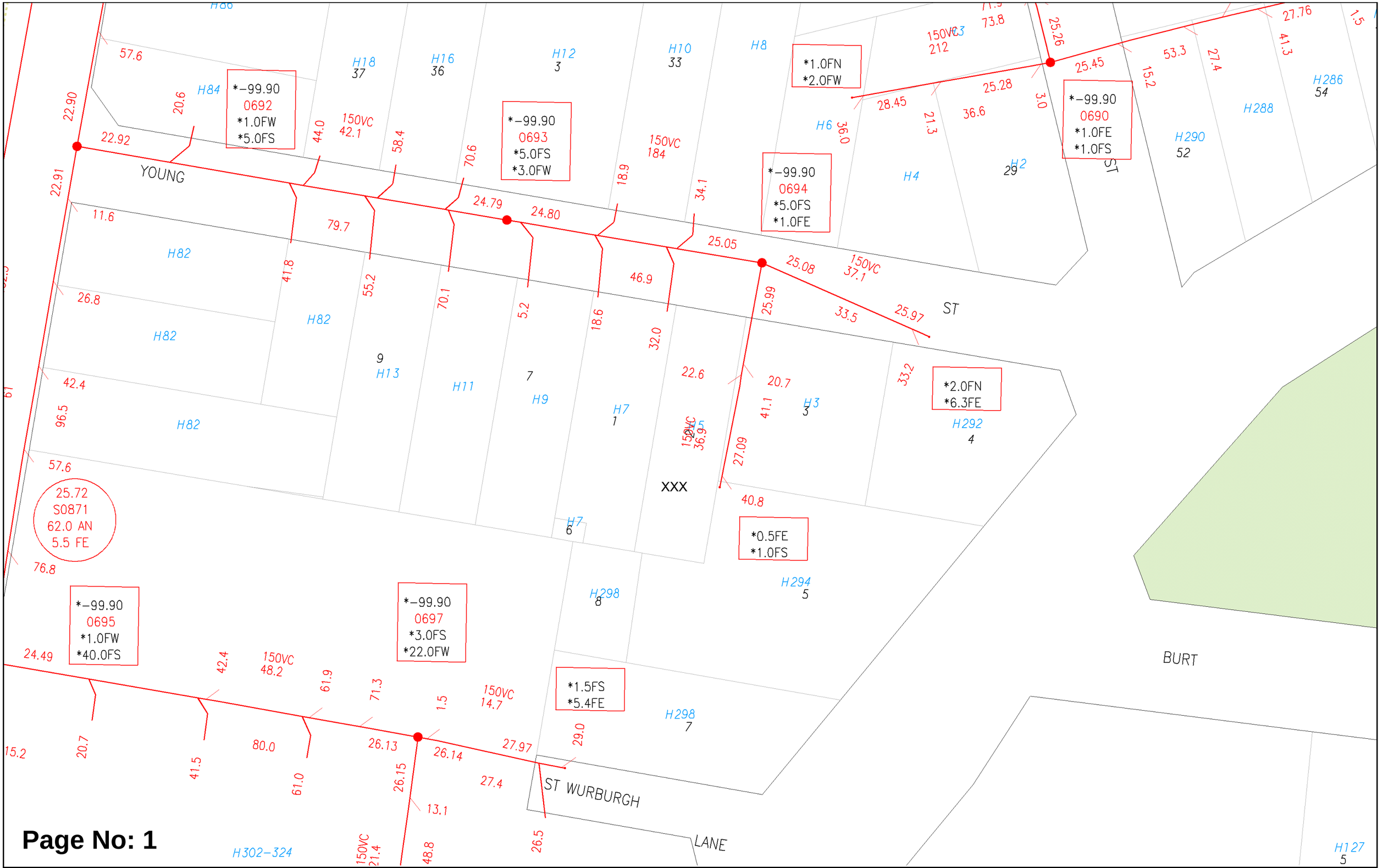

Page No: 1

WATER CORPORATION

Scale:	1:750
Job No.:	53006350
Sequence No.:	272024109
Print Date:	28 Apr 2026

N

Sewer

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Page No: 1

WATER CORPORATION

Scale:	1:750
Job No.:	53006350
Sequence No.:	272024109
Print Date:	28 Apr 2026

N

Water

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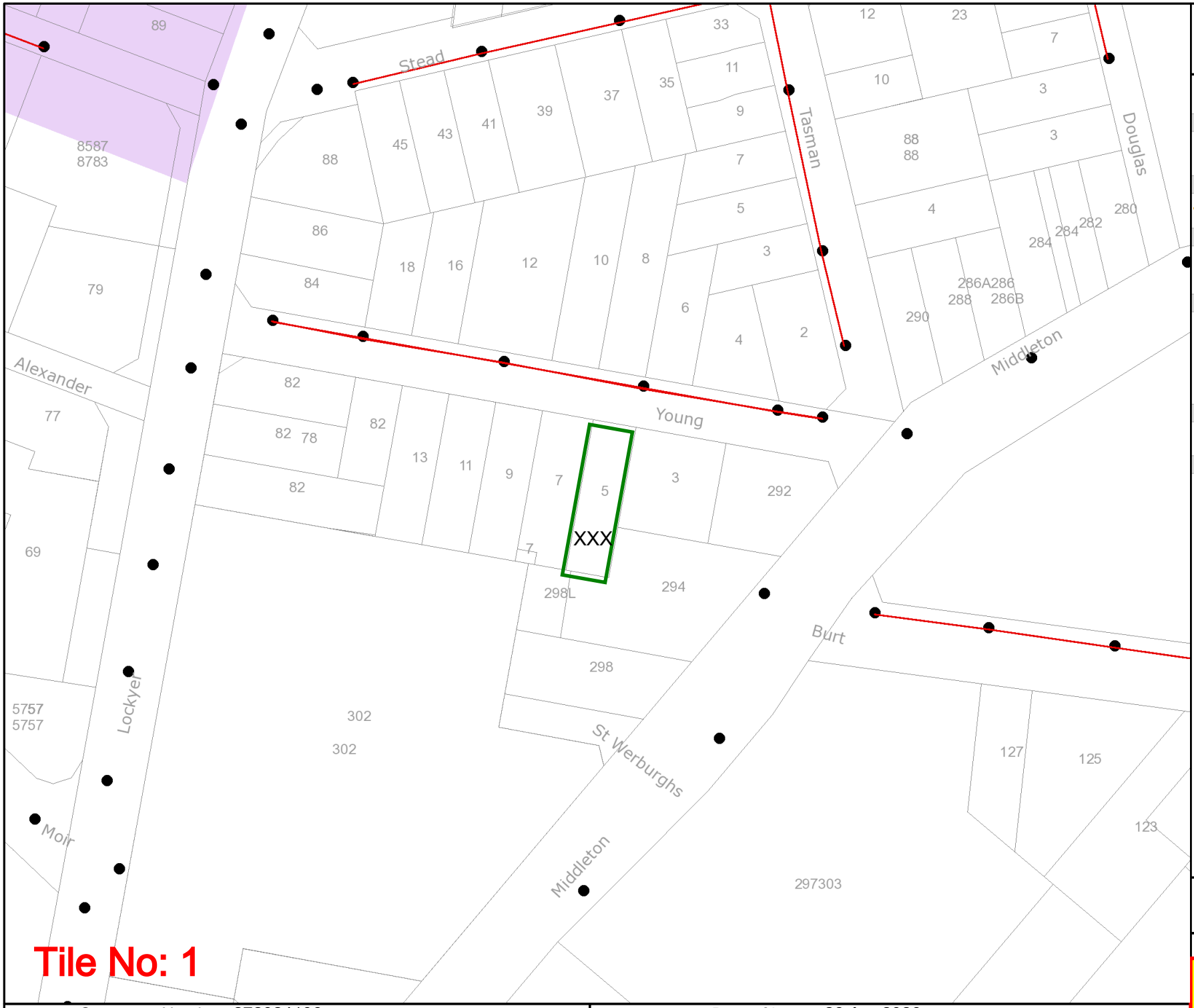

Tile No: 1

OVERHEAD LEGEND

Structures

- Power Pole
- Transmission Poles

Transmission Overhead Powerline

- Transmission (33kV - 330kV)

Distribution Overhead Powerline

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

Proposed Construction Assets

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

Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

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

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

Information valid for 30 days from date of issue

A4	Scale : 1:1500

WARNING! Look out for overhead power lines

Sequence Number: 272024106	Date of Issue: 28 Apr 2026

[redacted]
5 Young Street
Centennial Park, WA, 6330

Dear

RE: Property Rental Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property current market rental return is in todays market.

We have based this appraisal on current market conditions as well as our extensive knowledge of the property market in the local area.

