

FOR SALE



\$890,000

Merrifield Real Estate

82 LA PEROUSE ROAD, GOODE BEACH



LIFESTYLE BUSH HOME WITH VIEWS

- Spacious home, natural 4052sqm lifestyle block
- Lovely views over bush to ocean
- Two-storey; upstairs open living, deck
- Powered shed, carports, veggie gardens
- Near Lake Vancouver, walk to swimming beach



3 **2** **1** **4052 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

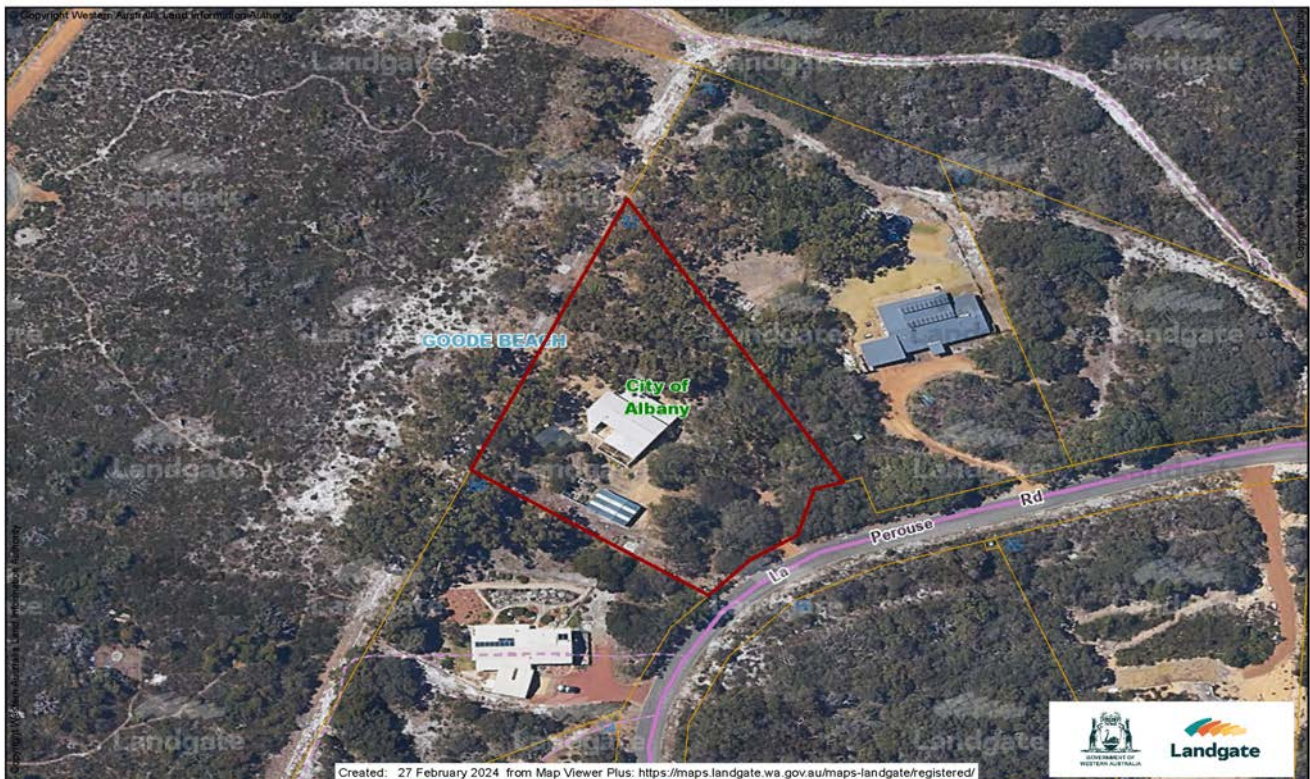
82 LA PEROUSE ROAD, GOODE BEACH



Specification

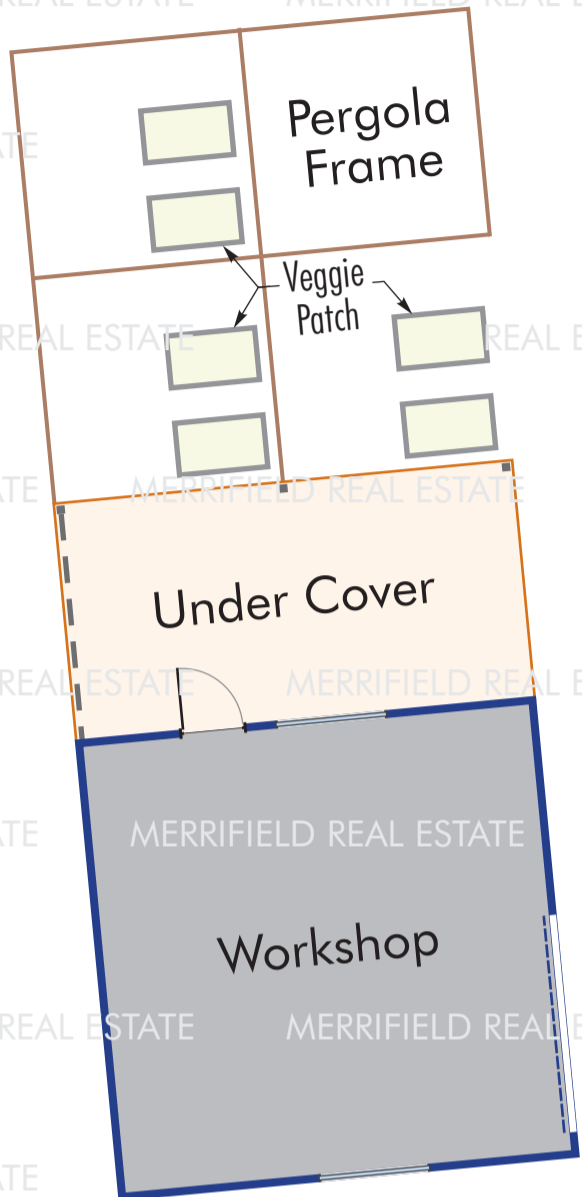
Asking Price	\$890,000	Land Size	4052.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Special Residential 12
Parking	1	School Zone	Little Grove P.S. / N.A.S.H.S.
Sheds	Powered Shed	Sewer	Septic
HWS	Instantaneous Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	Available
Council Rates	\$2,547.23	Building Construction	Corrugated Iron & Iron
Water Rates	\$282.60	Insulation	Unspecified
Strata Levies	N/A	Built/Builder	2008
Weekly Rent	\$500.00 - \$575.00	BAL Assessment	N/A

