

**FOR SALE**



**Offers Above \$599,000**

**36 YATANA ROAD, BAYONET HEAD**



## **FAMILY HOME IS ONE OF A KIND**

- Spacious brick home, modern facilities
- Open family/dining with wood fire, lounge
- Amazing alfresco area, patio, deck with water view
- Big shed-workshop with power, kids' pool, carport
- Near coast, shops, opposite primary school

**Merrifield**  
REAL ESTATE

 **3**  **2**  **2**  **890 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



## 36 YATANA ROAD, BAYONET HEAD

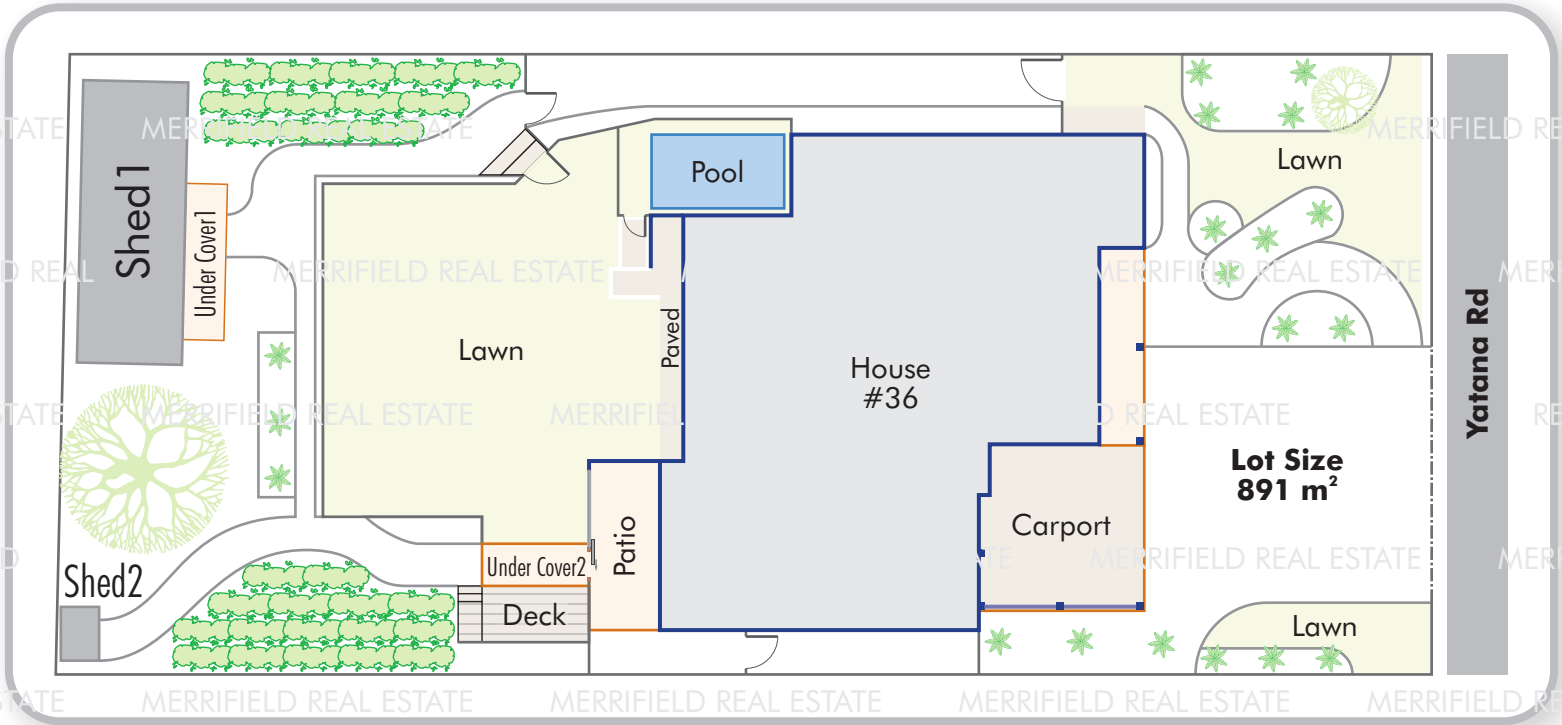


### Specification

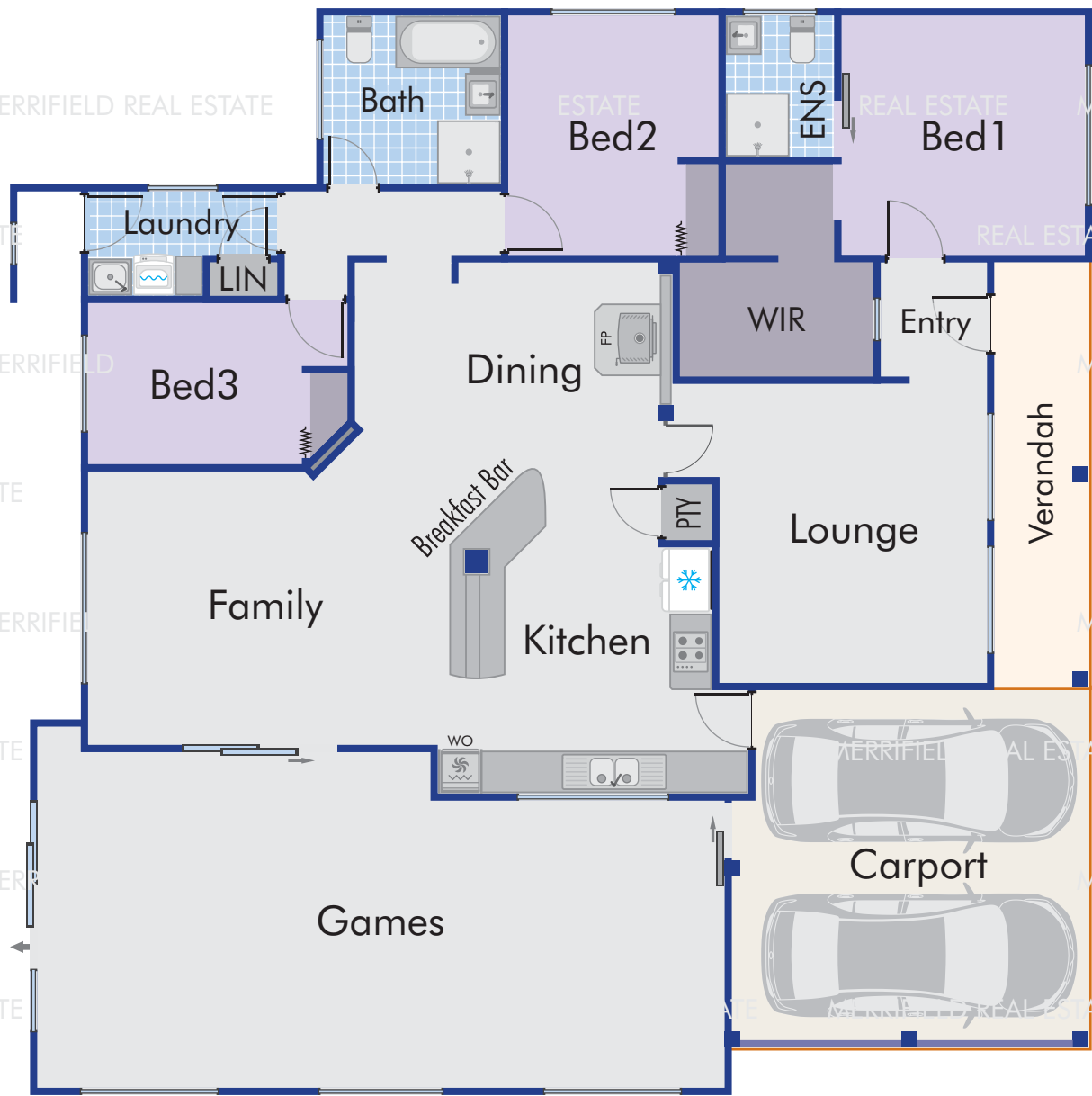
Asking Price	Offers Above \$599,000	Land Size	890.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential - R20
Parking	2	School Zone	Flinders Park PS & ASHS
Sheds	1	Sewer	Connected
HWS	Unknown	Water	Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,439.41	Building Construction	Brick
Water Rates	\$1,525.99	Insulation	Unspecified
Strata Levies	N/A	Built/Builder	1992
Weekly Rent	\$540 - \$560 per week	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A



3 2 2



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.



-- Map Viewer Plus --



Created: 11 March 2024 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

**1644**

**401**

## RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



### LAND DESCRIPTION:

LOT 180 ON PLAN 8970

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)

JAMES BERNARD LAWRANCE  
NICOLA ANN TUFFIN  
