

FOR SALE



Real estate since 1948

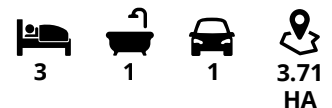


802 Jutland Road, Kendenup

Offers Above \$989,000

COUNTRY CHARM MEETS MODERN COMFORT

- Nestled on nearly 10 picturesque acres
- Beautifully renovated 3x1 home
- Polished floorboards throughout
- Cosy wood fire
- Well appointed kitchen designed for easy living
- Excellent fencing, a dam & massive powered shed



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: Timber
- Roof: Iron

Property Details:

- Zoning: Rural

Insulation & Heating / Cooling

- Wood fire
- Reverse cycle air-conditioning

Hot Water System

- Gas

Gas

- Bottles

Phone / NBN / TV / Foxtel

- All of the above

Sewer/Septic

- Septic

School Zoning

- Kendenup Primary School
- Mount Barker Community College

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

Other

- Approximate Stamp Duty \$42,672.20 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: \$42,672.20 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.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2219

862

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 1012 ON PLAN 4691

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

[REDACTED]

(T L065730) REGISTERED 7/9/2009

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

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: 2022-908 (1012/P4691)
PREVIOUS TITLE: 2022-908
PROPERTY STREET ADDRESS: 802 JUTLAND RD, KENDENUP.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF PLANTAGENET

ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF TITLES

LT. 37

Transfer F728555

WESTERN

AUSTRALIA

Volume 1011 Folio 679



REGISTER BOOK

VOL.

FOL.

CERTIFICATE OF TITLE

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

CT 2022 908



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 14th November, 1994

CG Sack
REGISTRAR OF TITLESESTATE AND LAND REFERRED TO

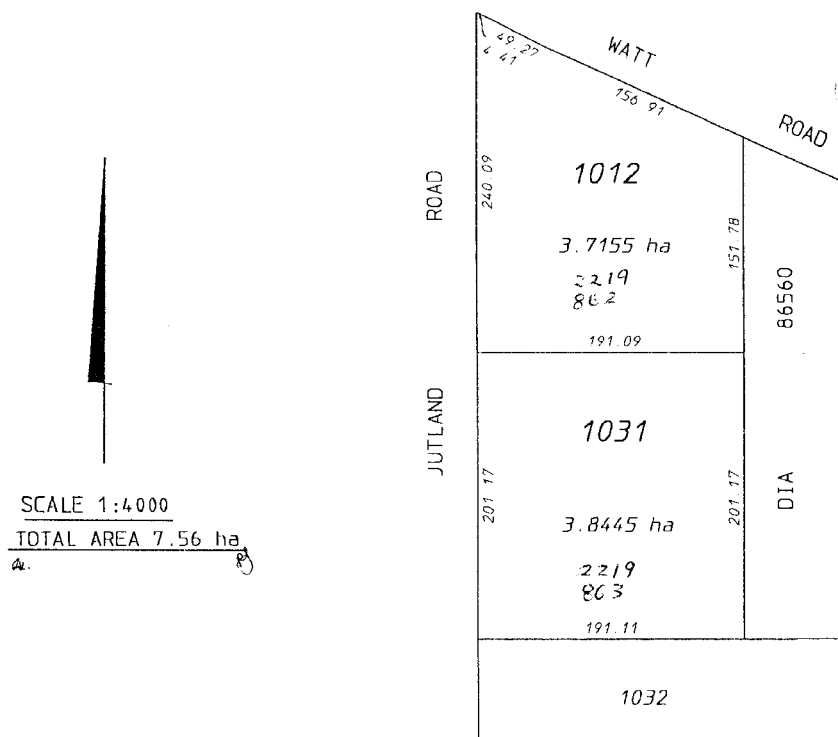
Estate in fee simple in portion of Plantagenet Location 27 and being Lots 1012 and 1031 on Plan 4691 (Sheet 2), delineated on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

Julie Patricia Owen of Post Office Box 27, Kendenup.

