Honi B Realty

For Sale | 4 | 2 | 2 | Offers From $1,100,000

Irreplacable Value In Tightly Held Lifestyle Location!!!

Welcome to 16 Kula Road, Lower King, a charming split-level family home set upon a generous 2,393 sqm block, offering a truly peaceful and private lifestyle surrounded by natural beauty. This well-presented four-bedroom, two-bathroom residence is perfectly suited to families and lifestyle seekers eager to embrace rural tranquillity without sacrificing convenience.
Facts:
Year Built:1994 Zoning: R5 Block Size:2392sqm
City Rates:$2,918.22 Water Rates:$296.90
Estimated Rental Return: $820pw - $850pw
NB Rates and fees are subject to change.

Location

16 Kula Road, Lower King WA 6330
Australia

Honi Benson
0409 935 947
honib@honibrealty.com.au

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
1904	**492**

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 44 ON DIAGRAM 79026

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

[redacted]
16 KULA ROAD LOWER KING WA 6330
[redacted]

(T O220251) REGISTERED 22/8/2019

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

1. EASEMENT BURDEN CREATED UNDER SECTION 27A OF T. P. & D. ACT - SEE DIAGRAM 79026.
2. E796347 RESTRICTIVE COVENANT BURDEN REGISTERED 29/1/1992.

[redacted]

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.

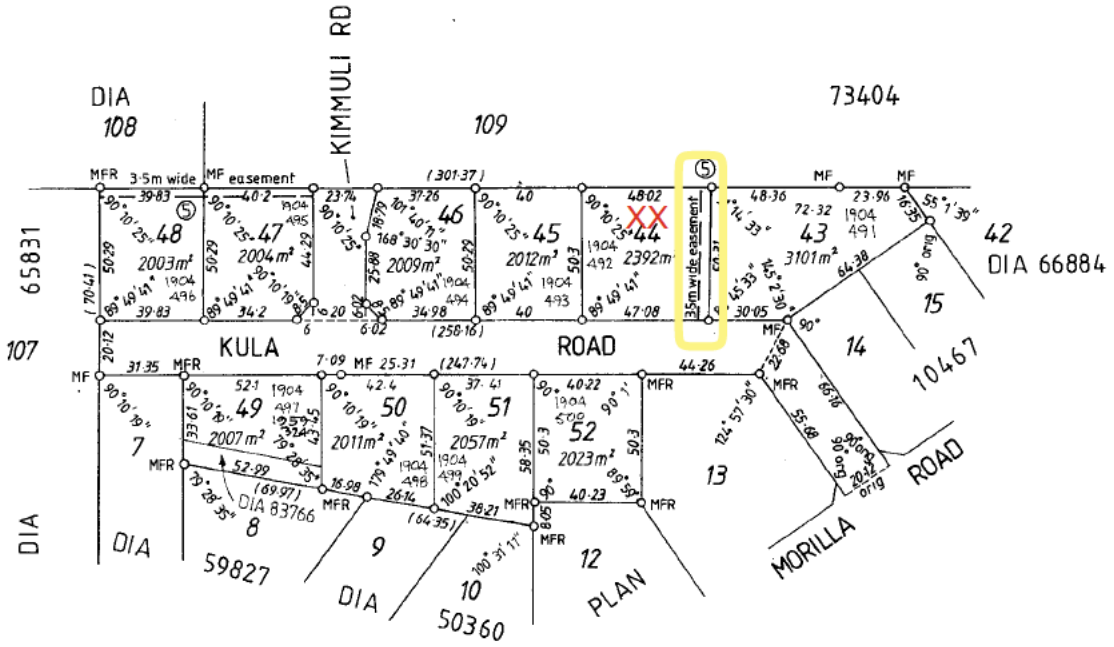
----------END OF CERTIFICATE OF TITLE----------

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:	1904-492 (44/D79026)
PREVIOUS TITLE:	1576-608
PROPERTY STREET ADDRESS:	16 KULA RD, LOWER KING.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ALBANY

Town or District	Number of Lot or Location	Field Book	Scale	Certificate in which Land is Vested	Area
PLANTAGENET	PT LOT 1 OF LOC 28	60313	1:2000	Vol. 1576 Fol. 608	TOTAL=2·9010ha



⑤ DRAINAGE EASEMENT TO SHIRE OF ALBANY UNDER SEC.27A REG.5 OF THE T.P.&D ACT.

DIA 79026

DRAWN BY LANDMARK

HARLEY HEDDERWICK & WEBBER PTY LTD
LICENSED SURVEYORS
ALBANY 098 417333 BUNBURY 097 219477 BUSSELTON 097 521847

LOCAL GOVERNMENT ACT
ALL ROADS WITHIN THE GREEN BORDER ARE NOW DEDICATED.

SURVEYOR'S CERTIFICATE

I, E. A. HARLEY hereby certify that

(a) this survey was performed by me personally (or under my personal supervision, inspection and field check), in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961; or

(b) This plan is correct, was prepared under my supervision and is the result of calculations from measurements made by me (or under my own personal supervision, inspection and field check), in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961.

Date 11.11.90 Licensed Surveyor E. A. Harley

ON

PLAN
DIAGRAM 7383
INDEX CORIMUP BK26 (2) 15.13

EXAMINED 13/2/91
A. K. NGO
DOCKET DIA 27562
CERTIFIED CORRECT
FOR INSPECTOR OF PLANS & SURVEYS DATE

IN ORDER FOR DEALINGS

SUBJECT TO 27A TP&D Act ~ 235(5) L.G.A.
13/2/91
FOR INSPECTOR OF PLANS & SURVEYS DATE

APPROVED

APPROVED 1·7·91
INSPECTOR OF PLANS & SURVEYS DATE

APPROVED BY STATE PLANNING COMMISSION

FILE 76844
DATE 22-11-90
76844

REGISTERED

9527 $136
23.11.90

OFFICE OF TITLES DIAGRAM

79026

8066

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Landgate
www.landgate.wa.gov.au

Diagram 79026

Lot	Certificate of Title	Lot Status	Part Lot
43	1904/491	Registered	
44	1904/492	Registered	
45	1904/493	Registered	
46	1904/494	Registered	
47	1904/495	Registered	
48	1904/496	Registered	
49	1959/324	Registered	
50	1904/498	Registered	
51	1904/499	Registered	
52	1904/500	Registered	

No.

TRANSFER

FEES (office use)	$	c
E 796347 T		
	REG. $ 60.00	

Parties .....

RECEIVED BY POST
29 JAN 1992
OFFICE OF TITLES

Lodged by PRESTON PROPERTY SETTLEMENTS

Address P.O. BOX 1829
ALBANY WA 6330

Phone No. Tel. (098) 42 1593 Fax (098) 42 1587

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

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

1. Ct 1904-492
2.
3.
4.
5.
6.

Received items
No's

Rec. Clerk.

NOTES.

