

FOR SALE



Offers Above \$500,000

71 LEONORA STREET, YAKAMIA



Sixties character and stylish charm

- Beautifully modernised, extended and restored
- 1960s charm, jarrah floors, timber windows
- Air-conditioned lounge, theatre, games room
- 614sqm lot, double garage, sizeable workshop
- Few minutes to town and schools, near shopping centre



 **4**  **1**  **2**  **614 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

71 LEONORA STREET, YAKAMIA



Specification

Asking Price	Offers Above \$500,000	Land Size	614.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential / R25
Parking	2	School Zone	Yakamia Primary School & NASHS
Sheds	N/A	Sewer	Not connected
HWS	N/A	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,408.96	Building Construction	Colour Bond & Iron
Water Rates	\$275.72	Insulation	Yes
Strata Levies	N/A	Built/Builder	1950
Weekly Rent		BAL Assessment	N/A

-- Map Viewer Plus --



Author:

Created: 24 June 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>

1:564

0 0.007 0.014 0.02 0.027 km

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Please refer to original documentation for all legal purposes.



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WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1239

664

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 156 & 157 ON PLAN 197

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

KAREN LUCINDA WHITNEY
IN 1/2 SHARE
ROBERT JAMES ROCHE
IN 1/2 SHARE
BOTH OF 71 LEONORA STREET YAKAMIA WA 6330
AS TENANTS IN COMMON

(T P342022) REGISTERED 3/11/2022

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

1. P348770 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 9/11/2022.

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.

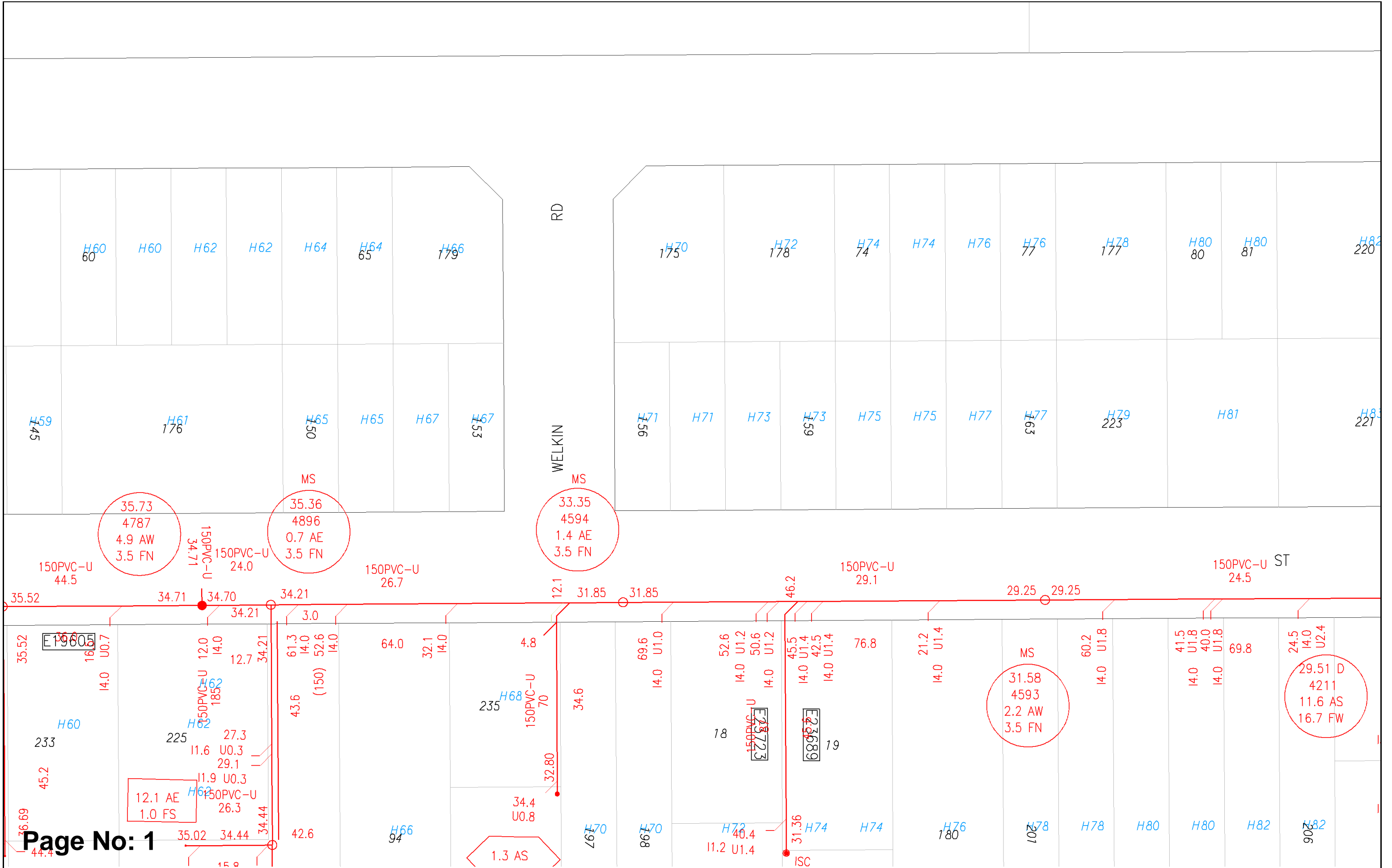
-----END OF CERTIFICATE OF TITLE-----

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: 1121-51
PROPERTY STREET ADDRESS: 71 LEONORA ST, YAKAMIA (156/P197).
71 LEONORA ST, YAKAMIA (157/P197).
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY





Page No: 1

Plan Legend (summary)



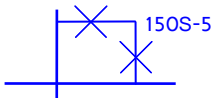
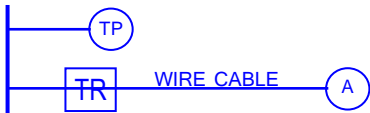





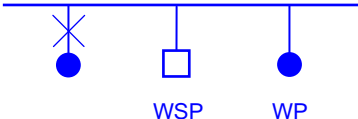
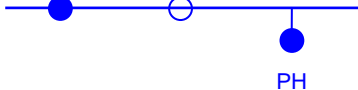
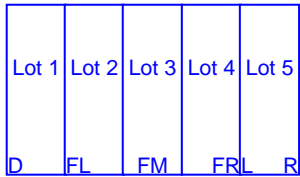

