

FOR SALE



Merrifield Real Estate

Offers Above \$649,000

13 / 165 MIDDLETON ROAD, MOUNT CLARENCE



STILL AS GRAND AS IN ITS EARLIEST DAYS

- Beautiful character home, modernised in key areas
- Rendered brick, numerous original features from 1870
- Flexible layout, country kitchen, storage shed
- Verandahs on three sides of home; established garden
- Halfway between beach & town, outlook to Middleton Bay

Merrifield
REAL ESTATE

3 2 2 468 m2

Lee Stonell

0409 684 653

0898414022

lee@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**

13 / 165 MIDDLETON ROAD, MOUNT CLARENCE



Specification

Asking Price	Offers Above \$649,000	Land Size	468.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	R25
Parking	2	School Zone	Albany P.S. / A.S.H.S.
Sheds	1	Sewer	Connected
HWS	Instant Gas	Water	Connected
Solar	N/A	Internet Connection	Available
Council Rates	\$2530.77	Building Construction	Rendered Brick & Iron
Water Rates	\$1525.99	Insulation	Unspecified
Strata Levies	\$3584.28	Built/Builder	1870's



-- Map Viewer Plus --

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Created: 19 October 2023 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>



Landgate

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Please refer to original documentation for all legal purposes.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2069

183

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT OF 1985

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 13 ON STRATA PLAN 30785

TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

WILLIAM PHILIP SPENCER OF 13/165 MIDDLETON ROAD MOUNT CLARENCE WA 6330

(ND N754675) REGISTERED 1/11/2017

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

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.

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.

-----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: SP30785
PREVIOUS TITLE: SP30785
PROPERTY STREET ADDRESS: UNIT 13 165 MIDDLETON RD, MOUNT CLARENCE.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

30785



OFFICE USE ONLY

LODGED 20.2.96 116892

EXAMINED: 29. 2. 96 GF

REGISTERED 7396 App. G 119176



REGISTRAR OF TITLES

PURPOSE

SEE

ANNEXURE

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
 11 DUKE STREET
 PO BOX 1429
 ALBANY WA 6330
 P (098) 421353 F (098) 421570
 ACN 009 195 653

Scale.....:

[illegible]

CERTIFICATE OF LICENSED VALUER

I, being a Licensed Valuer licensed under the Land Valuers Licensing Act 1978 do hereby certify that the unit entitlement of each Lot, as stated in the schedule bears in relation to the aggregate unit entitlement of all Lots delineated on the strata plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the capital value of that Lot bears to the aggregate capital value of all the Lots delineated on the plan.

Date _____

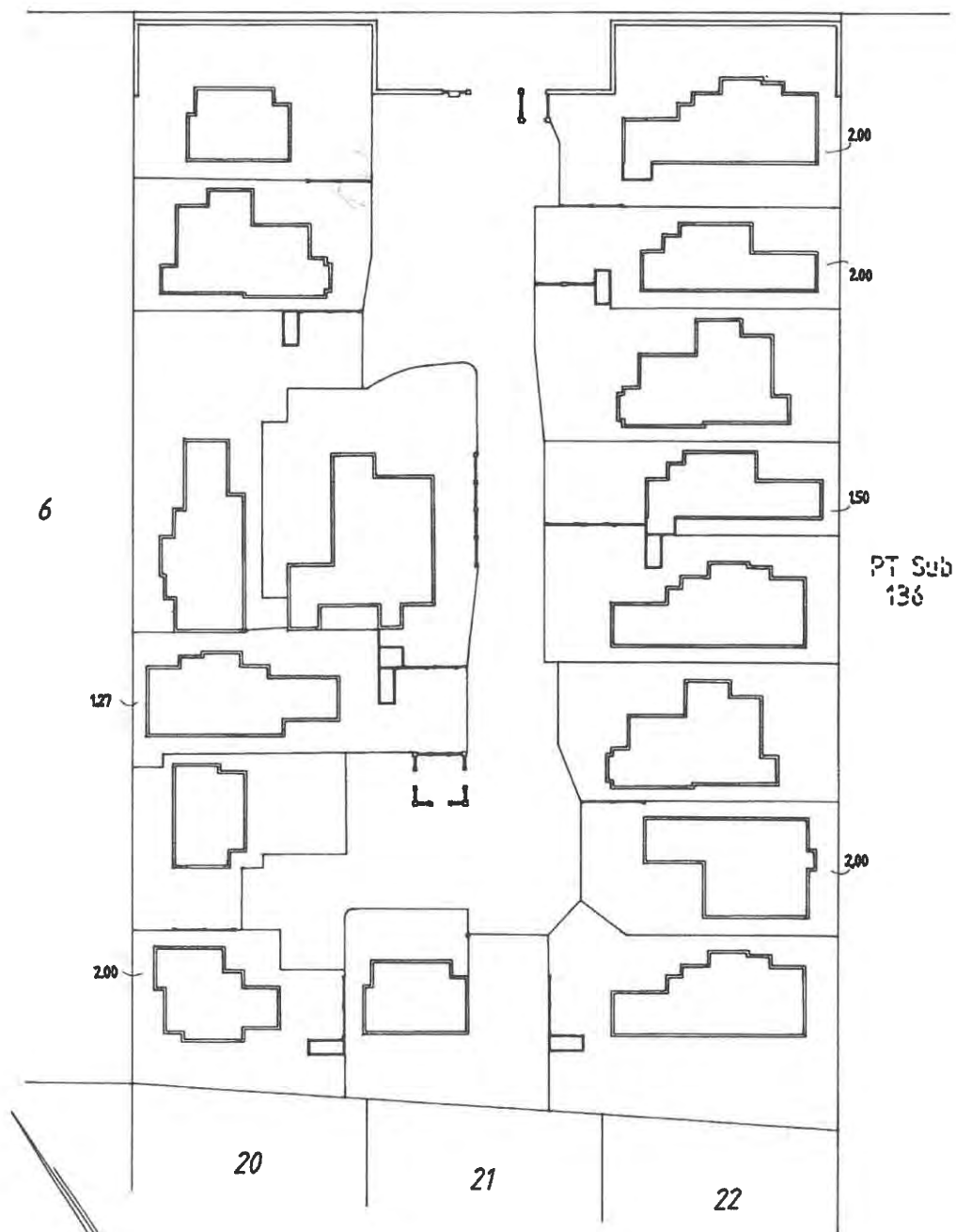
Signed

ANNEXURE 'A' OF STRATA PLAN No. 30785

LOCATION PLAN

MIDDLETON

ROAD



Scale 1:500

DESCRIPTION OF PARCEL AND BUILDING

10 Single Storey and 6 Double Storey brick and iron dwellings on Lot 101, being portion of Albany Suburban Lot 135 on Diagram 88343, and being the whole of the land contained in Certificate of Title Volume 2046 and Folio 535.

