

FOR SALE



Offers Above \$450,000

41 HARDIE ROAD, SPENCER PARK



A RIPPER FOR STARTERS OR INVESTORS

- Comfy brick home, carport, relatively new shed
- Lounge, patio; 728sqm block, enclosed yard
- Walk to primary school, hospital, shopping centre
- Few minutes to town, high school, beach
- Excellent family home or rental investment



 **4**  **1**  **2**  **728 m2**

Jeremy Stewart

0439 940 976

0898414022

jeremy@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 ABN 66 768 696 418

41 HARDIE ROAD, SPENCER PARK



Specification

Asking Price	Offers Above \$450,000	Land Size	728.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	Residential / R25
Parking	1	School Zone	Spencer Park Primary School & A.S.H.S
Sheds	1	Sewer	Connected
HWS	Gas	Water	Avaliable
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,352.24	Building Construction	Brick/Tile
Water Rates	\$1,564.13	Insulation	Unknown
Strata Levies		Built/Builder	1981
Weekly Rent	\$430	BAL Assessment	N/A
Lease Expiry	13/04/2025	Items not included	N/A

41 Hardie Road



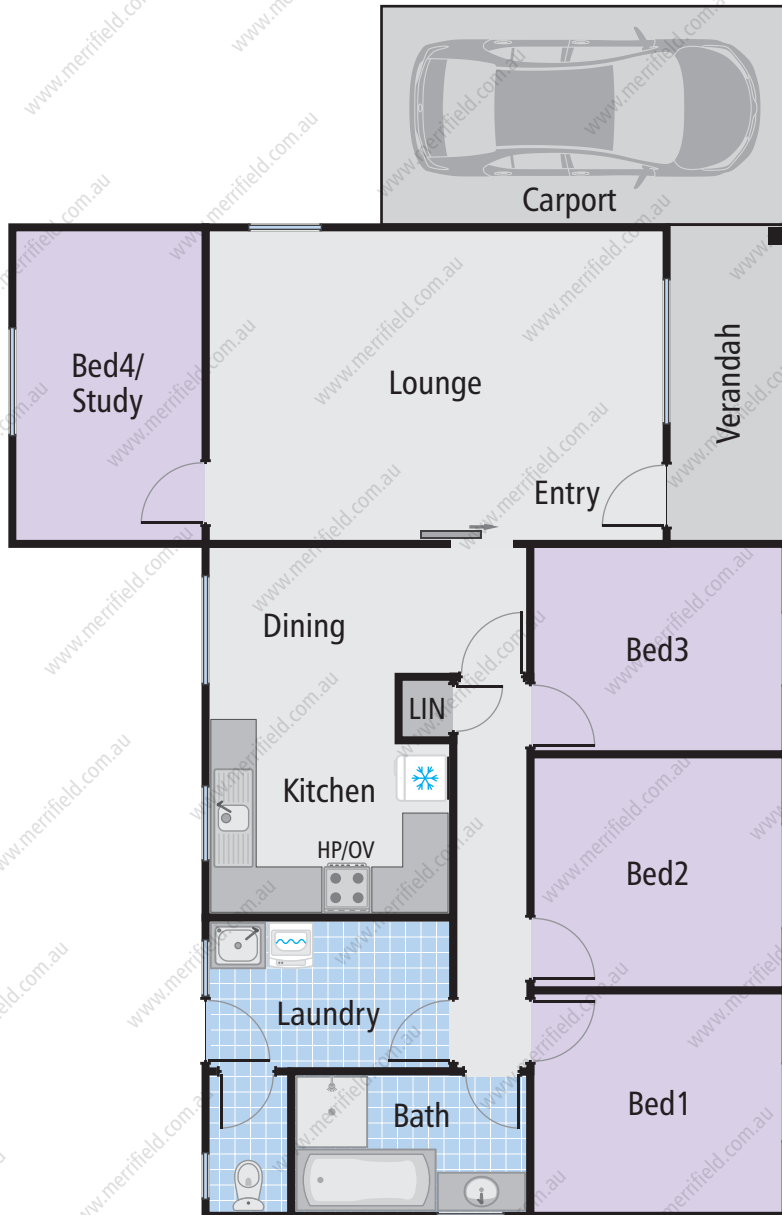
Author:

Created: 13 December 2024 from <https://api.landgate.wa.gov.au/?address=41%20Hardie%20Road%2C%20SPENCER%20PARK%206330&lid=1564> hybrid

0 0.007 0.014 0.02 0.027 km

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41 Hardie Road



Author: [unreadable] Created: <https://www.landgate.wa.gov.au/?address=41%20Hardie%20Road%2C%20SPENCER%20PARK%206330&theme=hybrid> 1:564

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

615 86A

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



LAND DESCRIPTION:

LOT 58 ON DIAGRAM 42662

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

CHRISTINE CHARLOTTE EAST OF PO BOX 170 DENMARK WA 6333

(T N840656) REGISTERED 28/2/2018

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

1. C175239 EASEMENT TO TOWN OF ALBANY. SEE SKETCH ON VOL 615 FOL 86A. REGISTERED 10/7/1981.

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: 615-86A (58/D42662)
PREVIOUS TITLE: 1125-481
PROPERTY STREET ADDRESS: 41 HARDIE RD, SPENCER PARK.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

Superseded - Copy for Sketch Only

INDEXED

JT

Application A496837
Volume 1125 Folio 481

WESTERN



ORIGINAL
AUSTRALIA

REGISTER BOOK

VOL. 615

FOL. 86A

Certificate of Title

CT 0615 0086A F



UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

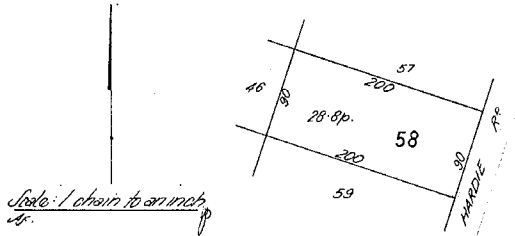
The State Housing Commission of Perth is now the proprietor of an estate in fee simple subject to the easements and encumbrances notified hereunder in all that piece of land delineated and coloured green on the map hereon containing twenty-eight and eight-tenths perches or thereabouts, being portion of Plantagenet Location 42 and being Lot 58 on Diagram 42662.

Dated the 8th day of March, 1972.



[Signature]

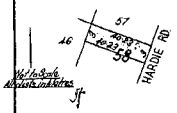
REGISTRAR OF TITLES.



