







For Sale | 3 | 1 | 3 | $645,000

Dream Big & Build Value: The Ultimate Renovator in Collingwood Heights.

Nestled in a highly sought-after, established suburb, this property is the perfect canvas for a tradesperson or handyman looking for a project that offers potential to create a lovely family home and a secure financial investment for your future. .
Facts: Year Built:
1974. Zoning: R20. Block Size:809.4sqm Septic Tanks
City Rates:$2720.84 Water Rates:$296.90
Estimated Rental Return: $520pw - $550pw.
NB Rates and fees are subject to change. NB Property Sold "AS IS"

Location

21 Eclipse Drive, Collingwood Heights WA 6330 Australia



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

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
1324	**852**

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

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 53 ON PLAN 9029

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

[redacted] LOT 53 ECLIPSE DRIVE, ALBANY

(T B936519) REGISTERED 12/6/1980

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

1. A192896 RESTRICTIVE COVENANT BURDEN REGISTERED 1/1/1969.

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:	1324-852 (53/P9029)
PREVIOUS TITLE:	250-31A
PROPERTY STREET ADDRESS:	21 ECLIPSE DR, COLLINGWOOD HEIGHTS.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ALBANY

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Docusign Envelope ID: 11DF9CE7-9577-8019-8187-04077849CC9D

property information for use by agents

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000012912056

Honi B Realty

SELLER'S NAME: [redacted] **("the Seller")**
Address: [redacted]
Suburb: [redacted] Post Code: [redacted]
Mobile: [redacted] Email: [redacted]

SELLER'S NAME: [redacted]
Address: [redacted]
Suburb: [redacted]s Post Code: [redacted]
Mobile: [redacted]7 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
21 Eclipse Drive
Suburb: Collingwood Heights Post Code: 6330
Whole Lot 53 on ~~Deposited~~/~~Diagram~~/~~Survey~~/~~Strata~~/Plan No. 9029
Whole Volume: 1324 Folio: 852 **("the Property")**

LISTING PRICE
$ From $649,000 Auction ☐
$ to $

Listing Rep: Honi Benson
Agency Expires: / /

LISTING PRICE AMENDMENTS
$ $ $
Date Date Date

TENANCY DETAILS
Rent / week $
Fixed Term Expiry / / Periodic ☐
Rent can be reviewed: / /
Managing Agent
Tenant Phone

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

Encumbrances/ Property Interests: Expired Restrictive convenant
Right of Way ☐ Drainage Right ☐ Easement ☐ Caveat ☐ Memorial ☐ Restrictive Covenant ☑ Heritage ☐ Contaminants ☐

RESIDENCE

HOUSE ☑ **DUPLEX** ☐ **UNIT** ☐ **VILLA** ☐ **APARTMENT** ☐ **TOWNHOUSE** ☐ **VACANT LAND** ☐ **RURAL** ☐

Year Built 1974 Walls Brick/Ven Roof Tiles Rates 2,720.84 Water 296.90

Zoning: R20

No. Bedrooms	3	Alfresco Kitchen	☐	Insulation	☐	Solar HWS	☐
No. Bathrooms (Inc. ensuite)	1	Kitchen/Dining	☑	Air Cond	☐	Elec HWS	☐
No. WCS	1	Family	☐	Swim Pool-Above	☐	Gas Passes	☐
Storeys 1,2,3,4, S/L	1	Games Room	☐	Swim Pool-Below	☐	Gas Connected	☐
Lounge	☑	Study	☐	Bore	☐	Sewer Passes	☐
Lounge/Dining	☐	Sleepout	☐	Retic	☐	Sewer Connected	☐
Theatre	☐	Patio/Pergola	☐	Garage No. of cars 3	☑	Septic	☑
Dining	☐	Verandah	☐	Carport No. of cars	☐	Scheme Drinking Water	☑
		Entrance Hall	☐	Gas Bottles	☑	Smoke Alarms	☐
		Laundry	☑	Gas HWS	☑	RCDs	☐

Separate Title not issued (3) ☐
Land Frontage (not Strata): 20.1m
Land Area (not Strata): 809.4sqm

Items not to be sold:
Items included in sale:
Items not in working order: Oven and stove are not in working order.
Illegal Structures:
Other features:

NOTES: The property is being sold AS IS buyers are to do their own due dilligence.

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 Signed by: Mardi Edwards 366881860CE943D... 12/8/2026
Seller's Signature

GOVERNMENT OF WESTERN AUSTRALIA

Department of **Local Government, Industry Regulation and Safety**

Building and Energy Western Australia

eNotice Approved Form
Certificate number
E2762538

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/authorised[1] 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		Meter No.	0540097151
Builder/Client Name			
Address	21 Eclipse Drive Collingwood Heights 6330 METER_POSITION: Unknown Location		
Alteration/Addition			
Date of Completion	02/09/2026	Related Notice of Completion E2762538	

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

to replace consumer switch board and shed switch board ,install new main earth and1x 240v smoke alarm
RCDs - 7

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:

Details of any defects observed (alterations and additions only)

Certification by authorised[1] electrician

I certify that the electrical installing work that is subject of this certificate has been completed, checked and tested and, at the time of testing, met the requirements of the Electricity (Licensing) Regulations 1991 and is safe.

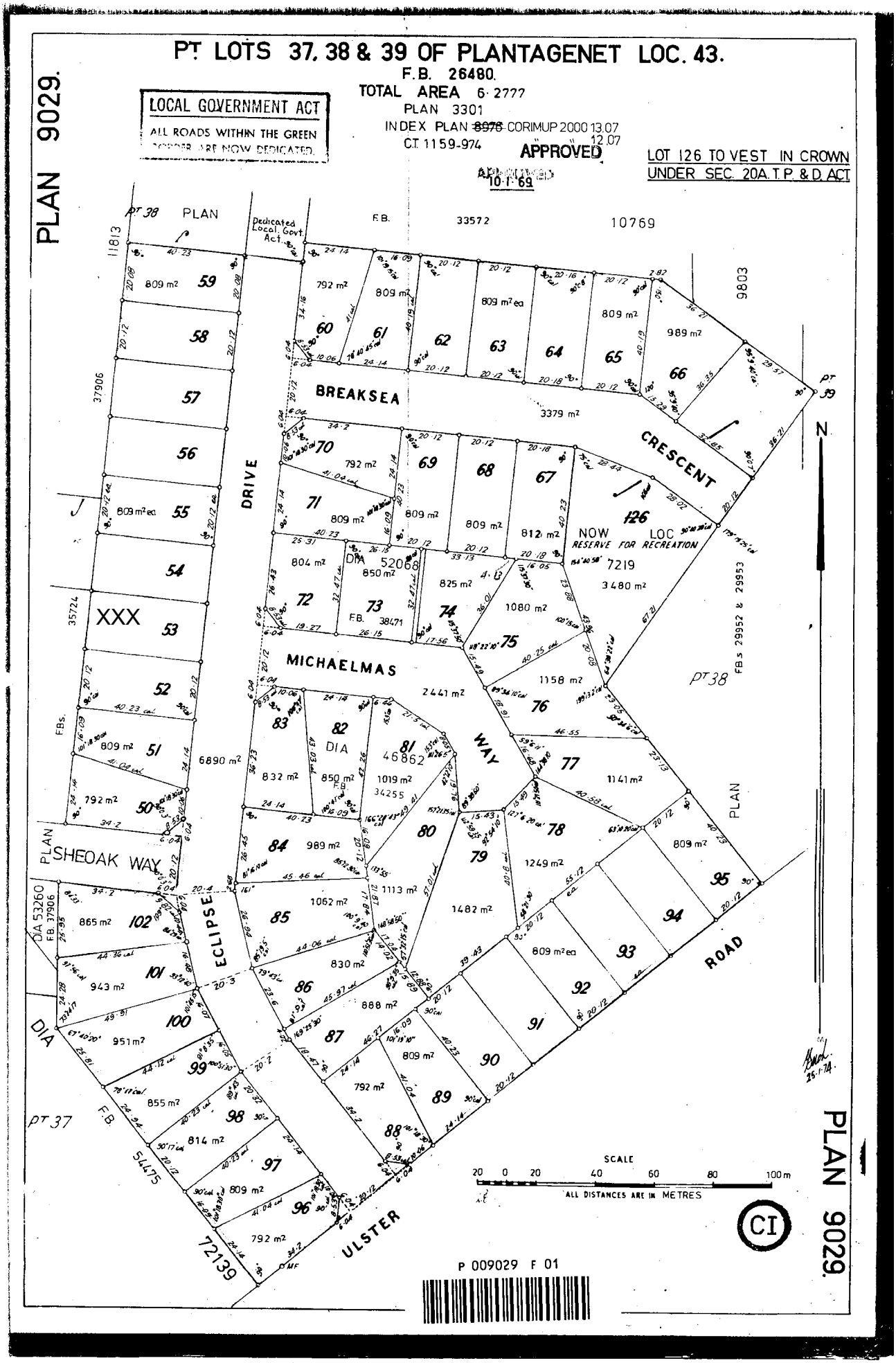
Name	CRAIG BREUKER
Licence No.	EW114924

Details of electrical contractor

Licence No.	EC4953
Business Name	SELECT ELECTRICS PTY LTD
Business Address	124 HARE STREET ALBANY WA 6330
Phone No.	+61417918129
Facsimile No.	
Email Address	cbselectelectrics@gmail.com

