

FOR SALE



5 PRICE STREET, BAYONET HEAD



STYLISH AND PACKED WITH FEATURES

- Smart brick and tile home, terrific neighbourhood
- Open living, big patio, equipped theatre, office, activity area
- 6m x 6m shed-workshop for boat/caravan, double garage
- Ducted aircon, rainwater, solar hot water, heaps of extras
- Near coast, fishing, sailing, schools, shops, 12 mins to town

 **4**  **2**  **3**  **705 m2**

Merrifield
REAL ESTATE

Lee Stonell

0409 684 653

0898414022

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

5 PRICE STREET, BAYONET HEAD



Specification

Asking Price	Offers Above \$649,000	Land Size	705.00 m2
Bedrooms	4	Frontage	18.56m
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential - R20
Parking	3	School Zone	Flinders Park P.S. & A.S.H.S.
Sheds	Powered 6m x 6m Shed	Sewer	Connected
HWS	Solar HWS	Water	Scheme Drinking Water
Solar	Nil	Internet Connection	Available
Council Rates	\$2,859.72	Building Construction	Brick Veneer & Tile
Water Rates	\$1,525.99	Insulation	Present
Strata Levies	N/A	Built/Builder	2009 / Scott Park Homes
Weekly Rent	\$500 - \$570 per week	BAL Assessment	N/A



Boundaries are Approximate

Merrifield Real Estate

4 | 2 | 2

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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.



WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2629

492

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 465 ON DEPOSITED PLAN 47516

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

GAVIN DAVID KENNEDY OF 5 PRICE STREET, BAYONET HEAD

(T M069944) REGISTERED 9/10/2012

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

1. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO LOCAL AUTHORITY - SEE DEPOSITED PLAN 47516
2. RESTRICTIVE COVENANT BENEFIT - SEE DEPOSITED PLAN 47516 AND INSTRUMENT J843061
3. RESTRICTIVE COVENANT BURDEN - SEE DEPOSITED PLAN 47516 AND INSTRUMENT J843061
4. J843062 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 21/7/2006.
5. M069945 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 9/10/2012.

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-----

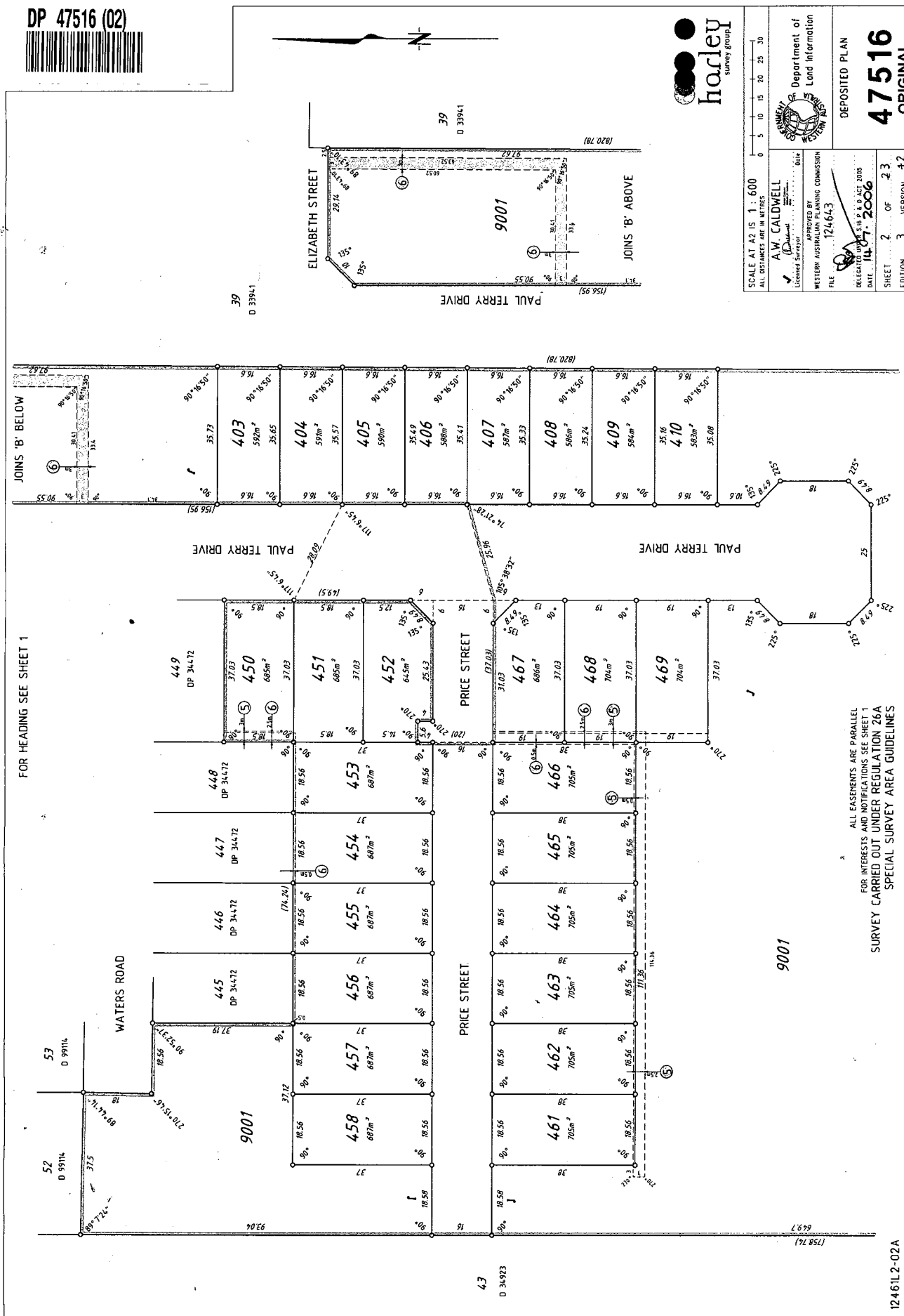
STATEMENTS:

