

FOR SALE



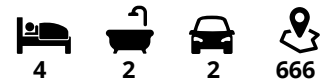
Real estate since 1948



14 Mears Road, Yakamia

Offers Above \$879,000

IMMACULATE, CENTRAL, SPACIOUS & SOLAR PASSIVE



- Short walk to key family amenities & drive to CBD
- Sizeable, quality presented solar system home
- Study, dual access media room & sunlit open living
- Excellent dining, vast upscale kitchen & alfresco
- Private master suite (WIR & ensuite) & smart family wing
- Double garage, wide side lot access & blank canvas backyard

Greg Pearson

0418 959 584
greg@wralbany.com.au
wellingtonandreeves.com.au

Main Office: 197 York Street, Albany
Branch Offices: 37 Strickland St, Denmark
& 37 Lowood Rd, Mt. Barker
Phone: 9841 1455

PROPERTY INFORMATION



Construction

- Walls: Brick
- Roof: Iron
- Builder: Home Group

Property Details

- Age of Home: 2014
- Zoning: R20

Rates & Fees

- Water Rates: \$1,603.19 pa (for the previous financial year)
- Council Rates: \$3,362.36 pa (for the new financial year 2025/2026)

Insulation & Heating / Cooling

- Air-conditioning
- Gas Bayonet

Hot Water System

- Instant gas

Gas

- Connected to mains

Sewer/Septic

- Sewer

School Zoning

- Yakamia Primary School
- North Albany Senior High School

(NOTE: school zonings may change; buyers should make their own enquiries)

Other

- Approximate Stamp Duty \$36,987.20 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: \$36,987.20 ADMIN incl Mortgage Reg & Transfer Fee.

Based on Listing price for Primary Residence use – no discount applying

Stamp Duty & Govt Grant Calculator 2025/26 available at;

<https://reiwa.com.au/advice/calculator-tools/stamp-duty-calculator-wa/>

Disclaimer
Although every care has been taken in preparing this document, Wellington & Reeves Real Estate, the Agents, nor any of their officers, agents, employees, representatives and advisers (Representatives) verify its accuracy. The information provided is not a complete or accurate statement of the information which a Recipient would need to determine whether to make an offer for the Property.

wellingtonandreeves.com.au



Property Information

< 32309 of 47730 >



14 Mears Road, 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



Property Information

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: 11660856
PI Parcel: P054692 133
Lot Number: 133
Usage Description: Transfer of Land Act (Type 1)
Usage Code: 1
Area(m2): 665.951

Planning Considerations

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

Building Applications

Application Number: 140346
Description: NEW DWELLING - UNCERTIFIED
Decision Description: Approved
Decision Date: 16/5/2014

HELP ARTICLE

Property details



Property address	Property use	Lot size
14 Mears Rd Yakamia Lot 133	House	666 Square metres

Services charges

\$1,603.19

Total for 2024 - 2025 financial year

\$1,368.65

Amount for current financial year to date.

For period **01/07/2025** to **30/04/2026**

Service charges (water rates) relate to water, wastewater and drainage charges for a property. The charges provided here do not include any payments or water use charges for this property.

You are only charged for services available to the property. Any concession discounts are not included in the rates listed.

Service charges are public information, as they relate to the property and not an individual customer. Learn how are calculated.

Services for this property

	Available	Connected
Water	✓	✓
Sewerage	✓	✓
Drainage	✗	N/A

Service availability and connection information provided here is indicative only. If you are building or subdividing, please call us on **13 13 95** to confirm service availability.

Water meters

Number of connected water meters: 1

 **BK1400484**



[Helpful Links](#) [Our Systems](#)

HELP ARTICLE

Property water rates



House number

Unit number Optional

Lot number Optional

+

-

▶  PROD PWS Network Pro

 Satellite imagery

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS

Powered by

General Specifications

Outdoor models

PVI-2000-OUTD-AU

AURORA BENEFITS

- IP65 (NEMA 4) ruggedized, completely sealed unit to stand the harshest environmental conditions
- High speed MPPT for real time power tracking and improved energy harvesting
- Compact size and high power density: 2000W of output power in a box just 420mm x 326mm x 141mm
- Front heatsink keeps the unit cleaner and more efficient over time
- Transformerless operation for highest efficiency: up to 95,5%
- Reverse polarity protection minimizes chance of damage due to mis-wiring
- High overload capability: works up to 2000W under most ambient conditions
- True Sine Wave Output
- Anti-islanding Protection (in countries where required)
- Certified grid connected operation according to the international standards
- LCD Display on the front to monitor the main parameters
- Standard DC Multi-Contact terminals, screw terminals option available



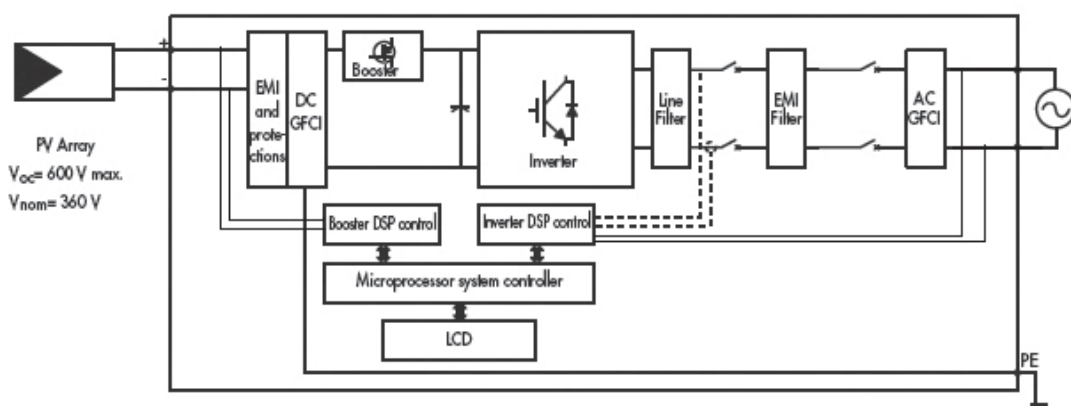
SMART CONTROLS

Aurora controls are DSP (Digital Signal Processor) based with sophisticated control and self-diagnostic algorithms. A LCD display shows the main operational parameters. Three LED's indicate the operating status.

STANDARDS AND CODES

Aurora inverters comply with standards set for grid-tied operation, safety and electromagnetic compatibility including: AS/NZS 3100:2002, AS4777.2 and AS4777.3, VDE0126, CEI 11-20 IV ed, DK5940, IEC 61683, IEC 61727, EN50081, EN50082, EN61000, CE certification, El Real Decreto RD1663/2000 de España, G83/1.

