

FOR SALE



Merrifield Real Estate

Offers Above \$395,000

11 STEPHEN STREET, MILPARA



Merrifield Real Estate



Merrifield Real Estate



Merrifield Real Estate

BARGAIN BUY, FAMILY FORTUNE!

- Brick and tile home on 2170sqm with freestanding shed-workshop
- Comfy lounge, kitchen/dining area, long covered patio
- Grassy block – natives and fruit trees, space for veggies, chooks
- Double-length carport, heaps of parking; near schools, 7 mins to town

Merrifield
REAL ESTATE

mins to town

3 1 4 2171 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**

11 STEPHEN STREET, MILPARA



Specification

Asking Price	Offers Above \$395,000	Land Size	2171.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	Residential
Parking	2	School Zone	Residential
Sheds	1	Sewer	Septic
HWS	Instant Gas	Water	Connected
Solar	N/A	Internet Connection	Available
Council Rates	\$1868.70	Building Construction	Brick & Tile
Water Rates	\$268.97	Insulation	Unspecified
Strata Levies	N/A	Built/Builder	1982
Weekly Rent		BAL Assessment	
Lease Expiry	N/A	Items not included	



-- Map Viewer Plus --

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WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1376

139

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 75 ON PLAN 171

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

JOSEPH HLADIO OF POST OFFICE BOX 442, ALBANY

(T C280729) REGISTERED 31/12/1981

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

1. C170959 EASEMENT TO SHIRE OF ALBANY. SEE SKETCH ON VOL 1376 FOL 139. REGISTERED 3/7/1981.

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: 1376-139 (75/P171)
PREVIOUS TITLE: 1003-706
PROPERTY STREET ADDRESS: 11 STEPHEN ST, MILPARA.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY



Application A795908

WESTERN



AUSTRALIA

Volume 1003 Folio 706



1376 139

CERTIFICATE OF TITLE

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

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

DATED 14th March, 1974

Madwards
REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 368 and being Lot 75 on Plan 171, delineated and coloured green on the map in the Third Schedule hereto.

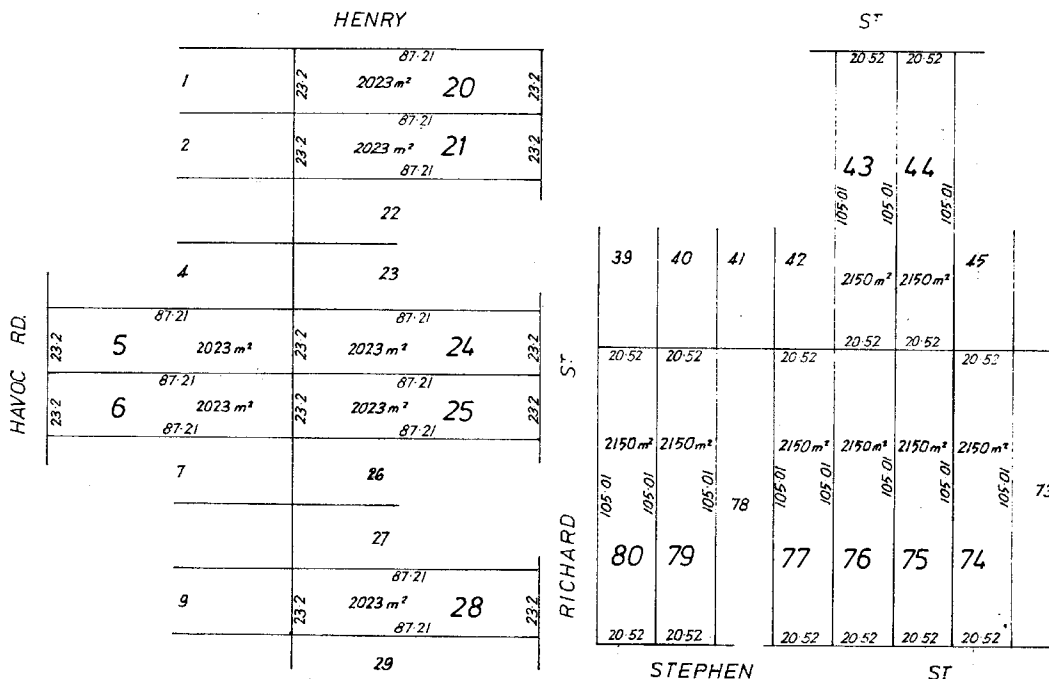
FIRST SCHEDULE (continued overleaf)

~~Ray Whitney Wood of Suffolk Street, Albany, Real Estate Agent~~

SECOND SCHEDULE (continued overleaf)

1. ~~CAVEAT 3669/69. Lodged by Commissioners Instruction 26.8.69 at 4.00p~~
Withdrawn (B256503, 3.12.76)