The postal address being:

Units 1 to 16 (incl), 165-169 Middleton Road Albany WA 6330

CERTIFICATE OF SURVEYOR

I, JOHN R. KINNEAR, being a licensed surveyor registered under the Licensed Surveyors Act 1909, as amended, hereby certify that:—

- (a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and either
- (b) each building referred to above is within the external surface boundaries of the parcel; or
- (c) ~~in a case where a part of a wall or building, or material attached thereto, encroaches beyond the external surface boundaries of the parcel—~~
 - ~~(i) all lots shown on the plan are within the external surface boundaries of the parcel;~~
 - ~~(ii) the plan clearly indicates the existence of the encroachment and its nature and extent; and~~
 - ~~(iii) where the encroachment is not on to a public road, street or way, that an appropriate easement has been granted and registered as an appurtenance of the parcel.~~

12.2.96
Date

Delete whichever is inapplicable

John R. Kinnear
Licensed Surveyor

CERTIFICATE OF LOCAL AUTHORITY

TOWN OF ALBANY, the local authority hereby certifies that—

- (1) (a) the building and the parcel referred to above has been inspected and that it is consistent with the building plans and specifications in respect of the building thereof that have been approved by the local authority; or
- ~~(b) the building has been inspected and the modification is consistent with the approved building plans and specifications relating to the modification;~~ ✗
- (2) the building, in the opinion of the local authority, is of sufficient standard and suitable to be divided into lots pursuant to the Strata Titles Act 1985;
- ~~(3) where a part of a wall or building or material attached thereto encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the local authority is of the opinion that retention of the encroachment in its existing state will not endanger public safety or unreasonably interfere with the amenity of the neighbourhood and the local authority does not object to the encroachment;~~ ✗
- (4) (a) any conditions imposed by the State Planning Commission have been complied with;
- ~~(b) the within strata scheme is exempt from the requirement of approval by the State Planning Commission.~~ ✗

16 FEBRUARY 1996
Date

Delete whichever is inapplicable

Pat Barnett
Town/Strata Clerk
PRINCIPAL BUILDING SURVEYOR
DELEGATED OFFICER - SECTION 23

STRATA PLAN No. 30785

STRATA TITLES ACT 1985

WESTERN AUSTRALIAN PLANNING COMMISSION
**CERTIFICATE OF APPROVAL BY STATE PLANNING COMMISSION
 TO A STRATA PLAN**

WESTERN AUSTRALIAN PLANNING COMMISSION

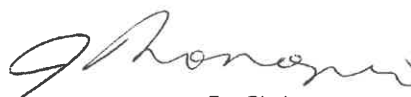
It is hereby certified that the approval of the State Planning Commission has been granted pursuant to the provisions of abovementioned Act to:

* (i) ~~the Strata Plan submitted on~~
 and relating to the property described
 below:

(ii) to the sketch submitted on 20 July 1995
 of the proposed subdivision of the property described below into lots on a Strata
 Plan subject to the following conditions:

(As per attached schedule).

Property Description: Whole/Part Lot(s) 101
 Location(s) ALBANY SUB LOT 135
 Town ALBANY
 Local Authority District TOWN OF ALBANY
 Property Owner KING GEORGE PROPERTIES LIMITED



For Chairman,

STATE PLANNING COMMISSION

WESTERN AUSTRALIAN PLANNING COMMISSION

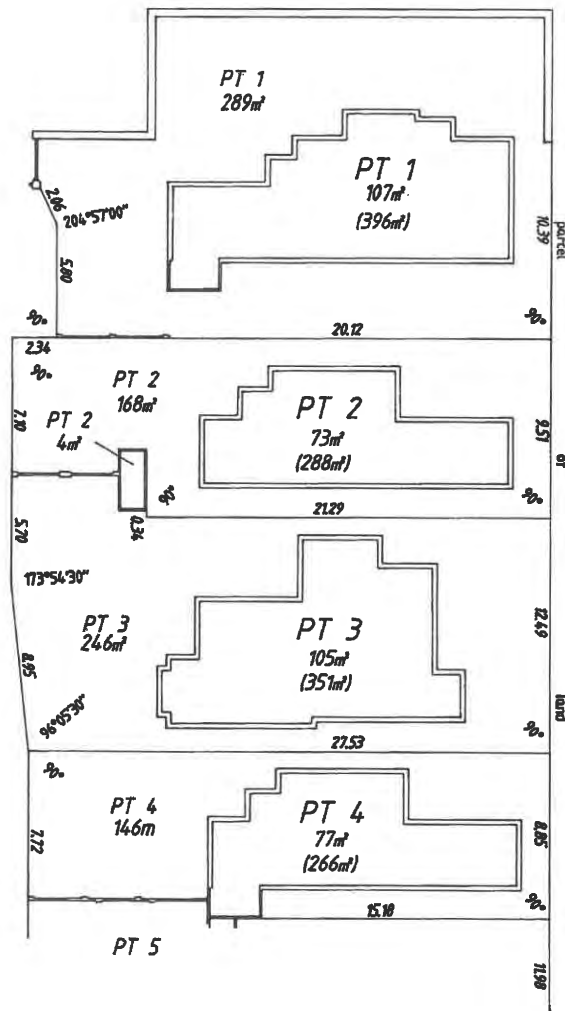
Date 12 September 1995

573-95

(*To be deleted as appropriate)

STRATA PLAN No. 30785

GROUND FLOOR



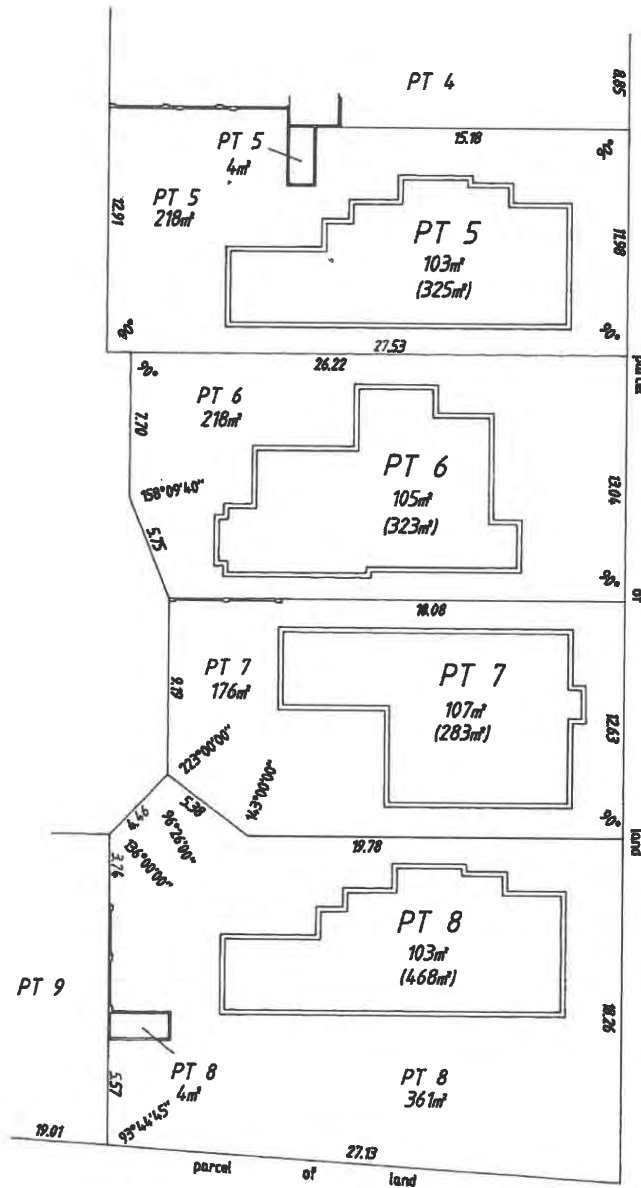
The stratum of the part lots extends between 5 metres below and 10 metres above the upper surface level of the ground floor of the building contained within their respective lots, excluding where covered.

