



For Sale

2 1 1

Offers Over \$589,000

Move Straight In: Fully Refreshed and Modernised in Central Yakamia!

Skip the stress of renovating! This neat 2-bedroom, 1-bathroom home has undergone a fantastic modern transformation, making it the ultimate turn-key opportunity for first-home buyers, downsizers, or savvy investors.

Facts:

Year Built:1977 Zoning: R25 Block Size:621sqm

Sewer: Yes City Rates:\$2,426.82 Water Rates:\$1,643.28

Estimated Rental Return: \$600pw - \$620pw.

NB Rates and fees are subject to change.

NB This Property Is Being Sold "AS IS"

Location

14 Leonora Street, Yakamia WA 6330
Australia



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

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2221

796

RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893

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

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 212 ON DIAGRAM 52495

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

(ND P032192) REGISTERED 4/2/2022

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

1. P912676

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.

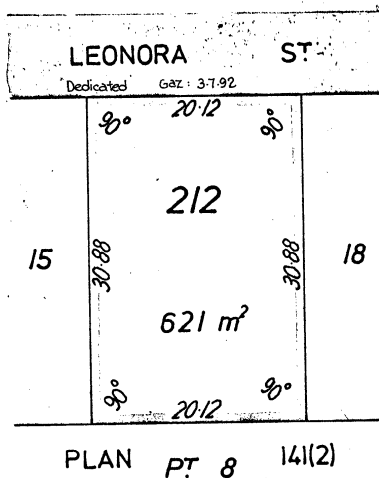
-----END OF CERTIFICATE OF TITLE-----

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: D52495
PREVIOUS TITLE: 1183-380
PROPERTY STREET ADDRESS: 14 LEONORA ST, YAKAMIA.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

Town or District.	Number of Lot or Location.	Field Book.	Scale	Certificate in which Land is Vested.	Area
PLANTAGENET	LOTS 16 & 17 OF SEC 2 OF LOC 356.		1:500	Vol. 1183. Fol. 380..	



DIA 52495



DRAWN IN L.T.O.
26-4-77
W.A.D.

COMPILED FROM PLAN 197 (1)



CERTIFICATE I hereby certify that this survey was performed by me personally (or under my own personal supervision, inspection and field check) in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961.		Approved by Town Planning Board FILE 39900 28 APR 1977 <i>David Can</i> Chairman	
COMPILED Licensed Surveyor. Date _____		Date 3-5-77	
Approved _____ Examined <i>22</i>	<i>G. P. Nuthall</i> Inspector of Plans and Surveys Date 2-6-77	On Plan 197 (1) Diagram 7252 Index Plan 7252 CORIMUP 2000 10-07	Registered 22-00 22057 5-5-77 Diagram No. 52495

48571/6/75-2M-L/271 DKT. DIA. 23104

Diagram 52495

Lot	Certificate of Title	Lot Status	Part Lot
212	2221/796	Registered	

property information for use by agents



APPROVED BY
THE REAL ESTATE INSTITUTE
OF WESTERN AUSTRALIA
FOR USE BY REAL ESTATE AGENTS
3300 12872027



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

Address: [REDACTED]

Suburb: [REDACTED] Post Code: 6330

Mobile: [REDACTED] Email: [REDACTED]

SELLER'S NAME: [REDACTED]

Address: [REDACTED]

Suburb: [REDACTED] Post Code: 6330

Mobile: [REDACTED] Email: [REDACTED]

ADDRESS OF PROPERTY TO BE SOLD

14 Leonora Street

Suburb: Yakamia Post Code: 6330

Whole Lot 212 on Deposited Diagram/Survey/Strata Plan No. 52495

Whole Volume: 2221 Folio: 796 ("the Property")

LISTING PRICE

\$ Offers Over \$589,000 Auction

\$ [REDACTED] to \$ [REDACTED]

Listing Rep: Honi Benson

Agency Expires: [REDACTED]

LISTING PRICE AMENDMENTS

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

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

TENANCY DETAILS

Rent / week \$ [REDACTED]

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

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

Managing Agent [REDACTED]

Tenant [REDACTED] Phone [REDACTED]

Encumbrances/ Property Interests: [REDACTED]

Right of Way [REDACTED] Drainage Right [REDACTED] Easement [REDACTED] Caveat [REDACTED] Memorial [REDACTED] Restrictive Covenant [REDACTED] Heritage [REDACTED] Contaminants [REDACTED]

HOUSE	DUPLEX	UNIT	VILLA	APARTMENT	TOWNHOUSE	VACANT LAND	RURAL	Zone
Year Built 1977	Walls B/V	Roof Iron	Rates 2426.82	Water 1643.28				R25
No. Bedrooms 2	Alfresco Kitchen	Insulation	Air Cond	Solar HWS				
No. Bathrooms (Inc. ensuite) 1	Kitchen/Dining	✓	✓	✓				Separate Title not issued (3)
No. WCs 1	Family	✓	✓	✓				Land Frontage (not Strata) 20.1m
Storeys 12,3,4, 5/1	Games Room	✓	✓	✓				
Lounge	Study	✓	✓	✓				
Lounge/Dining	Sleepout	✓	✓	✓				
Theatre	Patio/Pergola	✓	✓	✓				
Dining	Verandah	✓	✓	✓				Land Area (not Strata) 621sqm
	Entrance Hall	✓	✓	✓				
	Laundry	✓	✓	✓				

Items not to be sold: [REDACTED]

Items included in sale: [REDACTED]

Items not in working order: [REDACTED]

Illegal Structures: [REDACTED]

Other features: [REDACTED]

NOTES The property is being sold AS IS, buyers are advised to make their own investigations and conduct their own due diligence prior to making an offer.

