Honi B Realty









For Sale | 3 | 1 | 2 | $499,000

Affordable Family Living on a Level 712m² Block

Discover practical living in this well-presented three-bedroom, one-bathroom home, set on a generous and level 712m² block. Offering plenty of space inside and out, this property is an excellent opportunity for families, first-home buyers or investors to add value and take advantage of the already moderised kitchen.
Property Information:
Year Built:1953 Zoning: R25 Block Size:712sqm
City Rates:$2,319.90 Water Rates:$1643.28 NB sewer available not conected.
Estimated Rental Return: $600pw to $620pw.
NB This Property Is Being Sold "AS IS" NB Rates and fees are...

Location

36 Minor Road, Orana WA 6330 Australia



Honi Benson
0409 935 947
honib@honibrealty.com.au

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
2101	**540**

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

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 193 ON DIAGRAM 92180

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

[redacted] 36 MINOR ROAD, ALBANY

(A G438254) REGISTERED 3/4/1997

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

1. G438253 EASEMENT BENEFIT SEE SKETCH ON VOL 2101 FOL 540. REGISTERED 3/4/1997.
2. [redacted] [redacted]

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:	2101-540 (193/D92180)
PREVIOUS TITLE:	2101-539
PROPERTY STREET ADDRESS:	36 MINOR RD, ORANA.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ALBANY

LANDGATE COPY OF ORIGINAL NOT TO SCALE 20/08/2026 03:40 PM Request number: 70277952

Landgate

www.landgate.wa.gov.au

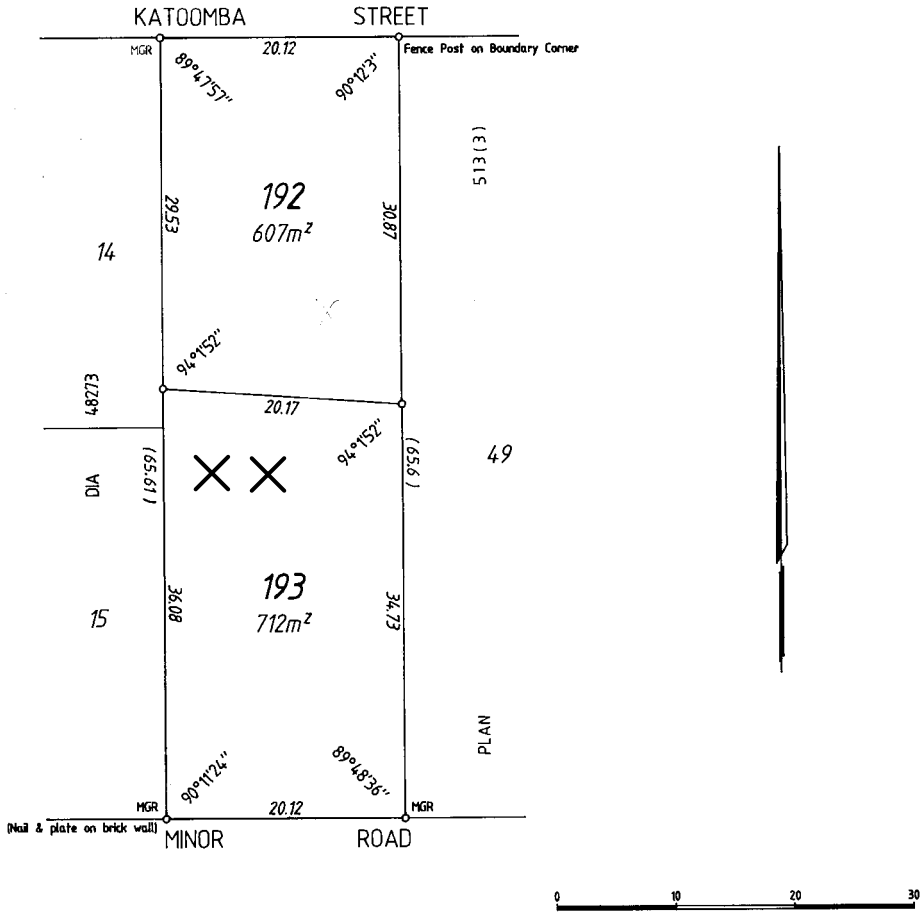
LAND DESCRIPTION	ON	CERTIFICATE OF TITLE	FIELD BOOK
LOT 50 OF PLANTAGENET LOCATION 231	PLAN 513 (3) DIAGRAM INDEX BK 26 (2) 09:07 PUBLIC	VOLUME 2076 FOLIO 439	72555

DIA 92180

TOTAL AREA 1319m²

LOCAL AUTHORITY: TOWN OF ALBANY

LOCALITY: ORANA



JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
11 DUKE STREET
PO BOX 1429
ALBANY WA 6330
PHONE (098) 42 1353 FAX (098) 42 1570
ACN 009 195 653

OUR REF. 2439

SURVEYORS CERTIFICATE

I M. ANDERSON hereby certify that- (REG.54)

(a) this plan of survey is a correct and accurate representation of the survey carried out #by me personally/#or ~~under my own personal supervision, inspection and field check~~, and recorded in Field Books lodged for the purposes of this plan of survey;

(b) the measurements are in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and in particular regulations 23 and 34 of those regulations; and

(c) this survey and this plan of survey are in strict accordance with the requirements of the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and the relevant law in relation to which it is lodged.

21.10.96
Licensed Surveyor Date

I ..... hereby certify that- (REG.55D)

(a) this plan is correct and was prepared under my supervision and is the result of calculations from measurements made #by me personally/#under my own personal supervision, inspection and field check as recorded in the field books lodged for the purposes of this plan;

(b) the measurements are in strict accordance with the requirements of the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and in particular regulations 23 and 34 of those regulations;and

(c) this plan of survey confomes with the relevant law in relation to which it is lodged.

Licensed Surveyor Date

APPROVED BY

WA ~~STATE~~ PLANNING COMMISSION

FILE 99845

Eugen Ferara
FOR CHAIRMAN

DATE 19-3-97

MAR 1997

99845

LODGED

DATE 22.10.96

FEE PAID $253

ASSESS.No 141564

TYPE OF VALIDATION

Full Audit

Legal Component N.D.TUCKER

DOCKET ~~PLAN~~/DIAGRAM 91681

CERTIFIED CORRECT b.g.Brinton 6.11.96

F.S.C. No.

DOLA
Department of LAND ADMINISTRATION

SCALE 1 . 400

ALL DISTANCES ARE IN METRES

IN ORDER FOR DEALINGS

SUBJECT TO

b.g.Brinton 21.3.97
FOR INSPECTOR OF PLANS & SURVEYS DATE

APPROVED 3.4.97
DATE

APPROVED
INSPECTOR OF PLANS & SURVEYS

OFFICE OF TITLES DIAGRAM

92180

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Landgate
www.landgate.wa.gov.au

Diagram 92180

Lot	Certificate of Title	Lot Status	Part Lot
192	2101/538	Registered	
193	2101/540	Registered	

LANDGATE COPY OF ORIGINAL NOT TO SCALE 20/08/2026 03:40 PM Request number: 70277952

Landgate

www.landgate.wa.gov.au

Docusign Envelope ID: C043E042-2748-83AA-833F-768A53C6A729

property information for use by agents

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Honi B Realty

SELLER'S NAME: [redacted] ("the Seller")
Address: [redacted]
Suburb: [redacted] Post Code: [redacted]
Mobile: [redacted] Email: [redacted]

SELLER'S NAME:
Address:
Suburb: Post Code:
Mobile: Email:

SELLER:
☐ is the Owner
☐ has given Power of Attorney to
☐ is a Mortgagee in Possession
☑ is an Executor/Administrator

ADDRESS OF PROPERTY TO BE SOLD
36 Minor Road
Suburb: ORANA Post Code: 6330
Whole Lot 193 on ~~Deposited~~/Diagram/~~Survey/Strata/Plan No.~~ 92180
Whole Volume: 2101 Folio: 540 ("the Property")

LISTING PRICE
$ 499,000 Auction ☐
$ to $

Listing Rep: Honi Benson Agency Expires: [redacted]

LISTING PRICE AMENDMENTS
$ $ $
Date Date Date

STRATA
Strata Scheme Name
Name and Address of Secretary of Strata Company or Strata Company Manager
Strata Administration Levy $ Frequency
Special Reserve Levy $ Frequency
Additional By Laws ☐ Management Statement ☐ Special Rights ☐

