

**FOR SALE**



**Offers Above \$865,000**

## 9 BOTTRELL CLOSE, WARRENUP



Merrifield Real Estate



Merrifield Real Estate



Merrifield Real Estate

## BEAUTIFUL SEMI-RURAL PROPERTY

- Brick home on 4627sqm lifestyle block
- Open family/dining room, lounge, fabulous patio
- Grassy block, orchard, rainwater tank, lovely outlook
- 12m x 9m powered shed, double garage
- Few minutes from town, near schools, shops



 **4**  **2**  **6**  **4627 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

## 9 BOTTRELL CLOSE, WARRENUP

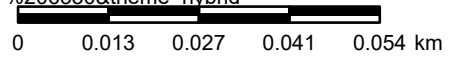
### Specification

Asking Price	Offers Above \$865,000	Land Size	4627.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Special Residential 12
Parking	6	School Zone	Yakamia PS & NASHS
Sheds	12m x 9m powered shed	Sewer	Septic Tanks
HWS	Not Specified	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,804.84	Building Construction	Brick Veneer & Iron
Water Rates	\$275.72	Insulation	Unknown
Strata Levies	N/A	Built/Builder	Approx. 2006
Weekly Rent	\$650 - \$700 per week	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A





Created: 26 April 2024 from Maps/Apps/landgate.wa.gov.au/?address=9%20Bottrell%20Close%2C%20WARRENUP%206330&theme=hybrid



**Administrative Boundary**

 Local Government


 Localities (L)

**Roads**

Minor Roads

 Minor

Freeways, Highways & Main Roads (L)

 National/State Highway

**Cadastre**

House Numbers (64K)


House Numbers (16K)


House Numbers (4K)

Property Information (64K)

Property Information (16K)


Property Information (4K)


 Lot on Plan - Boundaries (64K)

 Lot on Plan - Boundaries (16K)

**Landgate WA Now Mosaic**

WA Now Imagery

 Red: Band\_1

 Green: Band\_2

 Blue: Band\_3

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**2582 926**

**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 501 ON DEPOSITED PLAN 42739

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

CHRISTOPHER JAMES ROSS  
KYM MARIE ROSS  
BOTH OF 9 BOTTRELL CLOSE WARRENUP WA 6330  
AS JOINT TENANTS

(T O799909 ) REGISTERED 12/7/2021

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

1. EASEMENT BURDEN CREATED UNDER SECTION 27A OF T. P. & D. ACT - SEE DEPOSITED PLAN 42739 AS CREATED ON DEPOSITED PLAN 32509
2. J112169 RESTRICTIVE COVENANT TO COMMISSIONER OF MAIN ROADS - SEE DEPOSITED PLAN 42739 REGISTERED 8/12/2004.
3. O800554 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 13/7/2021.

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.  
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: DP42739  
PREVIOUS TITLE: 2541-231  
PROPERTY STREET ADDRESS: 9 BOTTRELL CL, WARRENUP.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY



# Deposited Plan 42739

<u>Lot</u>	<u>Certificate of Title</u>	<u>Lot Status</u>	<u>Part Lot</u>
501	2582/926	Registered	
9003	2582/927 (Cancelled)	Retired	

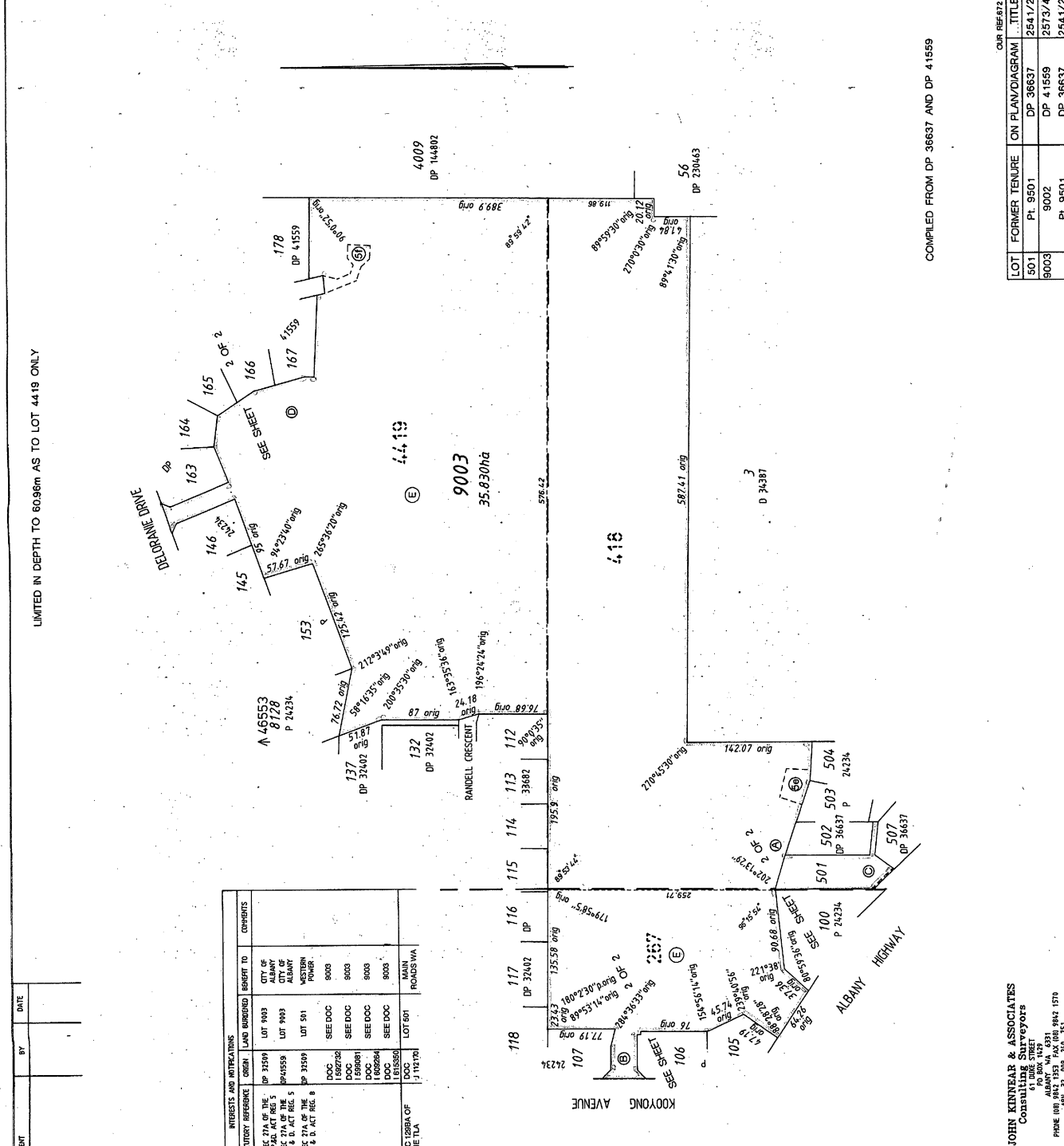
TYPE: FREEHOLD  
 PURPOSE: SUBDIVISION  
 PLAN OF: LOTS 501, 9003 AND RESTRICTIVE COVENANT

