

FOR SALE



Offers Above \$660,000

54 MARCONI ROAD, YAKAMIA



STYLISH, MODERN LIFESTYLE

- Beautifully presented brick home, near schools, five minutes to town
- Spacious rooms; modernised kitchen, bathrooms, laundry
- Open family/dining, lounge, covered patio, fab kitchen
- 711sqm corner block, carport, shed-workshop
- Excellent family suburb, walk to primary school, parkland



4 **2** **1** **711 m2**

Jeremy Stewart

0439 940 976

0898414022

jeremy@merrifield.com.au



Disclaimer: All details on the brochure are presented on the vendor's advice. Prospective purchasers should take necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property. **Merrifield Real Estate Pty Ltd** JR Stewart Trust T/A Merrifield Real Estate, 258 York Street, Albany WA 6330 ABN 66 768 696 418

54 MARCONI ROAD, YAKAMIA



Specification

Asking Price	Offers Above \$660,000	Land Size	711.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential / R25
Parking	1	School Zone	Yakamia PS & NASHS
Sheds	Single Garage	Sewer	Connected
HWS	Gas	Water	Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2700.56	Building Construction	Brick & Tile
Water Rates	\$1564.13	Insulation	Yes
Strata Levies	N/A	Built/Builder	Approx 1980
Weekly Rent	N/A	BAL Assessment	N/A

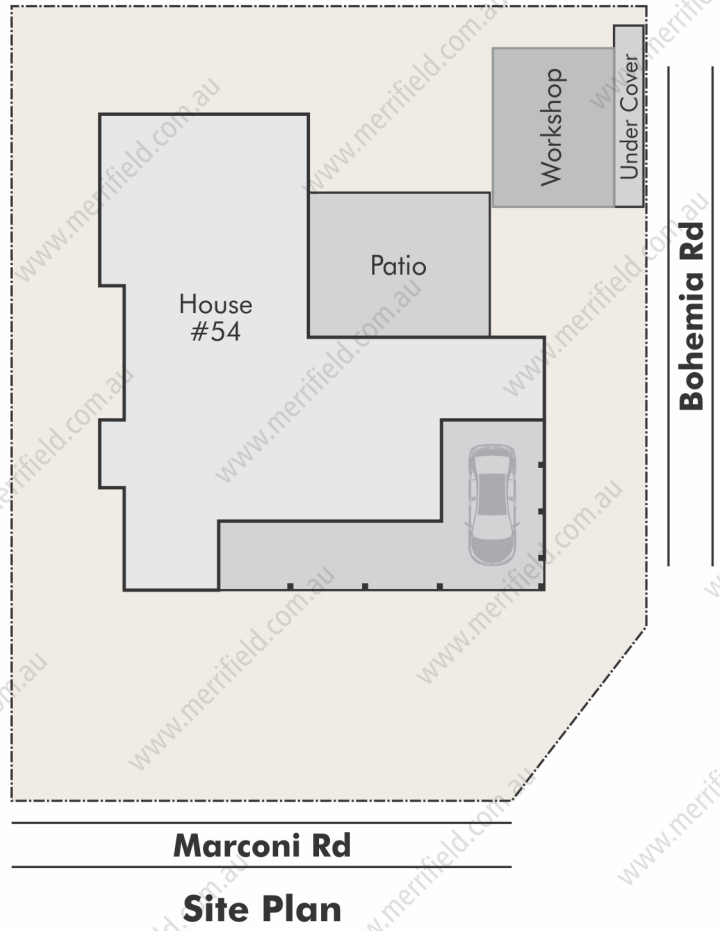
-- Map Viewer Plus --



Author:

Created: 6 November 2024 from Map Viewer Plus <https://www.landgate.wa.gov.au/?address=54%20Marconi%20Road%2C%20YAKAMIA%206330&theme=hybrid>

4 | 2 | 1



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.



Author:

Created: 6 Nov 2024 from Map Viewer Plus <https://mapviewer.plus.landgate.wa.gov.au/?address=54%20Marconi%20Road%2C%20YAKAMIA%206330&theme=hybrid>

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1523 258

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 164 ON PLAN 12609

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

TRAVIS HORDYK
IRMA JEANNETTE HORDYK
BOTH OF 54 MARCONI ROAD YAKAMIA WA 6330
AS JOINT TENANTS

(T N505242) REGISTERED 9/12/2016

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

1. B640518 RESTRICTIVE COVENANT BURDEN REGISTERED 21/12/1978.
2. P549858 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 15/5/2023.

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: 1523-258 (164/P12609)
PREVIOUS TITLE: 1523-256
PROPERTY STREET ADDRESS: 54 MARCONI RD, YAKAMIA.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY



Application B640517
Volume 1523 Folio 256

WESTERN



AUSTRALIA



VOL. 1523
FOL. 258

CERTIFICATE OF TITLE

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

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 21st December, 1978

Lundborough
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 176 and being Lot 164 on Plan 12609, delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

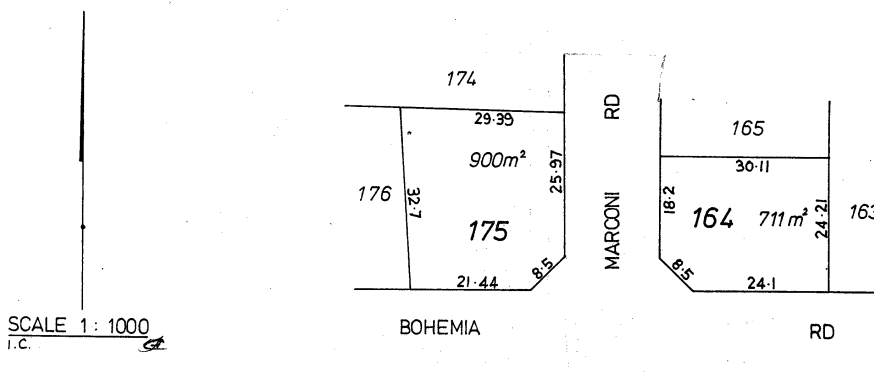
~~Albany Heights Pty. Ltd., of Fifth Floor, 240 Saint George's Terrace, Perth.~~

SECOND SCHEDULE (continued overleaf)

- ~~1. MORTGAGE A599901 to Commonwealth Trading Bank of Australia. Registered 5.12.72 at 9.05 o/c. Discharged B919365 16.5.80~~
- 2. TRANSFER B640518 contains a restrictive covenant. Registered 21.12.78 at 12.16 o/c.

Lundborough
REGISTRAR OF TITLES

THIRD SCHEDULE



Superseded - Copy for Sketch Only

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

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.

72009/12/77-45M-S/2880

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				
Hendrie Cornelia Spaenderman, Clerk and Johanna Gertrinda Spaenderman, his wife, both of 59 Hillman Street, Albany.	Transfer	6949366	16.5.80	10.08		h
Raymond Paul Grant, Clerk and Patricia Anne Grant, Married Women, both of 20 Adelaide Street, Albany, as joint tenants.	Transfer	6172254	7.7.81	9.08		x
Scott Andrew Byisma, Business Manager and Patricia Rose Byisma, Clerk, both of Post Office Box 661, Albany, as joint tenants.	Transfer	6632005	7.10.83	9.11		A
Lawrence Lambert and Sylvia Gertrude Lambert, both of 95 Hayes avenue, Yokine, as joint tenants.	Transfer	E000316	24.1.89	10.30		ls
Lawrence Lambert of 54 Marconi Road, Albany by survivorship.	Application	G944407	5.11.98	11.24		ls
Frank Edward Lambert of Prideaux Road, Lower King, Albany as Executor of the Will of Lawrence Lambert who died on 18.9.1998.	Application	G996931	8.1.99	12.52		ls
Trevor John Gariand and Fiona Elizabeth Gariand both of 25 Pioneer Road, Albany as joint tenants.	Transfer	H142832	22.6.99	9.04		ls

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 NATURE	NUMBER	PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
Mortgage	664934	to Mutual Acceptance Limited.	21.1.81	1.41			Discharged	6172253	7.7.81		
Mortgage	6172255	to THE COMMISSIONERS OF THE RURAL AND INDUSTRIES BANK OF WESTERN AUSTRALIA	7.7.81	9.08			Discharged	6632004	7.10.83		
Mortgage	6172255	to THE COMMISSIONERS OF THE RURAL AND INDUSTRIES BANK OF WESTERN AUSTRALIA	7.9.82	9.17			Discharged	6632004	7.10.83		
Mortgage	6632006	to Australia and New Zealand Savings Bank Limited.	7.10.83	9.11			Discharged	D374584	4.12.86		
Mortgage	6632007	to Australia and New Zealand Banking Group Limited.	7.10.83	9.11			Discharged	D374583	4.12.86		
Mortgage	6672833	to Australia and New Zealand Banking Group Limited.	5.12.83	9.23			Discharged	D399994	19.1.87		
Mortgage	H142833	to Bank of Western Australia Ltd.	22.6.99	8.04							

