







For Sale

Offers over $400,000

Birds Eye Views !!!

20 The Outlook offers a rare, elevated vantage point that captures the absolute best of Bayonet Head's natural beauty, stretching across the tranquil waters of Oyster Harbour all the way to Emu Point. Unwind and take a leisurely stroll along nearby walking trails through the protected bushland and reserve.
Facts:
Zoning: R20 Block Size: 720sqm Services: Sewer, power,water available.
City Rates:$1,451.00 Water Rates:$1,643.28
NB Rates and fees are subject to change.

Location

20 The Outlook, Bayonet Head WA 6330 Australia



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

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
2557	**658**

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 577 ON DEPOSITED PLAN 39903

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

[redacted]

(T Q712703) REGISTERED 24/12/2025

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

1. EASEMENT BURDEN CREATED UNDER SECTION 27A OF T. P. & D. ACT - SEE DEPOSITED PLAN 39903.
2. RESTRICTIVE COVENANT BENEFIT - SEE DEPOSITED PLAN 39903 AND INSTRUMENT I793520.
3. RESTRICTIVE COVENANT BURDEN - SEE DEPOSITED PLAN 39903 AND INSTRUMENT I793520.

[redacted]

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.

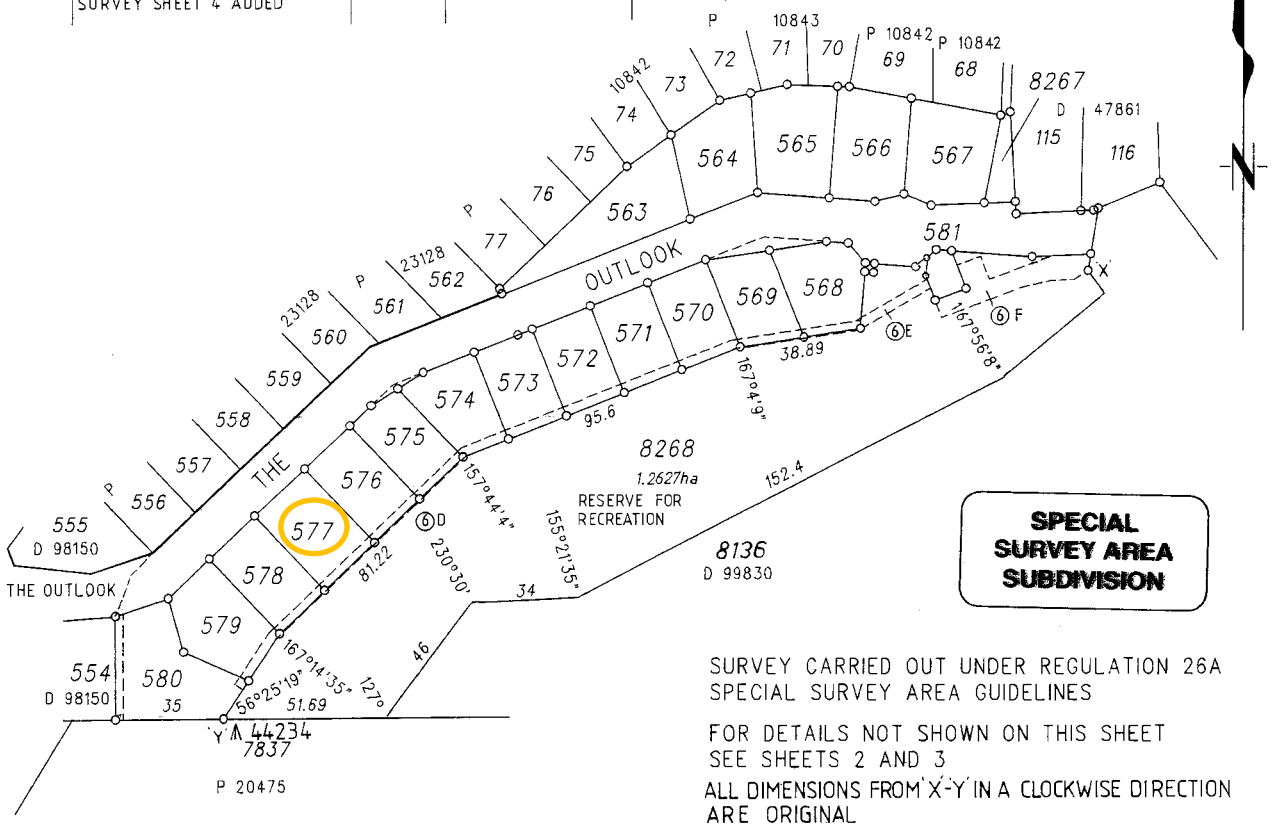
SKETCH OF LAND:	DP39903
PREVIOUS TITLE:	2191-300
PROPERTY STREET ADDRESS:	20 THE OUTLOOK, BAYONET HEAD.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ALBANY

LANDGATE COPY OF ORIGINAL NOT TO SCALE 12/11/2026 08:38 PM Request number: 70649274

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ED/VER	AMENDMENT	BY	SIGNATURE	DATE
1/2	RESTRICTIVE COVENANT ADDED	AUSPOM		14-11-2003
1/3	SEC.144 EASEMENT CHANGED TO SEC.27A, AND LOT 581 AMENDED.	AUSPOM	D.T.	28-11-2003
1/4	EASEMENT ⑥ F AMENDED	AUSPOM	D.T.	23-12-2003
1/5	AMENDMENTS REQUESTED BY INSPECTING SURVEYOR AND SURVEY SHEET 4 ADDED	AUSPOM	D.T.	2-2-2004



SPECIAL SURVEY AREA SUBDIVISION

SURVEY CARRIED OUT UNDER REGULATION 26A SPECIAL SURVEY AREA GUIDELINES

FOR DETAILS NOT SHOWN ON THIS SHEET SEE SHEETS 2 AND 3

ALL DIMENSIONS FROM 'X-Y' IN A CLOCKWISE DIRECTION ARE ORIGINAL

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
⑥	EASEMENT (SEWERAGE)	REG 6, SEC 27A OF THE T.P. & D. ACT	THIS PLAN	LOTS 568-580	WATER CORPORATION	
⑥D, ⑥E, ⑥F	EASEMENT (SEWERAGE)	REG 6, SEC. 27A OF THE T.P.&D. ACT	THIS PLAN	LOT 8268	WATER CORPORATION	
LOT 8267	DRAINAGE RESERVE	VESTS IN THE CROWN UNDER SECTION 20A TP & D ACT	THIS PLAN			
LOT 8268	RESERVE FOR RECREATION	VESTS IN THE CROWN UNDER SECTION 20A TP & D ACT	THIS PLAN			
	RESTRICTIVE COVENANT	SECTION 136D OF THE T.P.&D. ACT	THIS PLAN DOC. I 793520	LOTS 563-580(incl.)	LOTS 563-580 (incl.)	EXPIRING ON 31 DECEMBER 2013

TYPE ..... FREEHOLD .....

PURPOSE ..... SUBDIVISION .....

PLAN OF

LOTS 563-581, 8267 & 8268, ROAD AND EASEMENTS AND RESTRICTIVE COVENANT

DP 39903 (01)

SAA YES / ~~NO~~

DISTRICT ..PLANTAGENET.... FILE

TOWNSITE .....

LOCAL AUTHORITY .....CITY OF ALBANY.....

LOCALITY .....BAYONET HEAD.....