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

Seller's Signature [REDACTED]

Seller's Signature [REDACTED]



ELECTRICAL SAFETY CERTIFICATE

Electricity (Licensing) Regulations 1991, Regulation 52B

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

This Electrical Safety Certificate is the certificate of compliance referred to in Regulation 52B of the *Electricity (Licensing) Regulations 1991*. This regulation requires that the electrical contractor/authorised¹ electrician completing electrical installing work must, with 28 days of completing the work, provide a certificate of compliance in respect to the work to the person for whom the work was carried out.

[Redacted]		Meter No.	0620111821
Builder/Client Name	[Redacted]		
Address	14 Leonora Street Yakamia 6330		
Alteration/Addition			
Date of Completion	10/09/2025		

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

Lights - 16
Socket Outlets 10A - 2
Motors - 2 0.2 kW
Smoke Alarms - 1
Other Fixed Equipment - 2

Details of RCD Protection

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

If NO, what circuits are not protected:

Details of any defects observed (alterations and additions only)

Everything has been rectified.

Certification by authorised¹ electrician

I certify that the electrical installing work that is subject of this certificate has been completed, checked and tested and, at the time of testing, met the requirements of the Electricity (Licensing) Regulations 1991 and is safe.	Name	DEAN CASTLEHOW	
	Licence No.	EW132105	
	Details of electrical contractor		
	Licence No.	EC8115	
	Business Name	D TECH ELECTRICS	
	Business Address	P O BOX 936 ALBANY DC WA 6331	
	Phone No.	+61428936100, 0429881228	
	Facsimile No.	9844 4176	
Date	10/09/2025	Email Address	dtechelectrics1@gmail.com

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

14 Leonora Street
Yakamia, WA, 6330

Dear

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

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

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

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

Kind Regards

Honi Benson

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

11/46 VANCOUVER ST, ALBANY 6330

2 1 -



Property Type: House
Area: 1,799 m² (56 m²)
RPD: 11//S002275

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **May 2026* (Rented)**
Days on Market: **61 Days**

Features: BUILD YR: 1970, WALL TYPE: BRICK, ROOF TYPE: IRON, DECK, BUILT IN ROBES



5/161 MIDDLETON RD, MOUNT CLARENCE 6330

2 1 1



Property Type: House
Area: 4,038 m² (61 m²)
RPD: 5//S008526

Current Rent Price: **\$405 per week**
First Rent Price: **\$405 per week**
Month Listed: **May 2026* (Rented)**
Days on Market: **14 Days**

Features: BUILD YR: 1980, WALL TYPE: BRICK, ROOF TYPE: TILE, DECK, BUILT IN ROBES, AIR CONDITIONED, POOL, SCENIC VIEWS, IMPROVEMENTS: INDOOR SPA, ENERGY EFFICIENT



4/5 SEYMOUR ST, MIRA MAR 6330

2 1 1



Property Type: House
Area: 2,663 m² (94 m²)
RPD: 4//S053591

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **May 2026* (Rented)**
Days on Market: **15 Days**

Features: BUILD YR: 1979, WALL TYPE: BRICK, ROOF TYPE: TILE



16 MINERVA ST, YAKAMIA 6330

3 1 1



Property Type: House
Area: 922 m² (90 m²)
RPD: 44//P004568

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **February 2026* (Rented)**
Days on Market: **15 Days**

Features: BUILD YR: 1969, WALL TYPE: FIBRO, ROOF TYPE: IRON, IMPROVEMENTS: PETS ALLOWED, CLOSE TO SHOPS



16 DICKS ST, MOUNT MELVILLE 6330

2 1 1



Property Type: House
Area: 351 m² (74 m²)
RPD: 26//P000297

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **February 2026* (Rented)**
Days on Market: **21 Days**

Features: BUILD YR: 1900, WALL TYPE: IRON, ROOF TYPE: IRON, AIR CONDITIONED, SCENIC VIEWS, WATER FRONTAGE



14 Leonora Street, YAKAMIA 6330

Local Planning Scheme Information

LPS2 Zoning: Residential
LPS2 Special Use:
LPS2 Reserve:
LPS2 SC Areas: No Result
LPS2 SC No: No Result
LPS2 R-Code: R25
LPS2 Additional Use: No Result
LPS2 Restricted Use: No Result
LPS2 Additional Reserve: No Result
LPS2 Areas: No Result
Scheme Policy Areas: No Result
Structure Plans: LSP22_Albany_North_DSP (In Progress)
Local Development Plans: No Result

Property Hazards

Bushfire Prone Area: Bush Fire Prone Area (additional planning and building requirements may apply to development on this site)
Coastal Hazards: No [More Info](#)

Heritage Information

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

General Information

Ward: No Result
Locality: YAKAMIA
Polygon Number: 1229515
PI Parcel: D052495 212
Lot Number: 212
Usage Description: Transfer of Land Act (Type 1)
Usage Code: 1
Area(m2): 621.572

Planning Considerations

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

Building Applications

Application Number: T98202
Description: S/F PATIO
Decision Description: Approved
Decision Date: 10/6/1998

