

The Law Society of the Australian Capital Territory: Contract for Sale **Schedule**

						_			
	The unexpired	Unit	UP	No.	Block	Section	Division/District		
Land	term of the				14	801	Isabella Plains		
	Lease		 		 				
	n 11	and known as 186		Avenue,	Isabella Plains A	CT 2905			
	Full name	Lynette Dorothy I)ade						
Seller	ACN/ABN								
	Address	186 Ellerston Ave	nue, Isabe	ella Plains	ACT 2905				
	Firm	Eastwoods Legal							
Callan Caliaitan	Email	darren@eastwood	dslegal.coi	m.au					
Seller Solicitor	Phone	02 6100 6553 Ref DC:SH:254743							
	DX/Address	PO Box 3487, Mar	uka ACT 2	2603					
Stakeholder	Name	Auction Advantag							
	Firm	Auction Advantag							
	Email	contact@auctiona		.com.au					
Seller Agent	Phone	0400446605		Re	f				
	DX/Address	2/80 Emu Bank, E	Relconnen						
Restriction on	Mark as	2/00 Ema Bama E	, creomitem	,1101 201	•				
Transfer	applicable	⊠ Nil	□ sectio	on 370	☐ section 280	☐ section 306	☐ section 351		
Land Rent	Mark one	⊠Non-Land Rent	Loaco		Land Rent Lease				
Occupancy	Mark one	⊠Vacant possessi			Subject to tenanc				
Breach of	Description					. <u>y</u>			
covenant or unit		As disclosed in the	e Kequirec	ı Docume	nts				
articles	breaches)								
articies	breachesj	Fixed floor coveri	nge light f	fittinge D	ichwacher Wind	ow Treatments as in	snected		
Goods	Description	Granny Flat as ins		illings, D	isiiwasiici, wiiiu	ow freathlents as in	specieu.		
doous	Description	Grainly Flat as ills	pecteu						
Date for Registration of Units Plan		Not applicable							
Date for Completion Electronic Transaction?		On or before 30 days from the Date of this Contract							
		□ No ⋈ Yes, using Nominated ELN: PEXA ⋈ No □ Yes							
Land Tax to be a	ajustea?	<u> </u>					**		
5 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		New residential p					Yes		
Residential With	holding Tax	Potential resident				⊠ No □	100		
		Buyer required to make a withholding payment?					Yes (insert details on p.3)		
Foreign Resident	Withholding Tax	Relevant Price mo					Yes		
		Clearance Certific	Clearance Certificates attached for all the Sellers? $\ oxdot$ No $\ oxdot$ Yes						
An agent may only	z complete the deta	ails in this black box and exchange this contract. See page 3 for more information.							
All agent may only	Full name	The this black box	and excii	ange uns	contract. See pag	ge 5 for more imorni	ation.		
D									
Buyer	ACN/ABN								
	Address								
	Firm								
Buyer Solicitor	Email								
,	Phone			Re	ef				
	DX/Address								
Price	Price			(G	ST inclusive unle	ss otherwise specifi			
	Less deposit			(1	0% of Price)	☐Deposit by Insta	lments		
	Balance					(clause 52 applies)			
Date of this Cont	ract								
6 0 1:	Mark one	☐ Joint tenants			☐Tenants in co	mmon in the followi	ng shares:		
Co-Ownership	(show shares)	,							
						nd your rights and ol	oligations. You		
should read the im	portant notes on p	age 3. You should ge	t advice fr	om your s	solicitor.				
Collon stars - t				Darres					
Seller signature				Buyer s	ignature				
Seller witness nan	ne and			_	itness name and				
signature		signature							



Seller Disclosure Documents

his (Cont	Contract. The Buyer a ract the Buyer certific	uments are attached and form part of cknowledges that by execution of this is in writing that the Buyer received for to entering into this Contract.	re	the Property is a Unit w gistered: Units Plan concerning t	
\boxtimes (Current certified extra	nd (including variations) act from the land titles register interests affecting the Property		all registered interests Unit Title Certificate	affecting the Common Property
⊠ H ⊠ H a ∃ I r	any mortgage or other If there is an encumbr register — a statemen			(If the Unit is an Adapta plans demonstrating co 4299-1995 (Adaptable (If the Owners Corpora Management Statemen	o rules of the Owners Corporation able Housing Dwelling) drawings and ompliance with Australian Standard A. Housing) as in force from time to time tion is a party to a Building t) Building Management Statement at is part of a Community
I ⊠ I ⊠ I	Regulations Lease Conveyancing In Building Conveyancin	nquiry Documents for the Property g Inquiry Document (except if:		tle Scheme: Section 67 Statement, a Community Title Maste Community Title Mana	is first or top sheet er Plan
	occupied or sold as	e Property has not previously been a dwelling; or	If t	the Property is a Lot that mmunity Title Scheme:	at will form part of a
⊠ I	Building and Complian	"off-the-plan purchase") nce Inspection Report(s) (except if section 9(2)(a)(iii) of the Sale of Act applies).	GS	Proposed Community T	Title Master Plan or sketch plan Fitle Management Statement
⊠ I i	Pest information (exce	ept if the property is a Class A Unit or never been occupied): Pest		Not applicable Input taxed supply of re	
□ I	Regulated Swimming	Pool documentation required under Sale of Residential Property Act (on		GST-free supply of goin Margin scheme applies	=
f the	e Property is off-the	-plan:	Te	nancy	
	Proposed plan	•		Tenancy Agreement	
□ I	nclusions list			No written Tenancy Ag	reement exists
regis	stered:	where the Units Plan is not	Inv	voices Building and Compliand Pest Inspection Report	
	Inclusions list Disclosure Statement		Δς	bestos	
	sisciosure statement			Asbestos Advice Current Asbestos Asses	esment Report
Dam	ages for delay in Co	mpletion - applicable interest rate ar	nd leg	al costs and disbursem	ents amount (see clause 22)
Inte	erest rate if the defaul	ting party is the Seller			% per annum
Inte	erest rate if the defaul	ting party is the Buyer			% per annum
Am	ount to be applied tov	vards legal costs and disbursements inc	urred	by the Seller not at fault	\$ (GST inclusive)
Fena	ancy Summary		,		,
Pre	mises		Exp	iry date	
Ten	iant name		Ren	ŧ	
Con	nmencement date	<u> </u>	Ren	t review date	
Ter	m	<u> </u>	Pon	t review mechanism	l

Phone

Name

Address



RW Amount

(residential withholding payment) — further details

The supplier will frequently be the Seller. However, sometimes further information will be required as to which entity is liable for GST (eg if the Seller is part of a GST group, where the GST representative has the GST liability). If more than one supplier, provide details for each supplier.

	Name				
Cumplion	ABN	Phone			
Supplier	Business address				
	Email				
	Supplier's portion	Supplier's portion of the RW Amount:			
	RW Percentage:	-6		%	
Residential	RW Amount (ie th	e amount that the Buyer is required to pay to the ATO):	\$		
Withholding	Is any of the consi	☐ No	☐ Yes		
Tax	If 'Yes', the GST in	\$			
	Other details (incl	uding those required by regulation or the ATO forms):	6		

Cooling Off Period

(for residential property only)

- The Buyer may rescind this Contract at any time before 5pm on the 5th Business Day after the day this Contract is made except if any circumstance in paragraph 2 applies.
- 2 There is no cooling off period if:
 - the Buyer is a corporation; or
 - the Property is sold by tender; or
 - the Property is sold by auction; or
 - before signing this Contract, the Buyer gives the Seller a certificate in the form required by the Sale of Residential Property Act signed by the Buyer Solicitor; or
 - this Contract is made on the same day the Property was offered for sale by auction but passed in and the Buyer was recorded in the bidders record as a bidder or a person for whom a bidder was bidding.
- A Buyer exercising the cooling off right by rescinding this Contract forfeits 0.25% of the Price. The Seller is entitled to recover the amount forfeited from the Deposit and the Buyer is entitled to a refund of any balance.

Warnings

- The Lease may be affected by the *Residential Tenancies Act 1997* (ACT) or the *Leases* (Commercial & Retail) Act 2001 (ACT).
- 2 If a consent to transfer is required by law, see clause 4 as to the obligations of the parties.
- 3 As some risks associated with the Property pass from the Seller to Buyer on the Date of this Contract, (except if the Property is a Unit) the Buyer should take out insurance on the Property on the Date of this Contract.
- The Buyer will usually have to pay stamp duty on the purchase of the Land. The Buyer may incur penalties if the Buyer does not pay the stamp duty within the required time.
- There are serious risks to a Buyer releasing the Deposit before Completion. The Buyer should take legal advice before agreeing to release the Deposit.
- The Buyer should consider the application of the Territory Plan and other planning and heritage issues before signing this Contract.
- 7 If the Lease is a concessional lease then restrictions on transfer and other dealings may apply.



Disputes

If there is a dispute, the Law Society encourages the use of informal procedures such as negotiation, independent expert appraisal or mediation to resolve the dispute.

Exchange of Contract

- An Agent, authorised by the Seller, may:
 - insert:
 - the name and address of, and contact details for, the Buyer;
 - the name and address of, and contact details for, the Buyer Solicitor;
 - the Price;
 - the Date of this Contract,
 - insert in, or delete from, the Goods; and
 - exchange this Contract.
- 2 An Agent must not otherwise insert, delete or amend this Contract.
- 3 The Agent must not exchange this Contract unless expressly authorised by the Seller or (if a solicitor is acting for the Seller) by the Seller or the Seller Solicitor.

The Seller agrees to sell and the Buyer agrees to buy the Property for the Price on these terms:

1. Definitions and interpretation

1.1 Definitions appear in the Schedule and as follows:

Affecting Interests means any mortgage, encumbrance, lease, lien, charge, notice, order, caveat, writ, or other interest;

Adaptable Housing Dwelling has the meaning in the Sale of Residential Property Act:

Agent has the meaning in the Sale of Residential Property Act;

ATO means the Australian Taxation Office, and includes the Commissioner for Taxation;

Balance of the Price means the Price less the Deposit;

Breach of Covenant means:

- a Development not approved under the Planning Act including a development for which design and siting approval has not been obtained;
- a breach of the Building and Development Provision;

- a breach of any obligation of the Seller in a registered restrictive covenant affecting the Lease;
- a breach of any other term of the Lease;
- a breach of the articles of the Owners Corporation (if the Property is a Unit); or
- an Unapproved Structure;

Building Act means the *Building Act* 2004 (ACT);

Building and Development Provision has the meaning in the Planning Act;

Building Conveyancing Inquiry Document has the meaning in the Sale of Residential Property Act;

Building and Compliance Inspection Report has the meaning in the Sale of
Residential Property Act;

Building Management Statement has the meaning in the Land Titles Act;

Business Day means any day other than a Saturday, Sunday, public holiday or bank holiday in the Australian Capital Territory;

Class A Unit has the meaning in the Sale of Residential Property Act;

Common Property for a Unit has the meaning in the Unit Titles Act;

Common Property for a Lot that forms part of a Community Title Scheme has the meaning in the Community Title Act;

Community Title Act means the *Community Title Act 2001* (ACT);

Community Title Body Corporate means the entity referred to as such in the Community Title Act;

Community Title Management Statement has the meaning in the Community Title Act;

Community Title Master Plan has the meaning in the Community Title Act;

Community Title Scheme has the meaning in the Community Title Act;

Completion means the time at which this Contract is completed and **Completed** has a corresponding meaning;

Compliance Certificate means a certificate issued for the Lease under section 296 of the *Planning and Development Act* 2007, Division 10.12.2 of the Planning Act or under section 28 of the *City Area Leases Act* 1936 or under section 180 of the Land Act;

Covenant includes a restrictive covenant;



Default Notice means a notice in accordance with clause 18.5 and clause;18.6

Default Rules has the meaning in the Unit Titles Management Act;

Deposit means the deposit forming part of the Price:

Developer in respect of a Lot has the meaning in the Community Title Act;

Developer Control Period has the meaning in the Unit Titles Management Act;

Development has the meaning in the Planning Act:

Development Statement has the meaning in the Unit Titles Act;

Disclosure Statement has the meaning in the Property Act;

Disclosure Update Notice has the meaning in section 260(2) of the Property Act;

Encumbrance has the meaning in the Sale of Residential Property Act but excludes a mortgage;

Energy Efficiency Rating Statement has the meaning in the Sale of Residential Property Act;

Excluded Change has the meaning in section 259A(4) of the Property Act;

General Fund Contribution has the meaning in section 78(1) of the Unit Titles Management Act;

GST has the meaning in the *A New Tax System* (Goods and Services Tax) Act 1999 (Cth);

GST Rate means the prevailing rate of GST specified as a percentage;

Improvements means the buildings, structures and fixtures erected on and forming part of the Land:

Income includes the rents and profits derived from the Property;

Land Act means the *Land (Planning & Environment) Act 1991* (ACT);

Land Charges means rates, land rent, land tax and other taxes and outgoings of a periodic nature in respect of the Property;

Land Rent Act means the *Land Rent Act* 2008 (ACT);

Land Rent Lease means a Lease that is subject to the Land Rent Act;

Land Titles Act means the *Land Titles Act* 1925 (ACT);

Lease means the lease of the Land having the meaning in the Planning Act;

Lease Conveyancing Inquiry Document has the meaning in the Sale of Residential Property Act;

Legislation Act means the *Legislation Act* 2001;

Liability of the Owners Corporation means any actual or contingent liability of the Owners Corporation attributable to the Unit on a Unit Entitlement basis (other than normal operating expenses) or expenditure to be made by the Owners Corporation to fulfil its obligations under the Unit Titles Management Act;

Lot has the meaning in the Community Title Act;

Non-Land Rent Lease means a Lease that is not subject to the Land Rent Act;

Notice to Complete means a notice in accordance with clause 18.1 and clause 18.2 requiring a party to complete;

Owners Corporation means the Owners Corporation for the Unit constituted or to be constituted under the Unit Titles Management Act following registration of the Units Plan;

Pest Inspection Report has the meaning in the Sale of Residential Property Act;

Pest Treatment Certificate has the meaning in the Sale of Residential Property Act;

Planning Act means the *Planning Act 2023* (ACT):

Planning and Land Authority has the meaning in the Legislation Act;

Prescribed Building has the meaning in the Building Act;

Prescribed Terms has the meaning in the Residential Tenancies Act;

Property means the unexpired term of the Lease, the Improvements and the Goods, or (if the Land is a Unit) the unexpired term of the Unit Lease, the Improvements and the Goods;

Property Act means *Civil Law (Property) Act* 2006 (ACT);

Required Documents has the meaning in the Sale of Residential Property Act and includes a Unit Title Certificate but excludes a copy of this Contract;

Rescission Notice has the meaning in the Sale of Residential Property Act;

Residential Tenancies Act means the *Residential Tenancies Act* 1997 (ACT);

Sale of Residential Property Act means the *Civil Law (Sale of Residential Property) Act* 2003 (ACT);



Section 56 Certificate means a certificate for a Lot issued under section 56 of the Community Title Act;

Section 67 Statement means a statement for a Lot complying with section 67(2)-(4) of the Community Title Act;

Service includes air, communication, drainage, electricity, garbage, gas, oil, radio, sewerage, telephone, television, or water service;

Staged Development has the meaning given by section 17(4) of the Unit Titles Act;

Tenancy Agreement includes a lease for any term and whether for residential purposes or otherwise;

Unapproved Structure has the meaning in the Sale of Residential Property Act;

Unit means the Unit referred to in the Schedule and which has the meaning in the Unit Titles Act;

Unit Entitlement for the Unit has the meaning in the Unit Titles Act;

Unit Title is the Lease together with the rights of the registered lessee of the Unit;

Unit Title Certificate means a certificate for the Unit issued under section 119 of the Unit Titles Management Act;

Unit Titles Act means the *Unit Titles Act* 2001 (ACT);

Unit Titles Management Act means the *Unit Titles (Management) Act 2011 (ACT)*;

Units Plan means all the documents relating to the subdivision of the Land registered as the Units Plan for the Unit under the *Land Titles* (*Unit Titles*) *Act 1970*; and

Withholding Law means Subdivision 14 of Schedule 1 of the *Taxation Administration Act* 1953 (Cth) and associated provisions.

1.2 In this Contract:

- a reference to the Seller or to the Buyer includes the executors, administrators and permitted assigns of any of them, if an individual, and the successors or permitted assigns of any of them, if a corporation;
- the singular includes the plural, and the plural includes the singular;
- a reference to a person includes a body corporate;
- a term not otherwise defined has the meaning in the Legislation Act; and
- a reference to an Act includes a reference to any subordinate legislation made under it or any Act which replaces it.

- 1.3 Headings are inserted for convenience only and are not part of this Contract.
- 1.4 If the time for something to be done or to happen is not a Business Day, the time is extended to the next Business Day, except in the case of clause 2.1.
- 1.5 A reference to "this Contract" extends to the Schedule, any annexure, additional clauses and attachments forming part of this Contract.
- 1.6 If there is more than one buyer or more than one seller the obligations which they undertake bind them jointly and individually.
- 1.7 Where the Buyer consists of more than one person, as between themselves, they agree to buy the Property in the specified manner of Coownership or if one alternative is not marked, as joint tenants.
- 1.8 Without limiting clause 13, the parties agree that for the purposes of the *Electronic Transactions Act 2001* (ACT) and the Electronic Transactions Act 1999 (Cth), this Contract may be signed and/or exchanged electronically.

2. Terms of payment

- 2.1 The Buyer must pay the Deposit on the Date of this Contract, to the Stakeholder or, if no Stakeholder is named, then to the Seller.
- 2.2 The Deposit becomes the Seller's property on Completion.
- 2.3 The Deposit may be paid by cheque or in cash (up to \$3,000.00) but if it is not paid on time or, if it is paid by cheque which is not honoured on first presentation, the Buyer is in default.
- 2.4 If the Buyer is in default under clause 2.3, then immediately and without the notice otherwise necessary under clause 18, clause 19 applies.
- 2.5 On Completion the Buyer must give the Seller an authority directing the Stakeholder to account to the Seller for the Deposit.
- 2.6 On Completion the Buyer must pay to the Seller in Canberra the Balance of the Price by unendorsed bank cheque, or in cash (up to \$200.00).
- 2.7 Any money payable to the Seller by the Buyer or the Stakeholder must be paid to the Seller or as the Seller Solicitor directs in writing and payment in accordance with that direction will be sufficient discharge to the person paying.
- 2.8 Completion must take place on the Date for Completion or as otherwise determined by this Contract and if not specified or determined, within a reasonable time.



3. Title to the Lease

- 3.1 The Lease is or will before Completion be granted under the Planning Act.
- 3.2 The Lease is transferred subject to its provisions.
- 3.3 The title to the Lease is or will before Completion be registered under the Land Titles Act.
- 3.4 The title to the Lease must be transferred free from all Affecting Interests except as otherwise provided.
- 3.5 The Buyer cannot insist on any Affecting Interests being removed from the title to the Lease before Completion provided, on Completion, the Seller gives the Buyer any documents and registration fees necessary to remove the Affecting Interests.

4. Restrictions on transfer

- 4.1 The Lease is not subject to any restrictions on transfer other than any Restriction on Transfer.
- 4.2 If the Lease is subject to a Restriction on Transfer under the Planning Act due to noncompliance with the Building and Development Provision then this Contract is subject to the grant of the approval referred to in section 370 of the Planning Act. A Restriction on Transfer referring to "section 370" refers to this restriction.
- 4.3 If the Lease is a lease of the type referred to in section 279 of the Planning Act then this Contract is subject to the approval in accordance with the Planning Act. A Restriction on Transfer referring to "section 280" refers to this restriction.
- 4.3A If the Lease is subject to a Restriction on Transfer under section 306 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in sections 306 and 307 of the Planning Act. A Restriction on Transfer referring to "section 306" refers to this restriction.
- 4.3B If the Lease is subject to a Restriction on Transfer under section 351 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in section 351 of the Planning Act. A Restriction on Transfer referring to "section 351" refers to this restriction.
- 4.4 Immediately after the Date of this Contract the Seller must do everything reasonably necessary to remove the restriction or obtain the consent required. If requested in writing, the Buyer must join in any application of the Seller and must do everything reasonably necessary to enable the Seller to obtain the consent. The Seller must pay all associated fees in connection with the application.

4.5 If the consent referred to in clauses 4.2, 4.3, 4.3A or 4.3B is not granted by the Date for Completion then either party may rescind this Contract (provided that the party seeking to rescind is not then in default) and clause 21 applies.

5. Particulars of title and submission of transfer

- 5.1 Unless clause 5.3 applies the Seller need not provide particulars of title.
- 5.2 No later than 7 days before the Date for Completion, the Buyer must give the Seller a transfer of the Lease in the form prescribed by the Land Titles Act, to be returned by the Seller to the Buyer on Completion in registrable form.
- 5.3 If the Seller is not the registered proprietor of the Lease at the Date of this Contract, the Seller must give to the Buyer no later than 14 days before the Date for Completion a copy of the instrument and any other documents necessary to enable the Seller to be registered as proprietor.

6. Buyer rights and limitations

- 6.1 If the Buyer establishes before Completion that except as disclosed in this Contract there is any Unapproved Structure on the Property, then the Buyer may:
 - 6.1.1 require the Seller to arrange for the Unapproved Structure to be approved before Completion; and
 - 6.1.2 if the Unapproved Structure is not approved before Completion, rescind or complete and sue the Seller for damages.
- 6.2 If the Buyer establishes, immediately before Completion, that, except as disclosed in this Contract:
 - 6.2.1 the Property is subject to an encumbrance other than the encumbrances shown on the title to the Lease; or
 - 6.2.2 the Buyer is not entitled to vacant possession, then the Buyer may either:
 - 6.2.3 rescind; or
 - 6.2.4 complete and sue the Seller for damages.
- 6.3 The Buyer is not entitled to make any requisitions on the title to the Property.
- 6.4 The Buyer cannot make a claim or objection or rescind or terminate in respect of:
 - 6.4.1 a Service for the Property being a joint service or passing through another property, or any Service for another property passing through the Property;
 - 6.4.2 a wall being or not being a party wall or the Property being affected by an



- easement for support or not having the benefit of an easement for support;
- 6.4.3 any change in the Property due to fair wear and tear before Completion;
- 6.4.4 a promise, representation or statement about this Contract, the Property or the Lease, not made in this Contract;
- 6.4.5 any Breach of Covenant described in the Schedule or disclosed elsewhere in this Contract;
- 6.4.6 the ownership or location of any dividing fence;
- 6.4.7 the ownership of any fuel storage tank; and
- 6.4.8 anything disclosed in this Contract (except an Affecting Interest).

7. Seller warranties

- 7.1 The Seller warrants that at the Date of this Contract:
 - 7.1.1 the Seller will be able to complete at Completion;
 - 7.1.2 the Seller has no knowledge of any unsatisfied judgment, order or writ affecting the Property;
 - 7.1.3 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property; and
 - 7.1.4 the Seller is not aware of any material change in the matters disclosed in the Required Documents.
- 7.2 The Seller warrants that on Completion:
 - 7.2.1 the Seller will be or will be able to be the registered proprietor of the Lease and will own the rest of the Property free from any Affecting Interests;
 - 7.2.2 the Seller will have the capacity to complete;
 - 7.2.3 there will be no unsatisfied judgment, order or writ affecting the Property;
 - 7.2.4 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property;
 - 7.2.5 the Seller is not aware of any encroachments by or upon the Property except as disclosed. This warranty does not extend to the location of any dividing fence;
 - 7.2.6 there will be no Breach of Covenant except as disclosed in this Contract; and
 - 7.2.7 unless disclosed in the Schedule or elsewhere in this Contract, the Lease is a

Non-Land Rent Lease and not a Land Rent Lease.

7.3 The Seller gives no warranties as to the present state of repair of any of the Improvements or condition of the Land, except as required by law.

8. Adjustments

- 8.1 The Seller is entitled to the Income and is liable for all Land Charges up to and including Completion after which the Buyer will be entitled to the Income and liable for the Land Charges, provided the Seller will be liable for all land tax in respect of the Property if the 'Land Tax to be adjusted?' option on the Schedule is marked 'No'.
- 8.2 The parties must pay any adjustment of the Income and Land Charges calculated under clause 8.1 on Completion.
- 8.3 Any concessional Land Charges must be adjusted on the concessional amount of those Land Charges.
- 8.4 If any of the Land Charges have not been assessed on Completion, the Buyer will be entitled to retain in the Buyer Solicitor trust account from the Balance of the Price an amount sufficient to pay the Seller's proportion of those Land Charges.
- 8.5 Attached are copies of the relevant invoices for the cost of obtaining the Building and Compliance Inspection Report and Pest Inspection Report. The Buyer must pay to the Seller the cost of obtaining the Building and Compliance Inspection Report and the Pest Inspection Report as required by section 18 of the Sale of Residential Property Act on Completion.

9. Terms of possession

- 9.1 The Seller must give the Buyer vacant possession of the Property on Completion unless otherwise marked in the Schedule.
- 9.2 If the Property is sold subject to a tenancy, the Seller has:
 - 9.2.1 attached to this Contract a copy of the signed Tenancy Agreement; or
 - 9.2.2 completed the tenancy summary on page 2 of this Contract.
- 9.3 If the Property is sold subject to a tenancy:
 - 9.3.1 the Seller warrants that except as disclosed in this Contract:
 - (a) if applicable, the rental bond has been provided in accordance with the Residential Tenancies Act:
 - (b) if applicable, the Seller has complied with the Residential Tenancies Act;



- (c) if applicable, the Seller has no notice of any application by the tenant for the release of the rental bond;
- (d) no notices relating to the tenancy have been served on the Seller or any agent of the Seller or on the tenant other than as disclosed in this Contract and there are no outstanding claims or disputes with the tenant;
- (e) there is no unremedied breach of the Tenancy Agreement by the tenant or the Seller; and
- (f) if applicable, the Tenancy Agreement incorporates:
 - (i) the Prescribed Terms; and
 - (ii) any other terms approved by the Residential Tenancies Tribunal.
- 9.3.2 The Seller must hand to the Buyer on Completion:
 - (a) any written Tenancy Agreement to which this Contract is subject;
 - (b) a notice of attornment:
 - (c) if applicable, any notice required to be signed by the Seller to transfer the rental bond by the Office of Rental Bonds to the Buyer; and
 - (d) if applicable, any other notice required to be signed by the Seller under the Residential Tenancies Act.
- 9.3.3 The Buyer indemnifies the Seller in relation to any liability which the Seller incurs or to which the Seller is subject under the tenancy because of matters occurring after Completion.

10. Inspection and condition of Property

- 10.1 The Buyer may on reasonable notice to the Seller and at reasonable times inspect the Property before Completion.
- 10.2 The Seller must leave the Property clean and tidy on Completion.

11. Inspection of building file

- 11.1 The Seller must, if requested by the Buyer, give to the Buyer all authorities necessary to enable the Buyer (or Buyer's nominee) to inspect and obtain at the Buyer's expense, copies of:
 - 11.1.1 any document in relation to the Land and Improvements held by any government or statutory authority; and

11.1.2 any notices issued by any authority in relation to the Land and Improvements.

12. Additional Seller obligations

- 12.1 Except for any Breach of Covenant disclosed in this Contract, the Seller must before Completion:
 - 12.1.1 comply with any notice issued by any authority before the Date of this Contract which requires work to be done or money to be spent on or in relation to the Property or the Lease;
 - 12.1.2 obtain approval for any Development conducted on the Land;
 - 12.1.3 comply with the Lease to the extent to which the Seller is required to comply up to Completion;
 - 12.1.4 comply with any obligations on the Seller in a registered restrictive covenant affecting the Lease; and
 - 12.1.5 give the Buyer notice of any material change (other than fair wear and tear) the Seller becomes aware of in the matters disclosed in the Required Documents, since the date of each of the relevant Required Documents.

13. Electronic transaction

13.1 In this clause 13, the following words mean:

Adjustment Figures mean details of the adjustments to be made to the Price under this Contract;

Completion Time means the time of day on the Date for Completion when the Electronic Transaction is to be Completed;

Conveyancing Transaction has the meaning given in the Participation Rules;

Digitally Signed has the meaning given in the Participation Rules and **Digitally Sign** has a corresponding meaning;

Discharging Mortgagee means any discharging mortgagee, chargee, covenant chargee or caveator whose provision of a Digitally Signed discharge of mortgage, discharge of charge or withdrawal of caveat is required in order for unencumbered title to the Lease to be transferred to the Buyer;

ECNL means the *Electronic Conveyancing National Law (ACT) Act 2020* (ACT);

Effective Date means the date on which the Conveyancing Transaction is agreed to be an Electronic Transaction under clause 13.2.2 or, if clause 13.2.1 applies, the Date of this Contract;



Electronic Document means a caveat, a Crown lease or an instrument as defined in the Land Titles Act which may be created and Digitally Signed in an Electronic Workspace;

Electronic Transaction means a Conveyancing Transaction to be conducted for the parties by their legal representatives as Subscribers using an ELN and in accordance with the ECNL and the Participation Rules;

Electronic Transfer means a transfer of the Lease under the Land Titles Act to be prepared and Digitally Signed in the Electronic Workspace established for the purposes of the parties' Conveyancing Transaction;

Electronic Workspace has the meaning given in the Participation Rules;

Electronically Tradeable means a land title dealing that can be lodged electronically;

ELN has the meaning given in the Participation Rules;

FRCGW Remittance means a remittance which the Buyer must make in accordance with the Withholding Law and clauses 51.4 to 51.8;

GSTRW Payment means a payment which the Buyer must make in accordance with the Withholding Law and clauses 53.5 to 53.9;

Incoming Mortgagee means any mortgagee who is to provide finance to the Buyer on the security of the Lease and to enable the Buyer to pay the whole or part of the price;

Land Registry has the meaning given in the Participation Rules;

Lodgment Case has the meaning given in the Participation Rules;

Mortgagee Details mean the details which a party to the Electronic Transaction must provide about any Discharging Mortgagee of the Land as at Completion;

Nominated ELN means the ELN specified in the Schedule:

Participation Rules mean the participation rules as determined by the ECNL;

Populate means to complete data fields in the Electronic Workspace;

Prescribed Requirement has the meaning given in the Participation Rules;

Subscribers has the meaning given in the Participation Rules; and

Title Data means the details of the title to the Lease made available to the Electronic Workspace by the Land Registry.

- 13.2 This Conveyancing Transaction is to be conducted as an Electronic Transaction and this Contract is amended as required if:
 - 13.2.1 this Contract says that it is an Electronic Transaction; or
 - 13.2.2 the parties otherwise agree that it is to be conducted as an Electronic Transaction.
- 13.3 However, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:
 - 13.3.1 if the title to the Lease is not Electronically Tradeable or the transfer of the Lease is not eligible be lodged electronically; or
 - 13.3.2 if, at any time after the Effective Date, but at least 14 days before the Date for Completion, a party serves a notice on the other party stating a valid reason why it cannot be conducted as an Electronic Transaction.
- 13.4 If, because of clause 13.3.2, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:
 - 13.4.1 each party must:
 - (a) bear equally any disbursements or fees; and
 - (b) otherwise bear that party's own costs; incurred because this Conveyancing Transaction was to be conducted as an Electronic Transaction; and
 - 13.4.2 if a party has paid all of a disbursement or fee which by reason of this clause, is to be borne equally by the parties, that amount must be adjusted on Completion.
- 13.5 If this Conveyancing Transaction is to be conducted as an Electronic Transaction:
 - 13.5.1 to the extent that any other provision of this Contract is inconsistent with this clause, the provisions of this clause prevail and this Contract is amended to give full effect to the Electronic Transaction;
 - 13.5.2 without limiting clause 13.5.1, clause 5.2 does not apply;
 - 13.5.3 the parties must conduct the Electronic Transaction:
 - (a) in accordance with the Participation Rules and the ECNL; and
 - (b) using the Nominated ELN, unless the parties otherwise agree;
 - 13.5.4 a party must pay the fees and charges payable by that party to the ELN and the

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- Land Registry as a result of this transaction being an Electronic Transaction; and
- 13.5.5 a document which is an Electronic Document is served as soon as it is first Digitally Signed in the Electronic Workspace on behalf of the party required to serve it.
- 13.6 The Seller must within 7 days of the Effective Date:
 - 13.6.1 create an Electronic Workspace;
 - 13.6.2 Populate the Electronic Workspace with Title Data, the Date for Completion and, if applicable, Mortgagee Details; and
 - 13.6.3 invite the Buyer and any Discharging Mortgagee to the Electronic Workspace.
- 13.7 If the Seller has not created an Electronic Workspace in accordance with clause 13.6, the Buyer may create an Electronic Workspace. If the Buyer creates the Electronic Workspace the Buyer must:
 - 13.7.1 Populate the Electronic Workspace with Title Data;
 - 13.7.2 create and Populate the Electronic Transfer;
 - 13.7.3 Populate the Electronic Workspace with the Date for Completion and a nominated Completion Time; and
 - 13.7.4 invite the Seller and any Incoming Mortgagee to join the Electronic Workspace.
- 13.8 Within 7 days of receiving an invitation from the Seller to join the Electronic Workspace, the Buyer must:
 - 13.8.1 join the Electronic Workspace;
 - 13.8.2 create and Populate the Electronic Transfer;
 - 13.8.3 invite any Incoming Mortgagee to join the Electronic Workspace; and
 - 13.8.4 Populate the Electronic Workspace with a nominated Completion Time.
- 13.9 If the Buyer has created the Electronic Workspace the Seller must within 7 days of being invited to the Electronic Workspace:
 - 13.9.1 join the Electronic Workspace;
 - 13.9.2 Populate the Electronic Workspace with Mortgagee Details, if applicable; and
 - 13.9.3 invite any Discharging Mortgagee to join the Electronic Workspace.