SECOND SCHEDULE (continued overleaf)

1. MORTGAGE E924785 to National Australia Bank Ltd. Registered 2.7.92 at 8.01 hrs.
Discharged I93142 2.5.2002

THIRD SCHEDULE

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

E57590/3/89-20M-L/4664

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

Lot 1012 to Volume 2219 Folio 862

WITHDRAWALS
 RECHARGES
 APPLICATION I 93143
 BALANCE LOT 1031
 To Vol. 2219 Fol. 863

TOTALLY CANCELLED
 LOADED/REGISTERED
 25-2002
 AT 11.43 HRS
 6-2

INSTRUMENT

193144

11.43

SEAL

CERT. FICER

SECOND SCHEDULE (continued)

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

PARTICULARS

INSTRUMENT

NUMBER

REGISTERED

SEAL

CERT.

CANCELLATION

NUMBER

REGISTERED
OB-10000

SEAL

CERT.
RECEIVED

CERTIFICATE OF TITLE VOL.

FOL. 908
2022

PLAN 4691(1)
5 SHEETS

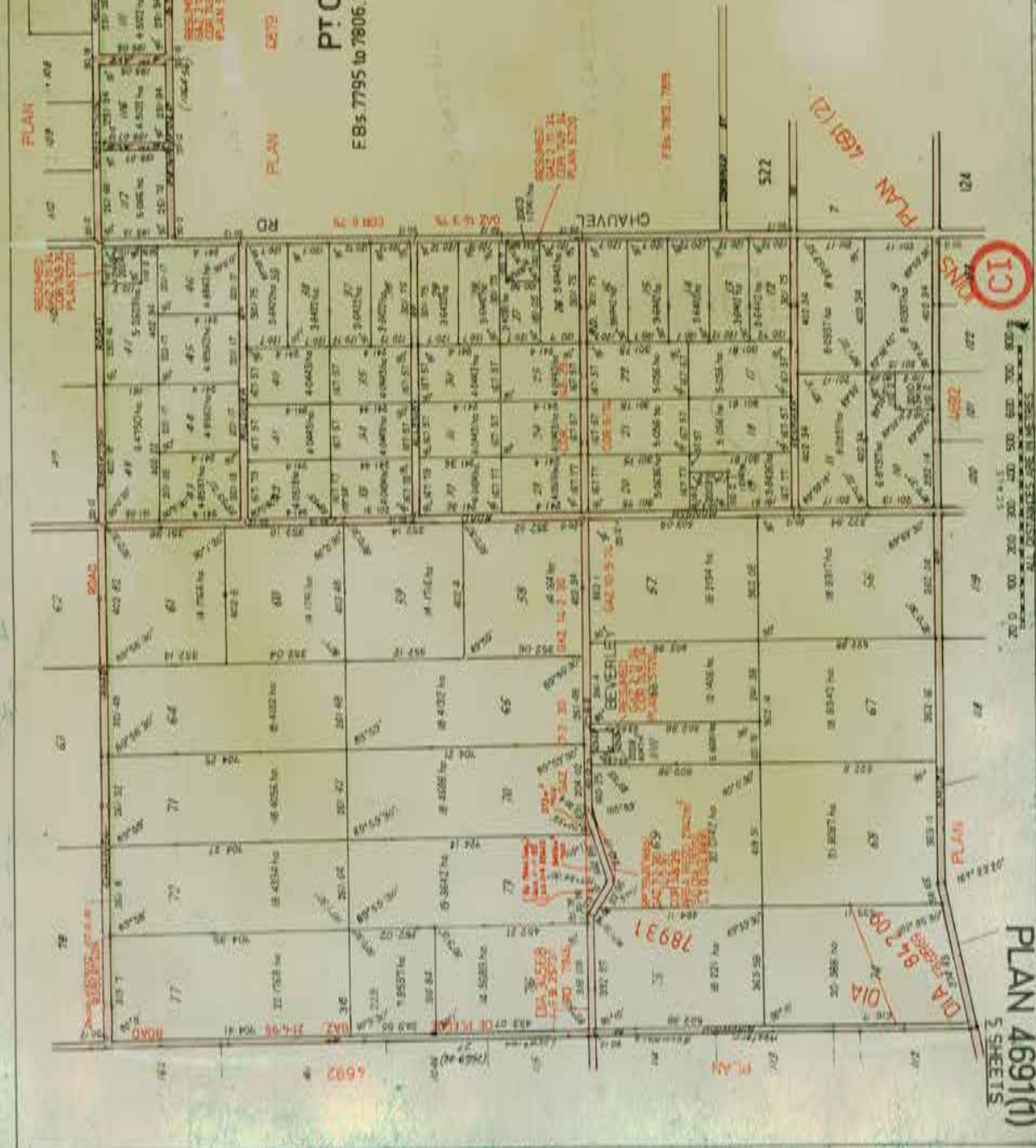
PLAN 4691(1)
5 SHEETS

PT OF PLANTAGENET LOC 27

FBs 7795 to 7806, 7808, 7809, 7810, 7812, 7814, 7816, 7817, 7818, 7836 to 7840
INDE X FB 7932
L.T.O. Cor 1354-1920
NOW DT 1034-577

APPROVED
18 - 9 - 23

ACT 18 OF 1999 SEC 55 COR 543-13
ALL ROADS WITHIN THE GREEN
BORDER ARE NOW DESIGNATED



PLAN 4691 (1)



Lot No.	Certificates of Title	Lot No.	Certificates of Title
8	103-125, 1722-34	34	875-108
9	103-135, 1722-35	35	1058-949, 1954-487