Madwards
REGISTRAR OF TITLES

REGISTRAR OF TITLESTHIRD SCHEDULE







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

30267/8/73-30M-O/SOL

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








FIRST SCHEDULE (continued)

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

REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	TIME	SEAL	INITIALS
	NATURE	NUMBER				
Alan Thomas Hitchcock of 11 Bathurst Street, Albany, Lebourne.	Transfer	D252060	26.11.76	10.24		
Geoffrey Peter Plugge and Annette Mary Plugge as joint tenants of one undivided third share; James Plugge and Lynette Eileen Plugge as joint tenants of one undivided third share; Graeme Norman Plugge and Bernardine Maria Plugge as joint tenants of one undivided third share; all of East Katanning, and Farmers, as tenants in common	Transfer	B715999	22.5.79	9.36		
Joseph Fladio of Post Office Box 442, Albany, Truck Driver.	Transfer	C280729	31.12.81	11.24		

SECOND SCHEDULE (continued)

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

INSTRUMENT	NATURE	NUMBER	PARTICULARS		REGISTERED	TIME	SEAL	INITIALS	REGISTERED OR LODGED	NUMBER	CANCELLATION	SEAL	INITIALS
Transfer		C170959	14 16 20 22 76 70 1 2 3 4 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 Mile Scale said Transfer is granted to Shire of Albany.	The right to enter upon the portion of the within land coloured blue on the map in the margin for the purpose of exercising certain drainage rights as set out in the said Transfer is granted to Shire of Albany.	3.7.81	2.54							
Mortgage		C332669		to THE COMMISSIONERS OF THE RURAL AND INDUSTRIES BANK OF WESTERN AUSTRALIA	1.4.82	9.17				Discharged E471974	23.10.90		

Plan 171

Lot	Certificate of Title	Lot Status	Part Lot
0	N/A	Retired	
1	149/163A	Registered	
2	149/162A	Registered	
3	2053/187	Registered	
4	1470/897	Registered	
5	1376/106	Registered	
6	1376/107	Registered	
7	293/133A	Registered	
8	170/124A	Registered	
9	608/31A	Registered	
10	608/32A	Registered	
11	1367/295	Registered	
12	376/147A	Registered	
13	1376/108	Registered	
14	293/123A	Registered	
15	149/159A	Registered	
16	490/46A	Registered	
17	88/174A	Registered	
18	1376/177	Registered	
19	1376/178	Registered	
20	1376/109	Registered	
21	1376/110	Registered	
22	2053/186	Registered	
25	1376/112	Registered	
26	1360/350	Registered	
27	293/124A	Registered	
28	1376/113	Registered	
29	1364/697	Registered	
30	1364/698	Registered	
31	560/93A	Registered	
32	354/52A	Registered	
33	392/156A	Registered	
34	1376/114	Registered	
35	1360/351	Registered	
36	1376/102	Registered	
37	N/A	Retired	
38	N/A	Retired	
39	516/20A	Registered	
40	516/21A	Registered	
41	345/94A	Registered	
42	1722/873	Registered	
43	1376/115	Registered	
44	1376/116	Registered	
45	376/146A	Registered	
46	339/147A	Registered	

Plan 171

Lot	Certificate of Title	Lot Status	Part Lot
47	1376/117	Registered	
48	1795/9	Registered	
49	339/150A	Registered	
50	1376/119	Registered	
51	1376/120	Registered	
52	1376/121	Registered	
53	1376/122	Registered	
54	1376/123	Registered	
55	2073/34	Registered	
56	1376/125	Registered	
57	1336/534	Registered	
58	1376/126	Registered	
59	1376/127	Registered	
60	1376/128	Registered	
61	2104/904	Registered	
62	1492/881	Registered	
63	1492/882	Registered	
64	1376/129	Registered	
65	1376/130	Registered	
66	1376/131	Registered	
67	1376/132	Registered	
68	1376/133	Registered	
69	1376/134	Registered	
70	1376/135	Registered	
71	1376/136	Registered	
72	1376/137	Registered	
73	1342/305	Registered	
74	2004/848	Registered	
75	1376/139	Registered	
76	1376/140	Registered	
77	1376/141	Registered	
78	1348/496	Registered	
79	1376/142	Registered	
80	1376/143	Registered	
81	1376/179	Registered	
82	1376/144	Registered	
83	1376/145	Registered	
84	1376/146	Registered	
85	1376/147	Registered	
86	1376/148	Registered	
87	1775/573	Registered	
88	1464/108	Registered	
89	1735/303	Registered	
90	1376/149	Registered	
91	1376/150	Registered	