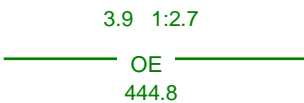
INFORMATION BROCHURE

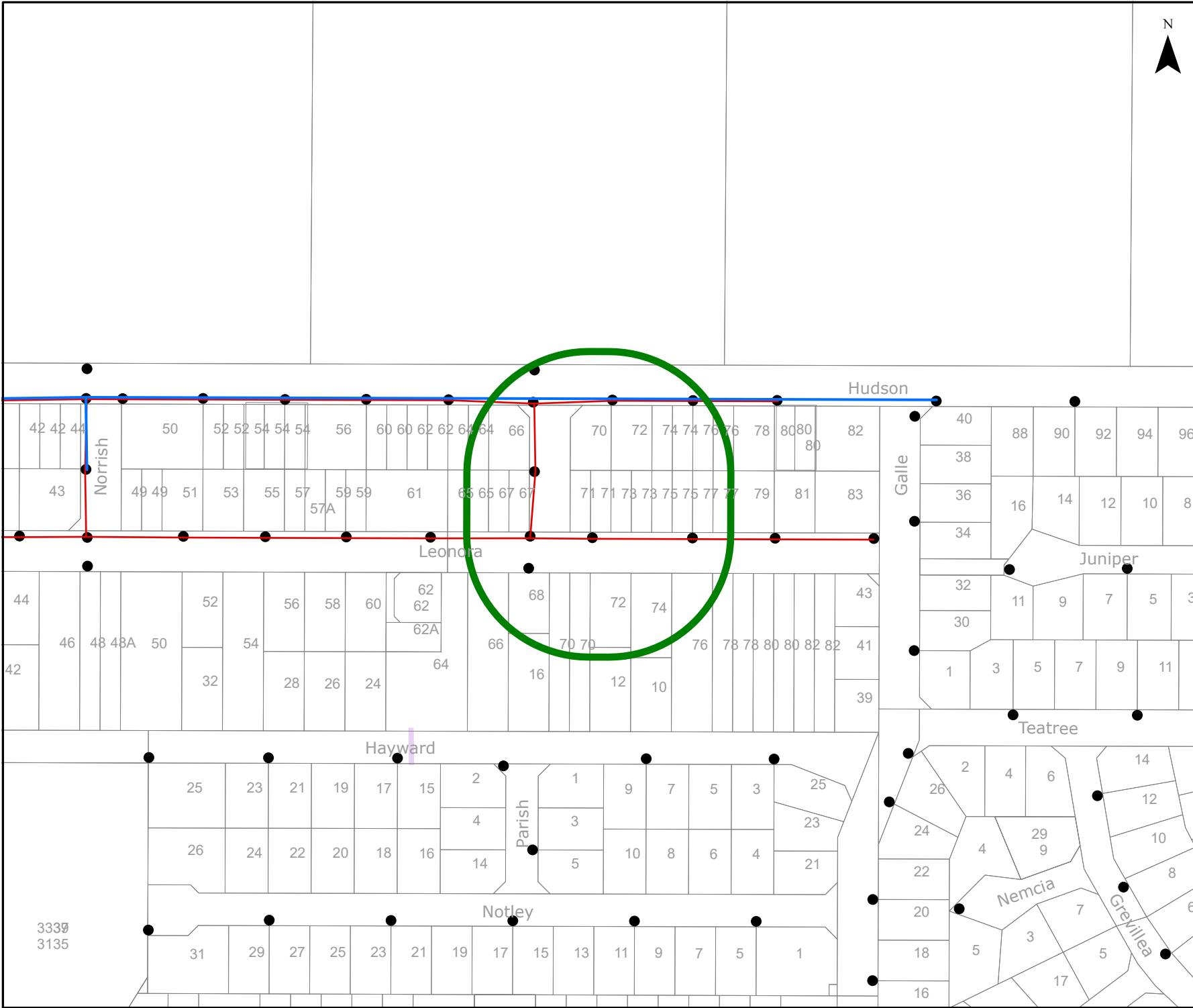


This legend is provided to [Dial Before You Dig](#) users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from www.watercorporation.com.au. (Your business > Working near pipelines > Downloads)

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.



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



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 HV Termination
- Pillar LV Termination
- Transformer site

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)

