



## **Memorials, Advice, Notifications & Acknowledgements**

### **1. Fire Management Plan**

- (a) This clause 1 applies to all lots on the Plan.
- (b) The Buyer acknowledges that:
  - (i) a Fire Management Plan ("FMP") has been prepared for the land of which the Property forms part. A full copy of the FMP is available from the Seller upon request. The FMP identifies the Property as having a Bushfire Attack Level ("BAL") of 12.5. The BAL for the Property may however reduce in the future as a result of the development of the areas surrounding the Property;
  - (ii) notwithstanding the preparation of the FMP, the Buyer may be required, at its cost, to arrange for the preparation of a BAL Assessment in the course of constructing a dwelling on the Property in compliance with WA building legislation;
  - (iii) the dwelling constructed on the Property and all future renovations thereto must comply with AS 3959 and additional construction costs may therefore apply;
  - (iv) the Certificate of Title for the Property will be encumbered by a notification registered pursuant to section 70A of the *Transfer of Land Act 1893 (WA)* which will state as follows:

*"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to the development of this land"*
  - (v) it has made its own enquiries about the effect of the FMP, the BAL rating of the Property and the notification detailed in clause 1(b)(iv) above will have on the Buyer's use and enjoyment of the Property and is satisfied with the same and the Buyer acknowledges that it will not make any objection, requisition, claim for compensation or otherwise refuse to complete Settlement as a result of the FMP, the BAL rating of the Property or the notification.