FORMER TENURE	ON	FIELD BOOK
LOT 241 ON P 9243 C/T 2191/300	INDEX ..BK26 (2) 14.09..	76055 81016 76054 81509 76056

SCALE 1 : 1500 — ALL DISTANCES ARE IN METRES (0 20 40 60 80)

SURVEYOR'S CERTIFICATE - Reg. 54

I A.W. CALDWELL

hereby certify that this plan is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Caldwell 30/10/03

Licensed Surveyor Date

HARLEY SURVEY GROUP PTY LTD
CONSULTING LICENSED SURVEYORS
116 SERPENTINE ROAD, ALBANY
Ph (08) 9841 7333 Fax (08) 9841 3643
ALSO AT BUNBURY AND BUSSELTON
A.C.N. 009 101 786
ABN 77 503 764 248
DRAWN JBdS 8-10-03
10725 L2-01E

LODGED
DATE 4.11.03
FEE PAID $1230
ASSESS No. 399528

TYPE OF VALIDATION
FULL AUDIT .....
LEGAL COMPONENT DWH
DOCKET PLAN/~~DIAGRAM~~ 27343
CERTIFIED CORRECT ~~DLG~~ 10/11/03
~~DLG~~ .....
F.S.C. 476-2003

APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 123171
DELEGATED UNDER S.20 WAPC ACT 1985
DATE 17/2/2004

IN ORDER FOR DEALINGS
SUBJECT TO .....
SEC 20A, 27A, 136D TP&DA
18/2/04
FOR INSPECTOR OF PLANS & SURVEYS AUTHORIZED LAND OFFICER DATE

APPROVED REG 26A (4)
18/2/2004
INSPECTOR OF PLANS & SURVEYS AUTHORIZED LAND OFFICER DATE

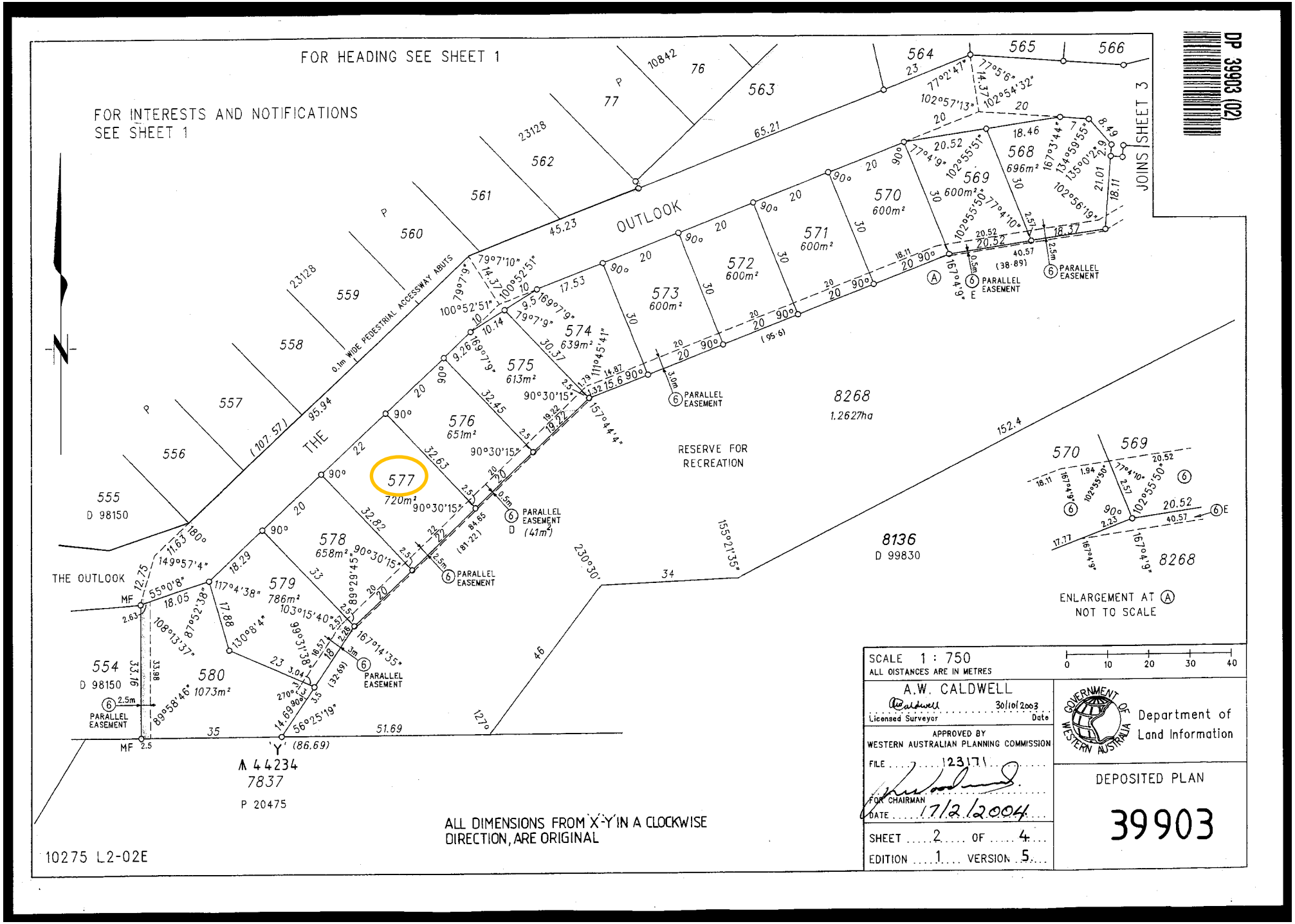
Government of Western Australia — Department of Land Information

