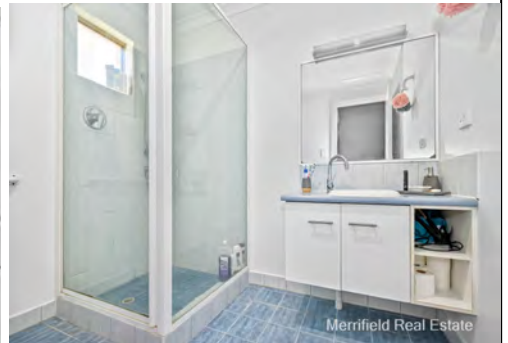


FOR SALE



Offers Above \$479,000

5 / 20 ADELAIDE CRESCENT, MIDDLETON BEACH



FRENCH LOAFING NEAR THE BEACH

- Quality holiday unit in superior, leafy, French-style complex
- In middle of tourist precinct - beach, cafés, bars, park, lake, walks
- Brick and Colorbond, two-storey, beautifully maintained
- Aircon lounge/dining, neat kitchen, two king-sized bedrooms
- Excellent short-term letting record; owners' use up to three months a year



2 **1** **1** **104 m2**

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 / 20 ADELAIDE CRESCENT, MIDDLETON BEACH



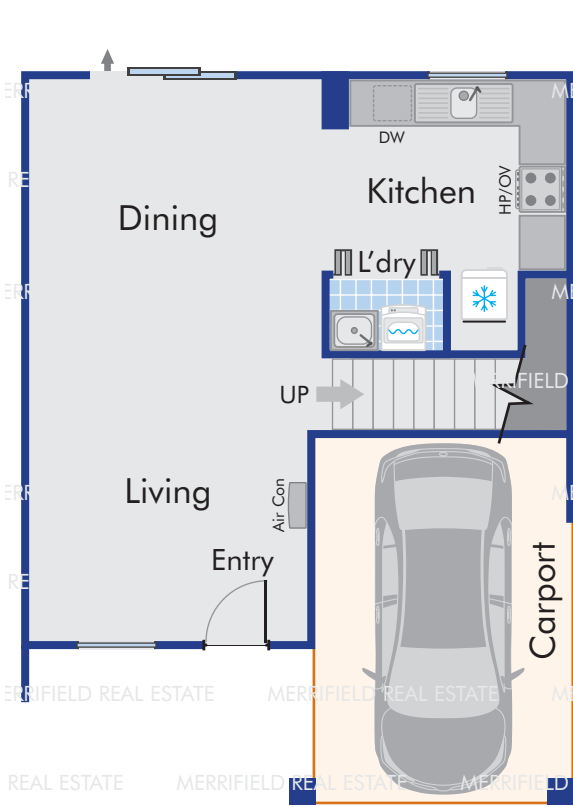
Specification

Asking Price	Offers Above \$479,000	Land Size	104.00 m2
Bedrooms	2	Frontage	See Strata Plan 45553
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	R60/80 Tourist Residential
Parking	1	School Zone	Albany P.S. & A.S.H.S.
Sheds	Storage in Carport	Sewer	Connected
HWS	Instant Gas	Water	Connected
Solar	N/A	Internet Connection	Available
Council Rates	\$1,331.00	Building Construction	Brick Veneer & Colorbond
Water Rates	\$1,392.68	Insulation	Unspecified
Strata Levies	\$2,732.86	Built/Builder	2000

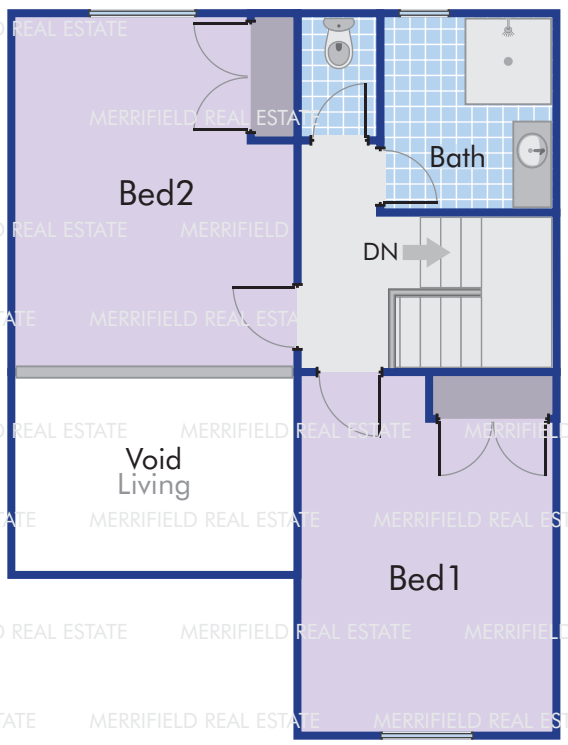


Boundaries are Approximate

MERRIFIELD REAL ESTATE MERRIFIELD REAL ESTATE MERRIFIELD REAL ESTATE MERRIFIELD REAL ESTATE MERRIFIELD REAL ESTATE
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Ground Floor



Upper Floor

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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

2612 867

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT OF 1985

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 5 ON STRATA PLAN 45553
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

DONOVAN LESLIE PILLAI
ANOUSKA PILLAI
BOTH OF 126 HEARN ROAD OSMINGTON WA 6285
AS JOINT TENANTS

(T O626044) REGISTERED 29/1/2021

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

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
2. O626045 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 29/1/2021.

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.

-----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: SP45553
PREVIOUS TITLE: 2503-844
PROPERTY STREET ADDRESS: MONETS - ON ADELAIDE TCE, UNIT 5 20 ADELAIDE CR, MIDDLETON BEACH.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

Strata Plan 45553

Lot	Certificate of Title	Lot Status	Part Lot
1	2612/863	Registered	
2	2612/864	Registered	
3	2612/865	Registered	
4	2612/866	Registered	
5	2612/867	Registered	
6	2612/868	Registered	
7	2612/869	Registered	
8	2612/870	Registered	
9	2612/871	Registered	
10	2612/872	Registered	
11	2612/873	Registered	
12	2612/874	Registered	

STRATA PLAN 45553

SHEET 1 OF 5 SHEETS
 MANAGEMENT STATEMENT YES NO

Lodged: 14.7.2005, 175.4, 862253
 Examined: 15.8.2005, 0.1709-2005
 Registered: 23.11.2005, 359181

REGISTRAR OF TITLES

W.A. PLANNING COMMISSION
 691-03
 Certificate of Approval of W.A.P.C. under
 Section 25(1) of Strata Titles Act 1985

