

FOR SALE



17 DONALD DRIVE, MCKAIL



PEARLER IN POPULAR LOCATE

- Neat brick home near parkland and amenities
- Open living plus sheltered patio, smart kitchen
- Modern appointments, great flooring and décor
- Double enclosed carport, lawn, easy gardens
- Suit couple, small family; outstanding rental



 **3**  **2**  **2**  **300 m2**

Tommie Watts

0476 514 921

0898414022

tommie@merrifield.com.au



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

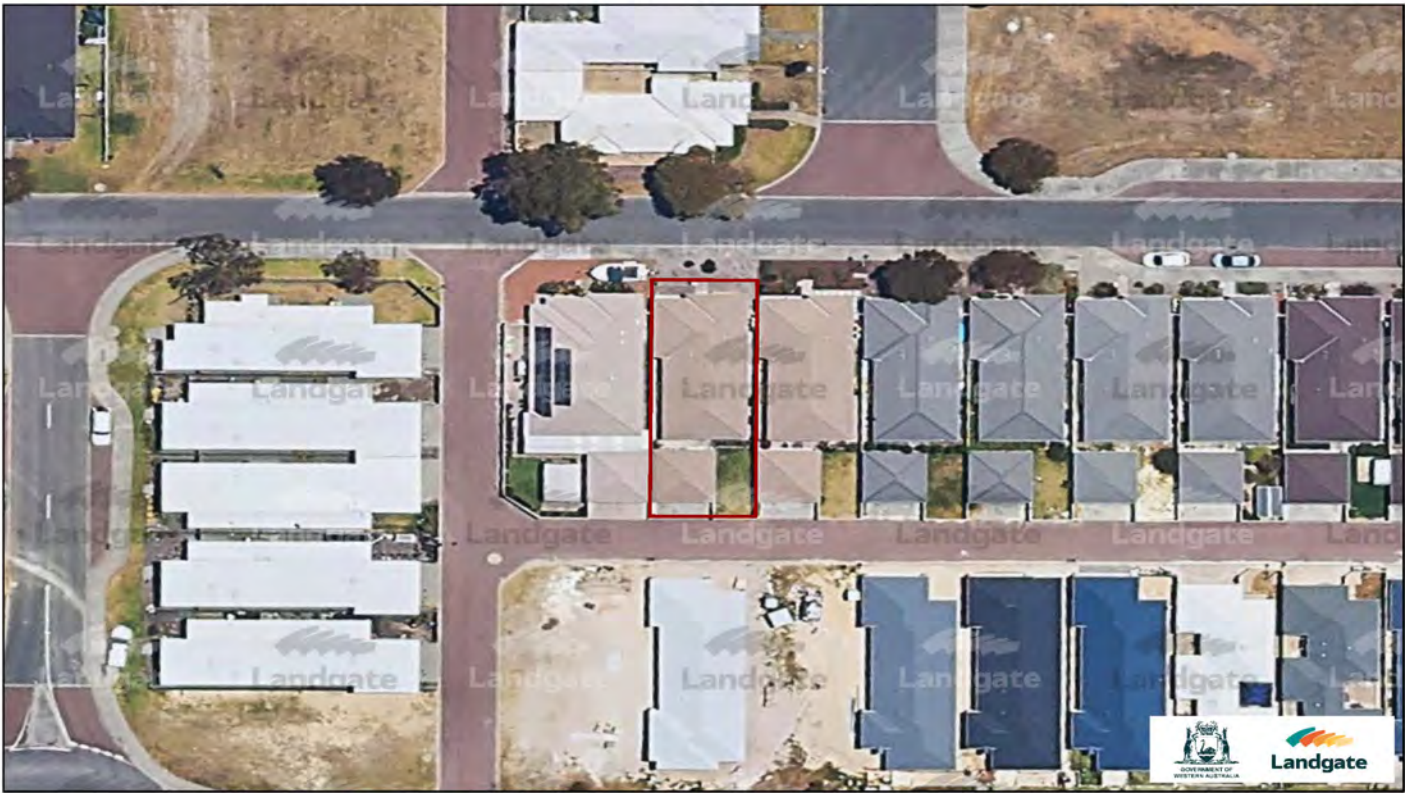
17 DONALD DRIVE, MCKAIL



Specification

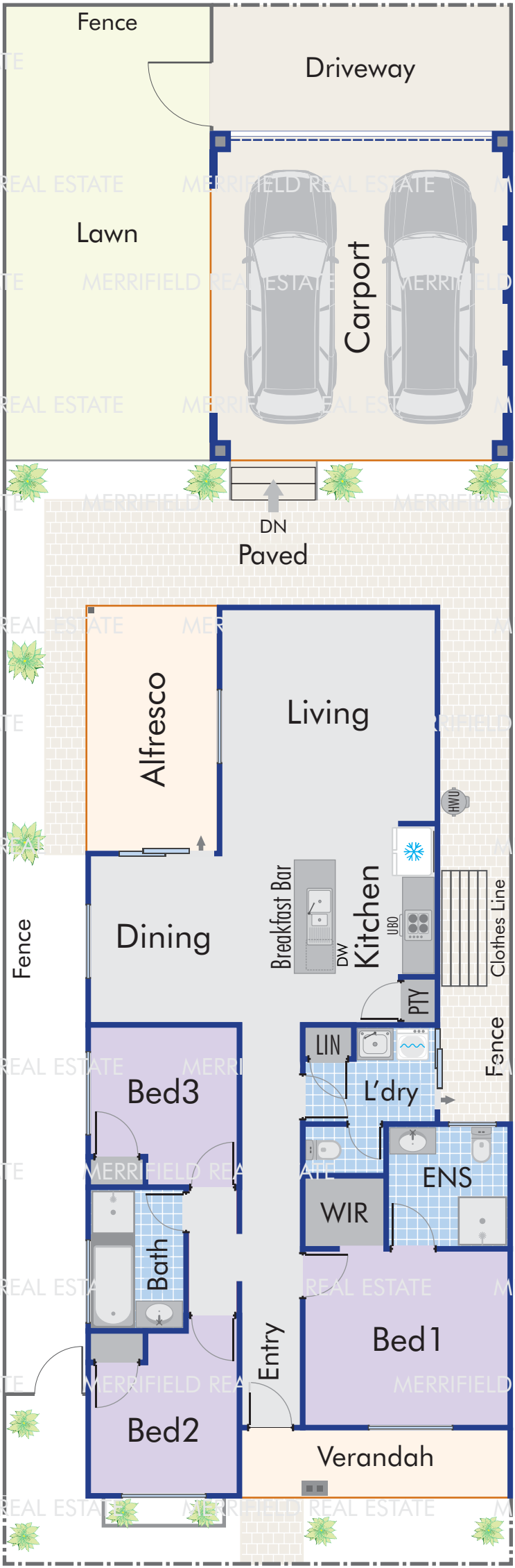
Asking Price	Offers Above \$475,000	Land Size	300.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential / R20
Parking	2	School Zone	Mt Lockyer PS & NASHS
Sheds	N/A	Sewer	Connected
HWS	Gas Instant	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,317.60	Building Construction	Brick Veneer & tile
Water Rates	\$1,525.99	Insulation	Yes
Strata Levies	-	Built/Builder	2015
Weekly Rent	\$450	BAL Assessment	N/A
Lease Expiry	02/01/2025	Items not included	N/A

-- Map Viewer Plus --



3 | 2 | 2

Guthrie Link



Donald Dr

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: 29 May 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>

1:564

0 0.007 0.014 0.02 0.027 km

© Copyright, Western Australian Land Information Authority. No part of this document or any content appearing on it may be reproduced or published without the prior written permission of Landgate.

Disclaimer: The accuracy and completeness of the information on this document is not guaranteed and is supplied by Landgate 'as is' with no representation or warranty as to its reliability, accuracy, completeness, or fitness for purpose.

Please refer to original documentation for all legal purposes.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2717

9

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 209 ON DEPOSITED PLAN 61739

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

KATIE OLIVIA NAYLOR OF 30 FEDERAL STREET MCKAIL WA 6330

(T P092975) REGISTERED 30/3/2022

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 61739
L993053 VARIATION OF EASEMENT SEE SKETCH ON DEPOSITED PLAN 67389 REGISTERED 16/7/2012.
2. P607161 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 29/6/2023.

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: DP61739
PREVIOUS TITLE: 504-143A
PROPERTY STREET ADDRESS: 17 DONALD DR, MCKAIL.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

VERSION

2	AMENDMENT	DATE
3	ADDITIONAL WATER CORP FACILITY	14/05/09
4	REMOVE RESTRICTIVE COVENANT	23/05/19
5	FSC & SURVEY SHEETS ADDED	LANDGATE 29/04/09

TYPE FREEHOLD

PURPOSE SUBDIVISION

PLAN OF

LOTS 201 - 258, 269 - 292,
295 - 301, 351 - 356, 374, 385 - 393,
395 - 411, 9000, 9001, ROADS,
ROAD WIDENING, EASEMENTS

DISTRICT PLANTAGENET

TOWNSITE SSA : YES

FILE LOT 2 ON
DIA 2812
CT 504-143A

LOCAL AUTHORITY CITY OF ALBANY

LOCALITY MCKAIL

INDEX BK26 (2) 08.07 & 08.08
& BK26 (10) 02.02

FIELD BOOK 108128

EDITION (A1 A2) 12500 (A2)

DATE IN FURTHER 12500 (A2)

SURVEYOR'S CERTIFICATE - Page 34

JOHN KINNEAR & ASSOCIATES

REGISTERED 12500 (A2)