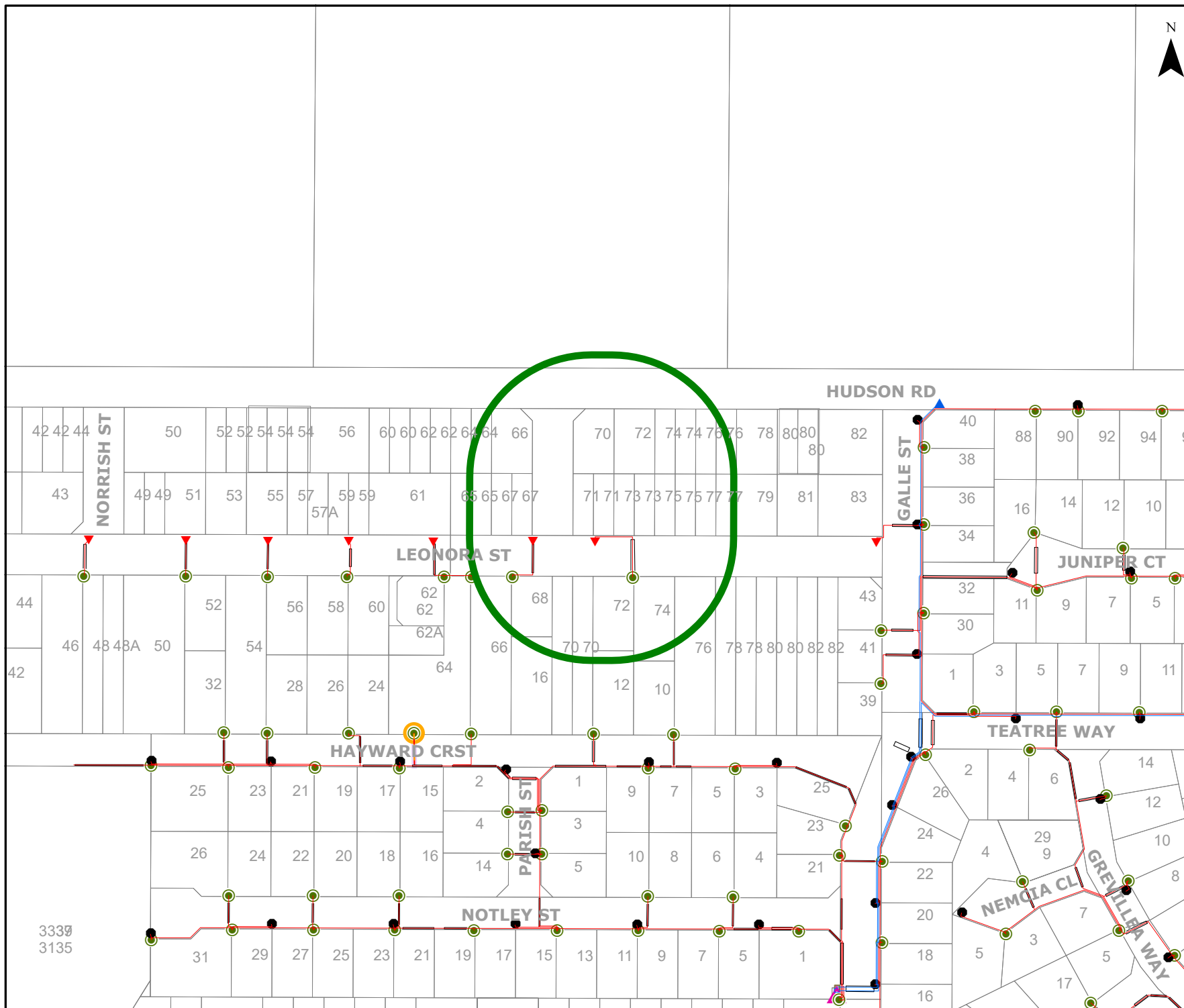
This map is **INDICATIVE ONLY**.
Hand exposure via pothole
method is **MANDATORY**.

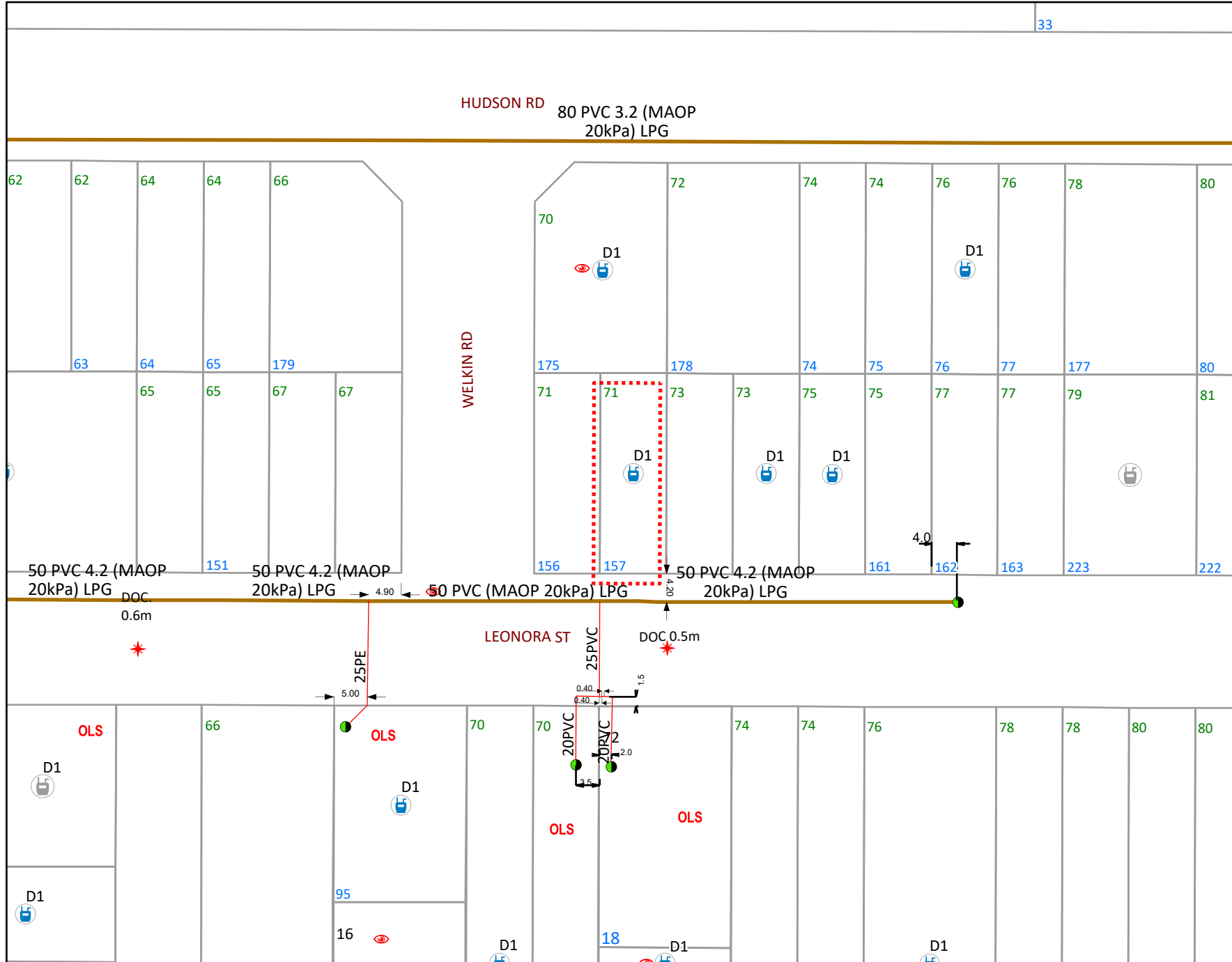
Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