Plan 171

Lot	Certificate of Title	Lot Status	Part Lot
92	1336/535	Registered	
93	1376/151	Registered	
94	1376/152	Registered	
95	1376/153	Registered	
96	1376/154	Registered	
97	1376/155	Registered	
98	1376/156	Registered	
99	1348/497	Registered	
100	1376/157	Registered	
101	1948/997	Registered	
102	1636/51 (Cancelled)	Retired	
103	1376/104	Registered	
104	1376/105	Registered	
105	594/107A	Registered	
106	44/223A	Registered	
107	378/192A	Registered	
108	1376/159	Registered	
109	188/148A	Registered	
110	162/25A	Registered	
111	1352/553	Registered	
112	1332/669	Registered	
113	272/125A	Registered	
114	162/27A	Registered	
115	1376/160	Registered	
116	293/125A	Registered	
117	1367/296	Registered	
118	1376/161	Registered	
119	1342/306	Registered	
120	1376/162	Registered	
121	1376/163	Registered	
122	1897/103	Registered	
123	1376/165	Registered	
124	1370/389	Registered	
125	1370/390	Registered	
126	1376/101	Registered	
127	1376/166	Registered	
128	1376/167	Registered	
129	1335/161	Registered	
130	1376/168	Registered	
131	1360/348	Registered	
132	1360/349	Registered	
133	1376/169	Registered	
134	100/93A	Registered	
135	293/129A	Registered	
136	1761/309	Registered	

Plan 171

Lot	Certificate of Title	Lot Status	Part Lot
137	293/132A	Registered	
138	304/116A	Registered	
139	499/151A (Cancelled)	Retired	
140	499/152A	Registered	
141	1329/54	Registered	
142	1364/699	Registered	
143	1349/486	Registered	
144	1349/487	Registered	
145	1364/696	Registered	
146	1376/170	Registered	
147	1352/554	Registered	
148	1325/703	Registered	
149	1325/704	Registered	
150	1376/180	Registered	
151	1996/217	Registered	
152	44/224A	Registered	
153	1404/975	Registered	
154	1345/959	Registered	
155	1367/475	Registered	
156	1376/171	Registered	
157	162/26A	Registered	
158	1756/165	Registered	
159	1332/670	Registered	
160	1332/671	Registered	
161	1376/182	Registered	
162	1762/127	Registered	
163	1376/172	Registered	
164	576/149A	Registered	
165	149/160A	Registered	
166	1593/652	Registered	
167	1593/653	Registered	
168	1348/498	Registered	
169	1376/173	Registered	
170	1710/726	Registered	
171	1376/175	Registered	
172	1376/176	Registered	
250	N/A	Retired	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Registered	

PLAN 171(1)

2 SHEETS

ST

HENRY

1	87.31	2023 m ²	20	87.21	2023 m ²
2			21		
3			22		
4			23	100.01	
5			24	101.01	
6			25		
7			26		
8			27		
9			28		
10	23.2	2023 m ²	29	23.2	2023 m ²
11			30		
12			31		
13			32		
14			33		
15			34		
16			35		
17			36		
18	23.2	2023 m ²	37	23.2	2023 m ²
19	23.2	1948 m ²	38	23.2	1948 m ²

RUFUS

PLAN 171(1)

2 SHEETS

39	20.52	2150 m ²	40	20.52	2150 m ²
41			42		
43			44		
45			46		
47			48		
49			50		
51			52		
53			54		
55			56		
57			58		
59			60		

ST

STEPHEN

PLAN

171 (2)

PLANTAGENET LOC. 368

CORR. 195-09 F.B. 43732 (Repeg)

INDEX PLANS CORIMUP 2000

C/T 23-273

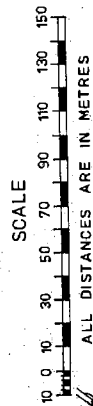
NOW 1003-706

1948-644

Land Parcel Identifier amended -
Regulation 6 of Transfer of Land
Regulation 1985
Date 17/11/2001

SURVEY RE-APPROVED AS
AMENDED IN BLUE.
15.9.82.

P 000171 F 01



PLANTAGENET LOC. 368

CORR. 195-09 F.B. 43732 (Repeg)

INDEX PLAN 8931 CORIMUP 2000 10-08

C / T 23-273

NOW 1003-706

1948-644

PLAN 171(2)
2 SHEETSSURVEY RE-APPROVED AS
AMENDED IN BLUE
15-9-82Land Parcel Identifier amended -
Regulation 6 of Transfer of Land
(Cadastral Regulations 1996)
Doc. 1700-2000-01
8/8/2005

PLAN

171(1)