SYMBOLS SHEET

GAS UTILITY NETWORK

EXISTING GAS NETWORK

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

PROPOSED GAS ASSETS

-  Proposed Meter
 Proposed Main
 Common Trenching
 Replacement Program

ABANDONED GAS NETWORK

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

COMPOUNDS

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

VALVES

-  Isolation Valves
 Service Valves

MONITORING DEVICES

-  Flow Monitoring Device
 Pressure Monitoring Device

ASSOCIATED INFRASTRUCTURE

- Associated Asset

DUCTS AND SLEEVES

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

FEATURES

REGULATOR SETS

- Regulator Set
- Boundary Regulator

DELIVERY POINTS

- Meter
- Interval Meter
- Meter Set

PIPE JUNCTIONS

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

PROTECTION DEVICES

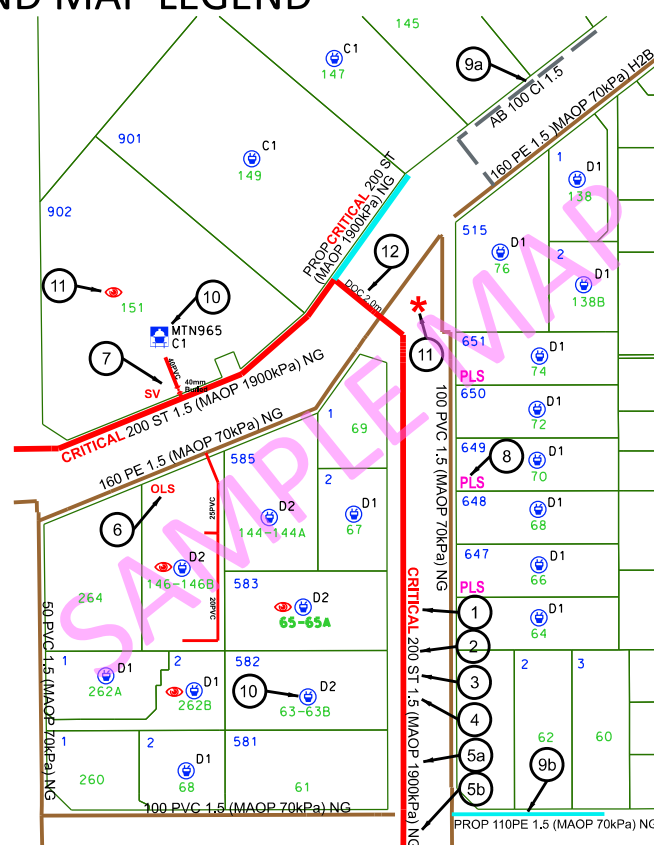
- T Test Point
- A Anode
- R Rectifier

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

ASSET IDENTIFICATION AND MAP LEGEND

Asset Identification Legend

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

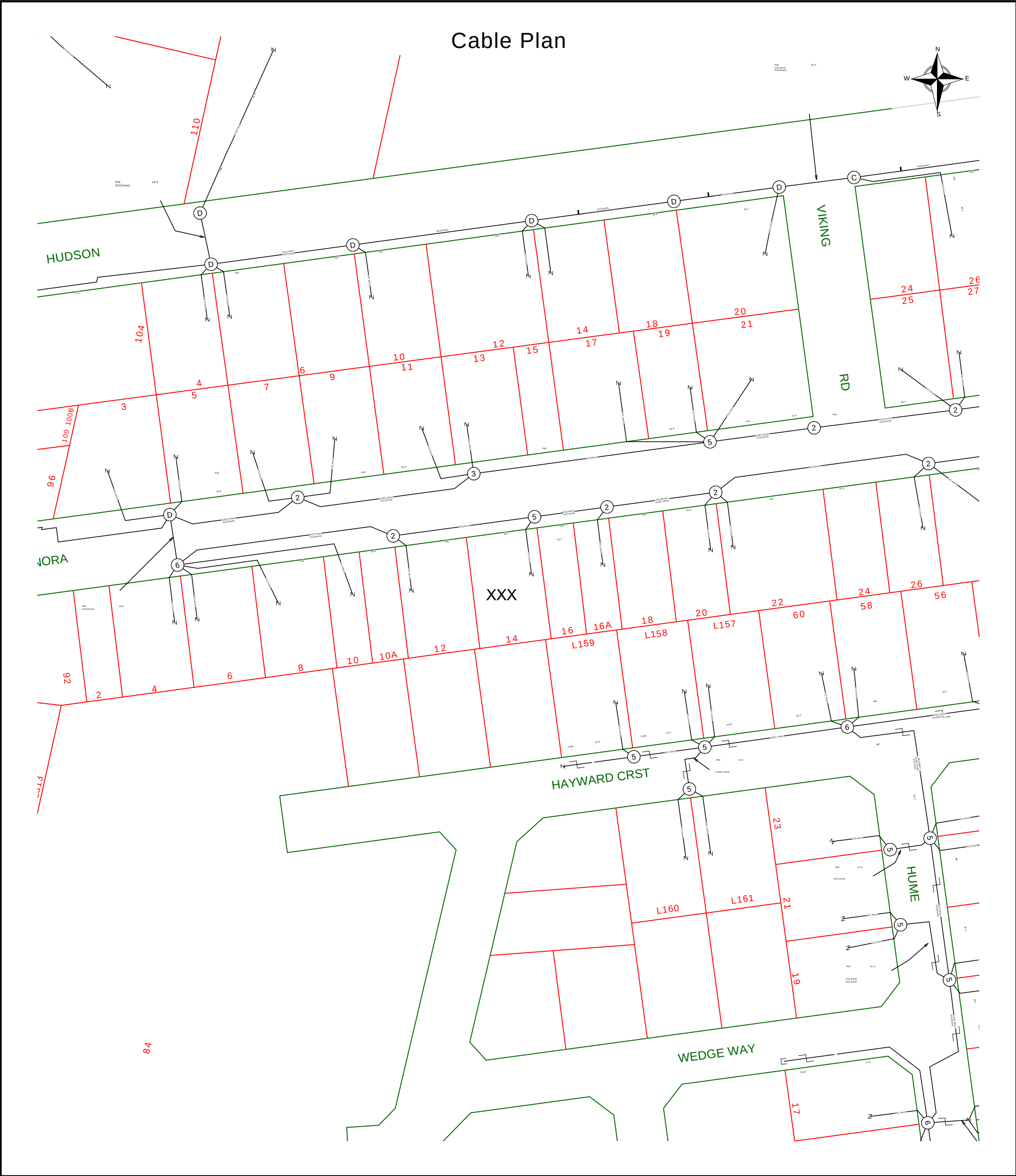




WARNING Refer to Cover Sheet for Further Information

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

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