The property is well presented and positioned and has a flexible rental appeal.
The current yearly rental return falls between $33,000 to $35,000 annually inclusive of GST and outgoings.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Honi B Realty
12 Peels Place Albany
Email: honib@honibrealty.com.au
Phone: 0409935947

5 YOUNG STREET, CENTENNIAL PARK, WA 6330



Owner Details

Owner Name(s):	DAWN CAROLYN TANGEY				
Owner Address:	N/A				
Phone(s):	* **** ** 0219	(KAKAKHEL)	* **** ** 2827	(THE)	
Owner Type:	Owner Occupied				

Property Details

3 1 1

Property Type:	House - N/A		
RPD:	2//D009160 (1302/549)		
		Area:	587 m²
		Area $/m2:	$188
Land Use:	HOUSE (10)	Water/Sewerage:	
Zoning	R30	Property ID:	13494792 / WA594699
Council:	ALBANY, CITY OF	UBD Ref:	UBD Ref:
Features:	Build Yr: 1900, Wall Type: ASB, Roof Type: IRON		

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
$ 110,000	18/08/1999	SPENCER; SPENCER	587 m²	Normal Sale	No

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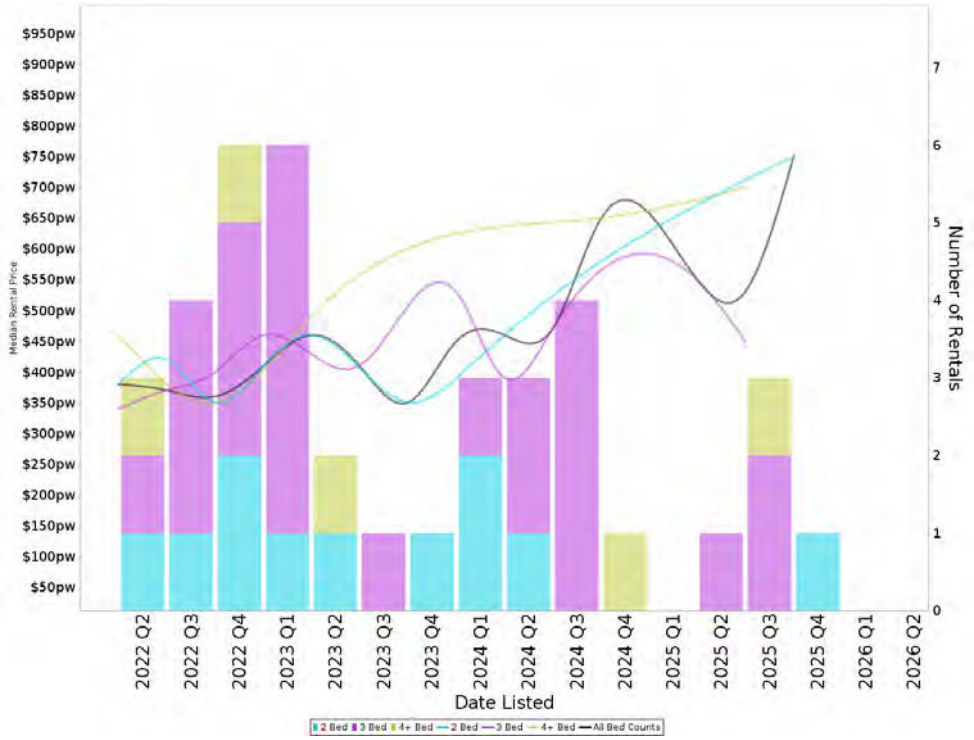
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+27.1%

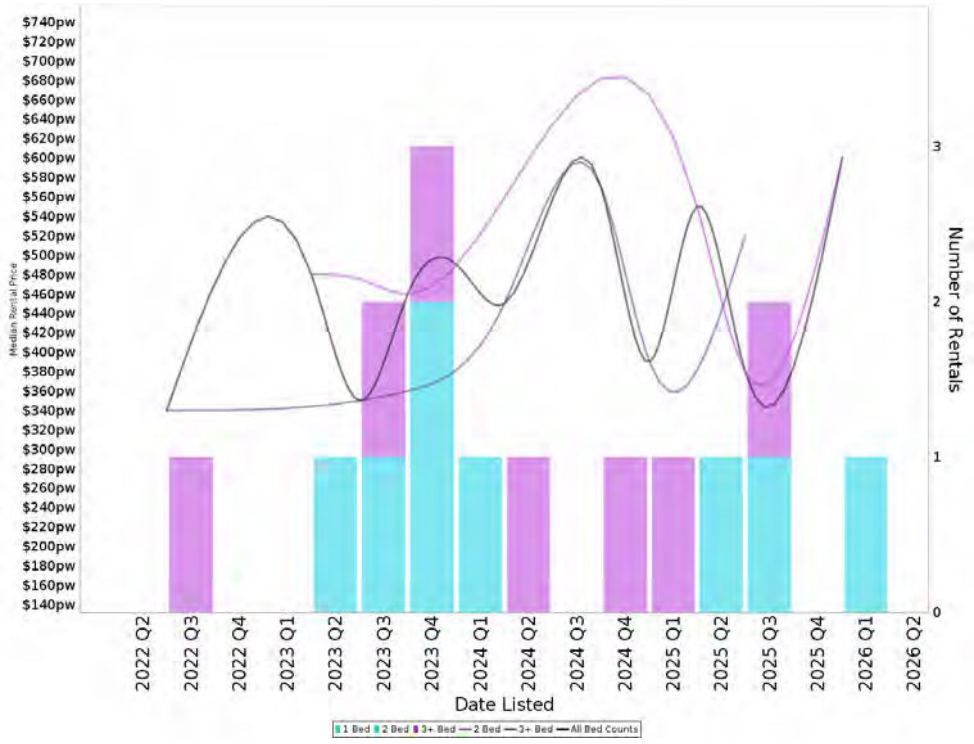
Current Median Price: $610,000
Previous Median Price: $480,000
Based on 22 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: $610,000
Current Median Rent: $550
Based on 5 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+11.4%

