

**FOR SALE**



**Offers Above \$699,000**

**16 NOTLEY STREET, YAKAMIA**



**BLEND OF CRAFTSMANSHIP AND NATURAL BEAUTY**

- Beautifully appointed family home, immaculately presented inside and out
- 362 sqm area includes lounge, family room/dining, sheltered al fresco area
- Packed with quality features, abundant storage space plus loft
- Double garage, powered workshop, shade house, reticulated lawn
- Desirable cul-de-sac locale few minutes from town, shops, schools, parks



**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 ABN 66 768 696 418

# 16 NOTLEY STREET, YAKAMIA



## Specification

Asking Price	Offers Above \$699,000	Land Size	678.00 m2
Bedrooms	4	Frontage	21.2 m2
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential / R20
Parking	2	School Zone	Yakamia P.S. / N.A.S.H.S
Sheds	Workshop	Sewer	Connected
HWS	Gas	Water	Scheme Connected
Solar	3.3kW Panels	Internet Connection	NBN Available
Council Rates	\$3,017.21	Building Construction	Brick Veneer / Tile
Water Rates	\$1,564.13	Insulation	Yes
Strata Levies	N/A	Built/Builder	2012
Weekly Rent	\$640 - \$680 per Week	BAL Assessment	N/A

-- Map Viewer Plus --

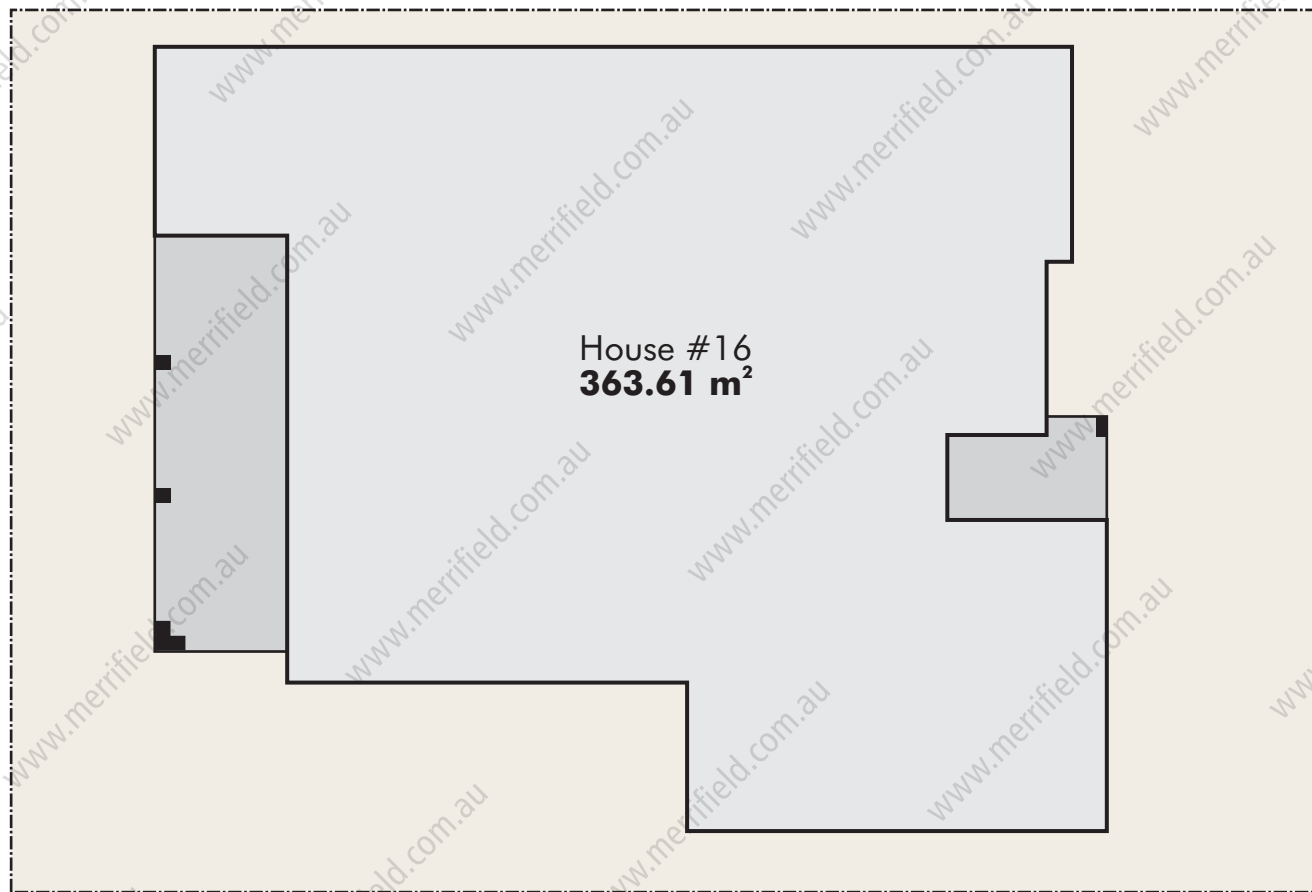


Author: Created: 25 October 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>

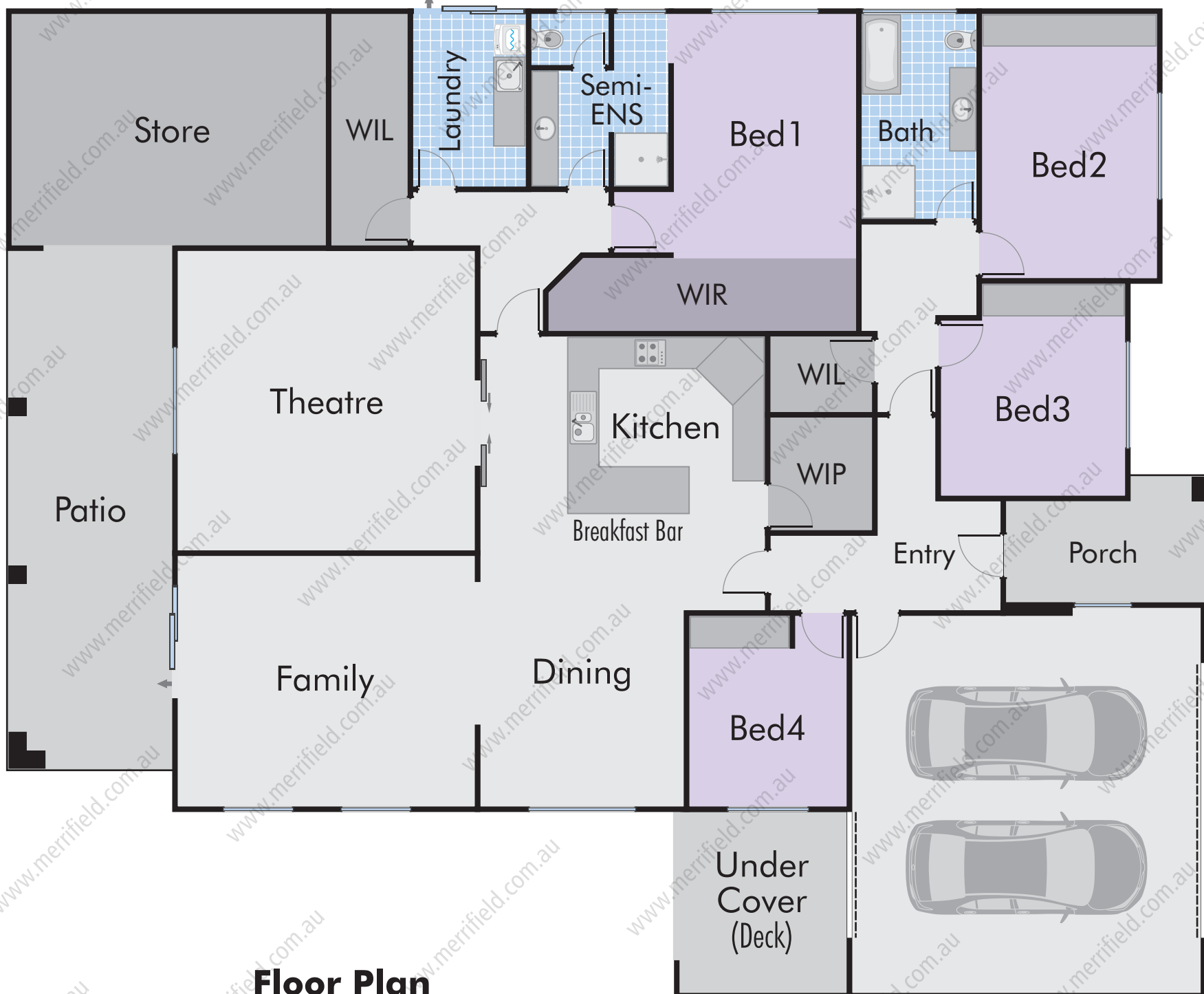
1:564

0 0.007 0.014 0.02 0.027 km

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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.

