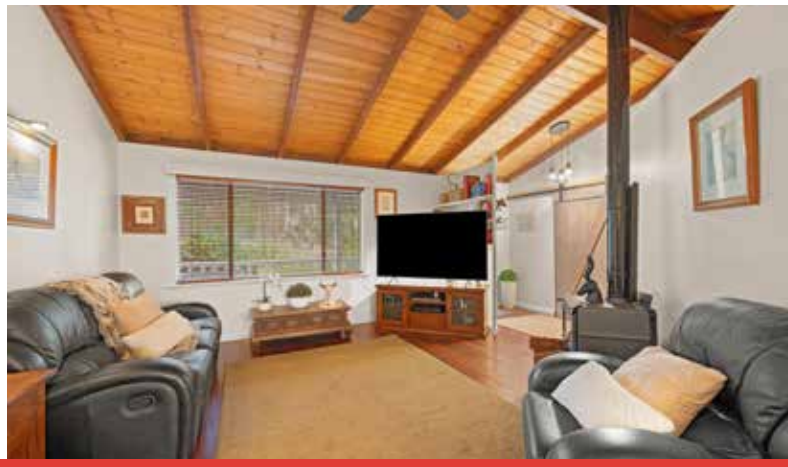
FOR SALE

Wellington & Reeves

Real estate since 1948



73 Monash Road, Kendenup

Offers Above $1,350,000

PANORAMIC VIEWS - THE ULTIMATE COUNTRY LIFESTYLE

4 | 2 | 2 | 14.17 HA

- Four spacious bedrooms, all opening directly onto verandahs
- Country-style kitchen with walk-in pantry and generous dining space
- Private master retreat with walk-in robe, ensuite, living area and wrap around balcony
- 14.17ha of mostly arable land with a small stand of bluegum trees
- Two large dams that join together during winter
- Cattle yards, chook pen and ample rainwater storage
- Large powered shed/man cave complete with bar area

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

Mitch Braithwaite
0427 702 311
mitch@wralbany.com.au

Christine Edwards
0403 040 234
christine@wralbany.com.au

wellingtonandreeves.com.au

PROPERTY INFORMATION

Construction
- Walls: Cladding
- Roof: Iron

Property Details:
- Age of Home: 1980
- Zoning: Rural

Sewer/Septic
- Septic

School Zoning
- Kendeup Primary School
- Mt Barker Community College

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

Other
- Approximate Stamp Duty $61,343.70 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: $61,343.70 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.

TITLE NUMBER	
Volume	Folio
1006	**352**

WESTERN AUSTRALIA

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 60 ON PLAN 4691

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

[redacted]

(T P616601) REGISTERED 7/7/2023

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

1. Q048053 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 1/7/2024.

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:	1006-352 (60/P4691)
PREVIOUS TITLE:	841-82
PROPERTY STREET ADDRESS:	73 MONASH RD, KENDENUP.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF PLANTAGENET

L.T. 96

CT 1006 352 F

CERTIFICATE OF TITLE

VOL 1006 FOL 352

1 4

67507/(7/77-100-5/11887

Superseded - Copy for Sketch Only

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Landgate

www.landgate.wa.gov.au

A 2 4

Transfer H159839 to David Charles Plaistowe of 1085 Gill Street, Mundaring. Registered 6th July 1999 at 11.40 hrs.

Superseded - Copy for Sketch Only

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Landgate

www.landgate.wa.gov.au

TRANSFER 31 1929 VOL. 841, FOL. 82
7278/88. 1659
5796/39 27
11010/42. 1229/45

3 4

INDEXED.

REGISTER BOOK.
Vol. 1006 Fol. 352

WESTERN AUSTRALIA.

CT 1006 0352 F

Certificate of Title

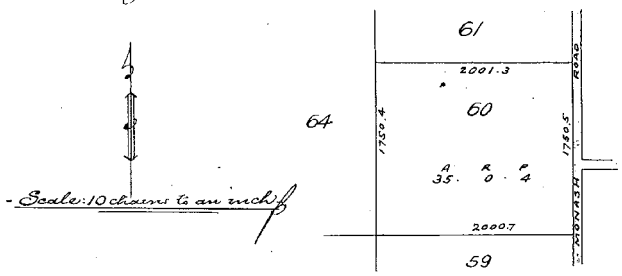
[redacted]

under "The Transfer of Land Act, 1893" (Sch. 5, 56 Vict., 14.)

Christopher Sandilands of Kendenup Farmer

is now the sole proprietor

of an estate in fee simple in possession subject to the easements and encumbrances notified hereunder in ALL that piece of land delineated and coloured green on the map hereon, containing thirty five acres and four perches or thereabouts, being portion of Plantagenet Location 27 and being Lot 60 on plan 4691



Dated the third day of January One thousand nine hundred and twenty-nine.

Assistant Registrar of Titles.

56 Vic No 14 Sec 187

Application 1959/1942 On the 7th June 1942 Christopher Sandilands died and on the 9th July 1942 probate of his will was granted to Christopher Clive Sandilands formerly of Kendenup Farmer but now a member of the Australian Military Forces and residing accordingly one of the executors therein named; leave being reserved to George Edward Noble Bunker the other executor named to come in and prove.

11th November 1942. ASSISTANT REGISTRAR OF TITLES

Transfer A 99141 to Henry George Sandilands, of Kendenup, Farmer Registered 1st November 1968 at 9.31 o'c.

ASSISTANT REGISTRAR OF TITLES

Transfer A 122739 to Henry George Sandilands, Farmer and Mary Elizabeth Sandilands, Married Woman both of Kendenup as joint tenants. Registered 15th January 1969 at 10.05 o'c

ASSISTANT REGISTRAR OF TITLES

Transfer A 641706 to Margaret Anne Hobbs of Kendenup, Spinster. Registered 20th March 1973 at 11.36 o'c.

Application E019304. The correct name of the registered proprietor is Margaret Anne Crabb. Registered 14th February, 1989 at 10.04 o'c.

Transfer G269945 to Stuart Glen Gardner and Theresa Michelle Gardner both of 432 Taylor Road, Forrestdale, as joint tenants. Registered 2nd September 1996 at 8.13 hrs.