DATE 23-04-2009

IN ORDER FOR RECORD

APPROVED 29.4.09

DATE 5-5-2009

INSPECTOR OF PLANS & SURVEY AUTHORIZED LAND OFFICER

DATE 5-5-2009

DEPOSITED PLAN

61739

ORIGINAL

SHEET 1 OF 10

VERSION X.5

FOR EASEMENT ⑦ DETAILS, SEE SHEET 6

SPECIAL SURVEY AREA SUBDIVISION

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
①	EASEMENT (DRAINAGE)	SEC 107 OF THE P & A ACT REG 5	THIS PLAN	LOTS 201/204, 202/205, 203/206, 204/207, 205/208, 206/209, 207/210, 208/211, 209/212, 210/213, 211/214, 212/215, 213/216, 214/217, 215/218, 216/219, 217/220, 218/221, 219/222, 220/223, 221/224, 222/225, 223/226, 224/227, 225/228, 226/229, 227/230, 228/231, 229/232, 230/233, 231/234, 232/235, 233/236, 234/237, 235/238, 236/239, 237/240, 238/241, 239/242, 240/243, 241/244, 242/245, 243/246, 244/247, 245/248, 246/249, 247/250, 248/251, 249/252, 250/253, 251/254, 252/255, 253/256, 254/257, 255/258, 256/259, 257/260, 258/261, 259/262, 260/263, 261/264, 262/265, 263/266, 264/267, 265/268, 266/269, 267/270, 268/271, 269/272, 270/273, 271/274, 272/275, 273/276, 274/277, 275/278, 276/279, 277/280, 278/281, 279/282, 280/283, 281/284, 282/285, 283/286, 284/287, 285/288, 286/289, 287/290, 288/291, 289/292, 290/293, 291/294, 292/295, 293/296, 294/297, 295/298, 296/299, 297/300, 298/301, 299/302, 300/303, 301/304, 302/305, 303/306, 304/307, 305/308, 306/309, 307/310, 308/311, 309/312, 310/313, 311/314, 312/315, 313/316, 314/317, 315/318, 316/319, 317/320, 318/321, 319/322, 320/323, 321/324, 322/325, 323/326, 324/327, 325/328, 326/329, 327/330, 328/331, 329/332, 330/333, 331/334, 332/335, 333/336, 334/337, 335/338, 336/339, 337/340, 338/341, 339/342, 340/343, 341/344, 342/345, 343/346, 344/347, 345/348, 346/349, 347/350, 348/351, 349/352, 350/353, 351/354, 352/355, 353/356, 354/357, 355/358, 356/359, 357/360, 358/361, 359/362, 360/363, 361/364, 362/365, 363/366, 364/367, 365/368, 366/369, 367/370, 368/371, 369/372, 370/373, 371/374, 372/375, 373/376, 374/377, 375/378, 376/379, 377/380, 378/381, 379/382, 380/383, 381/384, 382/385, 383/386, 384/387, 385/388, 386/389, 387/390, 388/391, 389/392, 390/393, 391/394, 392/395, 393/396, 394/397, 395/398, 396/399, 397/400, 398/401, 399/402, 400/403, 401/404, 402/405, 403/406, 404/407, 405/408, 406/409, 407/410, 408/411, 409/412, 410/413, 411/414, 412/415, 413/416, 414/417, 415/418, 416/419, 417/420, 418/421, 419/422, 420/423, 421/424, 422/425, 423/426, 424/427, 425/428, 426/429, 427/430, 428/431, 429/432, 430/433, 431/434, 432/435, 433/436, 434/437, 435/438, 436/439, 437/440, 438/441, 439/442, 440/443, 441/444, 442/445, 443/446, 444/447, 445/448, 446/449, 447/450, 448/451, 449/452, 450/453, 451/454, 452/455, 453/456, 454/457, 455/458, 456/459, 457/460, 458/461, 459/462, 460/463, 461/464, 462/465, 463/466, 464/467, 465/468, 466/469, 467/470, 468/471, 469/472, 470/473, 471/474, 472/475, 473/476, 474/477, 475/478, 476/479, 477/480, 478/481, 479/482, 480/483, 481/484, 482/485, 483/486, 484/487, 485/488, 486/489, 487/490, 488/491, 489/492, 490/493, 491/494, 492/495, 493/496, 494/497, 495/498, 496/499, 497/500, 498/501, 499/502, 500/503, 501/504, 502/505, 503/506, 504/507, 505/508, 506/509, 507/510, 508/511, 509/512, 510/513, 511/514, 512/515, 513/516, 514/517, 515/518, 516/519, 517/520, 518/521, 519/522, 520/523, 521/524, 522/525, 523/526, 524/527, 525/528, 526/529, 527/530, 528/531, 529/532, 530/533, 531/534, 532/535, 533/536, 534/537, 535/538, 536/539, 537/540, 538/541, 539/542, 540/543, 541/544, 542/545, 543/546, 544/547, 545/548, 546/549, 547/550, 548/551, 549/552, 550/553, 551/554, 552/555, 553/556, 554/557, 555/558, 556/559, 557/560, 558/561, 559/562, 560/563, 561/564, 562/565, 563/566, 564/567, 565/568, 566/569, 567/570, 568/571, 569/572, 570/573, 571/574, 572/575, 573/576, 574/577, 575/578, 576/579, 577/580, 578/581, 579/582, 580/583, 581/584, 582/585, 583/586, 584/587, 585/588, 586/589, 587/590, 588/591, 589/592, 590/593, 591/594, 592/595, 593/596, 594/597, 595/598, 596/599, 597/600, 598/601, 599/602, 600/603, 601/604, 602/605, 603/606, 604/607, 605/608, 606/609, 607/610, 608/611, 609/612, 610/613, 611/614, 612/615, 613/616, 614/617, 615/618, 616/619, 617/620, 618/621, 619/622, 620/623, 621/624, 622/625, 623/626, 624/627, 625/628, 626/629, 627/630, 628/631, 629/632, 630/633, 631/634, 632/635, 633/636, 634/637, 635/638, 636/639, 637/640, 638/641, 639/642, 640/643, 641/644, 642/645, 643/646, 644/647, 645/648, 646/649, 647/650, 648/651, 649/652, 650/653, 651/654, 652/655, 653/656, 654/657, 655/658, 656/659, 657/660, 658/661, 659/662, 660/663, 661/664, 662/665, 663/666, 664/667, 665/668, 666/669, 667/670, 668/671, 669/672, 670/673, 671/674, 672/675, 673/676, 674/677, 675/678, 676/679, 677/680, 678/681, 679/682, 680/683, 681/684, 682/685, 683/686, 684/687, 685/688, 686/689, 687/690, 688/691, 689/692, 690/693, 691/694, 692/695, 693/696, 694/697, 695/698, 696/699, 697/700, 698/701, 699/702, 700/703, 701/704, 702/705, 703/706, 704/707, 705/708, 706/709, 707/710, 708/711, 709/712, 710/713, 711/714, 712/715, 713/716, 714/717, 715/718, 716/719, 717/720, 718/721, 719/722, 720/723, 721/724, 722/725, 723/726, 724/727, 725/728, 726/729, 727/730, 728/731, 729/732, 730/733, 731/734, 732/735, 733/736, 734/737, 735/738, 736/739, 737/740, 738/741, 739/742, 740/743, 741/744, 742/745, 743/746, 744/747, 745/748, 746/749, 747/750, 748/751, 749/752, 750/753, 751/754, 752/755, 753/756, 754/757, 755/758, 756/759, 757/760, 758/761, 759/762, 760/763, 761/764, 762/765, 763/766, 764/767, 765/768, 766/769, 767/770, 768/771, 769/772, 770/773, 771/774, 772/775, 773/776, 774/777, 775/778, 776/779, 777/780, 778/781, 779/782, 780/783, 781/784, 782/785, 783/786, 784/787, 785/788, 786/789, 787/790, 788/791, 789/792, 790/793, 791/794, 792/795, 793/796, 794/797, 795/798, 796/799, 797/800, 798/801, 799/802, 800/803, 801/804, 802/805, 803/806, 804/807, 805/808, 806/809, 807/810, 808/811, 809/812, 810/813, 811/814, 812/815, 813/816, 814/817, 815/818, 816/819, 817/820, 818/821, 819/822, 820/823, 821/824, 822/825, 823/826, 824/827, 825/828, 826/829, 827/830, 828/831, 829/832, 830/833, 831/834, 832/835, 833/836, 834/837, 835/838, 836/839, 837/840, 838/841, 839/842, 840/843, 841/844, 842/845, 843/846, 844/847, 845/848, 846/849, 847/850, 848/851, 849/852, 850/853, 851/854, 852/855, 853/856, 854/857, 855/858, 856/859, 857/860, 858/861, 859/862, 860/863, 861/864, 862/865, 863/866, 864/867, 865/868, 866/869, 867/870, 868/871, 869/872, 870/873, 871/874, 872/875, 873/876, 874/877, 875/878, 876/879, 877/880, 878/881, 879/882, 880/883, 881/884, 882/885, 883/886, 884/887, 885/888, 886/889, 887/890, 888/891, 889/892, 890/893, 891/894, 892/895, 893/896, 894/897, 895/898, 896/899, 897/900, 898/901, 899/902, 900/903, 901/904, 902/905, 903/906, 904/907, 905/908, 906/909, 907/910, 908/911, 909/912, 910/913, 911/914, 912/915, 913/916, 914/917, 915/918, 916/919, 917/920, 918/921, 919/922, 920/923, 921/924, 922/925, 923/926, 924/927, 925/928, 926/929, 927/930, 928/931, 929/932, 930/933, 931/934, 932/935, 933/936, 934/937, 935/938, 936/939, 937/940, 938/941, 939/942, 940/943, 941/944, 942/945, 943/946, 944/947, 945/948, 946/949, 947/950, 948/951, 949/952, 950/953, 951/954, 952/955, 953/956, 954/957, 955/958, 956/959, 957/960, 958/961, 959/962, 960/963, 961/964, 962/965, 963/966, 964/967, 965/968, 966/969, 967/970, 968/971, 969/972, 970/973, 971/974, 972/975, 973/976, 974/977, 975/978, 976/979, 977/980, 978/981, 979/982, 980/983, 981/984, 982/985, 983/986, 984/987, 985/988, 986/989, 987/990, 988/991, 989/992, 990/993, 991/994, 992/995, 993/996, 994/997, 995/998, 996/999, 997/1000.		