FOR CHAIRMAN DATE

PLAN OF

LOT 202 ON DP 25880

CERT. OF TITLE VOL. 2503 FOL. 844

LOCAL GOVERNMENT CITY OF ALBANY

INDEX PLAN BK26 (2) 12.04 & 13.04

FIELD BOOK NUMBER

SCALE 1 : 500

NAME OF SCHEME

MONETS - ON ADELAIDE CRESCENT

ADDRESS OF PARCEL

20 ADELAIDE CRESCENT
 MIDDLETON BEACH WA 6330

HARLEY SURVEY GROUP

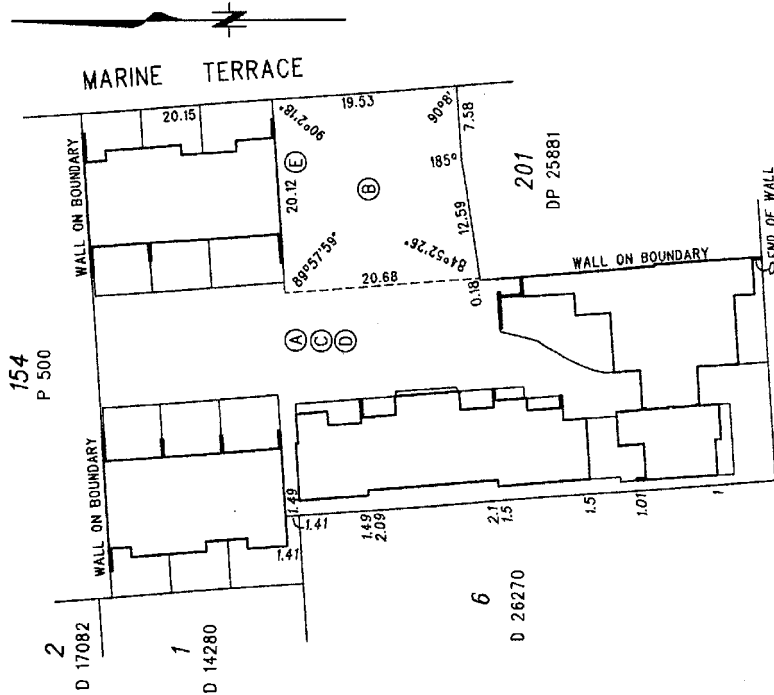
CONSULTING LICENSED SURVEYORS
 116 SERPENTINE ROAD, ALBANY
 PH (08) 9841 7333 Fax (08) 9841 3645
 ALSO AT BUNBURY AND BUSSELTON
 A.C.N. 009 101 786 A.B.N. 77 503 764 748
 12750 U1-010 DRAWN AWC 25-05-05

A.W. CALDWELL
 LICENSED SURVEYOR
 2510 2005 DATE

Department of
 Land Information

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(A)	EASEMENT		T 540/1892	SEE DOCUMENT	LOTS 1-12 & COMMON PROPERTY	
(B)	EASEMENT		T 2660/1892	SEE DOCUMENT	COMMON PROPERTY	
(C)	EASEMENT		T 1117/1893	SEE DOCUMENT	LOTS 1-12 & COMMON PROPERTY	
(D)	EASEMENT		T 4846/1897	SEE DOCUMENT	LOTS 1-12 & COMMON PROPERTY	



ADELAIDE CRESCENT

LOCATION PLAN

LOCALITY: MIDDLETON BEACH

SCALE 1 : 500

ENLARGEMENT AT (E)
 NOT TO SCALE

FORM 3

LOT No.	SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
	UNIT ENTITLEMENT	VOL.	FOL.	CURRENT Cb. of TITLE
1	290	2612 -	863	
2	290	2612 -	864	
3	290	2612 -	865	
4	290	2612 -	866	
5	290	2612 -	867	
6	440	2612 -	868	
7	440	2612 -	869	
8	440	2612 -	870	
9	440	2612 -	871	
10	440	2612 -	872	
11	460	2612 -	873	
12	540	2612 -	874	
AGGREGATE				

CERTIFICATE OF LICENSED VALUER

BUILDING: 12 Units constructed of Brick Walls with iron roofs

I, GRANT SOLOMON, being a Licensed Valuer licensed under the Land Valuers Licensing Act 1978 certify that the unit entitlement of each lot (in this certificate, excluding any common property lot), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the value (as that term is defined in section 14(2a) of the Strata Titles Act 1985) of that lot bears to the aggregate value of all the lots delineated on the plan.

Signed: *[Signature]* Date: 26.8.05

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

**STRATA PLAN
45553**

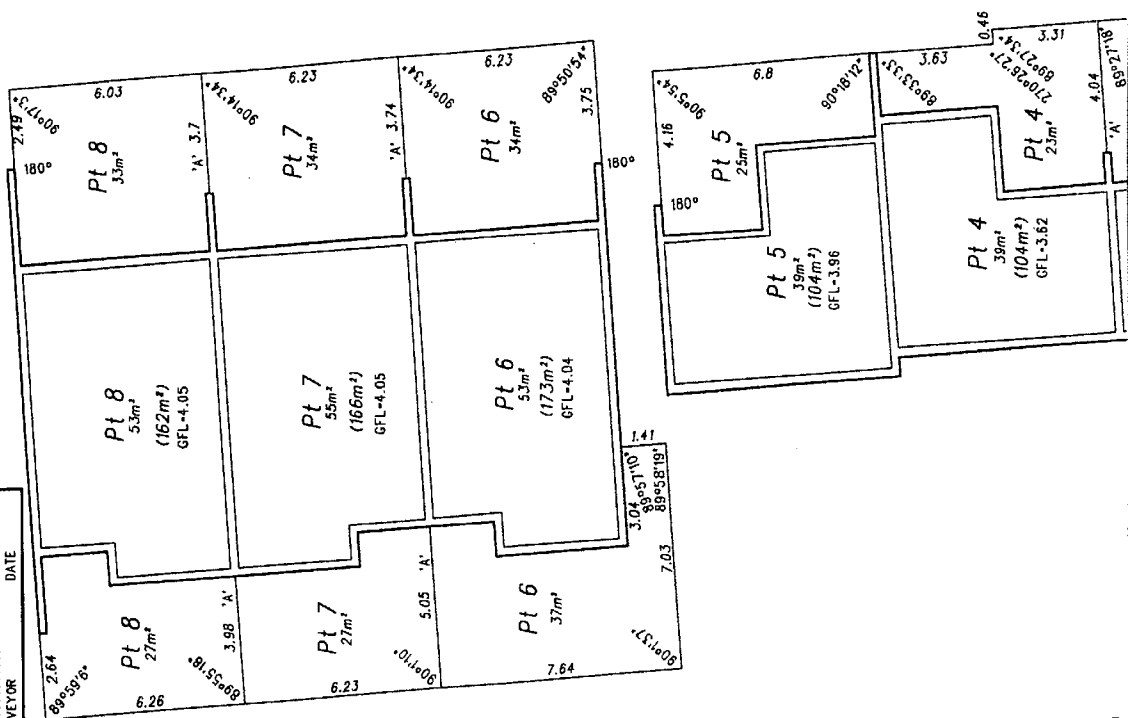
SHEET 2 OF 5 SHEETS

A.W. CALDWELL

25/10/2005

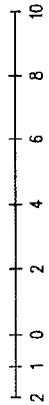
Palmer
LICENSED SURVEYOR

DATE



GROUND FLOOR PLAN

SCALE 1 : 150



NOTES:-

1. THE STRATUM OF THE PART LOTS (1-12 INCLUSIVE) EXTERNAL TO THE BUILDINGS, EXTENDS BETWEEN 5 METRES BELOW AND 5 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE MAIN BUILDING OF THE RESPECTIVE LOT EXCEPT WHERE COVERED.
2. THE BOUNDARIES OF THE LOTS OR PART OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3(2)(d) OF THE STRATA TITLES ACT 1985.
3. CP DENOTES COMMON PROPERTY
4. GFL DENOTES AUSTRALIAN HEIGHT DATUM (LAHD) OF THE UPPER SURFACE OF GROUND FLOOR OF THE MAIN BUILDING OF THE RESPECTIVE LOT
5. ALL ANGLES ARE 90° UNLESS SHOWN OTHERWISE.
6. ALL LINEAR CONNECTIONS ARE TO THE EXTERNAL SURFACE OF THE WALL.
7. 'A' DENOTES BOUNDARY IS CENTRELINE OF WALL PRODUCED.
8. FOR OTHER PART LOTS SEE SHEETS 3.4 & 5.

