

**FOR SALE**



**Offers Above \$445,000**

**26 OXFORD STREET, GLEDHOW**



## CHARMING HOME BURSTING WITH POTENTIAL

- Circa 1969 built, asbestos clad exterior walls & metal roof sheeting
- Open lounge and dining area with wood fire & R/C air conditioning
- Large sunroom and enclosed patio overlooking gardens
- 5m x 3m shed plus smaller garden sheds and carport
- Corner block with two road frontage, established lawns & gardens
- Minutes to town, schools, shops and beach

 **3**  **1**  **1**  **736 m2**

**Merrifield**  
REAL ESTATE

**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



26 OXFORD STREET, GLEDHOW

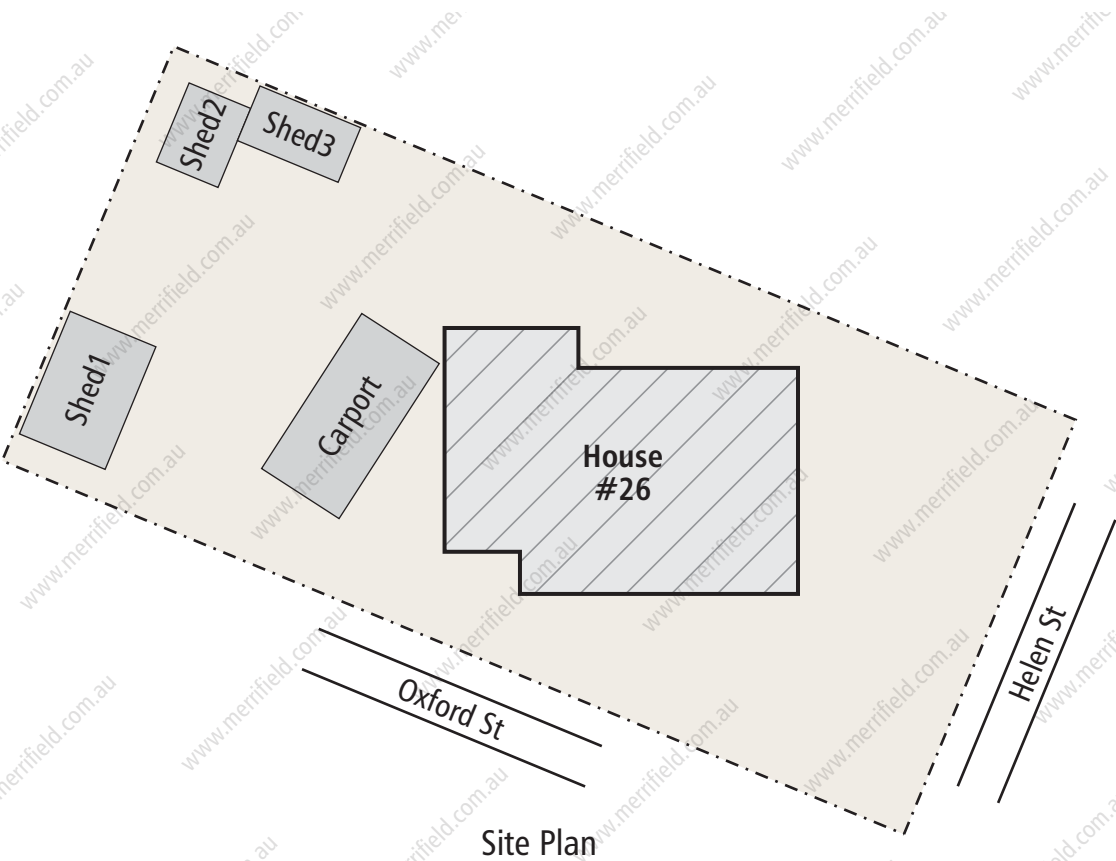


Specification

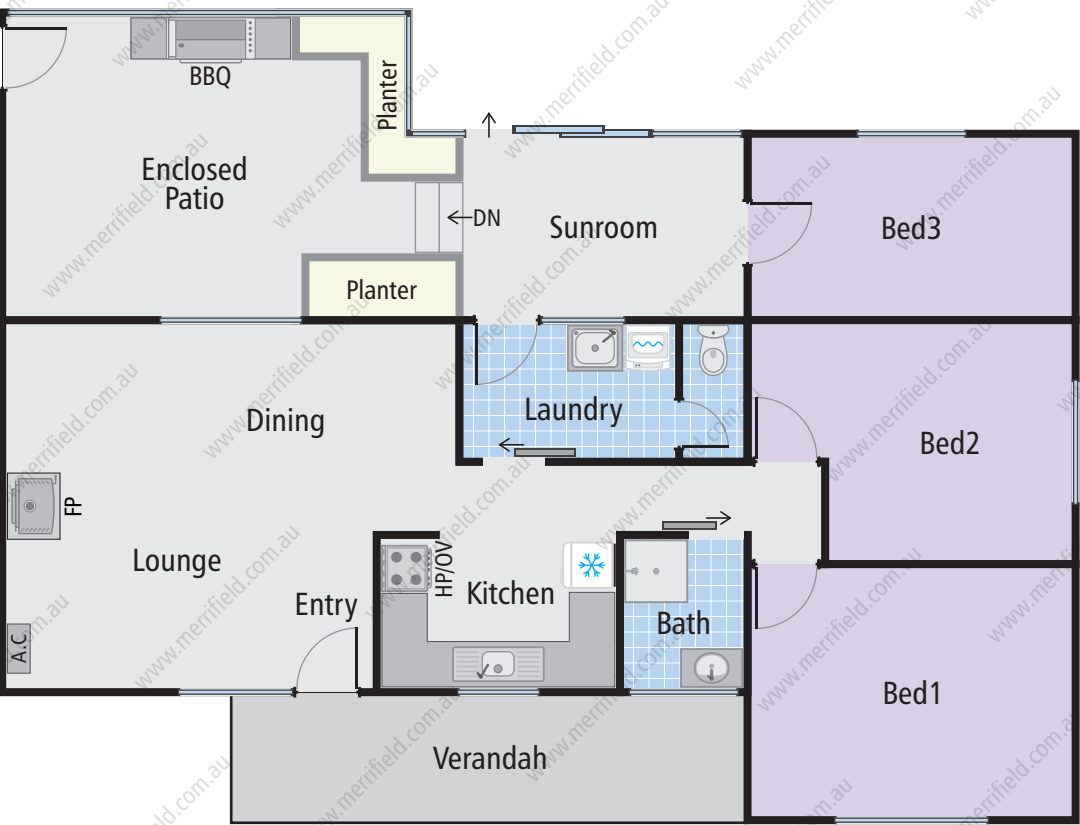
Asking Price	Offers Above \$445,000	Land Size	736.00 m2
Bedrooms	3	Frontage	40.23m Oxford St; 18.29m Helen St
Bathrooms	1	Restrictive Covenants	Nil
Toilets	1	Zoning	Residential R20
Parking	1	School Zone	Mt Lockyer P.S & N.A.S.H.S
Sheds	5mx3m shed & 2x wood sheds	Sewer	Septic Tank
HWS	Instant Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,453.54	Building Construction	Asbestos & Metal Sheetting
Water Rates	\$289.66	Insulation	Unknown
Strata Levies	N/A	Built/Builder	1969
Weekly Rent	\$500 - \$600	BAL Assessment	N/A

-- Map Viewer Plus --





Site Plan



Floor Plan





Author:

Created: 2 December 2025 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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WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1729

