

FOR SALE



12 LEONORA STREET, YAKAMIA



SEVENTIES LEGACY AT ITS HEART

- Modernised character home on 622sqm lot
- Air-conditioned family/lounge/dining, big wood fire
- Ivory kitchen, dishwasher, pantry, breakfast bar
- Few minutes from schools, shopping centre, town
- Impressive first home, downsizer or rental investment

Merrifield
REAL ESTATE

 **3**  **1**  **1**  **622 m2**

Tommie Watts

0476 514 921

0898414022

tommie@merrifield.com.au



Disclaimer: All details on the brochure are presented on the vendor's advice. Prospective purchasers should take necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property.
Merrifield Real Estate Pty Ltd JR Stewart Trust T/A Merrifield Real Estate, 258 York Street, Albany WA 6330

12 LEONORA STREET, YAKAMIA



Specification

Asking Price	Offers Above \$440,000	Land Size	622.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	Residential / R2.5
Parking	1	School Zone	Yakamia Primary School & NASHS
Sheds	Yes	Sewer	Not Connected
HWS	Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,287.15	Building Construction	Brick Veneer & Tile
Water Rates	\$1,564.13	Insulation	N/A
Strata Levies	N/A	Built/Builder	1972
Weekly Rent	\$480 - \$520	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A

1 Leonora St



Author:

Created: 15/04/2024 from <https://www.mpa.wa.gov.au/?address=12%20Leonora%20Street%2C%20YAKAMIA%206330&theme=1561d>

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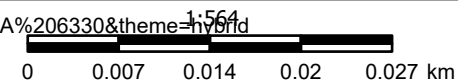
0 0.007 0.014 0.02 0.027 km

1 Leonora St



Author:

Created: 15 July 2024 - view map in app: <https://www.landgate.wa.gov.au/?address=12%20Leonora%20Street%2C%20YAKAMIA%206330&theme=hybrid>





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Administrative Boundary

-  Local Government
-  Localities (L)



Roads

- Minor Roads
-  Minor

Cadastre

- House Numbers (4K)
- Property Information (4K)
-  Lot on Plan - Boundaries (64K)
-  Lot on Plan - Boundaries (16K)

Landgate WA Now Mosaic

- WA Now Imagery
-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2230**129**

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



THIS IS A MULTI-LOT TITLE

LAND DESCRIPTION:

LOTS 173 & 174 ON PLAN 197

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

TRUDI ANN ROMANO OF 12 LEONORA STREET YAKAMIA WA 6330

(T O225821) REGISTERED 29/8/2019

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

1. A439292 EASEMENT TO TOWN OF ALBANY- SEE SKETCH ON VOL.1281 FOL.109 REGISTERED 14/9/1971.
2. O225822 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 29/8/2019.

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: P197
PREVIOUS TITLE: 1281-109
PROPERTY STREET ADDRESS: 12 LEONORA ST, YAKAMIA (173/P197).
12 LEONORA ST, YAKAMIA (174/P197).
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

PLAN 197(3)

SERIES OF THREE

LOT 9 OF PLANTAGENET LOC. 356.

SCALE 1:1250.

INDEX PLAN

CERTIFIED 2000 1107

C/T 21 - 345.



Land Parcel Identifier amended -
Regulation 6 of Transfer of Land
(Surveys) Regulations 1995
Corr. 1775-2000-01

Date: 1-02-2002

P 000197 F 03



HUDSON

RD.

STREET	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1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WARNING

THIS DOCUMENT IS SUBJECT TO
AN AREA DEFINED BY COLOUR
ON A SKETCH.

ROLL ~~887~~ 879

A439292

TO VERIFY AREA DEFINED BY
COLOUR A SEARCH OF THE
ORIGINAL DOCUMENT HELD IN
SECONDARY STORAGE IS
REQUIRED.

Form B2.

1-00

CLERK OF COURTS, ALBANY

WESTERN AUSTRALIA.
Transfer of Land Act 1893 as amended

Blank Instrument Form (see footnote)

No.

A439292

WESTERN AUSTRALIAN STAMP DUTIES

Insert type of
document here.

15-SEP-71 1956 No
THIS DEED OF GRANT is made the *twentieth* day of *June* One \$***1.00
thousand nine hundred and seventy *one*

BETWEEN: WILLEM SPAANDERMAN of 4 Minerva Street, Albany, Carpenter
and TINE ELIZABETH VANDER BRUGGE of 83 South Coast Highway, Albany,
Spinster (hereinafter called "the Grantors") of the one part and
TOWN OF ALBANY having its office at York Street Albany in the said
State, a body corporate and municipality pursuant to the provisions
of the Local Government Act 1960 and Amendments (hereinafter called
"the Grantee") of the other part.

WHEREAS:

The Grantors are registered as the proprietors as Joint Tenants of
an estate in fee simple SUBJECT to the encumbrances notified hereunder
in ALL THAT piece of land being portion of Plantagenet Location 356
and being lots 14 and 15 of Section 2 on Plan 197 contained in
Certificate of Title Volume 1281 Folio 109.

The Grantee has requested the Grantors to grant to the Grantee an
estate over those portions of the said land more particularly
delineated and coloured green on the plan in the Schedule hereto
(hereinafter called "the affected land") for all or any of the
purposes hereinafter provided WHICH request the Grantors have agreed
to grant there being no monetary consideration whatsoever UPON AND
SUBJECT TO the covenants and conditions herein contained.

NOW THIS INDENTURE WITNESSETH as follows:

1. That in consideration of the premises the Grantors being
registered as the proprietors of an estate in fee simple in the
said land SUBJECT to the encumbrances notified hereunder on behalf
of themselves and their successors in title the registered proprietor
or proprietors for the time being of the said land

DOTH HEREBY TRANSFER AND GRANT unto the Grantee full and free right
and liberty to and for the Grantee -

(1) By its workmen officers servants agents contractors and others
acting under the authority of the Grantee with or without
carriages vehicles or motor or other mechanised vehicles laden
or unladen from time to time and at all times hereafter to
enter upon the affected land for the purpose of constructing
extending maintaining altering or improving -

(a) Any pipeline for the carriage of water through or under
the affected land,
and

NOTE: This Form may be used only when the "Box Type" Form is not suitable. It may be completed in narrative style.

- (b) Any apparatus connected with and requisite to secure the safe and proper working of such pipeline (Which apparatus is hereinafter referred to as "the fittings") and for all or any of such purposes :-
- (i) to make surveys and take levels of the affected land and set out such part thereof as they may think fit and to use any earth stones and other things taken therefrom;
 - (ii) to construct extend maintain alter and improve any of the aforesaid pipelin and fittings or any one or more of them under or through the affected land;
 - (iii) to open and break up the soil of the affected land and excavate and sink trenches for the purpose of constructing extending maintaining altering or improving any of the aforesaid pipeline and fittings or any one or more of them;
 - (iv) to open cleanse and repair any of the aforesaid pipeline and fittings or any one or more of them or alter the position or construction thereof;
- (2) From time to time and at all times hereafter to use the said pipeline for the passage or conveyance of water.