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: DP47516
PREVIOUS TITLE: 2565-595
PROPERTY STREET ADDRESS: 5 PRICE ST, BAYONET HEAD.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

Deposited Plan 47516

Lot	Certificate of Title	Lot Status	Part Lot
403	2629/471	Registered	
404	2629/472	Registered	
405	2629/473	Registered	
406	2629/474	Registered	
407	2629/475	Registered	
408	2629/476	Registered	
409	2629/477	Registered	
410	2629/478	Registered	
450	2629/479	Registered	
451	2629/480	Registered	
452	2629/481	Registered	
453	2629/482	Registered	
454	2629/483	Registered	
455	2629/484	Registered	
456	2629/485	Registered	
457	2629/486	Registered	
458	2629/487	Registered	
461	2629/488	Registered	
462	2629/489	Registered	
463	2629/490	Registered	
464	2629/491	Registered	
465	2629/492	Registered	
466	2629/493	Registered	
467	2629/494	Registered	
468	2629/495	Registered	
469	2629/496	Registered	
9001	2629/497 (Cancelled)	Retired	
0	N/A	Registered	
0	N/A	Registered	

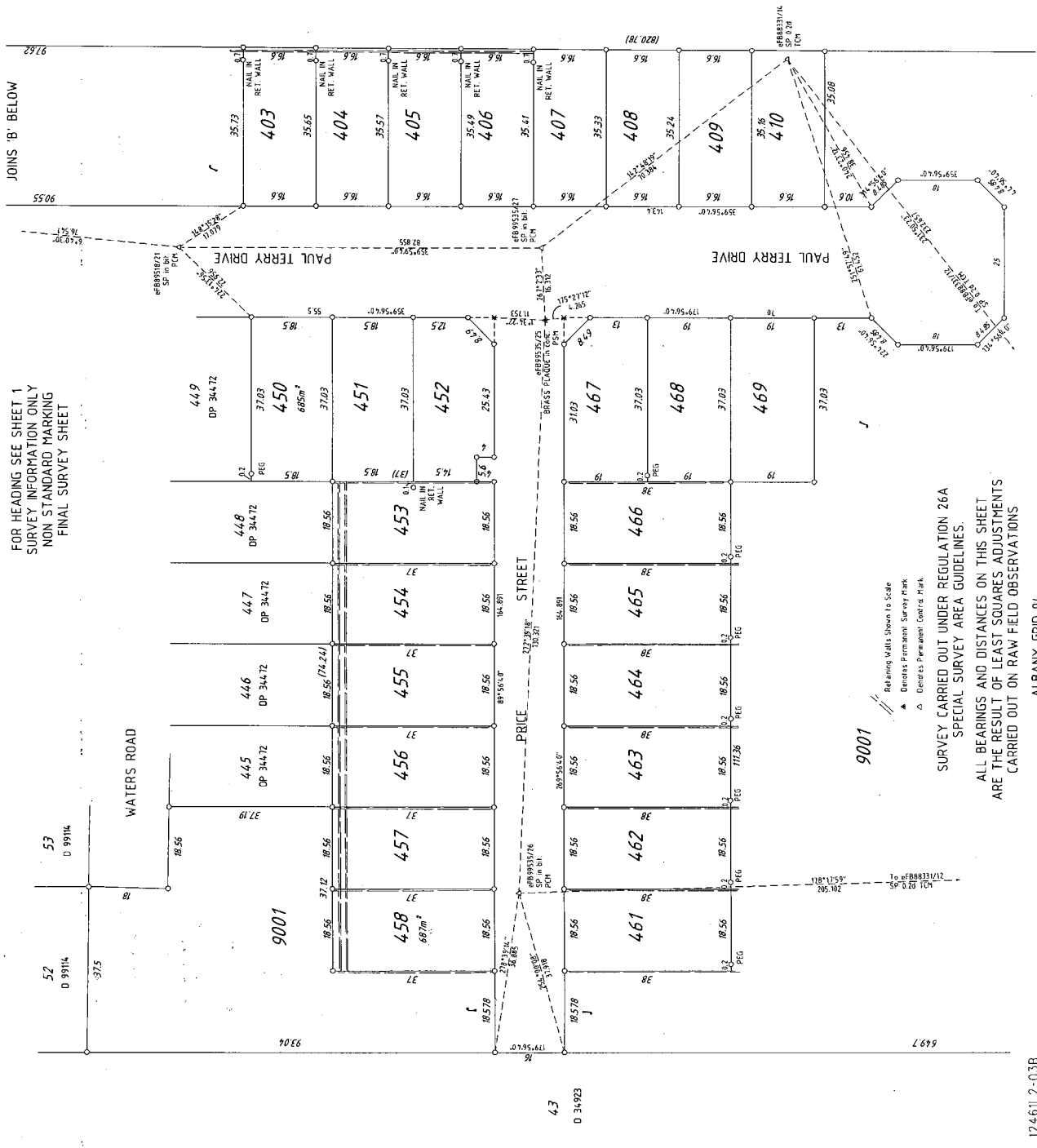


DP 47516 (03)

SURVEY SHEET AUDITED
DATE: 31.8.06
DOCKET: 01767-2005

JOINS 'B' BELOW

FOR HEADING SEE SHEET 1
SURVEY INFORMATION ONLY
NON STANDARD MARKING
FINAL SURVEY SHEET



SCALE AT 12 US 1 : 600
ALL DISTANCES ARE IN METRES

0 5 10 15 20 25 30

AW. CALDWELL
Licensed Surveyor
DEPARTMENT OF LAND INFORMATION
WESTERN AUSTRALIAN LAND INFORMATION COMMISSION
FILE NO. 124613

DEPOSITED PLAN
47516
ORIGINAL

DELEGATED UNDER S.18 OF P & A ACT 2005
DATE: 12/06/03

SHEET 3 OF 3
EDITION 1.3 VERSION 4.2

9001

Survey CARRIED OUT UNDER REGULATION 26A
SPECIAL SURVEY AREA GUIDELINES.
ALL BEARINGS AND DISTANCES ON THIS SHEET
ARE THE RESULT OF LEAST SQUARES ADJUSTMENTS
CARRIED OUT ON RAW FIELD OBSERVATIONS

ALBANY GRID 94

INSTRUCTIONS

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

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

EXAMINED

OFFICE USE ONLY

J843061 RC

21 Jul 2006 15:33:07 Perth



REG \$ 82.00

PHONE No.

