

**FOR SALE**



**Offers Above \$649,000**

## 40 GALLE STREET, YAKAMIA



### ALL SET TO IMPRESS – INDOORS AND OUT

- Stylish, modern brick and Colorbond home
- Open family/dining room, theatre, patio, amazing kitchen
- Corner block, two-road access, easy gardens, double garage
- 7.5m x 7.5m shed with power, high doors for caravan
- Central location near shops, few mins to town, schools



 **4**  **2**  **4**  **648 m2**

**Lee Stonell**

**0409 684 653**

0898414022

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



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

## 40 GALLE STREET, YAKAMIA



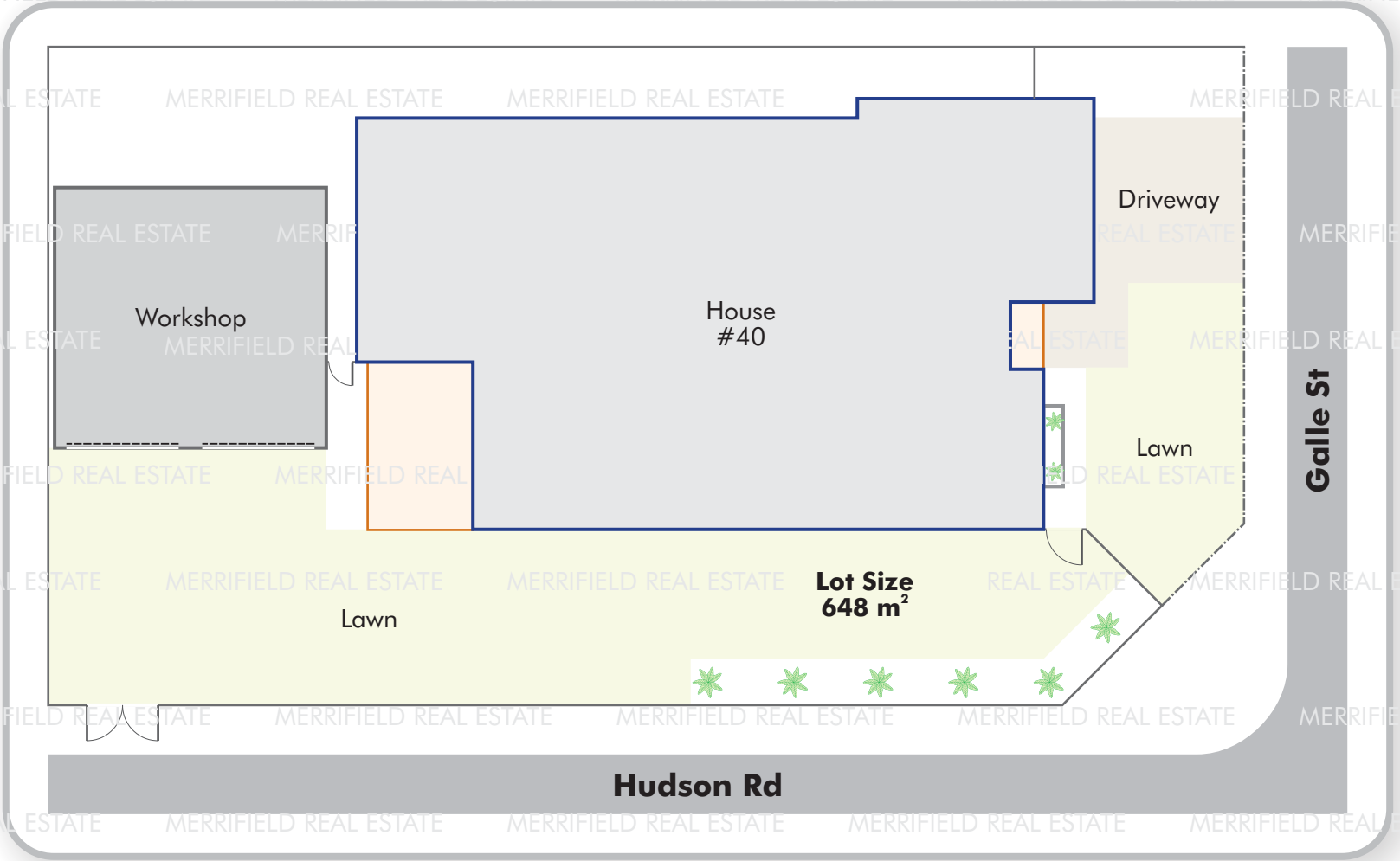
### Specification

Asking Price	Offers Above \$649,000	Land Size	648.00 m2
Bedrooms	4	Frontage	See Deposited Plan 55175
Bathrooms	2	Restrictive Covenants	Refer to Certificate of Title
Toilets	2	Zoning	Residential R25
Parking	4	School Zone	Yakamia P.S. & N.A.S.H.S
Sheds	7.5m x 7.5m powered	Sewer	Connected
HWS	Instant Gas	Water	Scheme Drinking Water
Solar	N/A	Internet Connection	Available
Council Rates	\$2,987.55	Building Construction	Brick & Colorbond
Water Rates	\$1,525.99	Insulation	Present
Strata Levies	N/A	Built/Builder	2017 / Plunkett Homes
Weekly Rent	\$600 - \$670 per week	BAL Assessment	N/A