Information valid for 30 days
from date of issue

A4 Scale : 1:2500

**WARNING! Look out for
overhead power lines**





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 > 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
- Obstacle
- OLS Offline Service
- See Details
- SC Side Elevation
- 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
- Stopple
- Odorizer
- Junctions

PROTECTION DEVICES

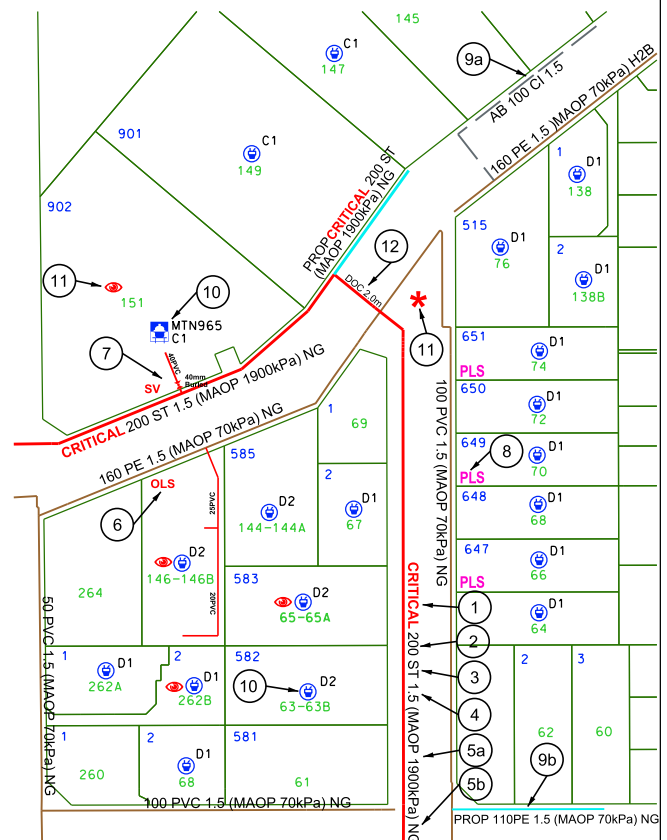
- Test Point
- Anode
- Rectifier

FEATURES

- SC Side Elevation
- Obstacle
- See Details
- NC Not Connected
- SV Gas Service
- Sign
- OLS Offline Service
- Linked Document
- PLS Pre-Laid Service
- PLSS Pre-Laid Service Stairs
- PLST Pre-Laid Service Tee
- BL Asset end on Main
- CoD Asset ends on Direction Peg
- Reference Line
- Gas Pit
- DOC 1.2m 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.



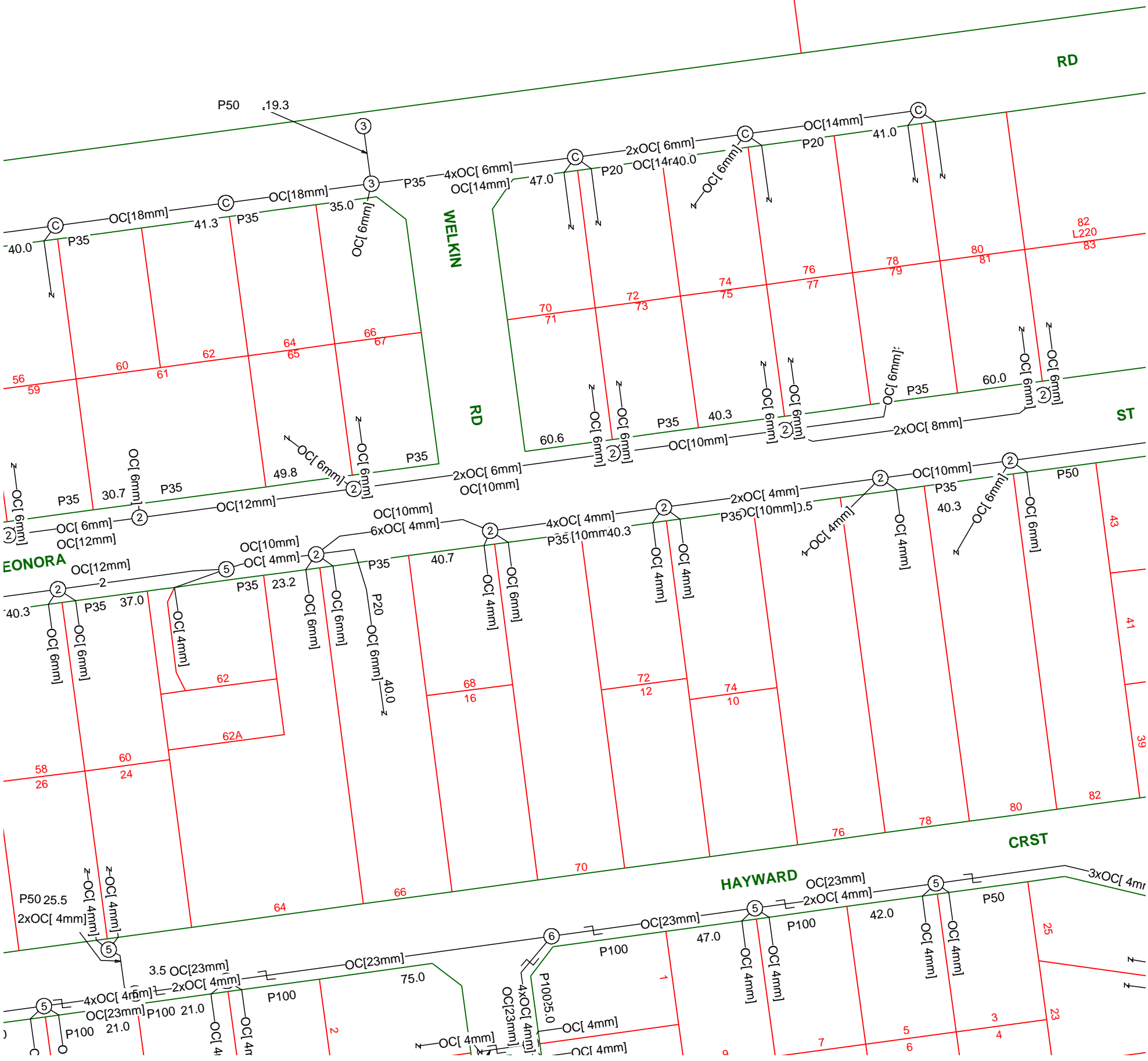


LEGEND



	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

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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 24/06/2024 18:00:19