For other parts of lots 2 and 4, see sheet 2A of 2 sheets.

Scale 1 : 300

STRATA PLAN No. 30785

GROUND FLOOR



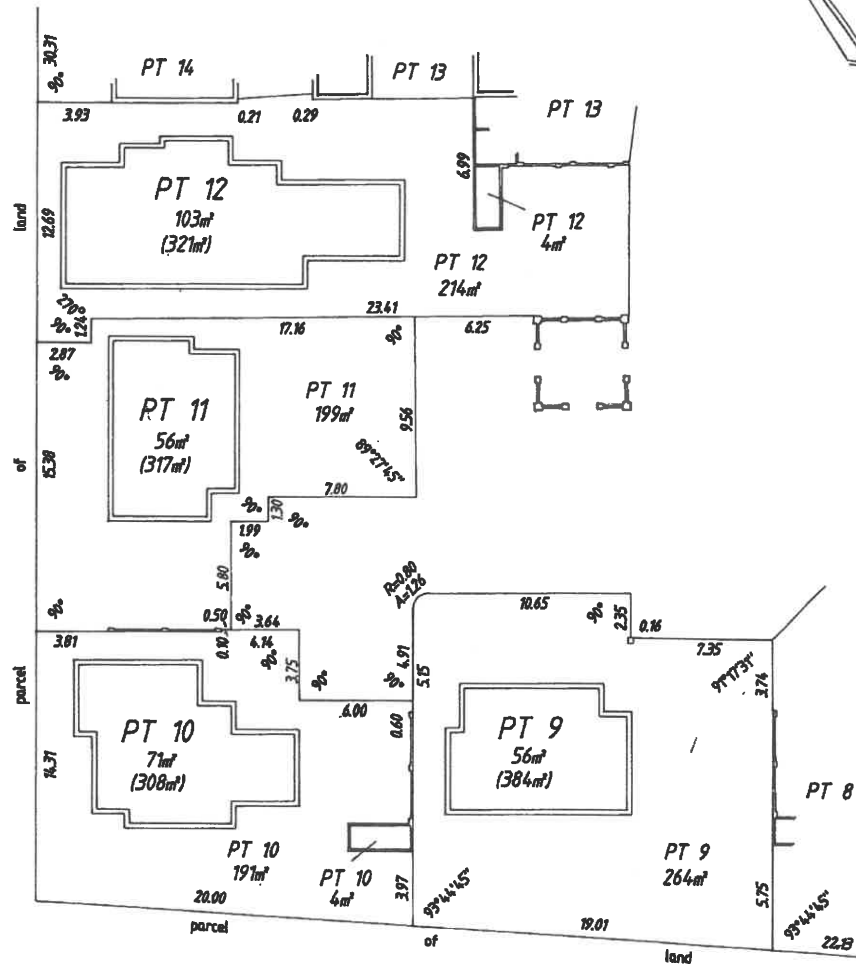
The stratum of the part lots extends between 5 metres below and 10 metres above the upper surface level of the ground floor of the building contained within their respective lots, excluding where covered.

Scale 1 : 300

STRATA PLAN No.

30785

GROUND FLOOR



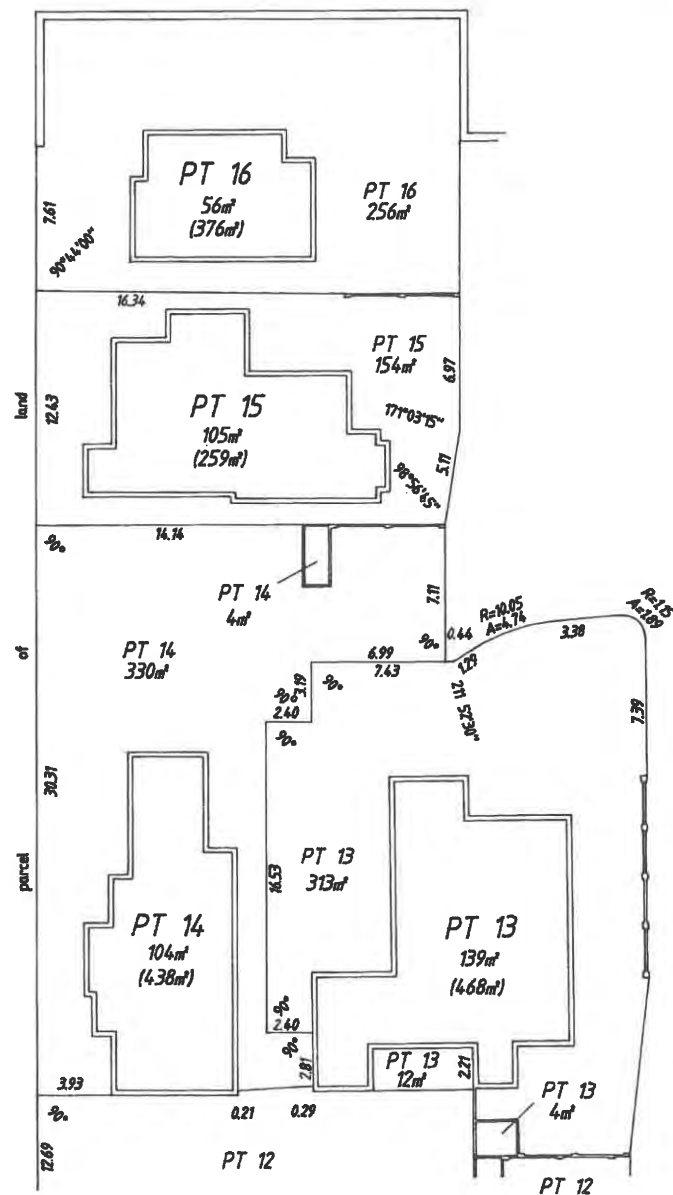
The stratum of the part lots extends between 5 metres below and 10 metres above the upper surface level of the ground floor of the building contained within their respective lots, excluding where covered.

For other parts of lots 9, 10 and 11, see sheet 2B of 2 sheets.