Date 02/09/2026

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



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45-00

Index Advised
Tax Sheet Written 29/6/99

WESTERN AUSTRALIAN STAMP DUTIES

A192896

The Transfer of JUN 69 6075725 $ * * D S/DLST $**45.00

TRANSFER OF LAND

WE, ERIC LESLIE RAIN of 27 Short Street, Albany in the State of Western Australia, Insurance Broker, DAVID WILLIAM BARBER of 260 Hancock Street, Doubleview in the said State, Farmer and Real Estate Salesman, EDITH WINIFRED JONES of 16 Bryant Avenue, Mosman Park in the said State, Married Woman, SHEILA MARJORIE ANDREWS of 46 Birdwood Avenue, Como in the said State, Married Woman, GEORGE NEIL McANDREW Farmer and AILEEN PATRICIA McANDREW Married Woman both of Yelbeni in the said State, JONATHAN BOWIE ILBERY formerly of Perth at 71 Mount Street Perth now of 35 Jutland Parade, Dalkeith in the said State, Solicitor, JOHN COLIN MANLEY of 27 Short Street, Albany aforesaid, Garage Proprietor, ROBERT JAMES NORRISS of 146 Summers Street, East Perth in the said State, Investor, KEVIN JOHN PARRY of 25 Sutherland Street, West Perth in the said State, Company Director and DONALD HARLEY REDMAN of Woogenellup in the said State, Farmer being registered as the proprietors of an estate in fee simple in the land hereinafter described, subject to the encumbrances notified hereunder in consideration of the sum of THREE THOUSAND SIX HUNDRED DOLLARS ($3,600-00) paid to us by ELEMER KLOSSY Truck Driver, of 29 Preiss Street, Lockyer, Albany aforesaid Taxi Driver DO HEREBY TRANSFER to the said ELEMER KLOSSY all our estate and interest in ALL THAT piece of land being portion of Plantagenet Location 43 and being Lots 50 and 53 on Plan 9029 and being part of the land comprised in Certificate of Title Volume 174 Folio 188A

AND I the said ELEMER KLOSSY DO for myself my heirs executors and administrators and for my transferees and successors in title COVENANT respectively with the Vendors the said ERIC LESLIE RAIN, DAVID WILLIAM BARBER, EDITH WINIFRED JONES, SHEILA MARJORIE ANDREWS, GEORGE NEIL McANDREW, AILEEN PATRICIA McANDREW, JONATHAN BOWIE ILBERY, JOHN COLIN MANLEY, ROBERT JAMES NORRISS, KEVIN JOHN PARRY and DONALD HARLEY REDMAN (as the proprietors and for the benefit of other lands being the land subject of the said Certificate of Title Volume 174 Folio 188A) and the heirs executors and administrators and transferees and assigns of the Vendors that the said Lots 50 and 53 shall not be used for any other purpose than the erection of one dwelling together with the usual necessary outbuildings and that any such dwelling shall not be constructed otherwise than of concrete or stone foundations and brick or brick veneer walls

DATED the 9th day of June, One thousand nine hundred and sixty nine.

TO 250 3/11

COVENANT

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SIGNED by the said ERIC LESLIE BAIN in the presence of : E. L. Bain

SIGNED by the said DAVID WILLIAM BARBER in the presence of : D. W. Barber

A Commissioner for Declarations

SIGNED by the said EDITH WINIFRED JONES by her Attorney KEVIN JOHN PARRY in the presence of : EDITH WINIFRED JONES by her Attorney K. J. Parry Attorney PA 361/69

SIGNED by the said SHEILA MARJORIE ANDREWS by her Attorney KEVIN JOHN PARRY in the presence of : SHEILA MARJORIE ANDREWS by her Attorney K. J. Parry Attorney PA 362/69

SIGNED by the said GEORGE NEIL McANDREW in the presence of : G. N. McAndrew.

A Commissioner for Declarations

SIGNED by the said AILEEN PATRICIA McANDREW in the presence of : A. P. McAndrew.

A Commissioner for Declarations

SIGNED by the said JONATHAN BOWIE ILBERY in the presence of :

Commissioner for Declarations

SIGNED by the said JOHN COLIN MANLEY in the presence of :

SIGNED by the said ROBERT JAMES NORRISS in the presence of :

A Commissioner for Declarations

SIGNED by the said KEVIN JOHN PARRY in the presence of : K. J. Parry

SIGNED by the said DONALD HARLEY REDMAN in the presence of : D. H. Redman.

SIGNED by the said ELEMER KLOSSY in the presence of : Elemer Klossy

COMMISSIONER FOR DECLARATIONS

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A192896 $8

9.41

33642

TRANSFER

VOL 250 FOL 311

SHEETS TYPED 4

(Lots 50 & 53)

OFFICE OF TITLES WESTERN AUSTRALIA

REGISTERED 9.41 ORDER No 23rd OF July 1969

LODGED BY ~~R.C.T.~~ TO DOCUMENTARY SERVICES.

9707

Clerp C/T to Parker & Parker

21 Eclipse Drive, COLLINGWOOD HEIGHTS 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	R20
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	No Result
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	No Result
Aboriginal Cultural Heritage Lodged	No Result
Aboriginal Cultural Heritage Historic	No Result

General Information

Ward	No Result
Locality	COLLINGWOOD HEIGHTS
Polygon Number	585823
PI Parcel	P009029 53
Lot Number	53
Usage Description	Transfer of Land Act (Type 1)
Usage Code	1
Area (m²)	809.237

Planning Considerations

Consideration	No Result
Scheme Standards	No Result

Building Applications

Application Number: 2201
Description: DWELLING AND GARAGE
Decision Description: Approved
Decision Date: 26/7/1973

Application Number: 2771
Description: NEW DWELLING
Decision Description: Approved
Decision Date: 5/5/1976

Application Number: 6658
Description: GARAGE
Decision Description: Approved
Decision Date: 18/9/1985

Plan 9029

Lot	Certificate of Title	Lot Status	Part Lot
50	1324/851	Registered	
51	238/47A	Registered	
52	1362/760	Registered	
53	1324/852	Registered	
54	238/48A	Registered	
55	1386/131	Registered	
56	1386/118	Registered	
57	1386/136	Registered	
58	1386/127	Registered	
59	1386/132	Registered	
60	1386/126	Registered	
61	1386/142	Registered	
62	403/63A	Registered	
63	391/40A	Registered	
64	1997/58	Registered	
65	313/15A	Registered	
66	1719/532	Registered	
67	1372/559	Registered	
68	1372/560	Registered	
69	452/135A	Registered	
70	1367/1	Registered	
71	326/123A	Registered	
72	127/194A	Registered	
74	1488/384	Registered	
75	153/122A	Registered	
76	127/198A	Registered	
77	250/34A (Cancelled)	Retired	
78	260/81A	Registered	
79	127/196A	Registered	
80	147/126A	Registered	
83	1447/975	Registered	
84	1447/974	Registered	
85	134/49A	Registered	
86	127/193A	Registered	
87	127/199A	Registered	
88	147/122A	Registered	
89	1475/978	Registered	
90	127/195A	Registered	
91	1475/979	Registered	
92	250/30A	Registered	
93	1475/980	Registered	
94	134/55A	Registered	
95	1475/977 (Cancelled)	Retired	
96	127/192A	Registered	
97	147/127A	Registered	

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Plan 9029

Lot	Certificate of Title	Lot Status	Part Lot
98	134/50A	Registered	
99	1771/229	Registered	
100	1747/979	Registered	
101	1759/788	Registered	
102	284/72A	Registered	
7443	LR3082/960	Registered	

SYMBOLS SHEET
GAS UTILITY NETWORK

EXISTING GAS NETWORK
- Transmission Pipelines
- Distribution Pipelines
- Distribution Pipe MAOP 350kPa
- Distribution Pipe MAOP 70kPa
- Distribution Pipe MAOP 7kPa
- Not Gassed (none)
- Service Pipe

PROPOSED GAS ASSETS
- Proposed Meter
- Proposed Main
- Common Trenching
- Replacement Program

ABANDONED GAS NETWORK
- Inactive / Removed Meter
- Abandoned Fitting
- Abandoned Valve
- Abandoned Gas Main
- Abandoned Fitting SOLD
- Abandoned Valve SOLD
- Abandoned Gas Main SOLD

COMPOUNDS
- Gate Station
- Pressure Reducing Station
- L.P.G. Tank
- Hydrogen Plant