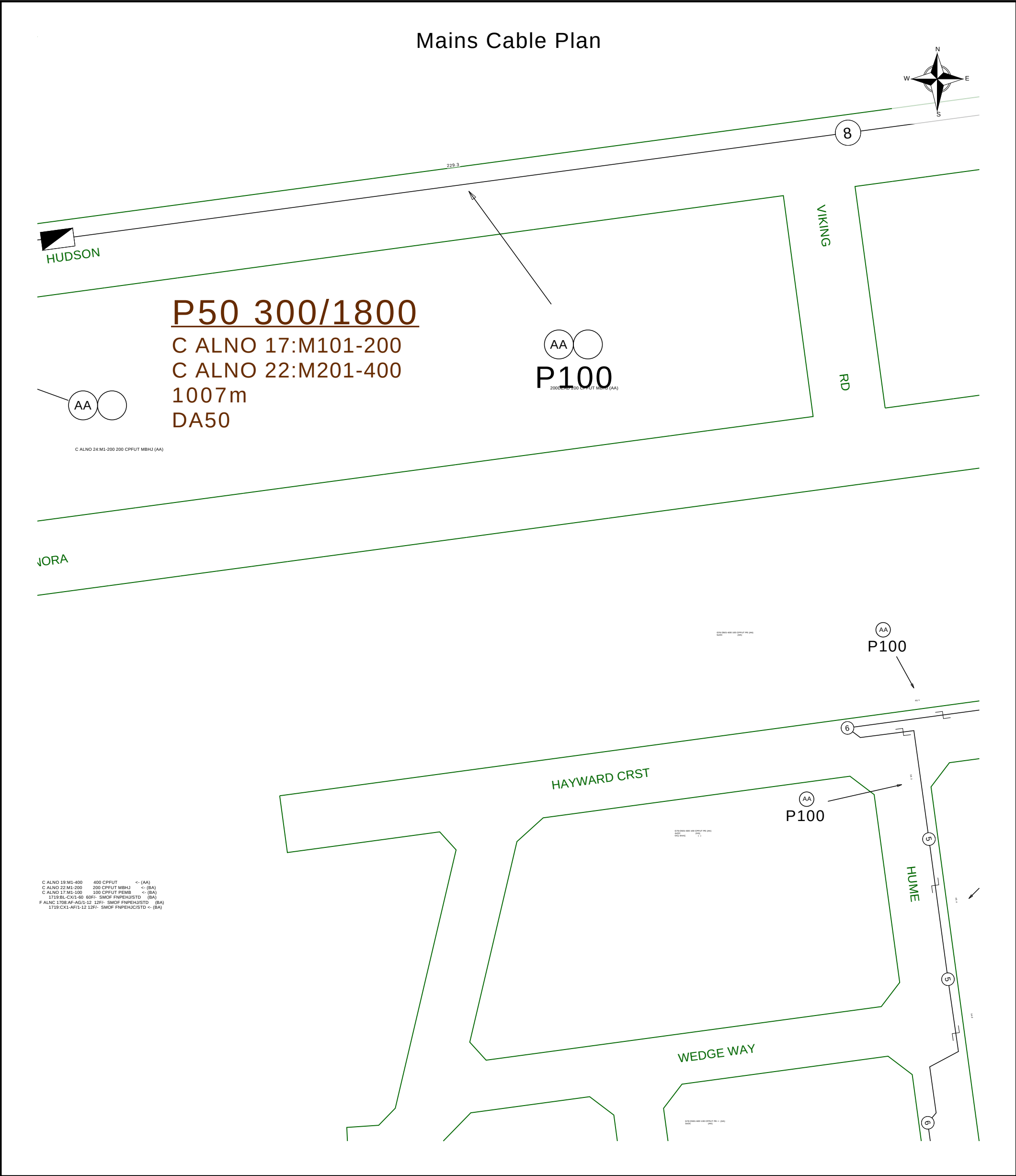


	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/ Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 272992803
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 16/05/2026 00:23:46		Please read Duty of Care prior to any excavating

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

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

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



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 272992803
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
	Generated On 16/05/2026 00:23:47	

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

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

Before you Dig Australia – BEST PRACTISE GUIDES

The five Ps of safe excavation

<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/>



Telstra BYDA map related enquiries email Telstra.Plans@team.telstra.com
1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

Report online - <https://www.telstra.com.au/forms/report-damage-to-telstra-equipment>

Ph: 13 22 03

If you receive a message asking for a phone or account number say:
“I don’t have one” then say “Report Damage” then press 1 to speak to an operator.