9224 6222

FAX No.

9224 6288

REFERENCE No.

JMM:88017

ISSUING BOX No.

20(s)

PREPARED BY

VALENTI LAWYERS

ADDRESS

LEVEL 2, 130 ROYAL STREET
EAST PERTH WA 6004

PHONE No.

(08) 9485 0050

FAX No.

(08) 9321 2229

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

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

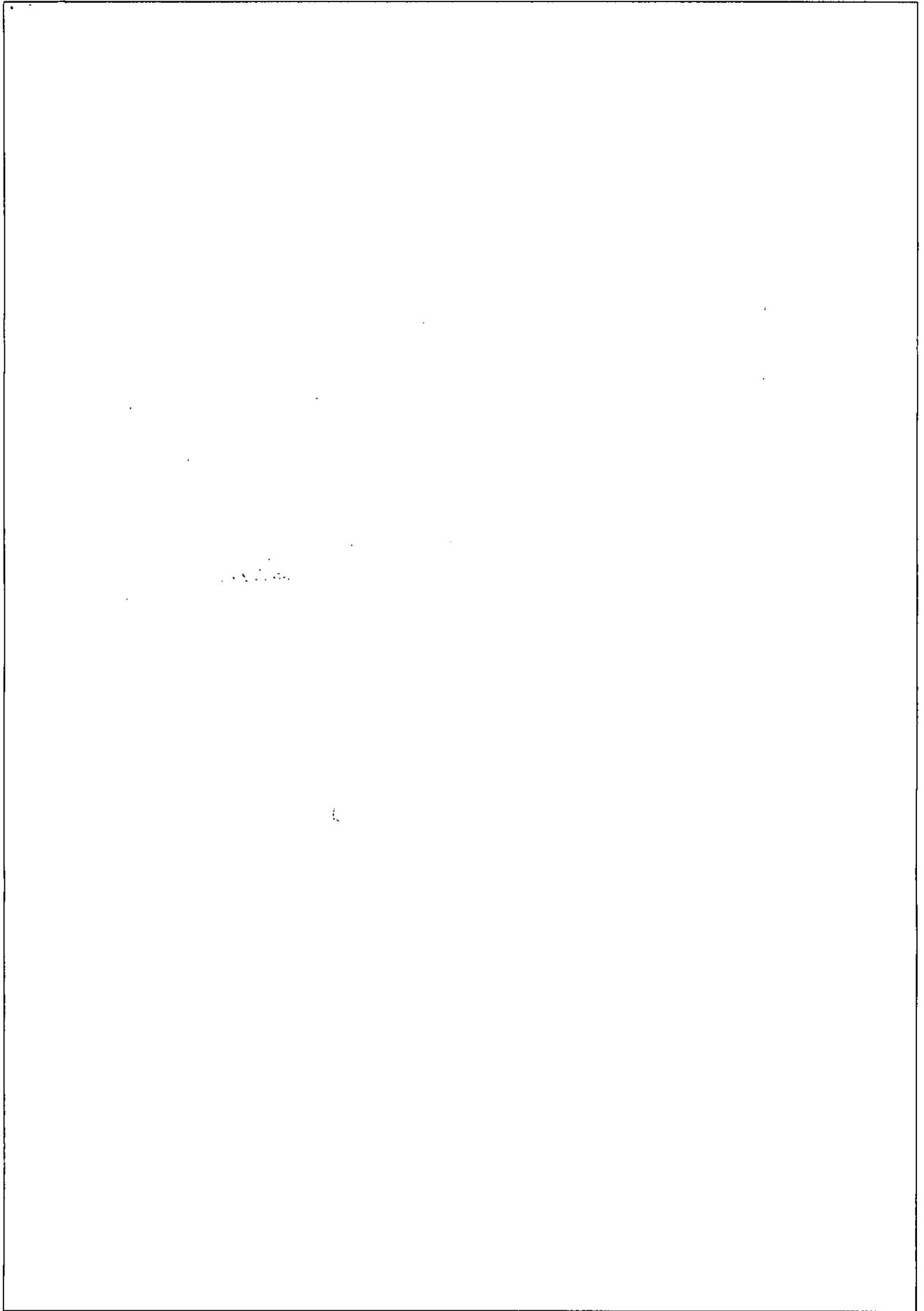
Received Items

Nos.

Receiving
Clerk

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.





CONSENT OF ENCUMBRANCER

BANK OF WESTERN AUSTRALIA LIMITED as Mortgagee HEREBY CONSENTS to the grant of the Covenants herein made as a burden upon the Burdened Land and the benefit conferred upon the Benefited Land.

Dated the 13th day of April 2006

EXECUTED by BANK OF WESTERN AUSTRALIA LTD ABN 22 050 494 454 by its attorneys:
by its duly constituted attorneys under
power of attorney No. H994310
dated 22/04/2002 who have no notice of
revocation of such power of attorney
in the presence of:

Name
Title

MICHAEL PETER BARBARICH
Bank Officer of Bank of Western Australia Ltd
108 St. George's Tce, Perth

An officer of the Bank:

Name: Arianne Zirino

Assistant Relationship Manager

Name:
Title:

Jeff Hill
Area Manager
Balcatta Business Centre

4.2.1 the President for the time being of the Law Society of Western Australia Incorporated;

4.2.2 the President for the time being of the Royal Australian Institute of Architects (Western Australian Division);

4.2.3 the President for the time being of the Institute of Chartered Surveyors (Western Australian Chapter);

or, in each such case, the duly appointed deputy of such President or other person authorised by that person to make appointments on that behalf.