10	1062-627	36	1058-949, 1954-487
11	1062-627	37	1058-949, 1954-486
12	1030-294, 1941-900	38	1058-949, 1954-486
13	885-48, 1940-141	39	1058-949, 1954-485
14	1672-332	40	1058-949, 1954-485
15	1031-140	41	1036-750
16	1031-140	42	1036-750
17	1030-294, 1941-900	43	1065-492, 1947-253
18	1030-294, 1941-900	44	1065-492, 1947-254
19	1030-294, 1941-900	45	1065-492, 1947-255
20	1062-627	46	1065-492, 1947-256
21	1062-627	47	1065-492, 1947-257
22	523-153	48	1011-678
23	896-39	55	1202-91
24	1092-746, 1629-306	56	1140-32
25	1092-746, 1629-306	57	1103-119
26	1092-746, 1629-305	58	1000-949
27	1092-746, 1629-306	59	904-161
28	1092-746, 1629-306	60	1006-352
29	1092-746, 1629-306	61	1006-660, 1065-354
30	906-189, 1629-307	64	1065-353, 1724-256
31	975-107	65	1065-353, 1724-257
32	1036-42	66	875-34
33	1059-312	67	1048-240
		68	1207-935, 1947-330, 1981-682
		69	1207-935, 1947-330, 1981-682
		70	1065-353, 1724-258(P)
		71	1065-353, 1724-259
		72	1065-353, 1724-260
		73	1065-353, 1724-261(P)
		74	1207-935, 1947-330(P)
		75	1097-246, 1207-936
		76	78-195A
		77	893-66
		111	1083-562, 1825-62, 1860-921
		116	1083-562, 1825-62, 1860-920
		117	1061-276, 1769-684
		229	1240-653
		1011	1042-413
		2003	
		2005	
		2008	1030-349
		2009	1030-794, 1941-900
		2010	1052-627
		2004	1030-636