DEPOSITED PLAN

61739

ORIGINAL

SHEET 1 OF 10

VERSION X.5

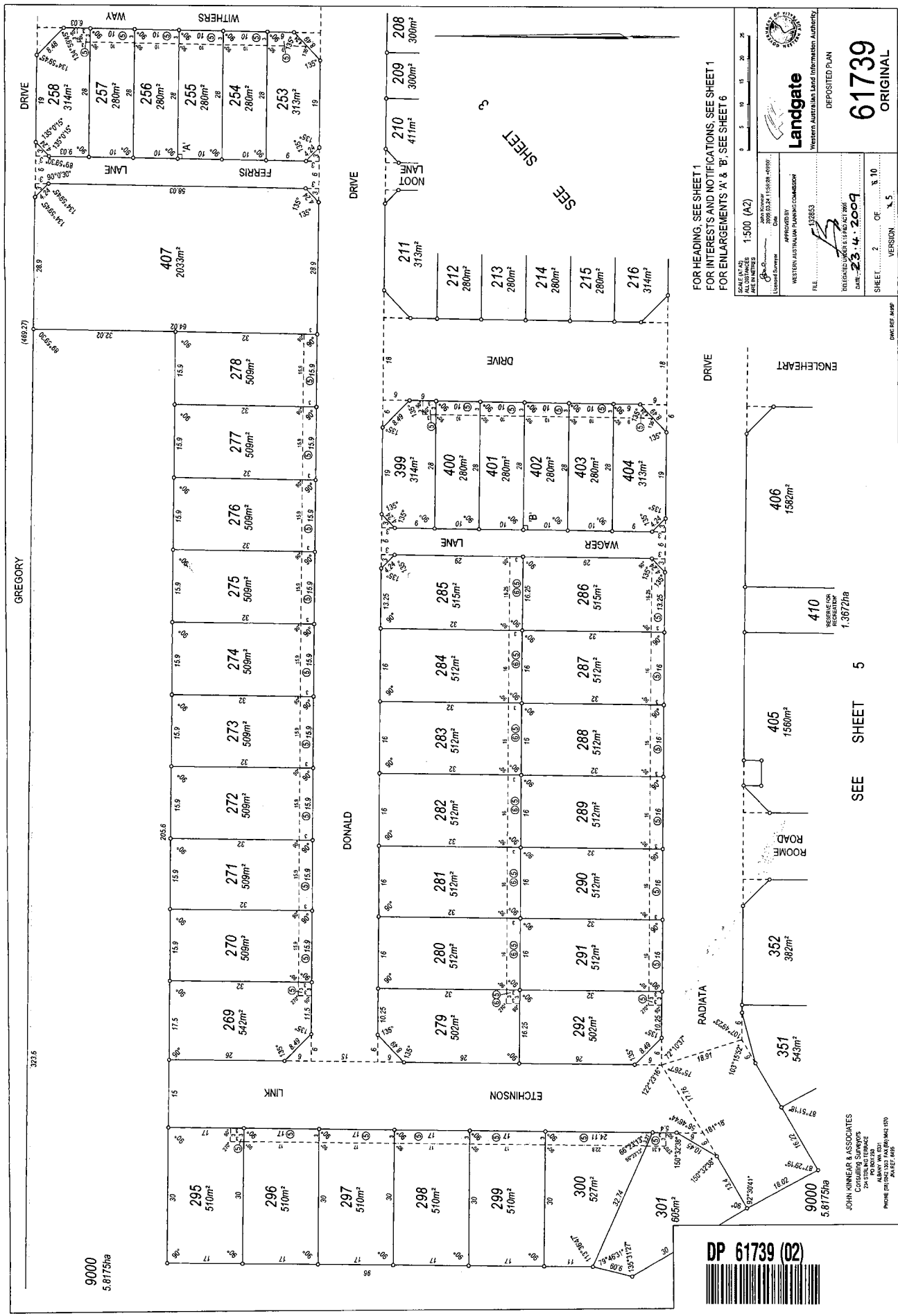
DP 61739 (01)



JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
2/44 WILSON STREET
ALBANY WA 6173
PHONE (08) 9411 2000 FAX (08) 9411 2001

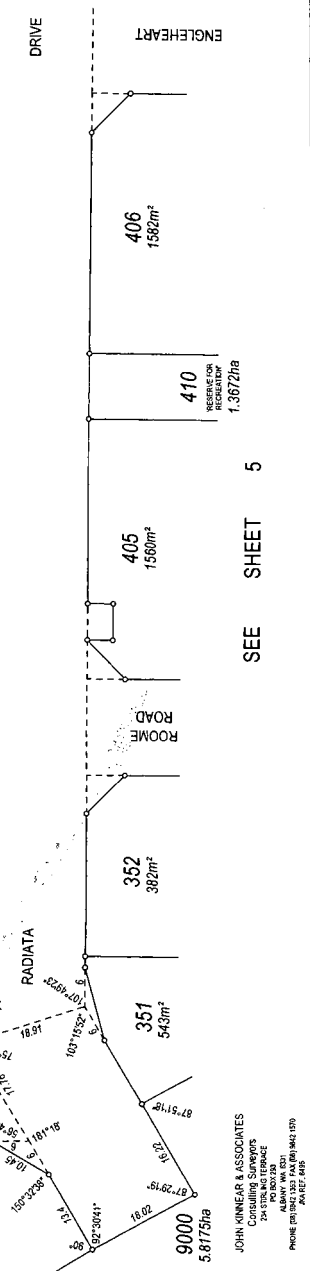
SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
SEE SHEETS 7-10 FOR SURVEY INFORMATION

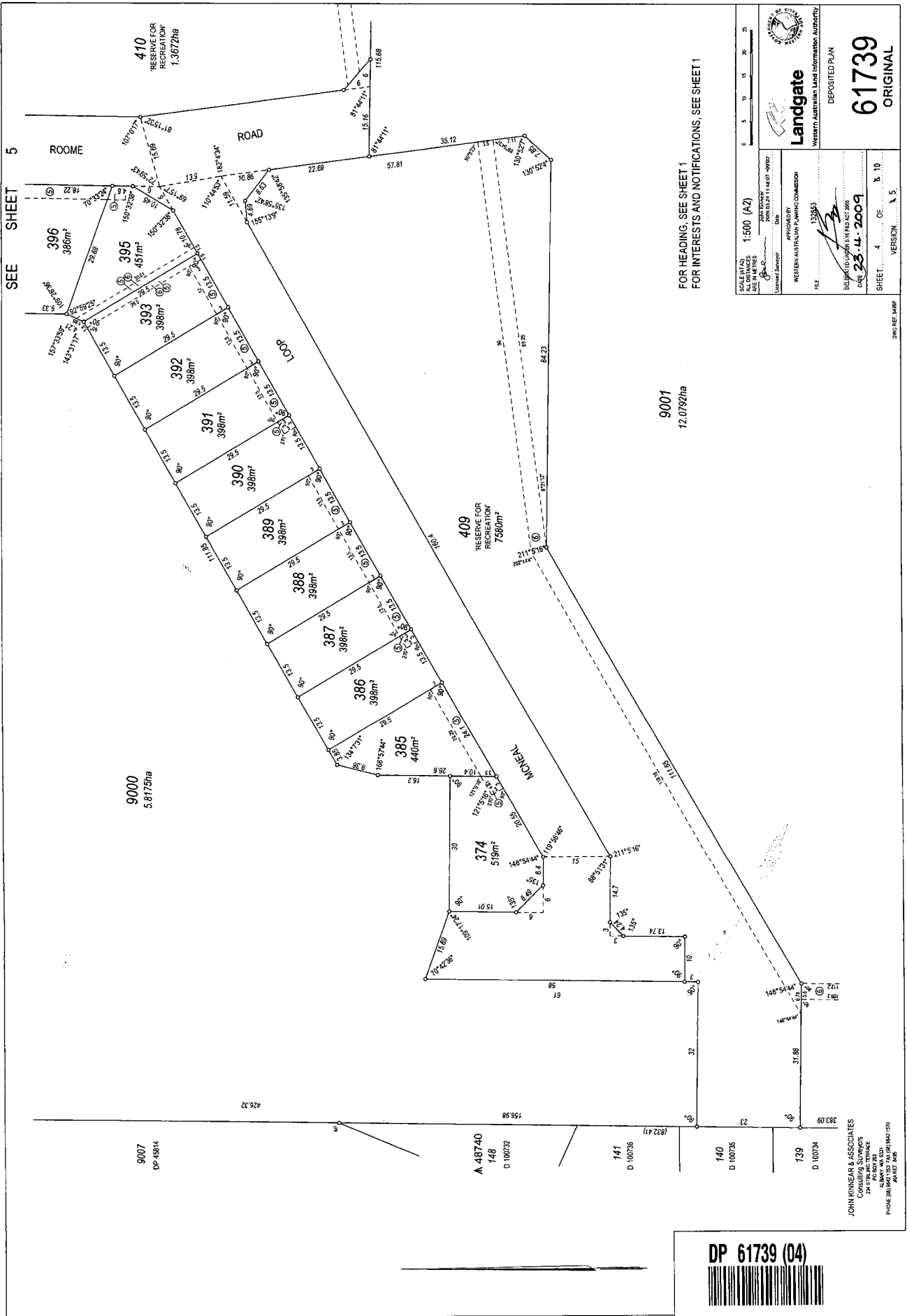
DWG REF: MAP

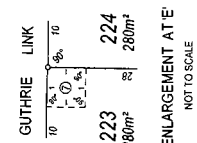
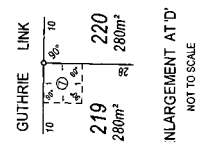
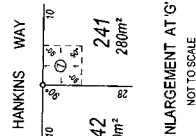
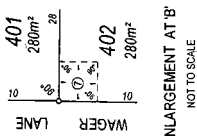
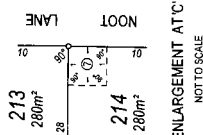
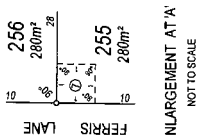
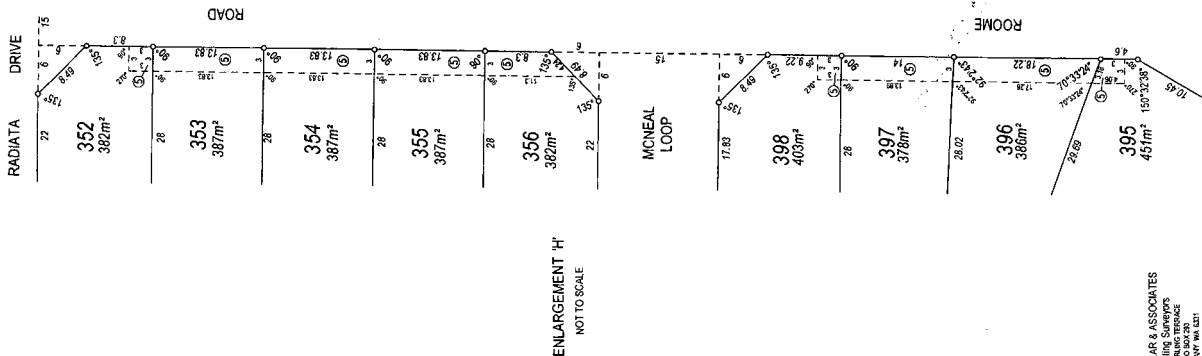


