

**FOR SALE**



**Offers Above \$1,250,000**

**4 ROWLEY STREET, ALBANY**



**STYLISH CITY HOME SHOWS ITS HISTORY**

- Beautiful early 20th century home near town
- Fabulous views to city and harbour
- Meticulously preserved features, modern extension
- Three sitting rooms, veranda, patio, amazing kitchen
- 700sqm block, double garage, terraced gardens



**Jeremy Stewart**

**0439 940 976**

0898414022

[jeremy@merrifield.com.au](mailto:jeremy@merrifield.com.au)



**3** **2** **2** **700 m2**



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

# 4 ROWLEY STREET, ALBANY



## Specification

Asking Price	Offers Above \$1,250,000	Land Size	700.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential / R30
Parking	2	School Zone	Albany P.S. & A.S.H.S.
Sheds	Double Garage	Sewer	Connected
HWS	Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,900.89	Building Construction	Brick & Iron
Water Rates	\$1,564.13	Insulation	Unknown
Strata Levies	N/A	Built/Builder	Approx 1900
Weekly Rent	\$720.00 - \$760.00	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A

-- Map Viewer Plus --

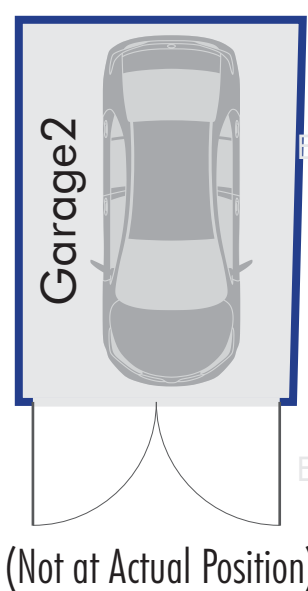
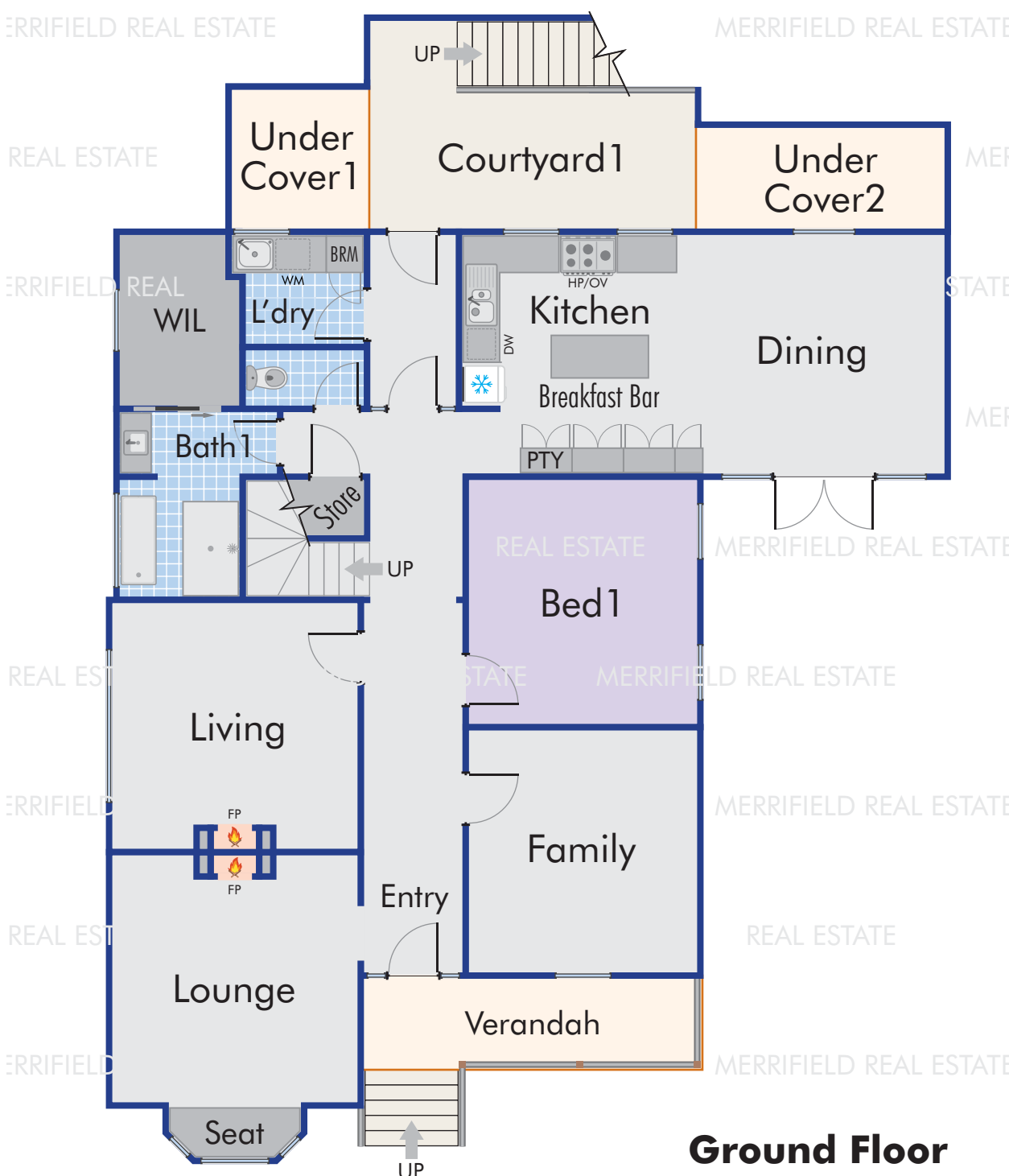
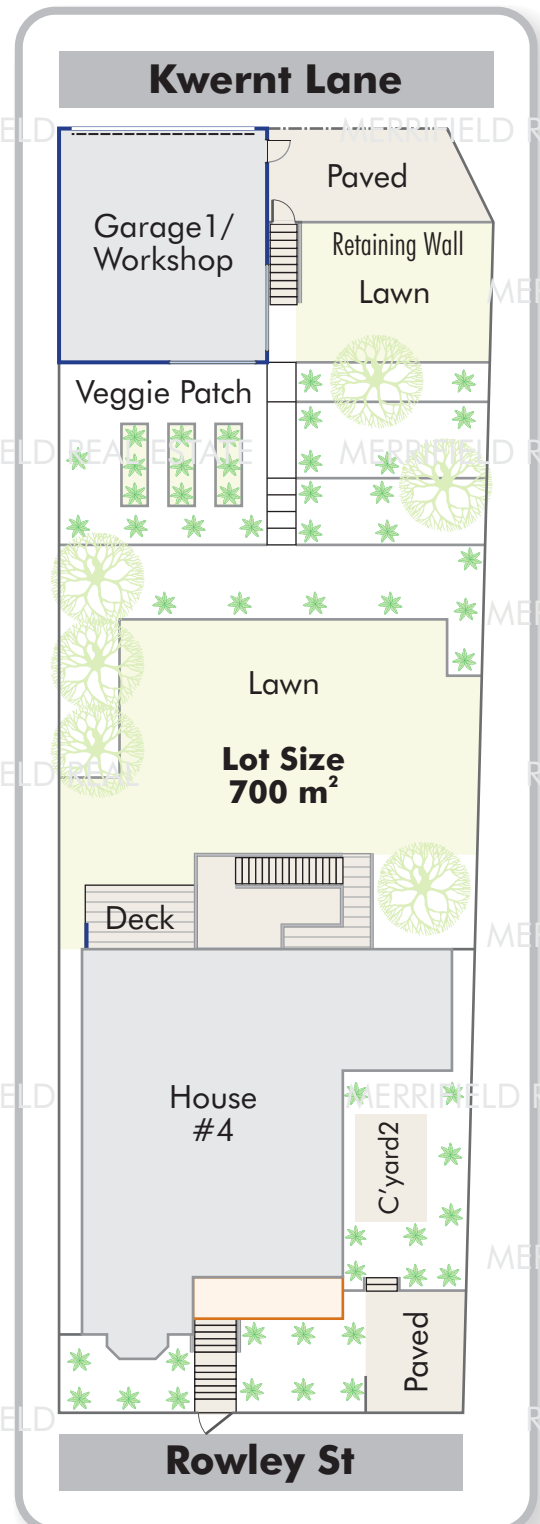
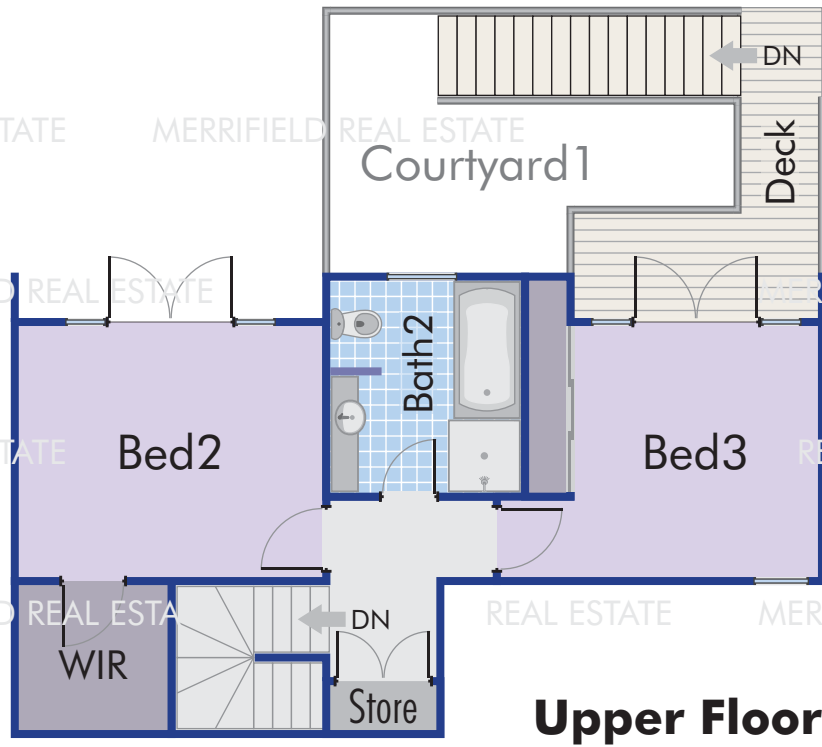