216

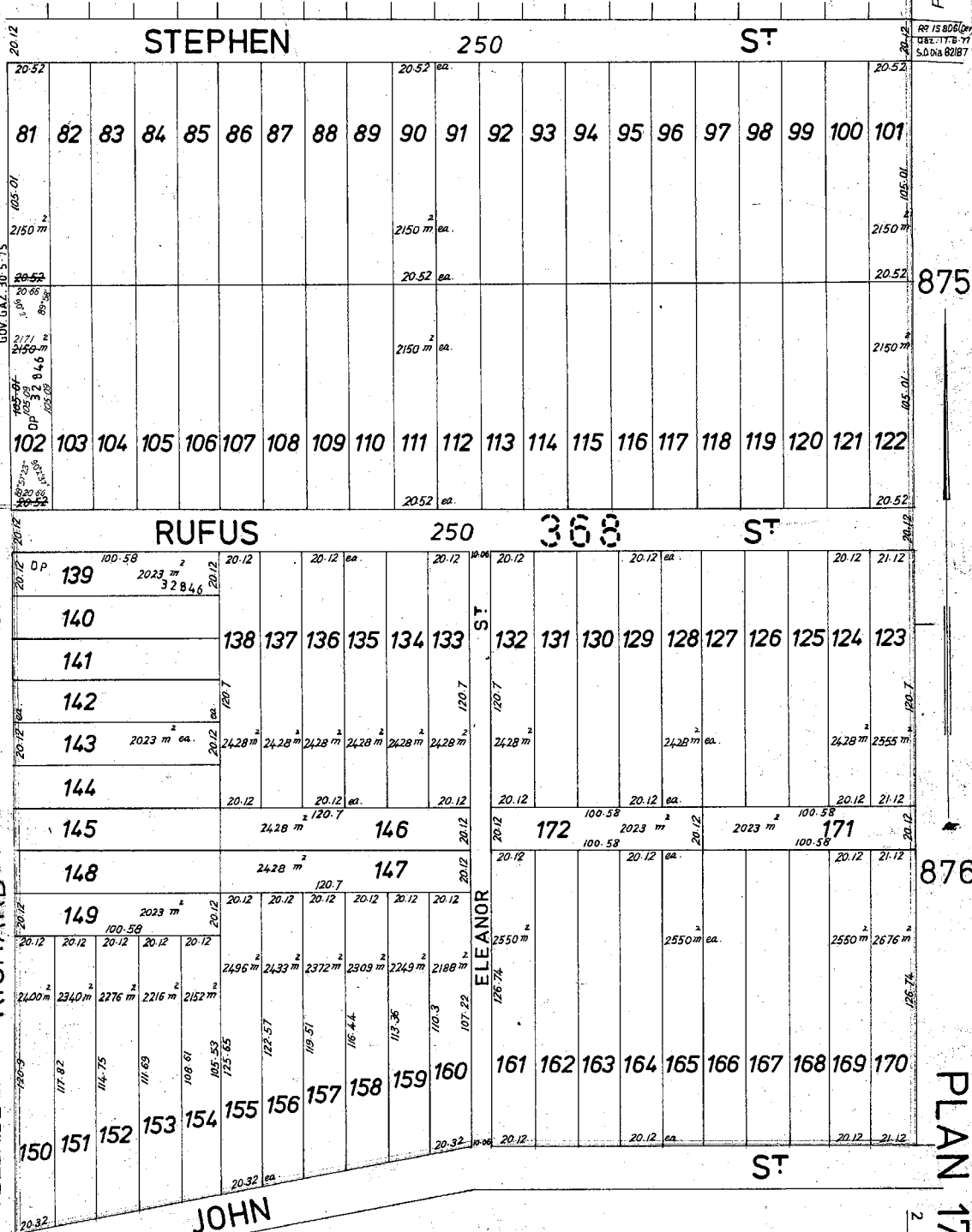
251

PLAN

JOINS

RICHARD
ADELAIDE
GOV GAZ. 30.5.75ST
CLASH 10-9-76RICHARD
ADELAIDE

ADELAIDE



875

876

PLAN 171(2)
2 SHEETS

Form B2

Exempt (Section 119) Stamp Act 1992

WESTERN AUSTRALIA
COMMISSIONER OF STATE TAXATION

WESTERN AUSTRALIA
Transfer of Land Act 1893 as amended

Blank Instrument Form (see footnote)