-- Map Viewer Plus --

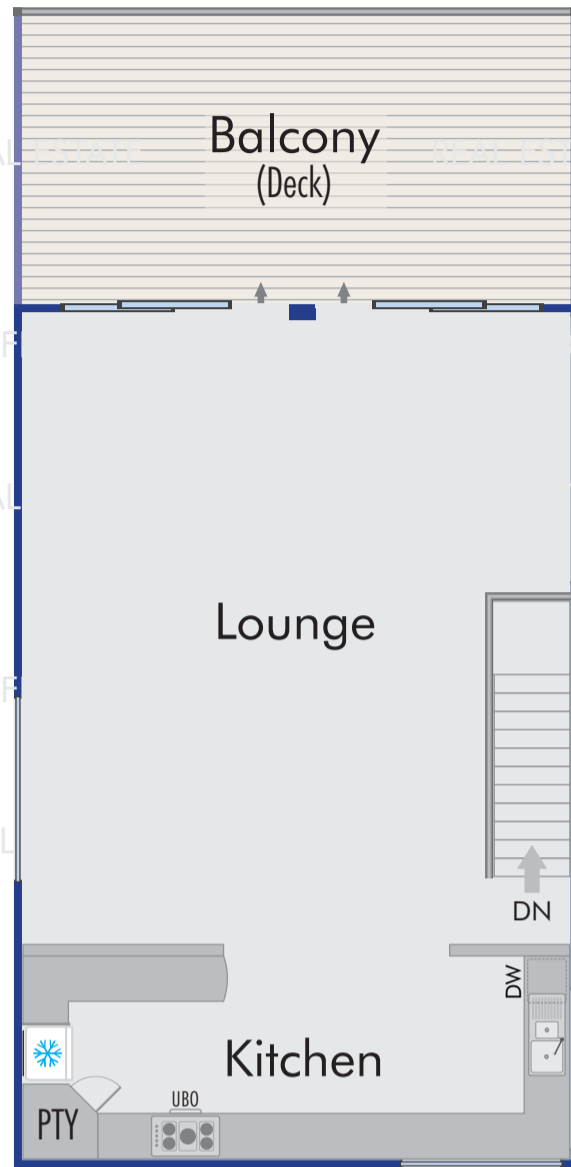


Created: 27 February 2024 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>

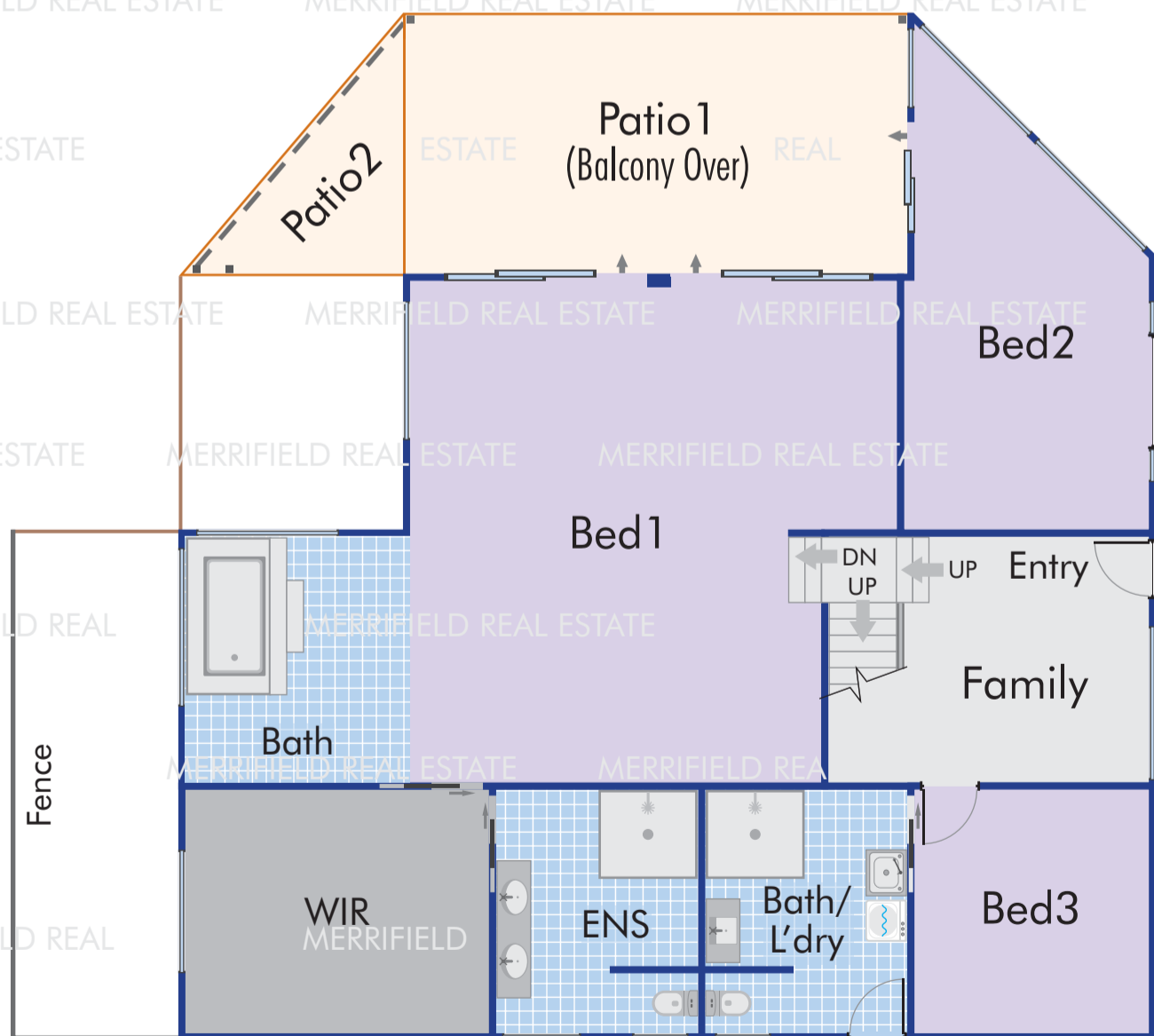
© Copyright, Western Australia Land Information Authority. No part of this document or any content appearing on it may be reproduced or published without the prior written permission of Landgate.
Disclaimer: The accuracy and completeness of the information on this document is not guaranteed and is supplied by Landgate 'as is' with no representation or warranty as to its reliability, accuracy, completeness, or fitness for purpose.
Please refer to original documentation for all legal purposes.