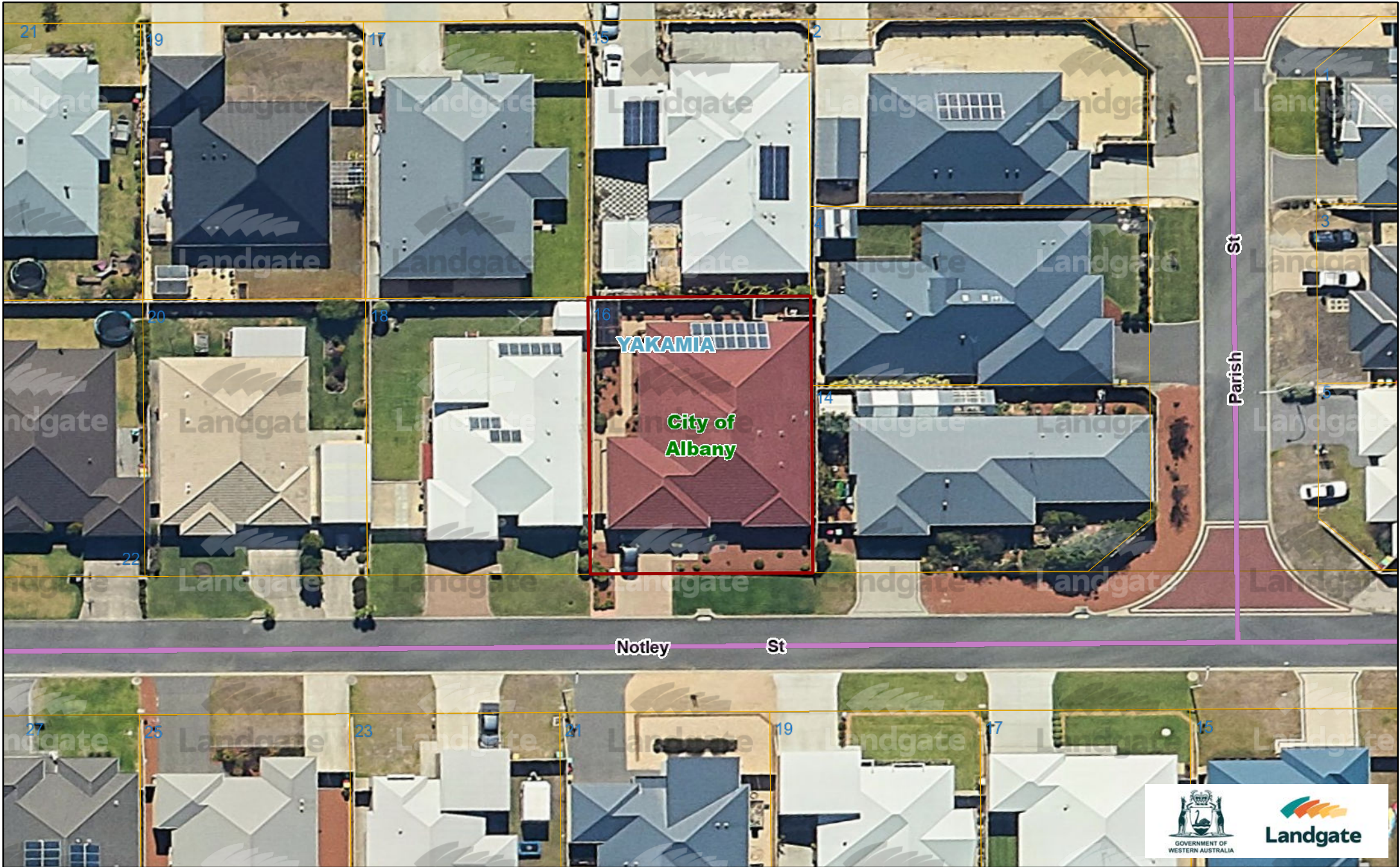


Site Plan



Floor Plan

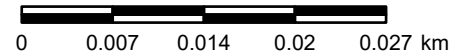
This floor plan, description, dimensions and areas are provided as a guideline only and are approximate. Whilst care has been taken in the preparation of the information, buyers must inspect the property, make their own enquiries, take their own measurements or consult the architectural plans for exact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



Author:

Created: 25 October 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>

1:564



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**2715 340**

**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 824 ON DEPOSITED PLAN 61746

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

DAVID RODERICK LAWRIE  
MARILYN JOYCE LAWRIE  
BOTH OF POST OFFICE BOX 848, ALBANY  
AS JOINT TENANTS

(T L518751 ) REGISTERED 24/12/2010

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

1. RESTRICTIVE COVENANT BENEFIT - SEE DEPOSITED PLAN 61746 AND INSTRUMENT K908643
2. RESTRICTIVE COVENANT BURDEN - SEE DEPOSITED PLAN 61746 AND INSTRUMENT K908643

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: DP61746  
PREVIOUS TITLE: 2663-253  
PROPERTY STREET ADDRESS: 16 NOTLEY ST, YAKAMIA.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

## Deposited Plan 61746

Lot	Certificate of Title	Lot Status	Part Lot
803	2715/319	Registered	
804	2715/320	Registered	
805	2715/321	Registered	
806	2715/322	Registered	
807	2715/323	Registered	
808	2715/324	Registered	
809	2715/325	Registered	
810	2715/326	Registered	
811	2715/327	Registered	
812	2715/328	Registered	
813	2715/329	Registered	
814	2715/330	Registered	
815	2715/331	Registered	
816	2715/332	Registered	
817	2715/333	Registered	
818	2715/334	Registered	
819	2715/335	Registered	
820	2715/336	Registered	
821	2715/337	Registered	
822	2715/338	Registered	
823	2715/339	Registered	
824	2715/340	Registered	
825	2715/341	Registered	
826	2715/342	Registered	
827	2715/343	Registered	
828	2715/344	Registered	
830	2715/345 (Cancelled)	Retired	
831	2715/346 (Cancelled)	Retired	
832	2715/347	Registered	
833	2715/348	Registered	
834	2715/349	Registered	
835	2715/350	Registered	
836	2715/351	Registered	
837	2715/352	Registered	
838	2715/353	Registered	
839	2715/354	Registered	
840	2715/355	Registered	
841	2715/356	Registered	
842	2715/357	Registered	
843	2715/358	Registered	
844	2715/359	Registered	
845	2715/360 (Cancelled)	Retired	
846	2715/361 (Cancelled)	Retired	
3001	LR3156/656	Registered	
9004	2715/362 (Cancelled)	Retired	

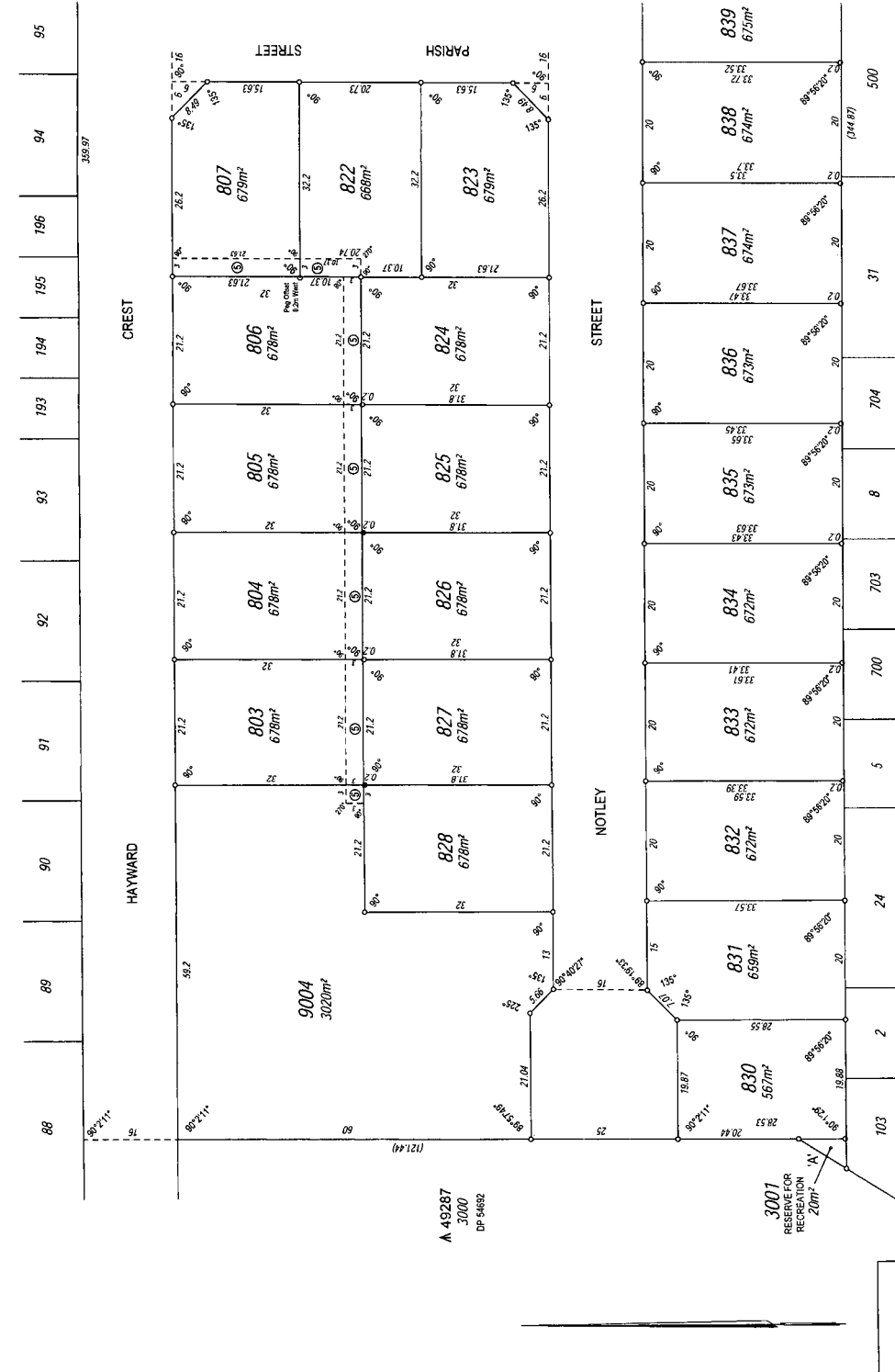
# Deposited Plan 61746

<u>Lot</u>	<u>Certificate of Title</u>	<u>Lot Status</u>	<u>Part Lot</u>
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Retired	
0	N/A	Registered	
0	N/A	Registered	