4.3 If within ten (10) working days after service of the Arbitration Notice the respective proprietors have been unable to agree upon which of the persons referred to in subclause 4.2 is appropriate to appoint the Arbitrator then the Arbitrator shall be appointed on the application of either of the parties by the President for the time being of the Law Society of Western Australia Incorporated or the duly appointed deputy or other person authorised to make appointments on that persons behalf.

5. BURDEN RUNDS WITH BURDENED LAND

The Proprietor declares and each proprietor or proprietors of the Burdened Land acknowledge that:

5.1 The burden of the Covenants is annexed to the Burdened Land;

5.2 The benefit of the Covenants is annexed to each of the lots comprising the Benefited Land other than any lot comprised in the Deposited Plan 47516 which may be vested in the Crown or served for any of the purposes specified in Section 20A of the Town Planning and Development Act 1928 as amended including, but without being limited to, for the purposes of a waterway, pedestrian access way or reserve for sewerage, drainage or recreation.

5.3 The burden of the Covenants will run with the Burdened Land so as to bind the proprietor of proprietors from time to time of the Burdened Land and their and each of their successors in title.

6. RESTRICTIVE COVENANTS DEEMED EXTINGUISHED UPON EFFLUXION OF TIME

The Covenants shall be deemed to have been surrendered and waived by the proprietors for the time being of the Benefited Land on the earlier of the 1st day of January 2020 and the latest date upon which the provisions of Section 20(1) of the Town Planning & Development Act 1928 (WA) as amended shall be inapplicable to the provisions of this Deed and upon the effluxion of such time period, the proprietor or proprietors of the Burdened Land shall be entitled to require the restrictive covenant created by this Deed and endorsed upon Deposited Plan 47516 to be discharged and extinguished, but otherwise in all respects at the cost and expense of such proprietor or proprietors as aforesaid.

7. CLAUSE HEADINGS

The clause headings do not form part of this Deed and shall not be taken into account in the construction or interpretation of this Deed.

EXECUTED as a Deed.

The Common Seal of
SEGAL ENTERPRISES PTY LTD
(ACN 062 531 088)
was hereunto affixed by authority
of the Directors in the presence of:



NICKY
Director

ROBERT ANTHONY IANNELLO
Director/Secretary

NICOLA PASARNO
Print name of above signatory

ROBERT ANTHONY IANNELLO
Print name of above signatory

- 3.2.1 all external walls of single level or split level buildings and all ground floor external walls of two storey buildings, save and except windows or minor features, are constructed of rendered masonry or limestone or commercially produced clay brick;
- 3.2.2 the roof of the Residence is covered with either:
- 3.2.2.1 prefabricated metal sheeting with its exterior surface painted or otherwise treated so as to minimise reflection of sunlight; or
 - 3.2.2.2 concrete or clay tiles; or
 - 3.2.2.3 a combination of concrete or clay tiles and such metal sheeting as aforesaid;
- 3.2.3 the usual appurtenances aforesaid include at least one roofed carport or garage capable of accommodating at least one (1) passenger vehicle and the provision of at least one other hard stand carparking space;
- 3.3 Without the prior written consent of the Proprietor first had and obtained, construct, erect or permit to be constructed and erected upon the Burdened Land any:
- 3.3.1 fencing forward of the building line unless such fencing is constructed of commercially produced clay brick, limestone, rendered masonry or solid timber; and
 - 3.3.2 fencing abutting any park, public reserve or public open space unless such fencing is constructed of commercially produced clay brick, limestone, rendered masonry or solid timber;
- 3.4 Notwithstanding the provisions of sub-clauses 3.2 and 3.3 hereof, construct, erect, install or permit to be constructed, erected or installed on the Burdened Land a Residence or an outbuilding without first submitting to the Proprietor at its address shown herein or at such address as the Proprietor shall nominate in writing from time to time, drawings and specifications (including but not limited to, a schedule of external finishes) of such proposed Residence or outbuilding incorporating features which comply with each of the covenants hereinbefore and hereinafter expressed;
- 3.5 Permit any part of the Burdened Land upon which no part of the Residence or its appurtenances have been constructed and erected and which are within public view, to remain unlandscaped after six (6) months from the date of practical completion of the Residence;
- 3.6 Permit any rubbish receptacles upon the Burdened Land to be visible from any public street or thoroughfare except upon days allocated by the Local Authority for the collection of rubbish from the Burdened Land;
- 3.7 Park or permit the parking upon any part of the Burdened Land that does not constitute a lockup garage, any commercial vehicles including, but not limited to, trucks, buses and tractors except when the same are being used during the normal course of business by a visiting tradesperson;
- 3.8 Carry out or permit to be carried out upon the Burdened Land any repairs or restoration of any motor vehicle, boat, aircraft, trailer, caravan or other vehicle unless the subject of repairs or restorations and all parts and equipment therefore are screened from public view at all times;
- 3.9 Take or permit to be taken any action to remove, alter, mark, add to or deface any wall or fence constructed by the Proprietor on or about any of the boundaries of the Burdened Land and not permit any such wall or fence to become damaged or unsafe nor permit the roots of any tree or plant or permit any building or other thing on the Burdened Land to cause such wall or fence to become structurally unsound.