DEPOSITED PLAN

39903

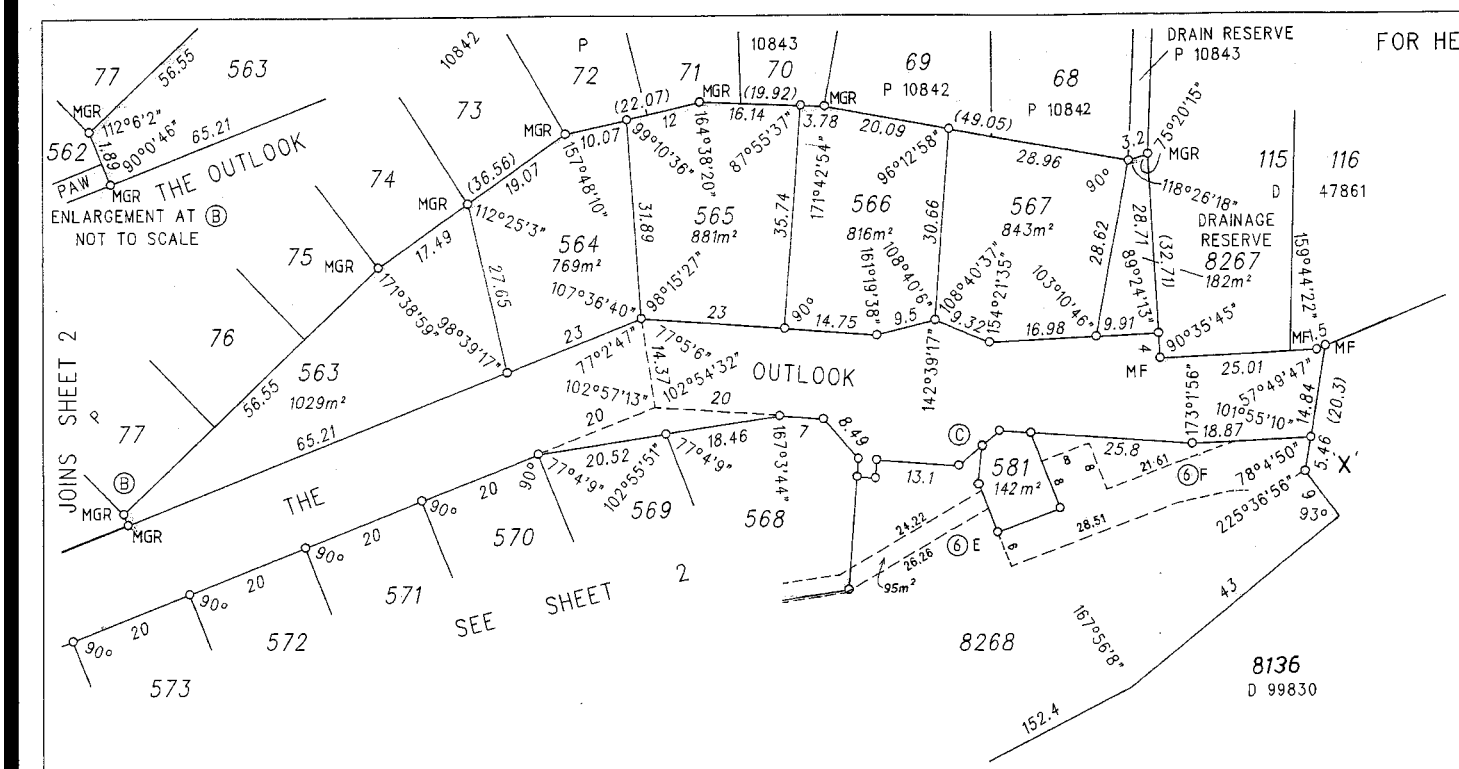
SHEET 1 OF 4
EDITION 1 VERSION 5

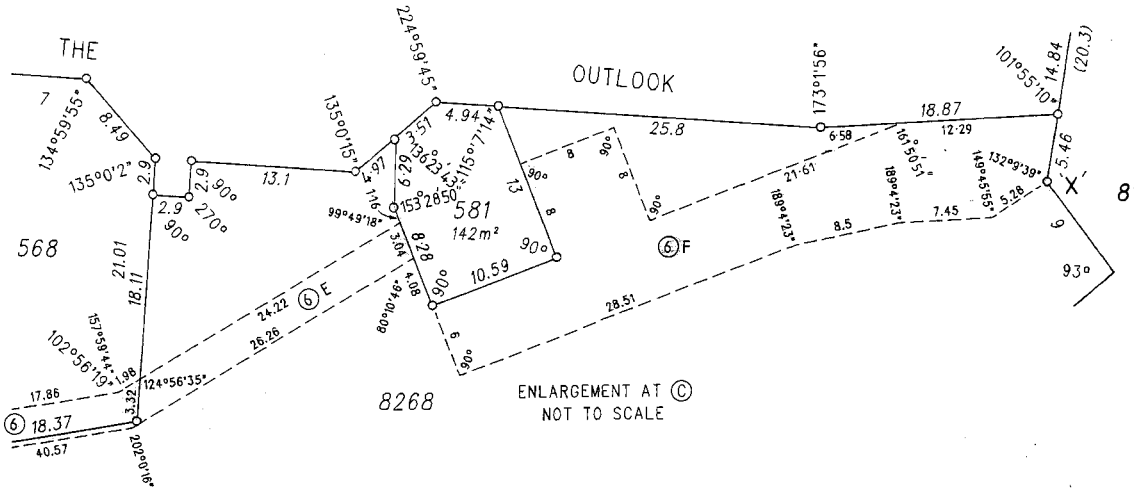
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DP 39903 (03)





FOR INTERESTS AND NOTIFICATIONS SEE SHEET 1

ALL DIMENSIONS FROM 'X'-'Y' IN A CLOCKWISE DIRECTION, ARE ORIGINAL

SCALE 1 : 750
ALL DISTANCES ARE IN METRES
0 10 20 30 40

A.W. CALDWELL
Licensed Surveyor
30/10/2003 Date

APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 123171
FOR CHAIRMAN
DATE 17/2/2004

Department of Land Information

DEPOSITED PLAN
39903

SHEET 3 OF 4
EDITION 1 VERSION 5

10725 L2-03E

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DP 39903 (04)

FOR HEADING SEE SHEET 1
SURVEY INFORMATION ONLY
NON STANDARD MARKING
FINAL SURVEY SHEET

10725-04B

OUTLOOK

THE

RESERVE FOR RECREATION
8268

8136
D 99830

7837
P 20475

554
D 98150

555
D 98150

ENLARGEMENT AT (F)
NOT TO SCALE

ENLARGEMENT AT (E)
NOT TO SCALE

ENLARGEMENT AT (D)
NOT TO SCALE

SURVEY SHEET AUDITED
DATE: 16·3·06
DOCKET: 01768·2005

SURVEY CARRIED OUT UNDER REGULATION 26A
SPECIAL SURVEY AREA GUIDELINES.

ALL BEARINGS AND DISTANCES ON THIS SHEET
ARE THE RESULT OF LEAST SQUARES ADJUSTMENTS
CARRIED OUT ON RAW FIELD OBSERVATIONS

GRID DATUM IS ALBANY GRID 1993

△ Denotes Permanent Control Mark
▲ Denotes Permanent Survey Mark

SCALE 1 : 1000
ALL DISTANCES ARE IN METRES
0 10 20 30 40 50

A.W. CALDWELL
Licensed Surveyor
2/12/2003
Date

APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 114156
DELEGATED UNDER S.20 WAPC ACT 1985
DATE

SHEET 4 OF 4
EDITION 1 VERSION 5

Department of Land Information

DEPOSITED PLAN
39903

DocuSign Envelope ID: DEA9A514-2A5B-408E-9586-08E84B79FFBF

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

I 793520 RC
18 Feb, 2004 11:42:37 Perth

REG. $ 77.00

LODGED BY	COTTESLOE SETTLEMENTS
ADDRESS	PO BOX 381 COTTESLOE WA 6911
PHONE No.	9385 1300
FAX No	9385 1320
REFERENCE No.	
ISSUING BOX No.	

PREPARED BY	Solomon Brothers MNE:6841722		
ADDRESS	PO Box Z5360 St George's Terrace PERTH WA 6831		
PHONE No.	08 9282 5855	FAX No.	08 9282 5866

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

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

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

Received Items

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.

? State of Western Australia. Produced under License by the 21st Century Legal Services c/-Michael Paterson & Associates tel: 9443 5383, fax: 9443 5390 Page 4 of 4

LANDGATE COPY OF ORIGINAL NOT TO SCALE Sun Jan 25 17:01:11 2015 JOB 46673030

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www.landgate.wa.gov.au

DocuSign Envelope ID: DEA9A514-2A5B-408E-9586-08E84B79FFBF

EXECUTED AS A DEED

THE COMMON SEAL of)
LOWE PTY LTD)
ACN 009 354 143)
was hereunto affixed by authority of)
the Directors in the presence of:)

LOWE PTY LTD Common Seal A.C.N. 009 354 143

.....
Signature of Director

.....
Signature of Director/Secretary

CONSENT OF MORTGAGEE

EXECUTED by BANK OF WESTERN AUSTRALIA LTD. A.C.N. 050 494 454 by its Attorney BRENT VANDERPUTT and its duly constituted Attorney under Power of Attorney No. H994510 dated 22nd January 2008 who at the date hereof had no notice of revocation of such Power of Attorney in the presence of:

.....
An Officer of the Bank

BANK OF WESTERN AUSTRALIA LTD by its Attorney

.....
Title CREDIT MANAGER

.....
Title

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(i) a stone, brick and/or brick veneer exterior and a tiled or colourbond roof; or

(ii) timber or steel framed construction clad with weatherboard (not fibro sheeting) colourbond, with a tiled or colourbond roof.

(e) Building, erecting or constructing or permit the building, erection or construction of any Dwelling on the Lot that has a reflective roof surface including zincalume or white.

(f) Building, erecting or constructing or permitting the building erection or construction of any Dwelling on the Lot unless the floor area thereof (measured from the outer faces of the external walls of such Dwelling) is not less than one hundred and fifty (150) square metres (excluding any garage, carport or other out building) in the case of a single residential dwelling.

(g) Erecting or displaying or permitting the erection or to remain erected on the Lot of any sign or advertisement of any kind except for the standard 'for sale' signs.

(h) Repairing or permitting or suffering to be repaired on the Lot any vehicle, motor cycle, trailer, boat, caravan or other vehicle or aircraft unless the repairs can be conducted without being visible from the street or road adjacent to the Lot or from any adjacent lot.

