



**LAWRIE PAUL**  
BUILDING & PEST SERVICES

## **LAWRIE PAUL BUILDING & PEST SERVICES**



PROPERTY AT:

**51 Bendigo Street  
FISHER ACT**

Date of Inspection: Wednesday 18<sup>th</sup> March 2015



Member of:  
Master Builders Association  
Housing Industry Association  
Australian Environmental Pest Managers Association

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## **Pre-Purchase Inspection - Residential Building Report – (ACT)**

**Complies with Australian Standard AS 4349.1- 2007 Inspection of Buildings Part 1:  
Pre-Purchase inspections – Residential buildings – Appendix “C”**

### **Administration Details**

**Property Address:** 51 BENDIGO STREET FISHER ACT 2611

### **Agreement Details**

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to Appendix C AS4349.1-2007.

The report does not include an estimate of the cost for rectification of the Defects. The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

**Date of Agreement:** 18<sup>th</sup> March 2015

**Specific Requirements/Conditions Required by You were:** Nil

**Changes to the Inspection Agreement requested:** Not applicable

Date the Changed Agreement was accepted: Not applicable

Time the Changed Agreement was accepted: Not applicable

- ◆ **This Report is subject to conditions and limitations. Your attention is particularly drawn to the Disclaimer of Liability to Third Parties, Limited Liability to a Purchaser within the Australian Capital Territory and to the Notice to the Purchaser at the back of this Report.**

### **Inspection Details**

**Date of the Inspection:** Wednesday 18<sup>th</sup> March 2015

**Time of Inspection:** 12:00 pm

**Persons in Attendance:** Nil

**Weather Conditions at the time of Inspection:** Dry

**Recent Weather Conditions:** Wet

**Building Furnished:** No

**Building Tenancy:** Unoccupied

### **Areas Inspected and Restrictions to the Inspection**

**The Inspection included:** The Building and the site including fences that are up to 30 metres from the building and within the boundaries of the site.

- 1. The Actual Areas Inspected were:** The Building Interior, The Building Exterior, The Roof Exterior, The Site

Other Areas Inspected were: Carport, decks and garden shed.

**(a) Areas NOT Inspected Including Reason(s) were:**

Subfloor – slab on fill

Roof void – flat roof

**(b) Areas NOT Fully Inspected Including Reason(s) were:**

Inside ground floor unit – furnishings and stored items restrict visual inspection to some areas

Fence – vegetation restricts visual inspection in some areas

### **Recommendations to Gain Access and Reinspect**

**The Area(s) and/or Section(s) to which Access should be gained or fully gained are:** Nil.

Further Inspection and Reporting of these areas is Essential once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

**Factors that Influenced the Inspection/Report Outcome**

Limitations to the Inspection, apart from “Access Issues” noted above, and how these limitations, have affected the Inspection and/or the preparation of the report:

The limitations were: Nil

**Details of Apparent concealment of possible defects:** Nil

Evidence of apparent concealed defect(s) was seen and details were: Nil

**Information provided to the Inspector that has a bearing on the Inspection and/or Report and from whom and when that information was provided:** Nil

**Important: as this is a visual inspection we strongly recommend the purchaser make inquiries from the vendor about any property issues not visible at time of inspection.**

Additional Information provided was: Nil

**Details of Other Factors influencing the inspection:** Nil

**Description and Identification of the Property Inspected**

This is a double storey residence consisting of two units constructed of masonry block and PVC weatherboard cladding with internal plasterboard ceilings, timber and concrete floors, flat roof construction with metal roofing.

**Other Inspections and Reports Required**

**It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property. Obtaining these reports will better equip the purchaser to make an informed decision.**

<b>Council Plan Inspection</b>	<b>Electrical Inspection</b>	<b>Plumbing Inspection</b>
Timber Pest Inspection	Structural (Engineer)	Geotechnical Inspection
Swimming Pool Inspection	Drainage Inspection	Asbestos Inspection
Mould Inspection	Gasfitting Inspection	Appliances Inspection
Airconditioning Inspection	Alarm/Intercom/Data Systems	Hydraulics Inspection
Mechanical Services	Hazards Inspection	Fire/Chimney Inspection
Estimating Report	Garage Door Mechanical	Durability of Exposed Surfaces

**Terminology**

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas (fields) of an item:

**Damage:** The building material or item has deteriorated or is not fit for its designed purpose.

**Distortion, Warping, Twisting:** The Item has moved out of shape or moved from its position.

**Water Penetration, Dampness:** Moisture has gained access to unplanned and/or unacceptable areas.

**Material Deterioration:** The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.

**Operational:** The item or part does not function as expected.

**Installation:** The installation of an item is unacceptable, has failed or is absent.

## **INSPECTION FINDINGS**

The following areas were inspected where present and within the scope of the inspection -

Interior, The Roof Interior, Exterior, The Roof Exterior, The Subfloor, Garage/Carport, Pergola/Deck, Site.

**Important: Strata Title** - Where an item above is noted as being part of the Common Area, the item is outside the Scope of this Report. It is strongly recommended that an Inspection and Report on these areas be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

### **THE INTERIOR OF THE BUILDING**

If present the following elements were inspected:

**The Rooms:** Ceilings, Walls, Floors, Windows, Doors and Frames, Insect Screens, Trims and Cupboards/Robes.

**Kitchen:** Bench Top, Cupboards, Sink, Taps and Tiles.

**Bathrooms, Toilets, Ensuite and Laundry:** Cistern and Pan, Bidet, Taps, Tiles, Bath, Shower, Vanity, Washbasin, Tubs/Cabinet and Ventilation.

### **Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations**

#### **INTERNAL**

- Bedroom 1**
- robe installed with four hinged doors, storage above and a central dressing table with drawers under, one door catch requires adjustment;
  - all wall and ceiling linings are sound;
  - no major defects/safety hazards visible;
- Balcony**
- this is a timber structure with hardwood decking, metal roof, fibre cement sheet ceiling and a timber balustrade;
  - decay noted to sections of stair stringers and to one post on stairwell, regular maintenance is recommended;
- Bedroom 2**
- robe installed with two sliding doors, one door handle is missing;
  - all wall and ceiling linings are sound;
  - no major defects/safety hazards visible;
- Bedroom 3/Study**
- no robe installed;
  - all wall and ceiling linings are sound;
  - gapping noted to corner of wall and door frame, provision of a corner mould recommended;
  - no major defects/safety hazards visible;

**Bathroom**

- timber floor construction;
- no drainage leaks or water hammer evident;
- shower installed over bath;
- leaking noted to shower rose swivel joint, repair recommended;
- one vanity door hinge requires refixing;
- no exhaust fan fitted;
- all wall tiles are sound, tiles have been painted;
- some drummy (loose) floor tiles noted;
- all wall and ceiling linings are sound, wall joints are visible;
- privacy latch fitted and working;
- no major defects/safety hazards visible;

**Toilet**

- timber floor construction;
- no drainage leaks evident;
- skirting tiles are sound;
- some drummy (loose) floor tiles noted;
- all wall and ceiling linings are sound, wall joints are visible;
- toilet door has been removed;
- no major defects/safety hazards visible;

**Kitchen & Meals**

- no drainage leaks or water hammer evident;
- recirculating exhaust hood fitted, not working, inspection by a qualified technician recommended;
- 4-plate gas cooktop and electric wall oven installed, oven light not working;
- whilst the appliances were working at time of inspection, testing and reporting on such items is outside the scope of AS4349.1 (Australian Standard) refer also to Services section on page 11;
- splashback tiles are sound, tiles have been painted;
- all wall and ceiling linings are sound;
- refixing of pelmet over door recommended;
- all cupboard doors, drawers and bench tops are in fair condition;
- no major defects/safety hazards visible;

**Living Room & Entry**

- all wall and ceiling linings are sound;
- smoke detector has been removed from bracket, this is a safety hazards, installation as per AS 3786 recommended, refer also to Services section on page 11;
- ceiling fan fitted and working;
- wall mounted air-conditioning unit installed, whilst the unit was working at time of inspection, testing and reporting on such items is outside the scope of AS4349.1 (Australian Standard) refer also to Services section on page 11;
- no major defects visible;

## GROUND FLOOR

- Bedroom 1**
- robe installed with two sliding doors, one door handle is missing;
  - ceiling lining is sound, no cracking or movement evident to masonry walls;
  - no major defects/safety hazards visible;
- Bedroom 2**
- no robe installed, freestanding furniture only;
  - provision of a bottom guide is recommended to bedroom door;
  - all wall and ceiling linings are sound;
  - no major defects/safety hazards visible;
- Sitting Room**
- storage cupboard installed with two sliding doors;
  - all wall and ceiling linings are sound, no cracking or movement evident to masonry walls;
  - no major defects/safety hazards visible;
- Storeroom**
- all wall and ceiling linings are sound, no cracking or movement evident to masonry walls;
  - no major defects/safety hazards visible;
- Bathroom & Toilet**
- concrete floor construction;
  - floor waste installed;
  - no drainage leaks or water hammer evident;
  - shower installed over bath;
  - exhaust fan fitted and working;
  - all wall and floor tiles are sound, wall tiles behind hand basin have not been grouted;
  - all wall and ceiling linings are sound, no cracking or movement evident to masonry walls;
  - privacy latch fitted and working;
  - no major defects/safety hazards visible;
- Hall**
- all wall and ceiling linings are sound, no cracking or movement evident to masonry walls;
  - no major defects/safety hazards visible;

**Kitchen & Meals**

- no drainage leaks or water hammer evident;
- leaking noted to hot water tap spindle, repair recommended;
- recirculating exhaust hood fitted and working;
- 4-plate electric upright stove installed, not tested due to stored items, testing and reporting on such items is outside the scope of AS4349.1 (Australian Standard) refer also to Services section on page 11;
- all visible splashback tiles are sound;
- all wall and ceiling linings are sound, no cracking or movement evident to masonry walls;
- wall mounted air-conditioning unit installed, whilst the unit was working at time of inspection, testing and reporting on such items is outside the scope of AS4349.1 (Australian Standard) refer also to Services section on page 11;
- one ceiling mounted smoke detector fitted;
- all visible cupboard doors, drawers and bench tops are in fair condition;
- no major defects/safety hazards visible;

**Rear Deck**

- this is a timber attached structure supported on timber posts with metal post shoes and treated pine decking with a timber balustrade;
- decks and balustrades need to be well maintained on a regular basis to inhibit weathering and decay, some weathering has begun to decking;
- no major defects/safety hazards visible;

**Laundry**

- concrete floor construction;
- single bowl stainless steel tub installed with metal cabinet under, door is missing and cabinet requires refixing to wall;
- no drainage leaks or water hammer evident;
- ceiling lining is sound, no cracking or movement evident to masonry walls;
- 160 litre electric mains pressure hot water unit installed to corner, overflow relief valve operating correctly, no corrosion or leaking evident, date of manufacture July 2012, hot water systems can fail at anytime for a number of reasons, however unit was working at time of inspection;
- no major defects/safety hazards visible;

**THE ROOF INTERIOR****Roof Interior**

- not applicable, flat roof;

**THE EXTERIOR OF THE BUILDING****Windows**

- aluminium sliding windows installed;
- screens fitted;
- latches fitted;
- no major defects/safety hazards visible;



- Eaves**
- fibre cement eave soffit sheets installed;
  - some sheets require reinstating to fascia grooves;
- Fascia Boards**
- timber square-dressed fascia boards installed;
  - minor amount of decay has occurred to some mitred corners, which is not considered significant, such weathering can be expected to occur mostly to mitred corners and is regarded as general maintenance, rectification during repainting is accepted practice;
  - some misalignment noted to rear at electrical point of attachment, repair recommended;
- Roofing & Flashing**
- galvanised metal roofing installed, screw fixed;
  - roof plane is true and straight and all appears weatherproof at time of inspection;
  - no major defects/safety hazards visible;
- Guttering, Downpipes & Valleys**
- standard quad gutters installed;
  - some areas appear to be retaining water due to insufficient fall which is not considered significant as most gutters will retain some water, overflowing can be expected to most gutters during heavy rain;
  - some gutter and downpipe joint leaks and corrosion evident, life appears limited;

### **CRACKING TO BUILDING MEMBERS**

Is there significant cracking to the Building Members: No

**If cracks have been identified in the table below, then A Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase.**

Regardless of the appearance of the cracks a Pre Purchase Building Inspector carrying out a Pre Purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Obtaining Information regarding:

- (a) The nature of the foundation material on which the building is resting,
- (b) The design of the footings,
- (c) The site landscape,
- (d) The history of the cracks and
- (e) Carrying out an invasive inspection,

all fall outside the scope of this Pre Purchase Inspection. However, the information obtained from the five items above are valuable in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection **may** have the potential to develop over time into Structural Problems for the Home Owner resulting in major expensive rectification work been carried out.

- Residence Brickwork**
- no significant cracking or movement evident to residence blockwork at time of inspection;

At the time of inspection such cracking was not considered structurally significant, however If further advice is required a structural engineer will need to be consulted, alternatively please feel free to contact the inspector;

## THE SUBFLOOR

Did the structure(s) have a subfloor(s) No      Where the answer is Yes elements below were inspected:

**Subfloor ventilation:** Ventilation is important in minimising infestations by timber pests and helps prevent damp problems. The Inspector considers that the ventilation in this property is: **Adequate**

**Subfloor**

- not applicable, concrete slab construction;

## CARPORT

**Carport**

- this is a metal attached structure with concrete floor;
- no light or power installed;
- no sarking installed to under roofing, condensation dripping may occur during cold weather;
- minor cracking noted to concrete floor;
- no major defects/safety hazards visible;

## GARDEN SHED

**Garden Shed**

- this is a galvanized metal detached structure with concrete floor and two hinged doors;
- refixing of bracket supporting door bolt recommended;
- cutting back of adjacent vegetation recommended;
- structure is considered sound and performing as intended;

## THE SITE

**Driveway & Paths**

- paved driveway is in good condition;
- minor cracking noted to concrete paving;

**Retaining Walls**

- some cracking and movement noted to right hand side brick retaining wall;

**Surface Water Drainage**

- no adverse overland stormwater flow indicators were present for normal weather conditions;

**Hot Water**

- gas mains pressure hot water unit installed to rear, overflow relief valve operating correctly, no corrosion or leaking evident, hot water systems can fail at anytime for a number of reasons, however unit was working at time of inspection;

**Fences**

- timber paling fencing is in good condition;
- metal colorbond fencing is in good condition;
- fencing was not fully visible due to vegetation;

## **SERVICES**

### **Electrical Installation:**

All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report, as is the clearance of ceiling insulation to light fittings. It's recommended that a licensed electrician be consulted for further advice.

### **Plumbing:**

All plumbing needs to be inspected and reported on by a plumber. It's recommended that a licensed plumber be consulted for further advice.

### **Hot Water Service:**

Hot water services need to be inspected and reported on by a plumber and/or electrician. It's recommended that a licensed plumber and/or electrician be consulted for further advice.

### **Gas:**

All gas services need to be inspected and reported on by a gas plumber. It's recommended that a licensed gas plumber be consulted for further advice.

### **Phone:**

All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician. It's recommended that a telecommunications technician be consulted for further advice.

### **Smoke Detectors:**

Australian Standard AS 3786 - Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or install these detectors.

## Conclusion and Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

**The incidence of Major Defects** in this Residential Building as compared with similar Buildings is considered:

Low

**The incidence of Minor Defects** in this Residential Building as compared with similar Buildings is considered:

Typical

**The overall condition** of this Residential Dwelling in the context of its age, type and general expectations of similar properties is:

Average

**Please Note:** This is a general appraisal only and cannot be relied on its own – read the report in its entirety.

*This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary. IMPORTANT: All Recommendations made in the above Inspection Findings or elsewhere in this Report should be carried out/or considered in your decision process, prior to purchase. If it is more than 60 days from the inspection date, we recommend a new inspection and report.*

## Definitions

**High:** The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**Typical:** The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

**Low:** The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**Above Average:** The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

**Average:** The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

**Below Average:** The Building and its parts show some significant defects and/or very poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

**Major Defect:** Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

**Minor Defect:** Any defect other than what is described as a major defect.

**Accessible area:** is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

### **Important Advice**

**Note:** In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The Exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

**Trees:** Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and provide advice on the best course of action with regards to the trees.

**The septic tanks:** Should be inspected by a licensed plumber.

**Swimming Pools:** Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in fines for non compliance under the legislation.

**Surface Water Drainage:** The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

### **Important Information Regarding the Scope and Limitations of the Inspection and this Report**

**Important Information** Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

- 1) This report is NOT an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends too a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- 2) **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.
- 3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.)**

**4) CONSUMER COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

- (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
- (b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

**5) ASBESTOS DISCLAIMER: “No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.** If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples’ health. You should seek advice from a qualified asbestos removal expert.”

**6) MOULD (MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER:** Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the Inspection, Mould happened to be noticed it may be noted in the **Additional Comments** section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.



- 7) MAGNESITE FLOORING DISCLAIMER:** No inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.
- 8) ESTIMATING DISCLAIMER:** Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

### **IMPORTANT DISCLAIMER**

**DISCLAIMER OF LIABILITY:** -No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

**DISCLAIMER OF LIABILITY TO THIRD PARTIES:** - Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

**Note:** In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Civil Law (Sale of Residential Property) the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

**Limited Liability to a Purchaser within the Australian Capital Territory only:** Within the Australian Capital Territory (ACT) and in accordance with the ACT Civil Law (Sale of Residential Property) Act 2003 and Regulations, a copy of the Report may be attached to the Contract for Sale.

#### **This Report may be attached to the Contract provided that:**

- I. This Report must include: -
  - (a) the Inspection Date; and
  - (b) the date the Report was prepared; and
  - (c) the Pacific International Insurance Limited policy number and expiry date of the professional indemnity insurance policy covering the Inspector who provided the Report.
- II. The Vendor and the Purchaser are advised that within 7 days after the Inspection Date the following information will be given to the Territory (defined in the Act) for inclusion in a publicly available register: -
  - (a) the fact that this Report has been prepared; and
  - (b) the street address of the property inspected; and
  - (c) the Inspection Date stated in this Report; and

- (d) the name and contact details of the company, partnership or sole trader that employs the Building Inspector who prepared the Report; and
- (e) the name of the Building Inspector who carried out the inspection.

**III.** As required by Part 2, Section 7 and Clause 5 of the Regulations the circumstances in which reliance may be placed on the report in respect to the state of the property at the time of the inspection are;

- (a) the inspection was carried out not more than three months prior to the date the property named on the front of the Report was first listed or offered for sale; and
- (b) the date on which the settlement took place was not more than one hundred and eighty (180) days after the Inspection Date; and
- (c) the Report is given by the Vendor to the prospective Purchaser prior to Exchange; and
- (d) The Purchasers agreement to the 'Notice to the Purchaser' should be in a recordable form e.g. email, text, a signed "Notice to the Purchaser" to the company, partnership or sole trader at the address shown on the front of the Report not less than four (4) days prior to the date of settlement.

**IV.** The Vendor and the Purchaser are advised that, upon payment of a reasonable fee, the company, partnership or sole trader that employed the Building Inspector who prepared this Report may supply a copy to any person, Solicitor, company or organization purporting to represent or be a person who has entered into a contract to buy the property.