1. A separate attestation should be made by each person signing this document; i.e. each signature should be separately witnessed.
2. If executed within the Commonwealth of Australia or its Territories witnesses must be 18 years of age or over and not a party to this document. If executed outside the Commonwealth of Australia or its Territories the witness should be one of the persons listed in Section 145 of the Transfer of Land Act.
3. If any of the boxed sections on page 1 has insufficient space then the relevant information may be added on page 2 herein. If further space is required use Annexure Form B1. Appropriate headings should be shown in each case. The boxed sections should only contain the words "See page 2" or "See Annexure 'A' (or as the case may be) attached". Annexure sheets should be dated, signed by the persons signing this document and their witnesses and be pinned to this form.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

2965
RECEIVED BY POST
29 JAN 1992
OFFICE OF TITLES

BELOW THIS LINE FOR OFFICE USE ONLY

Encumbrances not notified on face. Restrict Cover

New Titles to issue or Endorsing instruction.

EXAMINED.

Registered

at o'clock and

particulars entered in the Register Book.

Initials of Signing Officer

Registered on the day and time shown in the Register Book.

REGISTRAR OF TITLES

LANDGATE COPY OF ORIGINAL NOT TO SCALE 28/07/2026 07:35 PM Request number: 70173909

Landgate
www.landgate.wa.gov.au

Dated this 8 day of January 19 91

TRANSFERORS SIGN HERE (see note 1)

b. Signature.

Signed (b)

in the presence of (c)

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

Signed (b) G J Manley

in the presence of (c)

d. Add attestations as required.

(d)

C/O,
Albany

TRANSFEREES AND OTHER PARTIES SIGN HERE (see note 1)

Signed (b)

in the presence of (c)

S.C. PRESTON
P.O. BOX 1829
ALBANY 6330
SETTLEMENT AGENT

Signed (b) Bridger

in the presence of (c)

S.C. PRESTON
P.O. BOX 1829
ALBANY 6330
SETTLEMENT AGENT

(d)

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Landgate
www.landgate.wa.gov.au

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

a. Here set forth: any Easements to be created as appurtenant to the land commencing with the words "together with" and/or any Reservations hereby created encumbering the land commencing with the words "Reserving to" and/or any Restrictive Covenants hereby created.

RESTRICTIVE COVENANT

The Purchasers, WILLIAM RICHARD BRIDGER and JUNE BRIDGER, for themselves jointly and severally and each of their respective heirs, executors, administrators, transferees and successors in title, covenant and agree with the Vendors, JOHN COLIN MANLEY and GWENDA JOY MANLEY and their successors, transferees and assignees and with the registered proprietors for the time being of the land contained in Diagram 79026 not to erect on the land any buildings or structures (other than a fence, tool shed, garage or structure designed purely for ornamental purposes) unless such building or structure shall be brick or brick veneer ("the Restrictive Covenant").

The benefit of the foregoing covenant shall be appurtenant to the lots and each of the lots on Diagram 79026 other than the lot hereby transferred and being Lot 44 on Diagram 79026.

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Landgate

www.landgate.wa.gov.au

Form T2.

COURTHOUSE
21 JAN 1992
ALBANY

INSTRUMENT DATED 17.12.91
NOTE CONSIDERATION $ 26500.00
PAID $ — STAMPED $ 463.75
NO DUTY PAYABLE HEREON STAMP ACT 1921
for COMMISSIONER OF STATE TAXATION

No.

WESTERN AUSTRALIA
Transfer of Land Act 1893 as amended

TRANSFER OF LAND

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

Lot 44 on Diagram 79026 being the whole of the land comprised in Certificate of Title Volume 1904 Folio 492

ESTATE AND INTEREST BEING TRANSFERRED. Fee simple, Leasehold or as the case may be.

Fee Simple

ENCUMBRANCES. If none, insert 'Nil'.

1. Easement as shown on Diagram 79026

TRANSFEROR. Full name, address and occupation.

JOHN COLIN MANLEY and GWENDA JOY MANLEY both of 46 Collingwood Road, Albany

CONSIDERATION IN WORDS.

Twenty six thousand five hundred dollars ($26,500.00)

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

WILLIAM RICHARD BRIDGER and JUNE BRIDGER both of 611 Frenchman Bay Road, Little Grove, Albany as joint tenants

FORM APPROVAL No. 023 REGISTRAR OF TITLES

If insufficient space hereon sections may be added on page 2 or on an annexure sheet. See Note 3 on back hereof.

Sands & McDougall
STOCK FORM 317

LANDGATE COPY OF ORIGINAL NOT TO SCALE 28/07/2026 07:35 PM Request number: 70173909
Landgate
www.landgate.wa.gov.au

Preston Property Settlements

Real Estate Settlement Agents

Licensee: S.C. Preston

P.O. Box 1829,
Suite 3, Collie House,
31-35 Collie Street,
Albany, W.A. 6330.
Telephone (098) 42 1593
Facsimile (098) 42 1587

Our ref: 317/92
Enquiries: Sarah Preston

28th January 1992

CERTIFIED MAIL

RECEIVED BY POST
29 JAN 1992
OFFICE OF TITLES
2965

The Registrar of Titles
Land Titles Office
Cathedral Square
PERTH 6000

CBA
Remittance By Cheque/M. Order
No. 450836
Amount $60-00
Initials

Dear Sirs

re: MANLEY to BRIDGER

Please find enclosed:-

a) Duplicate Certificate of Title Volume 1904 Folio 492
b) Transfer of Land
c) Registration fee

Please attend to registration of this dealing and return the duplicate Certificate of Title to this office in due course.

Yours faithfully
PRESTON PROPERTY SETTLEMENTS

SP

Encl.

LANDGATE COPY OF ORIGINAL NOT TO SCALE 28/07/2026 07:35 PM Request number: 70173909
Landgate
www.landgate.wa.gov.au

16 Kula Road, LOWER KING 6330

Local Planning Scheme Information

LPS2 Zoning	Residential
LPS2 Special Use	No Result
LPS2 Reserve	No Result
LPS2 Special Control Areas	No Result
LPS2 R-Code	R5
LPS2 Additional Use	No Result
LPS2 Restricted Use	No Result
LPS2 Additional Reserve	No Result
LPS2 Site Specific Provisions	No Result
LPS2 Schedule 10 Reference	No Result
Scheme Policy Areas	No Result
Structure Plans	No Result
Local Development Plans	No Result

Document Links
LPS2 Special Control Area: No Result

Structure Plans: No Result

Local Development Plans: No Result

Property Hazards

Bush Fire Prone Areas	Bush Fire Prone Area (additional planning and building requirements

	may apply to development on this site)
Coastal Hazards	No
Coastal Hazards - More Info	

Heritage Information

Heritage List	No Result
Heritage Drain	No Result
Local Heritage Survey	No Result
State Register	No Result
Aboriginal Cultural Heritage Register	OYSTER HARBOUR, ALBANY.
Aboriginal Cultural Heritage Lodged	No Result
Aboriginal Cultural Heritage Historic	No Result