BOTH OF 36 YATANA ROAD BAYONET HEAD WA 6330  
AS JOINT TENANTS

(T N654153 ) REGISTERED 22/6/2017

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

1. 5921/1966 RESTRICTIVE COVENANT BURDEN REGISTERED 27/1/1966.
2. N654154 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 22/6/2017.

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: 1644-401 (180/P8970)  
PREVIOUS TITLE: 1499-26  
PROPERTY STREET ADDRESS: 36 YATANA RD, BAYONET HEAD.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY





ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF

LT. 37

CT 1644 0401 F



Transfer C552279

WESTERN

AUSTRALIA

Volume 1499 Folio 26



1644 401

## CERTIFICATE OF TITLE

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

Page 1 (of 2 pages) 401  
VOL. 1644 FOL.

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 19th May, 1983

REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 1196 and being Lot 180 on Plan 8970 (Sheet 1), delineated and coloured green on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 609.6 metres.

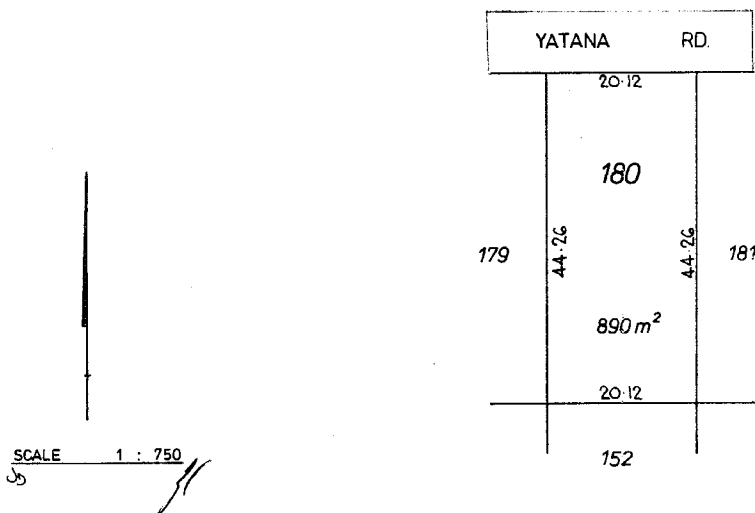
FIRST SCHEDULE (continued overleaf)

~~Harvey Anthony Sunter-Smith, Builder and Elaine Dorothy Sunter-Smith, Married Woman, both of 38 Yatana Road, Oyster Harbour, Albany, as joint tenants.~~

SECOND SCHEDULE (continued overleaf)

1. TRANSFER 5921/66 contains a restrictive covenant.

REGISTRAR OF TITLES



THIRD SCHEDULE

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.