Created: 6 Jul 2024 11:56:15 AM AEST  
URL: <https://www.landgate.wa.gov.au/?address=4%20Rowley%20Street%2C%20ALBANY%206330&theme=H1564>

0 0.007 0.014 0.02 0.027 km

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Please refer to original documentation for all legal purposes.

MERRIFIELD REAL ESTATE MERRIFIELD REAL ESTATE MERRIFIELD REAL ESTATE MERRIFIELD REAL ESTATE MERRIFIELD REAL ESTATE



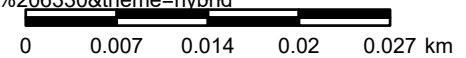
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This floor plan, description, dimensions and areas are provided as a guideline only and are approximate. Whilst care has been taken in the preparation of the information, buyers must inspect the property, make their own enquiries, take their own measurements or consult the architectural plans for exact dimensions. Neither the sellers nor the agent will be held responsible or liable for any discrepancies.



Created: 6 June 2024 from Map Viewer Plus <https://www.landgate.wa.gov.au/?address=4%20Rowley%20Street%2C%20ALBANY%206330&theme=hybrid>

1:564



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**1994 196**

**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 2 ON PLAN 316

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

GRAHAM STANLEY RAVENHILL  
JEANNETTE SUSAN RAVENHILL  
BOTH OF 4 ROWLEY STREET ALBANY WA 6330  
AS JOINT TENANTS

(T P077854 ) REGISTERED 17/3/2022

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

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: 1994-196 (2/P316)  
PREVIOUS TITLE: 1017-498  
PROPERTY STREET ADDRESS: 4 ROWLEY ST, ALBANY.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF TITLES

Transfer F480289  
Volume 1017 Folio 498

WESTERN



AUSTRALIA

REGISTER BOOK  
VOL. FOL.

CT 1994 196



# 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.

*U. Sack*

REGISTRAR OF TITLES



Dated 14th March, 1994

### ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Albany Town Lot 448 and being Lot 2 on Plan 316, delineated on the map in the Third Schedule hereto.

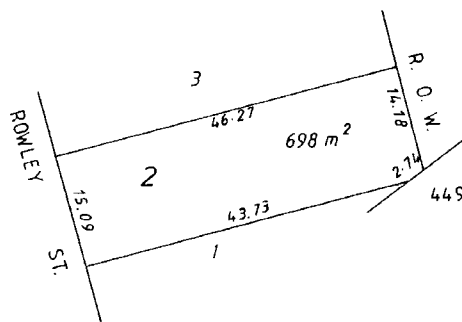
### FIRST SCHEDULE (continued overleaf)

Steven Mathew Faulkner of 651 Frenchman Bay Road, Albany.

### SECOND SCHEDULE (continued overleaf)

- MORTGAGE F480291 to R&I Bank of Western Australia Ltd. Registered 14.3.94 at 8.23 hrs.

### THIRD SCHEDULE



SCALE 1:750  
K.

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

E67590/3/89-20M-L/4664

Superseded - Copy for Sketch Only

1994 196

Page 1 (of 2 pages)

VOL. FOL.