**NOTE:** The provisions of the above 'Limited Liability to a Purchaser within the Australian Capital Territory only' clause together with the 'Notice to the Purchaser' shall, in all circumstances, form part of the Contract between the Purchaser and the company, partnership or sole trader that employs the Inspector who carried out the Inspection.

**WARNING:** The Purchaser is advised that this Report reflects the condition of the property existing at the time of the inspection (Inspection Date) and may not reflect the current state. It is, therefore, **very strongly recommended** that you promptly arrange for another inspection and report in accordance with Australian Standard AS4349.1 to be carried out prior to the expiration of the 'Cooling off Period' and settlement, If it is more than 60 days from the inspection date, we recommend a new inspection and report.

**THIS IS NOT A COMPLIANCE REPORT STRICTLY IN ACCORDANCE WITH CIVIL LAW (SALE OF RESIDENTIAL PROPERTY) REGULATIONS:**

The report may contain copies of any approved plans, building approvals, building permit and Certificates of Occupancy. However, any comments made by the person who prepared the report as to whether or not, in the opinion of the Inspector, the structures on the land substantially comply with the approved plans (if any) are made on the basis of a cursory glance of the plans and not upon a detailed examination. Any opinion expressed as to whether or not any building approval or approval under the Land (Planning and Environment) Act, 1991, is based on the limited knowledge and belief, at the time, of the Inspector. The Purchaser is advised that a Special Purpose Report is available through the Inspector to advise more fully in respect to these matters. The structures may have been damaged by pests, storm, strong wind or fire or the Vendor may have carried out alterations and/or additions to the Property since the Inspection Date. The Report may no longer reflect the true condition of the Property. The structure(s) may no longer be in accordance with the attached plans etc. IT IS STRONGLY RECOMMENDED that, if the Purchaser has any concerns in respect to the compliance of the structures, a Special Purpose Report be obtained. Alternatively, the Purchaser should rely upon his, her or their own enquiries.



## **CONTACT THE INSPECTOR**

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection and Report was carried out by: Michael Ffrench

Address: PO Box 450 CURTIN ACT 2605

Licence: ACT Building Licence No: 2013845 Class C  
NSW Building Licence No: 263281C

Insurance Accreditation Number: AUS-14-10935

Dated this 18<sup>th</sup> Day of March 2015

SIGNED FOR AND ON BEHALF OF: Lawrie Paul Building & Pest Services



Signature:

**Refer Notice to Purchaser (ACT) below**

**Notice to the Purchaser (ACT only)**

- (a) At the Exchange and prior to the 'Cooling-off Period' you were given an inspection report on the Property you intend purchasing. This Report reflects the condition of the property existing at the time of the inspection (Inspection Date) and may not reflect the current state. The structures may have been damaged by pests, storm, strong wind or fire or the Vendor may have carried out alterations and/or additions to the Property since the Inspection Date. The Report may no longer reflect the true condition of the Property. The structure(s) may no longer be in accordance with the attached plans etc. It is, therefore, **very strongly recommended** that you urgently arrange for another inspection and report in accordance with Australian Standard AS4349.1 to be carried out prior to exchange or prior to the expiration of any 'Cooling Off Period' and prior to settlement.
- (b) If the Report indicated the presence of termite damage or recommends any other inspections or treatments you should obtain copies of these reports and any treatment proposals, certificates of treatment carried out, including details of all repairs including copies of quotations, invoices and any other reports. It is **strongly recommended** that you arrange for an inspection and report in accordance with AS 4349.3 to verify that the treatment has been successful and carried out in accordance with AS 3660.2 and a further building inspection in accordance with AS 4349.1.
- (c) If you fail to procure a further inspection and report as recommended in (a) and (b) or fail to obtain copies of other reports, treatment proposals, certificates of treatment carried out, details of all repairs including copies of quotations, invoices and any other reports as recommended in (b) above, then you agree that you have decided not to have a further inspection and report carried out, or to obtain copies of treatment proposals, certificates of treatment carried out, details of all repairs including copies of quotations, invoices and any other reports and have relied upon your own enquires and the Report knowing the possible consequences and that the condition of the property, as stated in the Report, may have changed.
- (d) You agree that the person carrying out the inspection and the company, partnership or sole trader that employs that person will have no liability to you for any damage or loss you may suffer as a result of your entering the contract to purchase the property or in connection with completing the purchase of the property as a result of your failure to heed the advice given in (a) and (b) and the warning contained in (c) above, and may use such failure in defence of any claim that you may later make against any of them.
- NB** It is a condition of your right to rely upon the Report that you transmit by fax, post or otherwise deliver the signed "Notice to the Purchaser (ACT only) to the company, partnership or sole trader at the address detailed on the front of the Report not less than four (4) days prior to the date of settlement. If you fail to complete, sign or deliver the Notice then it will be deemed that you did not rely upon the report in respect to your decision as to whether or not to purchase the property. This may seriously affect any rights to future compensation to which you may be entitled.

**Please cross out the statement below that does not apply:** - At the date of exchange, not more than 3 months have elapsed since the Inspection Date and as at the anticipated date of settlement not more than 180 days will have elapsed since the Inspection Date;

1. I/We have read and understood the 'Limited Liability to a Purchaser within the Australian Capital Territory only' clause of the Report and this Notice to the Purchaser. I/We have not arranged for another inspection and report in respect of the property and it is my/our intention to **rely upon the findings contained in the report**; or
2. I/We have **arranged for another inspection of the property and report** to be carried out, which I/We will use in conjunction with this Report in deciding whether to proceed with the purchase of the property; or
3. I/We have read and understood the 'Limited Liability to a Purchaser within the Australian Capital Territory only' clause of the Report and this Notice to the Purchaser. I/We have not arranged for another inspection and report in respect of the property and have **relied on my/our own enquiries in respect of the condition of the property** as at the date of settlement including any changes in the condition of the property that have taken place since the Inspection Date stated in the Report.

## COMPLIANCE REPORT

### Block 13 Section 6 FISHER ACT

As requested, Lawrie Paul Building & Pest Services carried out an inspection of the records provided by Environment and Planning Directorate on Wednesday 18<sup>th</sup> March 2015. The information listed below is based on documentation supplied by Environment and Planning Directorate and a site visit.

Building Approval Plan No	Certificate of Occupancy	Date	Description of Works
21946/A/B/C	7983	24.07.72	Timber Residence
21946/D	22517	05.09.75	Additions
21946/E/F	54969	23.05.86	Metal Carport
21946/G/H	076245	29.06.88	Additions and Alterations
21946/I	78874	20.02.91	Convert Dwelling to Dual Occupancy

### **SUMMARY**

Based on the plans and documents provided by Environment and Planning Directorate, the following has been noted:

1. No approval is required for the addition of a wall in first floor living room to create a extra bedroom/study.
2. Sitting room and store to ground floor unit have not been constructed as per plan, however a Certificate of Occupancy has been issued, this appears to be a Building Control clerical error.
3. Garden shed to rear is exempt from approval.

This report has been based on a thorough and careful visual inspection of the building file documents and the property carried out by us. This report deals with matters of compliance with approved plans as held by the Environment and Planning Directorate.

*Please find enclosed:*

- 1 Conveyancing Enquiry (2 pages)
- 1 File Index for Conveyancing Search (2 pages)
- 5 Certificates of Occupancy
- 1 Survey Certificate
- 1 Sanitary Drainage Plan
- 17 Architectural Plans depicting the original dwelling plus alterations and amendments

## Disclaimer

Finally we state that this compliance report is for the use of the Addressee/Purchaser. We accept no responsibility or liability to any other party who might use or rely upon this report without our prior knowledge and written consent. Also, we must state that neither the whole nor any part of this report, or any reference thereto may be included in any published document, circular or statement, nor published in part or in full in any way without the written approval of Lawrie Paul Building Services of the format and context in which it may appear.

No reliance may be placed on this report after 180 days.

Should you require any further assistance please contact me.



Michael Ffrench

ACT Building Licence No: 2013845 Class C  
NSW Building Licence No: 263281C  
Professional Indemnity Insurance  
Policy No. AUS-14-10935  
Expiry Date October 2015



Pacific International Insurance Pty Ltd  
ACN: 169 311 193  
Locked Bag 3  
Cardiff NSW 2285  
Telephone: 1300 309 169  
Fax: +61 (2) 4954 3660  
Email: insurance@pacificintins.com

### CERTIFICATE OF CURRENCY

This is intended for use as evidence that the cover summarised below has been effected and shall be subject to all terms and conditions and exclusions of the Policy document and Schedule.

If the Insured has a Premium Funding agreement in place, this Policy may be cancelled in accord with the terms of the Insurance Contracts Act if the Insured fails to make the required payments.

**The Insured:** Mick Ffrench Pest & Building Services Pty Ltd  
T/as Lawrie Paul Building Services

**Address:** 4 Elaroo Place  
JERRABOMBERRA NSW

#### PARTICULARS OF INSURANCE COVER

Insurer:	Pacific International Insurance Pty Ltd	
Policy Number:	AUS-14-10935	
Period of Insurance Cover:	14 October 2014 To 14 October 2015	
Limit of General & Public Liability:	\$5,000,000	Any one claim and in the aggregate during the period of insurance.
Sub-Limit of General & Public Liability Environmental Impairment:	\$250,000	Any one claim and in the aggregate during the period of insurance.
Limit of Professional Indemnity:	\$500,000	Any one claim and in the aggregate during the period of insurance.

**Pacific International accepts no responsibility for any failure to notify the recipient of this Certificate of Currency in the event of the policy being cancelled.**

Tuesday, 3 March 2015



**ACT**  
Government  
Environment and  
Sustainable Development

21946

# Building Conveyancing Enquiry RESIDENTIAL

Please note that the information provided is limited to the material contained on the building file at the time of completing the conveyancing enquiry.  
 Note: Our aim is to provide a 4 to 5 full working day turnaround period for the standard services. Fast track services will only be accepted when ESD has the resources available to deliver the service. The turnaround time commences from the receipt of the form at Mitchell and does not include delivery time by mail or DX, weekends and public holidays.

Mail to ESDO Mitchell Office - GPO Box 1908 Canberra ACT 2601 or email to [buildingconveyance@act.gov.au](mailto:buildingconveyance@act.gov.au) or in person to: 8 Darling Street Mitchell 2911.  
 If you have difficulties completing this form please telephone (02) 6207 1923

**Part 1: Site Details**

Block: 13 Section: 6 \*Unit (if applicable): \_\_\_\_\_  
 Suburb: Fisher  
 Street Number: 51 Postcode: 2611  
 Street Address: Bendigo Street

**\*Additional Information/Location Description (required if a Unit)**

**Part 2: Applicant to complete**

Name of Applicant: Lawrie Paul Building + Post Services  
 Postal Address: P.O. Box 450 Curtin 2605  
 Phone (Business Hours): 6297 6288  
 Professional User ID (if applicable): 2299312

Lessee: Macken  
 Email Address: inspector@lawriepaul.com.au

**Office Use Only**

Trim: \_\_\_\_\_  
 Fees: \_\_\_\_\_  
 Officer: \_\_\_\_\_  
 Date Completed: \_\_\_\_\_

**Part 3: Description of Service**

Standard \$86.70  Fast track \$277.10\* (GST incl.)  
 Additional Documentation (fees will apply)  Sanitary Drainage Plan (\$21.50 additional)  
 Additional Information Requests: \_\_\_\_\_

**Part 4: Delivery Methods**

Emailed (Applicant) or  Other: \_\_\_\_\_  
 Collect at Mitchell Counter (Phone when ready)

**ACCESS AUTHORISATION**

I declare that the particulars of this application for search and/or copies of plans/documents are true and correct in every detail and I am the person indicated by a tick in the relevant box below.

- I am the owner
- I have authorisation for Power of Attorney (attached from the owner)
- I act for a Mortgagee in possession
- I have authorisation (attached) from the owner
- I am the solicitor acting on behalf of the owner
- I have authorisation (attached) from the Trustee of the Deceased Estate
- I have authorisation (attached) from the Solicitor representing the owner

Applicant's Signature R Roberts Date 11/3/15



### CONVEYANCING PART 2

No information is provided in respect of electrical, drainage or sewer matters and or to the location of overhead power lines or underground cables in relation to the building.

- |   | <u>Yes</u>               | <u>No</u>                           |
|---|--------------------------|-------------------------------------|
| 1. (a) Is this a government or ex government house?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) If yes, is there a building file with approvals on it?  | <input type="checkbox"/> | <input type="checkbox"/>            |
| 2. Is there any record of incomplete building work on the building file?<br>If yes - file copies attached   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Are there any records on the building file of current (within 5 years) housing Indemnity insurance policies for building work? If yes - file copies attached | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Are there any records on the building file showing building applications still being processed? (Current within 3 years) If yes - file copies attached       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Are there any records on the building file in relation to loose-fill asbestos insulation?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If available, copies of the following documents are provided:

- |  |                                     |                                     |
|--|-------------------------------------|-------------------------------------|
| • Certificate/s of Occupancy and Use                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| • Survey Certificates                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| • Approved Building Plans                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| • Ex- government Building Plans                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| • Certificate of Completion of Asbestos Removal work** | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

\*\* If YES – this indicates that the property was part of the Loose Asbestos Insulation Program. For more information go to the Asbestos Awareness Website – [www.asbestos.act.gov.au](http://www.asbestos.act.gov.au)

If requested:

- |                    |                                     |                          |
|--------------------|-------------------------------------|--------------------------|
| • Drainage Plan(s) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------|-------------------------------------|--------------------------|

#### ASBESTOS

\*\*The ACT Government is not able to guarantee the accuracy of the information in this report.

You should make your own enquiries and obtain reports (from a licensed Asbestos Assessor) in relation to the presence of loose fill asbestos insulation (and other forms of asbestos) on the premises. For more information go to the Asbestos Awareness Website – [www.asbestos.act.gov.au](http://www.asbestos.act.gov.au)

**Please Note:** Building approvals that have been generated via eDevelopment will be issued with a project number prefixed by the letter B. Initial building approval documentation will be identified with project number B20XXXX only but will be referenced as B20XXXX/A on the Certificate of Occupancy and Use. Any amendments to the original approval will be issued with the project number and an alphanumeric digit. The first amendment will be identified as B20XXXX/B, the second amendment B20XXXX/C etc.

Search officer comments (if any?)

Search officer initials: Lisa

Cost of application: \$ 108.20

Date completed: 16/03/15



CONVEYANCING BUILDING FILE INDEX

SUBURB: Fisher		SECTION: 6		BLOCK: 13		UNIT: -		EX GOV: No		PAGES: 2	
COU ISSUED Y/N	PLAN NUMBER	FOLIO NO.	DESCRIPTION OF WORK	AMEND	DETAILS	INDEM INSUR	SURVEY	PERMIT NUMBER	COST OF WORKS	COU PLAN NO. & DATE	FOOTINGS DATE
N/A	21946	2	Residence (Superseded)								
Y	21946/A	6	Residence						\$9,700		
Y	21946/B	17		Y							
		24						21946/A			
		26	Survey				Y				
Y	21946/C	34			Y						
		57	Final								
		61									28/04/72
Y	21946/D	64	Additions						\$3,500	21946/A+B+C 24/07/72	
		68									
		69						21946/D			
		81									23/10/73
Y	21946/E	91	Metal Carport							21946/D 05/09/75	
Y	21946/F	94			Y				\$1,080		
		97									
		99						21946/E+F			
		100	Final								21/05/86
Y	21946/G	106	Additions & Alterations							21946/E+F 23/05/86	
		108							\$5,000		
Y	21946/H	112						21946/G			
		113	Final	Y							
		114									28/06/88
Y	21946/I	115	Dual Occupancy							21946/G+H 29/06/88	
		122							\$8,000		
		124				04/01/91					
								21946/I			

	131		Final								18-02-91
	132									21946/I 20/02/91	

Drainage Plan Number: 16680

Soil Classification Number: No

Comments: No COU issued for Plan 21946, Superseded.

AUSTRALIAN CAPITAL TERRITORY  
Building Ordinance 1964 (as amended)

No 7983

CERTIFICATE AS TO FITNESS FOR OCCUPANCY AND USE

Permit Holder H.W. MEINHOLD.	Permit Number(s) 21946/A & 21946/B/C.
	Lessee A.T. & V.W. WICKS.

I certify that a

TIMBER RESIDENCE

on Block 13 of Section 6 at FISHER.

is fit for occupancy and use.

24/7/72

*[Signature]*  
Deputy Proper Authority

198317/1

White - original  
 Pink - office copy  
 Green - information copy  
 Gold - information copy

Building Branch  
 Department of the Interior  
 BL1/8 (1971)

**OFFICE COPY**

**CERTIFICATE OF FITNESS**  
(Class X and X Occupancy Only)

81

<b>ADVICE TO</b>	Name of Permit holder	Address
	T. E. O'CALLAGHAN.	13 Illugrace St, Yarralumla 260.
	Name of Lessee	Address
	L. T. & V. WILKES	51 Bendigo St, Fisher. 2611.

It is hereby certified that the building consisting of Additions

situated on Block 13 Section 6 in the Canberra Division of FISHER /or

situated at ..... for which plans and specifications were approved and a building permit issued under the provisions of the Building Ordinance 1972, is fit for use and/or occupation.

Type of construction	Class of occupancy	Number of storeys
Permit No. 1972 987		
Approved Plan No. 2146/D		

22517

5/9/75  
*[Signature]*  
Deputy Building Controller



# CERTIFICATE OF OCCUPANCY OR USE

Pursuant to Part V of the Building Ordinance 1972, the building consisting of:

METAL CARPORT

situated at

Block <b>13</b>	Section <b>6</b>	Division <b>FISHER</b>
or situated at		

is considered to be substantially in accordance with the prescribed requirements for occupancy and use, subject to the endorsements listed below.

Approved, plan Nos. <b>21946-E and 21946-F.</b>		
Type of construction * <b>5</b>	Class of occupancy * <b>10</b>	(* as defined in the Building Manual A.C.T.)
Permit No. <b>82167</b>	Name of permit holder <b>READ B.</b>	

Endorsements

.....

.....

.....

.....

.....

.....

.....

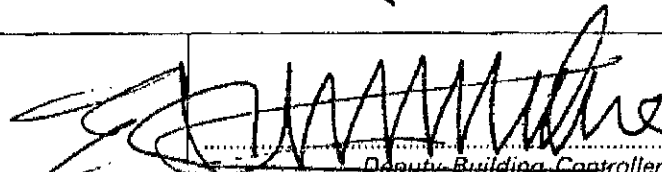
.....

.....

.....

The issue of this Certificate does not affect the liability of a person to comply with the provisions of a law of the Territory (including the Building Ordinance) relating to the building work nor does it authorise the use of the land contrary to a provision, covenant or condition of lease.

54969

 **23/5/86**  
 Deputy Building Controller date

SEE OVERLEAF



# CERTIFICATE OF OCCUPANCY OR USE

Pursuant to Part V of the Building Ordinance 1972, the building consisting of:

*additions & alterations*

situated at

Block <i>13</i>	Section <i>6</i>	Division <i>Listed</i>
--------------------	---------------------	---------------------------

or situated at

is considered to be substantially in accordance with the prescribed requirements for occupancy and use, subject to the endorsements listed below.