DISTRICT: PLANTAGENET  
 TOWN/STREET: SSA NEWPOND  
 FILE: FORMER TOWN/STREET  
 LEGAL AUTHORITY: CITY OF ALBANY  
 LOCALITY: WARRENUP  
 INDEX: BK76 (L1, 09, 09, 09, 10)  
 PUBLIC: ROAD BOOK  
 SCALE: 1:3000  
 SURVEYORS CERTIFICATE: Reg 54  
 SURVEYORS CERTIFICATE: Compiled

LOADED: 5/10/04  
 TYPE OF VALUATION: FULL ASSESSMENT  
 VALUATION: 174,537  
 OWNER: JOHN KINNEAR & ASSOCIATES  
 APPROVED BY: [Signature]  
 DATE: 16/11/04

FOR INSPECTOR OF PLANS & SURVEYS/AUTHORIZED LAND OFFICER: [Signature]  
 DATE: 8/12/2004  
 DEPARTMENT OF LAND INFORMATION  
 DEPOSITED PLAN: 42739

LOT	FORMER TENURE	ON PLAN/DIAGRAM	TITLE
501	PL 9501	DP 36637	2541/231
9003	9002	DP 41559	2573/479
	PL 9501	DP 36637	2541/231



BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 LIMITED IN DEPTH TO 80.96m AS TO LOT 4418 ONLY

SUBJECT	PURPOSE	STATUTORY REFERENCE	REGUL. LAND DIVISION	REPORT TO	COMMENTS
(A)	EASEMENT (DRAINAGE)	SEC 27A OF THE TFRAL ACT REG 5	LOT 9003	CITY OF ALBANY	
(B)	EASEMENT (DRAINAGE)	SEC 27A OF THE TFRAL ACT REG 5	LOT 9003	SUBURBAN WATER SUPPLY	
(C)	EASEMENT (ELECTRICITY)	SEC 27A OF THE TFRAL ACT REG 8	LOT 501	WESTERN POWER	
(D)	EASEMENT	SEE DOC 1592730	SEE DOC 9003	9003	
(E)	EASEMENT	SEE DOC 1599081	SEE DOC 9003	9003	
(F)	EASEMENT	SEE DOC 1599284	SEE DOC 9003	9003	
(G-H)	RESTRICTIVE COVENANT	SEE SCHEMATA OF THE TFRAL ACT REG 5	LOT 501	MAIN ROAD WA	

DP 42739 (01)





**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.

**J 112169 RC**

08 Dec, 2004 15:23:08 Perth



REG. \$ 79.00

LODGED BY

ADDRESS

**JAN SIMPSON SETTLEMENTS**  
 PO BOX 7199, CLOISTERS SQUARE  
 PERTH WA 6850  
 TELEPHONE: 9481 6333  
 FAX: 9481 6644

PHONE No.

FAX No

REFERENCE No.

47595/WH.

ISSUING BOX No.

196C.

PREPARED BY

Hudson Henning & Goodman

ADDRESS

P O Box 5084  
ALBANY WA 6330

PHONE No.

08 9841 2322

FAX No.

08 9841 2489

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

② 3

TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

1.	_____	Received Items
2.	_____	Nos.
3.	_____	
4.	_____	
5.	_____	
6.	_____	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.

EXAMINED



EXECUTED by the parties as a Deed:

*N L Black*

**NORMAN LESLIE BLACK**

*M Noell*

WITNESS SIGNATURE

Witness Name

**MURRAY NOEL THORNHILL  
HUDSON HENNING & GOODMAN  
49 Peels Place Albany 6330  
BARRISTER & SOLICITOR**

Witness Address

Witness Occupation

*J M Black*

**JOYCE MARGARET BLACK**

*M Noell*

WITNESS SIGNATURE

Witness Name

**MURRAY NOEL THORNHILL  
HUDSON HENNING & GOODMAN  
49 Peels Place Albany 6330  
BARRISTER & SOLICITOR**

Witness Address

Witness Occupation

Signed for and on behalf of the COMMISSIONER )  
OF MAIN ROADS by the officer duly delegated )  
this authority by the Commissioner of Main Roads )  
under Section 10B(1) of the Main Roads Act. 1930 )  
(as amended) in the presence of:

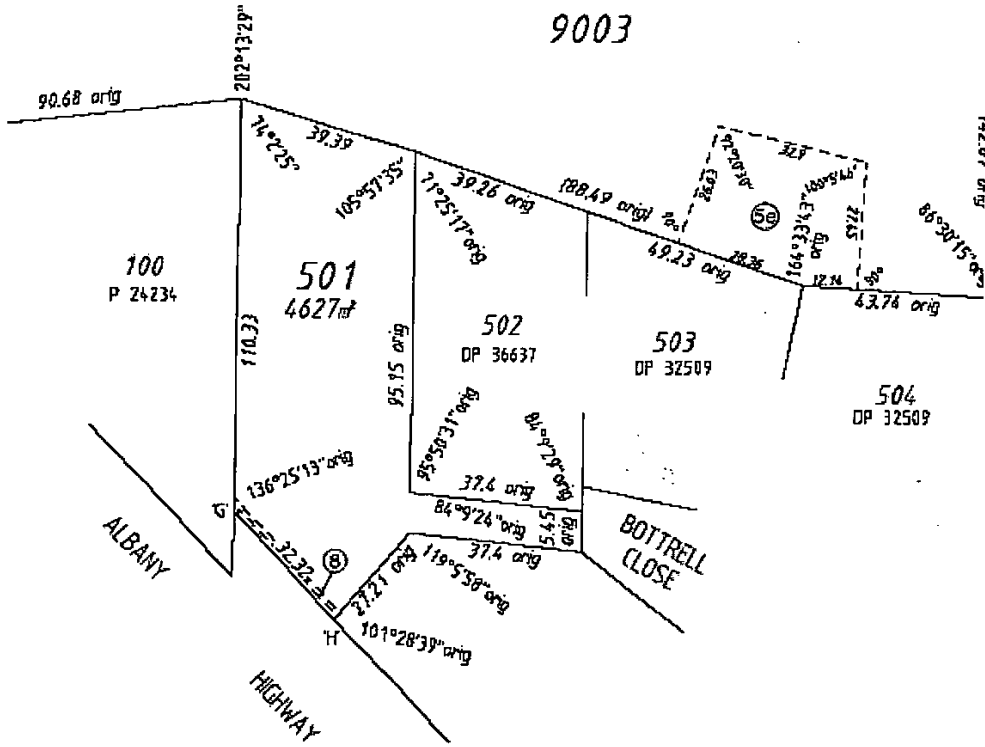
*[Signature]*  
(Officer, Main Roads Western Australia)

*[Signature]*

(Name & Title)

**ERLE DUTTON  
MANAGER PROPERTY MANAGE IT**

SECOND SCHEDULE



ENLARGEMENT AT (A)  
NOT TO SCALE

## FIRST SCHEDULE

### Item 1            **LAND BURDENED**

Lot 501 on Deposited Plan 42739 being the whole of the land comprised in Certificate of Title Volume ~~2582~~ Folio 926 .

### Item 2            **ENCUMBRANCES**

1.            Easement burden created under Section 27A of T.P. & D. Act – see Deposited Plan 36637 as created on Deposited Plan 32509

## **OPERATIVE PART:**

### **1. SUBDIVIDER'S COVENANTS**

The Subdivider for itself and its successors in title with the intention of binding so far as is possible the Land Burdened in the hands of whoever it may come **HEREBY COVENANTS** with Main Roads under and by virtue of the provisions of Section 129BA of the Transfer of Land Act 1893 not to use or permit the use of the Land Burdened for access from the Land Burdened to Albany Highway or to the Land Burdened from Albany Highway between the points marked "G" to "H" shown along the boundary of the Land Burdened. For ease of reference, the Second Schedule contains a copy of the land burdened with points "G" and "H" marked.

### **2. COSTS**

The Subdivider shall pay the costs of and incidental to the preparation, execution, stamping and registration of this Deed and all stamp duty and registration fees.

### **3. INTERPRETATION**

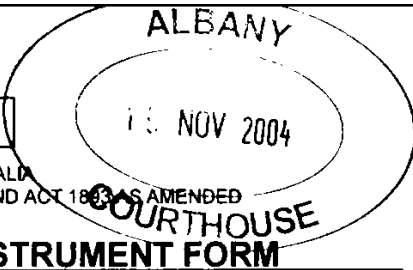
In this Deed:

- a. Reference to the parties includes their personal representatives, successors and lawful assigns.
- b. Where a reference to a party includes more than one person the rights and obligations of those persons shall be joint and several.
- c. Headings have been inserted for guidance only and shall be deemed not to form part of the context.
- d. The Schedules and Annexures (if any) form part of this Deed.

FORM B 2

FORM APPROVED  
NO. B2891

WESTERN AUSTRALIA  
TRANSFER OF LAND ACT 1893 AS AMENDED



Albany Court  
EN/1/017  
42774/2014179  
Registered:  
Lance:  
15/11/2014 10:02

**BLANK INSTRUMENT FORM**

**Deed of Restrictive Covenant**

(Note 1)

THIS RESTRICTIVE COVENANT is made the 15<sup>th</sup> day of November 2004.