FOR HEADING, SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS, SEE SHEET 1
FOR ENLARGEMENTS 'A' & 'B', SEE SHEET 6

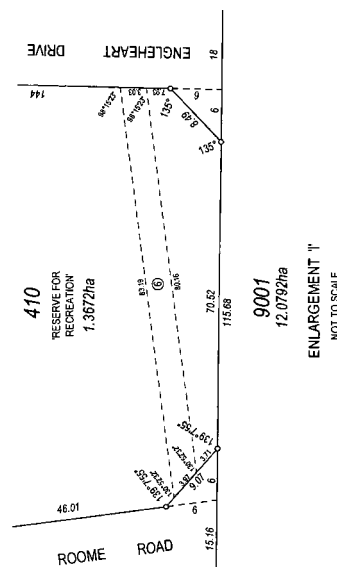
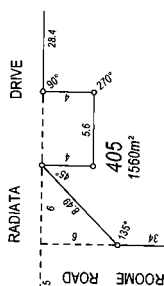
Landgate Western Australian Land Information Authority	
DEPOSITED PLAN 61739 ORIGINAL	
APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION Date: 23.4.2009	
FILE NO. 132853	
DATE: 23.4.2009	
SHEET 2 OF 5	
VERSION 5	







ENLARGEMENT 'H'
NOT TO SCALE



FOR HEADING, SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS, SEE SHEET 1

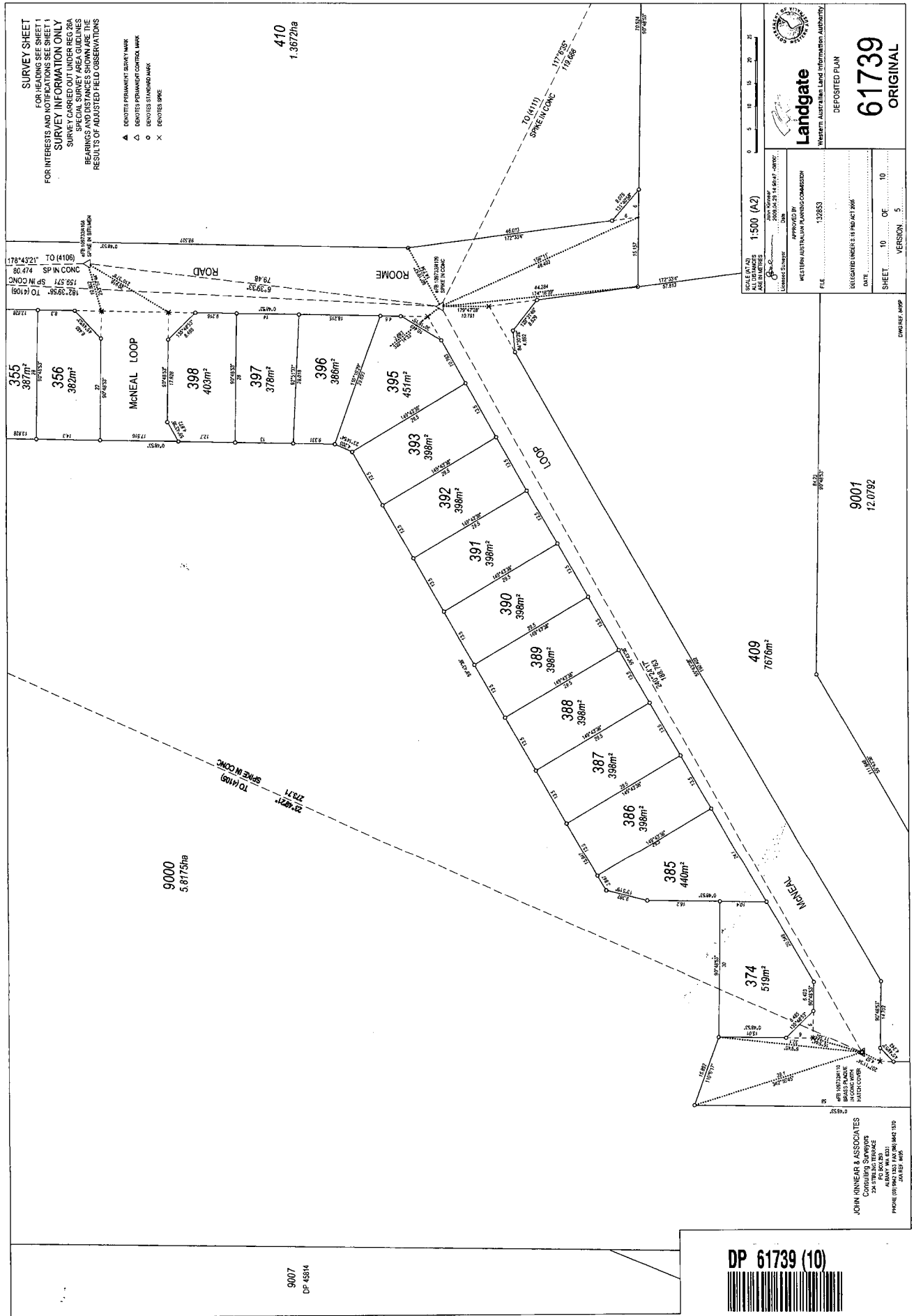
DP 61739 (06)

		DEPOSITED PLAN 61739 ORIGINAL	
APPROVED BY 		RELEASED FOR PUBLIC ACCESS 23.14.2009	
WESTERN AUSTRALIAN PLANNING COMMISSION 132853		SHEET 6 OF 10 VERSION 1.5	

JOHN KINNEAR & ASSOCIATES
 Consulting Surveyors
 234 STIRLING STREET
 ALBANY, WA 6331
 PHONE (08) 9424 1231 FAX (08) 9424 1210
 www.jka.com.au

SURVEY SHEET
FOR HEADINGS SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS SEE SHEET 1
SURVEY INFORMATION ONLY
SPECIAL SURVEY AREA GUIDELINES
BEARINGS AND DISTANCES SHOWN ARE THE
RESULTS OF ADJUSTED FIELD OBSERVATIONS

- ▲ DENOTES PERMANENT SURVEY MARK
- △ DENOTES PERMANENT CONTROL MARK
- DENOTES STANDARD MARK
- × DENOTES SPINE



Landgate
WESTERN AUSTRALIAN LAND INFORMATION AUTHORITY

61739
ORIGINAL

SCALE (A2) 1:500 (A2)	DATE 2000-04-28 14:09:47 -0800	FILE 12853	DELEGATED UNDER S.I. PRO ACT 2006 DATE 10	SHEET 10	OF 10	VERSION 5
--------------------------	-----------------------------------	---------------	---	-------------	----------	--------------

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
234 STURGEON ROAD
ALBANY WA 6331
PHONE 08 9424 1111 FAX 08 9424 1112



Deposited Plan 61739

Lot	Certificate of Title	Lot Status	Part Lot
201	2717/1	Registered	
202	2717/2	Registered	
203	2717/3	Registered	
204	2717/4	Registered	
205	2717/5	Registered	
206	2717/6	Registered	
207	2717/7	Registered	
208	2717/8	Registered	
209	2717/9	Registered	
210	2717/10	Registered	
211	2717/11	Registered	
212	2717/12	Registered	
213	2717/13	Registered	
214	2717/14	Registered	
215	2717/15	Registered	
216	2717/16	Registered	
217	2717/17	Registered	
218	2717/18	Registered	
219	2717/19	Registered	
220	2717/20	Registered	
221	2717/21	Registered	
222	2717/22	Registered	
223	2717/23	Registered	
224	2717/24	Registered	
225	2717/25	Registered	
226	2717/26	Registered	
227	2717/27	Registered	
228	2717/28 (Cancelled)	Retired	
229	2717/29 (Cancelled)	Retired	
230	2717/30 (Cancelled)	Retired	
231	2717/31 (Cancelled)	Retired	
232	2717/32 (Cancelled)	Retired	
233	2717/33 (Cancelled)	Retired	
234	2717/34 (Cancelled)	Retired	
235	2717/35 (Cancelled)	Retired	
236	2717/36 (Cancelled)	Retired	
237	2717/37	Registered	
238	2717/38	Registered	
239	2717/39	Registered	
240	2717/40	Registered	
241	2717/41	Registered	
242	2717/42	Registered	
243	2717/43 (Cancelled)	Retired	
244	2717/44 (Cancelled)	Retired	
245	2717/45 (Cancelled)	Retired	