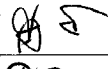

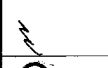
72008/12/77-45M-S/2860

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

**FIRST SCHEDULE (continued)**NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.  
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

REGISTERED PROPRIETOR		INSTRUMENT		REGISTERED	TIME	SEAL	INITIALS
		NATURE	NUMBER				
Colin Robert Haskett and Maureen Ann Fisher, both of Lot 180 Yatana Road, Albany as joint tenants.		Transfer	E887403	21.5.92	8.00		
Gregory Brett Newton and Elizabeth Clare Newton, both of 36 Yatana Road, Albany, as joint tenants.		Transfer	F325945	5.10.93	8.05		

**SECOND SCHEDULE (continued)**NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.  
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

INSTRUMENT		PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
NATURE	NUMBER										
Mortgage	D951436	to National Australia Bank Ltd. to R&I Bank of Western Australia Ltd.	1.12.88	9.24			Discharged	E887402	21.5.92		
Mortgage	F325946		5.10.93	8.05							

# Plan 8970

Lot	Certificate of Title	Lot Status	Part Lot
136	1488/55	Registered	
137	310/73A	Registered	
138	1499/14	Registered	
139	1667/687	Registered	
140	337/106A	Registered	
141	1478/337	Registered	
142	1388/984	Registered	
143	1420/973	Registered	
144	286/53A	Registered	
145	134/112A	Registered	
146	1813/163	Registered	
147	80/4A	Registered	
148	1363/883	Registered	
149	1368/757	Registered	
150	1452/849	Registered	
151	1499/15	Registered	
152	1653/968	Registered	
153	1653/969	Registered	
154	1499/18	Registered	
155	1480/481	Registered	
156	315/67A	Registered	
157	1499/42	Registered	
158	1443/109	Registered	
159	1469/848	Registered	
160	1474/54	Registered	
161	1478/340	Registered	
162	1469/846	Registered	
163	1499/19	Registered	
164	358/103A	Registered	
165	1631/50	Registered	
166	1348/132	Registered	
167	1368/763	Registered	
168	1835/657	Registered	
169	1789/499	Registered	
170	1383/565	Registered	
171	1368/753	Registered	
172	1368/754	Registered	
173	1499/20	Registered	
174	1630/486	Registered	
175	1499/22	Registered	
176	1484/793	Registered	
177	1660/75	Registered	
178	1499/24	Registered	
179	1499/25	Registered	
180	1644/401	Registered	



# Plan 8970

Lot	Certificate of Title	Lot Status	Part Lot
181	1499/27	Registered	
182	1368/756	Registered	
183	1368/755	Registered	
184	183/127A	Registered	
185	1499/28	Registered	
186	1478/338	Registered	
187	1478/339	Registered	
188	1480/485	Registered	
189	1499/29	Registered	
190	1499/30	Registered	
191	1499/31	Registered	
192	1469/849	Registered	
193	1478/336	Registered	
194	1728/891	Registered	
195	1327/863	Registered	
196	1987/698	Registered	
197	1499/32	Registered	
198	1771/899	Registered	
199	2094/353	Registered	
200	1350/53	Registered	
201	1771/900	Registered	
202	1374/850	Registered	
203	246/61A	Registered	
204	1334/51	Registered	
205	1363/881	Registered	
206	1980/199	Registered	
207	1499/36	Registered	
208	1499/37	Registered	
209	1499/38	Registered	
212	1466/817	Registered	
213	497/65A	Registered	
214	497/66A	Registered	
215	1891/363	Registered	
216	1480/482	Registered	
217	1372/967	Registered	
218	286/52A	Registered	
219	1499/44	Registered	
220	1406/153	Registered	
221	1367/408	Registered	
222	1392/92	Registered	
223	1379/473	Registered	
224	1505/483	Registered	
225	1467/662	Registered	
226	88/139A	Registered	
227	1902/364	Registered	

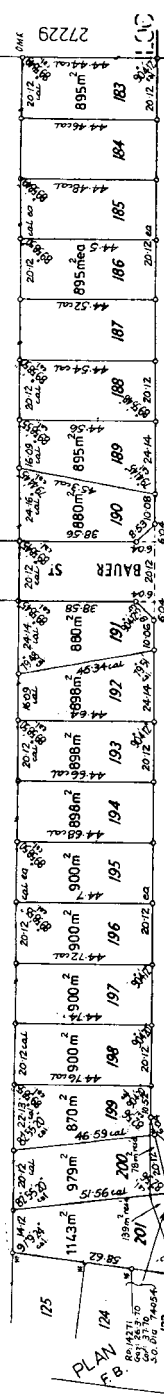
# Plan 8970

Lot	Certificate of Title	Lot Status	Part Lot
228	1372/966	Registered	
229	1499/45	Registered	
230	1914/278	Registered	
231	1330/236	Registered	
232	1590/824	Registered	
233	265/190A	Registered	
234	1499/40	Registered	
235	1377/519	Registered	
236	2110/561	Registered	
237	1377/520	Registered	
238	1326/371	Registered	
239	1385/418	Registered	
240	1355/155	Registered	
241	1499/41	Registered	
242	1761/922	Registered	
243	1726/693	Registered	
292	379/161A	Registered	
7143	LR3121/718	Registered	

# PLAN 8970(1)

RD 16297(Ext.)  
Gaz 9-11-79  
S.O. No 82013

LOC 760



RD 16297

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## PT PLANTAGENET LOC. 1196

F.B. 26136  
INDEX PLANS 8970 & 8979  
CORIMUP 2000 13-09  
APPROVED  
CST 1309-798  
NOW 61-50A

TOTAL AREA 15,1767ha  
2 SHEETS

LOT 295  
UNDER THE LOCAL GOVERNMENT ACT

TO VEST IN THE CROWN  
UNDER SEC. 20A, TP. & D. ACT.

DEPTH LIMIT 609.6 METRES

Depth Limit Metres

LOCAL GOVERNMENT ACT  
ALL ROADS WITHIN THE GREEN  
BORDER ARE NOW DEDICATED.

## PLAN 8970(1)

2 SHEETS

ALL DISTANCES ARE IN METRES

SCALE

239 JOINS

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ALL ROADS WITHIN THE GREEN  
BORDER ARE NOW DEDICATED.