48359/2/69-17

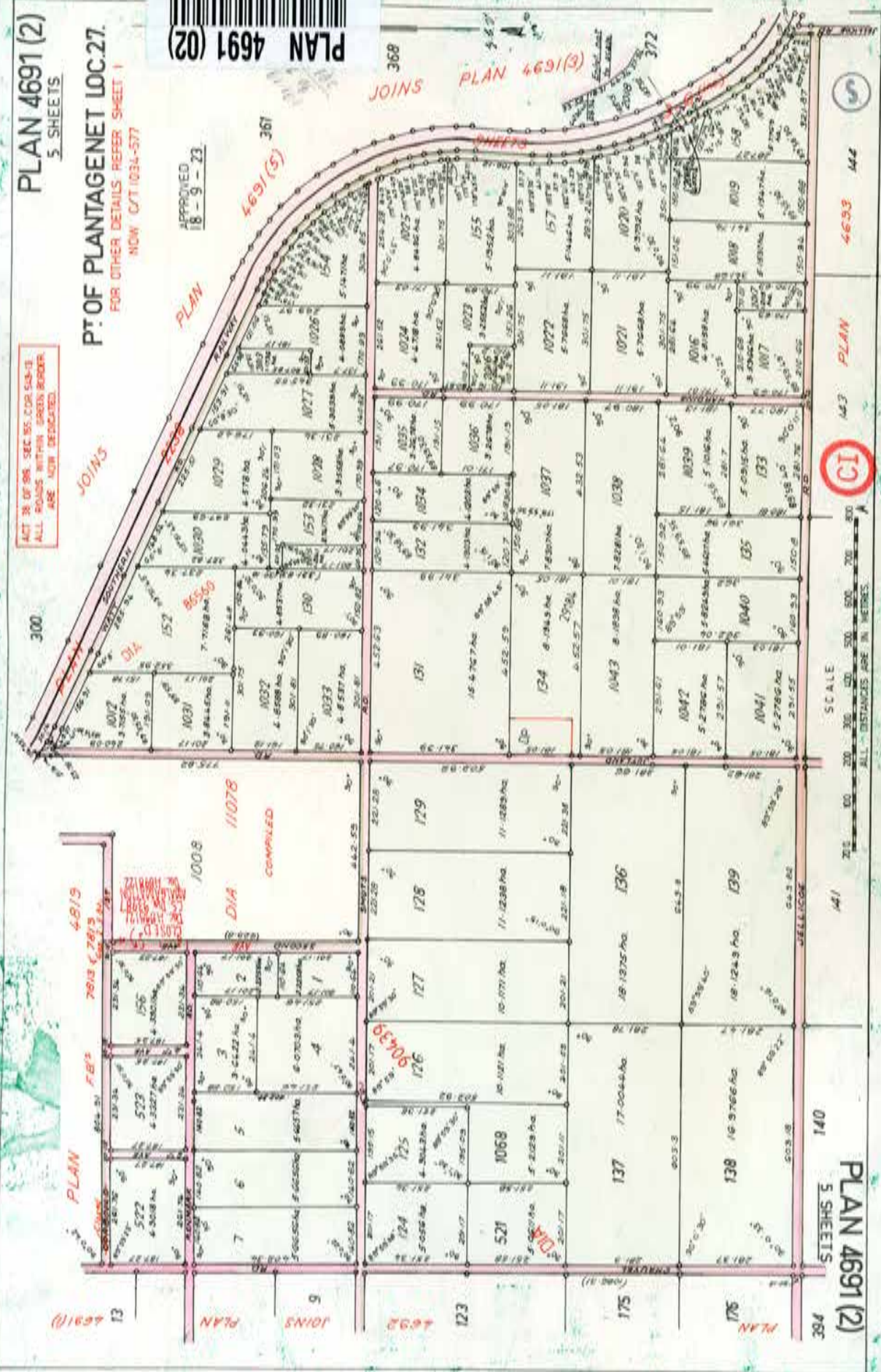
PLAN 4691 (2)
5 SHEETS

P.T. OF PLANTAGENET LOC. 27.
FOR OTHER DETAILS REFER SHEET 1
NOW C/T 1034-377

PLAN 4691 (02)

APPROVED
18-9-23

ACT 36 OF 96, SEC 55 COR 54-13
ALL ROADS WITHIN GREEN BORDER
ARE NOW DEDICATED



PLAN 4691 (2)