Deposited Plan 61739

Lot	Certificate of Title	Lot Status	Part Lot
246	2717/46 (Cancelled)	Retired	
247	2717/47 (Cancelled)	Retired	
248	2717/48 (Cancelled)	Retired	
249	2717/49 (Cancelled)	Retired	
250	2717/50 (Cancelled)	Retired	
251	2717/51 (Cancelled)	Retired	
252	2717/52	Registered	
253	2717/53	Registered	
254	2717/54	Registered	
255	2717/55	Registered	
256	2717/56	Registered	
257	2717/57	Registered	
258	2717/58	Registered	
269	2717/59	Registered	
270	2717/60	Registered	
271	2717/61	Registered	
272	2717/62	Registered	
273	2717/63	Registered	
274	2717/64	Registered	
275	2717/65	Registered	
276	2717/66	Registered	
277	2717/67	Registered	
278	2717/68	Registered	
279	2717/69	Registered	
280	2717/70	Registered	
281	2717/71	Registered	
282	2717/72	Registered	
283	2717/73	Registered	
284	2717/74	Registered	
285	2717/75	Registered	
286	2717/76	Registered	
287	2717/77	Registered	
288	2717/78	Registered	
289	2717/79	Registered	
290	2717/80	Registered	
291	2717/81	Registered	
292	2717/82	Registered	
295	2717/83	Registered	
296	2717/84	Registered	
297	2717/85	Registered	
298	2717/86	Registered	
299	2717/87	Registered	
300	2717/88	Registered	
301	2717/89	Registered	
351	2717/90	Registered	

Deposited Plan 61739

Lot	Certificate of Title	Lot Status	Part Lot
352	2717/91	Registered	
353	2717/92	Registered	
354	2717/93	Registered	
355	2717/94	Registered	
356	2717/95	Registered	
374	2717/96	Registered	
385	2717/97	Registered	
386	2717/98	Registered	
387	2717/99	Registered	
388	2717/100	Registered	
389	2717/101	Registered	
390	2717/102	Registered	
391	2717/103	Registered	
392	2717/104	Registered	
393	2717/105	Registered	
395	2717/106	Registered	
396	2717/107	Registered	
397	2717/108	Registered	
398	2717/109	Registered	
399	2717/110	Registered	
400	2717/111	Registered	
401	2717/112	Registered	
402	2717/113	Registered	
403	2717/114	Registered	
404	2717/115	Registered	
405	2717/116	Registered	
406	2717/117	Registered	
407	2717/118	Registered	
408	2717/119	Registered	
409	LR3156/688	Registered	
410	LR3156/689	Registered	
411	LR3156/690	Registered	
9000	2717/120 (Cancelled)	Retired	
9001	2717/121 (Cancelled)	Retired	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Retired	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Retired	
0	N/A	Retired	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Registered	

Deposited Plan 61739

Lot	Certificate of Title	Lot Status	Part Lot
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Registered	

INSTRUCTIONS

1. If insufficient space in any section, additional Sheet Form B1, should be used with appropriate headings. The boxed sections should only contain the words "see page....."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. 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 initialed by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
The Volume and Folio or Crown Lease number to be stated.
2. **APPLICANT**
State full name of the Applicant/Applicants and the address/addresses to which future notices can be sent.
3. **REASON FOR APPLICATION**
The request to amend the register to be clearly stated. When referring to the land use the words, "land above described".
4. **APPLICANTS EXECUTION**
A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The full name, address and occupation of the witness must be stated.

Please endorse the
partial extinguishment
of the drainage
Easement as provided
for herein and as
shown on D.P. 67389
by section 167 P+D Act.

Rhul
Assist. Registrar of Titles
16.10.2012

EXAMINED

EAPD1

↳ UEV

Variation of Easement
See sketch on Deposited
Plan 67389.

L993053 A

16 Jul 2012 08:00:00 Midland



REG \$ 160.00

NREG \$ 54.00

FEES \$ 214.00

APPLICATION

LODGED BY

City of Albany

ADDRESS

PO Box 484
ALBANY WA 6331

PHONE No. (08) 9841 9333

FAX No. (08) 9841 4099

REFERENCE No.

ISSUING BOX No.

999 L

PREPARED BY

City of Albany

ADDRESS

PO Box 484
Albany WA 6331

PHONE No. (08) 9841 9333

FAX No. (08) 9841 4099

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

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. *Letter x3*

2. *DP 61739*

3.

4.

5.

6.

Received Items

Nos.

4

Receiving
Clerk

AR

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.

Landgate



FORM A5

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

APPLICATION

DESCRIPTION OF LAND (Note 1)

see page 1

EXTENT

VOLUME

FOLIO

APPLICANT (Note 2)

CITY OF ALBANY
PO Box 484
ALBANY WA 6331

REASON FOR APPLICATION (Note 3)

THE APPLICANT HEREBY APPLIES

To vary the Section 167 Reg. 5 easements for drainage, burdening the Land described above, to be in accordance with revised easements shown on DP 67389.

pursuant to Section 167 planning & Development Act 2005.

Dated this

10th

day of

July

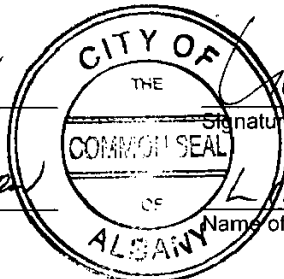
Year

2012

SIGNATURE OF APPLICANT/S (Note 4)

The COMMON SEAL of the CITY OF ALBANY was hereunto affixed by authority of the Council in the presence of:

[Signature of Mayor]
Signature of Mayor



[Signature of Chief Executive Officer]
Signature of Chief Executive Office

Dennis Worrington
Name of Mayor (in full)

Linda Hill
Name of Chief Executive Officer (in full)

TRANSFER OF LAND ACT 1893 AS AMENDED

**Landgate****ADDITIONAL PAGE TO APPLICATION**

Dated

The Registered Proprietor of the land described on Page 1, hereby gives consent to the variation of the easements as described in "Reason for Application".

Signed

Signed

Print Name

Print Name

Position

Position

in the presence of

in the presence of

Print Name

Print Name

Occupation

Occupation

Address

Address

THE COMMON SEAL OF
HOUSING AUTHORITY
was hereunto affixed in the presence of

me Phillip
Authorised Officer Authorised Officer



TRANSFER OF LAND ACT 1893 AS AMENDED



Landgate



ADDITIONAL PAGE TO APPLICATION

Dated

Whole of Lot 201 on DP 61739	Vol. 2717	Fol. 1 ✓
Whole of Lot 202 on DP 61739	Vol. 2717	Fol. 2 ✓
Whole of Lot 203 on DP 61739	Vol. 2717	Fol. 3 ✓
Whole of Lot 204 on DP 61739	Vol. 2717	Fol. 4 ✓
Whole of Lot 205 on DP 61739	Vol. 2717	Fol. 5 ✓
Whole of Lot 206 on DP 61739	Vol. 2717	Fol. 6 ✓
Whole of Lot 207 on DP 61739	Vol. 2717	Fol. 7 ✓
Whole of Lot 208 on DP 61739	Vol. 2717	Fol. 8 ✓
Whole of Lot 209 on DP 61739	Vol. 2717	Fol. 9 ✓
Whole of Lot 210 on DP 61739	Vol. 2717	Fol. 10 ✓
Whole of Lot 211 on DP 61739	Vol. 2717	Fol. 11 ✓
Whole of Lot 212 on DP 61739	Vol. 2717	Fol. 12 ✓
Whole of Lot 213 on DP 61739	Vol. 2717	Fol. 13 ✓
Whole of Lot 214 on DP 61739	Vol. 2717	Fol. 14 ✓
Whole of Lot 215 on DP 61739	Vol. 2717	Fol. 15 ✓
Whole of Lot 216 on DP 61739	Vol. 2717	Fol. 16 ✓
Whole of Lot 227 on DP 61739	Vol. 2717	Fol. 27 ✓
Whole of Lot 228 on DP 61739	Vol. 2717	Fol. 28 ✓
Whole of Lot 229 on DP 61739	Vol. 2717	Fol. 29 ✓
Whole of Lot 230 on DP 61739	Vol. 2717	Fol. 30 ✓
Whole of Lot 231 on DP 61739	Vol. 2717	Fol. 31 ✓
Whole of Lot 232 on DP 61739	Vol. 2717	Fol. 32 ✓
Whole of Lot 233 on DP 61739	Vol. 2717	Fol. 33 ✓
Whole of Lot 234 on DP 61739	Vol. 2717	Fol. 34 ✓
Whole of Lot 235 on DP 61739	Vol. 2717	Fol. 35 ✓
Whole of Lot 236 on DP 61739	Vol. 2717	Fol. 36 ✓
Whole of Lot 237 on DP 61739	Vol. 2717	Fol. 37 ✓
Whole of Lot 238 on DP 61739	Vol. 2717	Fol. 38 ✓
Whole of Lot 239 on DP 61739	Vol. 2717	Fol. 39 ✓



Our Ref: 132853 / LT1260986
Cross Ref: ICR1268907
Enquiries: Jan Van Der Mescht

10 July 2012

John Kinnear and Associates
PO Box 293
ALBANY WA 6331

Attention: John Kinnear

Dear John

RE: LOTS 201-216 & 227-239 ON DP67389, FORM A5 APPLICATION - VARIATION OF EASEMENTS

Please find enclosed 2 x copies of a signed and sealed Form A5 application in relation to the variation of easements shown on Deposited Plan 67389.

Would you please lodge the documents with Landgate on behalf of the City of Albany.

Should you have any further queries with regard to this matter, please do not hesitate to contact me on direct telephone 9841 9286 or via email janv@albany.wa.gov.au.

