

**FOR SALE**



**Offers Above \$525,000**

## 72 LEONORA STREET, YAKAMIA



Merrifield Real Estate



Merrifield Real Estate



Merrifield Real Estate

### FAMILY-FOCUSED PACKAGE

- Well-maintained brick/cladding family home
- Comfy lounge, dining area, neat kitchen
- Big freestanding games room, beaut sheltered patio
- 737sqm lot, carport, extra parking, powered workshop
- Few mins to town, shopping centre, schools



 **4**  **2**  **3**  **737 m2**

**Tommie Watts**

**0476 514 921**

0898414022

[tommie@merrifield.com.au](mailto:tommie@merrifield.com.au)



Disclaimer: All details on the brochure are presented on the vendor's advice. Prospective purchasers should take necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property.  
Merrifield Real Estate Pty Ltd JR Stewart Trust T/A Merrifield Real Estate, 258 York Street, Albany WA 6330



# 72 LEONORA STREET, YAKAMIA



## Specification

Asking Price	Offers Above \$525,000	Land Size	737.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential R25
Parking	1	School Zone	Yakamia P.S. & N.A.S.H.S
Sheds	5m x 10m	Sewer	Connected
HWS	Gas HWS	Water	Connected
Solar	N/A	Internet Connection	Available
Council Rates	\$2,530.77	Building Construction	Brick Veneer & Iron
Water Rates	\$1,525.99	Insulation	Blow in
Strata Levies	N/A	Built/Builder	1978
Weekly Rent	\$530 - \$550 per week	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A







Created: 15 February 2024 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**4038 281**

**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 18 ON DEPOSITED PLAN 423992

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

JONATHON FRANCIS DREW  
EMILY ROSE DREW  
BOTH OF 12 HAYWARD CREST YAKAMIA WA 6330  
AS JOINT TENANTS

(AF P608119 ) REGISTERED 30/6/2023

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

1. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE/IRRIGATION/WATER SUPPLY/SEWERAGE PURPOSES TO WATER CORPORATION DEPOSITED PLAN 423992
2. EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR DRAINAGE PURPOSES - SEE DEPOSITED PLAN 423992
3. P672761 MORTGAGE TO MACQUARIE BANK LTD REGISTERED 14/8/2023.

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: DP423992  
PREVIOUS TITLE: 1810-87  
PROPERTY STREET ADDRESS: 72 LEONORA ST, YAKAMIA.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

# Deposited Plan 423992

<b>Lot</b>	<b>Certificate of Title</b>	<b>Lot Status</b>	<b>Part Lot</b>
17	4038/280	Registered	
18	4038/281	Registered	



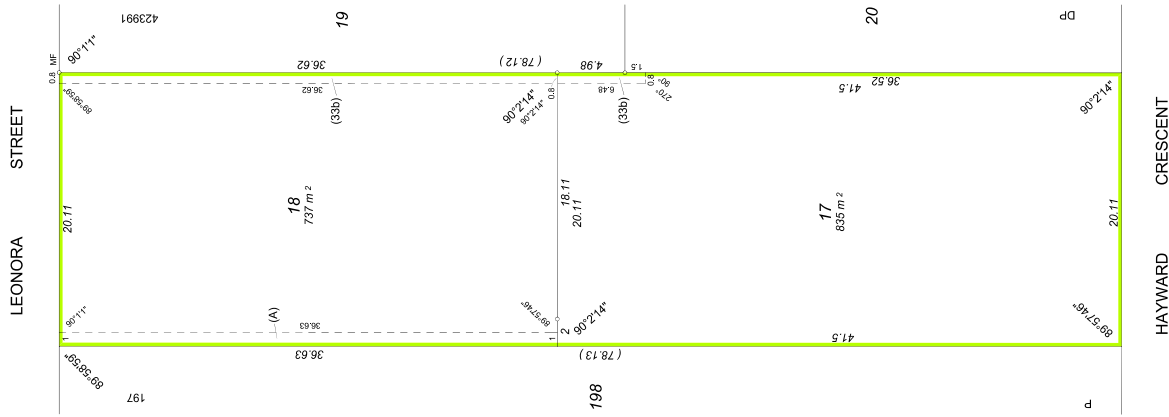
<b>Plan Information</b>		<b>Survey Details</b>		<b>Former Tenure</b>	
Tenure Type	Freehold	Field Records	155791	New Lot / Land	17 & 18
Plan Type	Deposited Plan	Declared as Special Survey Area	NO	Parent Plan Number	D55488
Plan Purpose	Subdivision	<b>Survey and Plan Notation</b>		Parent Lot Number	LOT 96
<b>Plan Heading</b>				Title Reference	1810 - 87
LOTS 17, 18 AND EASEMENTS				Subject Land Description	LOT 96 ON D55488
<b>Locality &amp; Local Government</b>					
Locality	YAKAMIA			Land Burdened	
Local Government	CITY OF ALBANY			Origin	
Department of Planning, Lands and Heritage				Benefit To	
File Number					
<b>Examination</b>					
Examined	E. Milewska	Date	9.05.2023		
Planning Approval					
Planning Authority	WAPC				
Reference	160589				
Delegated under S. 16 P&D Act 2005		Date	16-May-2023		
<b>In Order For Dealings</b>					
Subject To	SEC 167 OF THE P&D ACT SEC 136C, 70A OF THE TLA				
For Registrar of Titles		Date	19.05.2023		
<b>Plan Approved</b>					
Inspector of Plans and Surveys		Date	30.6.2023		
<b>Survey Memorials and Notifications</b>					
Subject	SEC 167 OF THE P & D ACT REG 33(b)	Statutory Reference	SEC 167 OF THE P & D ACT REG 33(b)	Land Burdened	LOTS 17 & 18
Purpose	EASEMENT ( SEWERAGE )	Origin	THIS PLAN	Benefit To	WATER CORPORATION
Subject	(A) EASEMENT ( DRAINAGE )	Statutory Reference	SEC 136C OF THE TLA	Land Burdened	LOT 18
Purpose	NOTIFICATION	Origin	THIS PLAN	Benefit To	LOT 17
Statutory Reference	SEC 70A OF THE TLA	Statutory Reference	SEC 70A OF THE TLA	Land Burdened	LOT 17
Origin	DOCP608120	Origin	DOCP608120	Benefit To	
Comments	DETENTION STORAGE PRIOR TO CONNECTION TO CITY OF ALBANY'S WASTEWATER NETWORK				
<b>Vesting Lots</b>					
Land		Statutory Reference		Origin	
Purpose				Comments	
<b>Additional Sheets</b>					
Sheet	1	Of	2	Version Number	1
DEPOSITED PLAN				423992	