GRANT OF EASEMENT

C170959

No. D 107157

\$**0.00

Insert type of document here

The person whose name and description are set forth in Part I of the Schedule hereto (hereinafter called "the Grantor" which expression includes all of the persons named therein jointly and each of them severally if more than one and the registered proprietor or proprietors for the time being of the land comprised in the Certificate or Certificates of Title mentioned in Part II of the Schedule) being registered as the proprietor of an estate in fee simple in the land described in Part II of the Schedule hereto subject to the encumbrances notified in Part III of the Schedule IN CONSIDERATION of the sum specified in Part IV thereof paid to him by the Local Authority named in Part V of the Schedule hereto (hereinafter called "the Grantee" which expression includes its successors and assigns and its transferees in gross) or for the other consideration mentioned in Part IV of the Schedule DOES HEREBY GRANT AND TRANSFER to the Grantee under and by virtue of the provisions of Section 33A of the Public Works Act, 1902, as amended full and free right, liberty, power and authority from time to time and at all times hereafter to enter upon that part of the land described in Part II of the Schedule as is delineated and coloured blue on the plan annexed hereto (which part is hereinafter referred to as "the subject land") with workmen, agents and contractors employed by or having authority of the Grantee in that behalf with or without motor vehicles, engines and machines of any description for all or any of the following purposes -

- (a) to construct, make, form, excavate, dig, execute, or carry out any banks, walls, mounds, embankments, ditches, trenches, gutters, tunnels, drains, pipes, dams, depressions, drainage basins, drainage sumps, watercourses, structures, excavations, earthworks and other works as are necessary for the purpose of the drainage or dispersal of water from the subject land and any land or road adjacent thereto or in the vicinity thereof (whether comprising the land described in Part II of the Schedule hereto or not);
- (b) to construct, maintain, repair, alter and replace any bank, wall, mound, embankment, ditch, trench, gutter, tunnel, drain, pipe, dam, watercourse, structure,

NOTE: This Form may be used only when the "Box Type" Form is not suitable. It may be completed in narrative style.

excavation, earthwork or other works in, under or upon the subject land;

(c) to make surveys and take levels;

(d) to clean and repair any drain or pipe constructed on the subject land;

(e) to direct the flow of water from any adjoining land or road onto or through, under or across the subject land; and

(f) to discharge or direct the flow of water from any ditch, trench, gutter, drain, pipe, dam, depression, drainage basin, drainage sump or watercourse onto over or across the land adjoining the subject land;

(g) to clear any trees or shrubs or undergrowth on the subject land or to remove any obstruction as may be necessary in the course of carrying out any of the works enumerated above.

THE Grantor HEREBY COVENANTS with the Grantee as follows -

(1) That the Grantor will not construct, erect or build or suffer to be constructed, erected or built any building or structure on the subject land or any part thereof without the consent in writing of the Grantee first had and obtained.

(2) That the Grantor will at all reasonable times permit the Grantee its workmen, agents and contractors with or without motor vehicles, engines and machines to enter upon the land adjoining the subject land for the purpose of exercising or enjoying any of the rights hereby granted or carrying out, executing or performing any of the works enumerated above.

THE Grantee HEREBY COVENANTS with the Grantor as follows -

(1) That the works enumerated above will be carried out with only such disturbance to the surface of the subject land as is necessary to carry out and maintain those works and if water is piped the Grantee will replace the surface and make good any damage done either in the initial work of laying of the pipeline or in the course of repairs and maintenance thereof.

(2) That the Grantee will carry out the works under the powers hereby granted to it at its cost and expense and shall pay the costs of and incidental to the instructions for and the preparation, execution and registration of this Grant of Easement and all stamp duties and registration fees payable hereon.

This instrument is intended to be a deed and has effect accordingly.

DATED this 16th day of June 1981

SCHEDULE

PART I : GRANTOR

GEOFFREY PETER FLUGGE, ANNETTE MARY FLUGGE,
TREVOR JAMES FLUGGE, LYNETTE EILEEN FLUGGE,
GRAEME NORMAN FLUGGE and BERNARDINE MARIA
FLUGGE all of "Ascotvale" East Katanning
Farmers.

PART II : DESCRIPTION OF LAND OVER WHICH EASEMENT
IS GRANTED

Portion of Plantagenet Location 368 and
being Lot 75 on Plan 171 and being the whole
of the land comprised in Certificate of
Title Volume 1376 Folio 139

PART III : ENCUMBRANCES

Nil

PART IV : CONSIDERATION

ONE DOLLAR (\$1.00).

PART V : GRANTEE

SHIRE OF ALBANY of Chester Pass Road Albany

SIGNED by the said GEOFFREY
PETER FLUGGE in the presence
of :

G. Peter Flugge
Alfreda 6 Burbidge Way Katanning 6317
Business M.O.P.

SIGNED by the said ANNETTE
MARY FLUGGE in the presence
of :

Anne M. Flugge
Alfreda 6 Burbidge Way Katanning 6317

SIGNED by the said TREVOR
JAMES FLUGGE in the presence
of :

T. J. Flugge
Alfreda 6 Burbidge Way Katanning 6317

SIGNED by the said LYNETTE
EILEEN FLUGGE in the presence
of :

L. E. Flugge
Alfreda 6 Burbidge Way Katanning 6317

SIGNED by the said GRAEME
NORMAN FLUGGE in the presence
of :