VALVES
- Isolation Valves
- Service Valves

MONITORING DEVICES
- Flow Monitoring Device
- Pressure Monitoring Device

ASSOCIATED INFRASTRUCTURE
- Associated Asset

DUCTS AND SLEEVES
- Duct
- Horizontal Boring
- Sleeve
- Road Crossing
- Concrete Slabbing

REGULATOR SETS
- Regulator Set
- Boundary Regulator

DELIVERY POINTS
- Meter
- Interval Meter
- Meter Set

PIPE JUNCTIONS
- End Cap
- Expansion Joint
- Reducer
- Tee
- Transition
- Weld
- Monolithic Joint
- Stopple
- Odorizer
- Junctions

PROTECTION DEVICES
- Test Point
- Anode
- Rectifier

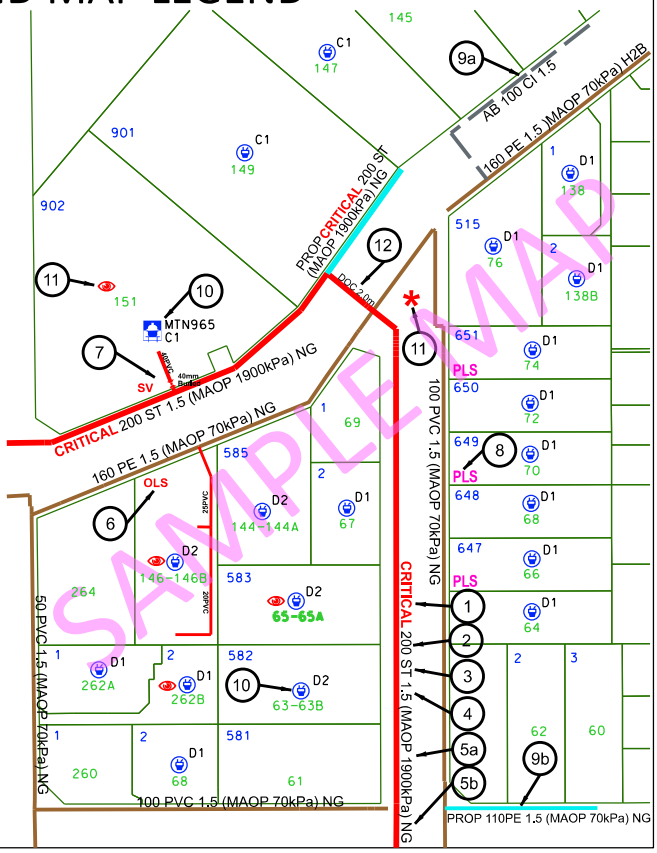
FEATURES

- SC — Side Elevation
- Obstacle
- See Details
- NC — Not Connected
- SV — Gas Service
- Sign
- OLS — Offline Service
- Linked Document
- PLS — Pre-Laid Service
- PLSS — Pre-Laid Service Stairs
- PLST — Pre-Laid Service Tee
- BL — Asset end on Main
- CoD — Asset ends on Direction Peg
- Reference Line
- Gas Pit
- DOC 12m — Arrow Pointer
- Proving Location
- Pressure Upgrade
- Not Gassed
- Suburb
- Local Government

ASSET IDENTIFICATION AND MAP LEGEND

Asset Identifaction Legend

1. **Critical Asset** (**See Cover Sheet WARNINGS**)
2. Pipe Diameter (millimetres)
3. Pipe Material:
   CI = Cast Iron PE = Polyethylene, GI = Galvanised Iron,
   PVC = PVC, ST = Steel
4. Alignment (in metres from property line)
5. Pressure in main & Gas Type
   5a) MAOP (Maximum Allowable Operating Pressure)
   5b) Gas Type:
   NG = Natural Gas.
   H2B = Natural Gas Blended with % Hydrogen.
   LPG = Liquefied Petroleum Gas.
6. Off-line Service service may not be straight line to meter.
   (**WARNING OLS may not always be shown on plan**).
   See Cover Sheet for More Information.
7. Service Valve in the vicinity
   (**NOTE:** Service Valve may be **"BURIED"**)
8. Pre-laid Service laid in Common Trench
9. Main Status: (See **Cover Sheet WARNINGS**)
   9a. AB & ABS = Abandoned Mains, Ab Sold.
   9b. PROP = Proposed Mains
10. Customer Connection: Does not indicate actual location of Meter Position
    D2 (D = Domestic & 2 = Number of Meters)
    C1 (C = Commercial & 1 = Number of Meters)
11. **Additional detail available and Must be obtained if within area of proposed works see Cover Sheet.**
12. Depth of Cover (DOC) in metres.



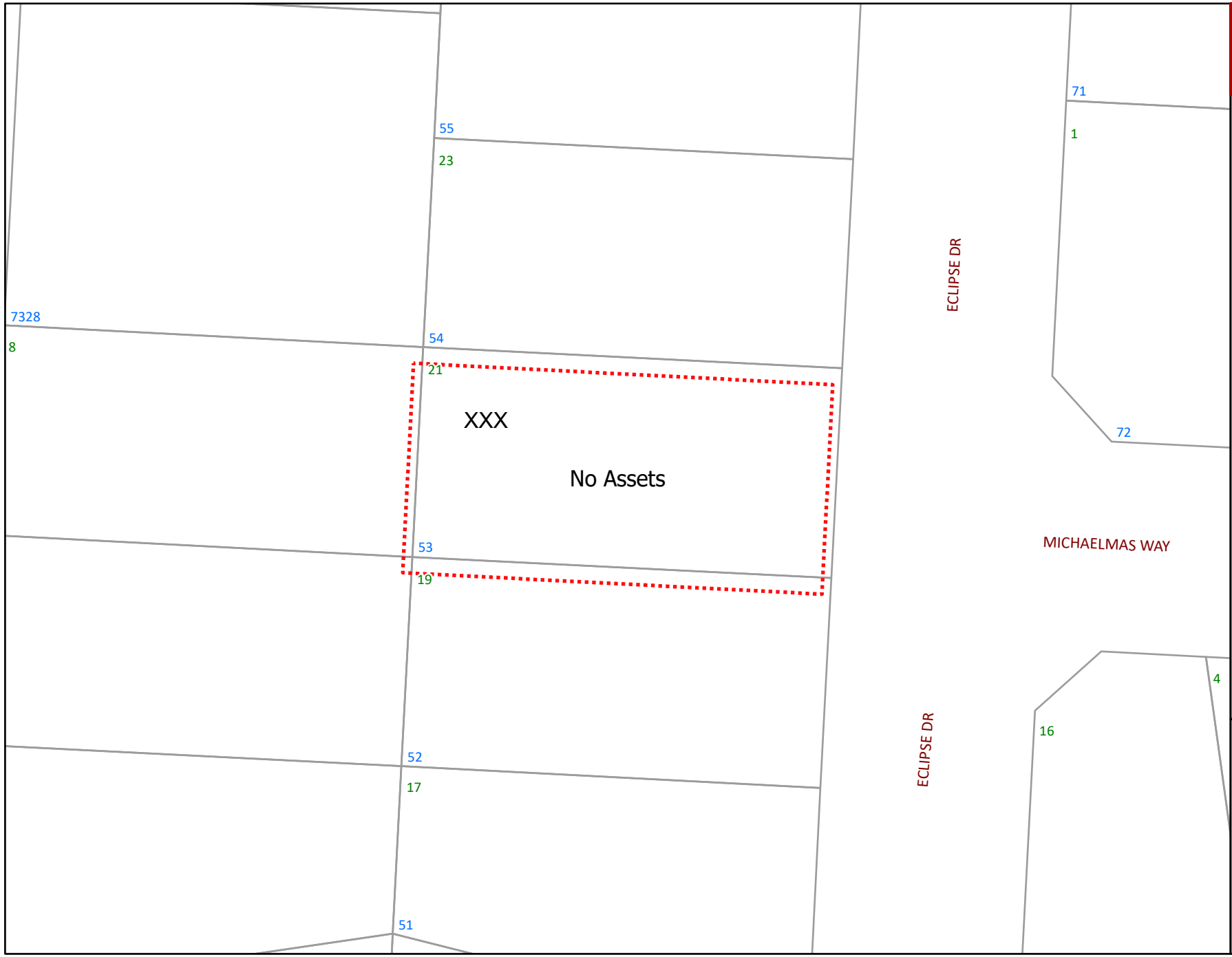
ATCO

©ATCO Gas Australia Pty LTD
ABN: 90 089 531 975

Date: 11/08/26 (valid for 30 days)
Index Sheet

Seq # 277580041
Job # 53933473

BYDA Location: 21 Eclipse Dr Collingwood Heights 6330
Scale: 1:500



WARNING
Refer to Cover Sheet for Further Information

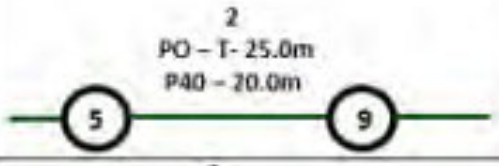
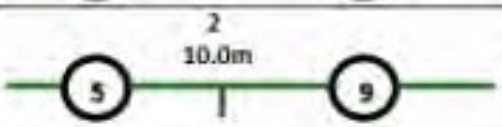
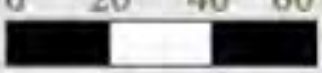
BYDA Enquiry