I, **AARON WILLIAM CALDWELL**  
 hereby certify that this plan is accurate and is a correct representation of the -  
 (a) survey; and  
 (b) calculations from measurements recorded in the field records,  
 undertaken for the purposes of this plan and that it complies with the relevant  
 written law(s) in relation to which it is lodged.

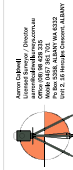
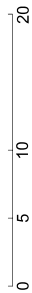
*Aaron Caldwell*  
**2023.02.17**  
**14:01:56 +08'00'**  
 Date

**Survey Organisation**

Name: AARON CALDWELL  
 Address: PO Box 5358 Albany 6332  
 Office Phone: Unit 2, 16 Hercules Crescent Albany  
 Mobile: 08 98 428 335  
 Email: aaron@caldwellsurveys.com.au



SCALE 1 : 250 @ A2



Survey Control - Online  
 Survey Control Department  
 100 York Street, Perth, WA 6000  
 Unit 13, 50 Manning Street, Albany

DEPOSITED PLAN  
**423992**

SHEET  
**2** OF **2** SHEETS  
 VERSION NUMBER  
**1**



Scale: 1:750 Centre Point: 117.881°, -34.996°

Sequence No: 235494936

Print Date: 15/02/2024 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](mailto:asset.registration@watercorporation.com.au).





# Plan Legend (summary)

## INFORMATION BROCHURE



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

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

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



100P-DOMS



100S FS

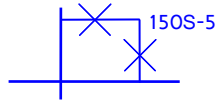
### FIRE SERVICES

100 mm polythene domestic (DOMS) service

FS Fire service

FHS Fire hydrant service

Hydrant may be visible external to the building. Even if not visible a substantial fire service may still be present.



### PIPE BYPASS

Bypass will not be on the same alignment as the main pipeline.



### CATHODIC PROTECTION (CP)

Buried CP equipment may be located some distance from the pipeline being protected interconnected by buried cable. All CP fittings may not be visible.

A buried anode – various sizes and configurations

TP test point - may be visible on a post or in-ground

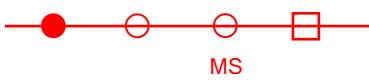
TR transformer rectifier



### ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT

NOTE: Opening any manhole or pit is dangerous and is prohibited.

Below ground. May not be any visible signs at ground level or may be located in a pit.



### WASTEWATER ACCESS CHAMBERS (MANHOLES)

-- Manhole (shown not labelled)

-- Tee or maintenance shaft (shown not labelled)

MS maintenance shaft (labelled)

WARNING: Opening any manhole or pit is dangerous and is prohibited.

26.24  
V1234  
7.0 ASE  
2.0 FSW

4.01  
0438  
4.2 FE  
1.0 FN

### WASTEWATER MANHOLE INFORMATION BOXES

Square non-trafficable Do not drive vehicles over or place loads.

Round trafficable

In general if not located in the road treat as if non-trafficable.



### HAZARDOUS MANHOLE

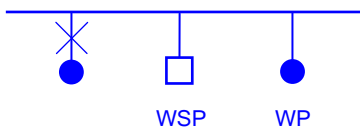
Indicates a potential health hazard from risk of exposure to toxic waste.

WARNING: Opening any manhole is dangerous and is prohibited.



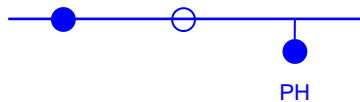
### FLOWMETER

Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)



### STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)

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



Hydrant

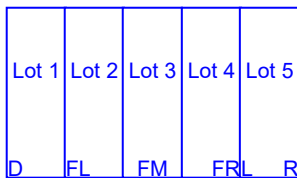
May not be visible.