(i) From and including the date that any person resides in a Dwelling on the Lot, park or store or permitting or suffering to be parked or stored any vehicles of a commercial nature including but not limited to any bus, truck or tractor (other than commercial vehicles in use by non-resident tradespersons during the normal course of business directly related to the Lot) on the Lot or on any street or road adjacent to the Lot other than totally within a carport or garage on the Lot.

(j) Erecting or construction of fencing abutting any public open space or public reserve or road reserve or on the side property boundary that is not higher than 1.8 metres and not constructed of timber top, statico styled colourbond finished metal fencing, fibro cement with capping and of natural tonings such as browns and greens, and not reflective colours such as zincalume or white.

(k) That where retaining walls are to be constructed, natural materials, such as rocks or material compatible with the materials used in the construction of the dwelling be incorporated into the structure.

(l) Fences and retaining walls are not permitted to fall into a state of disrepair and not to repair or renew such retaining walls or fences except in the same style, materials and colour as the original structure.

(m) Clearing of the wooden slope other than to locate an approved dwelling and associated outbuildings, access roads, including driveways, to establish a low fuel buffer and remove dead or dangerous trees.

(n) Fire protection measures to be undertaken other than in accordance with the document 'Planning for Bush Fire Protection' (FESA).

3. The land to be benefited by the Restrictive Covenant created pursuant to Clause 2 is each of Lots 563 to 580 inclusive on the Subdivisional Plan.

4. The Restrictive Covenants are intended to run with each Lot until 31 December 2013 after which date they will expire and be of no further force and effect.

5. The Restrictive Covenants will not be modified, surrendered, released or abandoned either wholly or partially except with the prior written consent of the registered proprietors of the Other Lots, from time to time. The registered proprietors of the Lot, from time to time, will not make an application to any Court, the Commissioner of Titles, the Office of Titles or any other local authority for the partial or total modification, removal or extinguishments of the Restrictive Covenants prior to 31 December 2013 except with the prior written consent of the registered proprietors for the time being of all the other Lots.

6. The Land is presently subject to the following encumbrances:-

Mortgage G512485 to Bank of Western Australia Limited;

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FORM B 2

FORM APPROVED
NO. B2891

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

BLANK INSTRUMENT FORM

RESTRICTIVE COVENANT

(Note 1)

ABN 66 012 878 629
WESTERN AUSTRALIA STAMP DUTY
DEE 18/02/04 11:40 002113568-001
FEE $ **********0
SD $ ****20.00 PEN $*******.00

This Deed is made the 22nd day of January 2004

Parties

LOWE PTY LTD A.C.N 009 354 143 of Suite 6, 132-136 Railway Street, Cottesloe ("the Owner") which expression where the context so admits or requires shall extend to and include the legal assigns and transferees of the Owner.

Recitals

A. The Owner is registered as the proprietor of an estate in fee simple of the Land located at Albany, Western Australia.

B. The Land is proposed to be subdivided in accordance with the Subdivisional Plan.

C. Pursuant to the Subdivisional Plan the Lots will be created.

D. The Owner wishes to create on the Subdivisional Plan in respect of each of the Lots a restrictive covenant as set out in this deed pursuant to the provisions of Section 136D of the Act.

E. The terms of this Deed shall bind the Owner and its respective successors in title and assigns as the registered proprietors for the time being of the Lots and any part of the Lots.

NOW THIS DEED WITNESSES:-

1. Definitions

In this Deed the following terms have the following meanings:

"the Act" meant the Transfer of Land Act 1893, as amended;

"Lots" means Lots 563 to 580 inclusive, as shown on the Subdivisional Plan and where the content so admits includes any other Lot created in substitution over all or part of the land contained within Lots 563 to 580 inclusive as the case may be;

"Restrictive Covenants" means the restrictive covenants created in Clauses 2 and 3 of this Deed;

"the Land" means part of Lot 241 on Plan 9243 and being the whole of the Land in Certificate of Title Volume 2191 Folio 300;

"Owners of Lots" means the registered proprietors from time to time of all or any lot or lots from time to time which may be created within the area of the Lots;

"Subdivisional Plan" means Deposited Plan 39903.

2. As to each of the Lots (being Lots 563 to 580 inclusive on the Subdivisional Plan):

The Owner in its capacity as registered proprietor of each of these lots for itself and all of the Owners of the Lots and each of them pursuant to the provisions of Section 136D of the Act for the purpose of creation of a restrictive covenant on the Subdivisional Plan HEREBY COVENANTS and AGREES that none of the Owners of the Lots shall at any time do or permit to be erected or done upon the Lot or any part of it any of the following:-

(a) Development other than as a single residential dwelling.

(b) Erection or permitting the erection on the Lot any buildings or renovation works, additions or alterations which are not by their nature strictly for residential purposes.

(c) Carrying on any business or permit the carrying on of any business from the Lot apart from a Home Occupation use approved by Council.

(d) Building, erecting or constructing or permitting the building, erection or construction of any Dwelling on the Lot that is not constructed with either:-

? State of Western Australia. Produced under License by the 21st Century Legal Services c/-Michael Paterson & Associates tel: 9443 5383, fax: 9443 5390

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Deposited Plan 39903

Lot	Certificate of Title	Lot Status	Part Lot
563	2557/644	Registered	
564	2557/645	Registered	
565	2557/646	Registered	
566	2557/647	Registered	
567	2557/648	Registered	
568	2557/649	Registered	
569	2557/650	Registered	
570	2557/651	Registered	
571	2557/652	Registered	
572	2557/653	Registered	
573	2557/654	Registered	
574	2557/655	Registered	
575	2557/656	Registered	
576	2557/657	Registered	
577	2557/658	Registered	
578	2557/659	Registered	
579	2557/660	Registered	
580	2557/661	Registered	
581	2557/662	Registered	
8267	2557/663 (Cancelled)	Registered	
8267	LR3134/712	Registered	
8268	LR3110/695	Registered	
8268	2557/664 (Cancelled)	Registered	
0	N/A	Registered	

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property information for use by agents

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000013195098
Honi B Realty

SELLER'S NAME: [redacted] **("the Seller")**
Address: [redacted]
Suburb: [redacted] Post Code: [redacted]
Mobile: [redacted]9 Email: [redacted]

SELLER'S NAME: [redacted]
Address: [redacted]
Suburb: [redacted] Post Code: [redacted]
Mobile: [redacted] Email: [redacted]

SELLER:
☑ is the Owner
☐ has given Power of Attorney to
☐ is a Mortgagee in Possession
☐ is an Executor/Administrator

ADDRESS OF PROPERTY TO BE SOLD
20 THE OUTLOOK
Suburb: BAYONET HEAD Post Code: 6330
Whole Lot 577 on ~~Deposited/Diagram/Survey/Strata~~/Plan No. 39903
Whole Volume: 2557 Folio: 658 **("the Property")**

LISTING PRICE
$ Offers over $400,000 Auction ☐
$ to $

Listing Rep: Honi Benson Agency Expires: [redacted]

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: Expired Restricitive Covenant and Sewer Easement
Right of Way ☐ Drainage Right ☐ Easement ☑ Caveat ☐ Memorial ☐ Restrictive Covenant ☑ Heritage ☐ Contaminants ☐

RESIDENCE

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

Year Built Walls Roof Rates $1451.00 Water 1,643.28

Zoning: R20

No. Bedrooms		Alfresco Kitchen	☐	Insulation	☐	Solar HWS	☐
No. Bathrooms (Inc. ensuite)		Kitchen/Dining	☐	Air Cond	☐	Elec HWS	☐
No. WCS		Family	☐	Swim Pool-Above	☐	Gas Passes	☐
Storeys 1,2,3,4, S/L		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	☐	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): 22m
Land Area (not Strata): 720sqm

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] 6/11/2026
Seller's Signature [redacted] 6/11/2026

Docusign Envelope ID: 286FCEB3-9DE5-8E95-82F9-7E8F8CB33F33

seller's disclosure statement

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000013195098

Honi B Realty

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

Address: [redacted] Post Code: [redacted]

Tel: Mobile: [redacted]