Approved plan Nos. <i>21946/G &amp; 21946/A</i>	
Type of construction*	Class of occupancy* <i>1</i> <small>(*as defined in the Building Manual A.C.T.)</small>
Permit No. <i>10072</i>	Name of permit holder <i>P. Campbell</i>

Endorsements

.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....

The issue of this Certificate does not affect the liability of a person to comply with the provisions of a law of the Territory (including the Building Ordinance) relating to the building work nor does it authorise the use of the land contrary to a provision, covenant or condition of lease.

076245

*[Signature]*  
Deputy Building Controller  
SEE OVERLEAF

*29/6/88*  
date



Department of Urban Services  
ACT Building Control

# Certificate of Occupancy or Use

Pursuant to Part V of the Building Act 1972, the building consisting of:

.....  
CONVERT DWELLING TO DUAL OCCUPANCY  
.....

situated at

Block <u>13</u>	Section <u>6</u>	Division <u>FISHER</u>
or situated at		

is considered to be substantially in accordance with the prescribed requirements for occupancy and use, subject to the endorsements listed below.

Approved plan Nos. <u>2146/I</u>		
Type of construction* <u>N/A</u>	Class of occupancy*	(*as defined in the Building Manual A.C.T.)
Permit No. <u>12124</u>	Name of permit holder <u>C. FLEMING</u>	

Endorsements

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

The issue of this Certificate does not affect the liability of a person to comply with the provisions of a law of the Territory (including the Building Act) relating to the building work nor does it authorise the use of the land contrary to a provision, covenant or condition of lease.

78874

[Signature]  
Deputy Building Controller

20, 2, 91  
Date

**COURTENAY & BARRETT**

LAND & ENGINEERING SURVEYORS

Registered under Surveyor's Act, 1929  
Licensed to practice in the A.C.T.

Office Address  
ROOM 2, MANUKA ARCADE  
MANUKA, A.C.T. 2603  
Phone 95 6633



BEDE S. COURTENAY  
20 Rodway Street, Yarralumla  
A.C.T. 2600  
Phone 81 2511

PETER G. BARRETT  
42 Cadell Street, Downer  
A.C.T. 2602  
Phone 48 9417

Ref. 32/70.71

10th December, 1970.

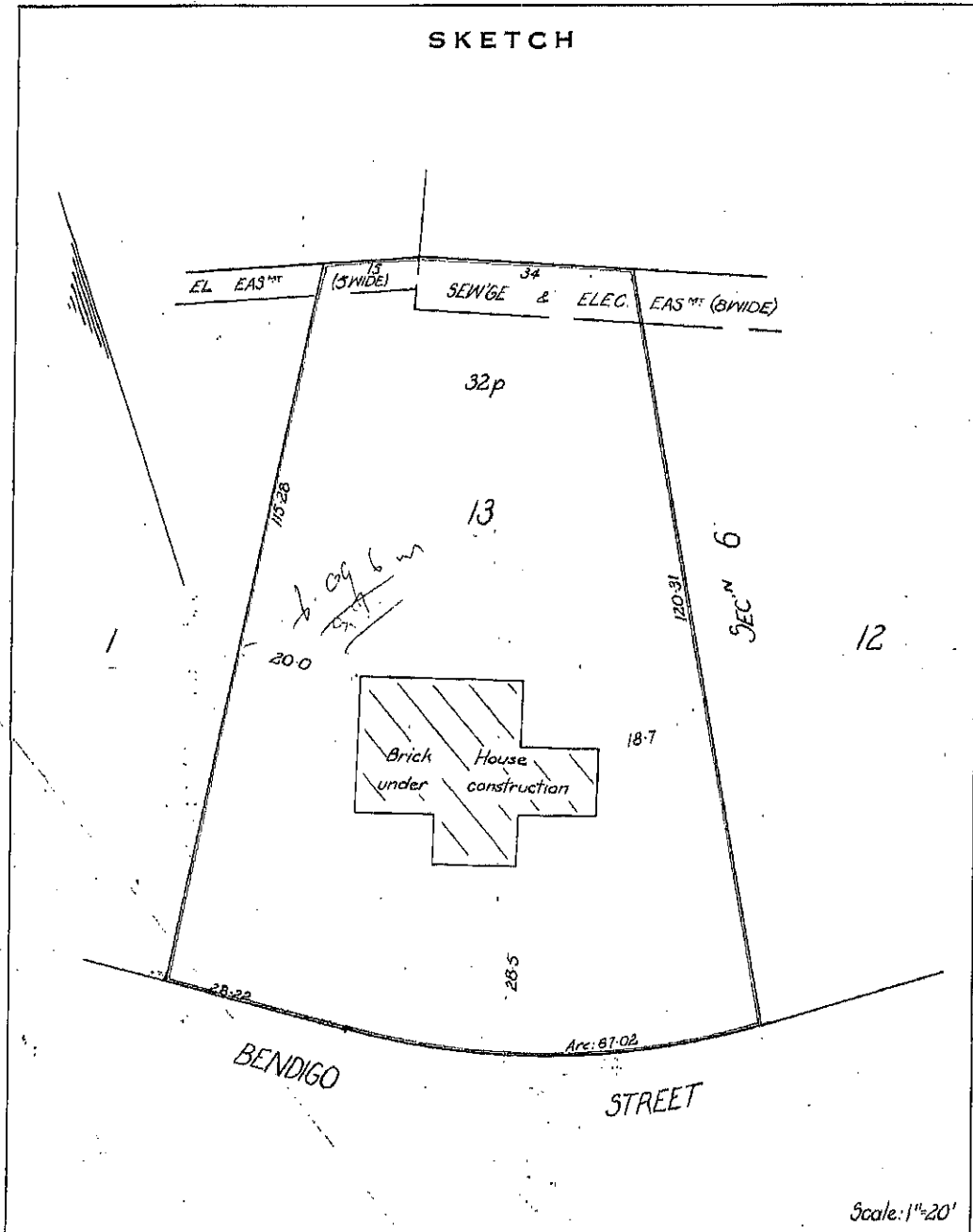
**Survey Report Re** BLOCK 13, SECTION 6, DIVISION of FISHER.

As instructed I have surveyed all that piece or parcel of land, containing 32 perches, being **BLOCK 13, SECTION 6, DIVISION of FISHER, CANBERRA CITY DISTRICT, AUSTRALIAN CAPITAL TERRITORY.**

I hereby certify that erected wholly upon the above-mentioned land, in the position shown on the accompanying sketch, is a Brick House, under construction.

There are no encroachments on this property and none by this property upon any adjoining lands or Street.

*Bede S. Courtenay*  
**REGISTERED SURVEYOR.**





PLAN OF SANITARY DRAINAGE

FOR

OWNER MR. L. T. WICKS

LOT 13 SECTION 6

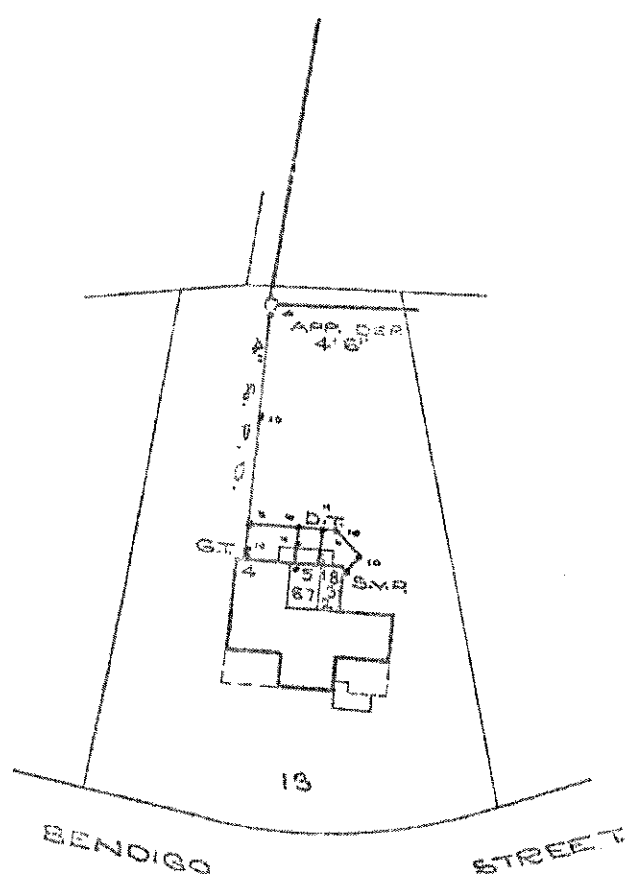
FISHER A.C.T.

REFERENCE

- DT DISCONNECTOR TRAP.      GT GULLY TRAP.      SVP SOIL VENT PIPE.      EV EDUCT VENT.
- SPD STONEWARE PIPE DRAIN.      IO INSPECTION OPENING.      FT FLOOR TRAP.      VP VENT PIPE.

NOTE, All work to be executed in accordance with Canberra Water & Sewerage Regulations.

SCALE 40 FEET TO 1 INCH.



FIXTURES

- |              |    |               |
|--------------|----|---------------|
| FIRST FLOOR  | 1. | WATER CLOSET. |
|              | 2. | BATH.         |
|              | 3. | BASIN.        |
|              | 4. | SINK.         |
| GROUND FLOOR | 5. | WATER CLOSET  |
|              | 6. | BATH.         |
|              | 7. | BASIN.        |
|              | 8. | TROUGH.       |

NOTES — DRAINS TO BE LAID ARE SHOWN IN BLUE LINES.

THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

*Mrs. Tomlin*

SEWERAGE ENGINEER

10.9.1926

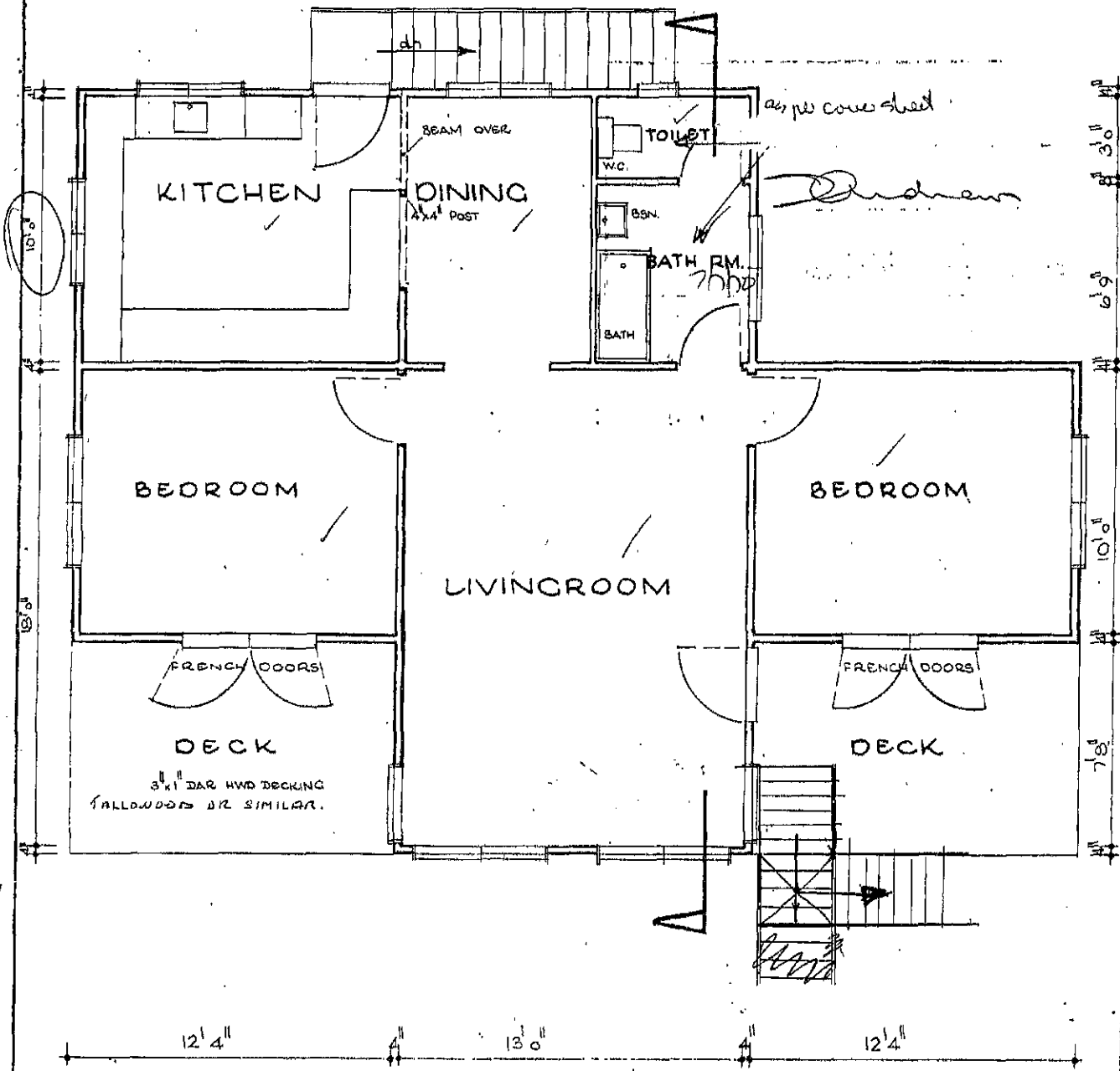
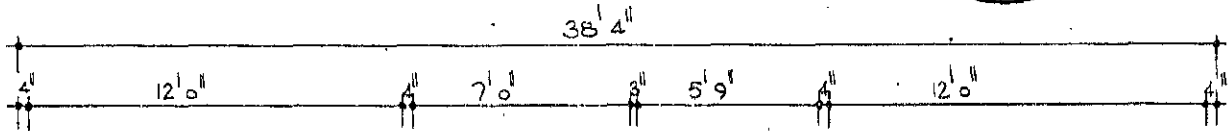
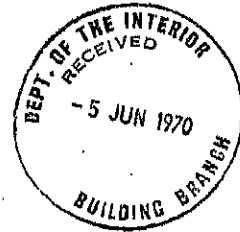
\* FLOOR PLAN

PLANS/FILE No. 21946/A

DEPT. OF INTERIOR  
BUILDING BRANCH

RECEIVED

JUN 1970



THE DOUGLAS "EXECUTIVE"

douglas aluminium pty. ltd.

154 CASTLEREACH ST. SYDNEY. 616588

SCALE: 3/16" = 1' 0"

DRAWN: April '70

PAUL D. KERR, B.BUILD., L.A.I.B.

SHEET

1

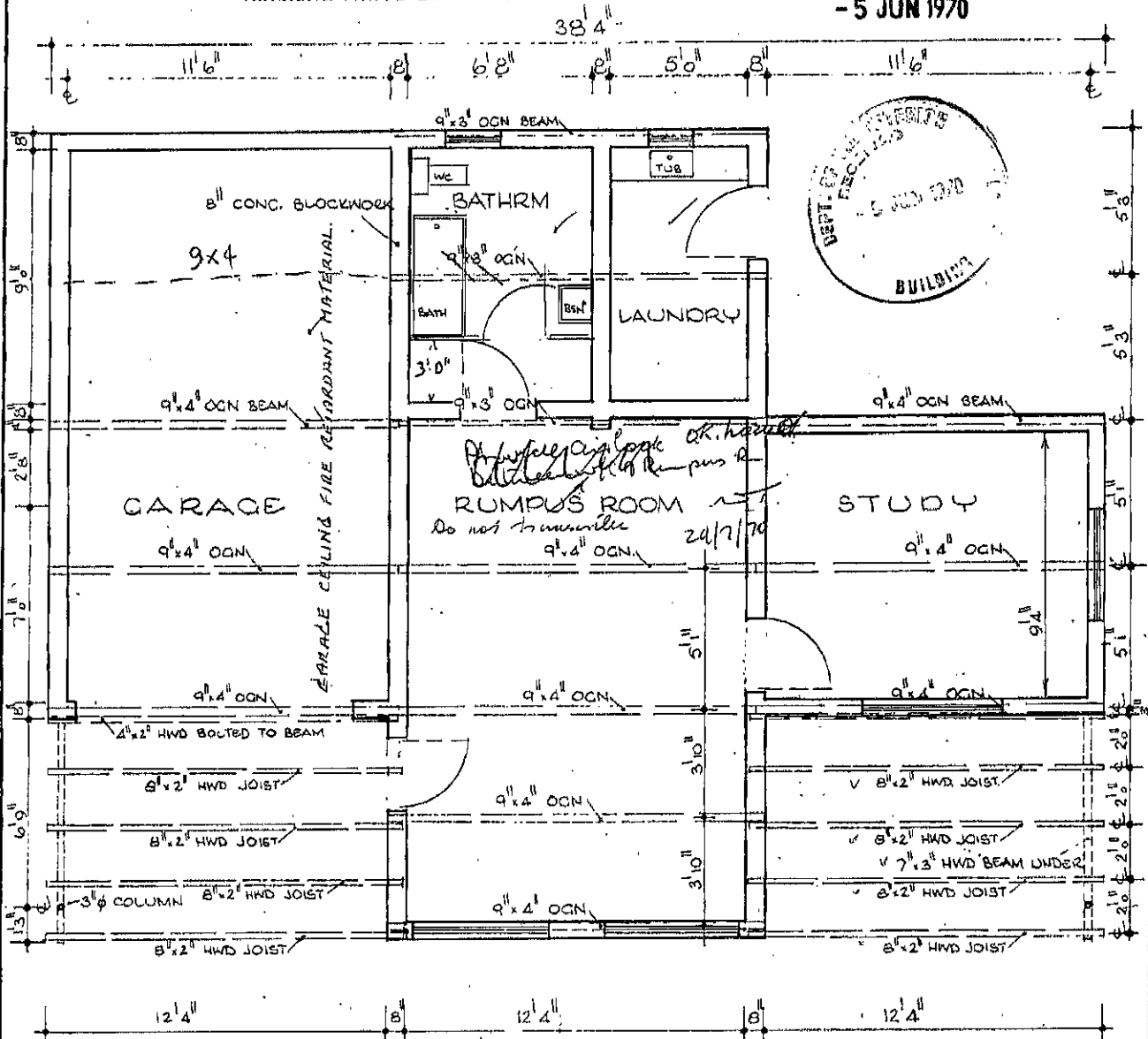
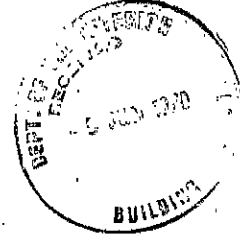
PLANS/FILE No. ....

DEPT. OF INTERIOR  
BUILDING BRANCH

RECEIVED

- 5 JUN 1970

BATHROOM & LAUNDRY WALLS SMOOTH & IMPERVIOUS  
MATERIAL MIN. 1/2"



*Handwritten notes:*  
Do not trim walls  
24/7/70  
OK. hand...

as per conc sheet.

*Signature: Andrews*

*Handwritten: r/h/s*

\* FOUNDATION WALLS & COLUMNS

# THE DOUGLAS "EXECUTIVE"

douglas aluminium pty ltd  
154 CASTLEREACH ST. 616588

SCALE: 3/16" = 1'0"  
DRAWN: April '70  
PAUL D. KERR, B.BUILD., L.A.I.B.