INDEX PLANS ~~69-78~~ & ~~69-79~~ = CORIMUP-2000 13:09  
Cs/T 1309-798 APPROVED  
NOW 61-50A 23-1-68

[REDACTED]

PLAN 8970(2)  
2 SHEETS

TOTAL AREA: 15.1767 ha  
2 SHEETS

DEPTH LIMIT 609.6 METRES

LOT 295

2 SHEETS

[illegible]

[www.landgate.wa.gov.au](http://www.landgate.wa.gov.au)



Western



Australia

## TRANSFER OF LAND

Stamps, which must be affixed here, are required to be cancelled by one of the persons authorised by the Stamp Act, within 28 days of the date of instrument or of its first receipt in W.A., otherwise fines are payable.

(1) Insert name, address, and occupation in full.

I, <sup>(1)</sup> WE, CHARLES JOHNSON Farmer and  
SADIE MARY JOHNSON his wife formerly both of  
"Yokanup" Porongorups now both of Lower Kalgan

(2) For simple, fee, or other, as the case may be.

being registered as the proprietor of an estate in <sup>(2)</sup> fee simple

(3) Amount in words.

in the land hereinafter described, subject to the encumbrances notified hereunder in consideration of the sum of <sup>(3)</sup> TWENTY THOUSAND POUNDS (£20,000)

(4) Insert name, address, and occupation of transferee in full. (Married, woman, widow, or spinster.)

US  
paid to me by <sup>(4)</sup> DESMOND VINCENT MCGONNELL Estate Developer and  
JOAN KATHLEEN MCGONNELL Estate Developer (Married Woman) both  
of 1320 Hay Street West Perth



(5) Insert name in full. If two or more, state whether as joint tenants or tenants in common. Omit address and occupation.

DO HEREBY TRANSFER to the said <sup>(5)</sup> DESMOND VINCENT MCGONNELL  
and the said JOAN KATHLEEN MCGONNELL as joint tenants

(6) Describe the land, and if the whole of the land in the existing Certificate is transferred, say, "and being the whole of the land comprised in Certificate of Title registered Vol. ...". If a part only is transferred set forth in links the boundaries and refer to a map, or give the number of the sub-refer to Vol. and Fol. of existing Certificate.

OUR  
all my estate and interest in ALL THAT piece of land being <sup>(6)</sup> (firstly) Portion of Plantagenet Location 4631 to a depth of 200 feet and (secondly) Portion of Plantagenet Location 1196 to a depth of 2000 feet and being the whole of the land comprised in Certificate of Title Volume 1258 Folio 23 AND the said Desmond Vincent McGonnell and Joan Kathleen McGonnell do hereby for himself herself and themselves their heirs executors administrators and assigns covenant with the said Charles Johnson and Sadie Mary Johnson (as the proprietor and for the benefit of the lands the subject of Certificate of Title Volume 1258 Folio 022) and the successors in title and assigns of the said Charles Johnson and Sadie Mary Johnson that there shall not be erected or suffered to be erected on the said Portion of Plantagenet Location 1196 any or any part thereof thereof other than a dwelling house or part thereof constructed of brick

Dated

21<sup>st</sup>

day of

January

One thousand nine hundred and sixty six

(7) Transferor's name in FULL.

Signed by the said CHARLES JOHNSON

(8) Transferor signs here.

<sup>(7)</sup> and SADIE MARY JOHNSON

(9) For list of qualified witnesses see back hereof.

in the presence <sup>(9)</sup> of E. B. B. B.

(10) Witness signs here. Witness should add his signature, his full designation, and address.

<sup>(10)</sup> Commissioner for DeclarationsSigned by the said DESMOND VINCENT MCGONNELL by his attorney CHARLES ANTHONY MILNEin the presence of ANTHONY MILNEROBERTSON in the presence of:Signed by the said JOAN KATHLEEN MCGONNELL by her Attorney CHARLES ANTHONY MILNEin the presence of Signed by the said JOAN KATHLEEN MCGONNELL by her Attorney CHARLES ANTHONY MILNE

(11) Transferee's name in FULL.