Scale 1 : 300

STRATA PLAN No. 30785

GROUND FLOOR



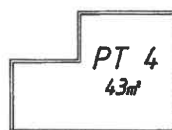
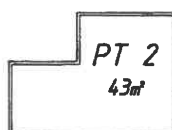
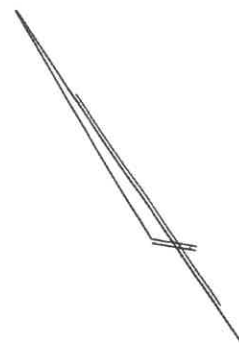
The stratum of the part lots extends between 5 metres below and 10 metres above the upper surface level of the ground floor of the building contained within their respective lots, excluding where covered.

For other parts of lot 16, see sheet 2C of C sheets.

Scale 1 : 300

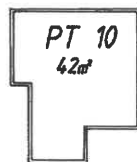
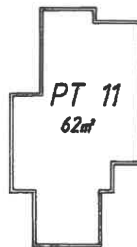
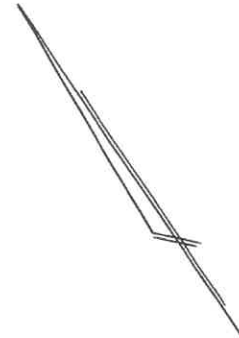
STRATA PLAN No. 30785

FIRST FLOOR



For other parts of lots 2 and 4, see sheet 1A of 1 sheets.

Scale 1 : 300

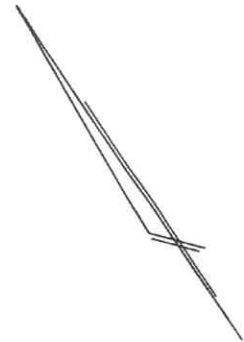
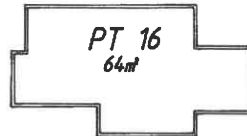
STRATA PLAN No. 30785
FIRST FLOOR

For other parts of lots 9, 10 and 11, see sheet 1C of 1 sheets.

Scale 1 : 300

STRATA PLAN No. 30785

FIRST FLOOR



For other parts of lot 16, see sheet 1D of 1 sheets.

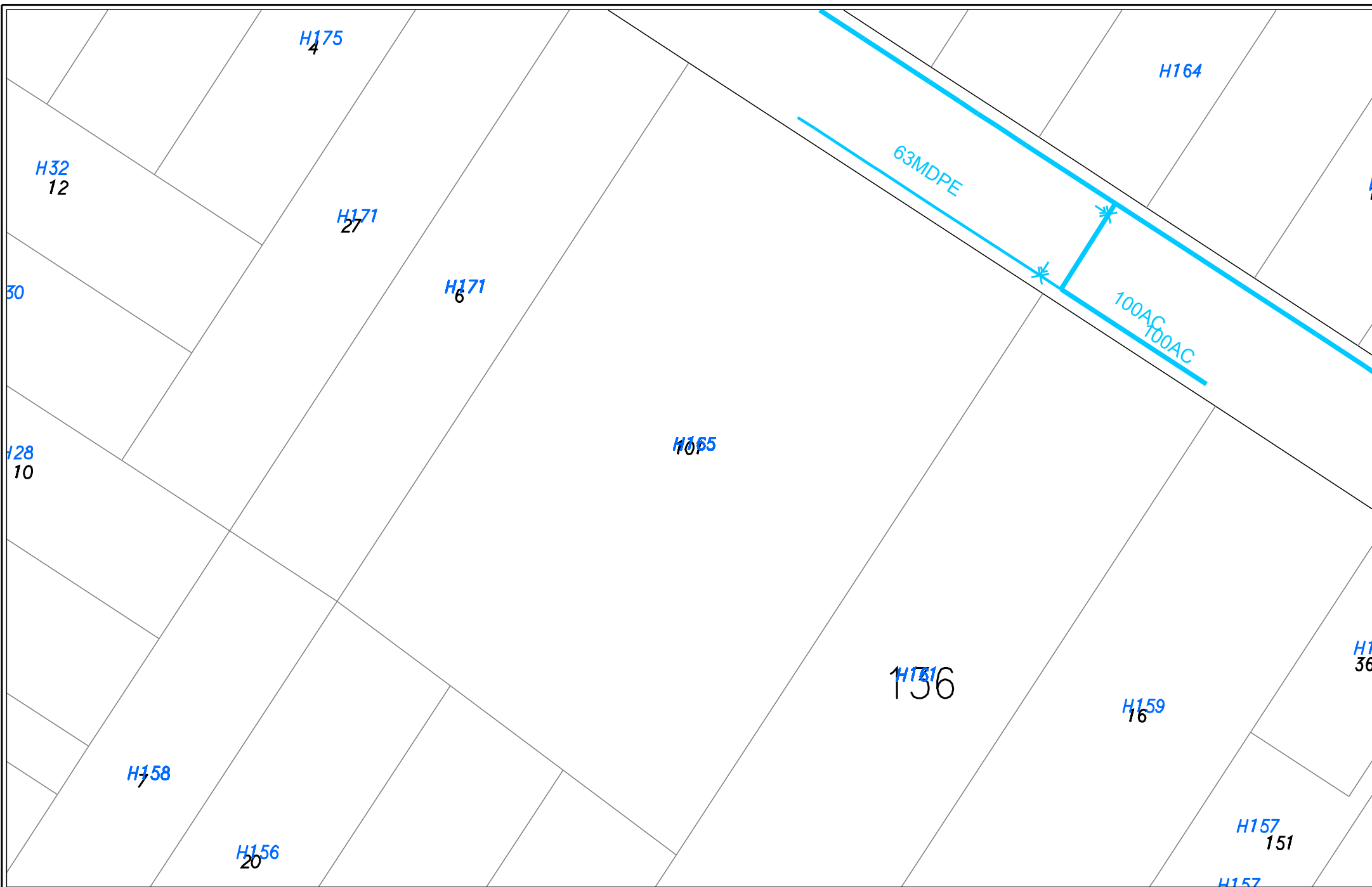
Scale 1 : 300

[illegible]

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SIGNATURE OF THE REGISTRAR OF TITLES ARE CANCELLED

S30785

<u>Lot Number</u>	<u>Part Register Number</u>	<u>Unit Entitlement</u>	<u>Lot Number</u>	<u>Part Register Number</u>	<u>Unit Entitlement</u>
1	2069/171	180	2	2069/172	195
3	2069/173	185	4	2069/174	195
5	2069/175	190	6	2069/176	185
7	2069/177	185	8	2069/178	195
9	2069/179	200	10	2069/180	200
11	2069/181	195	12	2069/182	190
13	2069/183	230	14	2069/184	195
15	2069/185	185	16	2069/186	195





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.**

WATER, SEWERAGE AND DRAINAGE PIPELINES

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.

Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth.