Email: [redacted]

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

Address: [redacted] Post Code: [redacted]

Tel: Mobile: [redacted]

Email: [redacted]

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

20 THE OUTLOOK BAYONET HEAD WA 6330

Lot: 577 on ~~Deposited~~/~~Diagram~~/~~Survey~~/~~Strata~~/Plan No. 39903

Volume: 2557 Folio: 658 **("the Property")**

LISTING PRICE

$ Offers Over $400,000 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 Sewer Easement along the back boundary.
☐	☑		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 N/A
☑	☐		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

Docusign Envelope ID: 286FCEB3-9DE5-8E95-82F9-7E8F8CB33F33

seller's disclosure statement

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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 N/A	
☐	☐	☐	(b) When was the Property last inspected for termites/timber pests?	
			Details	
☐	☐		23. Are there any locks that do not have keys? e.g window locks or doors	
			Details N/A	
☐	☐		24. Are there any tenancies, licences, occupancies, or leases which affect the Property?	
			Details N/A	
☐	☐	☐	25. Are there any known structural defects in the Property?	
			Details N/A	
☐	☐		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 Vacant Land	
☐	☑		(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 Expired restrictive covenant and sewer easement along rear boundary.	

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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
☐	☐		33.	Does the Property have air-conditioning? If so, what sort and where? Details
☐	☐	☐	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

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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

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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 6/11/2026 6/11/2026

Seller's Signature [redacted] Seller's Signature Signed by: [redacted]

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.

6/11/2026 6/11/2026

Seller's Signature Signed by: [redacted] Seller's Signature Signed by: [redacted]

20 The Outlook, BAYONET HEAD 6330

Local Planning Scheme Information

LPS2 Zoning	Residential
LPS2 Special Use	No Result
LPS2 Reserve	No Result
LPS2 Special Control Areas	No Result
LPS2 R-Code	R20
LPS2 Additional Use	No Result
LPS2 Restricted Use	No Result
LPS2 Additional Reserve	No Result
LPS2 Site Specific Provisions	No Result
LPS2 Schedule 10 Reference	Bayonet Head - The Outlook (see Fig. 4 (No. 121) in Schedule 10 of LPS2 for more info)
Scheme Policy Areas	No Result
Structure Plans	No Result
Local Development Plans	No Result

Document Links
LPS2 Special Control Area: No Result

Structure Plans: No Result

Local Development Plans: No Result

Property Hazards

Bush Fire Prone Areas	Bush Fire Prone Area (additional planning and building requirements may apply to development on this site)
Coastal Hazards	No
Coastal Hazards - 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

Locality/Suburb	BAYONET HEAD
Polygon Number	11218317
PI Parcel	P039903 577
Lot Number	577
Usage Description	Transfer of Land Act (Type 1)
Usage Code	1
Area (m^2)	719.905

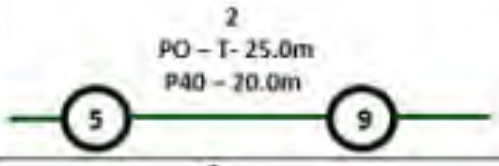
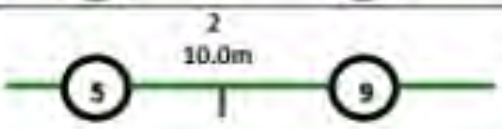
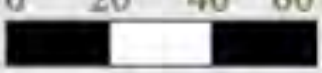
Planning Considerations

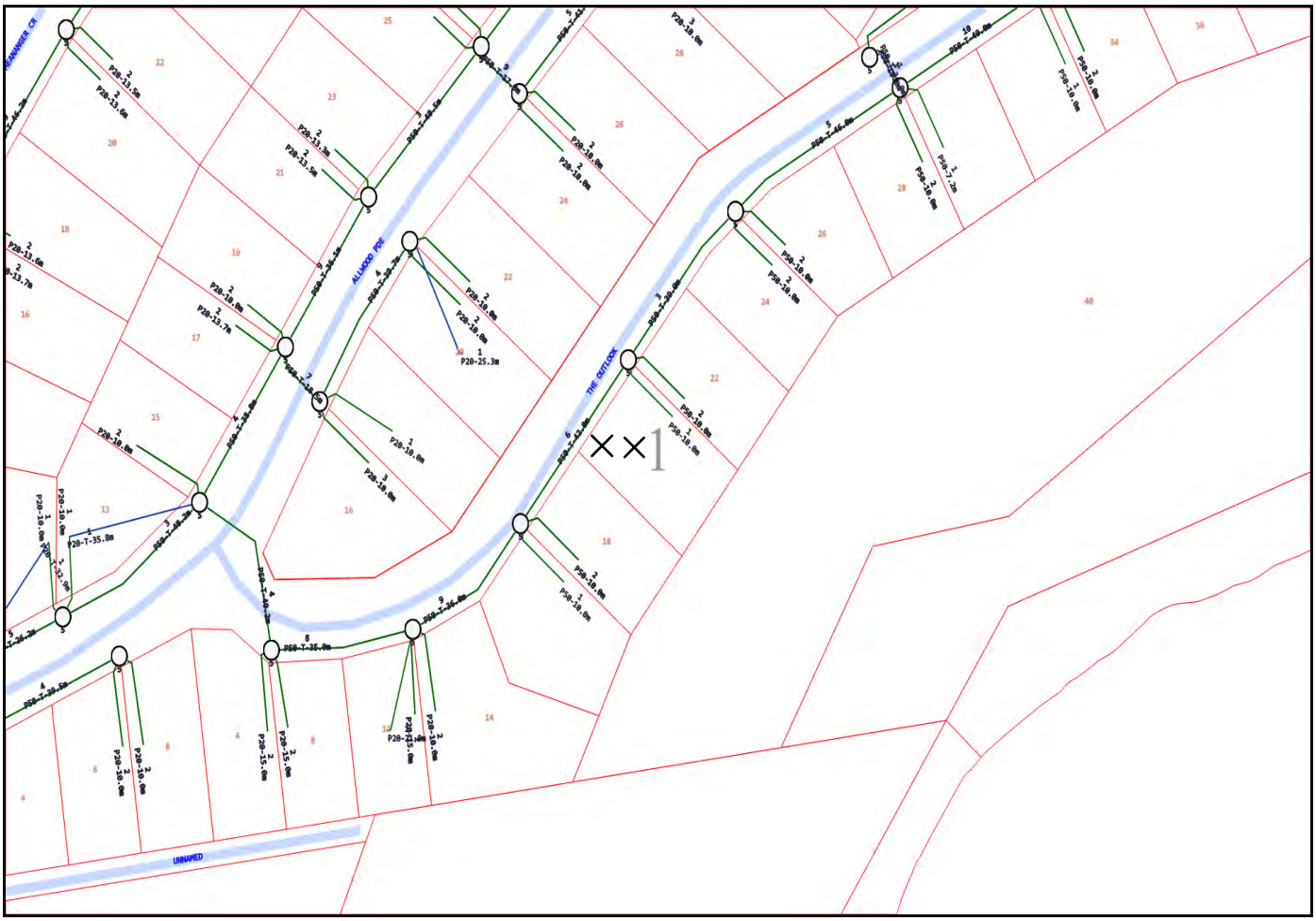
Consideration	No Result
Scheme Standards	No Result
More Info	No Result