Block Diagram



CHARACTERISTICS	PVI-2000-OUTD
INPUT PARAMETERS	
Nominal DC Power [kW]	2,1
Max. Recommended DC Power [kW]	2,3
Operating Input Voltage Range [V]	90 - 580 (360 nominal)
Full Power MPPT input voltage range (symmetrical load) [V]	210-530
Full asymmetrical load input voltage range [V]	NA
Absolute Max. Input Voltage [V]	600
Activation voltage "Vstart" [V]	200 nominal (adjustable within the range 120Vdc-350Vdc)
No of independent MPPT trackers	1
Max. Input Power, each MPPT [kW]	2,1
No. of DC Inputs	1
Max. DC Current, each MPPT [A]	10 (12 shortcircuit) 1 (1 positive, 1 negative)
DC Connection	MultiContact Ø 3mm (male - positive input + female - negative input) Mating cable connector included Conductor cross section: 4-6mmq/AWG12-10 - Cable Ø w/insulator: 3-6mm
INPUT PROTECTION	
Reverse polarity protection	Yes
Fuse rating, each input (-FS suffix versions only)	NA
DC side varistors	2, thermally protected
PV array Insulation Control	according to VDE0126-1-1
DC Switch (-S/-FS suffix versions only)	NA
OUTPUT PARAMETERS	
Nominal AC Power [up to 40°C, kW]	2
Max. AC Power [kW]	2
AC Grid Connection	single phase 230Vac 50Hz + PE
Nominal AC Voltage [V]	230
Maximum AC Voltage Range [V]	180-264
Nominal AC Frequency [Hz]	50
Max. AC Line Current [A]	9
AC Connection	Circular Bayonet Connector Conductor Cross Section: Solid / Stranded: 0,5-2,5mmq / AWG 20-14 Outer Cable Ø: 10-12mm
Line Power Factor	1
AC Current Distortion [THD%]	<2,5% at rated power with sine wave voltage
OUTPUT PROTECTION	
AC side varistors	2, plus gas arrester to ground
Ground fault protection (AC + DC leakage current)	according to VDE0126-1-1
CONVERSION EFFICIENCY	
Max. Efficiency	95,5%
Euro Efficiency	94,4%
ENVIRONMENTAL PARAMETERS	
Cooling	Natural cooling
Ambient Temp. Range [°C]	-20 / +60 (output power derating above 50°C)
Operating Altitude [m]	2000
Acoustical Noise [dBA]	<40 @1mt
Environmental IP Rating	IP65
Relative Humidity	0-100% condensing
MECHANICAL	
Dimensions [H x W x D]	420 x 326 x 141
Weight [kg]	12
OTHER	
Stand-By Consumption [W]	8
Feed In Power Threshold [W]	10
Night Time consumption [W]	0,3
Isolation	No isolation, Transformer-less
Display	YES (Alphanumeric 2 lines)
Communication	RS485 (screw terminal block - Conductor cross section: 0,08-1,5mmq/AWG28-16) Optional "Aurora Easy Control" remote monitoring system
AVAILABLE PRODUCT VARIANTS	
Standard - no options	PVI-2000-OUTD
With DC switch	NA
With DC switch and protection fuse/each input	NA

MODEL SUMMARY

MODEL NUMBER	POWER
PVI-2000-OUTD	2000W

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2664 81

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 133 ON DEPOSITED PLAN 54692

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

(T M559054) REGISTERED 24/2/2014

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

1. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO LOCAL AUTHORITY - SEE DEPOSITED PLAN 54692
2. RESTRICTIVE COVENANT BENEFIT - SEE DEPOSITED PLAN 54692 AND INSTRUMENT K279413
3. RESTRICTIVE COVENANT BURDEN - SEE DEPOSITED PLAN 54692 AND INSTRUMENT K279413

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:

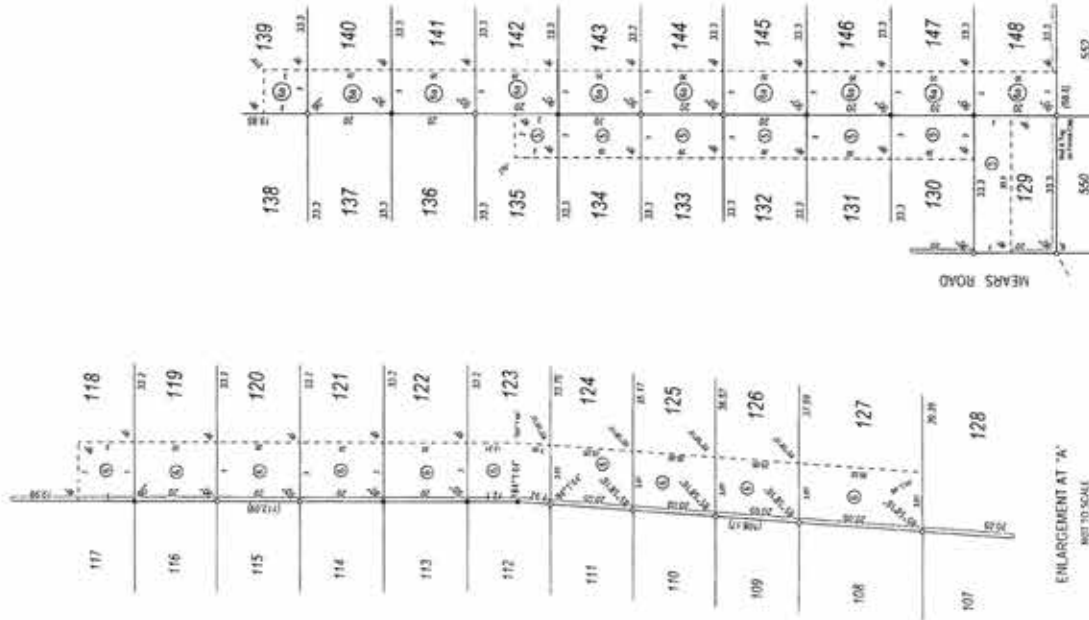
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice

SKETCH OF LAND:	DP54692
PREVIOUS TITLE:	2150-954, 2658-782, 2658-783
PROPERTY STREET ADDRESS:	14 MEARS RD, YAKAMIA.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ALBANY



437 **Landgate**
www.landgate.wa.gov.au

FOR HEADING SEE SHEET 1



ENLARGEMENT AT 'A'
NOT TO SCALE

JOHN KIRKMAN & ASSOCIATES
Consulting Surveyors
(in Western Australia)
100/100000
100/100000
100/100000

DP 54692 (02)