P.M. pressure main

M.S. main sewer

R rising main (i.e. drainage pressure main)

Common material abbreviations:

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

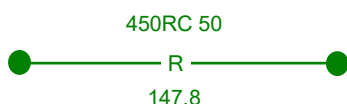
S steel

VC vitrified clay



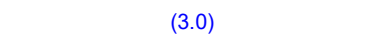
CANNING TRUNK MAIN

100AC GEYER PL P.M. AG47



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.)



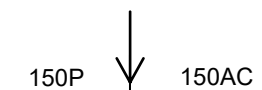
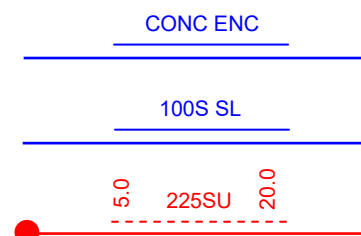
OTHER PIPE SYMBOLS

Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.

MWA12345 or PWD12345 or CK43

CONCRETE ENCASEMENT, SLEEVING AND TUNNELS

May be in different forms: steel, poured concrete, box sections, slabs.



CHANGE INDICATOR ARROW

Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).



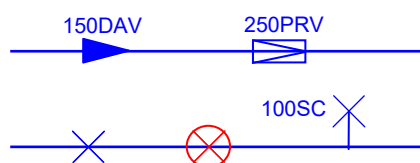
PIPE OVERPASS

The overpass symbol indicates the shallower of the two pipes.



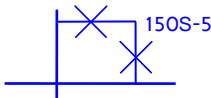
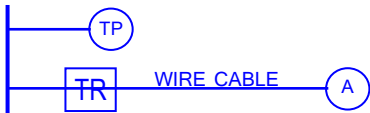





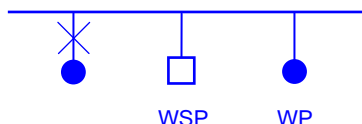
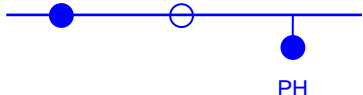
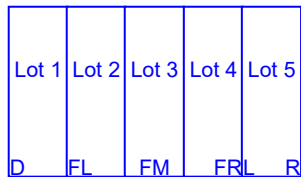




VALVES

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.



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.

 	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.	

Overview Map Only

Sequence No: 231088490

Map Tile:

Scale: 1:1538

© ATCO Gas Australia Pty Ltd

Job No: 35294365

Date: 19/10/2023

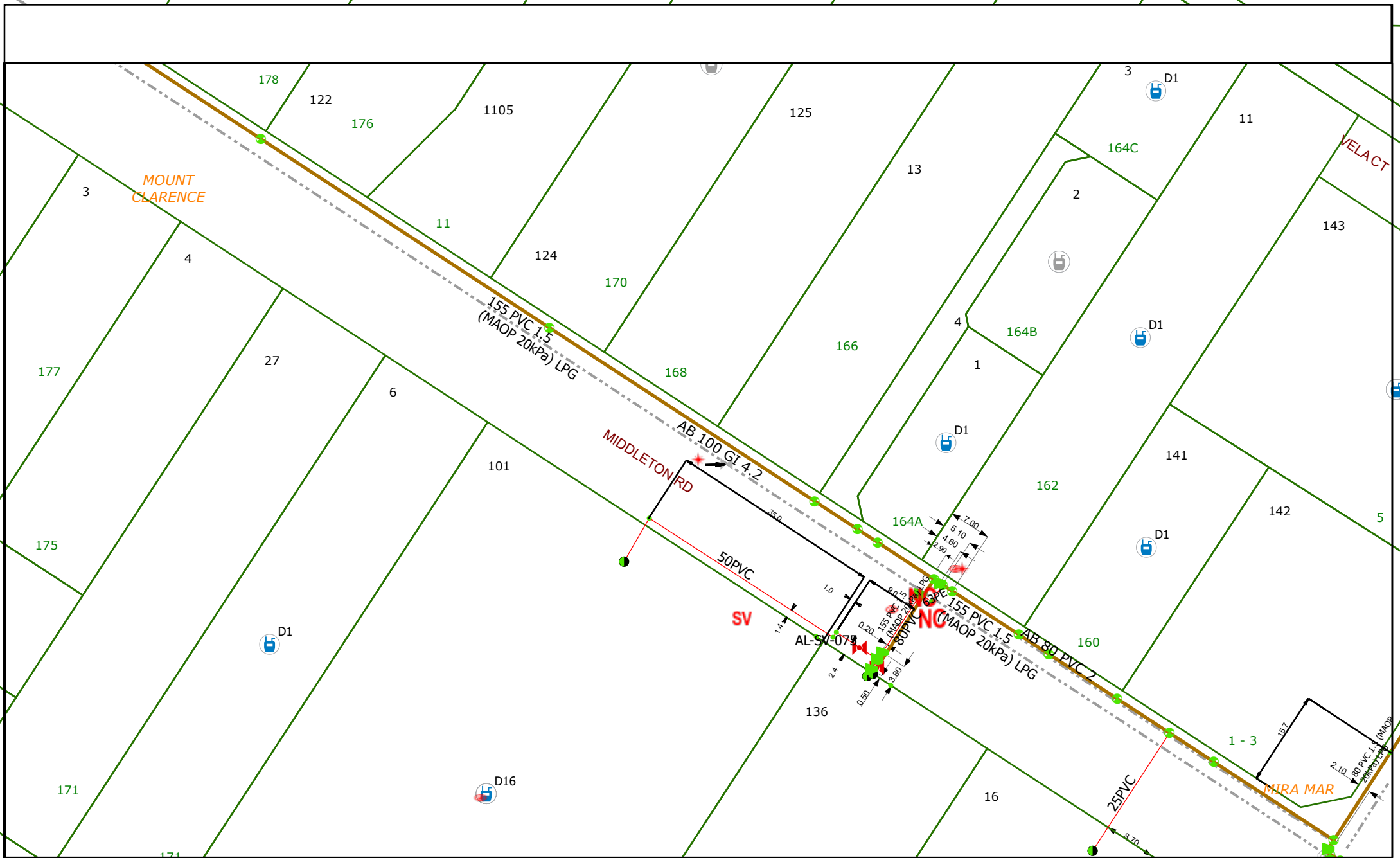
Location: Unit 13 165 Middleton Rd, Mount Clarence 6330