- 13.10 To complete the financial settlement schedule in the Electronic Workspace:
 - 13.10.1 the Seller must provide the Buyer with Adjustment Figures at least 2 Business Days before the Date for Completion;
 - 13.10.2 the Buyer must confirm the Adjustment Figures at least 1 Business Day before the Date for Completion; and
 - 13.10.3 if the Buyer must make a GSTRW
 Payment and / or an FRCGW
 Remittance, the Buyer must Populate the
 Electronic Workspace with the payment
 details for the GSTRW Payment or
 FRCGW Remittance payable to the ATO
 at least 2 Business Days before the Date
 for Completion.
- 13.11 Before Completion, the parties must ensure that:
 - 13.11.1 all Electronic Documents which a party must Digitally Sign to complete the Electronic Transaction are Populated and Digitally Signed;
 - 13.11.2 all certifications required by the ECNL are properly given; and
 - 13.11.3 they do everything else in the Electronic Workspace which that party must do to enable the Electronic Transaction to proceed to Completion.
- 13.12 If Completion takes place in the Electronic Workspace:
 - 13.12.1 payment electronically on Completion of the Balance of the Price in accordance with clause 2.6 is taken to be payment by a single unendorsed bank cheque; and
 - 13.12.2 clauses 51.4.3, 51.4.4, 53.8 and 53.9 do not apply.
- 13.13 If the computer systems of any of the Land Registry, the ELN, the ATO or the Reserve Bank of Australia are inoperative for any reason at the Completion Time agreed by the parties, a failure to complete this Contract for that reason is not a default under this Contract on the part of either party.
- 13.14 If the computer systems of the Land Registry are inoperative for any reason at the Completion Time agreed by the parties, and the parties agree that financial settlement is to occur despite this, then on financial settlement occurring:
 - 13.14.1 all Electronic Documents Digitally Signed by the Seller, any discharge of mortgage, withdrawal of caveat or other Electronic Document forming part of the Lodgment Case for the Electronic Transaction shall be taken to have been unconditionally and irrevocably delivered to the Buyer or



- the Buyer's mortgagee at the time of financial settlement; and
- 13.14.2 the Seller shall be taken to have no legal or equitable interest in the Property.
- 13.15 If the parties do not agree about the delivery before Completion of one or more documents or things that cannot be delivered through the Electronic Workspace, the party required to deliver the documents or things:
 - 13.15.1 holds them on Completion in escrow for the benefit of the other party; and
 - 13.15.2 must immediately after Completion deliver the documents or things to, or as directed by the party entitled to them.

14. Off the plan purchase and Compliance Certificate

- 14.1 If the Lease contains a Building and Development Provision which has not been complied with at the Date of this Contract, and clause 4.2 does not apply:
 - 14.1.1 where the Seller is obliged to construct Improvements by Completion, before the Date for Completion, the Seller must at the Seller's expense complete the construction of the Improvements promptly and in a good and workmanlike manner substantially in accordance with the proposed plan, specifications and inclusions list attached; and
 - 14.1.2 on or before Completion, the Seller must at the Seller's expense give to the Buyer evidence that a Compliance Certificate has been obtained.

15. Goods

- 15.1 The Seller gives no warranties as to the present state of repair of any of the Goods except as required by law.
- 15.2 The Goods are included in the Price.
- 15.3 The Seller warrants that the Goods are unencumbered and that the Seller has the right to sell them.
- 15.4 The Goods become the Buyer's property on Completion.
- 15.5 Except for fair wear and tear, the Seller must give the Goods to the Buyer on Completion in the same state of repair they are in at the Date of this Contract.

16. Errors and misdescriptions

- 16.1 If, before Completion, the Buyer becomes aware of an error in the description of the Property the Buyer may:
 - 16.1.1 identify whether the error is material or not material, and ask the Seller to arrange for the error to be corrected before Completion; and
 - 16.1.2 if the error is not corrected before Completion:
 - (a) for an error that is material rescind this Contract, or complete this Contract and make a claim for compensation; and
 - (b) for an error that is not material complete this Contract and make a claim for compensation.
- 16.2 This clause applies even if the Buyer did not take notice of or rely on anything in this Contract containing or giving rise to the error or misdescription.
- 16.3 The Buyer is not entitled to compensation to the extent the Buyer knew the true position before the Date of this Contract.

17. Compensation claims by Buyer

- 17.1 To make a claim for compensation (including a claim under clause 16) the Buyer must give notice to the Seller before Completion specifying the amount claimed and:
 - the Seller can rescind if in the case of a claim that is not a claim for delay:
 - (a) the total amount claimed exceeds 5% of the Price:
 - (b) the Seller gives notice to the Buyer of an intention to rescind; and
 - (c) the Buyer does not give notice to the Seller waiving the claim within 14 days after receiving the notice; and
 - 17.1.2 if the Seller does not rescind under clause 17.1.1, the parties must complete and:
 - (a) the lesser of the total amount claimed and 5% of the Price must be paid out of the Price to, and held by, the Stakeholder until the claim is finalised or lapses;
 - (b) the amount held is to be invested by the Stakeholder (at the risk of the party who becomes entitled to it) with an Australian bank in an interestbearing account at call in the name of



- the Stakeholder in trust for the Seller and the Buyer;
- (c) the claim must be finalised by an arbitrator appointed by the parties or, if an appointment is not made within 28 days of Completion, by an arbitrator appointed by the President of the Law Society of the Australian Capital Territory at the request of a party;
- (d) the decision of the arbitrator is final and binding;
- (e) the costs of the arbitration must be shared equally by the parties unless otherwise determined by the arbitrator. For clarity, the arbitrator has the power to award indemnity costs on a legal basis against either party;
- (f) the Buyer is not entitled, in respect of the claim, to more than the total amount claimed and the costs of the Buyer;
- (g) interest on the amount held, after deduction of all taxes and bank charges, Stakeholder administration fee and other similar charges and expenses, must be paid to the parties equally or as otherwise determined by the arbitrator; and
- (h) the claim lapses if the parties do not appoint an arbitrator and neither party asks the President of the Law Society of the Australian Capital Territory to appoint an arbitrator within 90 days after Completion and the amount held by the Stakeholder must be paid immediately to the Seller without any further authority being necessary.

18. Notice to Complete and Default Notice

- 18.1 If Completion does not take place in accordance with clause 2.8, either party may, at any time after the Date for Completion, serve the other party a Notice to Complete.
- 18.2 A Notice to Complete must appoint a time during business hours and a date being not less than 14* days after service of the Notice to Complete (excluding the date of service) by which and a place in Canberra at which to complete this Contract.
- 18.3 At the time the Notice to Complete is served the party serving the Notice to Complete must:
 - 18.3.1 not be in default; and

- 18.3.2 be ready willing and able to complete but for some default or omission of the other party.
- 18.4 Completion at the time date and place specified in the Notice to Complete is an essential term.
- 18.5 Where one party is in default (other than failing to complete) the other party may at any time after the default serve the party in default a Default Notice.
- 18.6 A Default Notice:
 - 18.6.1 must specify the default;
 - 18.6.2 must require the party served with the Default Notice to rectify the default within 7* days after service of the Default Notice (excluding the date of service), except in the case of a Default Notice for the purposes of clause 52.6, in which case the period specified in clause 52.6 will apply; and
 - 18.6.3 cannot be used to require a party to complete this Contract.
- 18.7 At the time the Default Notice is served, the party serving the Default Notice must not be in default.
- 18.8 The time specified in a Default Notice to rectify the specified default is an essential term.
- 18.9 Clauses 19 or 20 will apply as appropriate where the party served does not comply with the Notice to Complete or the Default Notice which complies with this clause.
- 18.10 If the party serving a notice under this clause varies the time referred to in the notice at the request of the other party, the time agreed to in the variation remains an essential term. The consent to the variation must be in writing and be served on the other party.
- 18.11 The parties agree that the time referred to in clauses 18.2 and 18.6.2 is fair and reasonable.

19. Termination — Buyer default

- 19.1 If the Buyer does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term then the Seller may by notice served on the Buyer terminate and may then keep, or recover and keep, the Deposit (except so much of it as exceeds 10% of the Price) and either:
 - 19.1.1 sue the Buyer for breach; or
 - 19.1.2 resell the Property and any deficiency arising on the resale and all expenses of and incidental to the resale or attempted resale and the Buyer's default are

^{*} Alter as necessary



- recoverable by the Seller from the Buyer as liquidated damages provided the Seller has entered into a contract for the resale of the Property within 12 months of termination.
- 19.2 In addition to any money kept or recovered under clause 19.1, the Seller may retain on termination any other money paid by the Buyer as security for any damages awarded to the Seller arising from the Buyer's default provided that proceedings for the recovery of damages are commenced within 12 months of termination.

20. Termination — Seller default

- 20.1 If the Seller does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term the Buyer may by notice served on the Seller either:
 - 20.1.1 terminate and seek damages; or
 - 20.1.2 enforce without further notice any other rights and remedies available to the Buyer.
- 20.2 If the Buyer terminates, the Stakeholder is authorised to refund to the Buyer immediately any money paid on account of the Price.

21. Rescission

- 21.1 Unless section 15 of the Sale of Residential Property Act applies, if this Contract is rescinded, it is rescinded from the beginning, and unless the parties otherwise agree:
 - 21.1.1 the Deposit and all other money paid by the Buyer must be refunded to the Buyer immediately without any further authority being necessary; and
 - 21.1.2 neither party is liable to pay the other any amount for damages, costs or expenses.

22. Damages for delay in Completion

- 22.1 If Completion does not occur by the Date for Completion, due to the default of either party, the party who is at fault must pay the other party as liquidated damages on Completion:
 - 22.1.1 if the defaulting party is the Seller, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion;
 - 22.1.2 if the defaulting party is the Buyer, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion; and
 - 22.1.3 the amount this Contract says on page 2 to be applied towards any legal costs and disbursements incurred by the party not

- at fault if Completion occurs later than 7 days after the Date for Completion.
- 22.2 Whether or not percentages are inserted in clauses 22.1.1 or 22.1.2 the party at fault must pay the amount specified in clause 22.1.3 in addition to any other damages to which the party not at fault is entitled both at law and under this Contract.
- 22.3 The parties agree that:
 - 22.3.1 the amount of any damages payable under clause 22.1.1 or clause 22.1.2 to the party not in default is a genuine and honest pre-estimate of loss to that party for the delay in Completion, and
 - 22.3.2 the damages must be paid on Completion.

23. Foreign Buyer

- 23.1 The Buyer warrants the Commonwealth
 Treasurer cannot prohibit and has not prohibited
 the transfer of the Lease under the *Foreign*Acquisitions and Takeovers Act 1975 (Cth).
- 23.2 This clause is an essential term.

24. GST

- 24.1 If a party must pay the Price or provide any other consideration to another party under this Contract, GST is not to be added to the Price or amount, unless this Contract provides otherwise.
- 24.2 If the Price is stated in the Schedule to exclude GST and the sale of the Property is a taxable supply, the Buyer must pay to the Seller on Completion an amount equal to the GST payable by the Seller in relation to the supply.
- 24.3 If under this Contract a party (Relevant Party) must make an adjustment, pay an amount to another party (excluding the Price but including the Deposit if it is released or forfeited to the Seller) or pay an amount payable by or to a third party:
 - 24.3.1 the Relevant Party must adjust or pay at that time any GST added to or included in the amount; but
 - 24.3.2 if this Contract says this sale is a taxable supply, and payment would entitle the Relevant Party to claim an input tax credit, the adjustment or payment is to be worked out by deducting any input tax credit to which the party receiving the adjustment or payment is or was entitled multiplied by the GST Rate.
- 24.4 If this Contract says this sale is the supply of a going concern:

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- 24.4.1 the parties agree the supply of the Property is the supply of a going concern;
- 24.4.2 the Seller must on Completion supply to the Buyer all of the things that are necessary for the continued operation of the enterprise;
- 24.4.3 the Seller must carry on the enterprise until Completion;
- 24.4.4 the Buyer warrants to the Seller that on Completion the Buyer will be registered or required to be registered; and
- 24.4.5 if for any reason (and despite clauses 24.1 and 24.4.1) the sale of the Property is not the supply of a going concern but is a taxable supply:
 - (a) the Buyer must pay to the Seller on demand the amount of any GST payable by the Seller in respect of the sale of the Property; and
 - (b) the Buyer indemnifies the Seller against any loss or expense incurred by the Seller in respect of that GST and any breach of clause 24.4.5(a).
- 24.5 If this Contract says the margin scheme applies:
 - 24.5.1 the Seller warrants that it can use the margin scheme; and
 - 24.5.2 the Buyer and Seller agree that the margin scheme is to apply,

in respect of the sale of the Property.

- 24.6 If this Contract says the sale is a taxable supply, does not say the margin scheme applies to the sale of the Property, and the sale is in fact not a taxable supply, then the Seller must pay the Buyer on Completion an amount of one-eleventh of the Price.
- 24.7 Unless the margin scheme applies the Seller must, on Completion, give the Buyer a tax invoice for any taxable supply by the Seller by or under this Contract.

25. Power of attorney

25.1 Any party who signs this Contract or any document in connection with it under a power of attorney must, on request and without cost, provide the other party with a true copy of the registered power of attorney.

26. Notices claims and authorities

- 26.1 Notices, claims and authorities required or authorised by this Contract must be in writing.
- 26.2 To serve a notice a party must:

26.2.1 leave it at; or

26.2.2 send it by a method of post requiring acknowledgment of receipt by the addressee to,

the address of the person to be served as stated in the Schedule or as notified by that person to the other as that person's address for service under this Contract; or

- 26.2.3 serve it on that party's solicitor in any of the above ways; or
- 26.2.4 deliver it to an appropriate place in the facilities of a document exchange system in which the recipient solicitor has receiving facilities (and in the latter case service is deemed effected on the Business Day following delivery); or
- 26.2.5 transmit it by email to a party's solicitor to the email address for that solicitor as stated in the Schedule or as notified by that solicitor to the other solicitor as the email address for service under this Contract.
- 26.3 A party's solicitor may give a notice, claim or authority on behalf of that party.

27. Unit title

27.1 The following clauses 28 to 39 inclusive apply if the Property is a Unit.

28. Definitions and interpretation

- 28.1 A reference in these clauses 28 to 39 inclusive to a section or Part is a reference to a section or Part of the Unit Titles Management Act.
- 28.2 For the purposes of a claim for compensation pursuant to clause 39, the provisions of clause 17 will apply provided that clause 17.1.1(c) is amended to read "the Buyer does not give notice to the Seller waiving the claim, or so much of it as exceeds 5% of the Price within 14 days after receiving the notice".

29. Title to the Unit

- 29.1 Clauses 3.1, 3.2 and 3.3 do not apply.
- 29.2 The Unit Title is or will before Completion be granted under the Planning Act and is or will before Completion be registered under the *Land Titles (Unit Titles) Act 1970* (ACT).
- 29.3 The Unit Title is transferred subject to the Units Plan under which the lease to the Unit is held.

30. Buyer rights limited

30.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for compensation in respect of any Breach of Covenant of the Unit Title, any breach of the



lease of the Common Property or breach of rules of the Owners Corporation disclosed in this Contract.

31. Adjustment of contribution

31.1 Any adjustment under clause 8 must include an adjustment of the contributions to the Owners Corporation under section 78 and section 89 of the Unit Titles Management Act.

32. Inspection of Unit

32.1 For the purposes of clause 10.1 Property includes the Common Property.

33. Seller warranties

- 33.1 The Seller warrants that at the Date of this Contract:
 - 33.1.1 to the Seller's knowledge, there are no unfunded latent or patent defects in the Common Property or Owners
 Corporation assets, other than the following:
 - (a) defects arising through fair wear and tear; and
 - (b) defects disclosed in this Contract;
 - 33.1.2 the Owners Corporation records do not disclose any defects to which the warranty in clause 33.1.1 applies;
 - 33.1.3 to the Seller's knowledge, there are no actual, contingent or expected unfunded liabilities of the Owners Corporation that are not part of the Owners Corporation's normal operating expenses, other than liabilities disclosed in this Contract;
 - 33.1.4 the Owners Corporation records do not disclose any liabilities of the Owners Corporation to which the warranty in clause 33.1.3 applies;
 - 33.1.5 the Seller or any occupier of the Unit has not committed any act or omission which may cause the Owners Corporation to incur any costs or perform any repairs;
 - 33.1.6 there is no amount payable to the Owners Corporation by the Seller other than a contribution due under section 78 and section 89 of the Unit Titles Management Act; and
 - 33.1.7 except for an unregistered Units Plan, the rules of the Owners Corporation are, as appropriate:
 - (a) as set out in Schedule 4 to the Unit Titles Management Act; or

- (b) in respect of a corporation established under the *Unit Titles Act 1970* (repealed) and that was in existence immediately prior to 30 March 2012, the articles in force immediately prior to 30 March 2012; or
- (c) in respect of a corporation established under the Unit Titles Act and that was in existence immediately prior to 30 March 2012, the articles in force immediately prior to 30 March 2012;
 - except for any alterations to those rules registered under section 108.
- 33.2 For clauses 33.1.1 to 33.1.4 inclusive, a Seller is taken to have knowledge of a thing if the Seller has actual knowledge, or ought reasonably to have knowledge, of that thing.
- 33.3 The Seller warrants that at Completion to the Seller's knowledge, there are no circumstances (other than circumstances disclosed in this Contract) in relation to the affairs of the Owners Corporation likely to significantly prejudice the Buyer.
- 33.4 For the purposes of clause 7, Property includes the Common Property.
- 33.5 These warranties are in addition to those given in clause 7.

34. Damage or destruction before Completion

- 34.1 If the Unit is destroyed or substantially damaged before Completion not due to the fault of either party then either party may by notice to the other rescind and clause 21 applies.
- 34.2 For the purposes of clause 34.1, the Unit is deemed to be substantially damaged if though not destroyed is unfit for the use to which it was being put at the Date of this Contract or, if not being used at that time, for the purpose permitted by the Unit Title.

35. Notice to Owners Corporation

35.1 The parties must comply with the rules of the Owners Corporation in relation to notification of the sale and purchase of the Unit.

36. Unit Title Certificate

36.1 On Completion the Buyer must pay to the Seller the fee as determined by the Minister pursuant to section 119(7) of the Units Title Management Act for the Unit Title Certificate attached.



37. Unregistered Units Plan

Warning: The following clauses 37, 38 and 39 do not encompass all obligations, rights and remedies under Part 2.9 of the Property Act for off the plan contracts.

- 37.1 This clause 37 applies if at the Date of this Contract, the Units Plan has not been registered.
- 37.2 The Seller must attach a copy of the proposed Units Plan or a sketch plan showing the location and dimensions of the Unit sufficient to enable the Buyer to determine the location and dimensions of the Unit in relation to other units and the Common Property in the proposed development.
- 37.3 If the Units Plan is not registered by the date specified in the Schedule, or elsewhere in this Contract, the Buyer may at any time after that date by notice served on the Seller require that the Units Plan be registered within 14 days of the service of the notice. If the Units Plan is not registered within the time limited by the notice the Buyer may at any time after expiry of the time in the notice rescind and clause 21 will apply.
- 37.4 If the Seller notifies the Buyer that the Units Plan is registered before rescission under this clause, the Buyer will not be entitled to rescind under this clause.
- 37.5 The Buyer cannot make any objection or requisition on title or claim for compensation in respect of:
 - 37.5.1 any minor variations to the Unit between the plan attached, and the Units Plan registered by the Registrar General; or
 - 37.5.2 any minor alterations required by an authority or the Registrar General in the number, size, location or Unit Entitlement of any other unit in the Units Plan or in or to the Common Property provided the proportion of the Unit Entitlement of the Unit to the other units in the Units Plan is not varied.

In this clause, a minor variation is any variation less than 5% to either the size or value of the Unit described in the plan attached.

- 37.6 After the Owners Corporation has been constituted under section 8, the Seller must cause the Owners Corporation to comply with the rules of the Owners Corporation and with Parts 2, 3, 4, 5 and 7 to the extent to which the Owners Corporation is required by law to comply with those provisions up to the Date for Completion.
- 37.7 The Seller must not permit the Owners Corporation to vary the rules of the Owners

- Corporation from those set out in Schedule 4 of the Unit Title Management Act.
- 37.8 If clause 37.1 applies, the Seller must give to the Buyer a Unit Title Certificate at the Buyer's expense at least 7 days before Completion.
- 37.9 The parties acknowledge that the following must form part of the Contract:
 - 37.9.1 a Disclosure Statement for the Unit that complies with the requirements of section 260 of the Property Act; and
 - 37.9.2 if a right to approve the keeping of animals during the Developer Control Period is reserved details of the reservation, including the kind and number of animals.
- 37.10 The Seller warrants that the information disclosed in the Disclosure Statement, including information in any Disclosure Update Notice, is accurate.

38. Rescission of Contract

- 38.1 The Buyer may, by written notice given to the Seller, rescind this Contract if:
 - 38.1.1 there would be a breach of a warranty provided in any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4 or 33.3, were this Contract completed at the time it is rescinded; or
 - 38.1.2 there would be a breach of a warranty provided in clause 37.10:
 - (a) were this Contract completed at the time it is rescinded; and
 - (b) the Buyer is significantly prejudiced by the breach,

and the breach does not relate to an amendment to the Development Statement that is an Excluded Change.

- 38.2 A notice must be given:
 - 38.2.1 under clause 38.1.1:
 - (a) if this Contract is entered before the Units Plan for the Unit is registered

 not later than 3 days before the
 Buyer is required to complete this
 Contract; or
 - (b) in any other case not later than 14 days after the later of the following happens:
 - (i) the Date of this Contract; and
 - (ii) another period agreed between the Buyer and Seller ends; or



- 38.2.2 under clause 38.1.2 at any time before the Buyer is required to complete this Contract.
- 38.3 If the Buyer rescinds this Contract, the Seller must repay any amount paid to the Seller towards the purchase of the Unit and otherwise the provisions of clause 21 will apply.

39. Claims for compensation

- 39.1 This clause 39 applies if, before Completion, the Buyer reasonably believes that, except as disclosed in this Contract, there would be a breach of a warranty established under any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4, 33.3 or 37.10 were this Contract to be completed.
- 39.2 The Buyer may, by written notice given to the Seller:
 - 39.2.1 tell the Seller:
 - (a) about the breach; and
 - (b) that the Buyer will complete this Contract: and
 - 39.2.2 claim compensation for the breach.
- 39.3 A notice under clause 39.2 must be given:
 - 39.3.1 if this Contract is entered before the Units Plan for the Unit is registered not later than 3 days before the Buyer is required to complete this Contract; or
 - 39.3.2 in any other case not later than 14 days after the later of the following happens:
 - (a) the Buyer's copy of the Contract is received by the Buyer;
 - (b) another period agreed between the Buyer and Seller ends.
- 39.4 The Buyer may not claim compensation under this clause 39 only because of the breach of a warranty related to an amendment to the Development Statement that is an Excluded Change.

40. Community title

40.1 The following clauses 41 to 50 inclusive apply if the Property is, or will on Completion form, a Lot within a Community Title Scheme.

41. Definitions and interpretation

41.1 A reference in these clauses 40 to 50 inclusive to a section or Part is a reference to a section or Part of the Community Title Act.

42. Buyer rights limited

42.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for

compensation in respect of any breach of the lease of the Common Property or breach of rules or by-laws of the Community Title Body Corporate disclosed in this Contract.

43. Adjustment of contribution

43.1 Any adjustment under clause 8 must include an adjustment of the contributions to the fund under section 45.

44. Inspection of property

44.1 For the purposes of clause 10.1 Property includes the Common Property.

45. Unregistered Community Title Scheme

- 45.1 This clause 45 applies if at the Date of this Contract, the Community Title Scheme has not registered.
- 45.2 The Seller must attach a copy of the proposed Community Title Master Plan, or a sketch plan showing the location and dimensions of the Lot sufficient to enable the Buyer to determine the location and dimensions of the Lot in relation to other lots and the Common Property in the proposed scheme.
- 45.3 The Seller must attach a copy of the proposed Community Title Management Statement.
- 45.4 The Buyer cannot make any objection or requisition on title or claim for compensation in respect of:
 - 45.4.1 any minor variations to the Lot between the plan attached, and the registered Community Title Master Plan; or
 - 45.4.2 any minor alterations required by an authority or the Registrar General in the number, size, location or entitlement of any other Lot in the Community Title Scheme or in or to the Common Property provided the proportion of the entitlement of the Lot to the other lots in the Community Title Scheme is not varied; or
 - 45.4.3 any minor variations between the proposed Community Title Management Statement and the registered Community Title Management Statement.

In this clause, a minor variation is any variation less than 5% to either the size or value of the Lot described in the plan attached and referred to in the proposed Community Title Management Statement.

45.5 The Seller must not permit the Community Title Body Corporate to vary the by-laws of the



- Community Title Scheme from those set out in Schedule 1 of the Community Title Act, unless otherwise disclosed in this Contract.
- 45.6 After the Community Title Body Corporate has been constituted under section 30, the Seller must cause the Community Title Body Corporate to comply with Part 8 to the extent to which the Community Title Body Corporate is required by law to comply with those provisions up to the Date for Completion.

46. Incomplete development of Community Title Scheme

- 46.1 This clause 46 applies if at the Date of this Contract, development of the Community Title Scheme has not completed.
- 46.2 Until the development of a Community Title Scheme is finished, the Developer warrants to the Buyer that the development will be carried out in accordance with the scheme.
- 46.3 Without limiting the damages recoverable for breach of the warranty in clause 46.2, the Buyer may recover damages for the loss of a reasonably expected capital appreciation of the Lot that would have resulted from completion of the development in accordance with the terms of the Community Title Scheme.

47. Incomplete development of Lot

- 47.1 This clause 47 applies if at the Date of this Contract, the Lot is to be developed or further developed in accordance with the Community Title Scheme. For clarity, this clause does not apply if an unconditional Compliance Certificate has issued before the Date of this Contract and the Seller gives to the Buyer evidence acceptable to the Registrar General that an unconditional Compliance Certificate has issued for the Lot, or if the Seller gives an unconditional Compliance Certificate to the Buyer on Completion.
- 47.2 The Buyer becomes bound to develop the Lot in accordance with the Community Title Scheme.
- 47.3 The Seller must give written notice of the proposed sale of the Lot to the Planning and Land Authority.
- 47.4 The Buyer must:
 - 47.4.1 give to the Planning and Land Authority a written undertaking to develop the Lot in accordance with the Community Title Scheme (if a form is approved for an undertaking, the form must be used); and
 - 47.4.2 give the Planning and Land Authority any security required by the Planning and Land Authority, within 28 days after notice of the transaction was given to the

Planning and Land Authority, for the development of the Lot in accordance with the Community Title Scheme.

48. Required first or top sheet

- 48.1 The Seller must give to the Buyer, before the Buyer enters into this Contract, a Section 67 Statement.
- 48.2 The Section 67 Statement must:
 - 48.2.1 state that the Lot is included in a Community Title Scheme that imposes obligations on the owner of the Lot;
 - 48.2.2 state the name and address of:
 - (a) the body corporate of the scheme; or
 - (b) if it is the duty of the Community
 Title Body Corporate manager to act
 for the Community Title Body
 Corporate in supplying Section 56
 Certificates the manager;
 - 48.2.3 state the amount of annual contributions currently fixed by the Community Title Body Corporate as payable by the owner of the Lot;
 - 48.2.4 identify improvements on common property of the scheme for which the owner of the Lot is responsible;
 - 48.2.5 be signed by the Seller or a person authorised by the Seller; and
 - 48.2.6 be substantially complete.
- 48.3 The Seller must attach to this Contract, as a first or top sheet, a copy of the Section 67 Statement given to the Buyer under clause 48.1.
- 48.4 The Buyer may rescind this Contract if:
 - 48.4.1 the Seller has not complied with clauses 48.1 and 48.3; and
 - 48.4.2 Completion has not taken place.

49. Notice to Community Title Body Corporate

49.1 The parties must comply with the rules and bylaws of the Community Title Body Corporate in relation to notification of the sale and purchase of the Lot.

50. Section 56 Certificate

- 50.1 The Seller must give to the Buyer a Section 56 Certificate at least 7 days before Completion.
- 50.2 On Completion, the Buyer must pay to the Seller the fee charged for the Section 56 Certificate.



51. Foreign Resident Withholding Tax

Warning: The questions in the Schedule regarding the Relevant Price and the Clearance Certificates are not binding, and are included to remind the parties of their obligations under the Withholding Law.

Warning: The following clauses 51.1 to 51.8 are subject to the Withholding Law, and do not encompass all obligations under the Withholding Law.

51.1 In this clause 51 the following words have the following meanings:

CGT Asset has the meaning in the *Income Tax Assessment Act 1997*;

Clearance Certificate means a certificate issued under section 14-220 of the Withholding Law that covers the date of Completion;

Relevant Percentage means the percentage amount stated in section 14-200(3)(a) and 14-205(4)(a) of the Withholding Law;

Relevant Price means the higher of:

- the Price (including GST); and
- the market value of the CGT Assets sold under this Contract;

as at the Date of this Contract;

Variation Certificate means a certificate issued under section 14-235 of the Withholding Law that covers the date of Completion;

Withholding Amount means, subject to clauses 51.6 and 51.7, the Relevant Percentage of the first element of the CGT Asset's cost base (for all CGT Assets sold under this Contract) as at the Date of this Contract; and

Withholding Law means Subdivision 14-D of Schedule 1 of the *Taxation Administration Act* 1953 and associated provisions.

- 51.2 If the Relevant Price is less than the dollar amount stated in section 14-215(1)(a) of the Withholding Law as at the Date of this Contract, the parties acknowledge that there are no obligations under the Withholding Law.
- 51.3 If Clearance Certificates for all the Sellers are provided to the Buyer prior to Completion, the parties acknowledge that there are no obligations under the Withholding Law.
- 51.4 If neither clauses 51.2 or 51.3 apply, then:
 - 51.4.1 the Seller must provide to the Buyer any information required to enable the Buyer to comply with clause 51.4.2(a), within 5 days of written request from the Buyer;
 - 51.4.2 the Buyer must:

- (a) lodge a purchaser payment notification form with the ATO; and
- (b) give evidence of compliance with clause 51.4.2(a) to the Seller;no later than 5 days before the Date for Completion;
- 51.4.3 the Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the Withholding Amount: and
- 51.4.4 the parties must both, on the date of Completion, attend the offices of an authorised collection agent of the ATO to deposit the bank cheque referred to in clause 51.4.3 in payment of the Withholding Amount following Completion.
- 51.5 If clause 51.4 applies and the parties do not comply with clause 51.4.4:
 - 51.5.1 the Buyer indemnifies the Seller for any loss or damage resulting from the Buyer's delay in remitting and/or failure to remit the Withholding Amount to the ATO; and
 - 51.5.2 the Buyer charges the Property (for the benefit of the Seller) with the Buyer's obligations under this clause 51.5.
- 51.6 Where the Seller gives the Buyer a Variation Certificate prior to Completion, the Withholding Amount is the amount stated in the Variation Certificate.
- 51.7 Where Clearance Certificates for some but not all of the Sellers are provided to the Buyer prior to Completion, then the Withholding Amount is reduced by the same percentage as the percentage ownership of the Property of the Sellers that are subject to a Clearance Certificate.
- 51.8 Where a Clearance Certificate is provided by a Seller to the Buyer, the Seller warrants to the Buyer that that Seller is the entity referred to in the Clearance Certificate and is the relevant taxpayer for capital gains tax payable on the sale of the CGT Assets sold under this Contract.

52. Deposit by Instalments

- 52.1 The following clauses 52.2 to 52.8 inclusive only apply if the 'Deposit by Instalments' option on the Schedule is selected.
- 52.2 Clauses 2.1, 2.2, 2.3 and 2.4 are deleted.
- 52.3 The Buyer must pay the Deposit to the Stakeholder.
 The Seller agrees to accept the payment of the
 Deposit in two instalments as follows:



- 52.3.1 5% of the Price by cheque on the Date of this Contract (**First Instalment**); and
- 52.3.2 the balance of the Deposit (if it has not already been paid) by unendorsed bank cheque on the Date for Completion (Second Instalment);

and in every respect time is of the essence for payment of the First Instalment in this clause 52.3.1.

- 52.4 The Deposit becomes the Seller's property on Completion or on the earlier termination of this Contract by the Seller for the Buyer's default.
- 52.5 If the First Instalment of the Deposit is:
 - 52.5.1 not paid on time and in accordance with clause 52.3; or
 - 52.5.2 paid by cheque and the cheque is not honoured on first presentation,

the Buyer is in default and the Seller may terminate this Contract immediately by written notice to the Buyer (without the notice otherwise necessary under clause 18) and clause 19 applies. If the Seller does not terminate this Contract in accordance with this clause 52.5, then this Contract remains on foot, subject to this clause 52.5, until either the Seller terminates the Contract pursuant to this clause 52.5, or waives the benefit of this clause 52.5 pursuant to clause 52.8.