ENLARGEMENT AT 'C'
NOT TO SCALE



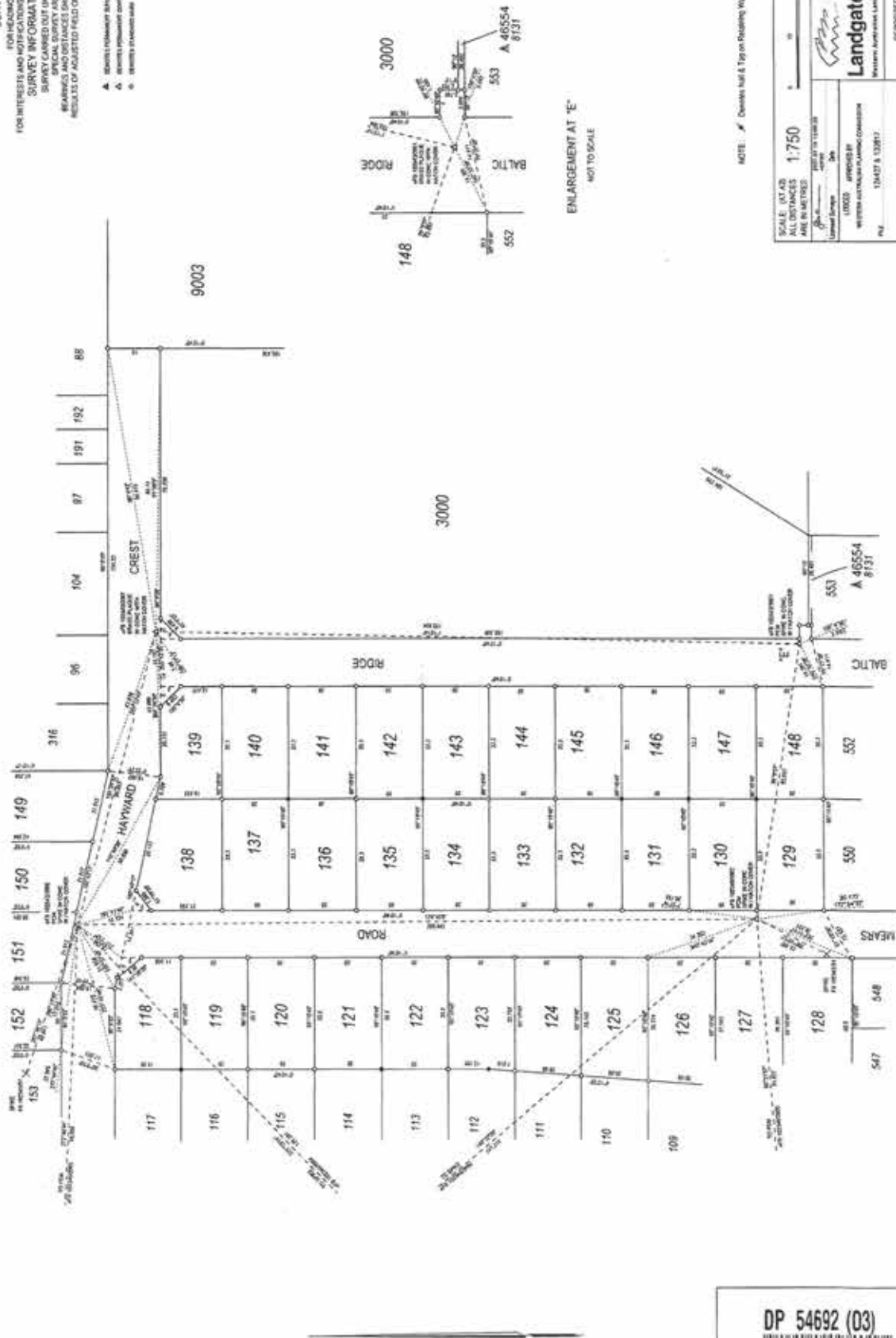
ENLARGEMENT AT 'U'
NOT TO SCALE

SUBJECT	PURPOSE	STATUTORY REFERENCE	SHOWN	LAND BENEFITED	BENEFIT TO	COMMENTS
①	EASEMENT (EASEMENT)	SECTION 110 OF THE P.A.D. ACT 1969	CP 54692	LOTS 118-121	WATER CORPORATION	
②	EASEMENT (EASEMENT)	SECTION 110 OF THE P.A.D. ACT 1969	THIS PLAN	LOTS 118-121	CITY OF PERTH WATER CORPORATION	
③	EASEMENT (EASEMENT)	SECTION 110 OF THE P.A.D. ACT 1969	THIS PLAN	LOTS 118-121	CITY OF PERTH WATER CORPORATION	
④	RESTRICTIVE COVENANT	SECTION 110 OF THE P.A.D. ACT 1969	THIS PLAN & DOC. K 279413	LOTS 118-121 AND 119-120	LOTS 118-121 AND 119-120	Expires 31/12/2017
⑤	RESTRICTIVE COVENANT	SECTION 110 OF THE P.A.D. ACT 1969	THIS PLAN & DOC. K 279415	LOTS 118-121 AND 119-120	LOTS 118-121 AND 119-120	Expires 31/12/2017
LOT 2000	RESERVE FOR RECREATION	SECTION 110 OF THE P.A.D. ACT 1969	THIS PLAN	LOTS 118-121	LOTS 118-121	

Landgate
 Western Australian Land Information Authority
 DEPOSITED PLAN
54692
 ORIGINAL
 SHEET 1 OF 1
 EDITION 1 VERSION 1.3
 DATE 15/07/2007
 BY [Signature]
 FOR THE ACTING CHIEF OF PLANNING DIVISION
 124473 & 123017

SURVEY SHEET
FOR INTERESTS AND ADJACENT LAND
SURVEY INFORMATION ONLY
SURVEY CARRIED OUT UNDER REG. 2A
SPECIAL SURVEY AREA GRANT
BEARINGS AND DISTANCES SHOWN ARE THE
RESULTS OF ADJUSTED FIELD OBSERVATIONS

- A. SURVEY INFORMATION ONLY
- B. SURVEY INFORMATION ONLY
- C. SURVEY INFORMATION ONLY
- D. SURVEY INFORMATION ONLY



ENLARGEMENT AT "E"
NOT TO SCALE

NOTE: Check lat & long on Dealing Post

SCALE: 1:750
ALL DISTANCES
ARE IN METRES

Landgate
WESTERN AUSTRALIAN PLANNING COMMISSION
134477 & 134478
134477 & 134478

DEPOSITED PLAN
54692
ORIGINAL

DATE: 29/05/2026
SHEET: 3 OF 3
VERSION: 1.3



Deposited Plan 54692

Lot	Certificate of Title	Lot Status	Part Lot
118	2664/66	Registered	
119	2664/67	Registered	
120	2664/68	Registered	
121	2664/69	Registered	
122	2664/70	Registered	
123	2664/71	Registered	
124	2664/72	Registered	
125	2664/73	Registered	
126	2664/74	Registered	
127	2664/75	Registered	
128	2664/76	Registered	
129	2664/77	Registered	
130	2664/78	Registered	
131	2664/79	Registered	
132	2664/80	Registered	
133	2664/81	Registered	
134	2664/82	Registered	
135	2664/83	Registered	
136	2664/84	Registered	
137	2664/85	Registered	
138	2664/86	Registered	
139	2664/87	Registered	
140	2664/88	Registered	
141	2664/89	Registered	
142	2664/90	Registered	
143	2664/91	Registered	
144	2664/92	Registered	
145	2664/93	Registered	
146	2664/94	Registered	
147	2664/95	Registered	
148	2664/96	Registered	
149	2664/97	Registered	
150	2664/98	Registered	
151	2664/99	Registered	
152	2664/100	Registered	
3000	LR3147/608	Registered	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Retired	