TENANCY DETAILS
Rent / week $
Fixed Term Expiry / / Periodic ☐
Rent can be reviewed: / /
Managing Agent N/A
Tenant Phone
Issues

Encumbrances/ Property Interests:
Right of Way ☐ Drainage Right ☐ Easement ☐ Caveat ☐ Memorial ☐ Restrictive Covenant ☐ Heritage ☐ Contaminants ☐

RESIDENCE

HOUSE ☑ DUPLEX ☐ UNIT ☐ VILLA ☐ APARTMENT ☐ TOWNHOUSE ☐ VACANT LAND ☐ RURAL ☐

Year Built 1953 Walls fibro Roof iron Rates 2,319.90 Water 1,643.28

Zoning: RESIDENTIAL

No. Bedrooms	3	Alfresco Kitchen	☐	Insulation	☐	Solar HWS	☐
No. Bathrooms (Inc. ensuite)	1	Kitchen/Dining	☑	Air Cond	☐	Elec HWS	☐
No. WCS	1	Family	☐	Swim Pool-Above	☐	Gas Passes	☐
Storeys 1,2,3,4, S/L	1	Games Room	☐	Swim Pool-Below	☐	Gas Connected	☑
Lounge	☑	Study	☐	Bore	☐	Sewer Passes	☑
Lounge/Dining	☐	Sleepout	☐	Retic	☐	Sewer Connected	
Theatre	☐	Patio/Pergola	☐	Garage No. of cars 2	☑	Septic	☐
Dining	☐	Verandah	☐	Carport No. of cars	☐	Scheme Drinking Water	☑
		Entrance Hall	☐	Gas Bottles	☐	Smoke Alarms	☑
		Laundry	☑	Gas HWS	☑	RCDs	☑

Separate Title not issued (3) ☐

Land Frontage (not Strata): 20.12 MTRS

Land Area (not Strata): 712M2

Items not to be sold:
Items included in sale:
Items not in working order:
Illegal Structures:
Other features: ELECTRIC DOOR ON GARAGE

NOTES: The house/garage have had the wiring, smoke alarms and Rcd's upgraded, the seller has provided an electrical safety certificate, and an account that describes the work completed. The seller advises the property is sold as inspected, and in an as is condition.
NB sewer is available to the property but not connected.

This information is correct at the date of signing. The Agent is authorised to pass this information on to prospective buyers. The Buyer may rely upon this information in any action against the Seller if the information is incorrect or misleading

Seller's Signature [redacted] Seller's Signature

24/8/2026

SYMBOLS SHEET
GAS UTILITY NETWORK

EXISTING GAS NETWORK
- Transmission Pipelines
- Distribution Pipelines
- Distribution Pipe MAOP 350kPa
- Distribution Pipe MAOP 70kPa
- Distribution Pipe MAOP 7kPa
- Not Gassed (none)
- Service Pipe

PROPOSED GAS ASSETS
- Proposed Meter
- Proposed Main
- Common Trenching
- Replacement Program

ABANDONED GAS NETWORK
- Inactive / Removed Meter
- Abandoned Fitting
- Abandoned Valve
- Abandoned Gas Main
- Abandoned Fitting SOLD
- Abandoned Valve SOLD
- Abandoned Gas Main SOLD

COMPOUNDS
- Gate Station
- Pressure Reducing Station
- L.P.G. Tank
- Hydrogen Plant

VALVES
- Isolation Valves
- Service Valves

MONITORING DEVICES
- Flow Monitoring Device
- Pressure Monitoring Device

ASSOCIATED INFRASTRUCTURE
- Associated Asset

DUCTS AND SLEEVES
- Duct
- Horizontal Boring
- Sleeve
- Road Crossing
- Concrete Slabbing

REGULATOR SETS
- Regulator Set
- Boundary Regulator

DELIVERY POINTS
- Meter
- Interval Meter
- Meter Set

PIPE JUNCTIONS
- End Cap
- Expansion Joint
- Reducer
- Tee
- Transition
- Weld
- Monolithic Joint
- Stopple
- Odorizer
- Junctions

PROTECTION DEVICES
- Test Point
- Anode
- Rectifier

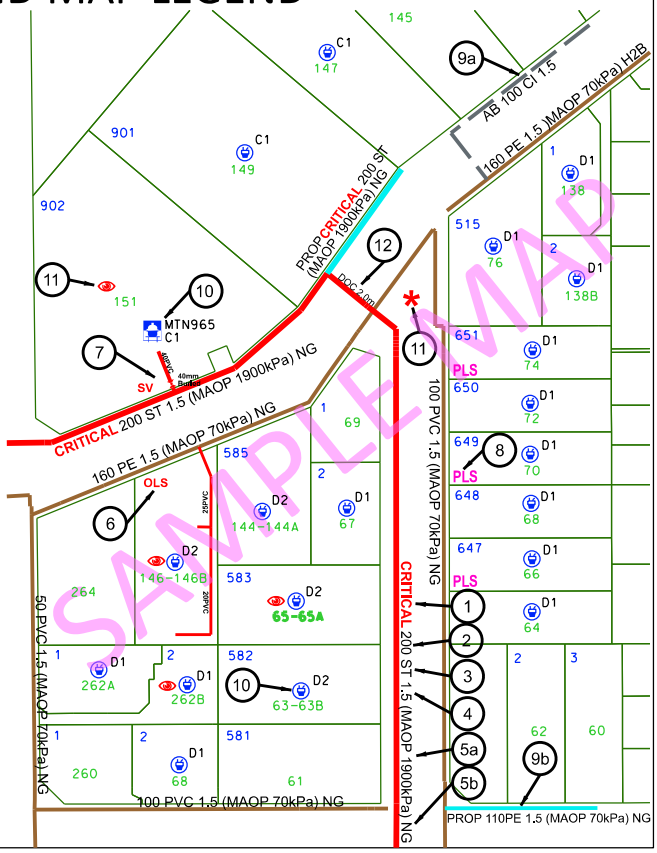
FEATURES

- SC — Side Elevation
- Obstacle
- See Details
- NC — Not Connected
- SV — Gas Service
- Sign
- OLS — Offline Service
- Linked Document
- PLS — Pre-Laid Service
- PLSS — Pre-Laid Service Stairs
- PLST — Pre-Laid Service Tee
- BL — Asset end on Main
- CoD — Asset ends on Direction Peg
- Reference Line
- Gas Pit
- DOC 12m — Arrow Pointer
- Proving Location
- Pressure Upgrade
- Not Gassed
- Suburb
- Local Government

ASSET IDENTIFICATION AND MAP LEGEND

Asset Identifaction Legend

1. **Critical Asset** (**See Cover Sheet WARNINGS**)
2. Pipe Diameter (millimetres)
3. Pipe Material:
   CI = Cast Iron PE = Polyethylene, GI = Galvanised Iron,
   PVC = PVC, ST = Steel
4. Alignment (in metres from property line)
5. Pressure in main & Gas Type
   5a) MAOP (Maximum Allowable Operating Pressure)
   5b) Gas Type:
   NG = Natural Gas.
   H2B = Natural Gas Blended with % Hydrogen.
   LPG = Liquefied Petroleum Gas.
6. Off-line Service service may not be straight line to meter.
   (**WARNING OLS may not always be shown on plan**).
   See Cover Sheet for More Information.
7. Service Valve in the vicinity
   (**NOTE:** Service Valve may be **"BURIED"**)
8. Pre-laid Service laid in Common Trench
9. Main Status: (See **Cover Sheet WARNINGS**)
   9a. AB & ABS = Abandoned Mains, Ab Sold.
   9b. PROP = Proposed Mains
10. Customer Connection: Does not indicate actual location of Meter Position
    D2 (D = Domestic & 2 = Number of Meters)
    C1 (C = Commercial & 1 = Number of Meters)
11. **Additional detail available and Must be obtained if within area of proposed works see Cover Sheet.**
12. Depth of Cover (DOC) in metres.