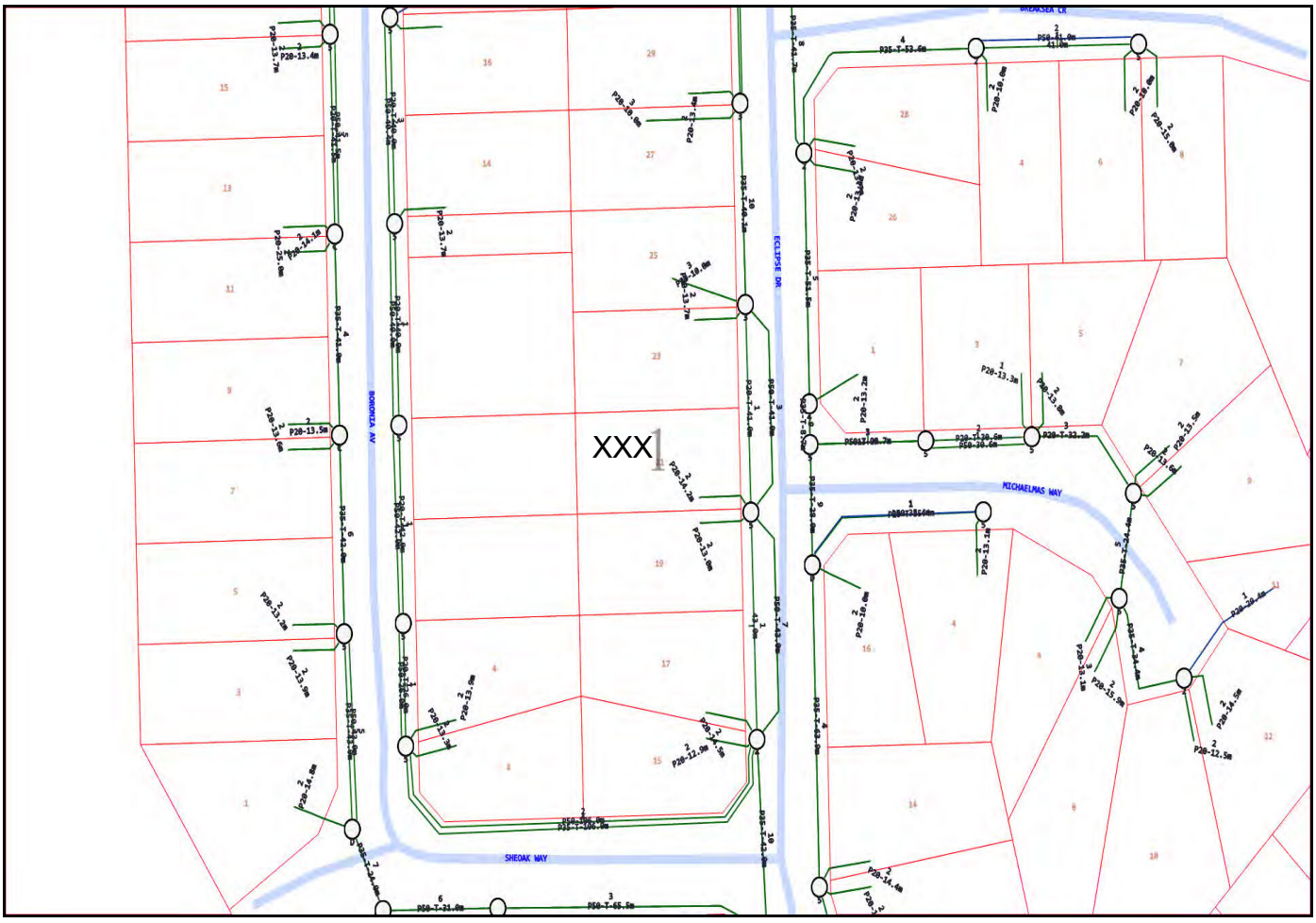
Please refer to Symbols Sheet for Further Information

Disclaimer:
Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing).
ATCO Gas Australia will seek compensation for damage caused to assets.

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LEGEND

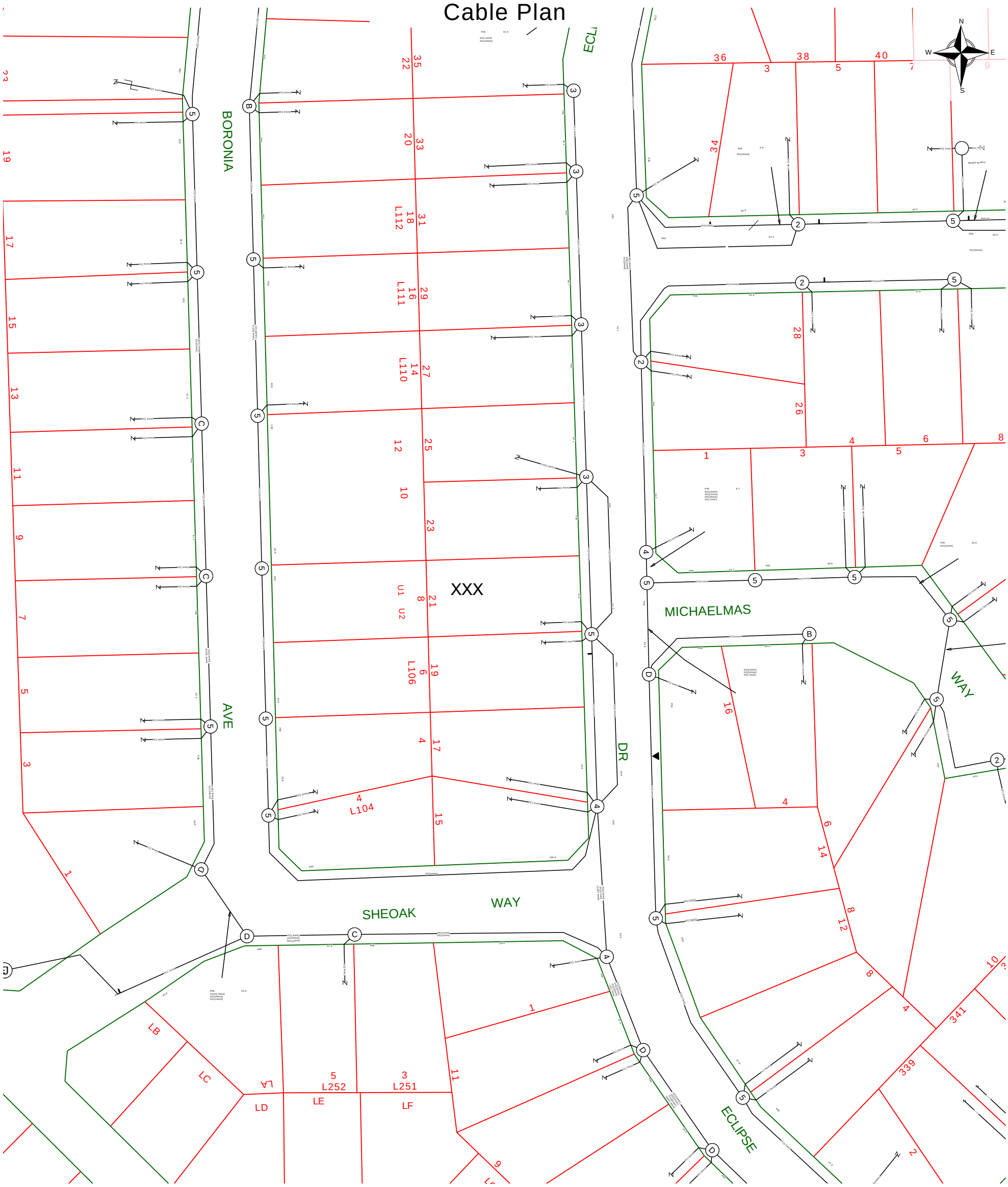
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	 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-c Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 277580043
TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
Generated On 11/08/2026 13:29:07	

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

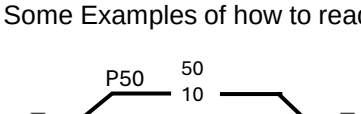
Protect our Network:

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**

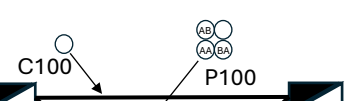
LEGEND

Leadin terminates at a Customer Address	Cable Jointing Pit Number / Letter indicating Pit type/size
Exchange Major Cable Present	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	Marker Post Installed
MC — Main Cable ducts on a Distribution Plan	Buried Transponder
Blocked or Damaged Duct	Marker Post & Transponder
Footway Access Chamber (can vary between 1-lid to 12-lid	Optical Fibre Cable Direct Buried
NBN Pillar	Direct Buried Cable
Third Party Owned Network Non-Telstra	nbn owned network



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

(attached text denotes conduit type and size)



Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

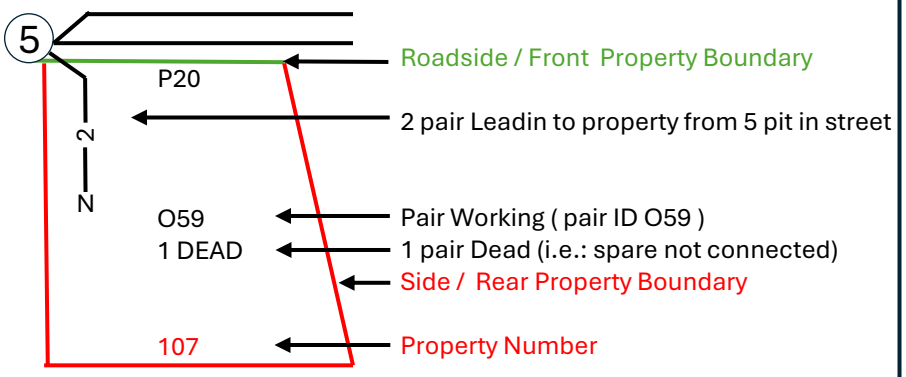
Some examples of conduit type and size:

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

WATER CORPORATION

Scale:	1:750
Job No.:	53933473
Sequence No.:	277580042
Print Date:	11 Aug 2026

N

Water

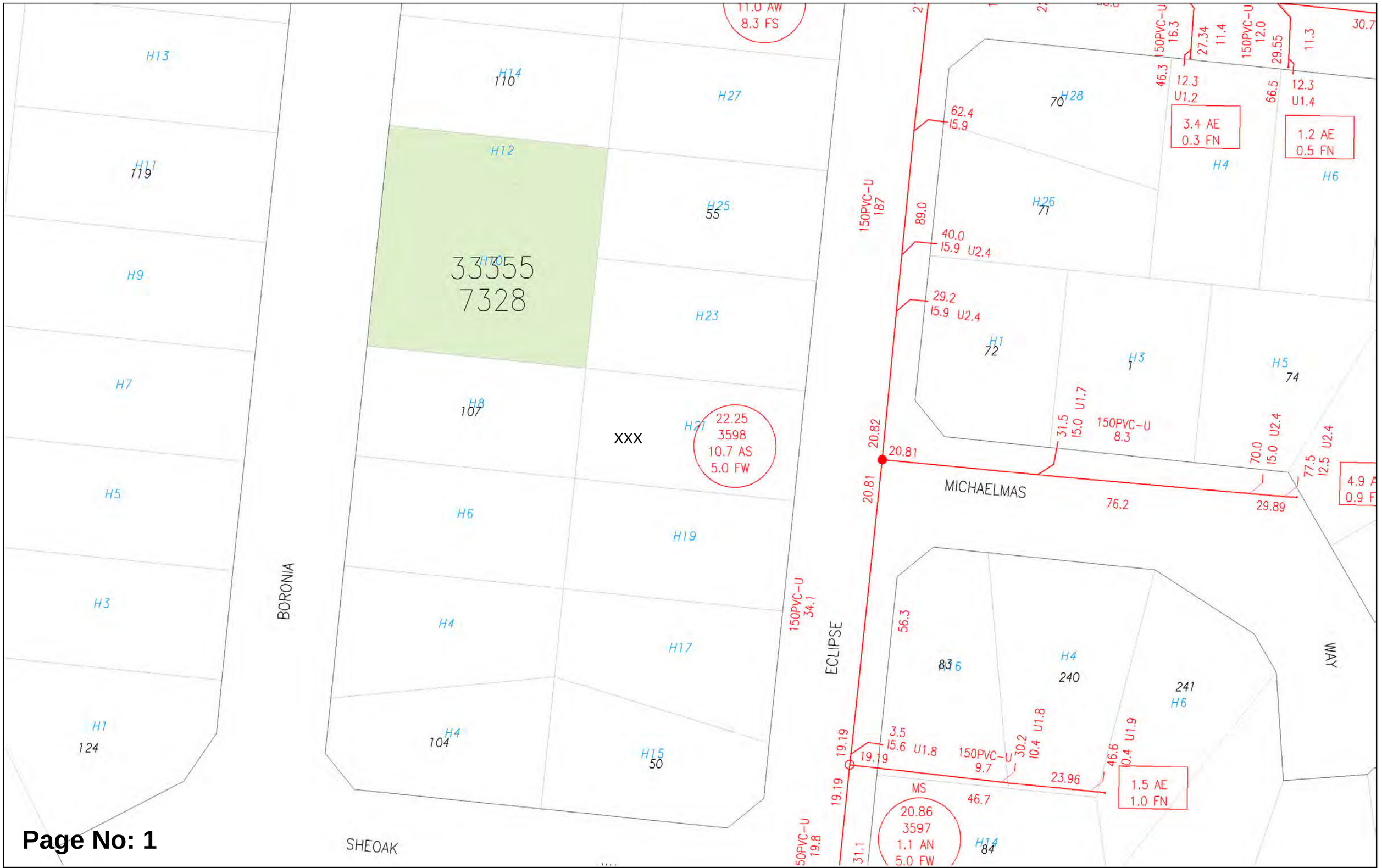
WARNING ASSET PROTECTION APPROVAL MAY BE REQUIRED

Apply for approval to work near our assets at:

Working near assets (watercorporation.com.au)

Unauthorised work within prescribed proximities of Water Corporation Assets is prohibited.

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.



Page No: 1

WATER CORPORATION

Scale:	1:750
Job No.:	53933473
Sequence No.:	277580042
Print Date:	11 Aug 2026

N

Sewer

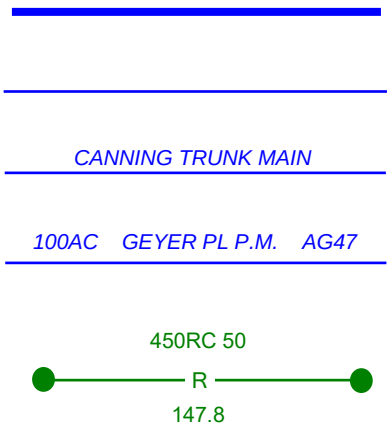
The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission 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.

Plan Legend (summary)
INFORMATION BROCHURE



This legend is provided to Dial Before You Dig users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from www.watercorporation.com.au. (Your business > Working near pipelines > Downloads)

WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. Pothole by hand to verify asset location before using powered machinery.



WATER, SEWERAGE AND DRAINAGE PIPELINES

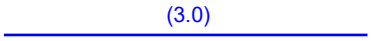
CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED
A risk assessment may be required if working near this pipe. Refer to your Dial Before You Dig information or call 131375.

Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth.

P.M.	pressure main
M.S.	main sewer
R	rising main (i.e. drainage pressure main)

Common material abbreviations:

AC	asbestos cement e.g. 100AC NOTE: AC is brittle and is easily damaged.
CI	cast iron
GRP	glass reinforced plastic
P	PVC - class follows pipe material (e.g.100P-12)
RC	reinforced concrete
S	steel
VC	vitrified clay



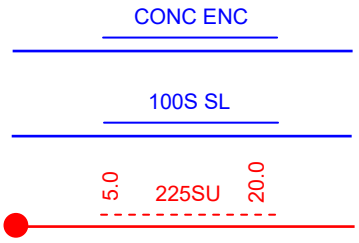
NON-STANDARD ALIGNMENT

Pipes are not always located on standard alignments due to local conditions. (i.e. Other than 2.1 m for reticulation mains and 4.5 m for distribution mains.)



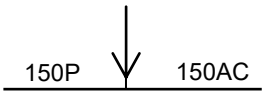
OTHER PIPE SYMBOLS

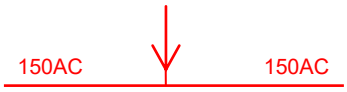
Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.



CONCRETE ENCASEMENT, SLEEVING AND TUNNELS

May be in different forms: steel, poured concrete, box sections, slabs.





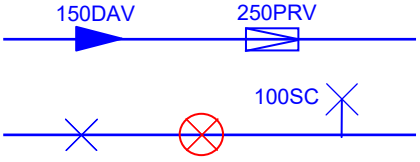
CHANGE INDICATOR ARROW

Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).



PIPE OVERPASS

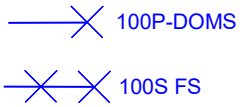
The overpass symbol indicates the shallower of the two pipes.