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

**FIRST SCHEDULE (continued)**      NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER
	NATURE	NUMBER				

**SECOND SCHEDULE (continued)**      NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

INSTRUMENT NATURE	PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER

CERTIFICATE OF TITLE VOL. 1994 FOL-196

# Plan 316

<b>Lot</b>	<b>Certificate of Title</b>	<b>Lot Status</b>	<b>Part Lot</b>
0	N/A	Retired	
1	1534/570	Registered	
2	1994/196	Registered	
3	1377/981	Registered	
4	N/A	Retired	Yes
5	1429/841	Registered	
6	1678/500	Registered	
7	1450/562	Registered	
8	1807/853	Registered	
9	1598/969	Registered	
10	1844/868	Registered	
11	1117/35	Registered	
12	1806/653	Registered	
13	1623/135	Registered	
14	1410/381	Registered	
15	1395/990	Registered	
16	1395/990	Registered	
66	N/A	Retired	
0	N/A	Registered	



PLAN 316

# ALBANY TOWN LOTS 445, 447 & 448

CORR. 141-07

F.B. 18

INDEX PLAN CORIMUP 2000 11.04

C/T 13-145,13-248,13-249

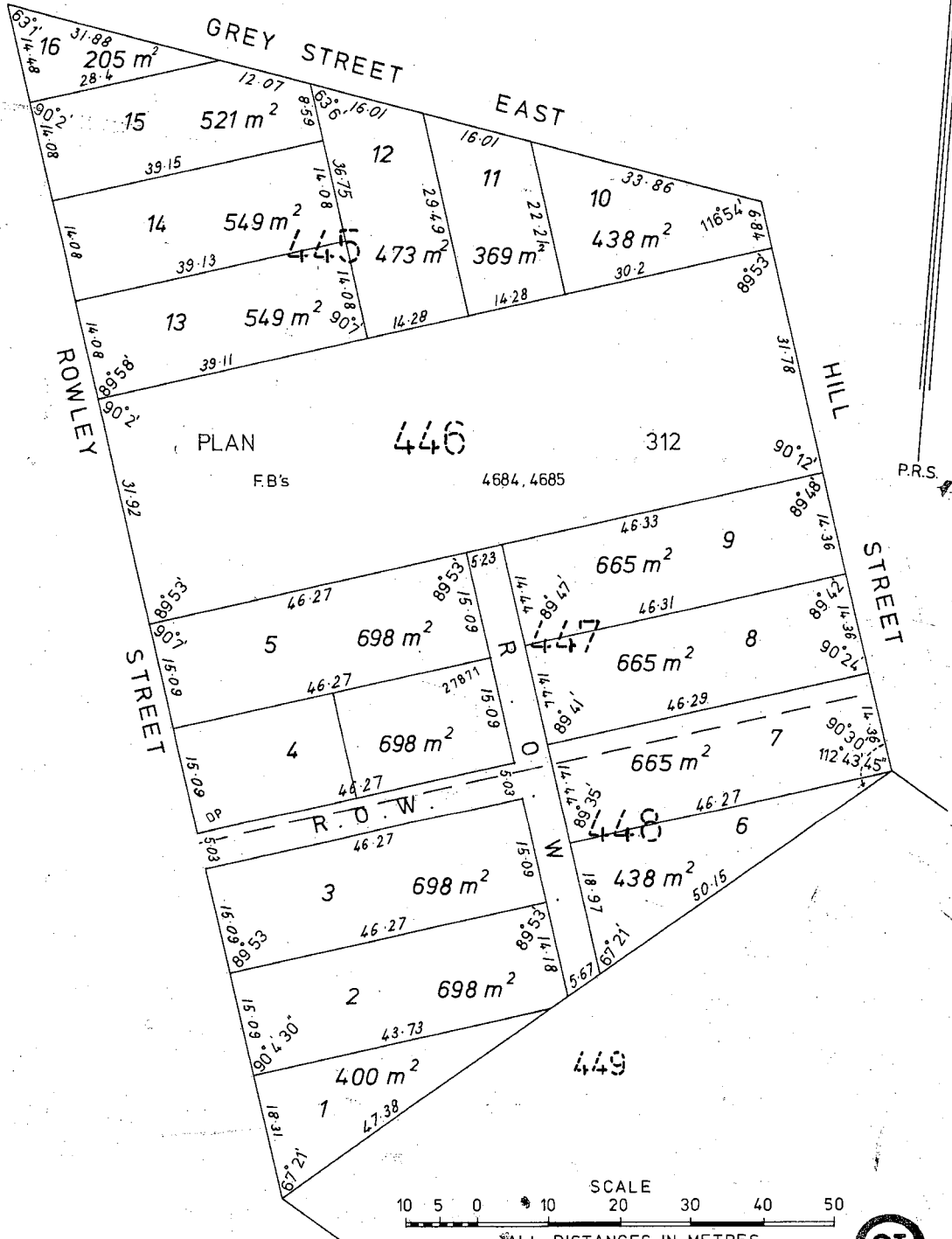
P 000316 F 01



P.A.W./R.O.W as shown on this Survey  
is amended to Lot 446.

Regulation 6 Transfer of Land (Surveys) Regulation 1995  
CORR. 1775-2000-01

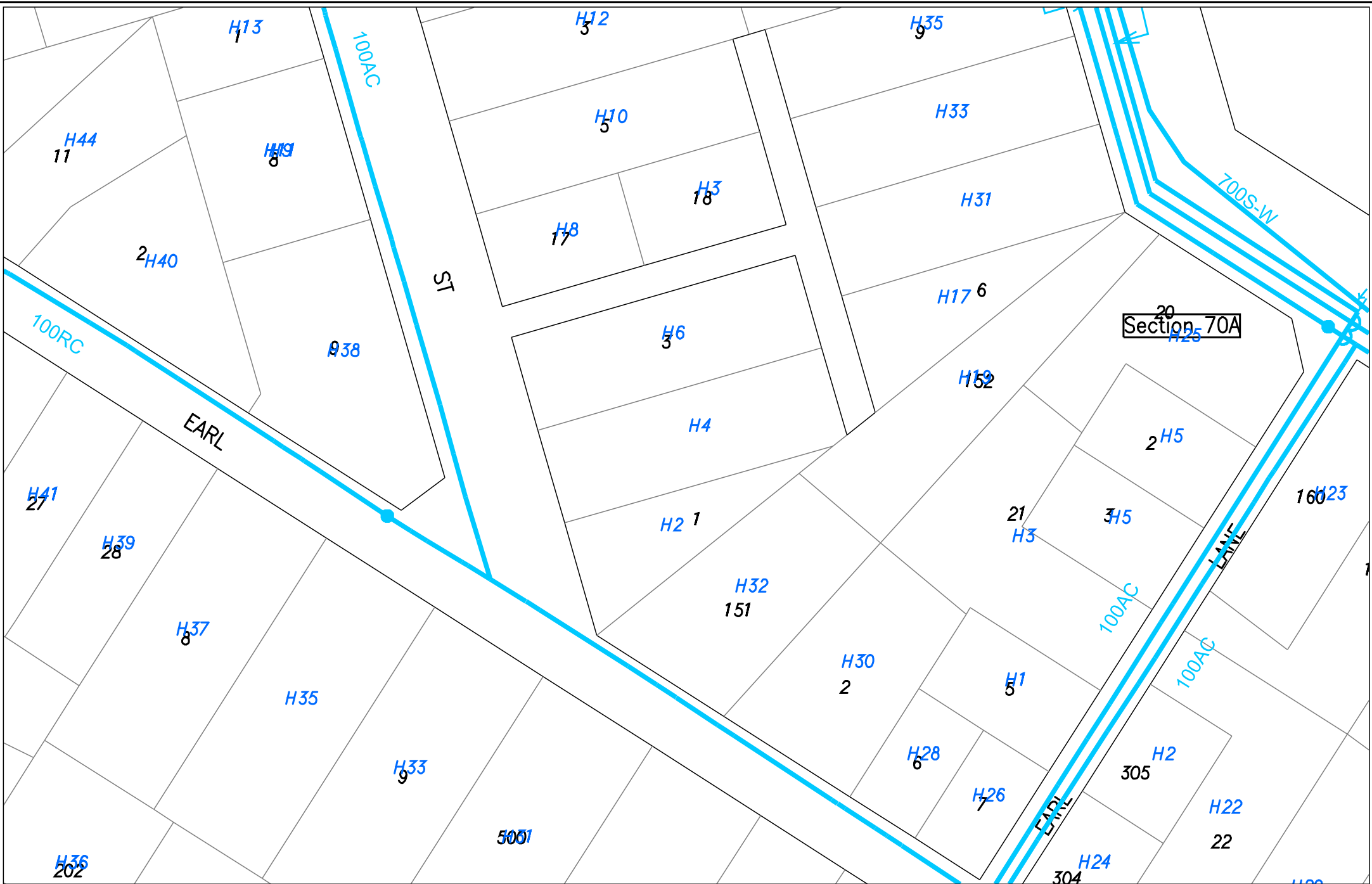
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SCALE  
10 5 0 10 20 30 40 50  
ALL DISTANCES IN METRES