Plan 12609

Lot	Certificate of Title	Lot Status	Part Lot
163	1523/257	Registered	
164	1523/258	Registered	
165	1523/259	Registered	
166	1523/260	Registered	
167	1523/261	Registered	
168	1523/262	Registered	
169	1523/263	Registered	
170	1523/264	Registered	
171	SP25789	Strata'd	
172	SP23537	Strata'd	
173	1523/267	Registered	
174	1523/268	Registered	
175	1523/269	Registered	
176	1523/270	Registered	
178	1523/271	Registered	
179	1523/272	Registered	
182	1523/275	Registered	
183	1523/276	Registered	
184	1523/277	Registered	
185	1523/278	Registered	
186	1523/279	Registered	
187	1523/280	Registered	
188	1523/281	Registered	
189	1523/282	Registered	
190	1523/283	Registered	
191	SP21317	Strata'd	
192	1523/285	Registered	
193	1523/286	Registered	
194	1523/287	Registered	
195	1523/288	Registered	
201	1523/289	Registered	
202	1523/290	Registered	
203	1523/291	Registered	
204	1523/292	Registered	
205	1523/293	Registered	
206	SP15586	Strata'd	
226	1523/295	Registered	
227	1523/296	Registered	
228	1523/297	Registered	

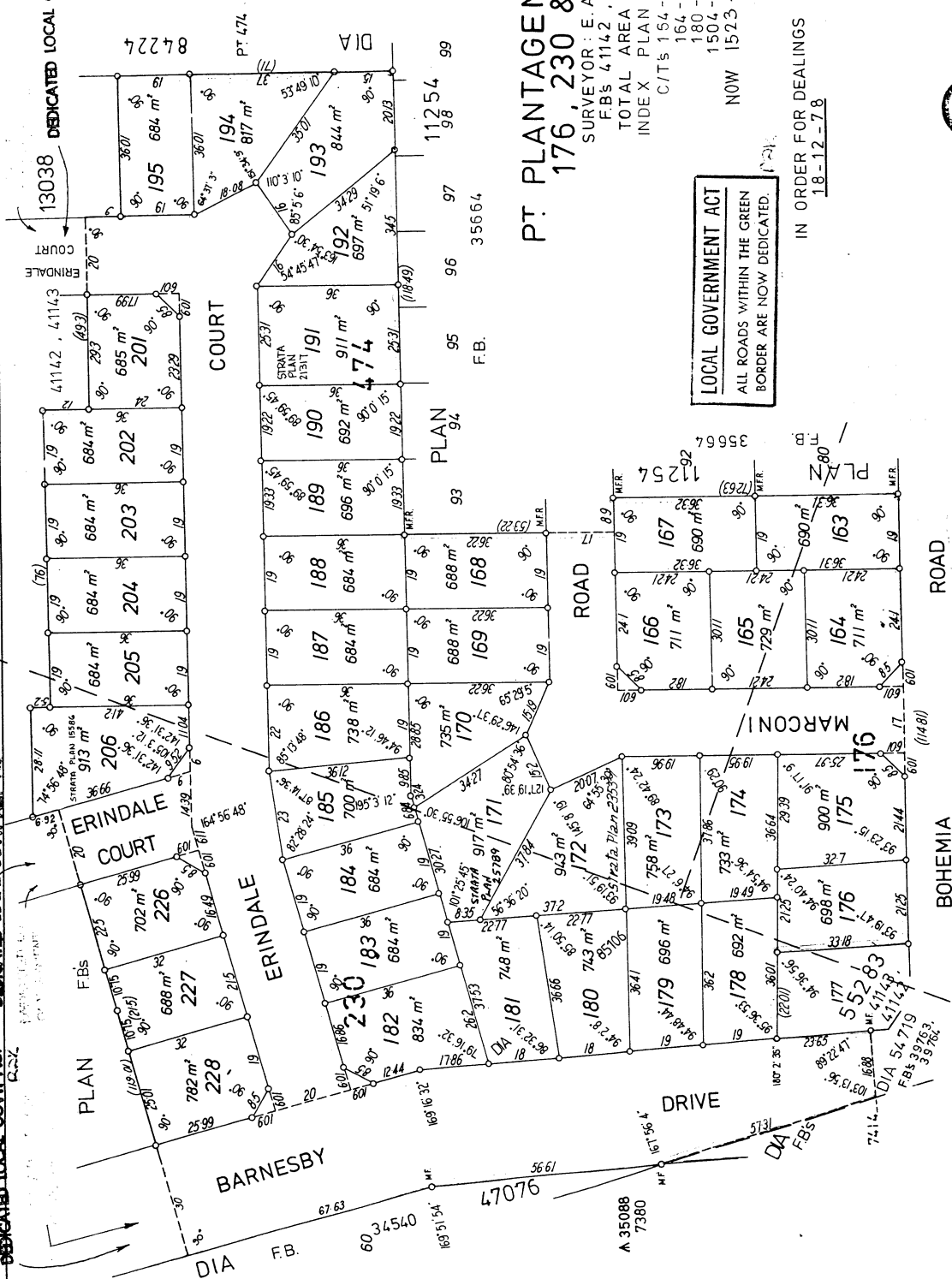
PLAN 12609



DEDICATED LOCAL GOVT. ACT 1924
ERINDALE COURT
PLAN 12609
BARNESBY DRIVE
DIA F.B. 60 34540
A 35088 7380
169 5154
47076
5661
5731

P.X.Y.

13038 DEDICATED LOCAL GOVT. ACT



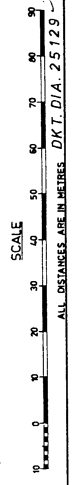
PT. PLANTAGENET LOC'S
176, 230 & 474.

SURVEYOR: E. A. HARLEY
F.B.S 41142, 41143.
TOTAL AREA 4.3864 ha
INDEX PLAN CORIMUP 2000 1107
C/T's 154-199A
164-199A
180-36A
1504-860
NOW 1523-256

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

APPROVED 22/4
APPROVED
21-12-78

IN ORDER FOR DEALINGS
18-12-78



609ZL NAWD
PLAN 12609

WESTERN AUSTRALIAN STAMP DUTIES

Form T2.

31-OCT-78 636418 \$. . G S/DLST \$***1.00

WESTERN AUSTRALIA.
Transfer of Land Act 1893 as amended
TRANSFER OF LAND

No.

B640518

DESCRIPTION OF LAND BEING TRANSFERRED. State whether whole or part of land comprised in Certificate of Title and/or Crown Lease.

Portion of Plantagenet Location 474 and being Lot 167 on Plan 12609 and being formerly part of the land comprised in Certificate of Title Volume 180 Folio 36A but now the whole of the land comprised in Certificate of Title Volume 1523 Folio 261

ESTATE AND INTEREST BEING TRANSFERRED. Fee simple, Leasehold or as the case may be.

Fee simple

ENCUMBRANCES. If none, insert 'Nil'.



Mortgage A599981 to Commonwealth Trading Bank of Australia

TRANSFEROR. Full name, address and occupation.

RECEIVED BY THE COMMISSIONER OF STATE TRANSFERS

ALBANY HEIGHTS PTY LTD of 894 Canning Highway Canning Bridge and of 1004 Hay Street Perth now of 5th Floor 248 St George's Terrace Perth
24/1/79

CONSIDERATION IN WORDS.

Pursuant to the terms of a Deed of Trust dated the *24th* day of *October* 1978.

TRANSFeree. Full name, address and occupation. If a minor, state date of birth. If two or more state whether as Joint Tenants or Tenants in Common. If Tenants in Common, specify shares.

GRAEME JOHN PERRYMAN of 5 Ferrer Place Woodlands Company Manager
24/10/78

If insufficient space hereon sections may be added on page 2 or on an annexure sheet. See Note 3 on back hereof.



THE TRANSFEROR for the consideration herein expressed HEREBY TRANSFERS TO THE TRANSFEEE the estate and interest herein specified in the land above described subject to the encumbrances as shown hereon. (8)

AND The Transferee doth for the Transferee their Transferees successors in title and assigns covenant with the Transferor its successors in title and assigns

1. That the Transferee shall not erect or commence to erect or permit or suffer to be erected on the land hereby transferred more than one dwelling house and further that the exterior walls of any dwelling house erected on the land hereby transferred shall not be constructed of any other material than brick or brick veneer.
2. The land subject to the burden of the restriction is the land hereby transferred.
3. The land having the benefit of the restriction is all lots shown in the present subdivision plan numbered 12609 save and except the land the subject of this transfer.

AND the Transferor being the registered proprietor of all lots on Plan 12609 save and except the lot hereby transferred doth for the Transferor its Transferees and successors in title and assigns covenant with the Transferee their Transferees successors in title and assigns that the Transferor shall not erect or commence to erect or permit or suffer to be erected or commenced to be erected on any of the lots on the said Plan 12609 save and except the land hereby transferred more than one dwelling house and further that the exterior walls of any dwelling house erected on the said lots on the said Plan 12609 save and except the land hereby transferred shall not be constructed of any other material than brick or brick veneer.