Transfer G751627 to David Charles Plaistowe of 1085 Gill Street, Mundaring of three undivided fourth shares and Roslyn Kaye Smith of 270 Gill Street, Mundaring of one undivided fourth share, as tenants in common. Registered 30th March 1998 at 14.34 hrs.

u10803/28* **For encumbrances and other matters affecting the land see back.**

2 4

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EASEMENTS AND ENCUMBRANCES REFERRED TO.

DISCHARGED

Mortgage 11808/1929 to Christopher Sandilands 250. Registered 1st April 1929 at 11 o'clock.

Discharge 13911/1938 of Mortgage 11808/1929. Registered 28th March 1938 at 10.50 o'c.

DISCHARGED

Instrument stamped £6.

Mortgage 17144/1938 Christopher Sandilands to The English Scottish and Australian Bank Ltd. Registered 28th March 1938 at 10.50 o'c.

Discharge 1786/1939 of Mortgage 17144/1938 Registered 28th April 1939 at 12.50 o'c.

Instrument stamped £6.5.0

DISCHARGED

Mortgage 24985/1939 Christopher Sandilands to Bank of New South Wales. Registered 28th April 1939 at 12.50 o'c

Discharge 5250/1945 of Mortgage 24985/1939 Registered 23rd October 1945 at 11.55 o'c.

Charge A99142 An annuity of $364 to Phoebe Louisa Topping Sandilands, of Kendenup, widow, during her lifetime. Registered 1st November 1968 at 9.31 o'c.

Mortgage A99143 to Bank of New South Wales Registered 1st November 1968 at 9.32 o'c.

DISCHARGED

Mortgage A99144 to Commonwealth Development Bank of Australia. Registered 1st November 1968 at 9.32 o'c.

DISCHARGED

Mortgage A99145 to Phoebe Louisa Sampson, of Marine Drive, Albany, Married Woman, Christina May Morris, of Kendenup, Married Woman, and Cliveden Edward Sandilands, No 65820 W.O.1 of care of ADAE H.Q. PNG. COMD. Murray Barracks, Boroke, Territory of Papua, New Guinea. Registered 1st November 1968 at 9.32 o'c.

DISCHARGED

Discharge A641702 of Charge A99142. Registered 20th March 1973 at 11.36 o'c.

Discharge A641703 of Mortgage A99143. Registered 20th March 1973 at 11.36 o'c.

Discharge A641704 of Mortgage A99144. Registered 20th March 1973 at 11.36 o'c.

Discharge A641705 of Mortgage A99145. Registered 20th March 1973 at 11.36 o'c.

Mortgage G269946 to National Australia Bank Ltd. Registered 2nd September 1996 at 8.13 hrs.

DISCHARGED

Discharge G751626 of Mortgage G269946. Registered 30th March 1998 at 14.34 hrs.

CT 1006 0352 B

[redacted]

CERTIFICATE OF TITLE.

Registered Vol.....Fol.....

4 of 4

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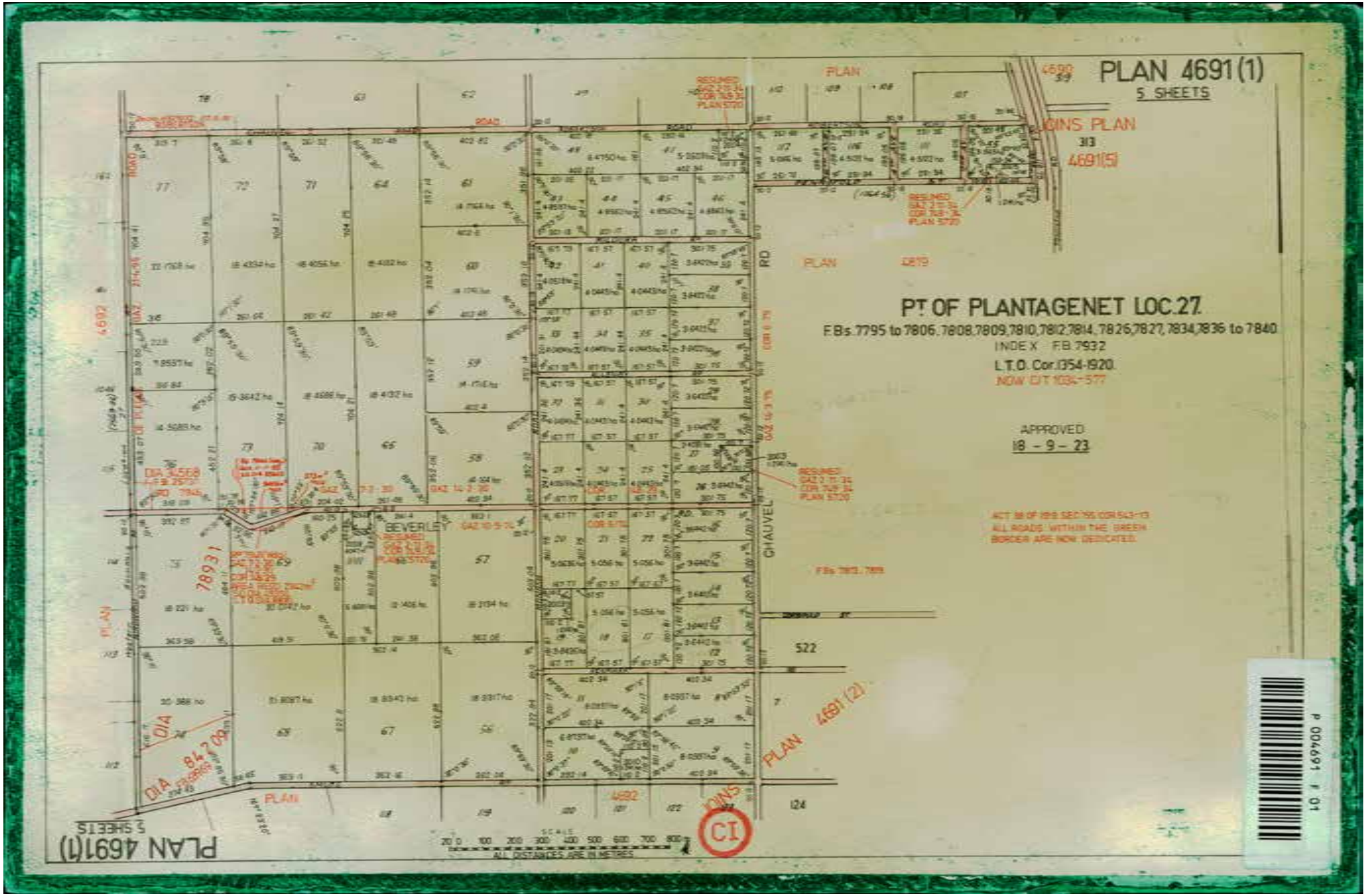