Telstra New Connections / Disconnections
13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business hours only).
NetworkIntegrity@team.telstra.com
<https://www.telstra.com.au/consumer-advice/digging-construction>

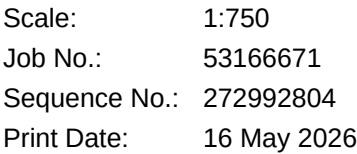


Telstra Aerial Assets Group (overhead network)
1800 047 909

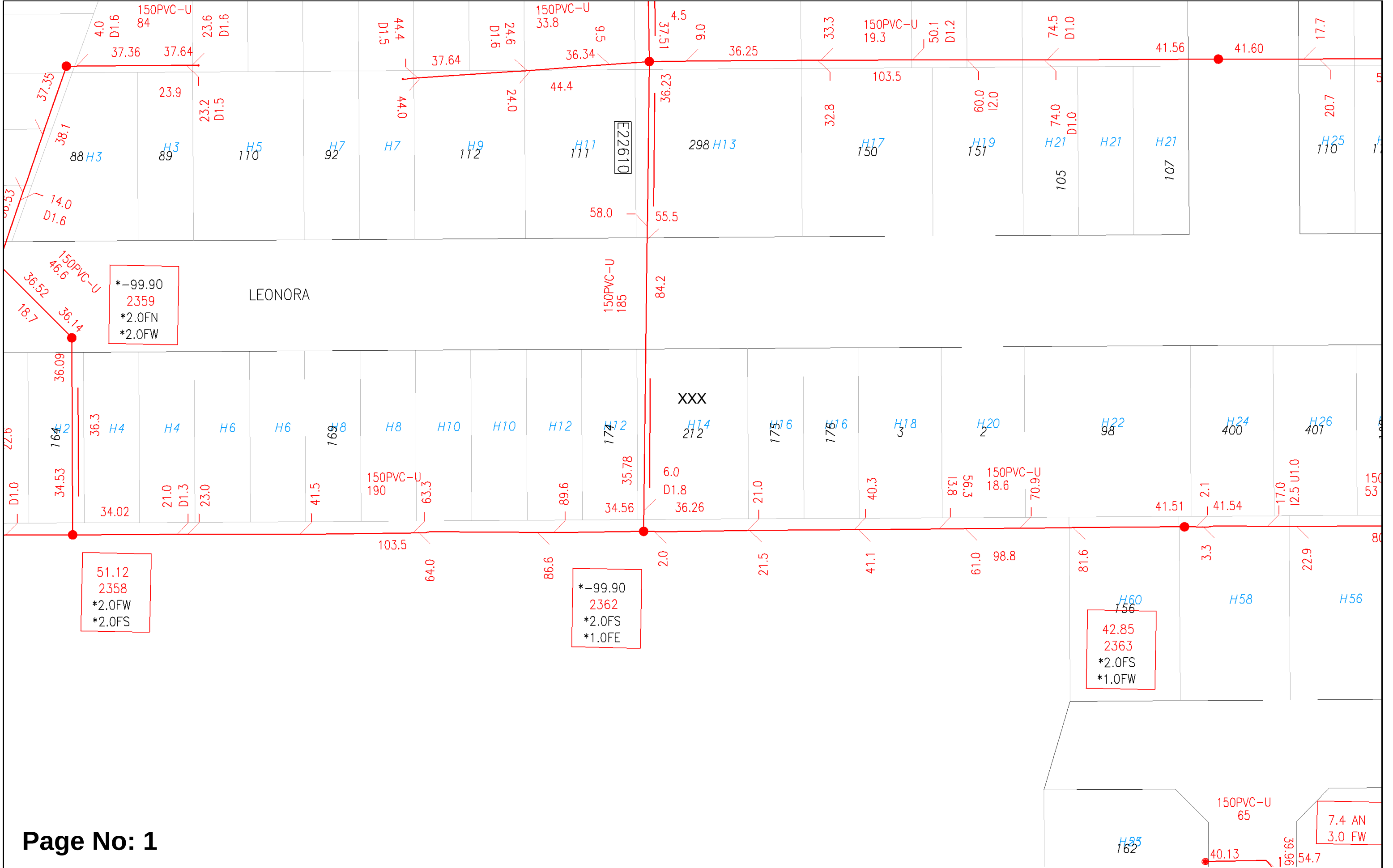


CERTLOC Certified Locating Organisation (CLO)
certloc.com.au/locators/

Only Telstra authorised personnel and CERTLOC Locators can access Telstra’s Pit and Pipe Network.



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.



Page No: 1

Plan Legend (summary)

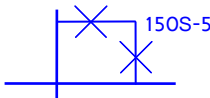
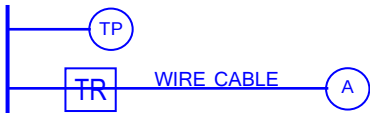
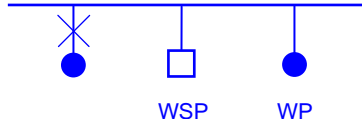
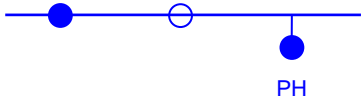
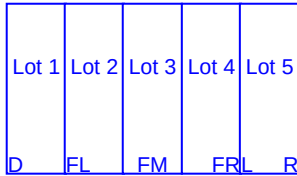
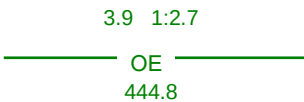
INFORMATION BROCHURE



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.	

UNDERGROUND LEGEND

Structures

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

Distribution Cables

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

Cable Pole Terminations

- HV Termination LV Termination

Proposed Construction Assets

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

State Underground Power Project

- CURRENT Work Area *
- COMPLETED Area *

Feature

- Area of Interest

*** Please refer to coversheet**

Privately owned cables NOT SHOWN
(including house services)