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

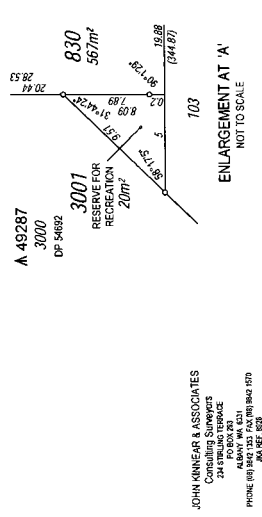


JOINS SHEET 3

SCALE: 1:500 (A2)  
DATE: 2004.11.15 14:27:24 +0900  
APPROVED BY: [Signature]  
WESTERN AUSTRALIAN LAND INFORMATION COMMISSION  
A.E. 130 884 93395  
LEGISLATION UNDER: 1 AUGUST 2000  
DATE: 6/9/09  
SHEET 2 OF 4  
VERSION 1

**Landgate**  
Western Australian Land Information Authority

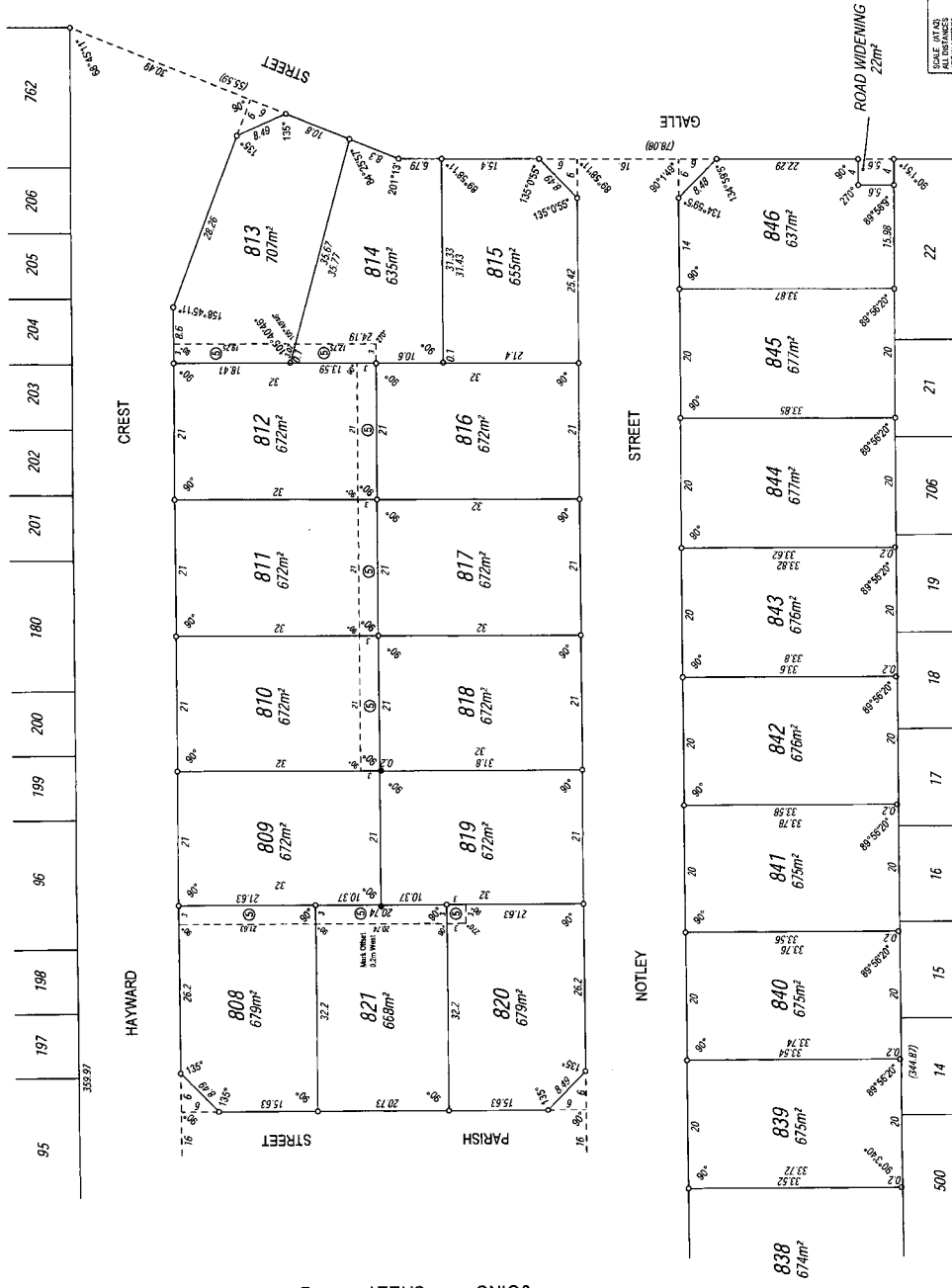
DEPOSITED PLAN  
**61746**  
ORIGINAL



DP 61746 (02)

JOHN KINNEAR & ASSOCIATES  
CONSULTING SURVEYORS  
241 FORD STREET  
FRIEDLAND WA 6013  
PHONE (08) 942 3333 FAX (08) 942 8770  
WWW.K&A.SURV

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



JOINS SHEET 2

DP 61746 (03)



JOHN KINNEAR & ASSOCIATES  
Consulting Surveyors  
2nd Floor, 100 Sturt Street  
Perth WA 6000  
PHONE (08) 9442 1557 FAX (08) 9442 1579  
200 REF 802-D

SCALE: 1:500 (A2)  
ALL DIMENSIONS ARE IN METRES  
DATE: 2008.11.12 15:29:37 -0800  
DRAWN BY: J. Kinneer  
CHECKED BY: J. Kinneer  
DATE: 2008.11.12 15:29:37 -0800

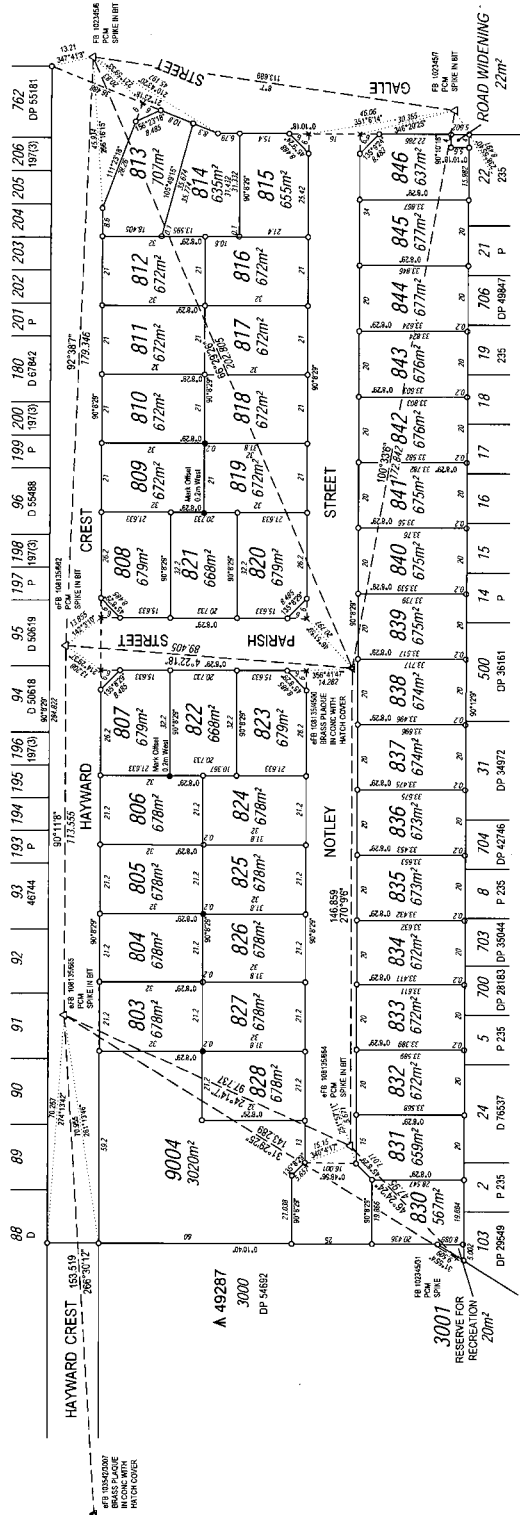
WESTERN AUSTRALIAN PLANNING COMMISSION  
FILE: 130884  
DELEGATED UNDER: s.9(4)(c) 1995  
DATE: 6/4/09  
SHEET: 3 OF 3  
VERSION: 1

Landgate  
Western Australian Land Information Authority  
DEPOSITED PLAN  
61746  
ORIGINAL

DWG REF: 802-D

**SURVEY SHEET**  
 FOR INTERESTS AND NOTIFICATIONS SEE SHEET 1 OF 4  
 FOR HEADINGS SEE SHEET 1 OF 4  
 FOR DETAILS AND NOTIFICATIONS SEE SHEET 1 OF 4  
**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
- x DENOTES SPIKE



SCALE (AT A2) 1:1000 (A2)  
 ALL DIMENSIONS IN METRES  
 DATE OF SURVEY 2008.11.12.15.27.50-00700  
 LANDGATE WA  
 JOHN KINNEAR  
 2008.11.12.15.27.50-00700  
 LANDGATE WA  
 JOHN KINNEAR  
 2008.11.12.15.27.50-00700  
 DEPOSITED PLAN  
 Western Australian Land Information Authority  
**61746**  
 ORIGINAL  
 FILE: 130884  
 DELEGATED SIGNATURE OF PRODUCT MANAGER  
 DATE: 20/05/09  
 SHEET 4 OF 4  
 VERSION 1  
 DP 61746 (04)

**SURVEY SHEET AUDITED**  
 DATE: 20.05.09 MK  
 DOCKET: 02187-2008

JOHN KINNEAR & ASSOCIATES  
 20 PARKSIDE  
 211 STURGEON TERRACE  
 PERTH WA 6000  
 PHONE (08) 9437 1521 FAX (08) 9431 9150  
 MAIL SET 6998

**DP 61746 (04)**

**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.

**K908643 RC**

14 Apr 2009 13:29:10 Perth



REG \$ 105.00

Lodged By

**COMPLEX LAND SOLUTIONS PTY LTD**

**PO BOX 613**

**JOONDALUP WA 6919**

**PH: 9300 0022 FAX: 9300 2424**

Phone No.