2. The land subject to the burden of the restriction is all the lots shown in the present subdivision plan numbered 12609 save and except the land the subject of this transfer.
3. The land having the benefit of the restriction is the land hereby transferred.

2x Covenants

COMMONWEALTH TRADING BANK OF AUSTRALIA as Mortgagee of the property within described HEREBY CONSENTS to the creation of the within restrictive covenant conditions PROVIDED THAT in the event of default in payment of any moneys secured by the Bank's Mortgage over the said property or of any breach of the covenants and conditions contained in the said Mortgage the Bank shall be free to exercise its rights and remedies under the said Mortgage.

DATED the Twenty third day of January 19 79

SIGNED by Raymond Lloyd STUBBS }
the Attorney of COMMONWEALTH }
TRADING BANK OF AUSTRALIA for }
and on behalf of the said Bank }
in the presence of :

COMMONWEALTH TRADING BANK }
OF AUSTRALIA }
By its Attorney

[Signature]

.....

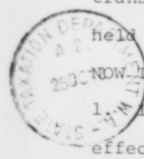
a. Here set forth any Easements to be created as appurtenant to the land commencing with the words "together with" and/or any Reservations hereby created encumbering the land commencing with the words "Reserving to" and/or any Restrictive Covenants hereby created.

DUTY \$ 1-00

WESTERN AUSTRALIAN STAMP DUTIES

THIS DEED made *10th* day of *October* 1978 Between

ALBANY HEIGHTS PTY LTD of 894 Canning Highway Canning Bridge in the State of Western Australia (hereinafter called "Albany Heights" which expression shall include Albany Heights and its successors and assigns) of the one part and GRAEME JOHN PERRYMAN of 5 Ferrer Place Woodlands in the said State Company Manager (hereinafter called "Perryman" which expression shall include Perryman and his successors and assigns) of the other part WHEREAS Albany Heights is the registered proprietor of certain lands and for divers good reasons and considerations it is agreed between the parties that Albany Heights shall transfer the land hereinafter described to Perryman to be held by Perryman upon trust for Albany Heights.



NOW WHEREFORE THIS DEED WITNESSETH as follows :-

1. In consideration of the premises and in order to give effect thereto it is agreed that contemporaneously herewith Albany Heights shall execute a proper registrable transfer to Perryman of the land described in the Schedule hereto (hereinafter called "the said land") to be held by Perryman upon trust for Albany Heights.
2. Perryman covenants and agrees to hold the said land upon trust for Albany Heights and shall contemporaneously herewith execute in favour of Albany Heights a proper registrable transfer of the said land subject to certain restrictive covenants created in the Transfer described in Clause 1 herewith and shall cause such transfers in this Deed described to be registered contemporaneously at the Land Titles Office, Perth and for that purpose Albany Heights shall make the

Transfer Stamped

Certificate of Title to the said land available at the Land
Titles Office, Perth.

IN WITNESS whereof the parties hereto have executed these
presents the day and year first above written.

THE SCHEDULE:

Portion of Plantagenet Location 474 and being Lot 167
on Plan 12609 and being formerly part of the land
comprised in Certificate of Title Volume 180 Folio
36A but now the whole of the land comprised in Certi-
ficate of Title Volume Folio

The Common Seal of ALBANY)
HEIGHTS PTY LTD was here-)
unto affixed by authority)
of the Directors in the)
presence of:)



Director *A. Hoffman*

Director *[Signature]*
~~Secretary~~

SIGNED by the said GRAEME)
JOHN PERRYMAN in the) ✓ *[Signature]*
presence of:)

Witness J. J. [Signature]
Address 10 Marmara Crescent City Beach
Occupation Chartered Accountant

Dated this 24th day of October 1978

TRANSFERORS SIGN HERE (see note 1)

Signature.
Signature, name and occupation of these. (See note 2)

Signed (b) The Common Seal of ALBANY)
HEIGHTS PTY LTD was here-)
in the unto affixed by authority)
presence of (c) of the Directors in the)
presence of:)



Signed (b) Director [Signature]
in the Director [Signature]
presence of (c) [Signature]
Secretary [Signature]

Add attestations if required.

TRANSFEREES AND OTHER PARTIES SIGN HERE (see note 1)

Signed (b) [Signature]
in the presence of (c) [Signature]
10 Hamlet Crescent City Beach
Chartered Accountant

Signed (b)
in the presence of (c)

NOTES.

1. A separate attestation should be made by each person signing this document; i.e. each signature should be separately witnessed.
2. If executed within the Commonwealth of Australia or its Territories witnesses must be 18 years of age or over and not a party to this document. If executed outside the Commonwealth of Australia or its Territories the witness should be one of the persons listed in Section 145 of the Transfer of Land Act.
3. If any of the boxed sections on page 1 has insufficient space then the relevant information may be added on page 2 herein. If further space is required use Annexure Form B1. Appropriate headings should be shown in each case. The boxed sections should only contain the words "See page 2" or "See Annexure 'A' (or as the case may be attached)". Annexure sheets should be dated, signed by the persons signing this document and their witnesses and be pinned to this form.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

Application E 811420 pursuant to the provisions of Section 129B of the Transfer of Land Act 1978 to create a new mortgage in favour of the Commonwealth Bank of Australia on the land described in the instrument of transfer of the land in the name of the Commonwealth Bank of Australia dated 12/12/1978.

Application E 811420 pursuant to the provisions of Section 129B of the Transfer of Land Act 1978 to create a new mortgage in favour of the Commonwealth Bank of Australia on the land described in the instrument of transfer of the land in the name of the Commonwealth Bank of Australia dated 12/12/1978.

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No. B640518



TRANSFER

FEEs (office use)	\$	c
	18	-

1978 DEC 21 PM 12:16

Parties ALBANY HEIGHTS PTY LTD
- to -
G. J. PERRYMAN

Lodged by [redacted]
Address [redacted]
Phone No. [redacted] 866
[redacted] 487

Use this space for instructions if any documents are to issue to other than lodging party.

34

Titles, Crown Leases, Declarations, etc., lodged with this document. (To be filled in by person lodging.)

1. Recd of Trust
2.
3.
4.
5.
6.
Received items No's
Rec. Clerk. [Signature]

BELOW THIS LINE FOR OFFICE USE ONLY

Encumbrances not notified on face.

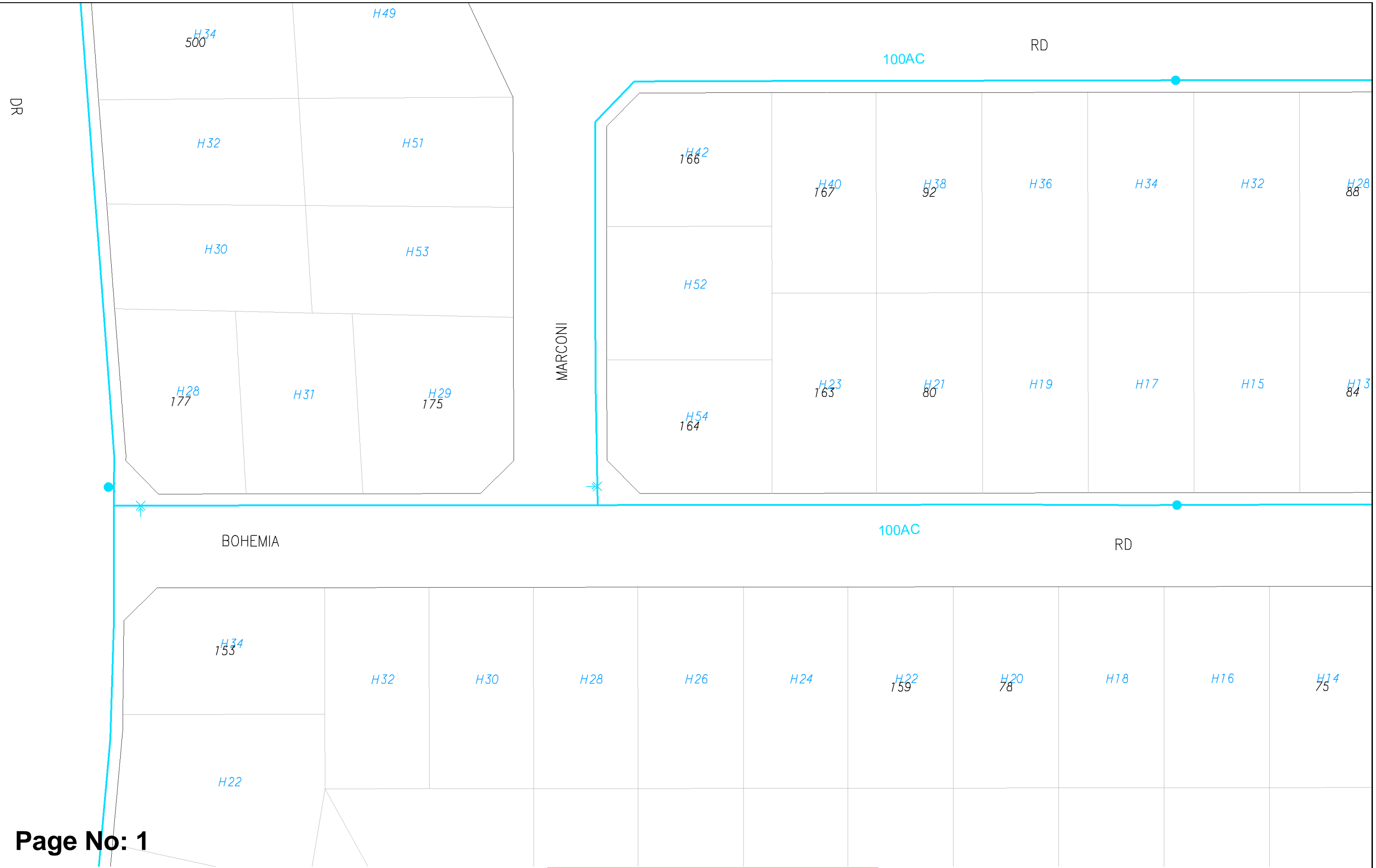
Registered 21st December 1978
at 12.16 o'clock and
particulars entered in the Register Book.

