

FOR SALE



Offers Above \$420,000

13 GEAKE STREET, SPENCER PARK



LOCATION, LOCATION, LOCATION

- Brick Veneer and Tile 1960s charmer, stylish and sunny
- Aircon lounge, white kitchen, dining area, patio
- 5 mins to town, close to hospital, schools, shops
- 441sqm block, easy gardens and lawns, rear car space
- Suit couple or small family, ideal low-maintenance rental



 **3**  **1**  **441 m2**

Kyle Sproxton

0438 880 439

0898414022

kyle@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 GEAKE STREET, SPENCER PARK



Specification

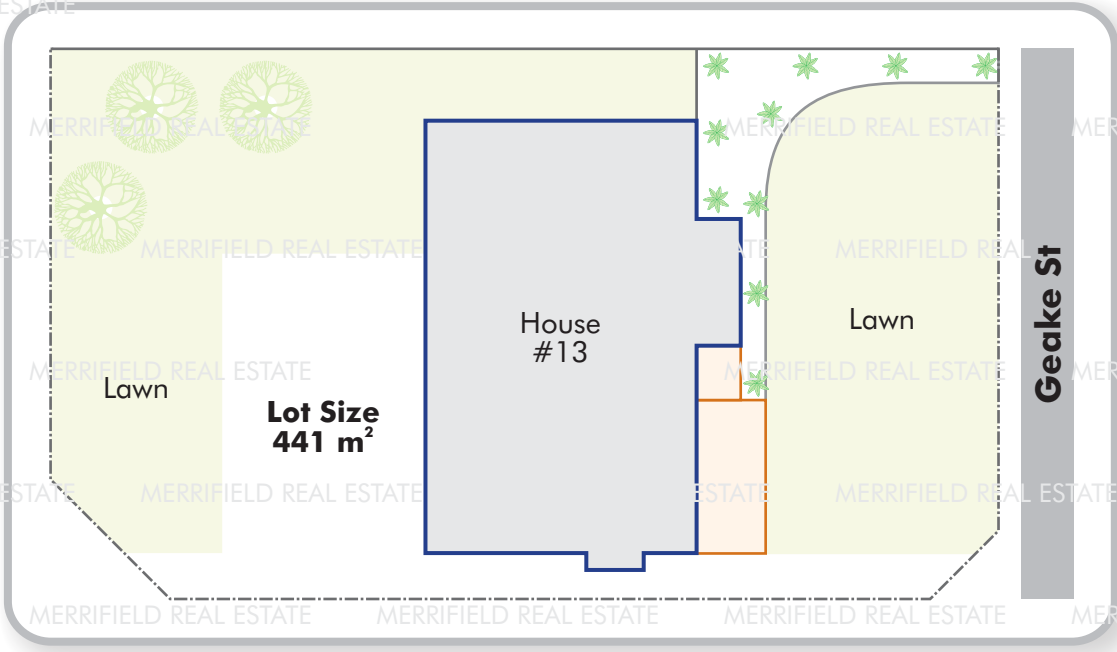
Asking Price	Offers Above \$420,000	Land Size	441.00 m2
Bedrooms	3	Frontage	14.11m (Lot 1)
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential R25
Parking	1	School Zone	Spencer Park P.S. & A.S.H.S.
Sheds	N/A	Sewer	Connected
HWS	Instant Gas	Water	Connected
Solar	N/A	Internet Connection	Available
Council Rates	\$2,256.69	Building Construction	Brick Veneer & Tile
Water Rates	\$1,525.99	Insulation	Unspecified
Strata Levies	N/A	Built/Builder	Approx. 1969
Weekly Rent	\$430 - \$460	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A



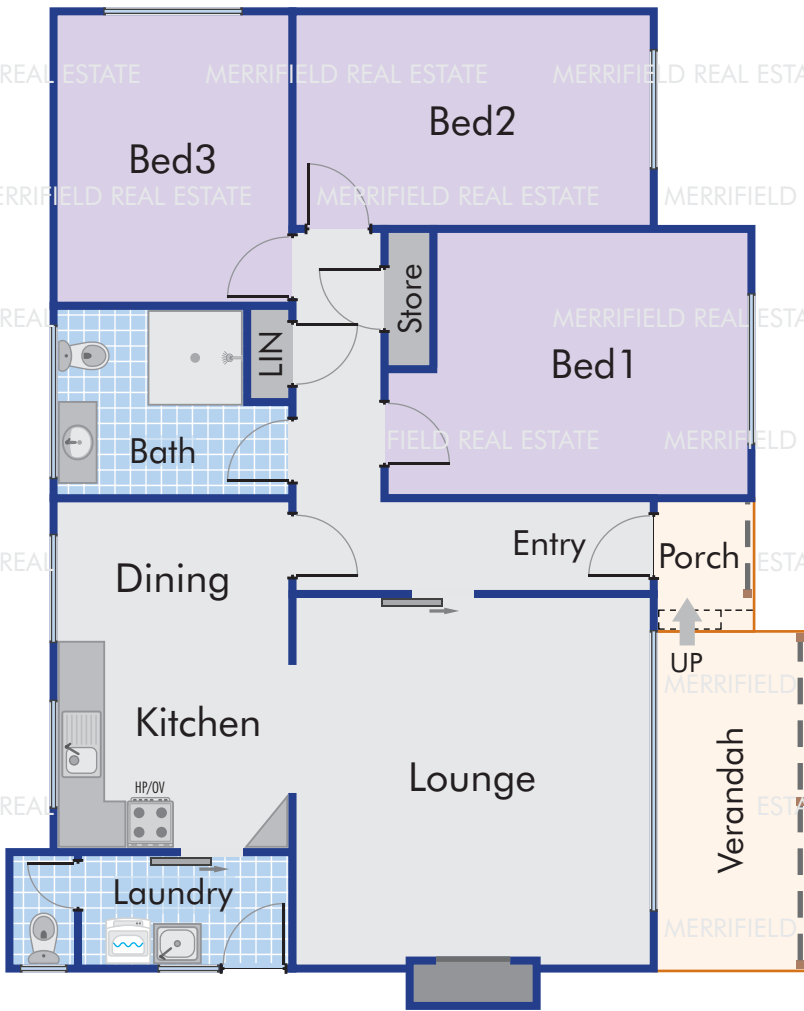
Boundaries are Approximate

 3

 1



Site Plan



Floor Plan

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: 24 January 2024 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

4046 62

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 1 ON SURVEY-STRATA PLAN 86353
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE SURVEY-STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

SONDRA BELL-IVANO
EDWARD ELIA IVANO
BOTH OF 13 GEAKE STREET SPENCER PARK WA 6330
AS JOINT TENANTS

(AS P827439) REGISTERED 18/12/2023

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

1. INTERESTS NOTIFIED ON THE SURVEY-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: SP86353
PREVIOUS TITLE: 1764-545
PROPERTY STREET ADDRESS: 13 GEAKE ST, SPENCER PARK.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