Current Median Price: $455,000
Previous Median Price: $408,500
Based on 13 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.9%

Current Median Price: $455,000
Current Median Rent: $520
Based on 4 registered Unit rentals compared over the last 12 months.

Nearby Comparable Rental Properties

There are 5 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is $13 and the highest for rent price is $25 with a median rental price of $19. Days listed ranges from 25 to 91 days with the average currently at 50 days for these selected properties.

65 ABERDEEN ST, ALBANY 6330

- - -



Property Type: Commercial
Area: 276 m² (100 m²)
RPD: 10//D056064

Features:

Current Rent Price: **$25,840 PA + O/G's + GST**
First Rent Price: **$25,840 PA + O/G's + GST**
Month Listed: **April 2026**
Days on Market: **25 Days**

A

141 LOCKYER AVE, CENTENNIAL PARK 6330

- - 12



Property Type: Commercial
Area: 3,409 m² (1,050 m²)
RPD: 124//D072261

Features:

Current Rent Price: **OFFERS INVITED**
First Rent Price: **OFFERS INVITED**
Month Listed: **April 2026**
Days on Market: **31 Days**

B

SUITE 6/81-89 PROUDLOVE PDE, ALBANY 6330

- - -



Property Type: Commercial
Area: 1,183 m² (44 m²)
RPD: 6//S035600

Features:

Current Rent Price: **$13,780.80 PA + O/G's + GST**
First Rent Price: **$13,780.80 PA + O/G's + GST**
Month Listed: **April 2026**
Days on Market: **37 Days**

C

36 LOCKYER AVE, ALBANY 6330

- - -



Property Type: Commercial
Area: 1,015 m² (1,014 m²)
RPD: 15//D014604

Features:

Current Rent Price: **Contact for Price**
First Rent Price: **Contact for Price**
Month Listed: **March 2026**
Days on Market: **66 Days**

D

LEVEL 1/106 STIRLING TCE, ALBANY 6330

4 2 -



Property Type: Commercial
Area: 1,366 m² (203 m²)
RPD: 8//D009721

Features:

Current Rent Price: **Price on Application**
First Rent Price: **Price on Application**
Month Listed: **February 2026**
Days on Market: **91 Days**

E

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5 YOUNG STREET, CENTENNIAL PARK, WA 6330



Appraisal Price

This market analysis has been prepared on 07/05/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

$635pw to $675pw

Contact your agent for further information:

Name:	Honi B Realty
Mobile:	
Office:	Honi B Realty
Office Phone:	0409935947
Email:	honib@honibrealty.com.au

Honi B Realty

OFFER TO PURCHASE

Property Address: _____

Full Legal Name: **(Include Middle Name)** _____

Full Legal Name: **(Include Middle Name)** _____

Address:_____

_____

Mobile/Phone:_____

Email_____

Offer:_____

Deposit:_____

(Payable within 7 days from date of official contract)

Subject to finance? Yes No

How many days would you like? 7 14 21

Subject to Building & Pest? Yes No

How many days would you like? 7 14 21

Settlement Date from contract date OR From Formal Finance Date (Please Stipulate)

/ / **OR** 30 45 60 90

Special Conditions:

Subject to Sale

Subject to Settlement

Notes: _____

_____

_____

Purchaser's Signature/Signatures: _____

Please return to Honi Benson
honib@honibrealty.com.au or Mobile: 0409935947.