







For Sale | 3 | 1 | $630,000 to $660,000

Coastal Proximity & Serious Backyard Potential – The Perfect Albany Lifestyle!

Welcome to 25 Bardley Road where a highly convenient location meets the space you've been dreaming of. If you have a boat, a caravan, or a vision for the ultimate workshop, this solid home on a massive 888m² block delivers exactly what you need. Inside, the home features a highly adaptable layout with a comfortable living area and an updated kitchen and bathroom.
Facts:
Year Built:1979 Zoning: R25 Block Size:888sqm
City Rates:$2728.84 Water Rates:$1643.28 Estimated Rental Return: $660pw to $680pw.
NB Rates and fees are subject to change.

Location

25 Bardley Road, Spencer Park WA 6330 Australia



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

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
1371	**568**

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 240 ON PLAN 10692

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

[redacted]

(T O649577) REGISTERED 22/2/2021

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

1. B388063 RESTRICTIVE COVENANT BURDEN REGISTERED 17/8/1977.

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----------

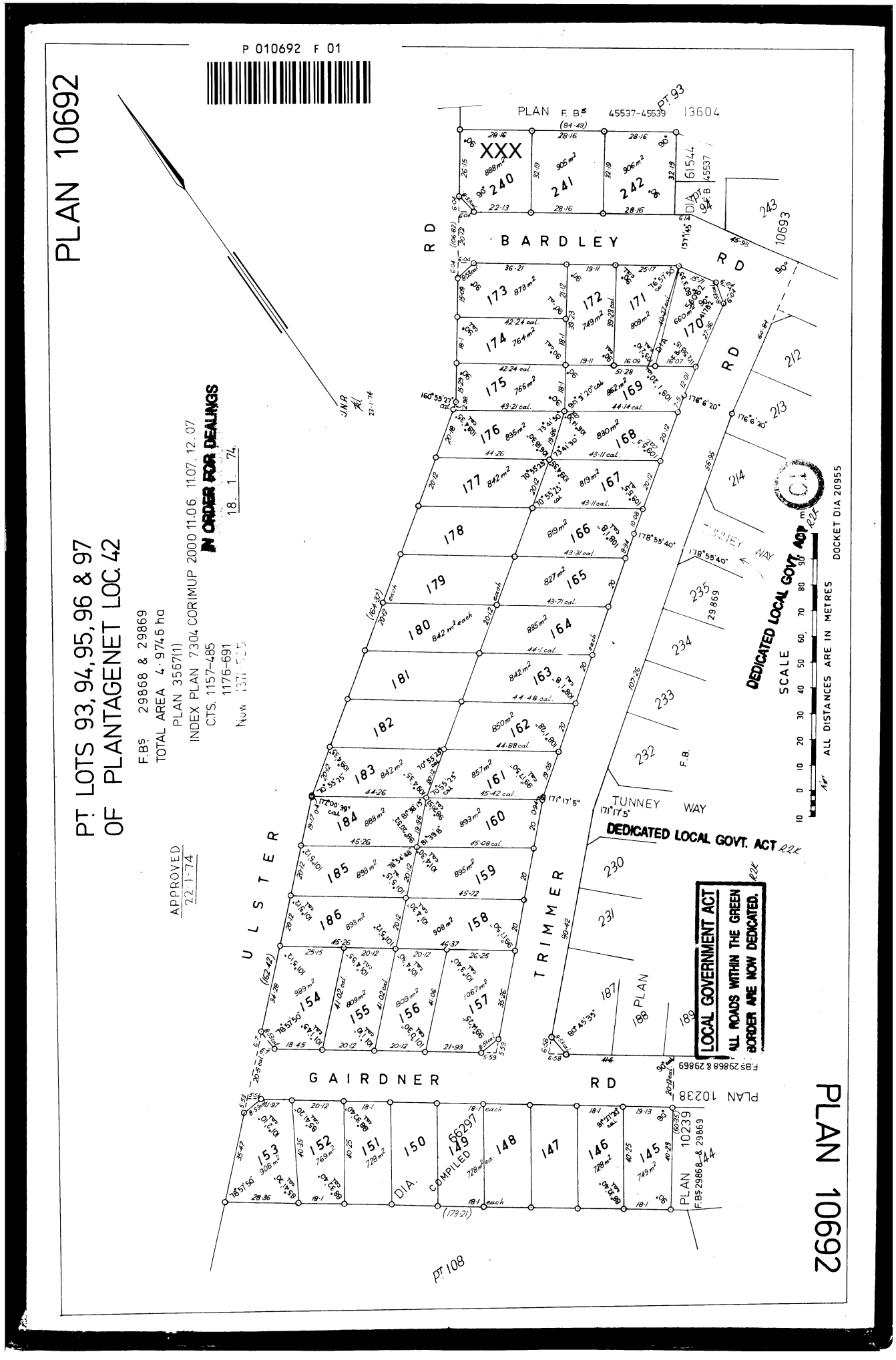
STATEMENTS:

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:	1371-568 (240/P10692)
PREVIOUS TITLE:	1371-525
PROPERTY STREET ADDRESS:	25 BARDLEY RD, SPENCER PARK.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ALBANY

LANDGATE COPY OF ORIGINAL NOT TO SCALE 15/10/2026 03:45 PM Request number: 70525091

Landgate
www.landgate.wa.gov.au



LANDGATE COPY OF ORIGINAL NOT TO SCALE 15/10/2026 03:45 PM Request number: 70525091

Landgate
www.landgate.wa.gov.au

Plan 10692

Lot	Certificate of Title	Lot Status	Part Lot
145	N/A	Retired	
146	1371/527	Registered	
147	2090/716	Registered	
148	1371/529	Registered	
149	1371/530 (Cancelled)	Retired	
150	1371/531 (Cancelled)	Retired	
151	1371/532	Registered	
152	2099/325	Registered	
153	1371/534	Registered	
154	SP51527	Strata'd	
154	1371/535 (Cancelled)	Strata'd	
155	1371/536	Registered	
156	1371/537	Registered	
157	1371/538	Registered	
158	1371/539	Registered	
159	1371/540	Registered	
160	2130/116	Registered	
161	1902/180	Registered	
162	1371/543	Registered	
163	1371/544	Registered	
164	1371/545	Registered	
165	1371/546	Registered	
166	1371/547	Registered	
167	1371/548	Registered	
168	1371/549	Registered	
169	1371/550	Registered	
171	1675/502	Registered	
172	1371/553	Registered	
173	1371/554	Registered	
174	1371/555	Registered	
175	1371/556	Registered	
176	1371/557	Registered	
177	1371/558	Registered	
178	1890/454	Registered	
179	1371/560	Registered	
180	1371/561	Registered	
181	1371/562	Registered	
182	1371/563	Registered	
183	1371/564	Registered	
184	1371/565	Registered	
185	1371/566	Registered	
186	1371/567	Registered	
240	1371/568	Registered	
241	1371/569	Registered	
242	1634/496	Registered	

LANDGATE COPY OF ORIGINAL NOT TO SCALE 15/10/2026 03:45 PM Request number: 70525091

Landgate
www.landgate.wa.gov.au

Plan 10692

Lot	Certificate of Title	Lot Status	Part Lot
8086	2207/745	Registered	

WESTERN AUSTRALIAN STAMP DUTIES

16-AUG-77 365600 $ * * G S/DLST $***0.25

WESTERN AUSTRALIA.
Transfer of Land Act 1893 as amended. No. B388063

TRANSFER OF LAND

DESCRIPTION OF LAND BEING TRANSFERRED.

ALL THAT piece of land being portion of Plantagenet Location 42 and being Lot 240 on Plan 10692 and being the whole of the land comprised in Certificate of Title, Volume 1371 Folio 568.

ESTATE AND INTEREST BEING TRANSFERRED.

Fee simple

ENCUMBRANCES.

Nil

TRANSFEROR.

HEREFORD PTY. LTD. of 220 Saint George's Terrace, Perth, in the State of Western Australia.

Agreement dated 14/4/76
Stamped $ 22.50
for COMMISSIONER OF STATE TAXATION

CONSIDERATION.

TWO THOUSAND, TWO HUNDRED DOLLARS ($2,200.00)

TRANSFEREE.

ROGER PATERSON TYSOE, Business Manager and KAREN FRANCES TYSOE, His Wife, both of Lot 67 Breaksea Crescent, Albany, in the said State. (As Joint Tenants)

16877

LANDGATE COPY OF ORIGINAL NOT TO SCALE 15/10/2026 03:58 PM Request number: 70525187

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.

AND the said ROGER PATERSON TYSOE and KAREN FRANCES TYSOE DOTH HEREBY for themselves, their heirs, executors, administrators and assigns COVENANT with with the said Vendor, HEREFORD PTY. LTD. (as the proprietor and for the benefit of the lands the subject of Plan 10692) and the Successors in title and assigns of the Vendor, as follows :-

THAT the said ROGER PATERSON TYSOE and KAREN FRANCES TYSOE shall not construct a dwelling house on the said Lot unless such dwelling house be constructed of brick, stone, concrete or similar materials, or of brick veneer.