**BETWEEN:**

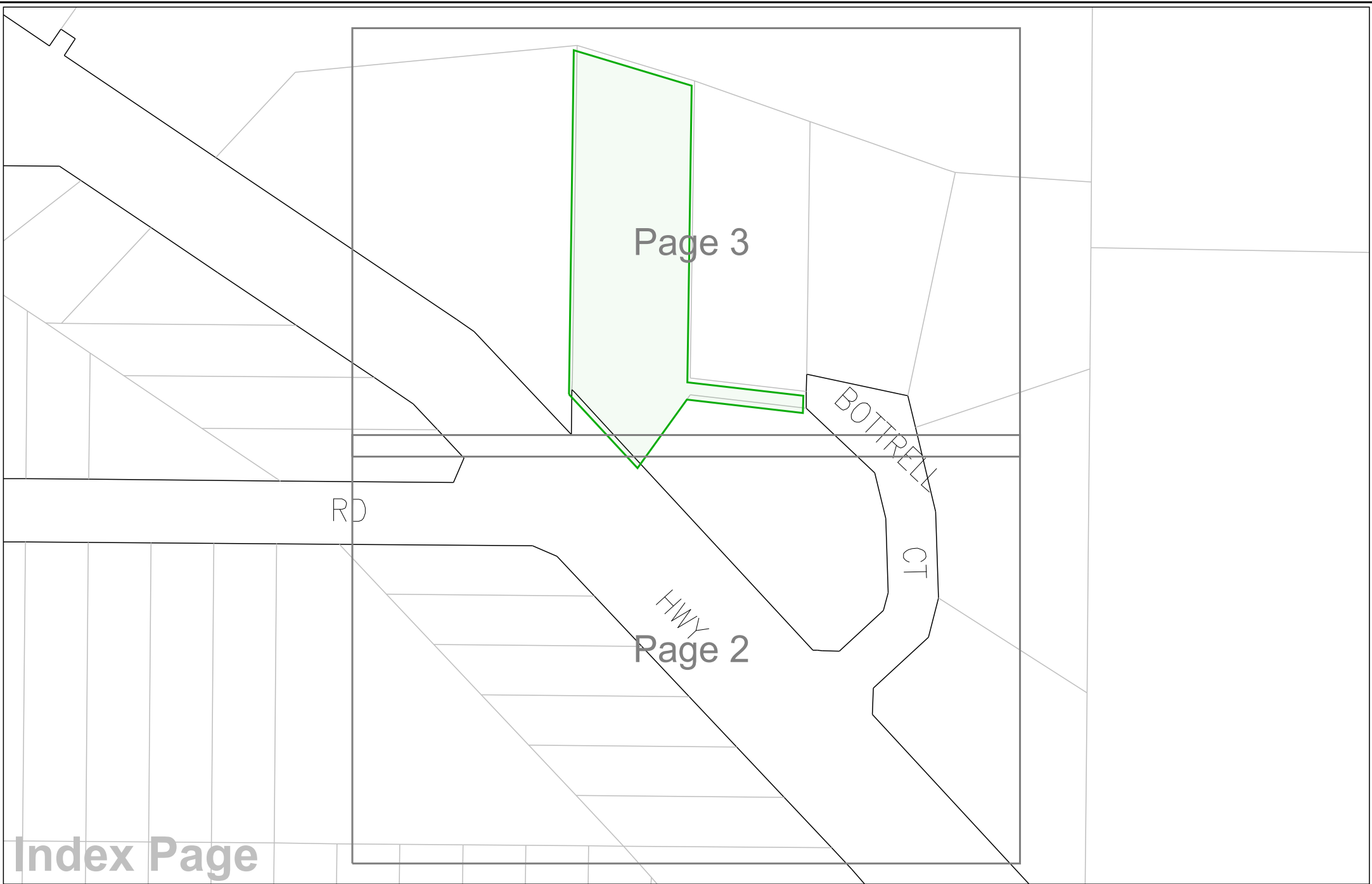
NORMAN LESLIE BLACK and )  
JOYCE MARGARET BLACK of )  
580 Albany Highway, Albany ("Subdivider") )

AND

COMMISSIONER OF MAIN ROADS of Don )  
Aitken Centre, Waterloo Crescent, East Perth in )  
the State of Western Australia ("Main Roads") )

**RECITALS:**

- A. The Subdivider is registered as the proprietor of an estate in fee simple in the land described in Item 1 of the First Schedule which comprises the Land Burdened.
- B. The Land Burdened is subject to the encumbrances described in Item 2 of the First Schedule.
- C. The Subdivider has sought and received from the Western Australian Planning Commission approval to subdivide land of which the Land Burdened forms part.
- D. The Subdivider is required by Main Roads to prohibit direct vehicular access to and from the Land Burdened to the abutting road shown on Deposited Plan 42739 (Albany Highway) and the Subdivider enters into this Deed pursuant to Section 129BA of the Transfer of Land Act 1893 to comply with Main Road's requirements.