G. N. Flugge
Alfreda 6 Burbidge Way Katanning 6317

SIGNED by the said BERNARDINE
MARIA FLUGGE in the presence
of :

B. M. Flugge
Alfreda 6 Burbidge Way Katanning 6317

THE COMMON SEAL of SHIRE OF)
ALBANY was hereunto affixed)
by authority of a resolution)
of the Council in the presence)
of :

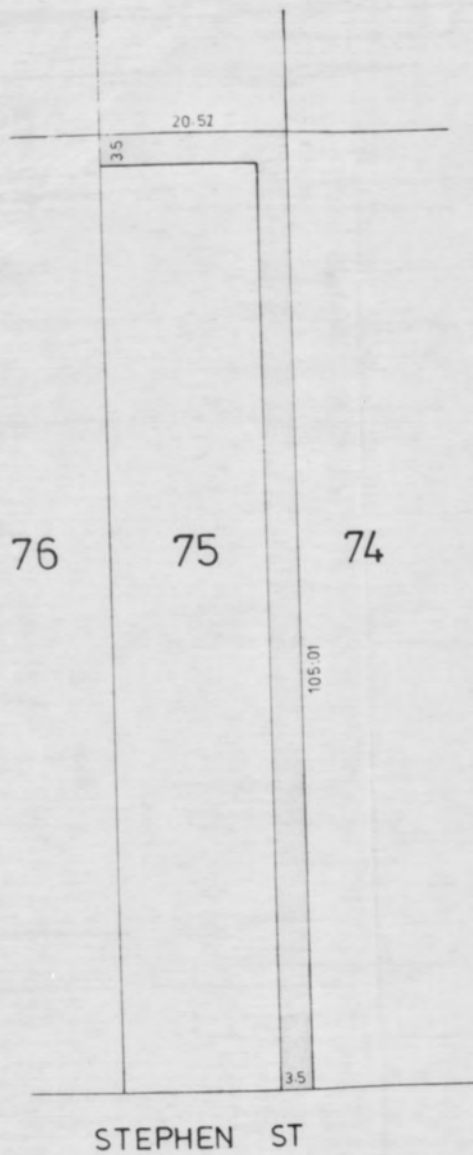
M. Riggs
President

M. Riggs
Shire Clerk

ENDORSE: ON 2ND SCHEDULE Cont 1376-138

TRANSFER C.170959 The right to enter upon the portion
of the within land coloured blue on the map in the margin
for the purpose of exercising certain drainage rights
as set out in the said Transfer is granted to Shire of
Albany.

Reg: 3-7-81 at 2-54 d/c.



[Handwritten signatures and initials]
 L.E.F. *[initials]*
 L.P. *[initials]*
 G.M. *[initials]*
 B.M.F. *[initials]*
 G.M.T. *[initials]*
 A.R. *[initials]*
 1/10/18

[Handwritten signature]

No.

C170959

GRANT OF EASEMENT

FEES (office use)	\$	c
	20	-
100 JUL 3 PM 2:54		

Parties GEOFFREY PETER FLUGGE, ANNETTE
MARY FLUGGE, TREVOR JAMES
FLUGGE, LYNETTE EILEEN FLUGGE,
GRAEME NORMAN FLIGGE and
BERNARDINE MARIA FLUGGE

- and -
SHIRE OF ALBANY

Lodged by KEALL, BRINDEN & CO.
Solicitors,
Address 9th Floor,
150 St. George's Terrace,
Phone No. PERTH WA 6000.
321.8531
Ref: PW:24114 AJC.MC1.

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

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

1. GRANT EASE (Dup)
2. C/T 1376/139
3.
4.
5.
6.

Received items
No's 12

29

Rec. Clerk.

BELOW THIS LINE FOR OFFICE USE ONLY

Encumbrances
not notified
on face.

Registered 3rd July 1991
at 2.54 o'clock and
particulars entered in the Register Book.

New Titles S.F. 2
to issue or Easement
Endorsing DP to instruct
instruction.

Initials of
Signing
Officer

REGISTRAR OF TITLES

EXAMINED

STOCK FORM 324





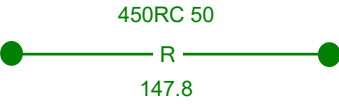










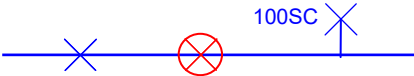
Plan Legend (summary)



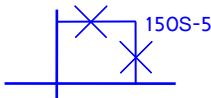
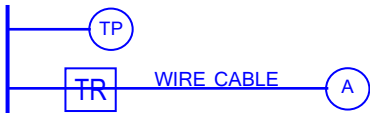





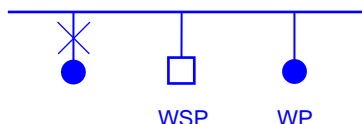
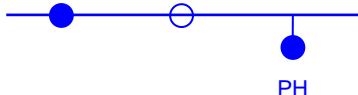
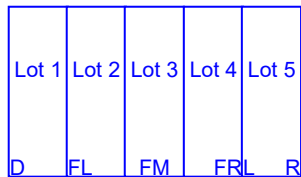


INFORMATION BROCHURE



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.