General Information

Ward	No Result
Locality	LOWER KING
Polygon Number	1044820
PI Parcel	D079026 44
Lot Number	44
Usage Description	Transfer of Land Act (Type 1)
Usage Code	1
Area (m^2)	2391.039

Planning Considerations

Consideration	No Result
Scheme Standards	No Result
More Info	No Result

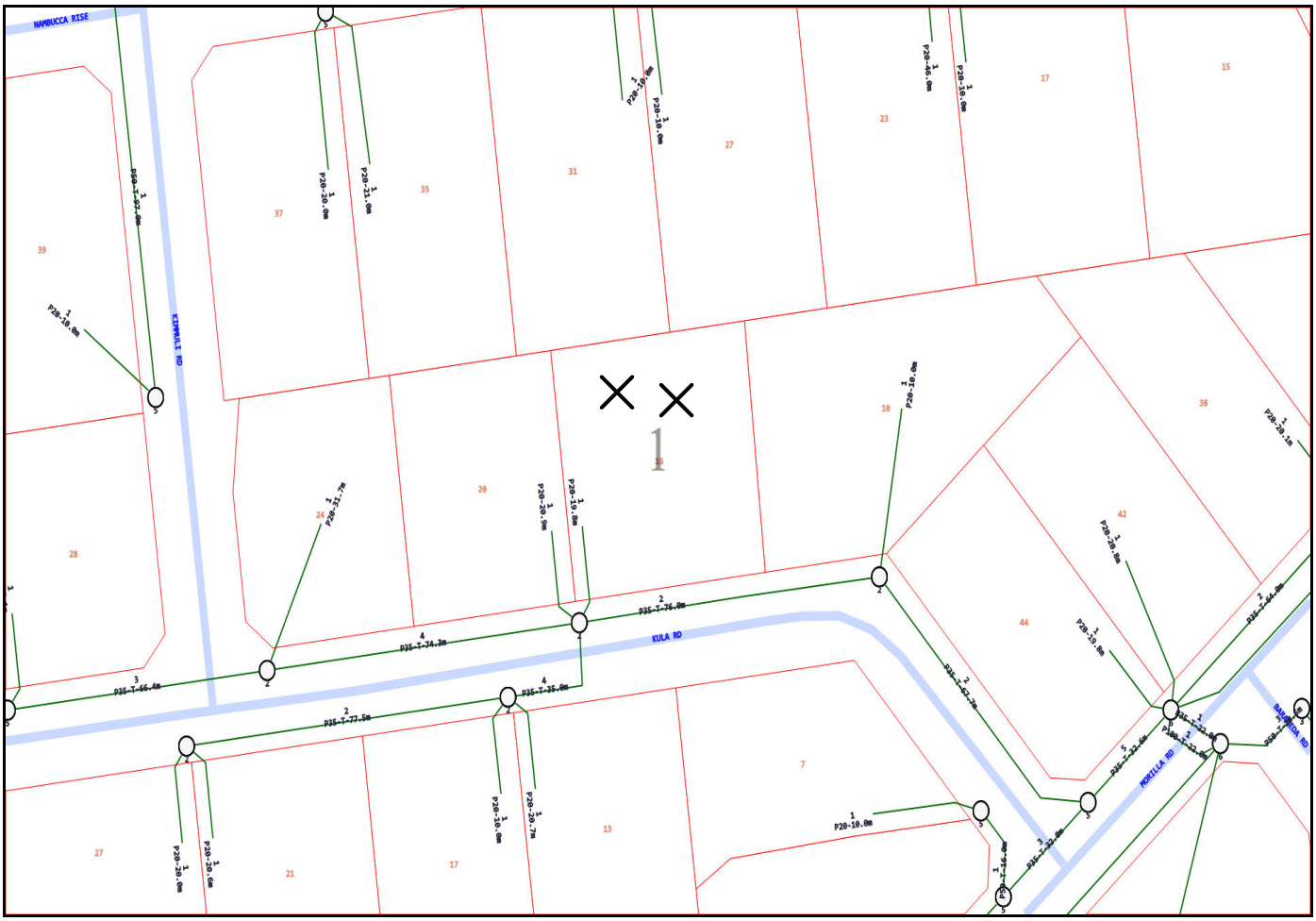
Building Applications

Application Number: 9742
Description: NEW DWELLING
Decision Description: Approved
Decision Date: 15/1/1992

Application Number: 98158
Description: SHED
Decision Description: Approved
Decision Date: 13/5/1998

LEGEND

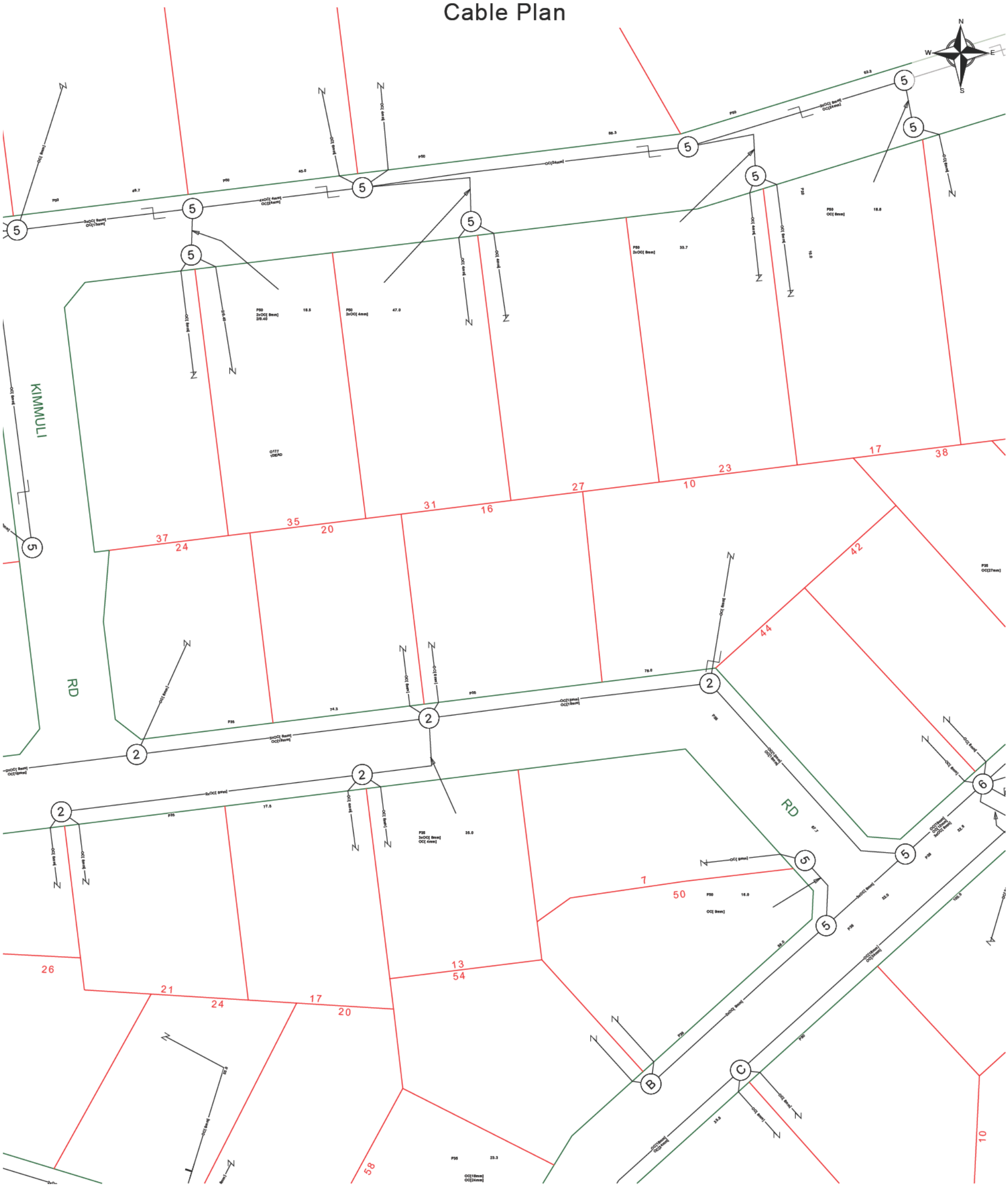
34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
2 10.0m 5 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Cable Plan