Survey Strata Plan 86353

Lot	Certificate of Title	Lot Status	Part Lot
1	4046/62	Registered	
2	4046/63	Registered	
3	N/A	Registered	



Plan Information

Tenure Type

Freehold Strata

Plan Type

Survey-Strata Plan

Plan Purpose

Subdivision

Plan Heading

LOTS 1-2 AND CP3

Strata Scheme Details

Scheme Name

13 Geake Street

Lodgement of scheme by-laws

No

Parcel Address

13 GEAKE STREET, SPENCER PARK

Locality and Local Government

Locality

SPENCER PARK

Local Government

CITY OF ALBANY

Planning Approval

Planning Authority

Western Australian Planning Commission

Reference

448-21

Survey Details

Survey Method

Conventional Survey

Field Records

162156

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
(b) additional measurements recorded in the field records;
(c) additional measurements recorded in the field records;
(d) additional measurements recorded in the field records;
(e) additional measurements recorded in the field records;
(f) 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.

M. Joseph Norman

2023.11.02 07:32:59 +08'00'

MICHAEL JOSEPH NORMAN

Licensed Surveyor

Survey Organisation

Name

JOHN KINNEN & ASSOCIATES

Address

ALBANY 6330

Phone

08 98421353

Fax

08 98421570

Email

jka@jkaib.com

Reference

G025

Former Tenure

New Lot / Land

1-2, CP3

Parent Plan Number

D33504

Parent Lot Number

LOT 46

Title Reference

1754-545

Parent Subject Land Description

Former Tenure Interest and Notifications

Subject

Former Tenure

Action

Lots On This Plan

Origin

Endorsement

Comments

(A)

46/D33504

Brought forward (in full)

LOTS 2-3

DOC A024-31

EASEMENT TO TOWN OF ALBANY, SEE SKETCH ON VOL. 1764 FOL 545, REGISTERED 11/1968.

Additional Sheets

ENDORSEMENT SHEET

Sheet

1

Of

2

Sheets



1

Version Number

1

Survey-Strata Plan

86353




JOHN KINNEN & ASSOCIATES

13 GEAKE STREET, SPENCER PARK
ALBANY, WA 6330
Phone: 08 9842 1353
Fax: 08 9842 1570
Email: jka@jkaib.com


Lodgement and Examination	
Lodgement Date	02/11/2023
Examination Date	02/11/2023

Western Australian Planning Commission	
Planning Approval	Yes
Reference	448-21

	12-Dec-2023
---	-------------

Delegate under S. 16 P&D Act 2005	Date
-----------------------------------	------


In Order For Dealings	
Subject	• Application to Register Strata Titles Scheme
To	

	12.12.2023
For Registrar Of Titles	Date

Plan Approved	
----------------------	--

Inspector of Plans and Surveys	18.12.2023
	Date

Registered	
Application	P827439

18.12.2023		Seal
Date	Registrar of Titles	



Schedule of Unit Entitlements

Strata Titles Act 1985

Section 37, Schedule 2A cl. 21T(1)(d) & Schedule 2A cl. 31E(1)(c)

Scheme Number: 86353

Scheme Address: 13 Geake Street, Spencer Park WA 6330

Lot Number	Unit Entitlement	Lot Number	Unit Entitlement	Lot Number	Unit Entitlement	Lot Number	Unit Entitlement	Lot Number	Unit Entitlement
1	55								
2	45								

Sum of the unit entitlements of all lots in the strata titles scheme: 100

CERTIFICATE OF LICENSED VALUER

I, Rowena Curnow, being a Licensed Valuer under the *Land Valuers Licensing Act 1978* certify that the proportion that the unit entitlement of a lot as stated in the Schedule of Unit Entitlements above bears to the sum of the unit entitlements of all lots in the strata titles scheme is not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 37(3) of the *Strata Titles Act 1985*) of that lot bears to the sum of the value of all the lots in the strata titles scheme.

Complete for staged subdivision only:

I have determined that in the Schedule of Unit Entitlements above there ☐ is / ☐ is not¹ a significant variation of the kind described in Regulation 49(1)(a) of the *Strata Titles (General) Regulations 2019* to the proposed Schedule of Unit Entitlements in stage of as outlined in the staged subdivision by-laws number(s) registered on .

14/8/2023

Date



Rowena Curnow
2023-08-14 12:40:49 +08'00'

Licensed Valuer Signature

¹ Select one



OFFICE USE ONLY

P827440 SN

18 Dec 2023 08:30:00 Midland



SN

Scheme Notice

Lodged by:⁶ **Moss Conveyancing**
Address: **PO Box 5487, Albany WA 6330**
Phone Number: **9841 2144**
Fax Number: _____
Reference Number: **SP00333**
Issuing Box Number: 9001L

Instruct if any documents are to issue
to other than Lodging Party

2/2

Prepared by: **Moss Conveyancing**
Address: **PO Box 5487, Albany WA 6330**
Phone Number: **9841 2144**
Fax Number: _____
Reference Number: **SP00333**

Titles, Leases, Evidence, Declarations etc. lodged herewith

1. _____
2. _____
3. _____
4. _____
5. _____

OFFICE USE ONLY

Landgate Officer

Number of Items Received: 2Landgate Officer Initial: [Signature]

⁶ Lodging Party Name may differ from Applicant Name.



Execution

Date of Execution: 29/11/2023

[Insert corporation clause here, if applicable]⁴

Sondra Bell-Ivano.

Signature of Owner⁵

Sondra Bell-Ivano
Full Name

In the presence of:

Diana Miriam Nancy Gardiner

Witness Signature

Diana Miriam Nancy Gardiner
Full Name

12 Aberdeen Street
Albany WA 6330

Address

Conveyancer
Occupation

Edward Elia Ivano

Signature of Owner⁵

Edward Elia Ivano
Full Name

In the presence of:

Diana Miriam Nancy Gardiner

Witness Signature

Full Name

Address

Occupation

⁴ Witness not required when signing by a corporation under section 127 of the *Corporations Act 2001*.

⁵ To be signed by owner of the land described in the above-mentioned Certificate of Title.