H1
80

H3

H5

H7

H9

H11

H13
74

H15

H17

H19

H21

STEPHEN



Scale: 1:750

Centre Point: 117.864°, -34.984°

Sequence No: 230380179

Print Date: 03/10/2023 Page: 1 of 1



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

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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

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

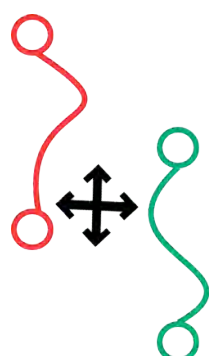
If you receive a message asking for a phone or account number say:

"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>

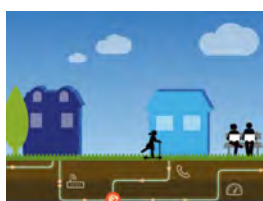


DBYD Certification

Certified Locating Organisation (CLO)

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

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

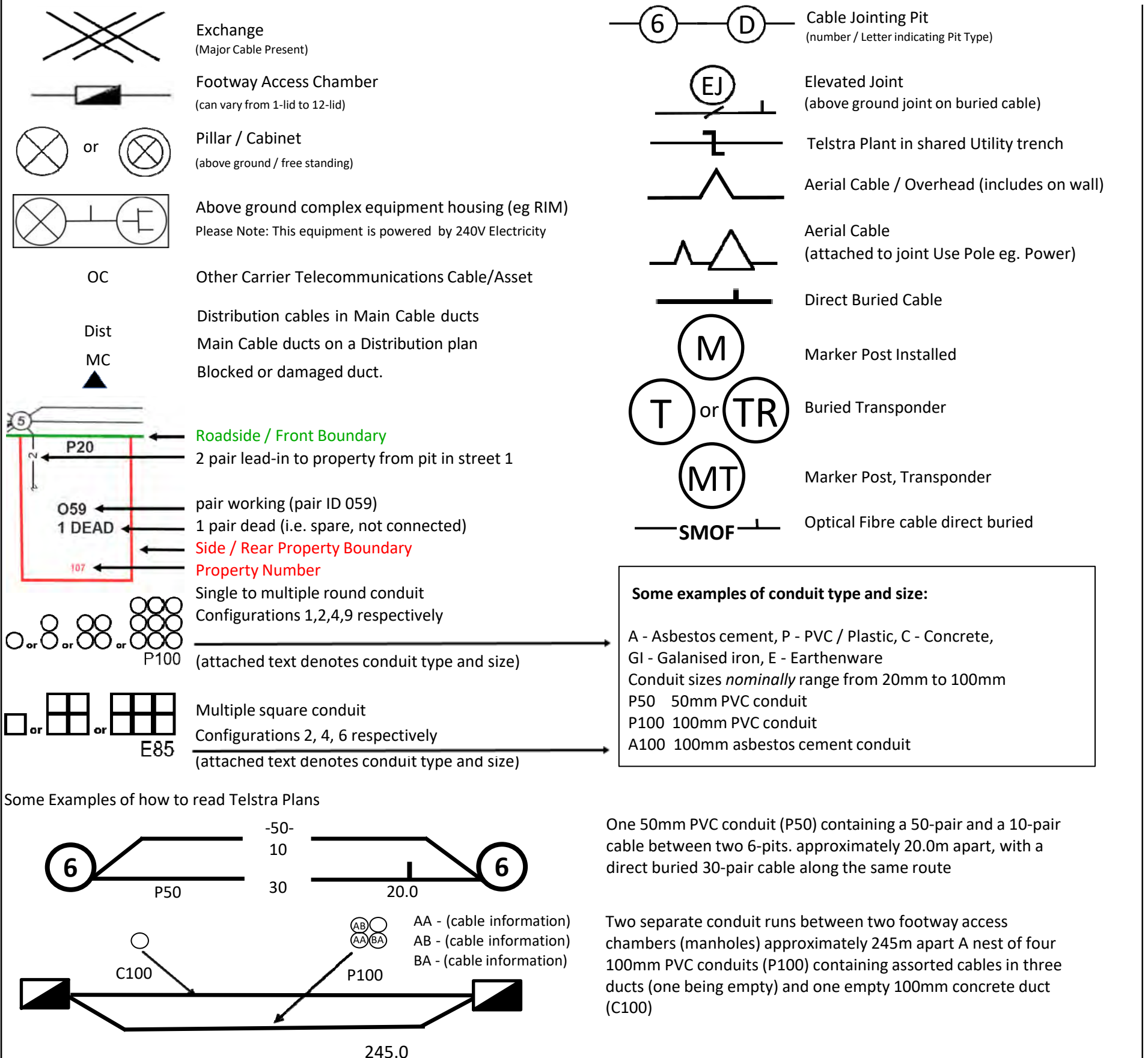
Information for new developments (developers, builders, homeowners)