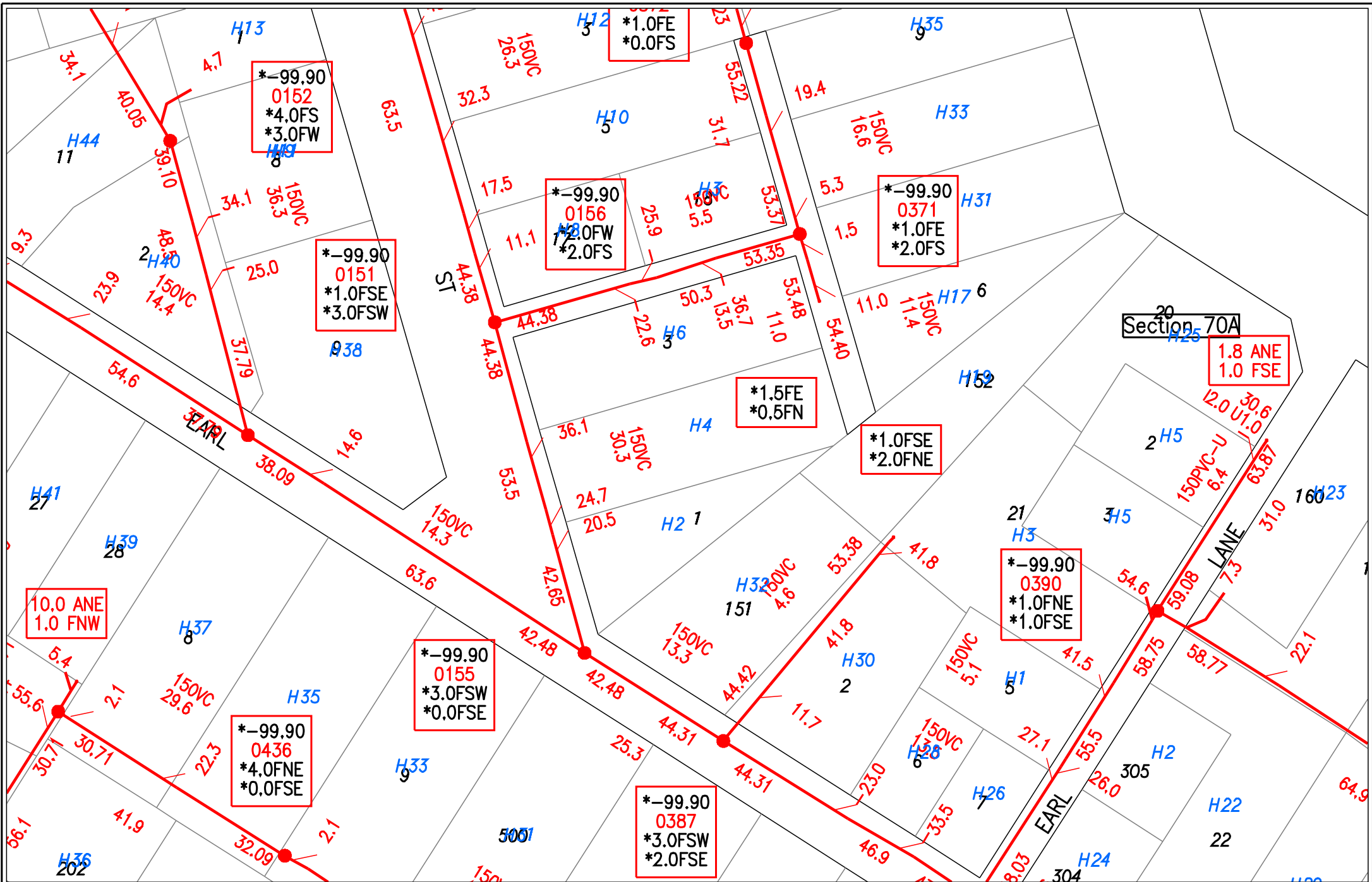


PLAN 316



**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).



Scale: 1:750 Centre Point: 117.889°, -35.026°

Sequence No: 240228848

Print Date: 06/06/2024 Page: 1 of 1



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# SYMBOLS SHEET

## GAS UTILITY NETWORK

### EXISTING GAS NETWORK

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

### PROPOSED GAS 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

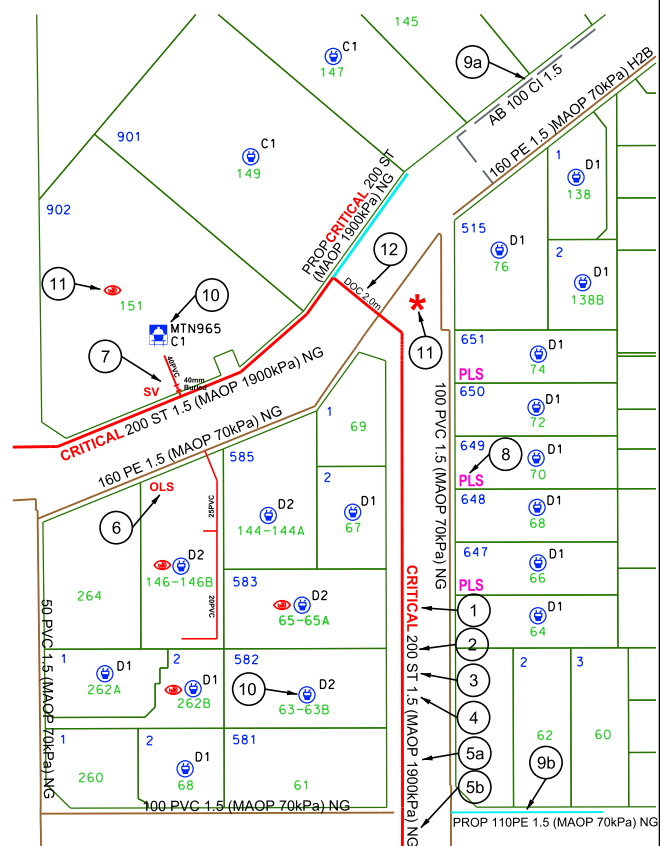
- Duct
- Horizontal Boring
- Sleeve
- Road Crossing
- Concrete Slabbing