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 28/07/2026 21:21:54

Sequence Number: 276867049

Please read Duty of Care prior to any excavating

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.

General Information

Telstra highly recommends using Certified Locators.

For more info contact a CERTLOC Certified Locating Organisation (CLO) or Telstra Location Intelligence Team 1800 653 935

Before you Dig Australia – BEST PRACTISE GUIDES
https://www.byda.com.au/before-you-dig/best-practice-guides/

OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.
Dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.

DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) https://viewer.autodesk.com/ or
Autodesk Design Review http://usa.autodesk.com/design-review/ for DWF files.
(Windows PC)

PDF Map Files (max size A3)
Adobe Acrobat Reader http://get.adobe.com/reader/

Telstra New Connections / Disconnections
13 22 00

Telstra Protection & Relocation: 1800 810 443 (AEST business hours only).
Email
Telstra Protection & Relocation Fact Sheet: Link
Telstra Protection & Relocation Home Page Link

Telstra Aerial Assets Group (overhead network)
1800 047 909

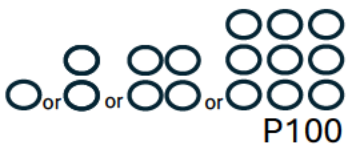
Protect our Network:

by maintaining the following distances from our assets:

- **1.0m Mechanical Excavators, Farm Ploughing, Tree Removal**
- **500mmVibrating Plate or Wacker Packer Compactor**
- **600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.**
- **1.0mJackhammers/Pneumatic Breakers**
- **2.0m Boring Equipment (in-line, horizontal and vertical**

LEGEND

	Leadin terminates at a Customer Address	6 D	Cable Jointing Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present	EJ	Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment Please note: Powered by 240v electricity		Aerial cable / or cable on wall
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned		Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST	Distribution cables in Main Cable Ducts	M	Marker Post Installed
MC	Main Cable ducts on a Distribution Plan	T or TR	Buried Transponder
	Blocked or Damaged Duct	MT	Marker Post & Transponder
	Footway Access Chamber (can vary between 1-lid to 12-lid	SMOF	Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network



P100

Single to Multiple Round Conduit Configurations 1,2,4,9 respectively

(attached text denotes conduit type and size)

E85

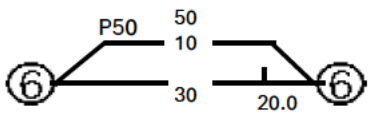
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

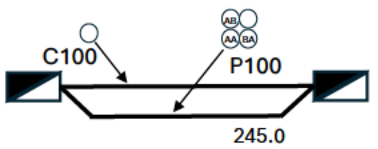
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galvanised Iron, E - Earthenware
Conduit sizes nominally range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

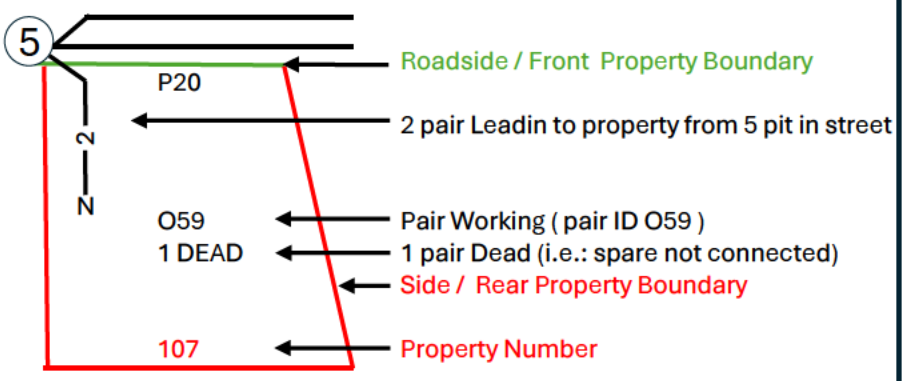
Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6 pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route.



Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.



The 5 Ps of Safe Excavation

https://www.byda.com.au/before-you-dig/best-practice-guides/

Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.

