

FOR SALE



Real estate since 1948

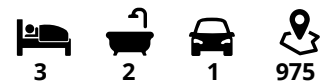


20 Granada Crescent, Orana

Offers Above \$740,000

SET YOUR OWN TIMELINE-NO RUSH TO MOVE IN

- Wide appeal near amenities-lease ends 14/1/2027
- Solid home, big side access lot & a studio/games room
- Pleasant lounge (r/c & woodfire) to study/activity zone
- Sunlit dining, well-planned kitchen & wide rear patio
- Bed 1 ensuite & WIR, Bed 2,3&hall BIRs & neat wet areas
- Shed, roomy carport & side vehicle access to backyard



Rob Humfrey

0428 447 226
rob@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: Colorbond

Property Details

- Age of Home: 1990
- Zoning: R20

Rates & Fees

- Water Rates: \$1,604 pa (for the previous financial year)
- Council Rates: \$2,881 pa (for the new financial year 2025/2026)

Rental & Tenancy Details

- Rent per week: \$550
- Lease end date: 14/01/2027

Hot Water System

- Gas

Gas

- Bottles

Sewer/Septic

- Sewer

School Zoning

- Mount Lockyer Primary School
- North Albany Senior High School

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

Other

- Approximate Stamp Duty \$29,808.70 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: \$23,193.20 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.



Wellington & Reeves

Real estate since 1948

10th June 2026

The Client
C/O- Wellington & Reeves
197 York Street
ALBANY WA 6330

To whom it may concern,

RE: Rental Estimate – 20 GRANADA CRESCENT, ORANA, WA 6330

Thank you for allowing Wellington & Reeves the opportunity to provide a rental estimate for the above property.

The property has many features to prospective tenants which include;

- Walk to parks, Coles, NASHS, TAFE, cinema & more
- Front lounge & study/activity to kitchen & dining
- Bed 1 WIR & ensuite, Bed 2,3 & hall BIRs, neat wet areas
- Big carport, top lot access & a rear shed & studio/games

This property is currently being rented out at \$550.00 per week. However, taking the above information into consideration and comparing this property and its features to other homes on the current rental market, we feel you could expect to achieve a rent range of \$700.00 to \$750.00 per week if the property was to be re-tenanted.

Depending on the time of the year and the demand for rental properties this will also affect where it sits in this rent range with summer being the busier time of the year.

We know it is important to obtain the maximum possible rental price and will work hard to achieve this for you.



Wellington & Reeves

Real estate since 1948

All residential tenancy properties must meet minimum standards for security, blind cords and RCD & Smoke Alarms prior to a lease being signed. As part of the service that Wellington & Reeves provide to our landlords we would be happy to assist you in ensuring your property meets these requirements.

If you have any further queries regarding any of this information or any other real estate issue, please feel free to call me on 9841 1455.

Yours sincerely,

Jacki Hicks

Property Manager

Please note, as per our Professional Indemnity Policy, we must state the following: The Statements have been prepared solely for the information of the client and not for any third party. Although every care has been taken to arrive at this figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must also emphasize that we shall not be held responsible should the statements or any part thereof be incorrect or incomplete in any way. This estimate is deemed valid for 30 days from the date completed, or such earlier date if we become aware of any factors that have any effect on the property value.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1927 18

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 99 ON PLAN 18334

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

(T L977219) REGISTERED 28/6/2012

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

1. C001839 RESTRICTIVE COVENANT BURDEN REGISTERED 3/10/1980.
E375170 RESTRICTIVE COVENANT C001839 MODIFIED REGISTERED 1/1/1990.
2. O493907 MORTGAGE TO BENDIGO AND ADELAIDE BANK LTD REGISTERED 10/9/2020.

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: 1927-18 (99/P18334)
PREVIOUS TITLE: 1866-952
PROPERTY STREET ADDRESS: 20 GRANADA CR, ORANA.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF TITLES

Application E836457
Volume 1866 Folio 952

WESTERN



AUSTRALIA

REGISTER BOOK
VOL. FOL.

CT 1927 18



CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 4th May, 1992

REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 222 and being Lot 99 on Plan 18334, delineated on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

~~Dudley Norman Allan of 72 Victoria Avenue, Claremont and Thomas Peter Thorn of R M B Porongurup Road, Porongurup, as joint tenants.~~

SECOND SCHEDULE (continued overleaf)