Yours sincerely

Jan Van Der Mescht
Senior Planning Officer

A.B.N. (69 403 858 774)

JOHN KINNEAR AND ASSOCIATES
Consulting Surveyors

114 Aberdeen Street
P.O. BOX 293 ALBANY WA 6331

Telephone (08) 9842 1353
Facsimile (08) 9842 1570
A/Hrs (08) 9841 8794
email jka@jkalb.com

10 July 2012
Our Ref: 8495

Landgate
PO Box 2222
MIDLAND WA 6936



Attention: Registrar of Titles

RE: FORM A5 APPLICATION
LOTS 201-216 & 227-239 ON DP 67389
VARIATION OF EASEMENTS

Please find enclosed, (i) Application and (ii) Cheque in the amount of \$160.00 being payment of fees, relating to the abovementioned property we are forwarding to you on behalf of the City of Albany.

Please see attached letter authorising us to lodge the documents on behalf of them.

Could you please process this documentation in the normal manner advising Mr Jan van der Mescht at the City of Albany of the document number in the first instance. (contact details on attached correspondence)

Should you require any further information in this regard please do not hesitate to contact this office.

Yours sincerely
JOHN KINNEAR AND ASSOCIATES

JOHN KINNEAR

doc:\my comp\admin - Landgate\lodge\71a

Licensed Land, Mining and Engineering Surveyors

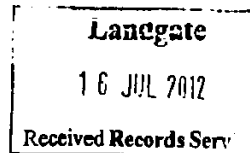
A.B.N. (69 403 858 774)

JOHN KINNEAR AND ASSOCIATES
Consulting Surveyors

114 Aberdeen Street
P.O. BOX 293 ALBANY WA 6331

Telephone (08) 9842 1353
Facsimile (08) 9842 1570
A/Hrs (08) 9841 8794
email jka@jkalb.com

12 July 2012
Our Ref: 8495



Landgate
PO Box 2222
MIDLAND WA 6936

Attention: *Lochie Barker*

**RE: ADDITIONAL FEE
FORM A5 APPLICATION
LOTS 201-216 & 227-239 ON DP 67389
VARIATION OF EASEMENTS**

Please find enclosed Cheque in the amount of \$54.00 being additional payment of fees as discussed with John Kinnear.

Should you require any further information in this regard please do not hesitate to contact this office.

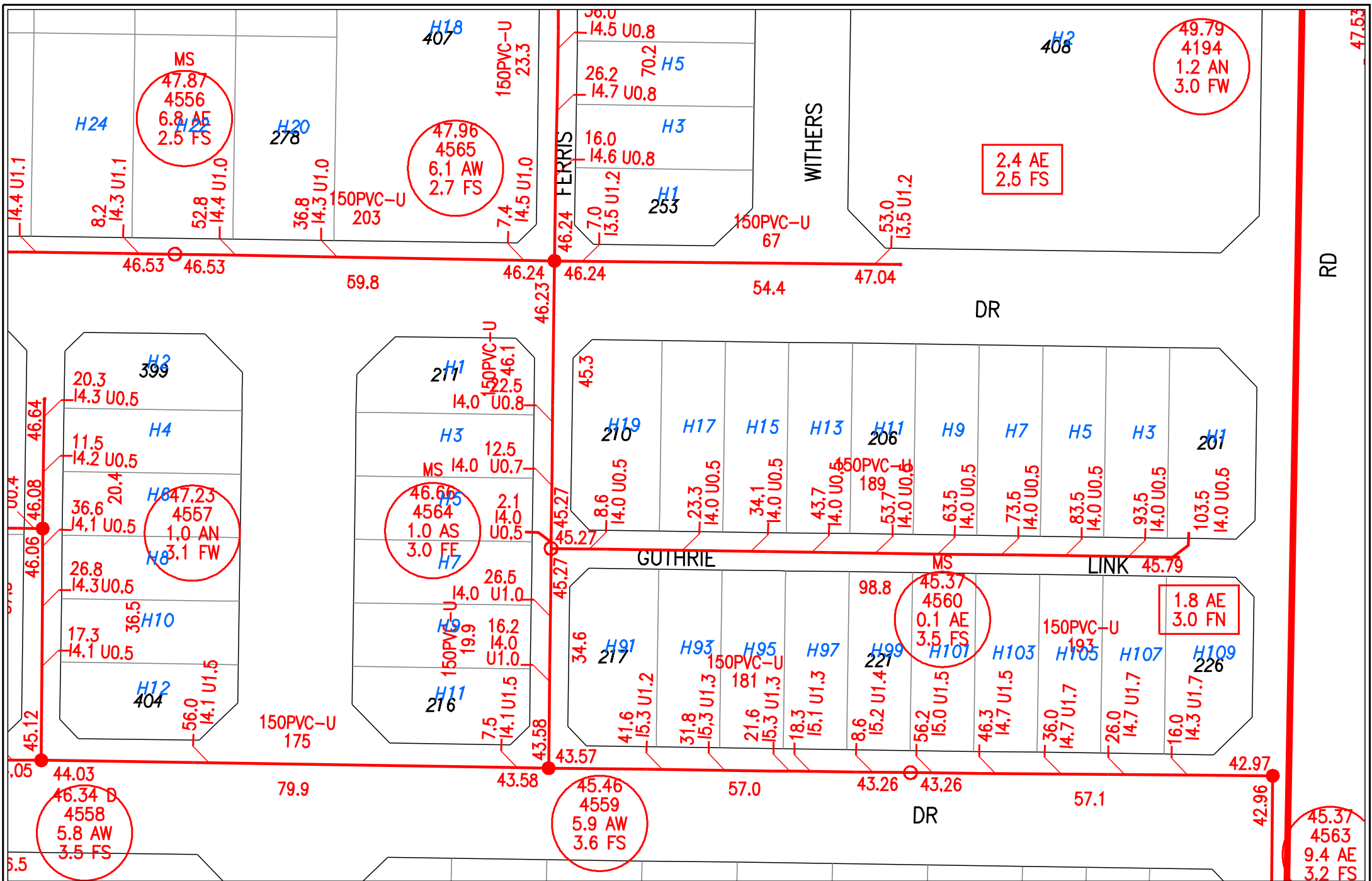
Yours sincerely
JOHN KINNEAR AND ASSOCIATES


RACHEL DEKKER

dec:\my_complcadmin - Landgate lodge706

Licensed Land, Mining and Engineering Surveyors





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.

Plan Legend (summary)



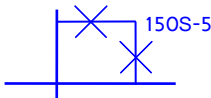
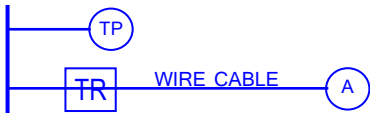





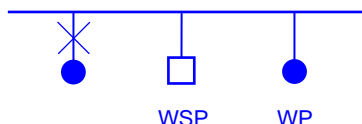
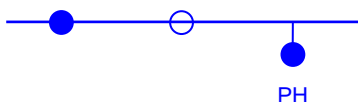
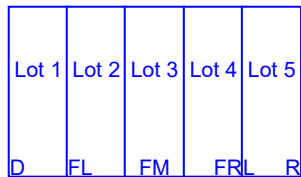


INFORMATION BROCHURE

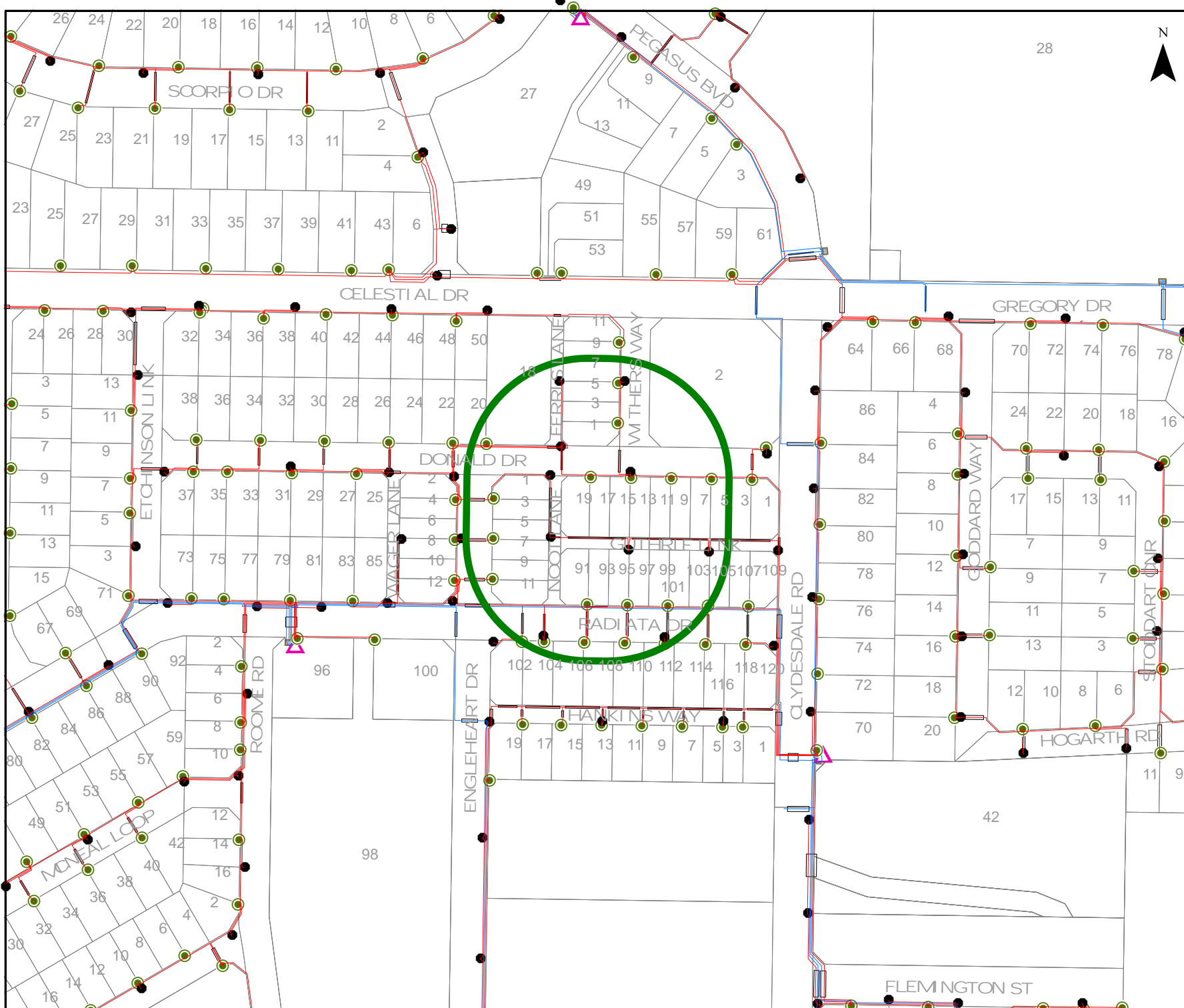



This legend is provided to [Dial Before You Dig](#) users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from www.watercorporation.com.au. (Your business > Working near pipelines > Downloads)

WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. **Pothole by hand** to verify asset location before using powered machinery.