2. **Special Covenants relating to use by Registered Proprietor in respect of Lots 118 to 125, 131 to 147 and 149 to 152 all inclusive.**
- 2.1 The Registered Proprietor pursuant to Section 136D of the Transfer of Land Act creates the covenants set out in clause 2.2 in respect of the Lots and agrees that the covenants will be registered against the Certificates of Title in respect of each Lot.
- 2.2 The Registered Proprietor (which expression includes the transferees, assigns and successors of the Registered Proprietor) covenants that the Registered Proprietor will NOT:
- (a) use or permit the Lot to be used other than for the construction and occupation of one permanent non-transportable single private residence ('residence').
 - (b) Construct or permit to be constructed on the Lot any residence unless:
 - (i) all external walls other than glazing or windows or minor features are constructed of brick, brick veneer, reverse brick veneer, rammed earth, stonework or rendered masonry, or other materials approved in writing by Hofrad Pty Ltd either generally or specifically; and
 - (ii) all roofs are covered either with:
 - 1. clay or concrete tiles; or
 - 2. metal sheeting having its exterior surface painted or otherwise coated, sealed or treated so as to reasonably reduce light reflection; or
 - 3. a combination of such tiles or sheeting, or other materials approved in writing by Hofrad Pty Ltd either generally or specifically; and
 - (iii) the floor area of the residence (measured over the external walls but excluding the area of any carport or garage) is not less than 160 square metres; and
 - (iv) a garage or carport capable of accommodating two or more motor vehicles, side by side, is contained under the main roof of the residence; and
 - (vi) there is at least one single driveway and crossover of brick or concrete construction completed prior to or not later than the completion of construction of the residence on the Lot.
 - (c) Construct or permit to be constructed on the Lot any:
 - (i) outbuilding which exceeds 10 square metres in floor area (including any detached garage, workshop, garden shed, storage shed or the like) that are within 10 metres of a road reserve in the case of the Primary Street (as defined in the R-Codes) or within 7.5 metres in the case of a Secondary Street (as defined in the R-Codes), unless constructed in the same materials, colours and finishes as the residence;
 - (ii) fencing on or within two metres of the Primary Street boundary as defined in the Residential Design Codes of Western Australia;
 - (iii) side boundary fencing forward of the building line, except for an allowance of a single panel that is no greater than 2,360mm wide, and that tapers down from 1800mm above natural ground level down to 900mm in height above natural ground level;
 - (iv) fencing erected on retaining walls, where that fencing is less than 1,200mm in height or greater than 1,800mm in height above the top of the retaining wall;
 - (v) fencing abutting any public open space or public reserve (including a road reserve) unless such fencing is constructed of a material and colour described in paragraph c (vi) below;

- (vi) fencing other than BHP Neelascree™, or a similar type of material, and is painted in Dulux "Colorbond Harvest®", or an equivalent colour in other product ranges; and
- (vii) fencing less than 1,800mm in height, except as otherwise stated in paragraphs c (iii) and c (iv) above.
- (d) Take or permit any action to be taken to remove, alter, mark or deface a retaining wall or fence constructed by Hofrad Pty Ltd on or about any of the boundaries of the Lot and not permit such wall or fence to become damaged or unsafe nor permit any roots or any tree, plant or any building or other thing on the Lot to cause such wall or fence to become structurally unsound, or repair or renew such walls and fences except in the same style and colour as the existing walls or fences being repaired or renewed.

The above restrictive covenants shall expire and cease to have effect from and including 31 January 2017.

3. Benefit and Burden of Covenants

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

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

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

5. Severance

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

EXECUTED as a deed

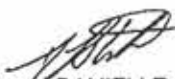
Schedule

ATTESTATION SHEET

Executed by the Registered Proprietor as a Deed on the 24th of JULY 2007

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

Director : HARRY HOFFMAN


Secretary : DANIELLE STAHL

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

K279413 RC

24 Jul 2007 10:06:48 Perth



REG \$ 85.00

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

PREPARED BY AS ABOVE
ADDRESS
PHONE No. FAX No.

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

TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

1. _____
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.



BLANK INSTRUMENT FORM**RESTRICTIVE COVENANTS**

(Note 1)

ABN 66 012 878 629
WESTERN AUSTRALIA STAMP DUTYDEE 24/07/07 10:01 002773861-002
FEE \$ *****0
SD \$ *****20.00 PEN *****.00**YAKAMIA – STAGE 12B**
Deed of Restrictive Covenant
(pursuant to Section 136D of the Transfer of Land Act)**Parties:** **HOFRAD PTY LTD** (A.C.N. 008 710 790) of Level 33, QV.1 Building, 250 St George's Terrace, Perth, Western Australia ("**Registered Proprietor**")**Recitals:**

- A. The Registered Proprietor is the registered proprietor of the Lots.
- B. The Registered Proprietor has procured the preparation of the Subdivision Plan.
- C. The Registered Proprietor wishes to register restrictive covenants in respect of the Burdened Lots pursuant to Section 136D of the Transfer of Land Act so that those covenants will burden and benefit the Lots.

Operative Provisions:**1. Definitions**

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

Burdened Lots means Lots 118 to 125, 131 to 147 and 149 to 152 (all inclusive), shown on and created upon the registration of the Subdivision Plan and **Burdened Lot** has a corresponding meaning.

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

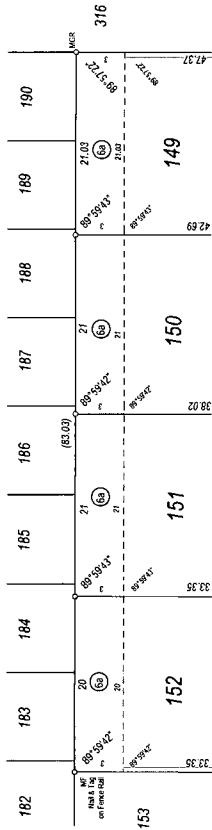
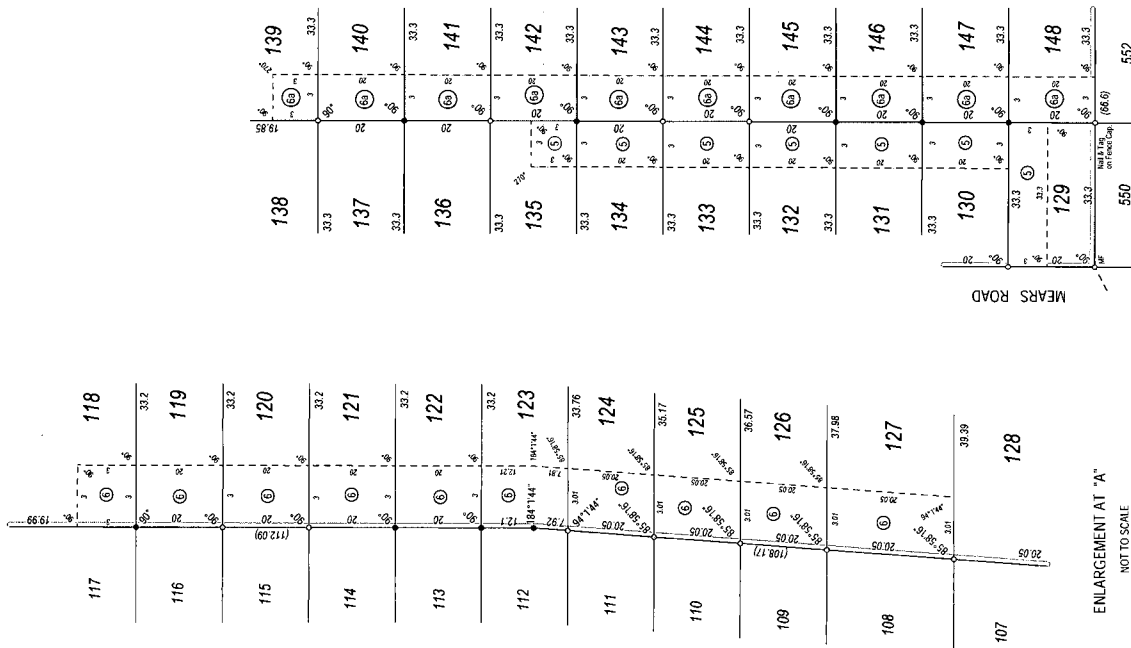
Lots means Lots 118 to 125, 131 to 147 and 149 to 152 (all inclusive) shown on and created upon the registration of the Subdivision Plan and **Lot** has a corresponding meaning.