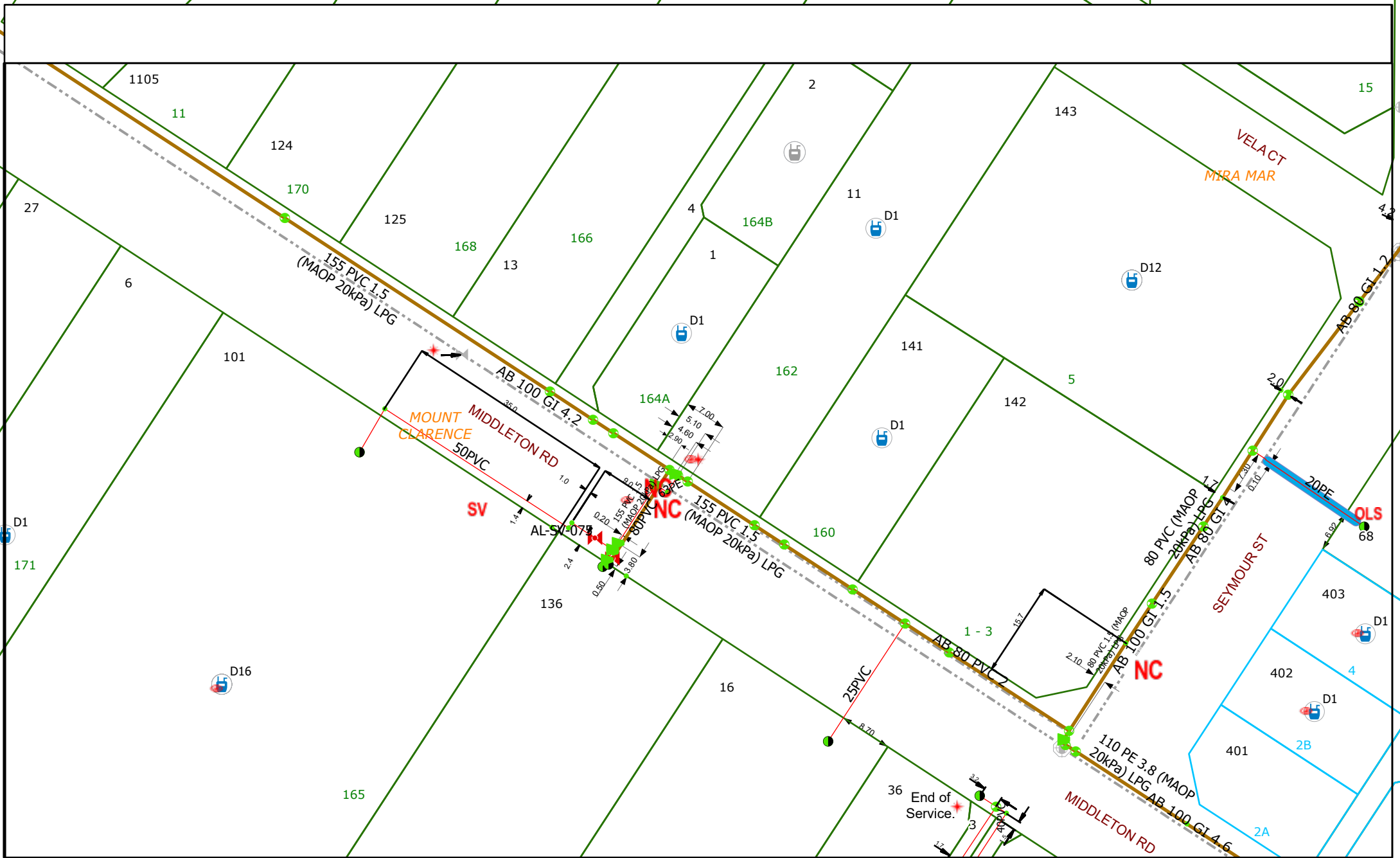
ABN 90 089 531 975



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.

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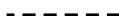








SYMBOLS SHEET

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 NETWORK

-  Proposed Main
-  Common Trenching
-  Replacement Program

ABANDONED GAS NETWORK

-  Inactive / Removed Meter
-  Abandoned Fitting
-  Abandoned Valve
-  Abandoned Gas Main
-  Abandoned Fitting SOLD
-  Abandoned Valve SOLD
-  Abandoned Gas Main SOLD

COMPOUNDS

-  Gate Station
-  Pressure Reducing Station
-  L.P.G. Tank
-  Hydrogen Plant

VALVES

-  Isolation Valves
-  Service Valves






MONITORING DEVICES

-  Flow Monitoring Device
-  Pressure Monitoring Device



ASSOCIATED INFRASTRUCTURE

-  Associated Asset




DUCTS AND SLEEVES

-  Duct
-  Horizontal Boring
-  Sleeve
-  Road Crossing
-  Concrete Slabbing








REGULATOR SETS

-  Regulator Set
-  Boundary Regulator




DELIVERY POINTS

-  Meter
-  Interval Meter
-  Meter Set

PIPE JUNCTIONS














-  End Cap
-  Expansion Joint
-  Reducer
-  Tee
-  Transition
-  Weld
-  Monolithic Joint
-  Stoppie
-  Odorizer
-  Junctions

PROTECTION DEVICES



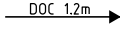
-  Test Point
-  Anode
-  Rectifier

FEATURES






FEATURE POINTS

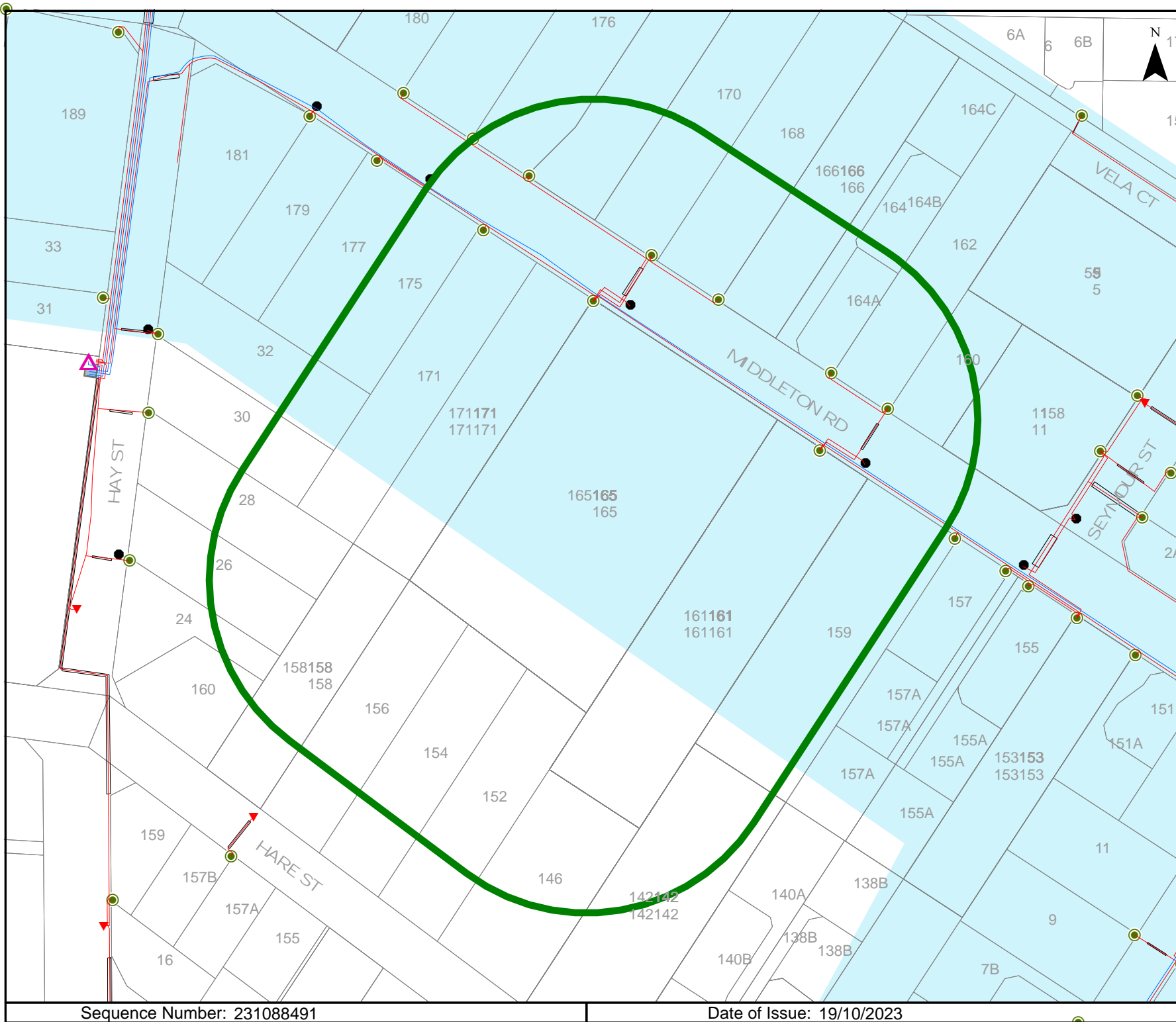
-  Side Elevation
-  Obstacle
-  See Details
-  Not Connected
-  Gas Service
-  Sign
-  Offline Service
-  Linked Document
-  Pre-Laid Service
-  Pre-Laid Service Stairs
-  Pre-Laid Service Tee
-  Asset end on Building / Property Line
-  Asset ends on Direction Peg