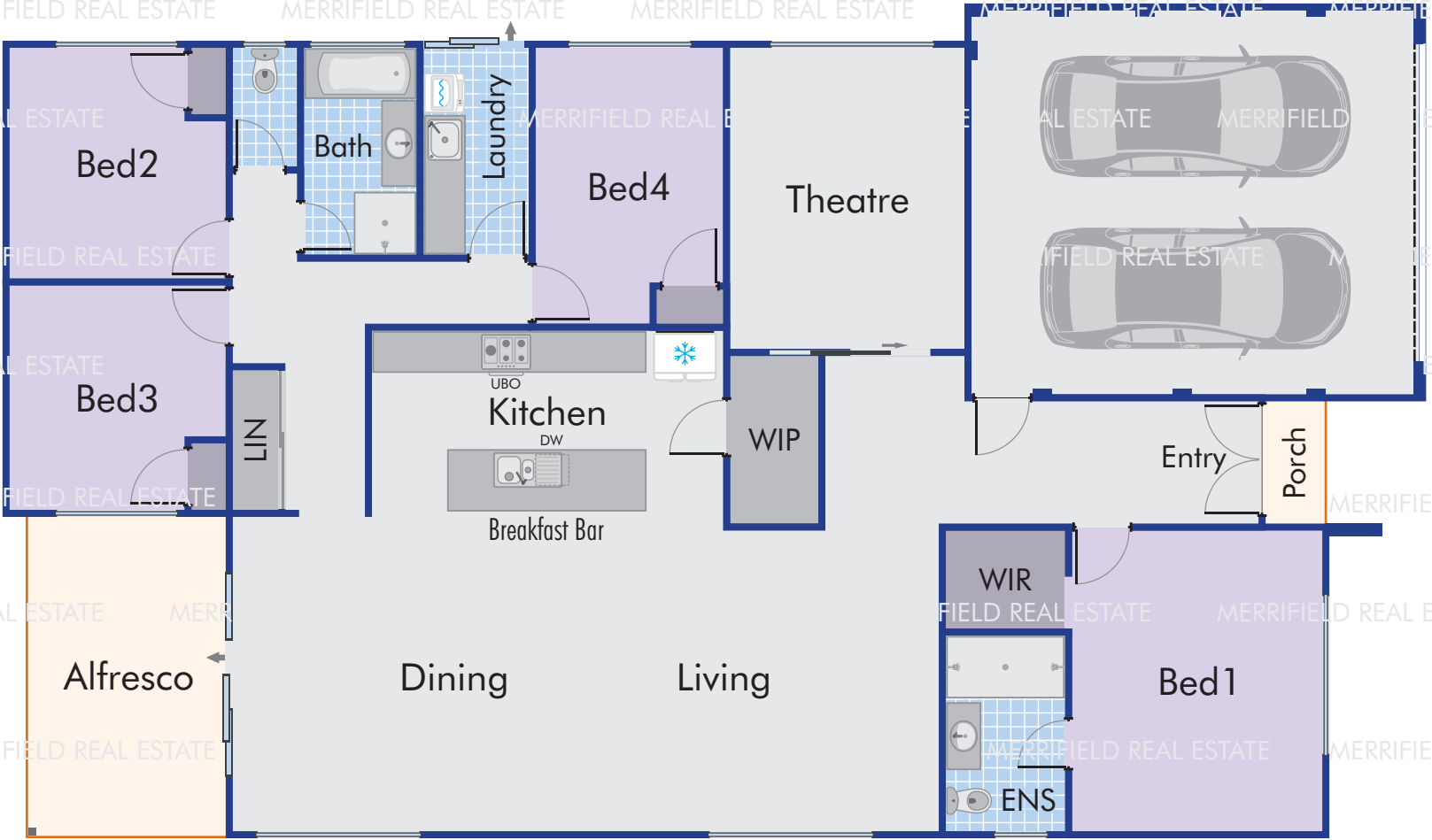




4 | 2 | 2



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.





Created: 23 January 2024 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>



WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2672

668

## 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 687 ON DEPOSITED PLAN 55175

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)

LUKE VAN DONGEN  
FIONA MARIE VAN DONGEN  
BOTH OF 22 VIVIAN CRESCENT LOCKYER WA 6330  
AS JOINT TENANTS

(T N370278 ) REGISTERED 30/6/2016

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

1. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO LOCAL AUTHORITY - SEE DEPOSITED PLAN 55175
2. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION SEE DEPOSITED PLAN 55175
3. RESTRICTIVE COVENANT BENEFIT - SEE DEPOSITED PLAN 55175 AND INSTRUMENT K379355
4. RESTRICTIVE COVENANT BURDEN - SEE DEPOSITED PLAN 55175 AND INSTRUMENT K379355
5. P330138 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 25/10/2022.

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: DP55175  
PREVIOUS TITLE: 2654-652  
PROPERTY STREET ADDRESS: 40 GALLE ST, YAKAMIA.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

# Deposited Plan 55175

Lot	Certificate of Title	Lot Status	Part Lot
661	2672/651	Registered	
662	2672/652	Registered	
663	2672/653	Registered	
664	2672/654	Registered	
665	2672/655	Registered	
666	2672/656	Registered	
667	2672/657	Registered	
668	2672/658	Registered	
669	2672/659	Registered	
670	2672/660	Registered	
671	2672/661	Registered	
672	2672/662	Registered	
682	2672/663	Registered	
683	2672/664	Registered	
684	2672/665	Registered	
685	2672/666	Registered	
686	2672/667	Registered	
687	2672/668	Registered	
688	2672/669	Registered	
689	2672/670	Registered	
690	2672/671	Registered	
691	2672/672	Registered	
692	2672/673	Registered	
693	2672/674	Registered	
694	2672/675	Registered	
695	2672/676	Registered	
696	2672/677	Registered	
697	2672/678	Registered	
698	2672/679	Registered	
699	2672/680	Registered	
700	2672/681	Registered	
3001	LR3149/327	Registered	
9005	2672/682 (Cancelled)	Retired	
0	N/A	Registered	
0	N/A	Registered	









### INSTRUCTIONS

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
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.

### NOTES

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

EXAMINED

K379355 RC

16 Oct 2007 14:57:32 Perth



REG \$ 85.00

CP

LODGED BY HOFRAD PTY LTD  
ADDRESS PO Box 7019  
CLOISTERS SQUARE  
WA  
6850  
PHONE No. 08 9481 7070  
FAX No 08 9481 7077  
REFERENCE No. Stage 4A & B HV  
ISSUING BOX No. BOX 888

PREPARED BY AS ABOVE  
ADDRESS  
PHONE No. FAX No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY.

3/5 (1) 5

TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

1. _____	Received Items
2. _____	Nos.
3. _____	
4. _____	
5. _____	
6. _____	Receiving Clerk

*M*

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.



**Schedule**

**Item 1 - The Estate**


Lot 9004 on Deposited Plan 54684, the whole of the land in Certificate of Title  
Volume 2654 Folio 652

**ATTESTATION SHEET**

Executed by the Registered Proprietor as a Deed on the 16<sup>th</sup> of October 2007

Signed by THEODORE HENRY SHARP  
as the duly appointed Power of  
Attorney (J424385) for HOFRAD  
PTY LTD in the presence of: .....



Witness signature...  .....

Witness name... Juliet Hensworth .....

Witness address... 67 Archibald Street .....

Willagee WA 6156 .....

Witness occupation... Contracts Administrator .....



- (vi) fencing other than BHP Neetascreen™, or a similar type of material, and is painted in Dulux "Colorbond Harvest®", or an equivalent colour in other product ranges; and
- (vii) fencing less than 1,800mm in height, except as otherwise stated in paragraphs c (iii) and c (iv) above.
- (d) Take or permit any action to be taken to remove, alter, mark or deface a retaining wall or fence constructed by Hofrad Pty Ltd on or about any of the boundaries of the Lot and not permit such wall or fence to become damaged or unsafe nor permit any roots or any tree, plant or any building or other thing on the Lot to cause such wall or fence to become structurally unsound, or repair or renew such walls and fences except in the same style and colour as the existing walls or fences being repaired or renewed.