Fax No

E-Mail

Reference No.

Issuing Box No.

*CLS 09007*  
*888 (v)*

Prepared By HUDSON HENNING & GOODMAN

PO BOX 5084

Address ALBANY  
WA 6332

Phone No. 08 9841 2322

Fax No. 08 9841 2489

E-Mail reception@hhg.com.au

Reference No. MNT:PG:70336

Issuing Box No.

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

*5/5*

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

1. <i>Stat Dec</i>	Received Items
2. <i>Consent Letter</i>	Nos. <i>1-1</i>
3. _____	
4. _____	
5. _____	Receiving Clerk
6. _____	

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.

EXAMINED



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THE STATE OF WEST AUSTRALIA  
DEPARTMENT OF LANDS  
MELBOURNE  
19/10/2024 10:44 AM

PLAN

TYPE: FREEHOLD  
 PURPOSE: SUBDIVISION  
 PLAN OF:  
 LOTS 803 - 828,  
 830 - 846, 3001, 9004  
 ROADS, ROAD WIDENING,  
 EASEMENTS AND  
 RESTRICTIVE COVENANT

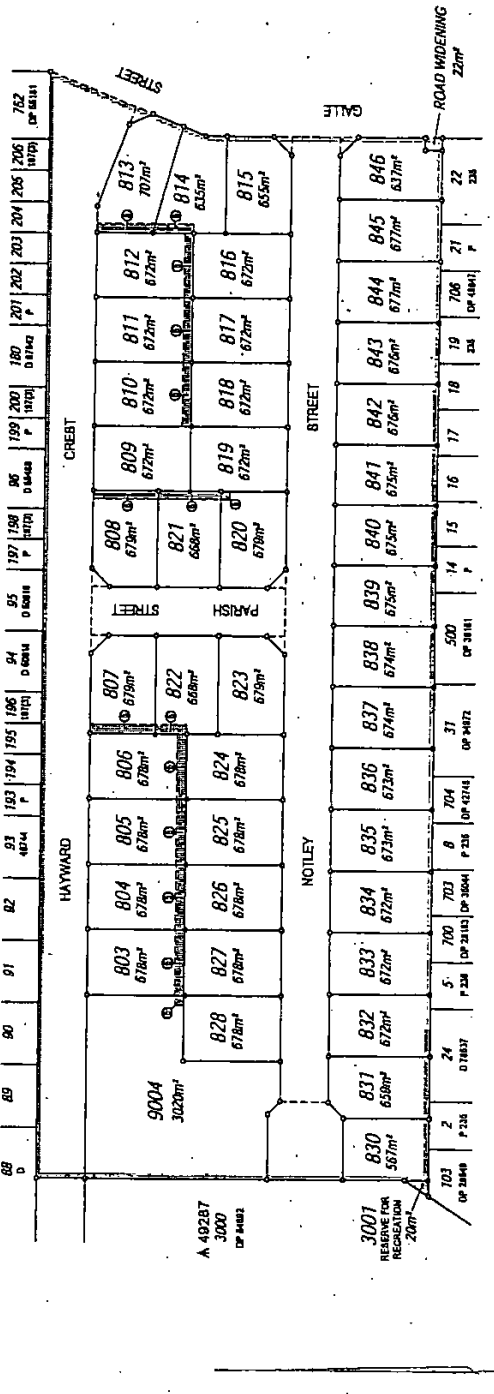
DISTRICT: MARTINBERRY  
 TOWNSHIP: SALES  
 FILE: REGISTERED  
 LOCAL AUTHORITY: CITY OF AHWATI  
 LOCALITY: YAMAMA  
 NAME: JOHN KINNEAR & ASSOCIATES  
 ADDRESS: 11000 (A2)  
 SCALE: 1:1000 (A2)  
 DATE: 10/23/15

APPROVED BY: JOHN KINNEAR & ASSOCIATES  
 REGISTERED PROFESSIONAL SURVEYOR  
 No. 123345  
 REGISTERED PROFESSIONAL SURVEYOR  
 No. 123345  
 REGISTERED PROFESSIONAL SURVEYOR  
 No. 123345

REPORTED PLAN  
**61746**  
 SHEET 4 OF 4  
 VERSION 1

NO.	DESCRIPTION	DATE	BY
1	APPROVED FOR SUBDIVISION	10/23/15	JK
2	APPROVED FOR SUBDIVISION	10/23/15	JK
3	APPROVED FOR SUBDIVISION	10/23/15	JK

FOR LOT DIMENSIONS SEE SHEETS 2 & 3  
 FOR EASEMENT DIMENSIONS SEE SHEETS 2 & 3



NOTE: Denoise Nail in Relinquish Wall  
 SURVEY CARRIED OUT UNDER REG 28A  
 SPECIAL SURVEY AREA GUIDELINES  
 SEE SHEET 4 FOR SURVEY INFORMATION



LOT	FORMER TENURE	ON PLAN/DIAGRAM	TITLE
803 & 804	P. LOT 803	OP 4484	2826714
805 & 806	P. LOT 805	OP 1585	2826725
807 & 808	P. LOT 806	OP 1586	2826733

JOHN KINNEAR & ASSOCIATES  
 Consulting Surveyors  
 11000 (A2)  
 YAMAMA  
 PHONE: 081 123 456 789  
 FAX: 081 123 456 789

FIRST SCHEDULE

ENCUMBRANCES

1. K434129 to Baptist Investments and Finance Ltd

Executed by the Registered Proprietors as a Deed

The Common Seal of the ALBANY BAPTIST CHURCH INCORPORATED was hereunto affixed  
With the express authority of its Ministry Team and in accordance with the Constitution  
and Membership Covenant:

Authorised signatory \_\_\_\_\_

Authorised Signatory Ministry Team Position: Senior Pastor

Print Full Name: Trevor John Power

Authorised signatory \_\_\_\_\_

Authorised Signatory Ministry Team Position: Secretary

Print Full Name: Raymond Allan Moore



- (d) take or permit any action to be taken to remove, alter, mark or deface a retaining wall or fence constructed by the Baptist Union on or about any of the boundaries of the Lots and not permit such wall or fence to become damaged or unsafe nor permit any roots of any tree, plant or any building or other thing on the Lots 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.

**3. BURDEN AND BENEFIT**

The Covenants will:

- (a) burden the Burdened Lots;
- (b) benefit the Benefited Lots; and
- (c) be registered against the title to the Lots accordingly,

to the extent that the Covenants bind the Proprietor (and any registered proprietor of the Lots from time to time during the Term) to the extent set out in this Deed, provided that the Registered Proprietor or any registered proprietor of the Lots ceases to be bound by the Covenants when that registered proprietor has ceased to have a registered interest in the Land or the Lots (as the case may be).

**4. GENERAL**

**4.1 Severance**

If any provision of this document or the application of that provision to any person or circumstance is or becomes invalid or unenforceable, then the remaining provisions of this document are not affected and are valid and enforceable to the fullest extent permitted by law. This clause has no effect if the severance alters the basic nature of this document.

**4.2 Governing Law and Jurisdiction**

This document is governed by, and is to be construed in accordance with the law for the time being of the State. The Proprietor hereby agrees to submit to the non-exclusive jurisdiction of the Courts of the State.

**4.3 Compliance with Laws**

In the performance of its obligations under this document, the Proprietor must comply with all applicable laws, rules regulations and by-laws of the Commonwealth, the State and any other jurisdiction and with all lawful orders and directions of any competent governmental body or government authority of the Commonwealth, the State or any other jurisdiction.



## 2. RESTRICTIVE COVENANTS

### 2.1 Registration

Pursuant to section 136D of the Transfer of Land Act, the Proprietor:

- (a) undertakes covenants set out in this **clause 2**; and
- (b) agrees to register those covenants against the title to the Lots.