Hydrant Tee

May not be visible.

Pillar hydrant

Visible



### PRE-LAID SERVICES

D Deferred

FL Fully Pre-laid Left

FM Fully Pre-laid Front Middle

FR Fully Pre-laid Right

L Left

R Right

Code indicates on which side of a lot the water service is located:

May be no visible indication at site.

SOUTH PERTH PS1



### SEWER OR DRAINAGE PUMP STATION

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

3.9 1:2.7



### OPEN CHANNEL

OA Landscaped

OE Normal Open Earth

OF Open channel with flood levee

OH Half Pipe

OL Lined Channel

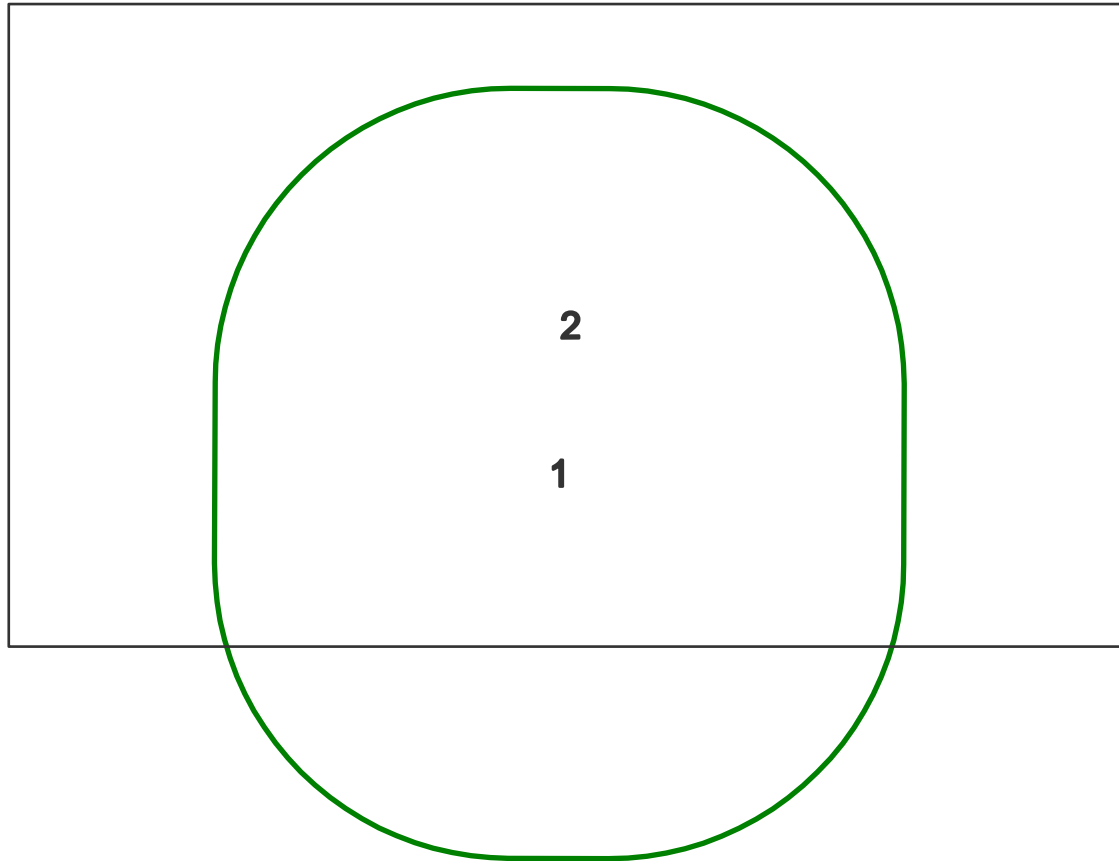
OS Swale-Shallow Depression

OW Natural Water Course

Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.



# Overview Map Only



Sequence No: 235494934

Map Tile:

Scale: 1:1537

© ATCO Gas Australia Pty Ltd  
ABN 90 089 531 975

Job No: 36051807

Date: 15/02/2024

Location: 72 Leonora St, Yakamia 6330



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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Sequence No: 235494934