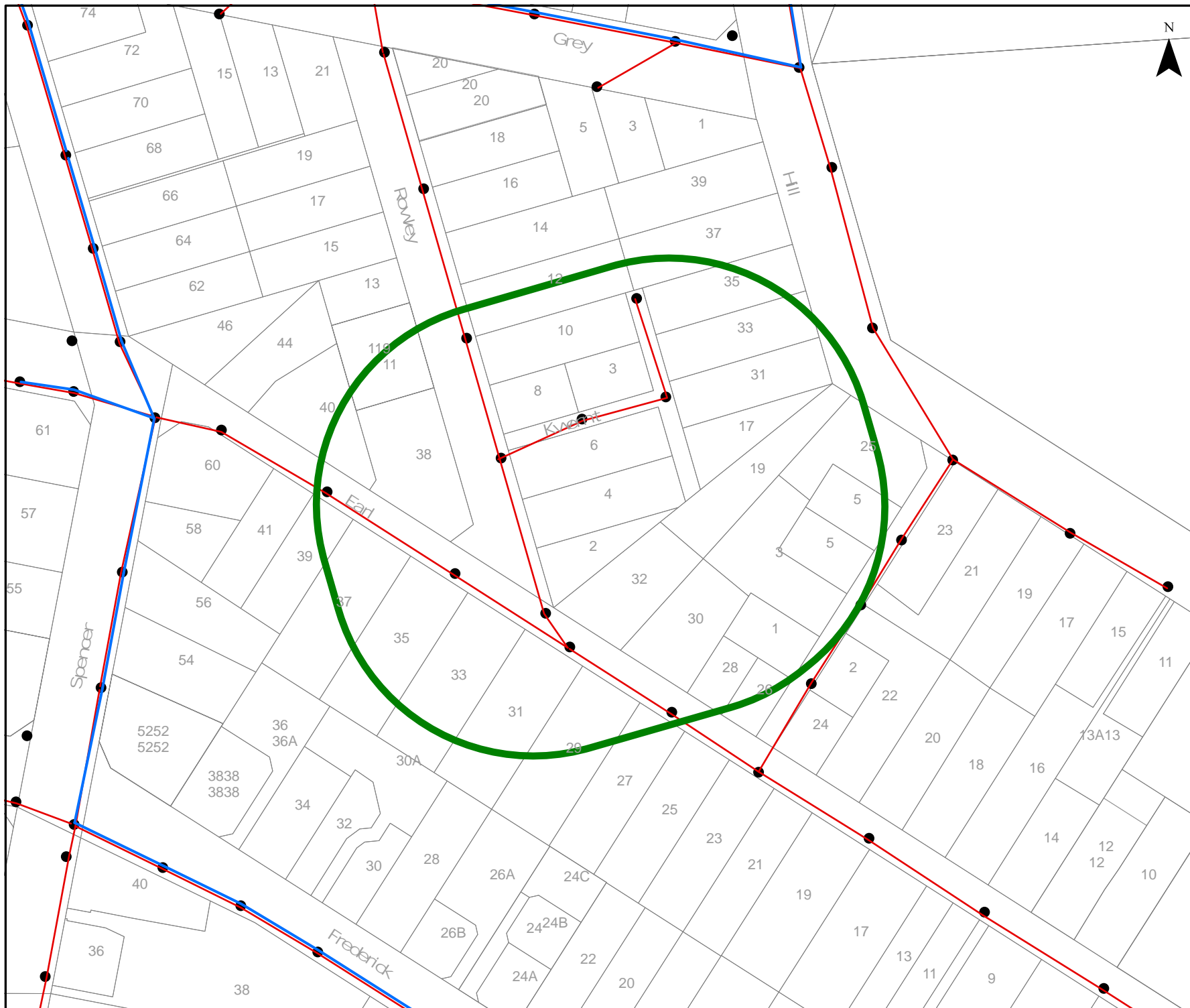
## FEATURES

- |                 |                             |                  |                  |
|-----------------|-----------------------------|------------------|------------------|
| 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 | Pressure Upgrade |
| Gas Service     | Asset end on Main           |                  |                  |
| 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.





**OVERHEAD LEGEND**

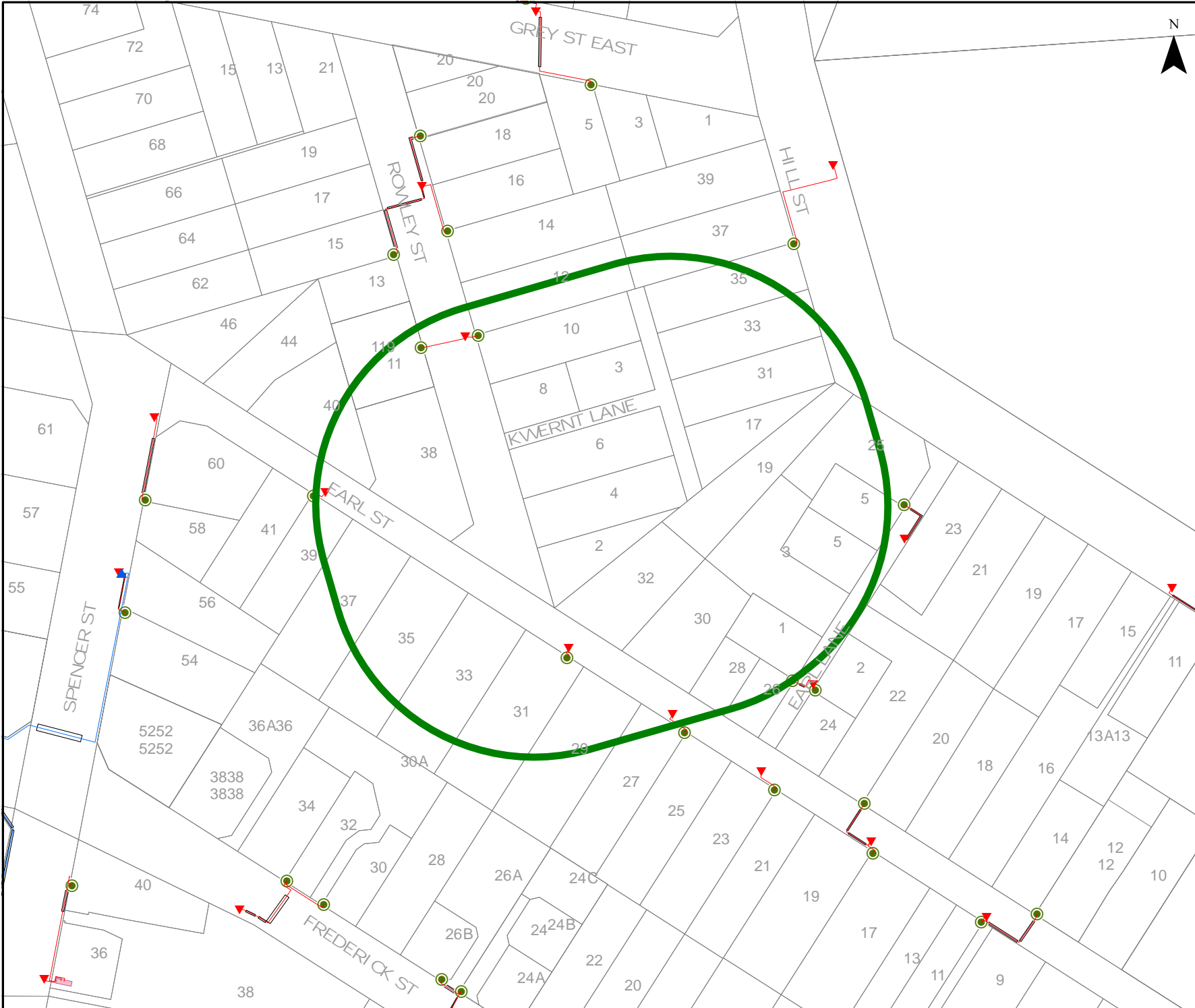
- Structures**
- Power Pole    ■ Transmission Poles
- Transmission Overhead Powerline**
- Transmission (33kV - 330kV)
- Distribution Overhead Powerline**
- High Voltage (1kV - 33kV)
- Low Voltage (< 1kV)
- Proposed Construction Assets**
- Design Area \*
- High Voltage Overhead Powerline
- Low Voltage 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
  - Metal Pole
  - Transformer Site
  - UG Crossing \*
  - Ring Main Unit
  - 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
  - Transformer site
  - HV Termination
  - LV Termination