	<p>WATER, SEWERAGE AND DRAINAGE PIPELINES</p> <p>CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED A risk assessment may be required if working near this pipe. Refer to your Dial Before You Dig information or call 131375.</p> <p>Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth.</p> <p>P.M. pressure main M.S. main sewer R rising main (i.e. drainage pressure main)</p> <p>Common material abbreviations:</p> <p>AC asbestos cement e.g. 100AC NOTE: AC is brittle and is easily damaged. CI cast iron GRP glass reinforced plastic P PVC - class follows pipe material (e.g.100P-12) RC reinforced concrete S steel VC vitrified clay</p>
	<p>NON-STANDARD ALIGNMENT</p> <p>Pipes are not always located on standard alignments due to local conditions. (i.e. Other than 2.1 m for reticulation mains and 4.5 m for distribution mains.)</p>
	<p>OTHER PIPE SYMBOLS</p> <p>Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.</p>
	<p>CONCRETE ENCASEMENT, SLEEVING AND TUNNELS</p> <p>May be in different forms: steel, poured concrete, box sections, slabs.</p>
	<p>CHANGE INDICATOR ARROW</p> <p>Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).</p>
	<p>PIPE OVERPASS</p> <p>The overpass symbol indicates the shallower of the two pipes.</p>
	<p>VALVES</p> <p>Many different valve types are in use. Valve may be in a pit or have a visible valve cover. There may be no surface indication.</p> <p>Valves may be shallower than the main or offset from it. e.g. A scour valve (SC) may have a pipe coming away from main pipeline on the opposite side to that indicated on the plan.</p>

 	FIRE SERVICES 100 mm polythene domestic (DOMS) service FS Fire service FHS Fire hydrant service Hydrant may be visible external to the building. Even if not visible a substantial fire service may still be present.	
	PIPE BYPASS Bypass will not be on the same alignment as the main pipeline.	
	CATHODIC PROTECTION (CP) Buried CP equipment may be located some distance from the pipeline being protected interconnected by buried cable. All CP fittings may not be visible. A buried anode – various sizes and configurations TP test point - may be visible on a post or in-ground TR transformer rectifier	
	ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT NOTE: Opening any manhole or pit is dangerous and is prohibited. Below ground. May not be any visible signs at ground level or may be located in a pit.	
	WASTEWATER ACCESS CHAMBERS (MANHOLES) -- Manhole (shown not labelled) -- Tee or maintenance shaft (shown not labelled) MS maintenance shaft (labelled) WARNING: Opening any manhole or pit is dangerous and is prohibited.	
	WASTEWATER MANHOLE INFORMATION BOXES Square non-trafficable Do not drive vehicles over or place loads. Round trafficable In general if not located in the road treat as if non-trafficable.	
	HAZARDOUS MANHOLE Indicates a potential health hazard from risk of exposure to toxic waste. WARNING: Opening any manhole is dangerous and is prohibited.	
	FLOWMETER Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)	
	STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP) May be located adjacent to mains. Usually there will be some visible indication.	
	Hydrant May not be visible. Hydrant Tee May not be visible. Pillar hydrant Visible	
	PRE-LAID SERVICES 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.	
	SEWER OR DRAINAGE PUMP STATION Several pipes and a pressurised main will be in the vicinity.	
	OPEN CHANNEL OA Landscaped OE Normal Open Earth OF Open channel with flood levee OH Half Pipe OL Lined Channel OS Swale-Shallow Depression OW Natural Water Course Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.	





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)

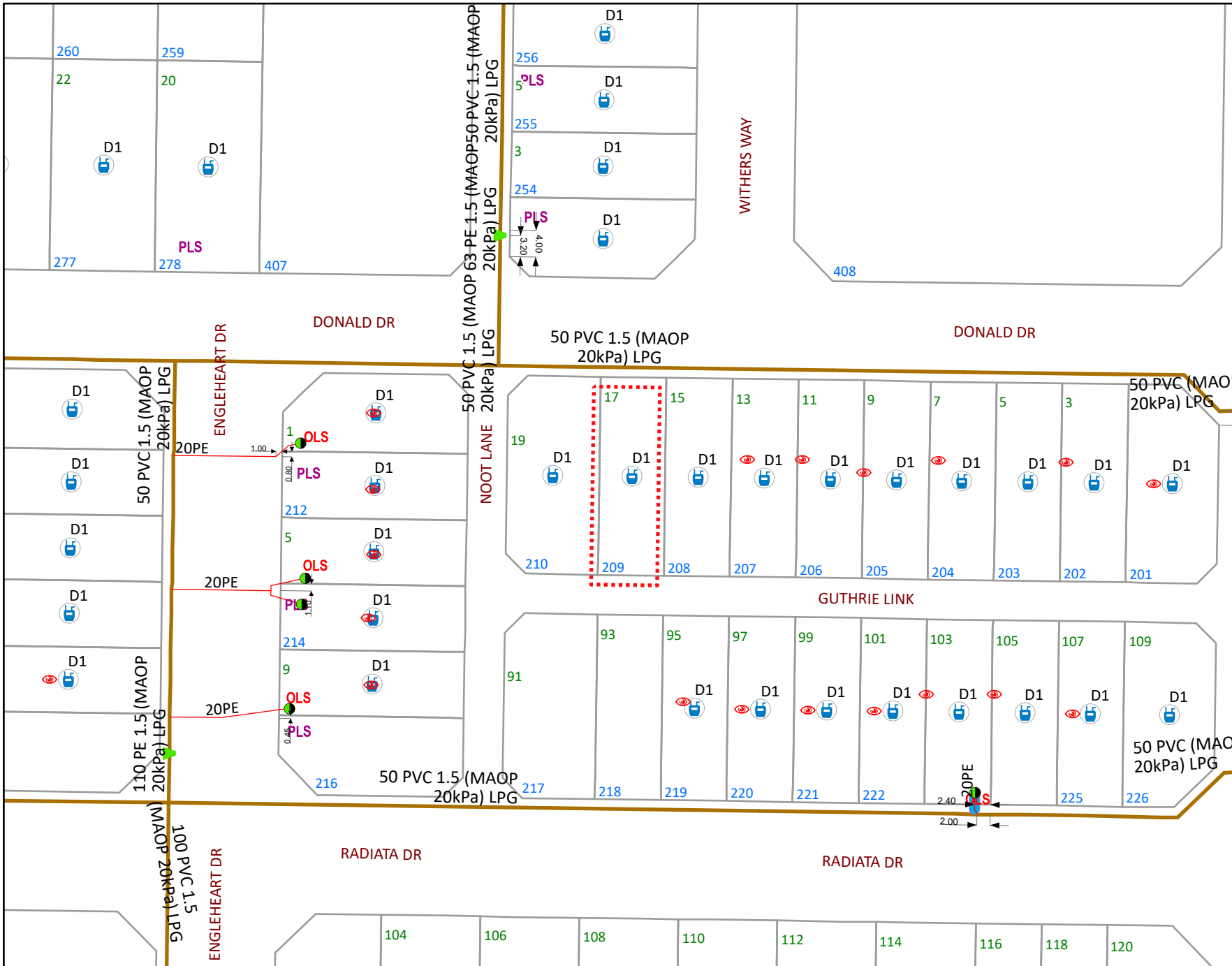
**This map is INDICATIVE ONLY.
Hand exposure via pothole method is MANDATORY.**

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



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 > 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
- X 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.