New Titles to issue or Endorsing instruction.
+ Creates covenant. L 114
an all cost refer OC.

Initials of Signing Officer
[Signature]

EXAMINED.
[Signature]

REGISTRAR OF TITLES



Page No: 1

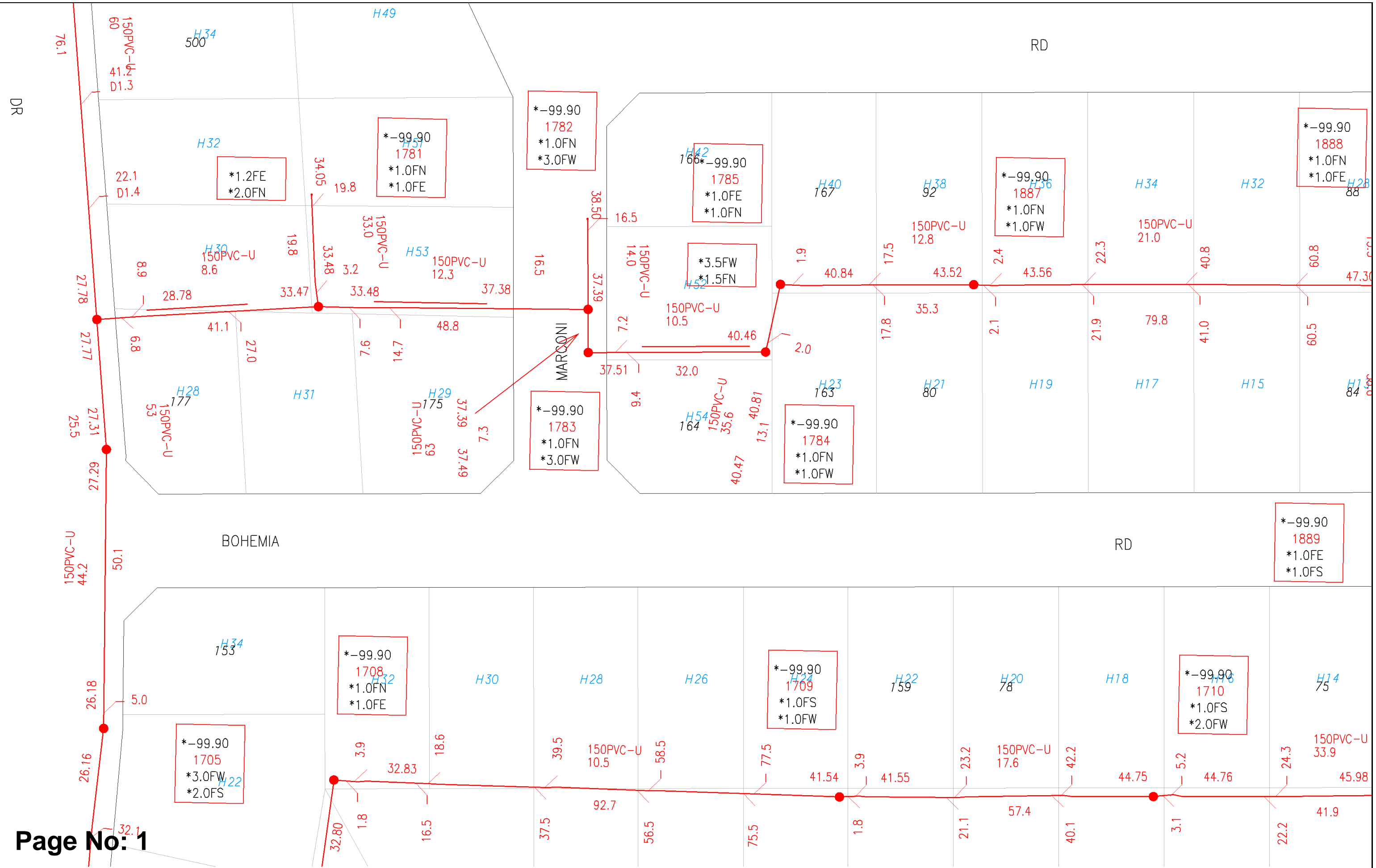


Scale: 1:750
 Job No.: 37989355
 Sequence No.: 247050847
 Print Date: 06 Nov 2024



WARNING ASSET PROTECTION APPROVAL MAY BE REQUIRED
 Apply for approval to work near our assets at:
[Working near assets \(watercorporation.com.au\)](http://watercorporation.com.au)
 Unauthorised work within prescribed proximities of Water Corporation Assets is prohibited.

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.



Page No: 1



Scale: 1:750
 Job No.: 37989355
 Sequence No.: 247050847
 Print Date: 06 Nov 2024



Sewer

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.

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)

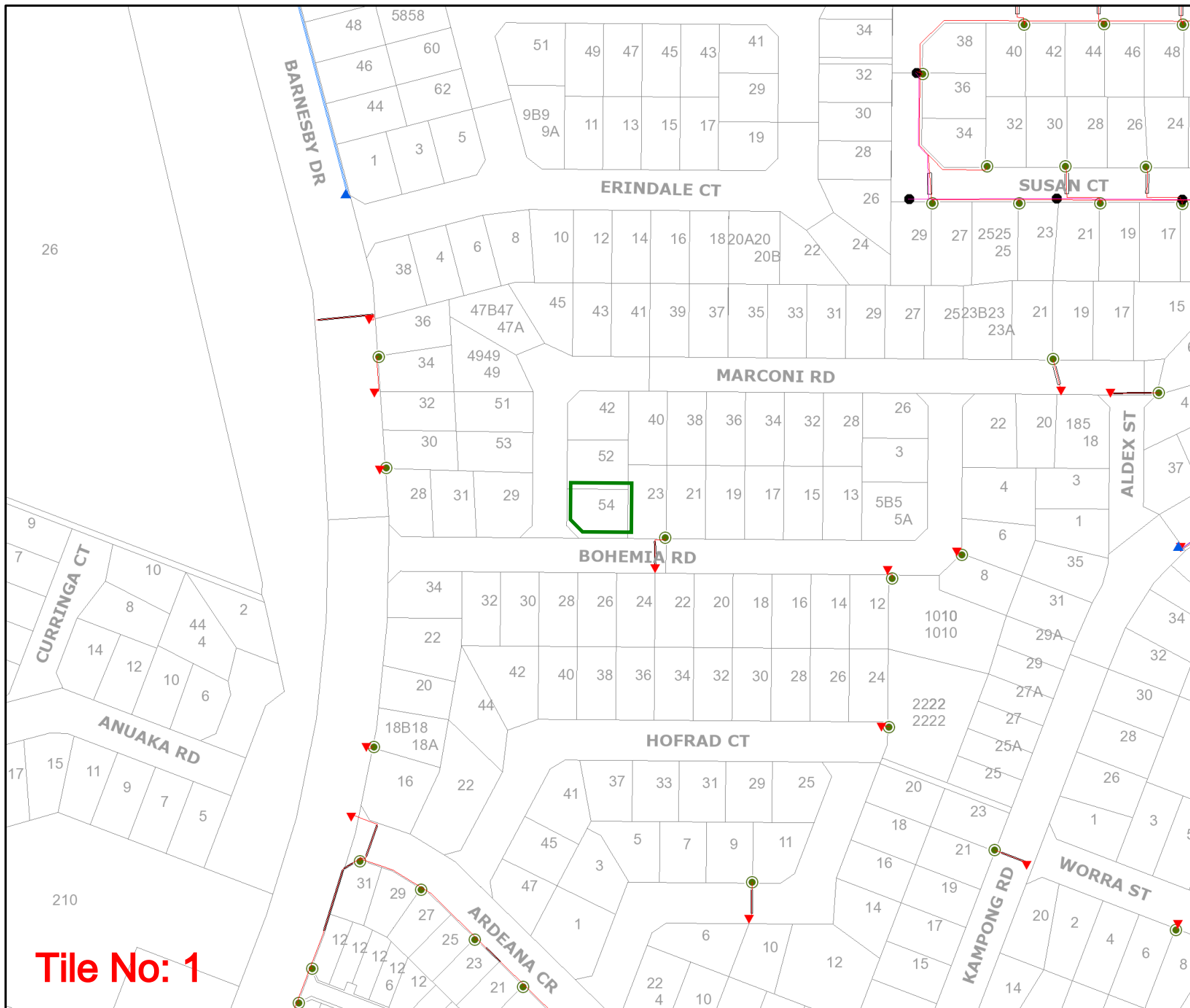
This map is INDICATIVE ONLY. Hand exposure via pothole method is MANDATORY.