Pothole

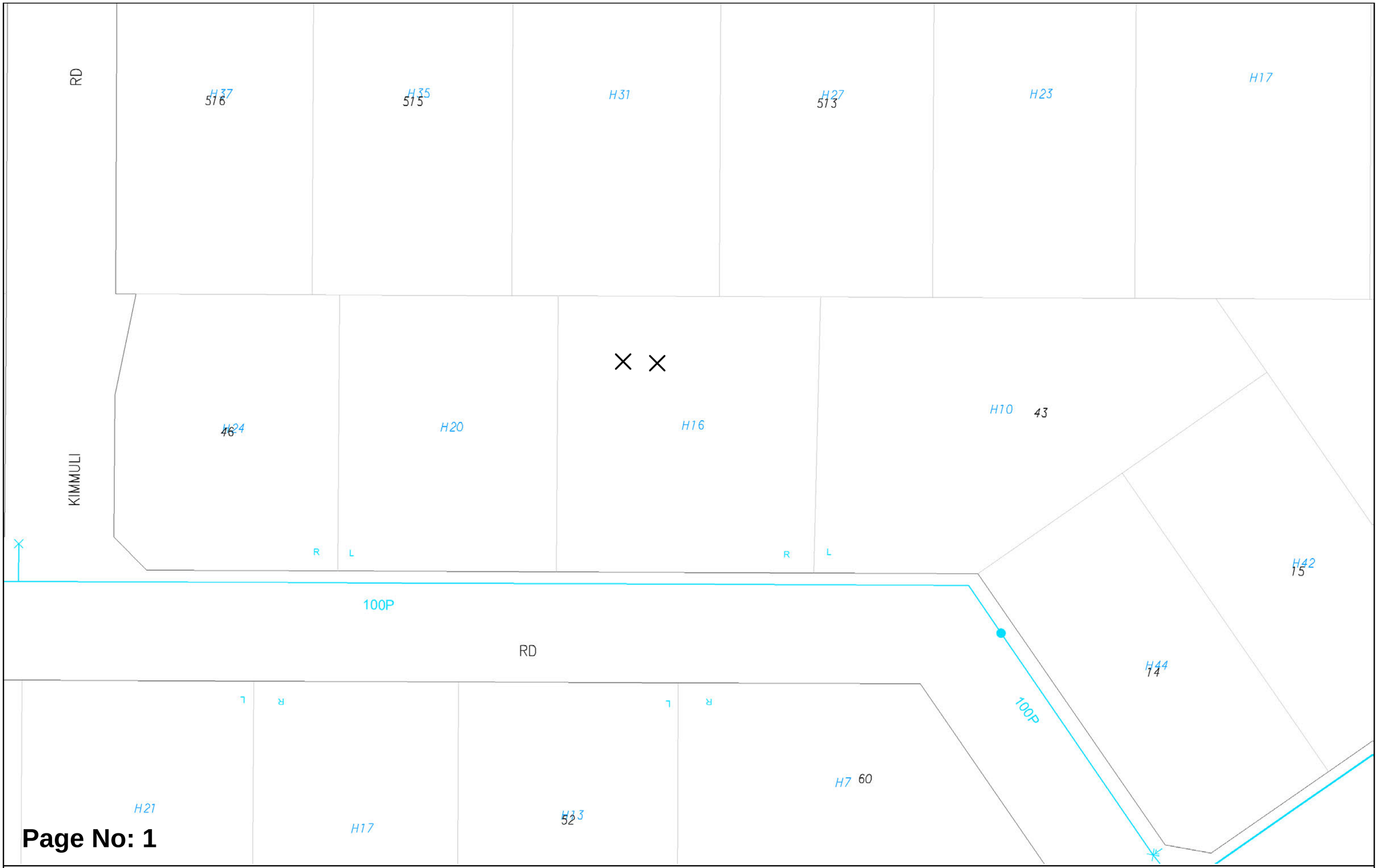
Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.



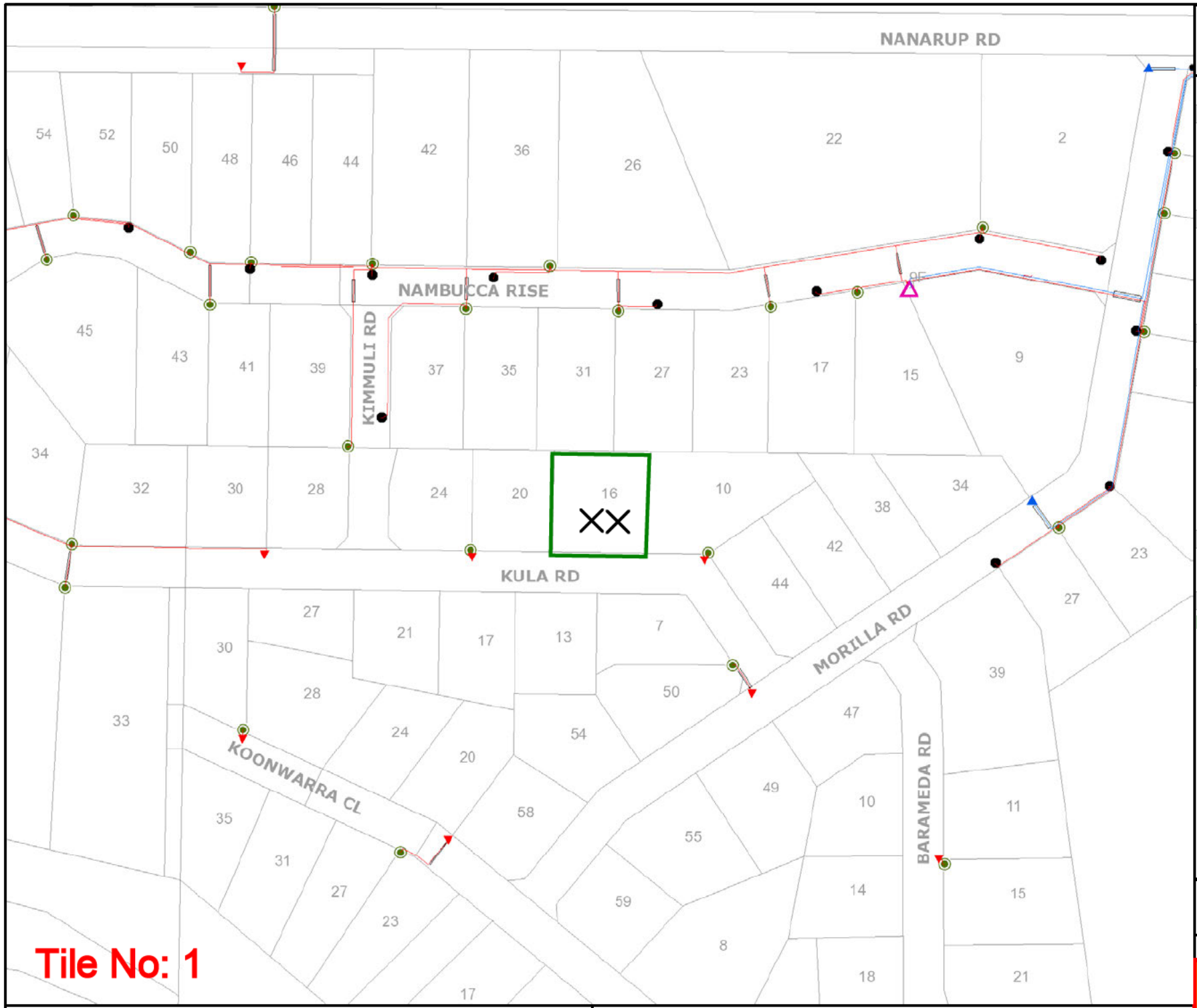
Page No: 1

Scale:	1:750
Job No.:	53815180
Sequence No.:	276867048
Print Date:	28 Jul 2026

N

Water

The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission of the Water Corporation. The Water Corporation may need to be advised of any planned ground disturbing activities near facilities on this map. Refer to Brochure - "Protecting Buried Pipelines". Please report any inaccuracies to Asset Registration Team by email to asset.registration@watercorporation.com.au.