67221/12/69-12M-O/FAL

For encumbrances and other matters affecting the land see back

EASEMENTS AND ENCUMBRANCES REFERRED TO



*Transfer C175239. The right to enter upon the portion of the
within land coloured blue on the map in the margin for
the purpose of exercising certain drainage rights as set out in
the said Transfer is granted to Town of Albany.
Registered 10th July 1981 at 9:41 o'c.*



Superseded - Copy for Sketch Only

CERTIFICATE OF TITLE

VOL 615 FOL 86A

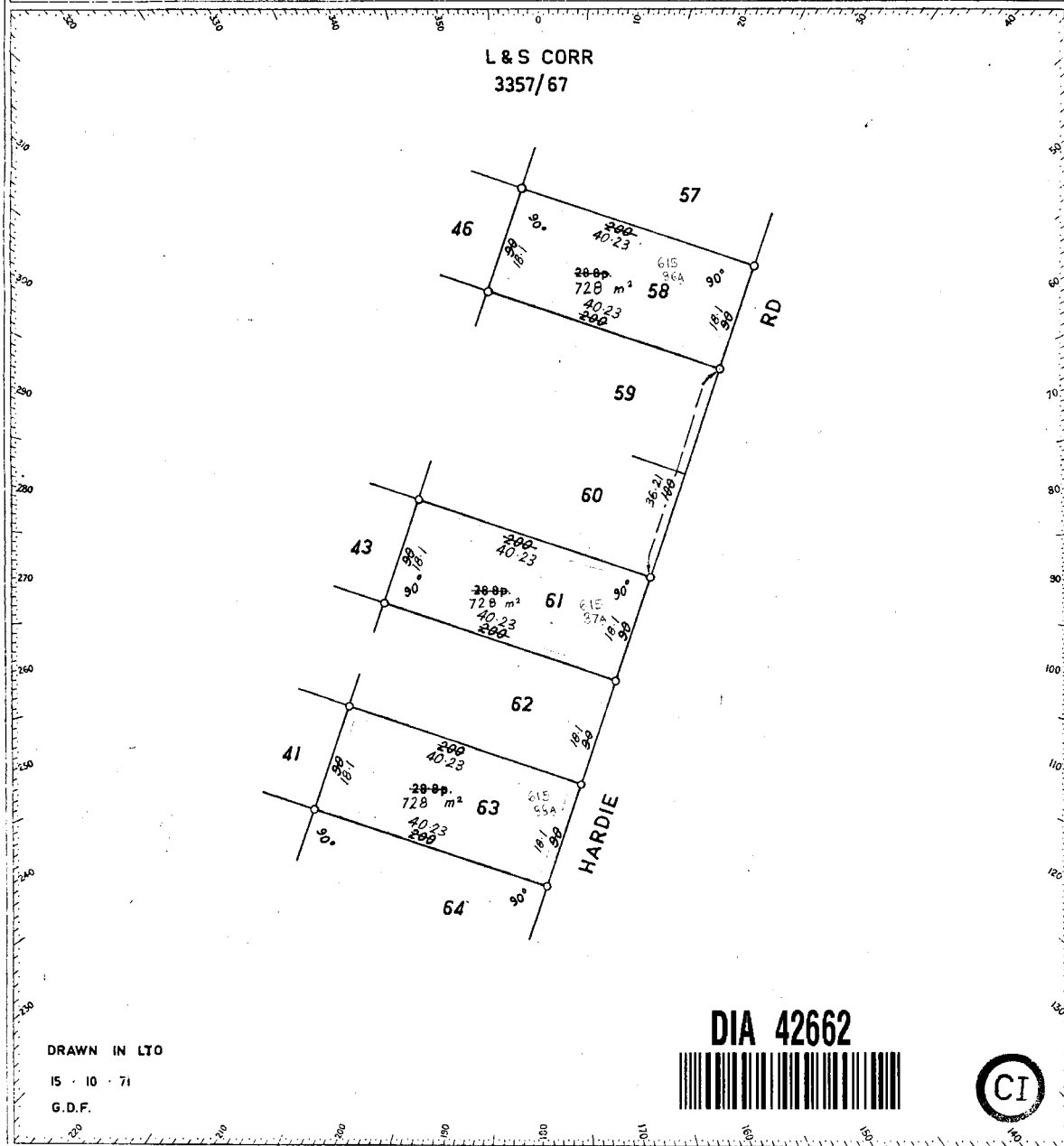
CT 0615 0086A B



Diagram 42662

<u>Lot</u>	<u>Certificate of Title</u>	<u>Lot Status</u>	<u>Part Lot</u>
58	615/86A	Registered	
61	615/87A	Registered	
63	615/88A	Registered	

Town or District.	Number of Lot or Location.	Field Book.	Scale	Certificate in which Land is Vested.	Area
PLANTAGENET	PT LOC 42	26494	1.792 + Chains to one inch.	Vol. 1125, Fol. 481..	A. R. P. 0-2-64



DRAWN IN LTO
15 · 10 · 71
G.D.F.

DIA 42662



CERTIFICATE		Approved by Town Planning Board	
<p>I hereby certify that this survey was performed by me personally (or under my own personal supervision, inspection and field check) in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961.</p> <p>13/12/71 Licensed Surveyor.</p>		<p>18029 13 NOV 1971</p> <p><i>[Signature]</i> Chairman</p>	
<p>Date</p>	<p>Approved <i>B. E. Campbell</i></p>	<p>On</p>	<p>Registered</p>
<p>Examined <i>R. Hillier</i> Date 12.12.71</p>	<p>Inspector of Plans and Surveys</p>	<p>Plan Diagram Index Plan 7304</p>	<p>Diagram No. 42662</p>
<p>29734/9/66-2M-0</p>		<p>CORIMUP 28000.12.06</p>	

ORIGINAL

SURVEY OFFICE, NI
 18.10.1971
 127

Form B2

WESTERN AUSTRALIAN STAMP DUTIES

Exempt (Section 119) Stamp Act 1924

EXEMPT for COMMISSIONER OF STATE TAXATION 522310 \$. . D NDLST \$***0.00
6175239

WESTERN AUSTRALIA
Transfer of Land Act 1893 as amended

Blank Instrument Form (see footnote)

A. Insert type of document here

* GRANT OF EASEMENT

The person whose name and description are set forth in Part I of the Schedule hereto (hereinafter called "the Grantor" which expression shall include each of the persons named therein jointly and severally if more than one and the registered proprietor or proprietors for the time being of the land comprised in the Certificate or Certificates of Title mentioned in Part II of the said Schedule) being registered as the proprietor of an estate in fee simple in the land described in Part II of the Schedule hereto subject to the encumbrances notified in Part III of the said Schedule DOES HEREBY GRANT AND TRANSFER TO the Local Authority named in Part IV of the Schedule hereto (hereinafter called "the Grantee" which expression shall include its successors and assigns and its transferees in gross) DOES HEREBY GRANT under and by virtue of the provisions of Section 33A of the Public Works Act 1902 as amended full and free right liberty power and authority from time to time and at all times hereafter to enter upon that part of the land described in Part II of the Schedule as is delineated and coloured blue on the plan annexed hereto (which said part is hereinafter referred to as "the said land") with workmen agents and contractors employed by or having authority of the Grantee in that behalf with or without motor vehicles engines and machines of any description for all or any of the following purposes:-



- (a) To construct maintain repair alter and replace any drain pipe or gutter for the purpose of carriage of water through under or upon the said land and for the purposes of constructing maintaining repairing or altering any cistern trap syphon manhole ventilator or other apparatus connected with or requisite to secure the safe and proper working of any storm water drain;
- (b) to make surveys and take levels;
- (c) to dig or break the soil of the said land and trench the said land;
- (d) to clean and repair any drain or pipe construction on the said land;
- (e) to direct the flow of water from any adjoining land and/or road onto or through under or across the said land; and

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

(f) To clear any trees or shrubs or undergrowth on the said land or to remove any obstruction as may be necessary in the course of carrying out any of the works enumerated above.

AND THE Grantor HEREBY COVENANTS with the Grantee as follows -

(1) Not to make or erect or cause permit or suffer to be made or erected any building or improvement or any part thereof under upon or over the said 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 said 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 in writing of the Grantee first had and obtained.