Signed by the said ROBERTSON

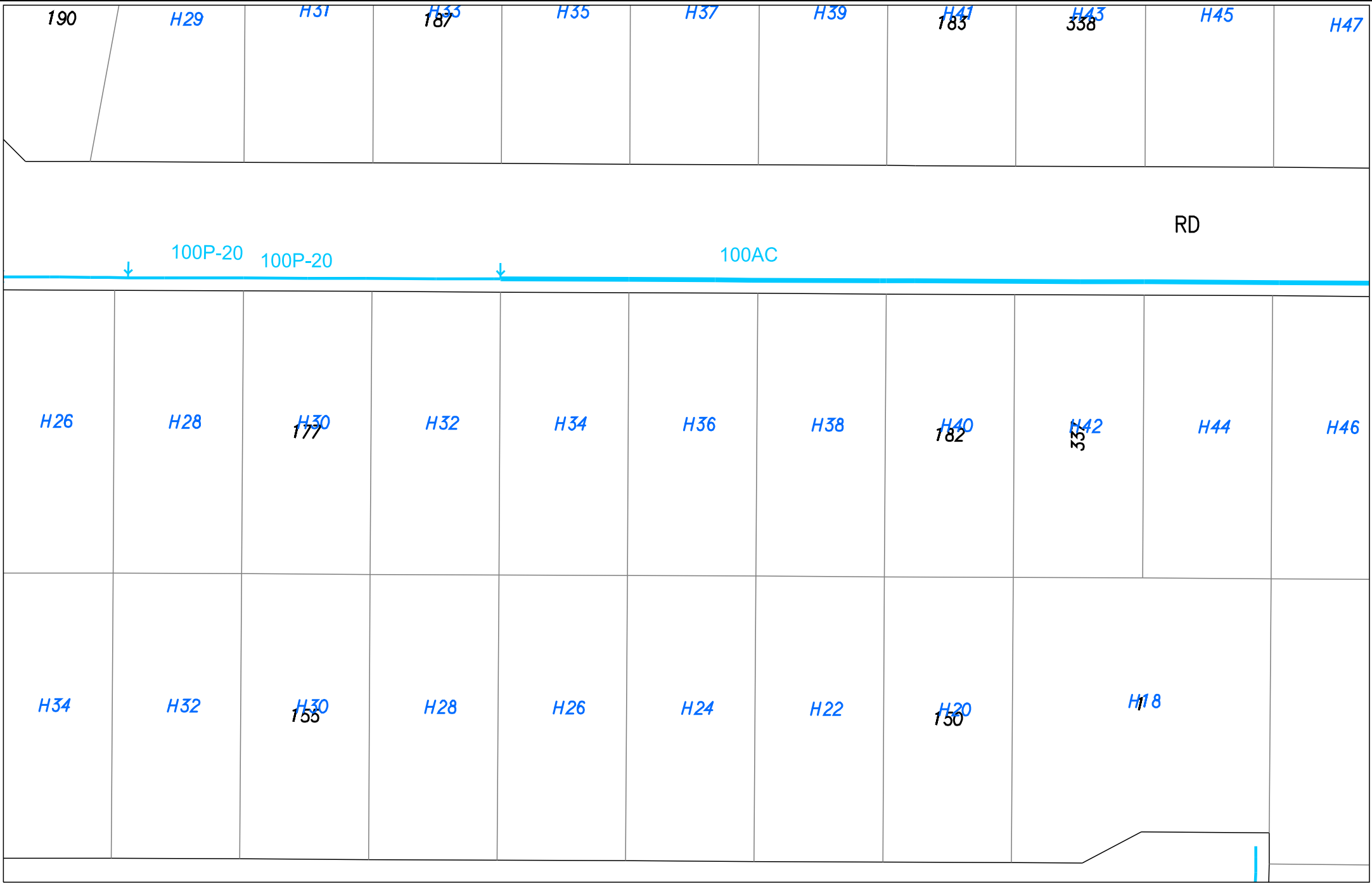
(12) Transferee signs here.

in the presence of

(13) Witness signs here.

(13)





**WARNING - CRITICAL PIPELINE**  
*Refer to Information Brochure Damage Prevention and Legend for details*

The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission of the Water Corporation. The Water Corporation may need to be advised of any planned ground disturbing activities near facilities on this map. Refer to Brochure - "Protecting Buried Pipelines". Please report any inaccuracies to Asset Registration Team by email to [asset.registration@watercorporation.com.au](mailto:asset.registration@watercorporation.com.au).







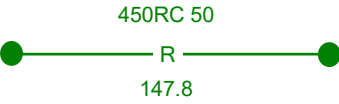



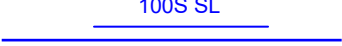

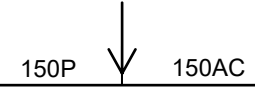




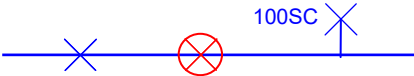
# Plan Legend (summary)

## INFORMATION BROCHURE



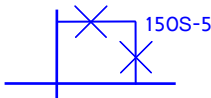
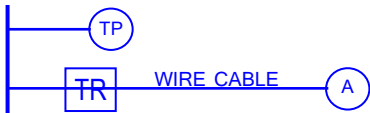





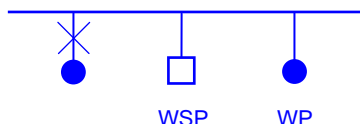
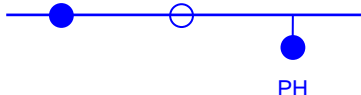
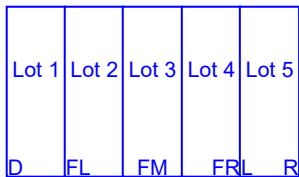