Covenant

LANDGATE COPY OF ORIGINAL NOT TO SCALE 15/10/2026 03:58 PM Request number: 70525187

Landgate
www.landgate.wa.gov.au

Dated this 16th day of August 1977

TRANSFERORS

THE COMMON SEAL of HEREFORD PTY. LTD.

was hereto affixed by authority
of the Board of Directors
in the presence of:

HEREFORD PTY. LTD. COMMON SEAL

R Crawford
PERSON AUTHORISED
TO ATTEST THE SEAL.

J. G. Cornell
DIRECTOR

TRANSFEREES AND OTHER PARTIES

Signed

in the
presence of N. A. Marquis 33 CLIFF ST. ALBANY. BOOKKEEPER

Signed Karen of Lipsu

in the
presence of N. A. Marquis 33 CLIFF ST. ALBANY BOOKKEEPER.

LANDGATE COPY OF ORIGINAL NOT TO SCALE 15/10/2026 03:58 PM Request number: 70525187

Landgate
www.landgate.wa.gov.au

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 21 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. 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.

No. B388063

TRANSFER

FEES (office use)	$	c
	18	

Parties HEREFORD PTY. LTD. TO
ROGER PATERSON TYSOE and
KAREN FRANCES TYSOE

Lodged by T. M. BURKE PTY. LTD.
Address 220 St. Georges Tce PERTH. 6000
Phone No. 21 6293

T. M. BURKE PTY. LTD.

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. C/T
2.
3.
4.
5.
6.

Received items
No's 1
Rec. Clerk. D

BELOW THIS LINE FOR OFFICE USE ONLY

Encumbrances not notified on face.

Registered 17th August, 1977
at 9.54 o'clock and
particulars entered in the Register Book.

New Titles to issue or Endorsing instruction. NE. 2 Lodge

Initials of Signing Officer

REGISTRAR OF TITLES

EXAMINED.

END

LANDGATE COPY OF ORIGINAL NOT TO SCALE 15/10/2026 03:58 PM Request number: 70525187
Landgate
www.landgate.wa.gov.au

property information for use by agents

REIWA REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA

APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA (INC.) COPYRIGHT © REIWA 2026 FOR USE BY REIWA MEMBERS 000013117427

Honi B Realty

SELLER'S NAME: [redacted] ("the Seller")
Address: [redacted]
Suburb: [redacted] Post Code: 6330
Mobile: [redacted] Email: [redacted]

SELLER:
☑ is the Owner
☐ has given Power of Attorney to
☐ is a Mortgagee in Possession
☐ is an Executor/Administrator

SELLER'S NAME:
Address:
Suburb: Post Code:
Mobile: Email:

ADDRESS OF PROPERTY TO BE SOLD
25 BARDLEY ROAD
Suburb: SPENCER PARK Post Code: 6330
Whole Lot 240 on ~~Deposited/Diagram/Survey/Strata~~/Plan No. 10692
Whole Volume: 1371 Folio: 568 ("the Property")

LISTING PRICE
Auction ☐
$630,000 to $660,000

Listing Rep: Honi Benson
Agency Expires [redacted]

LISTING PRICE AMENDMENTS
$ Date
$ Date
$ Date

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:

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

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

RESIDENCE

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

Year Built 1979 Walls B/V Roof Tile Rates 2,720.84 Water 1,643.28

Zoning: R25

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	☐	Reticulation	☐	Sewer Connected	☑
Theatre	☐	Patio/Pergola	☐	Garage No. of cars	☐	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): 21.1m

Land Area (not Strata): 888sqm

Items not to be sold:
Items included in sale:
Items not in working order:
Illegal Structures:
Other features:

NOTES: No Key for the glass sliding door to the rumpus room

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

Seller's Signature [redacted] Seller's Signature

SIGN HERE

seller's disclosure statement

REIWA REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA
APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA (INC.) COPYRIGHT © REIWA 2025 FOR USE BY REIWA MEMBERS 000013117427
Honi B Realty

SELLER'S NAME: [redacted] **("the Seller")**

Address: [redacted] Post Code: [redacted]

Tel: Mobile: [redacted]3

Email: [redacted]

SELLER'S NAME: **("the Seller")**

Address: Post Code:

Tel: Mobile:

Email:

SELLER:
- ☑ is the Owner
- ☐ has given Power of Attorney to
- ☐ is a Mortgagee in Possession
- ☐ is an Executor/Administrator

ADDRESS OF PROPERTY TO BE SOLD

25 BARDLEY ROAD SPENCER PARK WA 6330

Lot: 240 on ~~Deposited~~/~~Diagram~~/~~Survey~~/~~Strata~~/Plan No. 10692

Volume: 1371 Folio: 568 **("the Property")**

LISTING PRICE

$ Auction ☐

$630,000 to $660,000

YES	NO	UNKNOWN	
			Question 1 through 15 are a reflection of the representations and warranties that the Seller makes to a Buyer in a contract for the sale of all land or strata title pursuant to the 2022 General Conditions
☐	☑		1. Are there any demands, orders, requisitions or requirements of any Authority relating to or proposed to the Property, including sewer connections, swimming pool safety barriers, residual current devices ("RCDs") or smoke alarms? **[9.1(a)(1)]** Details
☐	☑		2. Are there any proposals for the re-alignment, widening, or alteration of the level of any road adjoining the Land by any Authority that would materially affect the Land or the use of the Land? **[9.1(a)(2)]** Details
☐	☑		3. Is there any money owing to any Authority in respect of works performed or to be performed or any expenses incurred by any Authority in respect of the Land? **[9.1(a)(3)]** Details
☐	☑		4. Excluding strata lots, are there any sewers, drains, pipes cables or other installations passing through the Land providing services to other land? **[9.1(a)(4)]** Details
☐	☑		5. Is there any outstanding or impending notice, demand, or liability to join in or contribute to the construction or repair of a dividing fence between the Land and any adjoining land under the Dividing Fences Act 1961 or otherwise? **[9.1(a)(5)]** Details
☐	☑		6. Is there any encroachment onto the Land by a building or other structure from the adjoining land? **[9.1(a)(6)]** Details
☐	☑		7. Does a building or structure on the Land encroach on adjoining land? **[9.1(b)]** Details
☐	☐		8. Are each dividing fence and boundary wall on the boundary of the Land? **[9.1(c)]** Details UNKNOWN
☑	☐		9. Do you have good title to the chattels included in the sale, and will you at settlement be the sole owner free from any encumbrance? If not, these need to be stated in the contract for the sale of the Land. **[9.1(d) & (e)]** Details
☐	☑		10. Is there any reason why the Property won't be in the same state and condition at settlement? **[9.1(f)]** Details
☐	☑		11. Are there any public rights of way or easements that have been acquired by enjoyment or use? **[9.1(g)]** Details
☐	☑		12. Has anyone made a claim by way of adverse possession? **[9.1(g)]** Details
☐	☑		13. Are there any mining leases or licences in respect of the Land? **[9.1(g)]** Details
☐	☑		14. Have you received a notice of any resumption or intended resumption of the Property, or any part of the Property by any authority? **[9.2(a)]** Details
☑	☐		15. Is the use of the Property lawful? **[9.2(b)]** Details

seller's disclosure statement

REIWA REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA
APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA (INC.) COPYRIGHT © REIWA 2025 FOR USE BY REIWA MEMBERS 000013117427

Honi B Realty

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

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

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

seller's disclosure statement

REIWA REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA
APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA (INC.) COPYRIGHT © REIWA 2025 FOR USE BY REIWA MEMBERS 000013117427
Honi B Realty

YES	NO	UNKNOWN		
			The following are other questions often asked about a property.	
☐	☑		16. (a) Is there a bore on the property?	
☐	☐		(b) Is it in working order?	
☐	☐		(c) Is it shared with a neighbour?	
☐	☐	☐	(d) If shared with a neighbour, is there a written agreement about running costs?	
☐	☐		(e) If more than one bore, then give details.	
			Details	
☑	☐		17. (a) Is the sewage from the Property connected to a Water Corporation sewer?	
			If the answer is NO, then	
☐	☐	☐	(b) Does a Water Corporation sewer pass the Property?	
☐	☐		(c) Have you received a notice requiring the sewage from the Property to be connected to a Water Corporation Sewer.	
☐	☐		18. Is there any septic system connected to the dwelling(s)/building(s)?	
			If the answer is NO then-	
☐	☑		(a) Are there any disused septic tanks underground?	
☐	☐	☐	(b) Have the septic tanks being decommissioned (removed or bases broken up and backfilled)?	
			Details	
☐	☑		19. (a) Is there an Aerobic Treatment Unit (ATU)?	
☐	☐		(b) If so, is the ATU maintained in accordance with the protocol set down in the Code of Practice for the Design, Manufacture, Installation and Operations of ATU's?	
			Details	
☐	☑		20. Is there a swimming pool or outside spa ("Swimming Pool")?	
			If the answer is NO, then-	
☐	☐	☑	(a) has any Swimming Pool been filled in?	
			If there is a Swimming Pool	
☐	☐		(b) Is the cleaning and filtration equipment included in the sale price of the Property?	
☐	☐		(c) Is the cleaning and filtration equipment in good working order?	
☐	☐		(d) Do the safety barriers comply with current legal requirements?	
			Details	
			21. (a) All light fitting, fixed floor coverings and window treatments will be included in the purchase price of the Property together with but not limited to items that are nailed, screwed or otherwise fixed e.g. mirrors, shelves, dishwasher, ceiling fans, or built-in furniture. (garden sheds and television aerials are generally included in the purchase price)	
☐	☑	☐	(b) Are there any such items not included in the purchase price? For example a leased alarm system)	
			(c) If so, give details of items not included	
☐	☐		22. (a) Is there or has there been a termite/ timber pest problem on the Property during the last five years?	
			Details UNKNOWN	
☐	☐	☐	(b) When was the Property last inspected for termites/timber pests?	
			Details When Purchased in January 2021	
☑	☐		23. Are there any locks that do not have keys? e.g window locks or doors	
			Details No key to the glass sliding door to the rumpus room.	
☐	☑		24. Are there any tenancies, licences, occupancies, or leases which affect the Property?	
			Details	
☐	☑	☐	25. Are there any known structural defects in the Property?	
			Details	
☑	☐		26. (a) During the term of the Seller's ownership have all the buildings, improvements and fences been constructed in accordance with, and with approval of all relevant authorities?	
			If NO then Details	
☐	☑		(b) During the term of the Seller's ownership have you or any other person caused to be made any additions or alterations to the Property or connections or installations in relation to water, sewage, gas, or electricity supplies?	
			Details	
☐	☑		27. Are there any leases, licences, rights of way, interests, estates, easements, mortgages, encumbrances, restrictive covenants or claims affecting the Property and not referred to in the certificate of title?	
			Details	