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PLAN 4691 (1) CF

Lot No.	Certificates of Title	Lot No.	Certificates of Title
8	1103-135, 1722-34	34	975-109
9	1103-135, 1722-35	35	1058-949 1954-487
10	1062-627	36	1058-949 1954-487
11	1062-627	37	1058-949, 1954-486
12	1030-794, 1941-900	38	1058-949, 1954-486
13	865-48, 1940-141	39	1058-949 1954-485
		40	1058-949 1954-485
14	1672-332	41	1036-750
		42	1036-750
15	1031-140	43	1065-492, 1947-253
		44	1065-492, 1947-254
16	1031-140	45	1065-492, 1947-255
		46	1065-492, 1947-256
17	1030-794, 1941-900	47	1065-492, 1947-257
		48	1011-678
18	1030-794, 1941-900	55	1202-91
		56	1140-32
19	1030-794, 1941-900	57	1103-119
		58	1000-949
20	1062-627	59	904-161
		60	1006-352
21	1062-627	61	1006-660, 1065-354
		64	1065-353, 1724-256
22	923-163	65	1065-353, 1724-257
		66	875-94
23	896-39	67	1048-240
		68	1207-935, 1947-330, 1981-682
24	1092-746, 1629-306	69	1207-935 1947-330, 1981-682
		70	1065-353, 1724-258(Pt)
25	1092-746, 1629-306	71	1065-353, 1724-259
		72	1065-353, 1724-260
26	1092-746, 1629-305	73	1065-353, 1724-261(Pt)
		74	1207-935, 1947-330(Pt)
27	1092-746, 1629-306	75	1097-245, 1207-936
		76	78-195A
28	1092-746, 1629-306	77	893-66
		111	1083-562 1825-62, 1860-921
29	1092-746, 1629-306	116	1083-562 1825-62, 1860-920
		117	1061-276, 1769-684
30	906-189, 1629-307	229	1240-653
		1011	1042-163
31	975-107	2003	
		2005	
32	1036-42	2008	1030-349
		2009	1030-794, 1941-900
33	1059-312	2010	1062-627
		2004	1030-636

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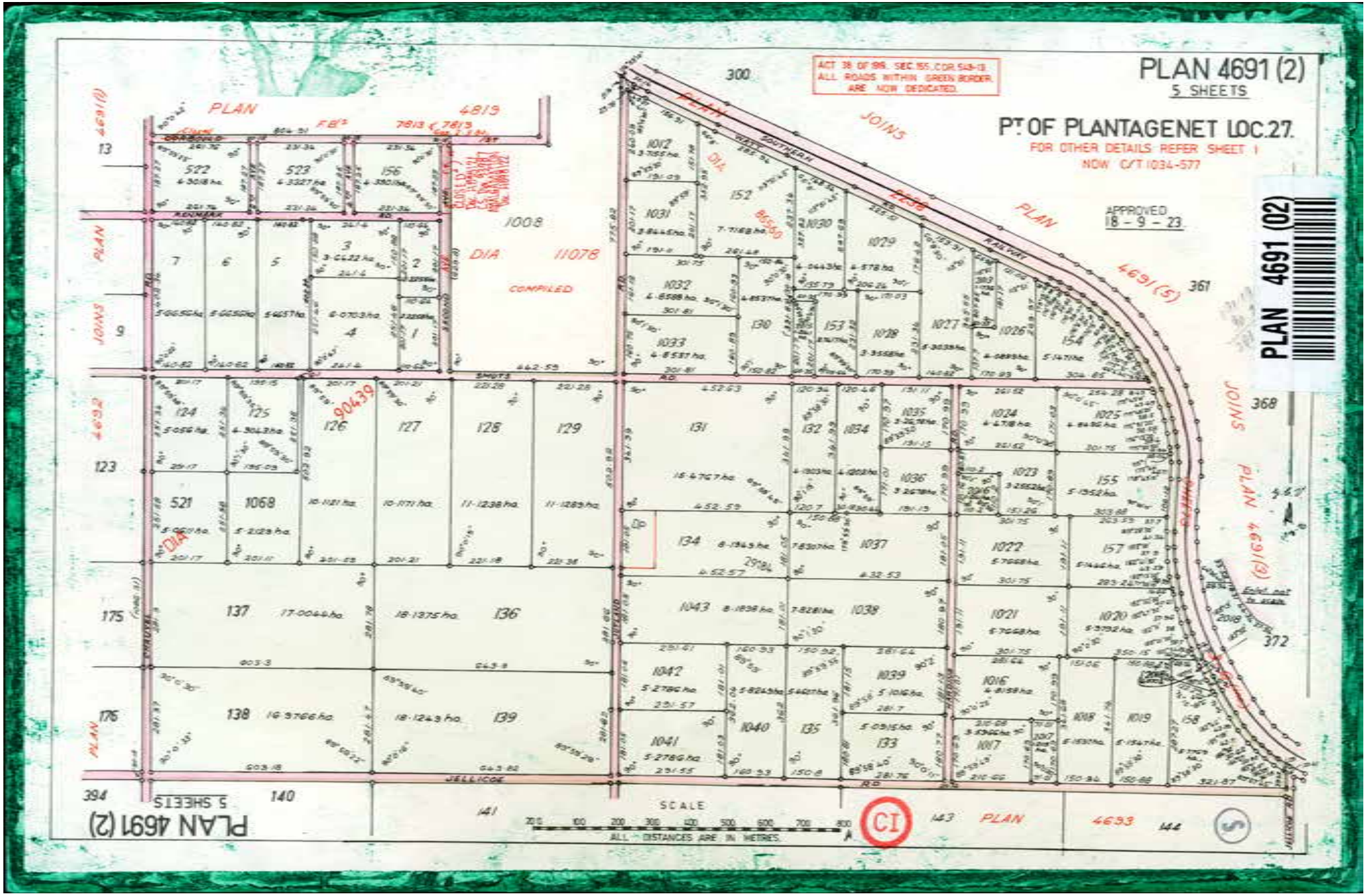