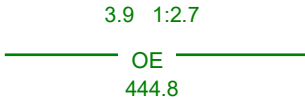


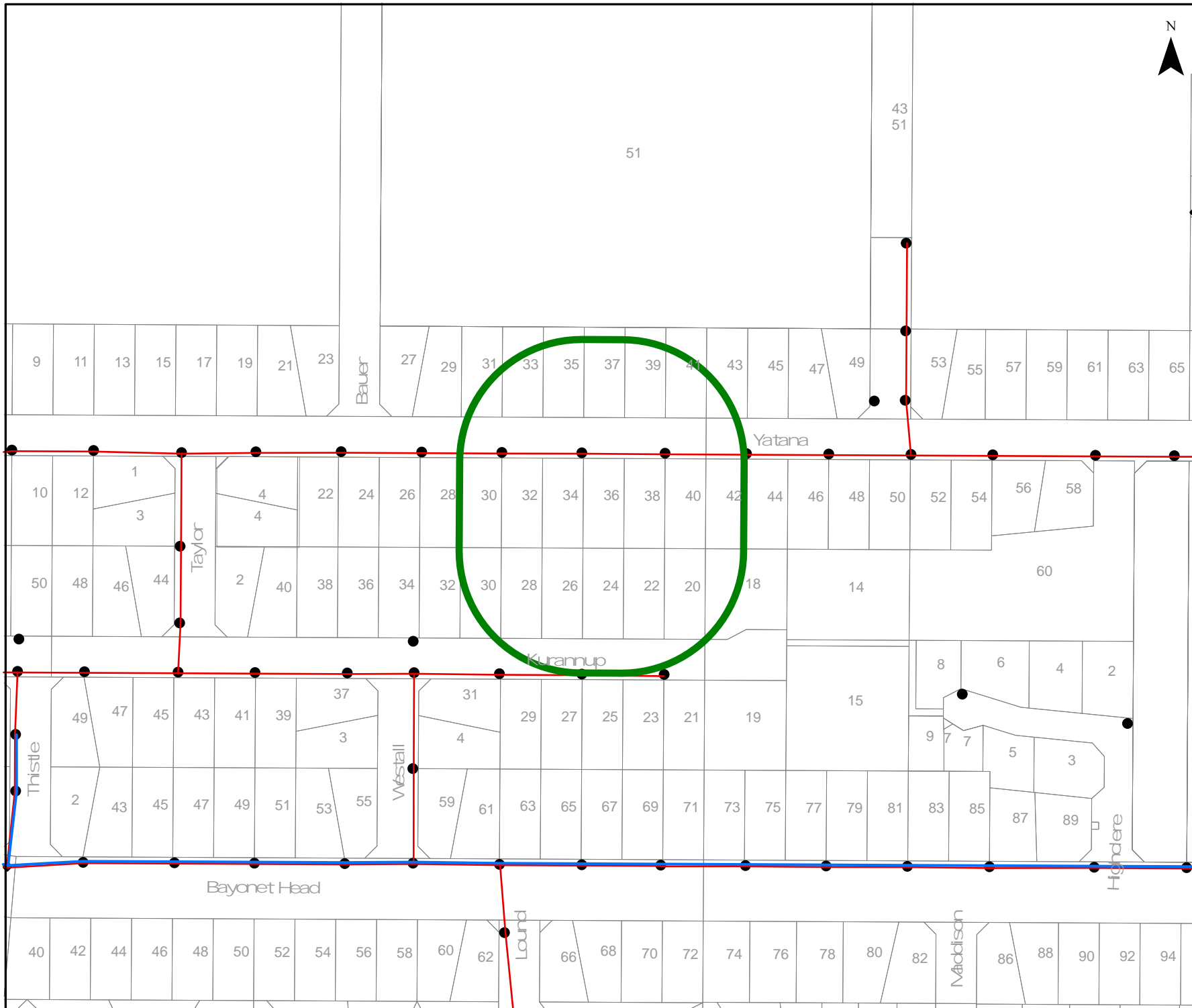
This legend is provided to [Dial Before You Dig](#) users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from [www.watercorporation.com.au](http://www.watercorporation.com.au). (Your business > Working near pipelines > Downloads)


**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><b>WATER, SEWERAGE AND DRAINAGE PIPELINES</b></p> <p><b>CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED</b> A risk assessment may be required if working near this pipe. Refer to your <a href="#">Dial Before You Dig</a> 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><b>Common material abbreviations:</b></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><b>NON-STANDARD ALIGNMENT</b> 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><b>OTHER PIPE SYMBOLS</b> Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.</p>
  	<p><b>CONCRETE ENCASEMENT, SLEEVING AND TUNNELS</b> May be in different forms: steel, poured concrete, box sections, slabs.</p> 
	<p><b>CHANGE INDICATOR ARROW</b> Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).</p>
	<p><b>PIPE OVERPASS</b> The overpass symbol indicates the shallower of the two pipes.</p>
  	<p><b>VALVES</b> 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>




 	<b>FIRE SERVICES</b> 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.	
	<b>PIPE BYPASS</b> Bypass will not be on the same alignment as the main pipeline.	
	<b>CATHODIC PROTECTION (CP)</b> 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	
	<b>ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT</b> 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.	
	<b>WASTEWATER ACCESS CHAMBERS (MANHOLES)</b> -- 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.	
	<b>WASTEWATER MANHOLE INFORMATION BOXES</b> 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.	
	<b>HAZARDOUS MANHOLE</b> Indicates a potential health hazard from risk of exposure to toxic waste. WARNING: Opening any manhole is dangerous and is prohibited.	
	<b>FLOWMETER</b> Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)	
	<b>STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)</b> May be located adjacent to mains. Usually there will be some visible indication.	
	<b>Hydrant</b> May not be visible. <b>Hydrant Tee</b> May not be visible. <b>Pillar hydrant</b> Visible	
	<b>PRE-LAID SERVICES</b> 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.	
	<b>SEWER OR DRAINAGE PUMP STATION</b> Several pipes and a pressurised main will be in the vicinity.	
	<b>OPEN CHANNEL</b> 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)**

