

FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
 BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
 All enquiries must be directed to the agent, vendor or party representing this floor plan.

18A Bathurst Street Mira Mar 6330

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2136

490

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 602 ON DIAGRAM 95702

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

[REDACTED]

(T H823761) REGISTERED 30/7/2001

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

1. EASEMENT BENEFIT - SEE DIAGRAM 95702.
2. P799949 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 27/11/2023.


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:

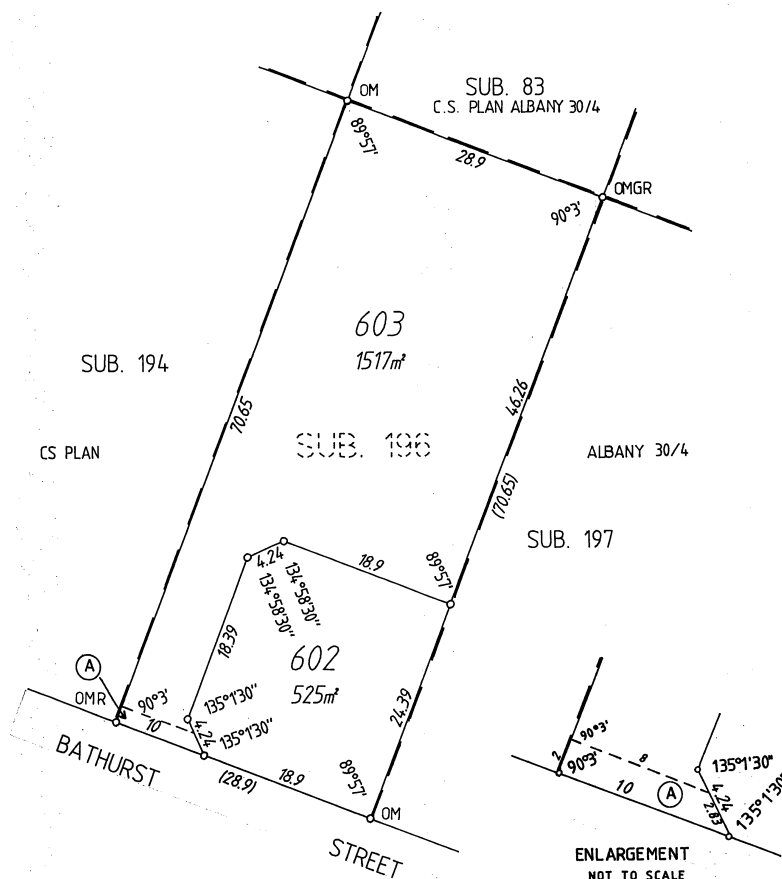
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 2136-490 (602/D95702)
PREVIOUS TITLE: 2127-229
PROPERTY STREET ADDRESS: 18A BATHURST ST, MIRA MAR.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

LAND DESCRIPTION	ON	CERTIFICATE IN WHICH LAND IS VESTED	FIELD BOOK	DIA 95702  TOTAL AREA 2042m ²
ALBANY SUB. LOT 196	PLAN.....CSALBANY 30/4... DIAGRAM..... INDEX.....BK26 (2) 11.05, 12.05 PUBLIC.....	VOLUME 2127 FOLIO 229	76707	

LOCAL AUTHORITY. TOWN OF ALBANY
 LOCALITY. MIRA MAR

LIMITED IN DEPTH TO 60.96 METRES.



JOHN KINNEAR & ASSOCIATES
 Consulting Surveyors
 61 DUKE STREET
 PO BOX 1429
 ALBANY WA 6331
 PHONE (08) 9842 1353 FAX (08) 9842 1570
 ACN 009 195 653

RE- CERTIFIED CORRECT
 (ADDITION OF 136C EASEMENT)
lgf Buntan 19.6.98
 FOR INSPECTOR OF PLANS & SURVEYS

Ⓐ EASEMENT FOR DRAINAGE PURPOSES
 UNDER SEC 136C OF THE T.L.A.
 BURDEN LOT 603
 BENEFIT LOT 602

OUR REF. 3043



SURVEYORS CERTIFICATE - Reg 54 I, <u>A. LE FORT</u> , hereby certify that this diagram is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for the purposes of this diagram and that it complies with the relevant written law(s) in relation to which it is lodged. <i>A. Le Fort</i> 27/5/98 Licensed Surveyor Date		APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION FILE.....106536 <i>Eugene Tinnon</i> FOR CHAIRMAN DATE <u>24/6/1998</u>		SCALE 1:500 ALL DISTANCES ARE IN METRES 	
SURVEYORS CERTIFICATE - Compiled I, <u>A. LE FORT</u> , hereby certify that this compiled diagram - (a) is a correct and accurate representation of the survey(s) of the subject land; and (b) is in accordance with the relevant law(s) in relation to which it is lodged. Licensed Surveyor Date		EARLY ISSUE LODGED DATE <u>2.6.98</u> FEE PAID. <u>\$253</u> ASSESS No. <u>199127</u>		TYPE OF VALIDATION FULL AUDIT LEGAL COMPONENT <u>N.D. TUCKER</u> DOCKET PLAN/DIAGRAM <u>95702</u> CERTIFIED CORRECT <i>lgf Buntan</i> 19.6.98 F.S.C. No.	
		IN ORDER FOR DEALINGS SUBJECT TO <u>SEC. 136C OF T.L.A.</u> <i>lgf Buntan</i> 25.6.98 FOR INSPECTOR OF PLANS & SURVEYS DATE APPROVED <u>29.6.1998</u> INSPECTOR OF PLANS & SURVEYS <i>APPROVED</i> DATE		 OFFICE OF TITLES DIAGRAM 95702	

Diagram 95702

Lot	Certificate of Title	Lot Status	Part Lot
602	2136/490	Registered	
603	SP35159	Strata'd	

COPYRIGHT © DEJWA 2025 | FORM 333 SELLER'S DISCLOSURE STATEMENT | 03/25 | Page 1 of 1

property information for use by agents

SELLER'S NAME:

Address: [REDACTED] ("the Seller")
Post Code: 6330
Tel: [REDACTED] Fax: [REDACTED]
Mobile: [REDACTED] Email: [REDACTED]

SELLER:

- ☒ is the Owner
☐ has given Power of Attorney to [REDACTED]
☐ is a Mortgagee in Possession
☐ is an Executor/Administrator

ADDRESS OF PROPERTY TO BE SOLD

18A Bathurst Street Mira Mar 6330
Whole Lot 602 on Deposited/Diagram/Survey/Strata/Plan No. 95702
Whole Volume: 2136 Folio: 490 ("the Property")

LISTING PRICE

\$ Offers Over \$589,000 Auction ☐
\$ [REDACTED] to \$ [REDACTED]

Listing Rep: **Honi Benson**

Agency Expires: 21 / 12 / 2025

LISTING PRICE AMENDMENTS

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

TENANCY DETAILS

Rent / week \$ N/A
Fixed Term Expiry [REDACTED] / [REDACTED] / [REDACTED] Periodic ☐
Rent can be reviewed: [REDACTED] / [REDACTED] / [REDACTED]
Managing Agent **Honi Benson**
Tenant [REDACTED] Phone [REDACTED]

STRATA

Strata Scheme Name [REDACTED]
Name and Address of Secretary of Strata Company
or Strata Company Manager [REDACTED]
Strata Administration Levy \$ [REDACTED] Frequency [REDACTED]
Special Reserve Levy \$ [REDACTED] Frequency [REDACTED]
Additional By Laws ☐ Management Statement ☐ Special Rights [REDACTED]
Issues [REDACTED]

Encumbrances/ Property Interests: **Easement benefit drainage.**

Right of Way ☐ Drainage Right ☐ Easement ☒ Caveat ☐ Memorial ☐ Restrictive Covenant ☐ Heritage ☐ Contaminants ☐

HOUSE <input checked="" type="checkbox"/> DUPLEX <input type="checkbox"/> UNIT <input type="checkbox"/> VILLA <input type="checkbox"/> APARTMENT <input type="checkbox"/> TOWNHOUSE <input type="checkbox"/> VACANT LAND <input type="checkbox"/> RURAL <input type="checkbox"/>	Year Built: 1950 Walls: Fibro/ASB Roof: [REDACTED] Rates: 2,732.23 Water: 1,603.19	Zoning: R25																																								
R E S I D E N C E	<table border="0"><tr><td>No. Bedrooms: 3</td><td>Alfresco Kitchen: <input type="checkbox"/></td><td>Insulation: <input checked="" type="checkbox"/></td><td>Solar HWS: <input type="checkbox"/></td></tr><tr><td>No. Bathrooms (inc. ensuite): 1</td><td>Kitchen/Dining: <input checked="" type="checkbox"/></td><td>Air Cond: <input type="checkbox"/></td><td>Elec HWS: <input type="checkbox"/></td></tr><tr><td>No. WCS: 2</td><td>Family: <input type="checkbox"/></td><td>Swim Pool-Above: <input type="checkbox"/></td><td>Gas Passes: <input checked="" type="checkbox"/></td></tr><tr><td>Stores 1,2,3,4, S/L: 1</td><td>Games Room: <input type="checkbox"/></td><td>Swim Pool-Below: <input type="checkbox"/></td><td>Gas Connected: <input type="checkbox"/></td></tr><tr><td>Lounge: <input checked="" type="checkbox"/></td><td>Study: <input checked="" type="checkbox"/></td><td>Bore: <input type="checkbox"/></td><td>Sewer Passes: <input type="checkbox"/></td></tr><tr><td>Lounge/Dining: <input type="checkbox"/></td><td>Sleepout: <input checked="" type="checkbox"/></td><td>Retic: <input type="checkbox"/></td><td>Sewer Connected: <input checked="" type="checkbox"/></td></tr><tr><td>Theatre: <input type="checkbox"/></td><td>Patio/Pergola: <input type="checkbox"/></td><td>Garage No. of cars: 1 <input checked="" type="checkbox"/></td><td>Septic: <input type="checkbox"/></td></tr><tr><td>Dining: <input type="checkbox"/></td><td>Verandah: <input checked="" type="checkbox"/></td><td>Carport No. of cars: 2 <input checked="" type="checkbox"/></td><td>Scheme Drinking Water: <input checked="" type="checkbox"/></td></tr><tr><td></td><td>Entrance Hall: <input checked="" type="checkbox"/></td><td>Gas Bottles: <input type="checkbox"/></td><td>Smoke Alarms: <input checked="" type="checkbox"/></td></tr><tr><td></td><td>Laundry: <input checked="" type="checkbox"/></td><td>Gas HWS: <input checked="" type="checkbox"/></td><td>RCDs: <input checked="" type="checkbox"/></td></tr></table>	No. Bedrooms: 3	Alfresco Kitchen: <input type="checkbox"/>	Insulation: <input checked="" type="checkbox"/>	Solar HWS: <input type="checkbox"/>	No. Bathrooms (inc. ensuite): 1	Kitchen/Dining: <input checked="" type="checkbox"/>	Air Cond: <input type="checkbox"/>	Elec HWS: <input type="checkbox"/>	No. WCS: 2	Family: <input type="checkbox"/>	Swim Pool-Above: <input type="checkbox"/>	Gas Passes: <input checked="" type="checkbox"/>	Stores 1,2,3,4, S/L: 1	Games Room: <input type="checkbox"/>	Swim Pool-Below: <input type="checkbox"/>	Gas Connected: <input type="checkbox"/>	Lounge: <input checked="" type="checkbox"/>	Study: <input checked="" type="checkbox"/>	Bore: <input type="checkbox"/>	Sewer Passes: <input type="checkbox"/>	Lounge/Dining: <input type="checkbox"/>	Sleepout: <input checked="" type="checkbox"/>	Retic: <input type="checkbox"/>	Sewer Connected: <input checked="" type="checkbox"/>	Theatre: <input type="checkbox"/>	Patio/Pergola: <input type="checkbox"/>	Garage No. of cars: 1 <input checked="" type="checkbox"/>	Septic: <input type="checkbox"/>	Dining: <input type="checkbox"/>	Verandah: <input checked="" type="checkbox"/>	Carport No. of cars: 2 <input checked="" type="checkbox"/>	Scheme Drinking Water: <input checked="" type="checkbox"/>		Entrance Hall: <input checked="" type="checkbox"/>	Gas Bottles: <input type="checkbox"/>	Smoke Alarms: <input checked="" type="checkbox"/>		Laundry: <input checked="" type="checkbox"/>	Gas HWS: <input checked="" type="checkbox"/>	RCDs: <input checked="" type="checkbox"/>	Separate Title not issued (3) <input type="checkbox"/> Land Frontage (not Strata): 18.9 m Land Area (not Strata): 525sqm
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Items not to be sold: [REDACTED]																																										
Items included in sale: [REDACTED]																																										
Items not in working order: [REDACTED]																																										
Illegal Structures: [REDACTED]																																										
Other features: [REDACTED]																																										