1. TRANSFER C1839 contains a restrictive covenant as modified by Application E375170.
2. MORTGAGE E247114 to ~~John Melville Newman and Mary Newman both of 122 First Avenue, Mount Lawley, Lindsay Arthur Bezant and Magdalena Maria Bezant both of Lot 13 Byrne Road, Wannamal, Albert Rosher and Jessamine Amelia Joyce Rosher both of Lot 5 Great Northern Highway, Upper Swan, Ryan Nominees Pty. Ltd., Brian John Newman and Pauline Anne Newman, all of 4 Thelma Street, West Perth and Arthur Robert Bowman of West Swan Road, West Swan. Registered 1.12.89 at 9.38 hrs.~~
Discharged E914589 23.6.92
3. ~~TRANSFER E321448 of Mortgage E247114 to John Melville Newman and Mary Newman both of 122 First Avenue, Mt. Lawley as joint tenants of 100 undivided 300th shares, Lindsay Arthur Bezant and Magdalena Maria Bezant both of Lot 13 Byrne Road, Wannamal, as joint tenants of 50 undivided 300th shares, Albert Rosher and Jessamine Amelia Joyce Rosher both of Lot 5 Great Northern Highway, Upper Swan, as joint tenants of 60 undivided 300th shares and Arthur Robert Bowman of West Swan Road, West Swan, of 25 undivided 300th shares and Brian John Newman and Pauline Anne Newman as joint tenants and Ryan Nominees Pty. Ltd. all of 4 Thelma Street, West Perth, of 65 undivided 300th shares, as tenants in common. Registered 21.3.90 at 12.38 hrs.~~
By Discharge E914589 23.6.92
- As to the 65 undivided 300th shares of Ryan Nominees Pty. Ltd., Brian John Newman and Pauline Anne Newman only:
4. ~~TRANSFER E302268 of Mortgage E247114 to John Melville Newman and Mary Newman both of 122 First Avenue, Mount Lawley, as joint tenants of 25 undivided 300th shares and Albert Rosher and Jessamine Amelia Joyce Rosher both of Lot 5 Great Northern Highway, Upper Swan, as joint tenants of 40 undivided 300th shares, as tenants in common. Registered 21.3.90 at 12.38 hrs.~~
By Discharge E914589 23.6.92
5. MORTGAGE E680040 to ~~C.R.S. Pty. Ltd.~~ Registered 16.8.91 at 11.00 hrs.
Discharged E914588 23.6.92

THIRD SCHEDULE (see overleaf)

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

E85332 11/86-1 500-S/2660

Superseded - Copy for Sketch Only

Page 1 (of 2 pages) 1927 VOL. 18 FOL.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

FIRST SCHEDULE (continued)

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER
	NATURE	NUMBER				
<u>Morris Robert Wilkinson</u> of 57 Leonora Street, Albany. The correct address of the registered proprietor is now Lot 99 Granada Crescent, Albany. <u>Robert John Fenn</u> and <u>Maria Carmel Fenn</u> both of 20 Granada Crescent, Le Grande, Albany as joint tenants	Transfer	E914590	23.6.92	10.31		
	By	F372827	22.11.93	10.38		
	Transfer	F774230	6.1.95	9.29		

CERTIFICATE OF TITLE VOL.1927

18

Page 3 (of 4 pages)

LT. 39/40

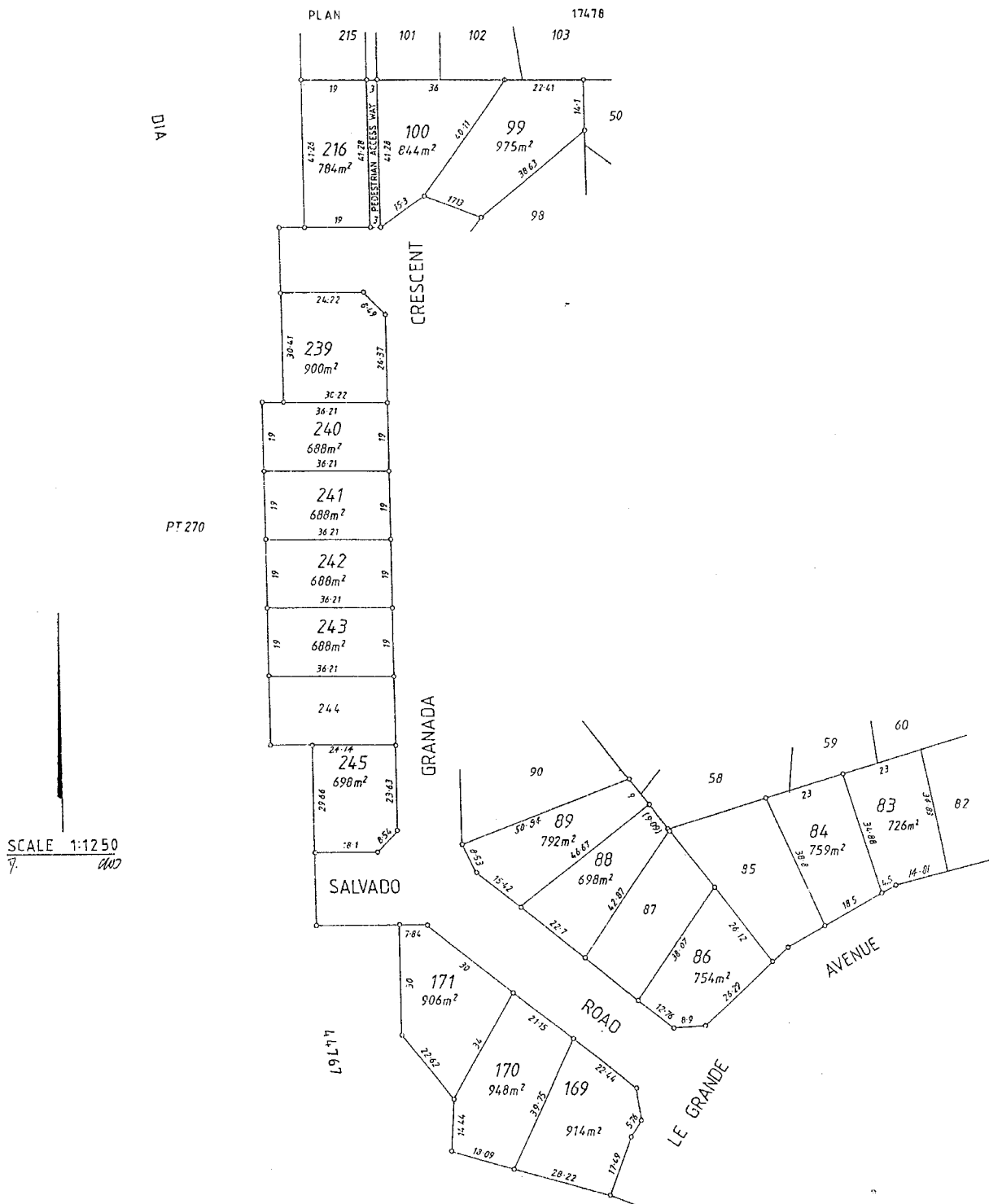
Page 3 (of 4 pages)