Index Page



Scale: 1:1536

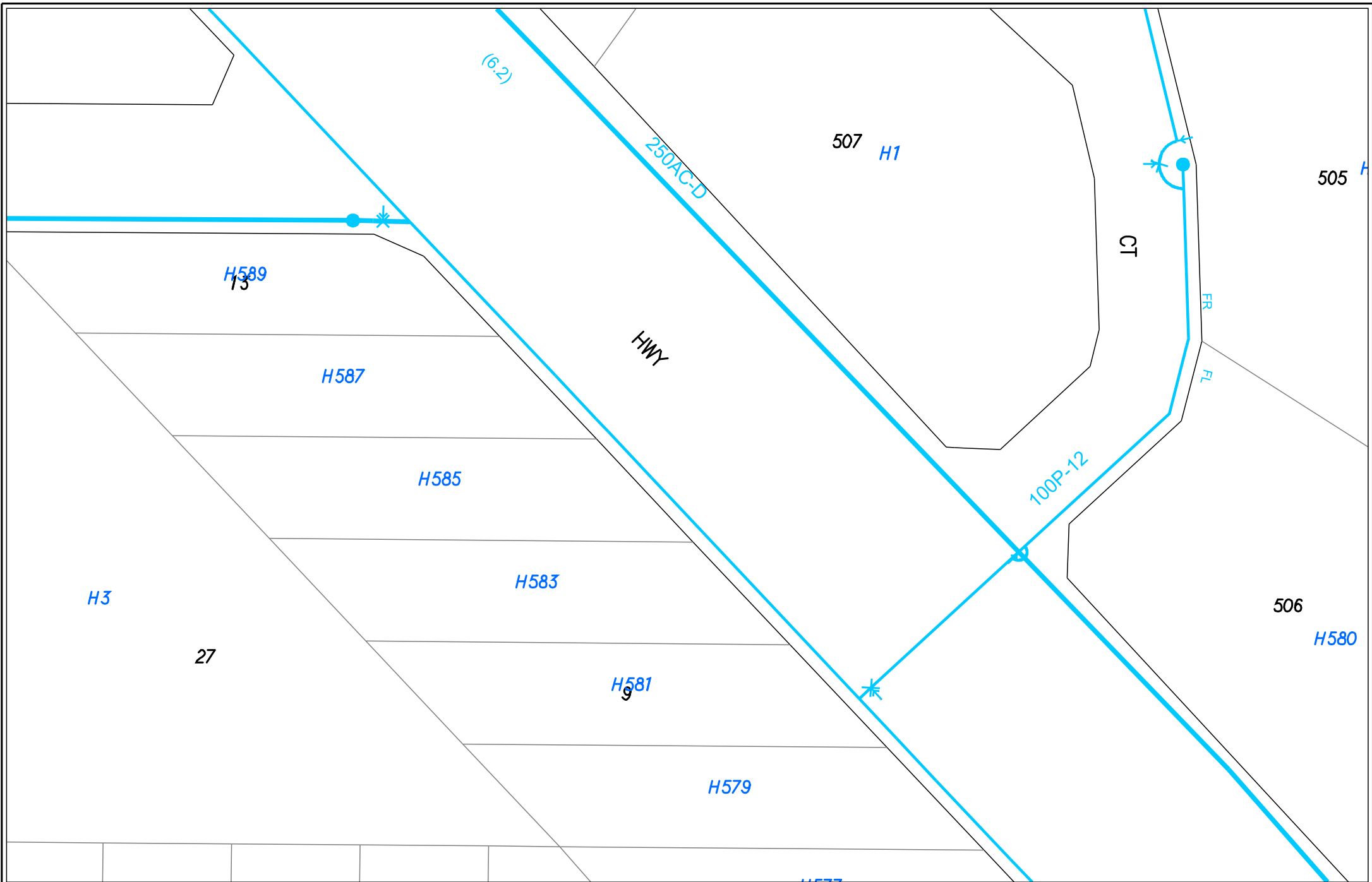
Sequence No: 238456950

Print Date: 26/04/2024 Page: 1 of 3

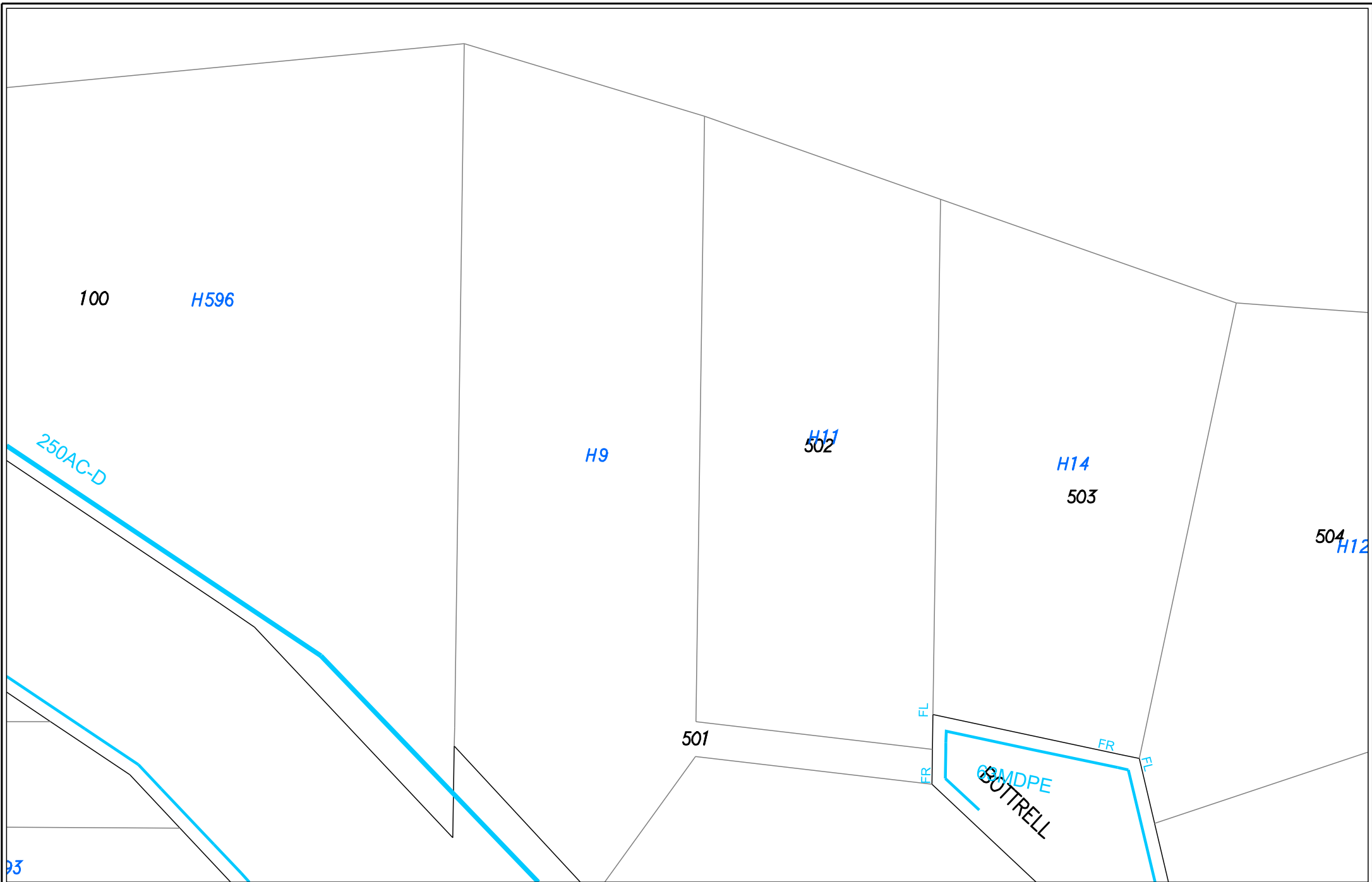


**WARNING - CRITICAL PIPELINE**  
*Refer to Information Brochure Damage Prevention and Legend for details*

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

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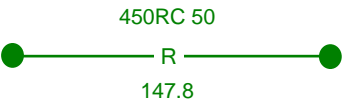
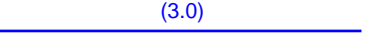