NOTES

**** The Garage and carport are currently not approved.**

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

Seller's Signature: [REDACTED]

Seller's Signature: [REDACTED]

**SIGN
HERE**

seller's disclosure statement

YES
NO
UNKNOWN

The following are other questions often asked about a property.

- ☐ ☒ ☐ 16. (a) Is there a bore on the property?
(b) Is it in working order?
(c) Is it shared with a neighbour?
(d) If shared with a neighbour, is there a written agreement about running costs?
(e) If more than one bore, then give details.
Details
- ☒ ☐ ☐ 17. (a) Is the sewage from the Property connected to a Water Corporation sewer?
If the answer is NO, then
(b) Does a Water Corporation sewer pass the Property?
(c) Have you received a notice requiring the sewage from the Property to be connected to a Water Corporation Sewer.
- ☐ ☒ ☐ 18. Is there any septic system connected to the dwelling(s)/building(s)?
If the answer is NO then-
(a) Are there any disused septic tanks underground?
(b) Have the septic tanks being decommissioned (removed or bases broken up and backfilled)?
Details
- ☐ ☒ ☐ 19. (a) Is there an Aerobic Treatment Unit (ATU)?
(b) If so, is the ATU maintained in accordance with the protocol set down in the Code of Practice for the Design, Manufacture, Installation and Operations of ATU's?
Details
- ☐ ☒ ☐ 20. Is there a swimming pool or outside spa ("Swimming Pool")?
If the answer is NO, then-
(a) has any Swimming Pool been filled in?
If there is a Swimming Pool
(b) Is the cleaning and filtration equipment included in the sale price of the Property?
(c) Is the cleaning and filtration equipment in good working order?
(d) Do the safety barriers comply with current legal requirements?
Details
- ☐ ☒ ☐ 21. (a) All light fitting, fixed floor coverings and window treatments will be included in the purchase price of the Property together with but not limited to items that are nailed, screwed or otherwise fixed e.g. mirrors, shelves, dishwasher, ceiling fans, or built-in furniture. (garden sheds and television aerials are generally included in the purchase price)
(b) Are there any such items not included in the purchase price? For example a leased alarm system)
(c) If so, give details of items not included
- ☐ ☐ ☐ 22. (a) Is there or has there been a termite/ timber pest problem on the Property during the last five years?
Details
- ☐ ☐ ☒ (b) When was the Property last inspected for termites/timber pests?
Details
- ☐ ☐ ☐ 23. Are there any locks that do not have keys? e.g window locks or doors
Details
- ☐ ☒ ☐ 24. Are there any tenancies, licences, occupancies, or leases which affect the Property?
Details
- ☐ ☒ ☐ 25. Are there any known structural defects in the Property?
Details
- ☐ ☒ ☐ 26. (a) During the term of the Seller's ownership have all the buildings, improvements and fences been constructed in accordance with, and with approval of all relevant authorities?
If NO then Details
- ☐ ☒ ☐ (b) During the term of the Seller's ownership have you or any other person caused to be made any additions or alterations to the Property or connections or installations in relation to water, sewage, gas, or electricity supplies?
Details
- ☐ ☒ ☐ 27. Are there any leases, licences, rights of way, interests, estates, easements, mortgages, encumbrances, restrictive covenants or claims affecting the Property and not referred to in the certificate of title?
Details

seller's disclosure statement

YES	NO	UNKNOWN	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	28. Are there any soil or drainage defects in the Property? Details <input type="text"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	29. Are there any prohibitions or restrictions on the use of the Property by virtue of statute, proclamation or by-law, development order or planning scheme? <u>e.g. special zoning, heritage.</u> Details <input type="text"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30. Are there any hazardous substances (including but not limited to, asbestos or lead based paints) in or about the Property? Details <u>Home is a 1950s build will have Asbestos</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	31. (a) If practice of completion of any residential building works for more than \$20,000.00 have been done by a builder in the last six (6) years, has the statutory Home Indemnity insurance been taken out by the builder? (b) Provide details: Builder <input type="text"/> Insurer <input type="text"/> Policy Number <input type="text"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	32. Does the Property have insulation? If so, what sort and where? Details <u>In the roof space.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	33. Does the Property have air-conditioning? If so, what sort and where? Details <input type="text"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	34. (a) Was the Property built, or plumbing renovations undertaken, between mid-2017 and mid-2022? (b) If so, who was the builder? Details <input type="text"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(c) Does the Property contain Iplex Pro-fit Typlex 1050 resin Polybutylene plumbing pipes?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(d) Have there been any leaks of Iplex Pro-fit Typlex 1050 resin Polybutylene plumbing pipes in the Property?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(e) Does the Property have a leak detection unit installed?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(f) Has a legal or insurance claim been made and compensation, settlement, judgement, or another remedy been received in relation to previous leaks? Details <u>N/A</u>

The following questions relate to the sale of a Strata or Community property only. These questions are a reflection of the representations and warranties that the Seller makes to a Buyer in a contract for the sale of all Strata or Community property pursuant to condition 10.2 of the 2022 General Conditions.