2. The Grantors for themselves and their successors in title the registered proprietor or proprietors for the time being of the said land HEREBY COVENANTS with the Grantee :-

- (a) Not to make or erect or cause permit or suffer to be made or erected any building or improvement or part of either under or over the affected land nor to plant or suffer or permit to be planted any trees thereon nor to place or cause or permit to be placed anything or any part thereof on the affected land or any part thereof which does or may be likely to prevent or hinder the Grantee in the exercise of its rights and privileges hereunder without the consent of the Grantee in writing first had and obtained.
- (b) To indemnify and keep indemnified the Grantee from and against all damage -
 - (i) caused to any of the aforesaid pipeline or any of the fittings by or arising out of or incidental to the construction making or erection of any building or improvement constructed made or erected on the said land by any person or corporation other than the Grantee.
 - (ii) caused by or arising from or incidental to any such damage to any of the aforesaid pipeline or fittings as is referred to in subparagraph (i) of this paragraph.

(c) To waive all rights of action which the Grantors may but for the execution hereof have against the Grantee in respect of any damage (other than damage caused by the negligence of the Grantee its workmen officers servants agents and contractors and others acting with the authority of the Grantee) caused to any building or improvement constructed made or erected on the said land where such damage is caused by or arises out of or is incidental to the exercises by the Grantee of its rights and privileges under these presents.

3. AND the Grantee HEREBY COVENANTS with the Grantors and their successors in title the registered proprietor or proprietors for the time being of the said land to complete any work from time to time commenced on the affected land with all convenient speed and fill in consolidate and level off any holes or trenches thereby made on the affected land and to carry away all earth and rubbish occasioned by the work and whilst the soil or surface is opened and during the progress of any construction alteration repair or maintenance work to any fitting on the affected land to ensure that the same is properly guarded and to affix adequate signs or notices for the warning of persons likely to be endangered by such work.

IN WITNESS whereof the parties hereto have duly executed this Indenture the day and year first hereinbefore written.

THE SCHEDULE

As per Plan attached and signed for identification.

Signed, Sealed and Delivered
by the said WILLEM SPAANDERMAN
in the presence of -

.....
Commissioner for Deeds

Signed, Sealed and Delivered
by the said TINE ELIZABETH
VANDER BRUGGE in the presence
of -

.....
Commissioner for Deeds

THE COMMON SEAL of TOWN
OF ALBANY was hereunto
affixed pursuant to a res-
olution of the Albany Town
Council in the presence of -

.....
Mayer

.....
Town Clerk



LEONORA STREET

LOT 13 LOT 14 LOT 15 LOT 16

Proposed drainage easement


N

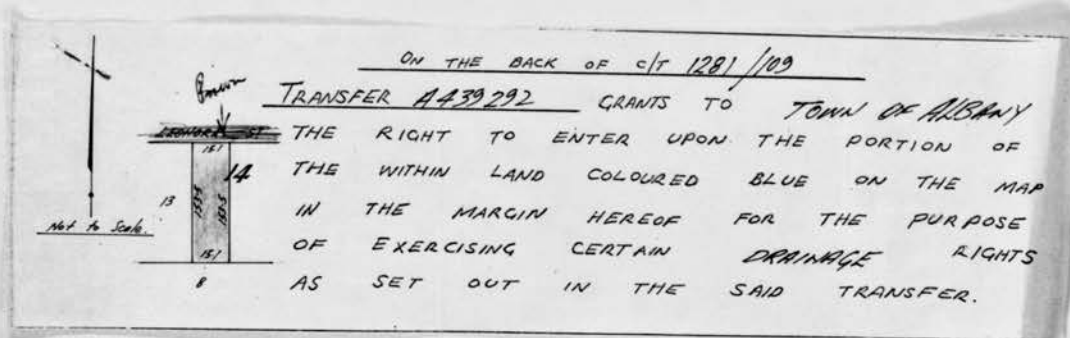
Z

Camp 2-9-71

W.S.P.

J.W.B.P.

PROPOSED DRAINAGE EASEMENT OF LOT 14 LEONORA STREET.			
Survey:	Scale: 1" = 40 links	Date: 27.5.71	TOWN ENGINEER'S DEPARTMENT
Drawn: B. Smith	Checked:	Town Engineer:	File No.: T.E. 655



Town of Albany



ALL COMMUNICATIONS TO BE ADDRESSED
TO THE TOWN CLERK, ALBANY

TELEPHONES 41 2333 AND 41 2995
P.O. Box 484 GAW:LS

IN REPLY PLEASE QUOTE 2C:DE

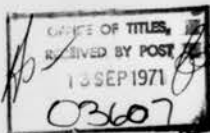
ENQUIRIES TO MR. Whyte

Council Offices, York St., Albany

WESTERN AUSTRALIA 6330

8th September, 1971.

The Registrar of Titles,
Office of Titles,
Cathedral Avenue,
PERTH. W.A. 6000.



Dear Sir,

Re: Drainage Easement

I would be pleased if you would register the attached Deed of Grant over Certificate of Title Volume 1281 Folio 109 registered in the name of William Spaanderman and Tine Elizabeth Vander Brugge.

I enclose herewith -

1. Two copies of Deed of Grant.
2. Original copy of Executive Council Minute Paper.
3. Our cheque for \$9.00 covering fees.
4. Certificate of Title Volume 1281 Folio 109.

Yours faithfully,


For F.R. BRAND
TOWN CLERK

Remittance By	<i>cheque</i>
502162	
Amount	\$9
Initials	<i>FB</i>

Encs.

Minute Paper for the Executive Council

I recommend His Excellency the ^{LIEUTENANT} Governor in Council be advised to

consent, pursuant to the provisions of section 33A of the Public Works Act, 1902-1967, to the creation in favour of the Town of Albany of an easement without dominant tenement for drainage purposes over portions of the land hereinafter described.

LAND

Portion of Plantagenet Location 356 and being Lots 14 and 15 of Section 2 on Plan 197 Certificate of Title Volume 1284 Folio 109.



MINISTER FOR WORKS

We the undersigned hereby declare that this is a true and correct copy of Executive Council Minute 2070



CLASSIFIED STATE CIVIL SERVANT
PUBLIC WORKS DEPARTMENT, PERTH



CLASSIFIED STATE CIVIL SERVANT
PUBLIC WORKS DEPARTMENT, PERTH

Approved by His Excellency in Council and entered on the Minutes of the Executive Council accordingly.