Tile No: 1

Sequence Number: 276867047

Date of Issue: 28 Jul 2026

western power

UNDERGROUND LEGEND

Structures

- Pillar
- Service Pits
- 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)

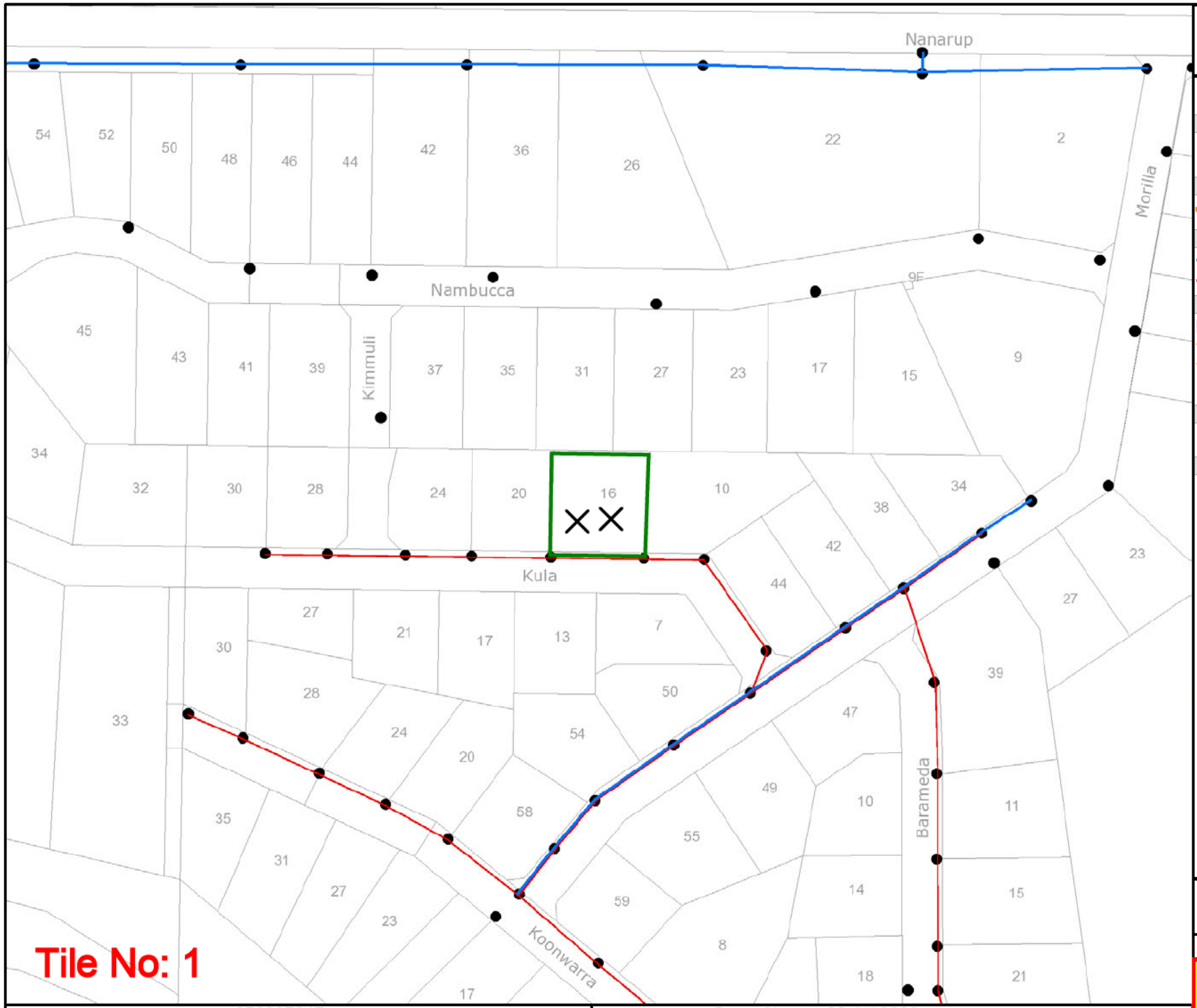
This map is INDICATIVE ONLY. Hand exposure via pothole method is MANDATORY.

Customer Service
Telephone: 13 10 87
Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

A4 | Scale : 1:2500

WARNING! Look out for overhead power lines



Tile No: 1

Sequence Number: 276867047

Date of Issue: 28 Jul 2026

western power

OVERHEAD LEGEND

Structures

- Power Pole
- Transmission Poles

Transmission Overhead Powerline

- Transmission (33kV - 330kV)

Distribution Overhead Powerline

- High Voltage (1kV - 33kV)
- Low Voltage (< 1kV)

Proposed Construction Assets

- Design Area *
- High Voltage Overhead Powerline
- Low Voltage Overhead Powerline
- Power Pole

Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

This map is INDICATIVE ONLY. Check that you have enough clearance from the DANGER ZONES near overhead powerlines.

Customer Service
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GOVERNMENT OF WESTERN AUSTRALIA