Scheme Notice

Strata Titles Act 1985
Section 29

Scheme Number: **86353**

Certificate of Title Volume/Folio Number: **1764/545**

Scheme Name: **13 Geake Street**

Address for Service of the Strata Company¹: **13 Geake Street, Spencer Park WA 6330**

Email address for Strata Company²: **edivanodesign@yahoo.com**

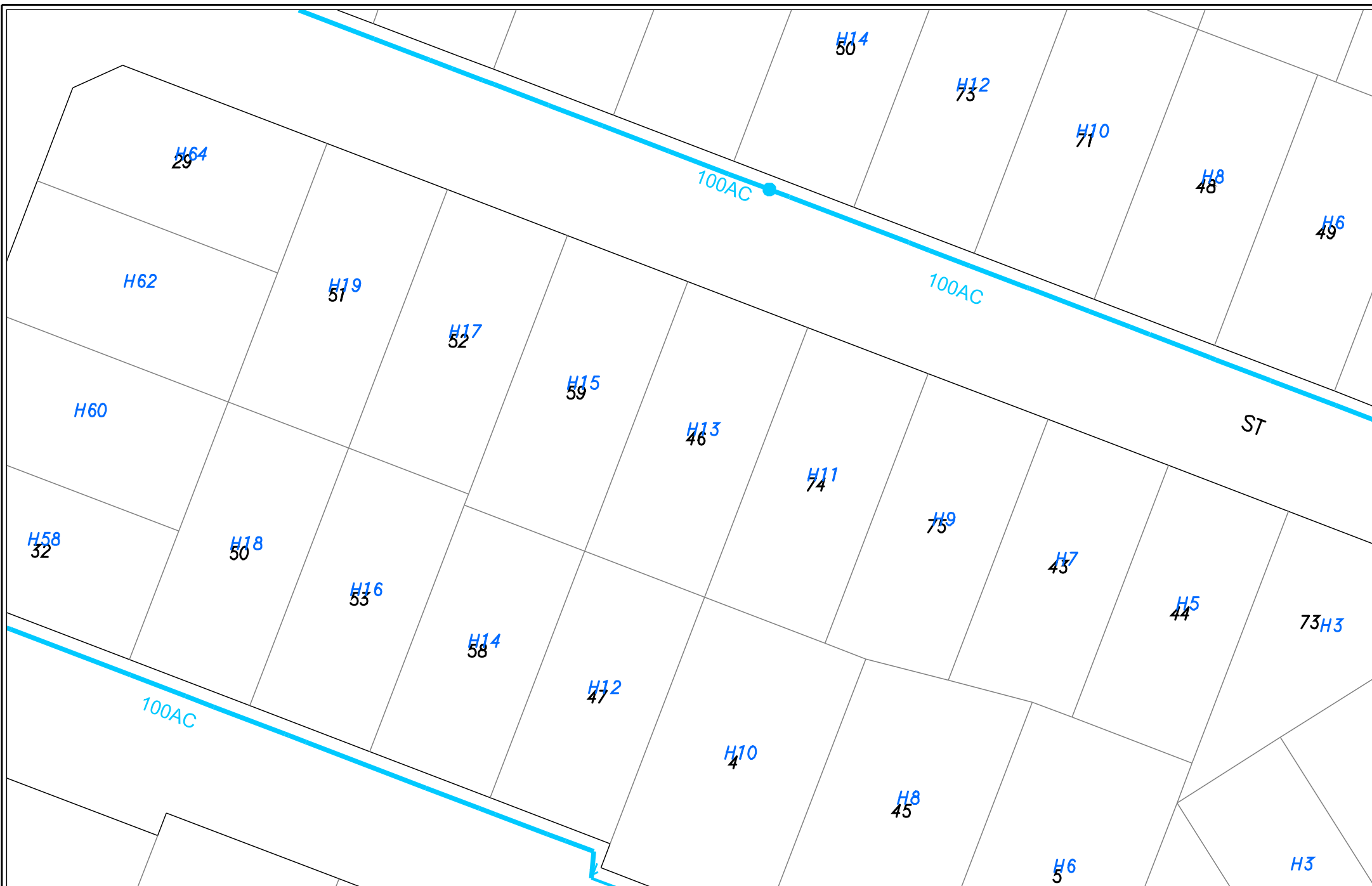
Is this a Leasehold Scheme? ☐ Yes / ☒ No

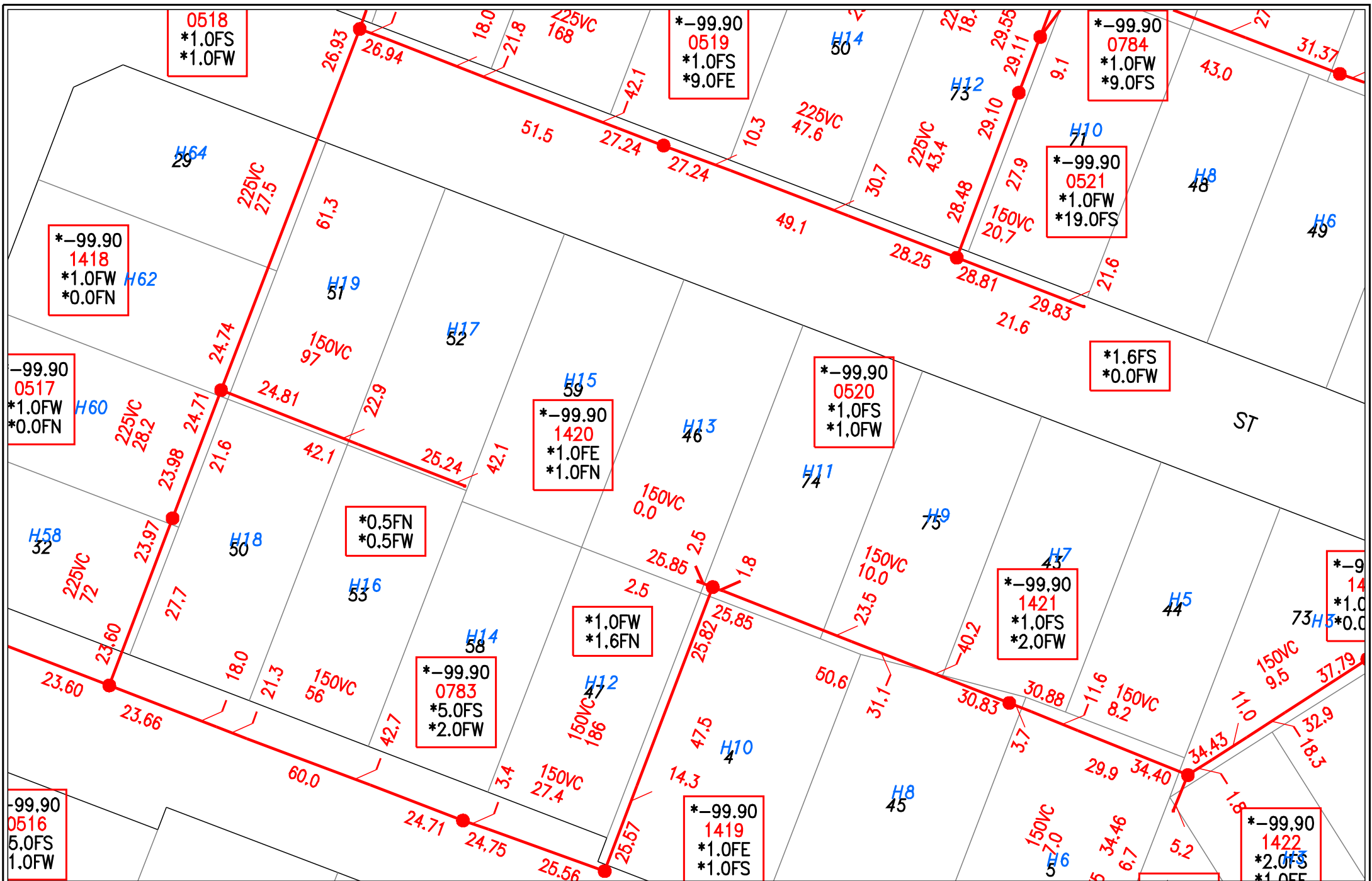
Leasehold Scheme Term³: _____ year(s) / _____ month(s) / _____ day(s)
commencing on registration of the scheme.