W. S. Lonnie
Clerk of the Council.

17 AUG 1971

24402/439-10m-D

No. A439292

FEES (office use)	s	c
for 8 1/9	8	1/9

Parties Town of Albany
Walter Spoorvogel
THE ELLIOTT VAN DER BURG

for duty of - day calendar
Lodged by TOWN OF ALBANY
Address P.O. Box 454 ALBANY
Phone No. 41.2333 (ALBANY)

~~DUPLICATE~~

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



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

- | | |
|---------------------------|------------------|
| 1. <u>CITY 1251 F 109</u> | } Received items |
| 2. | |
| 3. | } No's |
| 4. | |
| 5. | } Rec. Clerk. |
| 6. | |

BELOW THIS LINE FOR OFFICE USE ONLY

Encumbrances not notified on face.

New Titles to issue or Endorsing instruction.

EXAMINED.

83910/10/69-106-4/MSD

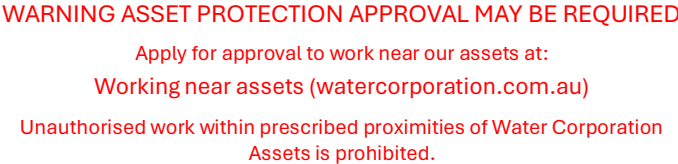
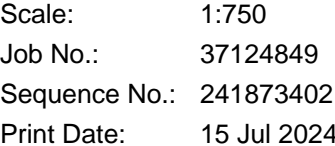
Registered 14th September 1971
at 9.38 o'clock and
particulars entered in the Register Book.

Initials of Signing Officer.

RW

REGISTRAR OF TITLES

DRAFTING



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)



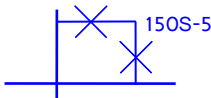
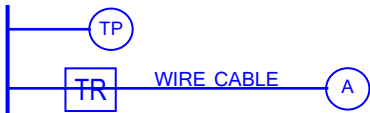





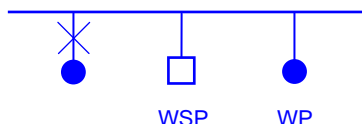
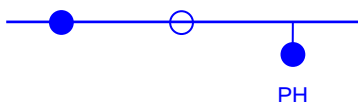
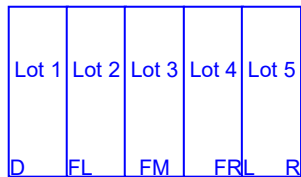


INFORMATION BROCHURE

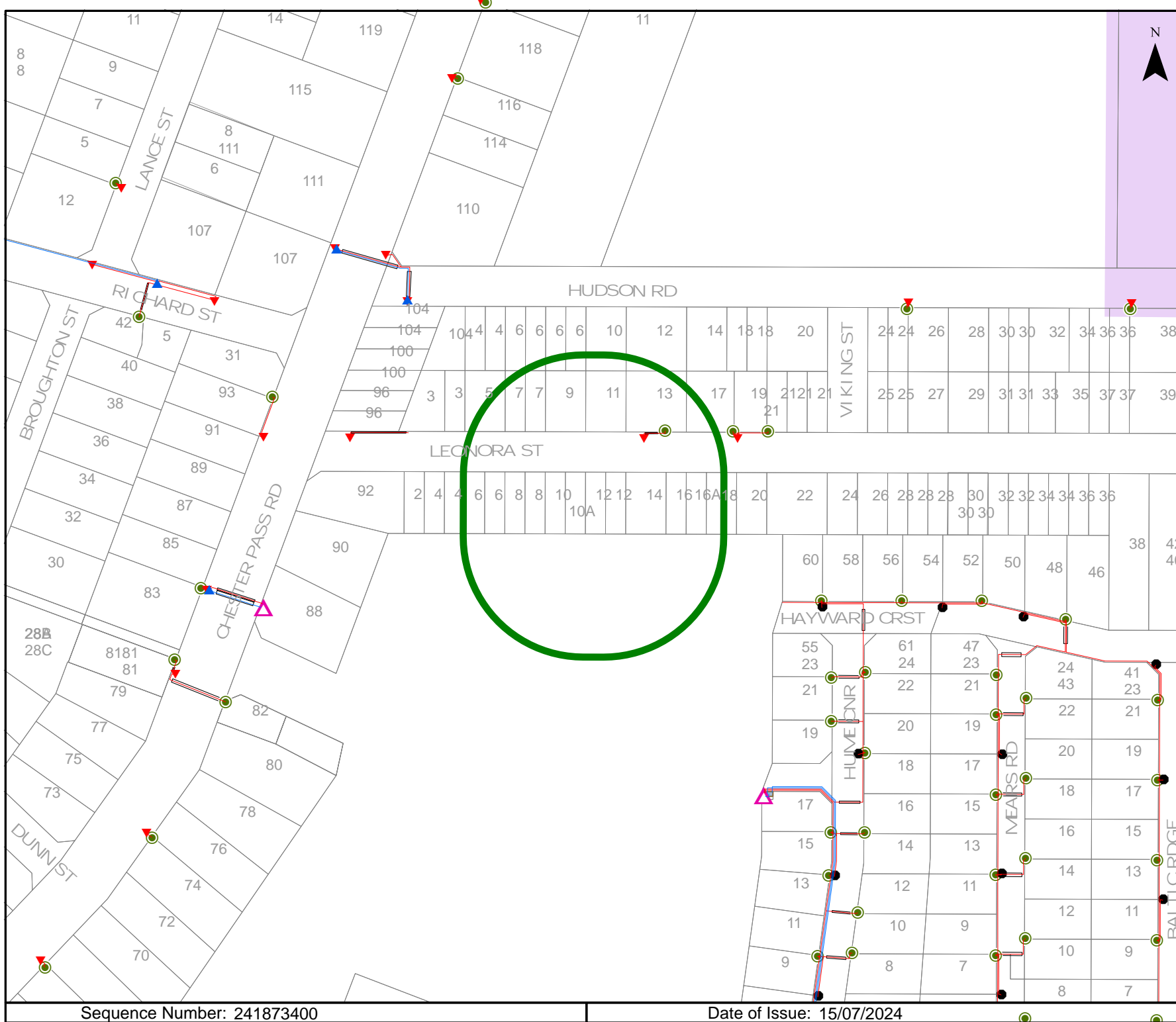



This legend is provided to [Dial Before You Dig](#) users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from www.watercorporation.com.au. (Your business > Working near pipelines > Downloads)

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.

	<p>WATER, SEWERAGE AND DRAINAGE PIPELINES</p> <p>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.</p> <p>Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth.</p> <p>P.M. pressure main M.S. main sewer R rising main (i.e. drainage pressure main)</p> <p>Common material abbreviations:</p> <p>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</p>
	<p>NON-STANDARD ALIGNMENT</p> <p>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.)</p>
	<p>OTHER PIPE SYMBOLS</p> <p>Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.</p>
	<p>CONCRETE ENCASEMENT, SLEEVING AND TUNNELS</p> <p>May be in different forms: steel, poured concrete, box sections, slabs.</p>
	<p>CHANGE INDICATOR ARROW</p> <p>Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).</p>
	<p>PIPE OVERPASS</p> <p>The overpass symbol indicates the shallower of the two pipes.</p>
	<p>VALVES</p> <p>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.</p> <p>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.</p>

 	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.