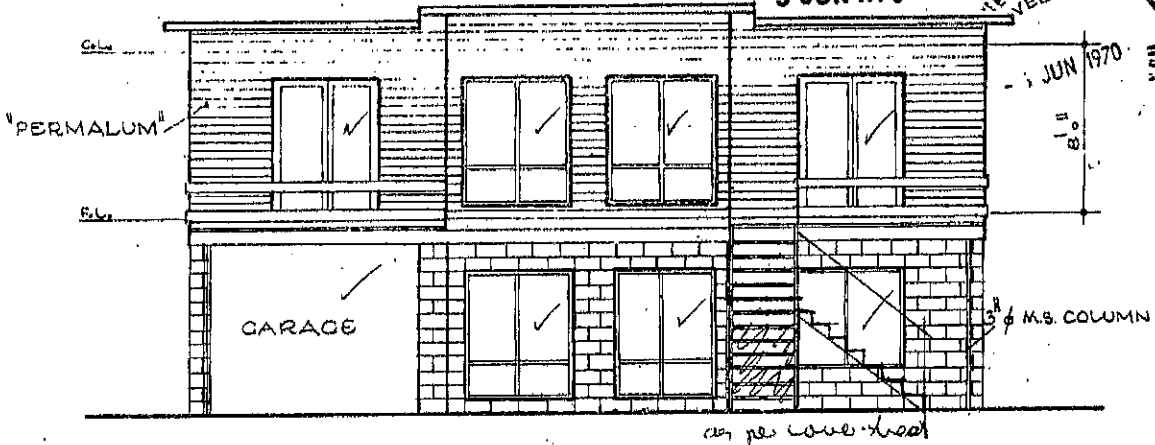
SHEET  
1A

FRONT ELEVATION

RECEIVED

- 5 JUN 1970

RE INTERIOR  
VED  
- 5 JUN 1970  
11' 0"  
11' 0"  
11' 0"

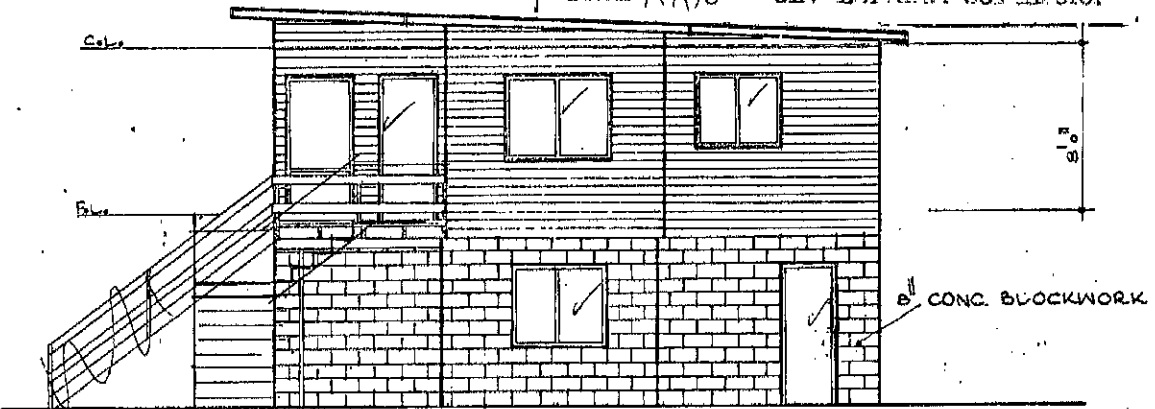


SIDE ELEVATION

*Dudman*

DATE 7/7/70

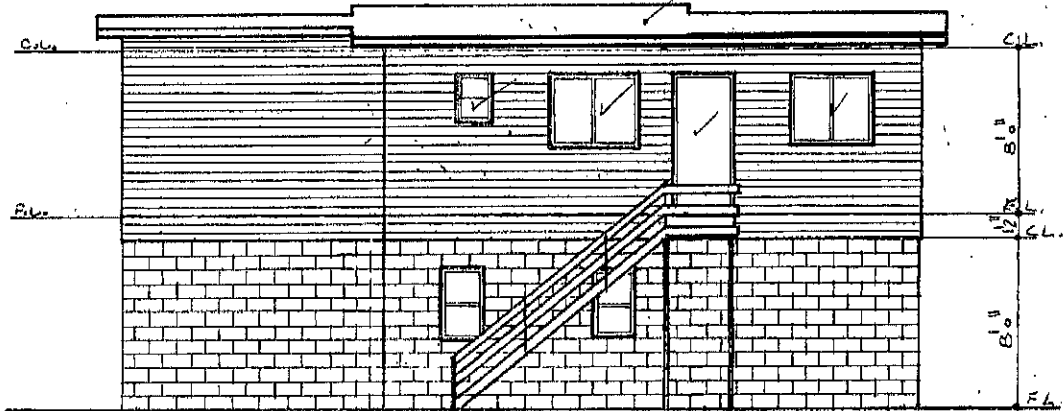
NATIONAL HOSPITAL  
DEPT. OF INTERIOR



FLOOR LEVEL MIN. 1" ABOVE GROUND LEVEL.  
ALL BLOCKWORK IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.  
SUBMIT DETAILS OF LEFT HAND ELEVATION.

REAR ELEVATION

galvanised metal sheeting, pre coloured  
if pcdl exceeds 10"  
labour" 222 ROOFING



THE DOUGLAS "EXECUTIVE"

douglas aluminium pty. ltd.  
154 CASTLEBREACH ST. 610588

SCALE: 1/8" = 1'-0"  
DRAWN: April '70  
PAUL O. KERR, B. BUILD., L.A. 108

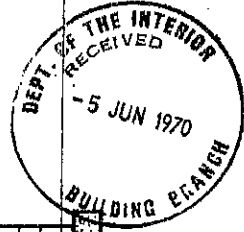
SHEET  
2

PLANS/FILE No. ....

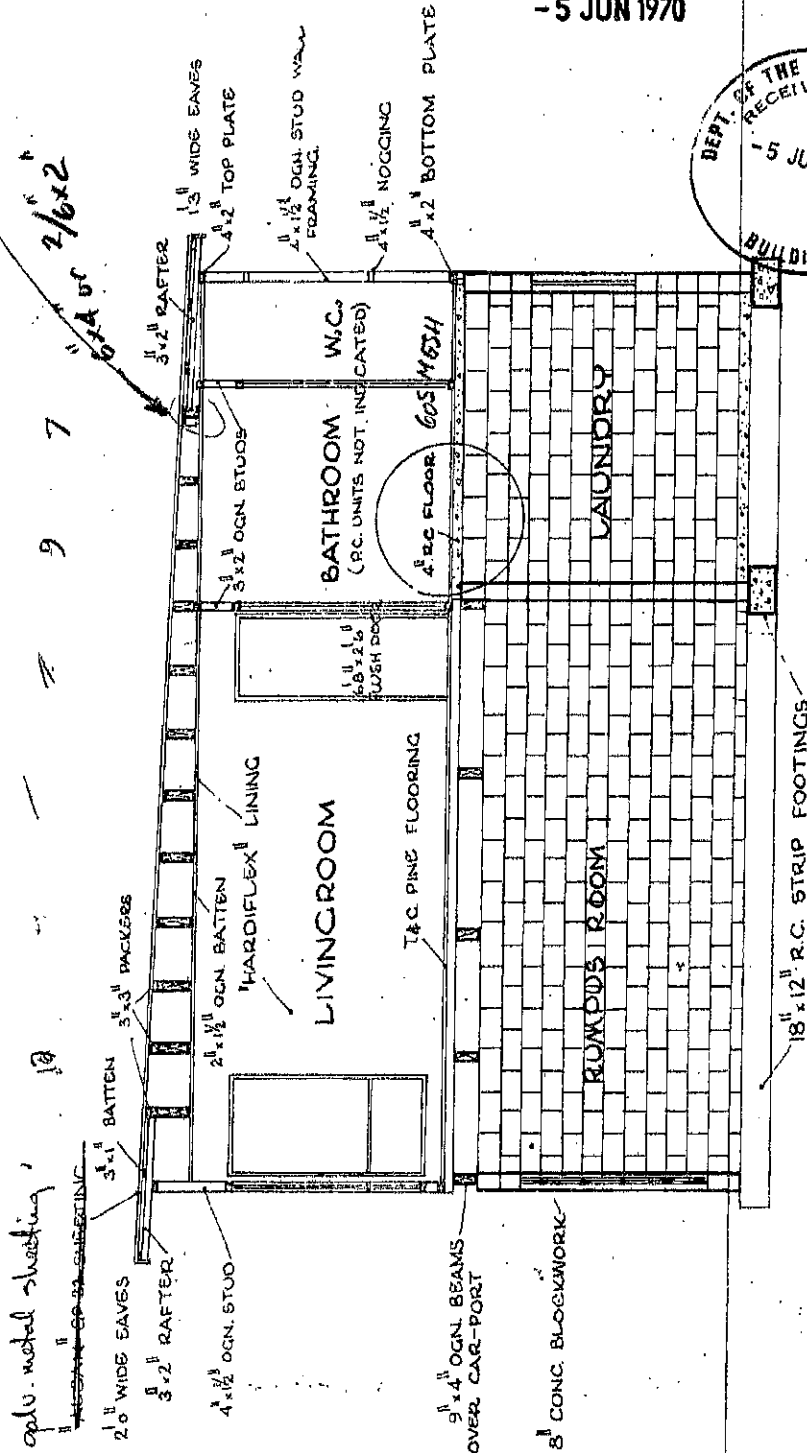
DEPT. OF INTERIOR  
BUILDING BRANCH

RECEIVED

- 5 JUN 1970



INSPECTOR SEE LETTER FOR BEAM SIZE



SECTION 'A-A'

# THE DOUGLAS "EXECUTIVE"

douglas aluminium pty ltd  
154 CASTLEREACH ST. SYDNEY. 616588

SCALE: 3/16" = 1'-0"  
DRAWN: April '70  
PAUL D. KERR, B.BUILD., L.A.108.

SHEET  
3

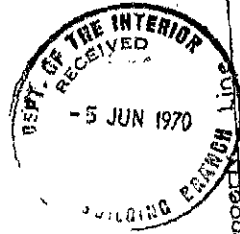
WILSON STREET

PLANS/FILE No. ....

DEPT. OF INTERIOR  
BUILDING BRANCH

RECEIVED

- 5 JUN 1970



A check survey is to be lodged at the Building Section and approval for this project is to proceed above ground level without prior approval.

12

No building or works etc. is to be erected on the property line ...

11

6'6" 3'9"

13

250 m<sup>2</sup>

250 m<sup>2</sup>

15-28'

19'

28-22' Fall over separation edge to 21.12.70 at 4 1/2'

as per cross sheet.

*Dudley*

7/1/70

Property Line

Kerb Line

BENDIGO STREET

STREET

Mark Line

Amended Plan 13/6. Fisher

PLANS/FILE NO 21946/A

PLANS, FILE No. 21946/B

\* FLOOR PLAN

DEPT. OF INTERIOR  
BUILDING BRANCH

RECEIVED

20 AUG 1970

APPROVED IN RESPECT OF NOMINATED  
AMENDMENTS ONLY

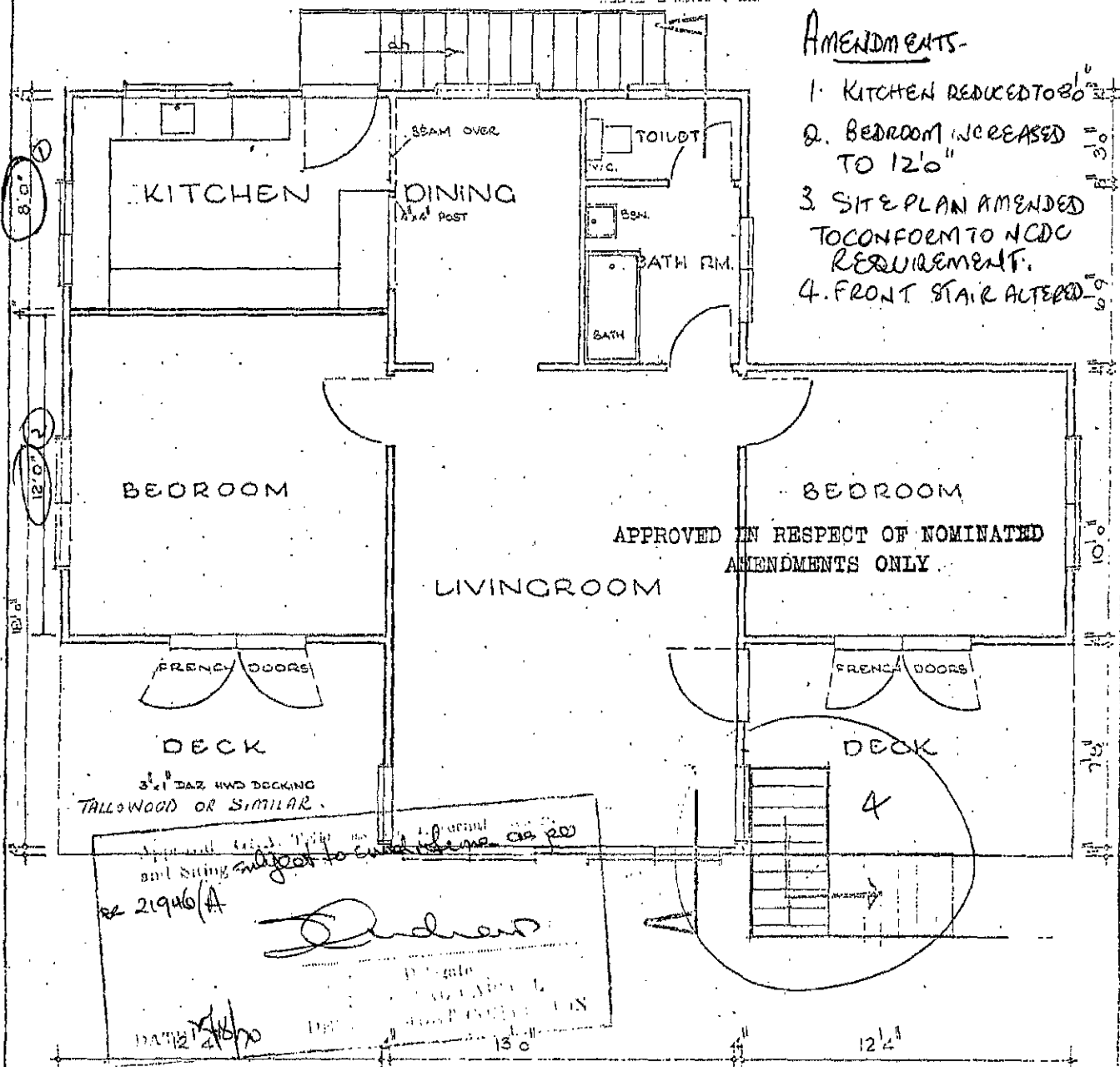
S1/2

38' 4"



AMENDMENTS-

1. KITCHEN REDUCED TO 8'0"
2. BEDROOM INCREASED TO 12'0"
3. SITE PLAN AMENDED TO CONFORM TO NCDU REQUIREMENT.
4. FRONT STAIR ALTERED



APPROVED IN RESPECT OF NOMINATED  
AMENDMENTS ONLY

Approved in respect of the amendments and being subject to conditions of the Act  
 RE 21946/A  
*[Signature]*  
 13/8/70  
 13'0"

THE DOUGLAS "EXECUTIVE"

douglas aluminium pty. ltd.

134 CASTLEMEACH ST. SYDNEY. 616553

SCALE: 3/4"=1'0"

DRAWN: April 70

PAUL D. KERR, S. BUILD., L.A.I.B.

SHEET

1

Amended Plan 13/6. Fisher.

LEASING AGREEMENT

RECEIVED 21/9/61/B

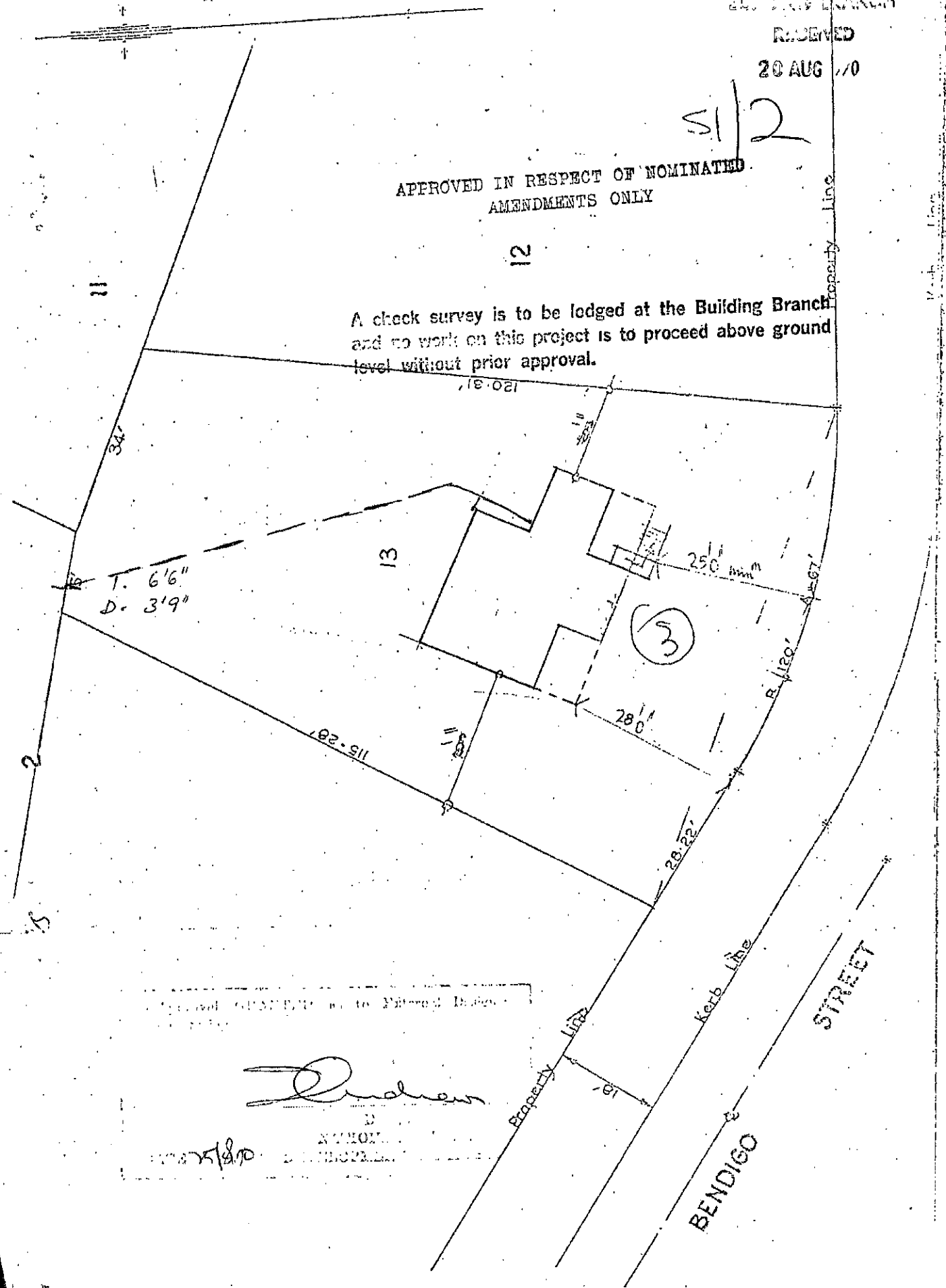
RECEIVED  
20 AUG 1960

51/2

APPROVED IN RESPECT OF NOMINATED  
AMENDMENTS ONLY

12

A check survey is to be lodged at the Building Branch  
and no work on this project is to proceed above ground  
level without prior approval.