The above restrictive covenants shall expire and cease to have effect from and including 31 January 2017.

### 3. Benefit and Burden of Covenants

---

The burden of the covenants in clauses 2 is appurtenant to and will run with each Lot and the benefit is for every Lot to the intent that the covenants will bind the Registered Proprietor and the registered proprietor from time to time of each Lot as the context of this deed admits or requires and will be for the benefit of the Registered Proprietor and any other registered proprietor from time to time of every Lot, but not so as to render the Registered Proprietor personally liable in respect of each Lot after the Registered Proprietor no longer has any registered interest in that Lot.

### 4. Consents under Section 136E of the Transfer of Land Act

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The Registered Proprietor will obtain any consents required under Section 136E of the Transfer of Land Act to the creation of this deed and the creation of the restrictive covenants over the Lots pursuant to Section 136D of the Transfer of Land Act.

### 5. Severance

---

If any covenant in this deed or its application to any person or circumstance is or becomes invalid or unenforceable then the remaining covenants of this deed will not be affected and each remaining covenant will be valid and enforceable to the fullest extent permitted by law.

**EXECUTED** as a deed

**2. Special Covenants relating to use by Registered Proprietor in respect of Lots 661- 672 (incl.), 682 – 700 (incl.).**

2.1 The Registered Proprietor pursuant to Section 136D of the Transfer of Land Act creates the covenants set out in clause 2.2 in respect of the Lots and agrees that the covenants will be registered against the Certificates of Title in respect of each Lot.

2.2 The Registered Proprietor (which expression includes the transferees, assigns and successors of the Registered Proprietor) covenants that the Registered Proprietor will NOT:

- (a) use or permit the Lot to be used other than for the construction and occupation of one permanent non-transportable single private residence ('residence').
- (b) Construct or permit to be constructed on the Lot any residence unless:
  - (i) all external walls other than glazing or windows or minor features are constructed of brick, brick veneer, reverse brick veneer, rammed earth, stonework or rendered masonry, or other materials approved in writing by Hofrad Pty Ltd either generally or specifically;
  - (ii) all roofs are covered either with:
    - 1. clay or concrete tiles; or
    - 2. metal sheeting having its exterior surface painted or otherwise coated, sealed or treated so as to reasonably reduce light reflection; or
    - 3. a combination of such tiles or sheeting, or other materials approved in writing by Hofrad Pty Ltd either generally or specifically;
  - (iii) the floor area of the residence (measured over the external walls but excluding the area of any carport or garage) is not less than 160 square metres;
  - (iv) a garage or carport capable of accommodating two or more motor vehicles, side by side, is contained under the main roof of the residence; and
  - (v) there is at least one single driveway and crossover of brick or concrete construction completed prior to or not later than the completion of construction of the residence on the Lot.
- (c) Construct or permit to be constructed on the Lot any:
  - (i) outbuilding which exceeds 10 square metres in floor area (including any detached garage, workshop, garden shed, storage shed or the like) that are within 10 metres of a road reserve in the case of the Primary Street (as defined in the R-Codes) or within 7.5 metres in the case of a Secondary Street (as defined in the R-Codes), unless constructed in the same materials, colours and finishes as the residence;
  - (ii) fencing on or within two metres of the Primary Street boundary as defined in the Residential Design Codes of Western Australia;
  - (iii) side boundary fencing forward of the building line, except for an allowance of a single panel that is no greater than 2,360mm wide, and that tapers down from 1800mm above natural ground level down to 900mm in height above natural ground level;
  - (iv) fencing erected on retaining walls, where that fencing is less than 1,200mm in height or greater than 1,800mm in height above the top of the retaining wall;
  - (v) fencing abutting any public open space or public reserve (including a road reserve) unless such fencing is constructed of a material and colour described in paragraph c (vi) below;

**BLANK INSTRUMENT FORM****RESTRICTIVE COVENANTS**

(Note 1)

ABN 66 012 878 629  
 WESTERN AUSTRALIA STAMP DUTY  
 DEE 16/10/07 14:47 002809201-002  
 FEE \$ \*\*\*\*\*0  
 SD \$ \*\*\*\*\*20.00 PEN \*\*\*\*\*.00

**HILLVIEW AT YAKAMIA – STAGE 4A & B**  
**Deed of Restrictive Covenant**  
 (pursuant to Section 136D of the Transfer of Land Act)

**Parties:** **HOFRAD PTY LTD** (A.C.N. 008 710 790) of Level 33, QV.1 Building, 250 St George's Terrace, Perth, Western Australia ("**Registered Proprietor**") ✓

**Recitals:**

- A. The Registered Proprietor is the registered proprietor of the Estate. ✓
- B. The Registered Proprietor is subdividing the Estate and proposes to register plans of subdivision in respect of the Estate.
- C. The Registered Proprietor has procured the preparation of the Subdivision Plan in respect of part of the Estate.
- D. The Registered Proprietor wishes to register restrictive covenants in respect of the Lots pursuant to Section 136D of the Transfer of Land Act so that those covenants will burden and benefit the Lots. ✓

**Operative Provisions:****1. Definitions**

- 1.1 The following words have the meanings in this deed unless the contrary intention appears:

**Construct** means construct or erect or commence or cause or allow to be constructed or erected and where the context permits includes paint, render or otherwise finish or cause or allow to be painted, rendered or otherwise finished.