4. ARBITRATION

- 4.1 Any dispute or difference which may arise between the proprietor or proprietors from time to time of the Burdened Land and the Benefited Land as to the construction of this Deed or as to the respective rights, duties and obligations of the respective proprietors or as to any other matter arising out of or in connection with the subject matter of this Deed shall, if either party so requires, at any time by notice served on the other ("the Arbitration Notice") be referred to the decision of any arbitrator ("the Arbitrator") and the arbitration shall be conducted in accordance with the Commercial Arbitration Act 1985 as amended;
- 4.2 The Arbitrator shall be appointed by agreement the respective proprietors of the Burdened Land and the Benefited Land or, if within ten working days after service of the Arbitration Notice the respective proprietors have been unable to agree, then on the application of either of the proprietors by such one of the following as the proprietors shall believe to be appropriate having regard to the nature of the dispute or the difference in question:

BLANK INSTRUMENT FORM**DEED OF RESTRICTIVE COVENANT**

(Note 1)

This Deed of Restrictive Covenant is made the _____ day of _____ 2006

BY:**SEGAL ENTERPRISES PTY LTD** (ACN 062 531 088) formerly of 14 Edenderry Terrace, Subiaco in the State of Western Australia and now of 38 Macrae Road, Applecross in the State of Western Australia (herein referred to as "the Proprietor").**WHEREAS:**

- ABN 66 012 878 629
WESTERN AUSTRALIA STAMP DUTY
21/07/06 15:18 002680151-001
DUP \$ *****
0/5 \$ *****120.00
- A. The Proprietor is registered as the Proprietor of an estate in fee simple in the land being
Lot 9000 on Deposited Plan 34472 and being the whole of the land comprised in Certificate of Title
Volume 2565 Folio 595 (herein "the Land").
- B. The Proprietor intends to register Deposited Plan 47516 at the Department of Land Information and to consequentially create the Burdened Land and the Benefited Land under the provisions of Section 166 of the Transfer of Land Act.
- C. The Proprietor desires to create Restrictive Covenants upon and over the Burdened Land pursuant to Section 136D of the Transfer of Land Act for the benefit of the Benefited Land and otherwise upon the terms and conditions hereinafter appearing.

NOW THIS DEED WITNESSES:**1. DEFINITION AND INTERPRETATION**

In this Deed where the context so admits, the following terms shall have the following meanings ascribed to them:

- 1.1 **"the Proprietor"** shall mean the proprietor herein named and its and each of its administrators, legal personal representatives, successors in title and permitted assigns;
- 1.2 **"the Covenants"** means the Restrictive Covenants as set out in clause 3 of this Deed granted over and out of the Burdened Land for the benefit of the Benefited Land;
- 1.3 **"the Burdened Land"** means individually each of the lots created out of the registration of the Deposited Plan 47516 pursuant to Section 136D of the Transfer of Land Act other than Lot 9001;
- 1.4 **"the Benefited Land"** means collectively each of the lots created out of the registration of the Deposited Plan 47516 pursuant to Section 136D of the Transfer of Land Act other than Lot 9001.

2. GRANT

The Proprietor hereby creates the Restrictive Covenants described in this Deed by granting the Covenants described in this Deed by granting the Covenants pursuant to Section 136D of the Transfer of Land Act.

3. THE COVENANTS

The Covenants are that now and at all times hereafter the proprietors of the Burdened Land will not:

- 3.1 Use or permit the use of the Burdened Land other than for the construction, erection and occupation of one (1) permanent single dwelling house ("Residence") with the usual appurtenances;
- 3.2 Without the prior written consent of the Proprietor first had and obtained, construct and erect or permit to be constructed and erected upon the Burdened Land any Residence unless:

OFFICE USE ONLY

J843062 NO

21 Jul 2008 15:33:07 Perth



REG \$ 82.00

NOTIFICATION

LODGED BY VALENTI LANYERS

ADDRESS LEVEL 2, 180 ROYAL
ST EAST PERTH

PHONE NO. 9224 6222

FAX NO.

REFERENCE NO. JMM: 60017

ISSUING BOX NO. 20(S)

PREPARED BY

ADDRESS

PHONE NO.

FAX NO.

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

3/3

TITLES, LEASES, DECLARATIONS ETC LODGED
HEREWITH

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

ENDORSING INSTRUCTIONS

EXAMINED

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 Book

Initials of
signing
officer

JP

CHIEF EXECUTIVE

TO REGISTRAR OF TITLES
REGISTRAR OF DEEDS**NOTIFICATION**

TOWN PLANNING AND DEVELOPMENT ACT 1928

NOTICE IS HEREBY GIVEN THAT THE LAND SET OUT IN THE
SCHEDULE HERETO IS LAND TO WHICH SECTION 12A OF
THE TOWN PLANNING AND DEVELOPMENT ACT 1928 APPLIES**SCHEDULE**

DESCRIPTION OF LAND	EXTENT	VOLUME	FOLIO
Part of Lot 9000 on Deposited Plan 34472 and being	Part	2565	595
Lots 403 to 410 inclusive on Deposited Plan 47516	whole	2629	471
Lots 450 to 458 inclusive on Deposited Plan 47516		To	
Lots 461 to 469 inclusive on Deposited Plan 47516		2629	496 (incl.)

REGISTERED PROPRIETOR OF LANDSEGAL ENTERPRISES PTY LTD (ACN 062 531 088) formerly of 14 Edenderry
Terrace, Subiaco but now of 38 Macrae Road, Applecross**HAZARDS OR OTHER FACTORS SERIOUSLY AFFECTING THE LAND**

THIS DEVELOPMENT IS WITHIN A THREE KILOMETRE RADIUS OF TIDAL WETLANDS AND AS A RESULT IS SUBJECT TO CONSIDERABLE ADULT MOSQUITO ACTIVITY AT VARIOUS TIMES THROUGHOUT THE YEAR. A DIRECT CONSEQUENCE OF THIS ACTIVITY IS THE INCREASED POTENTIAL RISK FOR HUMANS TO CONTRACT ROSS RIVER VIRUS AND BARMAN FOREST VIRUS IN THIS AREA.