Received 21/9/61/B

*[Signature]*

25/8/60

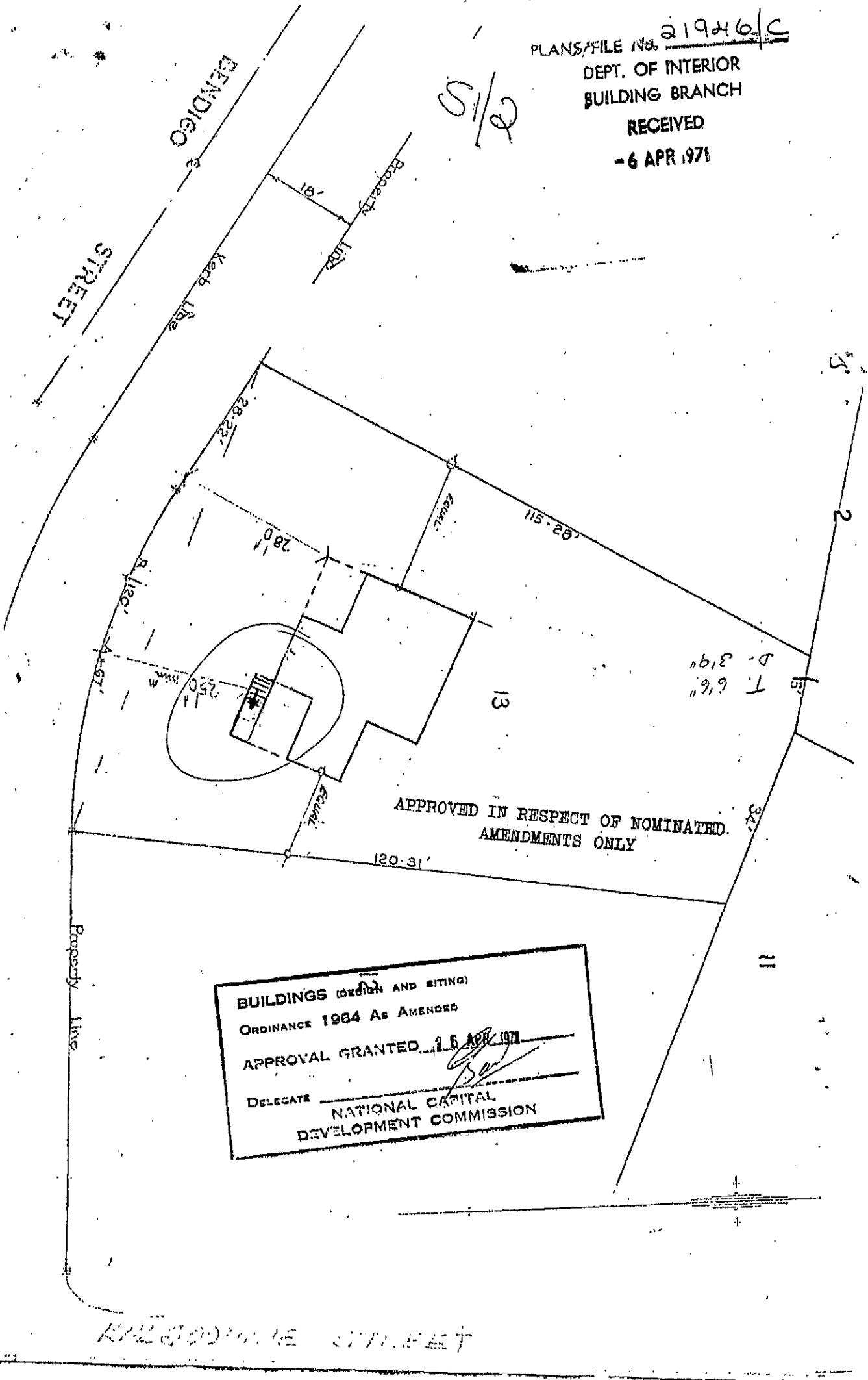
BENDIGO STREET

STREET



PLANS/FILE NO. 21946/C  
DEPT. OF INTERIOR  
BUILDING BRANCH  
RECEIVED  
- 6 APR 1971

S/S/2



APPROVED IN RESPECT OF NOMINATED  
AMENDMENTS ONLY

BUILDINGS (DESIGN AND SITING)  
ORDINANCE 1964 As AMENDED  
APPROVAL GRANTED 16 APR 1971  
DELEGATE [Signature]  
NATIONAL CAPITAL  
DEVELOPMENT COMMISSION

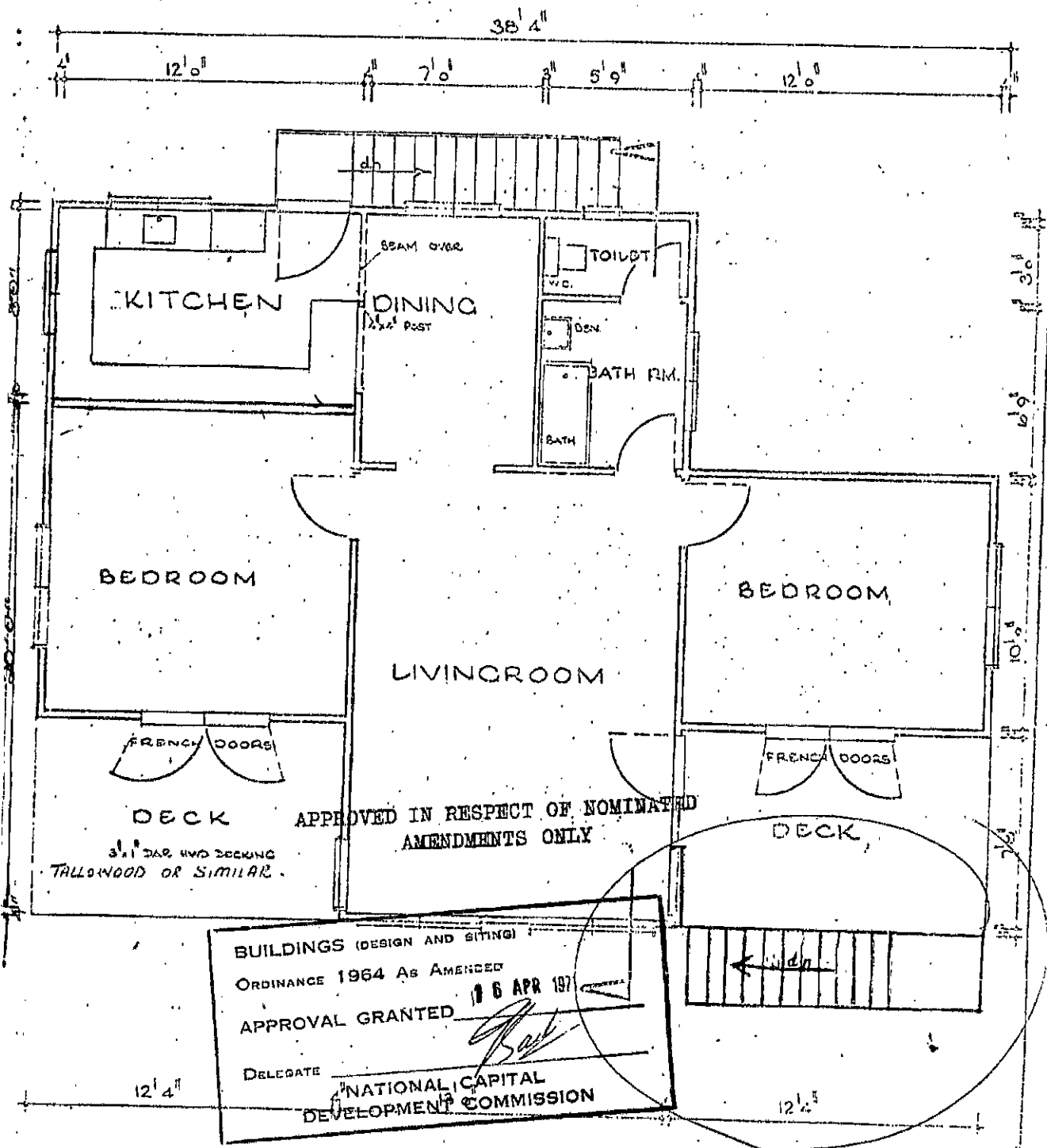
D. 3'9"  
T. 6'6"

RELIANCE STREET

\* FLOOR PLAN

PLANS/FILE NO. 21946/C  
 DEPT. OF INTERIOR  
 BUILDING BRANCH  
 RECEIVED  
 -6 APR 1971

S1/2



APPROVED IN RESPECT OF NOMINATED AMENDMENTS ONLY

BUILDINGS (DESIGN AND SITING)  
 ORDINANCE 1964 AS AMENDED  
 APPROVAL GRANTED 16 APR 1971  
 DELEGATE *[Signature]*  
 NATIONAL CAPITAL DEVELOPMENT COMMISSION

THE DOUGLAS "EXECUTIVE"

douglas aluminium pty. ltd.  
 24 CASTLE REACH ST. SYDNEY. 610583

SCALE: 3/4" = 1'-0"  
 DRAWN: April '70  
 PAUL O. KERR, B.BUILD., L.A.I.B.

SHEET  
 1

APPROVED IN RESPECT OF NOMINATED  
AMENDMENTS ONLY

PLANS/REV. 5 21946/C

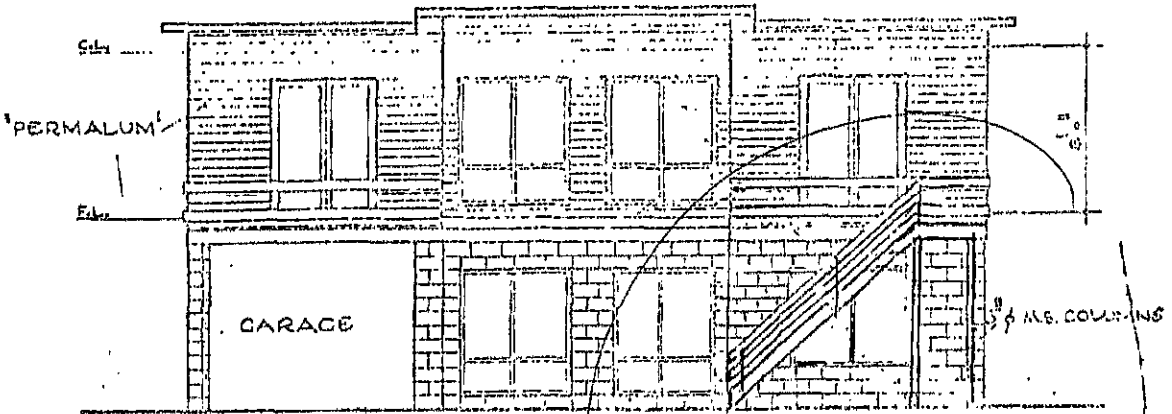
DEPT. OF INTERIOR  
BUILDING BRANC

RECEIVED

-6 APR 1971

S1/2

FRONT ELEVATION

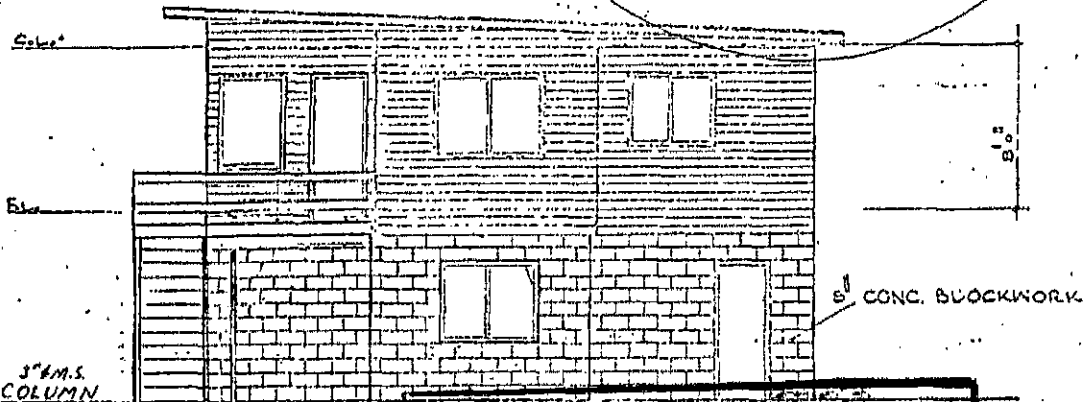


SIDE ELEVATION

① Amended front STAIRS

STAIRS TO CONFORM TO CLAUSE 809 (A) OF BUILDING  
MANUAL. TREAD 9 1/2\"

PROVIDE DETAILS OF STAIRCASE CONSTRUCTION



REAR ELEVATION

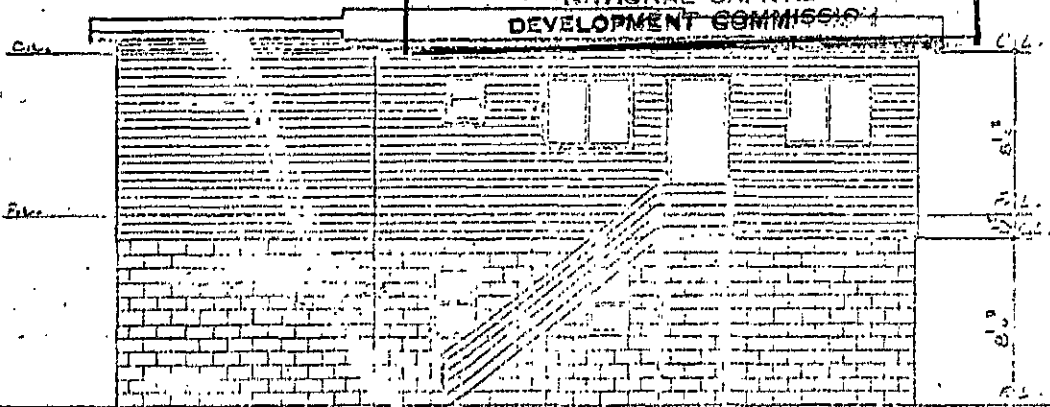
BUILDINGS (DESIGN AND STORAGE)

ORDINANCE 1964 As AMENDED

APPROVAL GRANTED 1-6 APR 1971

DELEGATE

NATIONAL CAPITAL  
DEVELOPMENT COMMISSION



THE DOUGLAS "EXECUTIVE"

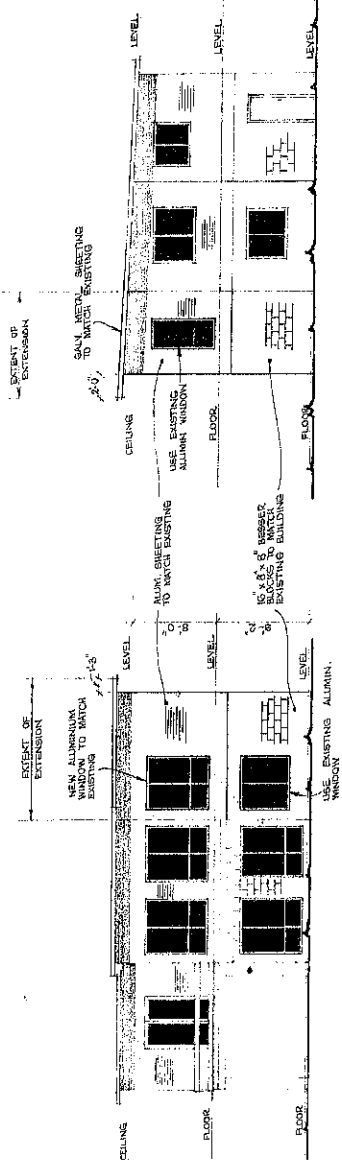
douglas aluminium ply. ltd.  
154 CASTLE BEACH ST. 614508

SCALE: 1/8" = 1'-0"  
DRAWN: April 70  
PAUL D. KERR ARCHT. LAND

PROJECT  
2

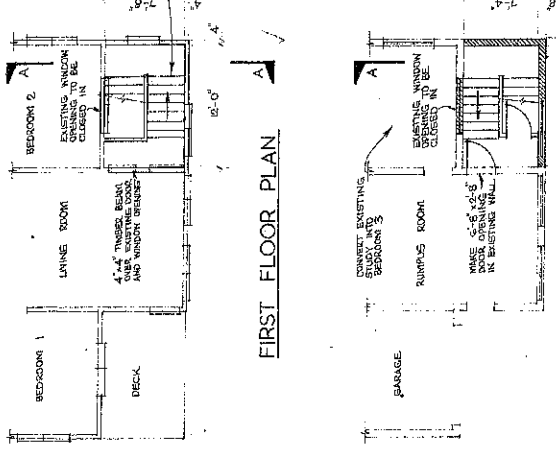
219460  
 AUG 1973  
 Bldg. & City Div. of City of Albany

BUILDINGS DESIGN AND DRAWING  
 OAKHAWK 1894 A.C. AVENUE  
 APPROVAL GRANTED 28 AUG 1973  
 Date: *Wickham*  
 NATIONAL CAPITAL  
 DEVELOPMENT COMMISSION



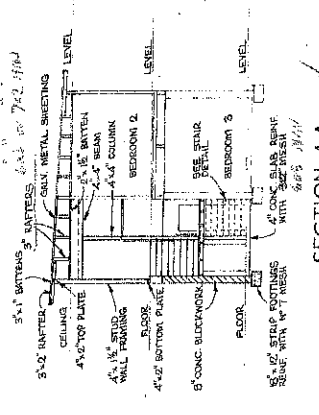
FRONT ELEVATION

SIDE ELEVATION



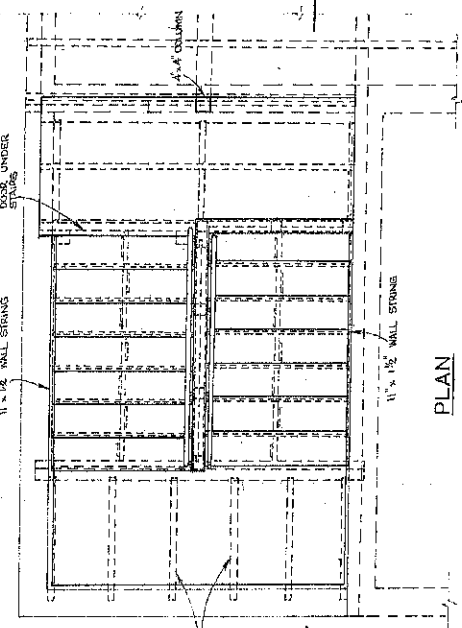
FIRST FLOOR PLAN

GROUND FLOOR PLAN

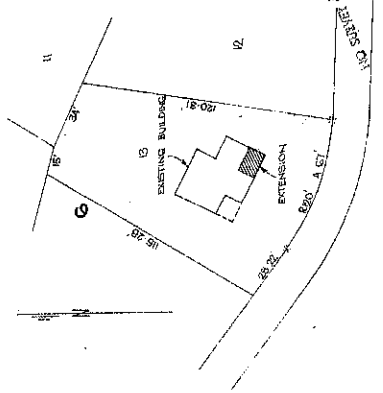


SECTION A-A

SECTION B-B



STAIR DETAILS  
 SCALE: 1/8" = 1'-0"



SITE PLAN  
 SCALE: 40' = 1"

PROPOSED EXTENSION TO RESIDENCE  
 BLOCK 13 SECTION 6 FISHER ACT  
 FOR MR. & MRS. L. WICKS

ETB. - JUNE 1973

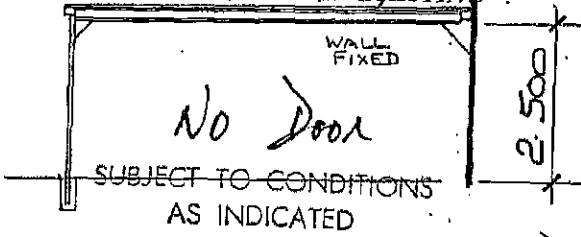
SCALE: 1/8" = 1'-0" UNO.