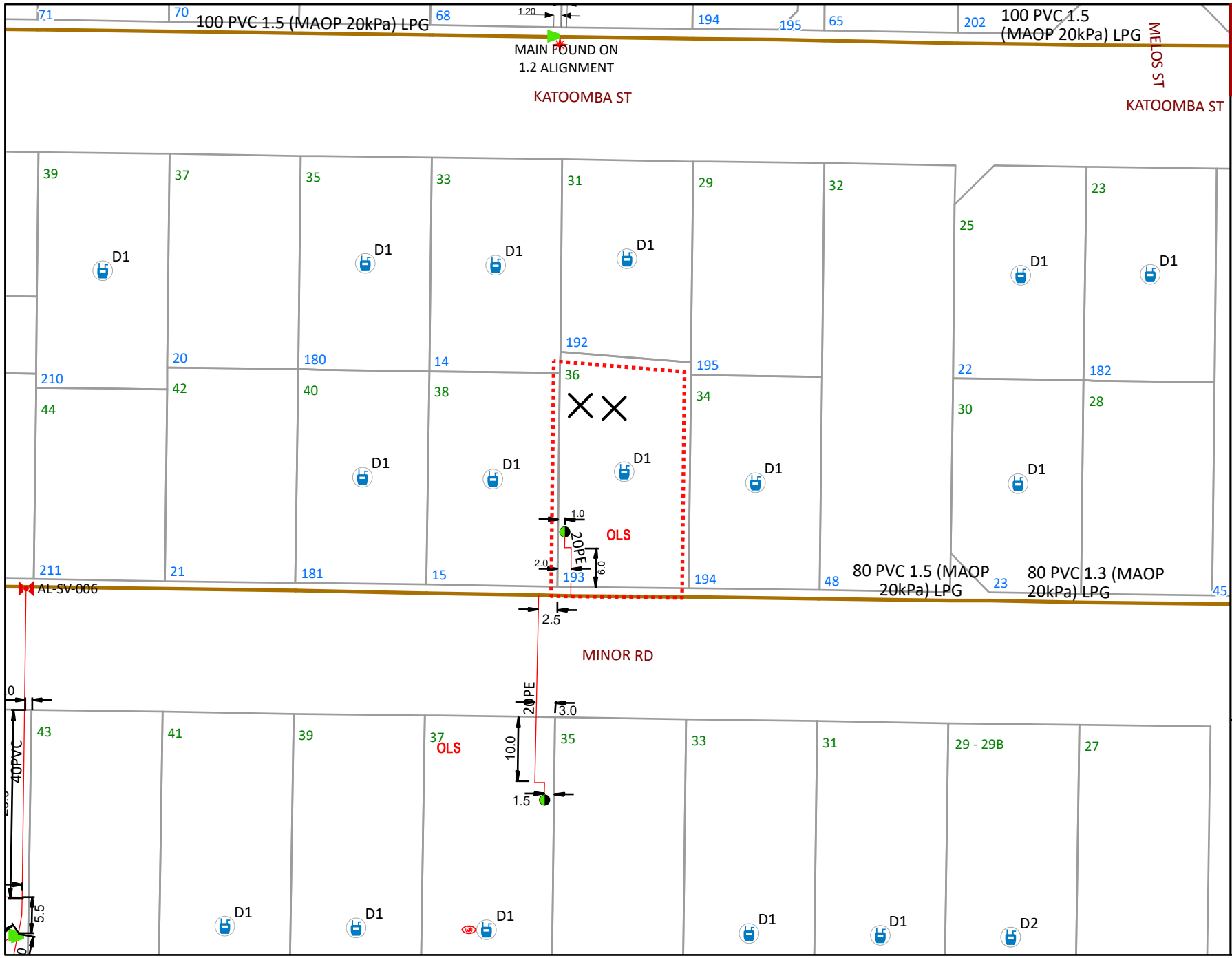
ATCO

©ATCO Gas Australia Pty LTD
ABN: 90 089 531 975

Date: 20/08/26 (valid for 30 days)

Seq # 278123059
Job # 54023814

BYDA Location: 36 Minor Rd Orana 6330
Scale: 1:800



WARNING
Refer to Cover Sheet for Further Information

- BYDA Enquiry
- Transmission Pipelines MAOP > 1900kPa
- Distribution Pipelines MAOP > 500kPa ≤ 1900kPa
- Not Gassed 0kPa
- Distribution Pipe MAOP ≤ 7kPa
- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 100kPa ≤ 350kPa
- Common Trench
- Standard Laying
- Relay Program
- Abandoned Pipe
- Abandoned Pipe Sold
- Service Pipe
- Meter
- Interval Meter
- Proposed Meter
- Removed Meter
- Linked Documents
- See Details
- OLS Offline Service
- BL End of Main Building
- CoD End of Main on Direction Peg
- SV Gas Service
- NC Not Connected
- Obstacle
- SC Side Elevation
- Sign
- PLS Pre Laid Service

Please refer to Symbols Sheet for Further Information

Disclaimer:
Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing).
ATCO Gas Australia will seek compensation for damage caused to assets.

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part or parts of the Documents or Information.

e) By using any Document or Information, each Recipient is taken to represent and warrant to ATCO that the Recipient will comply with the conditions and other terms referred to in the Documents or Information, including but not limited to conditions that:

i) the Recipient **Must** comply with the conditions in numbered paragraphs **1** to **4** above and this paragraph **5**;

ii) as between ATCO and each Recipient, ATCO owns the Information and all rights and title in and to the Information are to remain vested in ATCO;

iii) no Recipient has any right, title or interest in the Information or, except as expressly provided for in the Documents, any license or right to copy, alter, modify, publish or otherwise use or deal with the Information without prior written approval from ATCO;

iv) ATCO makes no representation and gives no warranty as to its right to disclose any Information;

v) the Recipient relies on any Information entirely at its own risk and expense;

vi) the Recipient **Must** undertake its own independent due diligence and investigations in relation to the Information;

vii) none of ATCO or their respective Associates owes the Recipient any duty of care in respect of the Information; and

viii) none of ATCO or their respective Associates is under any obligation to correct, update or revise any Documents or Information.

GAS MAIN AND SERVICE IDENTIFICATION

LEGEND

1. Critical Asset (See **WARNINGS** page 1)
2. Pipe Diameter (millimetres)
3. Pipe Material

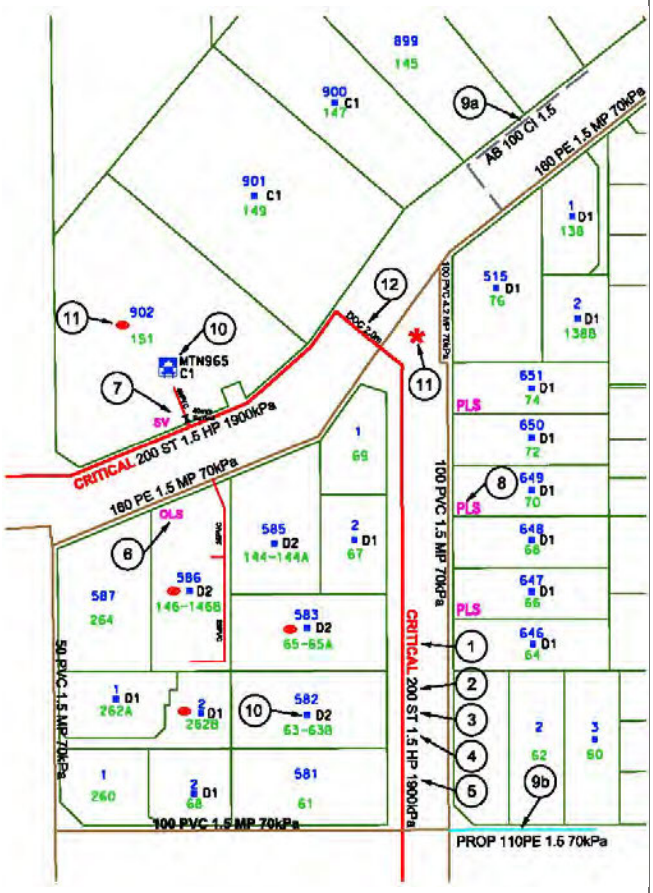
   CI = Cast Iron PE = Polyethylene
   GI = Galvanised Iron PVC = PVC
   ST = Steel
4. Alignment (in metres from property line)
5. Pressure in main (MP 70 kPa = Medium Pressure and MAOP (Maximum Allowable Operating Pressure)
6. Off-line Service – service may not be straight line to meter. (**WARNING – OLS may not always be shown on plan**. See item **Error: Reference source not found** above)
7. Service Valve in the vicinity
   (**NOTE:** Service Valve may be **"BURIED"**)
8. Pre-laid Service laid in Common Trench
9. Main Status: (See **WARNINGS** page 1)