- State Underground Power Project**
- CURRENT Work Area \*
  - COMPLETED Area \*

- Feature**
- Area of Interest

\* Please refer to coversheet

**Privately owned cables NOT SHOWN (including house services)**

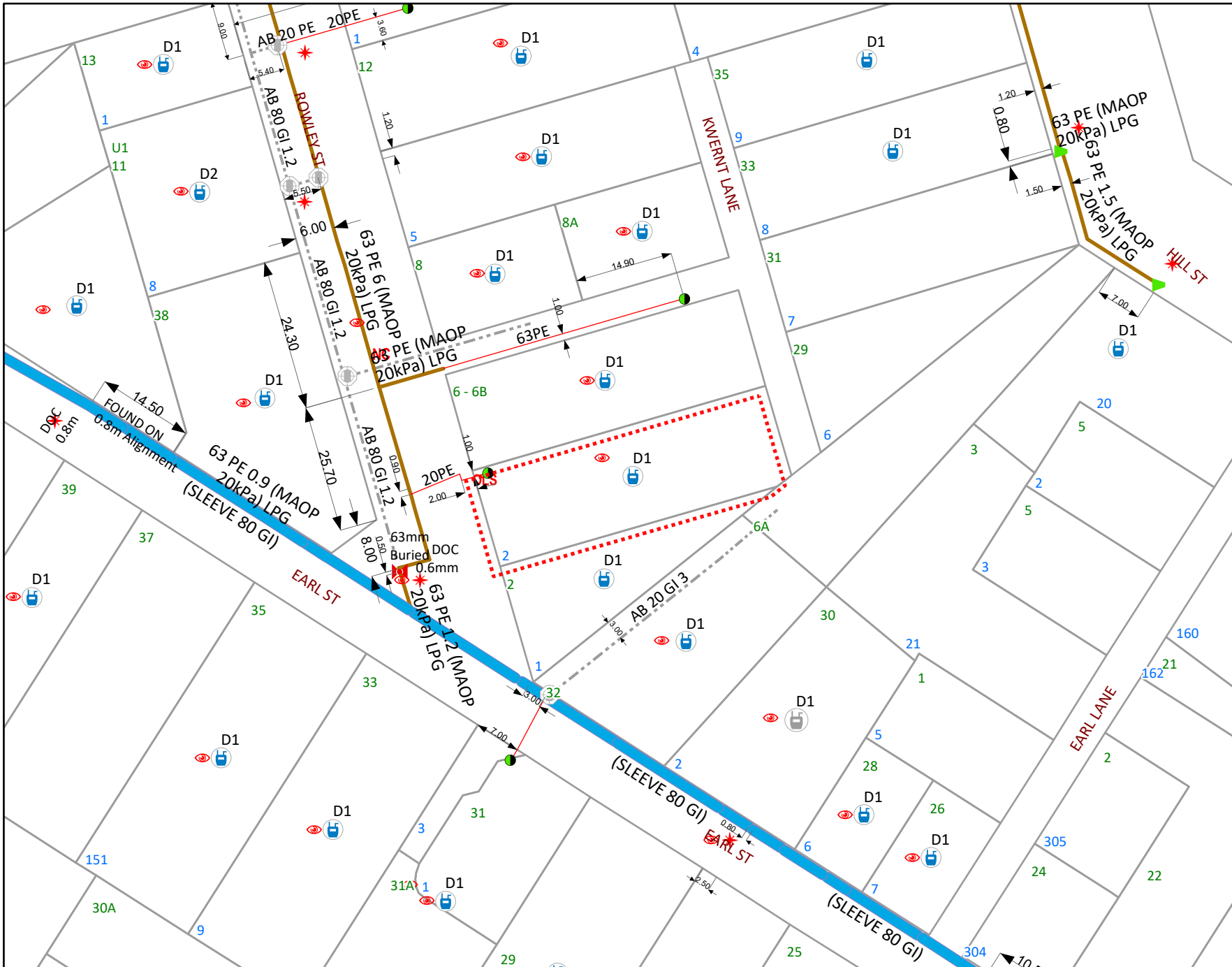
This map is **INDICATIVE ONLY**.  
Hand exposure via pothole method is **MANDATORY**.

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

Information valid for 30 days from date of issue

A4 Scale : 1:1500

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



### WARNING

#### Refer to Cover Sheet for Further Information

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

Please refer to Symbols Sheet for Further Information

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

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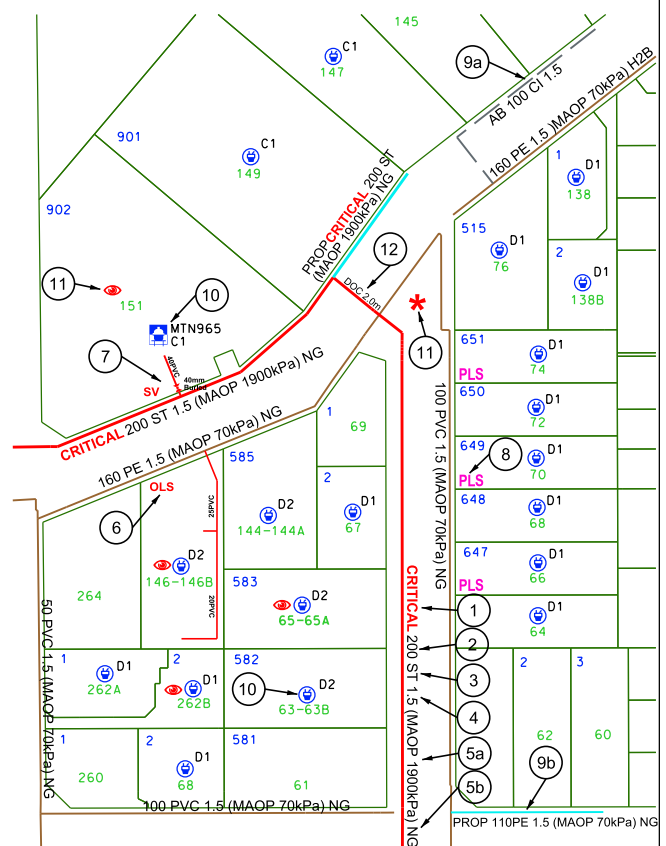
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- Horizontal Boring
- Sleeve
- Road Crossing
- Concrete Slabbing