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

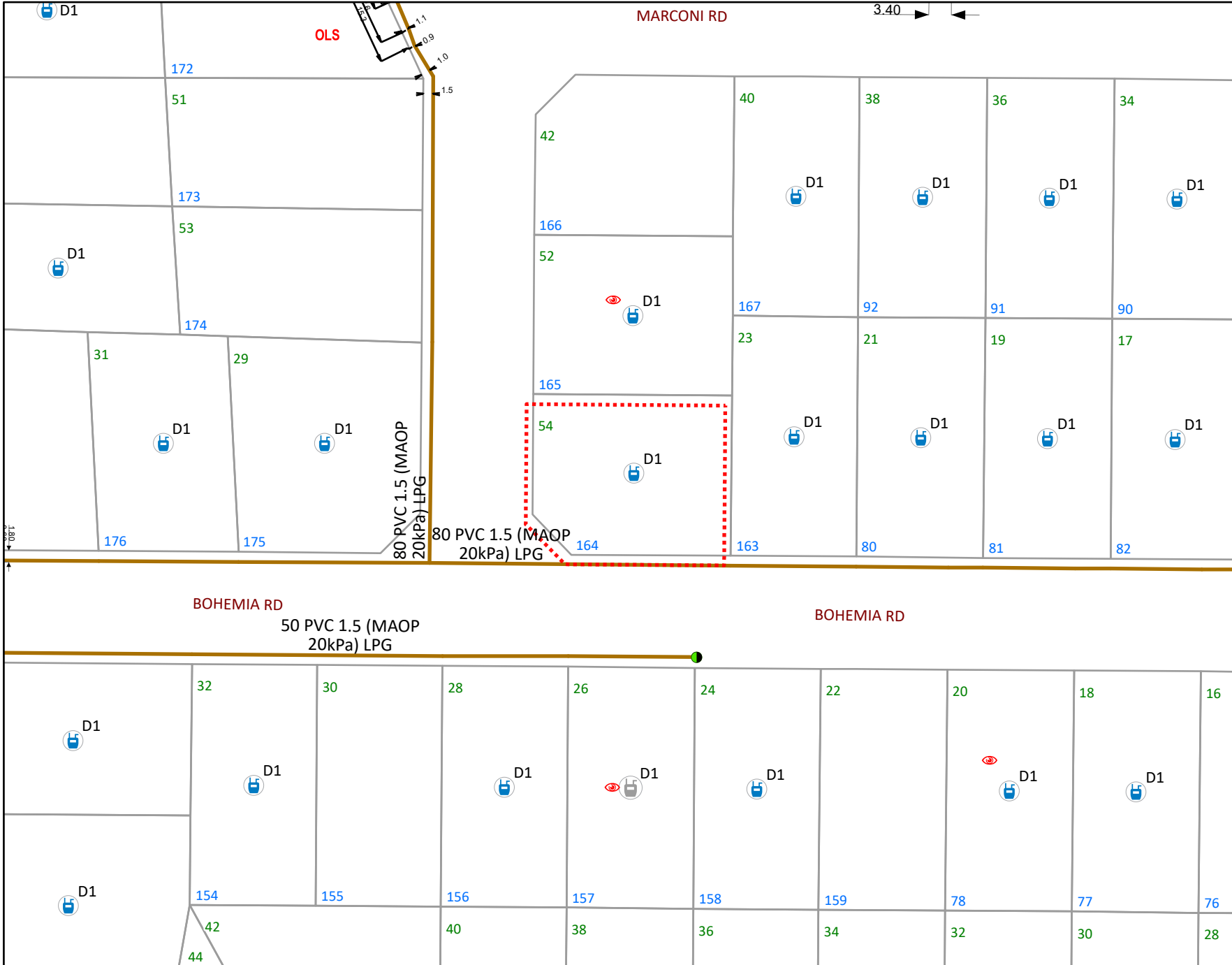
Information valid for 30 days from date of issue

A4 Scale : 1:2500

WARNING! Look out for overhead power lines



Tile No: 1



WARNING
Refer to Cover Sheet
for Further Information

- BYDA Enquiry
- Transmission Pipelines MAOP > 1900kPa
- Distribution Pipelines MAOP > 500kPa ≤ 1900kPa
- Not Gassed 0kPa
- Distribution Pipe MAOP ≤ 7kPa
- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 100kPa ≤ 350kPa
- Distribution Pipe MAOP > 100kPa ≤ 350kPa
- Common Trench
- Standard Laying
- Relay Program
- Abandoned Pipe
- Abandoned Pipe Sold
- Service Pipe
- Meter
- Interval Meter
- Proposed Meter
- Removed Meter
- End of Main Building
- End of Main on Direction Peg
- Gas Service
- Not Connected
- Obstacle
- Offline Service
- See Details
- Side Elevation
- Sign
- Pre Laid Service
- Pre Laid Service Stairs
- Pre Laid Service Tee

Please refer to Symbols Sheet
for Further Information

Disclaimer:
Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing). ATCO Gas Australia will seek compensation for damage caused to assets.

SYMBOLS SHEET

GAS UTILITY NETWORK

EXISTING GAS NETWORK

- Transmission Pipelines
- Distribution Pipelines
- Distribution Pipe MAOP 350kPa
- Distribution Pipe MAOP 70kPa
- Distribution Pipe MAOP 7kPa
- Not Gassed (none)
- Service Pipe