SECOND SCHEDULE (continued)													NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS												
INSTRUMENT		PARTICULARS		REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER													
NATURE	NUMBER																								
Mortgage	E914591	to Commonwealth Savings Bank of Australia.		23.6.92	10.31				F372826	22.11.93															
Mortgage	F372827	to Commonwealth Bank of Australia.		22.11.93	10.38			Discharged	F774229	6.1.95															
Mortgage	F774231	to National Australia Bank Ltd.		6.1.95	9.29			Discharged																	

CERTIFICATE OF TITLE VOL.1927

18

THIRD SCHEDULE



CERTIFICATE OF TITLE VOL.1927 18

E375170

WESTERN AUSTRALIA
Transfer of Land Act 1893 as amended

No.

APPLICATION

DESCRIPTION OF
LAND
State whether whole or
part of land comprised
in Certificate of Title
and/or Crown Lease if
there only specify

Portion of Plantagenet Location 222 and being
part of Lot 270 on Diagram 44767 and being the
whole of the land comprised in Certificate of
title Volume 1834 Folio 286. ~~Formerly~~ But now
CL 1866/950

APPLICANT
Full name, address and
occupation

DUDLEY NORMAN ALLAN of 72 Victoria Avenue
Claremont and
THOMAS PETER THORN of Lot 100 Helena Valley Road
Helena Valley

3. Specify nature of
Application
in wording refer to land
as "land above des-
cribed"

THE APPLICANT HEREBY APPLIES

in accordance with the terms
of an Order of the Supreme Court of Western Australia made on
the 6th day of March 1990 before Mr. Registrar Johnston in
Chambers and in accordance with the terms of an Order of the
Supreme Court of Western Australia made on the 15th day of May
1990 before Master Ng that the Restrictive Covenants created
by and contained in Transfer C1839 be partially discharged and
modified by the addition of the following words "Provided That
this covenant shall not apply to that portion of land
comprised in a sketch referred to as Job Number 8160 attached
hereto and marked with the letter "A" and coloured in blue and
marked "Pedestrian Access Way" and being part of the land
comprised in Certificate of title Volume 1834 Folio 286

Dated this

9th

day of

May

19 90

D. N. Allan
T. P. Thorn

Signature of Applicant

FORM APPROVAL
No. 279
REGISTRAR OF TITLES

If sufficient space hereon annexures may be added. (Use Annexure Form B11 See Note 1 on back hereof)

Special Application Forms are available for:
New or Existing Titles
Applications by Personal Representatives
Surroundings

TERRACE STATIONERY SUPPLIES
STOCK FORM 315

375170

IN THE SUPREME COURT OF WESTERN AUSTRALIA

No. 1182 of 1990

IN THE MATTER of the
Transfer of Land Act 1893
Section 129C

- and -

IN THE MATTER of the
restrictive covenant
comprised in Transfer
C1839

B E T W E E N

DUDLEY NORMAN ALLAN and
THOMAS PETER THORN

Plaintiffs

and

McGONNELL & SONS PTY LTD

Defendant

ORDER TO PARTIALLY DISCHARGE
AND MODIFY A RESTRICTIVE COVENANT
BEFORE MR REGISTRAR JOHNSTON IN CHAMBERS
ON THE 6TH DAY OF MARCH 1990

Date of Document: 6th March 1990

Filed on behalf of. Plaintiffs

Prepared by.