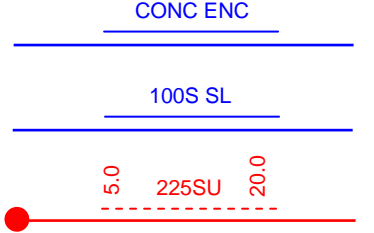
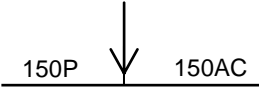
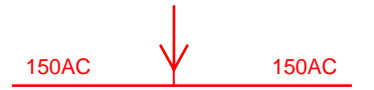

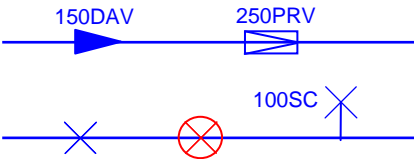
# Plan Legend (summary)

## 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](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 style="text-align: center;"><i>CANNING TRUNK MAIN</i></p>  	<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

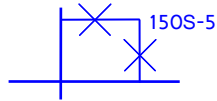
### FIRE SERVICES

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.



150S-5

### 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



MH

SAP

### 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.



MS

### 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

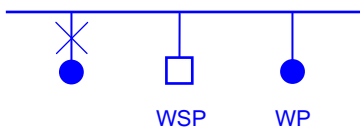
Indicates a potential health hazard from risk of exposure to toxic waste.

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)

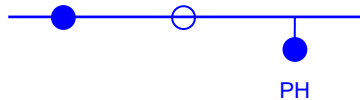


WSP

WP

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

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



PH

**Hydrant**

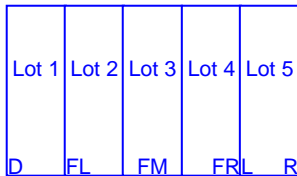
May not be visible.

**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



444.8

### OPEN CHANNEL

OA Landscaped

OE Normal Open Earth

OF Open channel with flood levee

OH Half Pipe

OL Lined Channel

OS Swale-Shallow Depression

OW Natural Water Course

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

### UNDERGROUND LEGEND

#### Structures

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

#### Distribution Cables

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

#### Cable Pole Terminations

- HV Termination
- LV Termination

#### Proposed Construction Assets

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

#### State Underground Power Project

- CURRENT Work Area \*
- COMPLETED Area \*

#### Feature

- Area of Interest

**\* Please refer to coversheet**

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

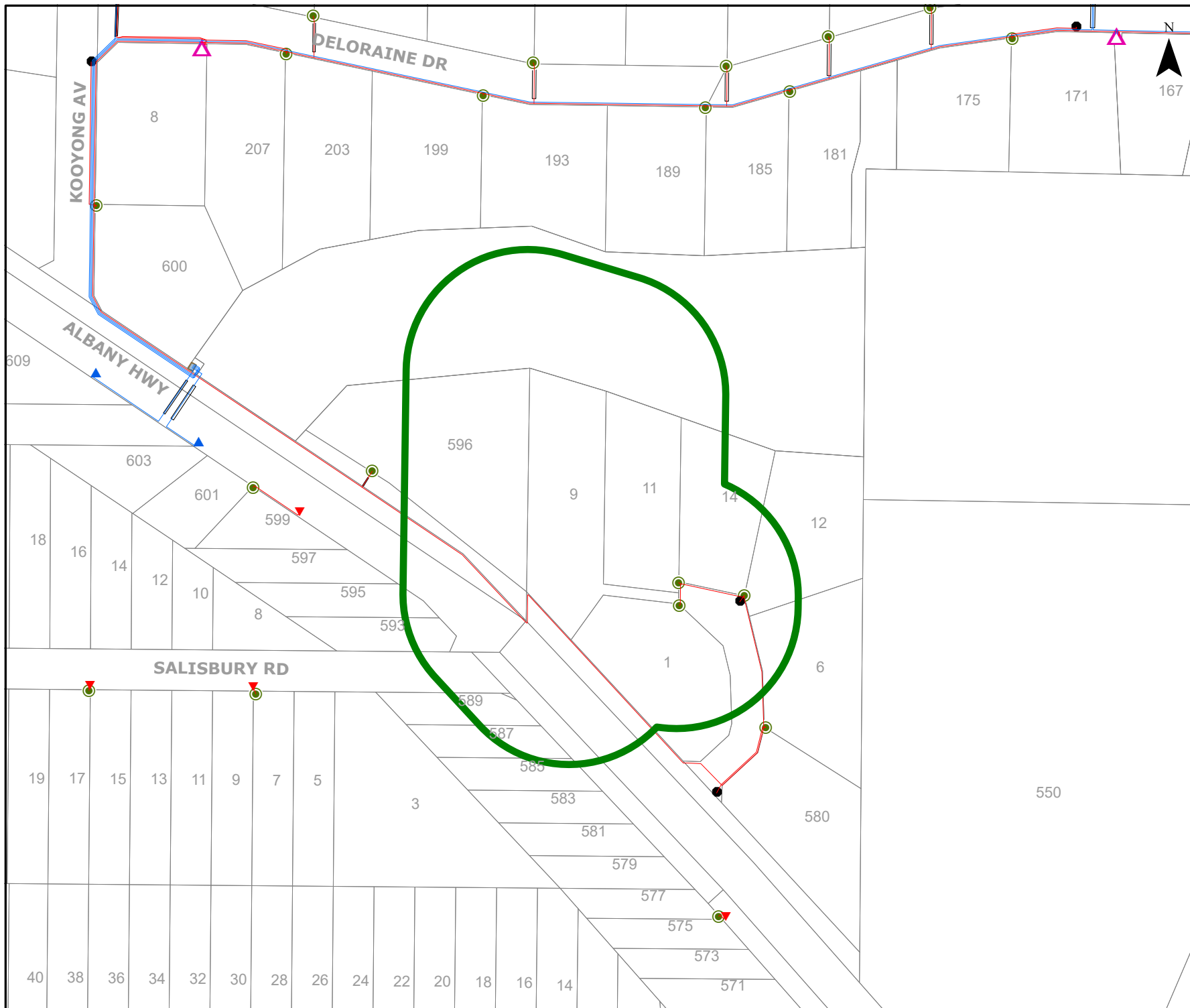
**This map is INDICATIVE ONLY. Hand exposure via pothole method is MANDATORY.**