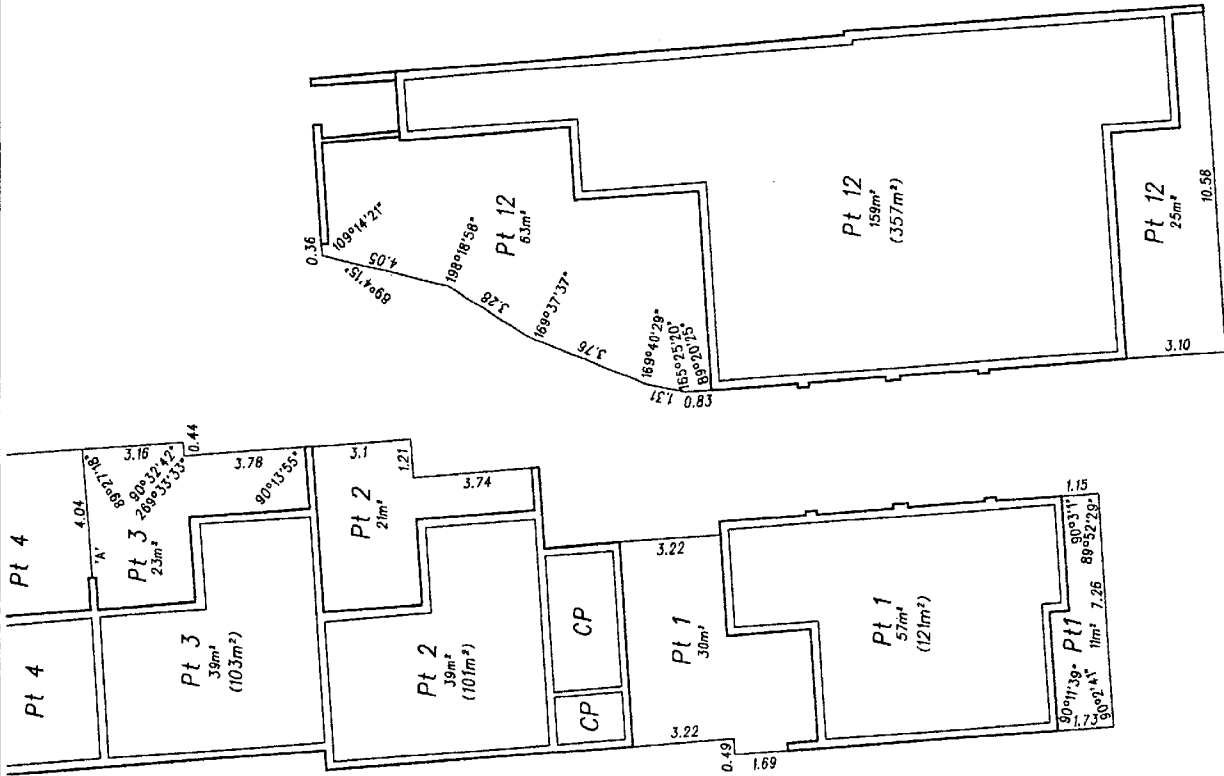
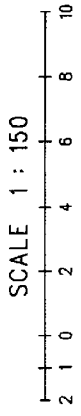
12750 U1-02D

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

styles
GWS



GROUND FLOOR PLAN



NOTES:-

1. THE STRATA OF THE PART LOTS (1-12 INCLUSIVE) EXTERNAL TO THE BUILDINGS, EXTENDS BETWEEN 5 METRES BELOW AND 15 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE MAIN BUILDING OF THE RESPECTIVE LOT EXCEPT WHERE COVERED.
2. THE BOUNDARIES OF THE LOTS OR PART OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS. THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.
3. CP DENOTES COMMON PROPERTY
4. GFL DENOTES AUSTRALIAN HEIGHT DATUM (Level) OF THE UPPER SURFACE OF GROUND FLOOR OF THE MAIN BUILDING OF THE RESPECTIVE LOT
5. ALL ANGLES ARE 90° UNLESS SHOWN OTHERWISE.
6. ALL LINEAR CONNECTIONS ARE TO THE EXTERNAL SURFACE OF THE WALL.
7. 'A' DENOTES BOUNDARY IS CENTRELINE OF WALL PRODUCED.
8. FOR OTHER PART LOTS SEE SHEETS 3.4 & 5.

STRATA PLAN
45553

SHEET 3 OF 5 SHEETS

A.W. CALDWELL
25/05
DATE

LICENSED SURVEYOR

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

12750 UF-03C



**STRATA PLAN
45553**

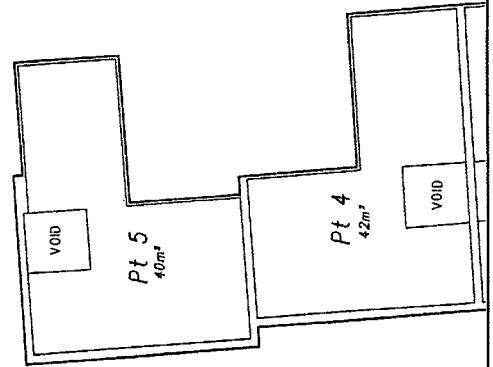
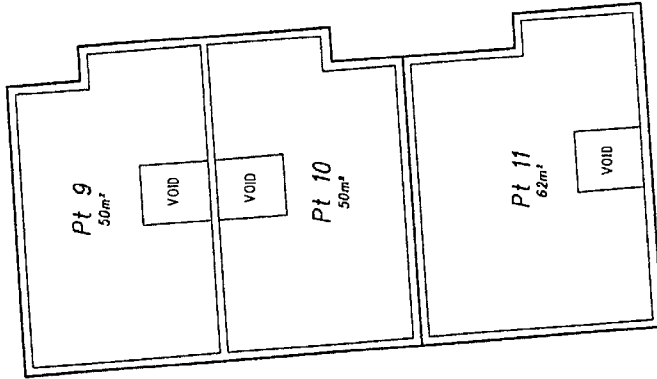
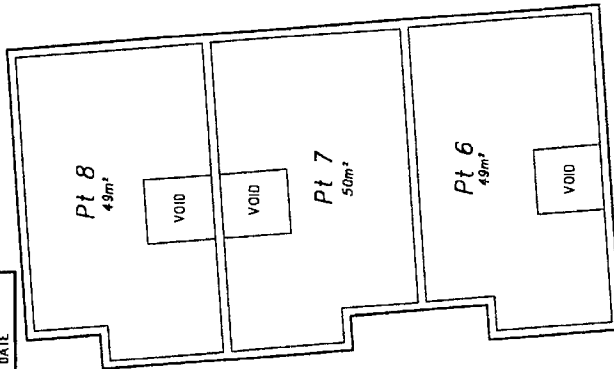
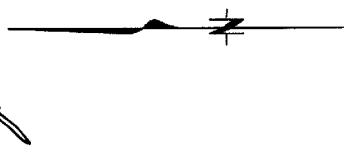
SHEET 4 OF 5 SHEETS

A.W. CALDWELL

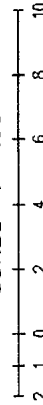
A.W. Caldwell
LICENSED SURVEYOR

15/01/2005

DATE



FIRST FLOOR PLAN
SCALE 1 : 150



NOTES:-

1. THE STRATUM OF THE PART LOTS (1-12 INCLUSIVE) EXTERNAL TO THE BUILDINGS EXTENDS BETWEEN 5 METRES BELOW AND 15 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE MAIN BUILDING OF THE RESPECTIVE LOT EXCEPT WHERE COVERED.
2. THE BOUNDARIES OF THE LOTS OR PART OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS. THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3(2)(b) OF THE STRATA TITLES ACT 1985.
3. CP DENOTES COMMON PROPERTY
4. GFL DENOTES AUSTRALIAN HEIGHT DATUM (Level) OF THE UPPER SURFACE OF GROUND FLOOR OF THE MAIN BUILDING OF THE RESPECTIVE LOT
5. ALL ANGLES ARE 90° UNLESS SHOWN OTHERWISE.
6. ALL LINEAR CONNECTIONS ARE TO THE EXTERNAL SURFACE OF THE WALL.
7. 'A' DENOTES BOUNDARY IS CENTRELINE OF WALL PRODUCED.
8. FOR OTHER PART LOTS SEE SHEETS 3, 4 & 5.