**Estate** means all the land described in Item 1 of the Schedule.

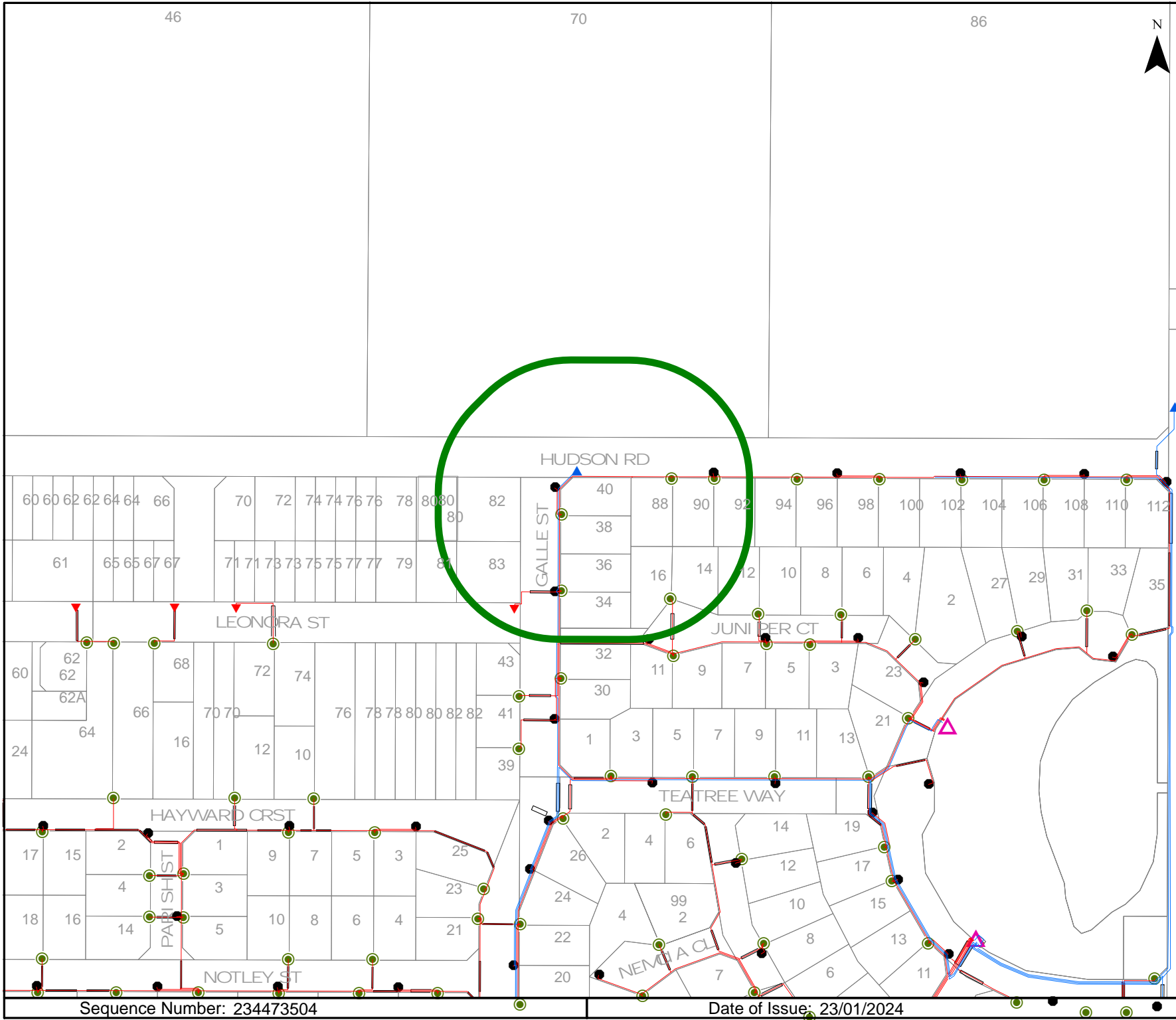
**Lots** means Lots 661- 672 (incl.), 682 – 700 (incl.) on and created upon the registration of the Subdivision Plan and **Lot** has a corresponding meaning.

**R-Codes** means the Residential Design Codes of Western Australia.

**Subdivision Plan** means the plan of subdivision of the Estate into residential lots lodged for registration at the Department of Land Information and having Deposited Plan number 55175 or any substitute number, and includes any plan, or diagram lodged which amends or is in substitution for that plan.

- 1.2 A reference to a boundary or the area of a Lot is a reference to the boundary or the area of that Lot as shown on the Subdivision Plan.





## 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)

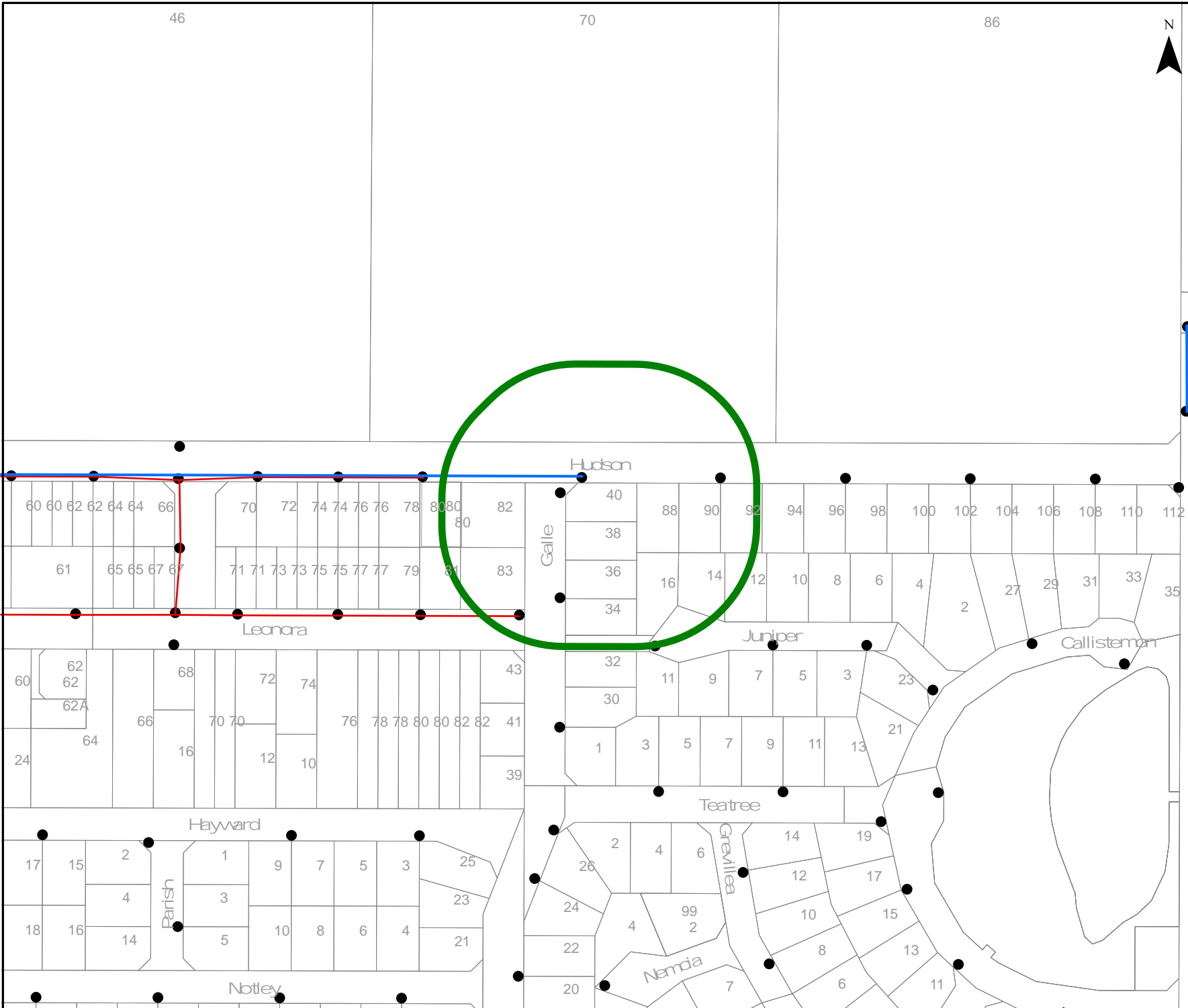
This map is INDICATIVE ONLY.  
Hand exposure via pothole  
method is MANDATORY.