Stables & Co
8 St. George's Terrace
PERTH WA 6000

Telephone: 325 9866
REF: ML:LD:28108/36-05

UPON THE APPLICATION of the Plaintiffs by Originating
Summons dated the 8th February 1990 AND UPON HEARING the
solicitors for the Plaintiffs IT IS ORDERED THAT:

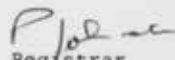
The Restrictive covenants created by and contained in

- 2 -

Transfer C1839 (over all of those pieces of land being Portion of Plantagenet Location 222 and being Lots 28 to 53, 55 to 66, 68 to 81, part of Lot 270, 273 to 274 and being the whole of the land contained in Certificates of Title Volume 1557 Folio 202 to 227, 228 to 239, 241 to 255, 257 to 258 and Lots 108 to 110, 152, 249 to 257 and being the whole of the land contained in Certificates of Title Volume 1556 Folio 586 to 598 (inclusive) provided that this covenant shall not apply to that portion of land comprised in plan 16890 marked "Pedestrian Access Way" and being part of the land in Certificate of Title Volume 1834 Folio 286 (formerly Certificate of Title Volume 1689 Folio 001) be partially discharged and modified by the addition of the following words:

"provided that this covenant shall not apply to that portion of land comprised in a sketch referred to as job number 8160 and coloured in blue and marked "pedestrian access ways" and being part of the land in Certificate of Title Volume 1834 Folio 286."

By the Court


Registrar

THIS ORDER was filed by Messrs. Stables & Co of 8 St. George's Terrace, Perth. Telephone: 325 9866
Solicitors for the Plaintiffs. REF: ML:LD:281(8/36-05

IN THE SUPREME COURT OF WESTERN AUSTRALIA

No. 1182 of 1990

IN THE MATTER of the
Transfer of Land Act 1893
Section 129C

- and -

IN THE MATTER of the
restrictive covenant
comprised in Transfer
C1839

B E T W E E N

DUDLEY NORMAN ALLAN and
THOMAS PETER THORN

Plaintiffs

and

McGONNELL & SONS PTY LTD

Defendant

ORDER TO PARTIALLY DISCHARGE
AND MODIFY A RESTRICTIVE COVENANT
BEFORE MASTER NG IN CHAMBERS
ON THE 15th DAY OF May 1990

Date of Document: 15th May 1990

Filed on behalf of: Plaintiffs

Prepared by:

Stables & Co
8 St. George's Terrace
PERTH WA 6000

Telephone: 325 9866
REF: ML:LD:28108/40-34

UPON THE APPLICATION of the Plaintiffs by ~~Originating~~
Summons dated the ~~3th~~ ^{15th} February 1990
AND UPON HEARING the solicitors for the Plaintiffs IT IS
ORDERED THAT:

- 2 -

1. The Order made by this Court on the 6th March 1990 be corrected pursuant to Order 21 Rule 10 to clearly reflect the intention of the Court.
2. The Restrictive covenants created by and contained in Transfer C1839 be partially discharged and modified by the addition of the following words:
"provided that this covenant shall not apply to that portion of land comprised in a sketch referred to as job number 8160 attached hereto marked with the letter "A" and coloured in blue and marked "pedestrian access way" and being part of the land in Certificate of Title Volume 1834 Folio 286."

By the Court

P. J. O'Sullivan
Registrar

NOTES

1. If any of the boxed sections has insufficient space then the relevant information may be added on Annexure Form B1. Appropriate headings should be shown. The boxed sections should only contain the words "See Annexure 'A' (or as the case may be) attached". Annexure sheets should be dated, signed by the persons signing this document and be pinned to this form.
2. 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 initialed by the persons signing this document.

90 JUN -5 12:09

*Modify restrictive covenant
created by Transfer C1839
as requested pursuant to
section 129c T.L.A.*

J. Thom
for Commissioner of Titles
13.6.90

No.

375170

APPLICATION

FEES (office use)	\$	c
	42	-

Parties DUDLEY NORMAN ALLAN
THOMAS PETER THORN

Lodged by D.W. FINKELSTEIN
Solicitor
Address 26 St. George's Terrace
PERTH
Phone No. 325 2298

Box 74

Use this space for instruction if any documents are to issue to other than lodging party.

213

Titles, Crown Leases, Declarations, etc., lodged with this document.
(To be filled in by person lodging.)

- | | |
|----------------------------|----------------------------|
| 1. <i>Cont. Coven. (2)</i> | } Received items
No's 1 |
| 2. | |
| 3. | |
| 4. | |
| 5. | |
| 6. | |

Rec. Clerk. *PJ*

BELOW THIS LINE FOR OFFICE USE ONLY

Photostat on hand
affidavit made by last Ben
for Mortgage legal.

Endorsing instruction.

EXAMINED.

Registered

at o'clock and
particulars entered in the Register Book.

Initials of
Signing
Officer

DL

Lodged on the day and time shown by and
particulars entered in the Register Book.

W. Finkelstein
REGISTRAR OF TITLES

Form T2.



WESTERN AUSTRALIA.
Transfer of Land Act 1893 as amended
TRANSFER OF LAND

REGISTERED DATED 57 20
TRANSFER 16250 on 11-8-1980
C 01839

No. 11839

DESCRIPTION OF
LAND BEING
TRANSFERRED.
State whether whole
or part of land com-
prised in Certificate
of Title and/or
Crown Lease.

Portion of Plantagenet location 222
and being Lot 67 on Plan 13099 and
being the whole of the land comprised
in Certificate of Title Volume 1557
Folio 240

ESTATE AND
INTEREST BEING
TRANSFERRED.
Fee simple, Lease,
Mortgage or otherwise.

Fee simple

INCUMBRANCES,
if any, must be
stated.