560

## 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 20 ON DIAGRAM 37679

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)



(T G782023 ) REGISTERED 4/5/1998

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

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

### STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1729-560 (20/D37679)  
PREVIOUS TITLE: 260-6A  
PROPERTY STREET ADDRESS: 26 OXFORD ST, GLEDHOW.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY





Transfer D254310  
Volume 260 Folio 6A

WESTERN



AUSTRALIA



1729 560

**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 23rd May, 1986

*N. J. Smyth*

REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 366 and being Lot 20 on Diagram 37679, delineated on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

~~Barry David Herbert of 42 Hudson Road, Albany, Motor Mechanic.~~

SECOND SCHEDULE (continued overleaf)

NIL

*N. J. Smyth*

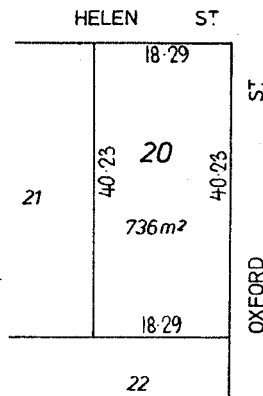
REGISTRAR OF TITLES

THIRD SCHEDULE

SCALE 1:750



R



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.

72009/12/77-45M-S/2860

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

Superseded - Copy for Sketch Only



**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.**

[illegible]**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.