- 52.6 If the Second Instalment of the Deposit is not paid on time in accordance with clause 52.3, then the Seller cannot immediately terminate the Contract for the Buyer's breach of an essential condition. The Seller must make timing of the payment of the Second Instalment an essential condition of the Contract by serving on the Buyer a Default Notice requiring the Buyer to pay the Second Instalment within 14* days after service of the Default Notice (excluding the date of service).
- 52.7 For clarity, the Buyer must pay the full Price to the Seller, on or before Completion.
- 52.8 These clauses 52.2 to 52.8 inclusive are for the benefit of the Seller. The Seller may at any time before this Contract is terminated notify the Buyer in writing that the benefit of these clauses 52.2 to 52.8 inclusive is waived.

53. Residential Withholding Tax

Warning: The following clauses 53.1 to 53.9 are subject to the Withholding Law, and do not encompass all obligations under the Withholding Law.

- 53.1 In this clause 53 the following words have the following meanings:
 - **RW Amount** means the amount which the Buyer must pay under section 14-250 of the Withholding Law;
 - **RW Amount Information** means the completed RW Amount details referred to on page 3 of this Contract; and
 - **RW Percentage** means the percentage amount stated in section 14-250(6), (8) and (9) of the Withholding Law, as applicable to the supply of the Property from the Seller to the Buyer.
- 53.2 The Seller must provide the Buyer with the RW Amount Information no later than 7 days after the Date of this Contract.
- 53.3 If the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'no' or if no selection is made, the Seller warrants to the Buyer that the Buyer is not required to make a payment under section 14-250 in relation to the supply of the Property from the Seller to the Buyer.
- 53.4 The following clauses 53.5 to 53.9 inclusive only apply if the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'yes'.
- 53.5 Subject to any adjustments to the Price that may arise after the date that the RW Amount Information is provided in accordance with clause 53.2 and which affect the RW Amount, the Seller warrants to the Buyer on the date that the RW Amount Information is provided to the Buyer that the Seller has provided the Buyer with the information required under section 14 255 of the Withholding Law in relation to the supply of the Property from the Seller to the Buyer, and that this information is true and correct to the Seller's knowledge.
- 53.6 The Buyer must provide the Seller with a copy of the 'GST property settlement withholding notification online form' confirmation email (or emails, if applicable) issued to the Buyer by the ATO no later than:
 - 53.6.1 21 days after a written request from the Seller; or
 - 53.6.2 7 days prior to the Date for Completion, whichever is the earlier.
- 53.7 The Buyer must provide the Seller with evidence of submission by the Buyer to the ATO of the 'GST property settlement date confirmation online form', with such evidence to be provided prior to or on Completion.

^{*} Alter as necessary



- 53.8 The Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the RW Amount.
- 53.9 In relation to the unendorsed bank cheque required by clause 53.8, the Buyer must:
 - 53.9.1 forward the unendorsed bank cheque to the ATO immediately after Completion; and
 - 53.9.2 provide the Seller with evidence of payment of the RW Amount to the ATO.

ADDITIONAL CONDITIONS

54 AUCTION

- 54.1 The Property is sold at auction subject to the following conditions:
 - (1) the Auctioneer may make 1 bid for the Seller of the Property at any time during the Auction.
 - (2) each person bidding must be entered on the Bidder's Record.
 - (3) the Auctioneer may refuse any bid.
 - (4) the Auctioneer may decide the amount by which the bidding is to be advanced.
 - (5) the Auctioneer may withdraw the Property from sale at any time.
 - (6) the Auctioneer may refer a bid to the Seller at any time before the end of the Auction.
 - (7) if there is a dispute about a bid, the Auctioneer may resubmit the Property for sale at the last undisputed bid or start the bidding again.
 - (8) if there is a dispute about a bid, the Auctioneer is the sole arbiter and the Auctioneer's decision is final.
 - (9) the sale is subject to a reserve price unless the Auctioneer announces otherwise.
 - (10) the highest recorded bidder will be the Buyer, subject to any reserve price.
 - (11) if a reserve price has been set for the Property and the property is passed in below the reserve price, the Seller must first negotiate with the highest bidder for the purchase of the Property.
 - the Buyer must sign this Contract and pay the Deposit immediately after the fall of the hammer.
- 54.2 If the Property is not sold at auction, the above conditions do not apply.

55 AMENDMENTS OF PRINTED TERMS

- Printed terms means the terms of the ACT Law Society standard ACT Contract for Sale 2024.
- The parties agree to amend the contract schedule as below:
 - (1) On page 2 the word "nil" is added before "% per annum" in relation to interest rate if the defaulting party is the Seller;
 - (2) On page 2 the number "10" is added before "% per annum" in relation to interest rate if the defaulting party is the Buyer; and
 - (3) On page 2 "550.00" is added before "\$" in relation to the amount to be applied towards legal costs and disbursements incurred by the Seller not at fault.
- The parties agree to amend the following standard Printed Terms:
 - (1) In clause 2.3 the words "in cash (up to \$3,000.00)" are deleted and replaced with "electronic funds transfer";

- (2) In clause 2.6 the words "or in cash (up to \$200.00)" are deleted;
- (3) Clause 5.2 is deleted;
- (4) In clause 5.3 the words "no later than 14 days before" are deleted and replaced with "at Completion";
- (5) In clause 8.4 the words "Buyer Solicitor" are deleted and replaced with "Seller Solicitor"; and
- (6) Clause 51.2 is deleted.

56 CONDITION OF PROPERTY

The Buyer accepts the property, including all improvements, fixtures, fittings and inclusions in its present condition and state of repair as at the date of this Contract. The Buyer must not make no claim for compensation, requisition, objection, rescind, terminate or delay Completion, in respect of the nature, quality, state of repair and condition, latent or patent defects and the Seller will not be required to carry out any repairs to the property after the date of this Contract.

57 BUYER'S WARRANTY

- 57.1 The Buyer warrants and acknowledges that they have relied on their own investigations and enquiries into the property while entering into this contract and will make no claim, requisition, rescind, terminate or delay Completion in relation to the Contract.
- The Buyer warrants that it has not been introduced directly or indirectly to either the Seller or the property by any person other than the Seller's agent. The Buyer further indemnifies the Seller against any claim or demand for commission arising from a breach of this warranty.
- 57.3 This Additional Condition will not merge on Completion.

58 KEYS

Upon Completion the Seller will supply all keys to the Buyer for the subject premises that are in the possession of the Seller. The Buyer must not make no claim for compensation, objection, requisition, or delay Completion, with respect to the availability of any other keys to the subject premises.

59 ADJUSTMENTS FOR LAND CHARGES

If Completion does not occur on or before the Date of Completion due to the delay or default caused by the Buyer, then the parties agree that the Buyer will be liable for all Land Charges including but not limited to general rates, land tax, water rates, and body corporate levies, from the Date for Completion rather than the actual date of Completion.

60 ELECTRONIC EXCHANGE

This Contract may be exchanged electronically in accordance with *Electronic Transactions Act 2001* (ACT) and the Buyer will make no claim, requisition, objection in relation not the validity of the electronic exchange.

61 VARIATIONS TO CONTRACT

Any variations or changes to this Contract after the Date of this Contract, must be made in writing and must be duly executed by both parties.

62 DEPOSIT BOND

- In this Contract, the word "Bond" means the original Deposit Bond in the sum of 10 % of the Purchase Price issued to the Seller at the request of the Buyer.
- Subject to 62.3 and 62.4 below, the delivery of the copy of the Bond, on or before the date of this Contract, followed by the delivery of the original bond within 5 Business Days of the Date of this Contract to the Stakeholder or to the Seller's solicitors shall, to the extent of the amount guaranteed under the Bond be deemed for the purposes of this Contract to be payment of the deposit in accordance with this Contract.
- The Buyer shall pay the amount stipulated in the Bond to the Seller in cash or by unendorsed bank cheque on completion of this agreement, or at such other time as may be provided for, the deposit to be accounted for to the Seller.
- If the Seller serves on the Buyer a notice in writing claiming to forfeit the deposit, then to the extent that the amount has not already been paid by the Guarantor under the Bond, the Buyer shall forthwith pay the deposit (or so much that has not been paid) to the person nominated in this Contract to hold the deposit.
- The Seller acknowledges that payment by the Guarantor under the Bond shall, to the extent of the amount paid, be in satisfaction of the Buyer's obligation to pay the deposit under Additional Condition 62.4 above.
- If the Contract is not completed before the expiration of the term of the Bond, the Buyer must produce to the Seller, no later than seven (7) days before the expiration date, a new Bond in replacement of the Bond. The obligation of the Buyer to produce the replacement Bond and the time for production of the replacement Bond shall be of the essence of this Contract and clause 2.4 shall apply as if the Buyer had failed to pay the deposit.
- 62.7 If the Bond provider is placed under external administration of any nature before the completion date, the Buyer must, within 24 hours, secure the Deposit to the Seller by either:
 - (1) Providing a replacement Bond by another Bond provider reasonably acceptable to the Seller; or
 - (2) Payment of the Deposit in accordance with Clause 2.1 of the Contract.

and this Additional Condition is for the benefit of the Seller and the performance of the obligations by the Buyer are an essential condition of this Contract.

63 DIRECTORS' GUARANTEE

63.1 Where a Buyer is a corporation:

- (1) each Director of that Corporation shall guarantee that corporation's performance of its obligations under this Contract;
- (2) the Buyer must provide the Director's Guarantee on exchange; and
- (3) the Director's Guarantee is to be in the form attached in this Contract.

64 CHRISTMAS SHUT DOWN PERIOD

- In the event that Completion falls within the period commencing 22 December 2025 to 11 January 2026 inclusive, Completion is hereby extended to 12 January 2026.
- In the event that a party serves the other party with a notice during this period, service of the notice is deemed to be served on 12 January 2026.
- 64.3 If, prior to 22 December 2025, a party serves the other party with a Notice to Complete which appoints a date by which to complete this Contract between 22 December 2025 and 11 January 2026, that date is hereby extended to 12 January 2026.
- In the event that any liquidated damages are payable by either party pursuant to clause 22 of the Contract, no liquidated damages will be payable by either party for any time between 22 December 2025 and 11 January 2026 inclusive.

65 ADDITIONAL CONDITIONS ESSENTIAL AND PREVAILING

These additional conditions prevail over any other provision in this Contract to the extent of any inconsistency between them.

Director's Guarantee

I/We,		_
of		
agree as follows:		

- 1. I am/We are a Director/s of the Buyer.
- 2. In consideration of the Seller entering into this Contract at my request, I/we agree to guarantee to the Seller:
 - (1) The performance and observance by the Buyer of all its obligations under this Contract before, on and after Completion of this Contract; and
 - (2) The payment of all money payable to the Seller or to third parties under this Contract or otherwise.
- 3. This is a continuing guarantee and binds me/us notwithstanding:
 - (1) my/our subsequent death, bankruptcy or liquidation or the subsequent death, bankruptcy or liquidation of any one or more of the Buyer or the Buyer's Directors;
 - (2) any indulgence, waiver or extension of time by the Seller to the Buyer or to me/us or to the Buyer's Directors; and
 - (3) Completion of this Contract.
- 4. In the event of any breach by the Buyer covered in this guarantee, including in the payment of any money payable to the Seller or to third parties under this Contract or otherwise, the Seller may proceed to recover the amount claimed as a debt or as damages from me/us without having instituted legal proceedings against the Buyer or any other of the Buyer's Directors and without first exhausting the Seller's remedies against the Buyer.

Dated this	day of	2025.	
Signed sealed and deli	vered by		
The Buyer's Director/s	;-		inthe presence of
Buyer's Director			Signature of Witness
Buyer's Director			Name of Witness
Buyer's Director			Signature of Witness
Buyer's Director			Name of Witness

5. I/We agree to keep the Seller indemnified against any liability, loss, damage or claim due to

the default of the Buyer which the Seller may incur in respect of this Contract.



Product Date/Time **Customer Reference**

254743 Order ID 20250922000334

Cost

\$35.00

Volume 1073 Folio 44 Edition 2

22/09/2025 10:03AM

Title Details

AUSTRALIAN CAPITAL TERRITORY TITLE SEARCH

LAND

Isabella Plains Section 801 Block 14 on Deposited Plan 7106

Lease commenced on 27/10/1987, granted on 08/04/1988, terminating on 26/10/2086

Area is 763 square metres or thereabouts

Proprietor

Lynette Dorothy Watson

Address not available

REGISTERED ENCUMBRANCES AND INTERESTS

Original title is Volume 1073 Folio 44

Restrictions

Purpose Clause: Refer Crown Lease

S.180 Land Act 1991: Compliance/Completion Cert Issued

Registered Date	Dealing Number	Description
24/12/1996	1018794	Mortgage to Bendigo and Adelaide Bank Limited
04/05/2015	1962344	Vesting - changed dealing 1018794 from 'Mortgage to SERVICE ONE CREDIT UNION LIMITED' to 'Mortgage to Bendigo and Adelaide Bank Limited'. Effective from 1/5/2015.

End of interests

ADMINISTRATIVE INTERESTS

Administrative interests information is **not** guaranteed by the Registrar-General, and the Registrar-General nor an authorised entity incurs liability for any omission, misstatement or inaccuracy in the information.

Territory Planning Authority - For further information concerning the following administrative interests, please refer to decided development application information available at https://www.planning.act.gov.au/ or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The Territory Planning Authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Туре	Lodgement Date	Assessment Track	Status	Status Date
202037442	Development Application	24/08/2020	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	06/10/2020

Description

PROPOSAL FOR A SECONDARY RESIDENCE - Construction of secondary residence, tree removal, landscaping and associated works.

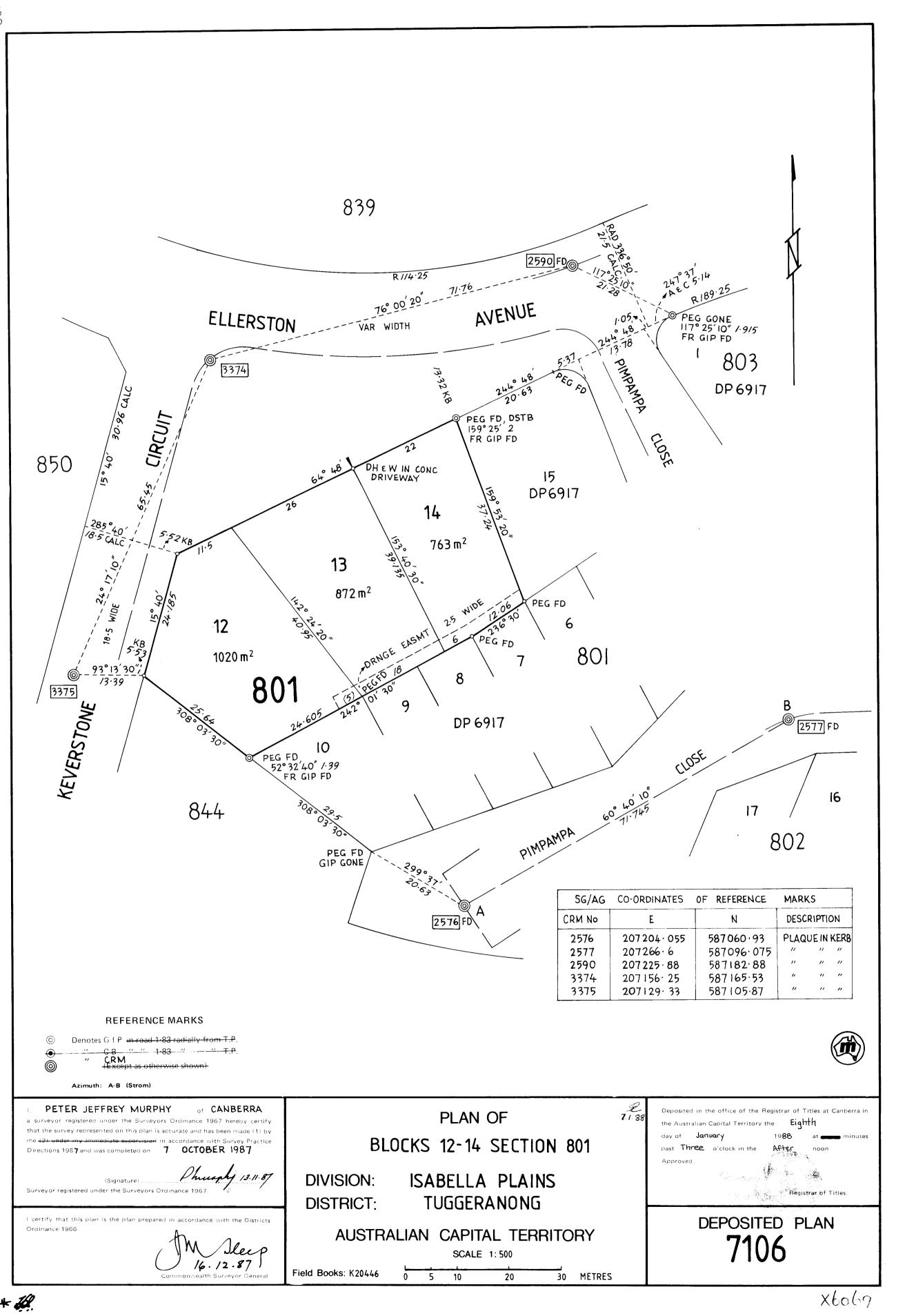


Product
Date/Time
Customer Reference
Order ID

Cost

Title Details 22/09/2025 10:03AM 254743 20250922000334

\$35.00



CANCELLED AND COL.

ORIGINAL

- 5

FYTHENCE PRODUCED MINT CELLIFICATE UNDER SEC 18(2A) CALO 1936 ISSUED

THE COMMONWEALTH OF AUSTRALIA

AUSTRALIAN CAPITAL TERRITORY

City Area Leases Ordinance 1936

	Ent	ered in	Register Book Vol	1073	Folio 44
	ΜΔΥ	1988	M M SMY Dami		strar of Title

LEASE GRANTED pursuant to the City Area Leases Ordinance 1936 and the Regulations thereunder on the
eghth day of April One thousand nine hundred and reighty eight
WHEREBY the Commonwealth of Australia (hereinafter called the "Commonwealth") grants to CALDNOT PTY. LIMITED having
its registered office at C/- 10th Floor National Mutual Building Darwin Place Camberra City in -
the Australian Capital Territory
(hereinaster called the "Lessee")
ALL THAT piece or parcel of land situate in the City area in the Australian Capital Territory containing an area of -763
square metres or thereabouts and being Block14 Section-801— Division of
Isabella Plains ——— as delineated on Deposited Plan Number
in the said Territory and being the land shown by pink colour on the plan annexed hereto RESERVING unto the Commonwealth all minerals TO HOLD unto the Lessee for the term of ninety-nine years commencing on thetwenty seventh day of
October —————One thousand nine hundred and —eighty seven ——(hereinafter called "the date of the commence-
ment of the lease ') to be used by the Lessee for residential purposes only YIELDING AND PAYING THEREFOR during the said term rent at
the rate of five cents per annum if and when demanded

1 THE Lessee covenants with the Commonwealth as follows -

- (a) That the Lessee will pay to the Commonwealth at Canberra in the said Territory the rent hereinbefore reserved within one month of the date of any demand made by the Commonwealth relating thereto and served on the Lessee.
- (b) That the Lessee will within six months from the date of the commencement of the lease or within such further time as may be approved in writing by the Commonwealth for that purpose commence to erect one private single dwelling house building (with necessary and usual outbuildings and fences) on the said land at a cost not less than the sum of ten thousand dollars and in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Commonwealth,
- (c) That the Lessee will within twelve months from the date of the commencement of the lease or within such further time as may be approved in writing by the Commonwealth complete the erection of the said building in accordance with the said plans and specifications and in accordance with every Statute Ordinance or Regulation applicable thereto
- (d) That the Lessee shall within twelve months from the date of the commencement of the lease or within such further time as may be approved in writing by the Commonwealth provide facilities on the said land to a standard acceptable to the Commonwealth to enable electrical and telephone cables and wires to be installed underground,
- (e) That the Lessee will at all times during the said term maintain repair and keep in repair all buildings and erections on the said land all to the satisfaction of the Commonwealth,
- (f) That the Lessee will not without the previous approval in writing of the Commonwealth erect any building on the said land or make any structural alterations in any buildings erected on the said land,
- (g) To use the said land for residential purposes only
- (h) That the building erected on the said land will be used only as a single unit private dwelling house and any outbuildings erected on the said land shall not be used as a habitation
- (i) If and whenever the Lessee fails to repair or keep in repair any building or erection on the said land the Commonwealth may by notice in writing to the Lessee specifying the wants of repairs require the Lessee to effect repairs in accordance with the said notice or to remove the building or erection and if after the expiration of one calendar month from the date of the said notice or such longer time as the Commonwealth may in writing allow the Lessee has not effected the said repairs or removed the building or erection the Commonwealth or any person or persons duly authorised by the Commonwealth with such equipment as is necessary may enter upon the said land and effect the said repairs or (if the Commonwealth is of opinion the building or erection is beyond reasonable repair) may demolish and remove the building or erection and all expenses incurred by the Commonwealth in effecting such repairs or in demolishing and removing the building or erection shall be paid by the Lessee to the Commonwealth on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and pavable to the Commonwealth by the Lessee
- (j) To permit any person or persons authorised by the Commonwealth to enter upon the said land at all reasonable times and in any reasonable manner and inspect the said land any buildings erections and improvements thereon

2 THE Commonwealth covenants with the Lessee —

That the Lessee may at any time upon payment of all rent and other moneys due to and demanded by the Commonwealth under this lease surrender this lease to the Commonwealth but subject to any law of the Territory to the contrary the Lessee shall not be entitled to receive any compensation from the Commonwealth in respect of such surrender or in respect of any buildings erections or improvements upon the said land

3 IT IS MUTUALLY COVENANTED AND AGREED as follows --

- (a) That if -
 - (i) a building in accordance with sub-clause (b) of clause 1 of this lease is not commenced within the period specified in the said subclause, or
 - (ii) a building in accordance with sub-clause (b) of clause 1 of this lease is not completed within the period specified in sub-clause (c) of the said clause, or
 - (iii) services in accordance with sub-clause (d) of clause 1 of this lease are not completed within the period specified in the said sub-clause, or
 - (iv) after completion of a building as aforesaid the said land is at any time not used for a period of one year for the purpose for which this lease is granted

the Commonwealth may determine this lease but without prejudice to any claim which the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed.

- (b) That acceptance of rent by the Commonwealth during or after any period referred to in paragraph (i) (ii) (iii) or (iv) of sub-clause (a) of this clause shall not prevent or impede the exercise by the Commonwealth of the powers conferred upon it by sub-clause (a) of this clause.
- (c) If at the expiration of this lease the Commonwealth shall have decided not to subdivide the said land and that it is not required for any Commonwealth purpose and shall have declared the said land to be available for lease the Lessee shall be entitled to a further lease of the said land for such further term and at such rent and subject to such conditions as may then be provided or permitted by Statute Ordinance or Regulation,
- (d) That any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Commonwealth and delivered to or sent in a prepaid letter addressed to the lessee at the said land or at the usual or last-known address of the Lessee or affixed in a conspicuous position on the said land.
- (e) Any and every right power and or remedy conferred on the Commonwealth or the Minister hereunder or implied by law may be exercised on behalf of the Commonwealth or the Minister as the case may be by
 - (i) the Minister of State of the Commonwealth for the time being administering the City Area Leases Ordinance 1936 or any Statute or Ordinance substituted therefor or the Member of the Executive Council of the Commonwealth for the time being performing the duties of such Minister,
 - (ii) an authority or person for the time being authorised by the Minister of State referred to in (i) above or by law to exercise those powers or functions of the Commonwealth or the Minister, or
 - (m) the person to whom the Minister of State referred to in (i) above has delegated all his powers or functions under the said City Area Leases Ordinance 1936 or any Statule or Ordinance in substitution therefor,
- (1) If the Lessee shall -
 - (i) consist of one person the word "Lessee" shall where the context so admits or requires be deemed to include the Lessee and the executors administrators and assigns of the Lessee,
 - (ii) consist of two or more persons the word "Lessee" shall where the context so admits or requires in the case of a tenancy in common be deemed to include the said persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and their and each of their assigns and the executors administrators and assigns of the survivor of them.
 - (iii) be a corporation the word "Lessee" shall where the context so admits or requires be deemed to include such corporation and its successors and assigns

IN WITNESS whereof the Commonwealth and the Lessee have executed this Lease

SIGNED SEALED AND DELIVERED by MARGARET CHUDLEIGH

Delegate of the Minister for and on behalf of the Commonwealth in the presence of —

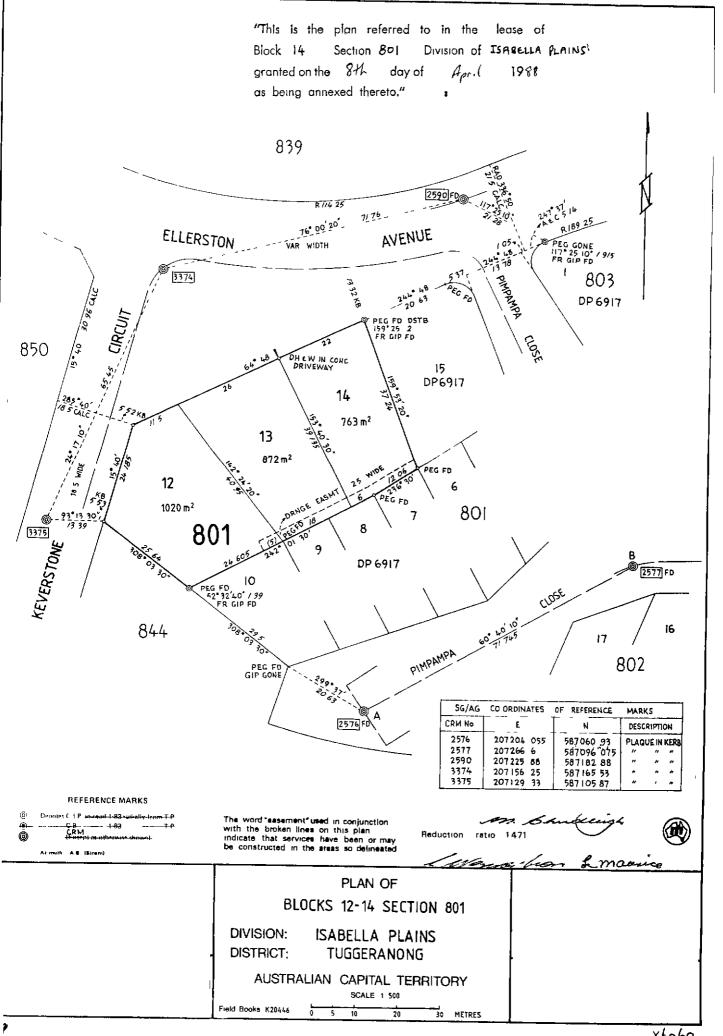
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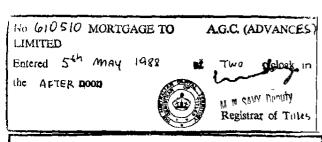
Public Servant

SIGNED SEALED AND DELIVERED by the Lessee in the presence of —

The Common Seal of CALDNOT PTY. LIMITED was hereunto affixed in accordance with a resolution of the Directors m. Bhudliigh

CALDNOT PRYLIMP PRODUCE





No. 614357 DISCHARGE OF MORTGAGE No. 610510

Entered 20th July 1988 at two o'clock in

the atter noon

Registrar of Titles

No. 614358

TRANSFER TO Lynette

Dorothy Watson of the land within described

Entered 20th July 1988 at two

in the atter Noon.

Registrar of Titles E. MAHER, Deputy

No. 614359 MORTGAGE TO CANBERRA PERMANENT CO-OPERATIVE BUILDING SOCIETY LIMITED

E wered 20th July 1985at two o'clock in the atter moon

Registrar of Titles

J. E. MAHER, Deputy

CANCELLED AND CONTACE CEPTH CATE OF MITLE IS.



Date: 24-SEP-25 10:38:11

ACCESS CANBERRA LAND, PLANNING & BUILDING SERVICE 8 Darling Street MITCHELL ACT 2911

PHONE: 62071923

LEASE CONVEYANCING ENQUIRY

Your response is sought to the following questions in relation to:

<u>LAND</u>: Please provide details of the land you are enquiring about.

Unit	0	Block	14	Section	801	Suburb	ISABELLA P	PLAINS			
	Leased by the Australian Capital Territory on behalf of the Commonwealth under the Land (Planning and										
Enviror	Environment) Act 1991, Planning & Development Act 2007 and Planning Act 2023.										
1. Have	any notices be	(X)	()								
2. Is the	Lessor aware	of any notice of	a breach of	the Crown Lease?			(X)	()			
3. Has a	Certificate of 0	Compliance bee	en issued?	(N/A e	x-Governmer	nt House)	()	(X)			
	Certificate N	umber: 31547		Dated: 20-MA	Y-88						
4. Has a	n application fo	or Subdivision b	een received	I under the Unit Tit	les Act?		(see rep	oort)			
				registration, provise Heritage Act 2004		ered	(see re	eport)			
				d subject to an Env t Act 2007, or part ((see re	eport)			
	7. Has a development application been received, or approval (applications lodged prior to 2 April 1992 (see report) will not be included)?							eport)			
	3. Has an application been received or approved for Dual Occupancy? (applications lodged prior (see report) to 2 April 1992 will not be included)										
	. Has an Order been made in respect of the Land pursuant to Part 11.3 of the Planning & Development Act 2007 or Part 12.3 of the Planning Act 2023?										
	minated Land i mination status		e informatior	recorded by Envir	onment ACT	regarding the	(see r	eport)			

Applicant's Name : Info Track

E-mail Address : actenquiries@infotrack.com.au

Client Reference : 254743 - 173726870



24-SEP-2025 10:38

PLANNING AND LEASE MANAGER (PaLM) LEASE CONVEYANCING ENQUIRY REPORT

Page 1 of 4

INFORMATION ABOUT THE PROPERTY

ISABELLA PLAINS Section 801/Block 14

Area(m2): 763.0

Unimproved Value: \$505,000 Year: 2025

Subdivision Status: Application not received under the Unit Titles Act.

Heritage Status: Nil.

Environment Assessment: The Land is not subject to an Environmental Impact Statement under Chapter 8 of the Planning &

Development ACT 2007, or part 6.3a of the Planning Act 2023.



24-SEP-2025 10:38

PLANNING AND LEASE MANAGER (PaLM) LEASE CONVEYANCING ENQUIRY REPORT

Page 2 of 4

Application	DA202037442	Lodged 24-AUG-20	Type See Su	ıbclass	
A _I	oplication Details				
PRO	ription POSAL FOR A SECC caping and associated	DNDARY RESIDENCE - Construc works.	ction of secondary r	esidence, tree remo	val,
Site	e Details				
Distr	ict	Division	Section	Block(s)	Unit
Tugge	ranong	Isabella Plains	801	14-14	
In	volved Parties				
Role		Name			
Lesse	ee	Lynette Watson			
Appl	icant	Turnkey Creations Pty Ltd			
Ac	ctivities				
Activ	vity Name		Status		
Merit	Track		Approval Condition	onal	
Application	DA20001654	Lodged 25-FEB-00	Type Single	Dwelling	
A _I	oplication Details				
Desc	ription				
Carpo	ort				
Site	e Details				
Distr	ict	Division	Section	Block(s)	Unit
Tugge	ranong	Isabella Plains	801	14-14	
In	volved Parties				
Role		Name			
Appl	icant	Watson			
Ac	ctivities				
Activ	vity Name		Status		
D- C	ngle Hse (Neighbour	Cons)	Approved		



24-SEP-2025 10:38

PLANNING AND LEASE MANAGER (PaLM) LEASE CONVEYANCING ENQUIRY REPORT

Page 3 of 4

Application	DA950321	Lodged	30-JAN-95	Type	Single I	Owelling	
A _]	pplication Details			-			
Desc	cription						
Sit	e Details						
Distr	rict	Division		Sect	ion	Block(s)	Unit
Tugge	eranong	Isabella P	lains		801	14-14	
In	volved Parties						
Role	e	Name					
Appl	licant	Peter Glo	en Constructions	P/L			
A	ctivities						
Acti	ivity Name			Status			
Ba S	Single Hse (No Notif)			Approved	l		

DEVELOPMENT APPLICATIONS ON THE ADJACENT PROPERTIES (LAST 2 YEARS ONLY)

The information on development applications on adjacent blocks is to assist purchasers to be aware of possible nearby development activity. Please note however, it doesn't cover all development activity. Exempt activities can include but are not limited to, new residences, additions to residences, certain sheds, carports and pergolas etc. Information on exempt developments can be found at https://www.planning.act.gov.au/applications-and-assessments/development-applications/check-if-you-need-a-da

LAND USE POLICIES

To check the current land use policy in the suburb that you are buying a property in, please check the Territory Plan online at https://www.legislation.act.gov.au/ni/2023-540/

CONTAMINATED LAND SEARCH

Information is not recorded by the Environment Protection Authority regarding the contamination status of this land. However, this does not absolutely rule out the possibility of contamination and should not be interpreted as a warranty that there is no contamination. To be completely sure, independent tests should be arranged.

ASBESTOS SEARCH

ACT Government records indicate that asbestos (loose fill or otherwise) is not present on this land. However, the accuracy of this information is not guaranteed. If the property was built prior to 1 January 2004, 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 e.g. bonded asbestos) on the premises.