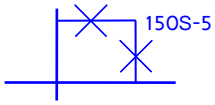
VALVES

Many different valve types are in use. Valve may be in a pit or have a visible valve cover. There may be no surface indication.

Valves may be shallower than the main or offset from it. e.g. A scour valve (SC) may have a pipe coming away from main pipeline on the opposite side to that indicated on the plan.



FIRE SERVICES
100 mm polythene domestic (DOMS) service
FS Fire service
FHS Fire hydrant service
Hydrant may be visible external to the building. Even if not visible a substantial fire service may still be present.



PIPE BYPASS
Bypass will not be on the same alignment as the main pipeline.



CATHODIC PROTECTION (CP)
Buried CP equipment may be located some distance from the pipeline being protected interconnected by buried cable. All CP fittings may not be visible.
A buried anode – various sizes and configurations
TP test point - may be visible on a post or in-ground
TR transformer rectifier



ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT
NOTE: Opening any manhole or pit is dangerous and is prohibited.
Below ground. May not be any visible signs at ground level or may be located in a pit.



WASTEWATER ACCESS CHAMBERS (MANHOLES)
-- Manhole (shown not labelled)
-- Tee or maintenance shaft (shown not labelled)
MS maintenance shaft (labelled)
WARNING: Opening any manhole or pit is dangerous and is prohibited.



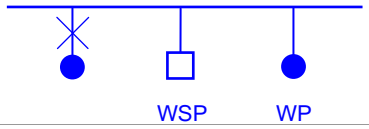
WASTEWATER MANHOLE INFORMATION BOXES
Square non-trafficable Do not drive vehicles over or place loads.
Round trafficable
In general if not located in the road treat as if non-trafficable.



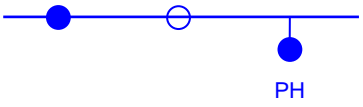
HAZARDOUS MANHOLE
Indicates a potential health hazard from risk of exposure to toxic waste.
WARNING: Opening any manhole is dangerous and is prohibited.



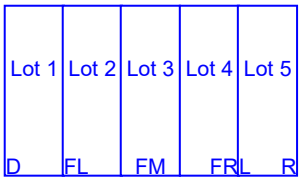
FLOWMETER
Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)



STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)
May be located adjacent to mains. Usually there will be some visible indication.



Hydrant May not be visible.
Hydrant Tee May not be visible.
Pillar hydrant Visible



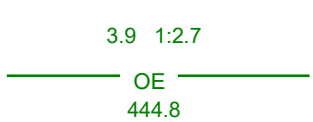
PRE-LAID SERVICES
D Deferred
FL Fully Prelaid Left
FM Fully Prelaid Front Middle
FR Fully Prelaid Right
L Left
R Right

Code indicates on which side of a lot the water service is located:

May be no visible indication at site.

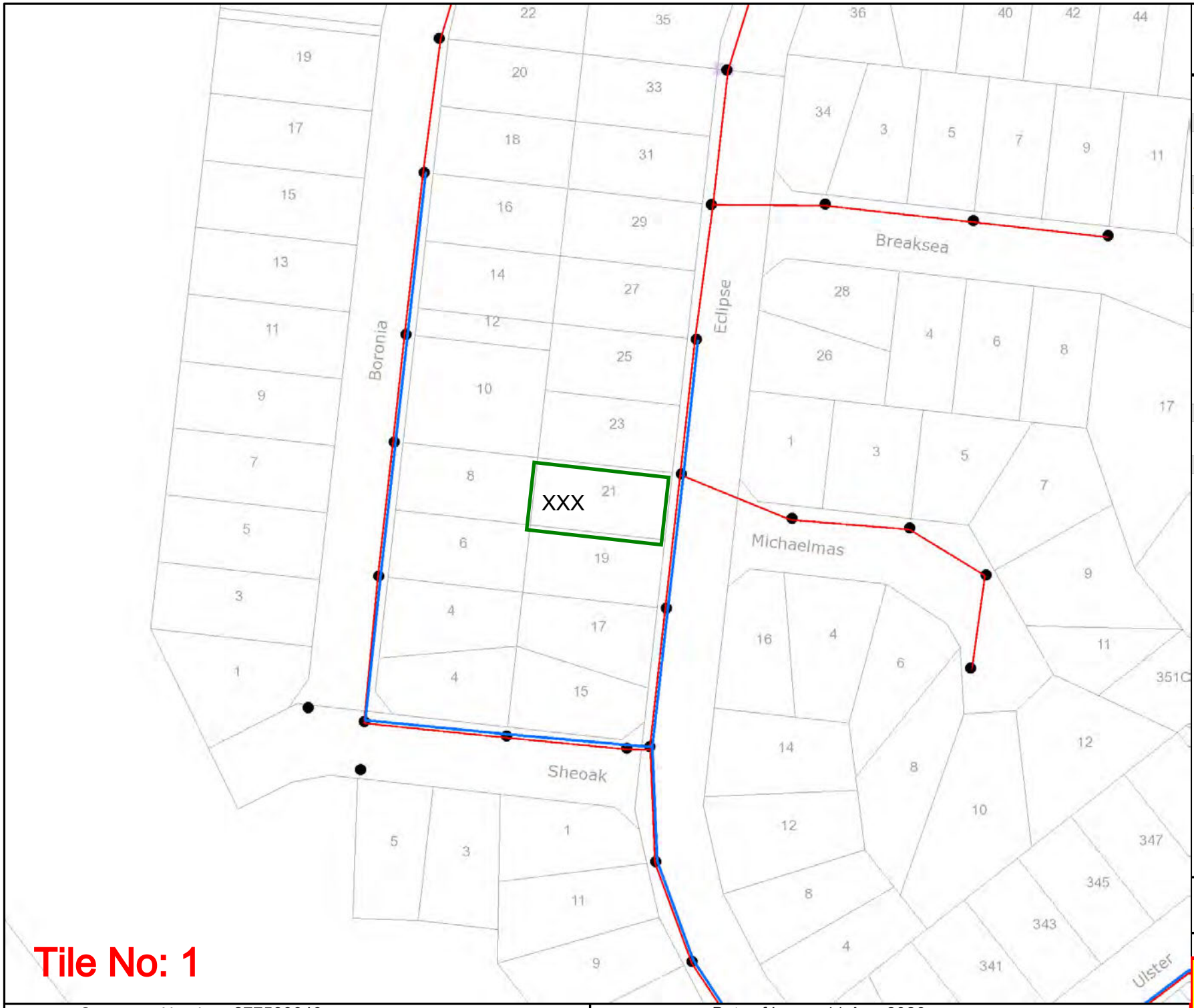


SEWER OR DRAINAGE PUMP STATION
Several pipes and a pressurised main will be in the vicinity.



OPEN CHANNEL
OA Landscaped
OE Normal Open Earth
OF Open channel with flood levee
OH Half Pipe
OL Lined Channel
OS Swale-Shallow Depression
OW Natural Water Course

Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.



Tile No: 1

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
Telephone: 13 10 87
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

Sequence Number: 277580040 | Date of Issue: 11 Aug 2026

GOVERNMENT OF WESTERN AUSTRALIA

Landgate



Property Interest Report

21 Eclipse Drive, Collingwood Heights 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

3 1 2

21 Eclipse Drive, Collingwood Heights 6330

Number of interests that impact this property	18
Certificate of title number	1324/852
Land ID	Lot 53 On Plan 9029
Type of property	House
Property use	Residential
Year built	1974
Wall/Roof type	Brick Walls/Tile Roof
Land area	809 m²
Building area	N/A
Local Government Authority	Albany
Zoning	Residential (R20)

Perth CBD
388.1km

Beach
1.8km

Primary School
832m

Secondary School
832m

Generated: 11/08/2026 at 02:04 PM. Request number: 70233997

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.

- 1 in 100 AEP Floodplain Development Control Area
- Building and Construction Industry Training Levy
- Building Permit
- Demolition Permit
- Dial Before You Dig
- Emergency Services Levy
- Groundwater Salinity
- Land Tax
- Local Government Rates
- Local Planning Schemes
- Mosquito-borne Disease Risk
- Native Title and Indigenous Land Use Agreements
- Occupancy Permit
- Residual Current Device
- Smoke Alarm
- Sprinkler Restrictions & Bans
- Swimming Pool
- 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.

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

3. Summary of interests that DO NOT AFFECT this property

- Water Corporation Infrastructure Contribution - Water, Sewer and/or Drainage
- Water Corporation Non-Standard Services (Private Fire Service)
- Water Corporation Pressure Exempt
- Water Corporation Private Pressure Sewer System
- Water Corporation Reserve Sewer, Water and Drainage Infrastructure Contribution Charge
- Water Corporation Saline Water
- Water Corporation Sewer System
- Water Corporation Special Agreement - Nitrate Water Condition
- Water Corporation Special Agreement - Non-Potable
- Water Corporation Water service is supplied by an Agreement
- 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.