[illegible]

CERTIFICATE OF TITLE VOL. 1729 560

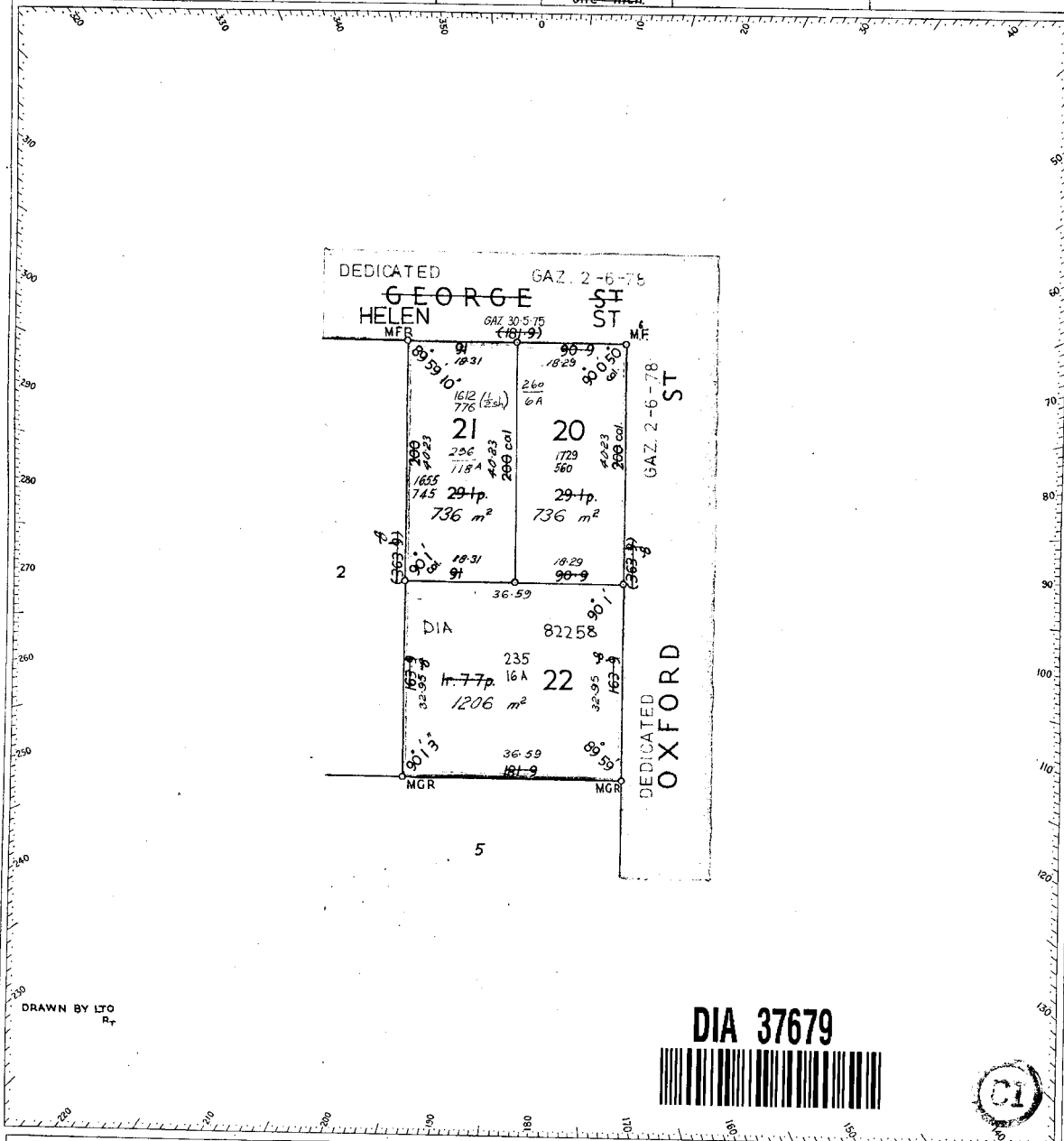


## Diagram 37679

Lot	Certificate of Title	Lot Status	Part Lot
20	1729/560	Registered	
21	1655/745	Registered	



Town or District.	Number of Lot or Location.	Field Book.	Scale	Certificate in which Land is Vested.	Area
PLANTAGENET	LOT 1 BLOCK E OF LOC 366	27807	1:792 + Chains to one inch	Vol. 1175 Fol. 115..	A. R. P. 2-25-9