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

Information valid for 30 days  
from date of issue

A4 Scale : 1:2500

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





**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

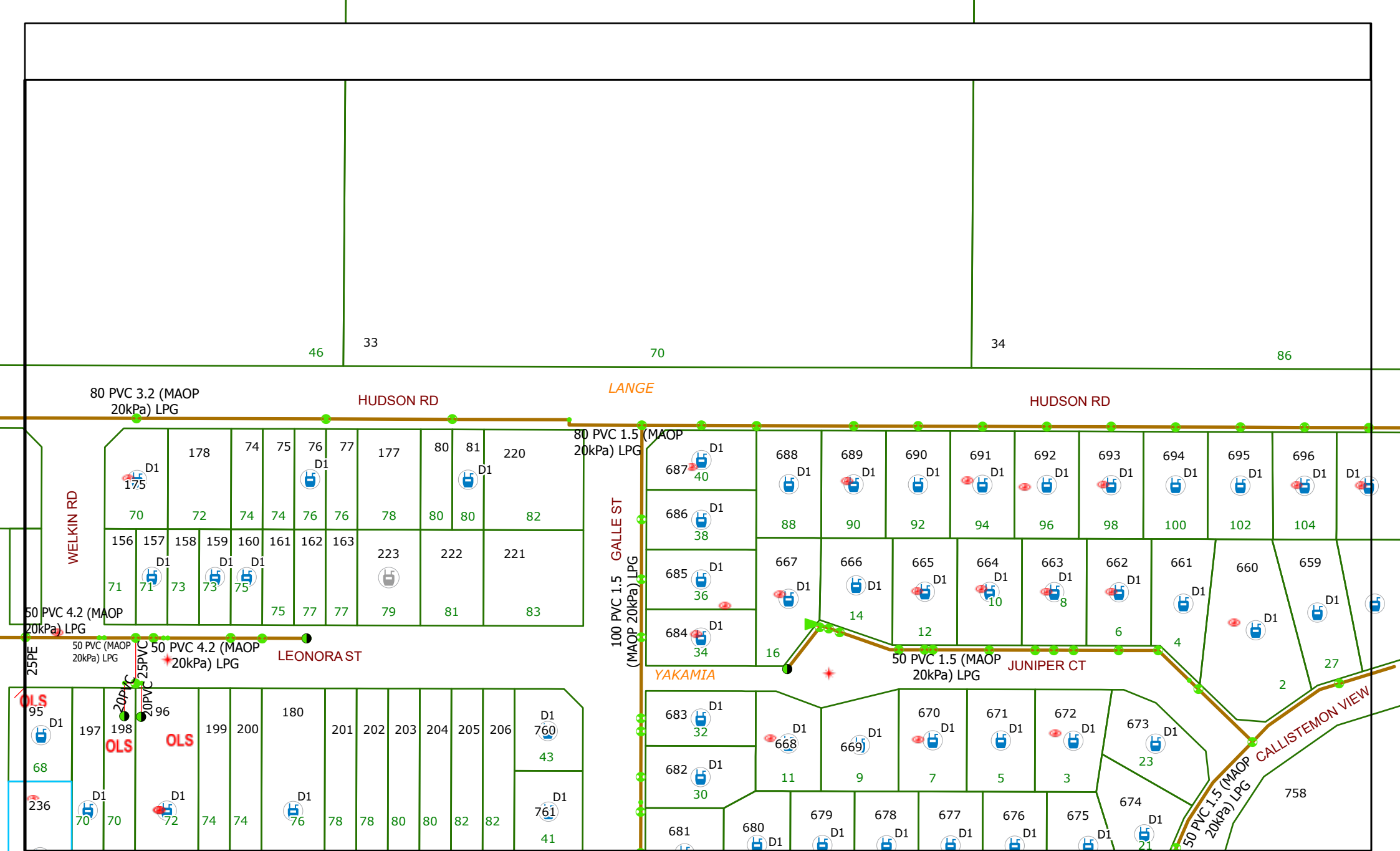
A4

Scale : 1:2500

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

Sequence Number: 234473504

Date of Issue: 23/01/2024



Sequence No: 234473507

Map Tile: 1

Scale: 1:1500

© ATCO Gas Australia Pty Ltd  
ABN 90 089 531 975

Job No: 35864084

Date: 23/01/2024

Location: 40 Galle St, Yakamia 6330



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






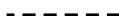

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Western Australian Land Information Authority trading as Landgate