Grant of Easement in favour of the Town
of Albany contained in Transfer 5659762

TRANSFEROR.
Full name, address
and occupation.

McDONNELL & SONS PTY. LTD.
of Flinders Park House
Lower King Road
Albany

CONSIDERATION
IN MONIES.

Twelve Thousand Five Hundred Dollars

TRANSFEREES.
Full name, address
and occupation, if a
minor, state date
of birth. If two or
more state whether
as joint Tenants or
Tenants in Common
or Tenants in
Common, specify
shares.

John *Lucy*
JOHN ELLIOTT SNIPSEY Farmer and
LUCY TRASSL/SNIPSEY Married Woman
both of Nassauin Road Pingrup
As Tenants in Common in equal shares

11/9/80

If insufficient space transfer details may be added on page 2 or on an annex sheet. See Note 3 on back form.

DANIEL DODDALL
STOCK FORM 317

THE TRANSFEROR for the consideration herein expressed HEREBY TRANSFERS TO THE TRANSFEREE the estate and interest herein specified in the land above described subject to the encumbrances as shown hereon. *

WHEREAS :

- (a) The Transferor is registered as the proprietor of an estate in fee simple in all those pieces of land being -

Portion of Plantagenet Loc.	Lot	Plan/Diagram	Volume	Comprised in Certificate of Title Folio
222	26	13099	1557	✓202
	29	13099	1557	✓203
	30	13099	1557	✓204
	31	13099	1557	✓205
	32	13099	1557	✓206
	33	13099	1557	✓207
	34	13099	1557	✓208
	35	13099	1557	✓209
	36	13099	1557	✓210
	37	13099	1557	✓211
	38	13099	1557	✓212
	39	13099	1557	✓213
	40	13099	1557	✓214
	41	13099	1557	✓215
	42	13099	1557	✓216
	43	13099	1557	✓217
	44	13099	1557	✓218
	45	13099	1557	✓219
	46	13099	1557	✓220
	47	13099	1557	✓221
	48	13099	1557	✓222
	49	13099	1557	✓223
	51	13099	1557	✓225
	52	13099	1557	✓226
	53	13099	1557	✓227
	54	13099	1557	✓228
	55	13099	1557	✓229
	56	13099	1557	✓230
	57	13099	1557	✓231
	58	13099	1557	✓232
	59	13099	1557	✓233
	60	13099	1557	✓234
	61	13099	1557	✓235
	62	13099	1557	✓236
	63	13099	1557	✓237
	64	13099	1557	✓238
	65	13099	1557	✓239
	66	13099	1557	✓241
	68	13099	1557	✓242
	69	13099	1557	✓243
	70	13099	1557	✓244
	71	13099	1557	✓245
	72	13099	1557	✓246
	73	13099	1557	✓247
	74	13099	1557	✓248
	75	13099	1557	✓249
	76	13099	1557	✓250
	77	13099	1557	✓252
	79	13099	1557	✓253
	80	13099	1557	✓254
	81	13099	1557	✓254

* none set forth any easements to be created as appurtenant to the land comprising with the words "together with" and/or any Reservations hereto created or numbering the land commencing with the words "Reserving to" and/or any Reservations hereto created.

Page 1

Plantation Log.	Lot	Plan/Diagram	Volume	Folio
222	108	13098	1556	586
1572	109	13098	1556	587
251	110	13098	1556	588
	112	13098	1556	589
	249	13098	1556	590
	250	13098	1556	591
	251	13098	1556	592
	252	13098	1556	593
	253	13098	1556	594
	254	13098	1556	595
	255	13098	1556	596
	256	13098	1556	597
	257	13098	1556	598
	270	44757	1557	599
	272	56316	1557	600
	273	56316	1557	601
	274	56316	1557	602

(hereinafter called "the subject land")

- (b) The Transferor has in respect of the subject land determined that each lot of the subject land contained on the said Plans 44757, 56316 and 56316 shall be sold and transferred subject to the restrictive covenants hereinafter set forth