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PLAN 4691 (2) CI

Lot No.	Certificates of Title	Lot No.	Certificates of Title
1	1103-135, 1722-21	155	1034-535
2	1103-135, 1722-22	156	1103-135, 1722-25
3	1103-135, 1722-23	157	1034-535
4	1103-135, 1722-24	158	1034-535
5	983-84, 1722-16, 1855-982	521	983-84, 1722-20
6	983-84, 1722-17	522	1103-135, 1722-26
7	983-84, 1722-18	523	1103-135, 1722-27
124	983-84, 1722-19	1012	1011-679
125	885-186, 1722-14	1016	1034-535
126	1030-350, 1722-32	1017	1034-535
127	1034-580, 1722-28	1018	1034-535
		1019	1034-535
128	1034-580, 1722-29	1020	1034-535
		1021	1034-535
129	1034-580, 1722-30	1022	1034-535
		1023	1034-535
130	1123-939, 1722-36	1024	1034-535
		1025	1034-535
131	1116-447, 1839-219	1026	1062-177
		1027	1062-177
132	1116-447, 1839-220	1028	32-307A, 1722-40
		1029	32-307A, 1722-41
133	1116-448, 1780-621	1030	32-306A, 1722-12
		1031	1011-679
134	1157-476(PT), 1157-477(PT), 1880-493 (PT), 1862-18 (PT)	1032	1123-939, 1722-37, 1909-48
		1033	1123-939, 1722-38
135	1116-448, 1780-622	1034	1672-331
		1035	1116-447, 1839-221
136	1034-580, 1722-31	1036	1116-447, 1839-222
		1037	1116-447, 1839-223
137	883-176, 1722-15	1038	1116-448, 1780-623
		1039	1116-448, 1780-624
138	888-137, 1722-13	1040	1116-448, 1780-625
		1041	1116-448, 1780-626
139	1030-221	1042	1116-448, 1780-627
		1043	1157-476, 1880-494
152	1000-950, 1930-892	1068	1030-350, 1722-33
		2013	1062-177
153	32-307A, 1722-39	2015	32-307A, 1722-42
		2016	1034-535
154	1062-177	2017	1034-535
		2018	1034-535

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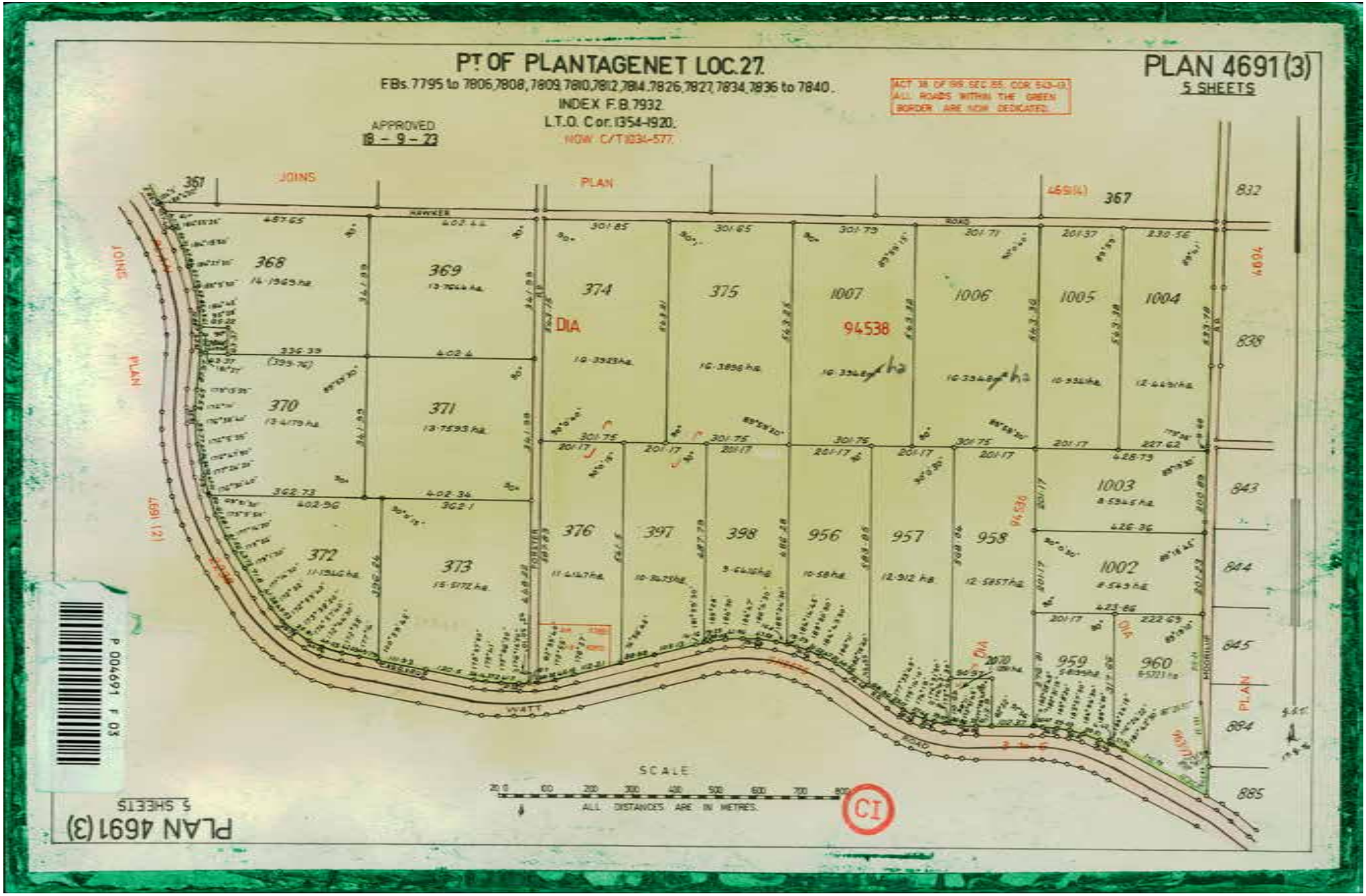