# SYMBOLS SHEET

## GAS UTILITY NETWORK








### EXISTING GAS NETWORK

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





### PROPOSED GAS NETWORK

-  Proposed Main
-  Common Trenching
-  Replacement Program

### ABANDONED GAS NETWORK

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

### COMPOUNDS

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

### VALVES

-  Isolation Valves
-  Service Valves






### MONITORING DEVICES

-  Flow Monitoring Device
-  Pressure Monitoring Device



### ASSOCIATED INFRASTRUCTURE

-  Associated Asset




### DUCTS AND SLEEVES

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











### REGULATOR SETS

-  Regulator Set
-  Boundary Regulator




### DELIVERY POINTS

-  Meter
-  Interval Meter
-  Meter Set

### PIPE JUNCTIONS














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

### PROTECTION DEVICES



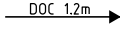
-  Test Point
-  Anode
-  Rectifier

## FEATURES






### FEATURE POINTS

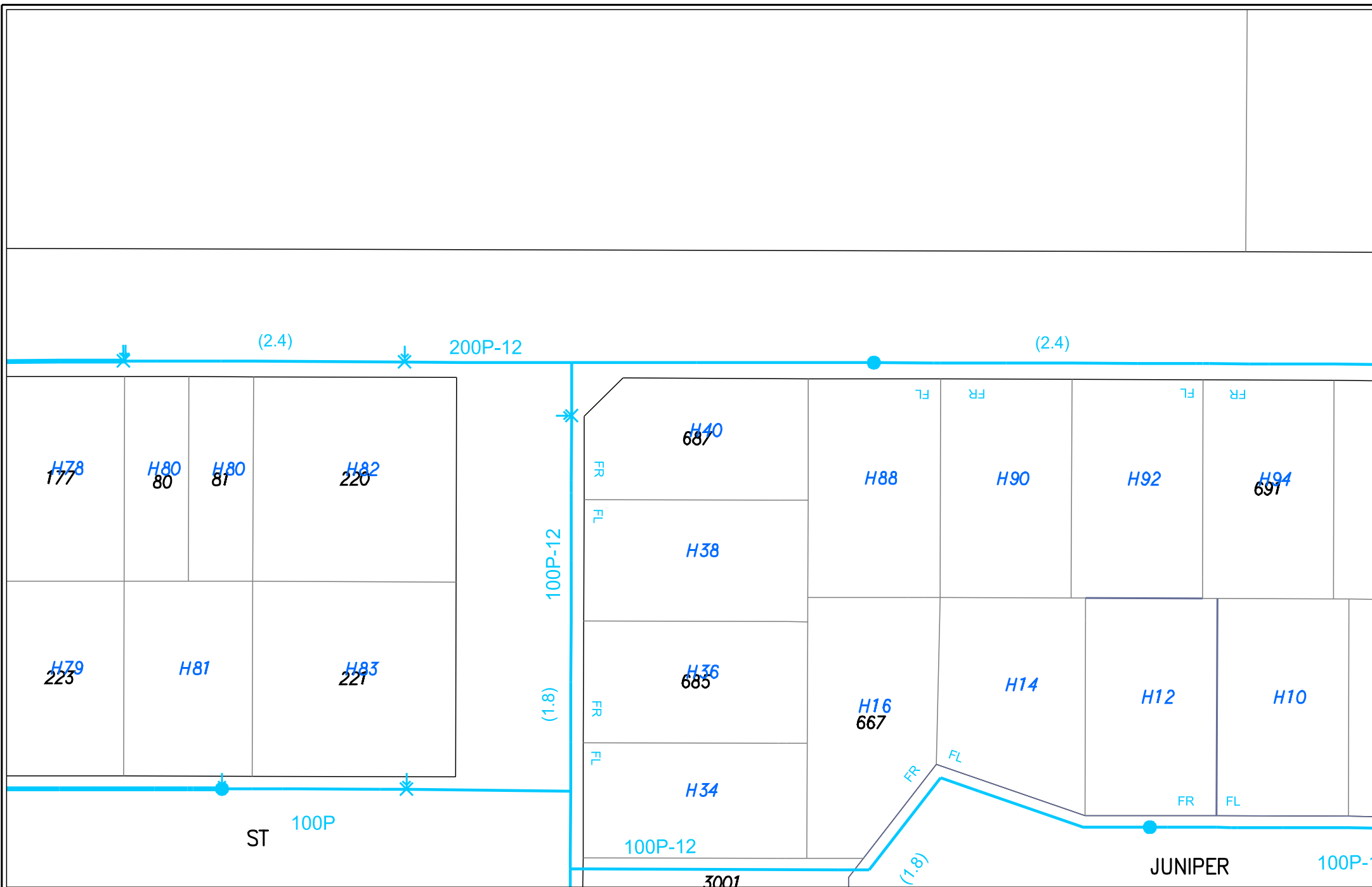
-  Side Elevation
-  Obstacle
-  See Details
-  Not Connected
-  Gas Service
-  Sign
-  Offline Service
-  Linked Document
-  Pre-Laid Service
-  Pre-Laid Service Stairs
-  Pre-Laid Service Tee
-  Asset end on Building / Property Line
-  Asset ends on Direction Peg

### FEATURE LINES

-  Reference Line
-  Gas Pit
-  Arrow Pointer

### FEATURE POLYGONS

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







# 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.

### WATER, SEWERAGE AND DRAINAGE PIPELINES

#### CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED

A risk assessment may be required if working near this pipe. Refer to your [Dial Before You Dig](#) information or call 131375.

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

P.M. pressure main

M.S. main sewer

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

#### Common material abbreviations:

AC asbestos cement e.g. 100AC NOTE: AC is brittle and is easily damaged.

CI cast iron

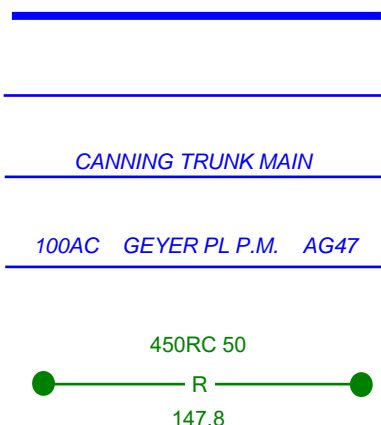
GRP glass reinforced plastic

P PVC - class follows pipe material (e.g. 100P-12)

RC reinforced concrete

S steel

VC vitrified clay



### NON-STANDARD ALIGNMENT

Pipes are not always located on standard alignments due to local conditions. (i.e. Other than 2.1 m for reticulation mains and 4.5 m for distribution mains.)

(3.0)

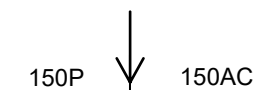
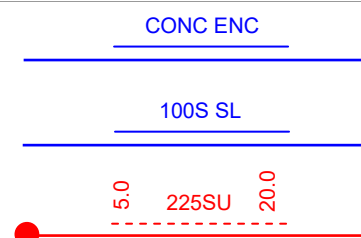
### OTHER PIPE SYMBOLS

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

MWA12345 or PWD12345 or CK43

### CONCRETE ENCASEMENT, SLEEVING AND TUNNELS

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



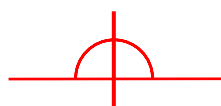
### CHANGE INDICATOR ARROW

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



### PIPE OVERPASS

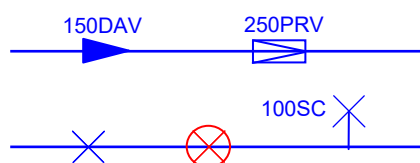
The overpass symbol indicates the shallower of the two pipes.