Map Tile: 1

Scale: 1:1500

© ATCO Gas Australia Pty Ltd  
ABN 90 089 531 975

Job No: 36051807

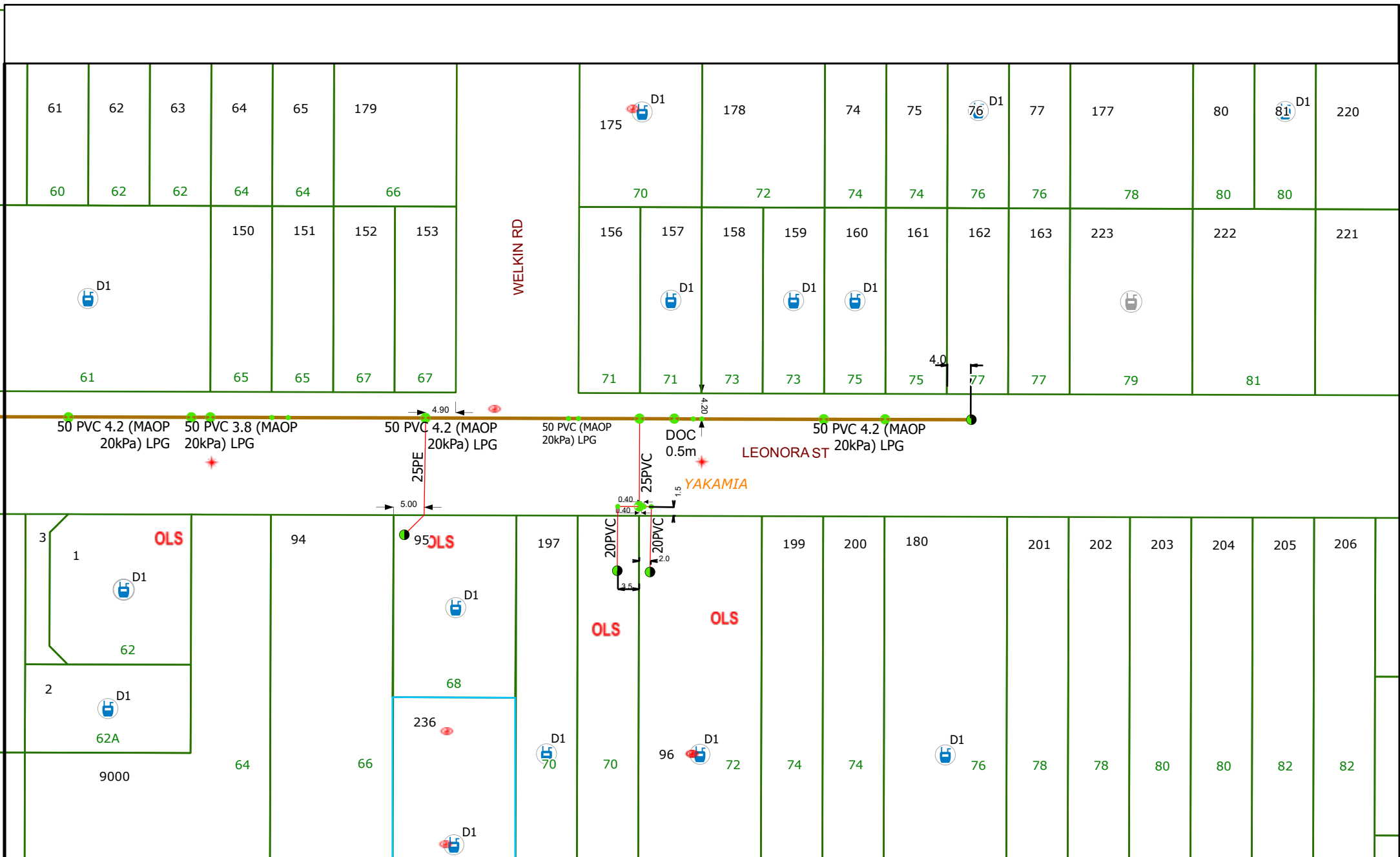
Date: 15/02/2024

Location: 72 Leonora St, Yakamia 6330



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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Sequence No: 235494934

Map Tile: 2

Scale: 1:800

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 ABN 90 089 531 975

Job No: 36051807

Date: 15/02/2024

Location: 72 Leonora St, Yakamia 6330



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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# 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
- Stopple
- 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
- Metal Pole
- ▲ Transformer Site
- UG Crossing \*
- Ring Main Unit
- LV Distribution Frame