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PLAN 4691 (3) CI

Lot No.	Certificates of Title	Lot No.	Certificates of Title
368	1173-305,		
369	1202-543,		
370	1087-384, 1597-722		
371	1087-384, 1597-722		
372	1087-384, 1597-722		
373	1087-384, 1597-722		
374	1087-384, 1597-722		
375	1087-384, 1597-722		
376	1087-384, 1597-722 (pt)		
397	1087-384, 1597-722		
398	1087-384, 1597-722		
956	1204-970,		
957	1204-970,		
958	1204-970,		
959	1204-970		
960	1204-970,		
1002	1204-970,		
1003	1204-970		
1004	1204-970		
1005	1204-970		
1006	1204-970		
1007	1204-970		
2014	1173-305,		
2070	1204-970		

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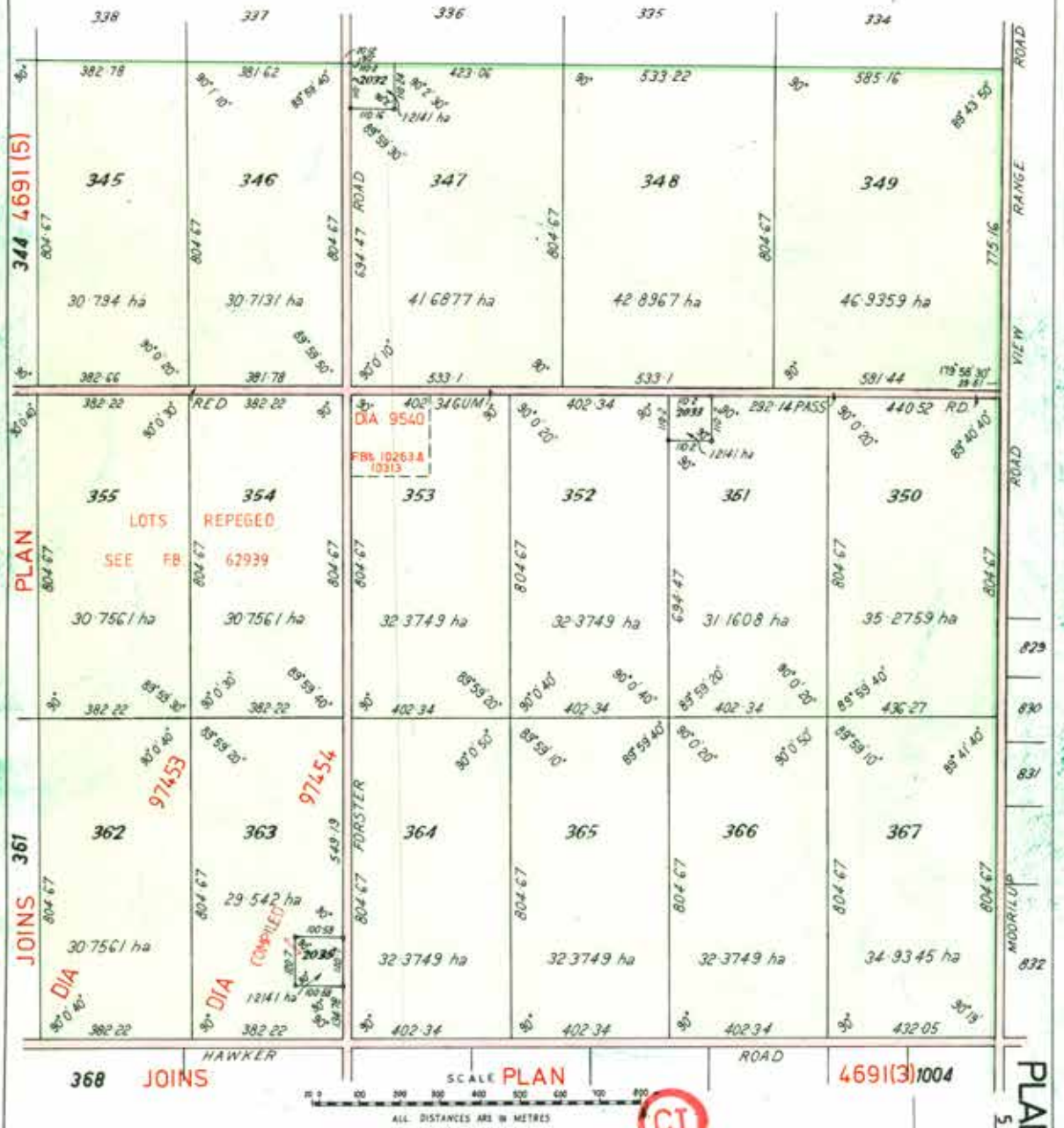
PLAN 4691(4)
5 SHEETS

PT OF PLANTAGENET LOC.27.

F.Bs. 7795 to 7806, 7808, 7809, 7810, 7812, 7814, 7826, 7827, 7834, 7836 to 7840.
INDEX F.B. 7932.
L.T.O. Cor. 1354-1920
NOW C.T. 1034-577

APPROVED
18 - 9 - 23

Act 28 of 1919 Sec 155(3) Gaz 543/19
K.2K
ALL ROADS WITHIN THE GREEN BORDER ARE NOW DEDICATED



PLAN 4691(4)
5 SHEETS

P 004691 F 04

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PLAN 4691 (4) CI

Lot No.	Certificates of Title	Lot No.	Certificates of Title
345	1112-821,		
346	1112-821,		
347	1132-813,		
348	1177-340,		
349	1177-340,		
350	1104-109,		
351	1104-109,		
352	1104-109,		
353	1104-109,		
354	1122-925, 2029-662		
355	1122-925, 2029-663		
362	1112-526, 1748-569		
363	1112-526, 1657-351		
364	1104-109,		
365	1104-109,		
366	1104-109,		
367	1104-109,		
2032	1132-813,		
2033	1104-109,		
2035	1112-526, 1657-351		

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PLAN 4691 (5)
5 SHEETS

PT OF PLANTAGENET LOC. 27.