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

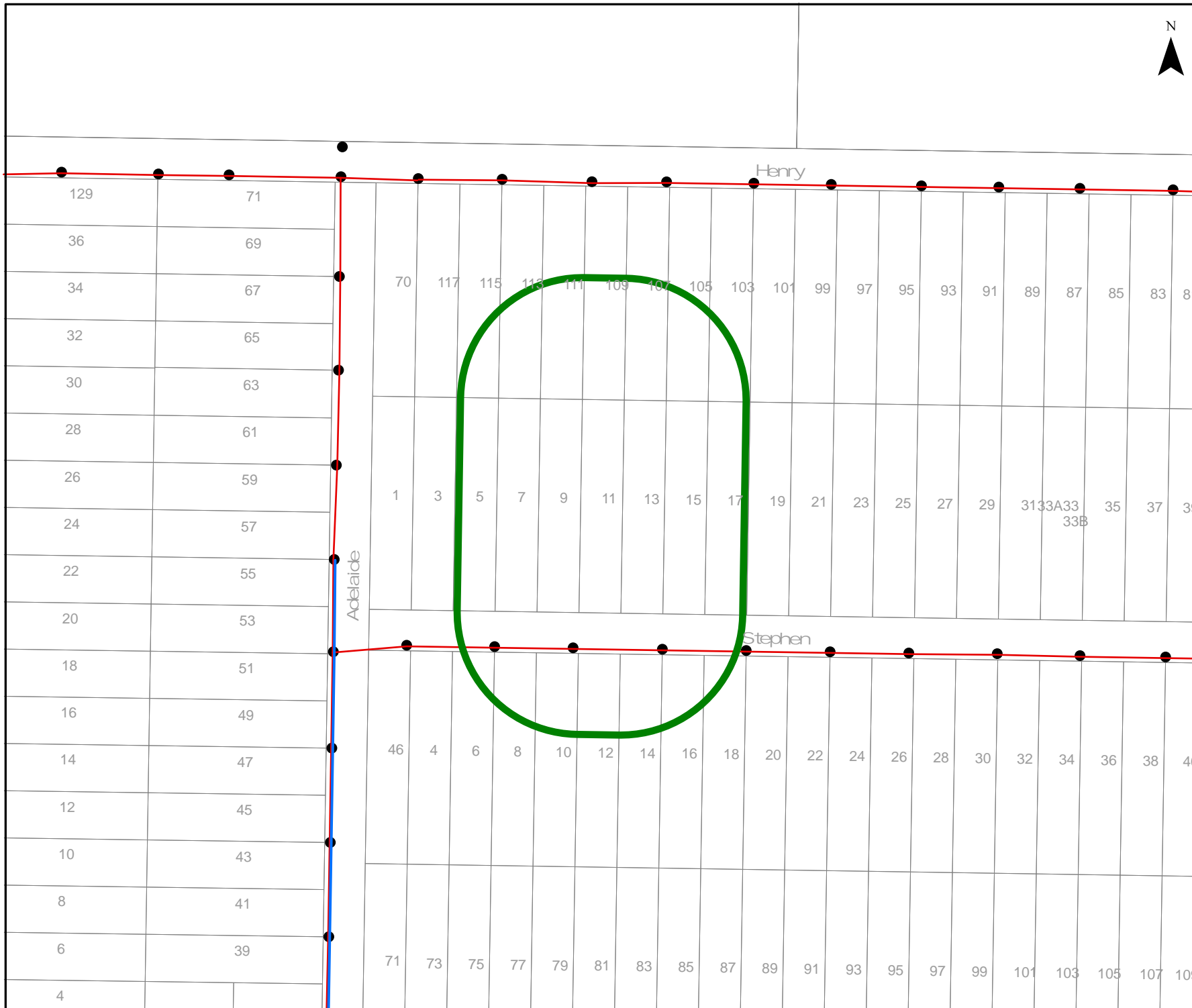
LEGEND



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.



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**

05/10/2023

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 – 11 STEPHEN STREET, MILPARA

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 **\$380.00 - \$420.00 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 \(commerce.wa.gov.au\)](#)

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 'K' and 'T' intertwined.

Kylie Tschabotar

Residential Business Development 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.