12750 UI-04C

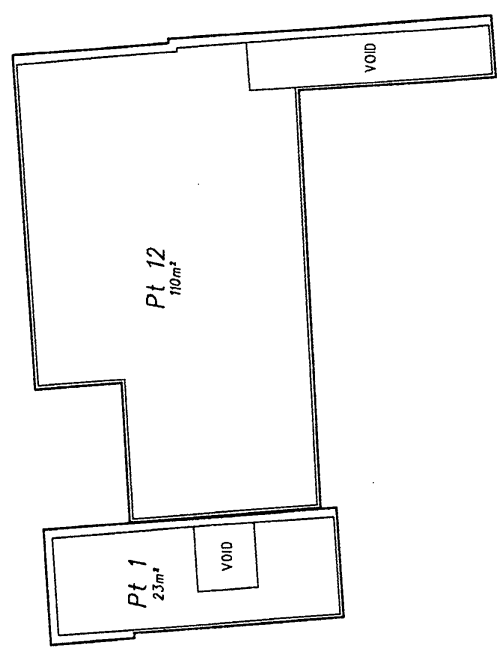
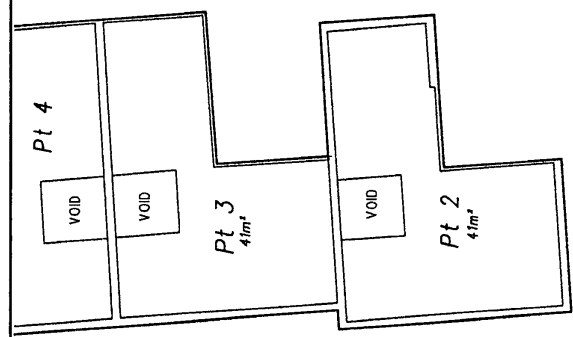
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

delbos



FIRST FLOOR PLAN

SCALE 1 : 150
2 1 0 2 4 6 8 10



STRATA PLAN
45553

SHEET 5 OF 5 SHEETS

A.W. Caldwell
A.W. CALDWELL
LICENSED SURVEYOR

25/01/2005
DATE

- NOTES:-
1. THE STRATUM OF THE PART LOTS (1-12 INCLUSIVE) EXTERNAL TO THE BUILDINGS, EXTENDS BETWEEN 5 METRES BELOW AND 15 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE MAIN BUILDING OF THE RESPECTIVE LOT EXCEPT WHERE COVERED.
 2. THE BOUNDARIES OF THE LOTS OR PART OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3(2)(g) OF THE STRATA TITLES ACT 1985.
 3. CP DENOTES COMMON PROPERTY
 4. GFL DENOTES AUSTRALIAN HEIGHT DATUM (Level) OF THE UPPER SURFACE OF GROUND FLOOR OF THE MAIN BUILDING OF THE RESPECTIVE LOT
 5. ALL ANGLES ARE 90° UNLESS SHOWN OTHERWISE.
 6. ALL LINEAR CONNECTIONS ARE TO THE EXTERNAL SURFACE OF THE WALL.
 7. 'A' DENOTES BOUNDARY IS CENTRELINE OF WALL PRODUCED.
 8. FOR OTHER PART LOTS SEE SHEETS 3,4 & 5.

12750 U1-05C

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

FORM 5

STRATA TITLES ACT 1985
Sections 5B(1), 8A, 22(1)

STRATA PLAN No. 45553

DESCRIPTION OF PARCEL & BUILDING

PARCEL: LOT 202 ON DEPOSITED PLAN 25880
BUILDING: 12 UNITS CONSTRUCTED OF BRICK WALLS WITH IRON ROOFS

CERTIFICATE OF LICENSED SURVEYOR

I, **Aaron William Caldwell**, being a licensed surveyor registered under the *Licensed Surveyors Act 1909*, certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan")

- (a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and either
- (b) each building shown on the plan is within the external surface boundaries of the parcel; or
- (c) in a case where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel
 - (i) all lots shown on the plan are within the external surface boundaries of the parcel;
 - (ii) the plan clearly indicates the existence of the encroachment and its nature and extent; and
 - (iii) where the encroachment is not on to a public road, street or way, that an appropriate easement has been granted and will be lodged with the Registrar of Titles to enable it to be registered as an appurtenance of the parcel; and

~~*(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by law(s) No(s) _____ on Strata Plan No _____ registered in respect of (name of scheme) _____ or sufficiently complies with that/those by law(s) in a way that is allowed by regulation 36 of the *Strata Titles General Regulations 1996*.~~

7/7/05
.....
Date

A Caldwell
.....
Licensed Surveyor

*Delete if inapplicable

FORM 7

Strata Titles Act 1985

Section 5B(2), 8A(f), 23(1)

STRATA PLAN No. 45553

DESCRIPTION OF PARCEL & BUILDING

PARCEL: LOT 202 ON DEPOSITED PLAN 25880
BUILDING: 12 UNITS CONSTRUCTED OF BRICK WALLS WITH IRON ROOFS

CERTIFICATE OF LOCAL GOVERNMENT

City of Albany, the local government hereby certifies that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan") :-

(1) *(a) the building and the parcel shown on the plan have been inspected and that it is consistent with the approved building plans and specifications in respect of the building; or

~~*(b) the building has been inspected and the modification is consistent with the approved building plans and specifications relating to the modification;~~ *RB*

(2) the building, in the opinion of the local government, is of sufficient standard to be brought under the *Strata Titles Act 1985*;

~~(3) where a part of a wall or building or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the local government is of the opinion that retention of the encroachment in its existing state will not endanger public safety or unreasonably interfere with the amenity of the neighbourhood and the local government does not object to the encroachment; and~~ *RB*

(4) *(a) any conditions imposed by the Western Australian Planning Commission have been complied with; or

~~*(b) the within strata scheme is exempt from the requirement of approval by the Western Australian Planning Commission.~~ *RB*

31 August 2005
Date

Banett
.....
per Chief Executive Officer
(MANAGER BUILDING & HEALTH SERVICES)
(DELEGATED OFFICER - SECTION 23)

*Delete if inapplicable

FORM 26

WAPC Ref No 691-03

STRATA PLAN No 45553

STRATA TITLES ACT 1958

Sections 25(1), 25 (4)

**CERTIFICATE OF GRANT OF APPROVAL BY WESTERN AUSTRALIAN
PLANNING COMMISSION TO STRATA PLAN**

It is hereby certified that the approval of the Western Australian Planning Commission has been granted pursuant to section 25(1) of the *Strata Titles Act 1958* to –

* (i) The *Strata Plan/Plan of Re-Subdivision/Plan of Consolidation submitted
on 20 SEP 2005
and relating to the property described below;

~~*(ii) The sketch submitted on
of the *proposed subdivision of the property described below into lots on a Strata Plan/
Re-Subdivision/Consolidation of the lots on the Strata Plan described below, subject to the
following conditions –~~

Property Description: Lot (or strata Plan) No Lot 202


Location

Locality Middleton Beach

Local Government City of Albany

Lodged by: HARLEY SURVEY GROUP, ALBANY

Date:


For Chairman, Western Australian
Planning Commission

20 SEP 2005 - 2 NOV 2005
Date

(*To be deleted as appropriate)

FORM 8

ANNEXURE A OF STRATA/SURVEY - STRATA PLAN No. 4553 REGISTRAR OF TITLES

SCHEDULE OF DEALINGS ON ~~STRATA/SURVEY~~ STRATA PLAN


DEALINGS REGISTERED OR RECORDED ON STRATA/SURVEY STRATA PLAN	INSTRUMENT			SIGNATURE OF REGISTRAR OF TITLES
	NATURE	NUMBER	REGIST'D TIME	

Note : Entries may be affected by subsequent endorsements.