<input type="checkbox"/>	<input type="checkbox"/>	35. Has the Seller paid: (a) each Scheme Contribution levied by the Strata Corporation in respect of the Scheme Lot? If not, then give details <input type="text"/> (b) all other money due to the Strata Corporation in respect of the Scheme Lot? (c) all interest due to the Strata Corporation on any such money?
<input type="checkbox"/>	<input type="checkbox"/>	36. Has an administrator been appointed for the Strata Corporation? Details <input type="text"/>
<input type="checkbox"/>	<input type="checkbox"/>	37. Do you know of anything which will materially affect the Buyer's use or enjoyment of the Scheme Lot or of the common property comprised in the Strata/Community Scheme? If yes then give details <input type="text"/>
<input type="checkbox"/>	<input type="checkbox"/>	38. Do you know of any proposal or application to terminate the Strata/Community Scheme? Details <input type="text"/>
<input type="checkbox"/>	<input type="checkbox"/>	39. Is there a current, proposed or pending proceeding or application or unsatisfied orders or judgement in relation to the Strata/Community Scheme, Scheme Company, or Scheme Lot in a court or tribunal? Details <input type="text"/>
<input type="checkbox"/>	<input type="checkbox"/>	40. Is there any judgment or order of the State Administrative Tribunal, a court, tribunal or judicial or administrative body in respect to the Strata Corporation, Strata/Community Scheme, or Scheme Lot which has not been satisfied or complied with? Details <input type="text"/>
<input type="checkbox"/>	<input type="checkbox"/>	41. Is there any money owing to the Strata Corporation for work carried out by the Strata Corporation in relation to the Scheme Lot? Details <input type="text"/>
<input type="checkbox"/>	<input type="checkbox"/>	42. (a) Is there any proposed change to the by-laws of the Strata Corporation other than changes recorded on the Strata/Community Scheme? (b) Other than changes recorded on the Scheme Plan are there any changes to the Strata Corporation by-laws that have been voted on by the Strata Corporation or ordered by a court or tribunal? Details <input type="text"/>

seller's disclosure statement

YES NO UNKNOWN

- ☐ ☐ ☐ 43. Do you know of any action taken or any proposal to:
- (a) vary the schedule of unit entitlement recorded on the Scheme Plan; or
 - (b) grant, vary or surrender any easement or restrictive covenant affecting the Scheme Lot or any other part of the parcel; or
 - (c) transfer, lease, licence or resume any part of the Scheme Lot or the common property; or
 - (d) obtain or take a lease of land outside the parcel; or
 - (e) vary or surrender a lease of land outside the parcel; or
 - (f) obtain an expenditure approval under section 102(6)(b) of the Strata Titles Act?
- Details
- ☐ ☐ 44. Do you know of any proposal by the Strata Corporation to pass any resolution which will adversely affect the use and enjoyment by the buyer of the Scheme Lot or of the common property or increase the outgoings in respect to the Scheme Lot?
- Details
- ☐ ☐ 45. Are you aware of any fact or circumstance which may result in court proceedings; or proceedings before a Court or State Administrative Tribunal, being instituted against the registered proprietor of the Scheme Lot in respect to any matter relating to the common property, the Scheme Lot, or any action or liability?
- Details
- ☐ ☐ ☐ 46. Can residents keep pets on the Scheme Lot?
- Details
- ☐ ☐ ☐ 47. (a) Is there a strata corporation bank account?
(b) The balance of the strata corporation bank account is \$ on / /
- ☐ ☐ 48. What are the Strata contributions
- (a) Administrative fund Contribution \$ frequency
 - (b) Reserve Fund Contribution \$ frequency
 - (c) Reserve Fund Contributions passed but not yet payable
- Details
- ☐ ☐ ☐ (d) Is the Strata Corporation considering any works that will result in an additional levy?
- Details
- ☐ ☐ 49. Does the Scheme Lot have its own
- (a) water meter
 - (b) electricity meter
 - (c) hot water system (i.e. not shared)
 - (d) parking
- Details
- ☐ ☐ 50. Does any person other than lot owners have access and usage rights to the common property. For example swimming pool, tennis courts.
- Details
- ☐ ☐ 51. Is there a caretaker? Details
- ☐ ☐ 52. Visitor Parking
- (a) Is there visitor parking?
- Details
- (b) Do lot owners have access to visitor parking?
- Details
- (c) How long can visitor parking be used by lot owners and/or visitors?
- Details

Owner Builder Questions

- ☐ ☒ 53. (a) Was the residence or any alterations or additions to the residence done by an "owner-builder" within the seven (7) years preceding the proposed date of the contract to sell? (An owner builder is a person who is not a builder and has been issued a Local Authority building permit to build a building, or work, for themselves).
- (b) If the answer is "YES" then -
- (i) has the "owner-builder" taken out a policy of insurance that complies with the Home Building Contracts Act 1991 as amended;
 - (ii) the "owner-builder" must give the buyer of the Property a valid Home Indemnity insurance certificate, that evidences the taking out of the policy for the remainder of the seven (7) year period from when the building permit was issued, prior to finalising any contract to sell or otherwise disposing of the Property.
- Do you have this certificate?
- Details

Smoke Alarms

- ☒ ☐ 54. Does the Property have hard wired smoke alarms?
- Details

seller's disclosure statement

YES NO UNKNOWN

Residual Current devices (RCDs)

- ☒ ☐ 55. Are the RCDs required by law (usually a minimum of 2) installed to the residential premises?
Details
- ☒ ☐ 56. Do the RCDs protect all power point and lighting final subcircuits to comply with the Electricity Regulations?
Details
- ☐ ☐ ☐ 57. If the Property is a Strata Lot, then does the Common Property have the RCDs required by law?
Details