## FEATURES

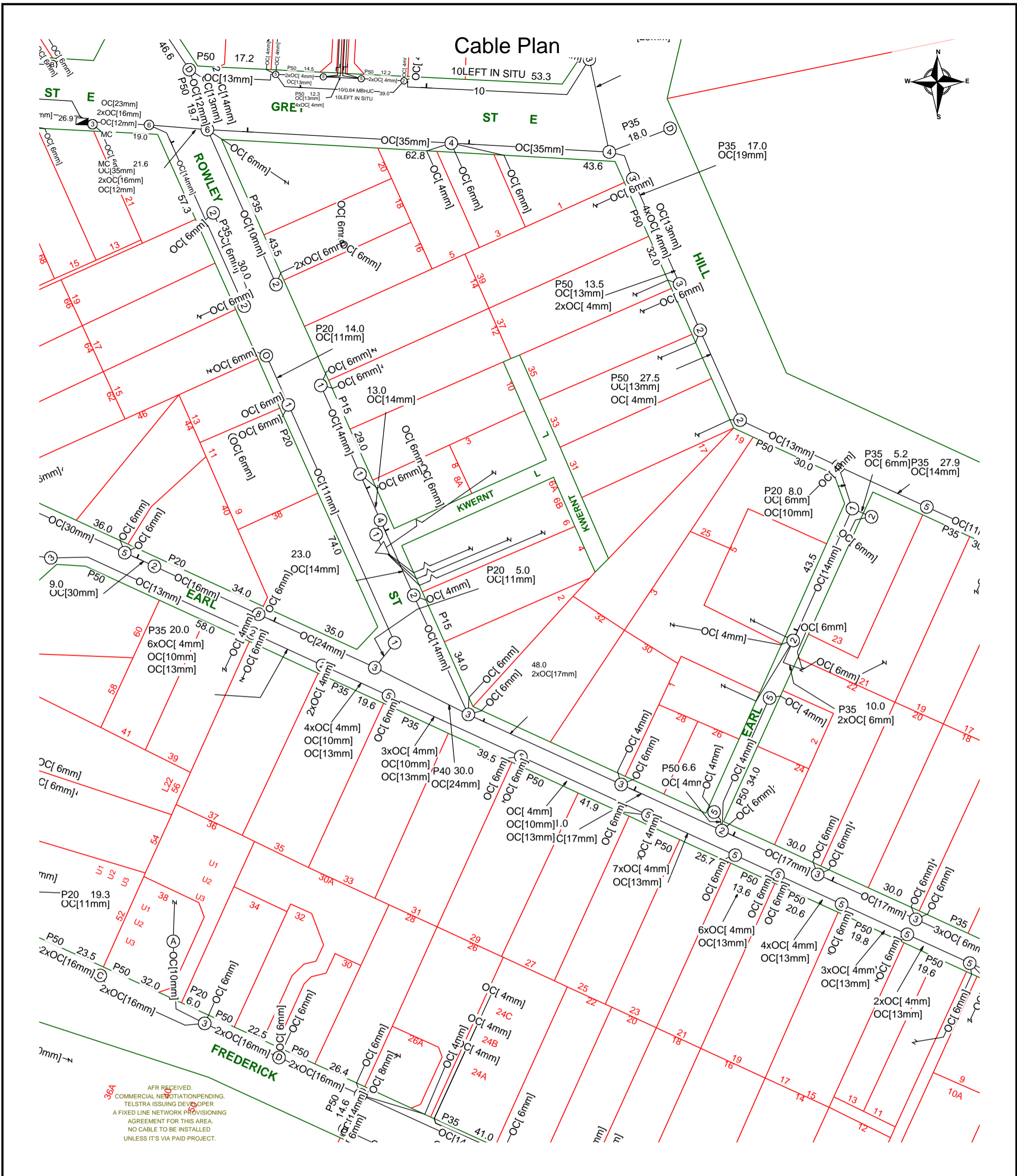
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Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>  
 Ph - 13 22 03  
 Email - Telstra.Plans@team.telstra.com  
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

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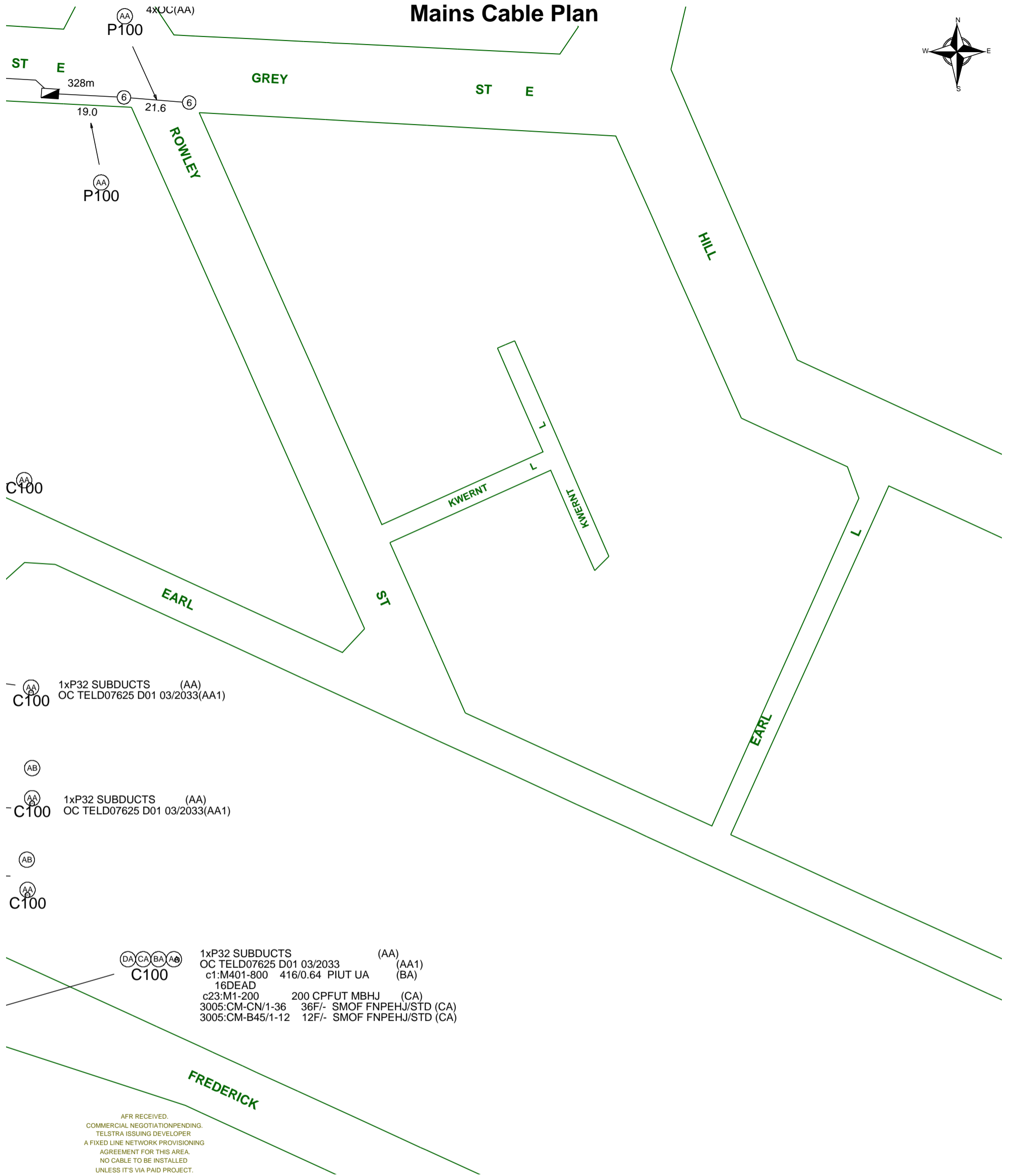
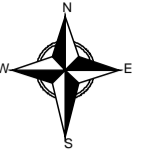
Please read Duty of Care prior to any excavating