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

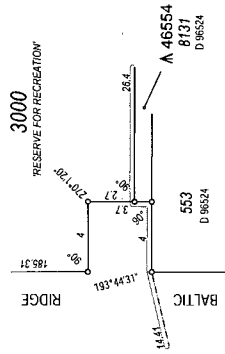
Subdivision Plan means the plan of subdivision lodged for registration at Landgate and having Deposited Plan number 54692 or any substitute number, and includes any plan or diagram lodged which amends or is in substitution for that plan.

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

FOR HEADING SEE SHEET 1



ENLARGEMENT AT "C"
NOT TO SCALE



ENLARGEMENT AT "D"
NOT TO SCALE

INTERESTS AND NOTIFICATIONS				
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED
⑥	EASEMENT (SEWERAGE)	SEC 167 OF THE P & D ACT REG 6	DP 54691	LOTS 118-127
⑤	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D ACT REG 5	THIS PLAN	LOTS 128-135
④	EASEMENT (SEWERAGE)	SEC 167 OF THE P & D ACT REG 6	THIS PLAN	LOTS 136-142
	RESTRICTIVE COVENANT	SEC 180 OF THE T.L.A.	THIS PLAN & DOC K 279413	LOTS 118-125 AND 140-152
	RESTRICTIVE COVENANT	SEC 180 OF THE T.L.A.	THIS PLAN & DOC K 279415	LOTS 126-130 AND 148
LOT 3000	RESERVE FOR RECREATION	VESTED IN THE CROWN UNDER VESTING OF THE P & D ACT	THIS PLAN	LOTS 126-130 AND 148

DP 54692 (02)

Landgate
Western Australian Land Information Authority

DEPOSITED PLAN
54692
ORIGINAL

LOGGED APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION

FILE 124427 A 12017

DELEGATED BY 19/01/2007

SHEET 2 OF 13

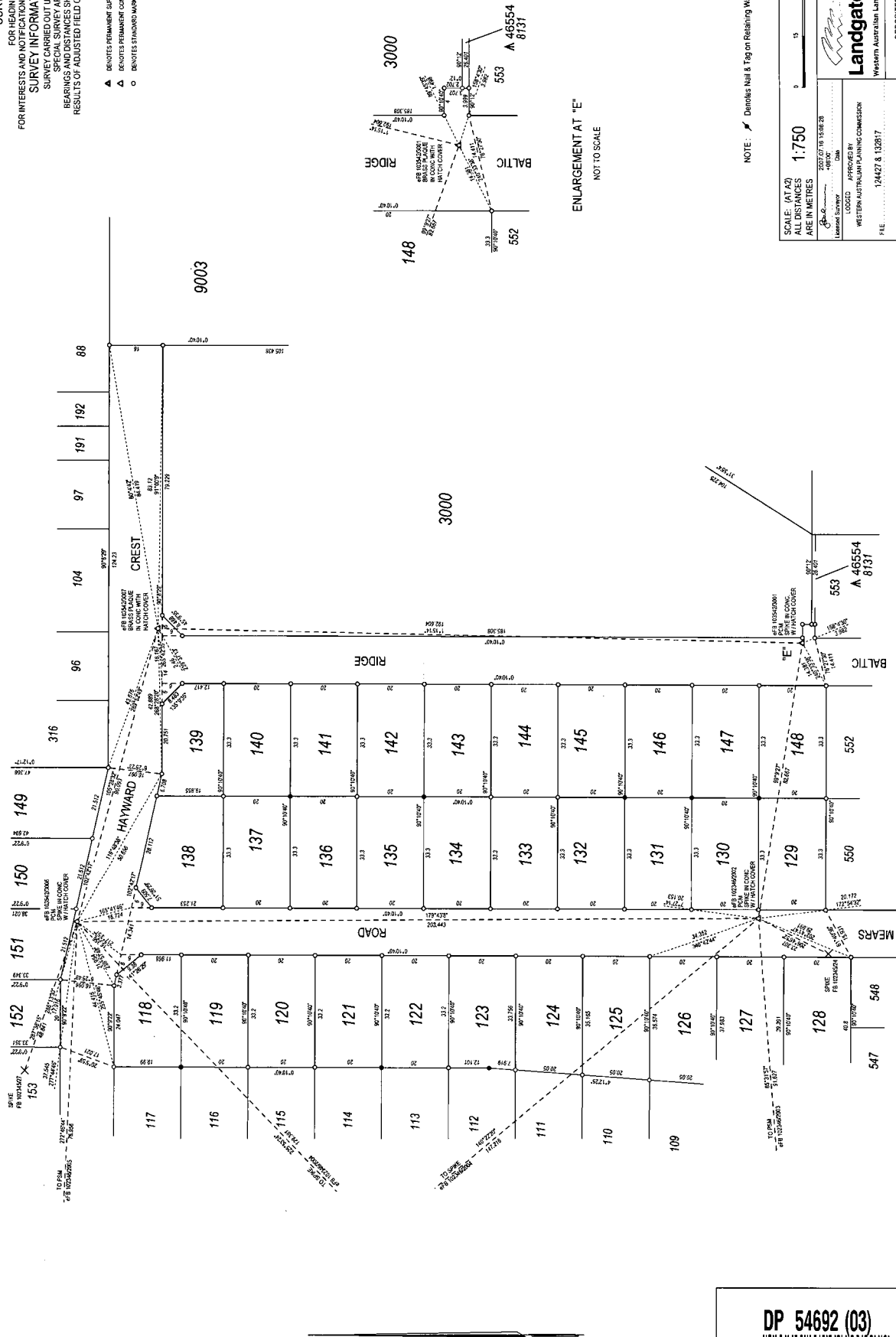
EDITION 1 VERSION 1.3

JOHN KIMMEL & ASSOCIATES
Consulting Surveyors
2/4 STIRLING TERRACE
ALBERT PARK WA 6001
PHONE 08 9442 3557 FAX 08 9442 1500
JAN 1992 9008