Building Applications

No Result

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



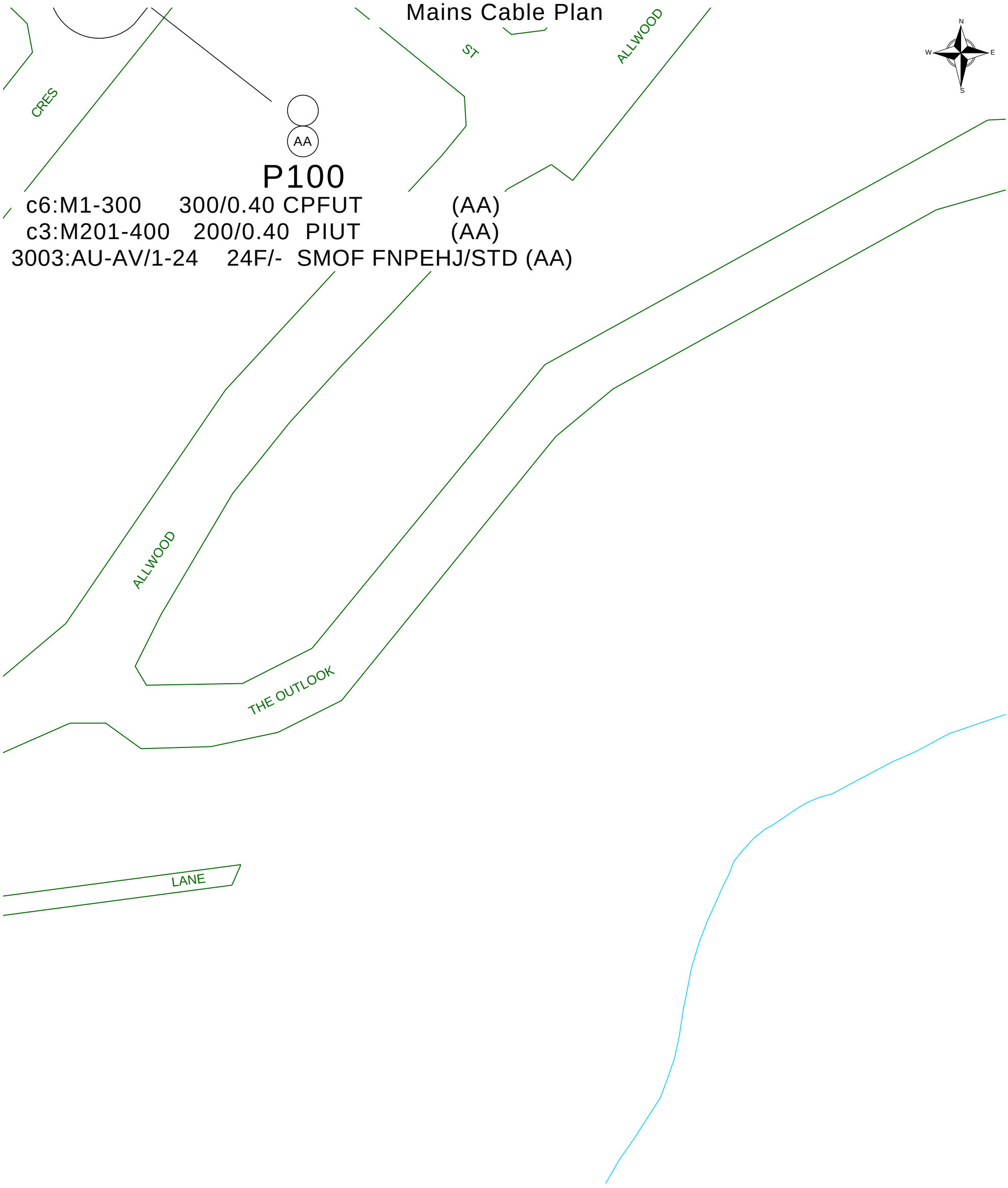
Emergency Contacts

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


OC[13mm]
CRES
OC[13mm] 40.8
P35
OC[13mm] 1.5
OC[6mm]
OC[23mm]
P50 21.0
OC[23mm]
P35
OC[6mm]
OC[23mm] 19.3
P50
OC[12mm] 36.0
P35
ALLWOOD
4xOC[6mm] 41.4
OC[4mm]
OC[4mm]
OC[4mm]

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

Generated On 05/11/2026 13:54:32

Sequence Number: 282059865

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.

General Information

Telstra highly recommends using Certified Locators.

For more info visit https://certloc.com.au/find-a-certified-locator/

or Telstra Location Intelligence Team 1800 653 935

Before you Dig Australia – BEST PRACTICE GUIDES
https://www.byda.com.au/before-you-dig/best-practice-guides/

OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.

DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) https://viewer.autodesk.com/ or
Autodesk Design Review http://usa.autodesk.com/design-review/ for DWF files.
(Windows PC)

PDF Map Files (max size A3)
Adobe Acrobat Reader http://get.adobe.com/reader/



Report Damage to Telstra equipment.
Call 13 22 03 and say, "Report Damage".
Online: https://www.telstra.com.au/consumer-advice/digging-construction/report-damages



Telstra New Connections / Disconnections 13 22 00



Telstra Protection & Relocation: 1800 810 443 (AEST business hours only).
Email
Telstra Protection & Relocation Fact Sheet: Link
Telstra Protection & Relocation Home Page Link

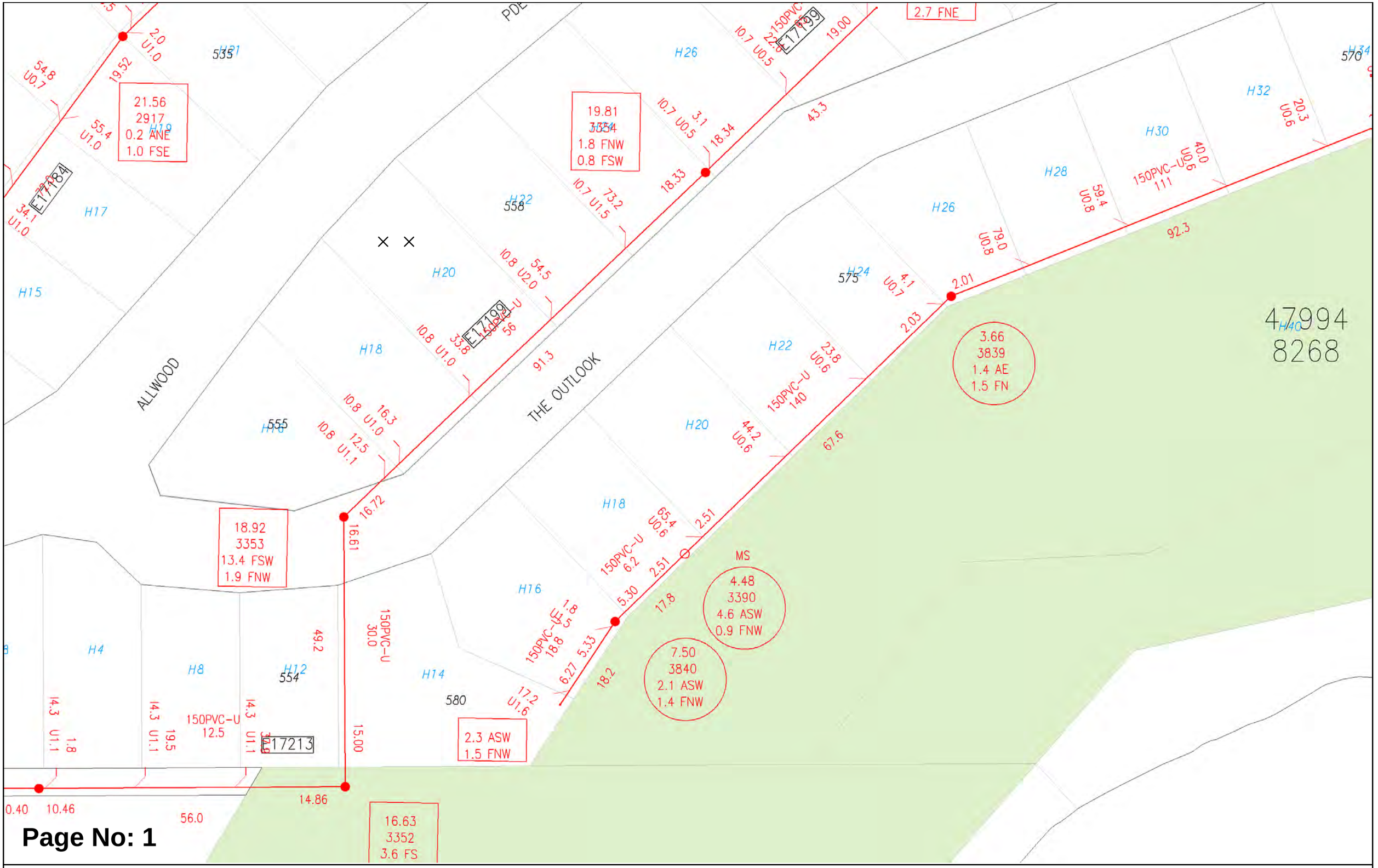


Telstra Aerial Assets Group (overhead network) 1800 047 909

Protect our Network:

by maintaining the following distances from our assets:

- **1.0m Mechanical Excavators, Farm Ploughing, Tree Removal**
- **500mmVibrating Plate or Wacker Packer Compactor**
- **600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.**
- **1.0mJackhammers/Pneumatic Breakers**
- **2.0m Boring Equipment (in-line, horizontal and vertical**



WATER CORPORATION

Scale:	1:750
Job No.:	54680594
Sequence No.:	282059866
Print Date:	05 Nov 2026

Sewer

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Page No: 1

WATER CORPORATION

Scale:	1:750
Job No.:	54680594
Sequence No.:	282059866
Print Date:	05 Nov 2026

N

Water

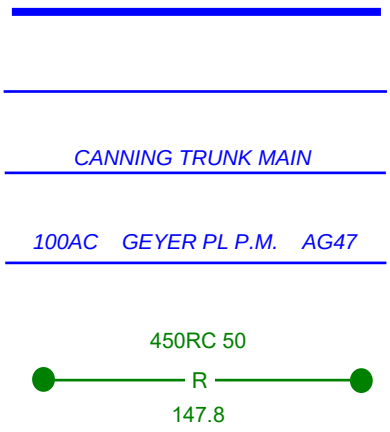
The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission 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

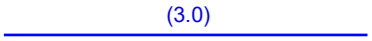
CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED
A risk assessment may be required if working near this pipe. Refer to your Dial Before You Dig information or call 131375.

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



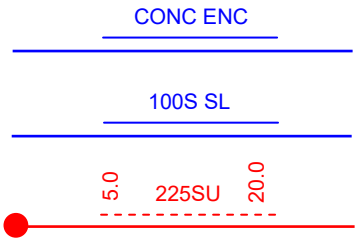
NON-STANDARD ALIGNMENT

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.)



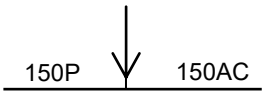
OTHER PIPE SYMBOLS

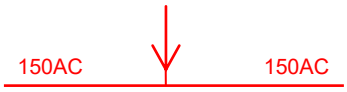
Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.



CONCRETE ENCASEMENT, SLEEVING AND TUNNELS

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





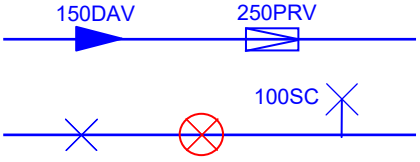
CHANGE INDICATOR ARROW

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



PIPE OVERPASS

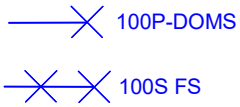
The overpass symbol indicates the shallower of the two pipes.



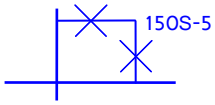
VALVES

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.



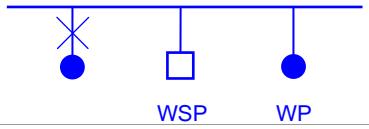
WASTEWATER MANHOLE INFORMATION BOXES
Square non-trafficable Do not drive vehicles over or place loads.
Round trafficable
In general if not located in the road treat as if non-trafficable.



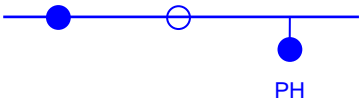
HAZARDOUS MANHOLE
Indicates a potential health hazard from risk of exposure to toxic waste.
WARNING: Opening any manhole is dangerous and is prohibited.



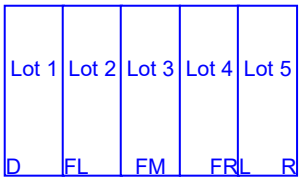
FLOWMETER
Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)



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



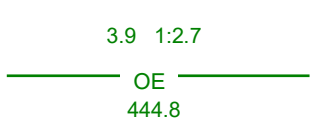
PRE-LAID SERVICES
D Deferred
FL Fully Prelaid Left
FM Fully Prelaid Front Middle
FR Fully Prelaid Right
L Left
R Right

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

May be no visible indication at site.

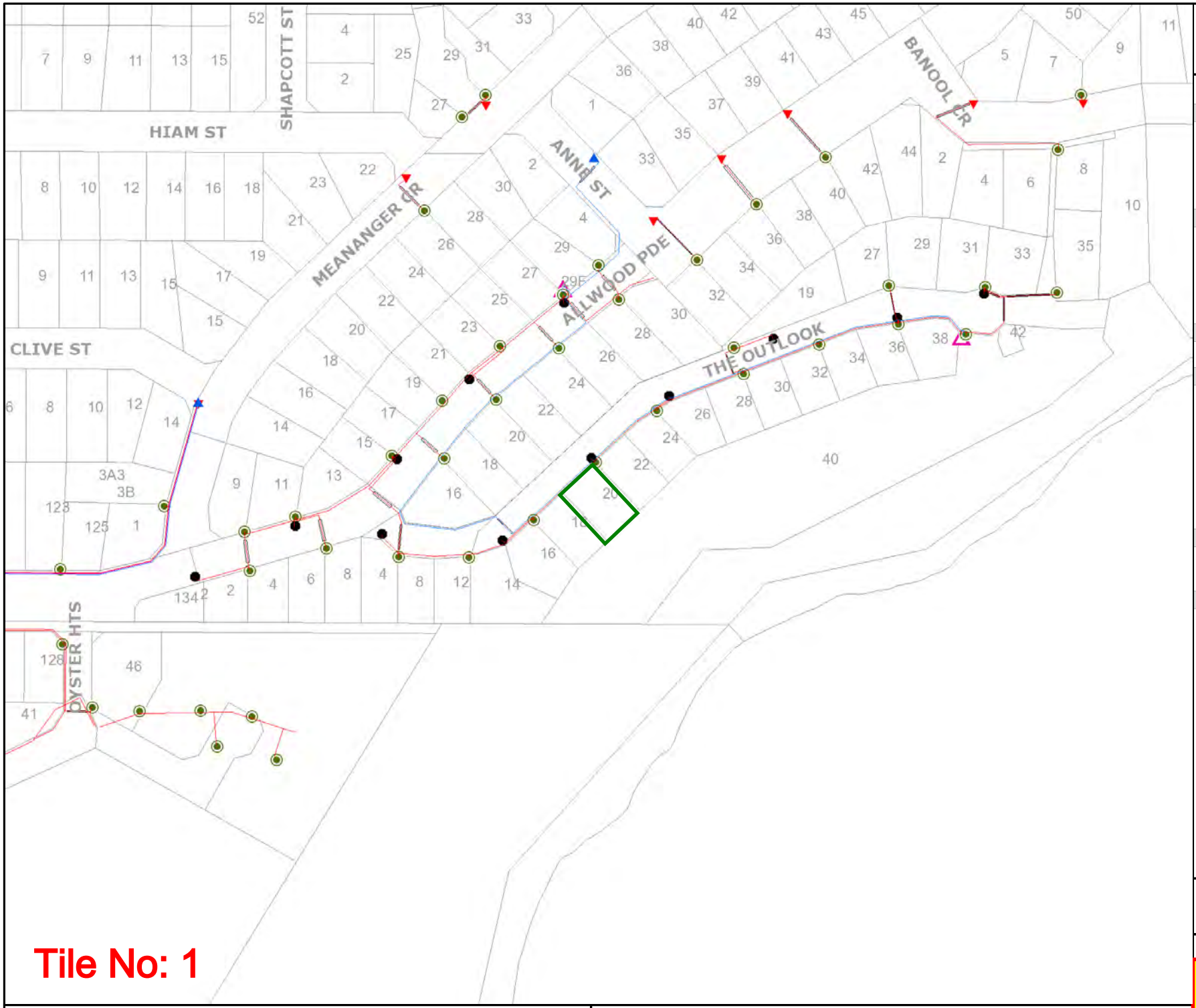


SEWER OR DRAINAGE PUMP STATION
Several pipes and a pressurised main will be in the vicinity.