(Not at Actual Position)

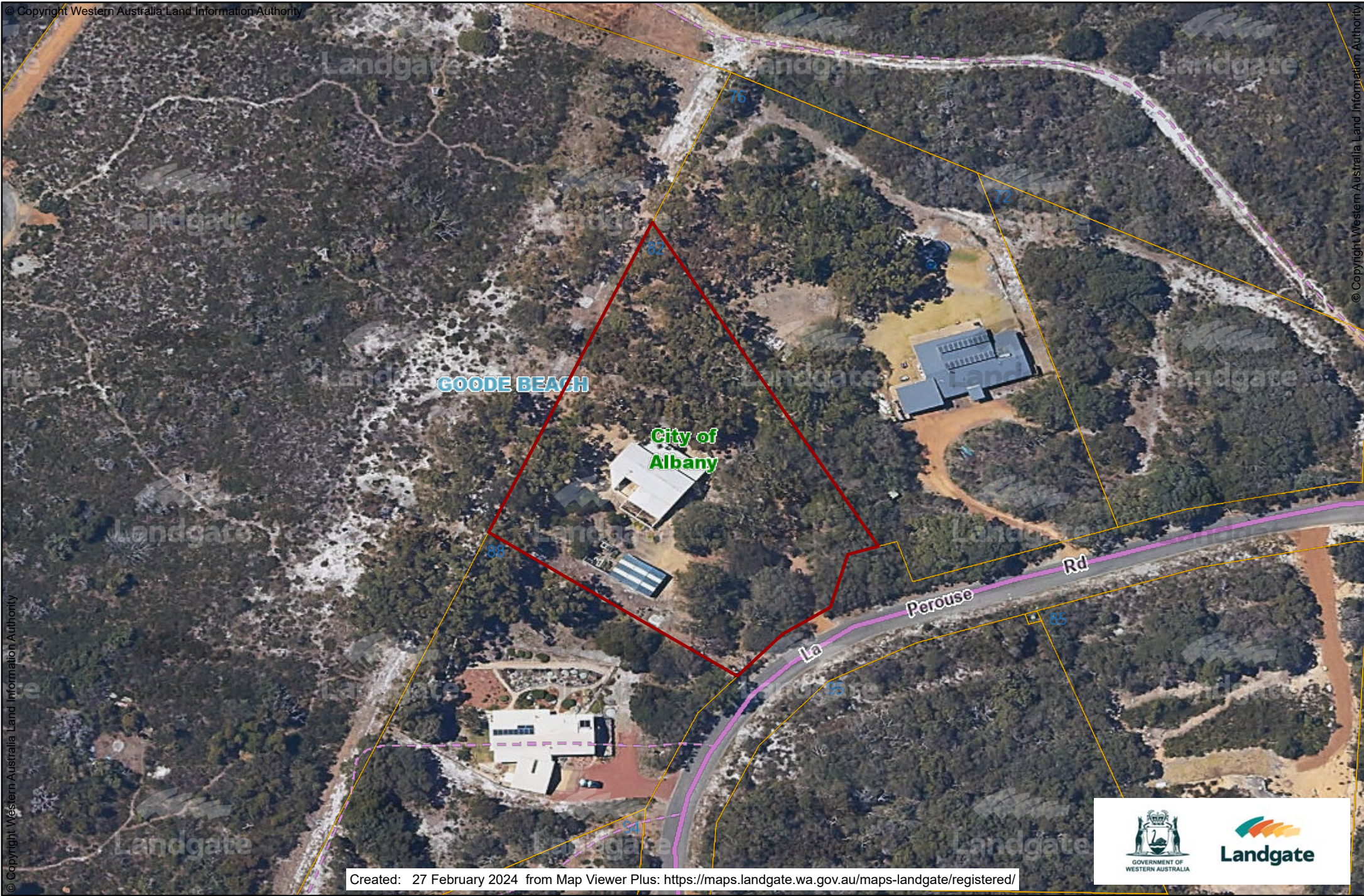


Upper Floor



Ground Floor

This floor plan, description, dimensions and areas are provided as a guideline only and are approximate. Whilst care has been taken in the preparation of the information, buyers must inspect the property, make their own enquiries, take their own measurements or consult the architectural plans for exact dimensions. Neither the sellers nor the agent will be held responsible or liable for any discrepancies.



Created: 27 February 2024 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2228 209

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 613 ON DIAGRAM 100722

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

CRAIG MICHAEL HAMILTON OF 27 THOMPSON DRIVE TATHRA NSW 2550

(T P135811) REGISTERED 6/5/2022

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

1. P135812 MORTGAGE TO BRETCHNA HOLDINGS PTY LTD OF UNIT 304 22 ST KILDA ROAD ST KILDA VIC 3182 REGISTERED 6/5/2022.
2. Q130847 EASEMENT TO CITY OF ALBANY FOR ACCESS PURPOSES. SEE DEPOSITED PLAN 423361 REGISTERED 9/9/2024.

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: D100722
PREVIOUS TITLE: 1761-386
PROPERTY STREET ADDRESS: 82 LA PEROUSE RD, GOODE BEACH.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

Diagram 100722

<u>Lot</u>	<u>Certificate of Title</u>	<u>Lot Status</u>	<u>Part Lot</u>
613	2228/209	Registered	

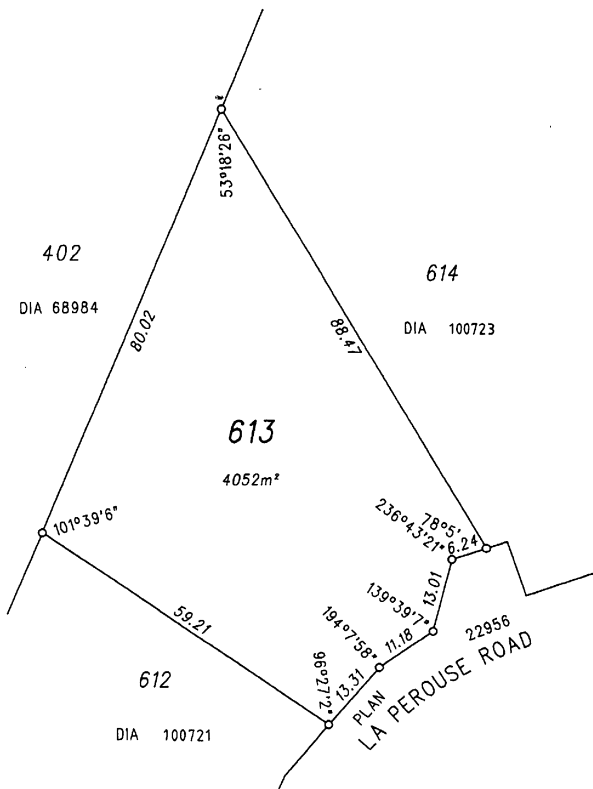
LAND DESCRIPTION	ON	CERTIFICATE OF TITLE		FIELD BOOK
Pt LOT 372 OF PLANTAGENET LOCATION 2104	PLAN	VOLUME	FOLIO	77251
	DIAGRAM 68986	1761	386	77252
	INDEX BK 25 (2) 13-38			77253
	PUBLIC BK 25 (2) 13-37 BK 25 (10) 3-8			