(2) To indemnify and keep indemnified the Grantee from and against all damage -

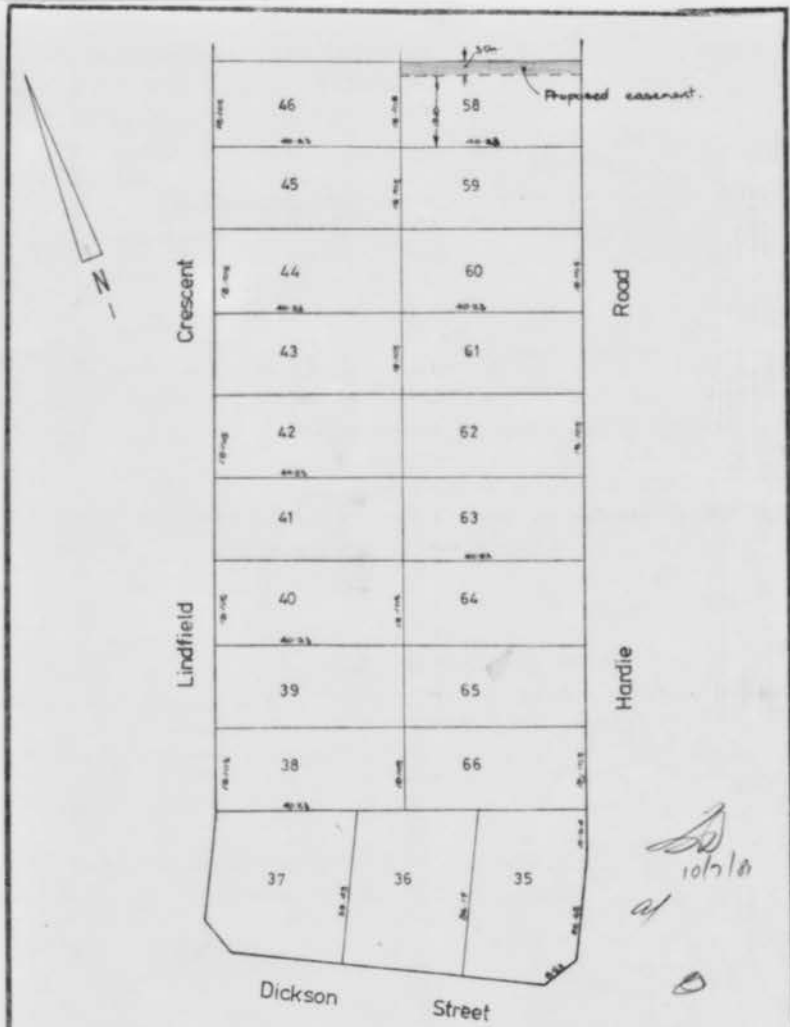
(a) caused to any drain pipe or gutter or cistern trap syphon manhole ventilator or other apparatus connected with or requisite to secure the safe and proper working of any stormwater drain or any other fittings constructed by the Grantee by or arising out of or incidental to the construction making or erection of any building or improvement or construction made or erected on the said land by any person or corporation other than the Grantee; or

(b) caused by or arising from or incidental to any such damage to any of the aforesaid drain pipe or gutter or any other fittings referred to in paragraph (a) hereof


AND THE Grantee HEREBY COVENANTS with the Grantor as follows -

(1) To complete any work from time to time commenced on the said land with all convenient speed and fill in consolidated and level off any holes or trenches thereby made on the said land other than an open drain constructed under the authority of these presents 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 alterations repair or maintenance work to any fittings on the said 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.

(2) To indemnify and keep indemnified the Grantor from and against all damage to the buildings or other improvements now standing or to be erected upon the land over which the easement is granted caused by a break in or a flooding of water from the pipe drain or gutter.



Proposed easement coloured blue
 Easement to be 3.0 metres wide.
 Area of easement = 120.7 m²
 Owner: State Housing Commission
 99 Plain St, East Perth.

PROPOSED DRAINAGE EASEMENT ON LOT 58 HARDIE ROAD.			
Survey	Scale 1 : 1000	Date Jan. 81.	WORKS AND TECHNICAL SERVICES
Drawn B Smith	Checked	Town Engineer	

(3) To pay upon demand the costs of and incidental to the preparation execution stamping and registration of this Grant of Easement and all stamp duties and registration hereon.

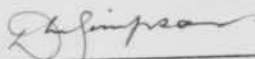
This instrument is intended to be a Deed and shall have effect accordingly.

DATED this 17th day of June 1981

SCHEDULE

- PART I : GRANTOR
THE STATE HOUSING COMMISSION of Perth
- PART II : DESCRIPTION OF LAND OVER WHICH EASEMENT IS GRANTED
All that piece of land being portion of Plantagenet Location 42 and being Lot 58 on Diagram 42662 and being the whole of the land contained in Certificate of Title Volume 615 Folio 86A.
- PART III : ENCUMBRANCES
Nil
- PART IV : GRANTEE
TOWN of ALBANY of York Street, Albany

THE COMMON SEAL of TOWN OF ALBANY)
was hereunto affixed by authority)
of a resolution of the Council in)
the presence of:)



Mayor




Actg Town Clerk



THE COMMON SEAL OF THE STATE)
HOUSING COMMISSION was hereunto)
affixed in the presence of:)



General Manager



Senior Clerk Securities
CLERK IN CHARGE

No.

C175239

FEES (office use)	\$	c
	20	-

Parties STATE HOUSING COMMISSION
TOWN OF ALBANY

Lodged by TOWN OF ALBANY
Address P.O. BOX 484, ALBANY 6330
Phone No. 098 41 2333 EXT. 53

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.)

- C/T 615/868
- Fee Disp
-
-
-
-

Received items
No's 1-2

Rec. Clerk. *[Signature]*

BELOW THIS LINE FOR OFFICE USE ONLY

Encumbrances not notified on face.

Jeh

Registered 10 July 1981
at 9.41 o'clock and
particulars entered in the Register Book.

New Titles to issue or Endorsing instruction.

Initials of Signing Officer

W

[Signature]
REGISTRAR OF TITLES

EXAMINED *[Signature]*

STOCK FORM 324



Page No: 1



Scale: 1:750
 Job No.: 38235331
 Sequence No.: 248524236
 Print Date: 09 Dec 2024



Sewer

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Page No: 1



Scale: 1:750
 Job No.: 38235331
 Sequence No.: 248524236
 Print Date: 09 Dec 2024



WARNING ASSET PROTECTION APPROVAL MAY BE REQUIRED

Apply for approval to work near our assets at:
[Working near assets \(watercorporation.com.au\)](http://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)

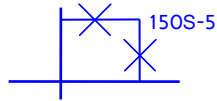
WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. Pothole by hand to verify asset location before using powered machinery.

	<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.



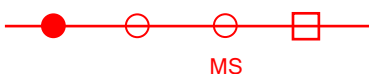
CATHODIC PROTECTION (CP)

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.