---

1 in 100 AEP Floodplain Development Control Area

Responsible agency:
Department of Water and Environmental Regulation

Definition of Interest:
1 in 100 Annual Exceedance Probability (AEP) Floodplain Development Control Area delineates land that may be affected by the 1 in 100 AEP flooding and therefore subject to development control.

Affect of Interest:
This property has been identified as either being:

- within the 1 in 100 AEPI floodplain; or
- within 300 metres of the floodplain and may be affected by flooding during a 1 in 100 AEP flood.

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 in 100 AEP Floodplain Areas:
Floodplain Development Strategy Area - Yakamia Creek - Albany
Coverage - DoW - WRC 15264: Yakamia Creek Flood Study - Albany Townsite (December 2002) - Aquaterra Consulting Pty Ltd - Project No. 298/B1, LiDAR: Albany Town & Frenchmans Bay (20/12/2012) & State Planning Policy No.2.6 (30/07/2013) re: climate change

The Floodplain Development Strategy for the area recommends that proposed development that is located:

- outside of the floodway is considered acceptable with respect to major flooding, however, a minimum habitable floor level of 0.50 metre above the adjacent 1 in 100 AEP flood level is generally recommended;
- within the floodway and is considered obstructive to major river flooding is not acceptable.

There is a 1% chance of the 1 in 100 AEP flood level (or greater) occurring in any one year. Larger floods will occur but will be less frequent.

As some flood risk can be mitigated through appropriate building conditions imposed by Local Government, the relevant Local Government can be contacted to ascertain if the flood risk to this property has been mitigated.

The Department of Water and Environmental Regulation (DWER) can be contacted on (08) 6364 7600 or flood@water.wa.gov.au for further site specific flood information or see www.water.wa.gov.au.

Legislation governing the interest:
Water Agency (Powers) Act 1984

Building and Construction Industry Training Levy

Responsible agency:

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.

Construction Training Fund Board

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

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

Legislation governing the interest:
Building and Construction Industry Training Fund and Levy Collection Act 1990
Building and Construction Industry Training Levy Act 1990

Building Permit

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

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

Affect of Interest:
A building permit application will be required to be submitted to the relevant local government if the proposal includes the construction, renovation, alteration or improvement of a building.
For information on applying for a building permit, contact the relevant local government or for general information on the building approvals process, contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

Demolition Permit

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

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

Affect of Interest:
A demolition permit application will be required to be submitted to the relevant local government.
A person named as a demolition contractor on a demolition permit may be required to be appropriately licensed by WorkSafe to carry out demolition work, as well as an asbestos removal licence. The licence from WorkSafe is in addition to the requirement for a demolition permit.

For information on applying for a demolition permit, contact the relevant local government or for general information on the building approvals process, contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 489 099 or email: be.info@demirs.wa.gov.au.
For all licencing applications and enquiries please call 1300 424 091 or e-mail: wscallcentre@demirs.wa.gov.au.

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

4. Details of interests that AFFECT this property

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 following Emergency Services Levy category classification:

Emergency Service Levy Boundaries:
ESL Category - 2
ESL Boundary - Albany
ESL Calculation - In 2026-27 Category 2 properties pay $0.008275 x the Gross Rental Value (GRV) subject to a minimum $113 charge & a maximum charge of $420 for vacant, residential & farming usages; and $240,000 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

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

Local Government Rates

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

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

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

For more information contact your Local Government Authority.

Legislation governing the interest:
Local Government Act 1995
Local Government (Financial Management) Regulations 1996

Local Planning Schemes

Responsible agency:
Department of Planning, Lands and Heritage

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

Affect of Interest:
The selected area of land has the following zoning(s) and/or land-use class(es):
Local Government Authority:
Description - LGA Boundary
Name - ALBANY, CITY OF
Residential Code:
R Code Number - R20
Gazettal Date - 27/02/2024
Scheme Name - ALBANY
Scheme Number - 2
Local Area Zoning:

4. Details of interests that AFFECT this property

Scheme Name - ALBANY
Zoning - Residential
Label -
Label Description -
Gazettal Date - 27/02/2024
Scheme Number - 2
For more information see www.planning.wa.gov.au/Local-planning-schemes.aspx.
Or contact your Local Government Authority for more information.

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

Mosquito-borne Disease Risk

Responsible agency:
Department of Health

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

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

Details are as follows:
Mosquito-borne Disease Risk:
Risk Level - Low or unknown risk

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

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

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

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

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

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

For more information about mosquito management, contact the Environmental Health 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:
Department of Energy, Mines, Industry Regulation and Safety

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

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

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

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

Legislation governing the interest:
Building Act 2011
Building Regulations 2012

Sprinkler Restrictions & Bans

Responsible agency:
Department of Water and Environmental Regulation

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

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

Details are as follows:

Sprinkler Restrictions:

Region - South-West

Winter Restrictions - Stage 6

Summer Restrictions - Stage 4

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

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

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

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

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

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

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

Legislation governing the interest:

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

Swimming Pool

Responsible agency:
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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Image on cover for illustrative purposes only

[redacted]
21 Eclipse Drive
Collingwood Heights, 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 appraisal on current market conditions as well as our extensive knowledge of the property market in the local area.

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

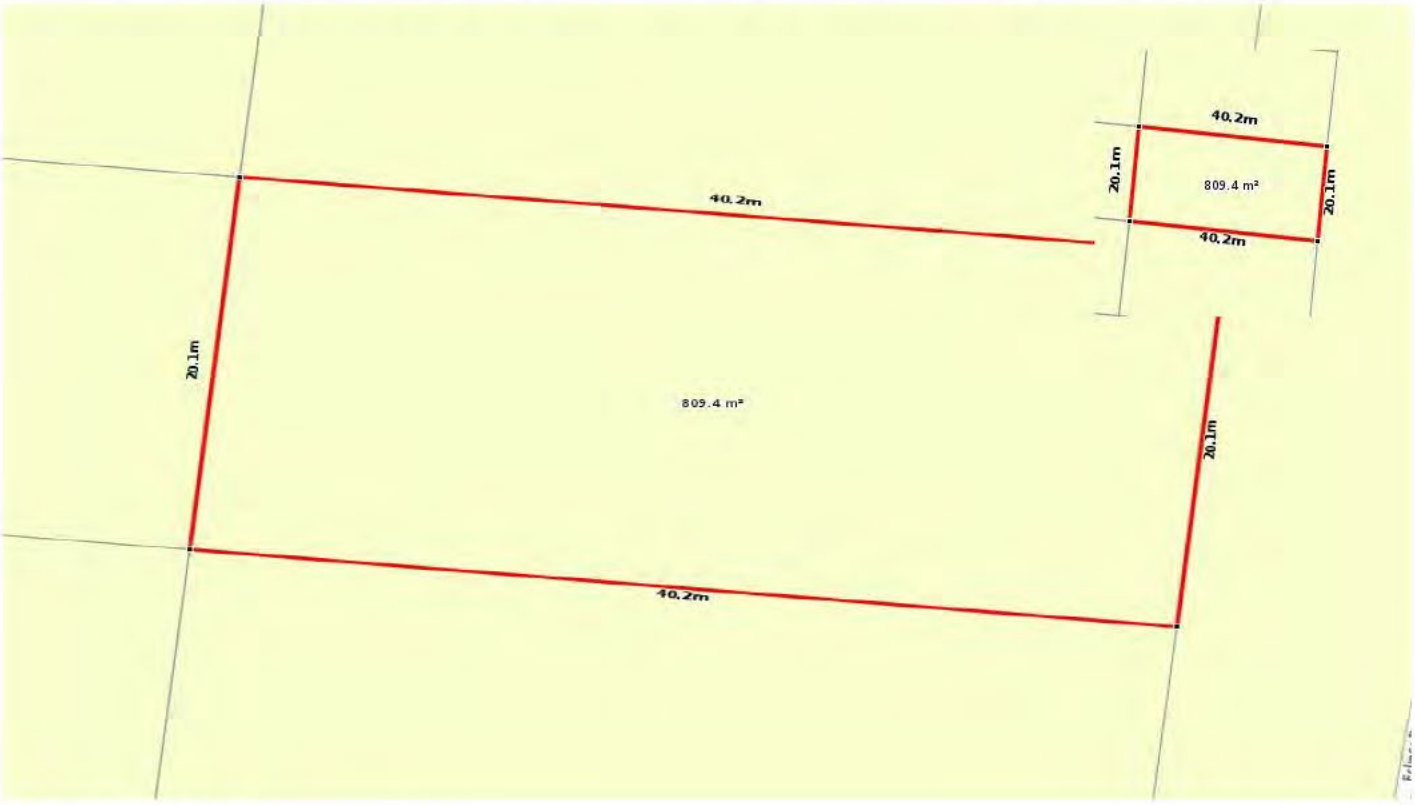
Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Honi Benson

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

21 ECLIPSE DRIVE, COLLINGWOOD HEIGHTS, WA 6330



Owner Details

Owner Name(s): [redacted]
Owner Address: N/A
Phone(s):

Owner Type: Owner Occupied

Property Details

3 1 2

Property Type: House - N/A
RPD: 53//P009029 (1324/852)

Area: 809 m² (101 m²)
Area $/m2: ()
Land Use: HOUSE (10)
Water/Sewerage:
Zoning R20
Property ID: 13277401 / WA585823
Council: ALBANY, CITY OF
UBD Ref: UBD Ref:
Features: Build Yr: 1974, Roof Type: TILE

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
$ 0	12/06/1980		809 m²	Normal Sale	No
$ 0	01/01/0001		809 m²	Normal Sale	No

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Nearby Comparable Rental Properties

There are 13 rental properties selected within the radius of 9000.0m from the focus property. The lowest for rent price is $450 and the highest for rent price is $650 with a median rental price of $600. Days listed ranges from 8 to 38 days with the average currently at 17 days for these selected properties.