SURVEY SHEET
 FOR HEADING SEE SHEET 1
 FOR INTERESTS AND NOTIFICATIONS SEE SHEET 2
SURVEY INFORMATION ONLY
 SURVEY CARRIED OUT UNDER REG 28A
 SPECIAL SURVEY AREA GUIDELINES
 REASONS FOR SURVEY CARRIED OUT
 RESULTS OF ADJUSTED FIELD OBSERVATIONS

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



ENLARGEMENT AT "E"
 NOT TO SCALE

NOTE: ▲ Denotes Nail & Tag on Retaining Wall

SCALE: (AT A2) ALL DISTANCES ARE IN METRES		1:750	0 15 30 45
Landgate WESTERN AUSTRALIAN PLANNING COMMISSION		DATE 29/05/2026	Time 11:04 AM
LOADED 12427 & 12817		DATE 12427 & 12817	Time 12:00 PM
DELEGATED UNDER & MP66 ACT 2005		DATE 12427 & 12817	Time 12:00 PM
SHEET 3 OF 3		EDITION 1	VERSION 3
54692		ORIGINAL	

DP 54692 (03)



JOHN KINKEAD & ASSOCIATES
 Consulting Surveyors
 274 STURGEON TERRACE
 ALBERTA WA 6331
 PHONE (08) 9405 1570
 FAX (08) 9405 1571



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.

K279413 RC

24 Jul 2007 10:06:48 Perth



REG \$ 85.00

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

PREPARED BY AS ABOVE
ADDRESS
PHONE No. FAX No.

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

TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

1. _____
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.

EXAMINED



BLANK INSTRUMENT FORM**RESTRICTIVE COVENANTS**

(Note 1)

ABN 66 012 878 629

WESTERN AUSTRALIA STAMP DUTY

DEE 24/07/07 10:01 002773861-002

FEE \$ *****0

SD \$ *****20.00 PEN *****.00

YAKAMIA – STAGE 12B
Deed of Restrictive Covenant
(pursuant to Section 136D of the Transfer of Land Act)**Parties:** **HOFRAD PTY LTD** (A.C.N. 008 710 790) of Level 33, QV.1 Building, 250 St George's Terrace, Perth, Western Australia ("**Registered Proprietor**")**Recitals:**

- A. The Registered Proprietor is the registered proprietor of the Lots.
- B. The Registered Proprietor has procured the preparation of the Subdivision Plan.
- C. The Registered Proprietor wishes to register restrictive covenants in respect of the Burdened Lots pursuant to Section 136D of the Transfer of Land Act so that those covenants will burden and benefit the Lots.

Operative Provisions:**1. Definitions**

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

Burdened Lots means Lots **118 to 125, 131 to 147 and 149 to 152** (all inclusive), shown on and created upon the registration of the Subdivision Plan and **Burdened Lot** has a corresponding meaning.

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

Lots means Lots **118 to 125, 131 to 147 and 149 to 152** (all inclusive) shown on and created upon the registration of the Subdivision Plan and **Lot** has a corresponding meaning.

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

Subdivision Plan means the plan of subdivision lodged for registration at Landgate and having Deposited Plan number 54692 or any substitute number, and includes any plan or diagram lodged which amends or is in substitution for that plan.

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

2. Special Covenants relating to use by Registered Proprietor in respect of Lots 118 to 125, 131 to 147 and 149 to 152 all inclusive.

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

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

- (a) use or permit the Lot to be used other than for the construction and occupation of one permanent non-transportable single private residence ('residence').
- (b) Construct or permit to be constructed on the Lot any residence unless:
 - (i) all external walls other than glazing or windows or minor features are constructed of brick, brick veneer, reverse brick veneer, rammed earth, stonework or rendered masonry, or other materials approved in writing by Hofrad Pty Ltd either generally or specifically; and
 - (ii) all roofs are covered either with:
 - 1. clay or concrete tiles; or
 - 2. metal sheeting having its exterior surface painted or otherwise coated, sealed or treated so as to reasonably reduce light reflection; or
 - 3. a combination of such tiles or sheeting, or other materials approved in writing by Hofrad Pty Ltd either generally or specifically; and
 - (iii) the floor area of the residence (measured over the external walls but excluding the area of any carport or garage) is not less than 160 square metres; and
 - (iv) a garage or carport capable of accommodating two or more motor vehicles, side by side, is contained under the main roof of the residence; and
 - (vi) there is at least one single driveway and crossover of brick or concrete construction completed prior to or not later than the completion of construction of the residence on the Lot.
- (c) Construct or permit to be constructed on the Lot any:
 - (i) outbuilding which exceeds 10 square metres in floor area (including any detached garage, workshop, garden shed, storage shed or the like) that are within 10 metres of a road reserve in the case of the Primary Street (as defined in the R-Codes) or within 7.5 metres in the case of a Secondary Street (as defined in the R-Codes), unless constructed in the same materials, colours and finishes as the residence;
 - (ii) fencing on or within two metres of the Primary Street boundary as defined in the Residential Design Codes of Western Australia;
 - (iii) side boundary fencing forward of the building line, except for an allowance of a single panel that is no greater than 2,360mm wide, and that tapers down from 1800mm above natural ground level down to 900mm in height above natural ground level;
 - (iv) fencing erected on retaining walls, where that fencing is less than 1,200mm in height or greater than 1,800mm in height above the top of the retaining wall;
 - (v) fencing abutting any public open space or public reserve (including a road reserve) unless such fencing is constructed of a material and colour described in paragraph c (vi) below;

- (vi) fencing other than BHP Neetascreen™, or a similar type of material, and is painted in Dulux "Colorbond Harvest®", or an equivalent colour in other product ranges; and
- (vii) fencing less than 1,800mm in height, except as otherwise stated in paragraphs c (iii) and c (iv) above.
- (d) Take or permit any action to be taken to remove, alter, mark or deface a retaining wall or fence constructed by Hofrad Pty Ltd on or about any of the boundaries of the Lot and not permit such wall or fence to become damaged or unsafe nor permit any roots or any tree, plant or any building or other thing on the Lot to cause such wall or fence to become structurally unsound, or repair or renew such walls and fences except in the same style and colour as the existing walls or fences being repaired or renewed.

The above restrictive covenants shall expire and cease to have effect from and including 31 January 2017.

3. Benefit and Burden of Covenants

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

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

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

5. Severance

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

EXECUTED as a deed

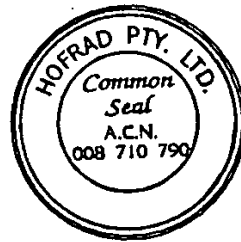
Schedule

ATTESTATION SHEET

Executed by the Registered Proprietor as a Deed on the 24th of JULY 2007

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

Director : HARRY HOFFMAN



Secretary : DANIELLE STAHL



Property Interest Report

14 Mears Road, Yakamia 6330

landgate.wa.gov.au

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](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.