FORM 8

ANNEXURE.....*8*.....OF STRATA/SURVEY- STRATA PLAN No.....*45563*..... REGISTRAR OF TITLES

SCHEDULE OF ENCUMBRANCES ETC.

INSTRUMENT	NATURE	NUMBER	STATEMENT	REGIST'D	SIGNATURE OF REGISTRAR OF TITLES	CANCELLATION			SIGNATURE OF REGISTRAR OF TITLES
						NATURE	NUMBER	REGIST'D	
STATEMENT		J423070	Management Statement.	23-1-06	<i>RS Reddy</i>				
Notification		J905797	Notification of change of by-laws.	7.9.06					

Note : Entries may be affected by subsequent endorsements .

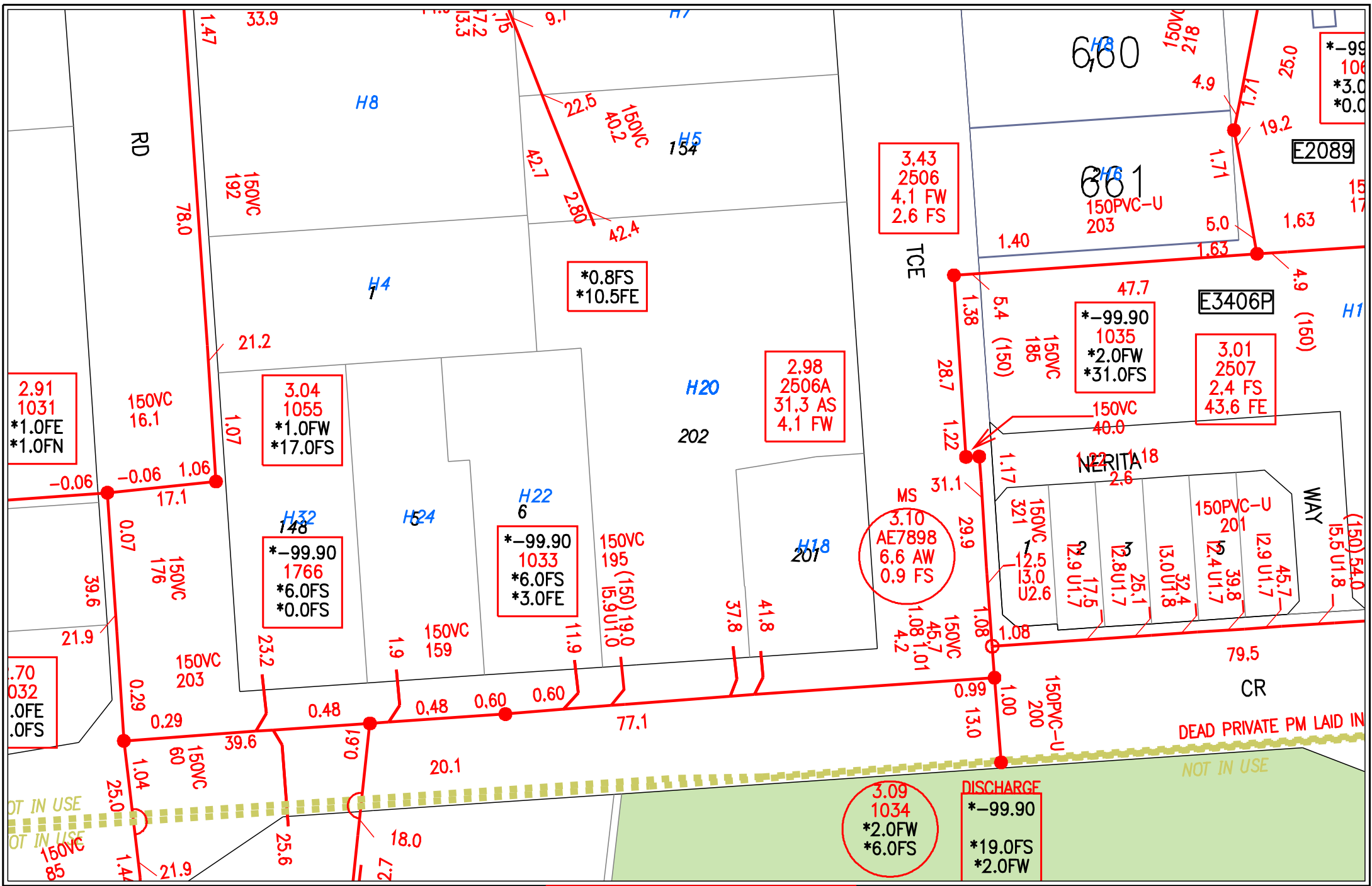


Scale: 1:750 Centre Point: 117.914°, -35.025°
 Sequence No: 235038177
 Print Date: 06/02/2024 Page: 1 of 1



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

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



Scale: 1:750 Centre Point: 117.914°, -35.025°
 Sequence No: 235038177
 Print Date: 06/02/2024 Page: 1 of 1



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

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Plan Legend (summary)

INFORMATION BROCHURE



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

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

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



100P-DOMS



100S FS

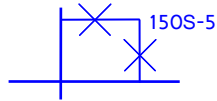
FIRE SERVICES

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

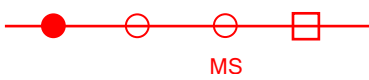
TR transformer rectifier



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

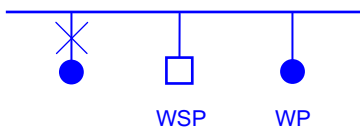
Indicates a potential health hazard from risk of exposure to toxic waste.

WARNING: Opening any manhole is dangerous and is prohibited.



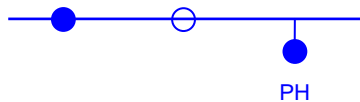
FLOWMETER

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)

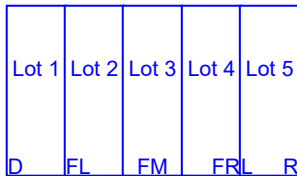
May be located adjacent to mains. Usually there will be some visible indication.