FEATURE LINES

-  Reference Line
-  Gas Pit
-  Arrow Pointer

FEATURE POLYGONS

-  Proving Location
-  Pressure Upgrade
-  Not Gassed
-  Suburb
-  Local Government





UNDERGROUND LEGEND

Structures	
Pillar	UG Crossing *
Metal Pole	Ring Main Unit
Transformer Site	LV Distribution Frame

Distribution Cables	
High Voltage Cable (1kV - 33kV)	Low Voltage Cable (< 1kV)
Street Light Circuit (< 1kV)	Street Light Pilot (< 1kV)
Earth Wire	

Cable Pole Terminations	
HV Termination	LV Termination

Proposed Construction Assets	
Design Area *	High Voltage Underground Cable
Low Voltage Underground Cable	Metal Pole
Pillar	HV Termination
Transformer site	LV Termination

State Underground Power Project	
CURRENT Work Area *	COMPLETED Area *

Feature	
Area of Interest	

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

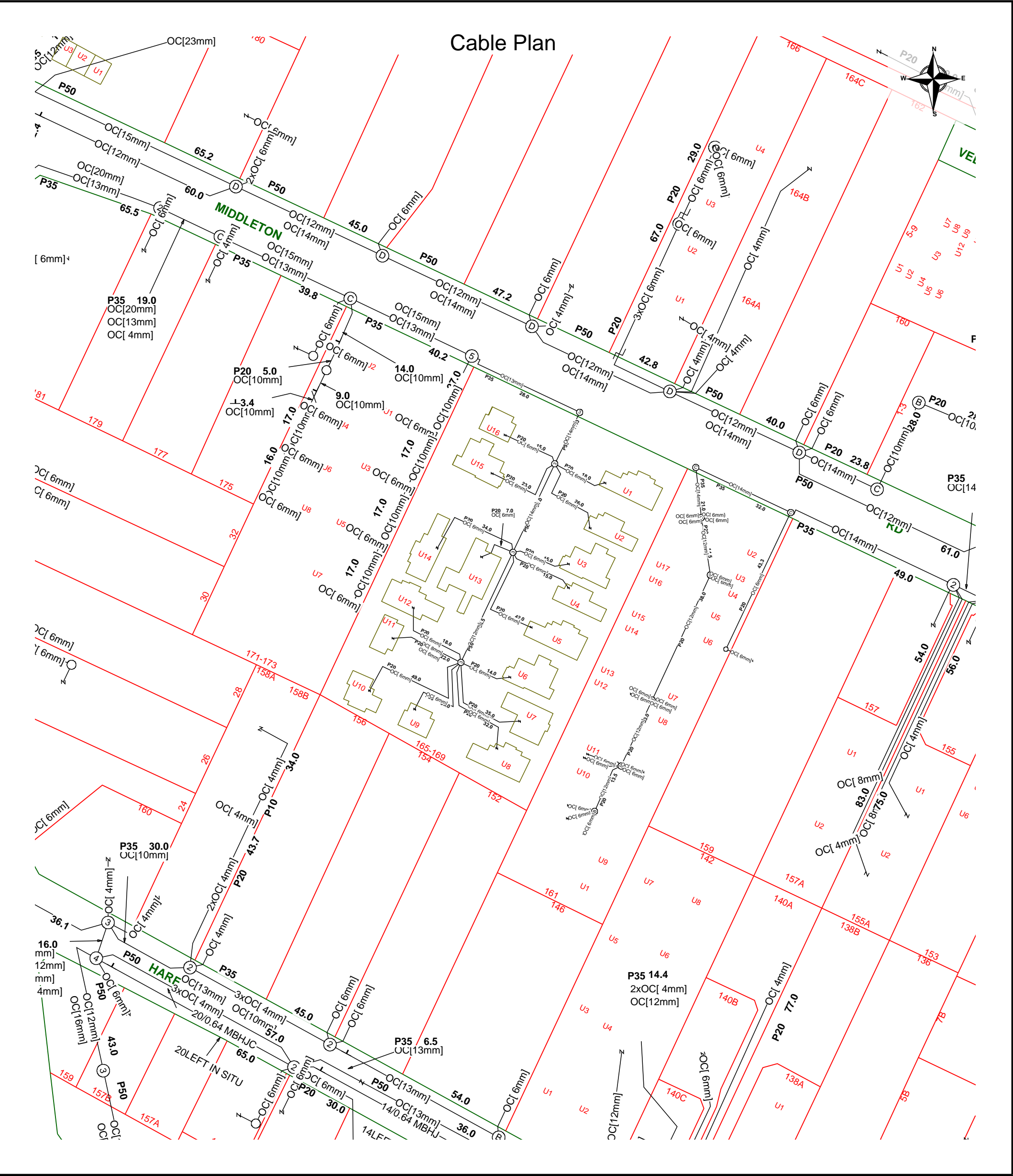
This map is INDICATIVE ONLY. Hand exposure via pothole method is MANDATORY.


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

Information valid for 30 days from date of issue

A4	Scale : 1:1500
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WARNING! Look out for overhead power lines



	<p>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</p>	<p>Sequence Number: 231088493</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>
<p>TELSTRA LIMITED A.C.N. 086 174 781</p> <p>Generated On 19/10/2023 18:12:59</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.