Sequence Number: 240982656

Please read Duty of Care prior to any excavating

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

WARNING

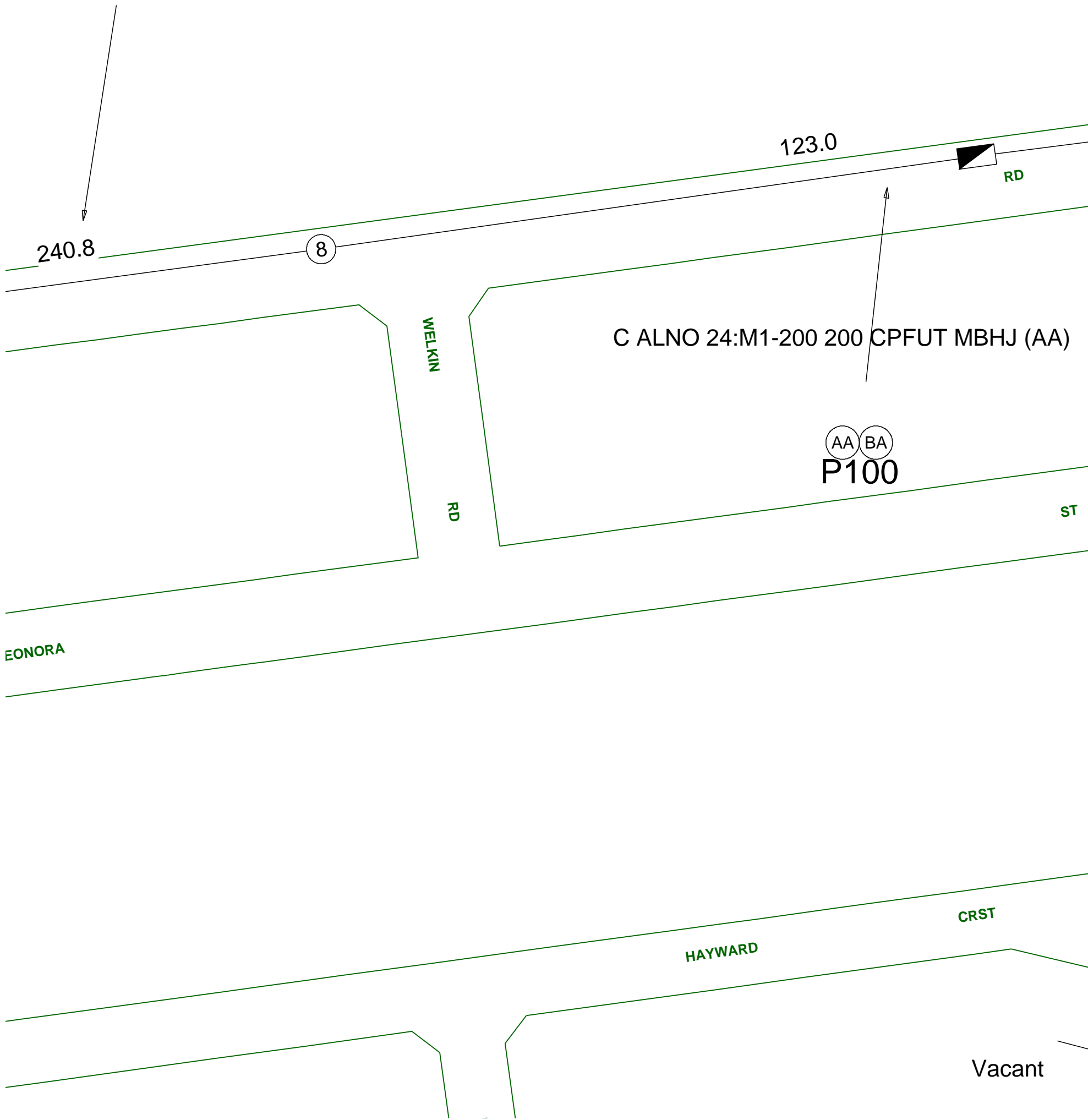
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further 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.

Mains Cable Plan



AA BA
P100



	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: 240982656
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
	Generated On 24/06/2024 18:00:20	

WARNING
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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, dependent 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.



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 PC)



PDF Map Files (max size A3)

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



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**

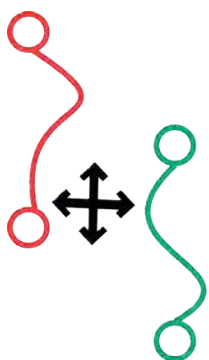
If you receive a message asking for a phone or account number say:

"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>

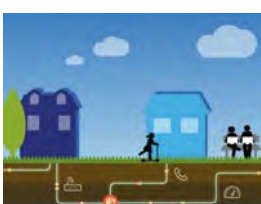


DBYD Certification

Certified Locating Organisation (CLO)