DIA 100722



TOTAL AREA
4052m²

LOCAL AUTHORITY: CITY OF ALBANY
LOCALITY: FRENCHMAN BAY
LIMITED IN DEPTH TO 60.96 METRES



SURVEYOR'S CERTIFICATE - Reg. 54
E.A. HARLEY... hereby certify that this plan is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.
Date 14.6.00
Licensed Surveyor
HARLEY, HEDDERWICK & WEBBER PTY LTD
CONSULTING LICENSED SURVEYORS
116 SERPENTINE ROAD, ALBANY
Ph (08) 9841 7333 Fax (08) 9841 3643
ALSO AT BUNBURY AND BUSSELTON
DRAWN PLB 31 MAY 2000
10013AL1.23 A.C.N. 009 101 786

APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 122599
FOR CHAIRMAN
DATE 19/10/2004
EARLY ISSUE YES/NO
LODGED
DATE 15.6.2000
FEE PAID B208.00
ASSESS No. 275819
TYPE OF VALIDATION
FULL AUDIT
LEGAL COMPONENT C.G. BRISTOW
DOCKET PLAN/DIAGRAM 100711
CERTIFIED CORRECT
F.S.C. 7.8.2000

SCALE 1 : 750
ALL DISTANCES ARE IN METRES
IN ORDER FOR DEALINGS
SUBJECT TO
DOLA
Department of LAND ADMINISTRATION
OFFICE OF TITLES
DIAGRAM
100722
APPROVED
3.12.04
INSPECTOR OF PLANS & SURVEYS DATE

INSTRUCTIONS

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. 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.

NOTES

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The full name, address and occupation of the witness must be stated. Execution by a corporation or body corporate must be in accordance with the Corporation Act.



EXAMINED



EASEMENT IN GROSS (s.195 & s.196 LAA)

(INSERT NAME OF DOCUMENT)

LODGED BY Mount Barker Legal

ADDRESS Po Box 45
Mount Barker WA 6324

PHONE No (08) 9851 2480

email: reception@mountbarker-com.au

FAX No.

REFERENCE No. 24308

ISSUING BOX No. 999L

PREPARED BY Craig M Hamilton

ADDRESS email: cmhamo@gmail.com
(27 Thompson Drive
Tathra, NSW 2550)

PHONE No. 0413 048200 FAX No.

REFERENCE No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

1/1

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. <u>Consent letter</u>	Received Items Nos. <u>13</u>
2. <u>letter</u>	
3. <u>Copy of dp</u>	
4. _____	Receiving Clerk <u>B</u>
5. _____	
6. _____	

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.



EXECUTED BY

By landowner CRAIG MICHAEL HAMILTON:

Signature of Craig Michael Hamilton: *Craig Michael Hamilton*

Signature of Witness: *Geoffrey Bridger* Date: *17/6/2024*

Full name, address and occupation: *Retired*
Geoffrey Bridger *2/12 West Street, Balgowlah NSW*
2093

The common seal of the CITY OF ALBANY:



was stamped on, in the presence of,

First Signee Signature: *(Mayor) Greg Stock* Date:

Full name and position: *Gregory Brian Stock*

Second Signee Signature: *(Chief Executive Officer)* Date: *14 JUNE 2024*

Full name and position: *Andrew James Sharpe*

IT IS AGREED that:

The Grantor,

i. grants the Grantee the right of access to the Easement for the purpose of maintaining the Easement area and the Emergency Access Way constructed upon it and the Public at Large the right of access in times of emergency only

The Grantee,

ii. Will maintain the Emergency Access Way in a fit-for-purpose condition in accordance with State requirements, the City of Albany Fire Notice and any relevant City of Albany specification

iii. Will rectify free of charge to the owners any and all damage to private property on the Servient Tenement incurred during maintenance and an emergency.

NOTICES

Notices between parties are to be in written form and accepted as given; three days later if delivered by email or by hand, or upon receiver acknowledgement if by a registered mail postal service. The current mailing addresses are shown in the Schedule or as updated as each party may advise. Delivery of notices by email is preferred.

COSTS

The Grantor will pay their drafting, deed registration, stamp duty costs and legal costs pertaining to this Deed.

SCHEDULE

THE LAND

As recorded in the Certificate of Title Volume 2228 Folio 209, shown as Lot 613 on the Diagram 100722 and known as 82 La Perouse Road, Goode Beach, Western Australia.

NOTIFICATIONS, ENCUMBRANCES, INTEREST AND LIMITATIONS

P135812 Mortgage to Bretchna Holdings Pty Ltd of Unit 304 22 St Kilda Road St Kilda Vic 3182 Registered 6/5/2022

MAILING ADDRESSES

Grantor: cmhamo@gmail.com - (27 Thompson Drive, Tathra, NSW 2550)

Grantee: staff@albany.wa.gov.au - (102 North Road, Yakamia, WA 6330)

**BLANK INSTRUMENT FORM****EASEMENT IN GROSS (s.195 & s.196 LAA 1997)**

(Note 1)

By the authority of the Western Australia Transfer of Land Act 1893, as amended; the creation of an easement in gross under the provision of s.195 and s.196 of the LAA (1997),

for a restricted Emergency Access Way at Lot 613 La Perouse Rd, Goode Beach, Western Australia.

THIS DEED IS BETWEEN:

The Grantor, being the landowner CRAIG MICHAEL HAMILTON, 27 Thompson Drive, Tathra NSW

and

the Grantee, being the CITY OF ALBANY local government authority, 102 North Road, Albany, Western Australia.

RECITALS

a. The Grantor, subject to the encumbrance described in the Schedule, is the registered proprietor in fee simple of the Servient Tenement; being the whole of the land in the Certificate of Title Volume 2228 Folio 209; shown as Lot 613 on Diagram 100722, known as 82 La Perouse Road, Goode Beach, Western Australia, and enters into this Deed as such and for future registered proprietors of the Servient Tenement

b. The Grantee is the City of Albany local government authority

c. The Easement is the Easement in Gross created under the provisions of s.195 & s.196 of the LAA (1997); in support of WAPC Subdivision Approval 162748 applying to neighbouring land at Lot 9000 Hayn Rd (Title: Volume 2618 Folio 881) and related BAL Contour and Bushfire Management Plan (17 November 2023) for a restricted Emergency Access Way

d. The Deposited Plan means Deposited Plan 423361; that defines the location and extent of the Easement as area (A) thereon

e. Public access to the Easement area and Emergency Access Way is restricted to times of emergency only

f. The operational effectiveness of an Emergency Access Way constructed on neighbouring Lots 6, 7 and 8 Hayn Rd, created by subdivision of Lot 9000 Hayn under WAPC Subdivision Approval 162748 as shown on Deposited Plan 427042, is interdependent on this Easement area and Emergency Access Way

g. The burden of the Easement runs with and binds the Servient Tenement.