#### Distribution Cables

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

#### Cable Pole Terminations

- ▲ HV Termination
- ▼ LV Termination

#### Proposed Construction Assets

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

#### State Underground Power Project

- CURRENT Work Area \*
- COMPLETED Area \*

#### Feature

- Area of Interest

**\* Please refer to coversheet**

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

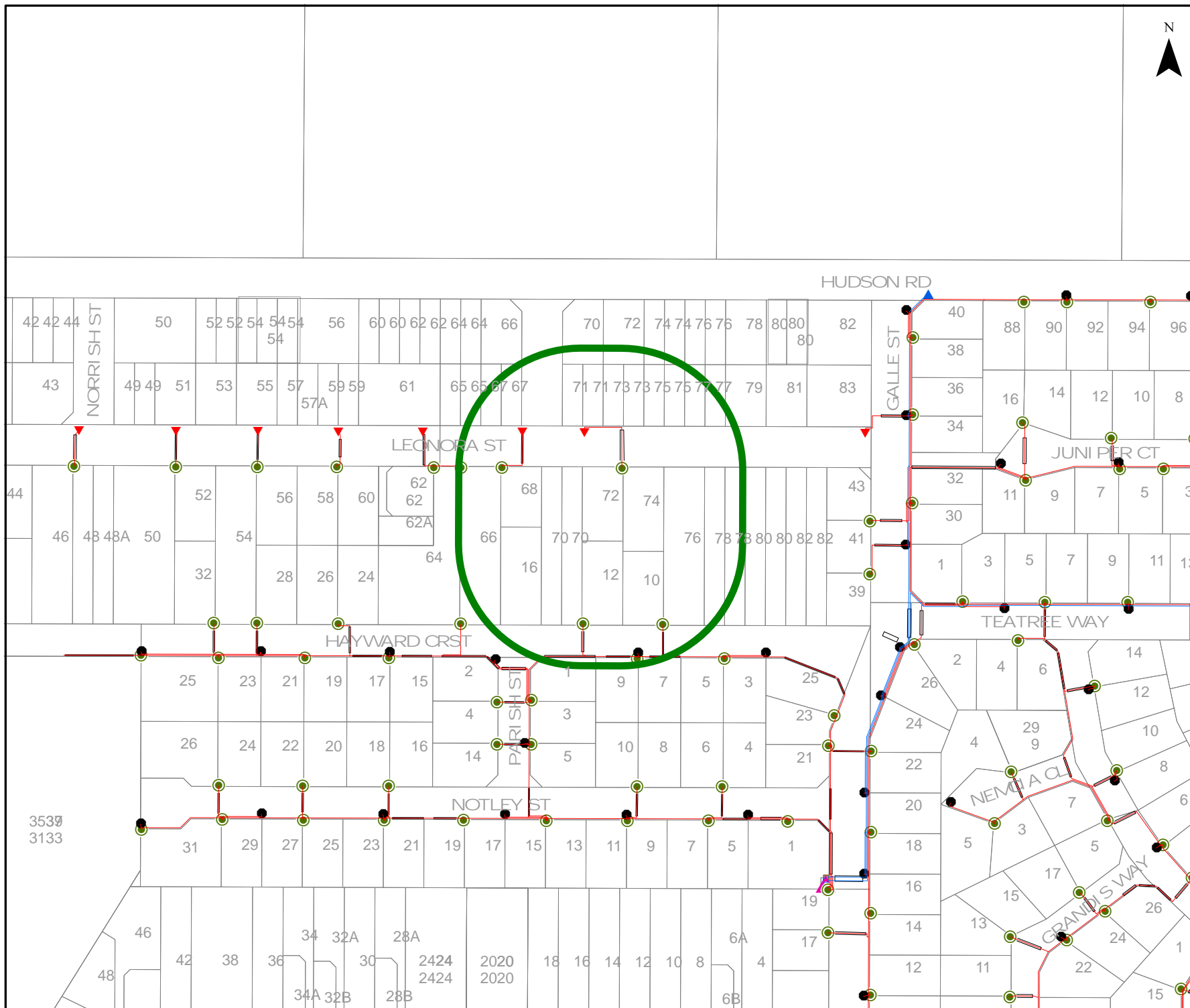
**This map is INDICATIVE ONLY. Hand exposure via pothole method is MANDATORY.**

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

**Information valid for 30 days from date of issue**

**A4 Scale : 1:2500**

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





### OVERHEAD LEGEND

#### Structures

- Power Pole    ■ Transmission Poles

#### Transmission Overhead Powerline

- Transmission (33kV - 330kV)

#### Distribution Overhead Powerline

- High Voltage (1kV - 33kV)
- Low Voltage (< 1kV)

#### Proposed Construction Assets

- Design Area \*
- High Voltage Overhead Powerline
- Low Voltage Overhead Powerline
- Power Pole