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

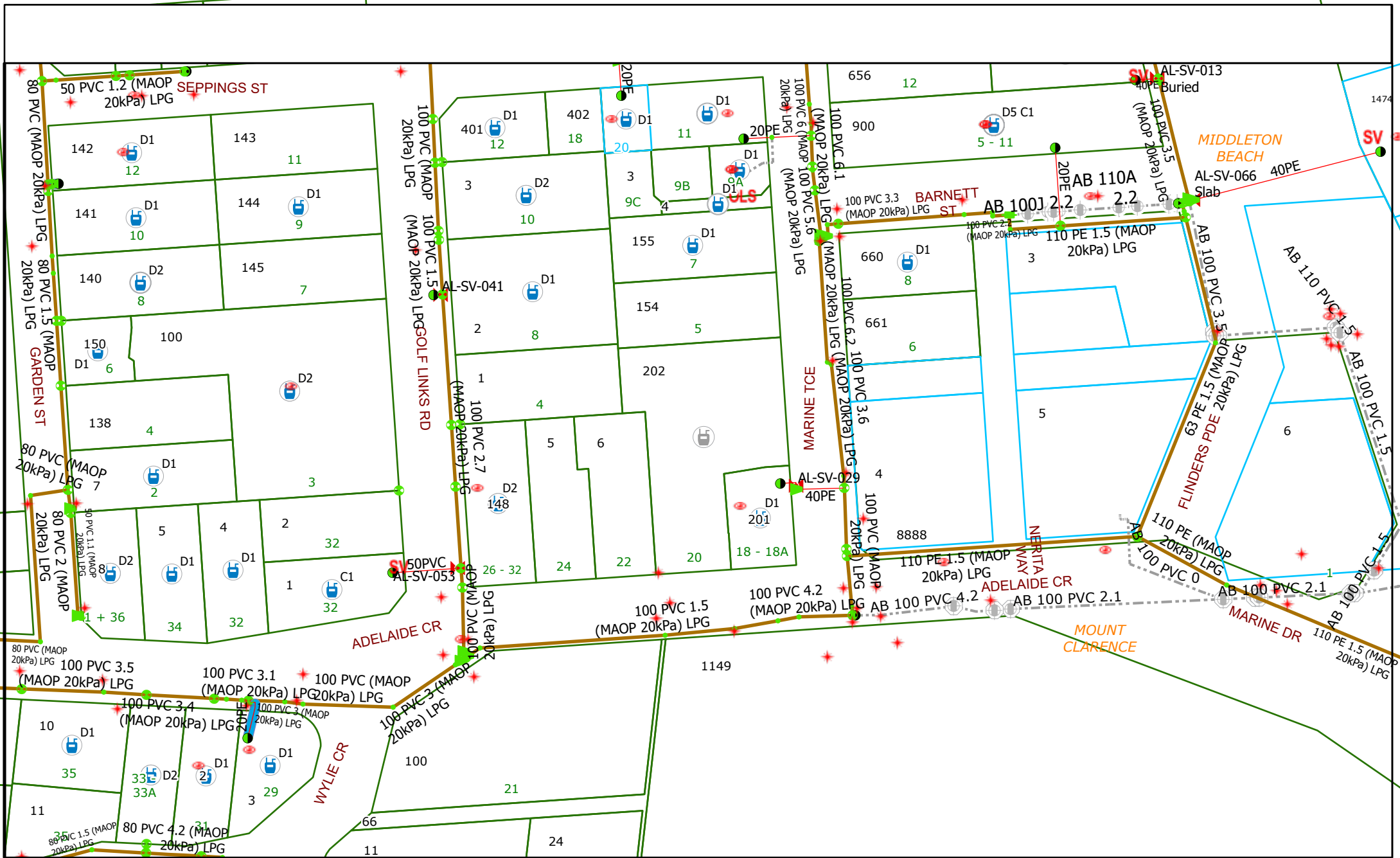
OH Half Pipe

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.



Sequence No: 235038175

Map Tile: 1

Scale: 1:1500

© ATCO Gas Australia Pty Ltd

Job No: 35976419

Date: 7/02/2024

Location: 20 Adelaide Crescent, Middleton Beach 6330

ABN 90 089 531 975



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.

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Western Australian Land Information Authority trading as Landgate

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 NETWORK

- 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
- Stopples
- Odorizer
- Junctions

PROTECTION DEVICES

- Test Point
- Anode
- Rectifier

FEATURES

FEATURE POINTS

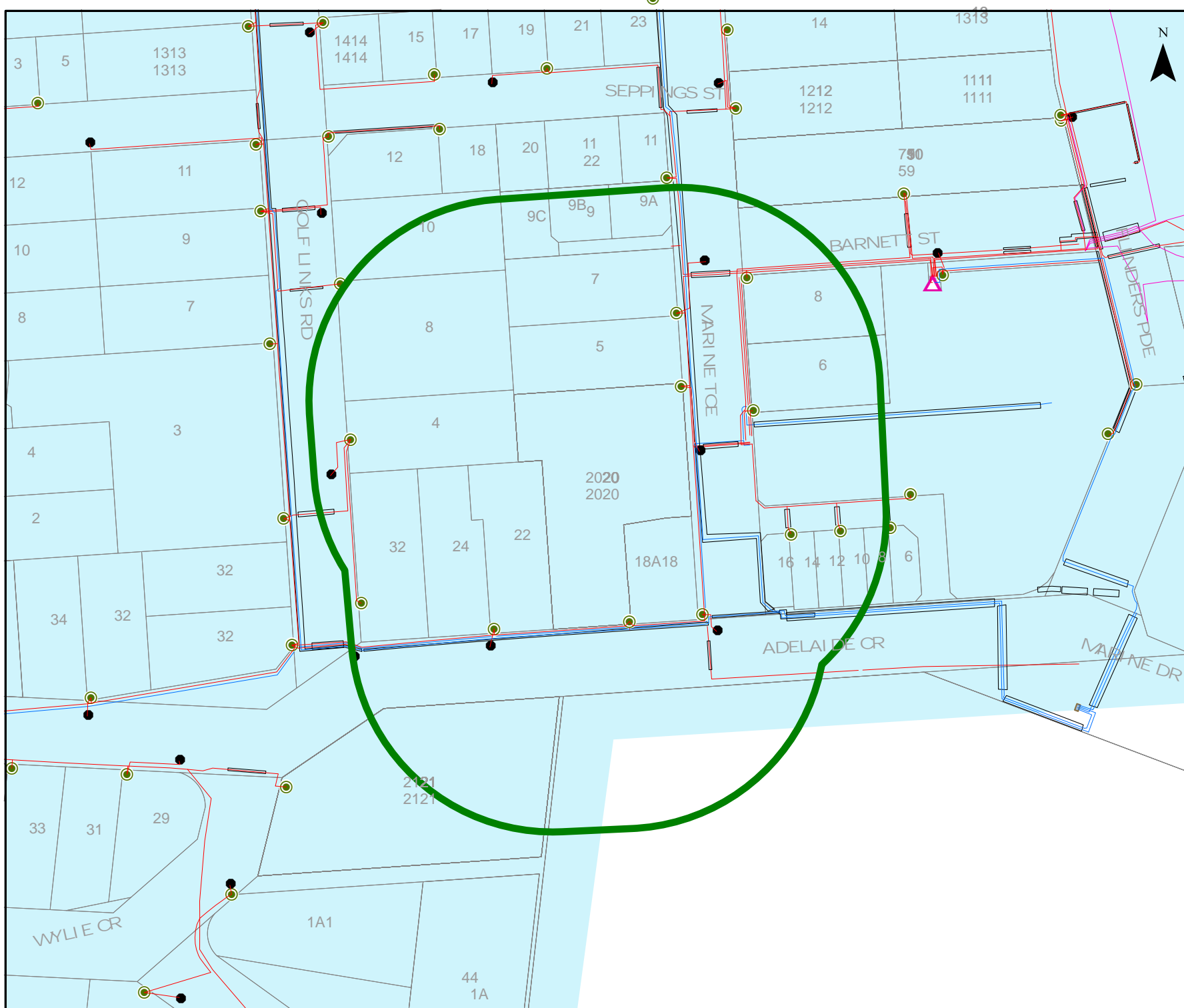
- SC** Side Elevation
- Obstacle
- See Details
- NC** Not Connected
- SV** Gas Service
- Sign
- OLS** Offline Service
- Linked Document
- PLS** Pre-Laid Service
- PLSS** Pre-Laid Service Stairs
- PLST** Pre-Laid Service Tee
- BL** Asset end on Building / Property Line
- CoD** Asset ends on Direction Peg