Working Order

- ☐ ☒ 58. Is the Seller aware of anything on the Property that is not in working order?
Details

National Broadband Network

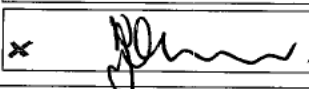
- ☐ ☒ ☐ 59. Is NBN connected to the Property?
- ☐ ☒ 60. If Yes: Fibre to the Premises or
☐ ☐ Fibre to the distribution point or
☐ ☐ Fibre to the curb

General

- ☐ ☒ 61. Is there anything a buyer would want to know about the Property, the neighbours or the area?
Details

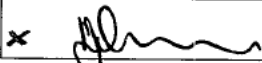
These disclosures by the Seller are correct as at the date of signing

Dated

Seller's Signature ☒  Seller's Signature 21/6/25 **SIGN HERE**

OPTIONAL

The Seller(s) authorises the agent to pass this Seller's Disclosure Statement on to prospective buyers.
Warning- The Buyer may rely upon these disclosures made by the seller in any action against the seller if any of the disclosures are incorrect or misleading.

Seller's Signature ☒  Seller's Signature 21/6/25 **SIGN HERE**



Bush fire prone areas



Mosquito-borne disease risk



Property Interest Report

18a Bathurst Street, Mira Mar 6330

landgate.wa.gov.au

1.

Property information

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

2.

Summary of interests that **AFFECT** this property

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

3.

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

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

4.

Details of interests that **AFFECT** this property

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

What is a property interest?

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

Where does property interest information come from?

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

Does this report include all interests?

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

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

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

Are interests on the Certificate of Title in this report?

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

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

How do I find out more information?

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

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

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

Notice

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

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

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

1. Property information



Image captured October 2024



2



1



1

18a Bathurst Street, Mira Mar 6330

Number of interests that impact this property	18
Certificate of title number	2136/490
Land ID	Lot 602 On Diagram 95702
Type of property	House
Property use	Residential
Year built	1950
Wall/Roof type	Fibro Walls/Tile Roof
Land area	525 m ²
Building area	N/A
Local Government Authority	Albany
Zoning	Residential (R25)



Perth CBD
388.8km



Beach
2.3km



Primary School
618m



Secondary School
750m

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

4

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

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

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

5

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

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

-
- 1 in 100 AEP Floodplain Development Control Area
 - Aboriginal Cultural Heritage - Historic
 - Aboriginal Cultural Heritage - Lodged
 - Aboriginal Cultural Heritage - Protected Area
 - Aboriginal Cultural Heritage - Registered
 - Aboriginal Lands Trust Estate
 - Acid Sulfate Soil (ASS) Risk
 - APA Group Owned/Operated Gas Transmission Pipeline
 - ATCO Gas Australia Infrastructure
 - Australian Natural, Indigenous and Historic Heritage
 - Bush Forever Areas
 - Clearing Control Catchments
 - Commercial Building Disclosure
 - Contaminated Sites (Contaminated Sites Database)
 - Control of Access on State Roads
 - Dampier to Bunbury Natural Gas Pipeline Development Setback Area
 - Development Control Area (Swan and Canning Rivers)
 - Environmentally Sensitive Areas
 - Environmental Protection Policies
 - European House Borer
 - Former Military Training Area (Unexploded Ordnance)
 - Garden Bore Suitability
 - Harvey Water Infrastructure
 - Heritage Council - Agreement
 - Heritage Council - Assessment Program
 - Heritage Council - Protection Orders
 - Heritage Council - State Register of Heritage Places
 - Intensive Agricultural Industries
 - Iron Staining Risk
 - Jandakot Airport - Aircraft Noise
 - Jandakot Airport - Land Use Planning
 - Lands owned or managed by the Department of Biodiversity, Conservation and Attractions
 - Liquor Restrictions
 - Local Heritage Surveys
 - Marine Harbours Act Areas
 - Marine Navigation Aids
 - Metropolitan Region Improvement Tax
 - Mining Titles
 - National Park, Conservation Park and Nature Reserve
 - Native Vegetation
 - Navigable Water Regulations
 - Notices on Properties under the Biosecurity and Agriculture Management Act 2007
 - Notices on Properties under the Soil and Land Conservation Act 1945
 - Perth Airport - Aircraft Noise
 - Perth Airport - Land Use Planning
 - Perth Parking Policy
 - Petroleum Tenure
 - Possible Road Widening
 - Proclaimed Groundwater Areas
 - Proclaimed Surfacewater Areas
 - Protected Areas - Collaborative Australian Protected Area Database
 - Public Drinking Water Source Areas
 - Ramsar Wetlands
 - Region Schemes
 - Residue Management Notice
 - Shipping and Pilotage Port Areas
 - State Forest and Timber Reserve
 - State Planning Policy 5.4 - Road and Rail Noise
 - State Underground Power Program
 - Threatened Ecological Communities
 - Threatened Fauna
 - Threatened Flora
 - Titanium - Zircon Mineralization Areas
 - Water Corporation Beneficiary Lot Water and/or Sewer
 - Water Corporation Brighton Non-Drinking Water
 - Water Corporation Effluent Discharge Scheme
 - Water Corporation Farmlands Service Conditions
 - Water Corporation Infrastructure (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 - 24/09/24 (since 08/12/15)

LGA - ALBANY

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

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

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

Certain exemptions and exclusions may apply.

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

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

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

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

If the property has a notification on the title stating that the land is within a designated bushfire prone area, and the Map of Bushfire Prone Areas confirms that the land is **no longer** designated as bushfire prone, the notification on the title may be removed by lodging the Removal of Notification e-form under section 70A of the

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

9

Transfer of Land Act 1893. This form is available from [Landgate's Land Titling & search forms](#). Please note that the relevant local government authority will be required to sign the form before submission to Landgate. Fees apply.