   9a. AB = Abandoned Mains

   9b. PROP = Proposed Mains
10. Customer Connection: Does not indicate actual location of Meter Position

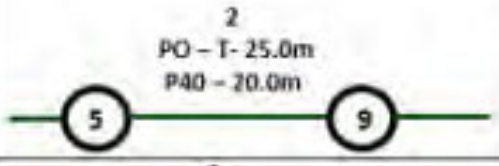
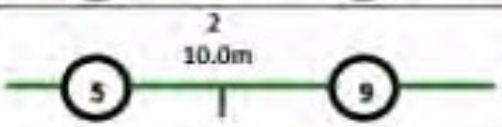
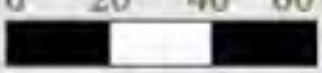
    D2 (D = Domestic & 2 = Number of Meters)

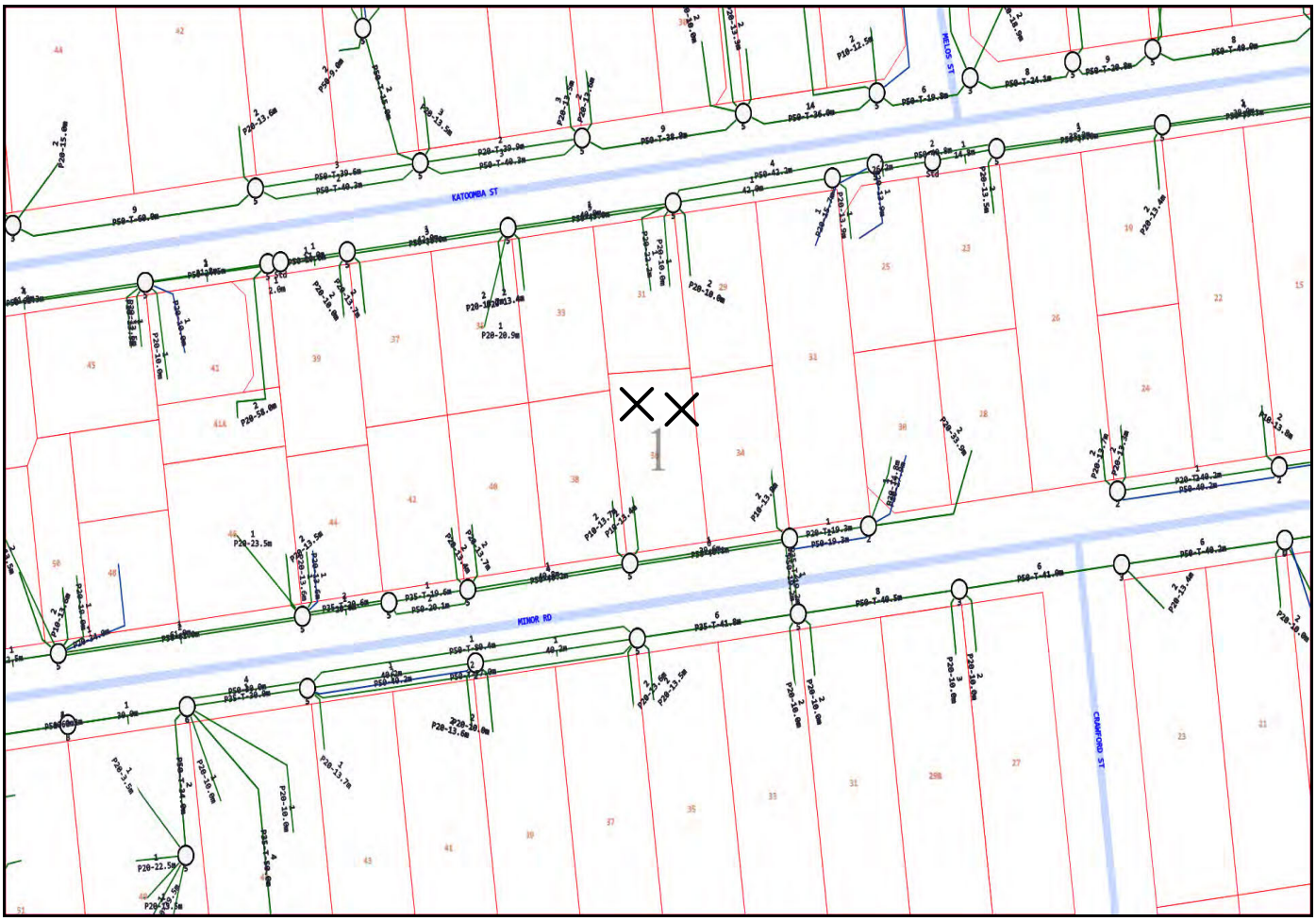
    C1 (C = Commercial & 1 = Number of Meters)
11. **Additional detail available and Must be obtained if within area of proposed works – see page 2 above.**
12. Depth of Cover (DOC) in metres.



IF UNSURE, PLEASE CONTACT ATCO ON **1300 926 755**

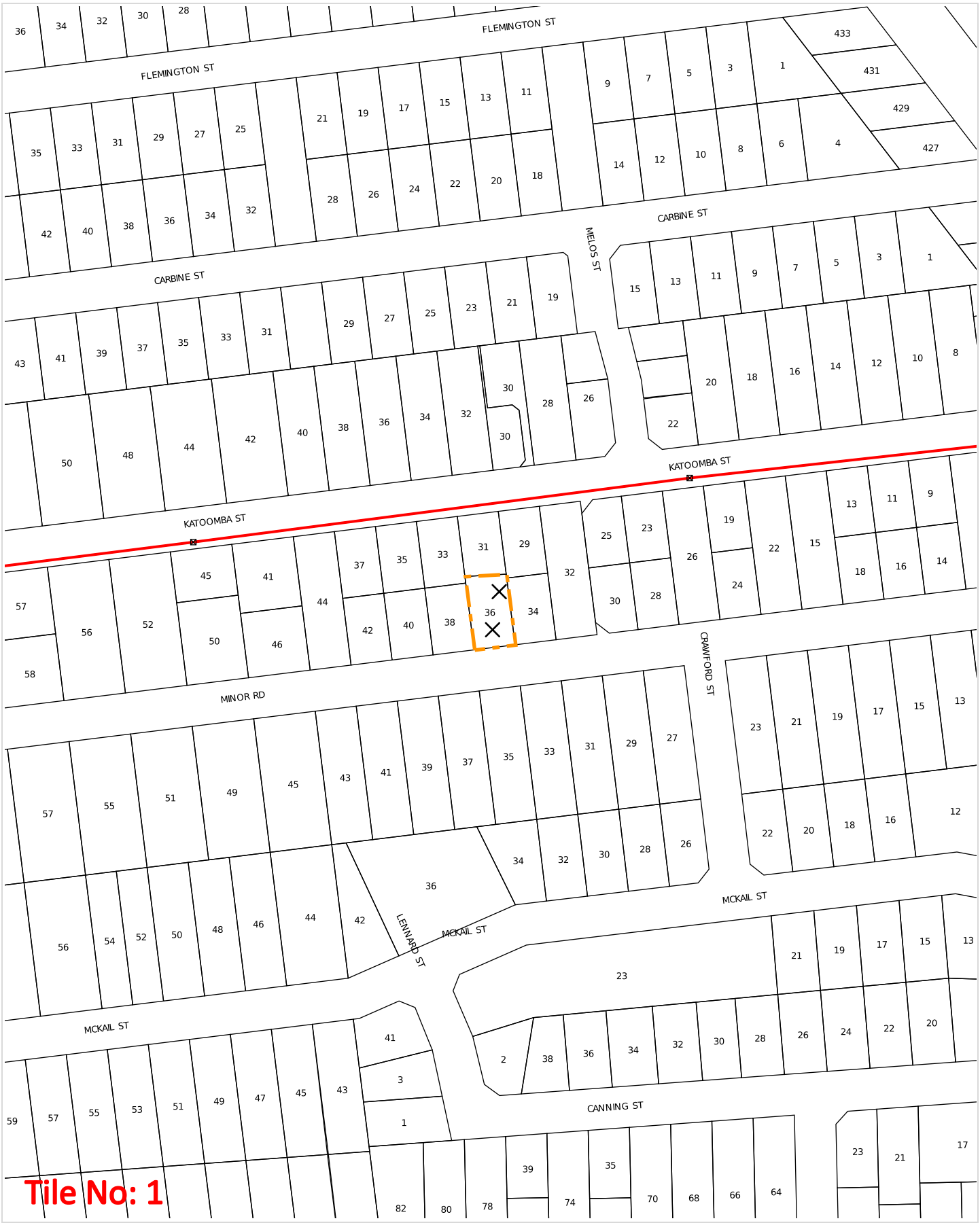
LEGEND

	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	 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.