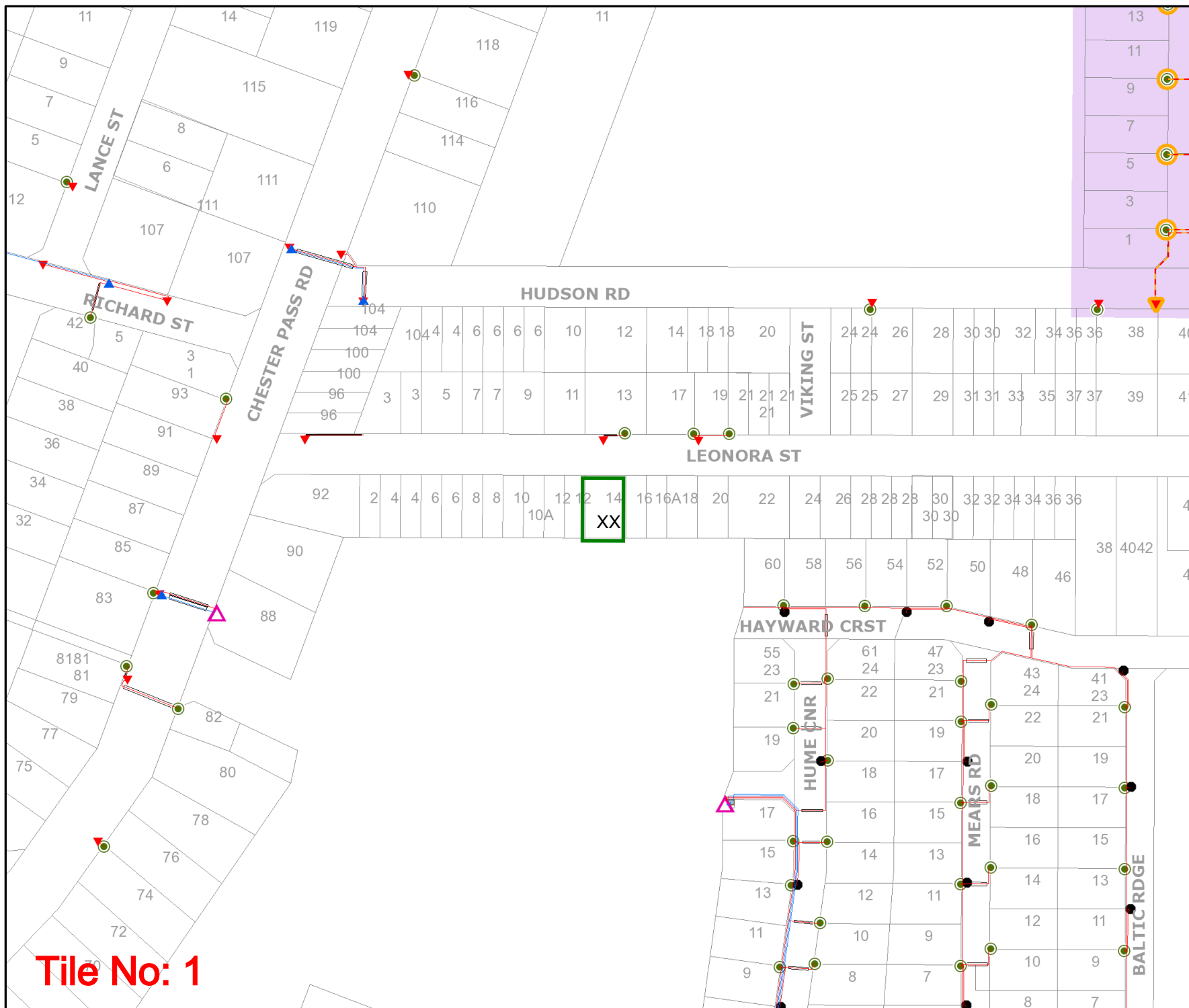
This map is **INDICATIVE ONLY**.
Hand exposure via pothole
method is **MANDATORY**.

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

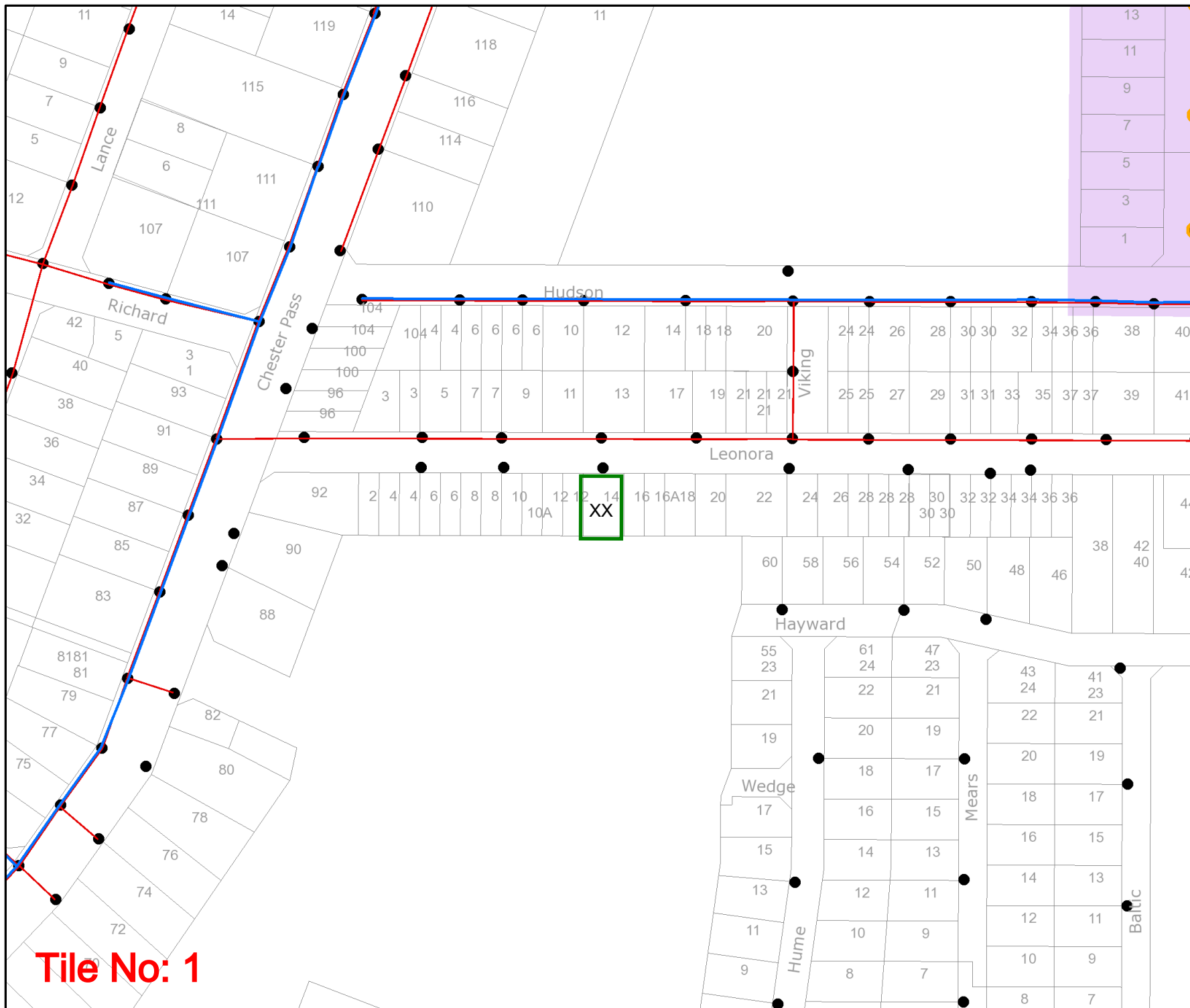
Information valid for 30 days
from date of issue