Dated this

31

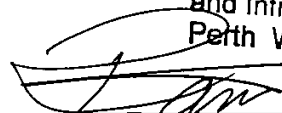
day of

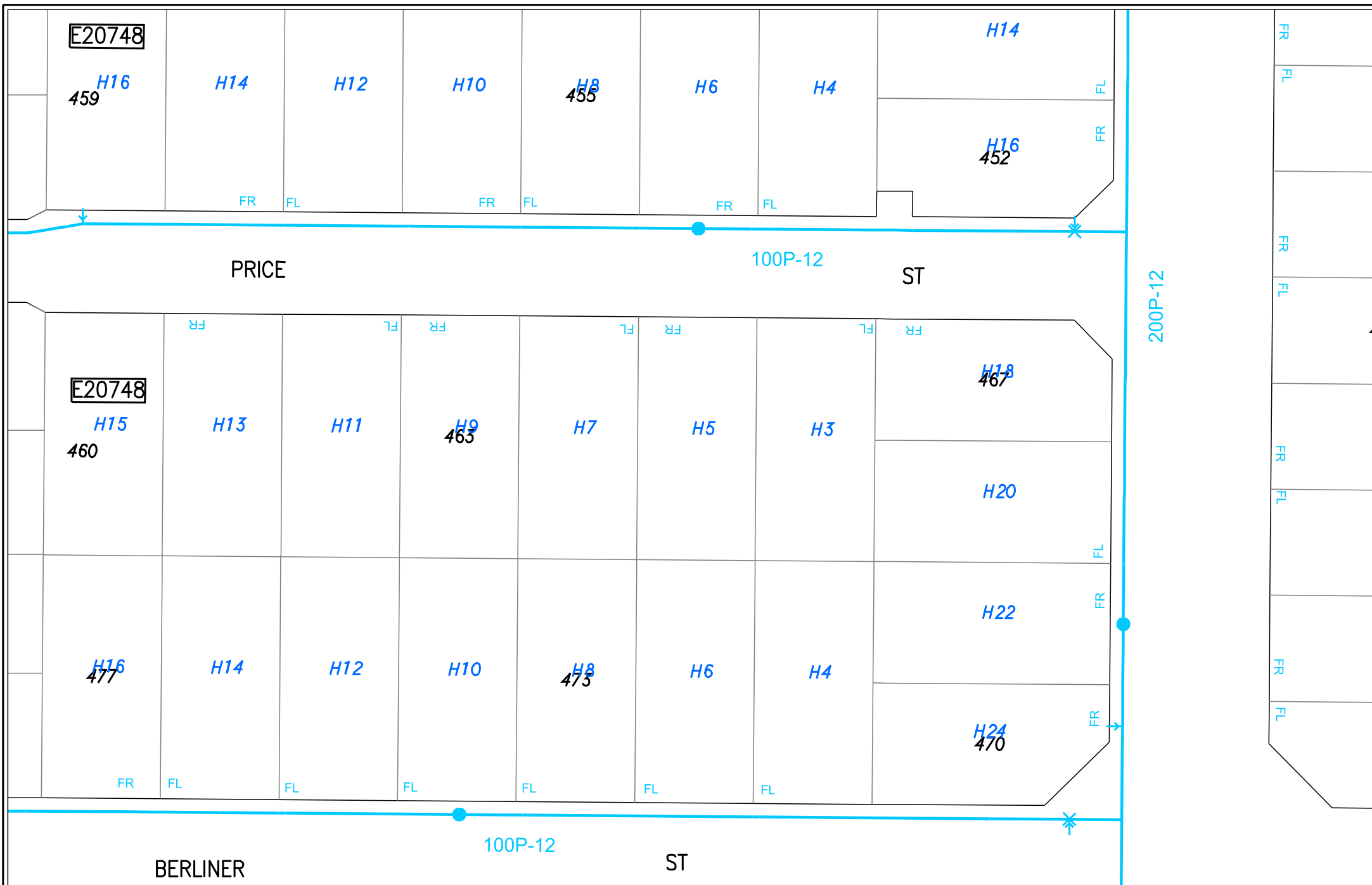
March

20 06



For: WESTERN AUSTRALIAN PLANNING COMMISSION

Public Servant
Department for Planning
and Infrastructure
Perth WA 6000ROBYN ANDERSON
WITNESS



Scale: 1:750 Centre Point: 117.932°, -34.963°

Sequence No: 236752300

Print Date: 15/03/2024 Page: 1 of 1



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



Plan Legend (summary)

INFORMATION BROCHURE



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

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

WATER, SEWERAGE AND DRAINAGE PIPELINES

CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED

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

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

P.M. pressure main

M.S. main sewer

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

Common material abbreviations:

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

CI cast iron

GRP glass reinforced plastic

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

RC reinforced concrete

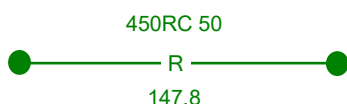
S steel

VC vitrified clay



CANNING TRUNK MAIN

100AC GEYER PL P.M. AG47



(3.0)

NON-STANDARD ALIGNMENT

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

MWA12345 or PWD12345 or CK43

OTHER PIPE SYMBOLS

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

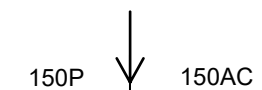
CONC ENC

100S SL



CONCRETE ENCASEMENT, SLEEVING AND TUNNELS

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



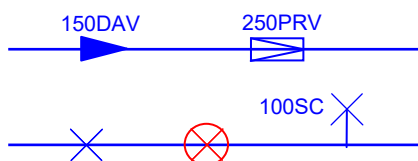
CHANGE INDICATOR ARROW

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



PIPE OVERPASS

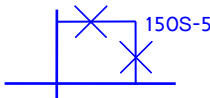
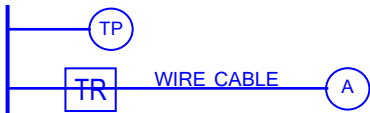
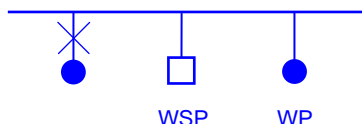
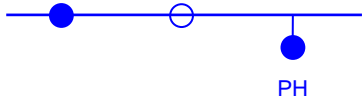
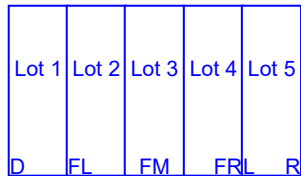
The overpass symbol indicates the shallower of the two pipes.