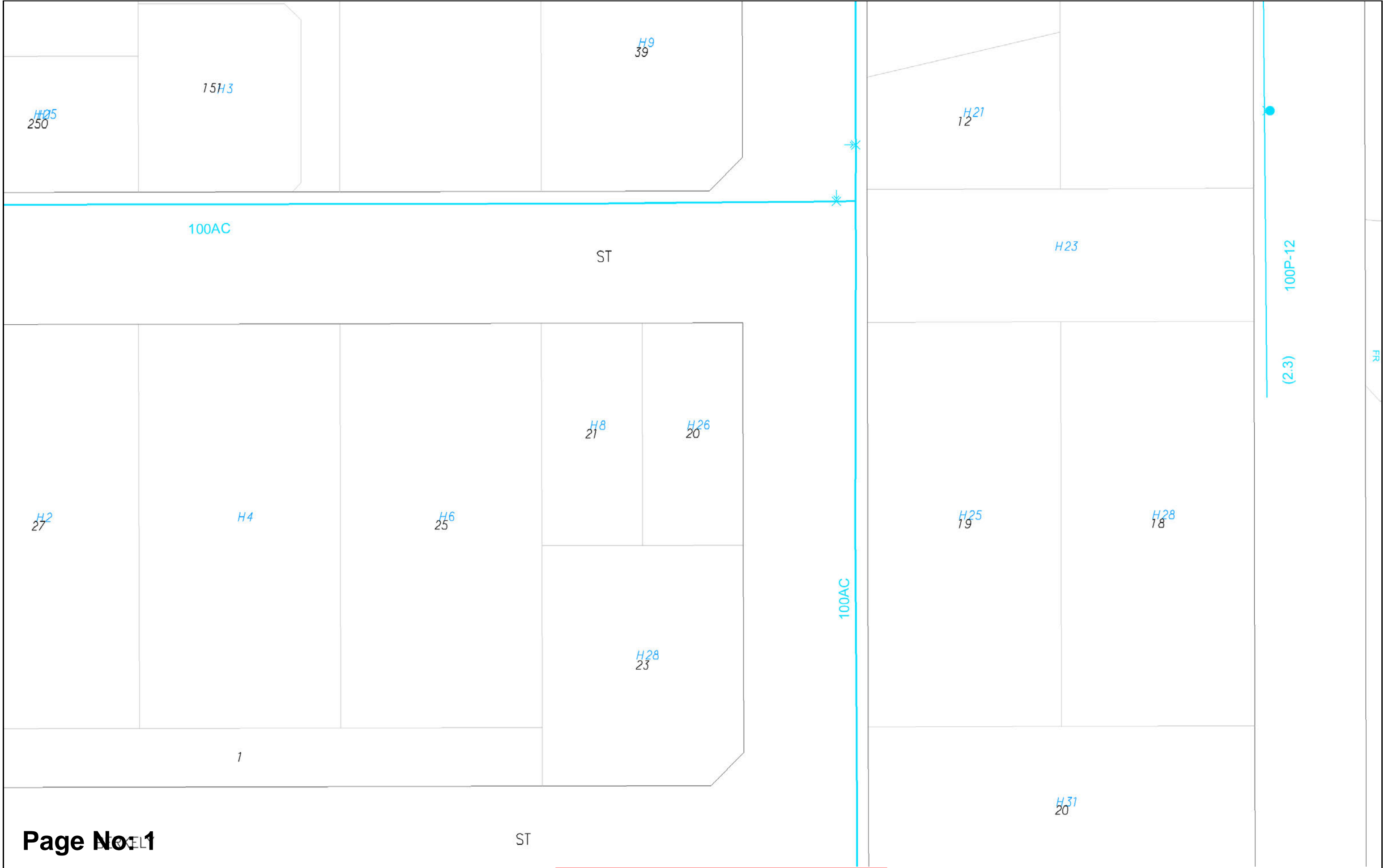


DIA 37679



<p align="center"><b>CERTIFICATE</b></p> <p>I hereby certify that this survey was performed by me personally (or under my own personal supervision, inspection and field check) in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961.</p> <p align="center">L. A. H. 1175 Licensed Surveyor.</p> <p>Date _____</p>		<p align="center">Approved by Town Planning Board</p> <p>FILE 19990</p> <p>21/11/1999</p> <p>FROM _____</p> <p align="center">Chairman</p> <p>Date 25.2.1999.</p>	
<p>Approved _____</p> <p>Examined _____</p> <p>21/11/1999</p> <p>21/11/1999</p>	<p>On _____</p> <p>Plan 173</p> <p>Diagram _____</p> <p>Index Plan 7250</p> <p>CORIMUP 2000 09:06</p>	<p>Registered _____</p> <p>\$650</p> <p>11897985349</p>	<p>Diagram No.</p> <p align="center"><b>37679</b></p>





Scale: 1:750  
Job No.: 51847859  
Sequence No.: 265119798  
Print Date: 02 Dec 2025



**WARNING ASSET PROTECTION APPROVAL MAY BE REQUIRED**  
Apply for approval to work near our assets at:  
[Working near assets \(watercorporation.com.au\)](http://watercorporation.com.au)  
Unauthorised work within prescribed proximities of Water Corporation Assets is prohibited.