PROPOSED GAS ASSETS

- Proposed Meter
- Proposed Main
- Common Trenching
- Replacement Program

ABANDONED GAS NETWORK

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

COMPOUNDS

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

VALVES

- Isolation Valves
- Service Valves

MONITORING DEVICES

- Flow Monitoring Device
- Pressure Monitoring Device

ASSOCIATED INFRASTRUCTURE

- Associated Asset

DUCTS AND SLEEVES

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

REGULATOR SETS

- Regulator Set
- Boundary Regulator

DELIVERY POINTS

- Meter
- Interval Meter
- Meter Set

PIPE JUNCTIONS

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

PROTECTION DEVICES

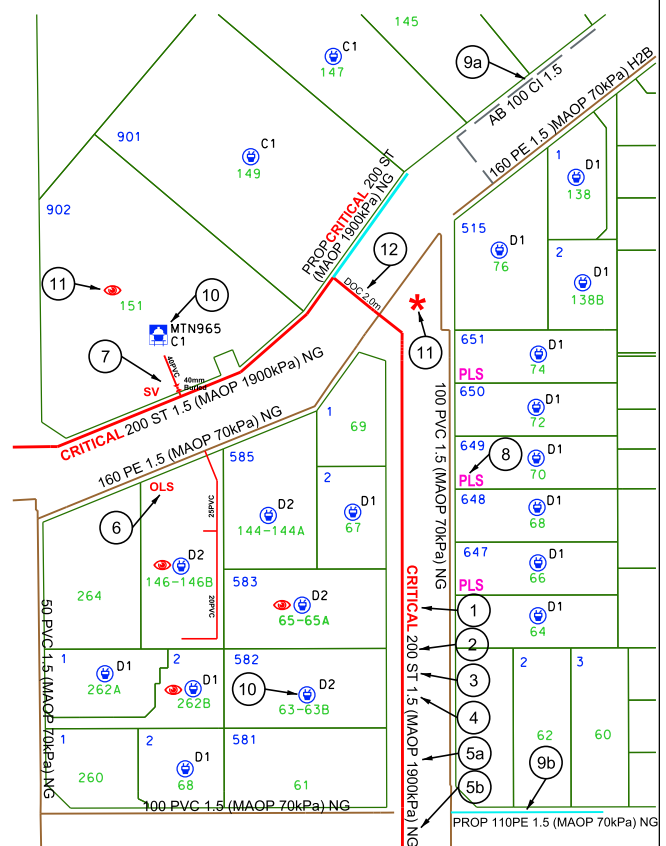
- Test Point
- Anode
- Rectifier

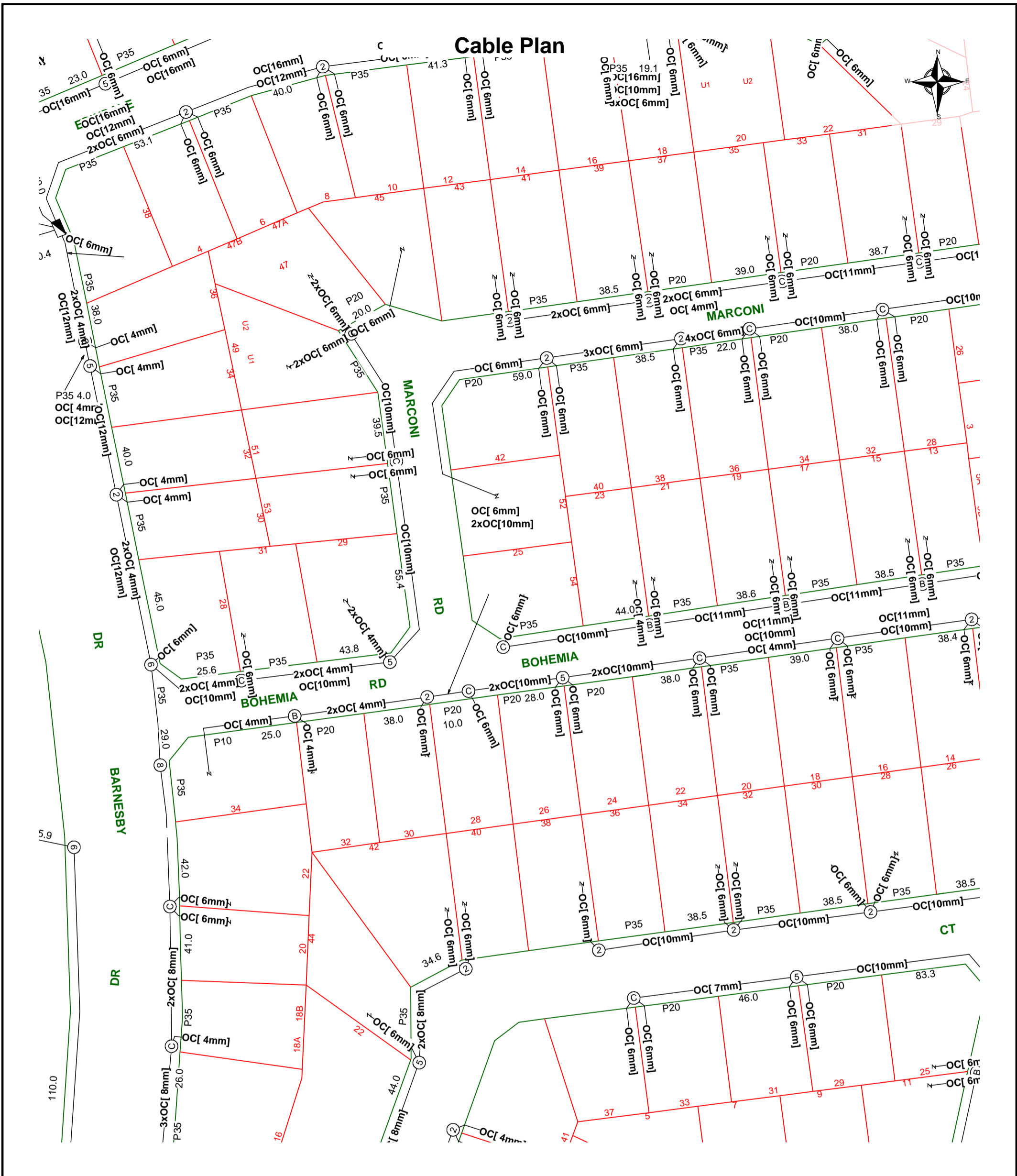
FEATURES


- | | | | |
|-----------------|-----------------------------|------------------|------------------|
| Side Elevation | Linked Document | Reference Line | Not Gassed |
| Obstacle | Pre-Laid Service | Gas Pit | Suburb |
| See Details | Pre-Laid Service Stairs | Arrow Pointer | Local Government |
| Not Connected | Pre-Laid Service Tee | Proving Location | |
| Gas Service | Asset end on Main | Pressure Upgrade | |
| Sign | Asset ends on Direction Peg | | |
| Offline Service | | | |

Asset Identification Legend

1. **Critical Asset** (See Cover Sheet WARNINGS)
2. Pipe Diameter (millimetres)
3. Pipe Material:
CI = Cast Iron PE = Polyethylene, GI = Galvanised Iron,
PVC = PVC, ST = Steel
4. Alignment (in metres from property line)
5. Pressure in main & Gas Type
5a) MAOP (Maximum Allowable Operating Pressure)
5b) Gas Type:
NG = Natural Gas.
H2B = Natural Gas Blended with % Hydrogen.
LPG = Liquefied Petroleum Gas.
6. Off-line Service service may not be straight line to meter.
(WARNING OLS may not always be shown on plan).
See Cover Sheet for More Information.
7. Service Valve in the vicinity
(NOTE: Service Valve may be "BURIED")
8. Pre-laid Service laid in Common Trench
9. Main Status: (See **Cover Sheet WARNINGS**)
9a. AB & ABS = Abandoned Mains, Ab Sold.
9b. PROP = Proposed Mains
10. Customer Connection: Does not indicate actual location of Meter Position
D2 (D = Domestic & 2 = Number of Meters)
C1 (C = Commercial & 1 = Number of Meters)
11. **Additional detail available and Must be obtained if within area of proposed works see Cover Sheet.**
12. Depth of Cover (DOC) in metres.






 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: 247050846

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 LIMITED A.C.N. 086 174 781

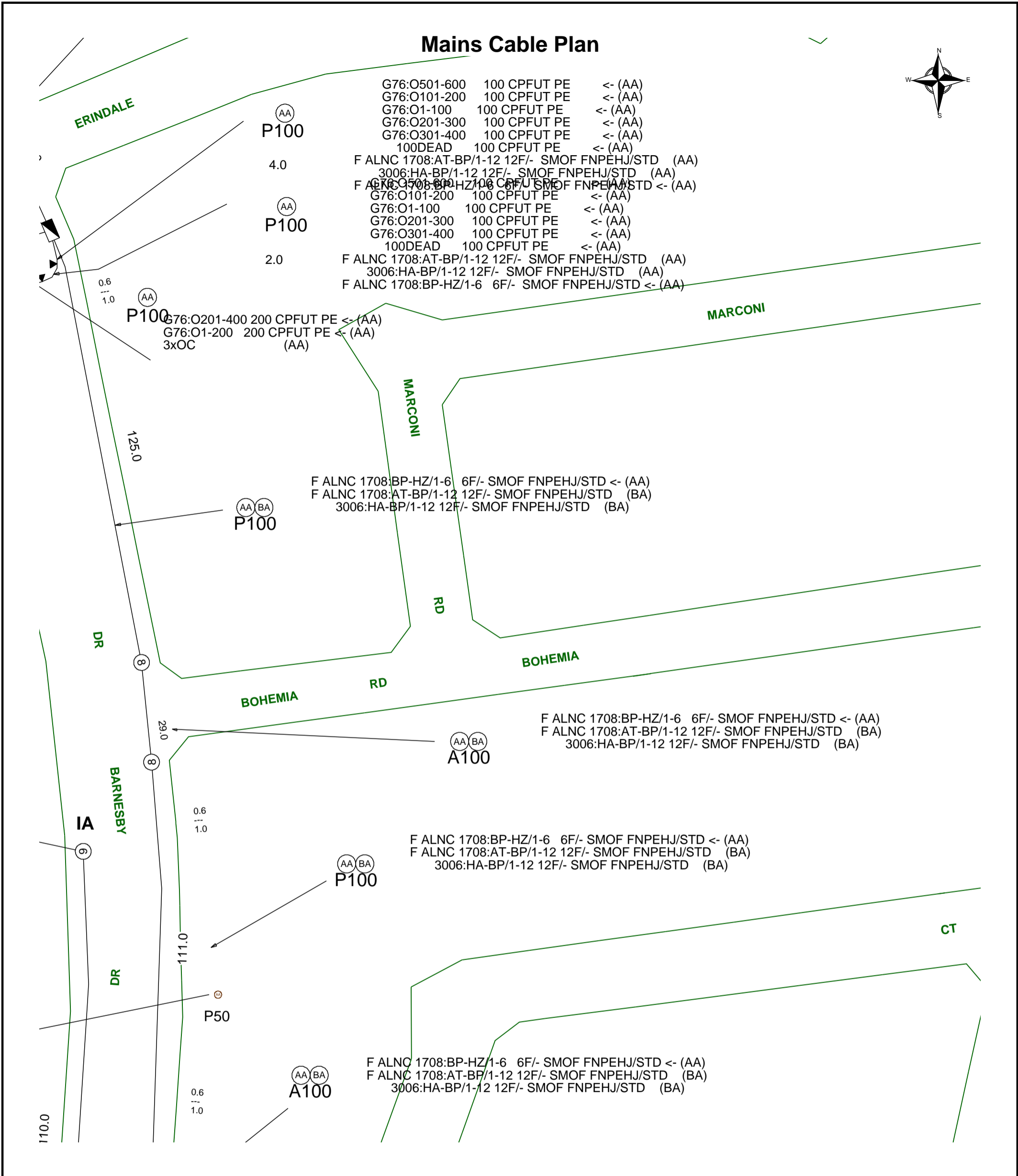
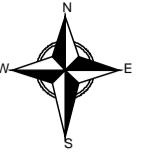
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The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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