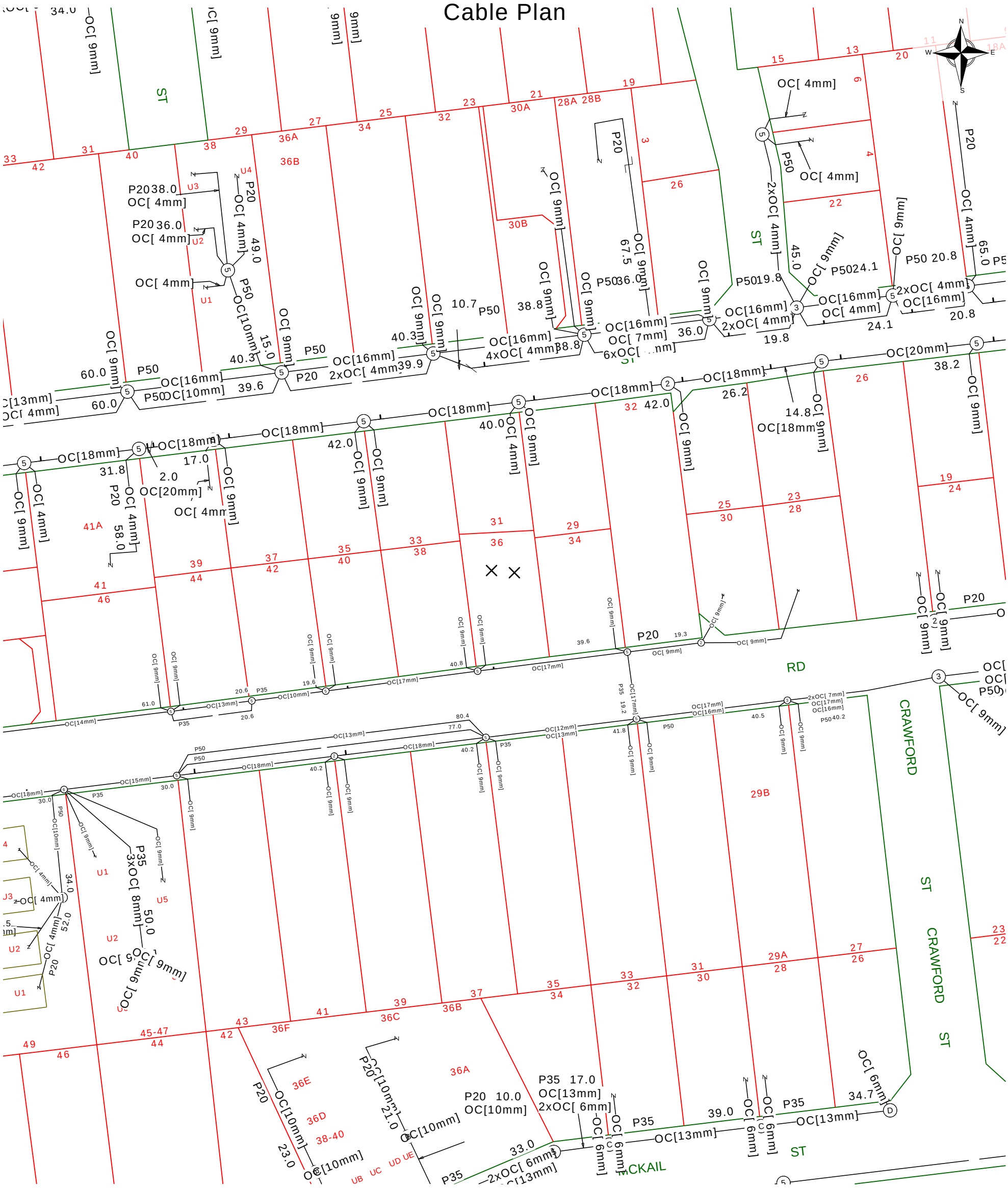
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Sequence Number: 278123055

Date Generated: 20 Aug 2026

For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208

Cable Plan



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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 20/08/2026 18:05:51

Sequence Number: 278123061

Please read Duty of Care prior to any excavating

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.

General Information

Telstra highly recommends using Certified Locators.

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

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

OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.
Dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.

DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) https://viewer.autodesk.com/ or
Autodesk Design Review http://usa.autodesk.com/design-review/ for DWF files.
(Windows PC)

PDF Map Files (max size A3)
Adobe Acrobat Reader http://get.adobe.com/reader/

Telstra New Connections / Disconnections
13 22 00

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

Telstra Aerial Assets Group (overhead network)
1800 047 909

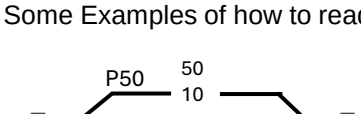
Protect our Network:

by maintaining the following distances from our assets:

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

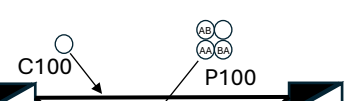
LEGEND

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



Single to Multiple Round Conduit Configurations 1,2,4,9 respectively

(attached text denotes conduit type and size)



Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

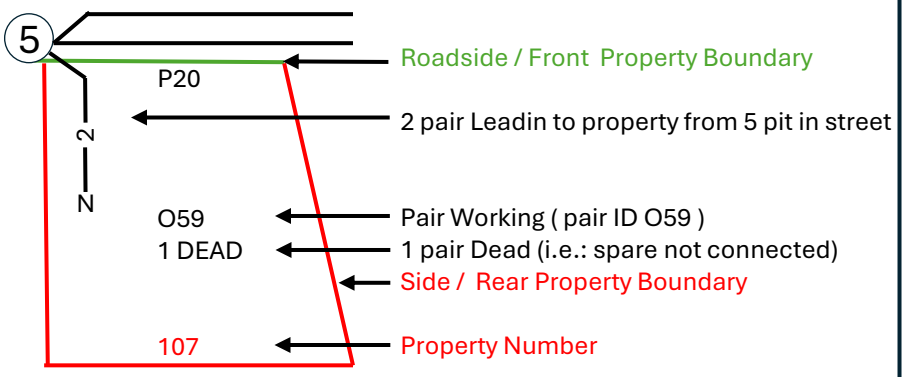
Some examples of conduit type and size:

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

Some Examples of how to read Telstra Plans

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



The 5 Ps of Safe Excavation

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

Plan

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

Prepare

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

Pothole

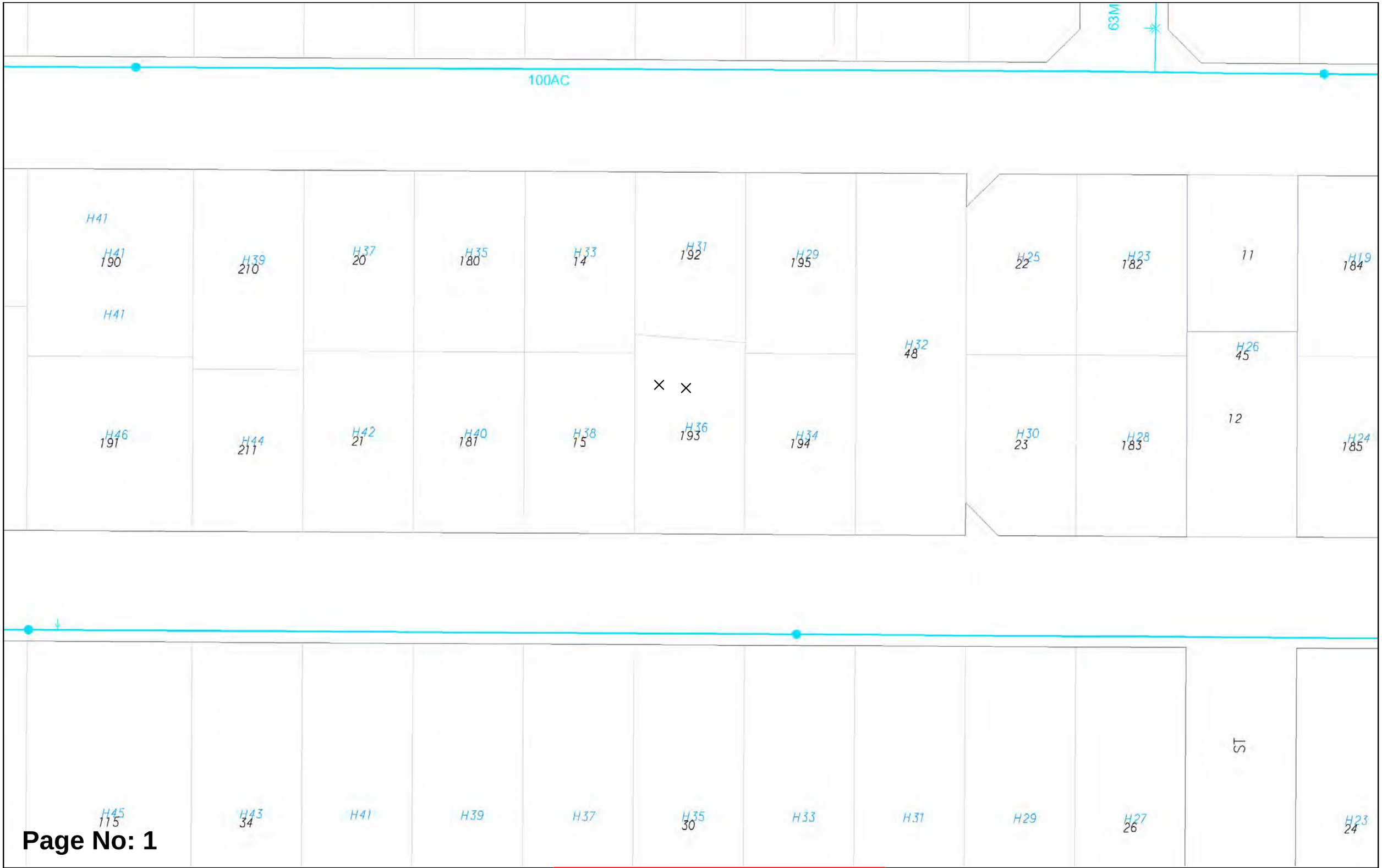
Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

Protect

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

Proceed

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



Page No: 1

WATER CORPORATION

Scale:	1:750
Job No.:	54023814
Sequence No.:	278123060
Print Date:	20 Aug 2026

N

Water

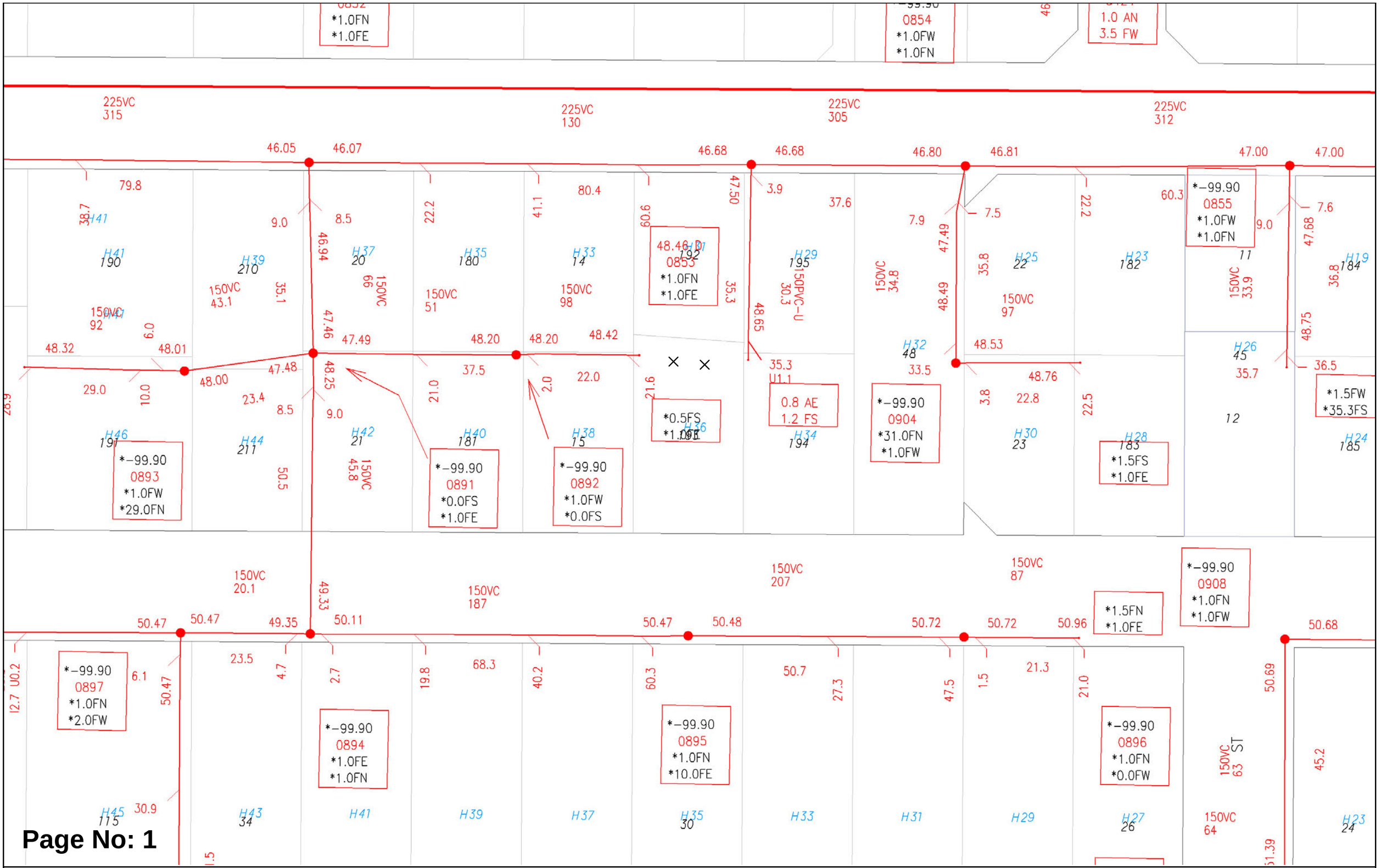
WARNING ASSET PROTECTION APPROVAL MAY BE REQUIRED

Apply for approval to work near our assets at:

Working near assets (watercorporation.com.au)

Unauthorised work within prescribed proximities of Water Corporation Assets is prohibited.

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



Page No: 1

WATER CORPORATION

Scale: 1:750
Job No.: 54023814
Sequence No.: 278123060
Print Date: 20 Aug 2026

N

Sewer

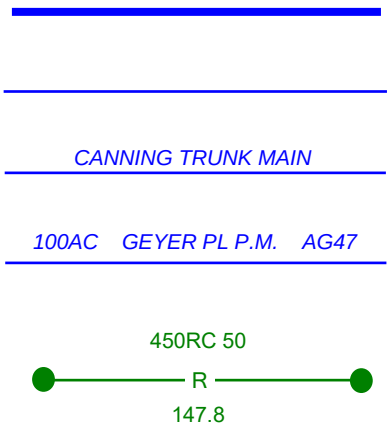
The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission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

Plan Legend (summary)
INFORMATION BROCHURE



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

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



WATER, SEWERAGE AND DRAINAGE PIPELINES

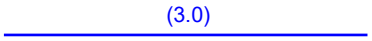
CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED
A risk assessment may be required if working near this pipe. Refer to your Dial Before You Dig information or call 131375.