CAT CONTAINMENT AREAS



24-SEP-2025 10:38

PLANNING AND LEASE MANAGER (PaLM) LEASE CONVEYANCING ENQUIRY REPORT

Page 4 of 4

Cat containment has been extended across the ACT for cats born on or after 1 July 2022. Containment means keeping your cat on your premise 24 hours a day. This can include your house or apartment, enclosed area in a backyard or courtyard, a cat crate or leash. Cats born before 1 July 2022 do not have to be contained unless the live in one of the 17 currently declared cat containment suburbs. All cats (regardless of age) located in the following suburbs must be contained to their premise 24 hours a day. However, cats can be walked on a leash and harness under effective control in all containment suburbs: BONNER, COOMBS, CRACE, DENMAN PROSPECT, FORDE, JACKA, LAWSON, MOLONGLO, MONCRIEFF, STRATHNAIRN, THE FAIR in north WATSON, THROSBY, WRIGHT, GUNGAHLIN TOWN CENTRE, MACNAMARA, TAYLOR and WHITLAM. More information on cat containment is available at https://www.cityservices.act.gov.au/pets-and-wildlife/domestic-animals/cats/cat-containment or by phoning Access Canberra on 13 22 81.

URBAN FOREST ACT 2023

The Urban Forest Act 2023 (or Tree Protection Act 2005 where applicable) protects individual trees of importance and urban forest areas that require particular protection. A Tree Register has been established and can be found on the Transport Canberra and City Services website https://www.cityservices.act.gov.au/trees-and-nature/trees/act tree register or for further information please call Access Canberra on 132281.

---- END OF REPORT ----

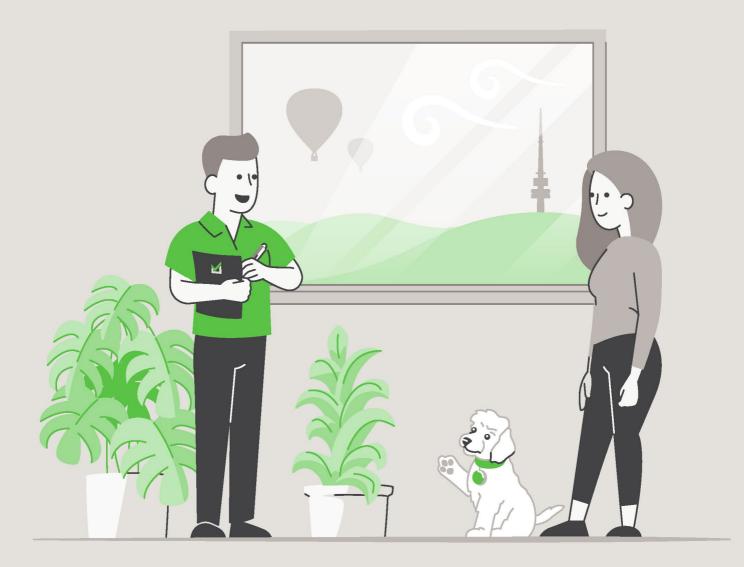


186 Ellerston Avenue, Isabella Plains ACT 2905

Report prepared: Thursday, May 15th 2025

Building Reports
Timber Pest Inspection Reports
Compliance Report
Conveyancing Report
Energy Efficiency Ratings
Insurance Certificates
Tax Invoice

Report









LIMITED LIABILITY TO A PURCHASER WITHIN THE AUSTRALIAN CAPITAL TERRITORY

This Report is made solely for the use and benefit of the Client. The Consultant is not liable for any reliance placed on this report by any third party. However, within the ACT only and in accordance with the Civil Law (Sale of Residential Property) Act 2003 and the Civil Law (Sale of Residential Property) Regulations 2004, a copy of the report must be attached to the Contract for Sale and may in certain circumstances be relied upon by the Purchaser of residential property.

The circumstances in which a Purchaser of residential property within the ACT may rely on this report in respect of the state of the property at the time of the inspection are as follows:

- (a) The inspection was carried out no earlier than three months before the day the property was first advertised or offered for sale or listed by an agent; and
- (b) The date on which the contract was entered into was not more than 180 days after the date of the inspection.
- (c) The report is provided to the Purchaser prior to or at the time the Contract for Sale is entered into between the Purchaser and vendor.
- (d) The service requested is the Standard Inspection Report.



Building Report Residence 1





CONCLUSION AND SUMMARY - RESIDENCE 1

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 are 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: Low

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

Please Note: This is a general appraisal only and cannot be relied upon 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.



PROPERTY STATISTICS – RESIDENCE 1

Building Report	Above Average
Compliance Report	Please read full compliance report section of the report
Pest Inspection	No active subterranean termites (live specimen) were found
Energy Efficiency Rating	2.5 Stars
Inspection Date	Thursday, May 15 th 2025
Name of Assessor	Ned Strickland
Reference Number	62933
Address of Property Inspected	186 Ellerston Avenue, Isabella Plains ACT 2905
Client	Watson
Block and Section	Block 14 Section 801 ISABELLA PLAINS
Year original residence COU was issued	1988
House size (approximately)	Residence: 130.46m ² Enclosed carport: 28.76m ²
Weather conditions at time of Inspection	Fine
Occupancy Status	Occupied

^{*}The table above is to be used as a quick reference. Please read the full Report before reaching your conclusion regarding the condition of the Property.

Whilst every care has been taken to ensure the accuracy of the property house and block size, we accept no responsibility for any inaccuracies as supplying this information exceeds a standard building inspection under AS4349.1-2007.



PROPERTY CONSTRUCTION DETAILS - RESIDENCE 1

Flooring	Concrete slab on ground
External walls	Brick veneer
Roof framing	Timber: Truss roof framing
Roof cladding	Concrete roof tiles
Glazing	Single glazed windows
Cooktop	Electric cooktop
Oven	Electric oven
Dishwasher	Bosch

^{*} Whilst every care has been taken to ensure the accuracy of the property construction details, we accept no responsibility for any inaccuracies of construction details or testing of appliances.

GENERAL ACCESS LIMITATIONS – RESIDENCE 1

Internal	At the time of inspection, the building was furnished. This allows for a limited inspection in areas not restricted by furnishings, stored goods, floor mats, etc.
External	A full inspection was carried out to the exterior of the building
Roof void	NOTE. Inspection around the eaves was restricted due to low pitch and clearance to allow bodily access in this area. This allows only for a limited visual Inspection from a distance to be carried out. Other restrictions found in the roof void: Insulation on top of ceiling restricting visual inspection of the ceiling framing Ducting flex throughout the roof space restricting access in areas
On-top of roof	The inspection was restricted to visually looking from a 3.6m ladder lent against the gutter in several areas around the building
Enclosed carport	A full inspection was carried out inside the enclosed carport

^{*}Where access is noted as limited or restricted, it is recommended that access be gained to these areas as these areas may contain concealed defects.



DEFINITIONS

Good	The item is in the Inspector's opinion of an acceptable standard with no defects visible. Superficial defects will not be	
	commented on	
Fair	The item in the Inspector's opinion has some minor defects and requires minimal maintenance or repair	
Poor	The item in the Inspector's opinion needs significant repair or replacement	

ENTRANCE/LIVING ROOM

Ceiling	Good	
Walls	Good	
Door and door hardware	Good	
Floor coverings	Good	

FAMILY ROOM

Ceiling	Minor cracking was noted in the ceiling. This is caused through normal building movement and is not considered to be excessive cracking
Walls	Good
Door and door hardware	Good
Floor coverings	Good

KITCHEN

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Kitchen cupboards	Good
Bench top	Good
Splashback	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

RUMPUS ROOM

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good

ENCLOSED PORCH

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good

MASTER BEDROOM

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Wardrobe	Good



BEDROOM 2

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Wardrobe	Good

BEDROOM 3

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Wardrobe	Good

ENSUITE

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Shower screen	Good
Water leakage in shower area?	There was no water leakage detected
Floor and wall tiles in shower area	Good
Vanity/Basin	Good
Taps	Good
Bath	Good
Exhaust fan	The exhaust fan was operational at the time of inspection
Toilet suite	Good

BATHROOM

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Shower screen	Good
Water leakage in shower area?	There was no water leakage detected
Floor and wall tiles in shower area	Good
Vanity/Basin	Good
Taps	Good
Bath	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

TOILET

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Exhaust fan	The exhaust fan was operational at the time of inspection
Toilet suite	Good



LAUNDRY

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Laundry tub	Good
Splashback	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

ROOF CAVITY

Construction	Good
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EXTERIOR

Driveway and paths	Good. Some minor cracking of the concrete was noted. The cracking found is considered normal
Roof covering	Several chipped tiles were noted on the roof. This is unlikely to cause a leak
	due to the overlap in the tiles
Roof pointing	Good
Roof flashings	Good
Eaves	Good
Fascia	Good
Gutters	Good
External walls	Good. No major cracking noted
Windows	Good
Fences	Good
Gate	Good
Pergola	Good
Site drainage	The site generally drains away from the perimeter of the building

ENCLOSED CARPORT

Structure	Good
Slab	Good. No major cracking noted
Walls	Good. No major cracking noted
Garage door	Good
Is an auto opener installed on the roller door?	Yes



Building Report Residence 2





CONCLUSION AND SUMMARY – RESIDENCE 2

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 are 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: Low

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

Please Note: This is a general appraisal only and cannot be relied upon 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.



PROPERTY STATISTICS – RESIDENCE 2

B 1111 B	
Building Report	Above Average
Compliance Report	No unapproved structures
Pest Inspection	No active subterranean termites (live specimen) were found
Energy Efficiency Rating	5.5 Stars
Inspection Date	Thursday, May 15 th 2025
Name of Assessor	Andrew Tozer
Reference Number	62933
Address of Property Inspected	186 Ellerston Avenue, Isabella Plains ACT 2905
Client	Watson
Block and Section	Block 14 Section 801 ISABELLA PLAINS
Year original residence COU was issued	2021
House size (approximately)	Residence: 89.98m ²
Weather conditions at time of Inspection	Fine
Occupancy Status	Unoccupied (furnished/styled)

^{*}The table above is to be used as a quick reference. Please read the full Report before reaching your conclusion regarding the condition of the Property.

Whilst every care has been taken to ensure the accuracy of the property house and block size, we accept no responsibility for any inaccuracies as supplying this information exceeds a standard building inspection under AS4349.1-2007.



PROPERTY CONSTRUCTION DETAILS – RESIDENCE 2

Flooring	Concrete slab on ground
External walls	Brick veneer/weatherboard
Roof framing	Timber: Truss roof framing
Roof cladding	Concrete roof tiles
Glazing	Double glazed windows
Cooktop	Electric cooktop
Oven	Electric oven
Dishwasher	Fisher and Paykel
Hot water system	Instantaneous gas hot water

^{*} Whilst every care has been taken to ensure the accuracy of the property construction details, we accept no responsibility for any inaccuracies of construction details or testing of appliances.

GENERAL ACCESS LIMITATIONS – RESIDENCE 2

Internal	At the time of inspection, the building was furnished. This allows for a limited inspection in areas not restricted by furnishings, stored goods, floor mats, etc.
External	A full inspection was carried out to the exterior of the building
Roof void	NOTE. Inspection around the eaves was restricted due to low pitch and clearance to allow bodily access in this area. This allows only for a limited visual Inspection from a distance to be carried out. Other restrictions found in the roof void: The inspection of the roof void was restricted to a visual inspection from the roof access point due to the low roof pitch not allowing bodily access
On-top of roof	The inspection was restricted to visually looking from a ladder lent against
	the gutter in several areas around the building

^{*}Where access is noted as limited or restricted, it is recommended that access be gained to these areas as these areas may contain concealed defects.



DEFINITIONS

Good	The item is in the Inspector's opinion of an acceptable standard with no defects visible. Superficial defects will not be
	commented on
Fair	The item in the Inspector's opinion has some minor defects and requires minimal maintenance or repair
Poor	The item in the Inspector's opinion needs significant repair or replacement

ENTRANCE/LIVING/DINING

Ceiling	Good	
Walls	Good	
Door and door hardware	Good	
Floor coverings	Good	

KITCHEN

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Kitchen cupboards	Good
Bench top	Good
Splashback	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

HALLWAY

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good

BEDROOM 1

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Wardrobe	Good

BEDROOM 2

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Wardrobe	Good



ENSUITE

Ceiling	Minor cracking was noted to the cornice joints. Repairs are optional
Walls	Various areas of minor cracking were noted in the internal corners and
	plasterboard joints. This is caused through normal building movement and is
	not considered to be excessive cracking
Door and door hardware	The door has minor damage from previous rubbing. This is a cosmetic defect
	only
Floor coverings	Good
Shower screen	Good
Water leakage in shower area?	There was no water leakage detected
Floor and wall tiles in shower area	Good
Vanity/Basin	Good
Taps	Good
Exhaust fan	The exhaust fan was operational at the time of inspection
Toilet suite	Good

ENSUITE TO BEDROOM 2

Ceiling	Minor cracking was noted to the cornice joints. Repairs are optional
Walls	Various areas of minor cracking were noted in the internal corners. This is caused through normal building movement and is not considered to be excessive cracking
Door and door hardware	Good
Floor coverings	Good
Shower screen	Good
Water leakage in shower area?	There was no water leakage detected
Floor and wall tiles in shower area	Good
Vanity/Basin	Good
Taps	Good
Exhaust fan	The exhaust fan was operational at the time of inspection
Toilet suite	Good

LAUNDRY

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Laundry tub	Good
Splashback	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

ROOF CAVITY

Construction Good



EXTERIOR

2/112111011	
Driveway and paths	Good. Some minor cracking of the concrete was noted. The cracking found is considered normal
Roof covering	Good
Roof pointing	The roof pointing is generally good, however, there are some areas of minor cracking/flaking
Eaves	Good
Fascia	Good
Gutters	Good. The gutters appear to be in functional condition
External walls	Good. No major cracking noted
Windows	Good
Fences	Good
Gate	Good
Alfresco	Good
Pergola/Carport	The timber frame is in serviceable condition; however, areas of general weathering was noted
Site drainage	The site generally drains away from the perimeter of the building



DEFINITIONS

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.

Client: The person or persons, for whom the Inspection Report was carried out or their Principal (i.e., the person or persons for whom the report is being obtained).

Building Consultant: A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 'Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings'. The consultant must also meet any Government licensing requirement, where applicable.

Building & Site: The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and storm water run-off within 30 m of the building, but within the property boundaries. In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the nominated residence and does not include inspection of common property.

Readily Accessible Areas: Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length.

Structure: The loadbearing part of the building, comprising the Primary Elements.

Primary Elements: Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams, or columns. The term 'Primary Elements' also includes other structural building elements including those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

Secondary Elements: Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

Finishing Elements: The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor, and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

Major Defect: A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor Defect: A defect other than a Major Defect.

Safety Hazard: Any item that may constitute an immediate or imminent risk to life, health, or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

Tests: Where appropriate the carrying out of tests using the following procedures and instruments:

Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed. Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.



IMPORTANT ADVICE

NB. 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 finds 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 during rainfall and stormwater runoff and have the water directed away from the house or to storm water pipes by a licensed plumber/drainer.

Weep Holes: External brick (and stone) walls are a porous material that behave much like a sponge. During a rain event, the masonry wall absorbs water and actually stores it. The weep holes are designed for two purposes. 1. To provide an opening to allow water to drain out through the bottom of the wall. 2. To allow ventilating air to enter behind the wall to help dry the structure. If weep holes have been noted as being not installed, it is recommended to consult a builder on how to best rectify the problem.

Water Leaks from Roof: The inspector cannot, and does not, offer an opinion on whether the roof currently leaks or may be subject to future leaks. The only way to determine whether a roof is absolutely watertight is to make observations during prolonged rainfall.

Subfloor dampness: The presence of dampness is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise, whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness.

Shower: Where a shower recess has been water tested, and no leakage was evident, this does not necessarily mean that the shower will not leak after prolonged use. Accordingly, to fully detect and assess a damp problem may require the monitoring of the building over a period of time.



SCOPE AND LIMITATIONS

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 to 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 (e.g. 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, and 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.



NB. In the event that 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".

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 you are concerned, 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 are 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 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.
- **9) Note**: If the Client has any doubt about the purpose, scope, and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report. The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.



IMPORTANT DISCLAIMER

Disclaimer 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.

NB. 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 no 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.

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.

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.



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. Although appliances may be listed in the Report, they have not been tested as this is outside the scope of the standard Building Inspection. Other Inspections we recommend the purchaser obtains before making their decision are:

- Electrical Inspection,
- Plumbing Inspection,
- Structural (Engineer),
- Geotechnical Inspection,
- Drainage Inspection,
- Asbestos Inspection,
- Mould Inspection,

- Gas fitting Inspection,
- Appliances Inspection,
- Air-conditioning Inspection,
- Alarm/Intercom/Data Systems,
- Hydraulics Inspection,
- Mechanical Services,

- Hazards Inspection,
- Fire/Chimney Inspection,
- Estimating Report,
- Garage Door Mechanical,
- Durability exposed surfaces

SMOKE DETECTORS

The occupier/purchaser should satisfy themselves as to the working condition of the smoke detectors, if installed. It is highly recommended that suitable smoke detectors be installed in all residential properties. AS 3786 advises that smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to advise on those installed or install these detectors.

CRACKING OF BUILDING ITEMS

Regardless of the type of crack(s), 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 the below all fall outside the scope of this Pre-Purchase Inspection:

- (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.

However, the information obtained from the five items above is 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 homeowner, resulting in major expensive rectification work being carried out. If cracks have been identified in the Report above, then a Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase.



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 on 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 AS 4349.1 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 defense 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 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

Timber Pest Report Residence 1





SUMMARY SHEET - RESIDENCE 1

Property Address: 186 Ellerston Avenue, Isabella Plains ACT 2905

Client: Watson

Inspection Date: Thursday, May 15th 2025

Inspection carried out by: Ned Strickland

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 the 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 with the Australian Capital Territory (ACT), and to the notice to the purchaser at the back of this Report.

1.0 ACCESS LIMITATIONS

There were access limitations to the inspection/report. Please refer to section 1.0 of the report.

2.0 TERMITE ACTIVITY

No active subterranean termites (live specimens) were found.

No visible evidence of subterranean termite workings or damage was found.

3.0 BORER ACTIVITY

No visible evidence of borers of seasoned timbers was found.

4.0 DECAY FUNGI

No evidence of damage caused by wood decay (rot) fungi was found.

For complete and accurate information, please refer to the attached 'Visual Timber Pest Report', which is prepared in accordance with AS 4349.3.



CONDITIONS OF THIS INSPECTION

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.

This is a **Visual Inspection Only**, prepared in accordance with 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, or in any 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.

Scope of Report:

This Report only deals with the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building and Site (see note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests. Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

Limitations:

The Client acknowledges:

- (a) This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
- (b) The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include but are not limited to roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements, or earth.
- (c) The detection of dry wood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
- (d) European House Borer (Hylotrupes bajulus) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
- (e) This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
- (f) If the inspection was limited to any particular type(s) of timber pest (e.g., subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
- (g) This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g., toxic Mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
- (h) This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party, except as provided in the section Limited Liability To a Purchaser within the Australian Capital Territory.



Determining extent of Damage:

This is not a structural building report, and any inexpert opinion we provide on timber damage cannot be relied upon. This Report will not state the full extent of any Timber Pest damage. It will state Timber Pest Damage found as either 'slight', 'moderate', 'moderate to extensive', or 'extensive', and this information is not the opinion of an expert. 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 are removed to reveal previously concealed timbers. In this case, an Invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended, and you should arrange for a qualified professional such as a builder, engineer, or architect to carry out a structural Inspection 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, are responsible or liable for the repair of any damage, whether disclosed by the Report or not.

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 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 licensed Inspector (including, but not limited to, any area(s) or section(s) specified by the Report).



1.0 ACCESS LIMITATIONS

1.1 Area(s) inspected:

Only structures, fences &/or trees within 50m of the building but within the property boundaries were inspected.

1.2 Common area(s) not inspected:

No Inspection was made, and no Report will be submitted, of inaccessible area(s).

These include, but may not be limited to; cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios, inaccessible parts of the subfloors, inaccessible parts of the roof void, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, and hollow blocks/posts etc.

1.3 Area(s) in which visual inspection was obstructed or restricted and why:

Ceiling framing timbers were concealed by insulation. Clothing and other stored items concealed timbers in cupboards and built in robes/closets. Furniture and stored items concealed some of the skirting boards and architraves inside the house. Ducting flex throughout the roof space restricting access in areas.

NB. Please note that since a complete Inspection of the above area(s) was not possible, Timber Pest activity and/or damage may exist in these areas.

1.4 The property was furnished at the time of inspection.

Where a property is furnished at the time of Inspection, it must be understood that the furnishings and stored goods may be concealing evidence of Timber Pest activity. This evidence may be revealed when the property is vacated, and a further Inspection of the vacant property is strongly recommended if the house was furnished at the time of inspection.

1.5 Undetected timber pest risk assessment is considered Moderate.

NB. Where the risk is considered "Moderate" or "Moderate-High" or "High", a further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. Seek further advice from your Consultant.



2.0 TERMITE ACTIVITY

- 2.1 No active (live) termites were present at the time of Inspection.
- 2.2 No visible evidence of subterranean termite workings and/or damage was found.
- 2.3 A termite nest was not found.
- 2.4 No evidence of timber damage caused by Termite attack was visible at the time of the Inspection.

NB. Where evidence of termite activity by the Nasutitermes or Coptotermes species was found in the grounds, 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.

2.5 Very important:

If live termites or any evidence of termite workings or damage was reported above, within the building(s) or in the grounds 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, and we strongly recommend that you have a qualified professional such as a builder, engineer, architect, or other qualified expert 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 and 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 that the termites may continue to cause further damage. It is not possible, without 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 or climatic conditions, or they may have been utilizing an alternative feeding source.

Continued, regular Inspections are essential. Unless written evidence of a termite protection program in accordance with 'AS 3660' with ongoing Inspections is provided, you must arrange for a treatment in accordance with 'AS 3660' to be carried out to reduce the risk of further attack.

2.6 Previous termite treatment: There were no signs of a termite treatment or evidence of a possible previous termite treatment, at the time of inspection.

NB. If there is evidence of drill holes in concrete or brickwork, bait stations or other signs of a possible previous treatment are 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 metre box, indicating the type of termite shield system, treated zone or combination that has been installed.

2.7 Termite management: A durable notice (termite management notice) was not found during the inspection, indicating a barrier system has not been installed.

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 enquiries 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 accordance with "Australian Standard 3660" to be carried out to reduce the risk of further attack.



2.8 General remarks:

Where any current visible evidence of Timber Pest activity is found, it is strongly recommended that a more invasive Inspection be performed. Trees on and near the property up to a height of 2 metres, have been visually Inspected where possible and practicable, for evidence of Termite activity. It is very difficult to locate termite nests since they are underground, and evidence in trees is usually well concealed. Therefore, we strongly recommend that you arrange to have the medium to large eucalypt trees within a 50 metre radius of the property test drilled for evidence of termite nests.



3.0 BORER ACTIVITY

3.1 No visible evidence of borers was found.

The Lyctid Borer - The most common lyctid borer in Australia is Lyctus brunneus (powder post beetle). Attack usually takes place during the first six to twelve months of the service life of timber. However, the powder post beetle is not considered a significant pest of timber and treatment of infestation is not usually required. As only the sapwood of certain hardwoods is destroyed, larger-dimensional timbers (such as rafters, bearers, and joists) in a building are seldom weakened significantly to cause collapse. The Anobiid Borer There are many different species of Anobiid borer, the most frequently encountered being Anobium punctatum (furniture beetle) and Calymmaderus incisus (Queensland pine beetle). Attack mainly occurs to softwoods especially pine timbers such as floorboards that have been in service for at least ten years. Should any structural timbers be attacked by Anobiid borers it is often difficult to determine what extent the borer damage has weakened such timbers and replacement is often the only way of ensuring safety from collapse.

In the case of Anobiid borers, once an attack is initiated it is unlikely to cease or die out of its own accord without some sort of eradication treatment. Therefore, unless proof of treatment is provided, evidence of an attack must always be considered active. Although a chemical treatment is an option, replacement of infested timbers with non-susceptible, or treated timber, is the most effective method of treatment. Before any option is considered, competent advice (e.g., from a licensed building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

Other Borers: A further (more invasive) investigation is strongly recommended to determine whether infestation is still active and to positively identify the borer species responsible for the attack. Always seek further advice from the Consultant.

Management Program: Wherever practical, remove any conditions conducive to attack (e.g., Anobium borer thrive in badly ventilated subfloor areas). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.



4.0 DECAY FUNGI

4.1 No evidence of damage caused by wood decay (rot) fungi was found.

NB. 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.

General Description of Attack Decaying wood contains sufficient moisture to retain its original shape and may have sufficient strength to withstand normal loads. In contrast decayed wood is reduced both in moisture content and size as indicated by cracking either along or across the grain or fibres coming apart in a stringy manner. Decayed wood will have undergone considerable strength reduction.

Economic Significance Fungal decay can cause at one extreme, structural failure of the affected timber, and at the other purely superficial surface damage. The most critical determination is that of which timber is affected and decaying because decay will most likely spread (unless sources of moisture are quickly removed). Affected and decayed timber may warrant timber replacement, but the rot should not spread unless a new moisture source becomes available in that area.

Where evidence of decayed timber exists, competent advice (e.g., from a licensed or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work. It is important to correct any condition conducive to attack prior to replacing decayed wood.

Where evidence of decaying timber exists, competent advice (e.g., from a licensed or registered building contractor) should be sought to remove the condition(s) conducive to attack, and to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

Where the full extent of damage or the overall condition of the timber is undetermined a further inspection is strongly recommended by a competent person (e.g., from a licensed or registered building contractor). This may require monitoring of the timber over a period and include the assessment of conditions conducive to attack in different weather conditions (e.g., to determine the adequacy of existing drainage).

Management Program Remove any conditions conducive to attack (e.g., lack of ventilation or the presence of excessive moisture). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.



5.0 CONDITIONS THAT ARE CONDUCIVE TO TIMBER PESTS

5.1 Water leaks: At the time of the inspection no leaks were found to be present.

Water leaks, especially in or into the subfloor, or against the external walls; increase the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. Hot water overflows should be plumbed away from the building.

NB. We claim no expertise in building, and if any leaks were reported, you should consult a plumber or other building expert to determine the full extent of damage, and the estimated cost of repairs.

5.2 Moisture/drainage: Not applicable as the home is built on a concrete slab.

Lack of Adequate Subfloor Ventilation Inadequate ventilation provides a condition suitable for timber pest infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space. Where evidence of a lack of adequate ventilation has been identified in the report, the Client should seek competent advice (e.g., from a licensed or registered building contractor) regarding upgrading ventilation. The Presence of Excessive Moisture Ground levels around the building should be maintained in such a way to minimise water entering under the building. Also, the ground surface in subfloor areas should be kept graded to ensure that moisture does not pond or accumulate in any area. Where necessary, sub-surface drains should be installed and maintained to assist with drainage around and under the building. Likewise, the presence of excessive moisture can often be directly related to ventilation limitations and the resultant high humidity. Also, plumbing oversights and defects such as a leaking drain or tap will provide a microclimate conducive to timber pest attack. Where necessary, the Client should seek competent advice (e.g., from a licensed or registered plumbing contractor) to determine the adequacy of existing drainage and remove any conditions conducive to the presence of excessive moisture. The building may need to be monitored over a period of time to detect or confirm a damp problem. The presence of dampness (including moisture) is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. Importantly, precipitation at or near the time of inspection does not necessarily guarantee that a damp problem will automatically be evident due to such circumstances as prevailing wind conditions or intensity of rainfall. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise, whether services have been used for some time prior to an inspection being carried out will affect the detection of dampness.

5.3 Ventilation: Not applicable as the home is built on a concrete slab.

Lack of Adequate Subfloor Ventilation Inadequate ventilation provides a condition suitable for timber pest infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space. Where evidence of a lack of adequate ventilation has been identified in the report, the Client should seek competent advice (e.g., from a licensed or registered building contractor) in regard to upgrading ventilation.

5.4 Hot water services and air conditioning units: There is no need for this work to be carried out.

Hot water services and air conditioning units which release water alongside or near to building walls should be piped to a drain (if not possible then several metres away from the building), as the resulting wet area is highly conducive to termites.

5.5 Slab edge exposure: The slab edge inspection zone does not apply to this property.

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 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.

NB. A very high proportion of termite attacks are over the slab edge. Covering the slab edge makes concealed entry easy. This is particularly true of infill type slab construction. 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.



5.6 Weep holes in external walls: Weep holes were clear allowing the free flow of air.

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 and covering the weep holes in part or in whole may allow undetected termite entry.

5.7 Termite shields: Not applicable as the home is built on a concrete slab.

Termite Shields (Ant Caps) should be in good order and condition, so termite workings are exposed and visible. This helps prevent termites from gaining undetected entry. Joins in the shielding should have been soldered during the installation. If 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. 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.

5.8 Bridging or breaching of termite barriers and inspection zones: No bridging or breaching was found.

"Bridging" is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier. "Breaching" is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

5.9 Other area(s) and/or situations that appear conducive to (may attract) subterranean termite infestation: Medium to large trees and stumps within a 50 metre radius of the property, due to the nesting conditions.



6.0 OVERALL ASSESSMENT OF THE PROPERTY

6.1 Where evidence of live termites, termite damage or termite workings (mudding) was found in the building(s) then the risk of a further attack is extremely high.

Where evidence of live termites, termite damage or termite workings was found in the grounds but not in the building(s) then the risk to buildings must be reported as high to extremely high.

- **6.2** At the time of the Inspection, the degree of risk of subterranean termite infestation to the overall property was considered to be **Moderate.**
- **6.3 Subterranean Termite Treatment Recommendation**: A management program in accordance with AS 3660-2000 to protect against subterranean termites is considered **not essential**, **but 6 to 12 monthly inspections are essential**.
- **6.4 Future Inspections:** AS 3660.0-2000 recommends "regular competent Inspections should be carried out at least on an annual basis, but more frequent Inspections are strongly recommended".

It goes on to inform that "regular Inspections will not prevent termite attack but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner, and damage to be minimized".

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 accordance with AS 4349.3 or AS 3660.2-2000 is conducted at this property every 6 months, but no more than 12 months.

Timber Pest Report Residence 2





SUMMARY SHEET – RESIDENCE 2

Property Address: 186 Ellerston Avenue, Isabella Plains ACT 2905

Client: Watson

Inspection Date: Thursday, May 15th 2025

Inspection carried out by: Andrew Tozer

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 the 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 with the Australian Capital Territory (ACT), and to the notice to the purchaser at the back of this Report.

1.0 ACCESS LIMITATIONS

There were access limitations to the inspection/report. Please refer to section 1.0 of the report.

2.0 TERMITE ACTIVITY

No active subterranean termites (live specimens) were found.

No visible evidence of subterranean termite workings or damage was found.

3.0 BORER ACTIVITY

No visible evidence of borers of seasoned timbers was found.

4.0 DECAY FUNGI

No evidence of damage caused by wood decay (rot) fungi was found.

For complete and accurate information, please refer to the attached 'Visual Timber Pest Report', which is prepared in accordance with AS 4349.3.



CONDITIONS OF THIS INSPECTION

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.

This is a **Visual Inspection Only**, prepared in accordance with 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, or in any 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.

Scope of Report:

This Report only deals with the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building and Site (see note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests. Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

Limitations:

The Client acknowledges:

- (a) This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
- (b) The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include but are not limited to roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements, or earth.
- (c) The detection of dry wood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
- (d) European House Borer (Hylotrupes bajulus) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
- (e) This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
- (f) If the inspection was limited to any particular type(s) of timber pest (e.g., subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
- (g) This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g., toxic Mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
- (h) This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party, except as provided in the section Limited Liability To a Purchaser within the Australian Capital Territory.



Determining extent of Damage:

This is not a structural building report, and any inexpert opinion we provide on timber damage cannot be relied upon. This Report will not state the full extent of any Timber Pest damage. It will state Timber Pest Damage found as either 'slight', 'moderate', 'moderate to extensive', or 'extensive', and this information is not the opinion of an expert. 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 are removed to reveal previously concealed timbers. In this case, an Invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended, and you should arrange for a qualified professional such as a builder, engineer, or architect to carry out a structural Inspection 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, are responsible or liable for the repair of any damage, whether disclosed by the Report or not.

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 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 licensed Inspector (including, but not limited to, any area(s) or section(s) specified by the Report).



1.0 ACCESS LIMITATIONS

1.1 Area(s) inspected:

Only structures, fences &/or trees within 50m of the building but within the property boundaries were inspected.

1.2 Common area(s) not inspected:

No Inspection was made, and no Report will be submitted, of inaccessible area(s).

These include, but may not be limited to; cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios, inaccessible parts of the subfloors, inaccessible parts of the roof void, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, and hollow blocks/posts etc.

1.3 Area(s) in which visual inspection was obstructed or restricted and why:

Ceiling framing timbers were concealed by insulation. Clothing and other stored items concealed timbers in cupboards and built in robes/closets. Furniture and stored items concealed some of the skirting boards and architraves inside the house.

NB. Please note that since a complete Inspection of the above area(s) was not possible, Timber Pest activity and/or damage may exist in these areas.

1.4 The property was furnished/styled at the time of inspection.

Where a property is furnished at the time of Inspection, it must be understood that the furnishings and stored goods may be concealing evidence of Timber Pest activity. This evidence may be revealed when the property is vacated, and a further Inspection of the vacant property is strongly recommended if the house was furnished at the time of inspection.

1.5 Undetected timber pest risk assessment is considered Low/Moderate.

NB. Where the risk is considered "Moderate" or "Moderate-High" or "High", a further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. Seek further advice from your Consultant.