MAXIMUM HEIGHT 2500 m.m. ABOVE  
MEAN NATURAL GROUND LEVEL

LYSAGHTS TRIMDEK HITEN ROOFING  
ZINCALUME

PLANS/FILE No. **Z1946/E**  
Received Building Section  
**23 DEC 1985**  
Dept. Territories & Local Government

EXTERNAL FINISH TO MATCH EXISTING

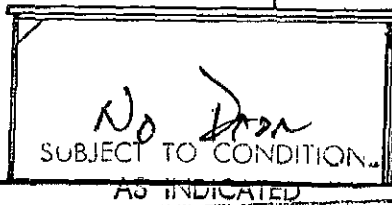


SECTION



SIDE ELEVATION

FASCIA GUTTER  
ZINCALUME



<input checked="" type="checkbox"/>	Service mains to be relocated clear of structure
<input type="checkbox"/>	Structure to be relocated clear of easement
<input type="checkbox"/>	Structure to be relocated to give 1.5m clearance from pole
<input type="checkbox"/>	Meter box to be relocated
<input type="checkbox"/>	Cable clearance required

Chief Engineer  
ACTRA

PLANS AND SPECIFICATIONS EXAMINED  
AND RECOMMENDED FOR APPROVAL BY  
FRONT ELEVATION

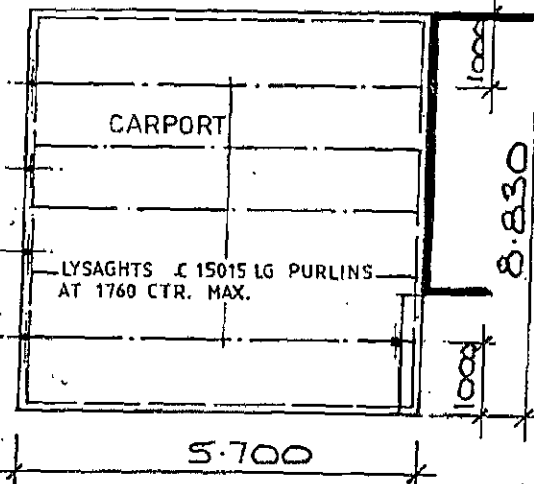
..... / 19  
ENGINEER FOR WATER SUPPLY AND SEWERAGE

..... / 19  
CHIEF ELECTRICAL ENGINEER

..... / 19  
STRUCTURAL ENGINEER

**SUPERSEDED**  
5/2

BUILDING WORK SHALL BE CONSTRUCTED IN  
ACCORDANCE WITH THE APPROVED PLANS THE  
BUILDING ACT AND ANY MATTERS SPECIFIED  
ON THE PLANS. THE APPROVAL OF ANY  
PLANS OR THE GRANT OF A BUILDING PERMIT  
DOES NOT AFFECT THE OPERATION OF ANY  
OTHER LAWS IN THE TERRITORY, NOR DOES IT  
AUTHORISE THE USE OF THE LAND CONTRARY  
TO A PROVISION, COVENANT OR CONDITION  
OF LEASE.  
MODIFICATIONS IF APPLICABLE



PLAN

SITE PLAN

CARPORT FOR J. DEN HARTOG

AT 13/6 FISHER

W.R. ENGINEERING PTY. LTD.  
12 ISA STREET Fyshwick 805988

SCALE: 1:100 1:500  
DATE: AUGUST 84  
DRAWN: D.C. SULLIVAN

inc

Lysaghts Trimdek or Monoclad  
steel deck roofing fixed to  
manufacturer's details.  
Provide min. fall of 1 : 60

38x38x3 m.s. L  
top cleats welded to  
columns: *219/6/E*  
Purlin

Fascia  
gutter

38x38x3 m.s.  
L pop rivetted  
full length  
of fascia  
gutter.

Purlins as  
specified on  
title sheet.

Column

25x6 m.s.  
brace.

25x6 m.s.  
brace.

S P E C I F I C A T I O N

- Footings shall consist of 150 dia. min. mass concrete stumps 450 deep with columns to be taken down and set in concrete or false legs with 125x125x3 m.s. base plates. Concrete rate to be 15MPa.
- Carport to be framed up with 64x64x3 RHS columns as indicated and 38x38x3 m.s. L top cleats welded on. Provide bracing in both directions, welded or bolted.
- Roof framing shall consist of lipped purlins as specified on title sheet.
- Roofing shall consist of galvd. or zincalume steel decking as specified on title sheet, fixed to manufacturer's details. Provide fascia gutter all round reinforced on sides with 38x38x3 m.s. angle.
- Provide downpipe(s) at a rate of 70 sq. mm for every sq. metre of roof area. Downpipe position to be determined on site.
- Connect downpipe(s) to existing storm water drainage or to an absorption pit in accordance with site conditions and as directed
- Concrete floor and all site works by others.
- painting to be done by others.

64x64x3.2  
RHS columns.

Provide 150  
dia. min.  
mass conc.  
pad footing  
450 deep,  
with column  
set into  
concrete.

125x125x3  
base plates  
bolted to  
together.

25x25x3 m.s.  
L false leg

38x38 m.s.  
lug.

150 dia.  
min. mass  
conc. footing

APPROVED FOR CONSTRUCTION BY THE HOLDER  
OF A CLASS "D" LICENCE.

CLASS OF OCCUPANCY: RESIDENCE I  
OUTBUILDINGS X

*Mah*

25 FEB 1986

Department of Standards, Carports  
W.R. ENGINEERING PTY., LTD.

12 ISA STREET FYSHWICK 2614  
805988

FOOTINGS TO BE TAKEN  
DOWN TO SOLID GROUND

THIS APPROVAL DOES NOT SUPERSEED THE REQUIREMENTS OF LYSAGHTS TRIMDEK HITEN ROOFING ACT BUILDING MANUAL ZINCALUME

PLANS/FILE No. 21946/E

Received Building Section 28 JAN 1986

Dept. Territories & Local Government

No Doors WALL FIXED OVER MAXIMUM HEIGHT 2500 mm. IN NATURAL GROUND LEVEL

500

WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS THE BUILDING MANUAL ACT, THE NOTATIONS MADE ON THE PLANS AND ANY MATTERS SPECIFIED ON THE BUILDING PERMIT. THE APPROVAL OF PLANS OR THE GRANT OF A BUILDING PERMIT DOES NOT AFFECT THE OPERATION OF ANY OTHER LAW IN THE TERRITORY, NOR DOES IT AUTHORISE THE USE OF THE LAND CONTRARY TO A PROVISION, COVENANT OR CONDITION OF LEASE.

FASCIA GUTTER ZINCALUME

MODIFICATIONS IF APPLICABLE

64x64x3-2 RHS COLUMNS

SIDE ELEVATION

EXTERNAL FINISH TO MATCH EXISTING

The proposed structure shown on this plan has been sited clear of the electricity service to the residence, and may be erected on the site indicated.

CHIEF ELECTRICAL ENGINEER A.C.T.R.A.

512

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY

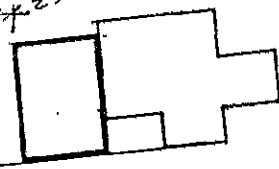
FRONT ELEVATION / /19 ENGINEER FOR WATER SUPPLY AND SEWERAGE

CHIEF ELECTRICAL ENGINEER / /19

STRUCTURAL ENGINEER / /19 CARPORT.

NO SURVEY CERTIFICATE REQUIRED LESSEE/BUILDER RESPONSIBLE FOR CORRECT SITING NATURAL GROUND LEVELS AT SITE BOUNDARIES AND EASEMENTS SHALL NOT BE ALTERED

230mm APPROX



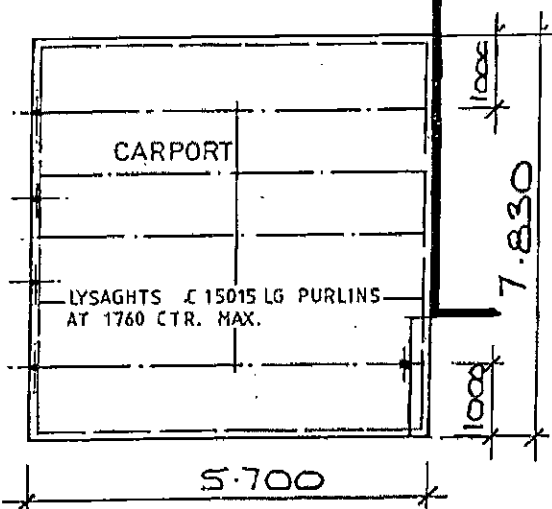
SETBACK LINE

BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED APPROVAL GRANTED

25 FEB 1986

DELEGATE NATIONAL CAPITAL DEVELOPMENT COMMISSION ST.

NO PART OF THE STRUCTURE/FOOTINGS TO ENCRANCH THE BOUNDARY AMENDED PLAN CARPORT SHORTENED AT REAR TO CLEAR ACTEA POWER LINES.



PLAN

SITE PLAN

CARPORT FOR J. DEN HARTOG

AT 13/6 FISHER

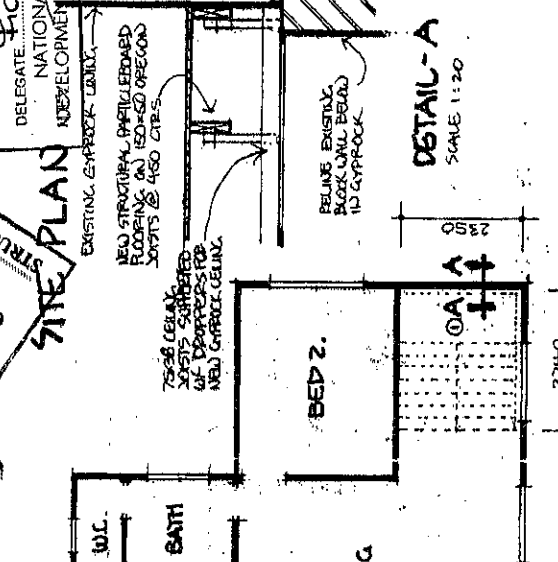
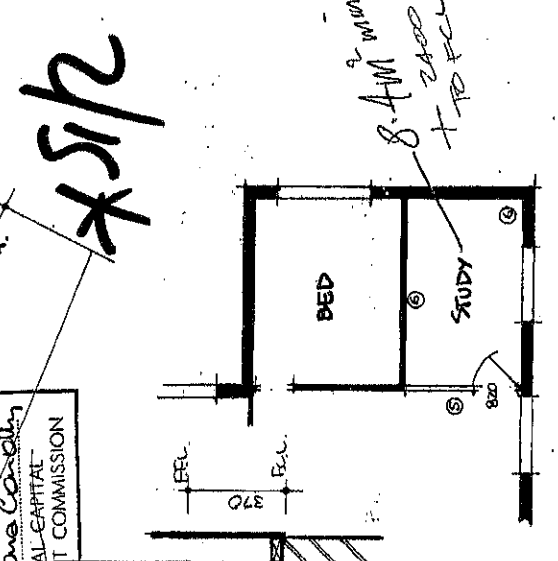
W.R. ENGINEERING PTY. LTD. 12 ISA STREET FYSHWICK 805988

SCALE: 1:100 1:500 DATE: AUGUST 84 DRAWN: D.C. SULLIVAN

13-6 FISHER

SUBJECT TO CONDITIONS AS INDICATED ON DRAWING

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS "C" LICENSE.  
 21946  
 26 FEB 1988  
 High Territories & Local Government  
 PROPOSED ALTERATIONS



*8 AM 2 W/W*  
*T TO PCL*

ROOF PLAN NOTES:  
 1. REMOVE EXISTING TIMBER STAIRS & MAKE GOOD W/ NEW TIMBER FLOOR OVER  
 2. REPAIR EXISTING WINDOW & STUDDOOR BELOW TO SUIT NEW 2040x920 DOOR  
 3. REMOVE EXISTING DECK, JOISTS & RAILING & REBUILD  
 4. NEW TIMBER STAIRS & RAILING  
 5. NEW STUD WALL & DOOR JAMB  
 6. REPAIR EXISTING WALL PANELLING & RE-LINE EXISTING BLOCK WALL W/ GYPSUM

21946  
 26 FEB 1988  
 High Territories & Local Government  
 PROPOSED ALTERATIONS

EXISTING HOUSE  
 BEAU EXISTING DECK  
 NEW TIMBER STAIRS  
 6.0 M APPROX.

NEW STRUCTURAL PARTICLE BOARD FLOORING ON 150x50 GREENWOOD JOISTS @ 450 CTRS.  
 75x86 CEILING JOISTS SUBMITTED TO DEPT. OF WORKS FOR NEW GYPSUM CEILING.  
 BEING EXISTING BLOCK WALL BELOW 10 GYPSUM  
 DETAIL-A  
 SCALE 1:20

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS "C" LICENSE.  
 21946  
 26 FEB 1988  
 High Territories & Local Government  
 PROPOSED ALTERATIONS

EXISTING HOUSE  
 BEAU EXISTING DECK  
 NEW TIMBER STAIRS  
 6.0 M APPROX.

NEW STRUCTURAL PARTICLE BOARD FLOORING ON 150x50 GREENWOOD JOISTS @ 450 CTRS.  
 75x86 CEILING JOISTS SUBMITTED TO DEPT. OF WORKS FOR NEW GYPSUM CEILING.  
 BEING EXISTING BLOCK WALL BELOW 10 GYPSUM  
 DETAIL-A  
 SCALE 1:20

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS "C" LICENSE.  
 21946  
 26 FEB 1988  
 High Territories & Local Government  
 PROPOSED ALTERATIONS

EXISTING HOUSE  
 BEAU EXISTING DECK  
 NEW TIMBER STAIRS  
 6.0 M APPROX.

NEW STRUCTURAL PARTICLE BOARD FLOORING ON 150x50 GREENWOOD JOISTS @ 450 CTRS.  
 75x86 CEILING JOISTS SUBMITTED TO DEPT. OF WORKS FOR NEW GYPSUM CEILING.  
 BEING EXISTING BLOCK WALL BELOW 10 GYPSUM  
 DETAIL-A  
 SCALE 1:20

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS "C" LICENSE.  
 21946  
 26 FEB 1988  
 High Territories & Local Government  
 PROPOSED ALTERATIONS

EXISTING HOUSE  
 BEAU EXISTING DECK  
 NEW TIMBER STAIRS  
 6.0 M APPROX.

NEW STRUCTURAL PARTICLE BOARD FLOORING ON 150x50 GREENWOOD JOISTS @ 450 CTRS.  
 75x86 CEILING JOISTS SUBMITTED TO DEPT. OF WORKS FOR NEW GYPSUM CEILING.  
 BEING EXISTING BLOCK WALL BELOW 10 GYPSUM  
 DETAIL-A  
 SCALE 1:20

CONSTRUCTION MUST COMPLY WITH A.S. 1534-1979  
 TIMBER FRAMING CODE AND RELEVANT SUPPLEMENTS

THIS APPROVAL DOES NOT SUPERSEDE THE REQUIREMENTS OF THE FACT BUILDING MANUAL

DIPTTY IN FIRST CONTROL

PLAN AND PART IATIONS EXAMINED & APPROVED FOR APPROVAL BY 1/9

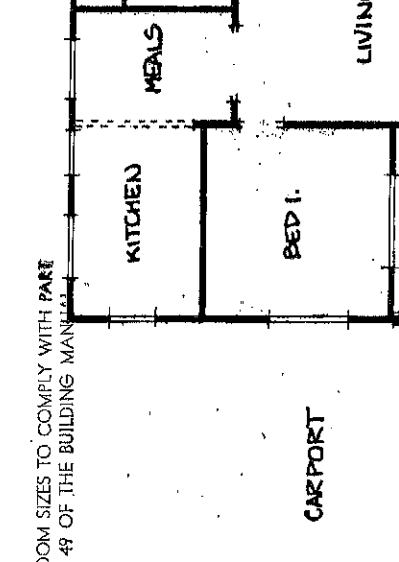
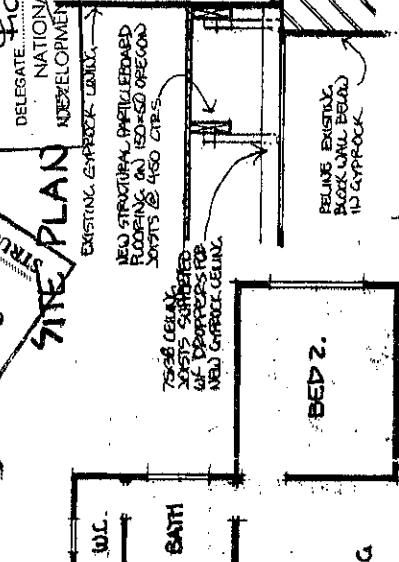
CELESTIAL ENGINEER 1/9

STRUCTURAL ENGINEER 1/9

ENGINEER FOR WATER SUPPLY AND SEWERAGE 1/9

DELEGATE  
 Fione Conolly  
 NATIONAL CAPITAL DEVELOPMENT COMMISSION  
 APPROVAL GRANTED  
 3 MAR 1988

BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED



FRONT ELEVATION

NEW WORK - NEW BUILDING PERMIT REQUIRED

PROPOSED ALTERATIONS & TIMBER STAIRS AT BLOCK 13 SECTION 6 FISHER ST. BENDIGO ST.

SCALE 1:100 DATE 23-2-88

UPPER FLOOR PLAN

LOWER FLOOR PLAN

FRONT ELEVATION

NEW WORK - NEW BUILDING PERMIT REQUIRED

PROPOSED ALTERATIONS & TIMBER STAIRS AT BLOCK 13 SECTION 6 FISHER ST. BENDIGO ST.

SCALE 1:100 DATE 23-2-88

UPPER FLOOR PLAN

LOWER FLOOR PLAN

FRONT ELEVATION

NEW WORK - NEW BUILDING PERMIT REQUIRED

PROPOSED ALTERATIONS & TIMBER STAIRS AT BLOCK 13 SECTION 6 FISHER ST. BENDIGO ST.