A4 Scale : 1:2500

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



Tile No: 1



OVERHEAD LEGEND

Structures

- Power Pole
- Transmission Poles

Transmission Overhead Powerline

- Transmission (33kV - 330kV)

Distribution Overhead Powerline

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

Proposed Construction Assets

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

Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

* Please refer to coversheet

Privately owned cables NOT SHOWN
(including house services)

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

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

Information valid for 30 days
from date of issue

A4 Scale : 1:2500

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

Tile No: 1

Sequence Number: 272992801

Date of Issue: 16 May 2026

14 LEONORA STREET, YAKAMIA, WA 6330



Appraisal Price

This market analysis has been prepared on 07/08/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$600pw to \$620pw

Contact your agent for further information:

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



Property Interest Report

14 Leonora Street, Yakamia 6330

landgate.wa.gov.au

- 1. Property information**
This section includes an aerial photograph and details of this property.
- 3. Summary of interests that DO NOT AFFECT this property**
This section helps you to see at a glance interests that do not affect this property.

- 2. Summary of interests that AFFECT this property**
This section helps you to see at a glance interests pertaining to this property.
- 4. Details of interests that AFFECT this property**
This section provides details of how an interest specifically relates to this property.

What is a property interest?

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

Where does property interest information come from?

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

Does this report include all interests?

This Property Interest Report only serves as a guide to interests that relate to this property not recorded on the Certificate of Title.

Landgate does not have access to all interest information that affects property in Western Australia. There may be other interests that relate to the property, where that information is currently not available to Landgate. For information on other known interests not in this report, see <https://www.landgate.wa.gov.au/land-and-property/property-ownership/property-interest-report/interest-dictionary>.

Are interests on the Certificate of Title in this report?

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

It is recommended that a copy of the Certificate of Title is obtained to identify any registered interests and/or information. Visit [landgate.wa.gov.au](https://www.landgate.wa.gov.au) to order a copy of the Certificate of Title.

How do I find out more information?

For further information about interests including information, contact details and relevant legislation on any interests in this report, see <https://www.landgate.wa.gov.au/land-and-property/property-ownership/property-interest-report/interest-dictionary>.

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

Notice

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

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

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



Image captured October 2024


2


1


0

14 Leonora Street, Yakamia 6330

Number of interests that impact this property	20
Certificate of title number	2221/796
Land ID	Lot 212 On Diagram 52495
Type of property	House
Property use	Residential
Year built	1977
Wall/Roof type	Brick Walls/Fibro Roof
Land area	621 m²
Building area	N/A
Local Government Authority	Albany
Zoning	Residential (R25)


Perth CBD
386.1km


Beach
4.7km


Primary School
618m


Secondary School
873m

2. Summary of interests that **AFFECT** this property

4

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

- Building and Construction Industry Training Levy
- Building Permit
- Bush Fire Prone Areas
- Demolition Permit
- Dial Before You Dig
- Emergency Services Levy
- Groundwater Salinity
- Land Tax
- Local Government Rates
- Local Planning Schemes
- Mosquito-borne Disease Risk
- Native Title and Indigenous Land Use Agreements
- Occupancy Permit
- Residual Current Device
- Smoke Alarm
- Sprinkler Restrictions & Bans
- State Planning Policy 5.4 - Road and Rail Noise
- Swimming Pool
- Water Corporation Infrastructure (above and below ground)
- Waterways Conservation Act Management Areas

3. Summary of interests that **DO NOT AFFECT** this property

5

Information currently available to Landgate suggests that these interests do not affect this property. For further information and contact details on these interests, please see the interest dictionary

<https://www.landgate.wa.gov.au/land-and-property/property-ownership/property-interest-report/interest-dictionary>.

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

3. Summary of interests that **DO NOT AFFECT** this property

6

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

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

7

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

Building and Construction Industry Training Levy

Responsible agency:

Construction Training Fund Board

Definition of Interest:

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

Affect of Interest:

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

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

Legislation governing the interest:

[Building and Construction Industry Training Fund and Levy Collection Act 1990](#)
[Building and Construction Industry Training Levy Act 1990](#)

Building Permit

Responsible agency:

Department of Energy, Mines, Industry Regulation and Safety

Definition of Interest:

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

Affect of Interest:

A building permit application will be required to be submitted to the relevant local government if the proposal includes the construction, renovation, alteration or improvement of a building.