Our ref: 24308

6 September 2024



61 Lowood Road, Mount Barker WA
PO Box 45, Mount Barker WA 6324
reception@mountbarkerlegal.com.au
08 9851 2480

Landgate Document Lodgement Section
PO Box 2222
MIDLAND WA 6936

By express post

Dear Madam/Sir

Easement in Gross - CT 2228/209

We enclose for lodgement:

1. Copy of Deposited Plan 423361 (already lodged);
2. Easement in Gross for Lot 613, Diagram 100722, Certificate of Title 2228; and
3. Consent of Mortgagee to the Easement.

Please email a Bpoint Link to reception@mountbarkerlegal.com.au for Lodgement Fees.

Please return any documents to Mount Barker Legal, PO Box 45, Mount Barker WA 6324.

Please contact Dylan Parker on 08 9851 2480 or dylan@mountbarkerlegal.com.au if you require further information.

Yours faithfully

A handwritten signature in black ink, appearing to read "Dylan Parker".

Dylan Parker
Director/Principal Solicitor

EV002892025 LTR



Liability limited by a scheme approved under Professional Standards Legislation



MORTGAGEE'S CONSENT




To: Landgate

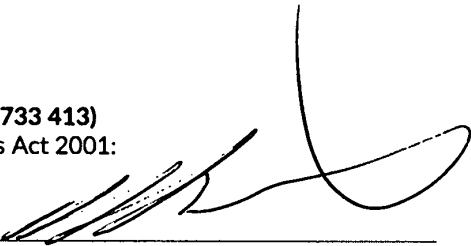
Bretchna Holdings Pty Ltd (ACN 086 733 413) as Mortgagee under Mortgage Number P135812 hereby consents to the registration of the Easement in Gross for a Restricted Emergency Access Way as described on Deposited Plan 423361 for the property at 82 La Perouse Road, Goode Beach being Lot 613 Diagram 100722, Certificate of Title Volume 2228 Folio 209.

Lodging Party: Mount Barker Legal.

Executed by Bretchna Holdings Pty Ltd (ACN 086 733 413) in accordance with section 127 of the Corporations Act 2001:



Signature
Catherine Mary Hamilton - Director



Signature
Reis Christopher Hamilton - Director

3-9-2024

Date



Plan Information

Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Interest Only

Plan Heading

EASEMENT OVER: 613/D100722

Locality and Local Government

Locality	GOODE BEACH
Local Government	CITY OF ALBANY

Survey Details

Survey Method	Conventional Survey
Field Records	
Declared as Special Survey Area	No

Survey Certificate - Regulation 54

I hereby certify that this plan is accurate and is a correct representation of the ----
 (a) - survey and/or from measurements recorded in the field records,
 (b) - survey and/or from measurements recorded in the field records,
 (c) - (delete if inapplicable)
 undertaken for the purposes of this plan and that it complies with the relevant written
 law(s) in relation to which it is lodged.

John Kinnear
 2024.08.18 15:54:48 +08'00'
 JOHN RICHARD KINNEAR
 Licensed Surveyor

Survey Organisation

Name	JOHN KINNEAR & ASSOCIATES
Address	ALBANY 6330
Phone	08 98421353
Fax	08 98421570
Email	jke@jkaib.com
Reference	8530

Affected Tenure

Plan Number	Lot Numbers	This Reference	Subject Land Description
D100722	LOT 613	2228-209	

New Interests

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
(A)	EASEMENT	SEC. 195 & 196 OF THE LAA 1997	DOC Q130847	D100722.613	CITY OF ALBANY PUBLIC AT LARGE	



JOHN KINNEAR AND ASSOCIATES
 11 CANNING STREET, PERTH WEST
 WA 6101
 PHONE: 08 9442 1353
 FAX: 08 9442 1570
 EMAIL: jke@jkaib.com