Landgate

Property Interest Report

16 Kula Road, Lower King 6330

landgate.wa.gov.au

Contents

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Property information

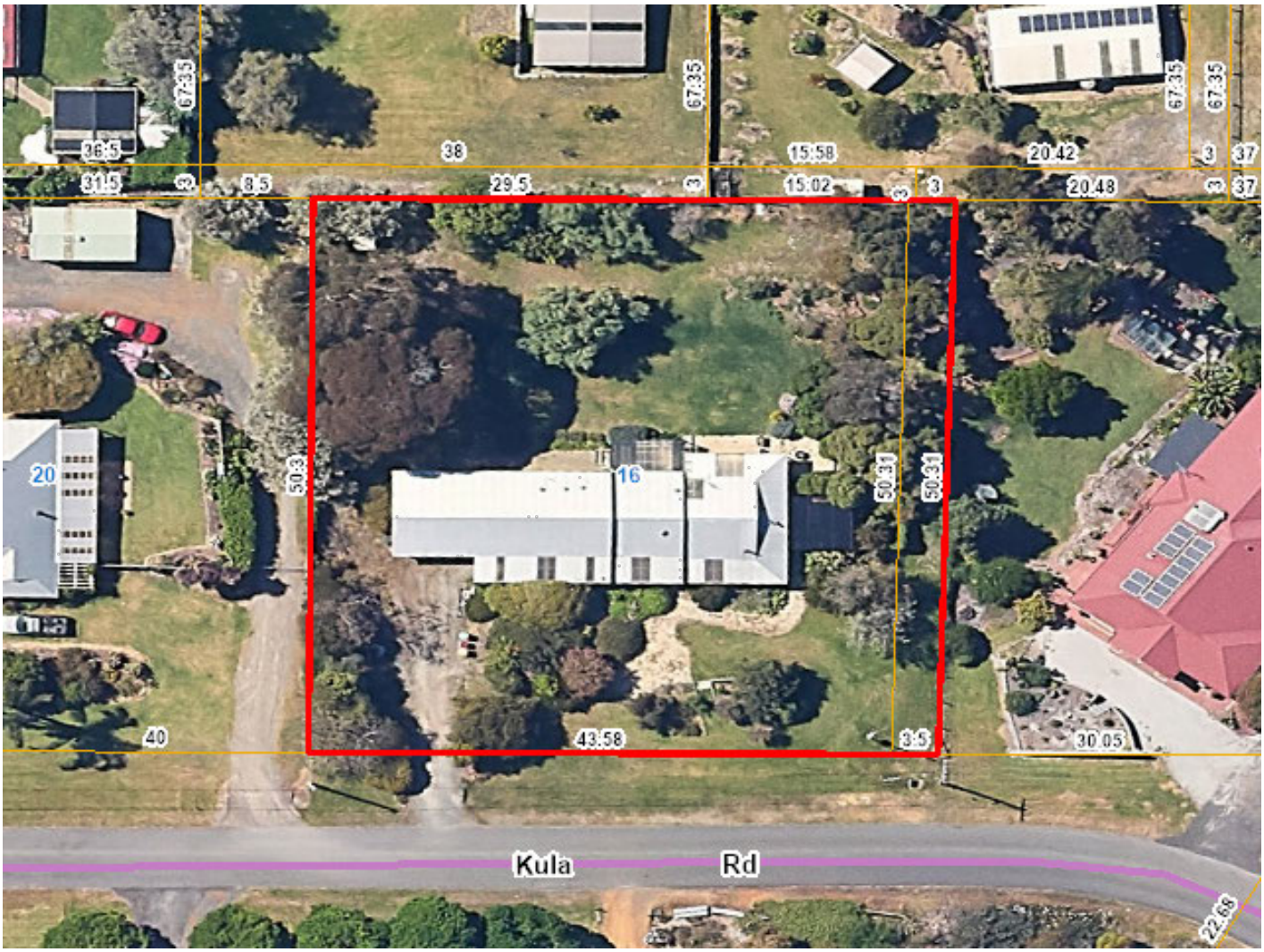

Image captured October 2024

4 1 2

16 Kula Road, Lower King 6330

Number of interests that impact this property	20
Certificate of title number	1904/492
Land ID	Lot 44 On Diagram 79026
Type of property	House
Property use	Residential
Year built	1992
Wall/Roof type	Brick Walls/Iron Roof
Land area	2392 m²
Building area	N/A
Local Government Authority	Albany
Zoning	Residential (R5)

Perth CBD
385.1km

Beach
6.2km

Primary School
826m

Secondary School
826m

2. Summary of interests that AFFECT this property

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

- Aboriginal Cultural Heritage - Registered
- Acid Sulfate Soil (ASS) Risk
- 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

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 Lands Trust Estate
- 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
- Water Corporation Infrastructure Contribution - Water, Sewer and/or Drainage

3. Summary of interests that DO NOT AFFECT this property

- 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

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.

Aboriginal Cultural Heritage - Registered

Responsible agency:
Department of Planning, Lands and Heritage

Definition of Interest:
Aboriginal Heritage Places are any places or objects that are of importance and significance to Aboriginal people, or have historical, anthropological, or ethnographic interest.

Affect of Interest:
ACH - Registered
Aboriginal Heritage Place Identifier - ACH-00005744
Name of Aboriginal Heritage Place - OYSTER HARBOUR, ALBANY.
Place Status - Register
Place Type - Artefacts / Scatter; Camp; Fish Trap; Other
Region - Southern
Culturally Sensitive Nature - No Gender / Initiation Restrictions
Place Location Restricted - No
Place Boundary Reliable - No
Date spatial boundary last updated - 14/01/2000

Legislation governing the interest:
Aboriginal Heritage Act 1972

Acid Sulfate Soil (ASS) Risk

Responsible agency:
Department of Water and Environmental Regulation

Definition of Interest:
The Department of Water and Environmental Regulation has produced Acid Sulfate Soil (ASS) risk maps for most coastal regions of WA to identify high risk ASS areas so disturbance and potential environmental damage can be avoided where possible. ASS risk areas are grouped into two classes according to the probability and depth of ASS and potential for disturbance.

Affect of Interest:
The area of interest is categorised into the following class or classes of ASS risk.

Note: Where more than one risk level exists at any one location within a site, the higher risk level will apply.

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.

Acid Sulfate Soil Risk Map, Albany-Torbay:
Risk Class - 2.0
Risk Level - Moderate to low risk
• Class 1 – there is a high to moderate risk of disturbing ASS materials at this site. WA Planning Commission will impose a condition on planning proposals in Class 1 areas.

• Class 2 – there is a moderate to low risk of disturbing ASS materials at this site. However, if site characteristics or local knowledge indicate the potential presence of ASS, further investigations are recommended, particularly if excavating more than 100 cubic metres of soil or carrying out dewatering/drainage works.

WA Planning Commission (WAPC) is responsible for land use planning and land development in WA. A WAPC Acid Sulfate Soils Self Assessment Form must be

submitted to the Department of Water and Environmental Regulation (DWER) before planning approval is granted.

See our website, www.der.wa.gov.au/ass for more information or phone 1300 762 982.

Legislation governing the interest:
Planning and Development Act 2005
Environmental Protection Act 1986

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:

Bush Fire Prone Areas:

Designation - Bush Fire Prone Area (additional planning and building requirements may apply to development on this site)
DesignationDate - 13/12/25 (since 21/05/16)
LGA - ALBANY
Comments - This site has been in a designated bush fire prone area for longer than four months. Additional planning and building requirements may apply to development on this site.

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

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

Certain exemptions and exclusions may apply.

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

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

For further information about the Planning and Development (Local Planning Schemes) Regulations 2015, State Planning Policy 3.7 Bushfire or the associated Guidelines, contact the Department of Planning Bushfire Policy Officer at bushfire@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 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 Regulations1996

Emergency Services Levy

Responsible agency:
Department of Fire and Emergency Services

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

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

The ESL category classifications:

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

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

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

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

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

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

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

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

Legislation governing the interest:
Fire and Emergency Services Act 1998
Fire and Emergency Services Regulations 1998

Groundwater Salinity

Responsible agency:

Definition of Interest:
The salinity in groundwater varies greatly in Western Australia. This depends on

Department of Water and Environmental Regulation

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:
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 - R5
Gazettal Date - 27/02/2024
Scheme Name - ALBANY
Scheme Number - 2
R Code Number - R2.5
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:

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.

Department of Health

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 - Occasional very high risk
Frequent high risk
The selected area is in a region that frequently experiences problems with nuisance and disease carrying mosquitoes.

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

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

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

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

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

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

Legislation governing the interest:
Health Act 1911

Native Title and Indigenous Land Use Agreements

Responsible agency:
National Native Title Tribunal

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

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

IMPORTANT INFORMATION: PLEASE NOTE

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

Native Title cannot generally exist over the following types of tenure:
- residential freehold;
- farms held in freehold or;
- pastoral or agricultural leases that grant exclusive possession;
- residential, commercial or community purpose leases, or
- public works like roads, schools or hospitals.

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

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

Applications as Determined by the Federal Court:

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

Indigenous Land Use Agreements:

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

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

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

Legislation governing the interest:

Native Title Act 1993 (Commonwealth)

Occupancy Permit

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 then, ensuring some light and power remains if one RCD operates. Multiple RCDs also avoid nuisance operation caused by appliances with low-level leakage currents. All properties constructed after 2000 should already have two RCDs fitted. Two RCDs must be fitted to protect all power points and lighting circuits in all homes before the land title is transferred. If you are planning to sell your home and it does not already have two RCDs protecting all power point and lighting circuits, you will need to engage a licensed electrical contractor to install them to comply with the Electricity Regulations.
Landlords must ensure RCDs are installed in accordance with the Electricity Regulations. If RCDs are not fitted, tenants should contact the managing agent or landlord and request that RCDs be installed as required.