2.0 TERMITE ACTIVITY

- 2.1 No active (live) termites were present at the time of Inspection.
- 2.2 No visible evidence of subterranean termite workings and/or damage was found.
- 2.3 A termite nest was not found.
- 2.4 No evidence of timber damage caused by Termite attack was visible at the time of the Inspection.

NB. Where evidence of termite activity by the Nasutitermes or Coptotermes species was found in the grounds, 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.

2.5 Very important:

If live termites or any evidence of termite workings or damage was reported above, within the building(s) or in the grounds 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, and we strongly recommend that you have a qualified professional such as a builder, engineer, architect, or other qualified expert 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 and 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 that the termites may continue to cause further damage. It is not possible, without 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 or climatic conditions, or they may have been utilizing an alternative feeding source.

Continued, regular Inspections are essential. Unless written evidence of a termite protection program in accordance with 'AS 3660' with ongoing Inspections is provided, you must arrange for a treatment in accordance with 'AS 3660' to be carried out to reduce the risk of further attack.

2.6 Previous termite treatment: There were no signs of a termite treatment or evidence of a possible previous termite treatment, at the time of inspection.

NB. If there is evidence of drill holes in concrete or brickwork, bait stations or other signs of a possible previous treatment are 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 metre box, indicating the type of termite shield system, treated zone or combination that has been installed.

2.7 Termite management: A termite management notice was not found in the meter box; however, due to the age of the residence a barrier system should have been installed.

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 enquiries 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 accordance with "Australian Standard 3660" to be carried out to reduce the risk of further attack.



2.8 General remarks:

Where any current visible evidence of Timber Pest activity is found, it is strongly recommended that a more invasive Inspection be performed. Trees on and near the property up to a height of 2 metres, have been visually Inspected where possible and practicable, for evidence of Termite activity. It is very difficult to locate termite nests since they are underground, and evidence in trees is usually well concealed. Therefore, we strongly recommend that you arrange to have the medium to large eucalypt trees within a 50 metre radius of the property test drilled for evidence of termite nests.



3.0 BORER ACTIVITY

3.1 No visible evidence of borers was found.

The Lyctid Borer - The most common lyctid borer in Australia is Lyctus brunneus (powder post beetle). Attack usually takes place during the first six to twelve months of the service life of timber. However, the powder post beetle is not considered a significant pest of timber and treatment of infestation is not usually required. As only the sapwood of certain hardwoods is destroyed, larger-dimensional timbers (such as rafters, bearers, and joists) in a building are seldom weakened significantly to cause collapse. The Anobiid Borer There are many different species of Anobiid borer, the most frequently encountered being Anobium punctatum (furniture beetle) and Calymmaderus incisus (Queensland pine beetle). Attack mainly occurs to softwoods especially pine timbers such as floorboards that have been in service for at least ten years. Should any structural timbers be attacked by Anobiid borers it is often difficult to determine what extent the borer damage has weakened such timbers and replacement is often the only way of ensuring safety from collapse.

In the case of Anobiid borers, once an attack is initiated it is unlikely to cease or die out of its own accord without some sort of eradication treatment. Therefore, unless proof of treatment is provided, evidence of an attack must always be considered active. Although a chemical treatment is an option, replacement of infested timbers with non-susceptible, or treated timber, is the most effective method of treatment. Before any option is considered, competent advice (e.g., from a licensed building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

Other Borers: A further (more invasive) investigation is strongly recommended to determine whether infestation is still active and to positively identify the borer species responsible for the attack. Always seek further advice from the Consultant.

Management Program: Wherever practical, remove any conditions conducive to attack (e.g., Anobium borer thrive in badly ventilated subfloor areas). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.



4.0 DECAY FUNGI

4.1 No evidence of damage caused by wood decay (rot) fungi was found.

NB. 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.

General Description of Attack Decaying wood contains sufficient moisture to retain its original shape and may have sufficient strength to withstand normal loads. In contrast decayed wood is reduced both in moisture content and size as indicated by cracking either along or across the grain or fibres coming apart in a stringy manner. Decayed wood will have undergone considerable strength reduction.

Economic Significance Fungal decay can cause at one extreme, structural failure of the affected timber, and at the other purely superficial surface damage. The most critical determination is that of which timber is affected and decaying because decay will most likely spread (unless sources of moisture are quickly removed). Affected and decayed timber may warrant timber replacement, but the rot should not spread unless a new moisture source becomes available in that area.

Where evidence of decayed timber exists, competent advice (e.g., from a licensed or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work. It is important to correct any condition conducive to attack prior to replacing decayed wood.

Where evidence of decaying timber exists, competent advice (e.g., from a licensed or registered building contractor) should be sought to remove the condition(s) conducive to attack, and to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

Where the full extent of damage or the overall condition of the timber is undetermined a further inspection is strongly recommended by a competent person (e.g., from a licensed or registered building contractor). This may require monitoring of the timber over a period and include the assessment of conditions conducive to attack in different weather conditions (e.g., to determine the adequacy of existing drainage).

Management Program Remove any conditions conducive to attack (e.g., lack of ventilation or the presence of excessive moisture). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.



5.0 CONDITIONS THAT ARE CONDUCIVE TO TIMBER PESTS

5.1 Water leaks: At the time of the inspection no leaks were found to be present.

Water leaks, especially in or into the subfloor, or against the external walls; increase the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. Hot water overflows should be plumbed away from the building.

NB. We claim no expertise in building, and if any leaks were reported, you should consult a plumber or other building expert to determine the full extent of damage, and the estimated cost of repairs.

5.2 Moisture/drainage: Not applicable as the home is built on a concrete slab.

Lack of Adequate Subfloor Ventilation Inadequate ventilation provides a condition suitable for timber pest infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space. Where evidence of a lack of adequate ventilation has been identified in the report, the Client should seek competent advice (e.g., from a licensed or registered building contractor) regarding upgrading ventilation. The Presence of Excessive Moisture Ground levels around the building should be maintained in such a way to minimise water entering under the building. Also, the ground surface in subfloor areas should be kept graded to ensure that moisture does not pond or accumulate in any area. Where necessary, sub-surface drains should be installed and maintained to assist with drainage around and under the building. Likewise, the presence of excessive moisture can often be directly related to ventilation limitations and the resultant high humidity. Also, plumbing oversights and defects such as a leaking drain or tap will provide a microclimate conducive to timber pest attack. Where necessary, the Client should seek competent advice (e.g., from a licensed or registered plumbing contractor) to determine the adequacy of existing drainage and remove any conditions conducive to the presence of excessive moisture. The building may need to be monitored over a period of time to detect or confirm a damp problem. The presence of dampness (including moisture) is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. Importantly, precipitation at or near the time of inspection does not necessarily guarantee that a damp problem will automatically be evident due to such circumstances as prevailing wind conditions or intensity of rainfall. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise, whether services have been used for some time prior to an inspection being carried out will affect the detection of dampness.

5.3 Ventilation: Not applicable as the home is built on a concrete slab.

Lack of Adequate Subfloor Ventilation Inadequate ventilation provides a condition suitable for timber pest infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space. Where evidence of a lack of adequate ventilation has been identified in the report, the Client should seek competent advice (e.g., from a licensed or registered building contractor) in regard to upgrading ventilation.

5.4 Hot water services and air conditioning units: There is no need for this work to be carried out.

Hot water services and air conditioning units which release water alongside or near to building walls should be piped to a drain (if not possible then several metres away from the building), as the resulting wet area is highly conducive to termites.

5.5 Slab edge exposure: The slab edge inspection zone does not apply to this property.

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 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.

NB. A very high proportion of termite attacks are over the slab edge. Covering the slab edge makes concealed entry easy. This is particularly true of infill type slab construction. 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.



5.6 Weep holes in external walls: Weep holes were clear allowing the free flow of air.

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 and covering the weep holes in part or in whole may allow undetected termite entry.

5.7 Termite shields: Not applicable as the home is built on a concrete slab.

Termite Shields (Ant Caps) should be in good order and condition, so termite workings are exposed and visible. This helps prevent termites from gaining undetected entry. Joins in the shielding should have been soldered during the installation. If 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. 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.

5.8 Bridging or breaching of termite barriers and inspection zones: No bridging or breaching was found.

"Bridging" is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier. "Breaching" is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

5.9 Other area(s) and/or situations that appear conducive to (may attract) subterranean termite infestation: The medium to large eucalypt trees within a 50 metre radius of the property, due to the nesting conditions. The hardwood timber retaining walls, due to the food source and nesting conditions. The other landscaped hardwood timbers, due to the food source.



6.0 OVERALL ASSESSMENT OF THE PROPERTY

6.1 Where evidence of live termites, termite damage or termite workings (mudding) was found in the building(s) then the risk of a further attack is extremely high.

Where evidence of live termites, termite damage or termite workings was found in the grounds but not in the building(s) then the risk to buildings must be reported as high to extremely high.

- **6.2** At the time of the Inspection, the degree of risk of subterranean termite infestation to the overall property was considered to be **Moderate.**
- **6.3 Subterranean Termite Treatment Recommendation**: A management program in accordance with AS 3660-2000 to protect against subterranean termites is considered **not essential**, **but 6 to 12 monthly inspections are essential**.
- **6.4 Future Inspections:** AS 3660.0-2000 recommends "regular competent Inspections should be carried out at least on an annual basis, but more frequent Inspections are strongly recommended".

It goes on to inform that "regular Inspections will not prevent termite attack but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner, and damage to be minimized".

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 accordance with AS 4349.3 or AS 3660.2-2000 is conducted at this property every 6 months, but no more than 12 months.



DEFINITIONS

Timber Pest Attack: Means Timber Pest Activity and/or Timber Pest Damage.

Timber Pest Activity: Means telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

Timber Pest Damage: Means noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

Major Safety Hazard: Means any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

Conditions Conducive to Timber Pest Attack: Means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

Readily Accessible Areas: Means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e., 400 mm high by 600 mm wide); and areas at the eaves of accessible roof spaces that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

Client: Means the person or persons for whom the Timber Pest Detection Report was carried out or their Principal (i.e., the person or persons for whom the report was being obtained).

Timber Pest Detection Consultant: Means a person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

Building and Site: Means the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

Timber Pests: Means one or more of the following woods destroying agents which attack timber in service and affect its structural properties:

Chemical Delignification: The breakdown of timber through chemical action.

Fungal Decay: The microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include Mould, which is a type of fungus that does not structurally damage wood.

Wood Borers: Wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber.

Termites: Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

Tests: Means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Timber Pests. Instrument testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Instrument Testing: Means where appropriate the carrying out of Tests using the following techniques and instruments:

- (a) Electronic moisture detecting meter an instrument used for assessing the moisture content of building elements.
- (b) Stethoscope an instrument used to hear sounds made by termites within building elements.
- (c) Probing a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g., bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and
- (d) Sounding a technique where timber is tapped with a solid object.



IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT FOR PROTECTING AGAINST TIMBER PESTS

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. 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 endeavor to ensure such conditions DO NOT occur around your property. We further advise that you engage a professional pest control firm to provide a 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 that "the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers, but they can be detected more readily during routine inspections."

Reasonable access:

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the Building and Site.

The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas which are not normally accessible were not inspected and include - but not limited to – inside walls, the interior of a flat roof or beneath a suspended floor filled with earth.

Building Interior, the Consultant did not move or remove any ceilings, wall coverings, flooring, floor coverings (including carpeting), furnishing, equipment, appliances, pictures, or other household goods. In an occupied property, furnishings or household items may be concealing evidence of timber pest attack which may only be revealed when the items are moved or removed.

Building Exterior, Roof Exterior and Site, the Consultant did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris, or rubbish. Due to the 'secretive' nature of timber pests, it is possible that hidden damage may exist in concealed areas, e.g., wall framing. Damage may only be found when the obstruction is removed. In the case of buildings constructed on concrete slabs, if the edge of the slab or any weep hole or vent at the base of external walls is concealed by pavements, gardens, lawns, or landscaping then it is possible for termites to gain undetected entry into the building. The building of gardens or planting of shrubs close to the perimeter of the building can promote and conceal termite entry points. The storage of cellulose materials such as building materials and firewood near the ground or building may encourage termite activity.

Roof Space Obstructions such as roofing, stored articles, thermal insulation, sarking, and pipe/duct work may be concealing evidence of timber pest attack which may only be revealed when the obstructions are moved or removed. Also, bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard ASS 4349 the minimum requirement is a 400mm by 500 mm access manhole.

Subfloor Space Subfloor areas should be kept free from all vegetation (including tree stumps) and other cellulose material which may encourage timber pest activity. Also, storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of timber pest attack which may only be revealed when the obstructions are moved or removed. Bodily access should be provided to all accessible subfloor areas with the minimum requirement being a 500 mm x 400 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 400 mm, then the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings. If the subfloor has been sprayed for subterranean termites or if the area is susceptible to mould growth, appropriate health precautions must be followed before entering the area. Also, special care should be taken not to disturb the treated soil. Always seek further advice from the Consultant.

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.



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.

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, and 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 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 every 6 to 12 months.

Subterranean termites:

No property is safe from termites. General Description of Attack Timber hollowed beneath; some cracking at the surface of timber; earthen channels present; or pale faecal spots present.

Important note:

As a delay may exist between the time of an attack and the appearance of telltale signs associated with the attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

Treatment After discovery of an active infestation, it is imperative that the species of termite is accurately identified before costly (and sometimes unnecessary or inappropriate) methods of treatment are initiated. Only economically important species which are known to attack timber structures should be treated.

In the case of economically important species, it is important that the termite workings are not further disturbed until the proposed method of control has been determined by a licensed pest control operator. Premature attempts to repair or replace infested timber may cause the termites to withdraw from the area temporarily, thereby hindering effective treatment. Any repair or replacement of infested timber should be carried out after the appropriate treatment has been completed.

Where evidence of active termites is detected within a building or within 50 metres of any building, it must always be assumed that the termites may also be active in areas of the property not inspected. Accordingly, where the termites are known to be of economic significance, a further (more invasive) inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Termite Workings and Damage Where evidence of damage to building timbers exists, competent advice (e.g. from a licensed or registered building contractor) should be obtained to determine the extent of any structural damage and as to the need or otherwise for rectification or repair work.

Where evidence of inactive termites is located within the building, it is possible that termites are still active in areas of the property not inspected and they may continue to cause damage. A furthermore invasive inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Where evidence of an inactive termite infestation exists, it is not possible, without benefit of further investigation and inspections over a period, to ascertain whether any infestation is active or inactive. Continued, regular, inspections are essential.

Where evidence of termite attack exists to any trees or tree stumps a more conclusive search should be undertaken. This may require the tree or stump to be drilled to determine the existence of a termite nest. In addition, the soundness and stability of any standing trees identified as being affected by termite attack should be confirmed. Always seek further advice from the Consultant.



Previous Treatments Where evidence of a possible termite treatment was located, the Client should obtain and keep on file all relevant documents pertaining to the extent of the treatment, any service warranties and advice in regard to the building owner's obligation to maintain the treatment and/or barrier. If evidence of a previous treatment of termite infestation is noted, and appropriate documentation is not available, the Client must assume that the termite infestation may still be active in areas of the property not inspected. Accordingly, a re-treatment may be required. Always seek further advice from the Consultant.

Frequency of Future Inspections Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

Inspections at intervals not exceeding twelve (12) months are recommended. Where the termite risk is high or the building type susceptible to termite attack, more frequent inspections (3-6 months) should be undertaken.

Risk management options:

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this inspection report. The Client should further investigate any high-risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high, or the building type is susceptible to attack. To further reduce the risk of subterranean termite attacks, implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS 3660 stresses that subterranean termites can bridge, or breach barrier systems and inspection zones and that thorough regular inspection of the building are necessary.

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.



NOTICE TO THE PURCHASER

(a) Prior to or on Exchange, and prior to the commencement of the 'Cooling-off Period', you were given an Inspection Report on the Property you intend on purchasing ("the Report"). 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 urgently arrange for another Inspection and Report in accordance with AS4349.3 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 Termites, termite damage or recommends any treatments or other Inspections and Reports, you should obtain copies of the treatment proposal, any certificates of treatments carried out, 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 the treatment proposal, certificates of treatment carried out, details of all repairs including copies of quotations, invoices and any other reports as recommended in (b) above, then it will be deemed that you have decided not to have a further Inspection and report carried out, or to obtain copies of certificates of treatments carried out, details of all repairs including copies of quotations, invoices and any other reports.

It will be deemed that you have relied upon your own enquiries and the report, knowing the possible consequences and that the condition of the property, as stated in the report, may have changed.

(d) 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 defense of any claim that you may later make against any of them.

Compliance Report Residence 1 & 2





COMPLIANCE REPORT

This is a Compliance Report regarding any unapproved structures or alterations. ACT Property Inspections have accessed the attached Building File from ACT Planning and Land Authority (ACTPLA) and hold no responsibility for any inaccuracies in the Building File supplied by ACTPLA. The Compliance report is based solely upon the information available from the Building File which does not contain information regarding Plumbing or Electrical work that has taken place since the original construction. Information regarding the Plumbing and Electrical is available upon application from ACTPLA. Since we are not Plumbers or Electricians, we are unable to comment on those works. If structures have been noted as requiring approval, a Certifier should be engaged to assess if the structure will comply with the relevant ACT legislation. Owners must be aware that unapproved structures may not comply and may require significant repair, design change or possible removal.

Property Address: 186 Ellerston Ave, Isabella Plains ACT 2905

Block & Section: Block 14 Section 801 ISABELLA PLAINS

Inspection Date: Thursday, May 15th 2025

APPROVAL STATUS

Description	Plan number	Certificate of occupancy date	Approval status
Brick Veneer Residence	73185+/A	16/05/1988	Approved. Note: The carport on this approval has been removed.
Additions & Alterations	73185/B	06/06/1995	Approved.
New Carport	20003803/A	28/08/2000	Approved.
Secondary Residence, Pergola, Deck & Alfresco	B2021264/A+/B	12/07/2021	Approved.
External structures:Pergola (adjacent enclosed carport)Storage container	-	-	These structures are unapproved as there are more than 2 Class 10 structures built within 1.5m of the boundary. Development approval is required.
Installation of roller door	-	-	This structure is unapproved as more than two of the carport's sides have been partially or wholly enclosed, converting the structure into a garage. Building approval is required.
Rear pergola adjacent enclosed porch (Residence 1)	-	-	This structure is unapproved as the roof area exceeds 25m ² . Building approval is required.
 External structures: Fence between residences Pergola adjacent master bedroom (Residence 1) 	-	-	These structures are exempt from approval. No action is required.



SURVEY REPORT

Survey Report completed by	Date Survey report was completed	Comments
John W. Foxlee	Friday, 25 March 1988	There are no apparent encroachments upon this land or by this property on adjoining lands or street. Note: Carport not constructed 25/03/1988.
Fisher Stewart Pty Limited	Friday, 30 June 2000	This survey is regarding the Brick Carport. There are no apparent encroachments upon this land or by this property on adjoining lands or street.
Brian Milburn & Associates	Wednesday, 17 March 2021	This survey is regarding the Secondary Residence. There are no apparent encroachments upon this land or by this property on adjoining lands or street.

Conveyancing File



CONVEYANCING BUILDING FILE INDEX

SUBURB: ISABELLA PLAINS SECTION: 801	BLOCK: 14	UNIT: N/A	EX GOV: NO
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COU ISSUED Y/N	PLAN NUMBER	FOLIO NO.	DESCRIPTION OF WORK	AMEND	DETAILS	PERMIT NUMBER	COU PLAN NO. & DATE
Υ	73185	2	BRICK VENEER RESIDENCE				
		4				73185	
Υ	73185/A	5			Υ		
		19					73185+/A 16/05/1988
Y	73185/B	23	ADDITIONS & ALTERATIONS				
		32				73185/B	
		46					73185/B 06/06/1995
Y	20003803/A	52	NEW CARPORT			20003803/A	
		-					20003803/A 28/08/2000
Y	B2021264/A	-	SECONDARY RESIDENCE, PERGOLA, DECK & ALFRESCO			B2021264/A	
Υ	B2021264/B	-		Υ			
		-					B2021264/A+/B 12/07/2021

For any incomplete approvals please email acbuildingconveyance@act.gov.au for further information on how to complete.

Drainage Plan Number: 49206

Survey: Y (3)

Comments:



Search officer initials: Ashleigh



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 t	his a government or ex government house?		
(b) If v	es, is there a building file with approvals on it?		
	e any record of incomplete building work on the building file? file copies attached		
	ere any records on the building file of current (within 5 years) housing Indemnity nce policies for building work? If yes - file copies attached		
	ere any records on the building file showing building applications still processed? (Current within 3 years) If yes - file copies attached		
5. Are th	ere any records on the building file in relation to loose-fill asbestos insulation?		
If ava	lable, copies of the following documents are provided:		
•	Certificate/s of Occupancy and Use		
•	Survey Certificates		
•	Unit Plan/Unit Entitlements (if property is unit titled)		
•	Approved Building Plans		
•	Ex- government Building Plans*		
If req	uested:		
•	Drainage Plan(s)		
You should make	ment is not able to guarantee the accuracy of the information in this report. your own enquiries and obtain reports (from a licensed Asbestos Assessor) in relation to t ther forms of asbestos) on the premises. For more information go to the Asbestos Awarer ct.gov.au		
part of a Buildin	relopment Approval plans will not be included in this report (We do not receive Developme s Approval in which case they become Building Approval Plans), if development approval went Approval plans from ACEPDcustomerservices@act.gov.au .		
Initial building a Certificate of Oc	ilding approvals that have been generated via eDevelopment will be issued with a project reproval documentation will be identified with project number B20XXXXX only but will be recupancy and Use. Any amendments to the original approval will be issued with the project ment will be identified as B20XXXX/B, the second amendment B20XXXX/C etc. Not all eDevember.	ferenced number a	as B20XXXX/A on the and an alphanumeric digit.
	plans: Plans are typical and not specific to each residence. There may be slight changes to quired to be approved.	the layou	it or window locations
Search office	comments (if any?)		

Cost of application: \$140.24

13/05/2025

Date completed:

Residential Builders' Warranty Insurance Certificate of Insurance

Certificate of insurance

QBE Insurance (Australia) Ltd Level 5, 2 Park Street SYDNEY ACT 2000 Phone: PHONE:8275 9999 Fax: 02 8275 9330 ABN: 78 003 191 035 AFS License No: 239545



Policy Number 180072558BWI-64

LYNETTE DADE (WATSON) 21 HARWOOD COURT WANNIASSA 2903 Name of Intermediary AON HIA (NSW/ACT) GPO BOX 2188 CANBERRA ACT 2601

Account Number 180006684 Date Issued 23/12/2020

Policy Schedule Details

Certificate in Respect of Insurance

Residential Building Work by Contractors

A contract of insurance complying with the Building Act 2004 and Regulations have been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of Residential Building Work as described in the Schedule herein.

In Respect of ALTERATIONS AND ADDITIONS STRUCTURAL

At BLOCK 14 SECTION 801

186 ELLERSTON AVENUE ISABELLA PLAINS ACT 2905

Carried Out By BUILDER

TURNKEY CREATIONS PTY LTD

ABN: 67 155 832 732

Declared Contract Price\$300,247.00Contract Date15/06/2020Builders Registration No.U 2012767

Building Owner / Beneficiary LYNETTE DADE (WATSON)

Subject to the Building Act 2004 and Regulations and the conditions of the insurance contract, cover will be provided to the Building Owner/ Beneficiary named in the domestic building contract and to the successors in title to the Building Owner/Beneficiary or the immediate successor in title to the contractor or developer who did the work and subsequent sucessors in title.

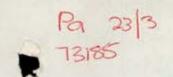
For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:

This certificate must be read in conjunction with the Policy Wording and kept in a safe place.

These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.



Burveyor's Certificate



John W. Foxlee (AL) MIS (SL) Registered Surveyor

42 Yiman Street, Waramanga, A.C.T. 2611 P.O. Box 472 Manuka, A.C.T. 2603 Telephones: 88 1257 95 9392

PLANS/FILE No. 73 85 A

Block:

14

Section:

801

Division: ISABELLA PLAINS. Title:

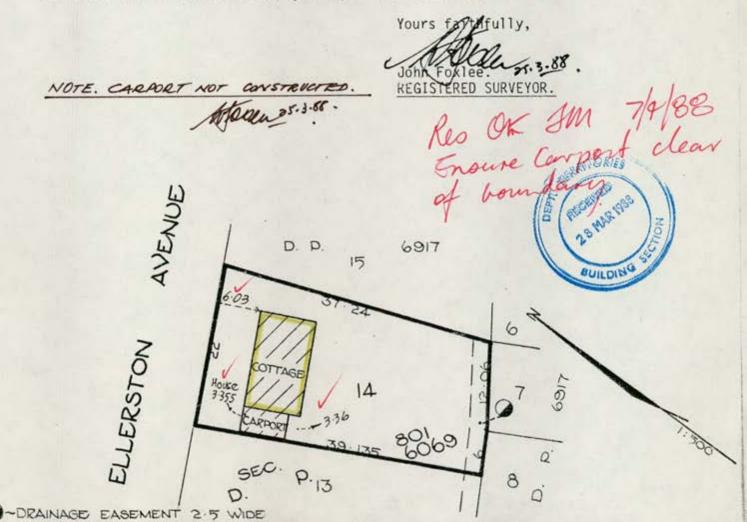
The Manager, Sadlier Homes, P.O. Box 238, WANNIASSA. A.C.T. 2903.

Dear Sir,

I certify having surveyed the land being <u>Block 14</u>, <u>Section 801</u>, <u>Division of ISABELLA PLAINS</u> in the Tuggeranong District of the Australian Capital Territory, as delineated in Deposited Plan No. X6069 lodged at the office of the Registrar of Titles, Canberra City. The block has an area of 763 square metres or thereabouts and has a frontage to Ellerston Avenue.

Upon this land stands the brick foundation of a residence in the course of erection. The position of this brickwork in relation to the boundaries of the land is shown on the sketch plan endorsed hereon.

The foundation is contained wholly within the boundaries of the land and there are no encroachments by or upon the said land.



Our Ref. 2100132

30 June 2000

The Manager
Don Wood Constructions
6 McKail Crescent
STIRLING ACT 2611

Dear Sir

Endorsed Company AS 9001 UC 1856 Standards Australia

Fisher Stewart ACN 007 015 965

Canberra Office
Unit 3 151 Newcastle Street
PO Box 363
Fyshwick ACT 2609
Tel 02 6239 3088
Fax 02 6239 3089

Email fscanb@fisherstewart.com.au Web www.fisherstewart.com.au

BLOCK 14 SECTION 801 ISABELLA PLAINS

As instructed, we have made a survey of part of the land in the Division of Isabella Plains, Tuggeranong District of the Australian Capital Territory, containing an area of 763 square metres and having a frontage of 22 metres to Ellerston Avenue, being Block 14 of Section 801 as shown on Deposited Plan No.7106 and being the land shown enclosed by a continuous thick line on the sketch hereon.

The survey represented in this plan is for identification purposes only and information in this report should not be used for any other purpose. Where improvements are proposed to be made to the property, further survey and marking of boundaries may be required.

On the land and entirely within its boundaries stands a brick residence with an attached brick carport under construction, in the position in relation to the northwestern and northeastern boundaries as shown on the sketch.

The land is subject to an easement 2.5 metres wide for drainage purposes as shown and fencing adjacent to the carport is also shown on the sketch.

Yours faithfully FISHER STEWART PTY LIMITED

Registered Surveyor

Regist

VAUGHAN B U R T O N

Surveyors • Project Managers • Engineers • Planners • Environmental Consultants OPERATING THROUGHOUT AUSTRALIA & ASIA PACIFIC



BRIAN MILBURN AND ASSOCIATES CONSULTANT SURVEYING 55 BIMBERI CRES PALMERSTON ACT 2913 (PH. 02 62412543, 0407 432 593)

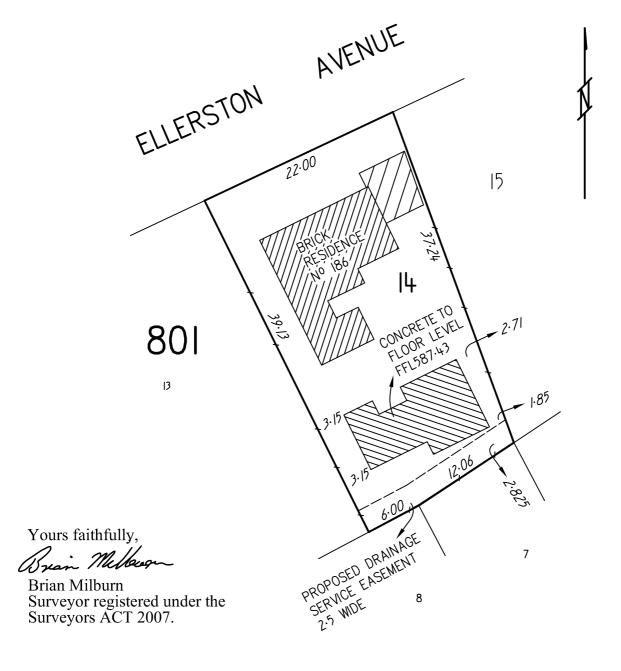
Attention: CANBERRA GRANNY FLAT BUILDERS

I have surveyed part of the land being BLOCK 14 SECTION 801 DIVISION of ISABELLA PLAINS, DISTRICT of TUGGERANONG in the Australian Capital Territory, having an area of 763 square metres and appearing in Deposited Plan 7106.

Erected thereon fronting ELLERSTON AVENUE is an existing residece and concret to floor level for a proposed secondary residence, the position of which in relation to the boundaries is as shown on the diagram.

Apparent proposed easements affecting the subject land are as shown on the diagram.

This survey is for IDENTIFICATION purposes only.