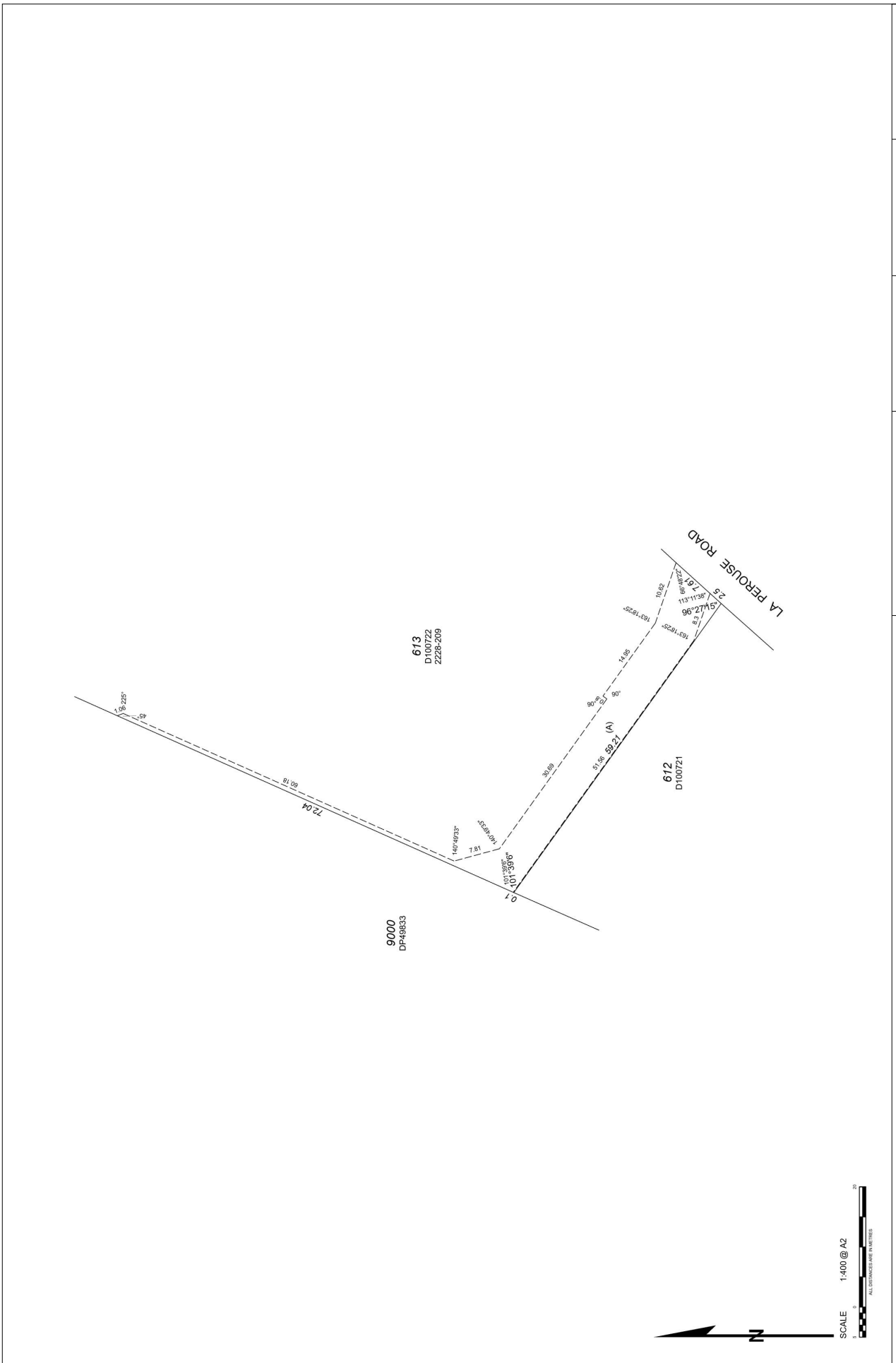
ADDITIONAL SHEETS
 ENDORSEMENT SHEET

SHEET
 1 OF 2

SHEETS
 1

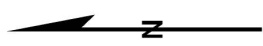
VERSION NUMBER
 423361

DEPOSITED PLAN
 423361



ADDITIONAL SHEETS ENDORSEMENT SHEET	SHEET 2 OF 2	VERSION NUMBER 1	DEPOSITED PLAN 423361

SCALE 1:400 @ A2
 ALL DISTANCES ARE IN METRES




Landgate
 LANDGATE
 WA
 100
 JOHNSON DRIVE
 GARDNER WA 6068
 TEL: (08) 9447 2000
 FAX: (08) 9447 2001
 WWW.LANDGATE.WA.GOV.AU

Lodgement and Examination

Lodgement Date 18/08/2024
Examination Date 20/08/2024

In Order For Dealings

Subject To Sections 195 & 196 of the LAA 1997

 20.8.2024
For Inspector of Plans and Surveys / Authorised Land Officers | Date

Plan Approved

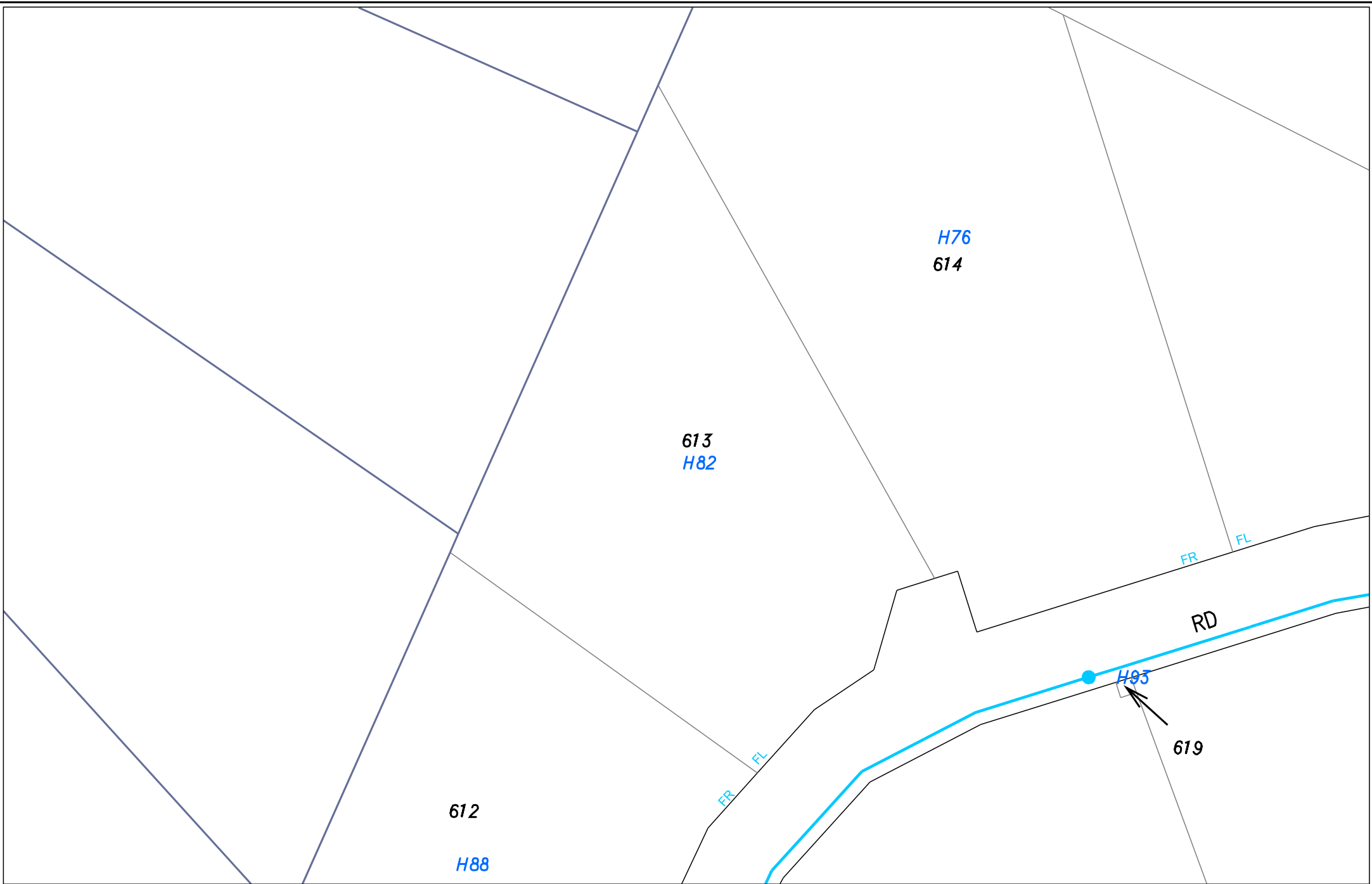
 9.9.2024
Inspector of Plans and Surveys / Authorised Land Officer | Date



ENDORSEMENT SHEET

VERSION NUMBER
1

DEPOSITED PLAN
423361



Scale: 1:750 Centre Point: 117.930°, -35.085°

Sequence No: 235983683

Print Date: 27/02/2024 Page: 1 of 1



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 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 Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.</p>
	<p>CONCRETE ENCASEMENT, SLEEVING AND TUNNELS May be in different forms: steel, poured concrete, box sections, slabs.</p>
	<p>CHANGE INDICATOR ARROW Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).</p>
	<p>PIPE OVERPASS The overpass symbol indicates the shallower of the two pipes.</p>
	<p>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.</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>



100P-DOMS



100S FS

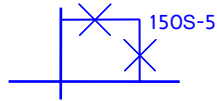
FIRE SERVICES

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

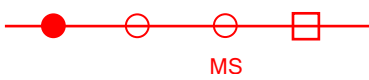
TR transformer rectifier



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.