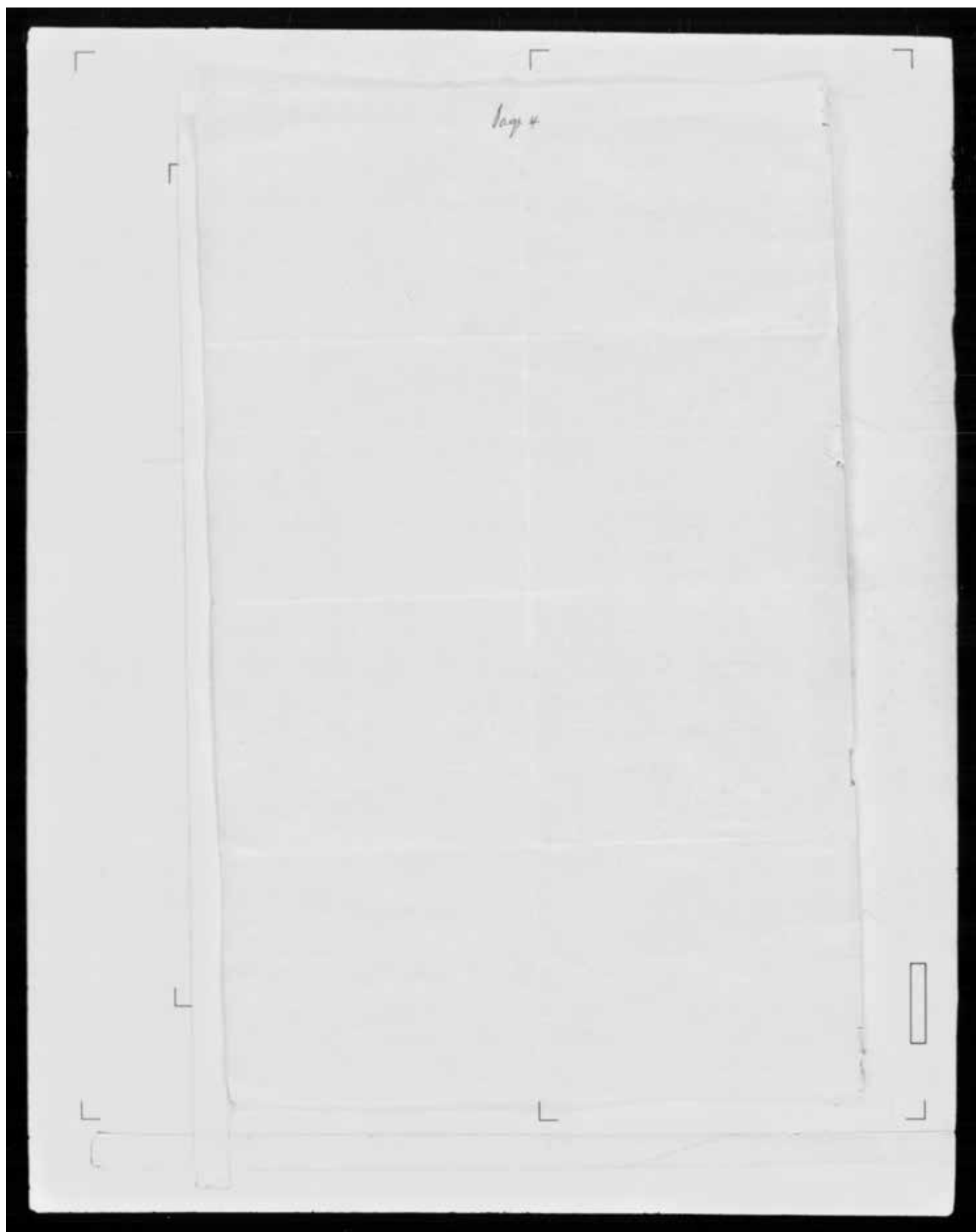
Handwritten signature
17/11/20

NOW THEREFORE :-

1. The Transferor (which expression shall mean and include the Transferor and its successors in title transferees and assigns and the registered proprietor or proprietors for the time being of all or any part or lot of the said subject land) in consideration of the premises and of the covenant of the Transferee hereinafter contained doth hereby covenant and agree with the Transferee (which expression shall mean and include the Transferee and his executors administrators and assigns and the registered proprietor or proprietors for the time being of the land hereby transferred to the Transferee) that no building shall be erected on the subject land constructed with wall materials other than brick or brick veneer.

2. The transferee (which expression shall mean and include the Transferee and his successors in title transferees and assigns and other the registered proprietor or proprietors for the time being) in consideration of the covenant by the transferor hereinafore contained doth hereby covenant and agree with the transferor that in respect of the land hereby transferred no building shall be erected constructed with wall materials other than brick or brick veneer.

Handwritten signatures and notes
Colt
Handwritten signature
Handwritten signature
Handwritten signature



Dated this

11th day of August

1980

TRANSFERORS SIGN HERE (see note 1)

a. Signature

Signed in The Common Seal of
McGONKELL & SONS PTY. LTD.
was hereunto affixed by
in the presence of authority of the Board
of Directors in the
presence of :



b. Signature, address and occupation of witness (See note 2)

Signed in
in the presence of

c. Add alterations as required

in

John K. McFarlane
DIRECTOR

John K. McFarlane
DIRECTOR

TRANSFEREES AND OTHER PARTIES SIGN HERE (see note 1)

Signed in *G. W. Shikany*

in the presence of *J. M. Gray* Farmer Nyabing 6341

Signed in *G. W. Shikany*

in the presence of *J. M. Gray* Farmer Nyabing 6341

in

NOTES

1. A separate attestation should be made by each person signing this document; i.e. each signature should be separately witnessed.
2. If executed within the Commonwealth of Australia or its Territories witnesses must be 18 years of age or over and not a party to this document. If executed outside the Commonwealth of Australia or its Territories the witness should be one of the persons listed in Section 145 of the Transfer of Land Act.
3. If any of the boxed sections on page 1 has insufficient space then the relevant information may be added on page 2 herein. If further space is required see Annexure Form B). Appropriate headings should be shown in each case. The boxed sections should only contain the words "See page 2" or "See Annexure 'A'" as the case may be attached. Annexure sheets should be dated, signed by the person signing this document and their witnesses and be pinned to this form.
4. No alteration should be made by anyone. The words printed should be typed through and those substituted typed or written above them, the alteration being initialed by the persons signing this document and their witnesses.