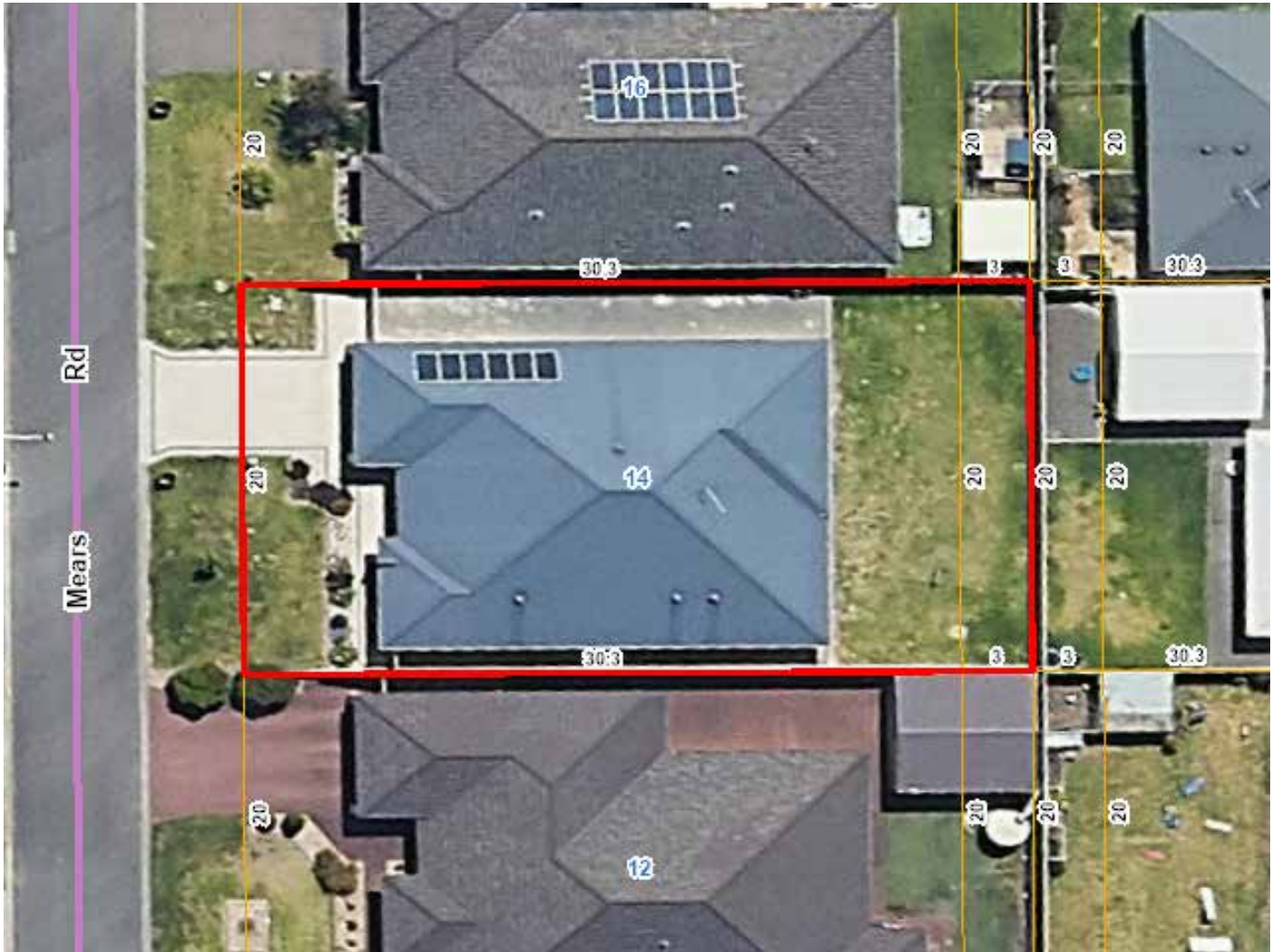


Image captured October 2024



14 Mears Road, Yakamia 6330

Number of interests that impact this property	19
Certificate of title number	2664/81
Land ID	Lot 133 On Deposited Plan 54692
Type of property	House
Property use	Residential
Year built	2014
Wall/Roof type	Brick Veneer Walls/Iron Roof
Land area	666 m²
Building area	192 m²
Local Government Authority	Albany
Zoning	Residential (R25)



Perth CBD
386.4km



Beach
4.4km



Primary School
517m



Secondary School
809m

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
- 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 Planning Policy 5.4 - Road and Rail Noise
 - State Underground Power Program
 - Threatened Ecological Communities
 - Threatened Fauna
 - Threatened Flora
 - Titanium - Zircon Mineralization Areas
 - Water Corporation Beneficiary Lot Water and/or Sewer
 - Water Corporation Brighton Non-Drinking Water
 - Water Corporation Effluent Discharge Scheme
 - Water Corporation Farmlands Service Conditions
 - Water Corporation Infrastructure Buffer Zones
 - Water Corporation Infrastructure Contribution - Water, Sewer and/or Drainage

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

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 21/05/16)

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@dph.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.

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

9

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

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:

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

10

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

Emergency Service Levy Boundaries:

ESL Category - 2

ESL Boundary - Albany

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

The ESL category classifications:

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

Applies in the Perth metropolitan area.

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

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

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

Applies in the periphery of the metropolitan area.

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

Applies in approximately 90 country townsites.

Category 5: Availability of a bush fire brigade and the SES.

Applies in all other areas of the State except Indian Ocean Territories.

Please note the following properties are exempt from ESL (by Regulation):

- Vacant land owned by Local Governments;
- Certain Mining Tenements granted for prospecting/exploratory activities only; and
- The Wittenoom town site (a contaminated site);

Use the Emergency Services Levy calculator below to work out how much ESL you are likely to pay on a property, see

www.dfes.wa.gov.au/emergencyserviceslevy/pages/eslcalculator.aspx.

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

Legislation governing the interest:

[Fire and Emergency Services Act 1998](#)

[Fire and Emergency Services Regulations 1998](#)

Groundwater Salinity

Responsible agency:

Department of Water and Environmental Regulation

Definition of Interest:

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

Affect of Interest:

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

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

11

intrusion.

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

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

Groundwater Salinity:

TDS per milligram per litre - 500-1000

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

The range of salinity of natural water is:

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

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

Legislation governing the interest:

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

Land Tax

Responsible agency:

Department of Finance

Definition of Interest:

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

Affect of Interest:

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

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

Legislation governing the interest:

[Taxation Administration Act 2003](#)

[Land Tax Assessment Act 2002](#)

[Land Tax Act 2002](#)

Local Government Rates

Responsible agency:

Department of Local Government, Sport and Cultural Industries

Definition of Interest:

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

Affect of Interest:

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

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

For more information contact your Local Government Authority.