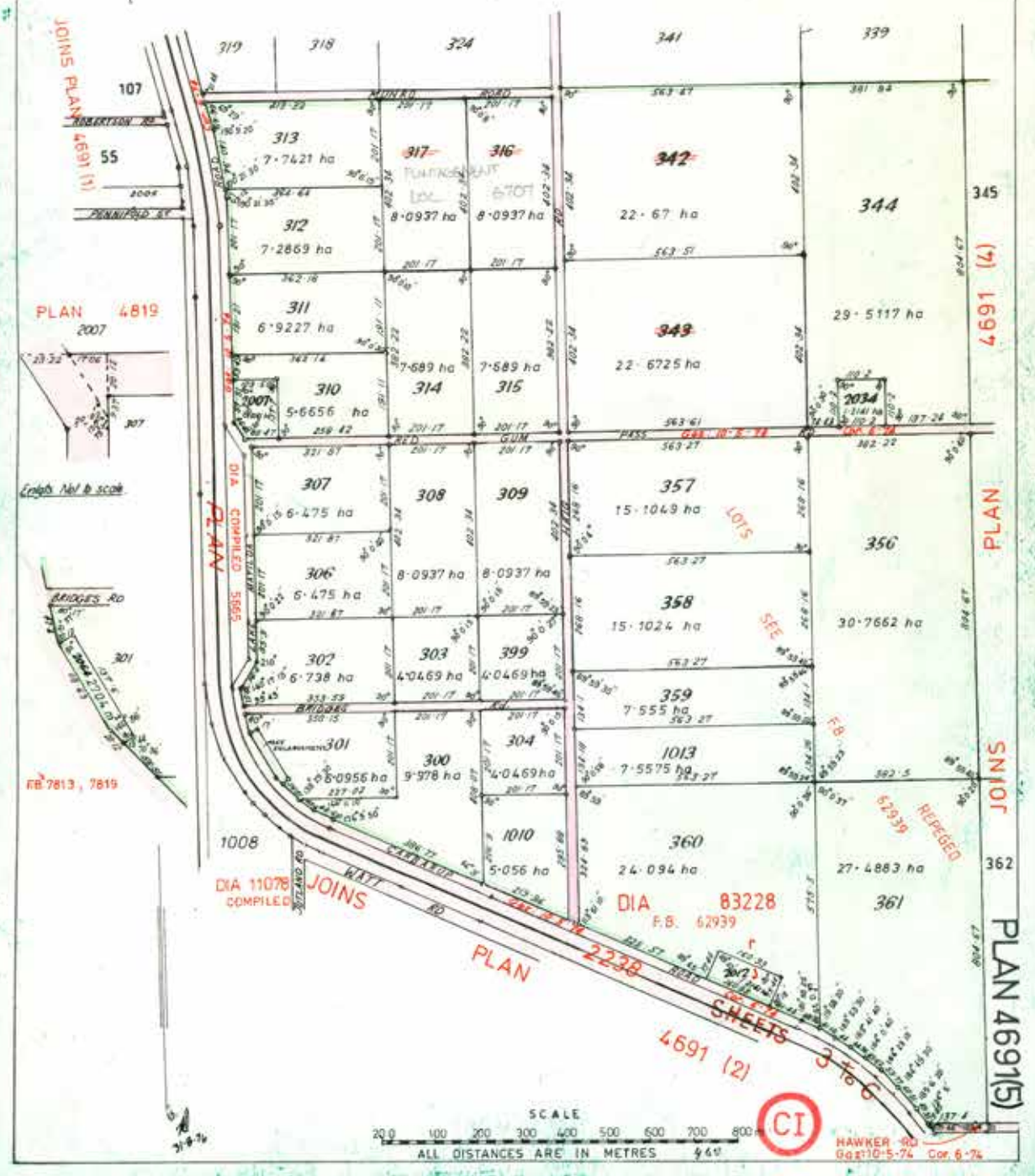
F.Bs. 7795 to 7806, 7808, 7809, 7810, 7812, 7814, 7826, 7827, 7834, 7836 to 7840.
INDEX F.B. 7932.
L.T.O. Cor. 1354-1920.
NOW CT. 1034-577

P 004691 F 05

APPROVED
18 - 9 - 23

ACT 38 OF 1919 SEC 155 COR 543/73
ALL ROADS WITHIN THE GREEN BORDER ARE NOW DEDICATED.

1.03%
1.33% OR 1.17%



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PLAN 4691 (5) CI

Lot No.	Certificates of Title	Lot No.	Certificates of Title
300	1040-950, 1910-808,	399	1103-134
301	1066-559, 1910-807,	1010	1036-242
302	1103-184	1013	1037-425, 1800-815, 1935-693
303	1103-134	2007	1073-20, 1620-999
304	1036-242	2012	1037-425, 1800-815, 1935-694
306	1088-694	2034	
307	1079-389	2064	1066-559, 1910-807,
308	888-136, 1668-885		
309	1014-162		
310	1437-694		
311	1083-632, 1749-211		
312	1105-118, 1749-217		
313	1105-118, 1749-218		
314	1097-73, 1749-212		
315	966-107, 1749-213		
316	REVESTED		
317	REVESTED		
342	REVESTED		
343	REVESTED		
344	1086-657		
356	1037-425, 1800-815, 1935-687		
357	1037-425, 1800-815, 1935-688		
358	1037-425, 1800-815, 1935-689		
359	1037-425, 1800-815, 1935-690		
360	1037-425, 1800-815, 1935-691		
361	1037-425, 1800-815, 1935-692		

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GOVERNMENT OF WESTERN AUSTRALIA