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	1011-673
125	885-186, 1722-14	1016	1034-535
126	1030-350, 1722-32	1017	1034-535
127	1034-580, 1722-28	1018	1034-535
128	1034-580, 1722-29	1019	1034-535
129	1034-580, 1722-30	1020	1034-535
130	1123-333, 1722-36	1021	1034-535
131	1116-447, 1839-219	1022	1034-535
132	1116-447, 1839-220	1023	1034-535
133	1116-448, 1780-621	1024	1034-535
134	1157-476 (P1), 1157-477 (P2), 1880-493 (P1), 1862-18 (P1)	1025	1034-535
135	1116-448, 1780-622	1026	1062-172
136	1034-580, 1722-31	1027	1062-172
137	883-175, 1722-15	1028	32-307A, 1722-40
138	888-137, 1722-13	1029	32-307A, 1722-41
139	1030-221	1030	32-307A, 1722-12
152	1000-350, 1930-882	1031	1011-673
153	32-307A, 1722-39	1032	1123-333, 1722-37, 1909-48
154	1062-172	1033	1123-333, 1722-38
		1034	1672-331
		1035	1116-447, 1839-221
		1036	1116-447, 1839-222
		1037	1116-447, 1839-223
		1038	1116-448, 1780-623
		1039	1116-448, 1780-624
		1040	1116-448, 1780-625
		1041	1116-448, 1780-626
		1042	1116-448, 1780-627
		1043	1157-476, 1880-494
		1068	1030-350, 1722-33
		2013	1062-172
		2015	32-307A, 1722-42
		2016	1034-535
		2017	1034-535
		2018	1034-535

49389/2/64-7

PT OF PLANTAGENET LOC.27.

FBs. 7795 to 7806, 7808, 7809, 7812, 7814, 7826, 7827, 7834, 7836 to 7840.

INDEX F.B. 7932

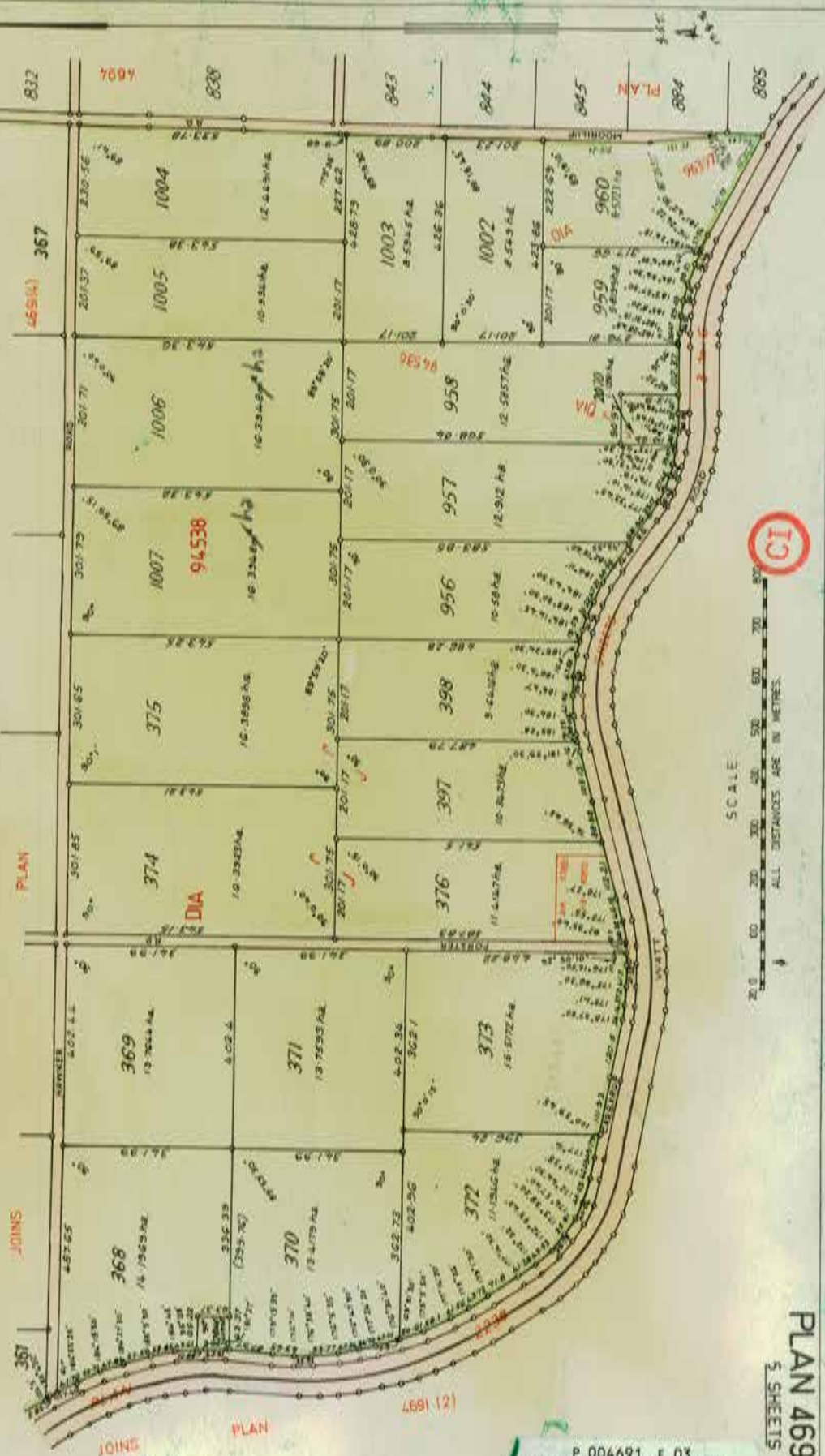
L.T.O. Cor. 1354-1920.