SCALE 1:100 DATE 23-2-88

UPPER FLOOR PLAN

LOWER FLOOR PLAN

FRONT ELEVATION

NEW WORK - NEW BUILDING PERMIT REQUIRED

PROPOSED ALTERATIONS & TIMBER STAIRS AT BLOCK 13 SECTION 6 FISHER ST. BENDIGO ST.

SCALE 1:100 DATE 23-2-88

UPPER FLOOR PLAN

LOWER FLOOR PLAN

FRONT ELEVATION

NEW WORK - NEW BUILDING PERMIT REQUIRED

PROPOSED ALTERATIONS & TIMBER STAIRS AT BLOCK 13 SECTION 6 FISHER ST. BENDIGO ST.

SCALE 1:100 DATE 23-2-88

UPPER FLOOR PLAN

LOWER FLOOR PLAN

FRONT ELEVATION

NEW WORK - NEW BUILDING PERMIT REQUIRED

PROPOSED ALTERATIONS & TIMBER STAIRS AT BLOCK 13 SECTION 6 FISHER ST. BENDIGO ST.

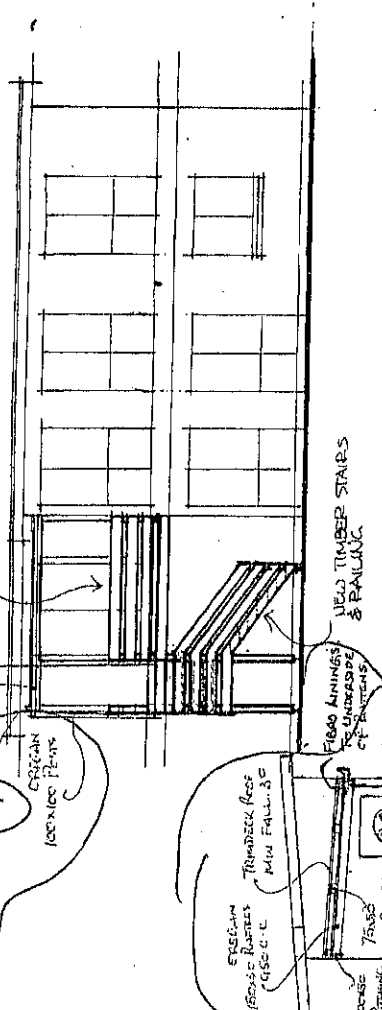
SCALE 1:100 DATE 23-2-88

UPPER FLOOR PLAN

LOWER FLOOR PLAN



CONCRETE TRIMMER ON EQU...  
 REEF TO MINIMIZE...  
 SPEC AREA FROM 30'  
 REMOVE EXISTING & REBUILD



**FRONT ELEVATION**

CONSTRUCTION MUST COMPLY WITH A.S. 1684-1979  
 TIMBER FRAMING CODE AND RELEVANT SUPPLEMENTS

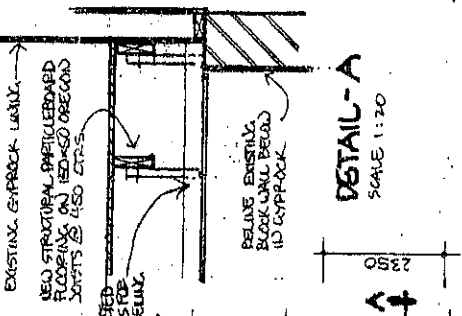
ACCORDANCE WITH THE REVISED BUILDING MANUAL ACT THE REVISION MADE ON THE PLANS AND ANY MATTER APPROVAL OR PLANS OR THE GRANT OF A LEASING PERMIT DOES NOT AFFECT THE REVISION OR ANY OTHER LAW IN THE TERRITORY NOR DOES IT AUTHORISE THE LAND CONTROLLER TO A PROMISE THE GOVERNOR OR CONDITION OF LEASE. MODIFICATIONS IF APPLICABLE.

SECTION A  
 SHOWING SECTIONAL VIEW TO ROOFED AREA PER. TRUCK DECK

PLANS/FILE No. 219461H  
 Received Building Section  
 113 MAY 1988  
 Dep't Territories & Local Government

BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED APPROVAL GRANTED  
 23 MAY 1988  
 DELEGATE NATIONAL CAPITAL DEVELOPMENT COMMISSION

**SITE PLAN** INTZ.



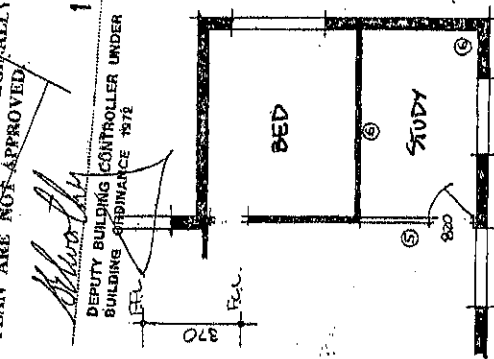
10 JUN 1988

THIS APPROVAL DOES NOT SUPERSEDE THE REQUIREMENTS OF THE ACT BUILDING MANUAL

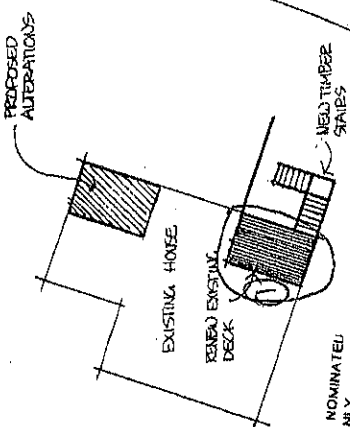
SHANE FLEMING  
 4th 853 025  
 ST. 474 554

- ROOF PLAN NOTES
1. REMOVE EXISTING TIMBER STAIRS & MAKE GOOD W/ NEW TIMBER FLOOR OVER
  2. REMOVE EXISTING WINDOW & STUD-DOCK BELLO TO PUT NEW 2000x800 DOOR
  3. REMOVE EXISTING DECK JOISTS & RAILING & REBUILD
  4. NEW TIMBER STEPS & RAILING
  5. NEW STUD WALL & DOOR UNIT
  6. REMOVE EXISTING WALL PANNELLING & RE-LINE EXISTING BLOCK WALL W/ GYPSUM

**UPPER FLOOR PLAN**



**LOWER FLOOR PLAN**

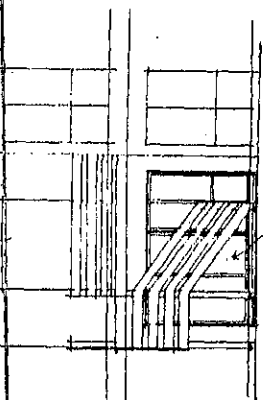


PLANS AND SPECIFICATIONS EXAMINED BY AND RECOMMENDED FOR APPROVAL BY  
 ENGINEER FOR WATER SUPPLY AND SEWERAGE  
 ELECTRICAL ENGINEER  
 AMENDMENTS TO  
 PROPOSED ALTERATIONS TO  
 TIMBER STAIRS AT  
 BLOCK 13 SECTION 6  
 FISHER ST. BENDIGO ST.  
 SCALE 1:100 DATE 23-2-88

APPROVED FOR CONSTRUCTION BY THE HOLDER  
OF A CLASS "C" LICENCE.  
CLASS OF OCCUPANCY: RESIDENCE 1  
OUTBUILDINGS X

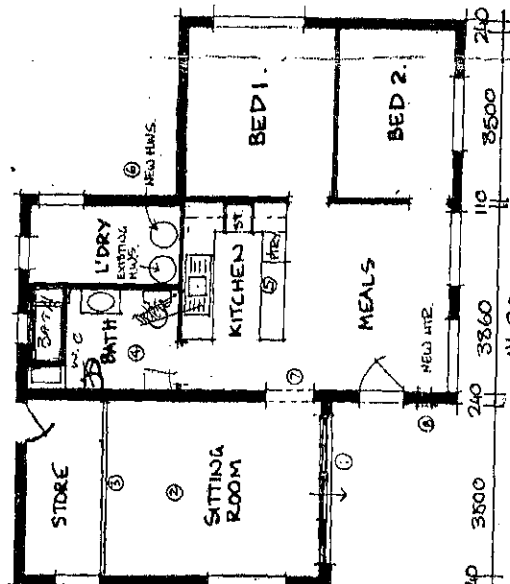
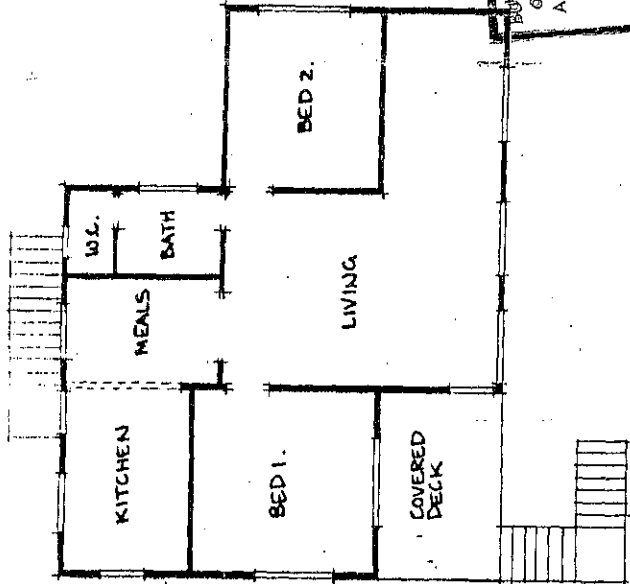
APPROVAL VALID FOR 12 MONTHS ONLY  
28.12.90

DEPUTY BUILDING CONTROLLER  
VALUATION  
C. FISHER



FRONT ELEVATION  
NEW WORK -  
NEW BUILDING PERMIT  
REQUIRED

THIS APPROVAL DOES NOT SUPERSEDE THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

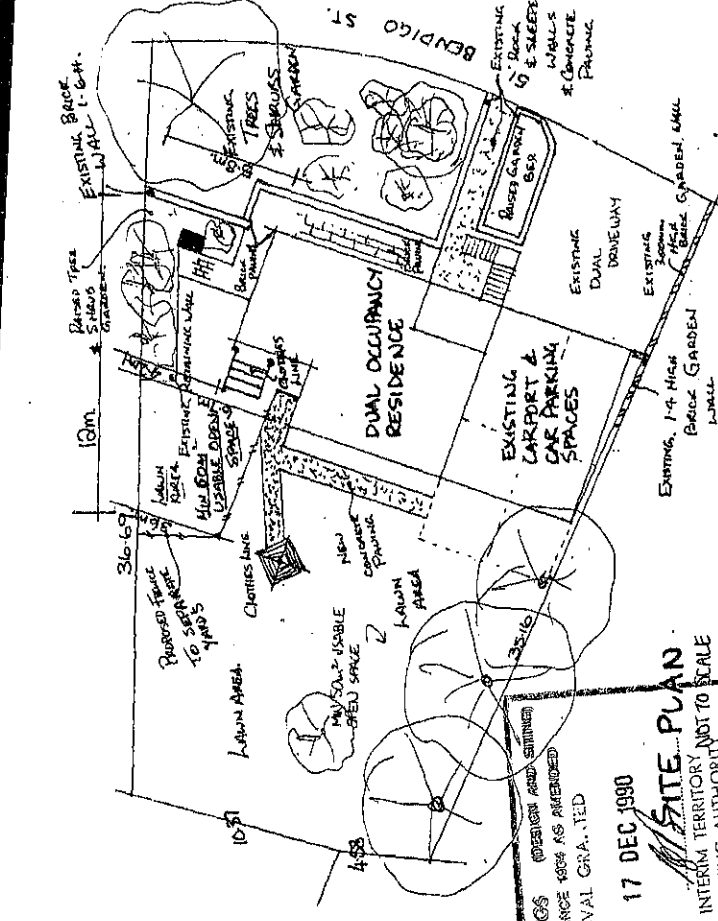


17 DEC 1990  
SITE PLAN  
INTERIM TERRITORY NOT TO SCALE  
PLANNING AUTHORITY

Complies with the ITPA's  
Planning Policies for  
Dual Occupancy of Detached  
House Blocks

- LOWER FLOOR PLAN NOTES
1. REMOVE EXISTING TURTLE DOOR & PROVIDE NEW DOOR TO EXISTING UTILITY ROOM. MAKE GOOD AS REQUIRED.
  2. PROVIDE NEW DOWN P.C. SLAB OF LAMER-F62 MESH ON WATER-PROOF MEMBRANE OVER EXISTING CONC. SLAB.
  3. PROVIDE NEW STUD WALL & DOOR UNIT TO FORM NEW STORE/SITTING ROOM AS PER PLAN.
  4. RENOVATE EXISTING ROOM INTO NEW BATH ROOM AS PER PLAN. PROVIDE NEW EXHAUST FAN FLUED TO OUTSIDE AIR.
  5. PROVIDE NEW KITCHEN AS SELECTED.
  6. PROVIDE NEW H.M.S. INTO EXISTING UTILITY ROOM.
  7. BREAK THROUGH EXISTING BESSER WALL FOR GAS-BREAKING CONTROL.
  8. PROVIDE NEW SWITCH BOARD.

S/R



PLANS/FILE No. 219.45  
Received Building Section  
13 OCT 1990  
ACT Administration

RESPOND TO BUILDING CONTROL

PROPOSED DUAL OCCUPANCY AT  
BLOCK 13 SECTION 6 FISHER  
SCALE 1:100 DATE 23-9-90

Lodged 13 NOV. 1990.

<input checked="" type="checkbox"/> ITPA	<input type="checkbox"/> Electricity
<input type="checkbox"/> Heritage	<input type="checkbox"/> Water
<input type="checkbox"/> Leasing	<input type="checkbox"/> Fire
<input type="checkbox"/> Traffic	<input type="checkbox"/> Environment
<input type="checkbox"/> Structural	<input type="checkbox"/> Health
<input type="checkbox"/> Waste	<input type="checkbox"/> Roads
<input type="checkbox"/> Mince	

**VISUAL TIMBER PEST INSPECTION & REPORT**  
**IN ACCORDANCE WITH AS 4349.3 - 2010**  
**ACT ONLY**

Agreement Number: 1-180315

Property at: 51 Bendigo Street  
FISHER ACT 2611

Date of Inspection: Wednesday 18<sup>th</sup> March 2015

**The purpose** of the inspection is to give advice about the condition of the property with regard to timber pests.

Date of Agreement: 18<sup>th</sup> March 2015

Specific Requirements/Conditions Required by You were: Nil






Weather Conditions at the time of the Inspection: Dry

Comments: Nil

**Contact the Inspector:** Should You have any difficulty in understanding anything contained within this report then You should immediately contact the inspector and have the matter explained to You prior to acting on this report.

## Summary Only

### IMPORTANT DISCLAIMER

-  This summary is supplied to allow a quick and superficial overview of the inspection results,
-  This Summary is NOT the Report and cannot be relied upon on its own.
-  This Summary must be read in conjunction with the full report and not in isolation from the report.
-  If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.
-  The Report is subject to conditions and limitations. Your attention is particularly drawn to the Clauses, disclaimer of Liability to Third Parties, Limited Liability to a Purchaser within the Australian Capital Territory and to the Notice to the Purchaser at the back of this Report.

### ACCESS

**Are there any area(s) and/or section(s) to which Access should be gained?** **YES, read report in full**

### TIMBER PEST ACTIVITY

**Were active Subterranean Termites (live specimens) found?** **NO, read report in full**

**Was visible evidence of Subterranean Termite workings or damage found?** **NO, read report in full**

**Was visible evidence of borers of seasoned timbers found?** **NO, read report in full**

**Was evidence of damage caused by wood decay (rot) fungi found?** **YES, read report in full**

**Are further inspections recommended?** **YES, read report in full**

**Where any major safety hazards identified?** **NO, read report in full**

**In our opinion, the susceptibility of this property to timber pests is considered to be:**  
Moderate to High, read report in full

**For complete and accurate information You must refer to the following Complete Visual Timber Pest Report.**

**Important: We strongly recommend the purchaser make inquiry from the vendor about Timber Pests and in particular Termites for this property.**

**Areas Inspected:** Only structures, fences &/or trees within 30m of the building but within the property boundaries were inspected. The areas inspected were:-

( x ) Interior ( ) Roof Void ( ) Subfloor ( x ) Exterior ( x ) Out Buildings  
( x ) Grounds ( x ) Fences ( ) Timber Retaining Walls ( x ) Timber Garden Borders

## **ACCESS**

**Areas NOT inspected:** No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to , cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios, subfloors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc

**Other area(s) to which REASONABLE ACCESS for inspection was NOT AVAILABLE and the reason(s) why include:**

Subfloor – slab on fill

Roof void – flat roof

Please note since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

**Area(s) in which Visual Inspection was Obstructed or Restricted and the Reasons why include:**

Inside ground floor unit – furnishings and stored items restrict visual inspection to some areas

Fence – vegetation restricts visual inspection to some areas

**Important: If a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.**

Further Inspections are strongly recommended to areas where Reasonable Access is Unavailable, Obstructed or Restricted or a High Risk of possible Timber Pests and /or Damage exists.

**High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence to Timber Pests or damage:**

Inside house

Fence

**The following further inspections are recommended for the areas described above:**

Visual Timber Pest Inspection to the property when it is vacant

### **Note: Important Limitations for Safe and Reasonable Access**

Only areas where reasonable access was available were inspected. AS 4349.3 defines reasonable access and states that access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

**ROOF VOID** – the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl;

**ROOF EXTERIOR** – must be accessible by a 3.6M ladder placed safely on the ground.

**SUBFLOOR** - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or, less than 500mm beneath the lowest part of any concrete floor;

The inspector shall determine whether sufficient space is available to allow safe access to confined areas.

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

**BRIEF DESCRIPTION OF STRUCTURE(S) INSPECTED:**

DOUBLE STOREY RESIDENCE CONSISTING OF TWO UNITS CONSTRUCTED OF CONCRETE BLOCK AND WEATHERBOARD ON CONCRETE SLAB FLOORING WITH FLAT METAL ROOF. OTHER STRUCTURES INCLUDE DECKS, GARDEN SHED AND CARPORT. THERE ARE ALSO BRICK RETAINING WALLS, HARDWOOD AND ROCK GARDEN BORDERS WITH TIMBER AND COLORBOND BOUNDARY FENCING.