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

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

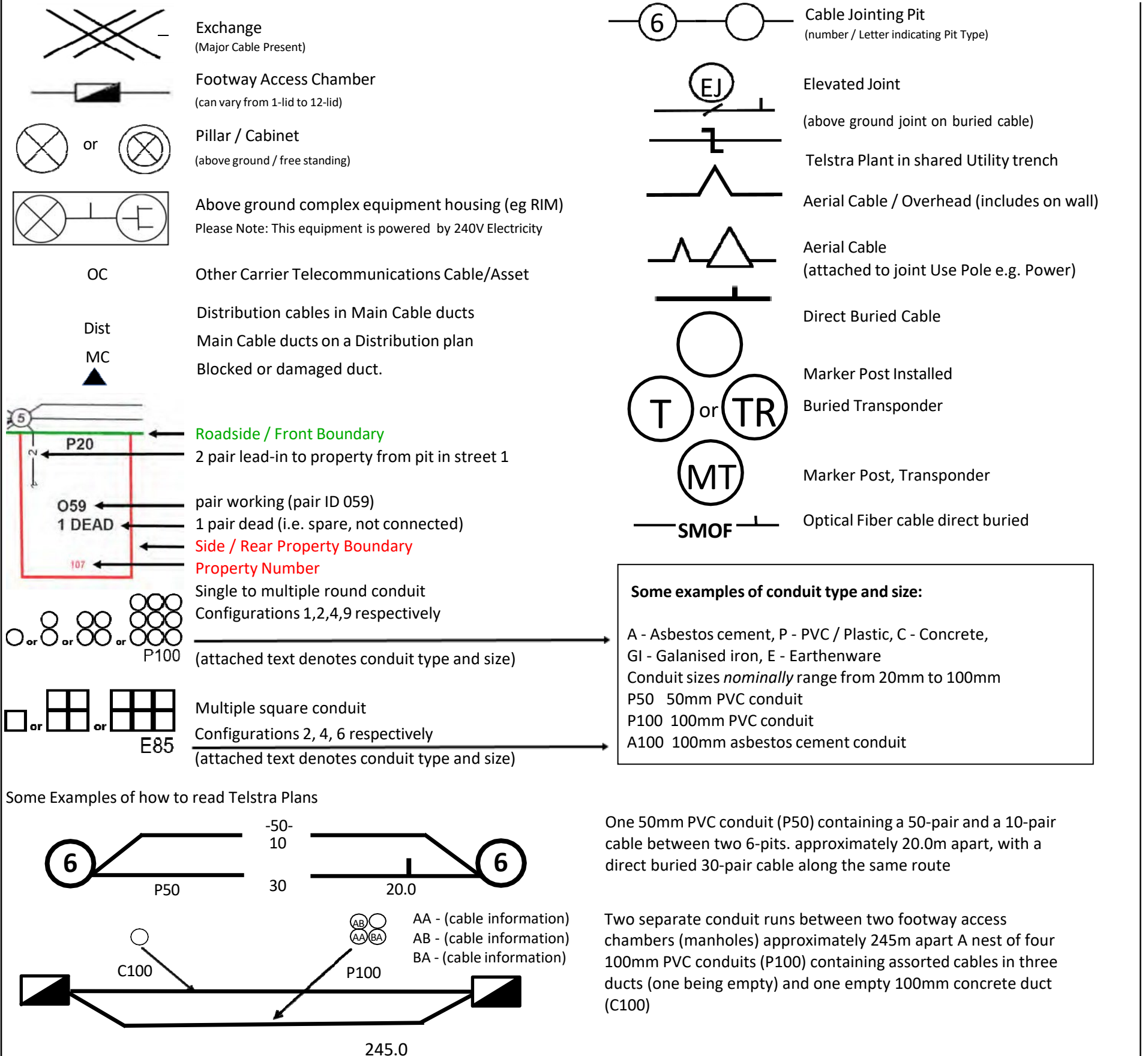
Information for new developments (developers, builders, homeowners)

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

LEGEND



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





WE'RE LOCAL!™

ALBANY PEST CONTROL

B.S.B 016499 ACC 402967302

**9842 3339**

To connect to your local office:

E: admin@albanypest.com.au

W: www.albanypest.com.au

proudly
supporting

TELETHON

fully insured by
QBE

ACN: 152 458 887

Your Subterranean Termite Management Proposal / Order PAD (1)**CLIENT DETAILS**

Surname / Company		First name / Company Contact	
Client	WHITNEY		KAREN
	(Service Address)		(Postal Address if different)
	71 LEONORA ST YAKAMIA		
Telephone	(Home)	Email	
	(Office)	Mobile	0404856148
		Enquiry (Source)	
Date	(Of Proposal) 13.12.22	Consultant	KEITH
		VIP Card	
Tenant	HOME OWNER.	Contact No.	
Property Manager		Contact No.	

**INSPECTION SERVICES**

Gain access to concealed areas in subfloor, cavity walls or roof areas as required	We Recommend	Client Accepts Client Declines
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Perform thorough visual inspection with written report (PAD 2)		
	<input checked="" type="checkbox"/>	
Remove materials conducive to termite infestation		
Termatrac required		
TERMATRAC		



CURRENT ACTIVE TERMITE COLONY ELIMINATION & ONGOING DETECTION / ELIMINATION

Control the termite colony by removal and or direct destruction of the nest

We Recommend

Client Accepts ☒
Client Declines ☒

Implement a termite baiting program

EXCEL / **SENTRICON** / **OTHER** / **AG TERMITE BAIT** SEE IMPORTANT CONDITIONS OVERLEAF

Other recommendations

D.I.Y. TERMITE MANAGEMENT SYSTEM (REFER PAD 6)

SENTRICON 'ALWAYS ACTIVE' SYSTEM



PROTECTIVE TERMITE BARRIER - TREATMENT OPTIONS*

SOIL BARRIERS FOR ACCESSIBLE (SUSPENDED) SUBFLOOR AREA

Where clearance is more than 400mm create an approx 300mm wide horizontal and 150mm deep vertical barrier along substructure walls and around piers.

We Recommend

Client Accepts ☒
Client Declines ☒

Where clearance is less than 400mm create a horizontal barrier over the entire subfloor soil surface.

SOIL BARRIERS FOR CONCRETE SLAB ON GROUND AREAS INSIDE THE STRUCTURE-

Drill Holes at approx. 150-300mm centres along the internal edge of the slab and along all the internal room walls inject with control agent to form a continuous horizontal barrier.

We Recommend

Client Accepts ☒
Client Declines ☒

Drill holes at approx. 300mm centres in a grid pattern over the entire slab and inject with control agent to form a continuous horizontal barrier beneath the slab.

Other:

SOIL BARRIERS OUTSIDE THE STRUCTURE-

The preferred option where concrete, brick or paver patios, paths or steps about the structure is to remove the concrete, brick or pavers to allow for a 300mm treatment strip and apply control agent to form a continuous external and/or vertical barrier.

Alternatively, drill holes at approx. 150-300mm centres in patios, verandas, steps or paths adjacent to the external walls of the structure and inject with control agent to form vertical and horizontal barriers. This is cheaper and less disruptive but less effective.