seller's disclosure statement

REIWA REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA
APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA (INC.) COPYRIGHT © REIWA 2025 FOR USE BY REIWA MEMBERS 000013117427
Honi B Realty

YES	NO	UNKNOWN		
☐	☐		43.	Do you know of any action taken or any proposal to:
☐	☐			(a) vary the schedule of unit entitlement recorded on the Scheme Plan; or
☐	☐			(b) grant, vary or surrender any easement or restrictive covenant affecting the Scheme Lot or any other part of the parcel; or
☐	☐			(c) transfer, lease, licence or resume any part of the Scheme Lot or the common property; or
☐	☐			(d) obtain or take a lease of land outside the parcel; or
☐	☐			(e) vary or surrender a lease of land outside the parcel; or
☐	☐			(f) obtain an expenditure approval under section 102(6)(b) of the Strata Titles Act?
				Details
☐	☐		44.	Do you know of any proposal by the Strata Corporation to pass any resolution which will adversely affect the use and enjoyment by the buyer of the Scheme Lot or of the common property or increase the outgoings in respect to the Scheme Lot?
				Details
☐	☐		45.	Are you aware of any fact or circumstance which may result in court proceedings; or proceedings before a Court or State Administrative Tribunal, being instituted against the registered proprietor of the Scheme Lot in respect to any matter relating to the common property, the Scheme Lot, or any action or liability?
				Details
☐	☐	☐	46.	Can residents keep pets on the Scheme Lot?
				Details
☐	☐	☐	47.	(a) Is there a strata corporation bank account?
				(b) The balance of the strata corporation bank account is $ on / /
			48.	What are the Strata contributions
☐	☐			(a) Administrative fund Contribution $ frequency
				(b) Reserve Fund Contribution $ frequency
				(c) Reserve Fund Contributions passed but not yet payable
				Details
☐	☐	☐		(d) Is the Strata Corporation considering any works that will result in an additional levy?
				Details
			49.	Does the Scheme Lot have its own
☐	☐			(a) water meter
☐	☐			(b) electricity meter
☐	☐			(c) hot water system (i.e. not shared)
☐	☐			(d) parking
				Details
☐	☐		50.	Does any person other than lot owners have access and usage rights to the common property. For example swimming pool, tennis courts.
				Details
☐	☐		51.	Is there a caretaker? Details
			52.	Visitor Parking
☐	☐			(a) Is there visitor parking?
				Details
☐	☐			(b) Do lot owners have access to visitor parking?
				Details
☐	☐			(c) How long can visitor parking be used by lot owners and/or visitors?
				Details

Owner Builder Questions

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

Smoke Alarms

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

seller's disclosure statement

REIWA
REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA
APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA (INC.)
COPYRIGHT © REIWA 2025
FOR USE BY REIWA MEMBERS
000013117427

Honi B Realty

YES	NO	UNKNOWN		

Residual Current devices (RCDs)

☑ ☐ 55. Are the RCDs required by law (usually a minimum of 2) installed to the residential premises?
Details

☑ ☐ 56. Do the RCDs protect all power point and lighting final subcircuits to comply with the Electricity Regulations?
Details

☐ ☐ ☐ 57. If the Property is a Strata Lot, then does the Common Property have the RCDs required by law?
Details

Working Order

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

National Broadband Network

☑ ☐ ☐ 59. Is NBN connected to the Property?

☑ ☐ 60. If Yes: Fibre to the Premises or
☐ ☐ Fibre to the distribution point or
☐ ☐ Fibre to the curb

General

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

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

Dated

Seller's Signature [redacted] Seller's Signature SIGN HERE

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

Seller's Signatu [redacted] Seller's Signature SIGN HERE

25 Bardley Road, SPENCER PARK 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	R25
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

Locality/Suburb	SPENCER PARK
Polygon Number	599045
PI Parcel	P010692 240
Lot Number	240
Usage Description	Transfer of Land Act (Type 1)
Usage Code	1
Area (m^2)	888.24

Planning Considerations

Consideration	No Result
Scheme Standards	No Result
More Info	No Result

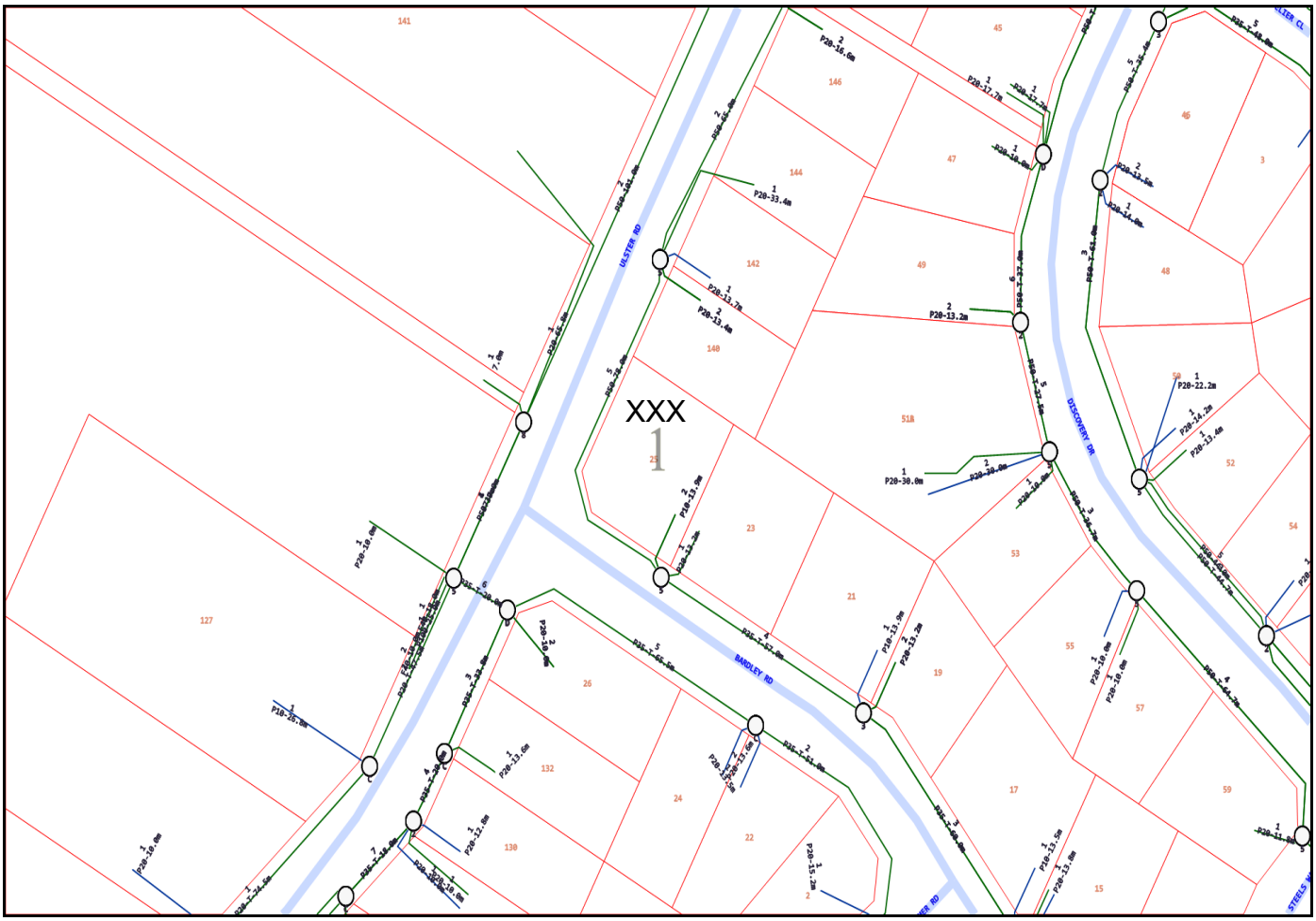
Building Applications

No Result

*We have made every effort to provide accurate information; however, some building application records may be missing or incomplete. If the information is important to your decision-making, please contact the City of Albany for confirmation.