VALVES

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

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

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



UNDERGROUND LEGEND

Structures

- | | |
|------------------|-----------------------|
| Pillar | UG Crossing * |
| Metal Pole | Ring Main Unit |
| Transformer Site | LV Distribution Frame |

Distribution Cables

- | |
|---------------------------------|
| High Voltage Cable (1kV - 33kV) |
| Low Voltage Cable (< 1kV) |
| Street Light Circuit (< 1kV) |
| Street Light Pilot (< 1kV) |
| Earth Wire |

Cable Pole Terminations

- | | |
|----------------|----------------|
| HV Termination | LV Termination |
|----------------|----------------|

Proposed Construction Assets

- | | |
|--------------------------------|------------------|
| Design Area * | HV Termination |
| High Voltage Underground Cable | LV Termination |
| Low Voltage Underground Cable | Transformer site |
| Metal Pole | |
| Pillar | |

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)**

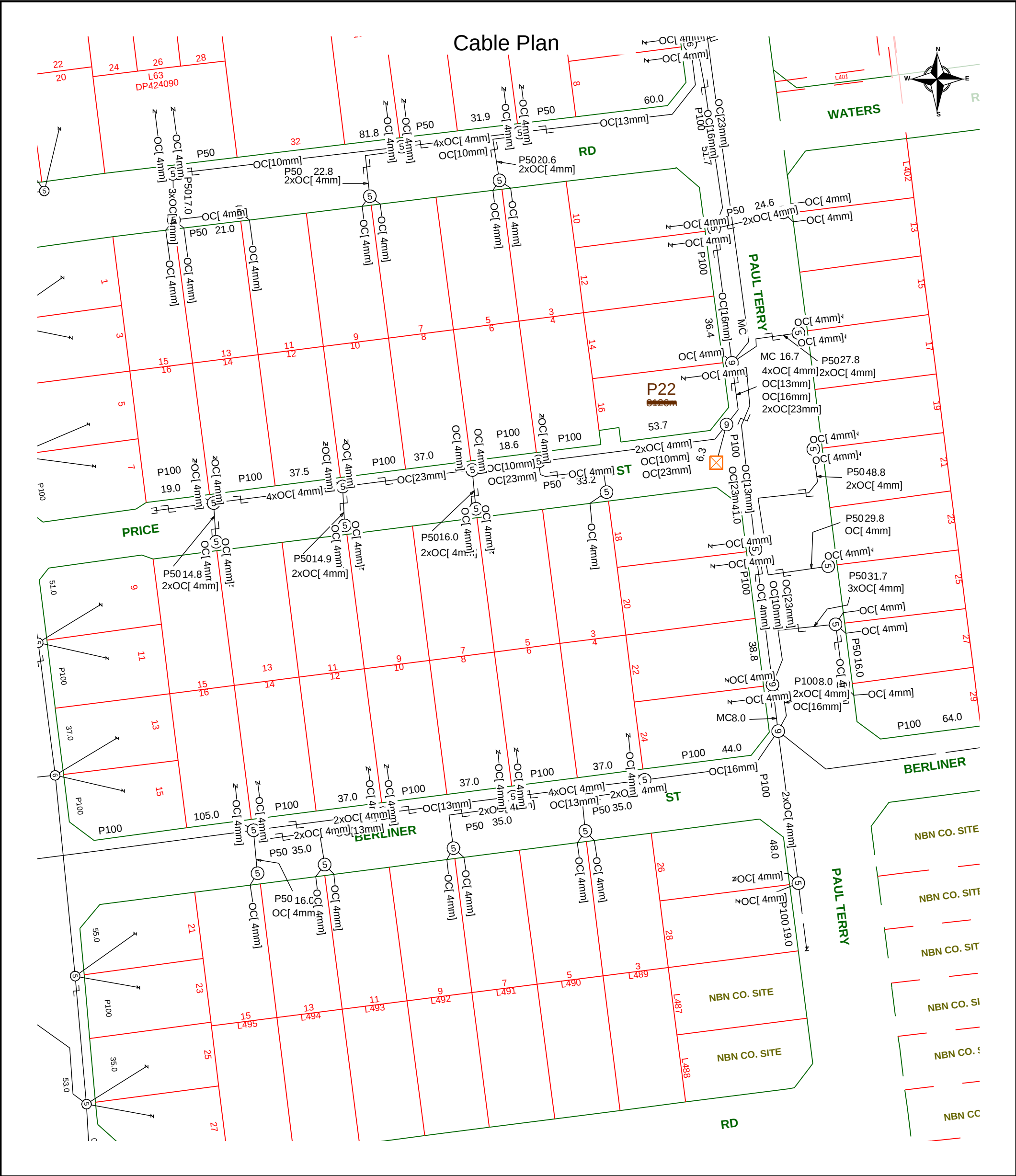
**This map is INDICATIVE ONLY.
Hand exposure via pothole
method is MANDATORY.**

**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**



	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: 236752301
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 15/03/2024 14:04:28		CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

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

WARNING

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

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



	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: 236752301
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	Generated On 15/03/2024 14:04:30	

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



OPENING ELECTRONIC MAP ATTACHMENTS -

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



DWF Map Files (all sizes over A3)

Autodesk Viewer (Internet Browser) (<https://viewer.autodesk.com/>) best option for IOS & Android

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



PDF Map Files (max size A3)