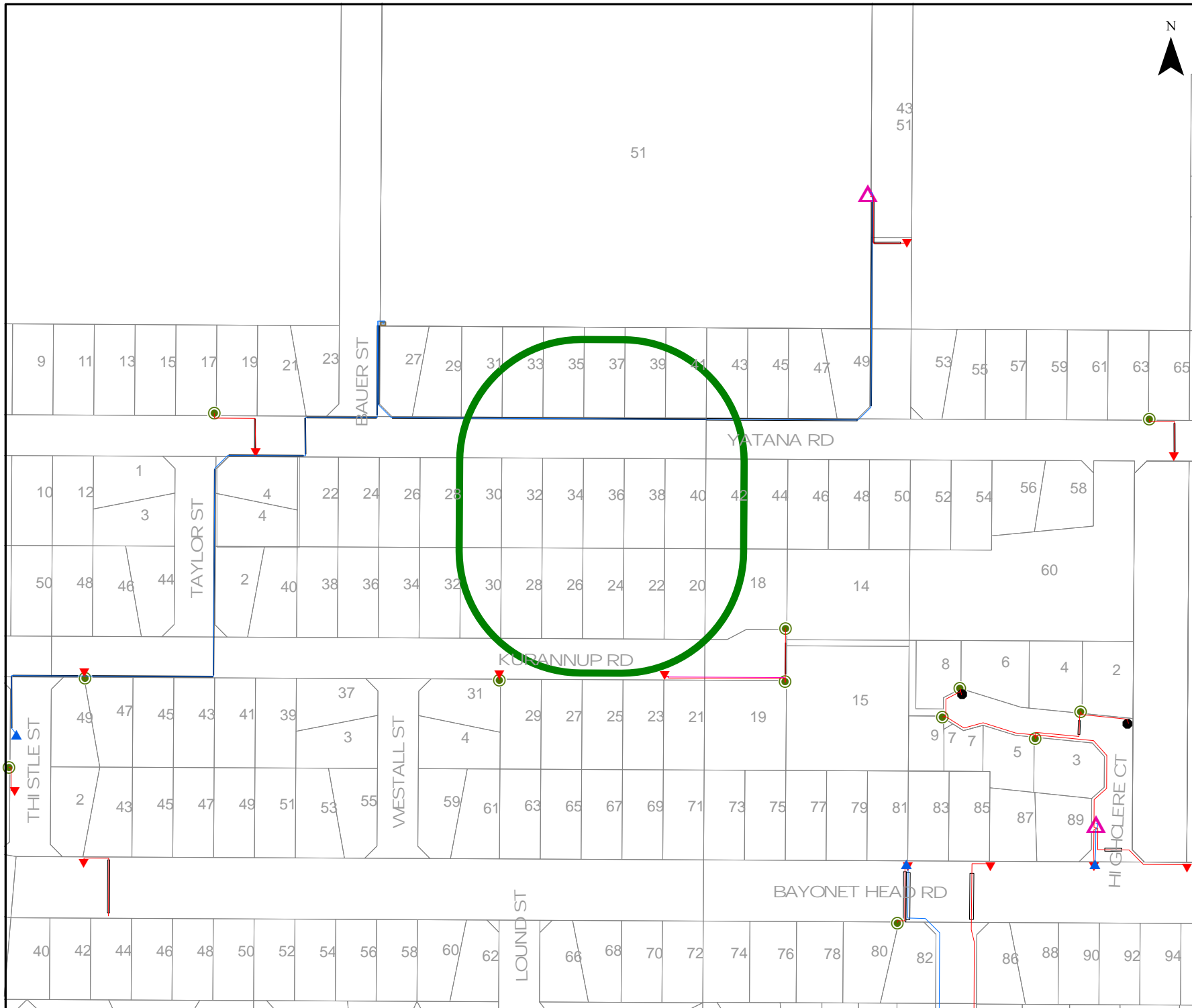
**This map is INDICATIVE ONLY.**  
Check that you have enough clearance from the **DANGER ZONES** near overhead powerlines.

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
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**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
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**

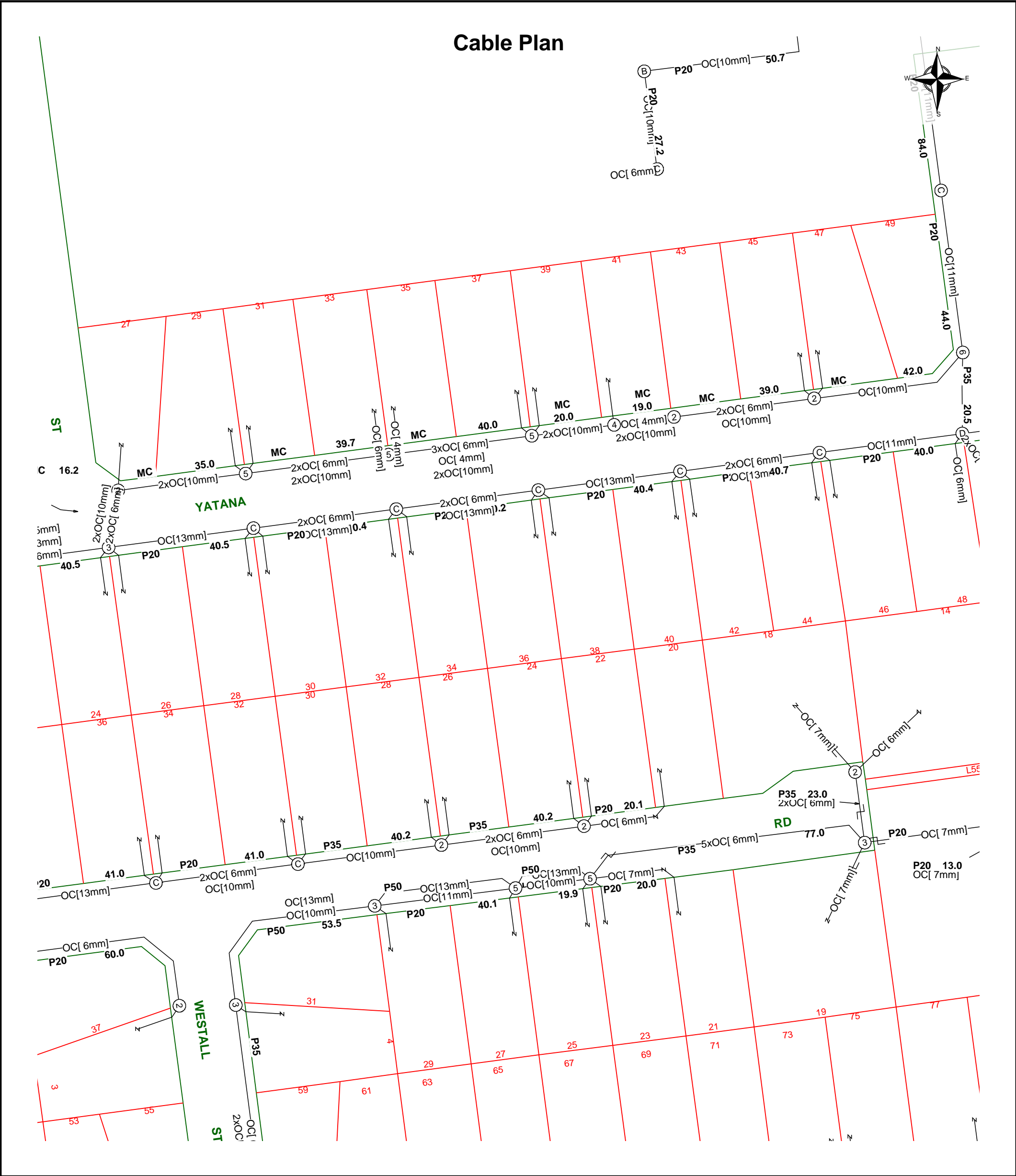
**Information valid for 30 days from date of issue**