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.

ATCO

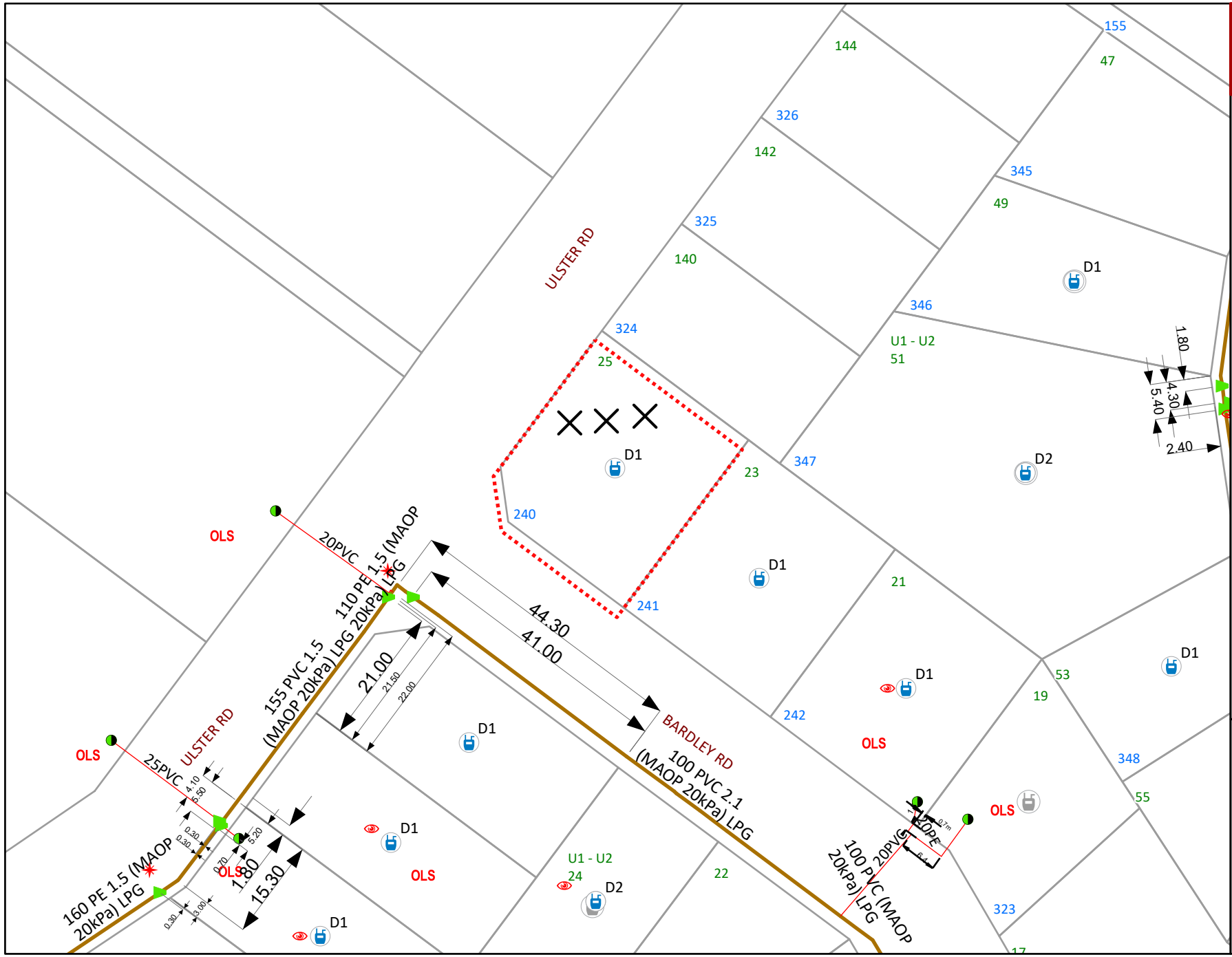
©ATCO Gas Australia Pty LTD
ABN: 90 089 531 975

Date: 13/10/26 (valid for 30 days)

Seq # 280856456
Job # 54480380

BYDA Location: 25 Bardley Rd Spencer Park 6330
Scale: 1:800

BEFORE YOU DIG www.byda.com.au



WARNING
Refer to Cover Sheet for Further Information

- BYDA Enquiry
- Transmission Pipelines MAOP > 1900kPa
- Distribution Pipelines MAOP > 500kPa ≤ 1900kPa
- Not Gassed 0kPa
- Distribution Pipe MAOP ≤ 7kPa
- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 100kPa ≤ 350kPa
- Common Trench
- Standard Laying
- Relay Program
- Abandoned Pipe
- Abandoned Pipe Sold
- Service Pipe
- Meter
- Interval Meter
- Proposed Meter
- Removed Meter
- Linked Documents
- See Details
- OLS Offline Service
- BL End of Main Building
- CoD End of Main on Direction Peg
- SV Gas Service
- NC Not Connected
- Obstacle
- SC Side Elevation
- Sign
- PLS Pre Laid Service

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.

© Western Australian Land Information Authority trading as Landgate. Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate

Plans generated by SmarterWX™ Automate

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

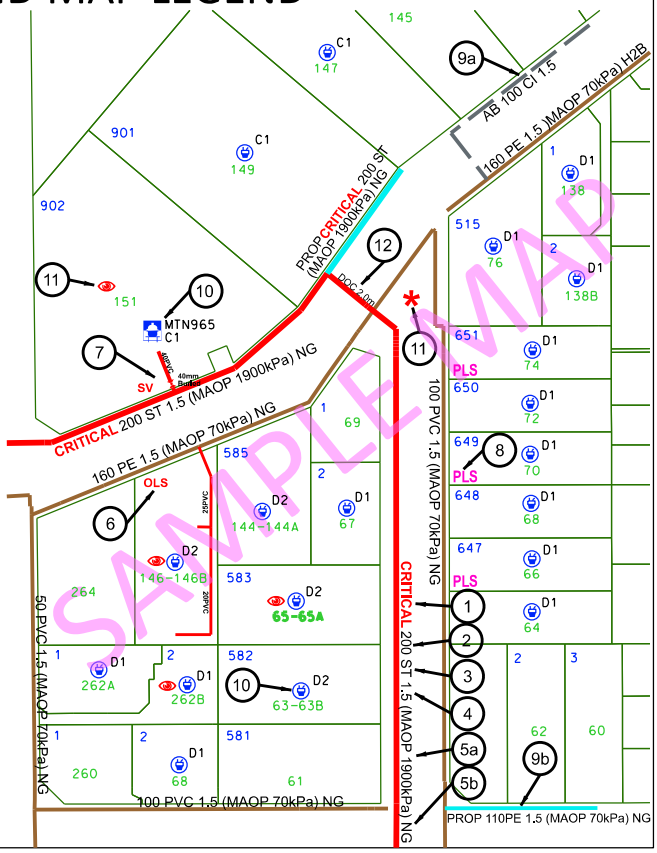
FEATURES

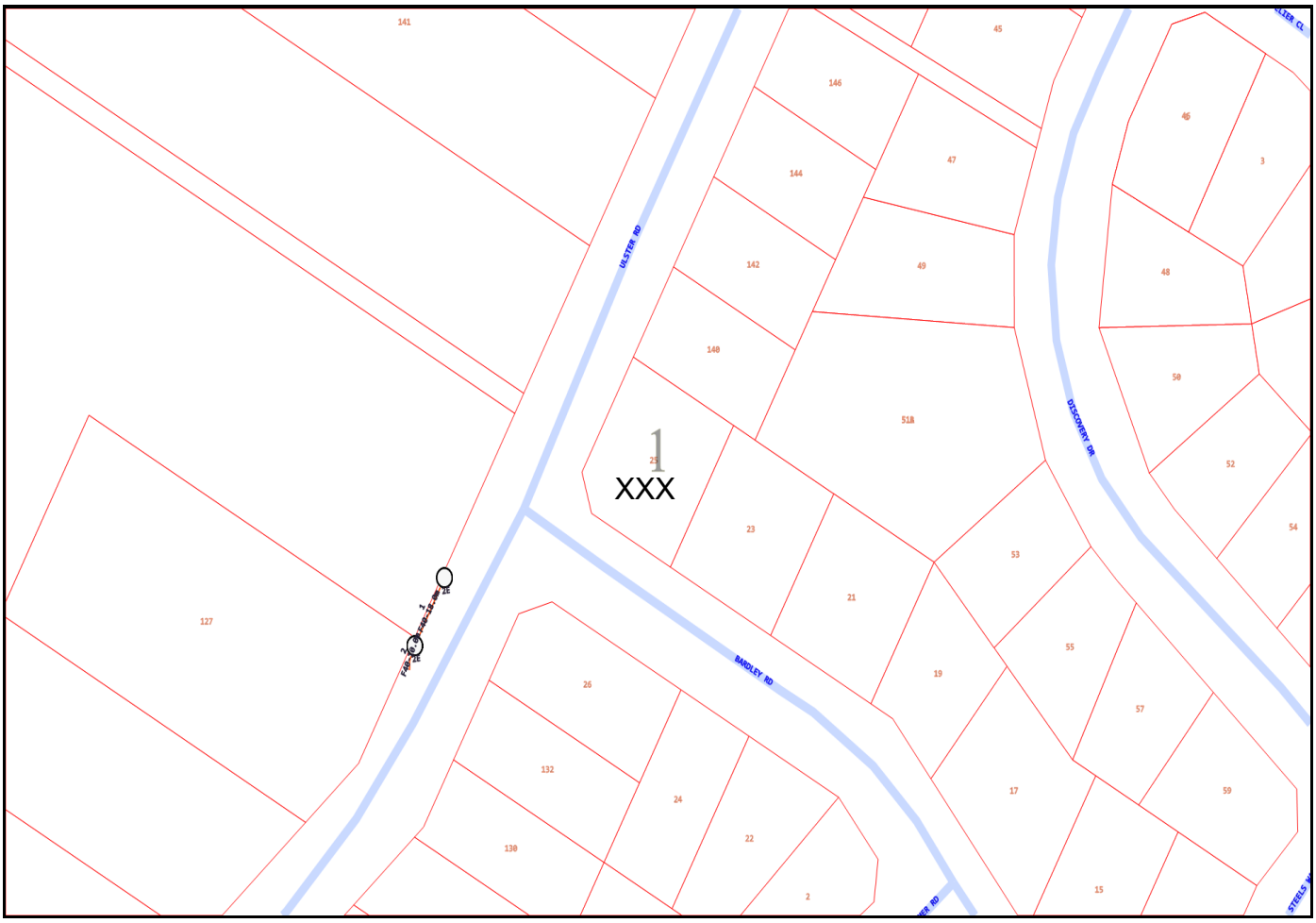
- SC — Side Elevation
- Obstacle
- See Details
- NC — Not Connected
- SV — Gas Service
- Sign
- OLS — Offline Service
- Linked Document
- PLS — Pre-Laid Service
- PLSS — Pre-Laid Service Stairs
- PLST — Pre-Laid Service Tee
- BL — Asset end on Main
- CoD — Asset ends on Direction Peg
- Reference Line
- 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.