UNDERGROUND LEGEND

Structures	
Pillar	UG Crossing *
Metal Pole	Ring Main Unit
Transformer Site	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	HV Termination
Transformer site	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)

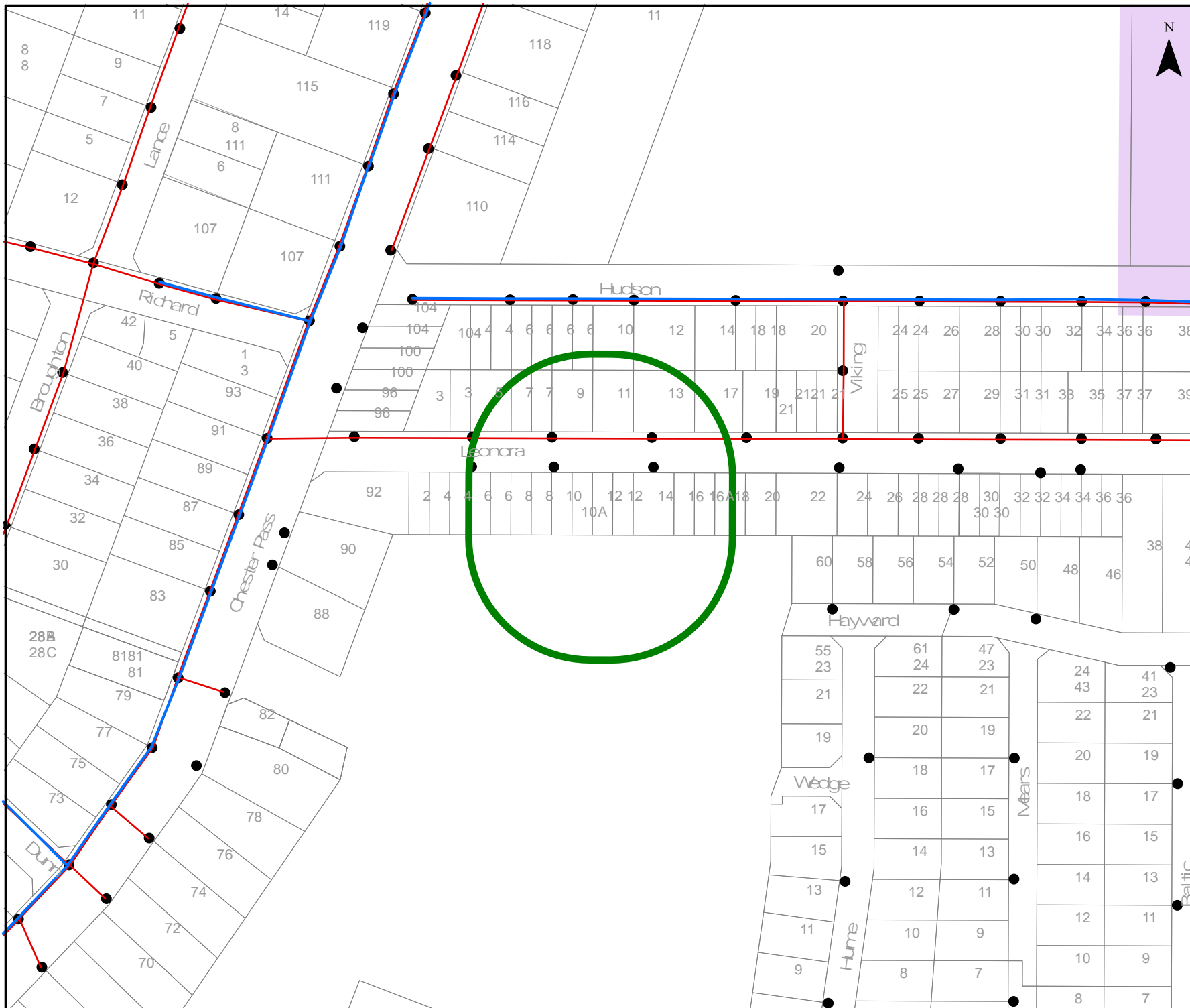
This map is INDICATIVE ONLY. Hand exposure via pothole method is MANDATORY.


**Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30**

Information valid for 30 days from date of issue

A4	Scale : 1:2500
----	----------------

WARNING! Look out for overhead power lines





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.

Telephone Support: 1300 769 345 Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

A4	Scale : 1:2500
----	----------------

WARNING! Look out for overhead power lines



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 > 100kPa ≤ 350kPa
- Common Trench
- Standard Laying
- Relay Program
- Abandoned Pipe
- Abandoned Pipe Sold
- Service Pipe
- Meter
- Interval Meter
- Proposed Meter
- Removed Meter
- BL End of Main Building
- CoD End of Main on Direction Peg
- SV Gas Service
- NC Not Connected
- X Obstacle
- OLS Offline Service
- * See Details
- SC Side Elevation
- T Sign
- PLS Pre Laid Service
- PLSS Pre Laid Service Stairs
- PLST Pre Laid Service Tee

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.

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
- Stoppie
- Odorizer
- Junctions

PROTECTION DEVICES

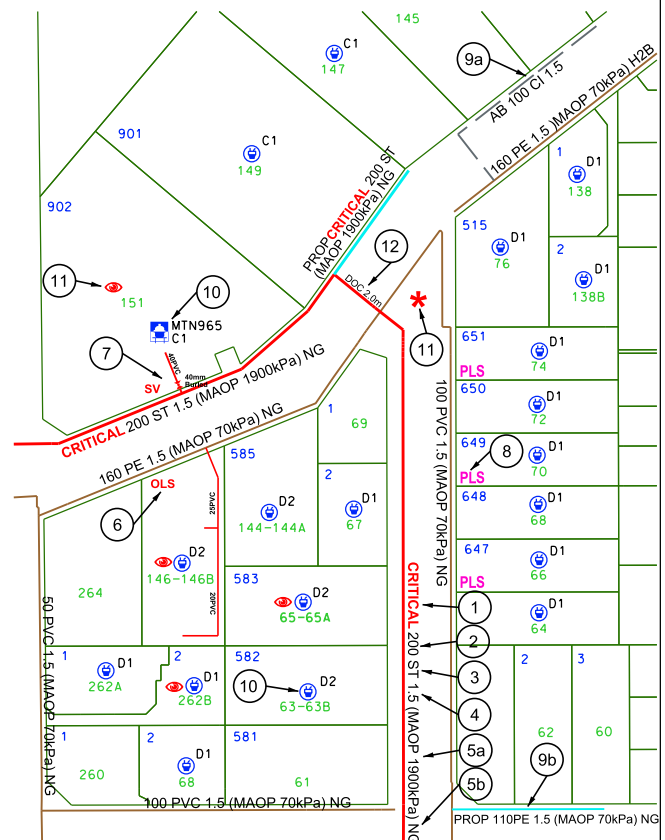
- Test Point
- Anode
- Rectifier

FEATURES


- SC Side Elevation
- Obstacle
- See Details
- Not Connected
- Gas Service
- Sign
- Offline Service
- Linked Document
- Pre-Laid Service
- Pre-Laid Service Stairs
- Pre-Laid Service Tee
- Asset end on Main
- Asset ends on Direction Peg
- Reference Line
- Gas Pit
- Arrow Pointer
- Proving Location
- Pressure Upgrade
- Not Gassed
- Suburb
- Local Government