26.24
V1234
7.0 ASE
2.0 FSW

4.01
0438
4.2 FE
1.0 FN

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

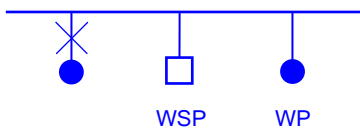
Indicates a potential health hazard from risk of exposure to toxic waste.

WARNING: Opening any manhole is dangerous and is prohibited.



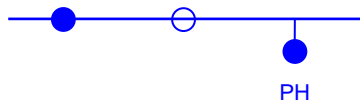
FLOWMETER

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

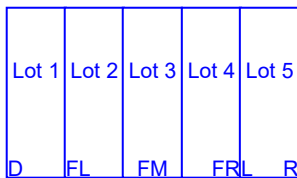
May not be visible.

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.

3.9 1:2.7



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.

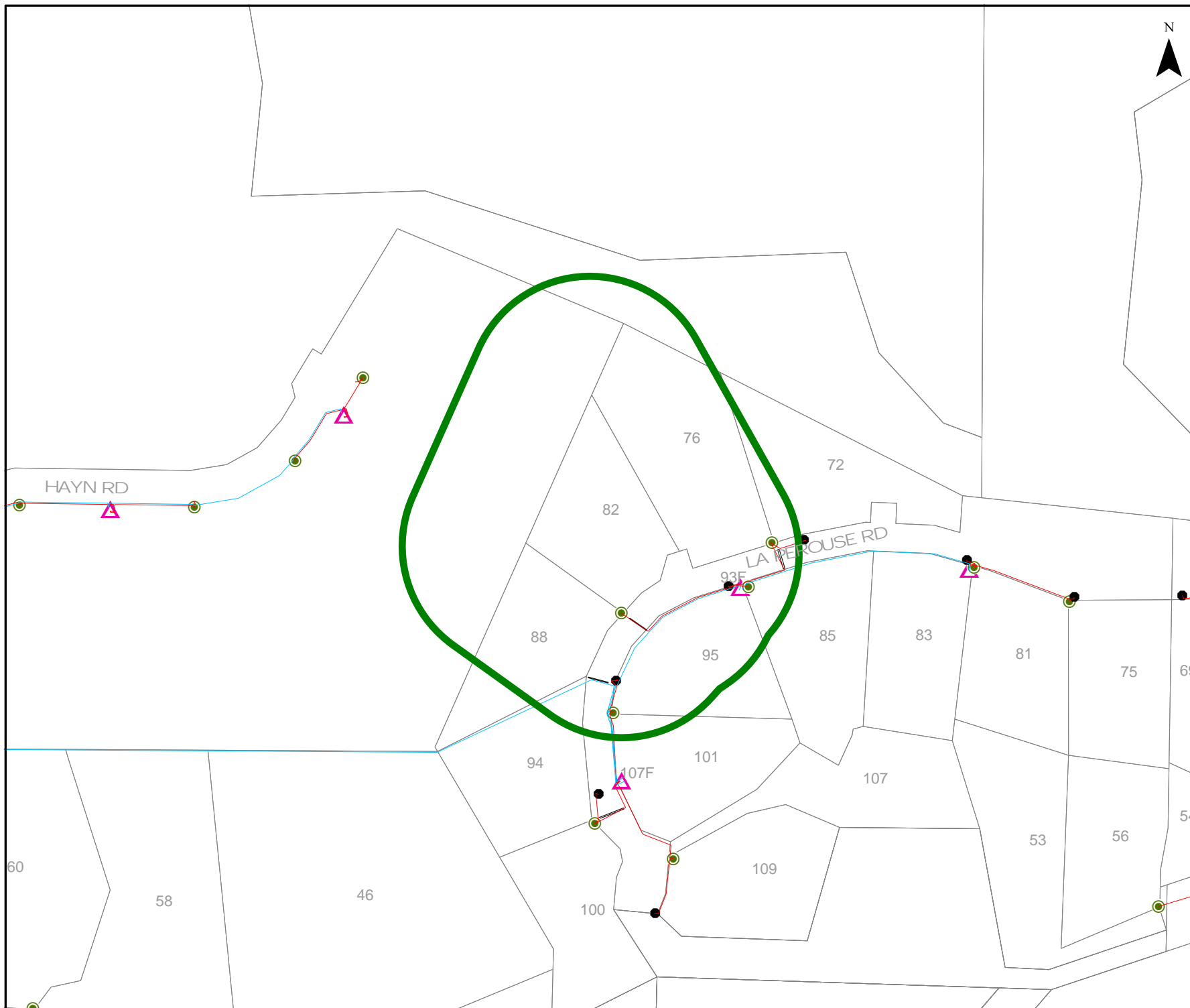
**Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30**