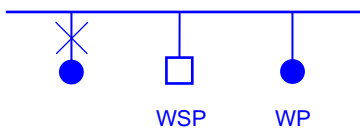
HAZARDOUS MANHOLE

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



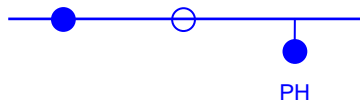
FLOWMETER

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

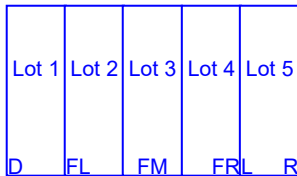


STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)

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 Pre-laid Left
 FM Fully Pre-laid Front Middle
 FR Fully Pre-laid 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.



SOUTH PERTH PS1

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
- 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**.

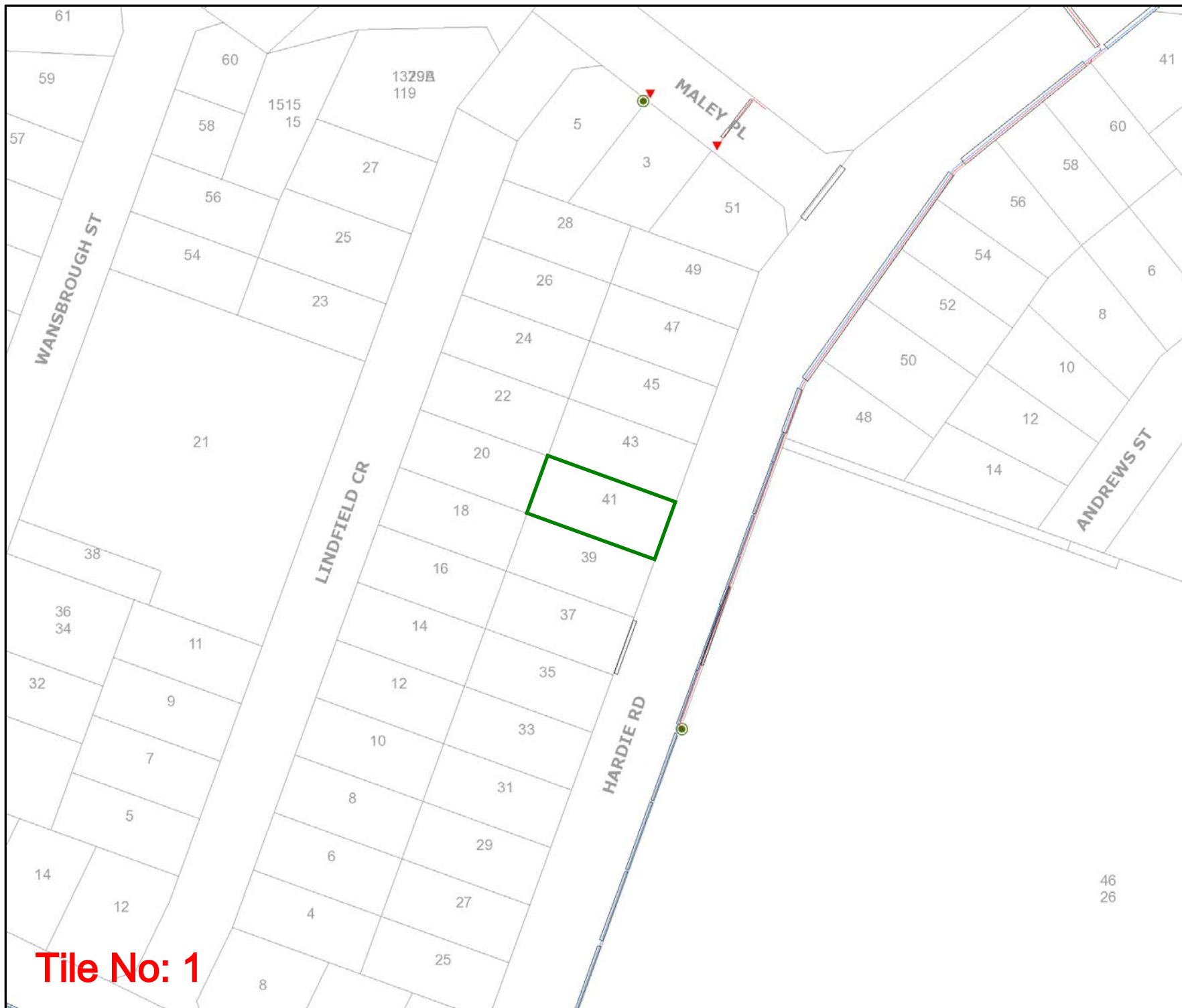
Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

A4

Scale : 1:1500

WARNING! Look out for overhead power lines



Tile No: 1

OVERHEAD LEGEND

Structures

- Power Pole
- Transmission Poles

Transmission Overhead Powerline

- Transmission (33kV - 330kV)

Distribution Overhead Powerline

- High Voltage (1kV - 33kV)
- Low Voltage (< 1kV)

Proposed Construction Assets

- Design Area *
- High Voltage Overhead Powerline
- Low Voltage Overhead Powerline
- Power Pole

Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

* Please refer to coversheet

Privately owned cables NOT SHOWN (including house services)

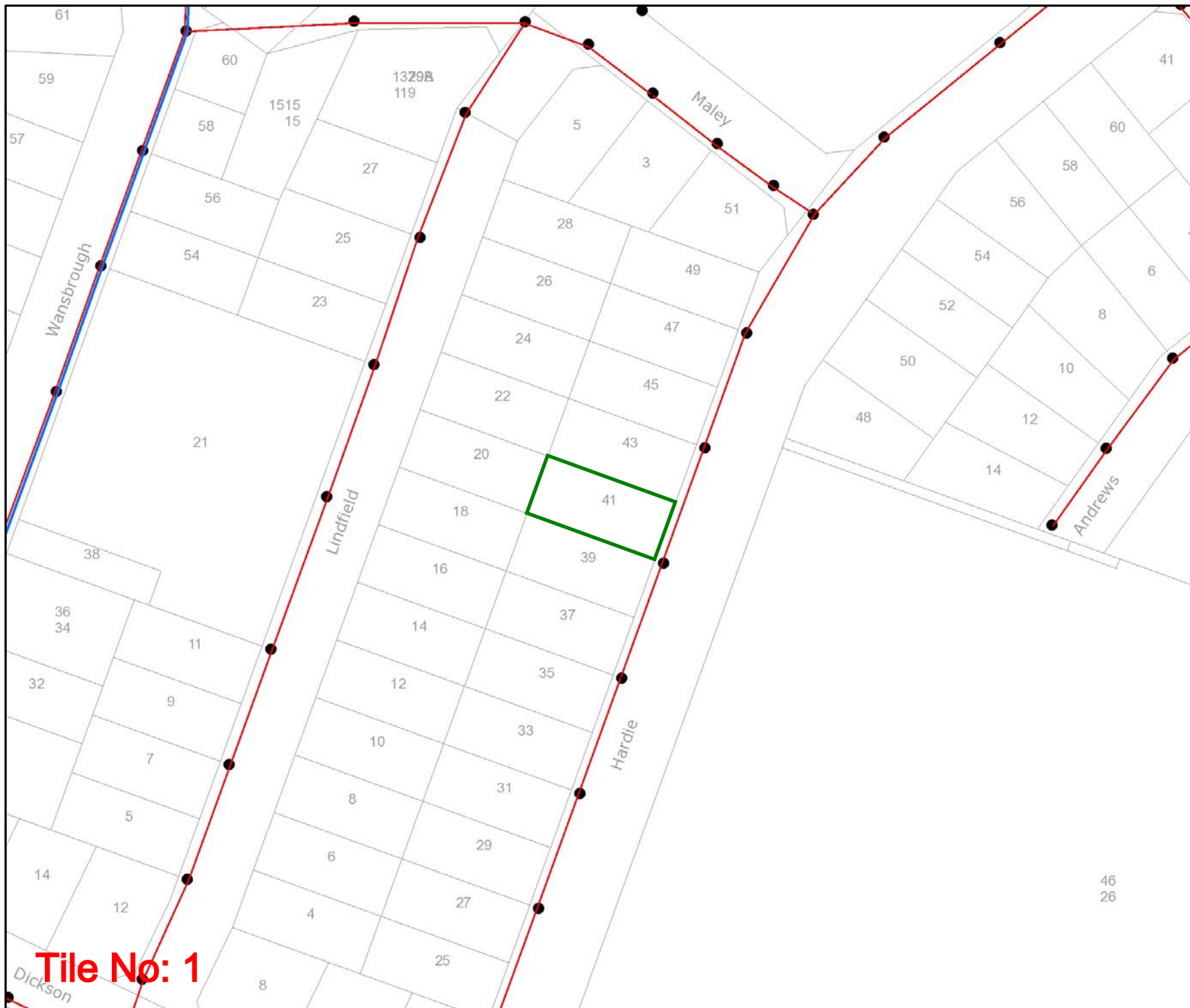
This map is **INDICATIVE ONLY**.
Check that you have enough clearance from the **DANGER ZONES** near overhead powerlines.