### 2.2 Specific Covenants

The Proprietor must not:

- (a) use or permit a Burdened Lot to be used for any purpose other than the construction and occupation of one permanent non-transportable residential dwelling house and ancillary buildings (**House**);
- (b) construct or permit to be constructed on a Burdened Lot, the House, unless:
  - (i) all external surfaces and walls of the House, other than:
    - (i) glazing or windows; or
    - (ii) other minor features (a **minor feature** being determined at the discretion of the Baptist Union),are constructed of Approved Building Materials;
  - (ii) all roofs of the House are covered with Approved Roofing Materials;
  - (iii) the House comprises an area of not less than 160 square metres in floor area, including external walls, but excluding carports, verandahs, garages and outbuildings;
  - (iv) a garage or carport capable of accommodating two or more motor vehicles (side by side) is contained under the main roof of the House; and
  - (v) there is at least one single driveway and crossover of brick or concrete construction completed before the completion of construction of the House;
- (c) construct or permit to be constructed on a Burdened 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 Design Codes) or within 7 ½ metres in the case of a Secondary Street (as defined in the Design 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 Design Codes;
  - (iii) side boundary fencing forward of the boundary line of the Burdened Lot, except for an allowance of a single panel that is no greater than 2,360 millimetres wide, that tapers down from 1,800 millimetres above natural ground level down to 900 millimetres in height above natural ground level;
  - (iv) fencing erected on retaining walls, where that fencing is less than 1,200 millimetres in height or greater than 1,800 millimetres in height above the tip 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 **clause 2.2(c)(vi)**;
  - (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 1,800 millimetres in height, except as otherwise stated in **clauses 2.2(c)(iv)**; and

**State** means the State of Western Australia;

**Term** means the term of the Restrictive Covenants, being a period of ten years, commencing on the date of registration of the Deed at Landgate and expiring on the day prior to the tenth anniversary of the date of registration of the Deed at Landgate; and

**Transfer of Land Act** means the *Transfer of Land Act 1983 (WA)*.

## 1.2 Interpretation

In this document, unless the contrary intention appears:

- (a) headings are for convenience only and shall not affect the interpretation hereof;
- (b) the singular includes the plural, the plural includes the singular and any gender includes each other gender;
- (c) the word **person** includes an individual, a firm, a corporate entity, an unincorporated entity, a partnership, or government authority;
- (d) an agreement, representation or warranty:
  - (i) in favour of two or more persons is for the benefit of them jointly and severally; or
  - (ii) on the part of two or more persons binds them jointly and severally;
- (e) if a period of time is specified and dates from a given day or the day of an act or event, it is to be calculated exclusive of that day;
- (f) a day means the period of time commencing at midnight and ending 24 hours later;
- (g) **including** is deemed to be followed by the words, **but not limited to**;
- (h) no rule of construction of documents shall apply to the disadvantage of a Party on the basis that that Party put forward this document or any relevant part of it;
- (i) where any word or phrase is given a defined meaning, any other part of speech or other grammatical form in respect of such word or phrase shall have a corresponding meaning; and
- (j) a reference to:
  - (i) a clause, schedule or annexure is a reference to a clause of or schedule or annexure to this document and references to this document include any recital, schedule or annexure;
  - (ii) this document or another instrument includes any variation or replacement of either of them;
  - (iii) a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
  - (iv) a boundary or area of a Lot is a reference to the boundary or area of the Lot shown on the Plan;
  - (iv) a person includes that person's executors, administrators, successors, substitutes (including persons taking by novation), transferees and assigns;
  - (v) a right includes a benefit, remedy, discretion, authority or power;
  - (vi) an obligation includes a warranty or representation;
  - (vii) a failure to observe or perform an obligation includes a breach of warranty or representation; and
  - (viii) provisions or terms of this document include a reference to both express and implied provisions or terms.

**BLANK INSTRUMENT FORM****RESTRICTIVE COVENANT**

(Note 1)

THIS DEED is made *6TH DAY OF FEBRUARY 2009*.

BY

Albany Baptist Church Incorporated of Post Office Box 532, Albany, Western Australia (**Proprietor**) ✓**RECITALS**

- A. The Proprietor is registered as proprietor of the Land which currently has a mortgage register number K434129 in favour of Baptist Investments and Finance Ltd.
- B. Pursuant to Section 136D of the Transfer of Land Act, the Restrictive Covenants been created over the Burdened Lots in favour of the registered proprietor of Benefited Lots restricting the future use of the Burdened Lots for the Term.

NOW BY THIS DEED it is agreed and declared as follows:

**1. DEFINITIONS AND INTERPRETATIONS****1.1 Definitions**

In this document, unless the context indicates to the contrary:

**Approved Building Materials** means brick, brick veneer, reverse brick veneer, rammed earth, stonework or rendered masonry, or other materials approved in writing by the Baptist Union;**Approved Roofing Materials** means:

- (a) clay or concrete tiles;
- (b) metal roof sheeting having its exterior surface painted or otherwise coated, sealed or treated so as to reasonably reduce light reflection; or
- (c) a combination of the materials specified in the preceding paragraphs (a) and (b), or other materials approved in writing by the Baptist Union;

**Baptist Union** means Baptist Union of Western Australia Incorporated;**Benefited Lots** means Lots 803-828 and Lots 830-846 set out on the Plan and created upon registration of the Plan, and **Benefited Lot** is a refer to any one of them (as the case may be);**Burdened Lots** means Lots 803-828 and Lots 830-846 set out on the Plan and created upon registration of the Plan, and **Burdened Lot** is a refer to any one of them (as the case may be);**Covenants** means the restrictive covenants set out in **clause 2** of this Deed;**Deed** means this deed of restrictive covenant;**Design Codes** means the Residential Design Codes of Western Australia;**Land** means the land more particularly described as Lot 9000 on Deposited Plan 53895, and being the whole of the land comprised in Certificate of Title Volume 2663 Folio 253;**Lots** means the Benefited Lots and the Burdened Lots;**Plan** means the plan contained in the Schedule, being the plan of subdivision of the Land lodged for registration at Landgate and having Deposited Plan number # # (or any substitute number), and includes any plan or diagram lodged which amends or is in substitution for that plan;**Schedule** means the schedule to this Deed;

### **INSTRUCTIONS**

1. If insufficient space hereon Form B2 should be used.

### **NOTES**

1. A Person making a declaration should ensure it is sworn under the relevant Act applying to the State or Country. The Oaths, Affidavits and Statutory Declarations Act 2005 applies only to a declaration declared in the in the State of Western Australia.
2. If more than one declarant, each signature must have a separate attestation.
3. No person under eighteen years of age may be a witness.
4. A complete list of authorised witnesses for statutory declarations is contained in Schedule 2 of the Oaths, Affidavits and Statutory Declarations Act 2005.

# STATUTORY DECLARATION

We, Raymond Allen Moore, Communications Technician and Trevor John Power, Baptist Minister both of care of the Albany Baptist Church Incorporated, Post Office Box 532 , Albany do jointly and severally

(name address and occupation of person (s) making the declaration)

Sincerely declare as follows -

1. We are two of the Seal Holders of the Albany Baptist Church Incorporated ("the Church") and are authorised by its constitution to affix and countersign the affixing of its Common Seal to documents.
2. The Church is subdividing land located at Hayward Crest, Albany in association with adjoining land owners Hofrad Pty. Ltd. (A.C.N. 008 710 790) ("Hofrad"). The lands being subdivided are the subject of Deposited Plan 61746 are comprised in Certificates of Title Volume 2663 Folio 253 and Volume 2658 Folio 784.
3. The Church is a co-applicant in an Application for New Titles for the lots created on Deposited Plan 61746 and is required to execute a deed of restrictive covenant in relation to the lots owned by the Church.
4. At the time we affixed or countersigned the affixing of the Church's Common Seal to the deed of restrictive covenant we were duly authorised to do so and we signed in the capacity of Secretary and Treasure respectively of the Church.

This declaration is true and I know that it is an offence to make a declaration knowing that it is false in a material particular.

This declaration is made under the Oaths, Affidavits and Statutory Declarations Act 2005 at Albany

on 6th day of February 2009 by -

Signature of person making the declaration  
 In the presence of -

Signature of authorised witness

G. Crane  
 Gregory Alan Crane 1147 Chester Pass Rd Albany 6330  
 (Print the full name, Address and qualification of authorised witness) Real Estate Sales Person

Signature of person making the declaration  
 In the presence of -

Signature of authorised witness

G. Crane  
 Gregory Alan Crane 1147 Chester Pass Rd Albany 6330  
 (Print the full name, Address and qualification of authorised witness in the space above) Real Estate Sales Person

# BAPTIST INVESTMENTS & FINANCE LTD

ABN 56 002 861 789



25 February 2009

Registrar of Titles  
Landgate  
200 St Georges Terrace  
PERTH WA 6000

Dear Sir

**Lot 9000 on Deposited Plan 53895**

We are the mortgagee registered on the above property.

We have been informed by the registered proprietor that the property is currently in the process of being subdivided and a Deposited Plan (Deposited Plan 61746) has been registered at Landgate.

The registered proprietor has further informed us that a Restrictive Covenant would need to be registered on the subdivided lots and they have sought our consent for the lodgement of the Restrictive Covenant. A copy of the Restrictive Covenant was provided to us, which we have enclosed.

We inform that we consent to the registration of the enclosed Restricted Covenant on the subdivided lots as per Deposited Plan 61746.

If you have any queries please do not hesitate to contact the writer.

Yours Faithfully

Michael Carter  
State Manager of WA

---

phone 1300 650 542\*

fax 1300 784 699\*

email [info@bif.com.au](mailto:info@bif.com.au)

website [www.bif.com.au](http://www.bif.com.au)