¹ An address for service must be an address of a place within Australia – see section 215 of the Act.

² Optional.

³ Not required unless this is a Leasehold Scheme and must be stated in years, months and days.





Plan Legend (summary)



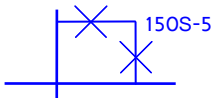
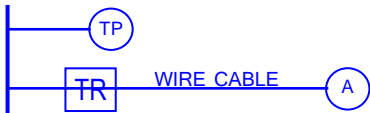





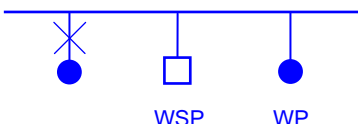
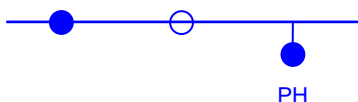
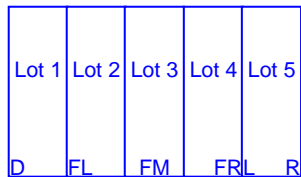

INFORMATION BROCHURE

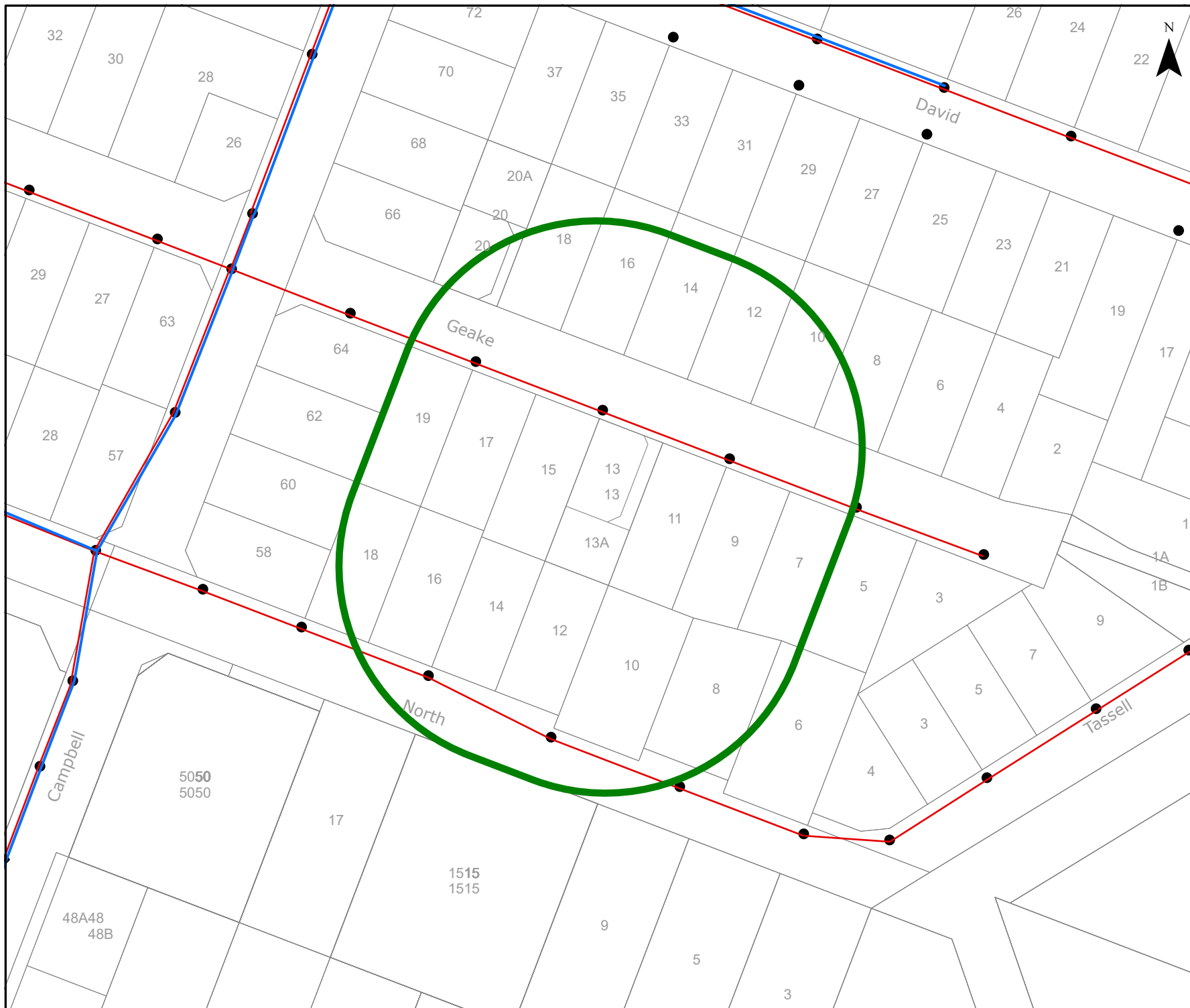



This legend is provided to [Dial Before You Dig](#) users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from www.watercorporation.com.au. (Your business > Working near pipelines > Downloads)

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>


	<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.</p>
	<p>PIPE BYPASS Bypass will not be on the same alignment as the main pipeline.</p>
	<p>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</p>
	<p>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.</p>
	<p>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.</p>
	<p>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.</p>
	<p>HAZARDOUS MANHOLE Indicates a potential health hazard from risk of exposure to toxic waste. WARNING: Opening any manhole is dangerous and is prohibited.</p>
	<p>FLOWMETER Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)</p>
	<p>STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP) May be located adjacent to mains. Usually there will be some visible indication.</p>
	<p>Hydrant May not be visible. Hydrant Tee May not be visible. Pillar hydrant Visible</p>
	<p>PRE-LAID SERVICES D Deferred FL Fully Prelaid Left FM Fully Prelaid Front Middle FR Fully Prelaid Right L Left R Right</p> <p>Code indicates on which side of a lot the water service is located: May be no visible indication at site.</p>
<p>SOUTH PERTH PS1</p> 	<p>SEWER OR DRAINAGE PUMP STATION Several pipes and a pressurised main will be in the vicinity.</p>
	<p>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</p> <p>Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.</p>