Asset Identification Legend

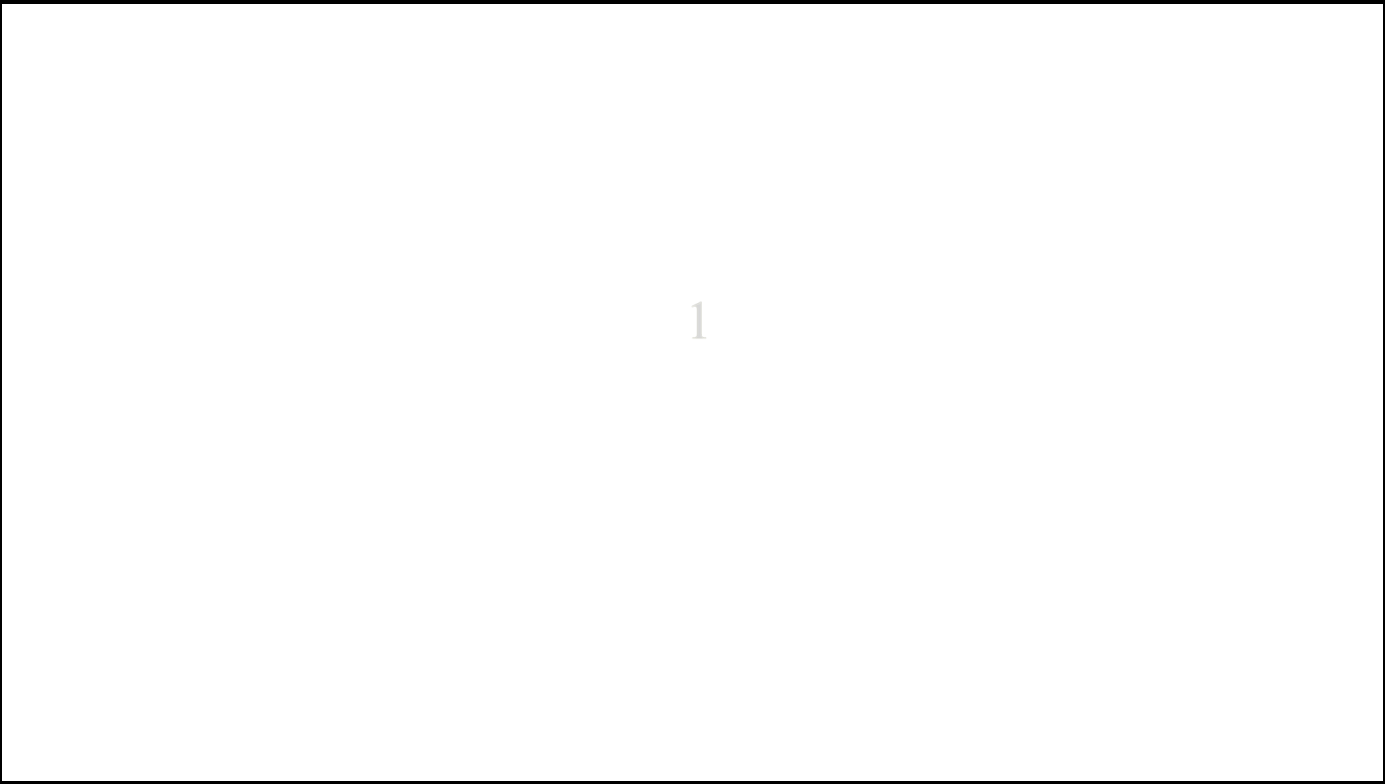
- Critical Asset (See Cover Sheet WARNINGS)**
- Pipe Diameter (millimetres)
- Pipe Material:
CI = Cast Iron, PE = Polyethylene, GI = Galvanised Iron, PVC = PVC, ST = Steel
- Alignment (in metres from property line)
- Pressure in main & Gas Type
5a) MAOP (Maximum Allowable Operating Pressure)
5b) Gas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



To: Stephanie Del Borrello
Phone: Not Supplied
Fax: Not Supplied
Email: stephanie@merrifield.com.au

Dial before you dig Job #:	37124849	
Sequence #	241873399	
Issue Date:	15/07/2024	
Location:	12 Leonora St , Yakamia , WA , 6330	