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.



Tile No: 1

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
- Pillar
- Transformer site
- HV Termination
- LV Termination

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: 282059867

Date of Issue: 05 Nov 2026

GOVERNMENT OF WESTERN AUSTRALIA

Landgate



Property Interest Report

20 The Outlook, Bayonet Head 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 January 2026

20 The Outlook, Bayonet Head 6330

Number of interests that impact this property	21
Certificate of title number	2557/658
Land ID	Lot 577 On Deposited Plan 39903
Type of property	Vacant Land
Property use	Vacant land
Year built	N/A
Wall/Roof type	N/A
Land area	720 m²
Building area	N/A
Local Government Authority	Albany
Zoning	Residential (R20)

Perth CBD
387.6km

Beach
2.1km

Primary School
931m

Secondary School
2.3km

2. Summary of interests that AFFECT this property

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

- 1 in 100 AEP Floodplain Development Control Area
- Building and Construction Industry Training Levy
- Building Permit
- Bush Fire Prone Areas
- Demolition Permit
- Dial Before You Dig
- Emergency Services Levy
- Groundwater Salinity
- Land Tax
- Local Government Rates
- Local Planning Schemes
- Mosquito-borne Disease Risk
- Native Title and Indigenous Land Use Agreements
- Native Vegetation
- 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.

- 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
- Navigable Water Regulations
- Notices on Properties under the Biosecurity and Agriculture Management Act 2007
- Notices on Properties under the Soil and Land Conservation Act 1945
- Perth Airport - Aircraft Noise
- Perth Airport - Land Use Planning
- Perth Parking Policy
- Petroleum Tenure
- Possible Road Widening
- Proclaimed Groundwater Areas
- Proclaimed Surfacewater Areas
- Protected Areas - Collaborative Australian Protected Area Database
- Public Drinking Water Source Areas
- Ramsar Wetlands
- Region Schemes
- Residue Management Notice
- Shipping and Pilotage Port Areas
- State Forest and Timber Reserve
- State Planning Policy 5.4 - Road and Rail Noise
- State Underground Power Program
- Threatened Ecological Communities
- Threatened Fauna
- Threatened Flora
- Titanium - Zircon Mineralization Areas
- Water Corporation Beneficiary Lot Water and/or Sewer
- Water Corporation Brighton Non-Drinking Water
- Water Corporation Effluent Discharge Scheme
- Water Corporation Farmlands Service Conditions
- Water Corporation Infrastructure Buffer Zones
- Water Corporation Infrastructure Contribution - Water, Sewer and/or Drainage
- Water Corporation Non-Standard Services (Private Fire Service)
- Water Corporation Pressure Exempt

3. Summary of interests that DO NOT AFFECT this property

- Water Corporation Private Pressure Sewer System
- Water Corporation Reserve Sewer, Water and Drainage Infrastructure Contribution Charge
- Water Corporation Saline Water
- Water Corporation Sewer System
- Water Corporation Special Agreement - Nitrate Water Condition
- Water Corporation Special Agreement - Non-Potable
- Water Corporation Water service is supplied by an Agreement
- Western Power Infrastructure
- Wetlands

4. Details of interests that AFFECT this property

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

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1 in 100 AEP Floodplain Development Control Area

Responsible agency:
Department of Water and Environmental Regulation

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

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

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

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

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

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

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

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

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

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

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

Building and Construction Industry Training Levy

Responsible agency:

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

Construction Training Fund Board

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

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

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

Building Permit

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

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

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

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

Bush Fire Prone Areas

Responsible agency:
Department of Fire and Emergency Services

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

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

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

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

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

Certain exemptions and exclusions may apply.

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

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

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

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

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

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

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

Demolition Permit

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

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

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

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

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

Dial Before You Dig

Responsible agency:
Dial Before You Dig

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

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

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

Emergency Services Levy

Responsible agency:
Department of Fire and Emergency Services

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

Affect of Interest:
The selected property currently has the following Emergency Services Levy category classification:
Emergency Service Levy Boundaries:

ESL Category - 2
ESL Boundary - Albany
ESL Calculation - In 2026-27 Category 2 properties pay $0.008275 x the Gross Rental Value (GRV) subject to a minimum $113 charge & a maximum charge of $420 for vacant, residential & farming usages; and $240,000 for commercial, industrial & miscellaneous usages
The ESL category classifications:

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

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

Category 3: Availability of a Volunteer Fire & Rescue Service brigade or bush fire brigade with frequent support from the metropolitan network of career Fire & Rescue Service stations and the SES.
Applies in the periphery of the metropolitan area.

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

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

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

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

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

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

Groundwater Salinity

Responsible agency:
Department of Water and Environmental Regulation

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

Affect of Interest:

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

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

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

Groundwater Salinity:

TDS per milligram per litre - 500-1000

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

The range of salinity of natural water is:

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

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

Legislation governing the interest:

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

Land Tax

Responsible agency:
Department of Finance

Definition of Interest:

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

Affect of Interest:

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

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

Legislation governing the interest:

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

Local Government Rates

Responsible agency:

Definition of Interest:

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

Department of Local Government, Sport and Cultural Industries

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

For more information contact your Local Government Authority.

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

Local Planning Schemes

Responsible agency:
Department of Planning, Lands and Heritage

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

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

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

Residential Code:
R Code Number - R20
Gazettal Date - 27/02/2024
Scheme Name - ALBANY
Scheme Number - 2

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

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

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

Mosquito-borne Disease Risk

Responsible agency:
Department of Health

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

Affect of Interest:

The selected area **is impacted** by the risk of mosquito-borne diseases.

Details are as follows:

Mosquito-borne Disease Risk:

Risk Level - Low or unknown risk

Frequent high risk

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

Occasional very high risk

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

Frequent high and occasional very high risk

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

Low or unknown risk

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

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

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

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

Legislation governing the interest:

Health Act 1911

Native Title and Indigenous Land Use Agreements

Responsible agency:
National Native Title Tribunal

Definition of Interest:

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

Affect of Interest:

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

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

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

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

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

Applications as Determined by the Federal Court:

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

Indigenous Land Use Agreements:

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

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

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

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

Native Vegetation

Responsible agency:
Department of Primary Industries and Regional Development

Definition of Interest:
The clearing provisions of the *Environmental Protection Act 1986 (EP Act)* require the clearing of native vegetation to be authorised by a clearing permit, unless the clearing is subject to an exemption.

Affect of Interest:
Native Vegetation is mapped as occurring within the selected property or area of land.
It is the responsibility of the person undertaking the clearing to determine whether an exemption is applicable in each circumstance. If an exemption does not apply, a clearing permit will be required to authorise the clearing.

Native Vegetation:
ID Number - 264545
Area and Date - MOUNTBARKER FEB 2016
Comments - REMNANT VEGETATION
Capture Scale - 10000
For more information on native vegetation on your property or Clearing Permit applications see www.der.wa.gov.au/our-work/clearing-permits/46-clearing-permit-application-forms or contact DWER on (08) 6364 7098, or email admin.nvp@dwer.wa.gov.au.

Legislation governing the interest:
Environmental Protection Act 1986
Environmental Protection (Clearing of Native Vegetation) Regulations 2004

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

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

4. Details of interests that AFFECT this property

Responsible agency:
Department of Water and Environmental Regulation

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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landgate.wa.gov.au

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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.