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


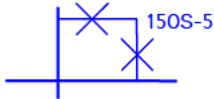
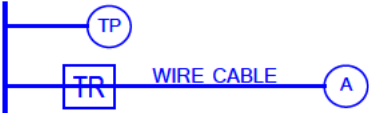
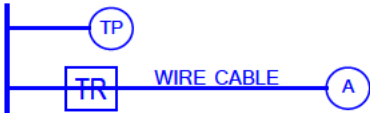




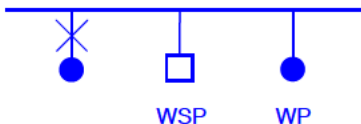
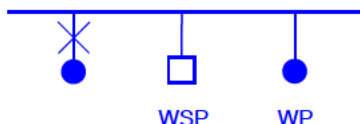
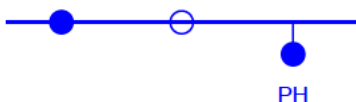
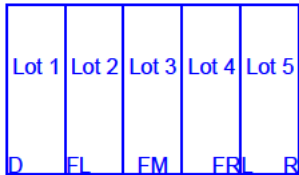
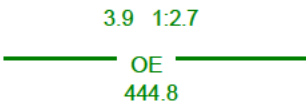



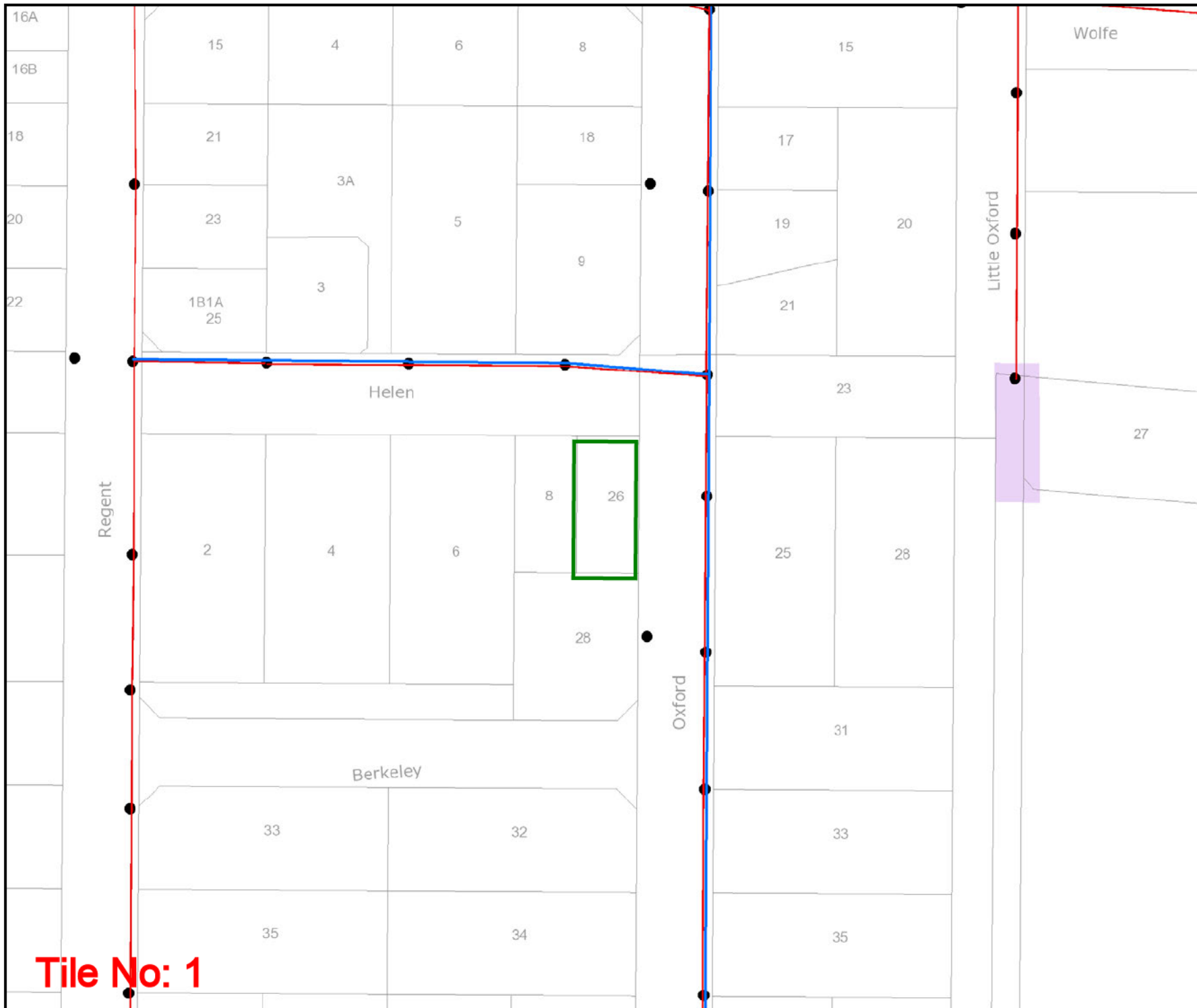
This legend is provided to [Dial Before You Dig](#) users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from [www.watercorporation.com.au](http://www.watercorporation.com.au). (Your business > Working near pipelines > Downloads)