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

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

**A4 Scale : 1:2500**

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







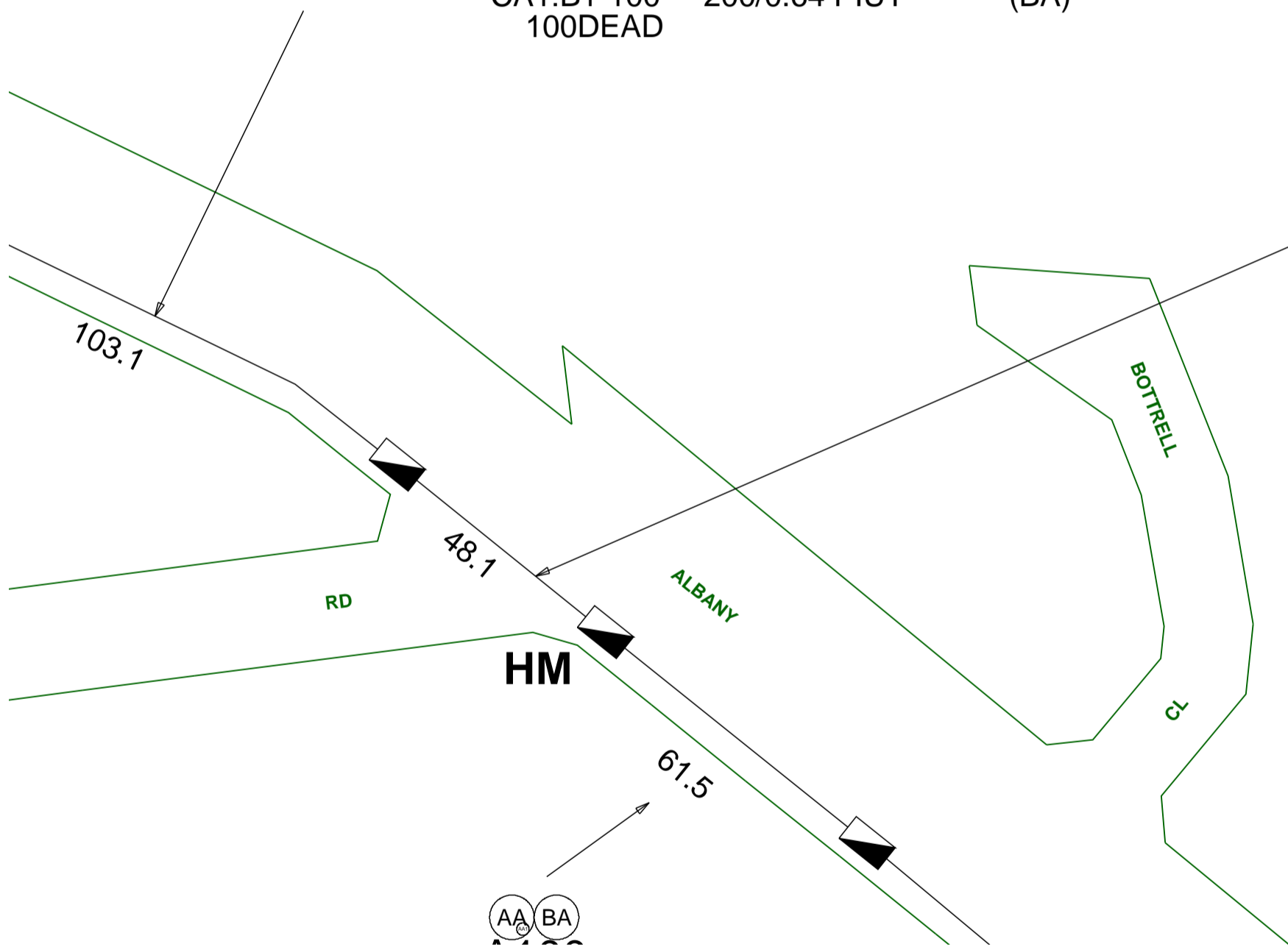
FNPEHJ/STD (AA)

ZO5

3006:AK-AL/1-24 24F/- SMOF FNPEHJ/STD (AA)  
ABANDONED TRUNK ALNC 777 2/1.27 PEIQC PJ (AA)  
1xP28 SUBDUCTS (AA)  
F ALNC 1708:HM-AL/1-18 18F/- SMOF FNPEHJ/STD (AA1)  
CA1:B1-100 200/0.64 PIUT (BA)  
100DEAD