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

P.M.	pressure main
M.S.	main sewer
R	rising main (i.e. drainage pressure main)

Common material abbreviations:

AC	asbestos cement e.g. 100AC NOTE: AC is brittle and is easily damaged.
CI	cast iron
GRP	glass reinforced plastic
P	PVC - class follows pipe material (e.g.100P-12)
RC	reinforced concrete
S	steel
VC	vitrified clay



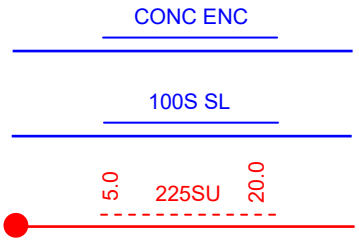
NON-STANDARD ALIGNMENT

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



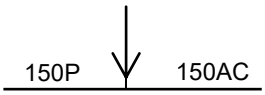
OTHER PIPE SYMBOLS

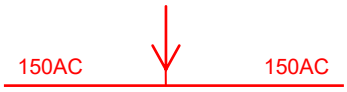
Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.



CONCRETE ENCASEMENT, SLEEVING AND TUNNELS

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





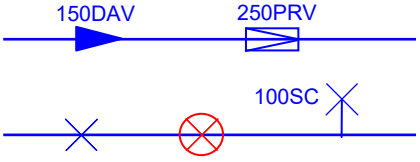
CHANGE INDICATOR ARROW

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



PIPE OVERPASS

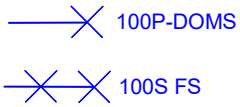
The overpass symbol indicates the shallower of the two pipes.



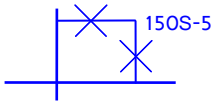
VALVES

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

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



FIRE SERVICES
100 mm polythene domestic (DOMS) service
FS Fire service
FHS Fire hydrant service
Hydrant may be visible external to the building. Even if not visible a substantial fire service may still be present.



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



CATHODIC PROTECTION (CP)
Buried CP equipment may be located some distance from the pipeline being protected interconnected by buried cable. All CP fittings may not be visible.
A buried anode – various sizes and configurations
TP test point - may be visible on a post or in-ground
TR transformer rectifier



ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT
NOTE: Opening any manhole or pit is dangerous and is prohibited.
Below ground. May not be any visible signs at ground level or may be located in a pit.



WASTEWATER ACCESS CHAMBERS (MANHOLES)
-- Manhole (shown not labelled)
-- Tee or maintenance shaft (shown not labelled)
MS maintenance shaft (labelled)
WARNING: Opening any manhole or pit is dangerous and is prohibited.



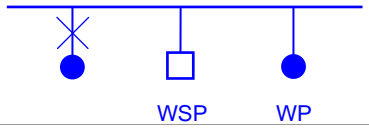
WASTEWATER MANHOLE INFORMATION BOXES
Square non-trafficable Do not drive vehicles over or place loads.
Round trafficable
In general if not located in the road treat as if non-trafficable.



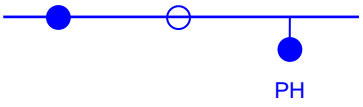
HAZARDOUS MANHOLE
Indicates a potential health hazard from risk of exposure to toxic waste.
WARNING: Opening any manhole is dangerous and is prohibited.



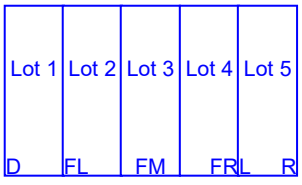
FLOWMETER
Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)



STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)
May be located adjacent to mains. Usually there will be some visible indication.



Hydrant May not be visible.
Hydrant Tee May not be visible.
Pillar hydrant Visible



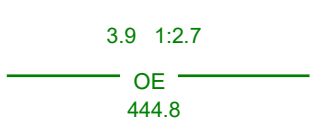
PRE-LAID SERVICES
D Deferred
FL Fully Prelaid Left
FM Fully Prelaid Front Middle
FR Fully Prelaid Right
L Left
R Right

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

May be no visible indication at site.

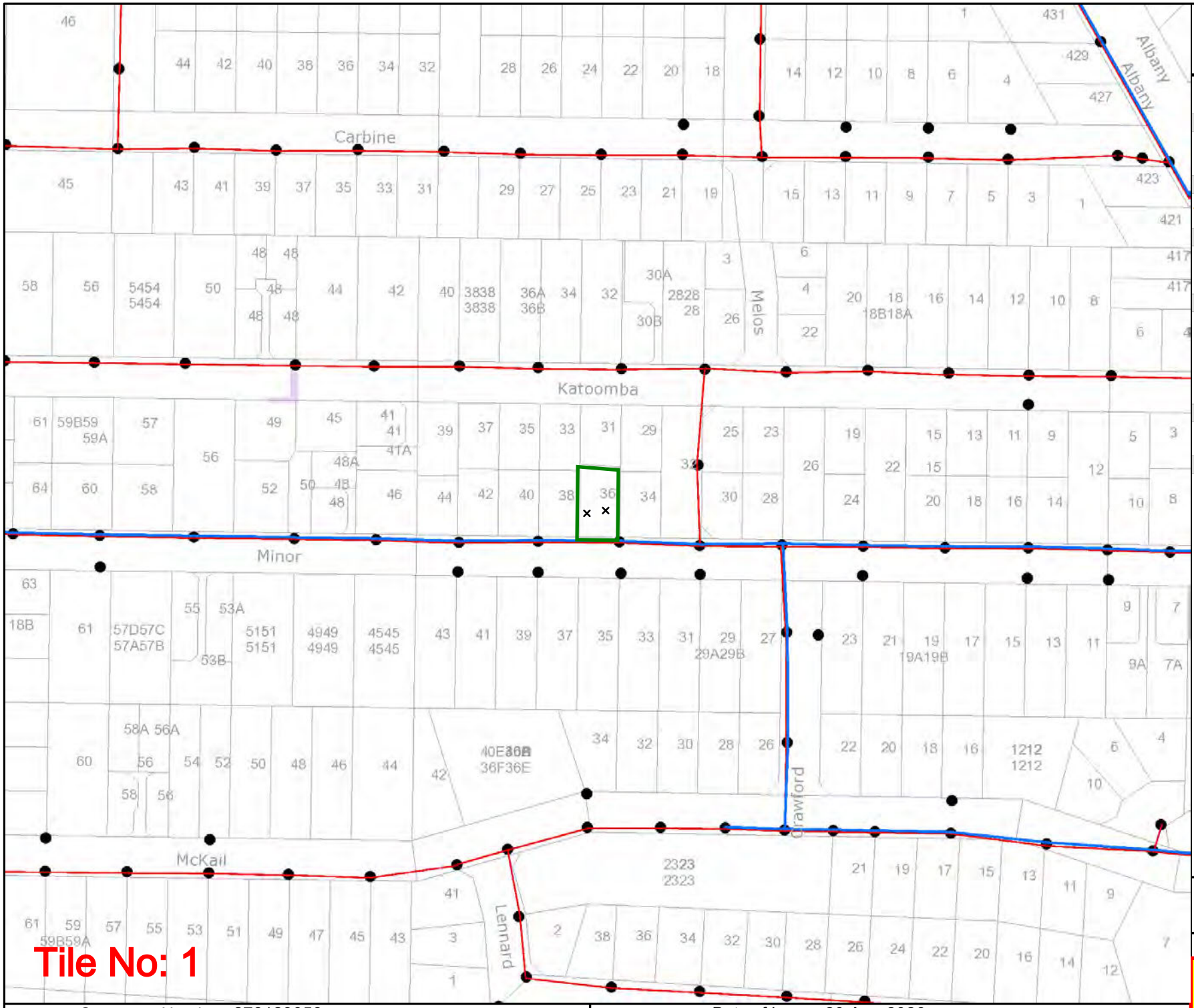


SEWER OR DRAINAGE PUMP STATION
Several pipes and a pressurised main will be in the vicinity.



OPEN CHANNEL
OA Landscaped
OE Normal Open Earth
OF Open channel with flood levee
OH Half Pipe
OL Lined Channel
OS Swale-Shallow Depression
OW Natural Water Course

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



westernpower

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.

Customer Service
Telephone: 13 10 87
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

Tile No: 1

Sequence Number: 278123058 | Date of Issue: 20 Aug 2026

GOVERNMENT OF WESTERN AUSTRALIA

Department of **Local Government, Industry Regulation and Safety**

Building and Energy Western Australia

eNotice Approved Form
Certificate number
E2737514

ELECTRICAL SAFETY CERTIFICATE

Electricity (Licensing) Regulations 1991, Regulation 52B

This certificate warrants that the electrical installing work described below is safe and complies with the *Electricity (Licensing) Regulations 1991*.