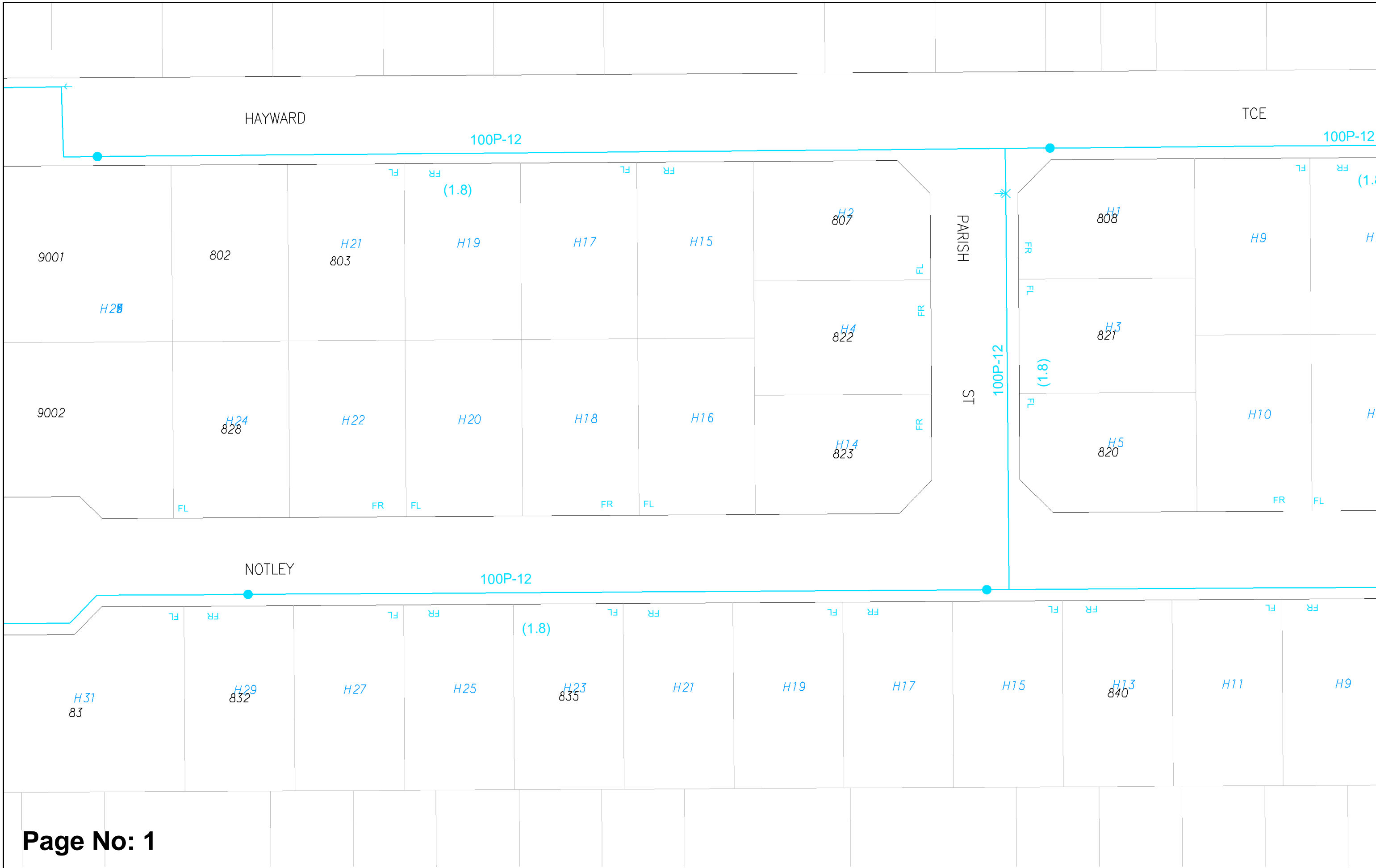
STATE OFFICES:

New South Wales/Australian Capital Territory: Private Bag 8 Glebe NSW 2037 Victoria: PO Box 377 Hawthorn 3122

South Australia/Northern Territory: PO Box 432 Unley 5061 Tasmania: PO Box 275 Kings Meadows 7249

Western Australia: PO Box 57 Burswood WA 6100

\* Local call cost - no access from mobiles. Mobiles call 02 8572 3270 in NSW/ACT, 03 9880 6199 in Vic, 08 8357 1755 in SA, 03 6343 7932 in Tas, 08 9472 0078 in WA.



**Page No: 1**

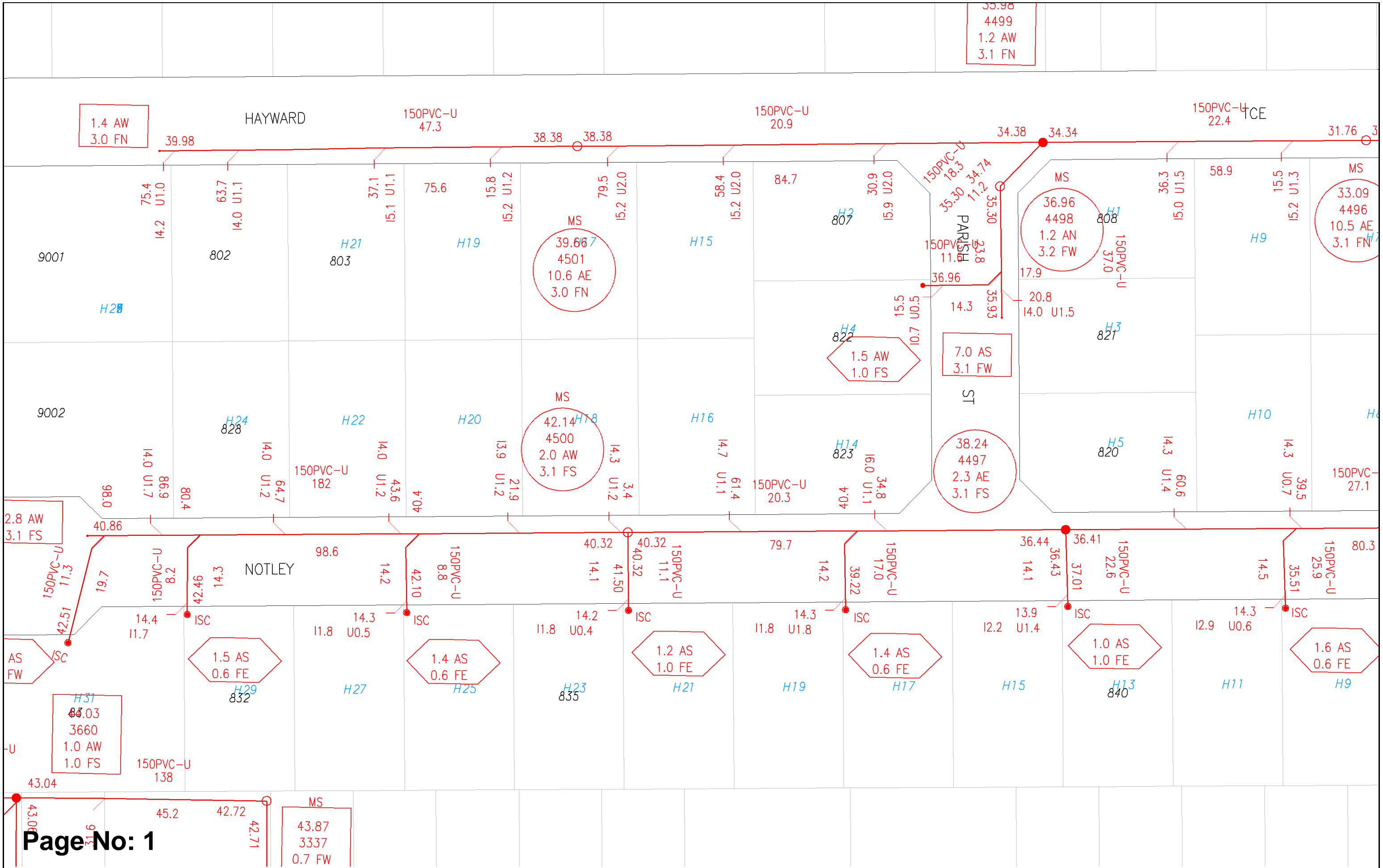


Scale: 1:750  
 Job No.: 37905570  
 Sequence No.: 246545622  
 Print Date: 25 Oct 2024



**Water**

The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission of the Water Corporation. The Water Corporation may need to be advised of any planned ground disturbing activities near facilities on this map. Refer to Brochure - "Protecting Buried Pipelines". Please report any inaccuracies to Asset Registration Team by email to [asset.registration@watercorporation.com.au](mailto:asset.registration@watercorporation.com.au).



Page No: 1



Scale: 1:750  
 Job No.: 37905570  
 Sequence No.: 246545622  
 Print Date: 25 Oct 2024



Sewer

The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission of the Water Corporation. The Water Corporation may need to be advised of any planned ground disturbing activities near facilities on this map. Refer to Brochure - "Protecting Buried Pipelines". Please report any inaccuracies to Asset Registration Team by email to [asset.registration@watercorporation.com.au](mailto: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](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.**

	<p><b>WATER, SEWERAGE AND DRAINAGE PIPELINES</b></p> <p><b>CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED</b> A risk assessment may be required if working near this pipe. Refer to your <a href="#">Dial Before You Dig</a> 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><b>Common material abbreviations:</b></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><b>NON-STANDARD ALIGNMENT</b></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><b>OTHER PIPE SYMBOLS</b></p> <p>Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.</p>
	<p><b>CONCRETE ENCASEMENT, SLEEVING AND TUNNELS</b></p> <p>May be in different forms: steel, poured concrete, box sections, slabs.</p>
	<p><b>CHANGE INDICATOR ARROW</b></p> <p>Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).</p>
	<p><b>PIPE OVERPASS</b></p> <p>The overpass symbol indicates the shallower of the two pipes.</p>
	<p><b>VALVES</b></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>



100P-DOMS



100S FS

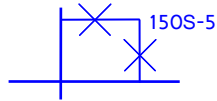
### FIRE SERVICES

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

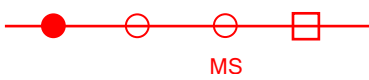
TR transformer rectifier



### 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.

26.24  
V1234  
7.0 ASE  
2.0 FSW

4.01  
0438  
4.2 FE  
1.0 FN

### 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

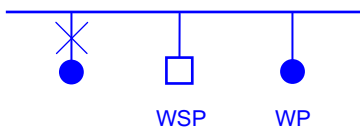
Indicates a potential health hazard from risk of exposure to toxic waste.

WARNING: Opening any manhole is dangerous and is prohibited.



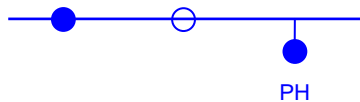
### FLOWMETER

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)

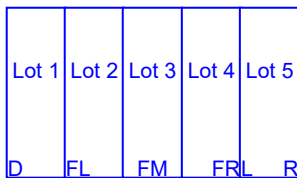
May be located adjacent to mains. Usually there will be some visible indication.



Hydrant May not be visible.

Hydrant Tee May not be visible.