A4	Scale : 1:2500
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**WARNING! Look out for overhead power lines**



Cable Plan



	<p>Report Damage: <a href="https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment">https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment</a> 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: 236526477</p> <p><b>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.</b></p>
<p>TELSTRA LIMITED A.C.N. 086 174 781</p> <p>Generated On 11/03/2024 19:52:42</p>		

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

**WARNING**

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Page 1 of 2





## 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](mailto: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

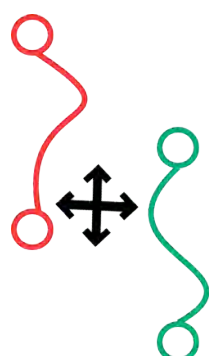
If you receive a message asking for a phone or account number say:

"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](mailto:NetworkIntegrity@team.telstra.com)

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

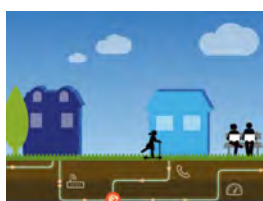


DBYD Certification

Certified Locating Organisation (CLO)

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

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

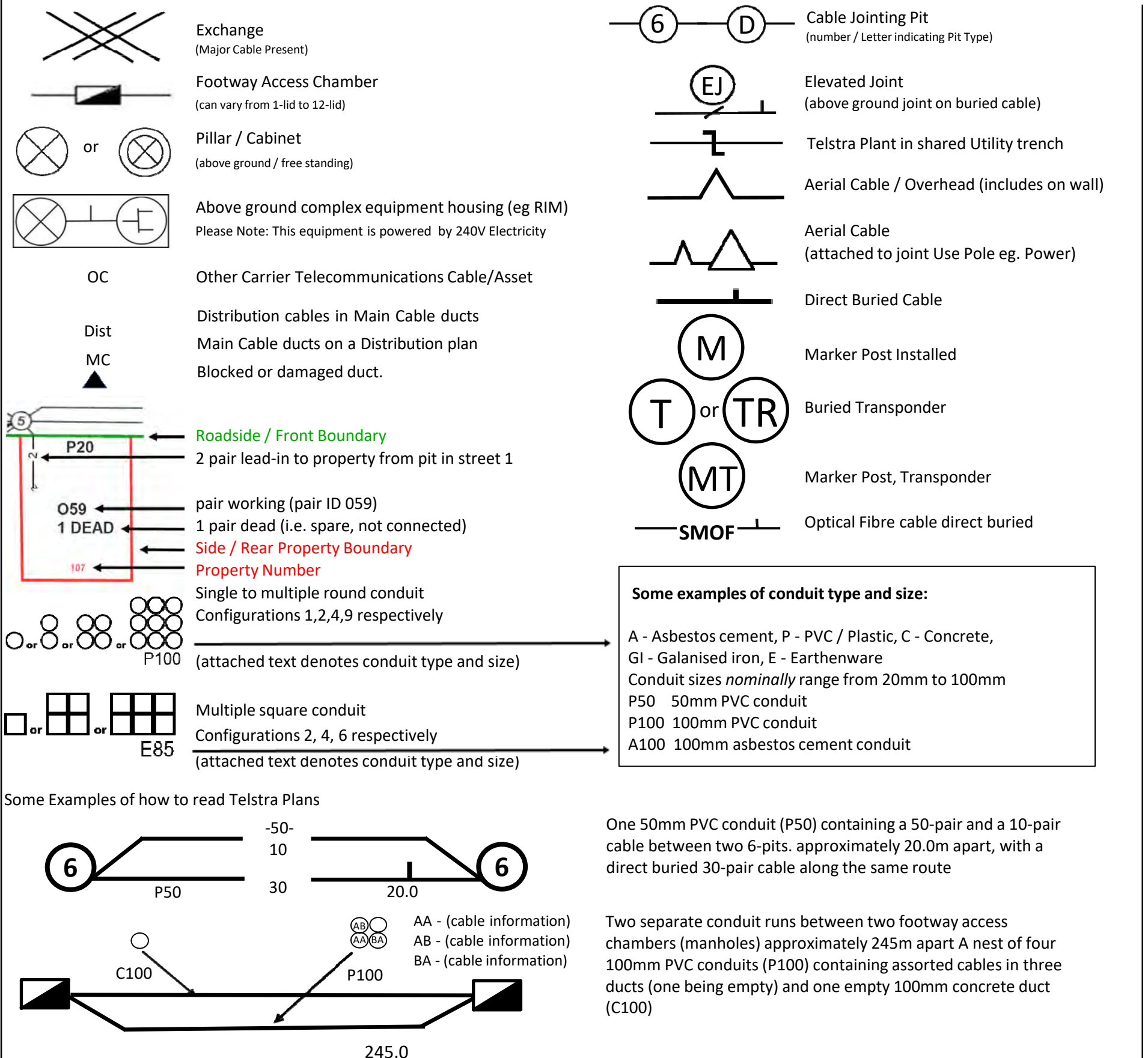
Information for new developments (developers, builders, homeowners)

<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
<p>2 PO – T- 25.0m P40 – 20.0m</p>	<p>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.</p>
<p>2 10.0m</p>	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.
	Road and the street name "Broadway ST"
<p>Scale</p>	<p>0 20 40 60 Meters 1:2000 1 cm equals 20 m</p>



14/03/2024

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 – 36 YATANA ROAD, BAYONET HEAD

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 our opinion the property does require some works to be completed to bring it up to rental standard, these items have been listed below in rank of what must be done 'required' and recommended works. We recommend you seek further information from the undersigned as to what works are necessary to be completed.

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/rental-property-security-standards)

Should you have any questions, please feel free to contact me on (08) 9841 4022.

Yours faithfully,



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.