FEATURE LINES

- Reference Line
- Gas Pit
- Arrow Pointer

FEATURE POLYGONS

- Proving Location
- Pressure Upgrade
- Not Gassed
- Suburb
- Local Government



UNDERGROUND LEGEND

- | Structures | |
|--------------------|-------------------------|
| ● Pillar | □ UG Crossing * |
| ● Metal Pole | ■ Ring Main Unit |
| ▲ Transformer Site | ■ LV Distribution Frame |

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

- | Cable Pole Terminations | |
|-------------------------|------------------|
| ▲ HV Termination | ▼ LV Termination |

- | Proposed Construction Assets | |
|---------------------------------|----------------------------------|
| ■ Design Area * | — High Voltage Underground Cable |
| — Low Voltage Underground Cable | ● Metal Pole |
| ● Pillar | ▲ HV Termination |
| ▲ Transformer site | ▼ LV Termination |

- | State Underground Power Project | |
|---------------------------------|--------------------|
| ■ CURRENT Work Area * | ■ COMPLETED Area * |

- | Feature | |
|--------------------|--|
| □ Area of Interest | |

* Please refer to coversheet

Privately owned cables NOT SHOWN (including house services)

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

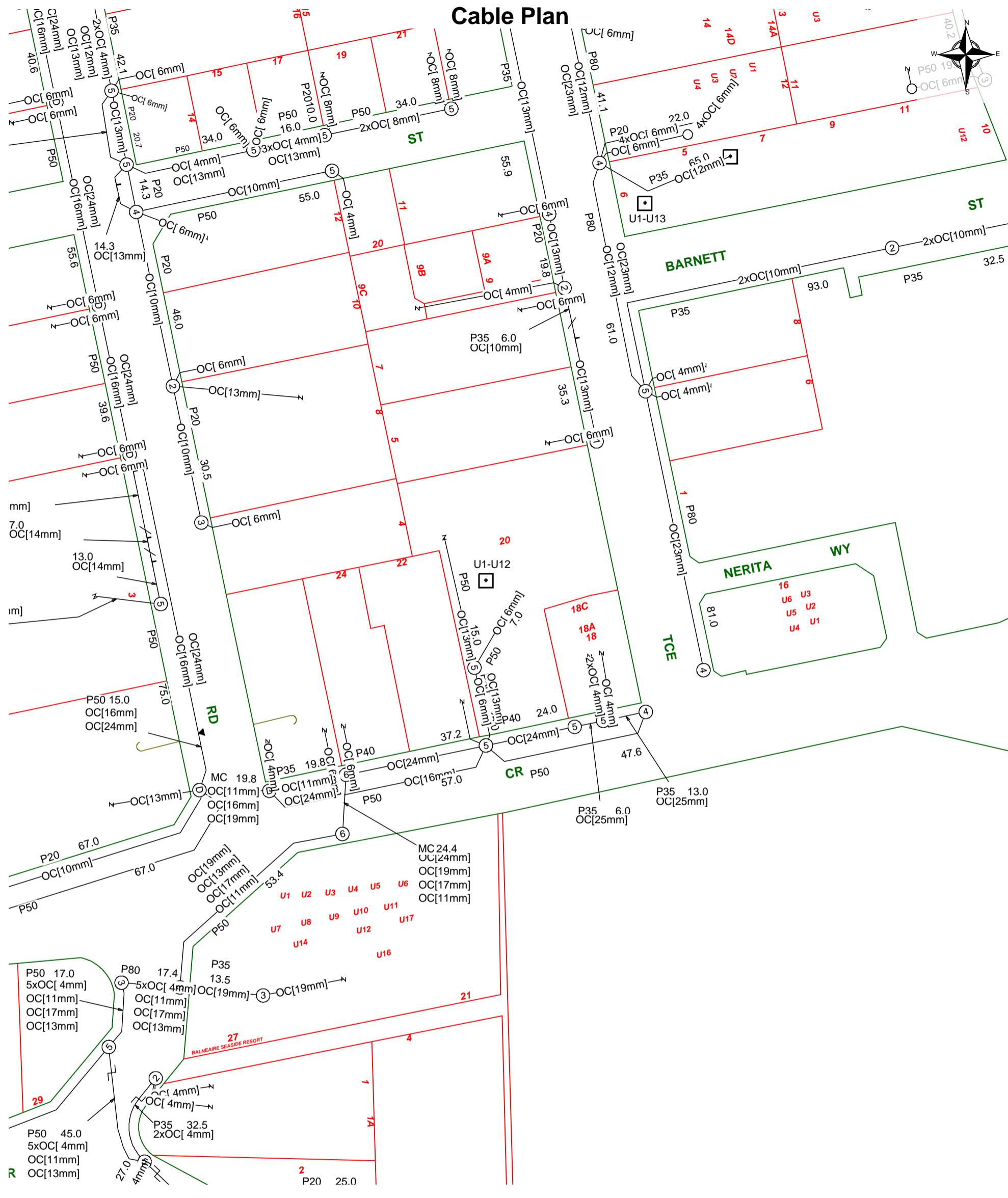
Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

A4 Scale : 1:1500

WARNING! Look out for overhead power lines

Cable Plan



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

Sequence Number: 235038174

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 06/02/2024 14:40:43

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

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



OPENING ELECTRONIC MAP ATTACHMENTS -

Telstra Cable Plans are generated automatically in either PDF or DWF file types, 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

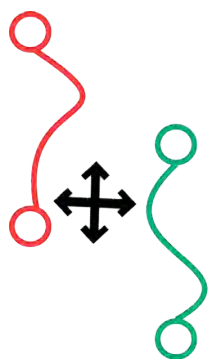
If you receive a message asking for a phone or account number say:

“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>

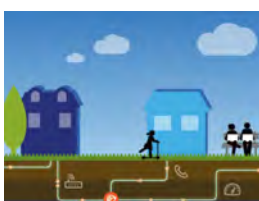
Certified Locating Organisation (CLO)



DBYD Certification

<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](#)

<p>Exchange (Major Cable Present)</p> <p>Footway Access Chamber (can vary from 1-lid to 12-lid)</p> <p>Pillar / Cabinet (above ground / free standing)</p> <p>Above ground complex equipment housing (eg RIM) Please Note: This equipment is powered by 240V Electricity</p> <p>OC Other Carrier Telecommunications Cable/Asset</p> <p>Dist MC Main Cable ducts on a Distribution plan Blocked or damaged duct.</p> <p>Roadside / Front Boundary 2 pair lead-in to property from pit in street 1</p> <p>O59 pair working (pair ID 059)</p> <p>1 DEAD 1 pair dead (i.e. spare, not connected)</p> <p>Side / Rear Property Boundary Property Number</p> <p>Single to multiple round conduit Configurations 1,2,4,9 respectively (attached text denotes conduit type and size)</p> <p>P100</p> <p>Multiple square conduit Configurations 2, 4, 6 respectively (attached text denotes conduit type and size)</p> <p>E85</p>	<p>Cable Jointing Pit (number / Letter indicating Pit Type)</p> <p>Elevated Joint (above ground joint on buried cable)</p> <p>Telstra Plant in shared Utility trench</p> <p>Aerial Cable / Overhead (includes on wall)</p> <p>Aerial Cable (attached to joint Use Pole eg. Power)</p> <p>Direct Buried Cable</p> <p>Marker Post Installed</p> <p>Buried Transponder</p> <p>Marker Post, Transponder</p> <p>Optical Fibre cable direct buried</p>
---	--

