

# Untidy/Unsightly Property

The City of Armadale's Removal of Rubbish, Refuse and Disused Materials Local Law was established to ensure that properties are maintained in a manner that is in keeping with the amenity of the area.

## Rubbish, Refuse and Disused Materials Includes:

- (i) Any material which is abandoned or unwanted by its owner or the person in possession of it;
- (ii) Any material which is not being used for its original intended purpose and which has been deposited or stored upon any property for no current purpose other than the deposit or storage;
- (iii) Any motor vehicle, motor vehicle part or machinery which has been deposited or stored upon any property for the purpose of dismantling or breaking up;
- (iv) Any motor vehicle that is registered or unregistered and is deemed to be in a state that it is unable to be used for its original purpose and has been deposited upon any property for no current purpose other than the deposit, storage, breaking up and/or for the sale of parts;
- (v) Any wood, timber, lumber; or cuttings, logs or remnants of trees; or chopped, split or chipped wood, deposited, stored, located or placed on property.

Any material may be refuse, rubbish or disused material notwithstanding that it may have a commercial value to its owner or the person in possession of it or to the owner or occupier of any property upon which it is deposited or stored.

## Clearing of Refuse, Rubbish or Disused Material

If there is:-

- (a) on any vacant property within the District, any refuse, rubbish or disused material or any trees, scrub or undergrowth; or
- (b) on any property within the District other than vacant property any refuse, rubbish or disused material or any trees, scrub or undergrowth which, in the opinion of the Council-
  - (i) is likely to adversely affect the value of any adjoining property;
  - (ii) is likely to adversely affect the health, comfort or convenience of the inhabitants of that property or any adjoining property; or
  - (iii) results in that property having an appearance which does not conform with the general appearance of other property in the locality,

The City may cause a Notice to be served on the owner or occupier of that property requiring that owner or occupier to clear the property of refuse, rubbish or disused material specified in the Notice.

## Failure to comply with the terms of a Notice

Failure by an owner or occupier of a property who is served a notice, to comply with the terms of that notice commits an offence and may be subject to a maximum penalty of \$5000 and a daily penalty of \$500 for an ongoing offence.

## Unsightly/Untidy Properties (Hoarding)

Some people that have accumulated items throughout a large portion of their property may be the result of a hoarding disorder.

Hoarding disorder is a disabling psychiatric condition characterised by excessive collecting to an extreme, and the inability to discard objects. Hoarding can lead to squalid conditions that interfere with normal living, which can in turn affect the health, safety and quality of life of the sufferer, their neighbours and the community.

Hoarding is a complex issue and the City makes every effort to resolve these matters as quickly as possible, however more complex cases may take a long time to resolve.

## Overgrown Properties

Properties that have long grass and appear over grown may pose a fire risk during the fire season from 1 December to 31 March. For further advice during these times please contact the City's Ranger Services on 9394 5000 or email [info@armadale.wa.gov.au](mailto:info@armadale.wa.gov.au)

Properties that are over grown during the period outside the fire season from 1 April to 30 November contact the City's Planning Compliance on 9394 5000 or email [info@armadale.wa.gov.au](mailto:info@armadale.wa.gov.au)

Vegetation/Trees growing over fences from neighbouring properties are a civil matter and not one that the City can assist with.

## Second Hand Furniture and Saleable Items

The City's Landfill site has a Drop 'n' Shop centre which can accept items of furniture or goods that are able to be sold and in good order without any cost. For more information on opening times and what can be accepted at the Drop 'n' Shop visit the Drop 'n' Shop web page [www.armadale.wa.gov.au/dropnshop-reuse-centre](http://www.armadale.wa.gov.au/dropnshop-reuse-centre)

## Scrap Metal and Car Bodies

There are a number of local businesses in and around the City of Armadale that will pay cash for scrap metals and car bodies. Some of the items that scrap metal business can take include but are not limited to;

- Copper Wire, Piping, Tubing and Sheets
- Stainless Steel
- Cast Iron items
- White goods
- Car Radiators
- Aluminium Cans

To find your nearest scrap metal business google Scrap Metal Armadale or check the Yellow Pages.

## City of Armadale Landfill and Recycling Facility

The City of Armadale Landfill and Recycling Facility can accept at no charge;

- Cardboard boxes (flattened and with not polystyrene or plastic)
- Scrap Metal
- Aluminium Cans
- White Goods
- Glass Bottles
- Small appliances\* (such as kettles, hairdryers, toasters, irons, stereos etc.)

For more information visit,

[www.armadale.wa.gov.au/recycle-no-charge-armadale-landfill-and-recycling-facility](http://www.armadale.wa.gov.au/recycle-no-charge-armadale-landfill-and-recycling-facility)

\*Residential quantities only, no commercial loads.

## Rodents and Mosquitos

For concerns with regards to rodents or mosquitos contact the City's Environmental Health Department on 9394 5000 or email [info@armadale.wa.gov.au](mailto:info@armadale.wa.gov.au)

## Further Information

For further information, refer to City's website where the following information is available:

- Removal of Rubbish, Refuse and Disused Material Local Law
- Town Planning Scheme No.4
- Schedule of Fees and Charges

Please note the information contained within this brochure is intended as a guide only. It is recommended that advice and assistance of City's Administration staff be sought should you require any clarification. The City of Armadale disclaims any liability for any damages sustained by a person acting on the basis of this information.