Landgate

Property Interest Report

73 Monash Road, Kendenup 6323

landgate.wa.gov.au

Contents

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Property information

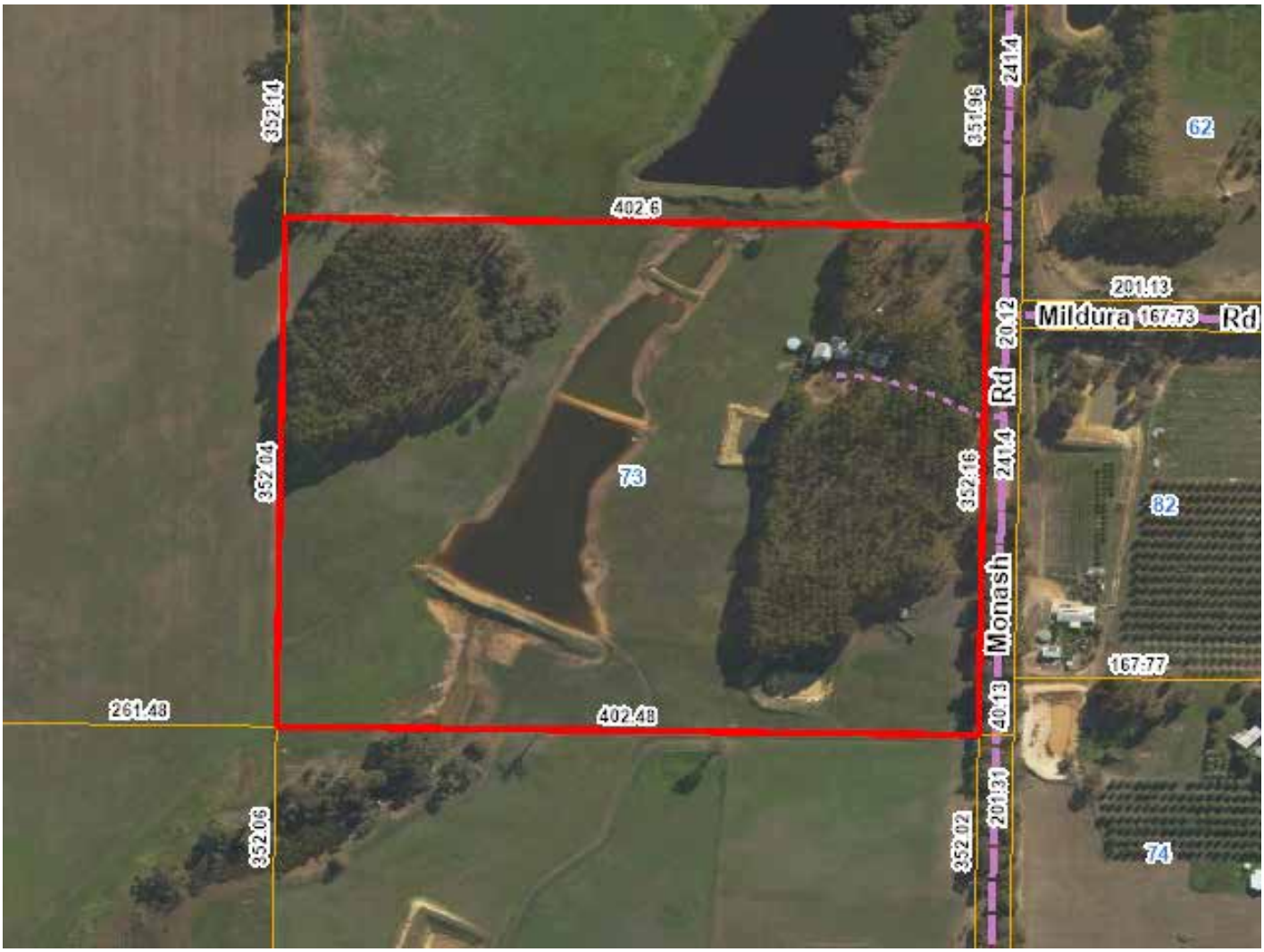

Image captured May 2025

73 Monash Road, Kendenup 6323

Number of interests that impact this property	20
Certificate of title number	1006/352
Land ID	Lot 60 On Plan 4691
Type of property	Not Classified
Property use	Rural
Year built	N/A
Wall/Roof type	N/A
Land area	142000 m²
Building area	N/A
Local Government Authority	Plantagenet
Zoning	N/A

Perth CBD
324.0km

Beach
N/A

Primary School
912m

Secondary School
15.2km

2. Summary of interests that AFFECT this property

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

- Building and Construction Industry Training Levy
- Building Permit
- Demolition Permit
- Dial Before You Dig
- Emergency Services Levy
- Groundwater Salinity
- Intensive Agricultural Industries
- 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
- Threatened Ecological Communities
- Waterways Conservation Act Management Areas
- Western Power Infrastructure

3. Summary of interests that DO NOT AFFECT this property

Information currently available to Landgate suggests that these interests do not affect this property. For further information and contact details on these interests, please see the interest dictionary https://www.landgate.wa.gov.au/land-and-property/property-ownership/property-interest-report/interest-dictionary.

- 1 in 100 AEP Floodplain Development Control Area
- Aboriginal Cultural Heritage - Historic
- Aboriginal Cultural Heritage - Lodged
- Aboriginal Cultural Heritage - Protected Area
- Aboriginal Cultural Heritage - Registered
- Aboriginal Lands Trust Estate
- Acid Sulfate Soil (ASS) Risk
- APA Group Owned/Operated Gas Transmission Pipeline
- ATCO Gas Australia Infrastructure
- Australian Natural, Indigenous and Historic Heritage
- Bush 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
- 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 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 (above and below ground)
- Water Corporation Infrastructure Buffer Zones

3. Summary of interests that DO NOT AFFECT this property

- 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

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

the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.
For all licencing applications and enquiries please call 1300 424 091 or e-mail: wscallcentre@demirs.wa.gov.au.

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

Dial Before You Dig

Responsible agency:
Dial Before You Dig

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

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

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

Emergency Services Levy

Responsible agency:
Department of Fire and Emergency Services

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

Affect of Interest:
The selected property currently has the Emergency Services Levy classification of Category 5.