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



Telstra BYDA map related enquiries

email - Telstra.Plans@team.telstra.com

1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY Report online:

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

Ph: **13 22 03**

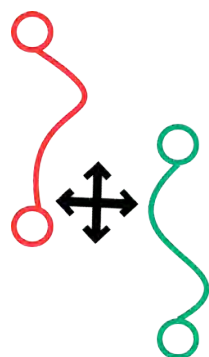
If you receive a message asking for a phone or account number say:

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



Telstra New Connections / Disconnections

13 22 00



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

NetworkIntegrity@team.telstra.com

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

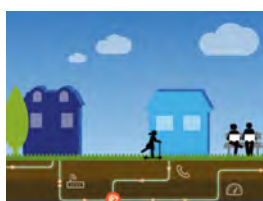


DBYDCertification

Certified Locating Organisation (CLO)

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

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

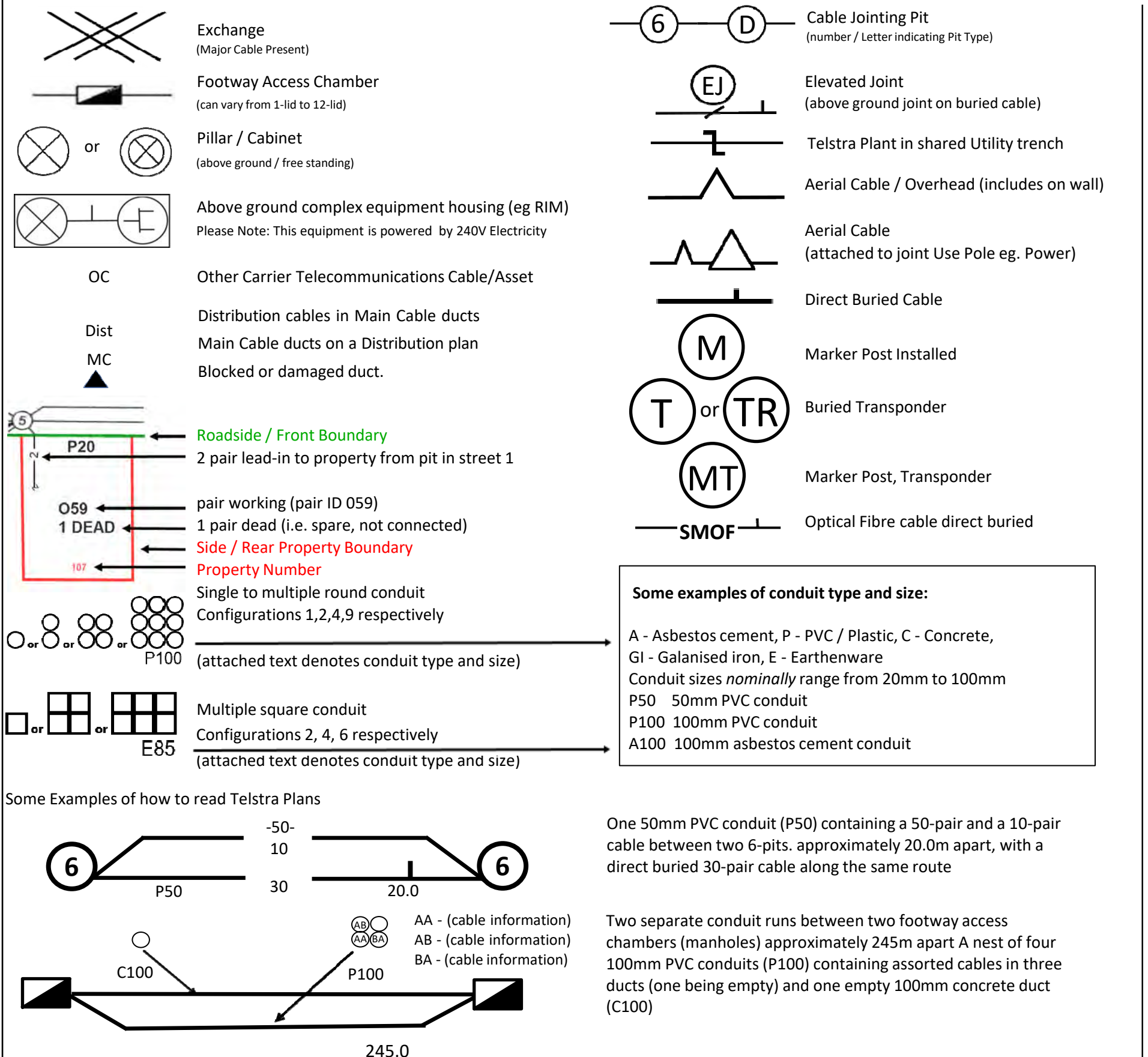
Information for new developments (developers, builders, homeowners)

<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.

31/05/2024

The Client
C/- Merrifield Real Estate
258 York Street
ALBANY WA 6330

To whom it may concern,

RE: RENTAL APPRAISAL – 5 PRICE STREET, BAYONET HEAD

We wish to thank you for the opportunity to provide a rental appraisal for the above-mentioned property.

After viewing the property and taking into consideration its location and condition, we feel we can expect to achieve circa **\$600.00 - \$620.00 per week** in the current rental market. The higher amount could be gained with the consideration of allowing pets.

In our opinion the property does require some works to be completed to bring it up to rental standard, these items have been listed below in rank of what must be done 'required' and recommended works. We recommend you seek further information from the undersigned as to what works are necessary to be completed.

Required works;

- Blind cord restraints to be installed
- Patio bolts to sliding doors

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:

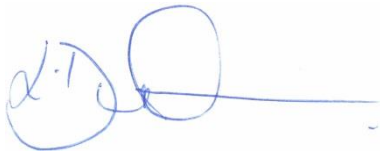
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

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, appearing to read 'L. Dunham', followed by a long 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.