Legislation governing the interest:

Fire and Emergency Services Amendment Act 2015

Fire and Emergency Services Act 1998

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

Building Act 2011

[Building Regulations 2012](#)

Demolition Permit

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

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

Affect of Interest:

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

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

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

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

Legislation governing the interest:

Building Act 2011

Building Regulations 2012

Work Health and Safety (General) Regulations 2022

Dial Before You Dig

Responsible agency:

Dial Before You Dig

Definition of Interest:

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

Affect of Interest:

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

Legislation governing the interest:

Occupational Health, Safety and Welfare Act 1984

[Occupational Safety and Health Regulations 1996](#)

Emergency Services Levy

Responsible agency:

Definition of Interest:

The Emergency Service Levy (ESL) category classification of a property (declared by the Minister for Emergency Services) determines the ESL assessment rate that will

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

10

Department of Fire and
Emergency Services

be applied to the Gross Rental Value (GRV) of a property to calculate the ESL charge each year (subject to minimum and maximum ESL charge declarations). ESL category classification boundaries are managed by the DFES based upon cadastral information.

Affect of Interest:

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

Emergency Service Levy Boundaries:

ESL Category - 2

ESL Boundary - Albany

ESL Calculation - In 2024-25 Category 2 properties pay \$0.010916 x the Gross Rental Value (GRV) subject to a minimum \$103 charge & a maximum charge of \$381 for vacant, residential & farming usages; and \$218,000 for commercial, industrial & miscellaneous usages

The ESL category classifications:

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

Applies in the Perth metropolitan area.

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

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

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

Applies in the periphery of the metropolitan area.

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

Applies in approximately 90 country townsites.

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

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

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

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

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

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

Legislation governing the interest:

Fire and Emergency Services Act 1998

[Fire and Emergency Services Regulations 1998](#)

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

11

Groundwater Salinity

Responsible agency:

Department of Water and Environmental Regulation

Definition of Interest:

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

Affect of Interest:

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

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

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

Groundwater Salinity:

TDS per milligram per litre - 500-1000

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

The range of salinity of natural water is:

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

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

Legislation governing the interest:

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

Land Tax

Responsible agency:

Department of Finance

Definition of Interest:

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

Affect of Interest:

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

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

Legislation governing the interest:

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

12

Taxation Administration Act 2003
Land Tax Assessment Act 2002
Land Tax Act 2002

Local Government Rates

Responsible agency:
Department of Local Government, Sport and Cultural Industries

Definition of Interest:

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

Affect of Interest:

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

For more information contact your Local Government Authority.

Legislation governing the interest:

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

Local Planning Schemes

Responsible agency:
Department of Planning, Lands and Heritage

Definition of Interest:

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

Affect of Interest:

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

Local Government Authority:

Description - LGA Boundary

Name - ALBANY, CITY OF

Residential Code:

R Code Number - R25

Gazettal Date - 27/02/2024

Scheme Name - ALBANY

Scheme Number - 2

Local Area Zoning:

Scheme Name - ALBANY

Zoning - Residential

Label -

Label Description -

Gazettal Date - 27/02/2024

Scheme Number - 2

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

Legislation governing the interest:

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

Mosquito-borne Disease Risk

Responsible agency:
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.

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

13

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

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

14

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 1800 640 501 or see www.nntt.gov.au.

Legislation governing the interest:

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

15

Native Title Act 1993 (Commonwealth)

Occupancy Permit

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

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

Affect of Interest:

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

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

Legislation governing the interest:

Building Act 2011

Building Regulations 2012

Residual Current Device

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

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

Affect of Interest:

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

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

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

Legislation governing the interest:

[Electricity Regulations 1947](#)

Smoke Alarm

Responsible agency:

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.

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

16

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_mrtile_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.

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

17

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

Legislation governing the interest:

Water Agencies (Powers) Act 1984

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

Swimming Pool

Responsible agency:

Department of Energy,
Mines, Industry
Regulation and Safety

Definition of Interest:

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

Affect of Interest:

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

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

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

Legislation governing the interest:

Building Act 2011

Building Regulations 2012

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.

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

18

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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Image on cover for illustrative purposes only



ELECTRICAL SAFETY CERTIFICATE

Electricity (Licensing) Regulations 1991, Regulation 52B

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

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

Installation Details

Owner/Occupier Name [REDACTED] Meter No. 0620070171
Builder/Client Name
Address 18 Bathurst Street Mira Mar 6330

Inspection Only

Date of Completion 24/03/2025

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

Inspected installation to confirm a minimum of two RCDs protecting all socket outlets and lighting points and smoke alarms are installed in accordance with the WA Building Regulations.

Details of RCD Protection

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

If NO, what circuits are not protected:

Mains powered smoke alarm(s) are installed? Yes

If NO, what smoke alarms exist:

Do smoke alarms comply with WA Building Regulations? Yes

Details of any defects observed (alterations and additions only)