No.

C 01839

TRANSFER

FEES (office use)	\$	c
Assess. 46609	62	
Stamp 3	100	
	162	

Parties **McGOWAN & SONS PTY. LTD.**

to

J.W. and L.I. SKIPSBY

Lodged by **C.A.B. 2/2/50**

Address **68 St. George's Road, Perth**

Phone No. **321 517**

Use this space for instructions if any documents are to issue in other than lodging party.

DUP. C/T PROCESSED
All paid 2/2/50 exact 1557/240
to issue to holder

Titles, Crown Leases, Declarations, etc., lodged with this document.
(To be filled in by person lodging.)

1.	Received items No's 1
2.	
3.	
4.	
5.	
6.	

Rec. Clerk.

BELOW THIS LINE FOR OFFICE USE ONLY

Encumbrances not notified on face.	Registered 3rd October 1950 at 9.08 o'clock and particulars entered in the Register Book.
New Titles to issue or Endorsing instruction: Restrictive Covenant all 4/1 NE 3	Initials of Signing Officer [Signature] REGISTRAR OF TITLES
EXAMINED. 9/10/50 [Signature]	CARR: 128900

⑤

SUBDIVISION OF
PT LOT 270 OF PLANTAGENET LOC 222

FB. 61752
DIA 44767

INDEX PLAN CORIMUP BK26 (2)09.08
C/T 1866/952
TOTAL AREA 3.3645 ha
PAW^S 11927-31

PLAN 18334



PEDESTRIAN ACCESS-WAYS TO VEST IN THE CROWN
UNDER SECTION 20A OF THE T.P. & D. ACT AND
THE PROVISIONS OF SECTION 167A OF THE TRANSFER
OF LAND ACT SHALL NOT APPLY

5 DRAINAGE EASEMENTS TO THE TOWN OF ALBANY
UNDER SEC 27A REG 5 OF THE TP&D ACT

LOCAL GOVERNMENT ACT

ALL ROADS WITHIN THE GREEN
BORDER ARE NOW DEDICATED.

Land Parcel identifier amended -
Regulation 6 of Transfer of Land
(Surveys) Regulations 1995
Corr. 1775-2000-01

Date: 11/5/2005

0 5 10 20 30
SCALE IN METRES

[illegible]



Property Interest Report

20 Granada Crescent, Orana 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



20 Granada Crescent, Orana 6330

Number of interests that impact this property	19
Certificate of title number	1927/18
Land ID	Lot 99 On Plan 18334
Type of property	House
Property use	Residential
Year built	1994
Wall/Roof type	Brick Walls/Iron Roof
Land area	975 m²
Building area	N/A
Local Government Authority	Albany
Zoning	Residential (R20)



Perth CBD
384.5km



Beach
7.0km



Primary School
1.3km



Secondary School
1.1km

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

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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
- 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
- Western Power Infrastructure

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

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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 Fire Prone Areas
 - 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

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

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- Water Corporation Infrastructure Contribution - Water, Sewer and/or Drainage
- 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
- Wetlands

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

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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](#)

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

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

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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:

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

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

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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 townships.

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

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

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

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

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

Legislation governing the interest:

[Fire and Emergency Services Act 1998](#)

[Fire and Emergency Services Regulations 1998](#)

Groundwater Salinity

Responsible agency:

Department of Water and
Environmental Regulation

Definition of Interest:

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

Affect of Interest:

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

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

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

Groundwater Salinity:

TDS per milligram per litre - 500-1000

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

The range of salinity of natural water is:

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

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

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

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Legislation governing the interest:

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

Land Tax

Responsible agency:

Department of Finance

Definition of Interest:

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

Affect of Interest:

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

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

Legislation governing the interest:

[Taxation Administration Act 2003](#)

[Land Tax Assessment Act 2002](#)

[Land Tax Act 2002](#)

Local Government Rates

Responsible agency:

Department of Local Government, Sport and Cultural Industries

Definition of Interest:

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

Affect of Interest:

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

For more information contact your Local Government Authority.

Legislation governing the interest:

[Local Government Act 1995](#)

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

Local Planning Schemes

Responsible agency:

Department of Planning, Lands and Heritage

Definition of Interest:

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

Affect of Interest:

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

Local Government Authority:

Description - LGA Boundary

Name - ALBANY, CITY OF

Residential Code:

R Code Number - R20

Gazettal Date - 27/02/2024

Scheme Name - ALBANY

Scheme Number - 2

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

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

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Directorate on (08) 9388 4999 or email medical.entomology@health.wa.gov.au or see http://ww2.health.wa.gov.au/Articles/J_M/Mosquito-management.