A.C.T. ADMINISTRATION OFFICE OF CITY MANAGEMENT BUILDING SECTION



CERTIFICATE OF OCCUPANCY AND USE

ituated at				esiden	
Block	Section		Division	RITTO VICE	2
14	801		Da	hulla	Claims
and situated at		Will be a second	SHA BY		
The second			is only	at the re	
s considered to be subsorbe endorsements liste		accordance	with the pres	scribed require	ments for occupancy and use, subjec
Approved plan Nos.			,		
73185	4	73185	14		
Type of construction *		Class of occi			(*as defined in the Building Manual A.C.T.)
1410					martial A.O.T.
Permit No.	ME LON	Name of per	mit holder		
98910			BJ.	Edwa	nds
Endorsements					
The issue of this Certion the Territory (including the land contrary to a	ing the Bu	ilding Ordina	ince) relating	to the building	comply with the provisions of a law g work nor does it authorise the us
				21	

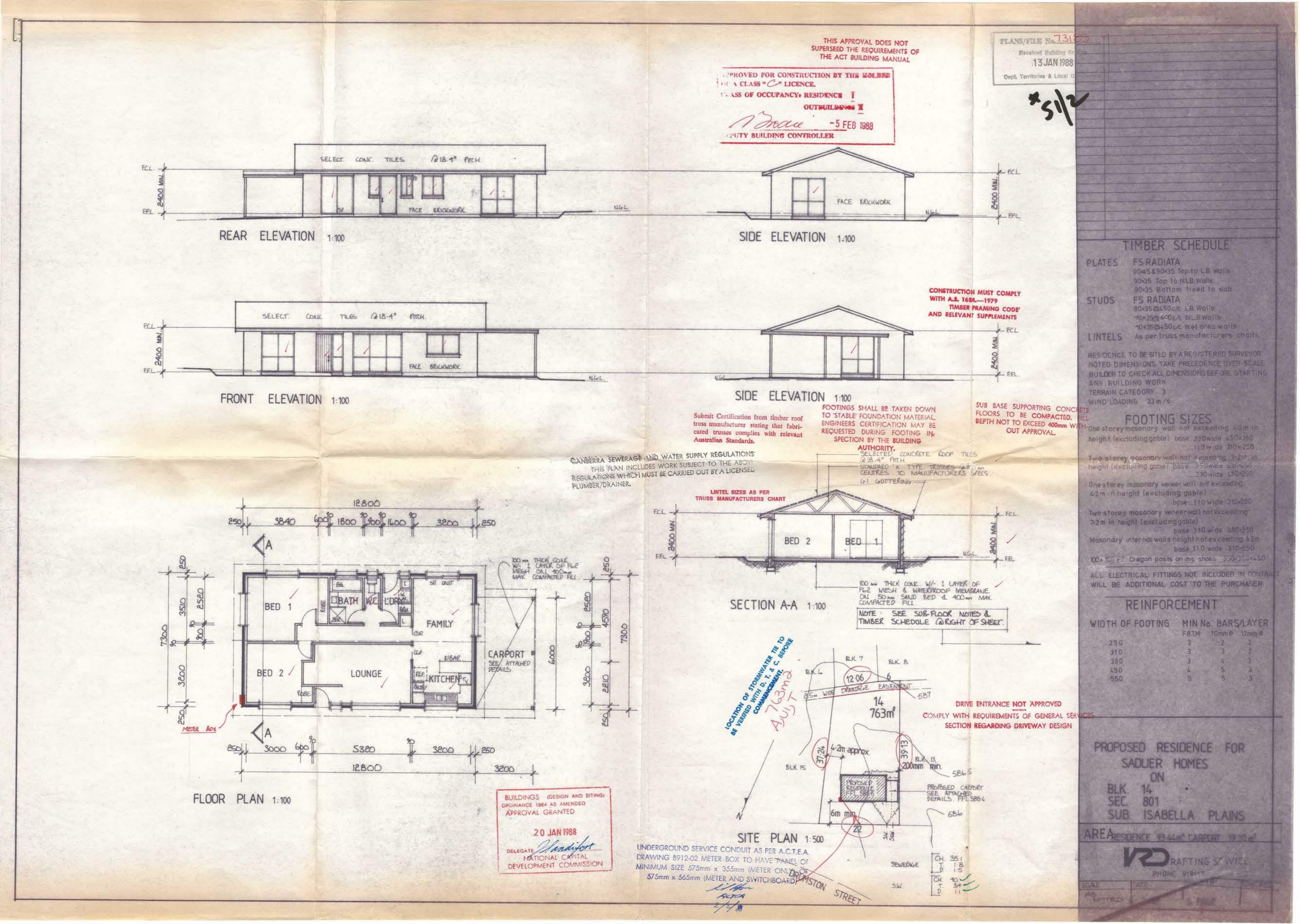
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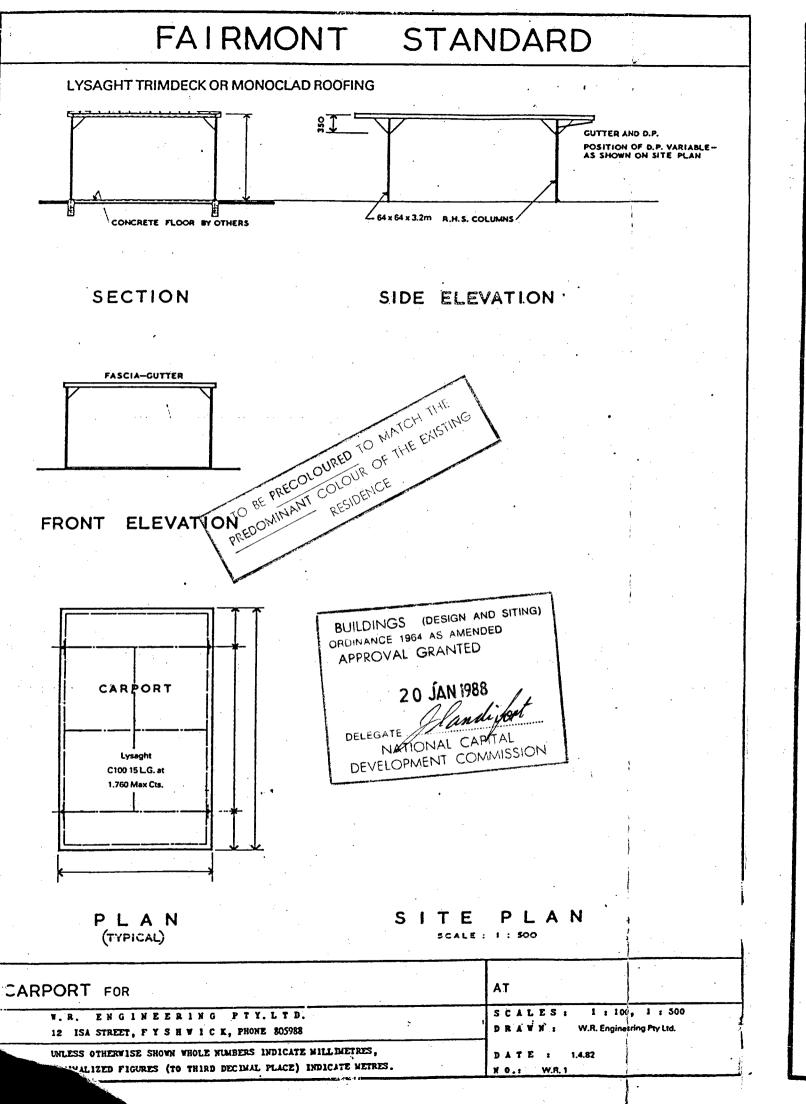
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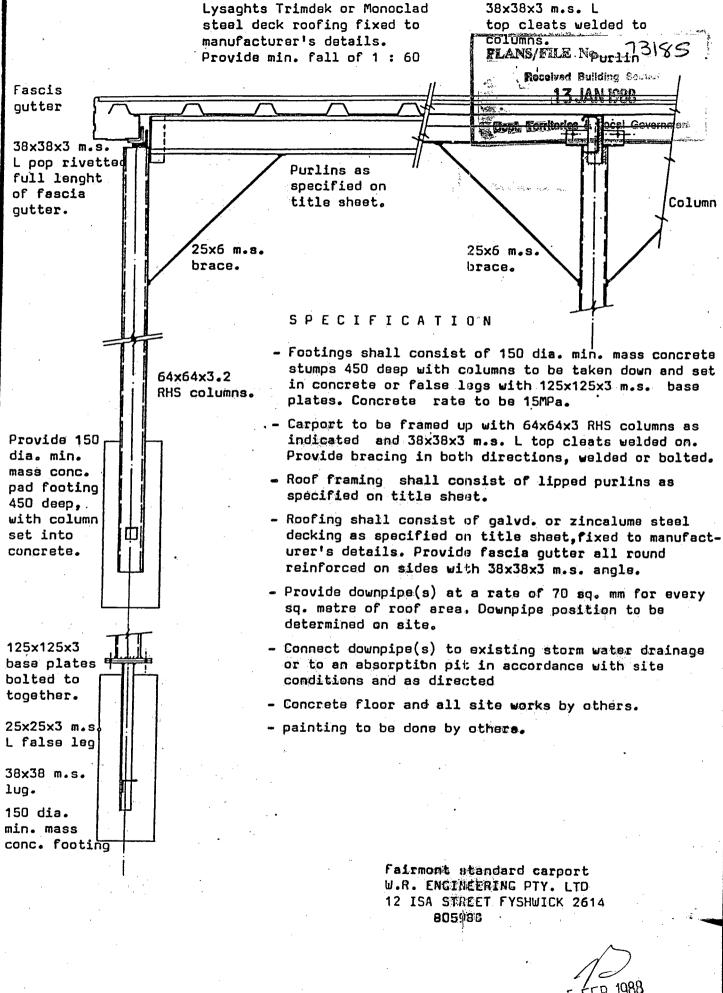
16, 5, 88 date

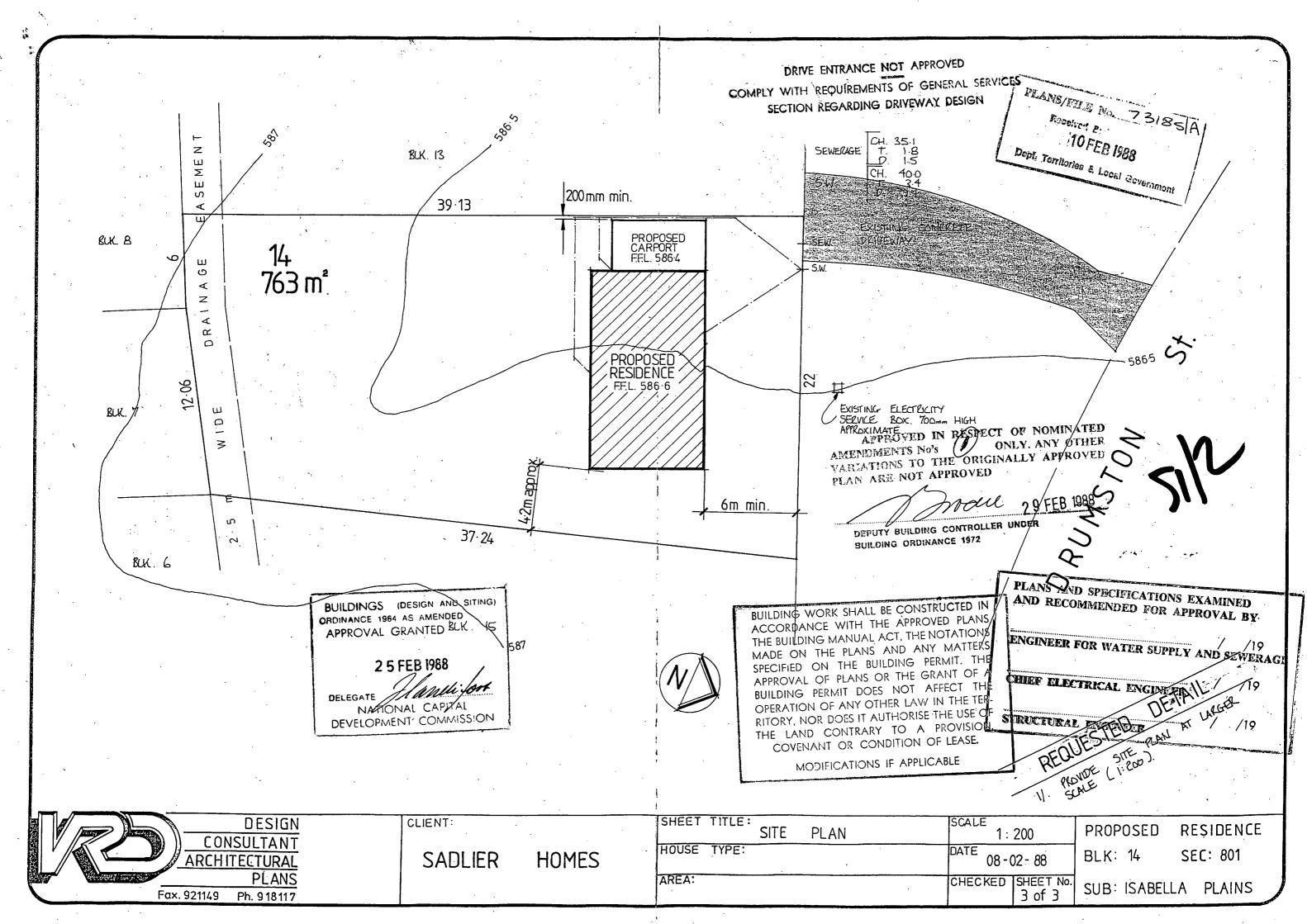
Deputy Building Controller

SEE OVERLEAF











GPO Box 158, Canberra ACT 2601

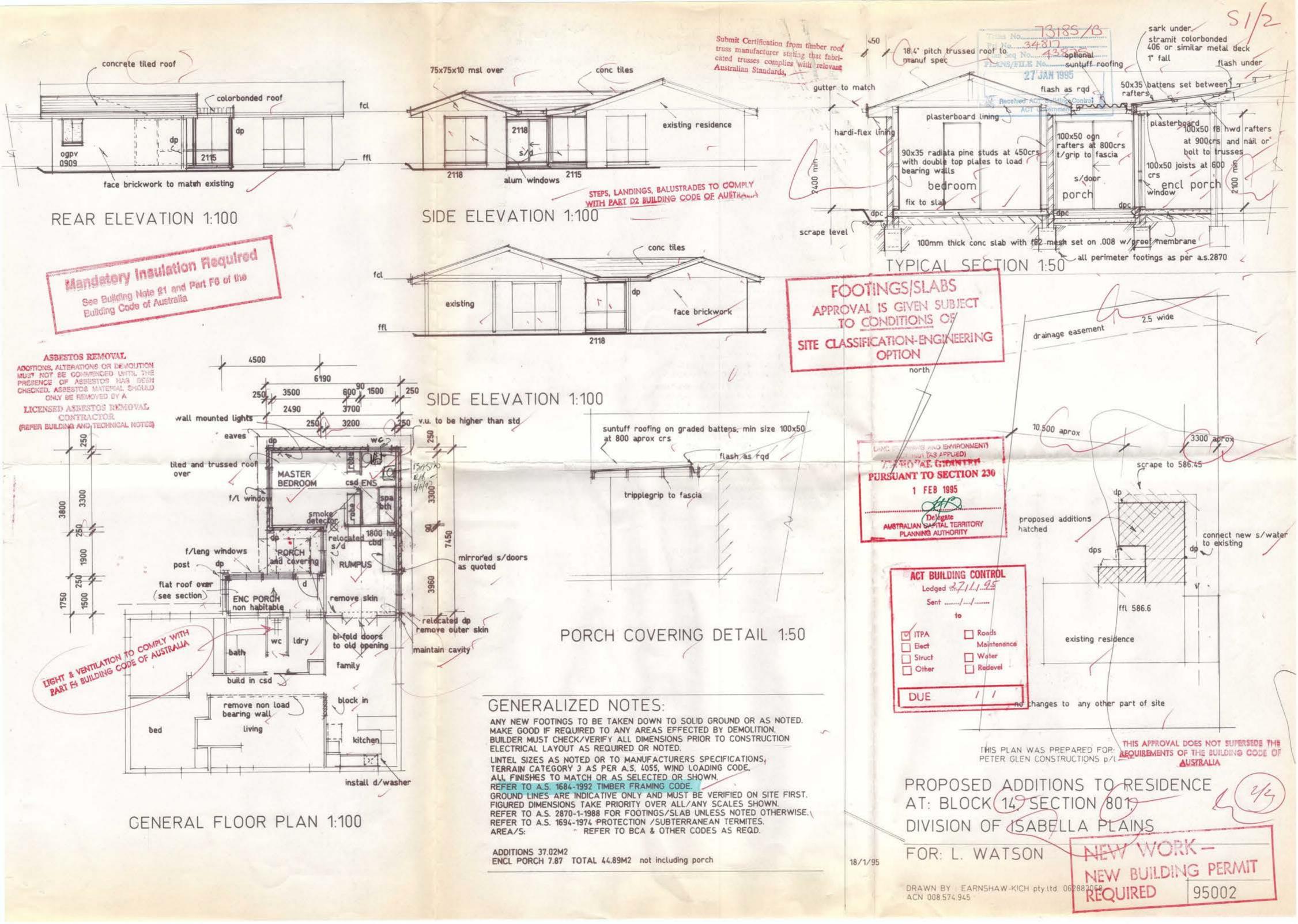
Certificate of Occupancy or Use

Persuant to Par ADDITIONS AND	rt V of the Buil	lding Act 1972	, the build	ing consisting	g of a
situated at Division: Isabella P	Section: 801	Block:	Unit:		
	to be substantia				
Approved plan i	id's included in	this certifi	cate:		
Classes of occu	34817 Type pancy: 01 10 Holder: PETER (TRIMS Number:	73185
Fit for occupar	ncy or use pursu	nant S 53[3]			
Endorsements:					
	-				
		at the late.	F 1 449	MARKET STATE	
		- Z-3-			

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 user of the land contrary to a provision, convenant or condition of lease.

Deputy Building Controller

61.6195





ACT Building, Electrical and Plumbing Control

GPO Box 1908, Canberra ACT 2601

Certificate of Occupancy and Use

Certificate No. 20003803N2C1

This Certificate is issued in accordance with Section 53 (3) of the Building Act 1972.

The building work listed on this certificate has been completed substantially in accordance with the prescribed requirements and is considered fit for occupation and use.

Builder	Site for Project		
DONALD WOOD	Address 186 ELLERSTON AVE	ENUE	
Notice of Intention to Start Work Nu 20003803N2	Suburb ISABELLA PLAINS	Section 801	Block 14
20003603142	Plan 20003803/A		

Building Work

Nature of Work	Project Item Description	Unit Other Description	Class of Occupancy	Type of Construction
NEW	CARPORT		10a	

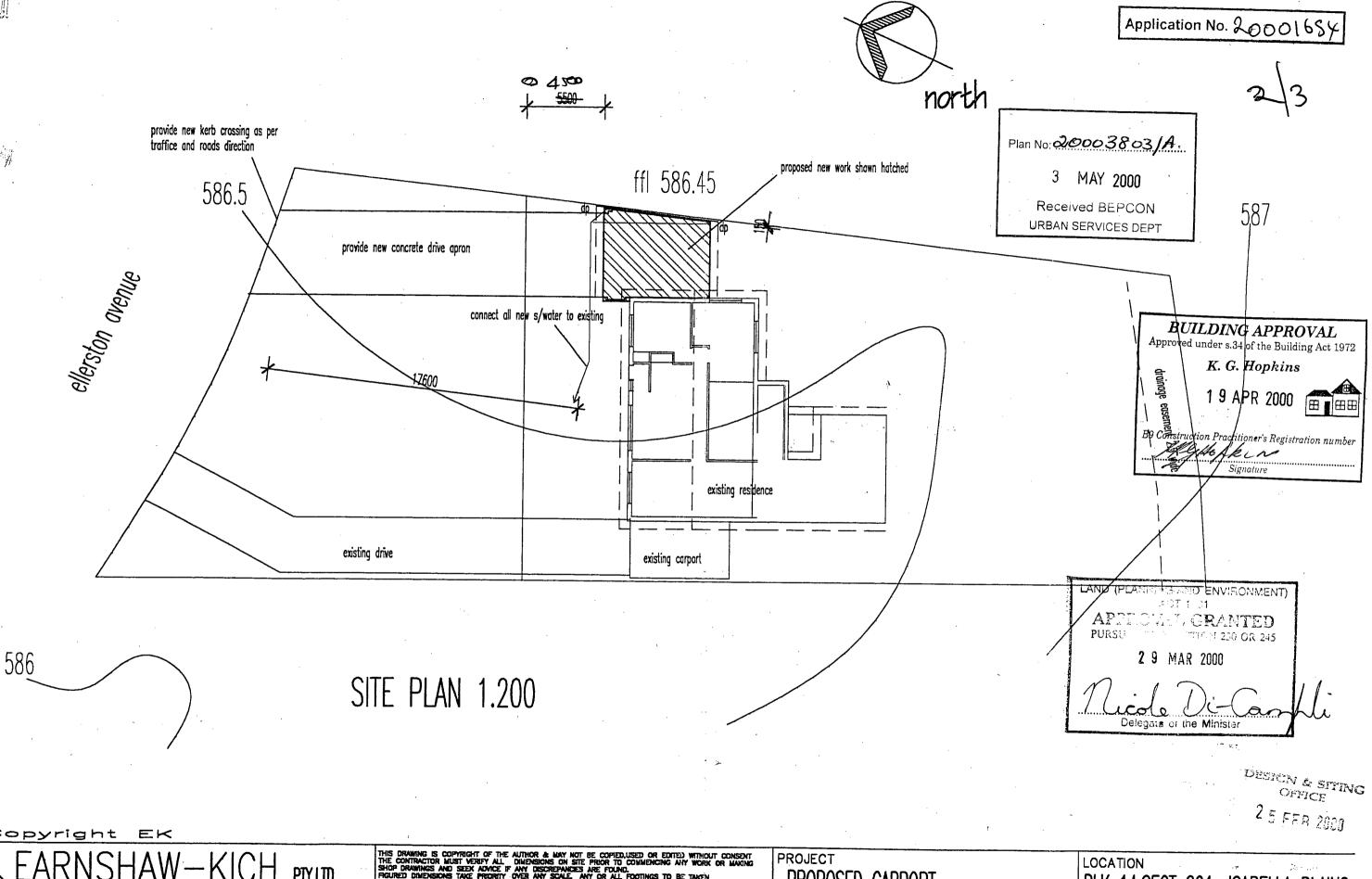
Comments

Important note:

- Residential building statutory warranties and residential insurance does not apply in relation to building work.
- The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the Territory (including this Act) relating to the building or portion of the building.

STEPHEN ELWORTHY
Deputy Building Controller

Date



© Copyright EK

ARCHITECTURAL DESIGN (02) 6288 3068 or 6242 7466 1 Wakelin Circuit Weston A.C.T.

Bob Earnshaw ACT. House Energy Rating

PROPOSED CARPORT

CLIENT

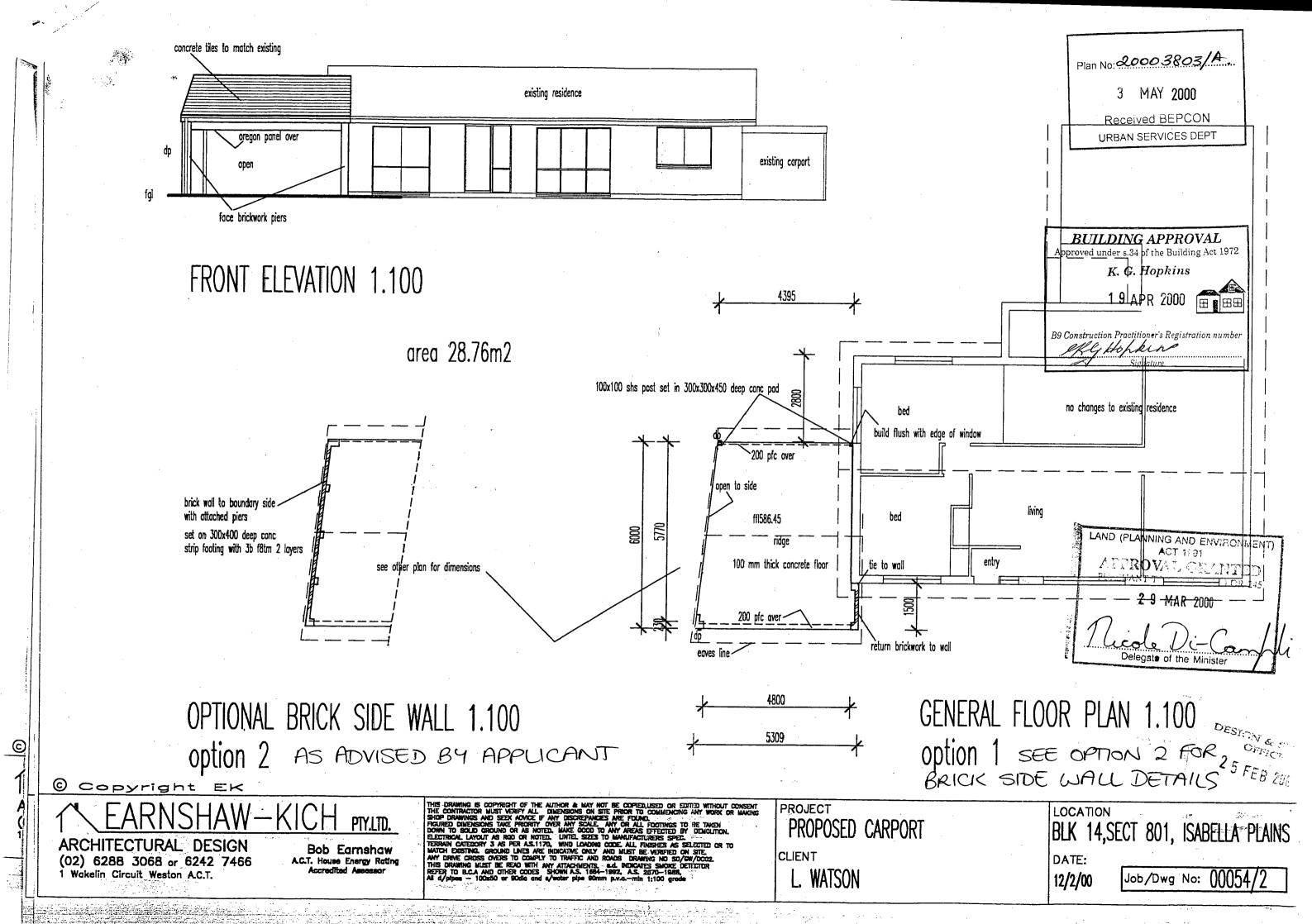
L. WATSON

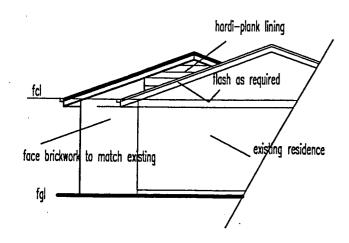
BLK 14,SECT 801, ISABELLA PLAINS

DATE:

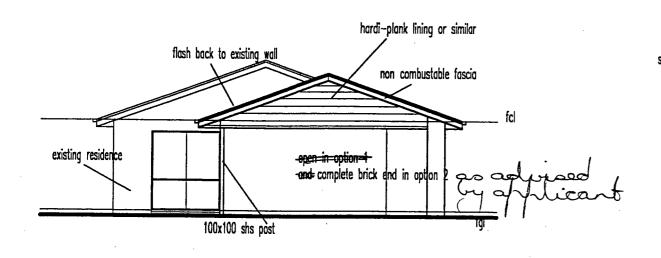
12/2/00

Job/Dwg No: 00054/

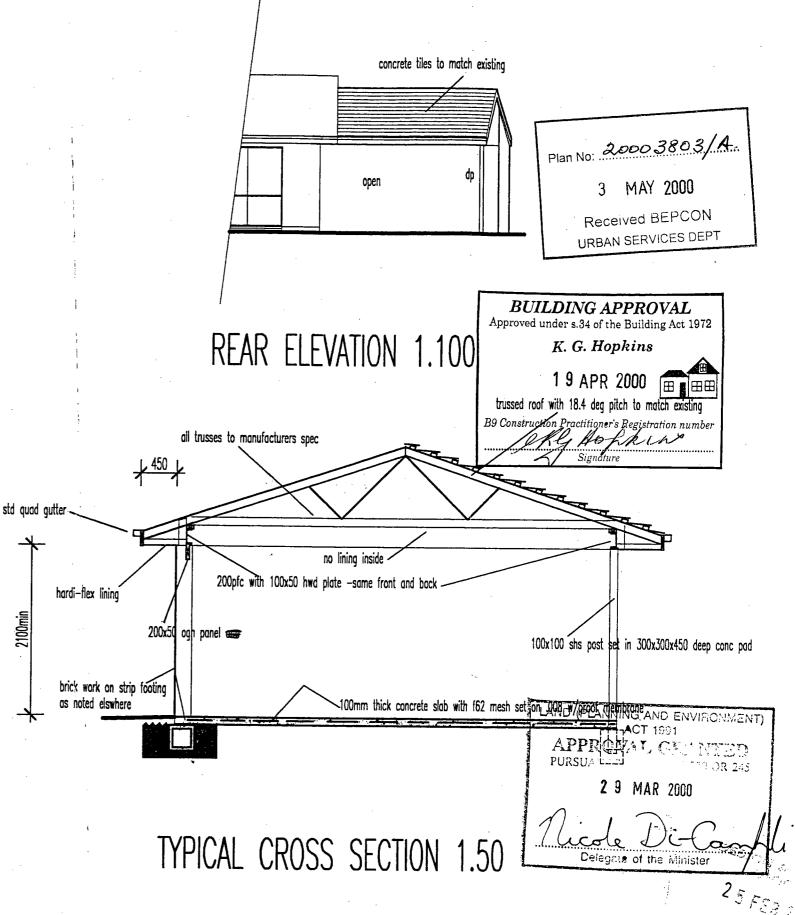




SIDE ELEVATION 1.100



SIDE ELEVATION 1.100



© Copyright EK

1 EARNSHAW-KICH PTYLITD.

ARCHITECTURAL DESIGN (02) 6288 3068 or 6242 7466 1 Wakelin Circuit Weston A.C.T.

GARANTO GRADITATION DE LA CARRE

Bob Earnshaw
ACT. House Energy Rating
Accredited Assessor

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING HIGH DIMENSIONS AND SEEK ADVICE IF ANY DISCREPANCES ARE FOUND.

SIGNED DIMENSIONS TAKE PRIORITY OVER ANY SCALE. ANY OR ALL FOOTINGS TO BE TAKEN DOWN TO SOULD GROUND OR AS NOTED, MAKE GOOD TO ANY AREAS EFFECTED BY DEMOLITION, LECTRICAL LAYOUT AS ROO OR NOTED. LINTEL SIZES TO MAKEFACTURERS SPEC. ERRAIN CATEGORY 3 AS PER AS.1170, WHO LOADING CODE ALL FRISHES AS SELECTED OR TO MATCH EXISTING. GROUND LINES ARE INDICATIVE ONLY AND MUST BE VERIFIED ON SITE. WY DRIVE CROSS OVERS TO COMPLY TO TRAFFIC AND ROADS DRAWING NO SO/CODE, MIS DRAWING MUST BE READ WITH ANY ATTACHMENTS. BL. BIRCATES SMOKE DETECTOR REFER TO B.C.A. AND OTHER CODES. SHOWN AS. 1884—1892, A.S. 2870—1888.

PROPOSED CARPORT

CLIENT

L. WATSON

LOCATION

BLK 14,SECT 801, ISABELLA PLAINS

DATE:

12/2/00

Job/Dwg No: 00054/3



Certificate of Occupancy and Use

Certificate No.: B2021264C1

Access Canberra Land, Planning and Building Services

ABN 16 479 763 216 8 Darling Street Mitchell GPO Box 158 ACT 2601 www.act.gov.au/accesscbr

This Certificate is issued in accordance with Section 69 (2) of the Building Act 2004.

The building work listed on this certificate has been completed substantially in accordance with the prescribed requirements and is considered fit for occupation and use.

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	14	801	ISABELLA PLAINS	TUGGERANONG	Australian Capital Territory

Plans	
B2021264/A	
B2021264/B	

Building Works

Class of Occupancy		Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
1a	New Standard		Secondary Residence	NA		B2021264N1	TURN KEY CREATIONS PTY LTD
10a	New	PERGOLA	Pergola	NA		B2021264N1	TURN KEY CREATIONS PTY LTD
10a	New	DECK AND PERGOLA	Alfresco	NA		B2021264N1	TURN KEY CREATIONS PTY LTD

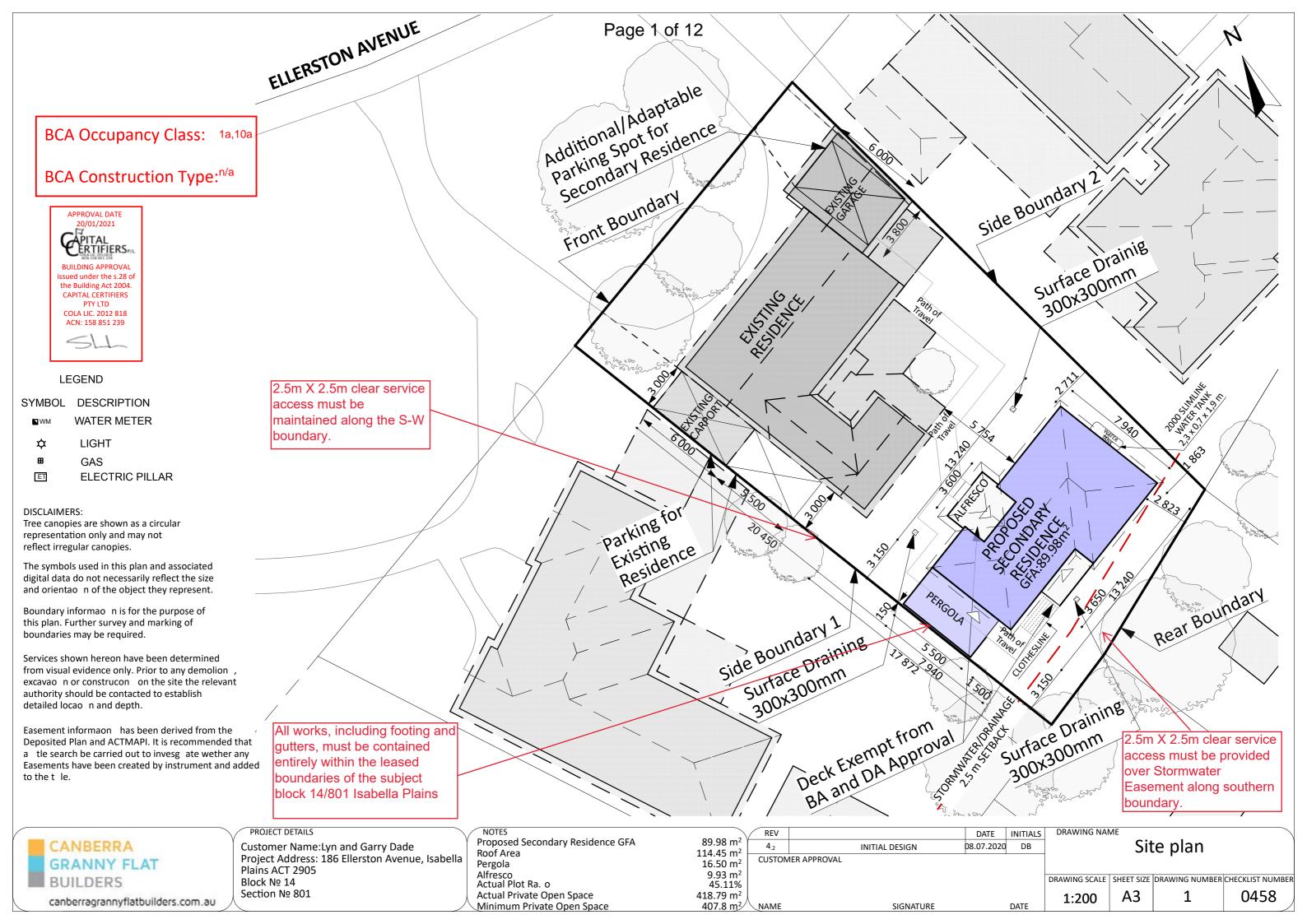
Comments	Important Note:

The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the territory (including this Act) relating to the building or portion of the building.

Issued by: Keryn Borrett **Issued on:** 12/07/2021

Delegate of the ACT Construction

Occupations Registrar.





LEGEND

SYMBOL DESCRIPTION

™ WATER METER

■ GAS

II ELECTRIC PILLAR

DISCLAIMERS:

Tree canopies are shown as a circular representao n only and may not reflect irregular canopies.