#### Communications Assets

- Overhead Pilot Cable

#### Feature

- Area of Interest

**\* Please refer to coversheet**

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

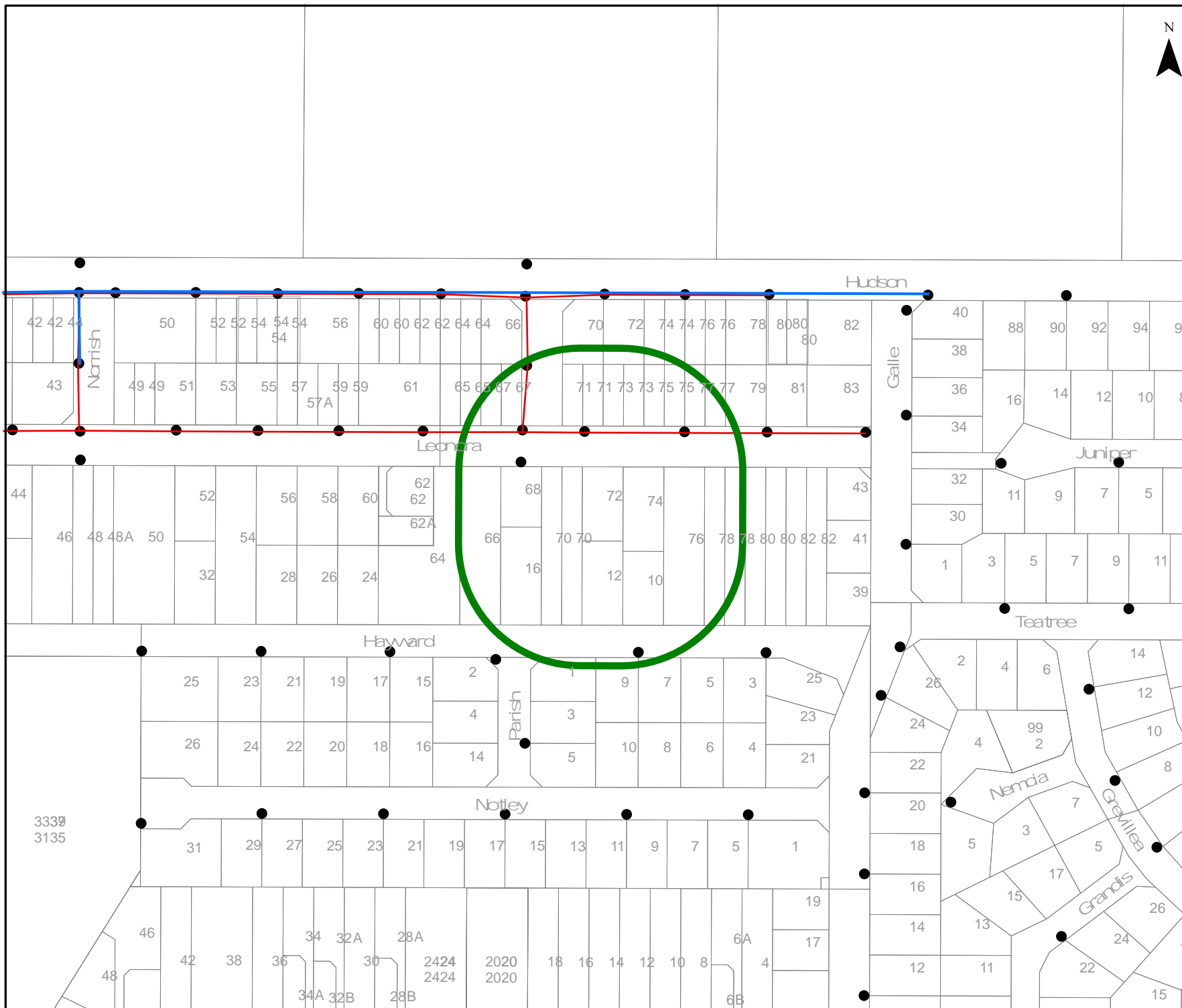
**This map is INDICATIVE ONLY.  
Check that you have enough  
clearance from the DANGER ZONES  
near overhead powerlines.**