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

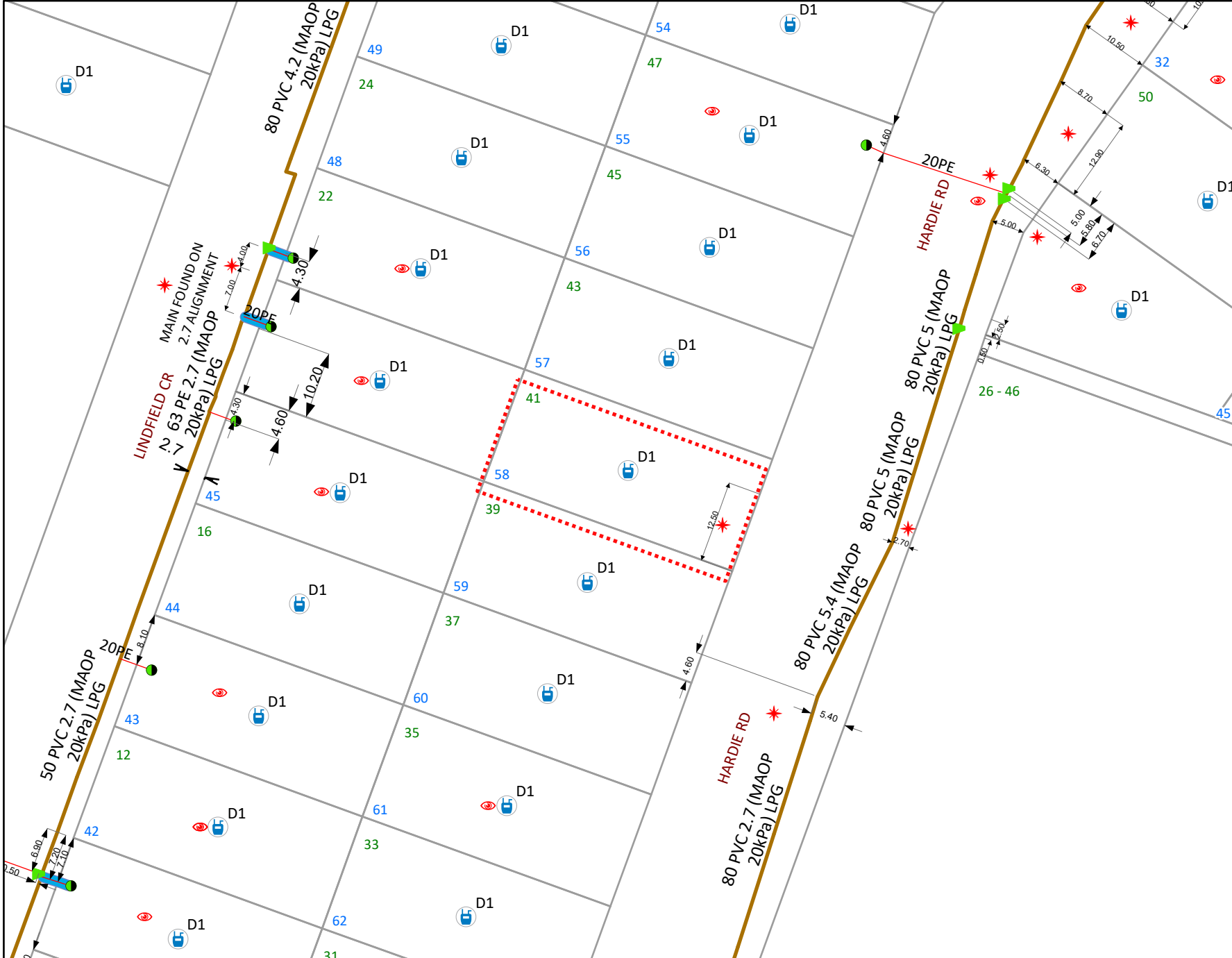
Information valid for 30 days from date of issue

A4 | Scale : 1:1500

WARNING! Look out for overhead power lines



Tile No: 1



WARNING
Refer to Cover Sheet
for Further Information

- BYDA Enquiry
- Transmission Pipelines MAOP > 1900kPa
- Distribution Pipelines MAOP > 500kPa ≤ 1900kPa
- Not Gassed OkPa
- 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
- X Obstacle
- SC Side Elevation
- Sign
- PLS Pre Laid Service
- PLSS Pre Laid Service Stairs

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
- Stopple
- Odorizer
- Junctions