Pillar hydrant Visible



### PRE-LAID SERVICES

D Deferred

FL Fully Pre-laid Left

FM Fully Pre-laid Front Middle

FR Fully Pre-laid 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.

SOUTH PERTH PS1



### SEWER OR DRAINAGE PUMP STATION

Several pipes and a pressurised main will be in the vicinity.

3.9 1:2.7



### OPEN CHANNEL

OA Landscaped

OE Normal Open Earth

OF Open channel with flood levee

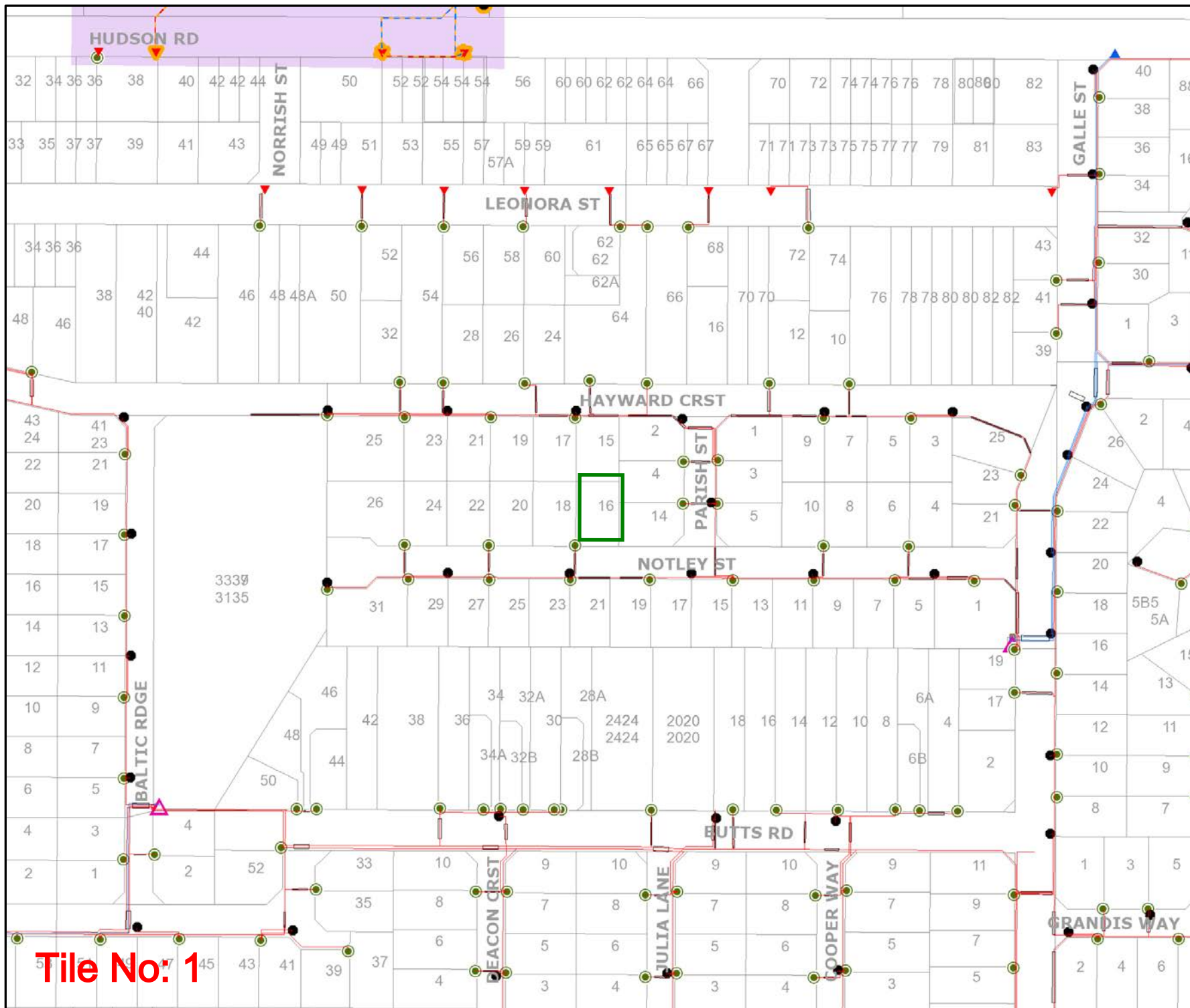
OH Half Pipe

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
  - 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**

**Tile No: 1**



### WARNING

#### Refer to Cover Sheet for Further Information

- ⋯ BYDA Enquiry
- Transmission Pipelines MAOP > 1900kPa
- Distribution Pipelines MAOP > 500kPa ≤ 1900kPa
- Not Gassed 0kPa
- Distribution Pipe MAOP ≤ 7kPa
- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 100kPa ≤ 350kPa
- 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