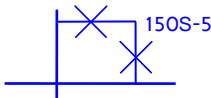
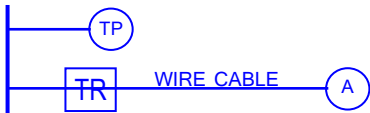





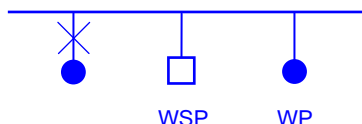
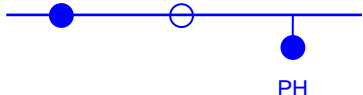
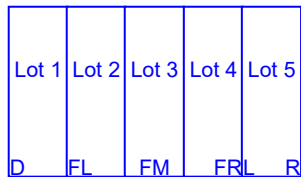




### VALVES

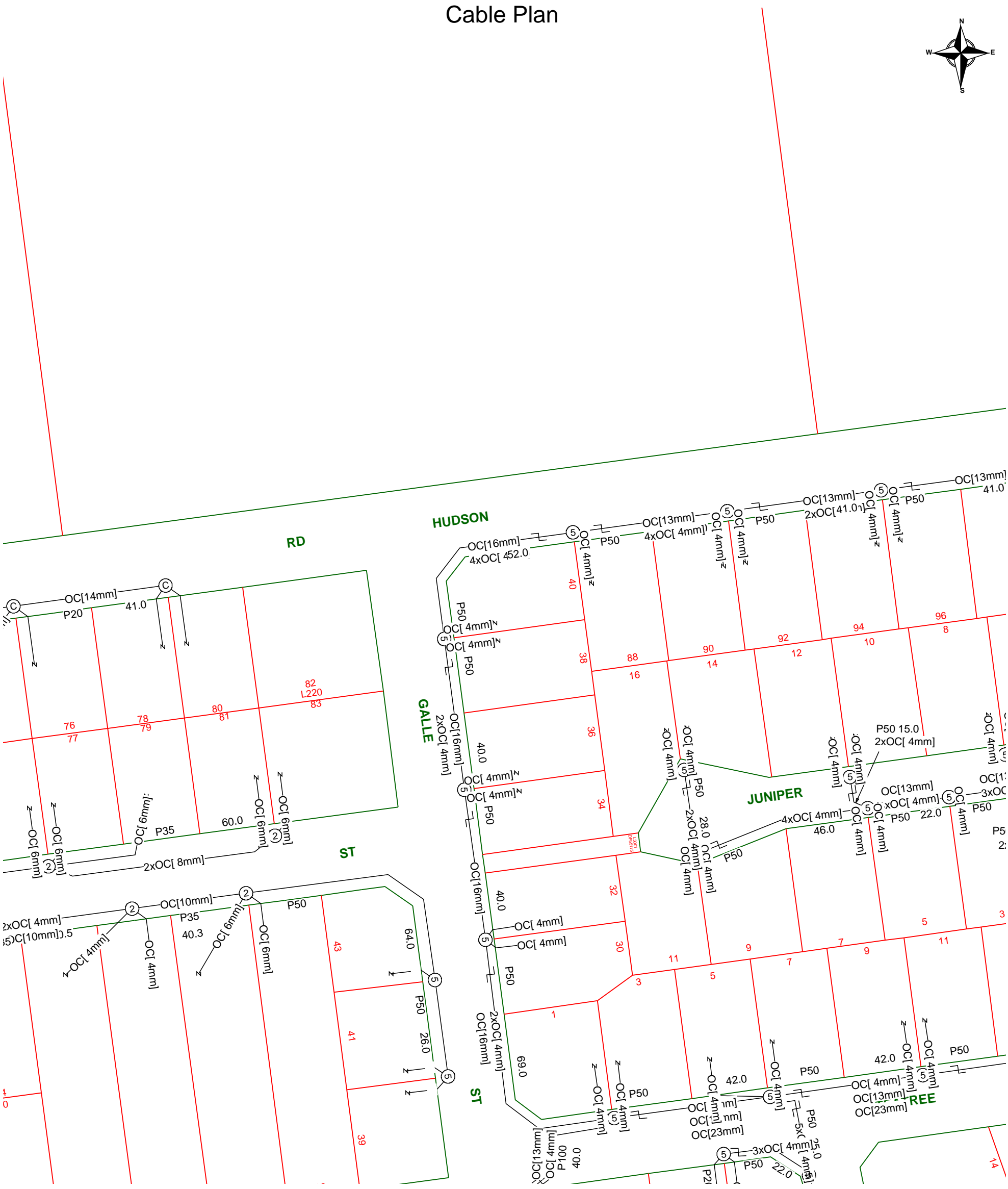
Many different valve types are in use. Valve may be in a pit or have a visible valve cover. There may be no surface indication.

Valves may be shallower than the main or offset from it. e.g. A scour valve (SC) may have a pipe coming away from main pipeline on the opposite side to that indicated on the plan.



 	<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.	

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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 23/01/2024 17:45:25

Sequence Number: 234473506

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

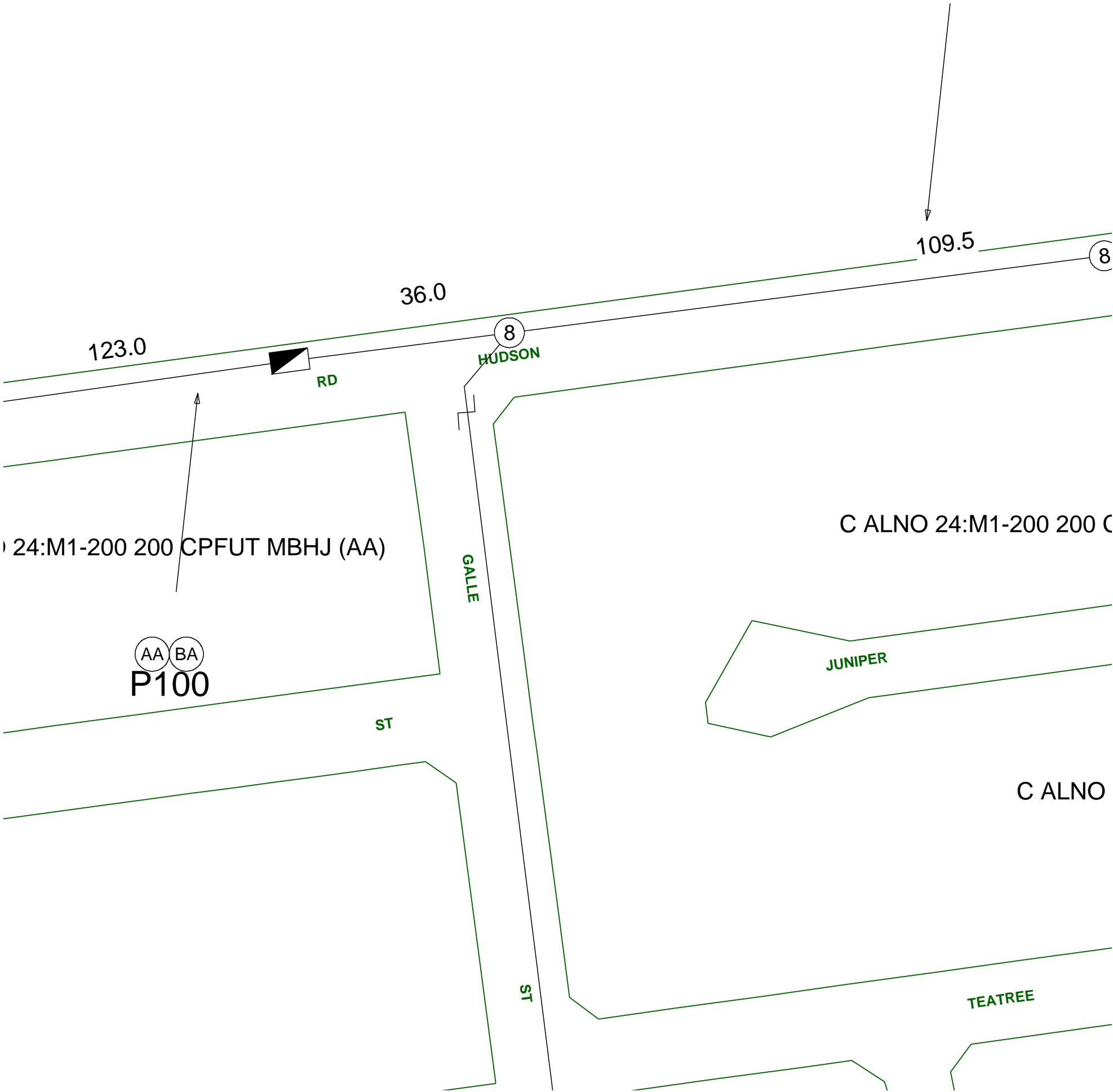
**WARNING**  
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.  
As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D.  
Refer to 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