OVERHEAD LEGEND


Structures	
● Power Pole	■ Transmission Poles

Transmission Overhead Powerline	
	Transmission (33kV - 330kV)

Distribution Overhead Powerline	
	High Voltage (1kV - 33kV)
	Low Voltage (< 1kV)

Proposed Construction Assets	
	Design Area *
	High Voltage Overhead Powerline
	Low Voltage Overhead Powerline
	Power Pole

Communications Assets	
	Overhead Pilot Cable

Feature	
	Area of Interest

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

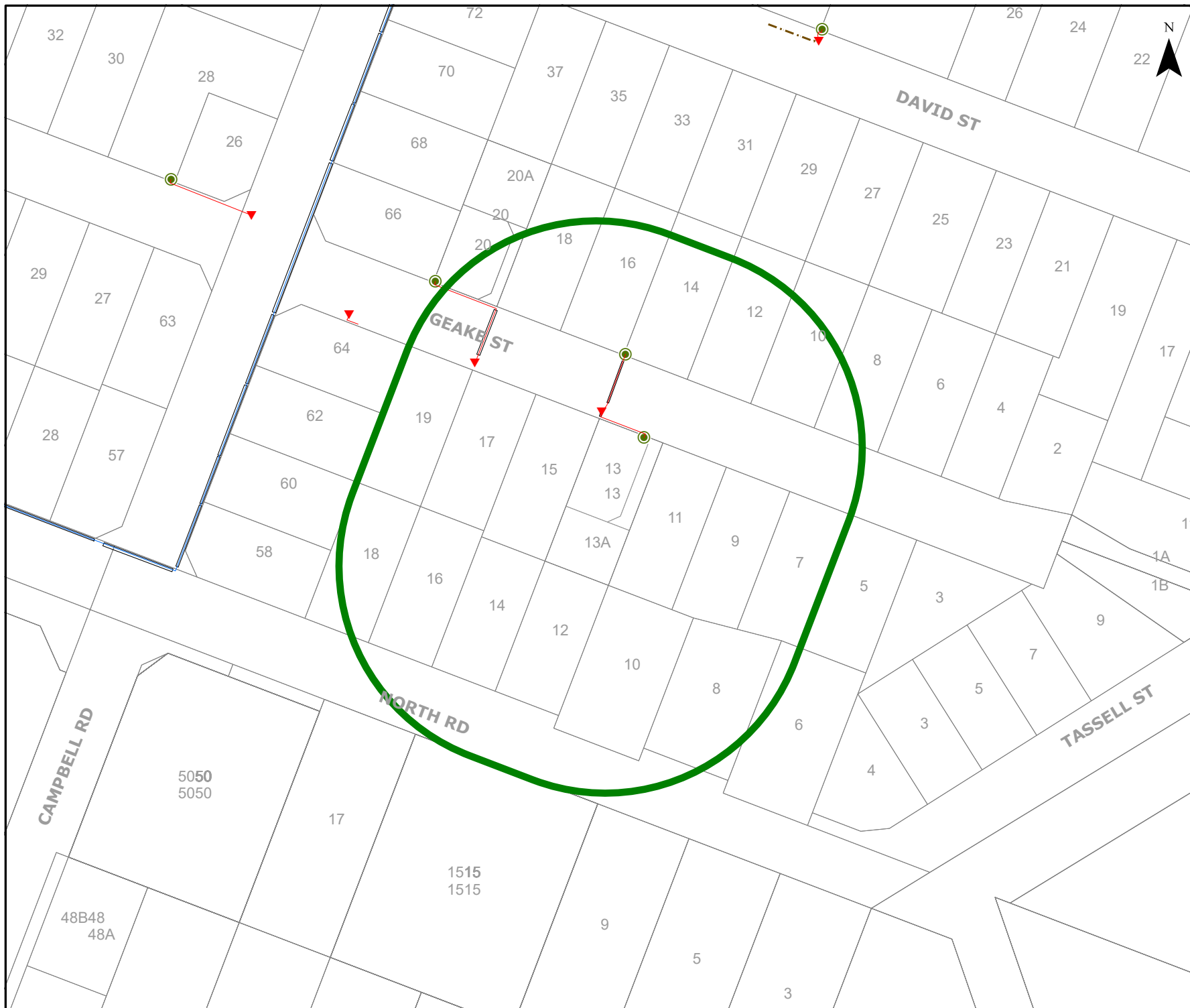
This map is INDICATIVE ONLY.
Check that you have enough clearance from the DANGER ZONES near overhead powerlines.


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

Information valid for 30 days from date of issue

A4 | Scale : 1:1500

WARNING! Look out for overhead power lines





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 : 1:1500
----	----------------

WARNING! Look out for overhead power lines

Overview Map Only

Sequence No: 234531867

Map Tile:

Scale: 1:1537

© ATCO Gas Australia Pty Ltd
ABN 90 089 531 975

Job No: 35874011

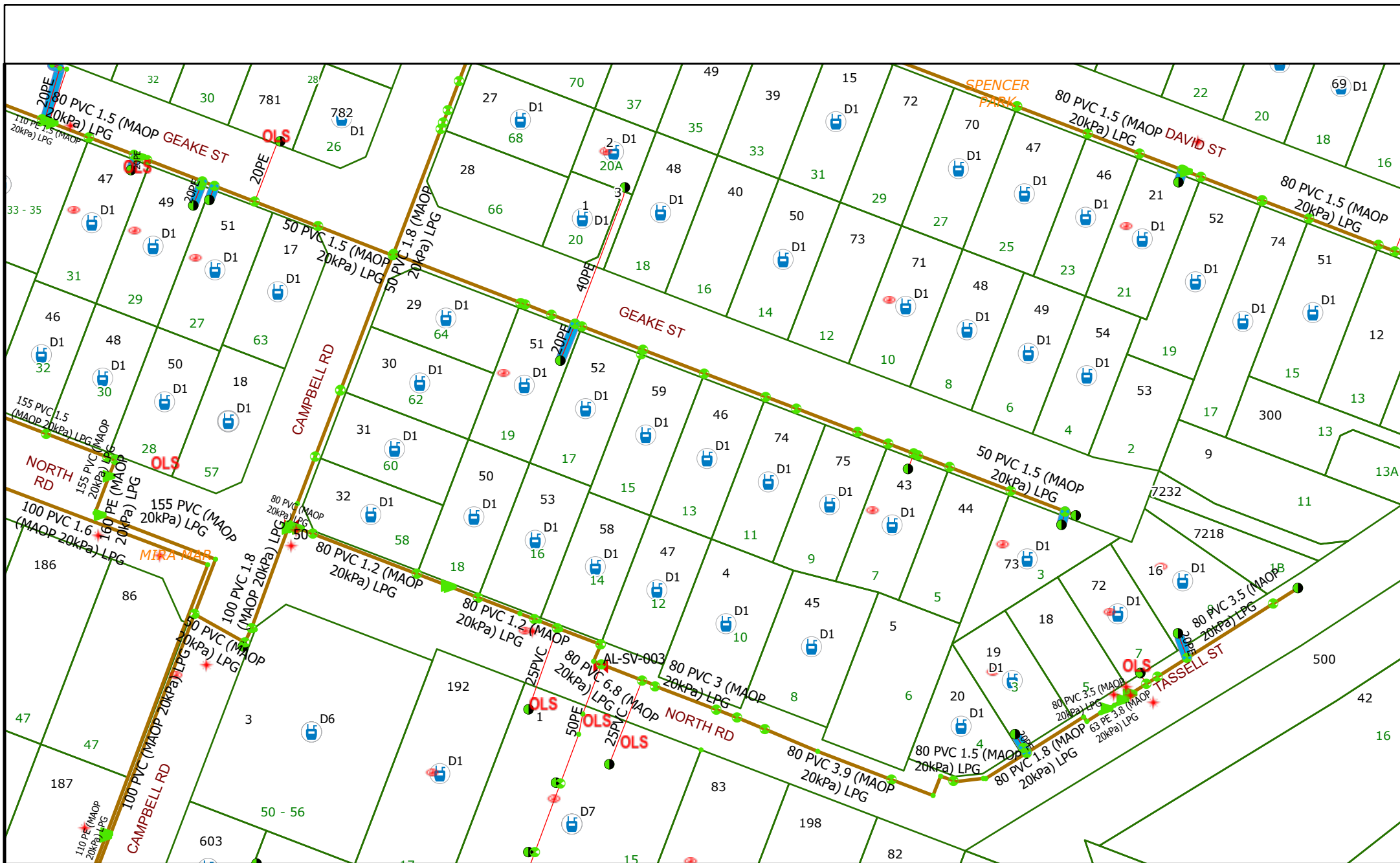
Date: 24/01/2024

Location: 13 Geake St, Spencer Park 6330



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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Sequence No: 234531867

Map Tile: 1

Scale: 1:1500

© ATCO Gas Australia Pty Ltd
ABN 90 089 531 975

Job No: 35874011

Date: 24/01/2024

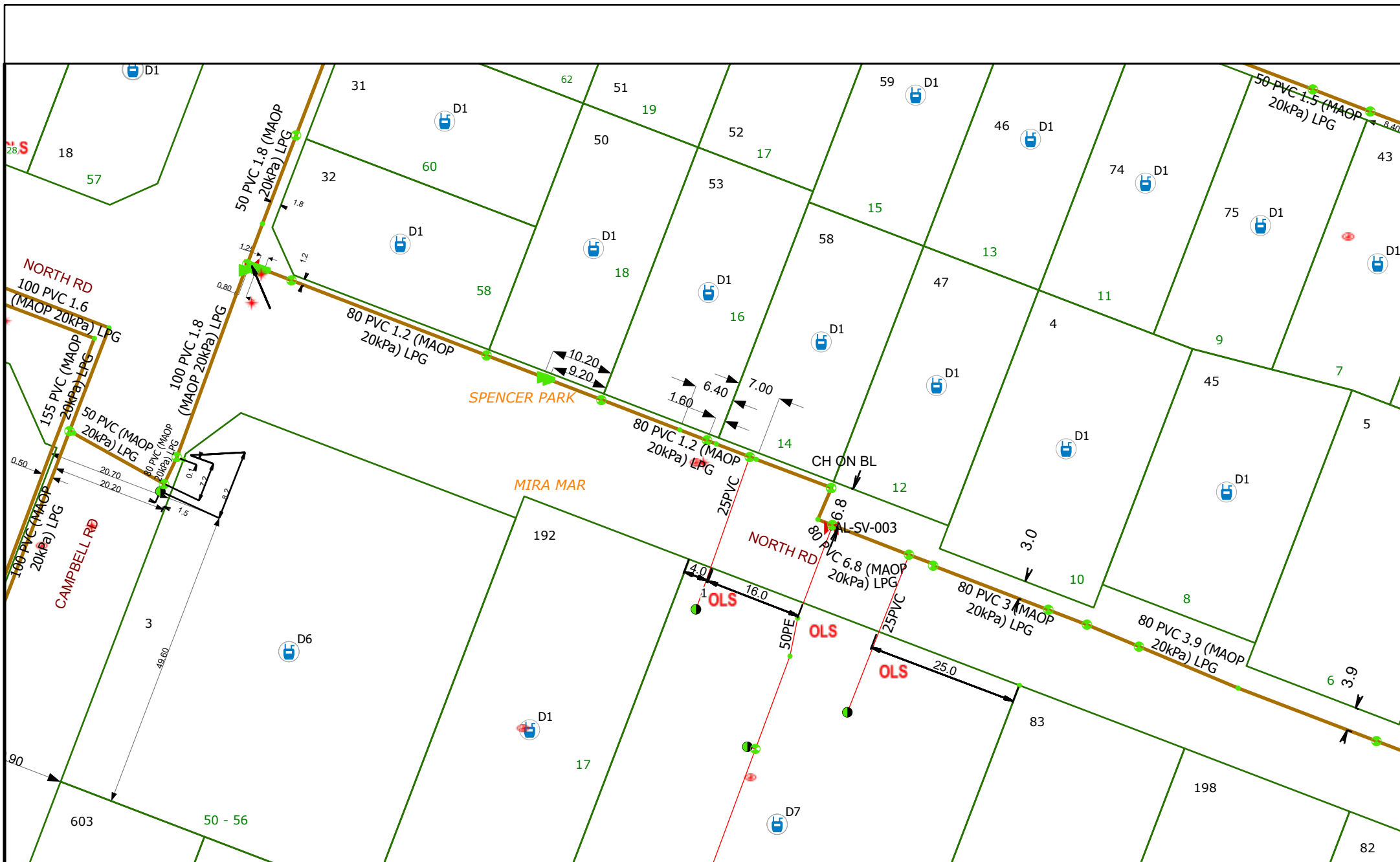
Location: 13 Geake St, Spencer Park 6330

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ATCO



Sequence No: 234531867

Map Tile: 2

Scale: 1:800

© ATCO Gas Australia Pty Ltd
ABN 90 089 531 975

Job No: 35874011

Date: 24/01/2024

Location: 13 Geake St, Spencer Park 6330








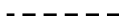

ATCO

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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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

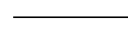
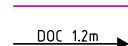