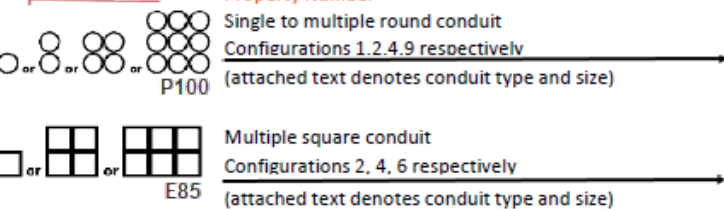
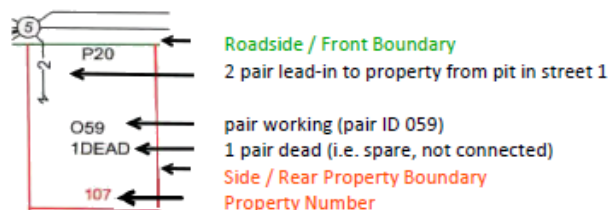
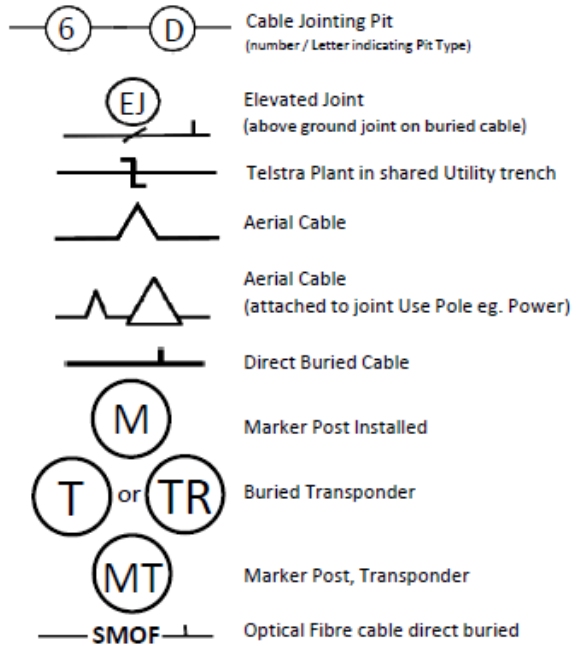
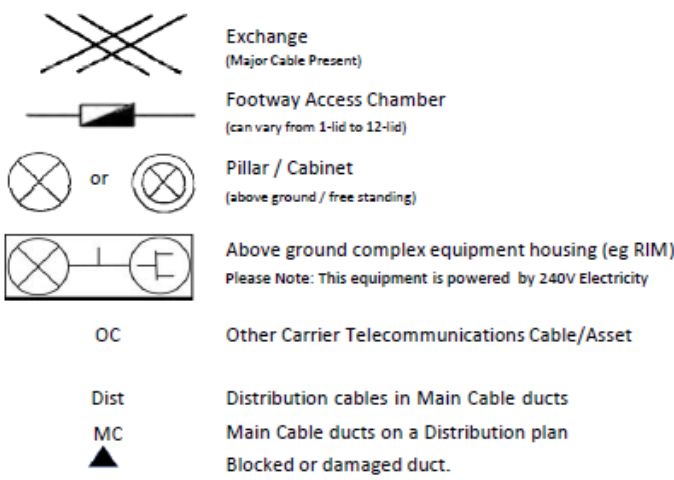


	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 247050846
	<p style="color: red; text-align: center;">CAUTION: 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>	
TELSTRA LIMITED A.C.N. 086 174 781		
Generated On 06/11/2024 12:48:52		

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.

LEGEND



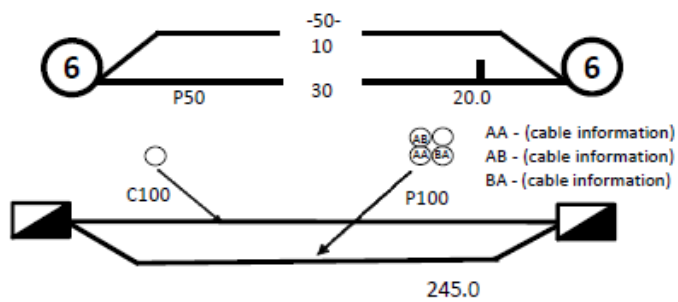
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galanised iron, E - Earthenware

Conduit sizes *nominally* range from 20mm to 100mm

P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route

Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along


Protect our Network:

by maintaining the following distances from our assets:

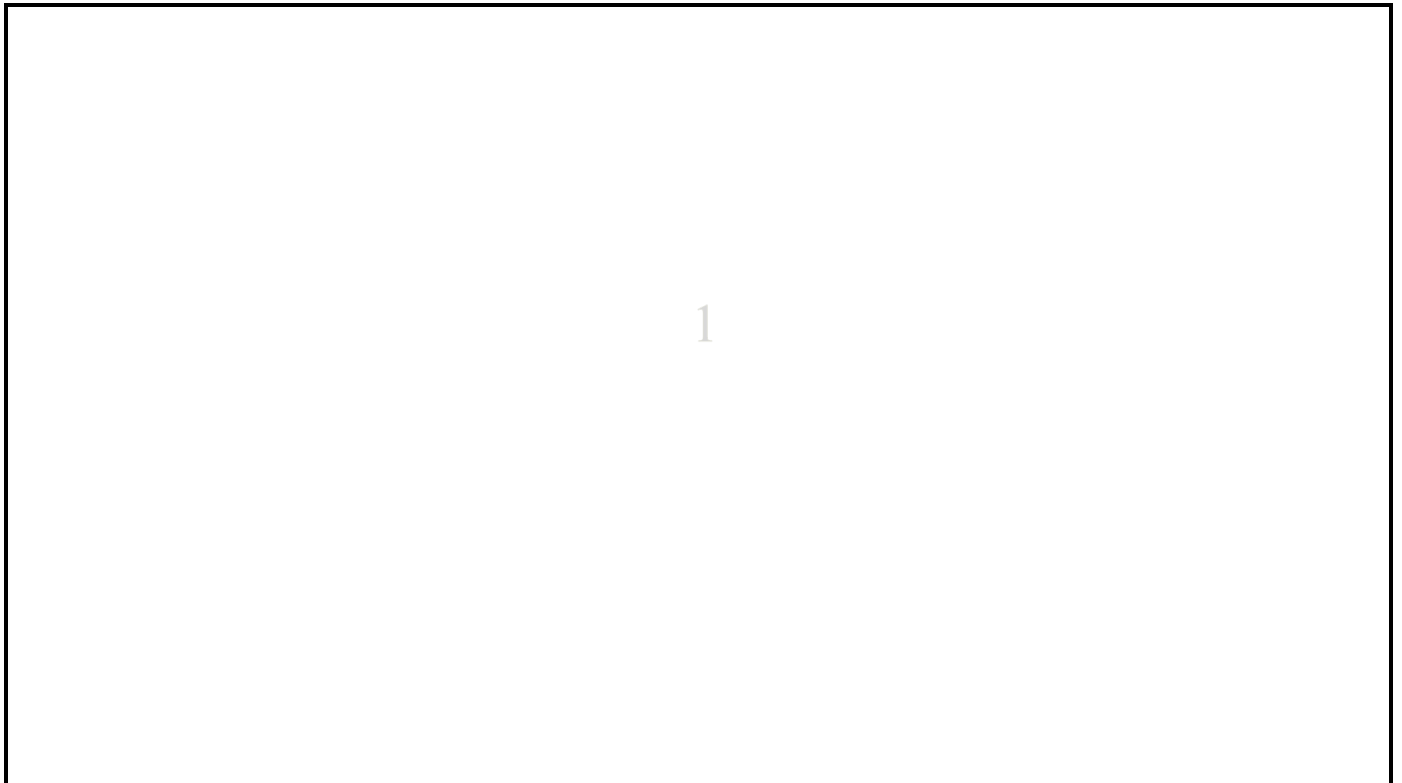
- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935

To: Shantell Anderton
Phone: Not Supplied
Fax: Not Supplied
Email: shantell@merrifield.com.au

Dial before you dig Job #:	37989355	
Sequence #	247050845	
Issue Date:	06/11/2024	
Location:	54 Marconi Rd , Yakamia , WA , 6330	