C ALNO 24:M1-200 200 CPFUT MBHJ (AA) P100



	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	Sequence Number: 234473506
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
	Generated On 23/01/2024 17:45:27	

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

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





## OPENING ELECTRONIC MAP ATTACHMENTS -

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



### PDF Map Files (max size A3)

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



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

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

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



### Telstra BYDA map related enquiries

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

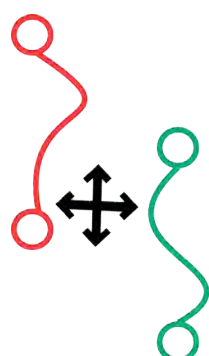
If you receive a message asking for a phone or account number say:

"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>

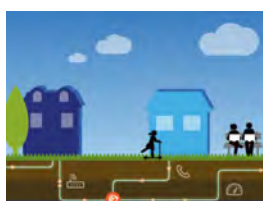


DBYD Certification

Certified Locating Organisation (CLO)

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

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

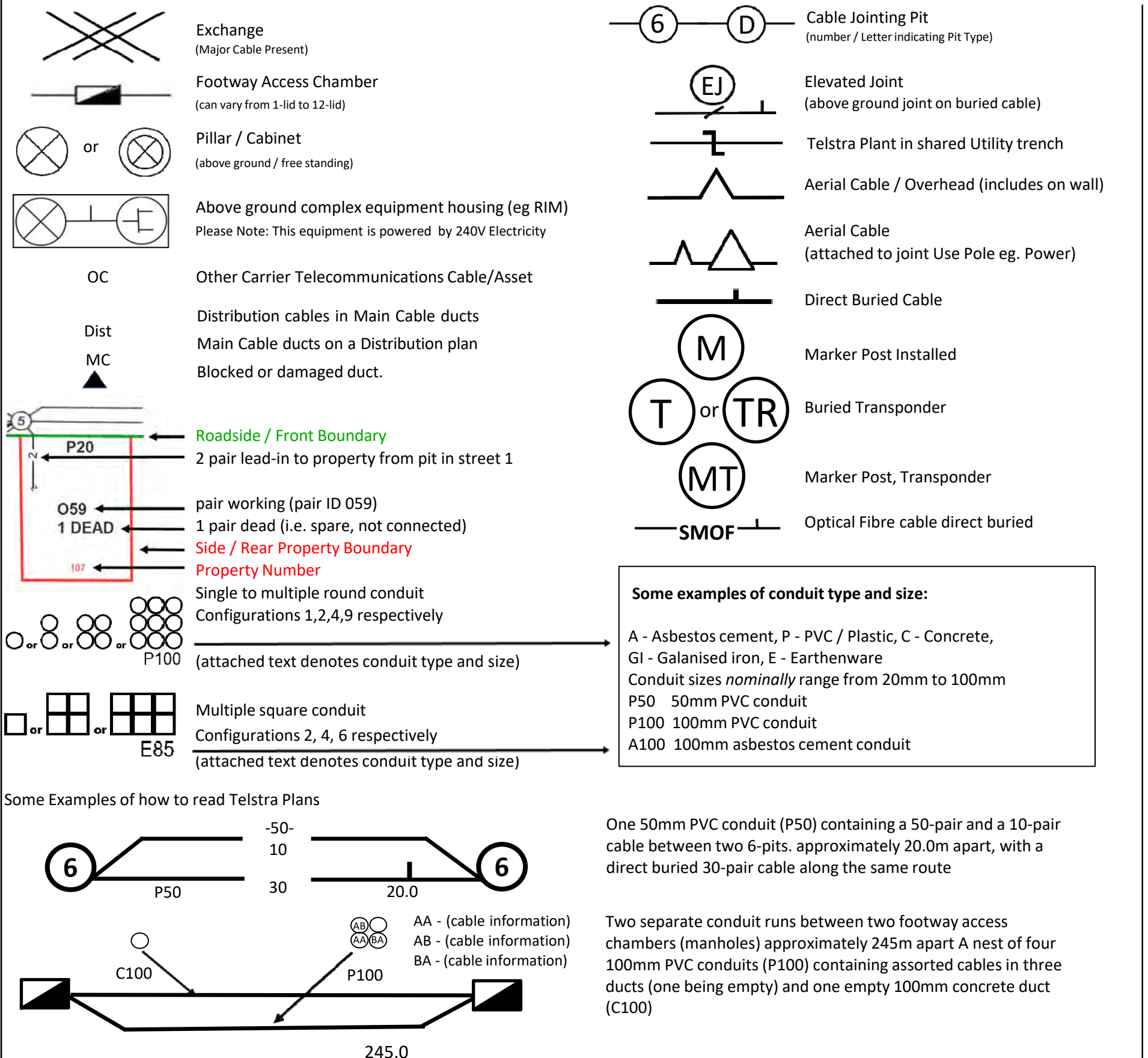
Information for new developments (developers, builders, homeowners)

<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
	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 <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"
Scale	0 20 40 60 Meters 1:2000  1 cm equals 20 m





01/02/2024

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 – 40 GALLE STREET, 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 - \$670.00 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:

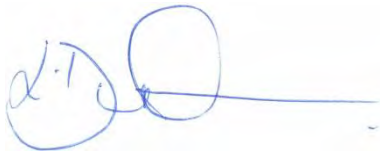
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

Minimum Security Requirements:

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