-  Test Point
-  Anode
-  Rectifier

FEATURES






FEATURE POINTS

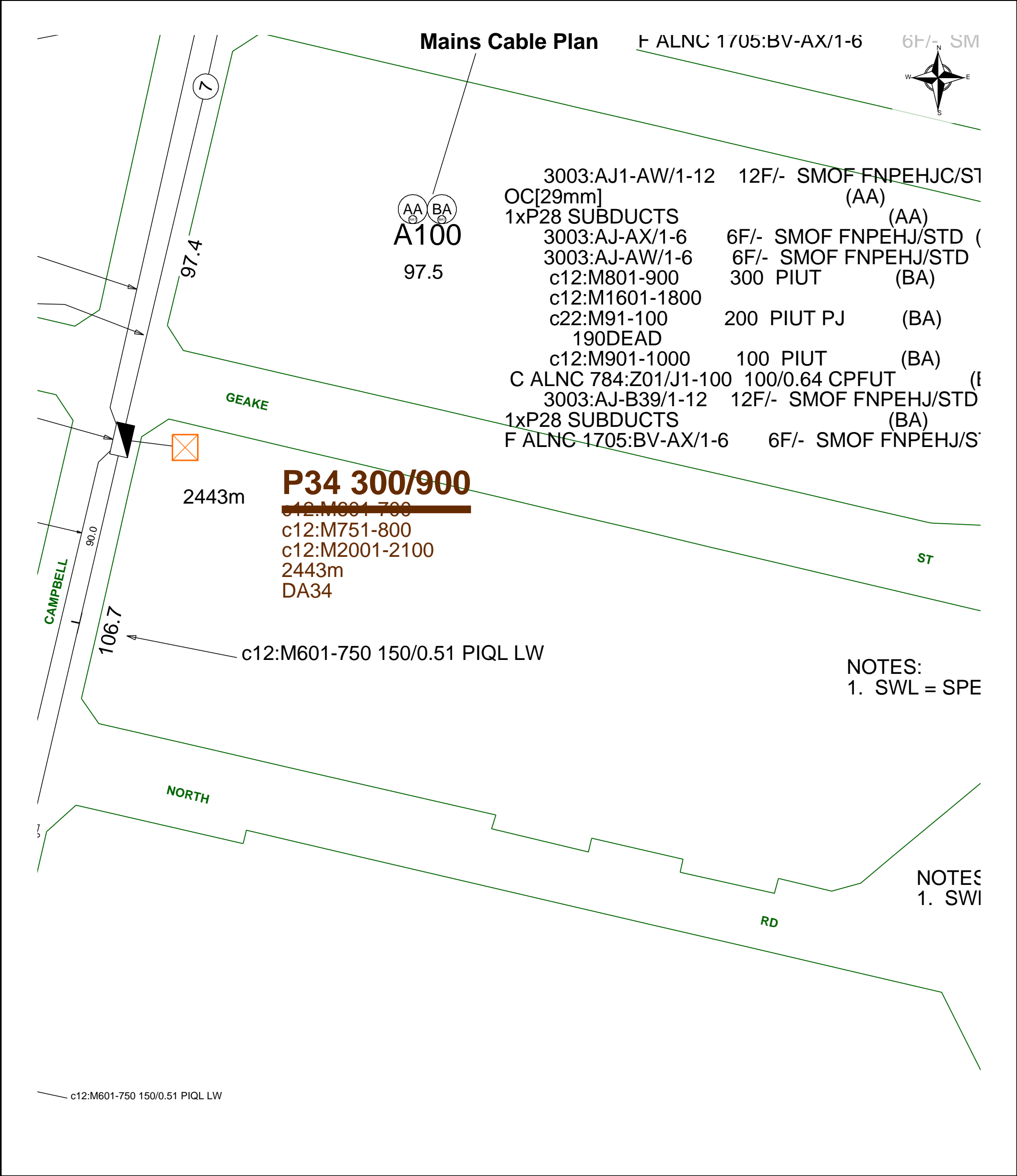
-  Side Elevation
-  Obstacle
-  See Details
-  Not Connected
-  Gas Service
-  Sign
-  Offline Service
-  Linked Document
-  Pre-Laid Service
-  Pre-Laid Service Stairs
-  Pre-Laid Service Tee
-  Asset end on Building / Property Line
-  Asset ends on Direction Peg


FEATURE LINES

-  Reference Line
-  Gas Pit
-  Arrow Pointer

FEATURE POLYGONS

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



	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: 234531866
	TELSTRA LIMITED A.C.N. 086 174 781	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.
	Generated On 24/01/2024 17:46:40	

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

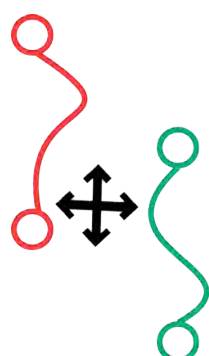
If you receive a message asking for a phone or account number say:

"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>

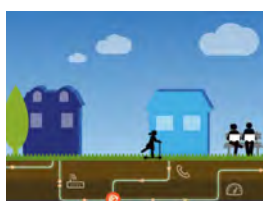


DBYD Certification

Certified Locating Organisation (CLO)