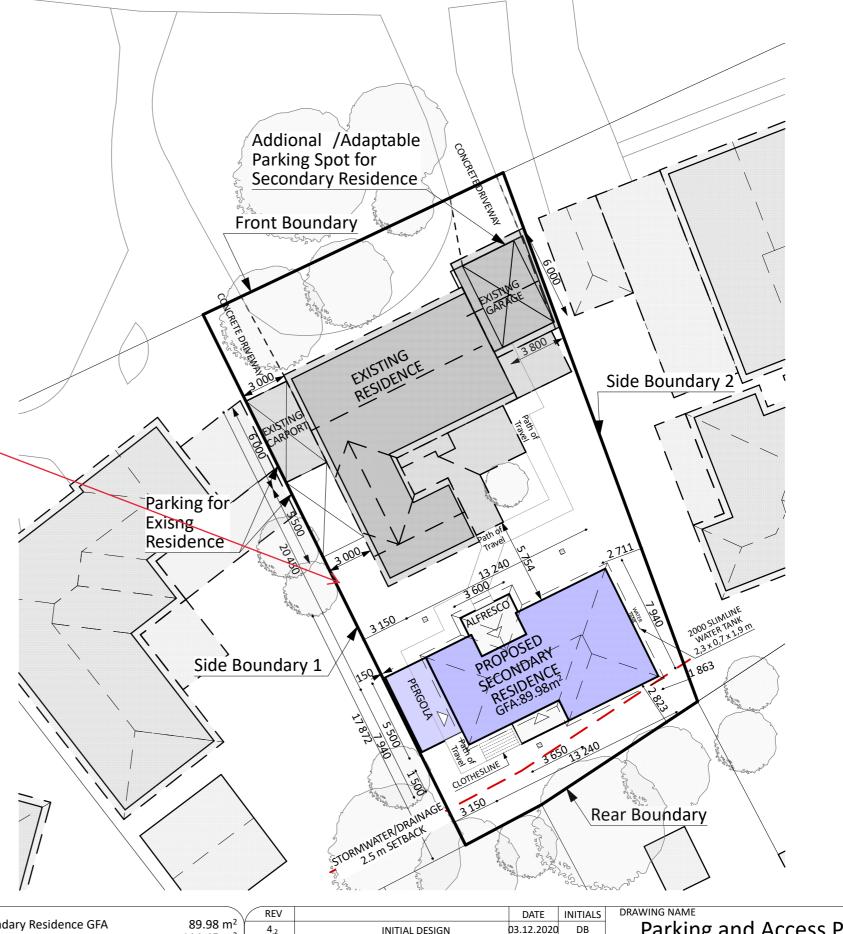
The symbols used in this plan and associated digital data do not necessarily reflect the size and orientation of the object they represent.

Boundary information is for the purpose of this plan. Further survey and marking of boundaries may be required.

Services shown hereon have been determined from visual evidence only. Prior to any demoli on, excavation or construcon on the site the relevant authority should be contacted to establish detailed location and depth.

Easement information has been derived from the Deposited Plan and ACTMAPI. It is recommended that a tle search be carried out to invesg ate wether any Easements have been created by instrument and added to the tle.







canberragrannyflatbuilders.com.au

PROJECT DETAILS

Seco n № 801

Customer Name:Lyn and Garry Dade Project Address: 186 Ellerston Avenue, Isabella Plains ACT 2905 Block № 14 Proposed Secondary Residence GFA Roof Area Pergola Alfresco Actual Plot Ra. o Actual Private Open Space Minimum Private Open Space

Page 2 of 12 ELLERSTON AVENUE

89.98 m²
114.45 m²
16.50 m²
9.93 m²
45.11%
418.79 m²

407.8 m²/NAME

INITIAL DESIGN 03.12.2020 DB P

SIGNATURE

Parking and Access Plan

DRAWING SCALE | SHEET SIZE | DRAWING NUMBER | CHECKLIST NUMBER | 1:250 | A3 | 8 | 0458



LEGEND

SYMBOL DESCRIPTION

■WM WATER METER

⊞ GAS

ELECTRIC PILLAR

DISCLAIMERS:

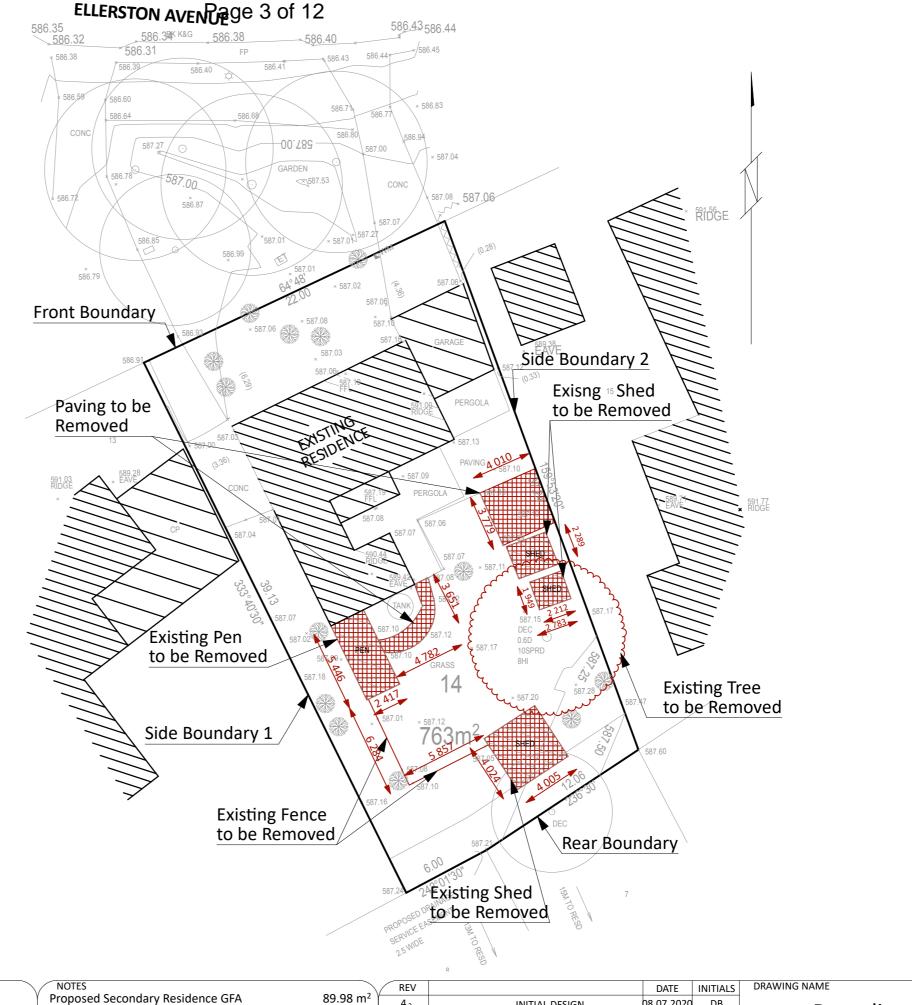
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PROJECT DETAILS

Customer Name:Lyn and Garry Dade Project Address: 186 Ellerston Avenue, Isabella

Project Address: 186 Ellerston Avenue, Isabell Plains ACT 2905
Block № 14
Section № 801

Proposed Secondary Residence GFA
Roof Area
Pergola
Alfresco
Actual Plot Ra. o
Actual Private Open Space

Minimum Private Open Space

89.98 m²
114.45 m²
16.50 m²
9.93 m²
45.11%

SIGNATURE

418.79 m²

407.8 m²/NAME

Demoli on Plan

DRAWING SCALE | SHEET SIZE | DRAWING NUMBER | CHECKLIST NUMBER | 1:250 | A3 | 1 | 0458 |

Adaptable Housing to AS 4299 Features to be included post adaptation

3. A con nuous accessible path of travel is to be provided from street frontage and vehicle parking to entry complying with AS1428.1

Letterboxes

11. Le erboxes to be on hard standing area connected to accessible pathway

Private car accommodation

14. Car parking space or garage min. area 6.0 m x 3.8 m

Accessible Entry

- 20. Accessible entry to be provided.
- 22. Accessible entry to be level (i.e. max. 1:40 slope)
- 23. Threshold to be low-level.
- 24. Landing to enable wheelchair maneuverability
- 25. Accessible entry door to have 850 mm min. clearance
- 26. Weatherproofed entry door
- 27. Door lever handles and hardware to AS 1428.1.
- 28. Provision for combined door/security door

Interior

- 32. Internal doors to have 820 mm min clearance
- 33. Internal corridors min. width of 1000 mm
- 34. Provision for compliance with AS 1428.1 for door approaches

Living and Dining room

- 36. Provision for circulacon space of min. 2250 mm diameter
- 38. Telephone adjacent to GPO
- 41. Potental illumina on level min. 300 lux

Kitchen

- 42. Minimum width 2.7 m (1550 mm clear between benches)
- 43. Provision for circulacon at doors to comply with AS 1428.1
- 45. Refrigerator adjacent to work surface
- 47. Kitchen sink bowl max. 150 mm deep
- 48. Tap set capstan or lever handles or lever mixer.
- 49. Tap set located within 300 mm of front of sink
- 51. Cooktops to include either front or side controls with raised crossbars.
- 52. Cooktops to include isolaong switch.
- 59. GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of work surface.
- 60. GPO for refrigerator to be easily reachable when the refrigerator is in it s operaeng posi on
- 61. Slip-resistant floor surface

Bedroom

62. At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulacon space requirements of AS 1428.2

Bathroom

- 75. Provision for bathroom area to comply with AS 1428.1. 76 Slip-resistant floor surface.
- 77. Shower recess- no hob. Minimum size 1160 x 1100 to comply with AS 1428.1.
- 78. Shower area waterproofed to AS 3740 with floor to fall to waste.
- 79. Recessed soap holder.
- 80. Shower taps posi oned for easy reach to access side of shower sliding
- 81. Shower waste min. 80 mm diameter
- 82. Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall - strengthening provision)
- 83. Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS
- 86. Tap sets to be capstan or lever handles with single outlet.
- 88. Provision for washbasin with clearances to comply with AS 1428.1.
- 90. Double GPO beside mirror

Toilet

- 92. Provision of either 'visitable toilet' or accessible toilet.
- 93. Provision to comply with AS 1428.1
- 94. Loca on of WC pan at correct distance from fixed walls.
- 95. Provision for grab rail zone.
- 96. Slip resistant floor surface. (Vitreous les or similar)

Door locks

110. Door hardware operable with one hand, located 900-1100 mm above floor

CANBERRA BUILDERS

canberragrannyflatbuilders.com.au

PROJECT DETAILS

Customer Name:Lyn and Garry Dade Project Address: 186 Ellerston Avenue, Isabella

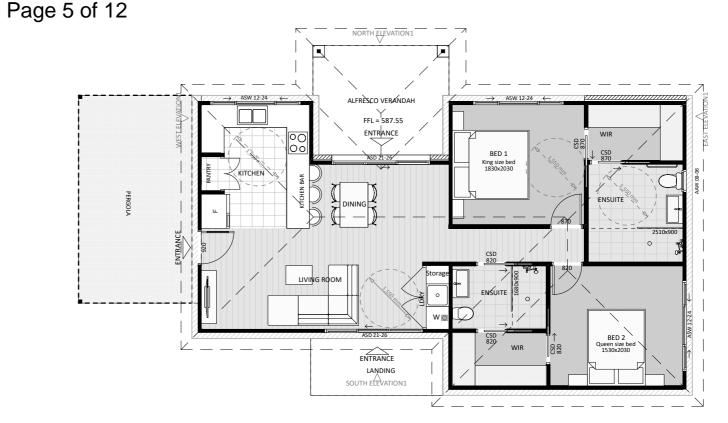
TIMBER ENTRY DOOR

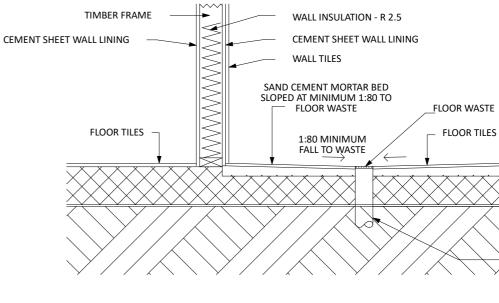
THRESHOLD

DOOR SEAL

Plains ACT 2905 Block № 14 Section № 801







ADAPTABLE SHOWER RECESS **SECTION SCALE 1:15**

DATE

Proposed Secondary Residence GFA Roof Area Pergola Alfresco Actual Plot Ra. o

Actual Private Open Space

Minimum Private Open Space

ACCESSIBLE ENTRY SECTION

SCALE 1:5

TIMBER DOOR FRAME

ALUMINIUM THRESHOLD SILL

SFALANT AND BACK-UP ROD

89.98 m² 114.45 m² 16.50 m² 9.93 m² 45.11% 418.79 m²

407.8 m²/NAME

REV DATE INITIALS 03.12.2020 DB 4.2 INITIAL DESIGN CUSTOMER APPROVAL

Adaptable Floor Plan

DRAWING SCALE | SHEET SIZE | DRAWING NUMBER | CHECKLIST NUMBER 1:100, 0458 1:15, 1:5

SIGNATURE

A3

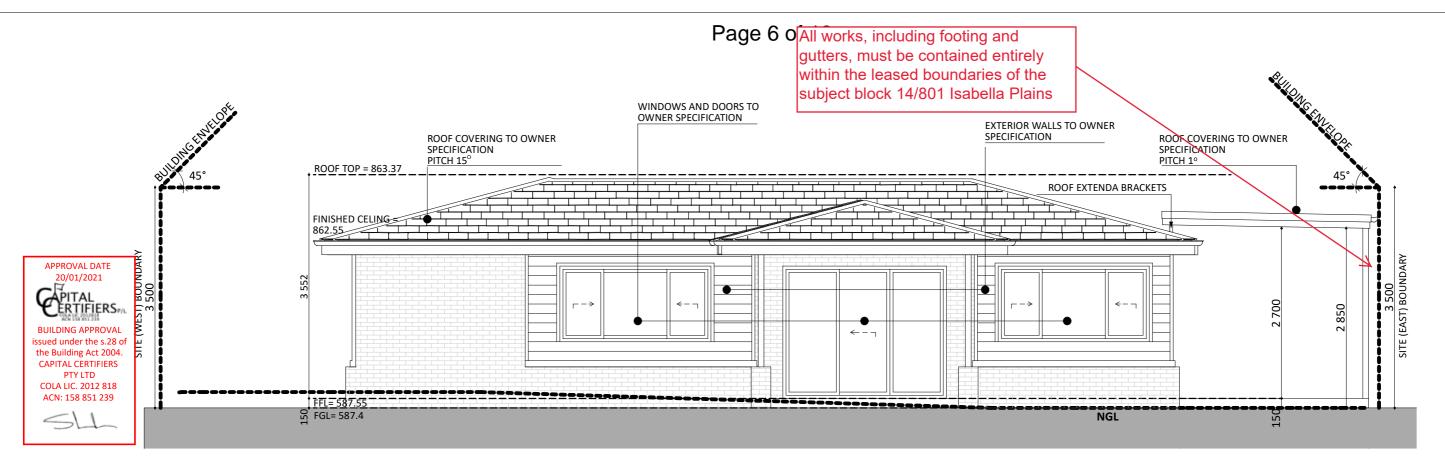
9

SHOWER CURTAIN

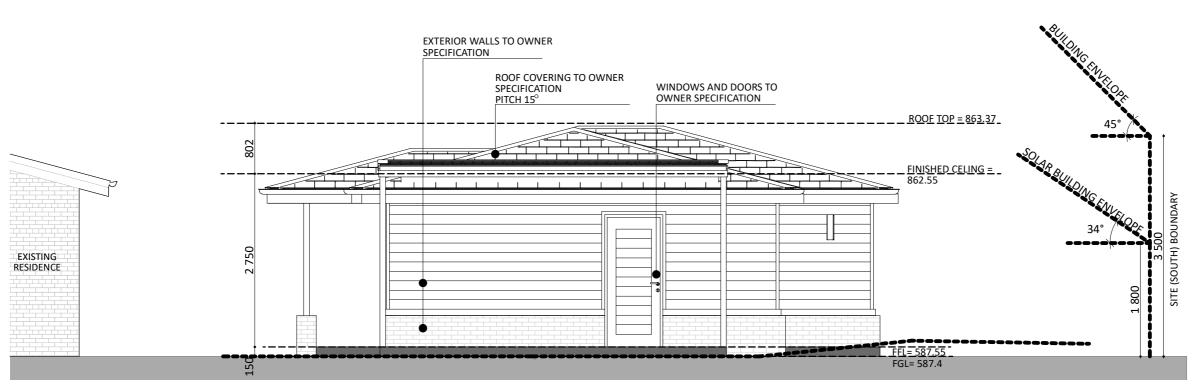
FLOOR TILES

CONCRETE SLAB

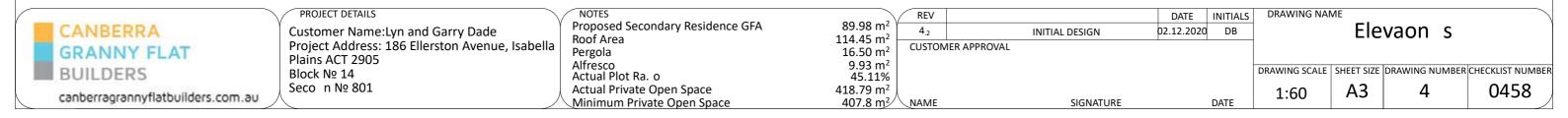
WASTE PIPE

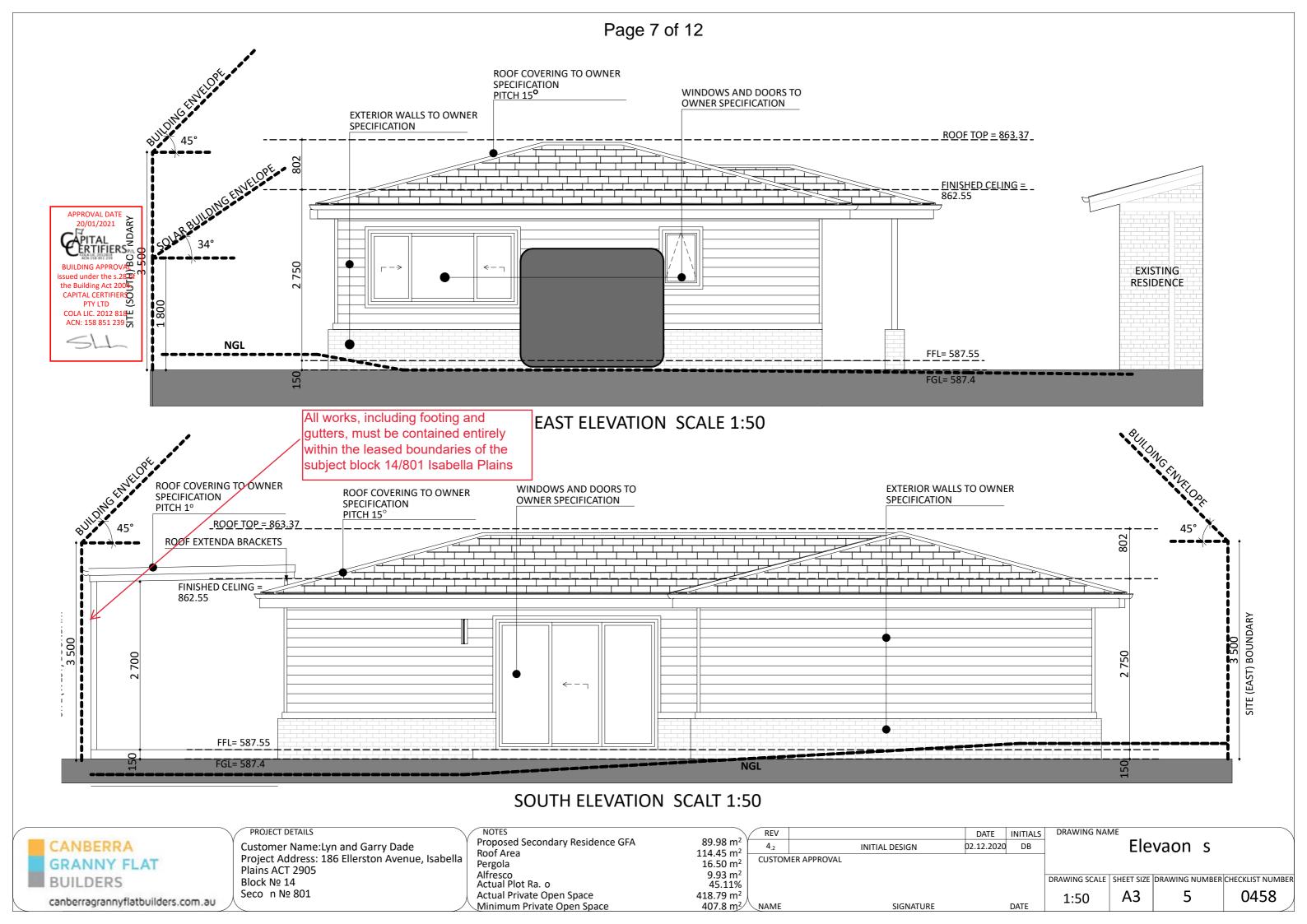


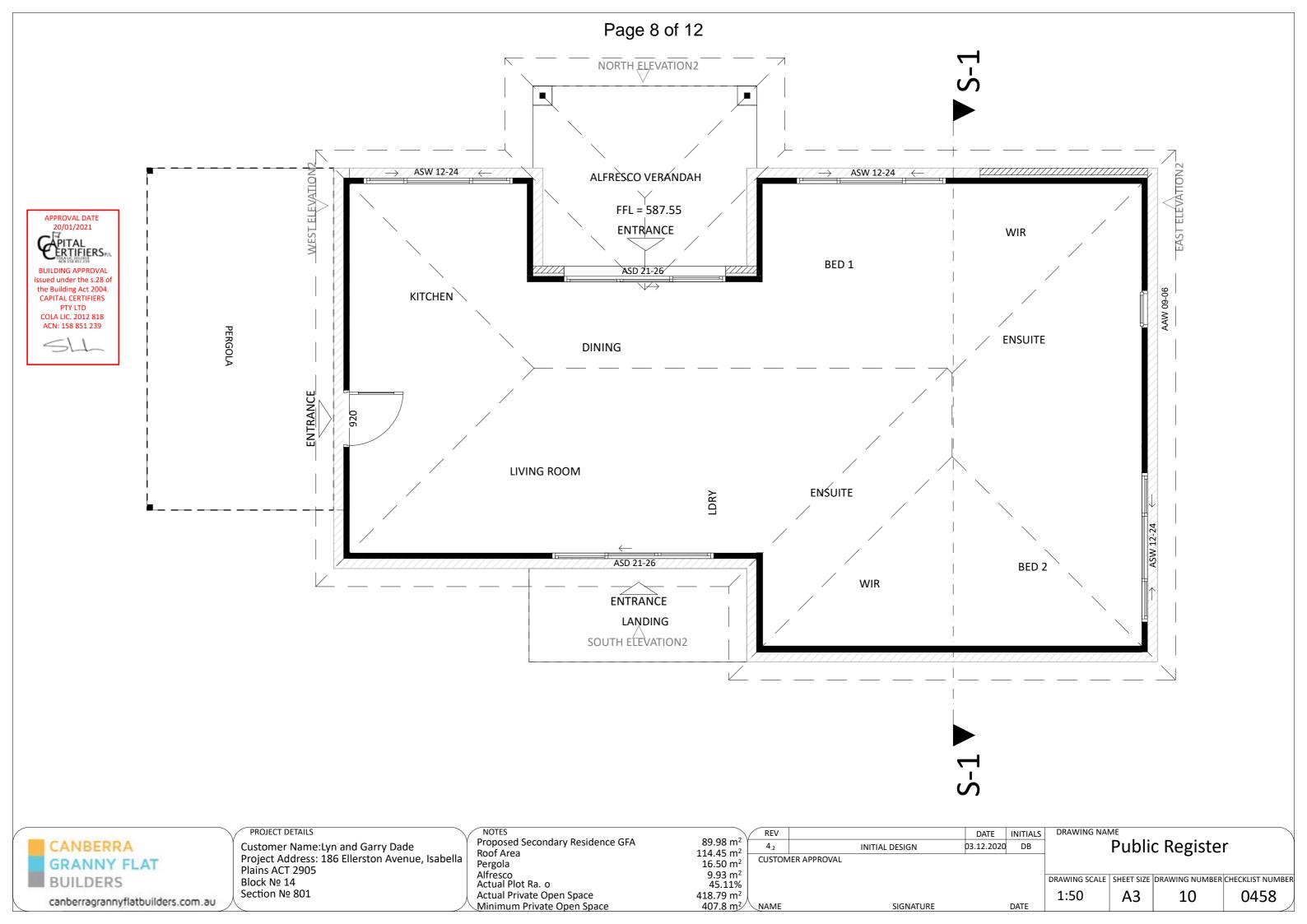
NORTH ELEVATION SCALE 1:60



WEST ELEVATION SCALE 1:60







APPROVAL DATE 20/01/2021

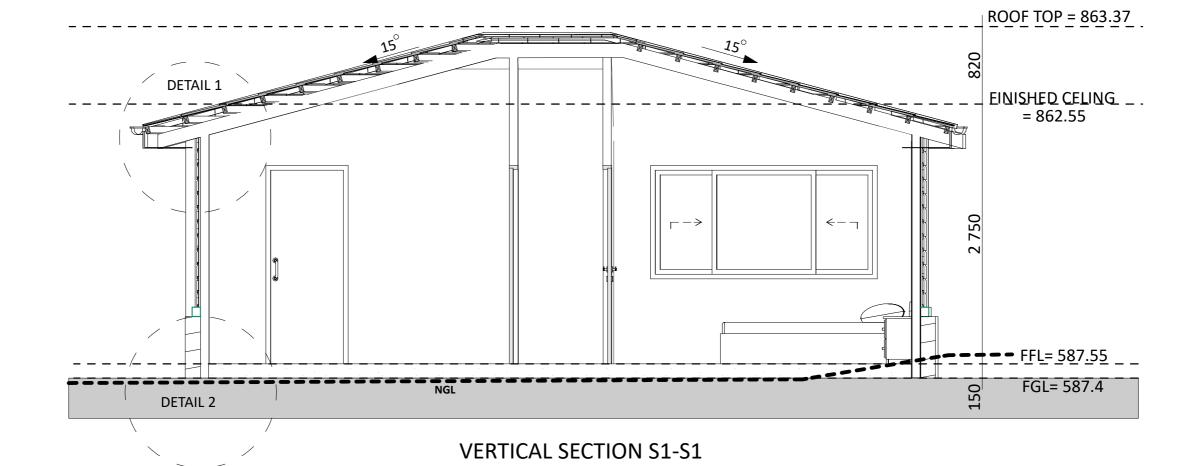
ssued under the s.28 of the Building Act 2004. CAPITAL CERTIFIERS PTY LTD COLA LIC. 2012 818 ACN: 158 851 239

CANBERRA

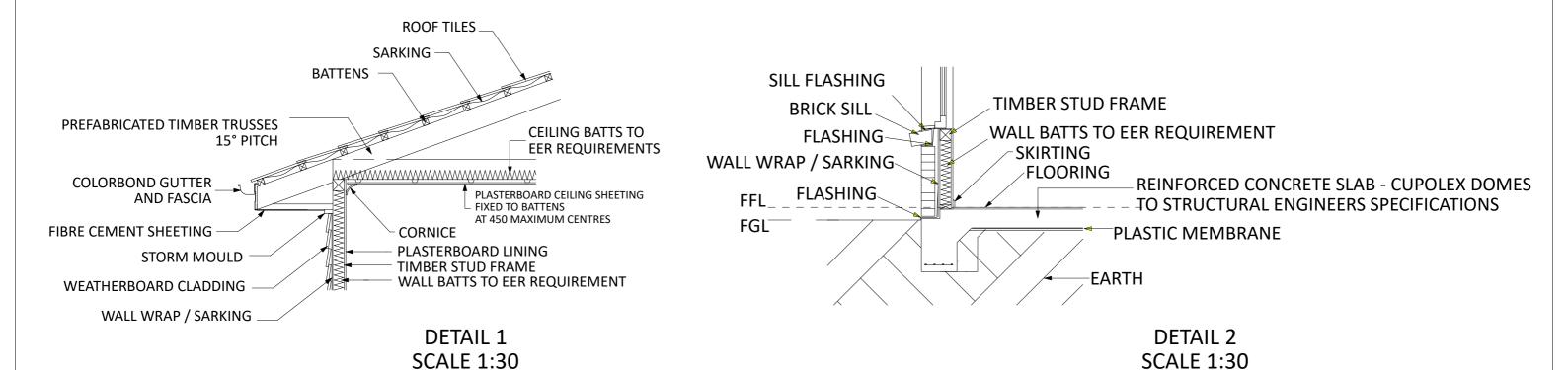
BUILDERS

GRANNY FLAT

canberragrannyflatbuilders.com.au



SCALE 1:40



Proposed Secondary Residence GFA

Roof Area

Actual Plot Ra. o

Actual Private Open Space

Minimum Private Open Space

Pergola Alfresco

Customer Name:Lyn and Garry Dade Project Address: 186 Ellerston Avenue, Isabella Plains ACT 2905

Block № 14

Seco n № 801

REV

4.2

CUSTOMER APPROVAL

89.98 m²

114.45 m²

16.50 m²

9.93 m²

45.11%

407.8 m²/NAME

418.79 m²

DRAWING NAME

1:40, 1:30

SECTION

DRAWING SCALE | SHEET SIZE | DRAWING NUMBER | CHECKLIST NUMBER

А3

0458

DATE INITIALS

03.12.2020

INITIAL DESIGN

SIGNATURE

DB

PIERRE DRAGH

CONSULTING ENGINEERS



SITE ADDRESS

BLOCK 14 SECTION 801 186 ELLERSTON AVENUE, ISABELLA PLAINS ACT 2905

JOB DESCRIPTION

PROPOSED NEW DWELLING

CLIENT:

LYN AND GARRY DADE

OFFICE

ADDRESS: 16 VICTORIA STREET, HALL, ACT, 2618

TEL: 0438 625 440 FAX: (02) 6230 9695

EMAIL: PDRAGH@BIGPOND.COM

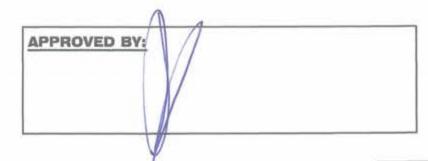
DRAWING LIST

S1 - GENERAL NOTES

S2 - CUPOLEX STRUCTURAL DOME LAYOUT

NOTE

IT IS THE RESPONSIBILITY OF THE CLIENT IN CONSULTATION WITH THEIR BUILDER TO CHECK AND VERIFY THE BUILDABILITY OF THE DESIGN AS PRESENTED AND REFER ANY CONCERNS BACK TO THE ENGINEER PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.



SO

GENERAL NOTES:

- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT/ENGINEER FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE
- STRUCTURAL DRAWINGS.
- SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE BUILDER.
- **DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED** A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
- ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS OF THE A.S. CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY.
- THE STRUCTURAL ELEMENTS SHOWN ON THE DRAWINGS HAVE BEEN **DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES:**

CONCRETE - A.S 3600 FOOTING -A.S 2870

STEEL A.S 4100 & A.S. 4600

FOUNDATIONS AND FOOTINGS:

- **FOOTINGS HAVE BEEN DESIGNED FOR A UNIFORM BEARING** PRESSURE (refer to sheet 2). FOUNDATION MATERIAL SHALL BE APPROVED FOR THIS PRESSURE BEFORE PLACING CONCRETE FOOTING.
- THE SITE IS CLASSIFIED IN ACCORDANCE WITH GEOTECHNICAL REPORT (refer to sheet 2), WE DISCLOSE THAT WE HAVE NOT VERIFIED THIS REPORT AND THAT WE RELY ON ITS FINDINGS.
- FOOTING SHALL BE PLACED CENTRALLY UNDER WALLS AND COLUMNS UNLESS OTHERWISE NOTED.
- ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH A.S. 2870
- THE FOOTING DETAILS SHOWN ARE FOR THE SITE CLASSIFICATION STIPULATED, PDCE CONSULTING ENGINEERS TAKES NO RESPONSIBILITY FOR VARIATIONS WHICH MAY OCCUR DUE TO VARIATIONS IN SITE CONDITIONS.
- FILL USED IN THE CONSTRUCTION OF A SLAB EXCEPT WHERE THE SLAB IS SUSPENDED SHALL CONSIST OF A CONTROLLED FILL OR **ROLLED FILL IN ACCORDANCE WITH A.S. 2870**
 - A) ROLLED FILL CONSISTS OF MATERIAL COMPACTED IN LAYERS BY REPEATED ROLLING WITH AN EXCAVATOR, ROLLED FILL SHALL NOT EXCEED 600mm COMPACTED IN LAYERS NOT MORE THAN 300mm, FOR SAND MATERIEL OR 400mm COMPACTED IN LAYERS NOT MORE THAN 150mm FOR OTHERS MATERIAL.

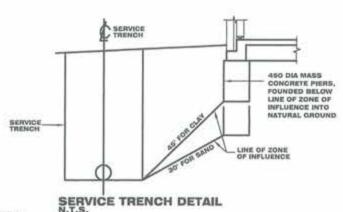
 B) CONTROLLED FILL SHALL CONSIST OF WELL GRADED SAND FILL
 - UP TO 800mm DEEP, WELL COMPACTED IN NOT MORE THAN 300mm LAYERS BY VIBRATING PLATE OR VIBRATING ROLLER NON SAND FILL UP TO 400mm DEEP, WELL COMPACTED IN NOT MORE THAN 150 LAYERS BY A MECHANICAL ROLLER, CLAY FILL SHOULD BE MOIST DURING COMPACTION, THE DEPTHS OF FILL GIVEN ABOVE ARE DEPTHS MEASURED AFTER COMPACTION.FOR DEPTHS GREATER THAN THAT GIVEN ABOVE THE FILL SHALL BE

SUBJECT TO CONTROL AND TESTING. IF TEST FAILS THEN PIERS ARE REQUIRED. CONTACT THIS OFFICE PRIOR TO FURTHER CONSTRUCTION.