PROTECTION DEVICES

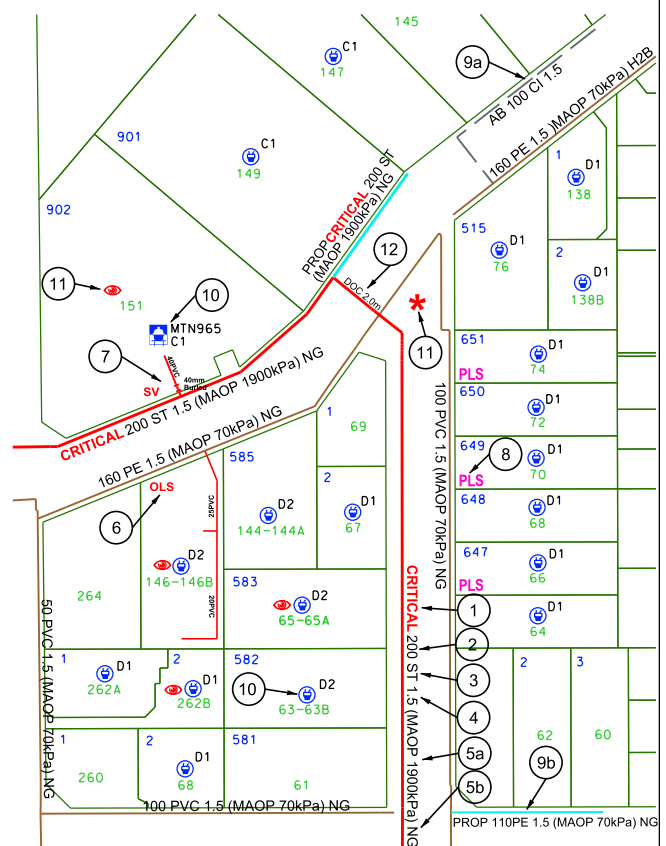
- Test Point
- Anode
- Rectifier

FEATURES


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

Asset Identification Legend

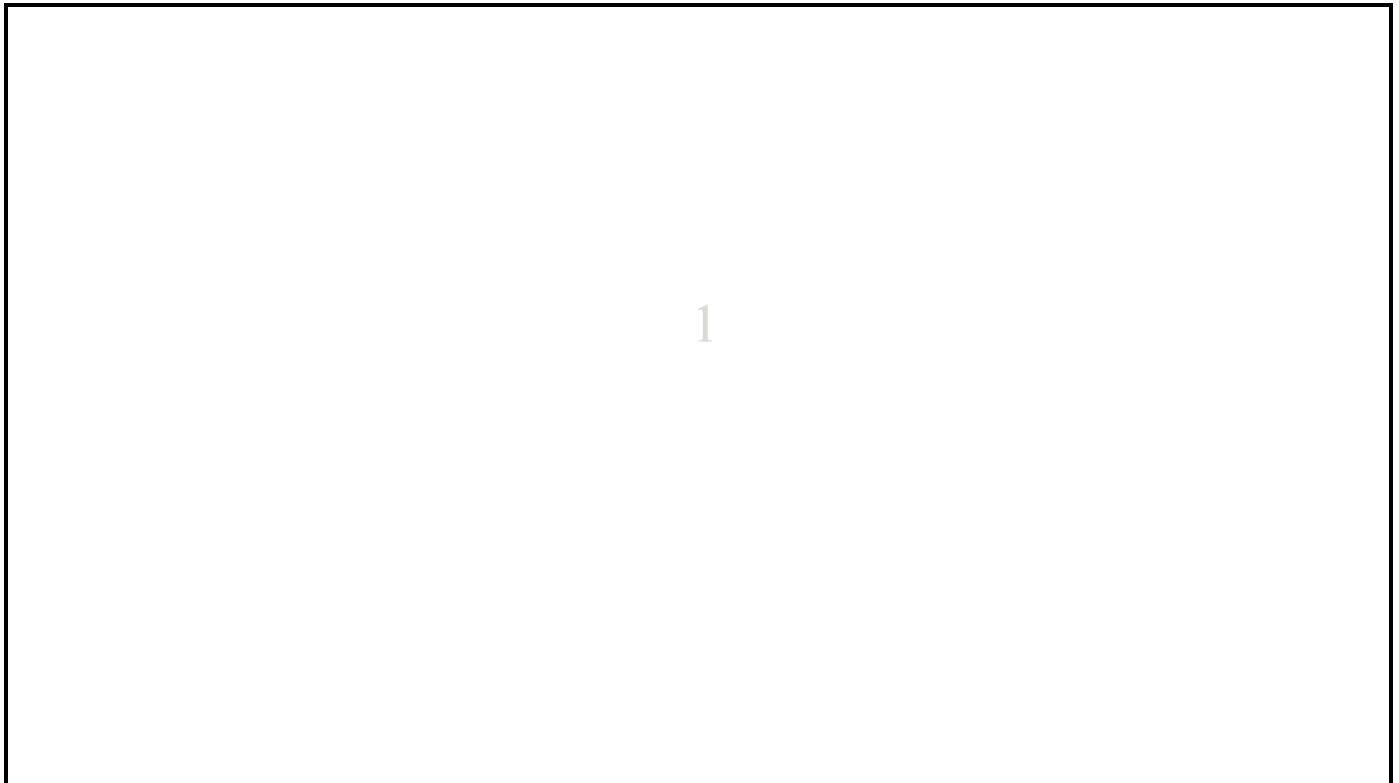
1. **Critical Asset (See Cover Sheet WARNINGS)**
2. Pipe Diameter (millimetres)
3. Pipe Material:
CI = Cast Iron PE = Polyethylene, GI = Galvanised Iron, PVC = PVC, ST = Steel
4. Alignment (in metres from property line)
5. Pressure in main & Gas Type
5a) MAOP (Maximum Allowable Operating Pressure)
5b) 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.



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

Dial before you dig Job #:	38235331	
Sequence #	248524234	
Issue Date:	09/12/2024	
Location:	41 Hardie Rd , Spencer Park , WA , 6330	