HOW C/T 1034-577.

APPROVED
18-9-23

PLAN 4691(3)
5 SHEETS

ACT 38 OF 1985 SEC. 45. OUR 543-43.
ALL ROADS WITHIN THE GREEN
BORDER ARE NOW DEDICATED.



P 004691 F 03



PLAN 4691(3)
5 SHEETS

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		

43359/2/69- 7

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

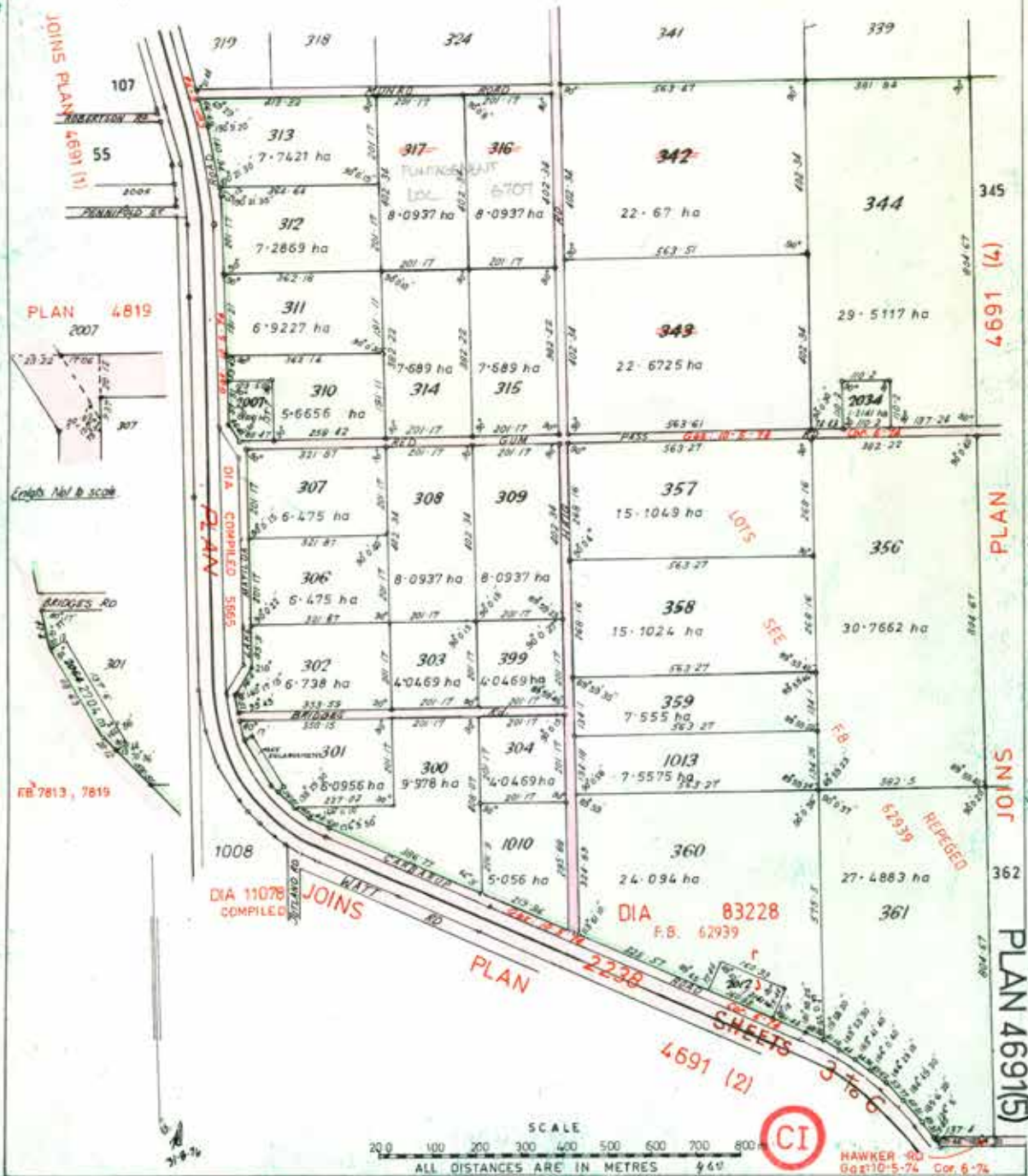
P 004691 F 05

APPROVED
18-9-23



ACT 38 OF 1919 SEC 155 COR 543712
ALL ROADS WITHIN THE GREEN
BORDER ARE NOW DEDICATED.

1.03%
1.33% OR 1.17%



SCALE
0 100 200 300 400 500 600 700 800
ALL DISTANCES ARE IN METRES



HAWKER RD
Gaz 10-5-74 Cor 6-74

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	1103-194	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, 1935-693		
359	1037-425, 1800-815, 1935-690		
360	1037-425, 1800-815, 1935-691		
361	1037-425, 1800-815, 1935-692		

43336/2/49 - 5



Property Interest Report

802 Jutland Road, Kendenup 6323

landgate.wa.gov.au

1.

Property information

This section includes an aerial photograph and details of this property.

2.

Summary of interests that **AFFECT** this property

This section helps you to see at a glance interests pertaining to this property.

3.

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

This section helps you to see at a glance interests that do not affect this property.

4.

Details of interests that **AFFECT** this property

This section provides details of how an interest specifically relates to this property.

What is a property interest?

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

Where does property interest information come from?

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

Does this report include all interests?

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

Landgate does not have access to all interest information that affects property in Western Australia. There may be other interests that relate to the property, where that information is currently not available to Landgate. For information on other known interests not in this report, see

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

Are interests on the Certificate of Title in this report?

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

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

How do I find out more information?

For further information about interests including information, contact details and relevant legislation on any interests in this report, see

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

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

Notice

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

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