Drill holes at approx. 300mm centres in a grid pattern over all patios, steps, verandahs and areas of in-filled concrete slabs and inject control agent to form a continuous horizontal barrier.

Trench, rod or scarify along all external soil and garden areas abutting the building and apply control agent to create continuous horizontal and vertical barriers.

Other:

Pump up Plus SUBFLOOR

Other:

Other:



YOUR PEACE OF MIND WARRANTIES

ANNUAL FREE TERMITE COLONY ELIMINATION WARRANTY.

(See important Conditions Overleaf)

Yes

☒

No

☐

1

☒

2

☐

3

☐

4

☐

5

☐

6

☐

ANNUAL FREE SERVICE PERIOD for Termite Management Proposal.

(See important Conditions Overleaf)

FREE Service Period applies to this treatment

Yes

☒

No

☐

1

☒

2

☐

3

☐

4

☐

5

☐

6

☐



TERMITE CONTROL AGENT(S) TO BE USED

We Recommend

Client Accepts ☒
Client Declines ☒

BIFLEX-AQUA MAX	1 <input checked="" type="checkbox"/>	\$	RETREAT PERIOD 10 YEARS
BIFLEX	2 <input type="checkbox"/>	\$	RETREAT PERIOD YEARS
PREMISE	3 <input type="checkbox"/>	\$	RETREAT PERIOD YEARS
TERMIDOR	4 <input type="checkbox"/>	\$	RETREAT PERIOD YEARS
ALTRISSET	5 <input type="checkbox"/>	\$	RETREAT PERIOD YEARS
	6 <input type="checkbox"/>	\$	RETREAT PERIOD YEARS

Specific Treatment / Limitations / or action required by Client due to the construction of the property or requirements expressed by you:

Pump up Plus Sub Floor



YOUR INVESTMENT REQUIRED

A. Your Investment in **Inspection Service** as recommended above:-

\$ 1130 Inc. GST * ☒

B. Your Investment in **Full Liquid Barrier Treatment** as recommended above:-

\$ Inc. GST *

C. Your Investment in **Modified Liquid Barrier Treatment** as requested above:-

\$ Inc. GST *

D. Your Investment in **Excel / Sentricon / Other / AG Termite Elimination** as recommended above:-

\$ Inc. GST *

E. **Sentricon 'Always Active' System**

\$ Inc. GST *

F. Your investment in **Other Services / Products** as agreed below is:-

	Free Service	Months	\$	Inc. GST *
	Free Service	Months	\$	Inc. GST *
	Free Service	Months	\$	Inc. GST *

* Place a ✓ in the box for the above program selected and a for the Program not chosen

I hereby authorise investment

1
2

(select A,B,C,D, E or F) for total investment of \$

1
2

Inc. GST * Payable on 2

Preferred method of Payment (Circle One) C/Card Cash Cheque

Treatment to commence on at approx am/pm

I confirm that I have read and/or had explained to me all recommendations, important information and conditions on pages 1 through 8 (inclusive) of this Proposal.

Customers Signature

Dated

Consultants Signature

Dated

Notes and/or Special Equipment Required / Action required by Client **PRIOR TO TREATMENT**

COLOURED PLUGS	OFFICE USE ONLY				LABOUR	QC
	M²	L/M - C	L/M - PL	/M - S		



EXTENDED ANNUAL WARRANTIES AND ANNUAL INSPECTION

Completion of your annual inspection each year as per the Building Code of Australia Recommendations will extend all of your original approved annual warranties up to the relevant barrier re-treatment period. Please supply annual inspection to the service address on the order, to include automatic annual renewal to take place on the anniversary date of the above service proposal entitling me as per original order conditions:



ANNUAL FREE SENTRICON TERMITE COLONY ELIMINATION WARRANTY

☒


ANNUAL FREE SERVICE PERIOD

☒

And the benefit of a detailed written inspection report for one annual inspection charge.

Property inspection in support of this warranty cover will be organised as near as possible to the renewal date. Important - Cancellation of this cover requires 40 days notice in writing before renewal date. Property being sold or changing hands requires immediate notification (By registered letter or email).