Nil

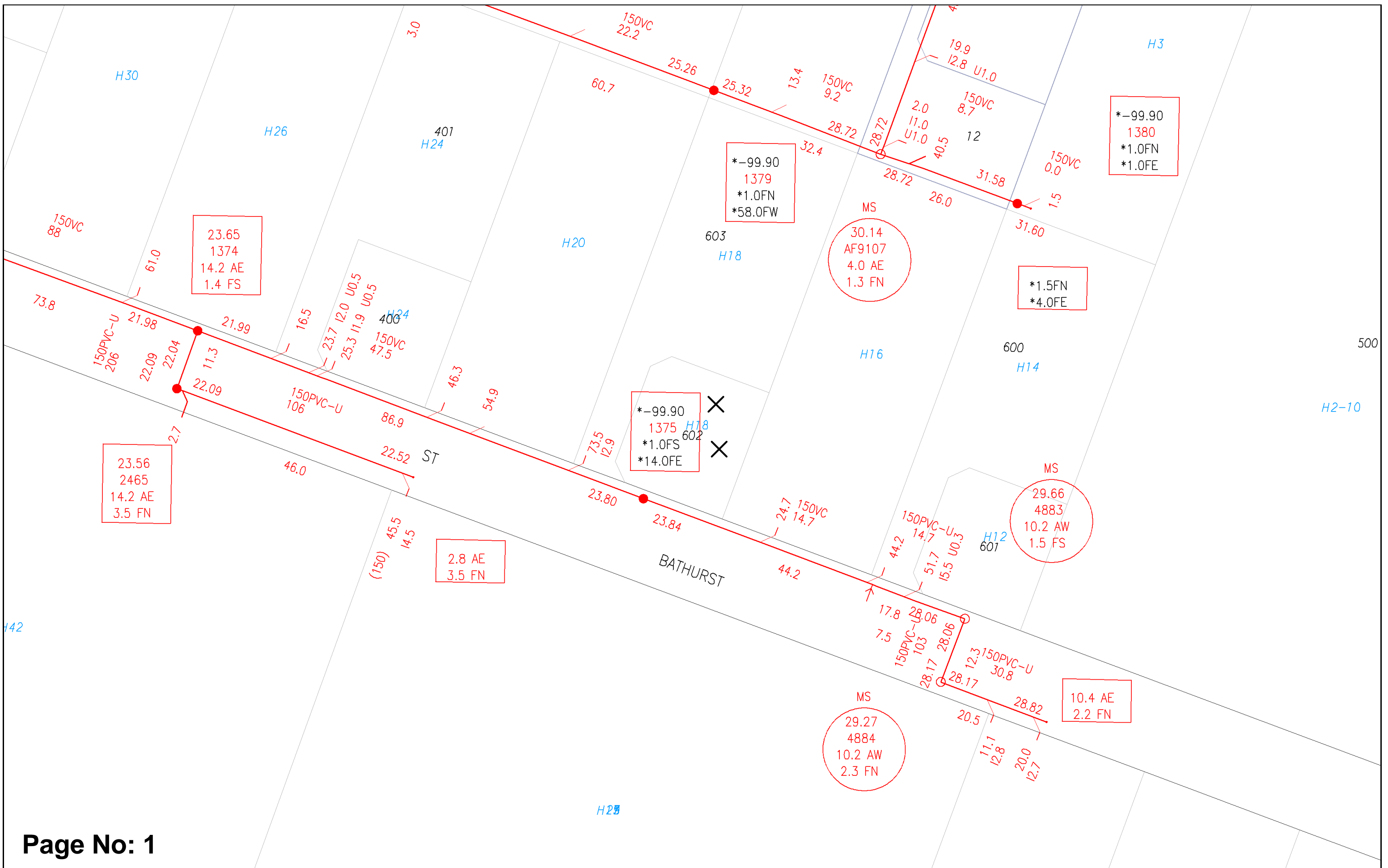
Certification by authorised¹ electrician

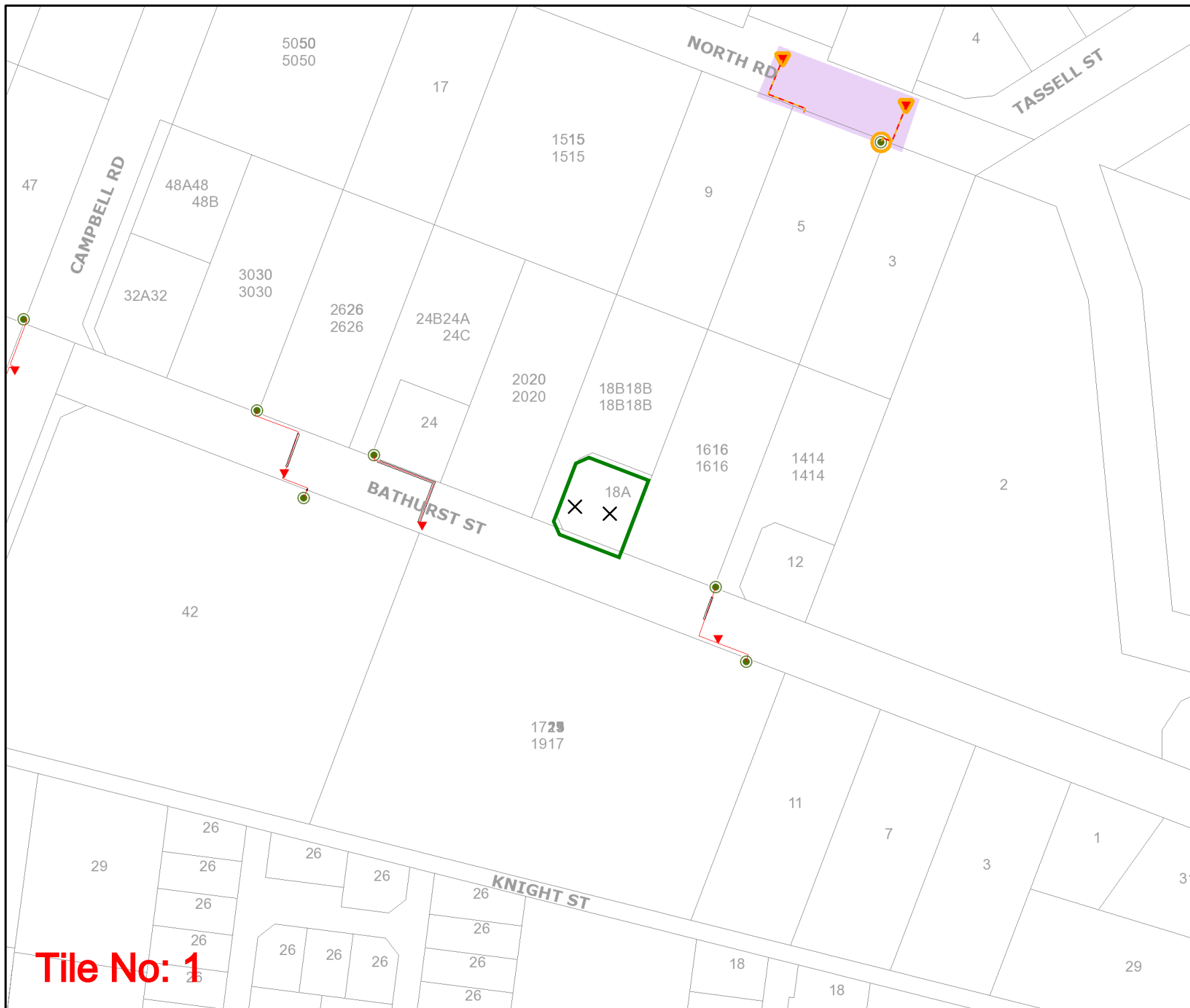
I certify that I have inspected the electrical installation that is subject of this certificate, with the findings provided.	Name	PAUL MOIR
	Licence No.	EW109663
	Details of electrical contractor	
	Licence No.	EC12855
	Business Name	DJL ELECTRICAL CONTRACTING
	Business Address	P.O. BOX 154 ALBANY DC WA 6331
	Phone No.	+61407156661, 08 9841 6003
	Facsimile No.	
	Email Address	albany@djlelectrical.com.au
Date	24/03/2025	