(AA) (BA)  
A100

(AA) (BA)  
A100



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: 238456952

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 26/04/2024 17:34:07

**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.**

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



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

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

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



### PDF Map Files (max size A3)

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

## Telstra 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

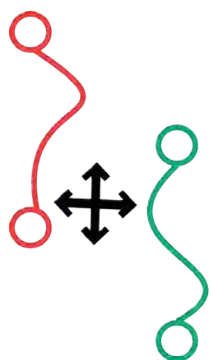
13 22 00



**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>Cable Jointing Pit (number / Letter indicating Pit Type)</p>
	<p>Footway Access Chamber (can vary from 1-lid to 12-lid)</p>		<p>Elevated Joint (above ground joint on buried cable)</p>
	<p>Pillar / Cabinet (above ground / free standing)</p>		<p>Telstra Plant in shared Utility trench</p>
	<p>Above ground complex equipment housing (eg RIM) Please Note: This equipment is powered by 240V Electricity</p>		<p>Aerial Cable / Overhead (includes on wall)</p>
<p>OC</p>	<p>Other Carrier Telecommunications Cable/Asset</p>		<p>Aerial Cable (attached to joint Use Pole e.g. Power)</p>
<p>Dist</p>	<p>Distribution cables in Main Cable ducts</p>		<p>Direct Buried Cable</p>
<p>MC</p>	<p>Main Cable ducts on a Distribution plan</p>		<p>Marker Post Installed</p>
	<p>Blocked or damaged duct.</p>		<p>Buried Transponder</p>
	<p><b>Roadside / Front Boundary</b> 2 pair lead-in to property from pit in street 1</p> <p>O59 pair working (pair ID 059) 1 DEAD 1 pair dead (i.e. spare, not connected)</p> <p><b>Side / Rear Property Boundary</b> <b>Property Number</b> 107</p>		<p>Marker Post, Transponder</p>
	<p>Single to multiple round conduit Configurations 1,2,4,9 respectively (attached text denotes conduit type and size)</p>		<p>Optical Fiber cable direct buried</p>
	<p>Multiple square conduit Configurations 2, 4, 6 respectively (attached text denotes conduit type and size)</p>	<p><b>Some examples of conduit type and size:</b></p> <p>A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galanised iron, E - Earthenware Conduit sizes <i>nominally</i> range from 20mm to 100mm P50 50mm PVC conduit P100 100mm PVC conduit A100 100mm asbestos cement conduit</p>	
<p>Some Examples of how to read Telstra Plans</p>			

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

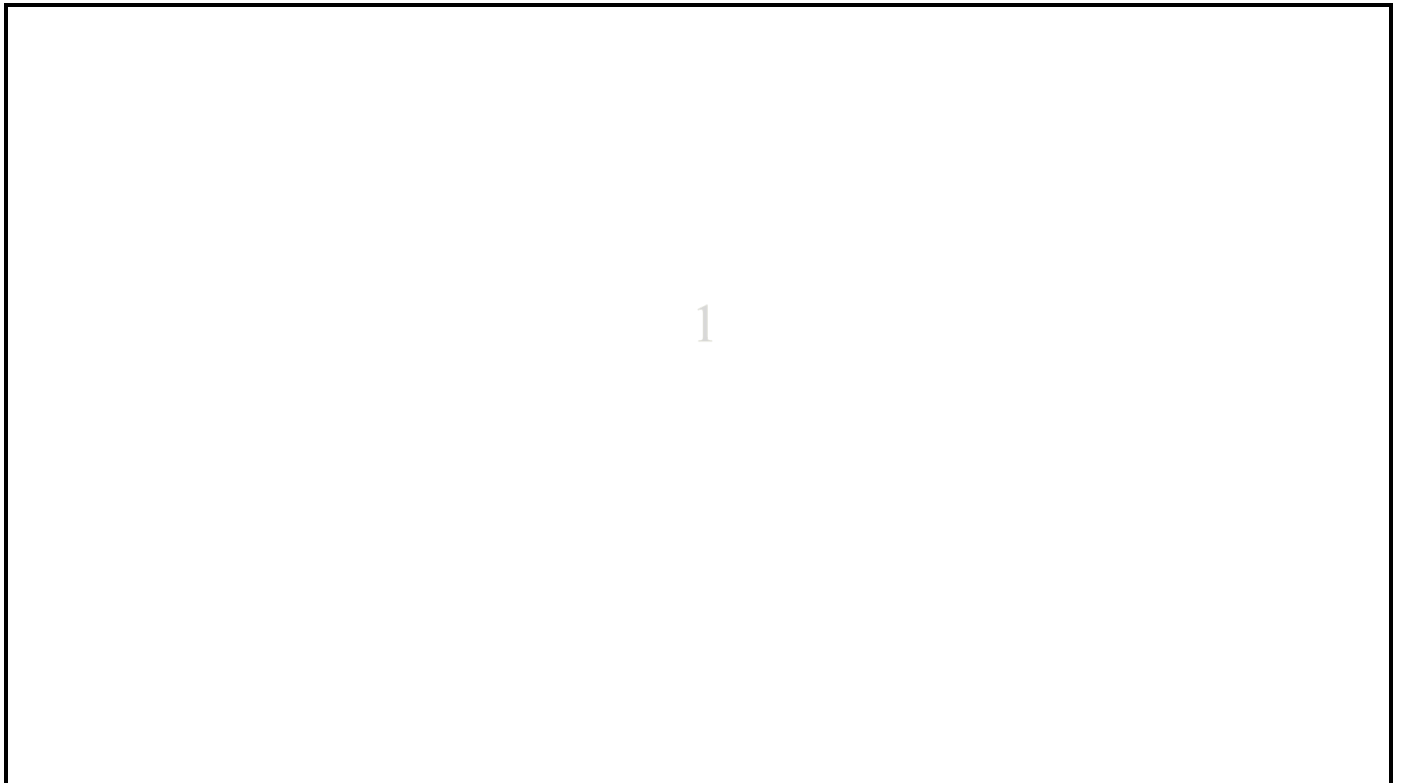
Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100)



**To:** Shantell Anderton  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** sales@merrifield.com.au

<b>Dial before you dig Job #:</b>	36551777	
<b>Sequence #</b>	238456949	
<b>Issue Date:</b>	26/04/2024	
<b>Location:</b>	9 Bottrell Cl , Warrenup , WA , 6330	

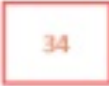




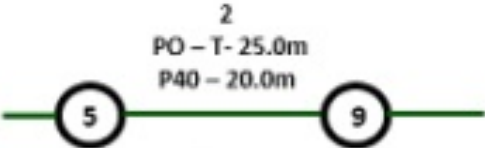






## Indicative Plans





## 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 <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m 



02/05/2024

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

To whom it may concern,

**RE: RENTAL APPRAISAL – 9 BOTTRELL CLOSE, WARRENUP**

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 **\$650.00 - \$700.00 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.