**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</b> (thick line) EXTRA CAUTION REQUIRED 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>



 	<b>FIRE SERVICES</b> 100 mm polythene domestic (DOMS) service FS Fire service FHS Fire hydrant service Hydrant may be visible external to the building. Even if not visible a substantial fire service may still be present.
	<b>PIPE BYPASS</b> Bypass will not be on the same alignment as the main pipeline.
	<b>CATHODIC PROTECTION (CP)</b> Buried CP equipment may be located some distance from the pipeline being protected interconnected by buried cable. All CP fittings may not be visible. A buried anode – various sizes and configurations TP test point - may be visible on a post or in-ground TR transformer rectifier
	<b>ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT</b> NOTE: Opening any manhole or pit is dangerous and is prohibited. Below ground. May not be any visible signs at ground level or may be located in a pit.
	<b>WASTEWATER ACCESS CHAMBERS (MANHOLES)</b> -- Manhole (shown not labelled) -- Tee or maintenance shaft (shown not labelled) MS maintenance shaft (labelled) WARNING: Opening any manhole or pit is dangerous and is prohibited.
	<b>WASTEWATER MANHOLE INFORMATION BOXES</b> Square non-trafficable Do not drive vehicles over or place loads. Round trafficable In general if not located in the road treat as if non-trafficable.
	<b>HAZARDOUS MANHOLE</b> Indicates a potential health hazard from risk of exposure to toxic waste. WARNING: Opening any manhole is dangerous and is prohibited.
	<b>FLOWMETER</b> Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)
	<b>STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)</b> May be located adjacent to mains. Usually there will be some visible indication.
	<b>Hydrant</b> May not be visible. <b>Hydrant Tee</b> May not be visible. <b>Pillar hydrant</b> Visible
	<b>PRE-LAID SERVICES</b> D Deferred FL Fully Prelaid Left FM Fully Prelaid Front Middle FR Fully Prelaid Right L Left R Right Code indicates on which side of a lot the water service is located: May be no visible indication at site.
	<b>SEWER OR DRAINAGE PUMP STATION</b> Several pipes and a pressurised main will be in the vicinity.
	<b>OPEN CHANNEL</b> OA Landscaped OE Normal Open Earth OF Open channel with flood levee OH Half Pipe OL Lined Channel OS Swale-Shallow Depression OW Natural Water Course Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.



**OVERHEAD LEGEND**

**Structures**

● Power Pole

■ Transmission Poles

**Transmission Overhead Powerline**

Transmission (33kV - 330kV)

**Distribution Overhead Powerline**

High Voltage (1kV - 33kV)

Low Voltage (< 1kV)

**Proposed Construction Assets**

Design Area \*

High Voltage Overhead Powerline

Low Voltage Overhead Powerline

Power Pole

**Communications Assets**

Overhead Pilot Cable

**Feature**

Area of Interest

**\* Please refer to coversheet**

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

This map is **INDICATIVE ONLY**.  
Check that you have enough clearance from the **DANGER ZONES** near overhead powerlines.