Information valid for 30 days from date of issue

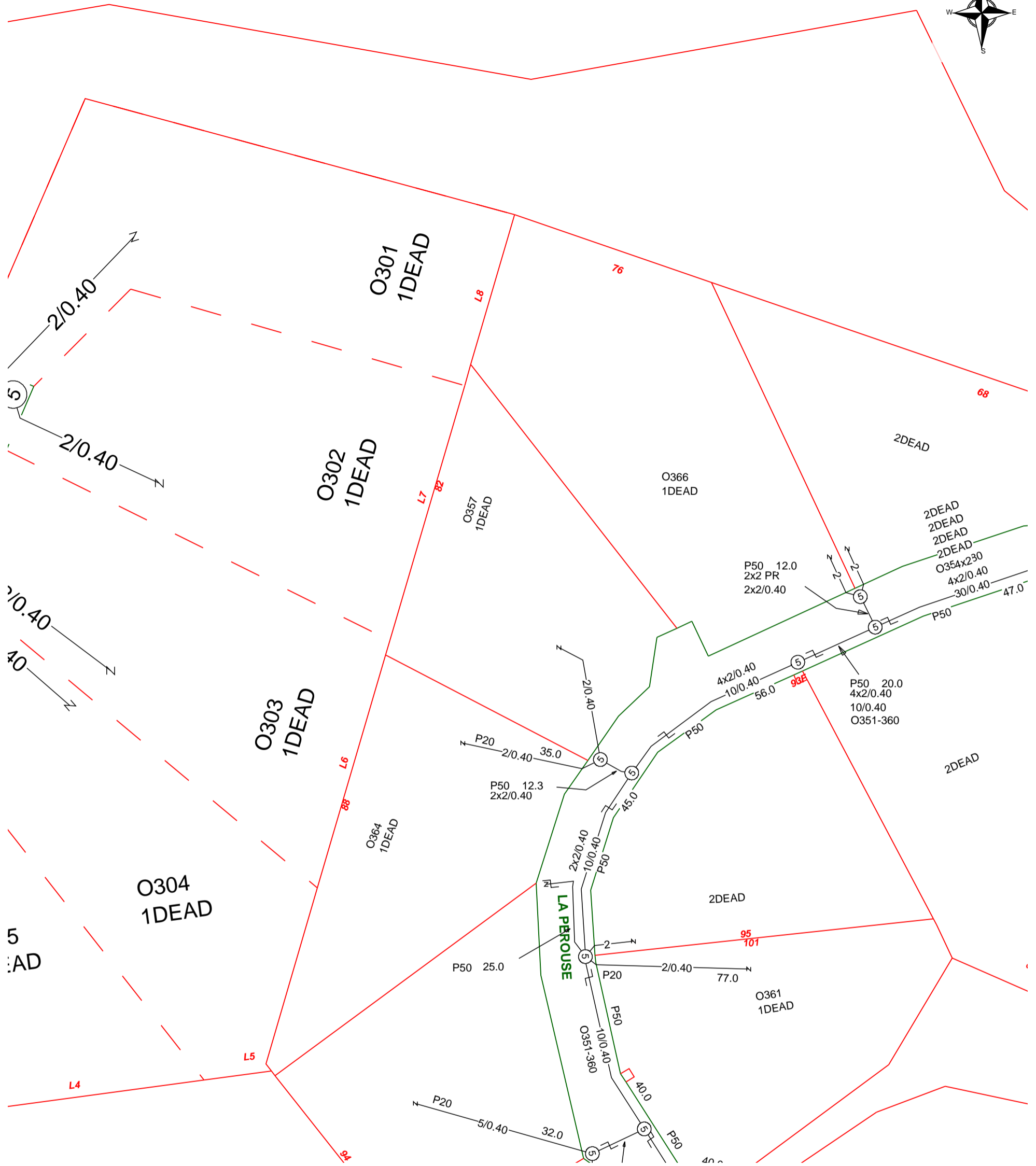
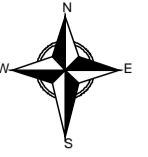
A4

Scale : 1:2500

WARNING! Look out for overhead power lines



Cable Plan



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: 235983682

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 27/02/2024 18:37:44

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.



OPENING ELECTRONIC MAP ATTACHMENTS -

Telstra Cable Plans are generated automatically in either PDF or DWF file types dependant on the site address and the size of area selected. You may need to download and install free viewing software from the internet e.g.



PDF Map Files (max size A3)

Adobe Acrobat Reader (<http://get.adobe.com/reader/>),



DWF Map Files (all sizes over A3)

Autodesk Viewer (Browser) (<https://viewer.autodesk.com/>) or

Autodesk Design Review (<http://usa.autodesk.com/design-review/>) for DWF files. (Windows)



Telstra BYDA map related enquiries

email - Telstra.Plans@team.telstra.com

1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

Report online - <https://www.telstra.com.au/forms/report-damage-to-telstra-equipment>

Ph: **13 22 03**

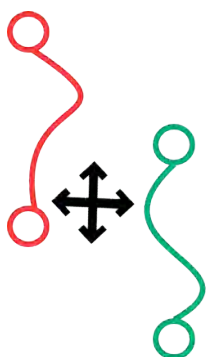
If you receive a message asking for a phone or account number say:

“I don’t have one” then say “Report Damage” then press 1 to speak to an operator.



Telstra New Connections / Disconnections

13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business hours only).

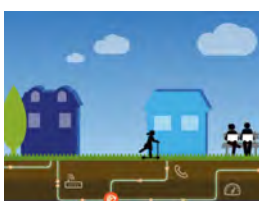
NetworkIntegrity@team.telstra.com

<https://www.telstra.com.au/consumer-advice/digging-construction>

Certified Locating Organisation (CLO)

<https://dbydlocator.com/certified-locating-organisation/>

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

Information for new developments (developers, builders, homeowners)

<https://www.telstra.com.au/smart-community>

LEGEND



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

<p>Exchange (Major Cable Present)</p> <p>Footway Access Chamber (can vary from 1-lid to 12-lid)</p> <p>Pillar / Cabinet (above ground / free standing)</p> <p>Above ground complex equipment housing (eg RIM) Please Note: This equipment is powered by 240V Electricity</p> <p>OC Other Carrier Telecommunications Cable/Asset</p> <p>Dist MC Main Cable ducts on a Distribution plan Blocked or damaged duct.</p> <p>Roadside / Front Boundary 2 pair lead-in to property from pit in street 1</p> <p>O59 pair working (pair ID 059)</p> <p>1 DEAD 1 pair dead (i.e. spare, not connected)</p> <p>Side / Rear Property Boundary Property Number</p> <p>Single to multiple round conduit Configurations 1,2,4,9 respectively (attached text denotes conduit type and size)</p> <p>P100</p> <p>Multiple square conduit Configurations 2, 4, 6 respectively (attached text denotes conduit type and size)</p> <p>E85</p>	<p>Cable Jointing Pit (number / Letter indicating Pit Type)</p> <p>Elevated Joint (above ground joint on buried cable)</p> <p>Telstra Plant in shared Utility trench</p> <p>Aerial Cable / Overhead (includes on wall)</p> <p>Aerial Cable (attached to joint Use Pole eg. Power)</p> <p>Direct Buried Cable</p> <p>Marker Post Installed</p> <p>Buried Transponder</p> <p>Marker Post, Transponder</p> <p>Optical Fibre cable direct buried</p>
---	--

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)

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. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

13/02/2025

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

To whom it may concern,

RE: RENTAL APPRAISAL – 82 LA PEROUSE ROAD, GOODE BEACH

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

After viewing the property photos and taking into consideration its location and condition, we feel we can expect to achieve circa **\$550.00 - \$600.00 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:

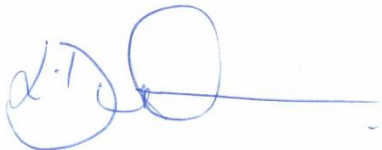
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

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, appearing to read 'L. Dunham', with a long horizontal line extending to the right.

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.