For information on applying for a building permit, contact the relevant local government or for general information on the building approvals process, contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

Legislation governing the interest:

[Building Act 2011](#)
[Building Regulations 2012](#)

Bush Fire Prone Areas

Responsible agency:

Department of Fire and Emergency Services

Definition of Interest:

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

Affect of Interest:

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

Details are as follows:

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

8

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

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

9

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 Regulations 1996](#)

Emergency Services Levy

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

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

10

Responsible agency:
Department of Fire and
Emergency Services

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](#)

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

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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:

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

12

[Taxation Administration Act 2003](#)

[Land Tax Assessment Act 2002](#)

[Land Tax Act 2002](#)

Local Government Rates

Responsible agency:

Department of Local Government, Sport and Cultural Industries

Definition of Interest:

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

Affect of Interest:

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

For more information contact your Local Government Authority.

Legislation governing the interest:

[Local Government Act 1995](#)

[Local Government \(Financial Management\) Regulations 1996](#)

Local Planning Schemes

Responsible agency:

Department of Planning, Lands and Heritage

Definition of Interest:

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

Affect of Interest:

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

Local Government Authority:

Description - LGA Boundary

Name - ALBANY, CITY OF

Residential Code:

R Code Number - R25

Gazettal Date - 27/02/2024

Scheme Name - ALBANY

Scheme Number - 2

Local Area Zoning:

Scheme Name - ALBANY

Zoning - Residential

Label -

Label Description -

Gazettal Date - 27/02/2024

Scheme Number - 2

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

Legislation governing the interest:

[Planning and Development Act 2005](#)

[Planning and Development \(Consequential and Transitional Provisions\) Act 2005](#)

[State Planning Policy 3.1 - Residential Design Codes](#)

[Model Scheme Text](#)

Mosquito-borne Disease Risk

Responsible agency:

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.

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

13

Department of Health

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

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

14

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.

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

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

Legislation governing the interest:

[Native Title Act 1993 \(Commonwealth\)](#)

Occupancy Permit

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

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

Affect of Interest:

Occupancy Permits are required in order to occupy multi-residential, commercial and public buildings.

For information about building work that requires an occupancy permit contact a Building Surveyor ([refer to list of registered building surveyors](#)) For information about applying for an occupancy permit, contact the relevant local government or for general information on the building approvals process, contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

Legislation governing the interest:

[Building Act 2011](#)

[Building Regulations 2012](#)

Residual Current Device

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

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

Affect of Interest:

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

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:

Definition of Interest:

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

Department of Energy, Mines, Industry Regulation and Safety	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
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Sprinkler Restrictions & Bans

Responsible agency:
Department of Water and Environmental Regulation

Definition of Interest: Sprinkler restrictions and/or bans apply throughout Western Australia for scheme water users and domestic garden bores. Affect of Interest: The selected property is identified as being fully or partially within in an area designated to have sprinkler restrictions. Details are as follows: Sprinkler Restrictions: Region - South-West Winter Restrictions - Stage 6 Summer Restrictions - Stage 4 Sprinkler restrictions and or bans apply to this area. Due to the drying climate, the State Government introduced water efficiency measures, including the introduction of restrictions on domestic sprinklers. These restrictions include permanent efficiency measures, an annual winter sprinkler ban that applies to domestic sprinkler use and some non-domestic use, and can also include extra efficiency measures and restrictions from time to time such as extensions of the winter sprinkler ban period or other restrictions. Restriction stages are detailed in the Water Agencies (Water Use) By-laws 2010. www.legislation.wa.gov.au/legislation/statutes.nsf/main_mrtile_11731_homepage.html
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4. Details of interests that **AFFECT** this property

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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](#)

State Planning Policy 5.4 - Road and Rail Noise

Responsible agency:

Department of Planning,
Lands and Heritage

Definition of Interest:

Land within the vicinity of the States freight and major traffic routes may be exposed to excessive levels of noise which can affect the health and amenity of nearby communities.

Affect of Interest:

The selected land **is within** the trigger distance of freight and or major traffic route and maybe be exposed to excessive noise. Restrictions on development, may apply to this property. You are required to refer to State Planning Policy 5.4 Road and rail noise to determine if the land is affected and to what extent.

SPP5.4

Policy Title - SPP 5.4 Road and Rail Noise

Description - Strategic freight and/or major traffic route

State Planning Policy (SPP) 5.4 - Road and Rail Noise (2019)

<https://www.dplh.wa.gov.au/draftspp5-4>

A key objective of SPP 5.4 is to minimise the adverse impact of road and rail noise on noise-sensitive land-use within the specified trigger distance of transport routes, whilst protecting future freight operations of these transport corridors.

Where any part of the lot is within the specified trigger distance, an assessment against the policy is required to determine the likely level of transport noise and management/ mitigation required. An initial screening assessment will determine if the lot is affected and to what extent. Refer to table 2 of the Guidelines.

Note: the mapped trigger distance includes a margin of error to account for the distance measured from within the carriageway as opposed to the carriageway edge as stipulated in the policy.

Legislation governing the interest:

[Planning and Development Act 2005](#)

[State Planning Policy 5.4 Road and Rail Noise](#)

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.

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

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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

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

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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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Email: customerservice@landgate.wa.gov.au

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Image on cover for illustrative purposes only



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 Settlement to Sale

Notes:

Purchaser's Signature/Signatures:

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