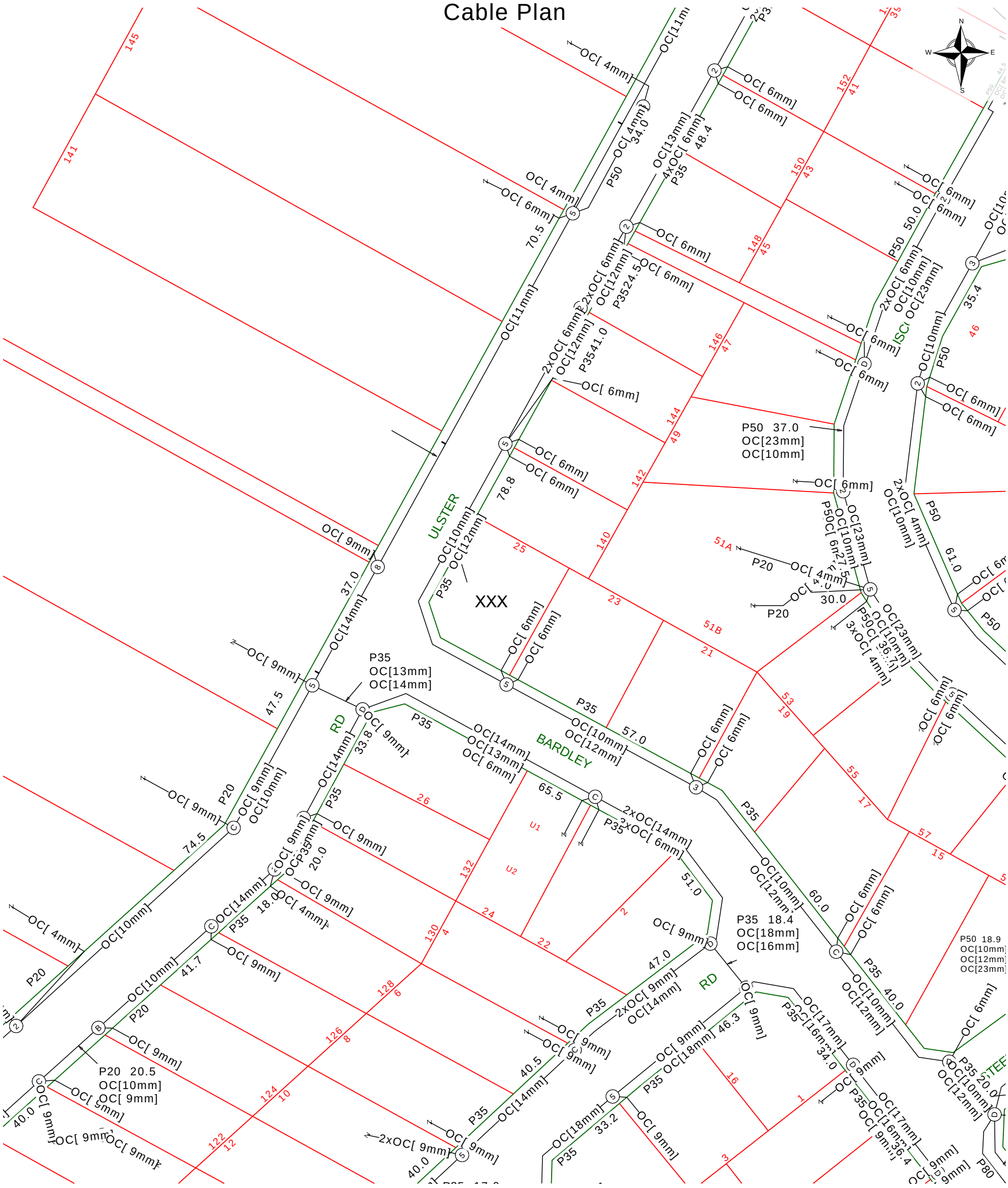


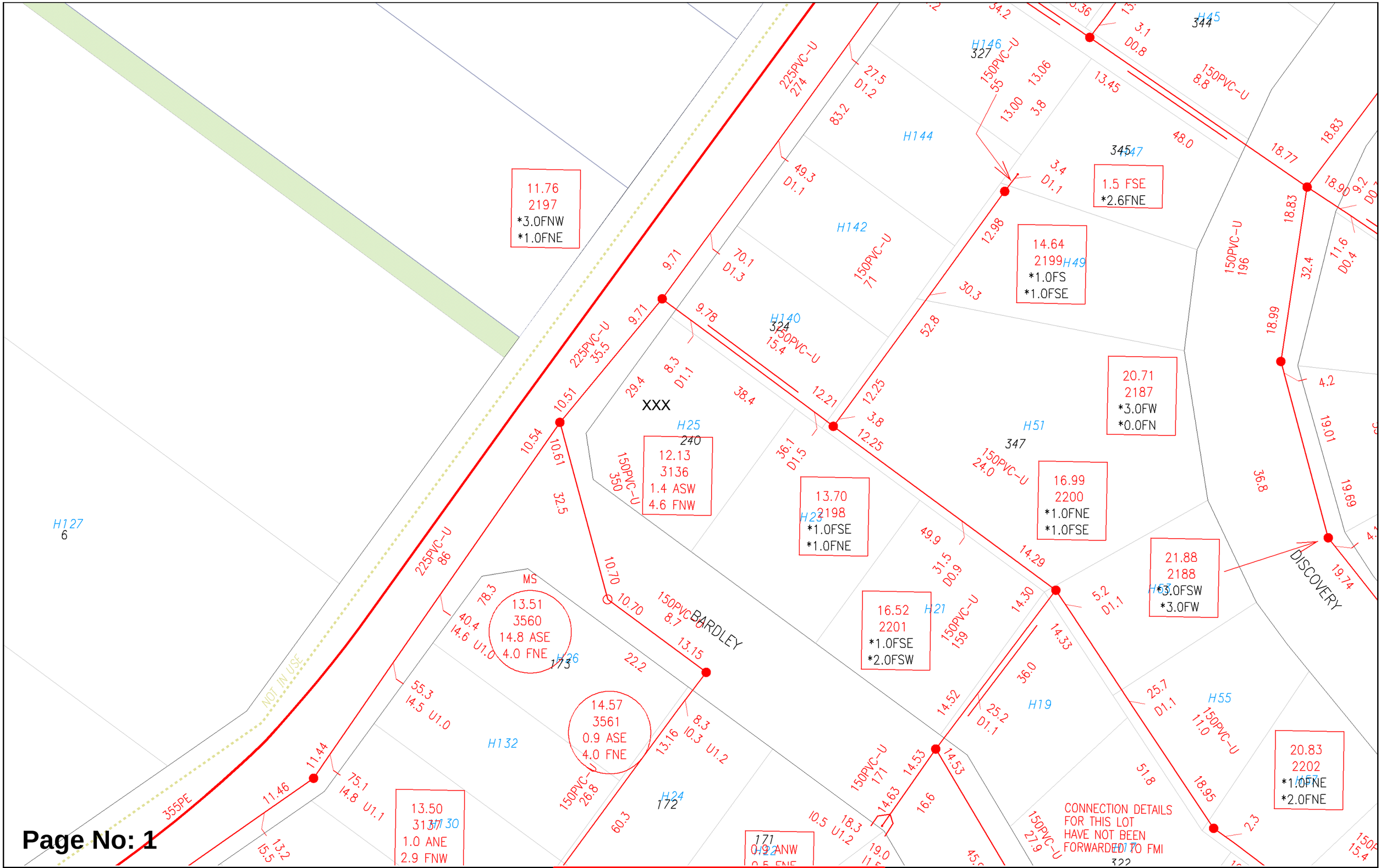


Emergency Contacts

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


ULSTER
RD
BARDLEY
ISC
XXX
OC[4mm]
OC[11mm]
P50 OC[4mm] 34.0
OC[6mm]
70.5
OC[11mm]
OC[13mm] 4xOC[6mm] P35 48.4
2xOC[6mm] OC[12mm] P3524.5
2xOC[6mm] OC[12mm] P3541.0
OC[6mm]
78.8
OC[10mm] OC[12mm]
OC[9mm]
37.0
OC[14mm]
47.5
OC[9mm]
OC[10mm]
74.5
OC[4mm]
41.7
OC[9mm]
P20 20.5 OC[10mm] OC[9mm]
40.0
OC[9mm]
P35 OC[13mm] OC[14mm]
33.8
OC[14mm] OC[13mm] OC[6mm]
65.5
2xOC[14mm] 2xOC[6mm] P35
OC[9mm]
20.0
OC[4mm]
18.0
OC[9mm]
OC[9mm]
OC[9mm]



Page No: 1

WATER CORPORATION

Scale:	1:750
Job No.:	54480380
Sequence No.:	280856457
Print Date:	13 Oct 2026

N

Sewer

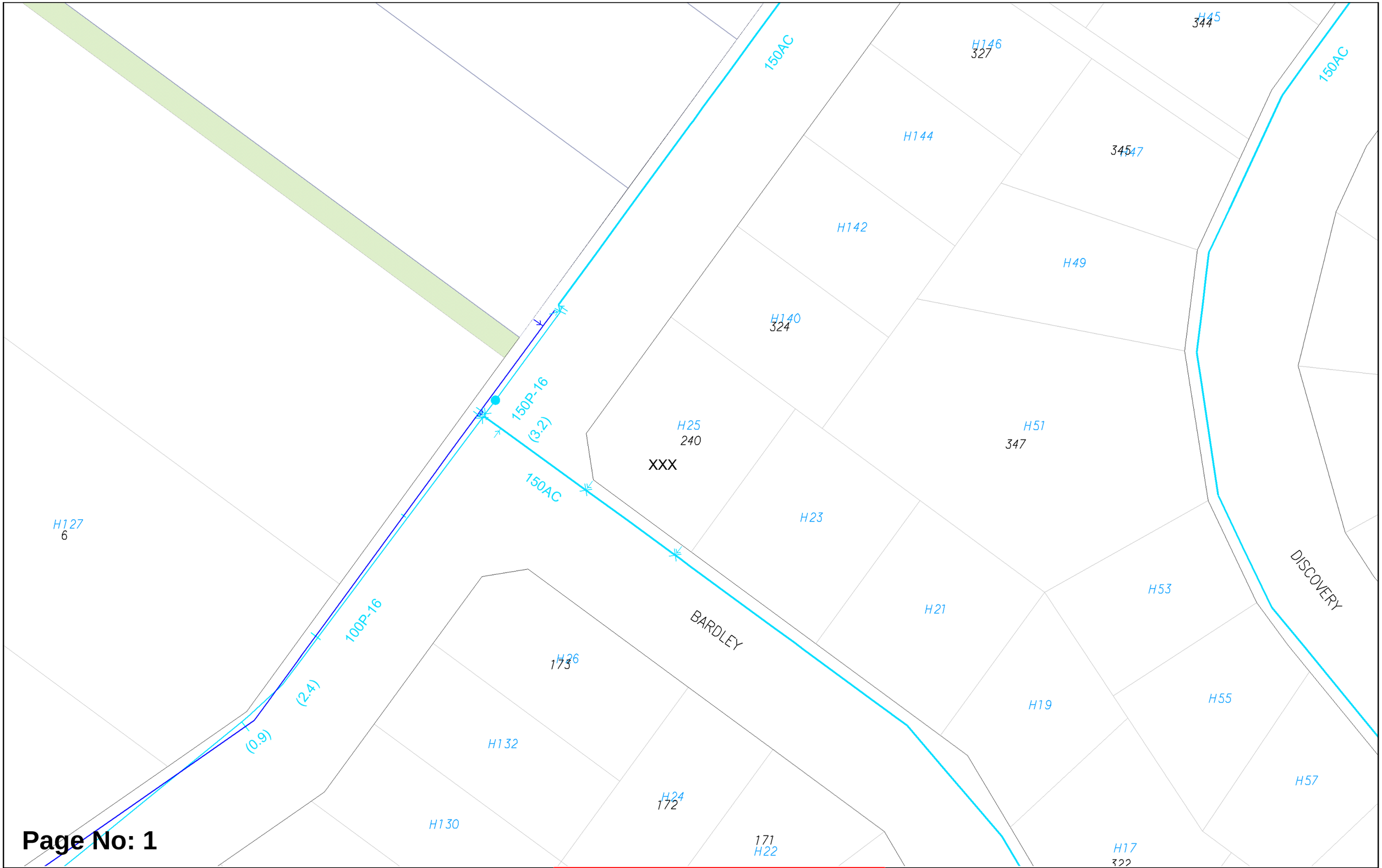
WARNING ASSET PROTECTION APPROVAL MAY BE REQUIRED

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.:	54480380
Sequence No.:	280856457
Print Date:	13 Oct 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.

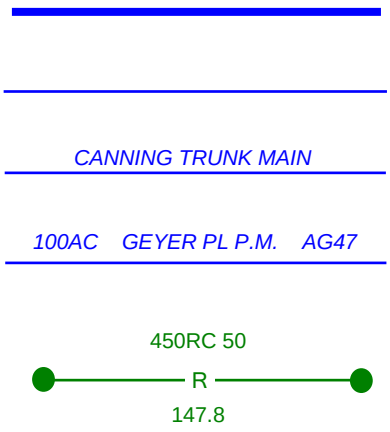
The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission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

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

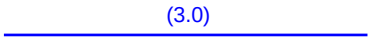
CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED
A risk assessment may be required if working near this pipe. Refer to your Dial Before You Dig information or call 131375.

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



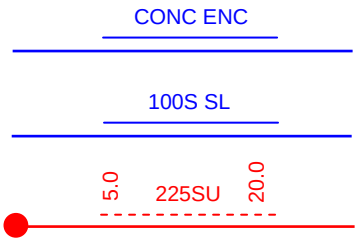
NON-STANDARD ALIGNMENT

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.)



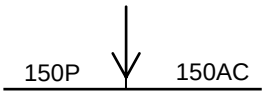
OTHER PIPE SYMBOLS

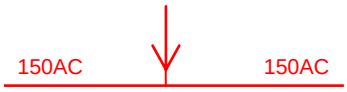
Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.



CONCRETE ENCASEMENT, SLEEVING AND TUNNELS

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





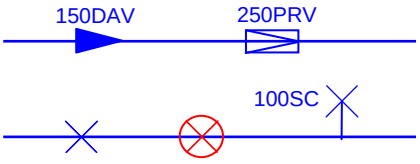
CHANGE INDICATOR ARROW

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



PIPE OVERPASS

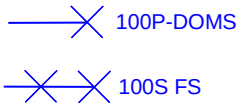
The overpass symbol indicates the shallower of the two pipes.



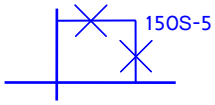
VALVES

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.



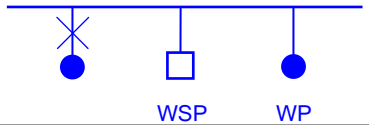
WASTEWATER MANHOLE INFORMATION BOXES
Square non-trafficable Do not drive vehicles over or place loads.
Round trafficable
In general if not located in the road treat as if non-trafficable.



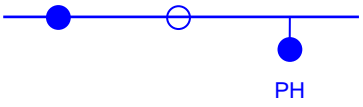
HAZARDOUS MANHOLE
Indicates a potential health hazard from risk of exposure to toxic waste.
WARNING: Opening any manhole is dangerous and is prohibited.