This Electrical Safety Certificate is the certificate of compliance referred to in Regulation 52B of the *Electricity (Licensing) Regulations 1991*. This regulation requires that the electrical contractor/authorised[1] electrician completing electrical installing work must, with 28 days of completing the work, provide a certificate of compliance in respect to the work to the person for whom the work was carried out.

Installation Details

Owner/Occupier Name [redacted] Meter No. 0540057408

Builder/Client Name

Address 36 Minor Road Orana 6330
METER_POSITION: Shed

Alteration/Addition

Date of Completion 12/08/2026 Related Notice of Completion E2737514

Details of work completed (indicate a number/rating where relevant)

rewire house, move meter from shed to house and and upgraded all circuits to rcd
Lights - 16
Socket Outlets 10A - 15
Air Conditioners / Refrigerators - 1
RCDs - 5
Smoke Alarms - 2

Details of RCD Protection

All the socket outlet and lighting final subcircuits of the installation are protected by at least two RCDs? Yes

If NO, what circuits are not protected:

Details of any defects observed (alterations and additions only)

Certification by authorised[1] electrician

I certify that the electrical installing work that is subject of this certificate has been completed, checked and tested and, at the time of testing, met the requirements of the Electricity (Licensing) Regulations 1991 and is safe.

Name	CODY WALS
Licence No.	EW200380

Details of electrical contractor

Licence No.	EC13231
Business Name	PETER FLEER
Business Address	152A FRENCHMAN BAY RD ROBINSON WA 6330
Phone No.	+61498711663, 0498711663
Facsimile No.	
Email Address	admin@fleerselectrical.com

Date 12/08/2026

[1] Authorised pursuant to Regulation 52B(5) of the *Electricity (Licensing) Regulations 1991*

Department of **Local Government, Industry Regulation and Safety**

GOVERNMENT OF WESTERN AUSTRALIA

Building and Energy Western Australia

eNotice Approved Form
No.E2737514

Electricity Notice of Completion

This Notice must be completed and sent to the relevant network operator at the required time, as prescribed in the Electricity (Licensing) Regulations 1991.

1 Details of installation, network operator and retailer

Alteration/Addition

Owner/occupier [redacted]	Builder/Client	Meter No. (if existing) 0540057408 Direct
Address 36 Minor Road Orana 6330		Licence or Identification Number
Directions to location (please provide sufficient information) METER_POSITION: Shed		GPS location (where remote)

Network operator (name) Western Power	Ref No.	Electricity retailer (if new connection)	Customer Ref No.

2 Details of completed electrical work

Installation Type Domestic	Voltage Level Three Phase 415V	Supply Arrangement Overhead Network Supply

Work scope	Substations	Consumers mains Yes	Main switchboards 1	Distribution boards	Sub-mains	Final sub-circuits 5
No. of units 1	No. of points of supply (WAER s3.5)	Calc. maximum demand (amps) 32	Consumers mains size (sq mm) 6			
Generator and/or Energy Sources (e.g. Generator, PV)	No.	Type	Rating			

Hazardous areas? No

Lights - 16
Socket Outlets 10A - 15
Air Conditioners / Refrigerators - 1
RCDs - 5
Smoke Alarms - 2

Work description:
rewire house, move meter from shed to house and and upgraded all circuits to rcd
Comments:

3 General information

Is there any electrical work for which you are not responsible?	No	
Is network operator attendance at site required?	No	

4 Certification of electrical installing work

a) Are you aware of any parts of the electrical installation that do not meet the requirements of the Electricity (Licensing) Regulations 1991 or are unsafe?	No	
b) Does the installation fully comply with Part 2 of the "Wiring Rules" (and therefore a 'Part 1 solution' has not been used)?	Yes	
c) Has the electrical installing work subject of this Notice been connected to the electricity supply?	Yes	12/08/2026
d) If not connected to electricity supply, is the electrical installing work subject of this Notice safe and ready to be connected?		

e) The electrical installing work subjected to this Notice has been checked and tested and found to comply with the Electricity (Licensing) Regulations 1991, by the following electrician:
CODY WALS (EW200380)
Date tested: 12/08/2026

Details of Nominee
PETER FLEER (EW170248)
I certify that:

i) this Notice has been duly completed;
ii) the electrical installing work subject of this Notice has been completed; and
iii) any such electrical installing work carried out by an electrical worker or workers complies with the Electricity (Licensing) Regulations 1991.

Date of Work Completion: 12/08/2026
Date Lodged: 13/08/2026

For submission of Preliminary Notice:
Date Lodged:
Lodged By:

Details of electrical contractor / in-house electrical installer
Business Name: PETER FLEER
Business Address: 152A FRENCHMAN BAY RD ROBINSON WA 6330
Phone Number: +61498711663, 0498711663
Email Address: admin@fleerselectrical.com
Facsimile Number:
EC/IH Licence No EC13231

36 Minor Road
Orana, WA, 6330

Dear

RE: Property Rental Appraisal

Thank you for your invitation to appraise your property and provide you with a rental appraisal as to what your property may be return in today's market.

We have based this appraisal on current market conditions as well as our extensive knowledge of the property market in the local area we believe the property would acheive in the region of $600pw to $620pw.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Honi Benson

Honi B Realty
12 Peels Place Albany
Email: honib@honibrealty.com.au
Phone: 0409935947

275 ALBANY HWY, MOUNT MELVILLE 6330

3 1 2



Property Type: House
Area: 654 m²
RPD: 90//P000299

Current Rent Price: **$670 per week**
First Rent Price: **$670 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **12 Days**

Features: BUILD YR: 1945, WALL TYPE: ASB, ROOF TYPE: D/TILE

F

40 LION ST, CENTENNIAL PARK 6330

3 1 2



Property Type: House
Area: 1,096 m² (101 m²)
RPD: 18//D018930

Current Rent Price: **$670 per week**
First Rent Price: **$670 per week**
Month Listed: **May 2026* (Rented)**
Days on Market: **14 Days**

Features: BUILD YR: 1968, WALL TYPE: BRICK, ROOF TYPE: FIBRO

G

9 PIONEER RD, CENTENNIAL PARK 6330

3 1 3



Property Type: House
Area: 401 m² (92 m²)
RPD: 1//S053585

Current Rent Price: **$620 per week**
First Rent Price: **$620 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **7 Days**

Features: BUILD YR: 1960, WALL TYPE: B/CLAD, ROOF TYPE: TILE, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS

H

1 VERDI ST, MOUNT MELVILLE 6330

3 1 1



Property Type: House
Area: 344 m² (344 m²)
RPD: 1//S058665

Current Rent Price: **$600 per week**
First Rent Price: **$600 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **14 Days**

Features: BUILD YR: 1952, WALL TYPE: FIBRO, ROOF TYPE: TILE

I

97 ANGOVE RD, SPENCER PARK 6330

3 1 2



Property Type: House
Area: 499 m² (122 m²)
RPD: 1//S055028

Current Rent Price: **$550 per week**
First Rent Price: **$550 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **30 Days**

Features: BUILD YR: 1965, WALL TYPE: FIBRO, ROOF TYPE: TILE, STUDY

J

Prepared on 28/08/2026 by Honi B Realty. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)
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36 MINOR ROAD, ORANA, WA 6330



Appraisal Price

This market analysis has been prepared on 28/08/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

$600pw to $620pw

Contact your agent for further information:

Name:	Honi B Realty
Mobile:	
Office:	Honi B Realty
Office Phone:	0409935947
Email:	honib@honibrealty.com.au

Honi B Realty

OFFER TO PURCHASE

Property Address: _____

Full Legal Name: **(Include Middle Name)** _____

Full Legal Name: **(Include Middle Name)** _____

Address:_____

_____

Mobile/Phone:_____

Email_____

Offer:_____

Deposit:_____

(Payable within 7 days from date of official contract)

Subject to finance? Yes No

How many days would you like? 7 14 21

Subject to Building & Pest? Yes No

How many days would you like? 7 14 21

Settlement Date from contract date OR From Formal Finance Date (Please Stipulate)

/ / **OR** 30 45 60 90

Special Conditions:

Subject to Sale

Subject to Settlement

Notes: _____

_____

_____

Purchaser's Signature/Signatures: _____

Please return to Les Ralston
lesr@honibrealty.com.au or Mobile: 0417092950.