Legislation governing the interest:

[Health Act 1911](#)

Native Title and Indigenous Land Use Agreements

Responsible agency:

National Native Title Tribunal

Definition of Interest:

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

Affect of Interest:

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

IMPORTANT INFORMATION: PLEASE NOTE

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

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

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

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

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

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

Applications as Determined by the Federal Court:

native_title_determined_number - 6117

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

federal_court_reference - WAD6085/1998

determination_name - SOUTH WEST SETTLEMENT

registered_nt_body_corp - N/A

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

comments -

area_sq_km - 195128.35

determination_method - Consent

determined_in_full - Yes

determined_outcome - Extinguished

design_file -

design_level -

last_updated - 25/02/2022

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

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registration_date - 03/12/2021
determination_date - 01/12/2021
determination_reference - WCD2021/010
Indigenous Land Use Agreements:
native_title_ilua_number - 3124
NNTT Number - WI2017/014
Agreement Name - WAGYL KAIP & SOUTHERN NOONGAR INDIGENOUS LAND USE AGREEMENT
Status - Registered
Agreement Type - Area
Applicant Name - State of Western Australia
Date Registered (dd/mm/yyyy) - 17/10/2018

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

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

Legislation governing the interest:

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

Occupancy Permit

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

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

Affect of Interest:

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

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

Legislation governing the interest:

[Building Act 2011](#)

[Building Regulations 2012](#)

Residual Current Device

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

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

Affect of Interest:

All home sellers and landlords must ensure that RCDs are installed in accordance with the Electricity Regulations to protect all power points and lighting circuits. RCDs cut the electricity supply instantly if a person touches a live part and receives a shock. By installing two or more RCDs, the property's circuits can be divided evenly between 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.

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

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Two RCDs must be fitted to protect all power points and lighting circuits in all homes before the land title is transferred. If you are planning to sell your home and it does not already have two RCDs protecting all power point and lighting circuits, you will need to engage a licensed electrical contractor to install them to comply with the Electricity Regulations.

Landlords must ensure RCDs are installed in accordance with the Electricity Regulations. If RCDs are not fitted, tenants should contact the managing agent or landlord and request that RCDs be installed as required.

For more information see [Handy guide to BE Safe – RCD safety switches](#) or call 1300 489 099.

Legislation governing the interest:

[Electricity Regulations 1947](#)

Smoke Alarm

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

The Building Code of Australia requires mains powered smoke alarms to be fitted in all newly constructed residential buildings and in new building work, such as alterations and extensions (where smoke alarms are required) in accordance with the building permit.

For existing dwellings, there are laws in Western Australia requiring owners to have mains-powered smoke alarms fitted to all residential properties that are subject to transfer of ownership, rent and hire, regardless of when they were built.

Affect of Interest:

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

The smoke alarms must:

- be installed in the dwelling in accordance with the Building Code of Australia applicable at the time of installation of the alarms;
- be not more than 10 years old and have not passed their expiry date;
- be in working order; and
- be permanently connected to the mains power supply.

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

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

Legislation governing the interest:

[Building Act 2011](#)

[Building Regulations 2012](#)

Sprinkler Restrictions & Bans

Responsible agency:

Department of Water and
Environmental Regulation

Definition of Interest:

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

Affect of Interest:

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

Details are as follows:

Sprinkler Restrictions:

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

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Region - South-West

Winter Restrictions - Stage 6

Summer Restrictions - Stage 4

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

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

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

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

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

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

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

Legislation governing the interest:

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

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

Swimming Pool

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

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

Affect of Interest:

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

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

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

Legislation governing the interest:

[Building Act 2011](#)

[Building Regulations 2012](#)

Water Corporation Infrastructure (above and below ground)

Responsible agency:

Water Corporation

Definition of Interest:

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

Affect of Interest:

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

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

Sewer Infrastructure:

Infrastructure Type - Sewer Connection Point

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

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

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

PLEASE NOTE:

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

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

Legislation governing the interest:

[Water Services Act 2012](#)

Waterways Conservation Act Management Areas

Responsible agency:

Department of Water and
Environmental Regulation

Definition of Interest:

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

Affect of Interest:

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

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

Conservation Area Details:

Name - ALBANY WATERWAYS MANAGEMENT AREA

Act - Waterways Conservation Act

Status - Gazetted

Gazetted Date - 1.9910517E7

Other Water Management Areas - Geographe Catchment, Swan River Trust, Wilson Inlet, Avon, Peel Inlet, Leschenault Management Areas, Cockburn Sound Management Council.

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

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

Legislation governing the interest:

[Waterways Conservation Act 1976](#)

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

[Water Resources Legislation Amendment Act 2007](#)

Western Power Infrastructure

Responsible agency:

Western Power

Definition of Interest:

Western Power is a Western Australian State Government owned corporation which builds, maintains and operates the electricity network in the south west corner of Western Australia. The Western Power Network forms the vast majority of the South West Interconnected Network (SWIN), which together with all of the electricity generators comprises the South West Interconnected System (SWIS).

Affect of Interest:

The selected property is **impacted** by Western Power Infrastructure. Land use, Building, Demolition and access constraints may apply.

Details are available below:

Infrastructure Type and ID:

Distribution Underground Cable ID - C416809

Pillar ID - S420046

Power services located outside the property boundaries (road reserves) are not included in this report, as this report only includes interests inside the property boundaries.

Based on information provided with the permission of WESTERN POWER, (03/2015).

For more information on our network please refer to our website, www.westernpower.com.au, or contact us on 13 10 87.

PLEASE NOTE:

This report 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.1100.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:

[Electricity Industry Act 2004](#)

[Electricity Corporations Act 2005](#)

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