Indicative Plans

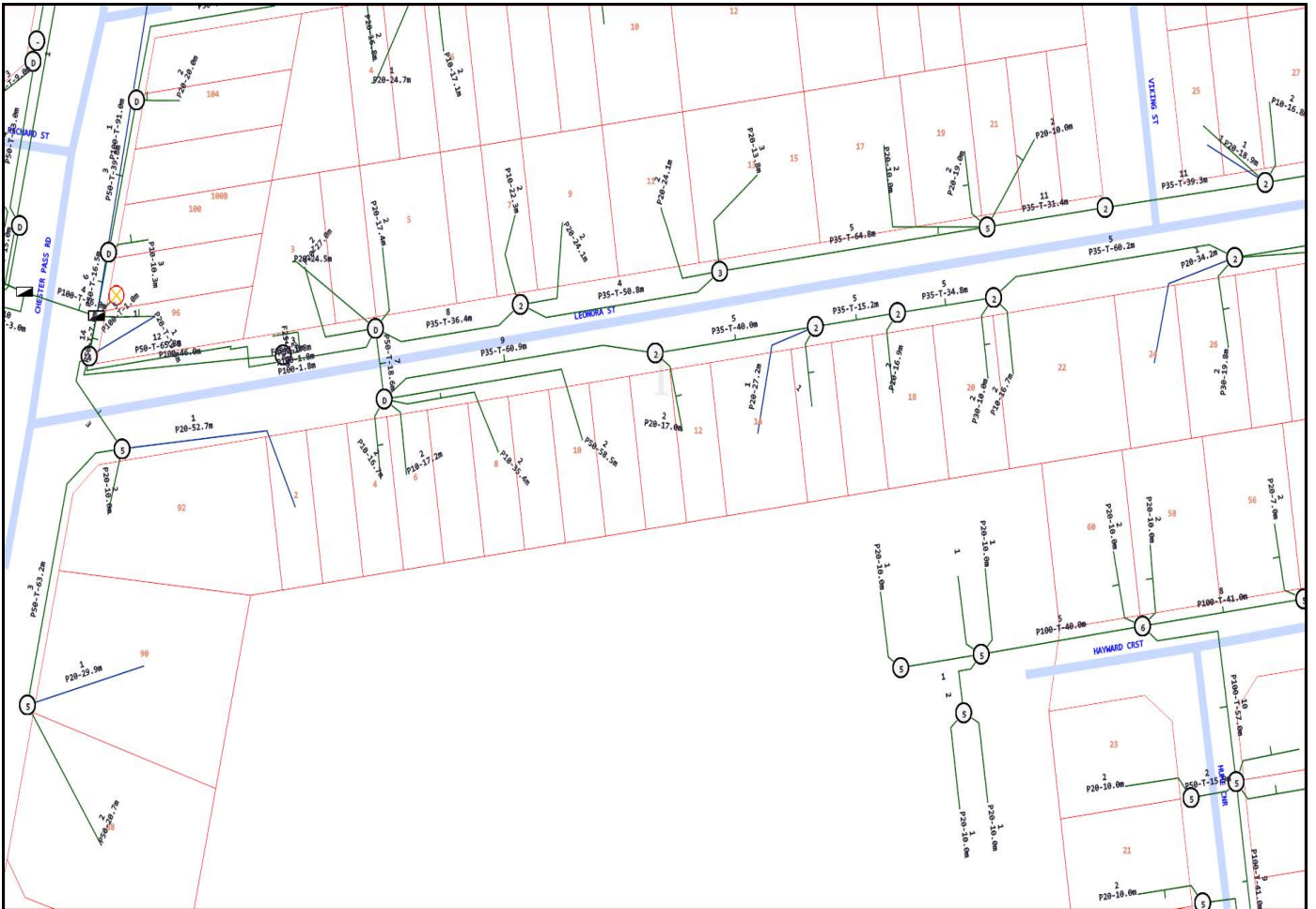




LEGEND




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



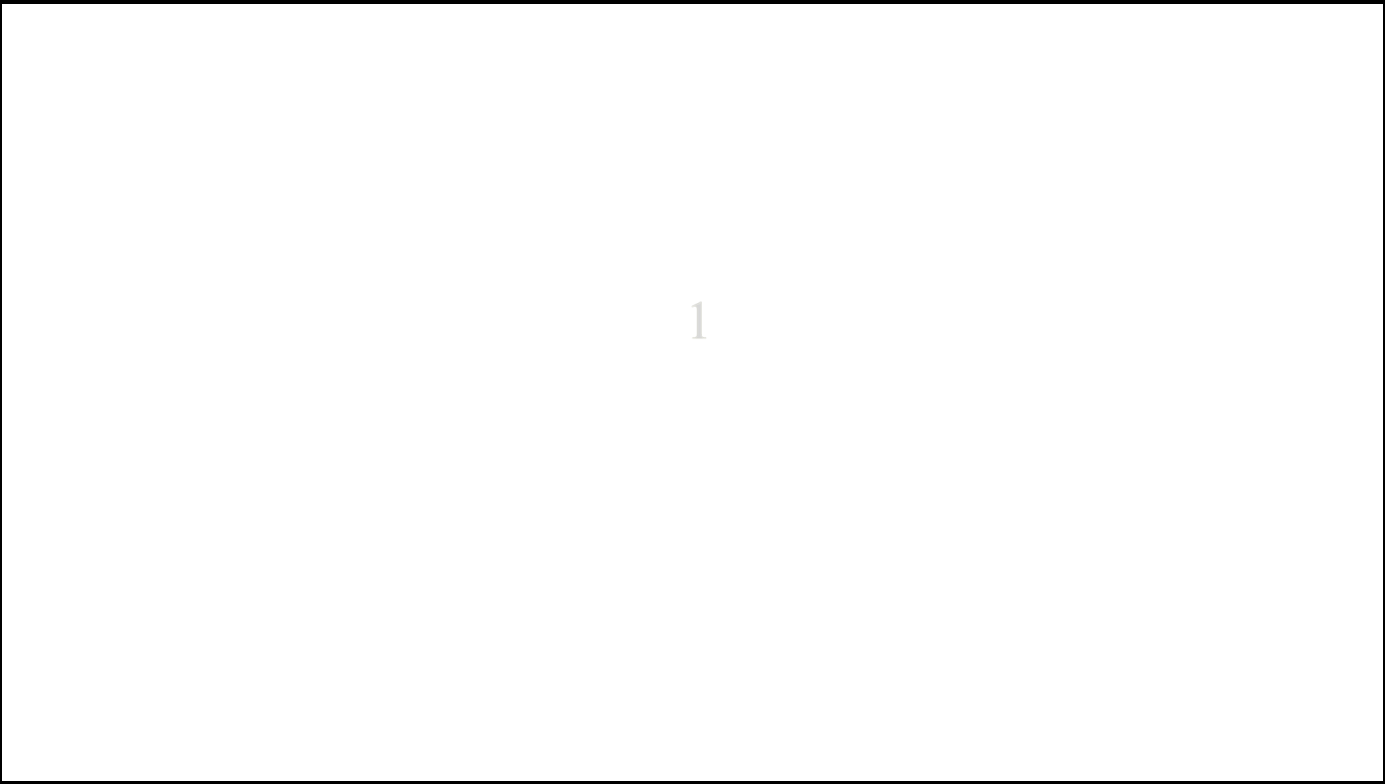
Emergency Contacts

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

To: Stephanie Del Borrello
Phone: Not Supplied
Fax: Not Supplied
Email: stephanie@merrifield.com.au

Dial before you dig Job #:	37124849	
Sequence #	241873399	
Issue Date:	15/07/2024	
Location:	12 Leonora St , Yakamia , WA , 6330	