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

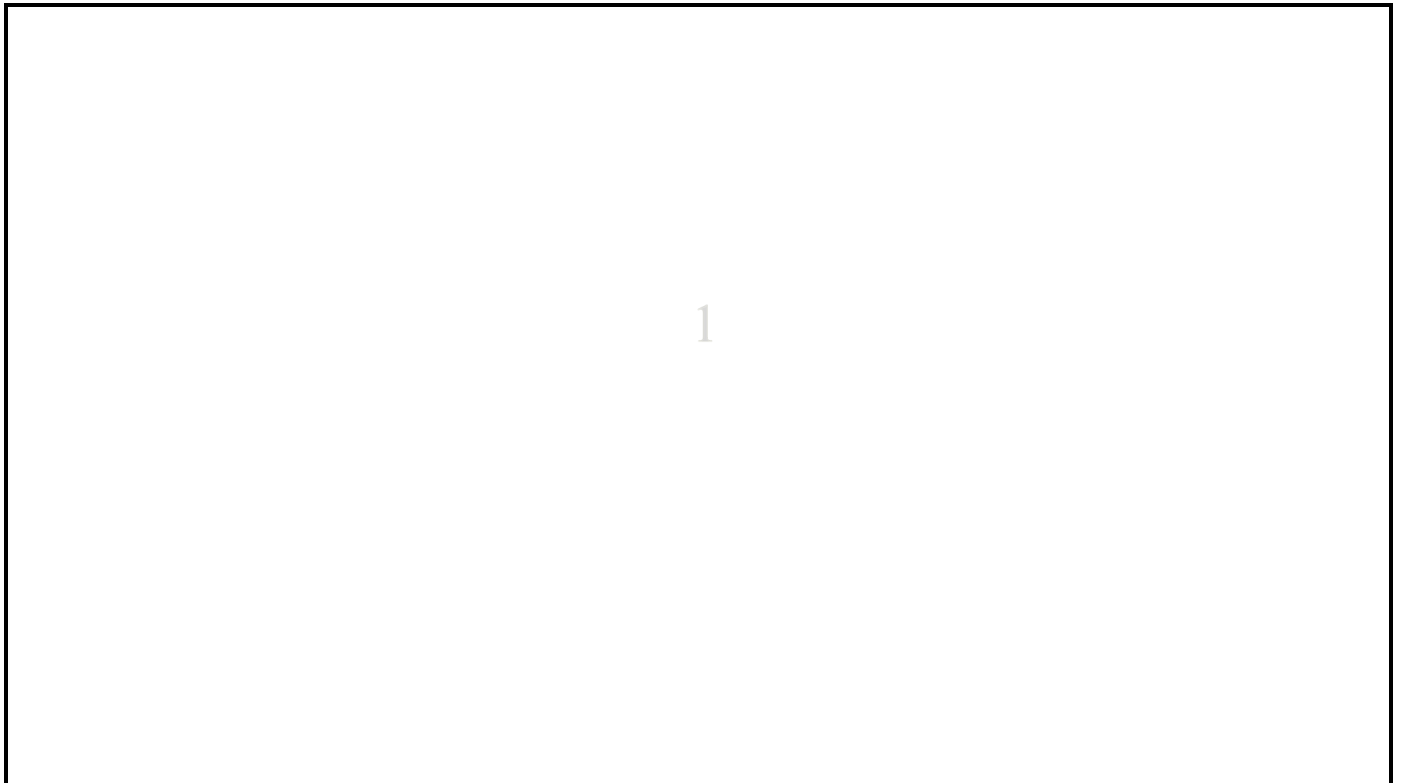
Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100)

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.

To: Shalea Wray
Phone: Not Supplied
Fax: Not Supplied
Email: marketing@merrifield.com.au

Dial before you dig Job #:	35976419	
Sequence #	235038176	
Issue Date:	06/02/2024	
Location:	20 Adelaide Crescent , Middleton Beach , WA , 6330	

Indicative Plans

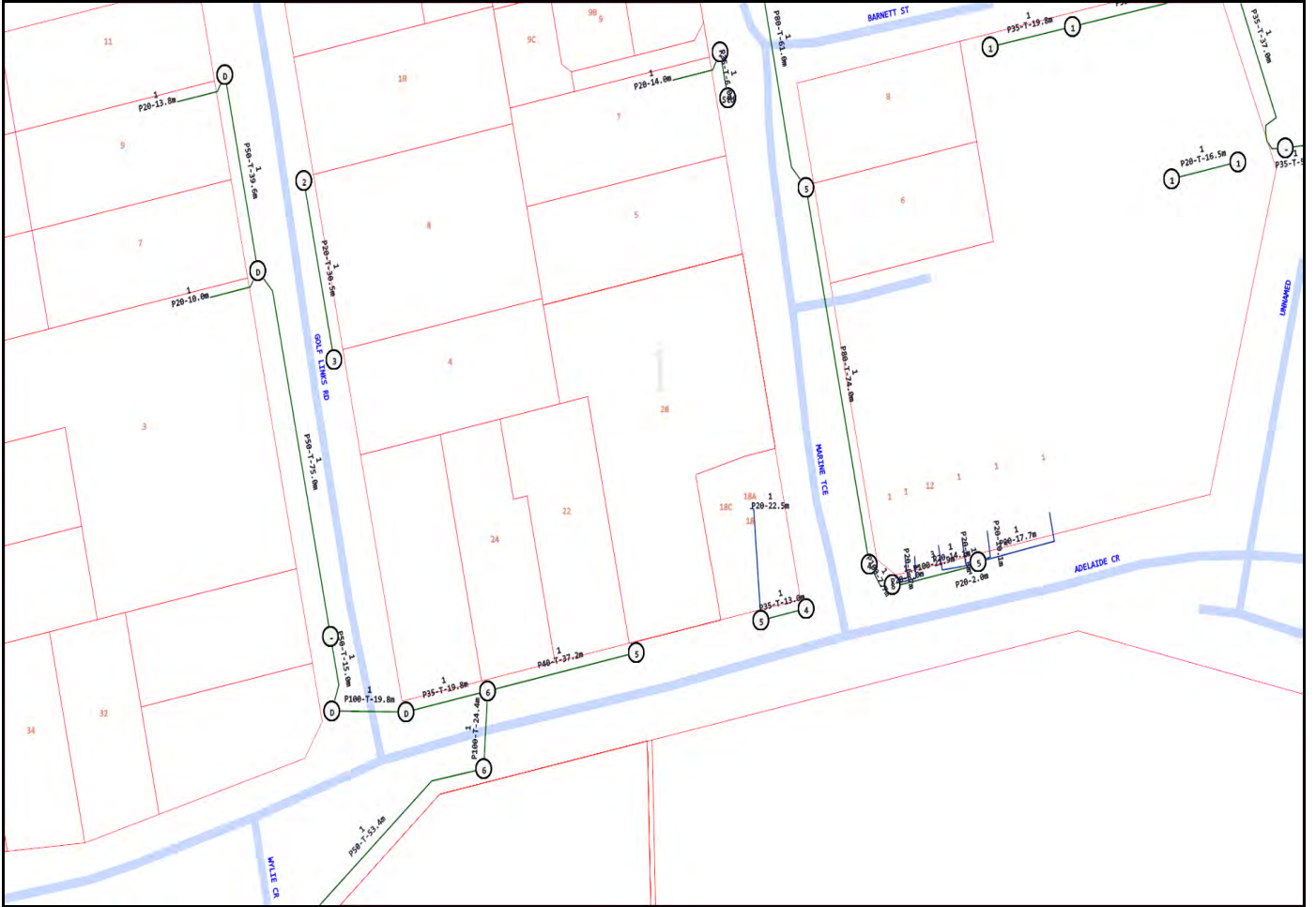




LEGEND



	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 INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (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 **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.