Legislation governing the interest:

[Local Government Act 1995](#)
[Local Government \(Financial Management\) Regulations 1996](#)

Local Planning Schemes

Responsible agency:
Department of Planning,
Lands and Heritage

Definition of Interest:

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

Affect of Interest:

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

Local Government Authority:

Description - LGA Boundary
Name - ALBANY, CITY OF

Residential Code:

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

Local Area Zoning:

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

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

Legislation governing the interest:

[Planning and Development Act 2005](#)
[Planning and Development \(Consequential and Transitional Provisions\) Act 2005](#)
[State Planning Policy 3.1 - Residential Design Codes](#)
[Model Scheme Text](#)

Mosquito-borne Disease Risk

Responsible agency:
Department of Health

Definition of Interest:

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

Affect of Interest:

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

Details are as follows:

Mosquito-borne Disease Risk:

Risk Level - Low or unknown risk
Frequent high risk

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

Occasional very high risk

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

Frequent high and occasional very high risk

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

Low or unknown risk

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

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

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

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

Legislation governing the interest:

[Health Act 1911](#)

Native Title and Indigenous Land Use Agreements

Responsible agency:

National Native Title Tribunal

Definition of Interest:

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

Affect of Interest:

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

IMPORTANT INFORMATION: PLEASE NOTE

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

Native Title cannot generally exist over the following types of tenure:

- residential freehold;
- farms held in freehold or;
- pastoral or agricultural leases that grant exclusive possession;
- residential, commercial or community purpose leases, or
- public works like roads, schools or hospitals.

Native Title can generally only exist over the following types of tenure:

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

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

14

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

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

Applications as Determined by the Federal Court:

native_title_determined_number - 6117

nntt_no - WC1996/041, WC1996/109, WC1997/071, WC1998/058

federal_court_reference - WAD6085/1998

determination_name - SOUTH WEST SETTLEMENT

registered_nt_body_corp - N/A

data_source - Spatial : Graphic Services, Landgate. Aspatial : Federal Court and NNTT.

comments -

area_sq_km - 195128.35

determination_method - Consent

determined_in_full - Yes

determined_outcome - Extinguished

design_file -

design_level -

last_updated - 25/02/2022

registration_date - 03/12/2021

determination_date - 01/12/2021

determination_reference - WCD2021/010

Indigenous Land Use Agreements:

native_title_ilua_number - 3124

NNTT Number - WI2017/014

Agreement Name - WAGYL KAIP & SOUTHERN NOONGAR INDIGENOUS LAND USE AGREEMENT

Status - Registered

Agreement Type - Area

Applicant Name - State of Western Australia

Date Registered (dd/mm/yyyy) - 17/10/2018

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

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

Legislation governing the interest:

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

Occupancy Permit

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

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

Affect of Interest:

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

For information about building work that requires an occupancy permit contact a Building Surveyor ([refer to list of registered building surveyors](#)) For information about applying for an occupancy permit, contact the relevant local government or for general information on the building approvals process, contact the Department of

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

15

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:

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

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

16

- be permanently connected to the mains power supply.

Owners may be fined up to \$5,000 for non-compliance.

Refer to [Smoke alarms in dwellings for sale, rent or hire fact sheet](#) or Contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

Legislation governing the interest:

[Building Act 2011](#)

[Building Regulations 2012](#)

Sprinkler Restrictions & Bans

Responsible agency:

Department of Water and Environmental Regulation

Definition of Interest:

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

Affect of Interest:

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

Details are as follows:

Sprinkler Restrictions:

Region - South-West

Winter Restrictions - Stage 6

Summer Restrictions - Stage 4

Sprinkler restrictions and or bans apply to this area. Due to the drying climate, the State Government introduced water efficiency measures, including the introduction of restrictions on domestic sprinklers.

These restrictions include permanent efficiency measures, an annual winter sprinkler ban that applies to domestic sprinkler use and some non-domestic use, and can also include extra efficiency measures and restrictions from time to time such as extensions of the winter sprinkler ban period or other restrictions.

Restriction stages are detailed in the Water Agencies (Water Use) By-laws 2010.

www.legislation.wa.gov.au/legislation/statutes.nsf/main_mrtitle_11731_homepage.html

Additional restrictions may also apply to specific locations. Please refer to your water service provider for more information relating to your area.

For more information please see www.water.wa.gov.au/urban-water/water-restrictions/garden-bores.

For more information contact our office on 13 10 39 or see www.water.wa.gov.au and go to the Domestic Garden Bore website page.

Legislation governing the interest:

[Water Agencies \(Powers\) Act 1984](#)

[Water Agencies \(Water Use\) By-laws 2010](#)

Swimming Pool

Responsible agency:

Department of Energy, Mines, Industry Regulation and Safety

Definition of Interest:

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

Affect of Interest:

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

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

17

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](#)

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

18

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](#)

Disclaimer and Copyright

Disclaimer

To the extent permitted by law, the State Government and its agencies and bodies specified in the Report and the Western Australian Land Information Authority trading as Landgate (State of Western Australia) will in no way be liable to you or anyone else for any loss, damage or costs however caused (including through negligence) which may be directly or indirectly suffered arising from the use of or reliance on any information or data (including incomplete, out of date, wrong, inaccurate or misleading information or data) whether expressed or implied in the Report.

The information contained in this Report is provided by the State of Western Australia in good faith on an “as is” basis. The information is believed to be accurate and current at the date the Report was created. However changes in circumstances may affect the accuracy and completeness of the information. The State of Western Australia makes no representation or warranty as to the reliability, accuracy or completeness, merchantability or fitness for purpose of the information contained in this Report. You should not act on the basis of anything contained in this Report without first obtaining specific professional advice. The information in this Report is not comprehensive or exhaustive and not in the nature of advice and is intended only to provide a summary of the subject matter covered. It is not intended to provide the basis for any evaluation or decision. You must make your own assessment of it and rely on it wholly at your own risk. Where there is any concern about accuracy and currency of the information in the Report, reference should be made to Landgate or the relevant State Government agency or body for verification.

To the extent permitted by law, all representations, warranties and other terms are excluded and where they cannot be excluded, any liability suffered arising out of use of the Report is limited to resupply.

Copyright

Copyright in the Report is owned by the State of Western Australia and is protected by the Copyright Act 1968 (Cth). You may download and print the Report only for your personal and non-commercial use or use within your organisation for internal purposes, unless you have prior written approval.

A registered real estate agent may provide hard copies of a report to potential purchasers or make available a PDF of the report as part of online advertising. As information can change after the report has been generated, Landgate recommends that the report be replaced by a new updated report on a regular basis to capture any changes.

Other than for the purposes of and subject to the conditions prescribed under the Copyright Act, you may not, in any form or by any means:

- adapt, reproduce, store, distribute, transmit, print, display, perform, publish or create derivative works from any part of the Report; or
- commercialise any information, products or services obtained from any part of the Report.

Requests to use Landgate’s copyright material should be addressed to:

Landgate

1 Midland Square

Midland WA 6056

Tel: (08) 9273 7373

Fax: (08) 9273 7666

Email: customerservice@landgate.wa.gov.au.

Requests to use another State Government agency or body’s copyright material should be addressed to the relevant agency or body. Any authorised reproduction however altered, reformatted or redisplayed must acknowledge the source of the information and that the State of Western Australia is the owner of copyright.



Landgate

1 Midland Square, MIDLAND WA 6056

Telephone: +61 (0)8 9273 7341

Email: customerservice@landgate.wa.gov.au

landgate.wa.gov.au

Image on cover for illustrative purposes only