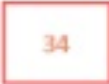




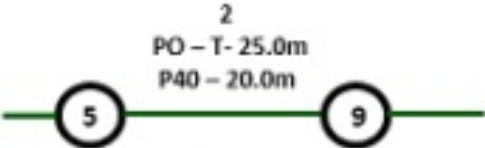






Indicative Plans

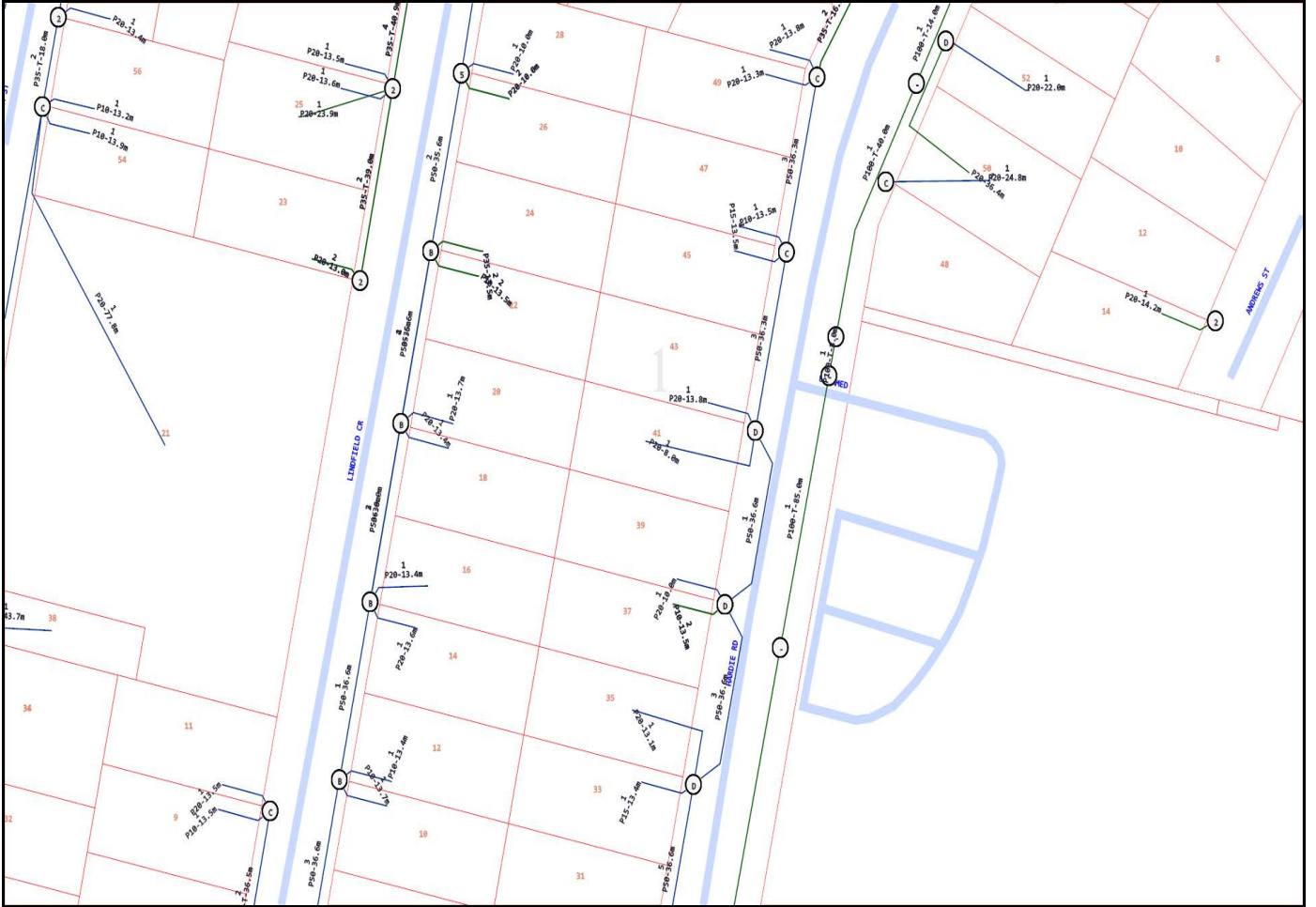




LEGEND

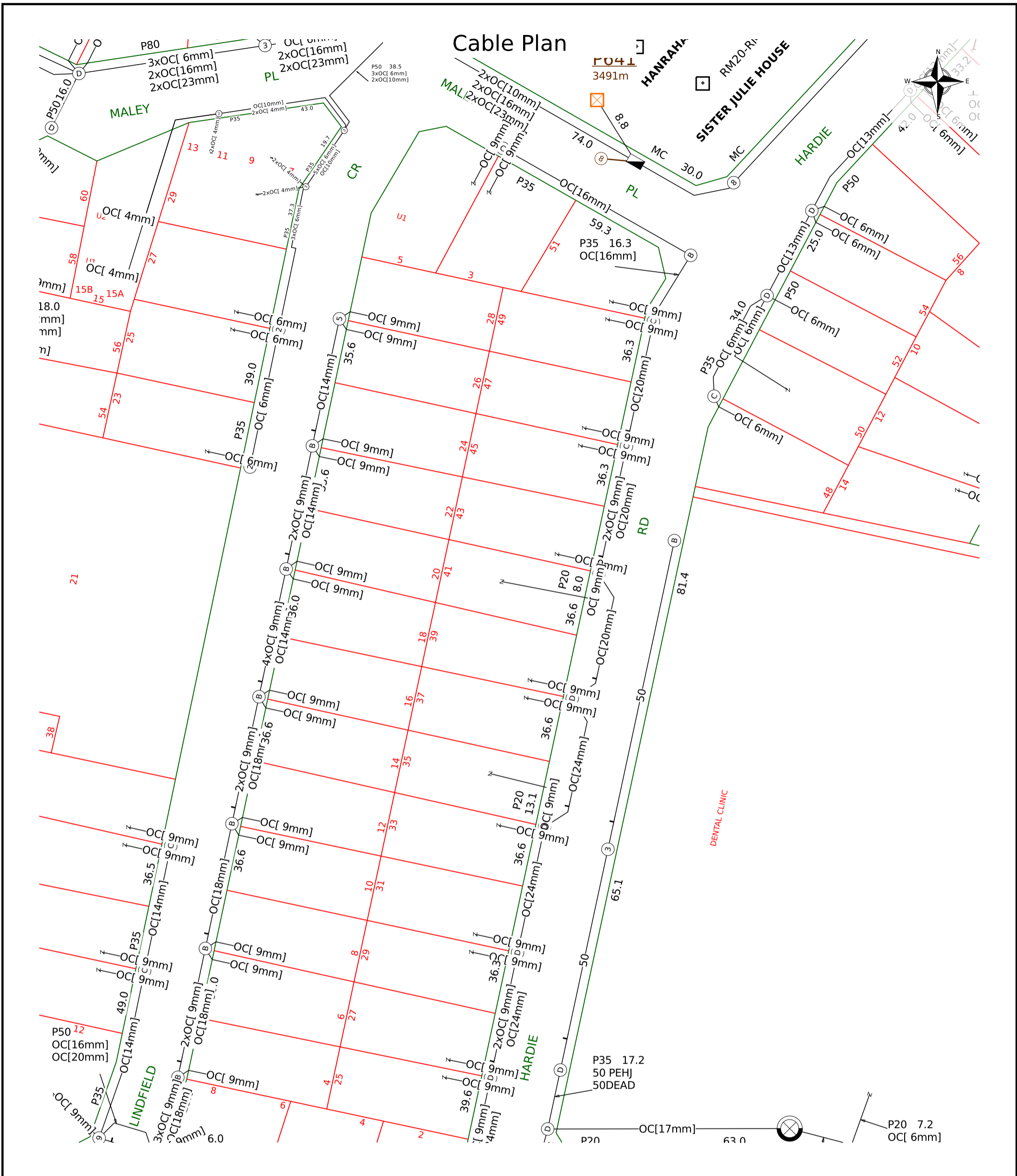


	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) 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 **nbm**™ 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>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 09/12/2024 15:41:55