5 JASON RD, BAYONET HEAD 6330

3 | 1 | 2



Property Type: House
Area: 1,126 m² (138 m²)
RPD: 377//P009179

Current Rent Price: **$650 per week**
First Rent Price: **$650 per week**
Month Listed: **August 2026**
Days on Market: **8 Days**

Features: BUILD YR: 1981, WALL TYPE: B/VEN, ROOF TYPE: TILE, BRICK AND TILE, FIRE PLACE, VERANDAH/DECK, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO

A

2/50 PIONEER RD, CENTENNIAL PARK 6330

3 | 1 | 1



Property Type: House
Area: 4,838 m² (92 m²)
RPD: 2//S034645

Current Rent Price: **$480 per week**
First Rent Price: **$480 per week**
Month Listed: **August 2026**
Days on Market: **9 Days**

Features: BUILD YR: 1997, WALL TYPE: BRICK, ROOF TYPE: TILE

B

31 WILSON ST, LITTLE GROVE 6330

3 | 1 | 1



Property Type: House
Area: 966 m² (104 m²)
RPD: 7//D040961

Current Rent Price: **$600 per week**
First Rent Price: **$600 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **14 Days**

Features: BUILD YR: 1975, WALL TYPE: FIBRO, ROOF TYPE: FIBRO, FIRE PLACE, IMPROVEMENTS: FLOORBOARDS

C

12 BEAUFORT RD, YAKAMIA 6330

3 | 1 | 1



Property Type: House
Area: 743 m² (113 m²)
RPD: 251//P012503

Current Rent Price: **$600 per week**
First Rent Price: **$600 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **16 Days**

Features: BUILD YR: 1979, WALL TYPE: BRICK, ROOF TYPE: TILE

D

97 ANGOVE RD, SPENCER PARK 6330

3 | 1 | 2



Property Type: House
Area: 499 m² (122 m²)
RPD: 1//S055028

Current Rent Price: **$550 per week**
First Rent Price: **$550 per week**
Month Listed: **July 2026**
Days on Market: **30 Days**

Features: BUILD YR: 1965, WALL TYPE: FIBRO, ROOF TYPE: TILE, STUDY

E

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75 ADELAIDE CRES, MIDDLETON BEACH 6330

3 2 2



Property Type: House
Area: 782 m² (152 m²)
RPD: 28//P000367

Current Rent Price: **$500 per week**
First Rent Price: **$500 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **8 Days**

Features: BUILD YR: 1950, WALL TYPE: WB, ROOF TYPE: FIBRO, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: SECURE PARKING

F

23 HUMPHREYS ST, LOCKYER 6330

3 1 2



Property Type: House
Area: 898 m² (126 m²)
RPD: 315//P007210

Current Rent Price: **$650 per week**
First Rent Price: **$650 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **22 Days**

Features: BUILD YR: 1958, WALL TYPE: WB, ROOF TYPE: TILE

G

2/125 ANGOVE RD, SPENCER PARK 6330

3 1 1



Property Type: House
Area: 1,822 m² (432 m²)
RPD: 3//S022175

Current Rent Price: **$630 per week**
First Rent Price: **$630 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **8 Days**

Features: BUILD YR: 1992, WALL TYPE: BRICK, ROOF TYPE: TILE

H

154 HARE ST, MOUNT CLARENCE 6330

3 1 1



Property Type: House
Area: 1,798 m² (95 m²)
RPD: 21//D021774

Current Rent Price: **$500 per week**
First Rent Price: **$500 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **19 Days**

Features: BUILD YR: 1954, WALL TYPE: FIBRO, ROOF TYPE: TILE

I

1 VERDI ST, MOUNT MELVILLE 6330

3 1 1



Property Type: House
Area: 344 m² (344 m²)
RPD: 1//S058665

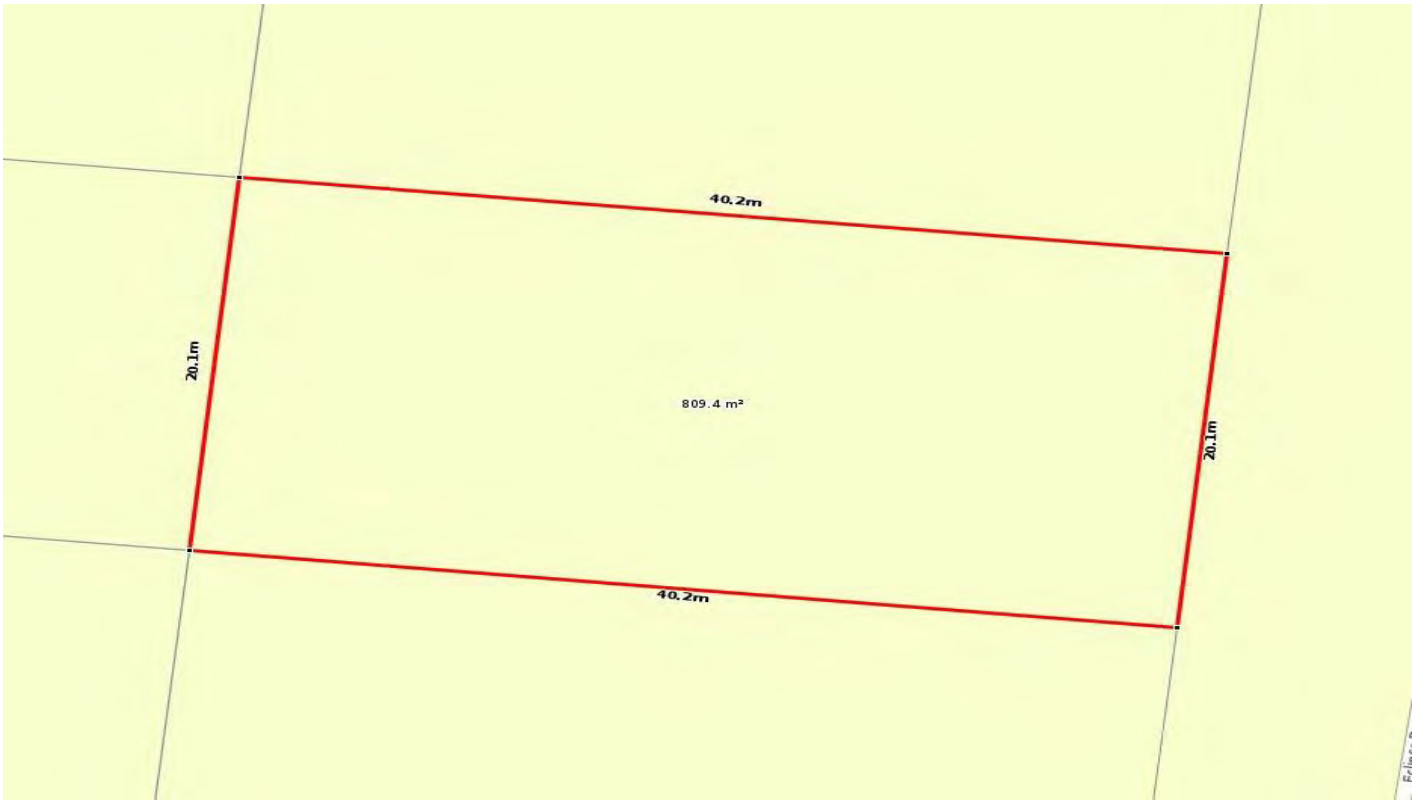
Current Rent Price: **$600 per week**
First Rent Price: **$600 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **14 Days**

Features: BUILD YR: 1952, WALL TYPE: FIBRO, ROOF TYPE: TILE

J

Prepared on 12/08/2026 by Honi B Realty. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)
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21 ECLIPSE DRIVE, COLLINGWOOD HEIGHTS, WA 6330



Appraisal Price

This market analysis has been prepared on 12/08/2026 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:

$520pw to $550pw

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.