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



Image captured May 2025

802 Jutland Road, Kendenup 6323

Number of interests that impact this property	19
Certificate of title number	2219/862
Land ID	Lot 1012 On Plan 4691
Type of property	Not Classified
Property use	Rural
Year built	N/A
Wall/Roof type	N/A
Land area	36000 m²
Building area	N/A
Local Government Authority	Plantagenet
Zoning	N/A



Perth CBD
326.5km



Beach
N/A



Primary School
1.7km



Secondary School
13.4km

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

4

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

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

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

5

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

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

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

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

6

- 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
- Western Power Infrastructure
- Wetlands

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

7

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

Building and Construction Industry Training Levy

Responsible agency:

Construction Training Fund Board

Definition of Interest:

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

Affect of Interest:

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

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

Legislation governing the interest:

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

Building Permit

Responsible agency:

Department of Energy, Mines, Industry Regulation and Safety

Definition of Interest:

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

Affect of Interest:

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

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

Legislation governing the interest:

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

Bush Fire Prone Areas

Responsible agency:

Department of Fire and Emergency Services

Definition of Interest:

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

Affect of Interest:

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

Details are as follows:

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

8

Bush Fire Prone Areas:

Designation - Bush Fire Prone Area (additional planning and building requirements may apply to development on this site)

DesignationDate - 13/12/25 (since 08/12/15)

LGA - PLANTAGENET

Comments - This site has been in a designated bush fire prone area for longer than four months. Additional planning and building requirements may apply to development on this site.