Indicative Plans





LEGEND

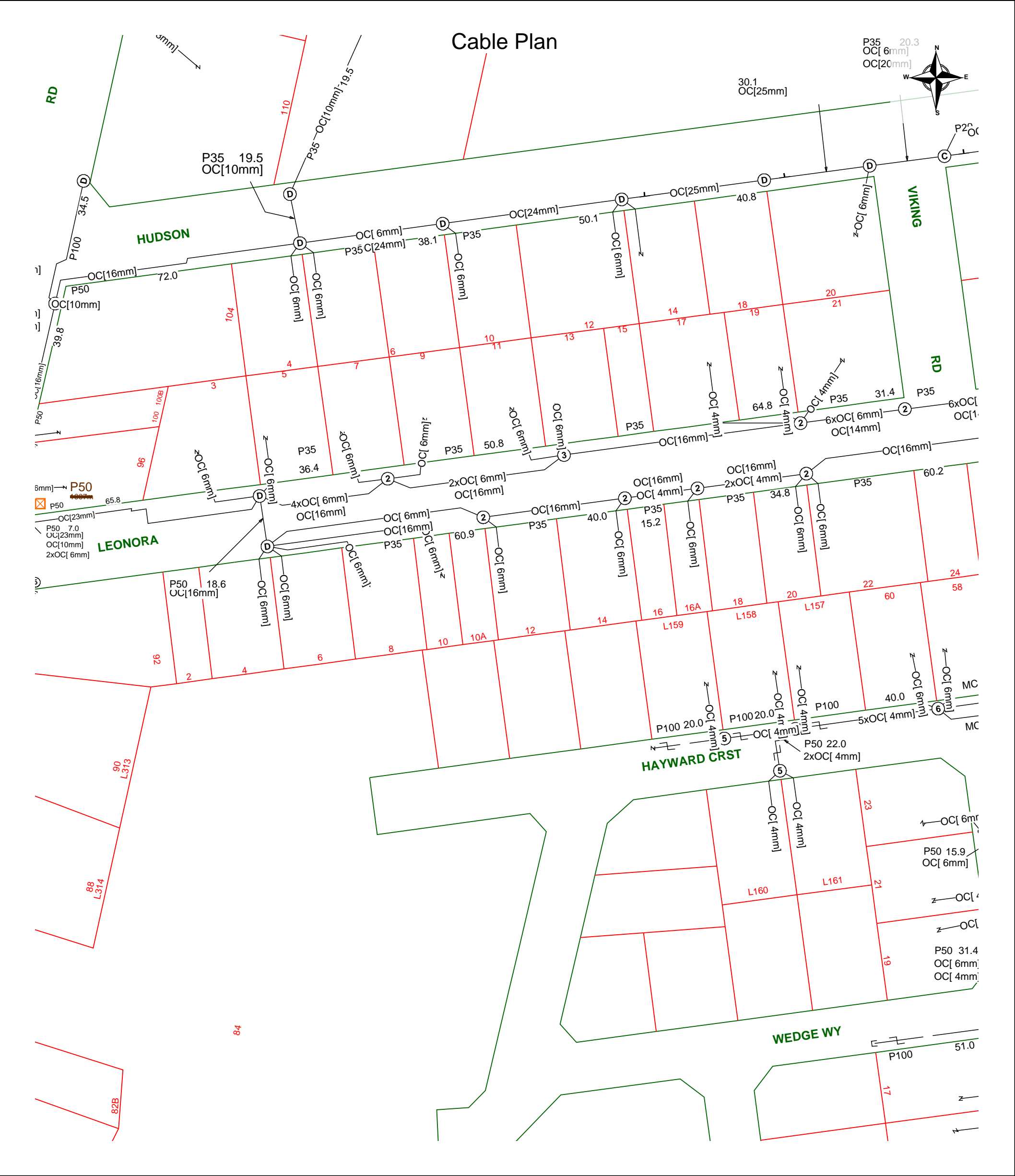



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
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	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
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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.



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 241873401
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
	Generated On 15/07/2024 11:44:23	

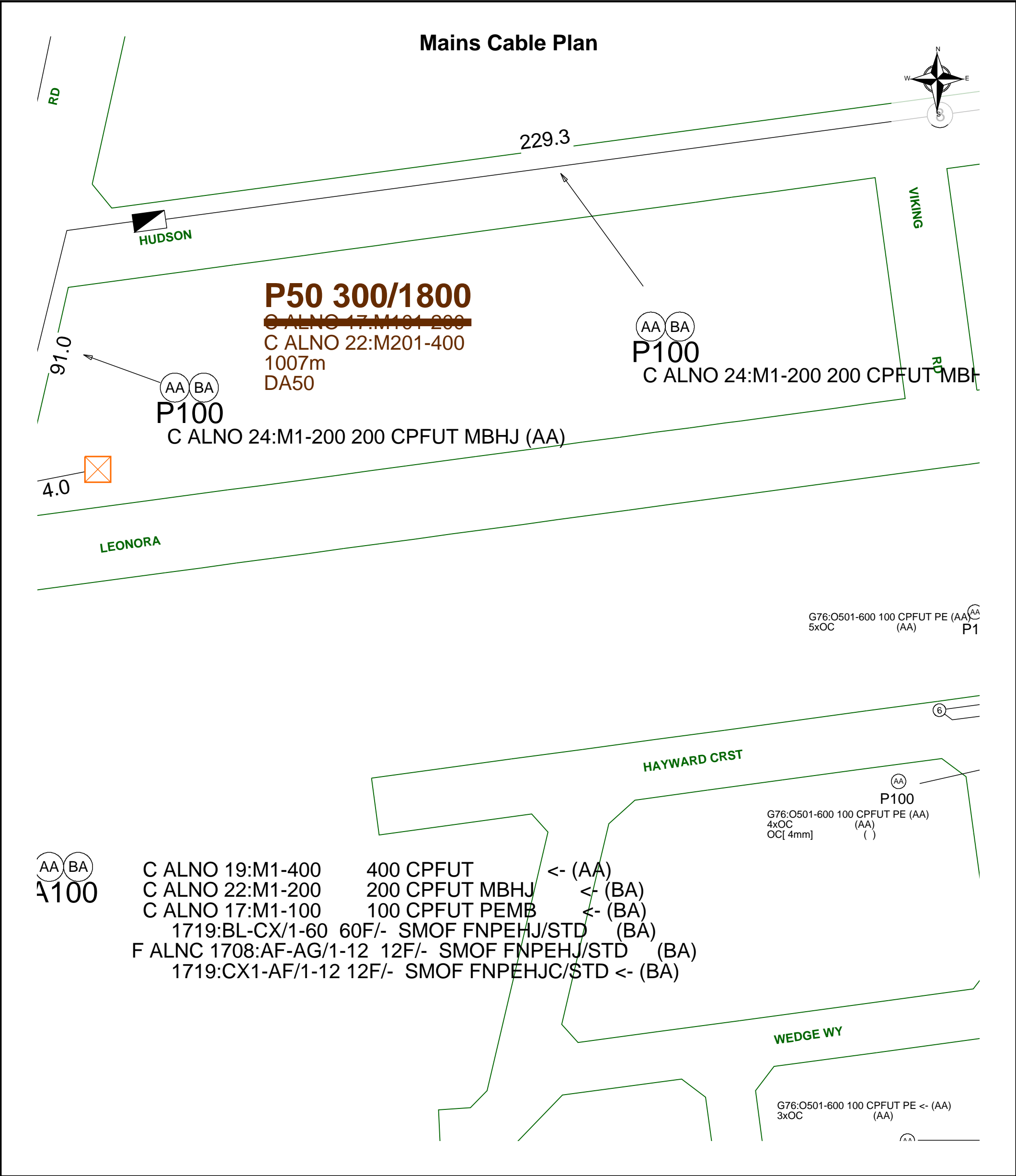
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page


WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Page 1 of 2



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 241873401
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
	Generated On 15/07/2024 11:44:25	

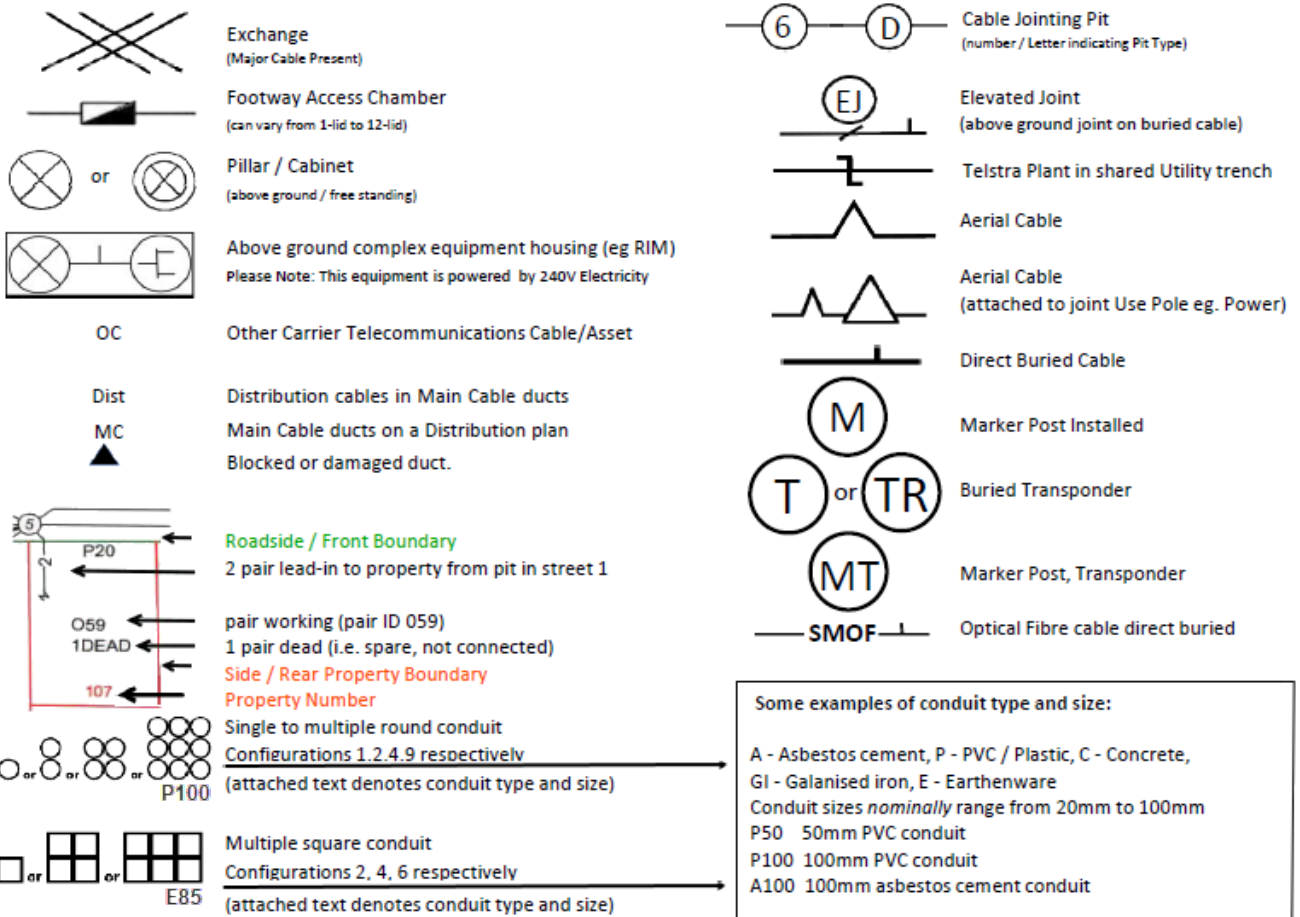
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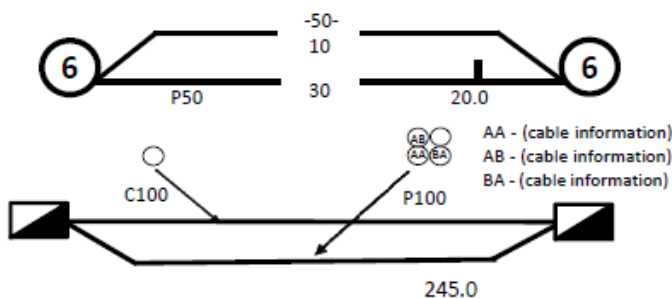
See the Steps- Telstra Duty of Care that was provided in the email response.

Page 2 of 2

LEGEND



Some Examples of how to read Telstra Plans



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

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

Protect our Network:

by maintaining the following distances from our assets:

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

For more info contact a [Certified Locating Organisation](#) or Telstra Plan Services 1800 653 935

23/07/2024

The Client

C/- Merrifield Real Estate

258 York Street

ALBANY WA 6330

258 York Street

PO Box 5001

Albany WA 6332

08 9841 4022

admin@merrifield.com.au

www.merrifield.com.au

To whom it may concern,

RE: RENTAL APPRAISAL – 12 LEONORA STREET, YAKAMIA

We wish to thank you for the opportunity to provide a rental appraisal for the above-mentioned property.

After viewing the property and taking into consideration its location and condition, we feel we can expect to achieve circa **\$480.00 - \$520.00 per week** in the current rental market.

In accordance with requirements to minimum security, internal blind cords and RCD and Smoke Alarm checks, please make your own investigations as to whether this property is compliant. Information can be obtained through the below websites:

Smoke Alarm guidelines:

[DFES_fireinthehome-smokealarm-renting-selling-FAQs.pdf](#)

Internal Blind cord requirements:

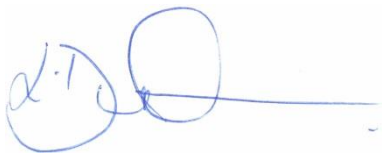
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

Minimum Security Requirements:

[Rental property security standards | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](https://www.commerce.wa.gov.au/industry-regulation-and-safety/rental-property-security-standards)

Should you have any questions, please feel free to contact me on (08) 9841 4022.

Yours faithfully,

A handwritten signature in blue ink, consisting of a stylized 'L' and 'D' followed by a horizontal line.

Lisa Dunham

Senior Property Manager

Please note, as per our Professional Indemnity Policy, we must state the following: The Statements have been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the Statements or any part thereof be incorrect or incomplete in any way. This appraisal is deemed valid for 30 days from the date completed, or such earlier date if you become aware of any factors that have any effect on the property value.