DUE EVERY

AT THE ANNUAL INSPECTION COST OF

12 mths

\$ 220

Inc. GST

FIXED PRICE FOR 5 YEARS
THEN INCREASES BY MAXIMUM
CPI P.A. *See Clause 27

Including Pests

\$

Customer's
signature

Date

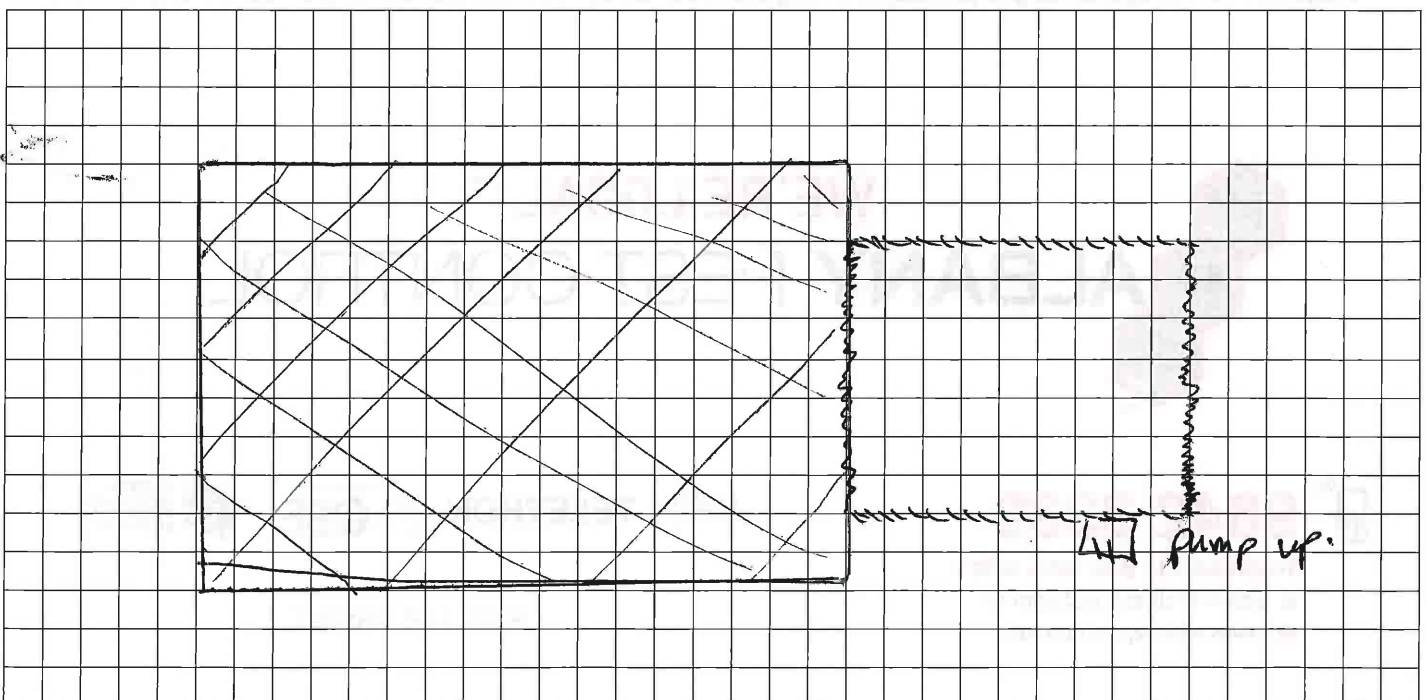


Selling your home? Simply notify **Regional Pest Group** and we will transfer **FREE OF CHARGE** the remainder of current Warranties to the new owner. As a valued **Regional Pest Group** customer you are entitled to a **FREE** pre-purchase Termite Inspection Report of your new Property.



PEACE OF MIND WITH REGIONAL PEST GROUP, YOUR TERMITE & PEST CONTROL PROFESSIONALS

Property Plan (1 Square = 1 Metre)





WE'RE LOCAL!™

REGIONAL PEST GROUP PTY LTD

We've got WA covered!™

- ALBANY PEST CONTROL
- BUNBURY PEST CONTROL
- ESPERANCE PEST AND WEED CONTROL
- GERALDTON PEST CONTROL
- KALGOORLIE PEST CONTROL
- KARRATHA PEST CONTROL
- NORTH WEST PEST CONTROL
- VASSE PEST CONTROL



1300 47 84 20

To connect to your local office:

E: admin@regionalpest.com.au

W: www.regionalpest.com.au

proudly supporting

TELETHON



ACN: 152 458 887

Subterranean Termite Inspection Report - AS 3660

PAD 2

Client Surname _____ Client First Name/s Karen
(Service Address) 71 LEONORA YAKAMIA

Date (Of Inspection) 8/12/23 Technician KEITH

The Areas Inspected were

Roof Void ☐ Interior ☐ Sub-floor ☐ Garage ☐ Outbuildings ☐ Fences ☐ Exterior ☐ Garden (trees/stumps/posts) ☐

Only structures, fences &/or trees within 50m of the building but within the boundaries of the property were inspected.

The Areas not accessible for any inspection* No inspection was made of concealed frame timbers

Roof Void ☒ Interior ☐ Sub-floor ☒ Garage ☒ Outbuildings ☐ Fences ☒ Exterior ☒ Garden (trees/stumps/posts) ☒

Reason

NIL

The Areas in which visual inspection was obstructed* (See also Item 2 overleaf)

Roof Void ☐ Interior ☐ Sub-floor ☐ Garage ☐ Outbuildings ☐ Fences ☐ Exterior ☐ Garden (trees/stumps/posts) ☐

Reason

NIL

Live Termites were found in* (Refer to Property Plan)

Roof Void ☐ Interior ☐ Sub-floor ☐ Garage ☐ Outbuildings ☐ Fences ☐ Exterior ☐ Garden (trees/stumps/posts) ☐

Details

NIL

The termites are believed to be:

Coptotermes spp ☐ Schedorhinotermes spp ☐ Nasutitermes spp ☐ Heterotermes spp ☐ Mastotermes spp ☐ Other ☐

and have the potential to cause:

Moderate ☐ Moderate to Large ☐ Large ☐ amounts of damage including structural damage.

Evidence of Termite Damage and/or Workings was found in* (Refer to Property Plan)

Roof Void ☐ Interior ☐ Sub-floor ☐ Garage ☐ Outbuildings ☐ Fences ☐ Exterior ☐ Garden (trees/stumps/posts) ☐

Details

NIL

While we are not builders the termite damage appears to be: Moderate ☐ Moderate to Extensive ☐ Extensive ☐

Other areas and conditions that may attract Termite Infestation (See also item 6 overleaf)

NIL

At the time of inspection the overall degree of risk of Termite Infestation to the Property was considered to be:

Moderate ☐

Moderate to High ☐

High ☐



R.A. POMERY & CO.

HOUSE RELOCATION, RESTUMPING SPECIALISTS

ABN 51264195478

P.O. Box 692

Albany 6331

Mobil 0429927663

Email paultonkinson19@gmail.com

**INVOICE NO
395**

**To Karen Whitney
71 Leonora st Yakamia**

Date 16/11/22

**For the replacement of 16 rotten stumps to 71 Leonora st using
H5CCA stumps and soleplates**

2080.00

SUB TOTAL	2080.00
G.S.T	208.00
TOTAL(includingGST)	2288.00

**E.F.T payments to ANZ Bank
R.A.Pomery &co
BSB 016510
Acc# 389035411**



R.A. POMERY & CO.

HOUSE RELOCATION, RESTUMPING SPECIALISTS

ABN 51264195478

P.O. Box 692

Albany 6331

Mobil 0429927663

Email paultonkinson19@gmail.com

**INVOICE NO
399**

**To Karen Witney
71 Leonora st Albany**

Date 30/11/22

For the releveing and repositioning of 8 stumps across the front of the house at 71 Leonora st using H5CCA stumps and soleplates

1040.00

For the relining of sub floor area across the front of building

500.00

SUB TOTAL

1540.00

G.S.T

154.00

TOTAL(includingGST)

1694.00

E.F.T payments to ANZ Bank

R.A.Pomery &co

BSB 016510

Acc# 389035411