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

Information valid for 30 days from date of issue

A4 | Scale : 1:1500


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

Tile No: 1





**WARNING**  
**Refer to Cover Sheet**  
**for Further Information**

 BYDA Enquiry








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

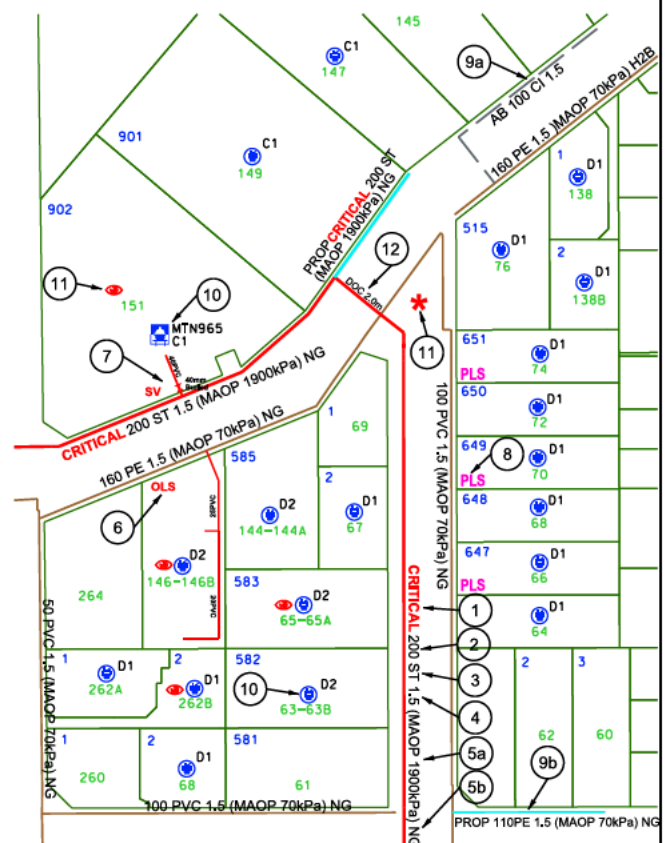
-  Test Point
-  Anode
-  Rectifier

## FEATURES

-  SC Side Elevation
-  Obstacle
-  See Details
-  NC Not Connected
-  SV Gas Service
-  Sign
-  OLS Offline Service
-  Linked Document
-  PLS Pre-Laid Service
-  PLSS Pre-Laid Service Stairs
-  PLST Pre-Laid Service Tee
-  BL Asset end on Main
-  CoD 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.



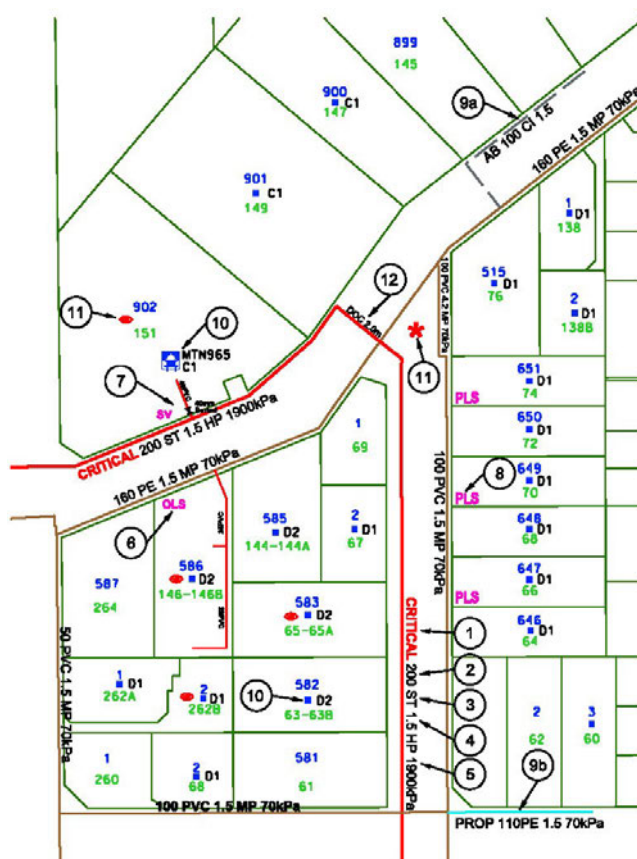


- e) By using any Document or Information, each Recipient is taken to represent and warrant to ATCO that the Recipient will comply with the conditions and other terms referred to in the Documents or Information, including but not limited to conditions that:
- i) the Recipient **Must** comply with the conditions in numbered paragraphs 1 to 4 above and this paragraph 5.
  - ii) as between ATCO and each Recipient, ATCO owns the Information and all rights and title in and to the Information are to remain vested in ATCO;
  - iii) no Recipient has any right, title or interest in the Information or, except as expressly provided for in the Documents, any licence or right to copy, alter, modify, publish or otherwise use or deal with the Information without prior written approval from ATCO;
  - iv) ATCO makes no representation and gives no warranty as to its right to disclose any Information;
  - v) the Recipient relies on any Information entirely at its own risk and expense;
  - vi) the Recipient **Must** undertake its own independent due diligence and investigations in relation to the Information;
  - vii) none of ATCO or their respective Associates owes the Recipient any duty of care in respect of the Information; and
  - viii) none of ATCO or their respective Associates is under any obligation to correct, update or revise any Documents or Information.