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

**Information valid for 30 days  
from date of issue**

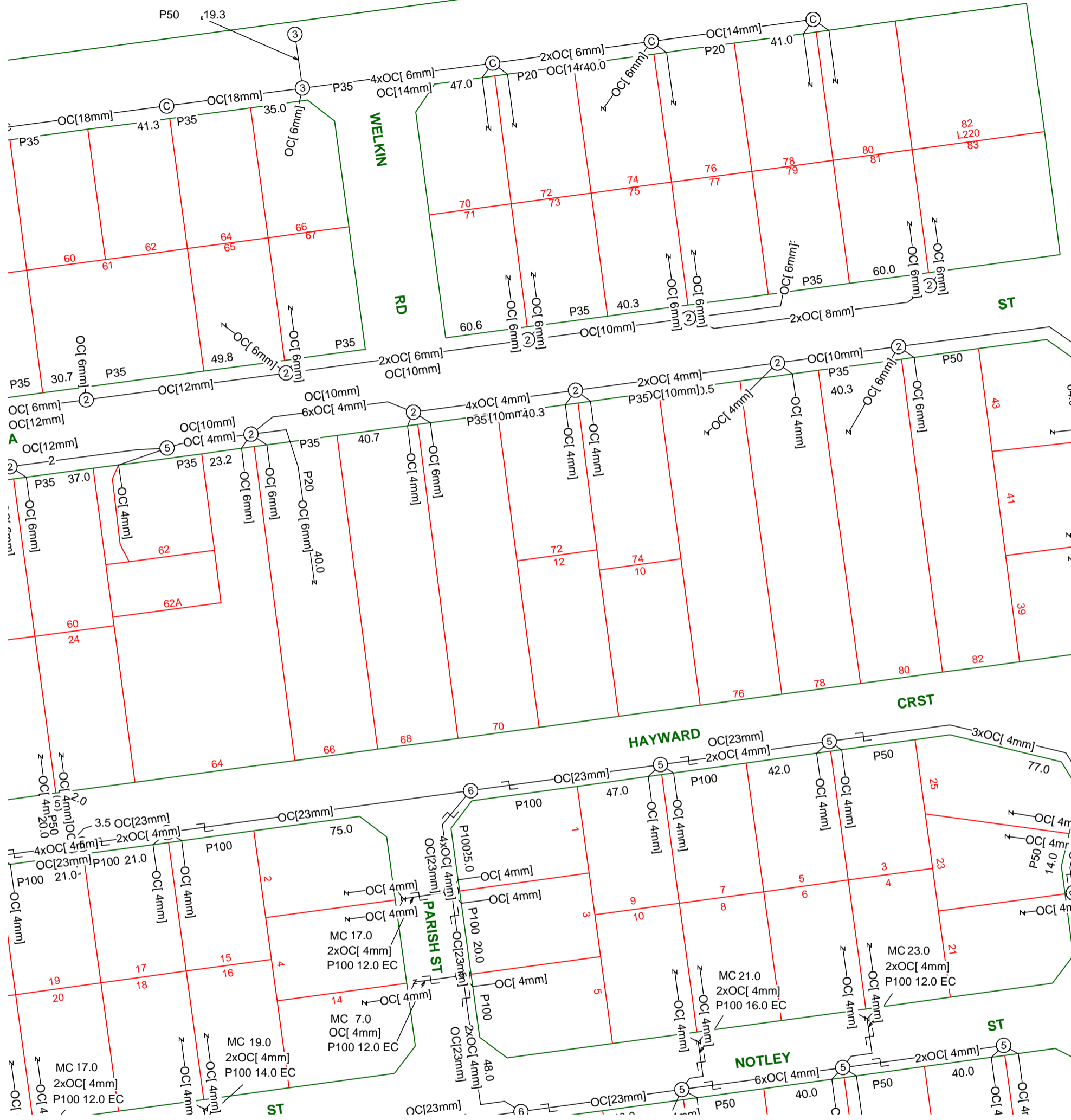
**A4    Scale : 1:2500**

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





# 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: 235494933

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

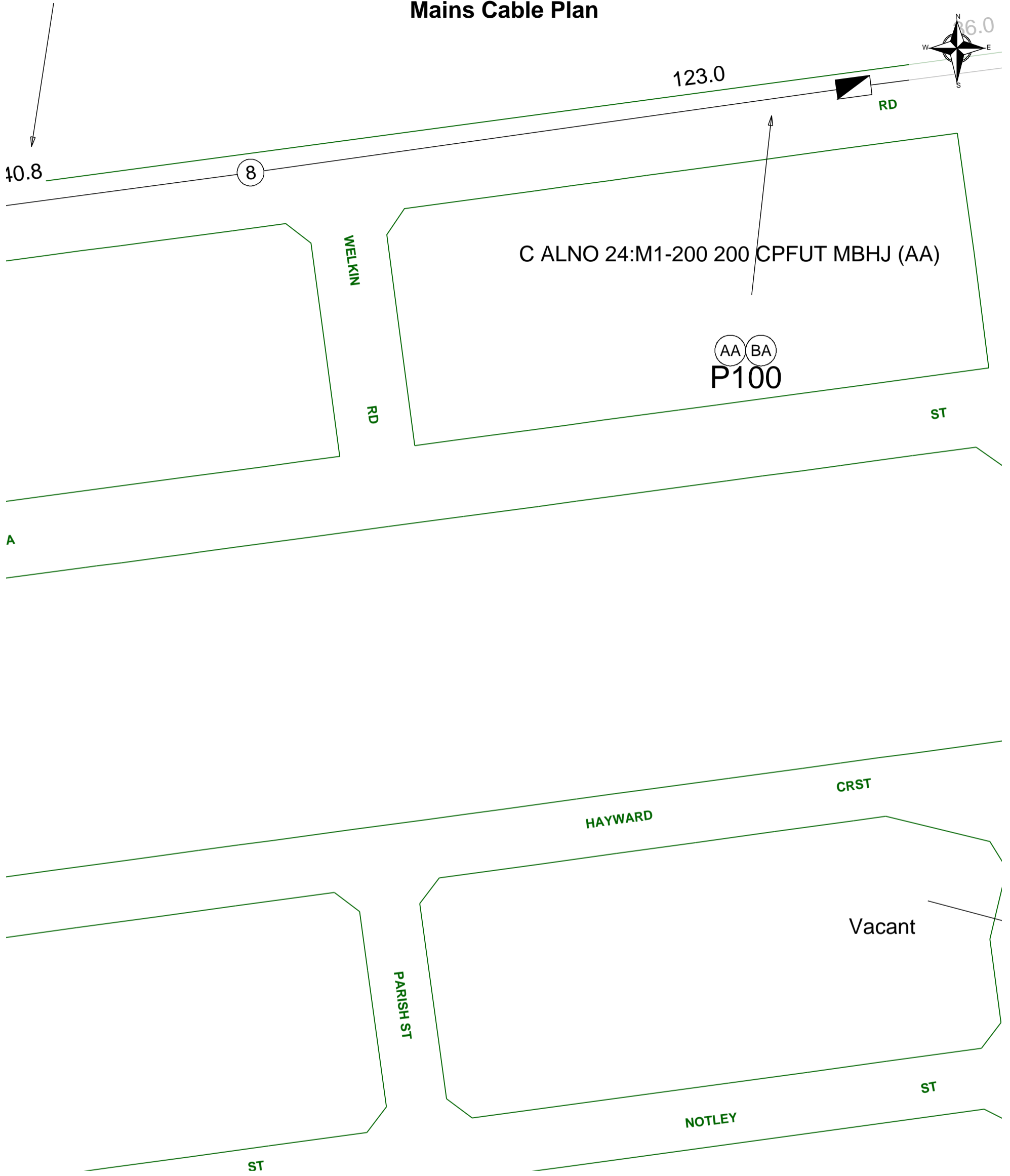
Generated On 15/02/2024 18:06:22

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.