**Was the property furnished at the time of inspection:**

**NO to first floor**

**YES to ground floor**

**Furnished properties:** Where a property is furnished at the time of the inspection the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

**VISUAL REPORT ON AREA(S) INSPECTED:****HOUSE:**

No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

Evidence of wood decay fungi (wood rot) was found in some external fascia corners

Whilst we are not builders the damage appears to be:

( x ) slight ( ) moderate ( ) moderate – extensive ( ) extensive

**ROOF VOID:**

Not applicable, flat roof

**SUBFLOOR:**

Not applicable, slab on fill construction

**CARPORT:**

No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

No evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection

**DECK:**

No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

Evidence of wood decay fungi (wood rot) was found in post and sections of stringer of the front deck

Whilst we are not builders the damage appears to be:

( ) slight ( x ) moderate ( ) moderate – extensive ( ) extensive

**GARDEN**

**SHED:**

No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

No evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection

**FENCELINE:**

No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

Evidence of wood decay fungi (wood rot) was found in palings and rails which is consistent with normal age and weathering

Whilst we are not builders the damage appears to be:

( ) slight ( x ) moderate ( ) moderate – extensive ( ) extensive

**GROUNDS:** No active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

No evidence of borer activity was sighted in areas accessible at the time of the inspection

Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

Evidence of wood decay fungi (wood rot) was found in old stumps and hardwood garden borders within the grounds

Whilst we are not builders the damage appears to be:

( ) slight ( x ) moderate ( ) moderate – extensive ( ) extensive

**No evidence of a termite nest was found at the time of inspection.**

**Note:** Where evidence of termite activity was found in the grounds then the risk to buildings is very high. A treatment to eradicate the termites and to protect the building(s) should be carried out. Where the evidence of termite workings was found in the grounds or the building(s) then the risk of a further attack is very high.

We claim no expertise in building and if any evidence of fungal decay or damage is reported You should consult a building expert to determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

**Where timber pest activity or wood decay fungi (wood rot) damage is reported, does it present a major safety hazard? No.**

**Important Note:** Where a Major Safety Hazard is identified above, it must be attended to and/or rectified to avoid the possibility of personal injury &/or death.

**Borer recommendations:** Replacement of all susceptible timbers is always preferred since, in the event of selling the property in the future it is probable that an inspector will report the borers as active (see above). A chemical treatment to control and/or protect against Furniture beetle and/or Queensland pine beetle can be considered as a less effective, lower cost option. Before considering this option You should consult with a builder (See Terms & Limitations) to determine if the timbers are structurally sound. Following the initial treatment a further inspection is essential in twelve months time to determine if further treatment is needed. Treatments over a number of consecutive years may be required

***Lyctus brunneus* (powder post beetle)** is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. However, You should have a building expert investigate if any timber replacement is required.

***Anobium punctatum* (furniture beetle) and *Calymnaderus incisus* (Queensland pine beetle)** must always be considered active, unless proof of treatment is provided, because, unless the timber is ground up, one cannot determine conclusively if activity has ceased. Total timber replacement of all susceptible timbers is recommended. A secondary choice is treatment. However, the evidence and damage will remain and the treatment may need to be carried out each year for up to three years.



**VERY IMPORTANT:**

If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the ground and fences then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if You arrange for an invasive inspection. We claim no expertise in structural engineering or building. We strongly recommend that You have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage whether disclosed by this report or not. (See Terms & Limitations).

Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, You must realise that it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, regular, inspections are essential. Unless written evidence of a termite protection program in accord with "*Australian Standard 3660*" with ongoing inspections is provided, You must arrange for a treatment in accord with "*Australian Standard 3660*" to be carried out immediately to reduce the risk of further attack.

**General remarks:** A more thorough INVASIVE INSPECTION is available (refer to section 9). Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees and stumps on the property with a diameter in excess of 100mm have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that You arrange to have trees test drilled for evidence of termite nests.

**WAS EVIDENCE OF A POSSIBLE TERMITE TREATMENT FOUND?**

NO EVIDENCE OF A POSSIBLE TERMITE TREATMENT WAS FOUND DURING THIS INSPECTION.

**WARNING:** If evidence of drill holes in concrete or brickwork or other signs of a possible previous treatment is reported then the treatment was probably carried out because of an active termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive inspection carried out and have a builder determine the full extent of any damage and the estimated cost of repairs as the damage may only be found when wall linings etc are removed.

Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating the type of termite shield system, treated zone or combination has been installed.

**Durable Notice** (Termite Management Notice) No evidence of a durable notice was found during this inspection.

This firm can give no assurances with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty information. In most cases you should arrange for a treatment in accord with "*Australian Standard 3660*" be carried out to reduce the risk of further attack.

## **CONDITIONS THAT ARE CONDUCTIVE TO TIMBER PESTS**

**Water leaks:** especially in or into the subfloor or against the external walls e.g. leaking taps, water tanks, leaking roofs or down pipes and or guttering, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. These conditions are also conducive to borer activity and wood decay.

**At the time of inspection, no visible water leaks were found.**

We claim no expertise in building and if any leaks were reported then You must have a plumber or other building expert determine the full extent of damage and the estimated cost of repairs.

**Moisture: At the time of the inspection moisture readings were normal.**

Moisture was tested using a Tramex Encounter moisture meter.

**High moisture readings** can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection. High moisture levels also increase the likelihood of termite attack and may also be conducive to borer activity and wood decay.

If high moisture was reported then You must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

**Drainage:** Poor drainage, especially in the subfloor, greatly increases the likelihood of wood decay and termite attack.

**We claim no expertise in plumbing and drainage, however it appears that drainage is generally: Adequate.**

Where drainage is considered inadequate a plumber, builder or other building expert must be consulted.

**Hot water services, air conditioning units** which release water alongside or near to building walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several meters away from the building, as the resulting wet area is highly conducive to termites.

**Is there a need for work to be carried out? Yes hot water unit.**

**Water Tanks** are required to be installed in new homes in some states and many homes have had them retroactively installed as a conservation measure. Tanks which release water alongside or near to building walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several meters away from the building, as the resulting wet area is highly conducive to termites.

**Is there a need for this work to be carried out? Not applicable.**

**Ventilation:** Ventilation, particularly in the subfloor region is important in minimizing the opportunity for Timber Pests to establish themselves within a property.

**We claim no expertise in building, however the ventilation appears to be: Not applicable, concrete slab construction.**

Where ventilation is considered inadequate a builder or other expert should be consulted, in the case where vent airflow is physically blocked or restricted, the obstruction must be removed.

**Mould** on walls and ceilings etc; is an indicator of high moisture or very poor ventilation. If reported You need to have the reason investigated by a builder or a Industry Hygienist as its presence may indicate the presence of a water leak, wood decay or termites behind the wall or ceiling sheeting.

**Mould was not found at time of inspection.**

**Timbers Exposed To Weather and/or Water:** Some species of timber may be used in areas for which they are not suitable. Where this occurs, the timber may be damaged by Timber Pests, in particular termites and wood decay. In most cases, these timbers may be protected with normal maintenance, eg regular painting. However in some cases, You should consider replacing the timbers with a more suitable species or material.

**The fitness for purpose of the visible structural timber exposed to weather and/or water appears: Adequate for the situation they have been used in.**

It is strongly recommended that You consult a Builder, Architect or other specialist in the field to inspect exposed timbers to give expert advice on their durability and suitability for the situation in which they are used.

**Other areas and/or situations that appear conducive to (may attract) subterranean termite infestation:** See General Remarks/Recommendations below.

**Comments on other Conducive Conditions:** See General Remarks/Recommendations below

## **Conditions Conducive To Undetected Termite Entry:**

**Slab Edge Exposure:** Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The concrete edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case You should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

Any building or part of a building that is constructed on a concrete slab is always more susceptible to termite attack because of possible concealed termite entry.

**Does the slab edge inspection zone fully comply? Not applicable, suspended timber floor to upper level and not required to infill slab to lower level.**

**Note:** A very high proportion of termite attacks are over the edge of both Infill and other concrete slabs types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder, Architect. Construction Plans may be obtainable by your conveyancer. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2. Where the slab edge is not fully exposed or the slab is an infill slab or the slab type cannot be determined then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2.

**Infill slab:** A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 1996 and AS 3660.1-2000.

**Weep holes in external walls:** It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

**Were the weep holes clear allowing the free flow of air? Not applicable, no weep holes have been installed.**

**Termite Shields (Ant Caps)** should be in good order and condition so termite workings are exposed and visible. This helps stop termites gaining undetected entry. Joins in the shielding should have been soldered during the installation. Whenever it is observed that the joins in the shielding have not been soldered then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation.

**We claim no expertise in building however, in our opinion the termite shields appear to be: Not applicable, concrete slab construction.**

If considered inadequate a builder or other building expert should be consulted.

**Other physical shield systems are not visible to inspection and no comment is made on such systems.**

**Other areas and/or situations that may allow undetected subterranean termite entry:** See general remarks/recommendations below.

## **General Remarks/Recommendations:**

As this property is located in an area where subterranean termites are commonly found we strongly recommend that you have regular inspections carried out every twelve months to ensure that there is no subterranean termite activity present in your buildings and structures.

It should be realised that any untreated timbers in direct contact with the soil are very conducive to attack from subterranean termites. These should be removed and replaced with a material not conducive to attack such as brick, stone, concrete or treated timber.

Large trees (particularly eucalypt variety) are regular nesting sites for the most common termite species found in our region. Trees on the property have been visually inspected up to a height of 2 metres, where possible and practicable for signs of termite activity. It is however, very difficult and generally impossible to locate a termite nest visually as they are underground and evidence in trees is usually well concealed. Drilling and testing of large trees is recommended to determine if they are harboring a termite nest.

**Refer to Important Maintenance Advice regarding what a property owner can do to help reduce risk of Timber Pest attack.**

## **Other Information:**

Details (if applicable) of non destructive electronic equipment (other than moisture Meter) used at the discretion of the inspector during the inspection; Type of Equipment:

## **OVERALL ASSESSMENT OF THE PROPERTY:**

Where the evidence of live termite or termite damage or termite workings (mudding) was found in the building (s) then the risk of a further attack is very high. Where evidence of live termites or termite damage or termite workings was found in the grounds but not in the buildings then the risk to buildings must be reported as high to very high.

Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forestry shows 1 in every 5 homes is attacked by termites at some stage in its life. More recent data would indicate that this is now as high as 1 in every 3.

**At the time of inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION** to the overall property was considered, Moderate to High.

**Subterranean Termite Treatment recommendation:** A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be: Highly recommended.

**FUTURE INSPECTIONS:** As 3660.2-2000 recommends that inspections be carried out at intervals no greater than annually and that, where timber pest "pressure" is greater, this interval should be shortened. Inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.0-2000 is conducted at this property every **12 months**.

## **A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED**

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of report is available by ordering with several days notice. Inspection time for this style of report will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. A price is available on request.

## **CONTACT THE INSPECTOR**

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties or timber Pest activity and/or damage in a manner that is readily understandable by the reader. Should You have any difficulty in understanding anything contained within this report then You should immediately contact the inspector and have the matter explained to You. If You have any questions at all or require any clarification then contact the inspector prior to acting on this report.

**The inspection was carried out by:            Marc O'Donnell**

**Contact Number:                                    02) 6297 6288**

### **IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT (IPM) FOR PROTECTING AGAINST TIMBER PESTS:**

**Any structure can be attacked by Timber Pests.** Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors which may lead to infestation from Timber Pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc; form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavour to ensure such conditions DO NOT occur around your property.

We further advise that You engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2000 for pre-construction termite work or 3660.2-2000 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the labels directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system You install.

You should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details important information about what You can do to help protect your property from timber pests. This information forms an integral part of the report.

### **CONCRETE SLAB HOMES**

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc then it is possible for termites to affect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. With a concrete slab home it is imperative that You expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions. It is strongly recommended that You have a termite inspection in accordance with AS 3660.2 carried out as recommended in this report.

## **SUBTERRANEAN TERMITES**

**No property is safe from termites!** Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forestry shows 1 in every 5 homes is attacked by termites at some stage in its life. More recent data would indicate that this is now as high as 1 in every 3. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

**How Termites Attack your Home.** The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

**Termite Damage;** Once in contact with the timber they excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and cost two to five thousand dollars (or more) to treat.

**Subterranean Termite Ecology.** These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.



## **BORERS OF SEASONED TIMBERS**

Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the underfloor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling.

Borers of 'green' unseasoned timber may also be present. However these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

**Anobium borer (furniture beetle) and Queensland pine borer.** These beetles are responsible for instances of flooring collapse, often triggered by a heavy object being placed on the floor (or a person stepping on the affected area!) Pine timbers are favoured by this beetle and, while the sapwood is preferred, the heartwood is sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall panelling. The *frass* from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

**Lyctus borer (powder post beetle):** These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that structural timbers contain no more than 25% Lyctus susceptible sapwood these borers are not normally associated with structural damage. Replacement of affected timbers is not recommended and treatment is not approved. Where decorative timbers are affected the emergence holes may be considered unsightly in which case timber replacement is the only option. Powder post beetles mostly attack during the first 6-12 months of service life of timber. As only the sapwood is destroyed, larger dimensional timbers (such as rafters, bearers and joists) in a house are seldom weakened significantly to cause collapse. In small dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may result in collapse. Replacement of these timbers is the only option available.

## **TIMBER DECAY FUNGI**

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually reside in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Destruction of affected timbers varies with the symptoms involved. Removal of the moisture source usually alleviates the problem. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack.

## **TERMS & LIMITATIONS:**

**Important Information** Any person who relies upon the contents of this report does so acknowledging that the following clauses which define the Scope and Limitations of the inspection form an integral part of the report.

- 1. THIS IS A VISUAL INSPECTION ONLY** in accord with the requirements of AS 4349.3 Inspection of buildings Part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (See Definition) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.
- 2. SCOPE OF REPORT:** This Report is confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hylotrupes bujulus Linnaeus*) were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hylotrupes bujulus Linnaeus* are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.
- 3. LIMITATIONS:** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by Timber Pests. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.
- 4. DETERMINING EXTENT OF DAMAGE:** The Report is NOT a structural damage Report. We claim no expertise in building and any observations or recommendations about timber damage should not be taken as expert opinion and CANNOT be relied upon. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then You must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and You should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither We nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.
- 5. MOULD:** Mildew and non wood decay fungi are commonly known as Mould and is not considered a Timber Pest but may be an indicator of poor ventilation or the presence of termites, wood decay or water leaks. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.
- 6. DISCLAIMER OF LIABILITY:** No liability shall be accepted on account of failure of the Report to notify any Termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which

access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

**7. DISCLAIMER OF LIABILITY TO THIRD PARTIES:** Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

**Note:** In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

## **8. COMPLAINTS PROCEDURE**

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

- (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
- (b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) days of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

## **LIMITED LIABILITY TO A PURCHASER WITHIN THE AUSTRALIAN CAPITAL TERRITORY ONLY:**

Within the Australian Capital Territory (ACT) and in accordance with the ACT Civil Law (Sale of Residential Property) Act 2003 and Regulations, a copy of the Report may be attached to the

**Contract for Sale.**

This Report may be attached to the Contract, provided that:

- I. This Report must include: -
  - (a) the Inspection Date; and
  - (b) the date the Report was prepared; and
  - (c) the Pacific International Insurance Limited policy number and expiry date of the professional indemnity insurance policy covering the Inspector who provided the Report.
- II. The Vendor and the Purchaser are advised that within 7 days after the Inspection Date the following information will be given to the Territory (defined in the Act) for inclusion in a publicly available register: -
  - (a) the fact that this Report has been prepared; and
  - (b) the street address of the property inspected; and
  - (c) the Inspection Date stated in this Report; and
  - (d) the name and contact details of the company, partnership or sole trader that employs the Timber Pest Inspector who prepared the Report; and
  - (e) the name of the Timber Pest Inspector who carried out the inspection.
- III. As required by Part 2, Section 7 and Clause 5 of the Regulations the circumstances in which reliance may be placed on the report in respect to the state of the property at the time of the inspection are;
  - (a) the inspection was carried out not more than three months prior to the date the property named on the front of the Report was first listed or offered for sale; and
  - (b) the date on which the settlement took place was not more than one hundred and eighty (180) days after the Inspection Date; and
  - (c) the Report is given by the Vendor to the prospective Purchaser prior to Exchange; and

The Purchasers agreement to the 'Notice to the Purchaser' should be in a recordable form e.g. email, text, a signed "Notice to the Purchaser," to the company, partnership or sole trader at the address shown on the front of the Report not less than four (4) days prior to the date of settlement, If it is more than 60 days from the inspection date, we recommend a new inspection and report.

- IV. The Vendor and the Purchaser are advised that, upon payment of a reasonable fee, the company, partnership or sole trader that employed the Timber Pest Inspector who prepared this Report may supply a copy to any person, Solicitor, company or organization purporting to represent or be a person who has entered into a contract to buy the property.

**NOTE:** The provisions of the above 'Limited Liability to a Purchaser within the Australian Capital Territory only' clause together with the 'Notice to the Purchaser' shall, in all circumstances, form part of the Contract between the Purchaser and the company, partnership or sole trader that employs the Timber Pest Inspector who carried out the Inspection.

**WARNING:** The Purchaser is advised that this Report reflects the condition of the property existing at the time of the inspection (Inspection Date) and may not reflect the current state. Timber Pests, particularly Termites, may have gained entry to the property since the Inspection Date. Termites can, in a relatively short period, cause significant damage to both structural and non-structural timbers within and around the buildings of the Property. Termites (white ants) may be difficult to detect and much of the damage caused may not be readily visible. If damage exists then it may cost thousands of dollars to repair. It is, therefore, very strongly recommended that You promptly arrange for another inspection and report in accordance with Australian Standard AS4349.3 to be carried out prior to the expiration of the 'Cooling off Period' and settlement.

Name of Inspector .....

Company ..... Date of Inspection.....

Street Address of the Property .....

Post Code ..... Exchange Date .....

**Contact Details:**

Full name of the Purchaser.....

Address .....

Suburb ..... Post Code .....

Phone ( ) .....

Mobile .....

Fax.....

Email .....@.....

Signed ..... on this the .....day of ..... 2014

**NAME OF INSPECTOR**

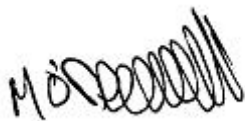
The inspection was carried out by:                    Marc O'Donnell

State Licence Number:                                    15-007448-003

Insurance Accreditation Number:                    AUS-14-10935

Dated this 18<sup>th</sup> Day of March 2015

Signed for and on behalf of Lawrie Paul Building & Pest Services



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Marc O'Donnell



Pacific International Insurance Pty Ltd  
ACN: 169 311 193  
Locked Bag 3  
Cardiff NSW 2285  
Telephone: 1300 309 169  
Fax: +61 (2) 4954 3660  
Email: insurance@pacificintins.com

### CERTIFICATE OF CURRENCY

This is intended for use as evidence that the cover summarised below has been effected and shall be subject to all terms and conditions and exclusions of the Policy document and Schedule.

If the Insured has a Premium Funding agreement in place, this Policy may be cancelled in accord with the terms of the Insurance Contracts Act if the Insured fails to make the required payments.

**The Insured:** Mick Ffrench Pest & Building Services Pty Ltd  
T/as Lawrie Paul Building Services

**Address:** 16 Marril Street  
QUEANBEYAN NSW

#### PARTICULARS OF INSURANCE COVER

Insurer:	Pacific International Insurance Pty Ltd	
Policy Number:	AUS-14-10935	
Period of Insurance Cover:	14 October 2014 To 14 October 2015	
Limit of General & Public Liability:	\$5,000,000	Any one claim and in the aggregate during the period of insurance.
Sub-Limit of General & Public Liability Environmental Impairment:	\$250,000	Any one claim and in the aggregate during the period of insurance.
Limit of Professional Indemnity:	\$500,000	Any one claim and in the aggregate during the period of insurance.

**Pacific International accepts no responsibility for any failure to notify the recipient of this Certificate of Currency in the event of the policy being cancelled.**

Friday, 26 September 2014