### GAS MAIN AND SERVICE IDENTIFICATION

#### LEGEND

1. Critical Asset (See **WARNINGS** page 1)
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 (MP 70 kPa = Medium Pressure and MAOP (Maximum Allowable Operating Pressure)
6. Off-line Service – service may not be straight line to meter. (**WARNING – OLS may not always be shown on plan.** See item 3.c) above)
7. Service Valve in the vicinity  
(NOTE: Service Valve may be “BURIED”)
8. Pre-laid Service laid in Common Trench
9. Main Status: (See **WARNINGS** page 1)  
9a. AB = Abandoned Mains  
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 page 2 above.
12. Depth of Cover (DOC) in metres.







# General Information



Before you Dig Australia – BEST PRACTISE GUIDES  
<https://www.byda.com.au/before-you-dig/best-practice-guides/>

## 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 (Internet 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 New Connections / Disconnections  
13 22 00



Telstra Protection & Relocation: 1800 810 443 (AEST business hours only).  
[Email](#)  
Telstra Protection & Relocation Fact Sheet: [Link](#)  
Telstra Protection & Relocation Home Page [Link](#)



Telstra Aerial Assets Group (overhead network)  
1800 047 909

## Protect our Network:

by maintaining the following distances from our assets:

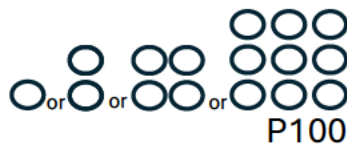
- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

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

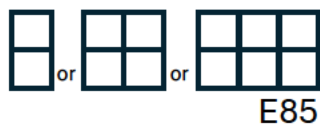
## LEGEND



	Lead-in terminates at a Customer Address		Cable Joining Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment Please note: Powered by 240v electricity		Aerial cable / or cable on wall
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned		Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST	Distribution cables in Main Cable Ducts		Marker Post Installed
MC	Main Cable ducts on a Distribution Plan		Buried Transponder
	Blocked or Damaged Duct		Marker Post & Transponder
	Footway Access Chamber (can vary between 1-lid to 12-lid)		Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network



Single to Multiple Round Conduit Configurations 1,2,4,9 respectively  
(attached text denotes conduit type and size)

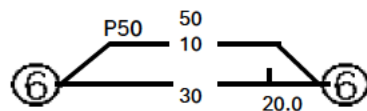


Multiple Square Conduit configurations 2,4,6 respectively  
(attached text denotes conduit type and size)

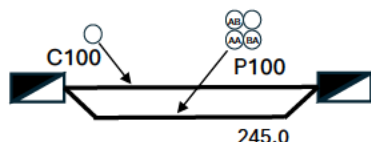
### Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware  
Conduit sizes nominally range from 20mm to 100mm  
P50 50mm PVC conduit  
P100 100mm PVC conduit  
A100 100mm asbestos cement conduit

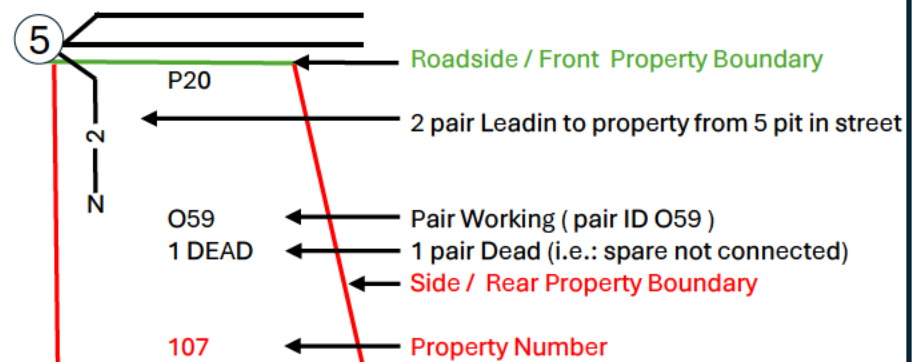
### Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 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 the same route.



## The 5 Ps of Safe Excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

### Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

### Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.

### Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

### Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

### Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.



## 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





17/12/2025

The Client

C/- Merrifield Real Estate

258 York Street

ALBANY WA 6330

To whom it may concern,

RE: RENTAL APPRAISAL – 26 OXFORD STREET, GLEDHOW

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 **\$500.00 - \$600.00 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/rental-property-security-standards)

Should you have any questions, please feel free to contact me on (08) 9841 4022.

Yours faithfully,



Katie Donnison

**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.