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

Legislation governing the interest:

Electricity Regulations 1947

Smoke Alarm

Responsible agency:

Definition of Interest:

Department of Energy, Mines, Industry Regulation and Safety

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

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

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

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

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

Sprinkler Restrictions & Bans

Responsible agency:
Department of Water and Environmental Regulation

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

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

Details are as follows:
Sprinkler Restrictions:
Region - South-West
Winter Restrictions - Stage 6
Summer Restrictions - Stage 4
Sprinkler restrictions and or bans apply to this area. Due to the drying climate, the State Government introduced water efficiency measures, including the introduction of restrictions on domestic sprinklers.
These restrictions include permanent efficiency measures, an annual winter sprinkler ban that applies to domestic sprinkler use and some non-domestic use, and can also include extra efficiency measures and restrictions from time to time such as extensions of the winter sprinkler ban period or other restrictions.
Restriction stages are detailed in the Water Agencies (Water Use) By-laws 2010.
www.legislation.wa.gov.au/legislation/statutes.nsf/main_mrtitle_11731_homepage.html

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

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

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

Legislation governing the interest:

Water Agencies (Powers) Act 1984
Water Agencies (Water Use) By-laws 2010

Swimming Pool

Responsible agency:
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.

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

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16 Kula Road
Lower King, WA, 6330

Dear

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this rental appraisal on current market conditions as well as our extensive knowledge of the property market in the local area.

in the current rental market conditions we believe the property would achieve a return between
$820pw to $850pw.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Honi Benson

Honi B Realty
12 Peels Place Albany
Email: honib@honibrealty.com.au
Phone: 0409935947

apm PriceFinder

3 EVERETT RISE, SPENCER PARK 6330

4 2 2

Property Type: House
Area: 700 m² (156 m²)
RPD: 38//P019068

Current Rent Price: **$850 per week**
First Rent Price: **$850 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **16 Days**

Features: BUILD YR: 1996, WALL TYPE: BRICK, ENSUITE, FIRE PLACE, CLOSE TO TRANSPORT, IMPROVEMENTS: INTERNAL LAUNDRY

K

6 FRANCIS ST, LOWER KING 6330

4 2 2

Property Type: House
Area: 684 m² (157 m²)
RPD: 27//P016654

Current Rent Price: **$800 per week**
First Rent Price: **$800 per week**
Month Listed: **May 2026* (Rented)**
Days on Market: **15 Days**

Features: BUILD YR: 1994, WALL TYPE: BRICK, ROOF TYPE: TILE

L

8 COMET CNR, MCKAIL 6330

4 2 2

Property Type: House
Area: 648 m² (195 m²)
RPD: 305//P062369

Current Rent Price: **$850 per week**
First Rent Price: **$850 per week**
Month Listed: **May 2026* (Rented)**
Days on Market: **11 Days**

Features: BUILD YR: 2010, WALL TYPE: B/VEN, ROOF TYPE: IRON

M

6 MUDGE RTT, SPENCER PARK 6330

4 2 2

Property Type: House
Area: 727 m² (179 m²)
RPD: 39//P019813

Current Rent Price: **$950 per week**
First Rent Price: **$950 per week**
Month Listed: **May 2026* (Rented)**
Days on Market: **7 Days**

Features: BUILD YR: 1998, WALL TYPE: BRICK, ROOF TYPE: TILE

N

37 BUSHBY RD, LOWER KING 6330

4 2 2

Property Type: House
Area: 3,665 m² (195 m²)
RPD: 9//P003645

Current Rent Price: **$900 per week**
First Rent Price: **$1100 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **69 Days**

Features: BUILD YR: 2015, WALL TYPE: T/FRAM, ROOF TYPE: IRON

O

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apm PriceFinder

9 SUSAN CRT, YAKAMIA 6330

4 2 3

Property Type: House
Area: 718 m² (183 m²)
RPD: 355//P019014

Current Rent Price: **$850 per week**
First Rent Price: **$850 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **10 Days**

Features: BUILD YR: 1996, WALL TYPE: BRICK, ENSUITE, GARAGE, AIR CONDITIONED

P

16 SATELLITE CL, MCKAIL 6330

4 2 2

Property Type: House
Area: 672 m²
RPD: 199//P067152

Current Rent Price: **$880 per week**
First Rent Price: **$800 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **19 Days**

Features:

Q

1 HOBBS CL, KALGAN 6330

4 2 3

Property Type: House
Area: 4,219 m² (200 m²)
RPD: 124//P417663

Current Rent Price: **$950 per week**
First Rent Price: **$950 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **24 Days**

Features: BUILD YR: 2022, WALL TYPE: BRICK, ROOF TYPE: IRON

R

43 ORION AVE, MCKAIL 6330

4 2 2

Property Type: House
Area: 653 m² (183 m²)
RPD: 282//P057373

Current Rent Price: **$850 per week**
First Rent Price: **$850 per week**
Month Listed: **March 2026* (Rented)**
Days on Market: **22 Days**

Features: BUILD YR: 2010, WALL TYPE: B/VEN, ROOF TYPE: IRON

S

4 MERCURY WAY, MCKAIL 6330

4 2 2

Property Type: House
Area: 736 m² (141 m²)
RPD: 216//P404255

Current Rent Price: **$800 per week**
First Rent Price: **$800 per week**
Month Listed: **March 2026* (Rented)**
Days on Market: **26 Days**

Features: BUILD YR: 2018, WALL TYPE: B/VEN, ROOF TYPE: IRON

T

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apm PriceFinder

16 KULA ROAD, LOWER KING, WA 6330

Appraisal Price

This market analysis has been prepared on 04/08/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

$820pw to $850pw

Contact your agent for further information:

Name:	Honi B Realty
Mobile:	
Office:	Honi B Realty
Office Phone:	0409935947
Email:	honib@honibrealty.com.au

Honi B Realty

OFFER TO PURCHASE

Property Address: _____

Full Legal Name: **(Include Middle Name)** _____

Full Legal Name: **(Include Middle Name)** _____

Address:_____

_____

Mobile/Phone:_____

Email_____

Offer:_____

Deposit:_____

(Payable within 7 days from date of official contract)

Subject to finance? Yes No

How many days would you like? 7 14 21

Subject to Building & Pest? Yes No

How many days would you like? 7 14 21

Settlement Date from contract date OR From Formal Finance Date (Please Stipulate)

/ / **OR** 30 45 60 90

Special Conditions:

Subject to Sale

Subject to Settlement

Notes: _____

_____

_____

Purchaser's Signature/Signatures: _____

Please return to Honi Benson
honib@honibrealty.com.au or Mobile: 0409935947.