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

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

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

# Mains Cable Plan



① 1xP32 SUBDUCTS (AA)  
 C100 OC TELD07625 D01 03/2033(AA1)

② 1xP32 SUBDUCTS (AA)  
 C100 OC TELD07625 D01 03/2033(AA1)

③  
 C100

④ ⑤ ⑥ ⑦ ⑧ 1xP32 SUBDUCTS (AA)  
 C100 OC TELD07625 D01 03/2033 (AA1)  
 c1:M401-800 416/0.64 PIUT UA (BA)  
 16DEAD  
 c23:M1-200 200 CPFUT MBHJ (CA)  
 3005:CM-CN/1-36 36F/- SMOF FNPEHJ/STD (CA)  
 3005:CM-B45/1-12 12F/- SMOF FNPEHJ/STD (CA)

AFR RECEIVED.  
 COMMERCIAL NEGOTIATION PENDING.  
 TELSTRA ISSUING DEVELOPER  
 A FIXED LINE NETWORK PROVISIONING  
 AGREEMENT FOR THIS AREA.  
 NO CABLE TO BE INSTALLED  
 UNLESS IT'S VIA PAID PROJECT.



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: 240228850

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 06/06/2024 12:07:12

**WARNING**

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## OPENING ELECTRONIC MAP ATTACHMENTS -

Telstra Cable Plans are generated automatically in either PDF or DWF file types, dependent on the site address and the size of area selected. You may need to download and install free viewing software from the internet e.g.



### DWF Map Files (all sizes over A3)

Autodesk Viewer (Browser) (<https://viewer.autodesk.com/>) or

Autodesk Design Review (<http://usa.autodesk.com/design-review/>) for DWF files. (Windows PC)



### PDF Map Files (max size A3)

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

## Telstra BYDA map related enquiries email

[Telstra.Plans@team.telstra.com](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

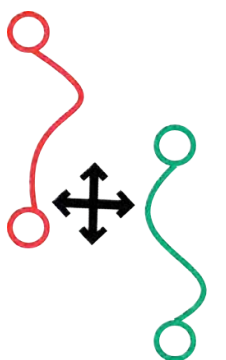
**13 22 00**



**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>



Certified Locating Organisation (CLO)

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

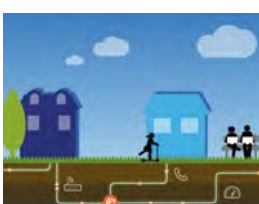
Please refer to attached Accredited Plant Locator.pdf



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

	<p>Exchange (Major Cable Present)</p>		<p>Cable Jointing Pit (number / Letter indicating Pit Type)</p>
	<p>Footway Access Chamber (can vary from 1-lid to 12-lid)</p>		<p>Elevated Joint (above ground joint on buried cable)</p>
	<p>Pillar / Cabinet (above ground / free standing)</p>		<p>Telstra Plant in shared Utility trench</p>
	<p>Above ground complex equipment housing (eg RIM) Please Note: This equipment is powered by 240V Electricity</p>		<p>Aerial Cable / Overhead (includes on wall)</p>
<p>OC</p>	<p>Other Carrier Telecommunications Cable/Asset</p>		<p>Aerial Cable (attached to joint Use Pole e.g. Power)</p>
<p>Dist</p>	<p>Distribution cables in Main Cable ducts</p>		<p>Direct Buried Cable</p>
<p>MC</p>	<p>Main Cable ducts on a Distribution plan</p>		<p>Marker Post Installed Buried Transponder</p>
	<p>Blocked or damaged duct.</p>		<p>Marker Post, Transponder</p>
	<p><b>Roadside / Front Boundary</b> 2 pair lead-in to property from pit in street 1</p> <p>O59 pair working (pair ID 059) 1 DEAD 1 pair dead (i.e. spare, not connected)</p> <p><b>Side / Rear Property Boundary</b> <b>Property Number</b> 107</p>		<p>Optical Fiber cable direct buried</p>
	<p>Single to multiple round conduit Configurations 1,2,4,9 respectively (attached text denotes conduit type and size)</p>	<div style="border: 1px solid black; padding: 5px;"> <p><b>Some examples of conduit type and size:</b></p> <p>A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galanised iron, E - Earthenware Conduit sizes <i>nominally</i> range from 20mm to 100mm P50 50mm PVC conduit P100 100mm PVC conduit A100 100mm asbestos cement conduit</p> </div>	
	<p>Multiple square conduit Configurations 2, 4, 6 respectively (attached text denotes conduit type and size)</p>		
<p>Some Examples of how to read Telstra Plans</p>			
	<p>-50- 10 30 20.0</p>	<p>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</p>	
	<p>AA - (cable information) AB - (cable information) BA - (cable information)</p> <p>C100 P100 245.0</p>	<p>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)</p>	

14/06/2024

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

To whom it may concern,

**RE: RENTAL APPRAISAL – 4 ROWLEY STREET, ALBANY**

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 **\$720.00 - \$760.00 per week** in the current rental market. The higher amount could be gained with the consideration of allowing pets.

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

Smoke Alarm guidelines:

[DFES\\_fireinthehome-smokealarm-renting-selling-FAQs.pdf](#)

Internal Blind cord requirements:

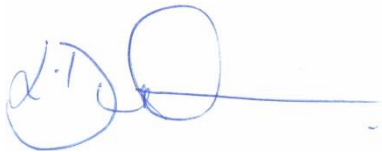
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

Minimum Security Requirements:

[Rental property security standards | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](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, consisting of a stylized 'L' and 'D' followed by a horizontal line.

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.