Indicative Plans

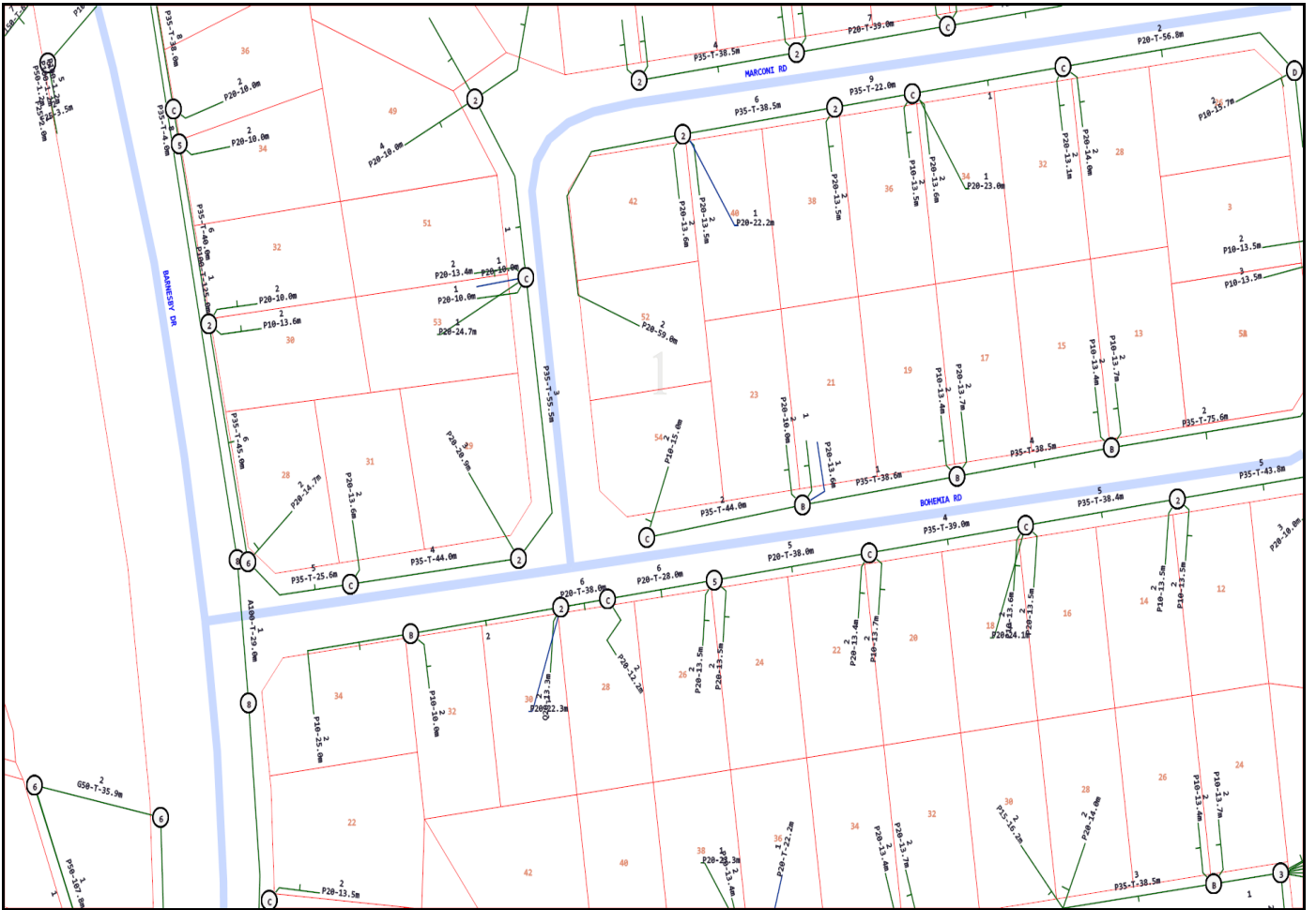




LEGEND




	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



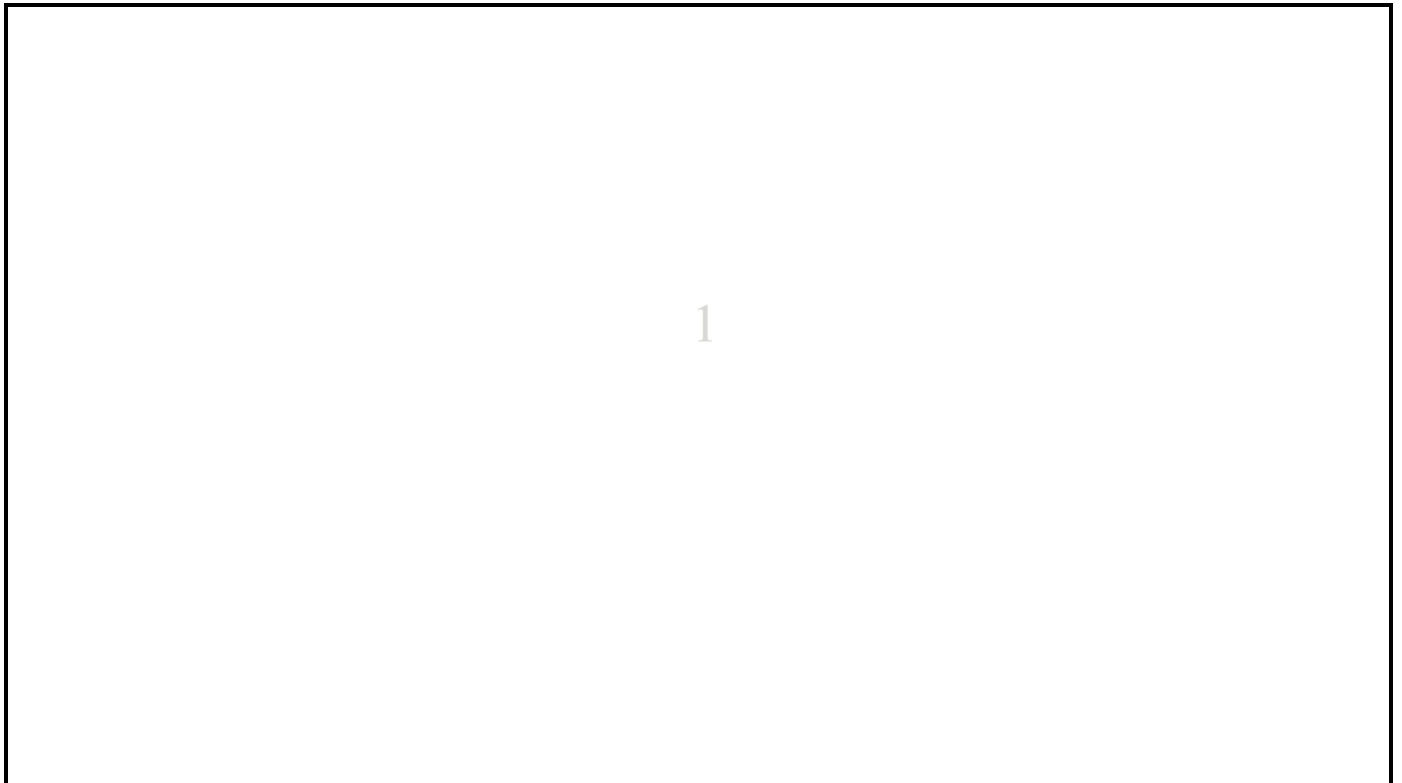
Emergency Contacts

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

To: Shantell Anderton
Phone: Not Supplied
Fax: Not Supplied
Email: shantell@merrifield.com.au

Dial before you dig Job #:	37989355	
Sequence #	247050845	
Issue Date:	06/11/2024	
Location:	54 Marconi Rd , Yakamia , WA , 6330	

Indicative Plans





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.
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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.

18/11/2024

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

To whom it may concern,

RE: RENTAL APPRAISAL – 54 MARCONI ROAD, YAKAMIA

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 **\$600.00 - \$650.00 per week** in the current rental market.

In accordance with requirements to minimum security, internal blind cords and RCD and Smoke Alarm checks, please make your own investigations as to whether this property is compliant. Information can be obtained through the below websites:

Smoke Alarm guidelines:

[DFES_fireinthehome-smokealarm-renting-selling-FAQs.pdf](#)

Internal Blind cord requirements:

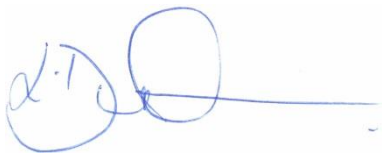
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

Minimum Security Requirements:

[Rental property security standards | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](https://www.commerce.wa.gov.au/rental-property-security-standards)

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

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'L. Dunham', with a long horizontal line extending to the right.

Lisa Dunham

Senior Property Manager

Please note, as per our Professional Indemnity Policy, we must state the following: The Statements have been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the Statements or any part thereof be incorrect or incomplete in any way. This appraisal is deemed valid for 30 days from the date completed, or such earlier date if you become aware of any factors that have any effect on the property value.