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

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

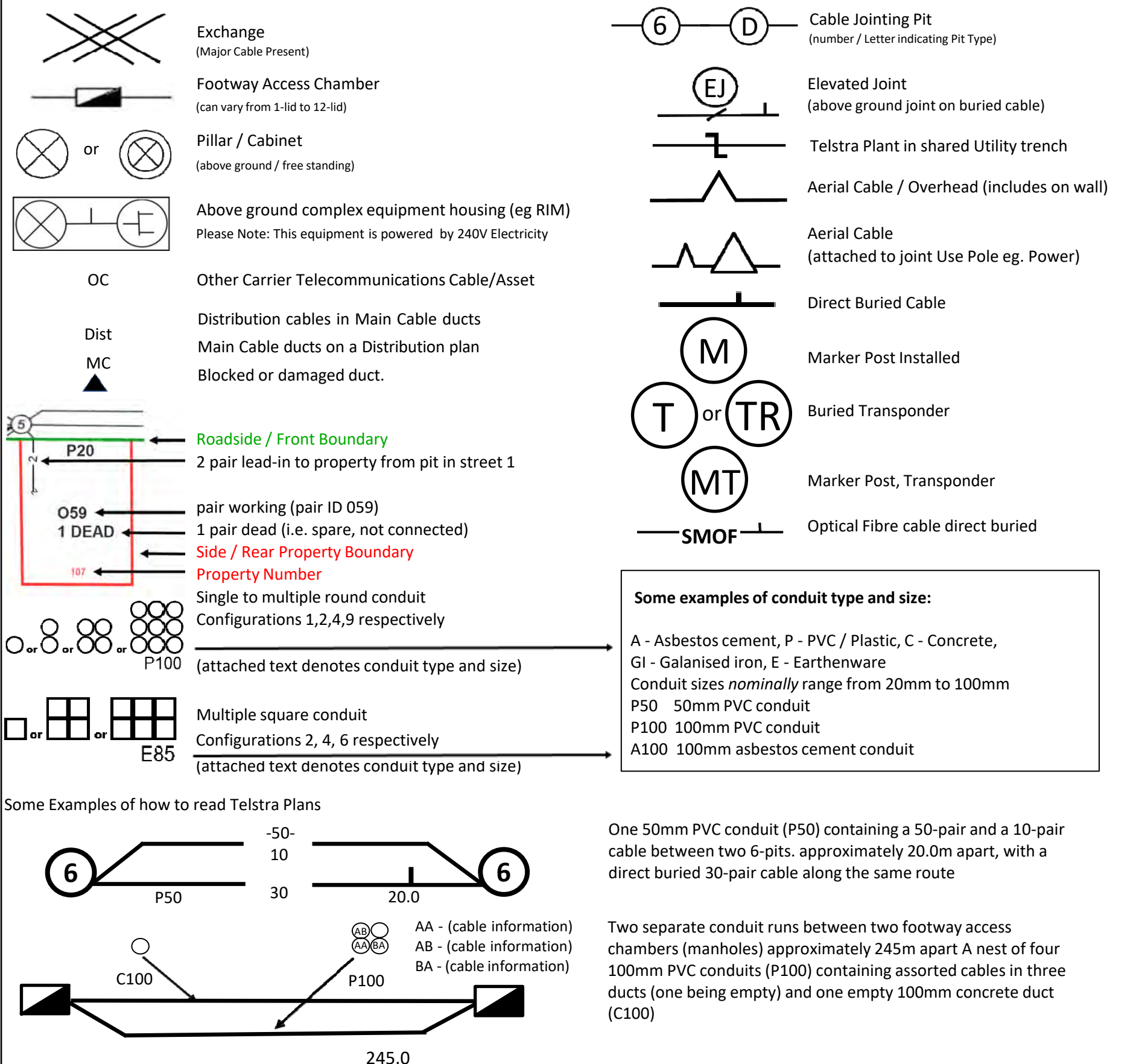
Information for new developments (developers, builders, homeowners)

<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.



LEGEND



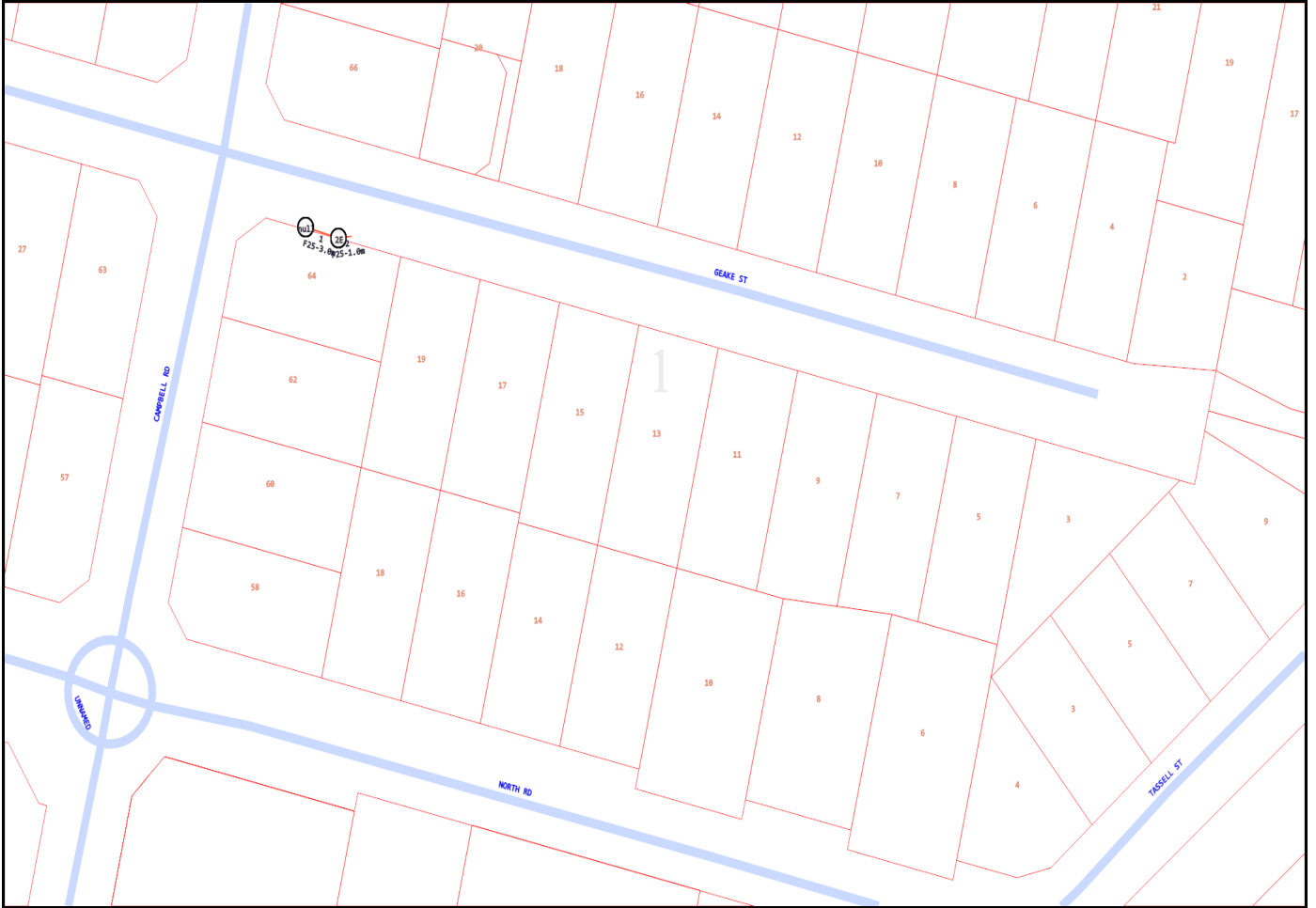
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40)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



LEGEND



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	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

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

25/01/2024

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

To whom it may concern,

RE: RENTAL APPRAISAL – 13 GEAKE STREET, SPENCER PARK

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

After viewing the property and taking into consideration its location and condition, we feel we can expect to achieve circa **\$430.00 - \$460.00 per week** in the current rental market. The higher amount could be gained with the consideration of allowing pets.

Please note that this appraisal has been completed sight unseen, for an accurate reflection of price the below name would need to complete a walkthrough of the property.

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:

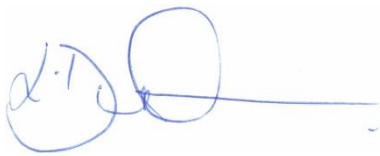
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

Minimum Security Requirements:

[Rental property security standards | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](http://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 be '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.