Mains Cable Plan

WARNING ELECTRICITY
G27 1609/1800
~~C2:M451-100~~
E4008:C101-548
E9921:C1-584
2206m
AXLV TOPHAT
ABNL 480

P100 CA BA AAC15C A90

0.5 2:1 109.1 MIDDLETON 0.5 2:1 24.4 104.2 0.4 2:3 P100 CB BB CF ~~C27:G1-100~~ 18m RD 83.2 AA BA A90

(AA) BA A90
;2:M301-600 300 PIUT (AA)
100DEAD 400 PIUT (BA)
100DEAD
;7:M201-400
;7:M601-700 102/0.64 PIQJ APJ (BA)
2DEAD
NC 701:Z01/J1-100 102/0.64 PIQJ PJ (BA)
2DEAD
O03:AI-CF/1-12 12F/- SMOF FNPEHJ (BA)

(AA)


c12:M201-600 400 PIUT (AA)
c2:M301-600 300 PIUT (BA)
C ALNC 701:Z01/J1-100 102/0.64 PIQJ PJ (BA)
2DEAD
1720:CZ-DA/1-60 60F/- SMOF FNPEHJ/STD (BA)
3003:AI-CF/1-12 12F/- SMOF FNPEHJ (BA)

A)
STD (BA)
TD (BA)
(BA)

HARE

c12:M201-300	200 PIUT	(AA)
100DEAD		
c2:M301-450	300 PIUT	(BA)
49DEAD		
c2:M500-600		
c12:M401-500	200 PIUT	(BA)
100DEAD		
3003:AI-BA/1-12	12F/- SMOF FNPEHJ/	



 <p>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</p>	Sequence Number: 231088493
	<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>
<p>TELSTRA LIMITED A.C.N. 086 174 781</p>	
<p>Generated On 19/10/2023 18:13:01</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.

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

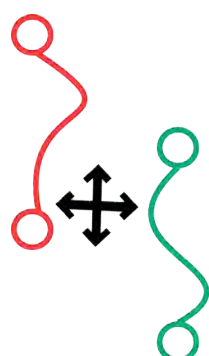
If you receive a message asking for a phone or account number say:

"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>

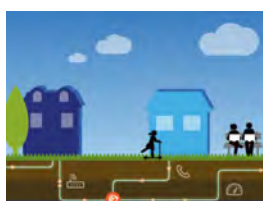


DBYD Certification

Certified Locating Organisation (CLO)

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

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

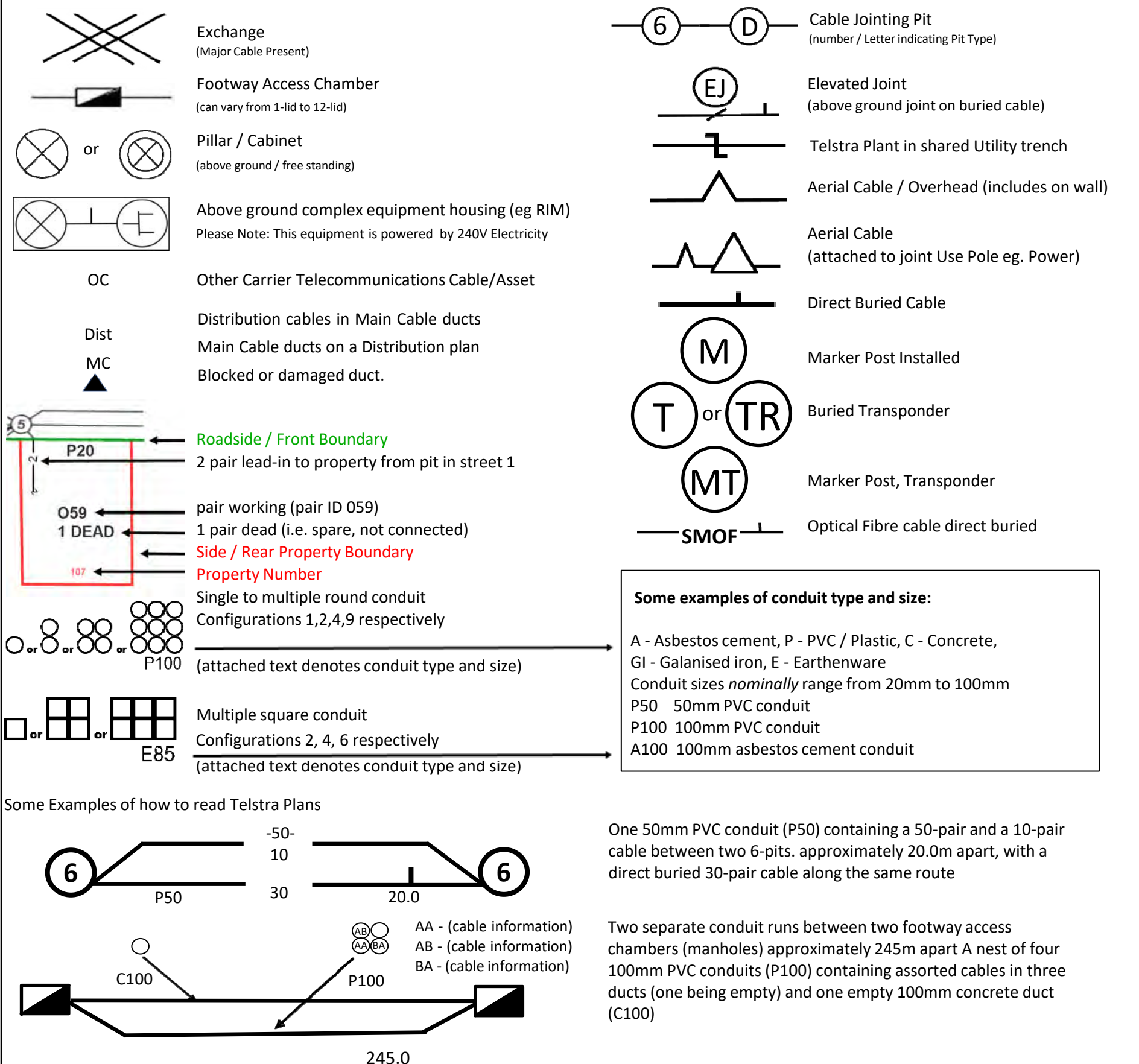
Information for new developments (developers, builders, homeowners)

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

LEGEND



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



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.

16/11/2023

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

258 York Street
PO Box 5001
Albany WA 6332
08 9841 4022
admin@merrifield.com.au
www.merrifield.com.au

To whom it may concern,

RE: RENTAL APPRAISAL – 13/165 MIDDLETON ROAD, MOUNT CLARENCE

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 **\$540.00 - \$560.00 per week** in the current rental market. The higher amount could be gained with the consideration of allowing pets.

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 \(commerce.wa.gov.au\)](#)

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 'Donna', with a stylized flourish at the end.

Donna Roberts

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.