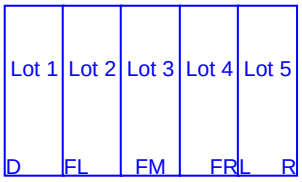
FLOWMETER
Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)



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



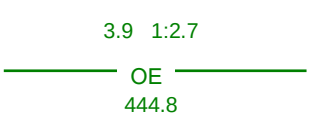
PRE-LAID SERVICES
D Deferred
FL Fully Prelaid Left
FM Fully Prelaid Front Middle
FR Fully Prelaid Right
L Left
R Right

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

May be no visible indication at site.

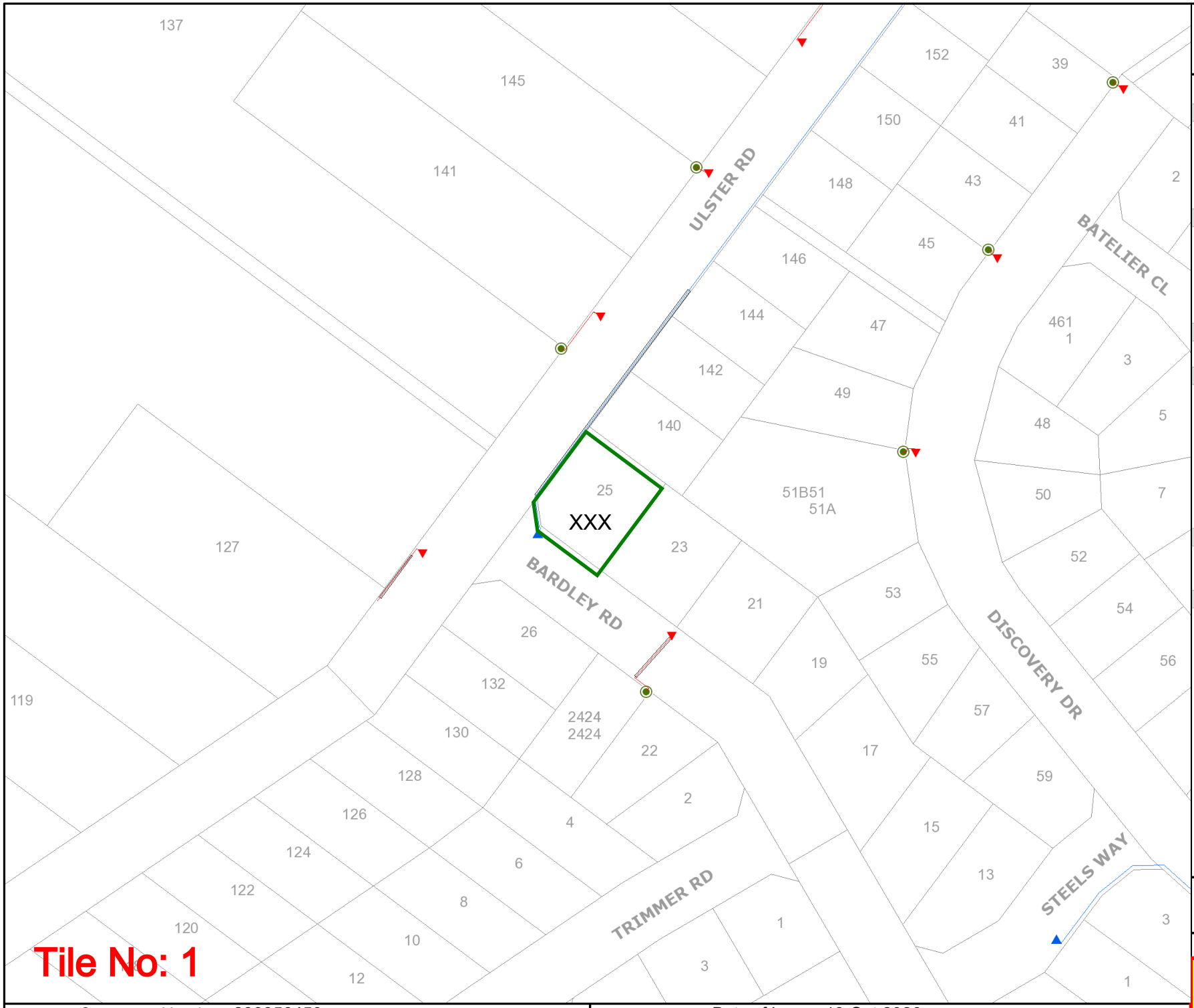


SEWER OR DRAINAGE PUMP STATION
Several pipes and a pressurised main will be in the vicinity.



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

Sequence Number: 280856459

Date of Issue: 13 Oct 2026

westernpower

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)

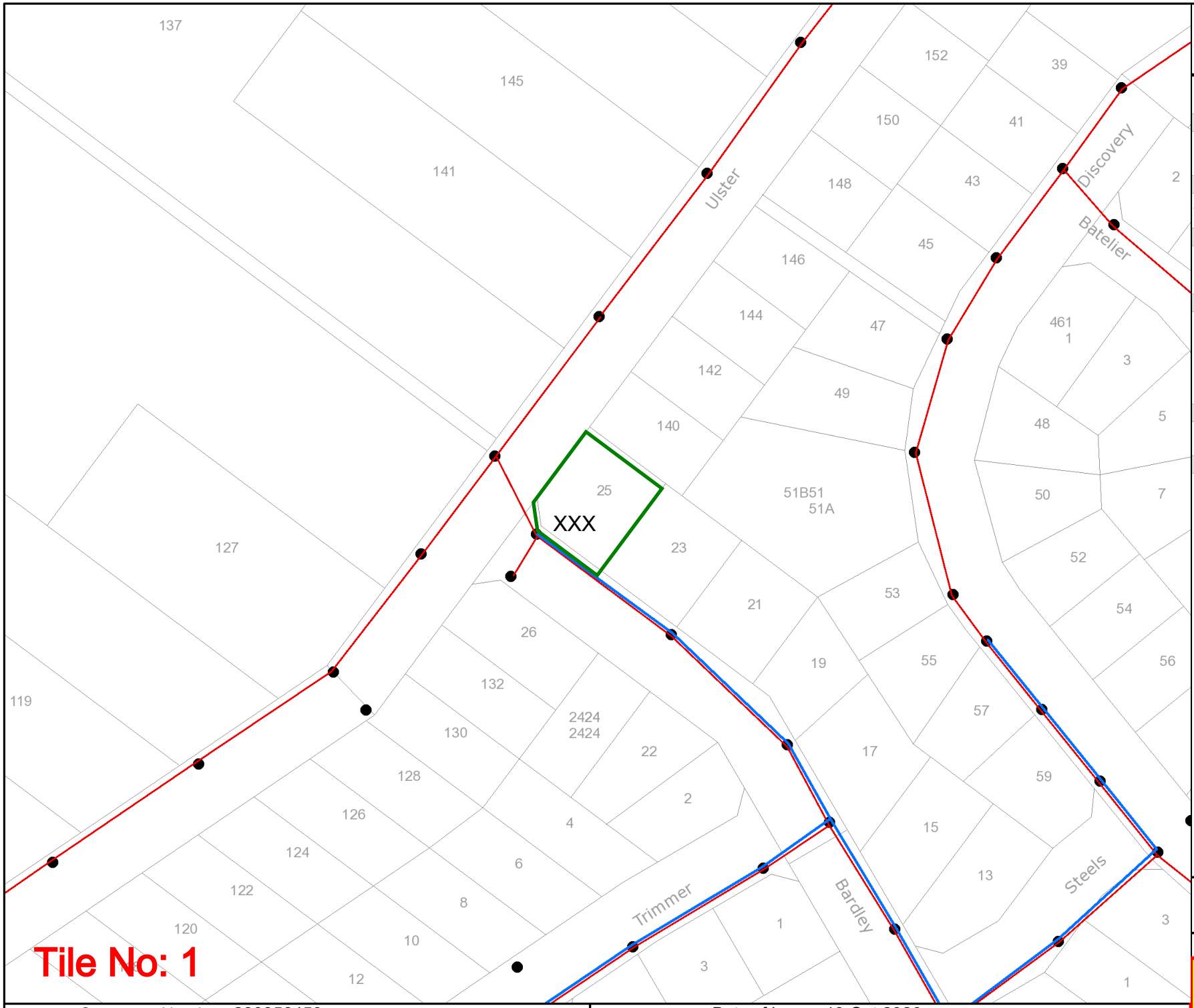
This map is INDICATIVE ONLY. Hand exposure via pothole method is MANDATORY.