The ESL category classifications:

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

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

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

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

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

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

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

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

Legislation governing the interest:

Fire and Emergency Services Act 1998
Fire and Emergency Services Regulations 1998

Groundwater Salinity

Responsible agency:
Department of Water and Environmental Regulation

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

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

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

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

Groundwater Salinity:
TDS per milligram per litre - 7000-14000
TDS per milligram per litre - 3000-7000
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.

Intensive Agricultural Industries

Responsible agency:
Department of Primary Industries and Regional Development

Definition of Interest:
The Department of Primary Industries and Regional Development (DPIRD) is responsible for advice to the state's agrifood industries and other government agencies on activities such as dairies, piggeries, tanneries, abattoirs, feedlots, saleyards, vineyards and commercial chicken production facilities. DPIRD associates such activities to land management units (properties) through the Client Property Database.

Affect of Interest:
The selected property is located close to an intensive agricultural industry, identified by Department of Primary Industries and Regional Development (DPIRD). Sensitive uses, such as residential dwellings, which are located within the recommended separation distance for this industry may be subject to noise, dust and odour from this established business.

Details are as follows:
Intensive Agricultural Industry:
Local Government Authority - PLAN
EPA License Number -
EPA Description -
DAFWA Property ID - 1549840
Property Address - 120 HAPPY VALLEY ROAD, KENDENUP WA 6323
Property Name - WILLOW BANK
Decription of Activity - Intensive Animal Production
Secondary Activity - Pigs
Separation Distance (Meters) - 5000
The recommended EPA separation distance is generic and is based on the 2005 Environmental Protection Authority Guidance Statement No 3 Separation distances between industrial and sensitive land uses. More specific information on restrictions to use may be available from local government. Relevant state level policies include the Western Australian Planning Commission's State Planning Policy 4.1 State Industrial Buffer Policy, State Planning Policy 2.5 – Land use planning in rural areas and for poultry enterprises, State Planning Policy 4.3 Poultry Farm Policy.

For more information call us on (08) 9368 3333, or email gis@agric.wa.gov.au or see www.agric.wa.gov.au.

Legislation governing the interest:
Environmental Protection Act 1986
Biosecurity and Agriculture Management Act 2007
State Planning Policy 4.1 State Industrial Buffer Policy

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 - PLANTAGENET, SHIRE OF
Local Area Zoning:
Scheme Name - PLANTAGENET
Zoning - Rural
Label -
Label Description -
Gazettal Date - 17/02/2021
Scheme Number - 5
For more information see www.planning.wa.gov.au/Local-planning-schemes.aspx. Or contact your Local Government Authority for more information.

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

Mosquito-borne Disease Risk

Responsible agency:
Department of Health

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

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

Details are as follows:

Mosquito-borne Disease Risk:
Risk Level - Low or unknown risk
Frequent high risk
The selected area is in a region that frequently experiences problems with nuisance and disease carrying mosquitoes.

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

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

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

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

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

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

Legislation governing the interest:
Health Act 1911

Native Title and Indigenous Land Use Agreements

Responsible agency:
National Native Title Tribunal

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

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

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

Native Title cannot generally exist over the following types of tenure:
- residential freehold;
- farms held in freehold or;
- pastoral or agricultural leases that grant exclusive possession;

- residential, commercial or community purpose leases, or
- public works like roads, schools or hospitals.

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

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

Applications as Determined by the Federal Court:

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

Indigenous Land Use Agreements:

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

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

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

Legislation governing the interest:

Native Title Act 1993 (Commonwealth)

Occupancy Permit

Definition of Interest:

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

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

Affect of Interest:
Occupancy Permits are required in order to occupy multi-residential, commercial and public buildings.
For information about building work that requires an occupancy permit contact a Building Surveyor (refer to list of registered building surveyors) For information about applying for an occupancy permit, contact the relevant local government or for general information on the building approvals process, contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

Residual Current Device

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

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

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

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

Legislation governing the interest:
Electricity Regulations 1947

Smoke Alarm

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

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

Affect of Interest:

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

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

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

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

Sprinkler Restrictions & Bans

Responsible agency:
Department of Water and Environmental Regulation

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

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

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

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

Swimming Pool

Responsible agency:

Definition of Interest:

Department of Energy, Mines, Industry Regulation and Safety

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

Threatened Ecological Communities

Responsible agency:

Department of Biodiversity, Conservation and Attractions

Definition of Interest:

An ecological community is a naturally occurring biological assemblage that occurs in a particular type of habitat. A Threatened Ecological Community (TEC) is subject to processes that threaten to destroy or significantly modify it across much of its range. A Priority Ecological Community is being assessed as a TEC.

Affect of Interest:

The selected area contains recorded locations of Threatened Ecological Communities (TECs) and/or Priority Ecological Communities (PECs).
Note; the data does not necessarily represent a comprehensive listing of TECs and PECs in the area in question. Comprehensiveness is dependent on the amount of survey carried out within the specified area.
To be certain of the TECs and/or PECs within an area, on ground surveys should be undertaken.

Threatened and/or Priority Ecological Communities:

Common Name - For further advice regard TEC species please contact DBCA - Species and Communities Branch - 9219 9157 - communities.data@dbca.wa.gov.au
Unique Occurance ID - 22476
Common ID - Priority Site

As the selected area has recorded locations of TECs and/or PECs if you intend to develop or change the land use in some way, you may need to comply with the *Environmental Protection Act 1986*, and or the *Environment Protection & Biodiversity Conservation Act 1999*.

Threatened and Priority Ecological Communities Classifications:

Threatened: Threatened Ecological Community

Priority: Priority Ecological Community

For more information contact our office on (08) 9219 9000 or email communities.data@dpaw.wa.gov.au, or see DBCA website www.dbca.wa.gov.au.

Legislation governing the interest:

Environmental Protection Act 1986
Environment Protection and Biodiversity Conservation Act 1999
Environmental Protection (Environmentally Sensitive Areas) Notice 2005

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 Pole ID - S1064101
Distribution Pole ID - S1064099
Distribution Overhead Powerline ID - C873678

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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