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



Page No: 1











UNDERGROUND LEGEND


Structures


 Pillar

 Metal Pole


 Transformer Site


 UG Crossing *


 Ring Main Unit


 LV Distribution Frame


Distribution Cables

 High Voltage Cable (1kV - 33kV)


 Low Voltage Cable (< 1kV)


 Street Light Circuit (< 1kV)

 Street Light Pilot (< 1kV)


 Earth Wire


Cable Pole Terminations


 HV Termination


 LV Termination


Proposed Construction Assets


 Design Area *


 High Voltage Underground Cable


 Low Voltage Underground Cable

 Metal Pole


 Pillar


 Transformer site

 HV Termination


 LV Termination

State Underground Power Project

 CURRENT Work Area *

 COMPLETED Area *

Feature

 Area of Interest

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

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

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

Information valid for 30 days from date of issue

A4

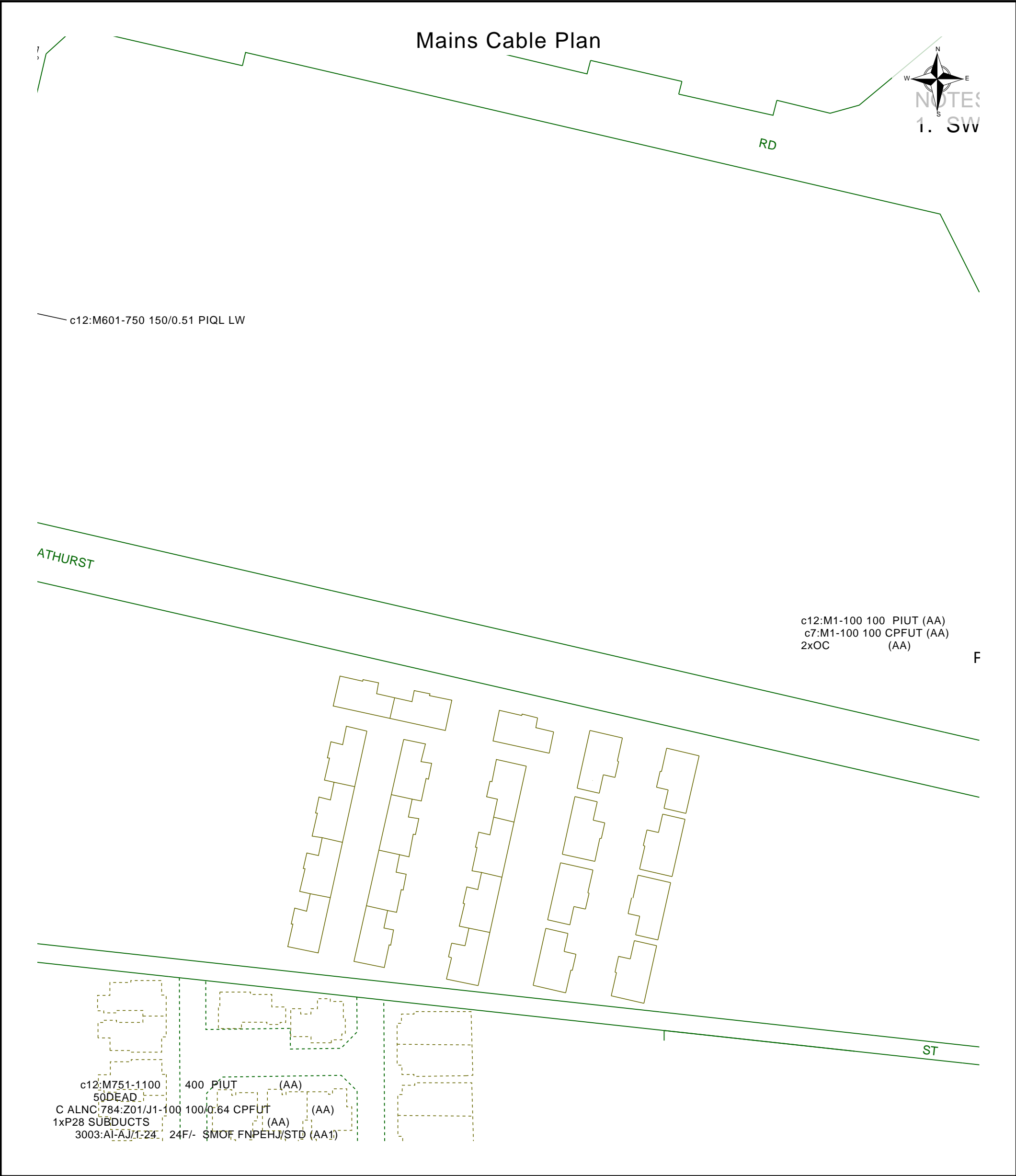
Scale : 1:1500


WARNING! Look out for overhead power lines

Tile No: 1

Sequence Number: 256815153

Date of Issue: 20 Jun 2025



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-1 Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 256815155
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
	Generated On 20/06/2025 16:11:21	

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

WARNING

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

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

Page 2 of 2