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 : 1:1500

WARNING! Look out for overhead power lines



westernpower

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: 280856459 | Date of Issue: 13 Oct 2026



COMPARATIVE MARKET ANALYSIS

25 BARDLEY ROAD, SPENCER PARK, WA 6330

PREPARED BY HONI B REALTY, 12 PEELS PLACE ALBANY

[redacted]
25 Bardley Road
Spencer Park, 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 B Realty
12 Peels Place Albany
Email: honib@honibrealty.com.au
Phone: 0409935947

pricefinder

21 WINDERMERE RD, LOWER KING 6330

3 1 1



Property Type: House
Area: 684 m² (105 m²)
RPD: 49//P016654

Current Rent Price: **$650 per week**
First Rent Price: **$680 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **24 Days**

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

F

2 CUMBERLAND RD, LOWER KING 6330

3 1 1



Property Type: House
Area: 798 m² (102 m²)
RPD: 7//D033041

Current Rent Price: **$680 per week**
First Rent Price: **$680 per week**
Month Listed: **October 2026**
Days on Market: **7 Days**

Features: BUILD YR: 1993, WALL TYPE: B/VEN

G

24 LINDFIELD CRES, SPENCER PARK 6330

3 1 2



Property Type: House
Area: 728 m² (91 m²)
RPD: 48//P009201

Current Rent Price: **$650 per week**
First Rent Price: **$650 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **14 Days**

Features: BUILD YR: 1965, WALL TYPE: ASB, ROOF TYPE: TILE, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS

H

41 HARDIE RD, SPENCER PARK 6330

4 1 1



Property Type: House
Area: 728 m² (100 m²)
RPD: 58//D042662

Current Rent Price: **$675 per week**
First Rent Price: **$675 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **14 Days**

Features: BUILD YR: 1981, WALL TYPE: B/VEN, ROOF TYPE: TILE, CLOSE TO TRANSPORT, IMPROVEMENTS: PETS ALLOWED, CLOSE TO SHOPS, INTERNAL LAUNDRY

I

54 HARDIE RD, SPENCER PARK 6330

3 1 2



Property Type: House
Area: 728 m² (103 m²)
RPD: 33//P007890

Current Rent Price: **$600 per week**
First Rent Price: **$600 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **15 Days**

Features: BUILD YR: 1978, WALL TYPE: B/VEN, ROOF TYPE: TILE

J

Prepared on 19/10/2026 by Honi B Realty. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)
The materials are provided as an information source only. © Information contained within this Product includes location information data licensed from Western Australian Land Information Authority trading as Landgate ('Landgate'). Copyright in the location information data remains with Landgate. Landgate does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose.

pricefinder

27 GEAKE ST, SPENCER PARK 6330

3 1 3



Property Type: House
Area: 930 m² (88 m²)
RPD: 51//D040620

Current Rent Price: **$700 per week**
First Rent Price: **$700 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **30 Days**

Features: BUILD YR: 1972, WALL TYPE: BRICK, ROOF TYPE: TILE

K

11 GREENSHIELDS STREET, MIRA MAR 6330

3 1 2



Property Type: House
Area: 1,082 m² (140 m²)
RPD: 4//D017212

Current Rent Price: **$680 per week**
First Rent Price: **$850 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **28 Days**

Features: BUILD YR: 1969, WALL TYPE: FIBRO, ROOF TYPE: TILE, FIRE PLACE, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, INTERNAL LAUNDRY, PETS ALLOWED

L

34A BUTTS RD, YAKAMIA 6330

3 1 2



Property Type: House
Area: 513 m² (144 m²)
RPD: 701//P028183

Current Rent Price: **$650 per week**
First Rent Price: **$650 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **12 Days**

Features: BUILD YR: 2000, WALL TYPE: B/VEN, ROOF TYPE: IRON, AIR CONDITIONED

M

56 LEONORA ST, YAKAMIA 6330

4 1 1



Property Type: House
Area: 786 m² (148 m²)
RPD: 911//P411676

Current Rent Price: **$685 per week**
First Rent Price: **$685 per week**
Month Listed: **October 2026**
Days on Market: **14 Days**

Features: BUILD YR: 1982, WALL TYPE: B/VEN, ROOF TYPE: TILE

N

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

O

Prepared on 19/10/2026 by Honi B Realty. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)
The materials are provided as an information source only. © Information contained within this Product includes location information data licensed from Western Australian Land Information Authority trading as Landgate ('Landgate'). Copyright in the location information data remains with Landgate. Landgate does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose.

pricefinder

25 BARDLEY ROAD, SPENCER PARK, WA 6330



Appraisal Price

This market analysis has been prepared on 19/10/2026 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:

$660pw to $680pw

Contact your agent for further information:

Name:	Honi B Realty
Mobile:	0409935947
Office:	Honi B Realty
Office Phone:	0898 410 266
Email:	honib@honibrealty.com.au

GOVERNMENT OF WESTERN AUSTRALIA

Landgate



Property Interest Report

25 Bardley Road, Spencer Park 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 January 2026

3 1 1

25 Bardley Road, Spencer Park 6330

Number of interests that impact this property	19
Certificate of title number	1371/568
Land ID	Lot 240 On Plan 10692
Type of property	House
Property use	Residential
Year built	1979
Wall/Roof type	Brick Walls
Land area	888 m²
Building area	N/A
Local Government Authority	Albany
Zoning	Residential (R25)

Perth CBD
387.6km

Beach
2.6km

Primary School
512m

Secondary School
603m

Generated: 15/10/2026 at 03:46 PM. Request number: 70525091

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
- Water Corporation Infrastructure (above and below ground)
- 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 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.

---

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 - R25
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

Water Corporation Infrastructure (above and below ground)

Responsible agency:
Water Corporation

Definition of Interest:
The Water Corporation operates vast water, sewerage and drainage pipe networks throughout WA. At any given location there may be various infrastructure in the ground of different sizes, depths, alignments and materials belonging to the Water Corporation.

Affect of Interest:
The selected property **is impacted** by Water Corporation pipes or access chambers. No construction is permitted in the proximity of this infrastructure without the consent of the Water Corporation and it should be noted that 24 hour access may be required for maintenance purposes in certain circumstances.

Sewer Infrastructure:
Infrastructure Type - Sewer Connection Point
Water and sewer services located outside the property boundaries (road reserves) are not included in this report, as this report only includes interests inside the property boundaries. However they can be viewed here, mywater.com.au/css-web-external/pub/propertySearch.

Please be aware that it is a **legislative requirement** to notify the Water Corporation of any proposed construction, alteration or demolition of a building in areas where the Corporation is the licensed provider of water, wastewater or drainage services. A person is not permitted to construct, alter or demolish a building without the prior authorisation of the Water Corporation.

For more information contact our office on 13 13 95, or see www.watercorporation.com.au/Developing-and-building.

PLEASE NOTE:
This report and the Water Corporation online property search tool is not an alternative to Dial Before You Dig.
Information about underground cable and pipe networks is available by requesting the utility maps through the Dial Before You Dig web site, www.byda.com.au or contact their call centre on 1100 during business hours, to find out about the location of underground infrastructure prior to commencing any excavation works on a property.

Legislation governing the interest:
Water Services Act 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

Disclaimer and Copyright

Disclaimer

To the extent permitted by law, the State Government and its agencies and bodies specified in the Report and the Western Australian Land Information Authority trading as Landgate (State of Western Australia) will in no way be liable to you or anyone else for any loss, damage or costs however caused (including through negligence) which may be directly or indirectly suffered arising from the use of or reliance on any information or data (including incomplete, out of date, wrong, inaccurate or misleading information or data) whether expressed or implied in the Report.

The information contained in this Report is provided by the State of Western Australian in good faith on an "as is" basis. The information is believed to be accurate and current at the date the Report was created. However changes in circumstances may affect the accuracy and completeness of the information. The State of Western Australia makes no representation or warranty as to the reliability, accuracy or completeness, merchantability or fitness for purpose of the information contained in this Report. You should not act on the basis of anything contained in this Report without first obtaining specific professional advice. The information in this Report is not comprehensive or exhaustive and not in the nature of advice and is intended only to provide a summary of the subject matter covered. It is not intended to provide the basis for any evaluation or decision. You must make your own assessment of it and rely on it wholly at your own risk. Where there is any concern about accuracy and currency of the information in the Report, reference should be made to Landgate or the relevant State Government agency or body for verification.

To the extent permitted by law, all representations, warranties and other terms are excluded and where they cannot be excluded, any liability suffered arising out of use of the Report is limited to resupply.

Copyright

Copyright in the Report is owned by the State of Western Australia and is protected by the Copyright Act 1968 (Cth). You may download and print the Report only for your personal and non-commercial use or use within your organisation for internal purposes, unless you have prior written approval.

A registered real estate agent may provide hard copies of a report to potential purchasers or make available a PDF of the report as part of online advertising. As information can change after the report has been generated, Landgate recommends that the report be replaced by a new updated report on a regular basis to capture any changes.

Other than for the purposes of and subject to the conditions prescribed under the Copyright Act, you may not, in any form or by any means:

- adapt, reproduce, store, distribute, transmit, print, display, perform, publish or create derivative works from any part of the Report; or
- commercialise any information, products or services obtained from any part of the Report.

Requests to use Landgate's copyright material should be addressed to:

Landgate
1 Midland Square
Midland WA 6056
Tel: (08) 9273 7373
Fax: (08) 9273 7666
Email: customerservice@landgate.wa.gov.au.

Requests to use another State Government agency or body's copyright material should be addressed to the relevant agency or body. Any authorised reproduction however altered, reformatted or redisplayed must acknowledge the source of the information and that the State of Western Australia is the owner of copyright.

Landgate
1 Midland Square, MIDLAND WA 6056
Telephone: +61 (0)8 9273 7341
Email: customerservice@landgate.wa.gov.au
landgate.wa.gov.au

Image on cover for illustrative purposes only

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.