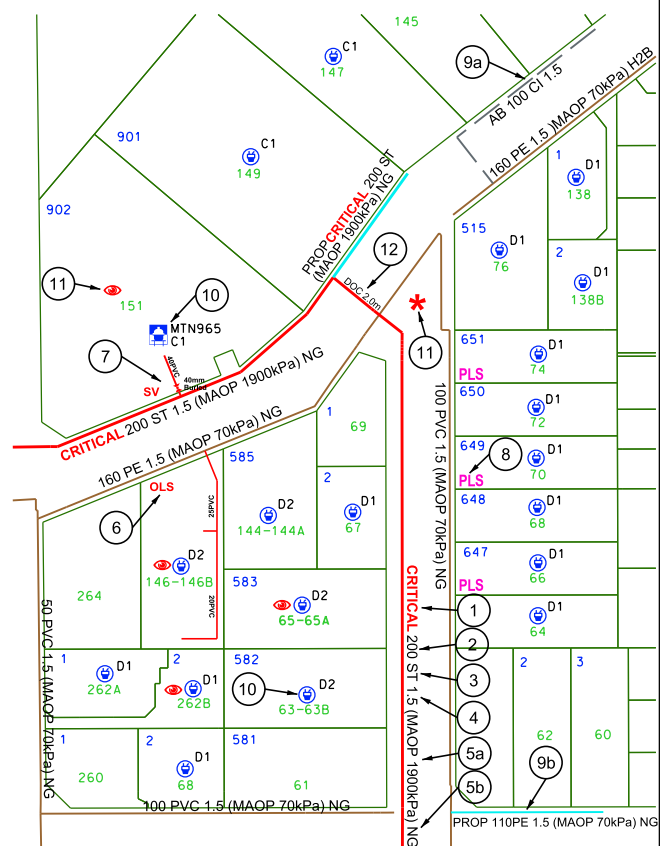
- Test Point
- Anode
- Rectifier

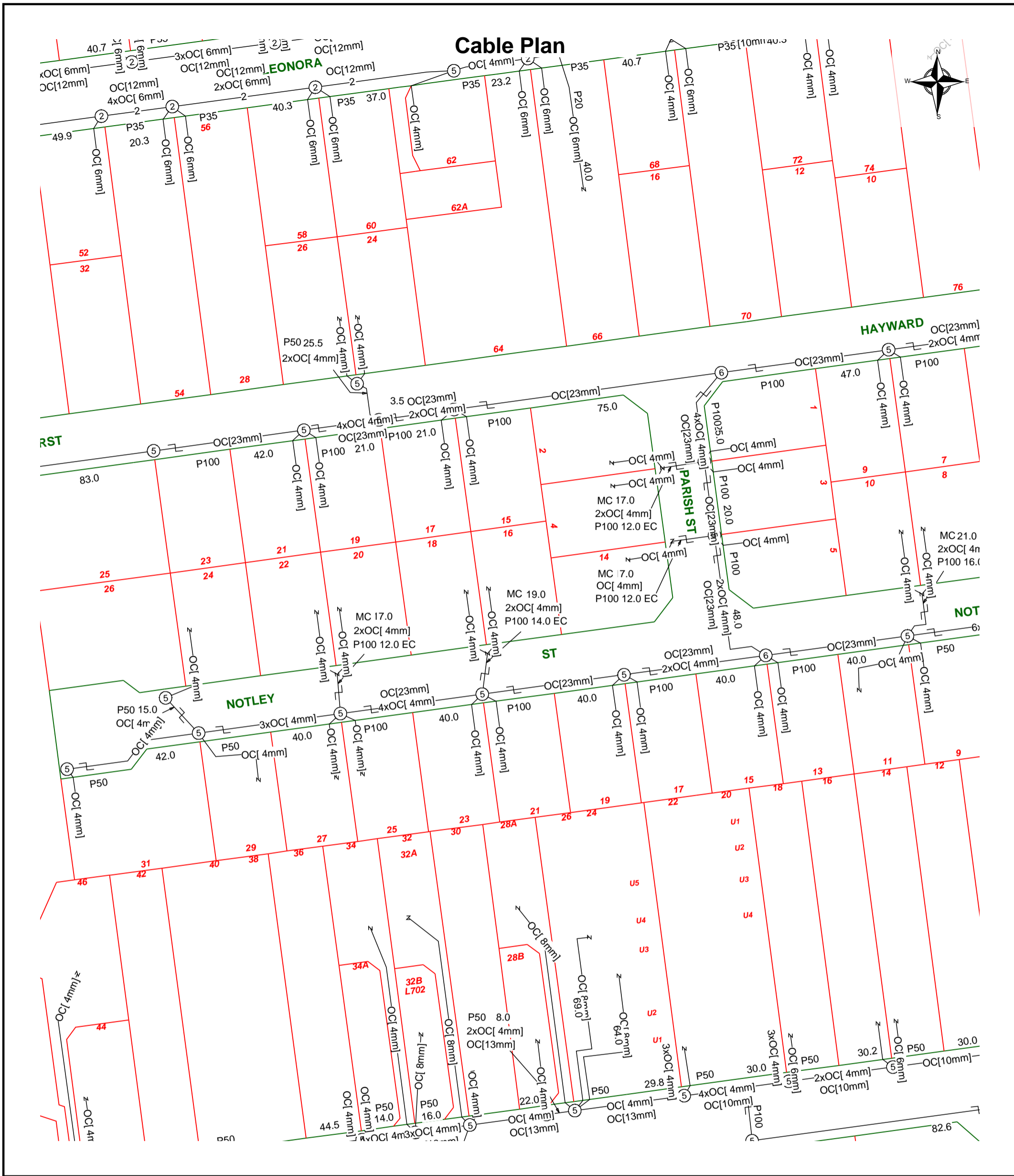
## FEATURES

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

### Asset Identification Legend

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





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

Sequence Number: 246545621

Please read Duty of Care prior to any excavating

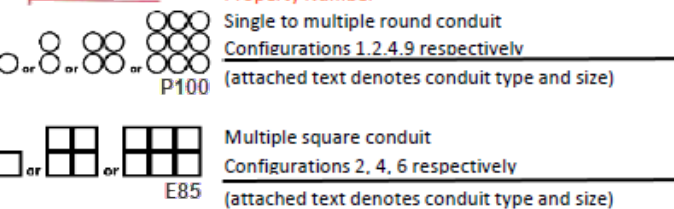
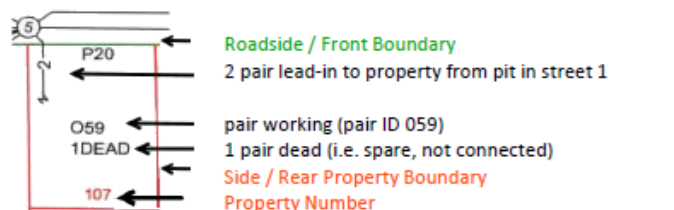
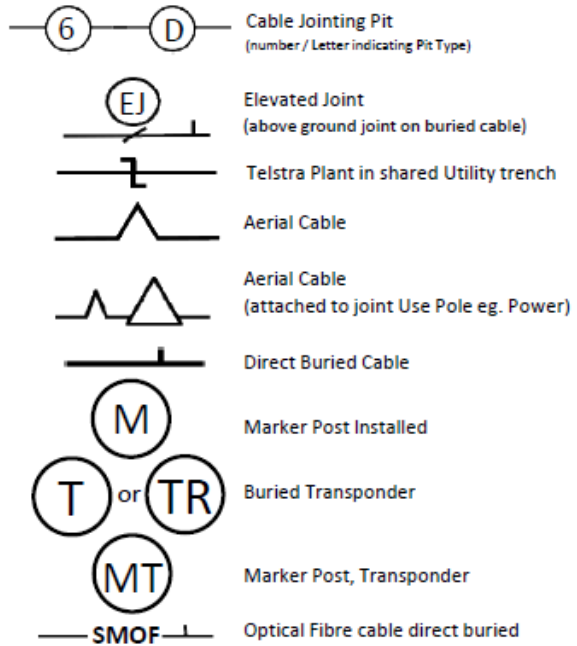
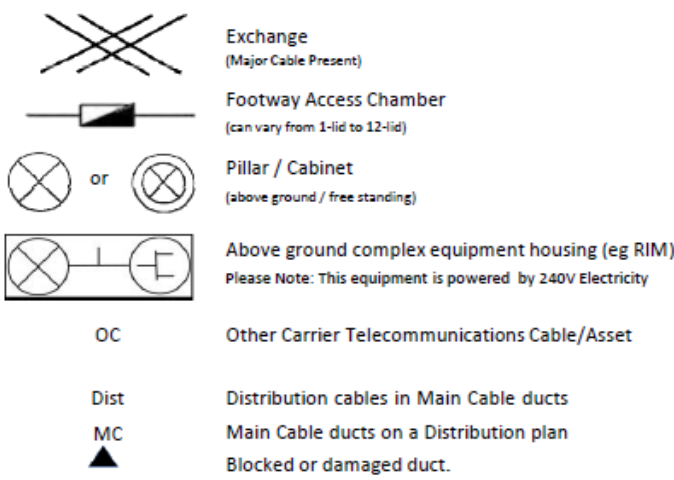
TELSTRA LIMITED A.C.N. 086 174 781

Generated On 25/10/2024 13:58:20

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

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

# LEGEND



Some examples of conduit type and size:

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

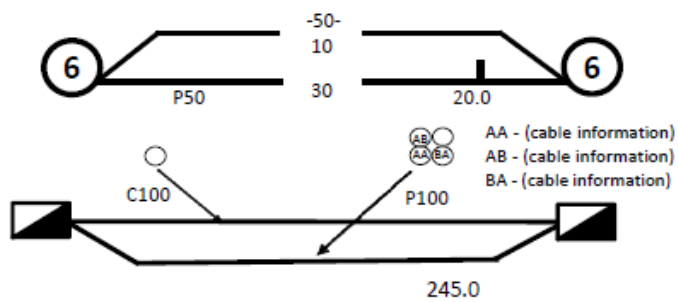
Conduit sizes *nominally* range from 20mm to 100mm

P50 50mm PVC conduit

P100 100mm PVC conduit

A100 100mm asbestos cement conduit

## Some Examples of how to read Telstra Plans



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

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

## Protect our Network:

by maintaining the following distances from our assets:

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

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

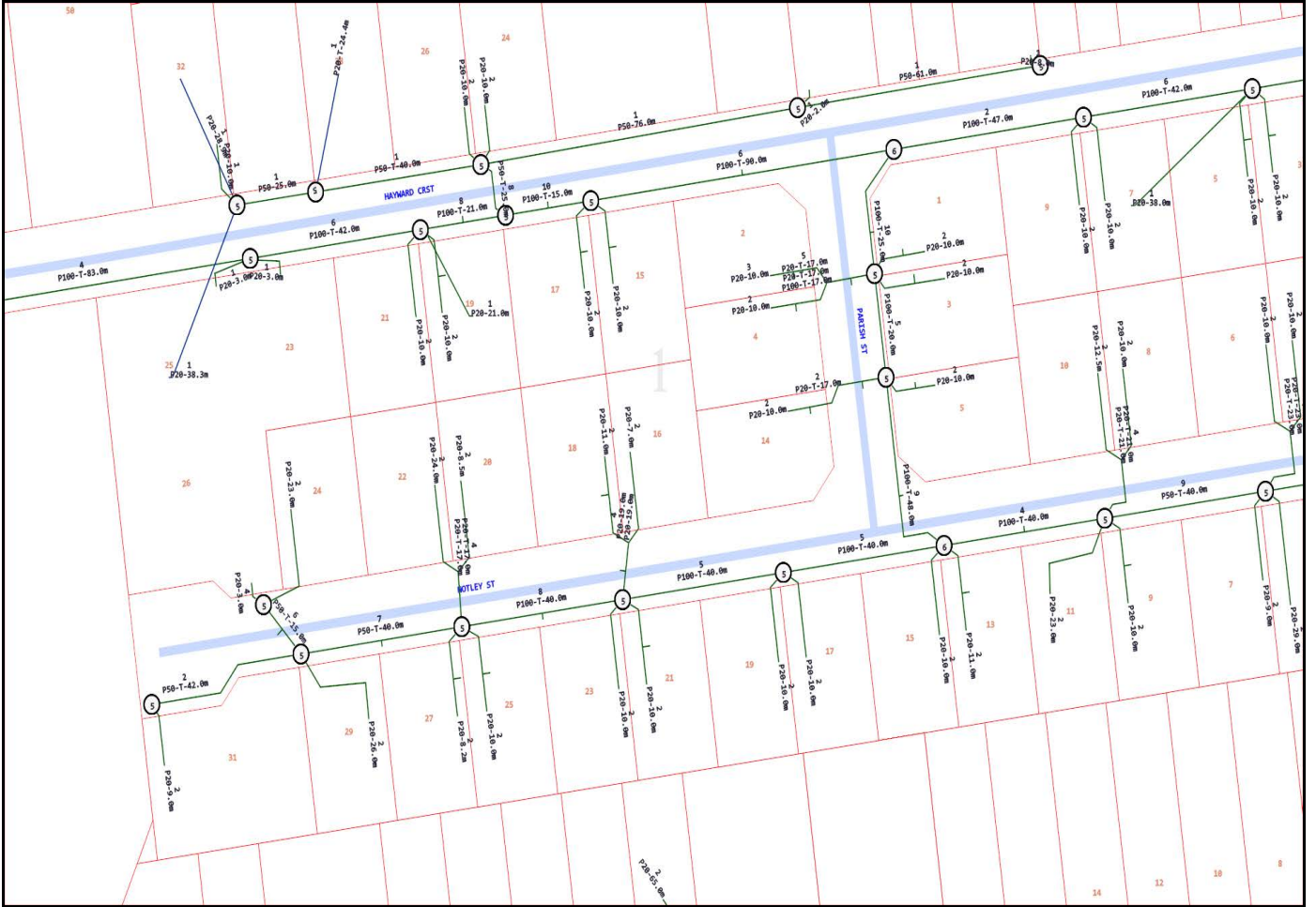


## LEGEND



	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 





## Emergency Contacts

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

31/10/2024

The Client

C/- Merrifield Real Estate

258 York Street

ALBANY WA 6330

To whom it may concern,

**RE: RENTAL APPRAISAL – 16 NOTLEY 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 **\$640.00 - \$680.00 per week** in the current rental market.

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

Smoke Alarm guidelines:

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

Internal Blind cord requirements:

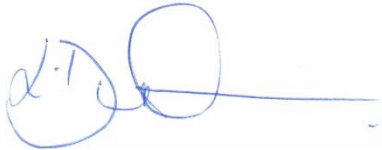
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

Minimum Security Requirements:

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