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














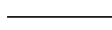

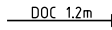





PIPE JUNCTIONS

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

PROTECTION DEVICES

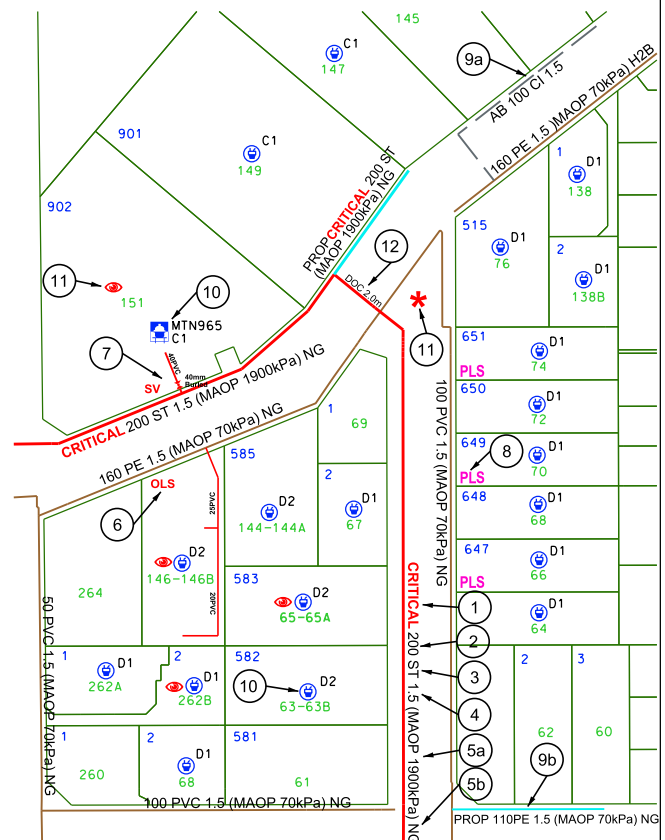
-  Test Point
-  Anode
-  Rectifier

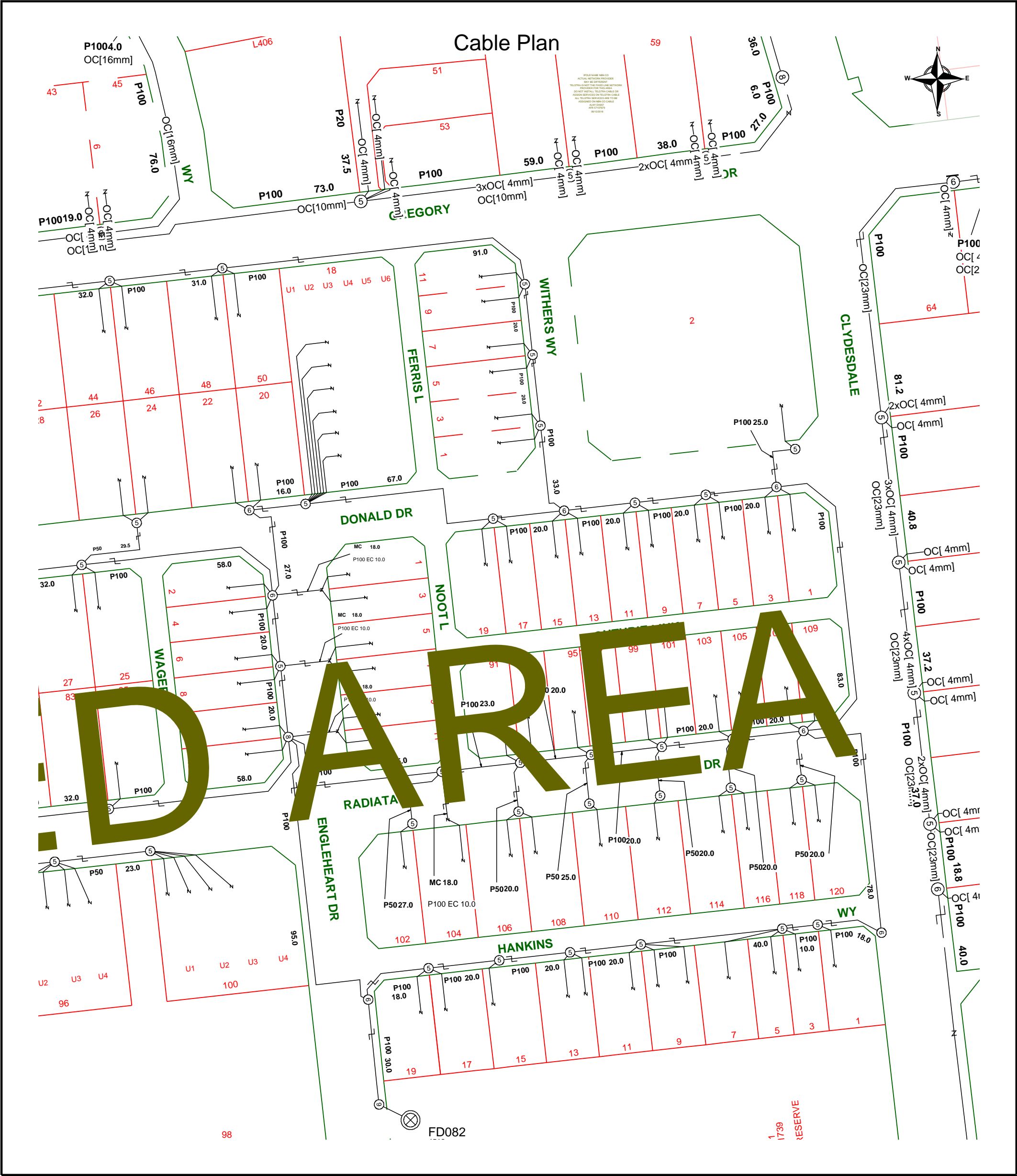
FEATURES


-  Side Elevation
-  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 Main
-  Asset ends on Direction Peg
-  Reference Line
-  Gas Pit
-  Arrow Pointer
-  Proving Location
-  Pressure Upgrade
-  Not Gassed
-  Suburb
-  Local Government

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.





	<p>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</p>	<p>Sequence Number: 239888909</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781 Generated On 29/05/2024 15:40:40</p>		<p>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>

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

WARNING

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

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

Page 1 of 2

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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 29/05/2024 15:40:41

Sequence Number: 239888909

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.

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, 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

1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

Report online - <https://www.telstra.com.au/forms/report-damage-to-telstra-equipment>

Ph: **13 22 03**

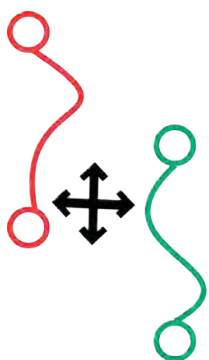
If you receive a message asking for a phone or account number say:

"I don't have one" then say "Report Damage" then press 1 to speak to an operator.



Telstra New Connections / Disconnections

13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business hours only).

NetworkIntegrity@team.telstra.com

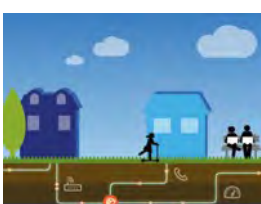
<https://www.telstra.com.au/consumer-advice/digging-construction>



Certified Locating Organisation (CLO)

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

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

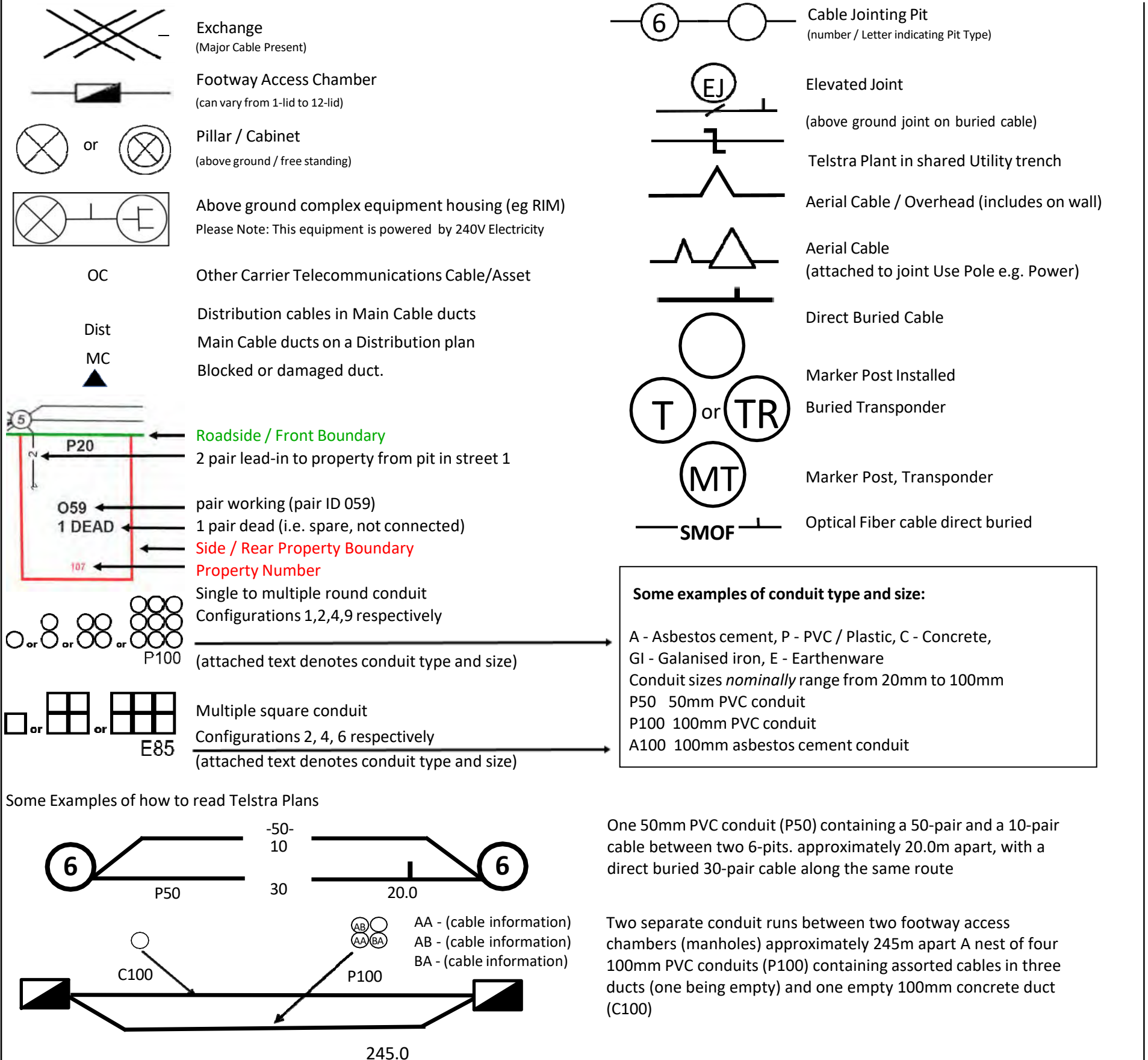
Information for new developments (developers, builders, homeowners)

<https://www.telstra.com.au/smart-community>

LEGEND



For more info contact a [Certified Locating Organisation](#) or Telstra Plan Services 1800 653 935



04/06/2024

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 – 17 DONALD DRIVE, MCKAIL

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 **\$450.00 - \$480.00 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:

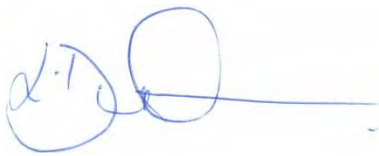
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

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, appearing to be 'L. Dunham', with a long horizontal line extending to the right.

Lisa Dunham

Senior Property Manager

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