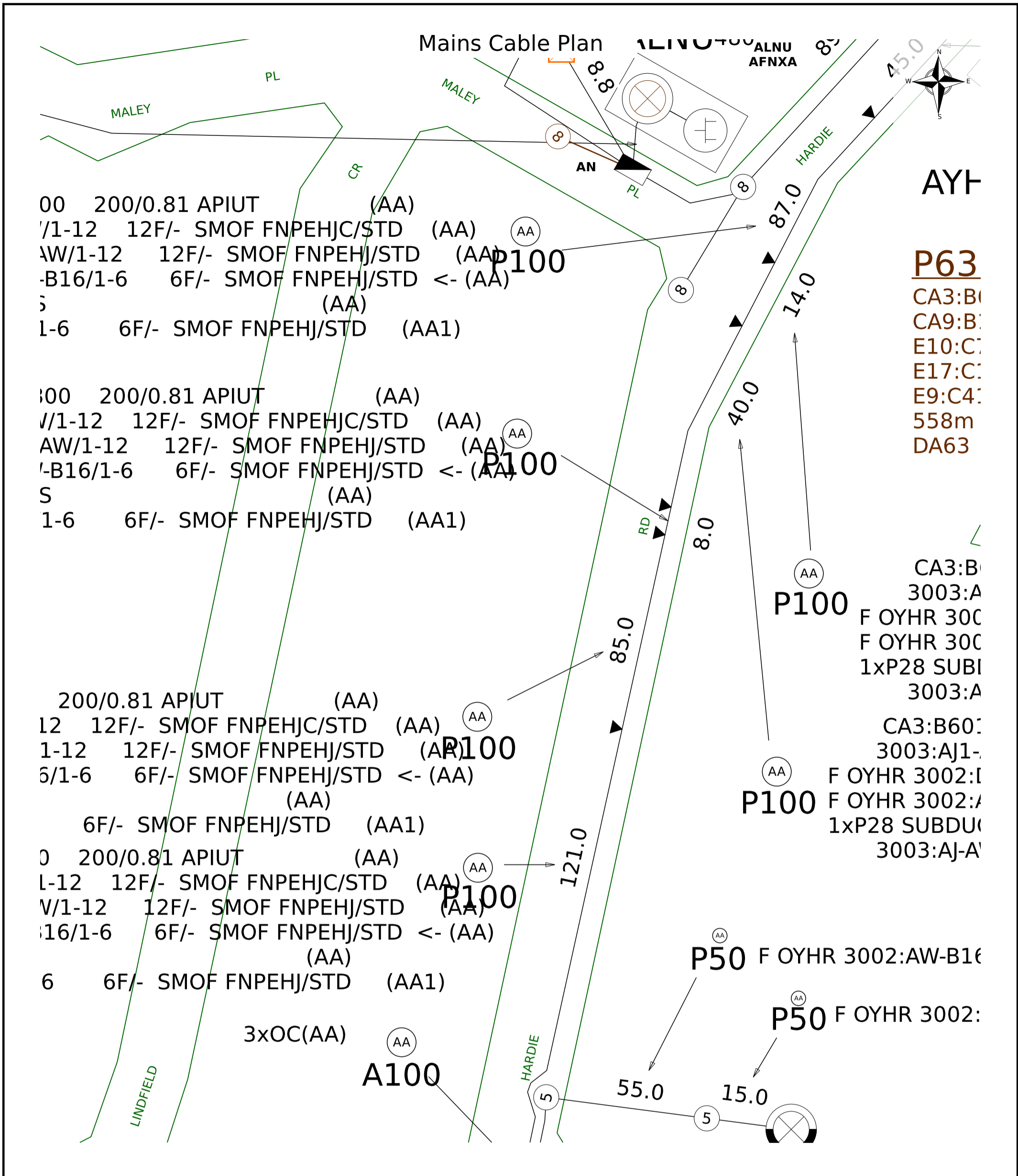
Sequence Number: 248524235

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

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.



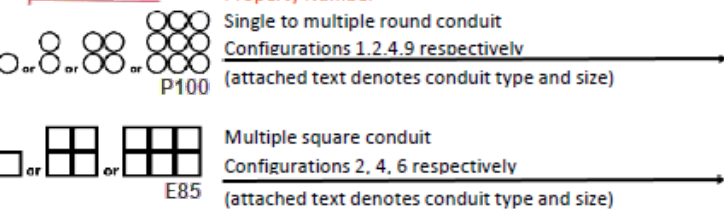
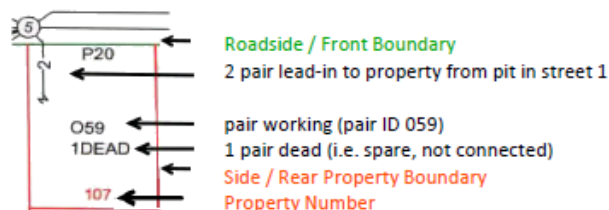
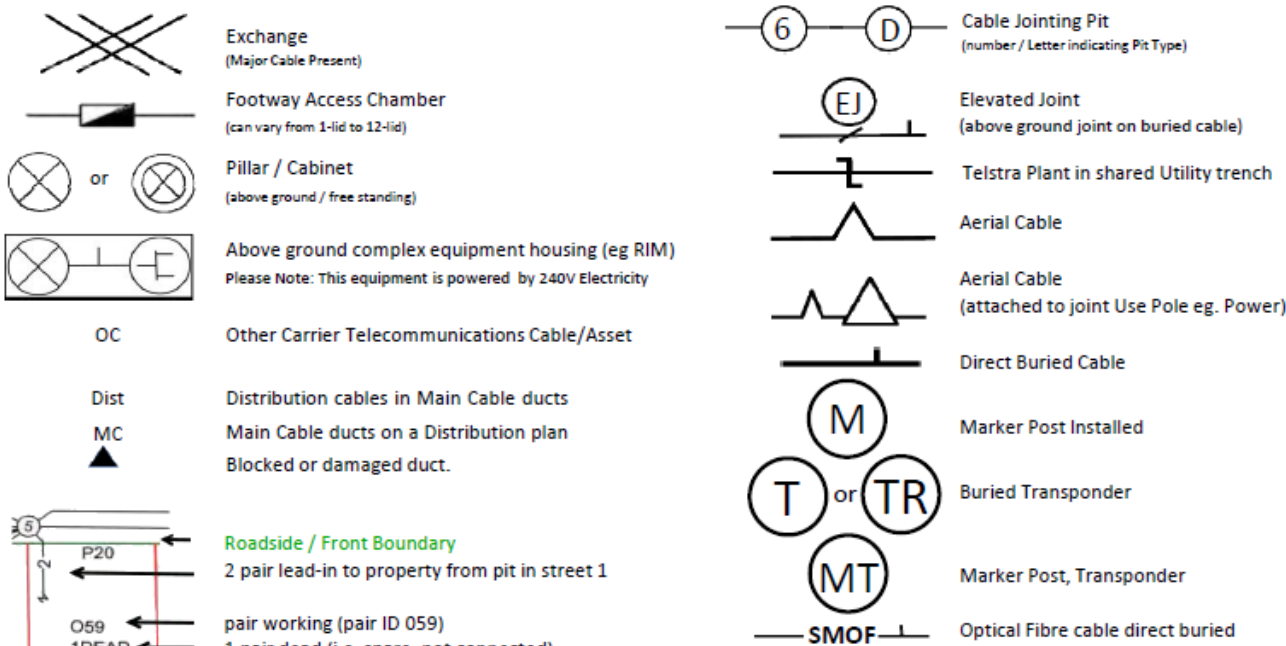
	<p>Report Damage https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p>	<p>Sequence Number: 248524235</p>
	<p>TELSTRA LIMITED A.C.N. 086 174 781</p> <p>Generated On 09/12/2024 15:41:58</p>	<p>CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.</p>

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 2 of 2

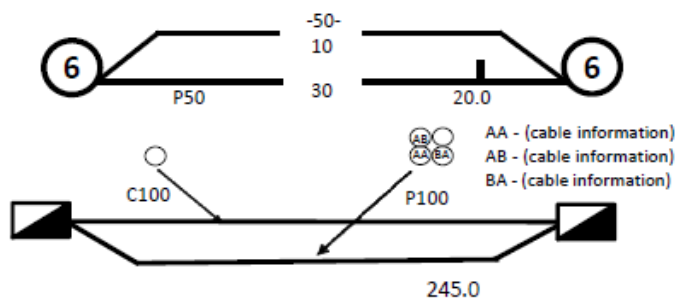
LEGEND



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galanised iron, E - Earthenware
Conduit sizes *nominally* range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



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

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

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 [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935

09/01/2025

The Client
C/- Merrifield Real Estate
258 York Street
ALBANY WA 6330

To whom it may concern,

RE: RENTAL APPRAISAL – 41 HARDIE ROAD, SPENCER PARK

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 **\$500.00 - \$540.00 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:

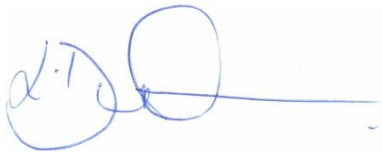
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

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.