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

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

Certain exemptions and exclusions may apply.

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

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

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

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

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

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

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Legislation governing the interest:

[Fire and Emergency Services Amendment Act 2015](#)

[Fire and Emergency Services Act 1998](#)

[Planning and Development \(Local Planning Schemes\) Regulations 2015](#)

[Building Act 2011](#)

[Building Regulations 2012](#)

Demolition Permit

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

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

Affect of Interest:

A demolition permit application will be required to be submitted to the relevant local government.

A person named as a demolition contractor on a demolition permit may be required to be appropriately licensed by WorkSafe to carry out demolition work, as well as an asbestos removal licence. The licence from WorkSafe is in addition to the requirement for a demolition permit.

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

For all licencing applications and enquiries please call 1300 424 091 or e-mail: wscallcentre@demirs.wa.gov.au.

Legislation governing the interest:

[Building Act 2011](#)

[Building Regulations 2012](#)

[Work Health and Safety \(General\) Regulations 2022](#)

Dial Before You Dig

Responsible agency:

Dial Before You Dig

Definition of Interest:

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

Affect of Interest:

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

Legislation governing the interest:

[Occupational Health, Safety and Welfare Act 1984](#)

[Occupational Safety and Health Regulations 1996](#)

Emergency Services Levy

Responsible agency:

Department of Fire and
Emergency Services

Definition of Interest:

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

Affect of Interest:

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

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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.

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

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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 - 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.

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](#)

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

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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.

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

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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

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

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

comments -

area_sq_km - 195128.35

determination_method - Consent

determined_in_full - Yes

determined_outcome - Extinguished

design_file -

design_level -

last_updated - 25/02/2022

registration_date - 03/12/2021

determination_date - 01/12/2021

determination_reference - WCD2021/010

Indigenous Land Use Agreements:

native_title_ilua_number - 3124

NNTT Number - WI2017/014

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

Status - Registered

Agreement Type - Area

Applicant Name - State of Western Australia

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

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

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

Legislation governing the interest:

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

Occupancy Permit

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

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

Affect of Interest:

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

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

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

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

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Department of Energy,
Mines, Industry
Regulation and Safety

imbalance in the current is detected. At least two RCDs must be fitted before land title is transferred.

Affect of Interest:

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

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

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

Legislation governing the interest:

[Electricity Regulations 1947](#)

Smoke Alarm

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

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

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

Affect of Interest:

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

The smoke alarms must:

- be installed in the dwelling in accordance with the Building Code of Australia applicable at the time of installation of the alarms;
- be not more than 10 years old and have not passed their expiry date;
- be in working order; and
- 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](#)

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

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Sprinkler Restrictions & Bans

Responsible agency:

Department of Water and Environmental Regulation

Definition of Interest:

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

Affect of Interest:

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

Details are as follows:

Sprinkler Restrictions:

Region - South-West

Winter Restrictions - Stage 6

Summer Restrictions - Stage 4

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

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

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

www.legislation.wa.gov.au/legislation/statutes.nsf/main_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](#)

State Planning Policy 5.4 - Road and Rail Noise

Responsible agency:

Department of Planning, Lands and Heritage

Definition of Interest:

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

Affect of Interest:

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

SPP5.4

Policy Title - SPP 5.4 Road and Rail Noise

Description - Freight railway

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

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

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

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

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

Legislation governing the interest:

[*Planning and Development Act 2005*](#)

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

Swimming Pool

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

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

Affect of Interest:

This includes above-ground, in-ground, and portable swimming and spa pools, but not spa baths which are typically located in a bathroom and drained after each use. 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*](#)

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:

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

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Conservation Area Details:

Name - ALBANY WATERWAYS MANAGEMENT AREA

Act - Waterways Conservation Act

Status - Gazetted

Gazetted Date - 1.9910517E7

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

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

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

Legislation governing the interest:

[Waterways Conservation Act 1976](#)

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

[Water Resources Legislation Amendment Act 2007](#)

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