# Mains 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: 235494933

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 15/02/2024 18:06:24

**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 dependant on the site address and the size of area selected. You may need to download and install free viewing software from the internet e.g.



### PDF Map Files (max size A3)

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



### DWF Map Files (all sizes over A3)

Autodesk Viewer (Browser) ( <https://viewer.autodesk.com/> ) or

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



### Telstra BYDA map related enquiries

email - [Telstra.Plans@team.telstra.com](mailto: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**

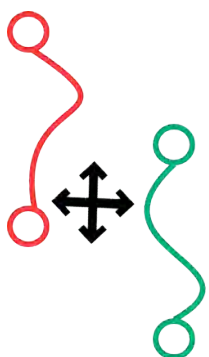
If you receive a message asking for a phone or account number say:

“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).

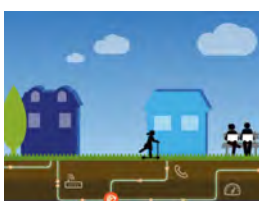
[NetworkIntegrity@team.telstra.com](mailto:NetworkIntegrity@team.telstra.com)

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

Certified Locating Organisation (CLO)

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

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities



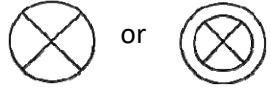
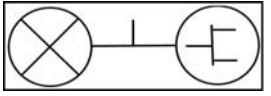
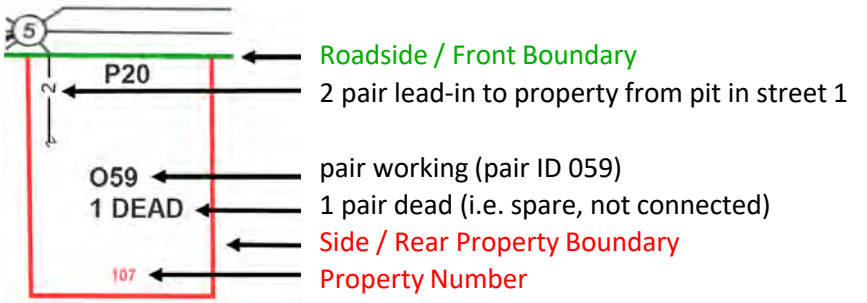
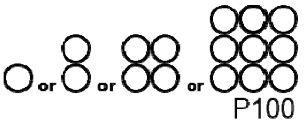
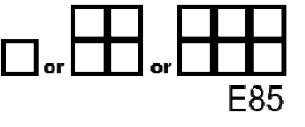
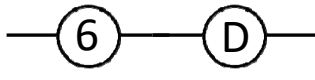

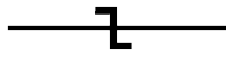




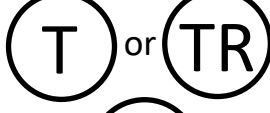


Information for new developments (developers, builders, homeowners)

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

# LEGEND



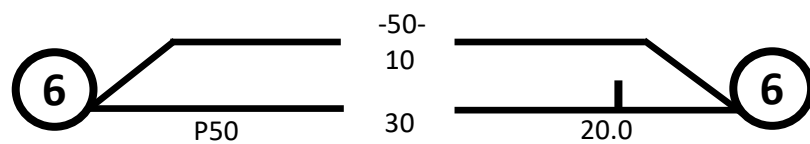
For more info contact a [Certified Locating Organisation](#) or Telstra Plan Services 1800 653 935

 <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>107</p>  <p>Single to multiple round conduit Configurations 1,2,4,9 respectively P100 (attached text denotes conduit type and size)</p>  <p>Multiple square conduit Configurations 2, 4, 6 respectively E85 (attached text denotes conduit type and size)</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>
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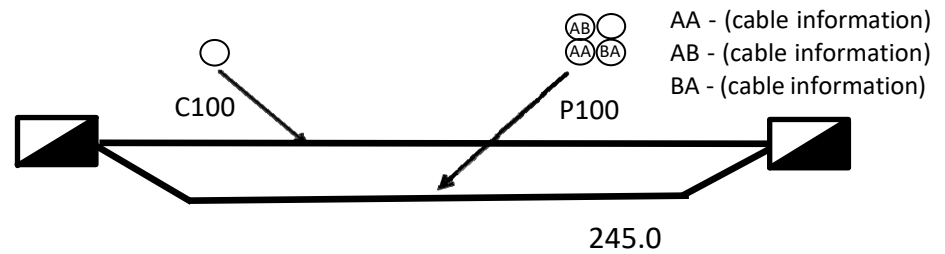
**Some examples of conduit type and size:**

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.



29/02/2024

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

To whom it may concern,

**RE: RENTAL APPRAISAL – 72 LEONORA STREET, YAKAMIA**

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

After viewing the property and taking into consideration its location and condition, we feel we can expect to achieve circa **\$530.00 - \$550.00 per week** in the current rental market. The higher amount could be gained with the consideration of allowing pets.

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

Smoke Alarm guidelines:

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

Internal Blind cord requirements:

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

Minimum Security Requirements:

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

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

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Donna', with a large, stylized initial 'D'.

Donna Roberts

**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.