EDGE BEAMS MAY BE FOUNDED ON CONTROLLED FILL EDGE BEAMS SHALL NOT BE FOUNDED ON ROLLED FILL

- TOP SOIL CONTAINING GRASS ROOTS OR OTHER ORGANIC MATERIAL SHALL BE REMOVED FROM THE AREA ON WHICH THE SLAB IS TO REST.
- IF ANY FOOTING IS LOCATED SUCH THAT A LINE DRAWN AT 45 DEGREES FOR CLAY AND 30 DEGREES FOR SAND FROM ITS BASE INTERSECTS A SERVICE TRENCH THEN PIERS ARE REQUIRED AS PER DETAIL BELOW.

Page 11 of 12



CONCRETE WORK:

APPROVAL DATE

20/01/2021

PITAL ERTIFIERS,

BUILDING APPROVAL

issued under the s.28 o

the Building Act 2004.

CAPITAL CERTIFIERS

PTY LTD

COLA LIC. 2012 818

ACN: 158 851 239

- ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH A.S. 3600.
- CONCRETE QUALITY SHALL BE AS TABULATED BELOW U.N.O. AND SHALL BE VERIFIED BY TESTS.

ELEMENT	SLUMP mm	MAX. SIZE AGG. mm	CEMENT TYPE	EXPOSURE CLASSIFIC.		COVER mm
SLABS ON GROUND	100	20	А	A1	25N	20 TOP 30 BTM 40 EXTERNAL
FOOTINGS	100	20	A	A1	25N	40
SUSPENDED SLAB	80	20	А	A1	32N	30 TOP 20 BTM 40 EXTERNAL

- ALL CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH A.S. 3600. WHERE CURING COMPOUNDS ARE USED IT MUST BE APPLIED AS FOLLOWS: A) ONTO SLAB WITHIN 2HRS OF FINISHING OPERATION
- B) ONTO WALLS AND COLUMNS IMMEDIATELY AFTER REMOVAL OF FORMWORK, SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
- CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE TO THE APPROVAL OF THE ENGINEER.
- BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS, IF ANY,
- HORIZONTAL FORMWORK SHALL BE STRIPPED WHEN APPROVED BY THE ENGINEER. C.7 UNLESS NOTED OTHERWISE NO ALLOWANCE HAS BEEN MADE FOR STACKED MATERIALS
- OR MACHINERY ON THE CONCRETE STRUCTURE. NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE ELEMENTS WITHOUT THE PRIOR APPROVAL OF THE
- C.10 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY, IT IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.
- SPLICES IN REINFORCEMENT MADE IN POSITIONS OTHER THAN SHOWN SHALL BE TO THE APPROVAL OF THE ENGINEER, WHERE THE LAP LENGTH IS NOT SHOWN IT SHALL BE SUFFICIENT TO DEVELOP THE FULL STRENGTH OF THE REINFORCEMENT.
- C.12 WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.
- C.13 PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER.
- ALL REINFORCING BARS SHALL COMPLY WITH A.S. 4671. ALL FABRIC SHALL COMPLY WITH A.S. 4671 AND SHALL BE SUPPLIED IN FLAT SHEETS.
- REINFORCING SYMBOLS:
 - N DENOTES GRADE D500 HIGH STRENGTH DEFORMED BARS TO A.S. 4671. R - DENOTES GRADE R250 HOT ROLLED PLAIN BARS TO A.S. 4671.
 - SL DENOTES HARD-DRAWN WIRE SQUARE REINFORCING FABRIC TO A.S. 4671. RL - DENOTES HARD-DRAWN WIRE RECTANGULAR REINFORCING FABRIC TO A.S. 4671. THE NUMBER IMMEDIATELY FOLLOWING THESE SYMBOLS IS THE BAR DIAMETER IN
- C.16 FABRIC REINFORCEMENT TO BE LAPPED ONE MESH PLUS 30mm. LAPS IN POSITIONS OF MAXIMUM MOMENT ARE NOT PERMITTED.

- C.17 ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON INSULATED STEEL, PLASTIC OR CONCRETE CHAIRS GENERALLY AT NOT GREATER THAN 800 CENTERS BOTH WAYS. RODS SHALL BE TIED AT ALTERNATE INTERSECTIONS.
- C.18 ALL TENSILE REINFORCEMENT TO BE LAPPED AS SHOWN (u.n.o.):-

REINF. BAR	N12	N16	N20	N24
LAP LENGTH mm	500	600	700	800

DRAINAGE NOTES:

- D.1 ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH A.S. 2870
- D.2 DRAINAGE SHALL BE CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR THE FOOTING. THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTING, INCLUDING THE GROUND UPHILL FROM THE SLAB ON CUT-AND-FILL SITES, SHALL BE GRADED TO FALL 50mm MINIMUM AWAY FROM THE FOOTING OVER A DISTANCE OF 1 m. SURFACE OR SUBSURFACE DRAINS SHALL BE USED TO CHANNEL WATER AWAY AND CONNECTED TO STORM WATER SYSTEM, ANY PAVING SHALL ALSO BE SUITABLY SLOPED
- D.3 PLUMBING TRENCHES SHALL BE SLOPED AWAY FROM THE HOUSE AND SHALL BE BACKFILLED WITH CLAY IN THE TOP 300mm WITHIN 1.5m OF THE HOUSE. THE CLAY USED FOR BACKFILLING SHALL BE COMPACTED. WHERE PIPES PASS UNDER THE FOOTING. SYSTEM, THE TRENCH SHALL BE BACKFILLED WITH CLAY OR CONCRETE TO RESTRICT THE INGRESS OF WATER BENEATH THE FOOTING SYSTEM.
- D.4 EXCAVATIONS NEAR THE EDGE OF THE FOOTING SYSTEM SHALL BE BACKFILLED IN SUCH A WAY AS TO PREVENT ACCESS OF WATER TO THE FOUNDATION. FOR EXAMPLE, EXCAVATIONS SHOULD BE BACKFILLED ABOVE OR ADJACENT TO THE FOOTING, WITH MOIST CLAY COMPACTED BY HAND-RODDING OR -TAMPING, POROUS MATERIAL SUCH AS SAND, GRAVEL OR BUILDING RUBBLE SHOULD NOT BE USED.
- D.5 WATER RUN-OFF SHALL BE COLLECTED AND CHANNELLED AWAY FROM THE HOUSE **DURING CONSTRUCTION.**
- PENETRATIONS OF THE EDGE BEAMS AND FOOTING BEAMS ARE TO BE AVOIDED, BUT WHERE NECESSARY SHALL BE SLEEVED TO ALLOW FOR MOVEMENT.
- CONNECTION OF STORMWATER DRAINS AND WASTE DRAINS SHALL INCLUDE FLEXIBLE CONNECTION.

STRUCTURAL STEEL:

- S.1 ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH A.S. 4100 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- 5.2 UNLESS OTHERWISE NOTED, ALL STEEL SHALL BE IN ACCORDANCE WITH:

A.S. 3679.1 GRADE 300 FOR ROLLED SECTIONS.

A.S. 1163 GRADE 350 FOR RHS SECTIONS. A.S. 1163 GRADE 350 FOR CHS SECTIONS.

A.S. 3378 GRADE 350 FOR ALL PLATE.

A.S. 3679.1 GRADE 350 FOR ALL FLAT

- A.S. 1397 GRADE 450 FOR 1.5, 1.9, 2.4 AND 3.0 BMT OF COLD-FORMED STEEL
- S.3 UNLESS NOTED OTHERWISE ALL WELDS SHALL BE 6mm CONTINUOUS FILLET WELDS AND ALL GUSSET PLATES SHALL BE 10mm THICK.
- S.4 BUTT WELDS WHERE INDICATED IN THE DRAWINGS ARE TO BE COMPLETE PENETRATION BUTT WELDS AS DEFINED IN A.S. 1554.
- S.5 UNLESS OTHERWISE SHOWN ALL BOLTS SHALL BE 16mm DIA HIGH STRENGTH (H.S.) BOLTS SHALL CONFORM TO A.S. 1252 AND SHALL BE INSTALLED IN ACCORDANCE. WITH A.S. 4100 AS DIRECTED BY THE ENGINEER.
- S.6 UNLESS NOTED OTHERWISE ALL BEAMS TO BE SUPPORTED ON BRICKWORK/ENGAGED BRICK PIERS (110mm BRICK BEARING REQUIRED) PLACE INCOMPRESSIBLE PACKING AS REQUIRED UNDER THE ENDS OF THE BEAM TO ENSURE EVEN BEARINGN ON BRICKWORK.
- S.7 UNLESS NOTED OTHERWISE PROTECTIVE COATINGS FOR STEELWORK SHALL BE AS TABULATED BELOW AND IN ACCORDANCE WITH THE CURRENT EDITION OF THE BSA.

ENVIRONMENT (EXPOSURE CLASSIFICATION AS PER BCA)		UCTURAL MEMBERS MASONRY OR CONCRETE) EXTERNAL	LINTELS (BUILT INTO MASONRY OR CONCRETE)
VERY LOW	RO		
LOW	RO	R1	R2
MEDIUM	RO	R2	R3
HIGH	R1	R3	R4
VERY HIGH	RI	R4	R5

	REVISION DE	ION DETAILS			1 1
10.	DESCRIPTION	DATE	NAME	PIERRE DRAGH CONSULTING ENGINEERS PH: 0438 625 440 Web: w FAX: (02) 6230 9695 email:	

BLOCK 14 SECTION 801 186 ELLERSTON AVENUE, **ISABELLA PLAINS ACT 2905**

LYN AND GARRY DADE

GENERAL NOTES

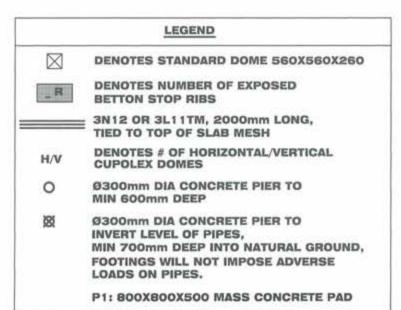
Job No. SCALE: DATE: Dwg No. 1:100 14/10/20 DESIGNED:

DRAWN: AFZAL CHECKED: PD

S1

CUPOLEX SLAB

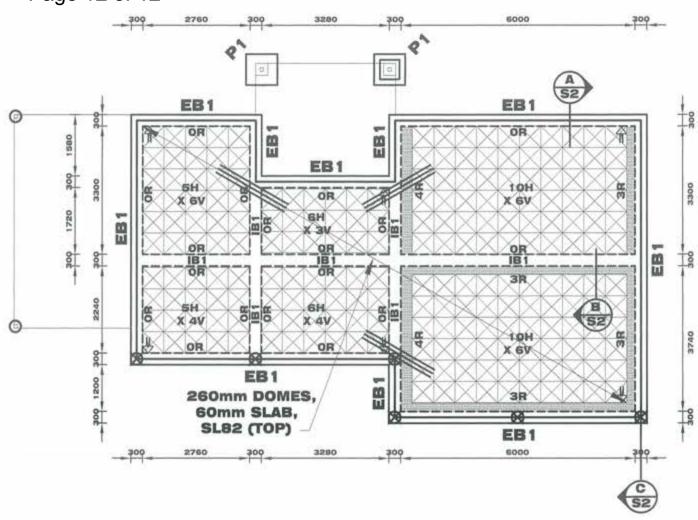
PAD/FOOTING SCHEDULE					
MARK	SIZE	REMARKS			
EB1	320(D)X300(W) REFER DETAIL DWG NO.S2	3N12 ON 3L11TM (BTM)			
IB1	320(D)X300(W) REFER DETAIL DWG NO.S2	3N12 ON 3L11TM (BTM)			



SLAB SURFACE AREA 260 (m ²)	83.2
CUPOLEX DOMES 260	212
STOP ENDS 260	44
BETON STOPS 260	98
SLAB PERIMETER (m)	44.3

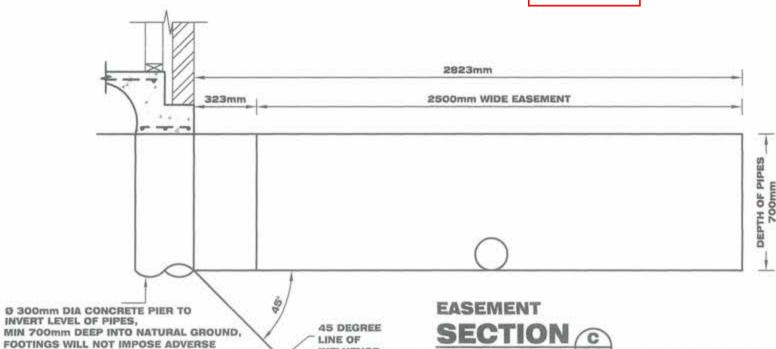


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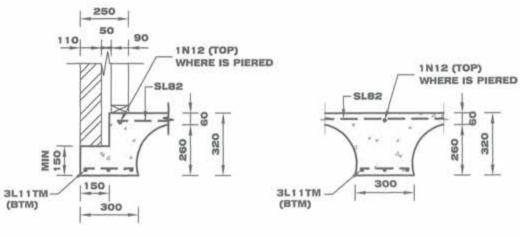


CUPOLEX STRUCTURAL DOME LAYOUT

SCALE 1:100



INFLUENCE



SECTION SCALE = 1:20 TYPICAL IB1
SECTION B
SCALE = 1:20 S2

	REVISION DE	TAILS	2000000
NO.	DESCRIPTION	DATE	NAME
-			_

LOADS ON PIPES.

PIERRE DRAGH
CONSULTING ENGINEERS

SCALE = 1:20

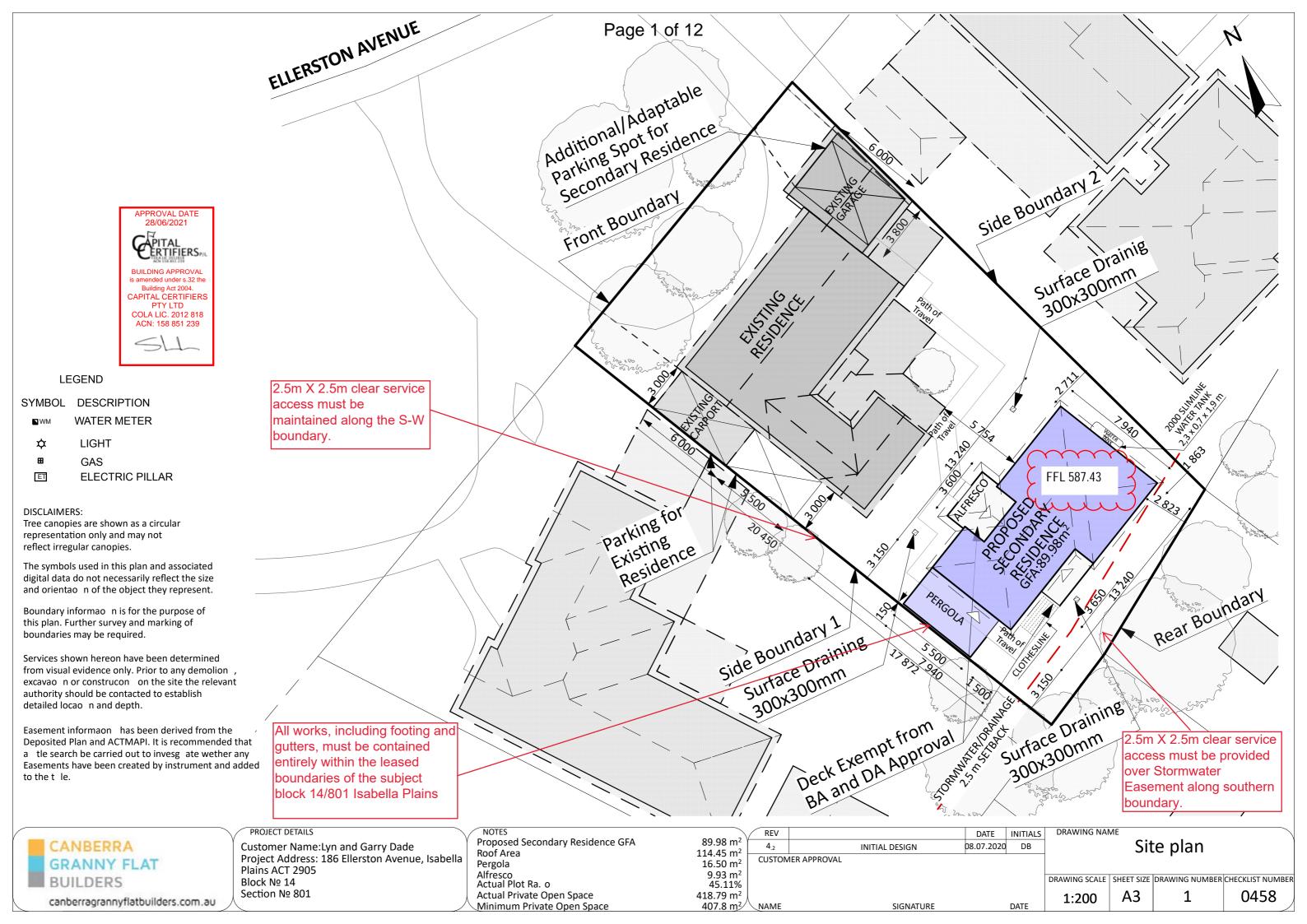
OFFICE: 16 VICTORIA STREET,HALL ACT,2618

PH: 0438 625 440 Web: www.pdcenglneers.com FAX: (02) 6230 9695 email: pdragh@blgpond.com BLOCK 14 SECTION 801 186 ELLERSTON AVENUE, ISABELLA PLAINS ACT 2905

LYN AND GARRY DADE

CUPOLEX STRUCTURAL DOME LAYOUT

Job No.		Rev	,
SCALE:	DATE: 14/10/20	Dwg No.	
DESIGNI	ED:	62	
DRAWN:	AFZAL	32	ĺ
- CHECKE	n. nn		





LEGEND

SYMBOL DESCRIPTION

™ WATER METER

■ GAS

II ELECTRIC PILLAR

DISCLAIMERS:

Tree canopies are shown as a circular representao n only and may not reflect irregular canopies.

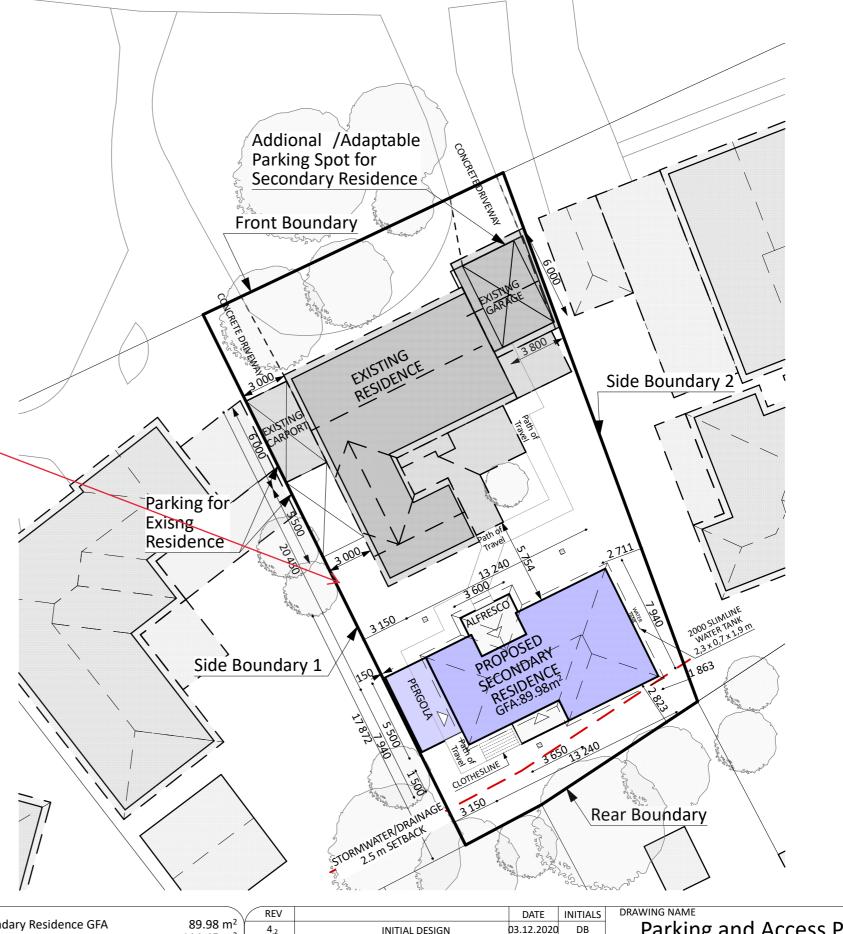
The symbols used in this plan and associated digital data do not necessarily reflect the size and orientation of the object they represent.

Boundary information is for the purpose of this plan. Further survey and marking of boundaries may be required.

Services shown hereon have been determined from visual evidence only. Prior to any demoli on, excavation or construcon on the site the relevant authority should be contacted to establish detailed location and depth.

Easement information has been derived from the Deposited Plan and ACTMAPI. It is recommended that a tle search be carried out to invesg ate wether any Easements have been created by instrument and added to the tle.







canberragrannyflatbuilders.com.au

PROJECT DETAILS

Seco n № 801

Customer Name:Lyn and Garry Dade Project Address: 186 Ellerston Avenue, Isabella Plains ACT 2905 Block № 14 Proposed Secondary Residence GFA Roof Area Pergola Alfresco Actual Plot Ra. o Actual Private Open Space Minimum Private Open Space

Page 2 of 12 ELLERSTON AVENUE

89.98 m²
114.45 m²
16.50 m²
9.93 m²
45.11%
418.79 m²

407.8 m²/NAME

INITIAL DESIGN 03.12.2020 DB P

SIGNATURE

Parking and Access Plan

DRAWING SCALE | SHEET SIZE | DRAWING NUMBER | CHECKLIST NUMBER | 1:250 | A3 | 8 | 0458

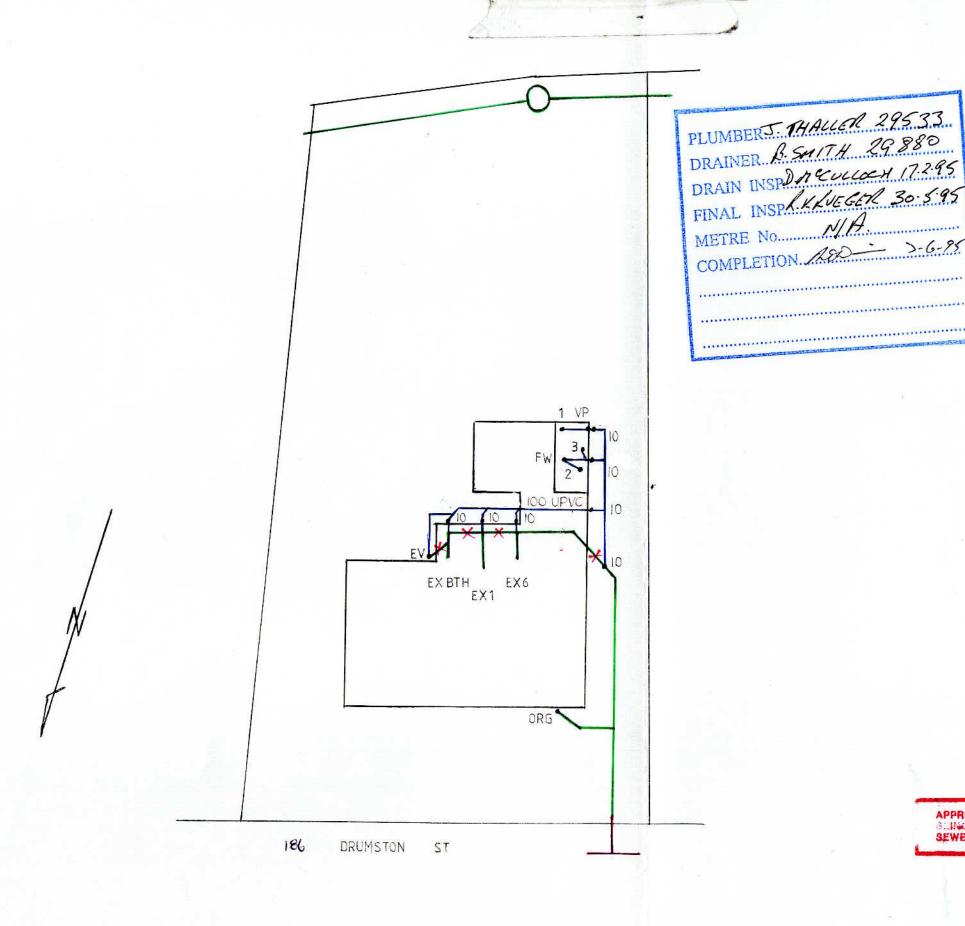
DRAWN

Lu 1/88

REF

A594

SEWERAGE ENGINEER 9.2.88



PLAN OF SANITARY DRAINAGE

DRAINAGE PLAN No. 49206 A

OWNER

Block 14

Section 801

ADDITIONAL WORK - WAE

SUBURB

ISABELLA PLAINS

REFERENCES

D.T	DISCONNECT TRAP	M.H.	MANHOLE
E.V.	EDUCT VENT	V P	VENTILATING PIPE
G.T.	GULLY TRAP	E.J	EXPANSION JOINT
J.U	JUMP UP	F.T	FLOOR TRAP
VCP	VITRIFIED CLAY PIPE	SVP	SOIL VENT PIPE
CIP	CAST IRON PIPE	VR.	VERTICAL RISER
1.0.	INSPECTION OPENING	O.R.G	OVERFLOW RELIEF
FP	FIXED POINT	6	GULLY
1.C.	INSPECTION CHAMBER	l.S	INSPECTION SHAFT

FIXTURES

WATER CLOSET	(1	1	6	TROUGH	£	1
BATH	(1)	7	URINAL	1	1
BASIN	(1)	8	CL SINK	(1
SHOWER	1	1	9	BIDET	1	1
SINK	(1				
	BATH BASIN SHOWER	BATH (1 BASIN (1 SHOWER (BATH (1) BASIN (1) SHOWER ()	BATH (1 7 BASIN (1 8 SHOWER () 9	BATH (1) 7 URINAL BASIN (1) 8 CL SINK SHOWER () 9 BIDET	BATH (1) 7 URINAL (BASIN (1) 8 CL SINK (SHOWER () 9 BIDET (

NOTES

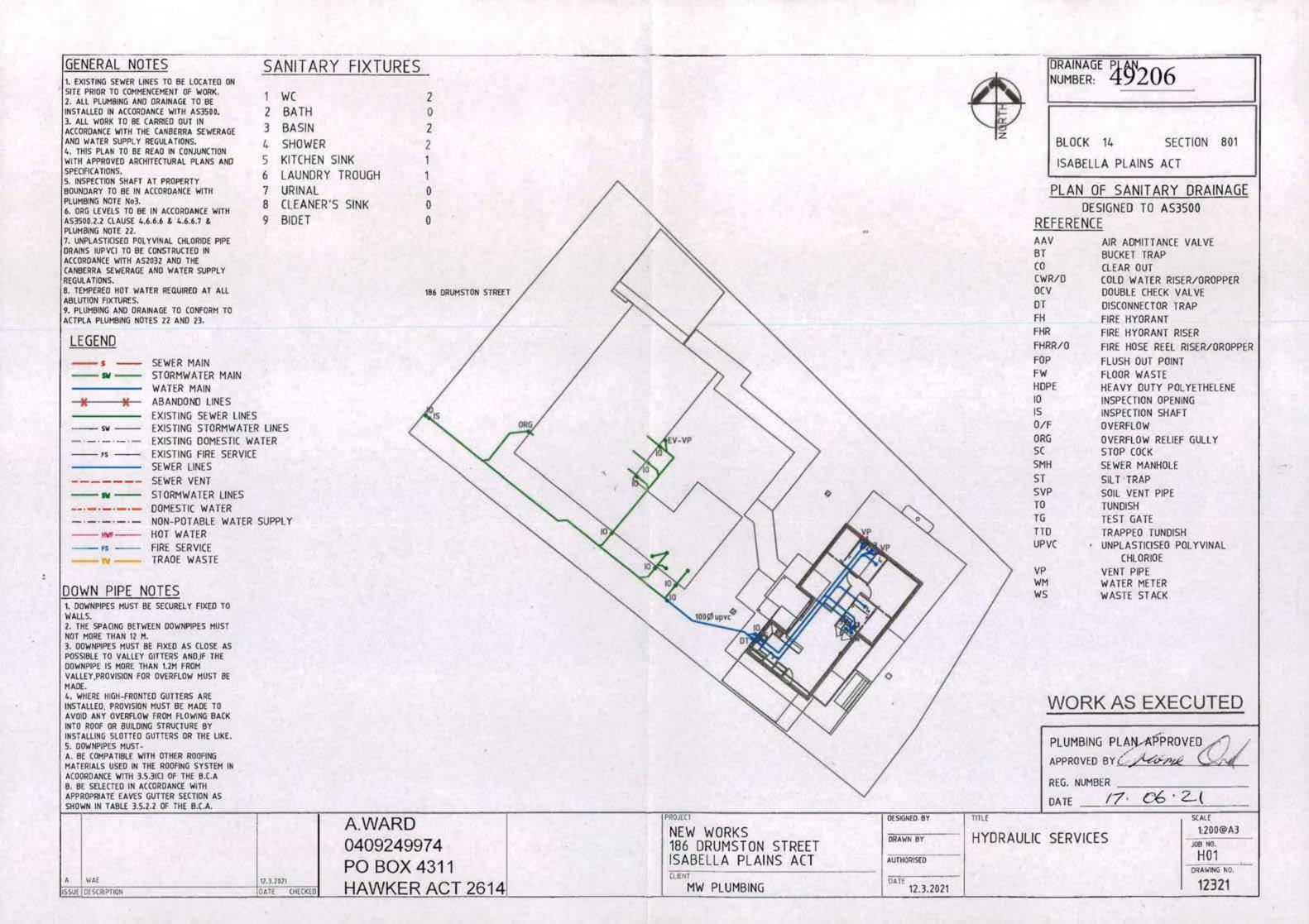
- 1 DESIGNED TO AS 3500 2 ALL WORK TO BE EXECUTED IN ACCORDANCE WITH CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS
- 3. DRAINS AS LAID SHOWN IN BLUE LINES
- 4 EXISTING DRAINS SHOWN IN GREEN LINES
- 5. EXISTING DRAINS X'ED IN RED TO BE ABOLISHED TO APPROVAL
- 6 DRAINS TO BE SUPPORTED ON OR FROM SOLID GROUND
- 7. UNPLASTICISED POLYVINYL CHLORIDE PIPE DRAINS (U.P.V.C.) INCLUDING STACKS, TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2032-1977 AND CANBERRA CODES OF PRACTICE
- 8. COPPER PIPES TO BE IN ACCORDANCE WITH AS 1432-1973 TABLE 2 TYPE B TUBES
- CAST IRON PIPES AND FITTINGS TO BE IN ACCORDANCE WITH AS 1631-1974 10 INSPECTION OPENINGS MUST BE BE PROVIDED AT THE PROPERTY BOUNDARY.
- ON EACH WIC OR SLOP-HOPPER BRANCH; AT INTERVALS OF NOT MORE THAN 30 METRES SPACED EQUIDISTANT WHERE POSSIBLE.
- IMMEDIATELY UPSTREAM AND DOWNSTREAM OF ALL JUMP-UPS
- 11 DRAINS UNDER BUILDING MUST BE RETESTED
- 12 SEWER BRANCH TO BE LOCATED ON SITE BEFORE ANY WORK IS COMMENCED
- 13. THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS
- 14 PROVIDE AND INSTALL APPROVED FIRE STOP COLLARS TO ALL UPVC PENETRATIONS OF FIRE RATED WALLS AND FLOORS TO BUILDING SECTION'S REGULATIONS
- 15 IS AT PROPERTY BOUNDARY IS TO BE RAISED TO GROUND LEVEL IN ACCORDANCE WITH PLUMBING NOTE No 3
- 16 OVERFLOW RELIEF GULLY (O.R.G.) TO BE MINIMUM 300mm BELOW LOWEST FITTING WITH A FURTHER SOmm FROM TOP TO PAVING LEVEL OR A FURTHER

APPROVAL OF THIS PLAN IS GIVEN SUBJECT TO THE WORK SLINGS CARRIED OUT IN ACCORDANCE WITH THE CANBERHA SEWERAGE AND WATER SUPPLY REGULATIONS

DRAWN: PHILTHY DRAINAGE PLANS 2582714

SCALE: 1:200

Truege 1 10. 4.95



Energy Efficiency Rating Residence 1







YOUR HOUSE ENERGY RATING IS: * * * * * 2.5 STARS

in Climate: 24 SCORE: -26 POINTS

Name: Watson Ref No: 62933

House Title: Block 14 Section 801 ISABELLA PLAINS Date: 15-05-2025

Address: 186 Ellerston Ave, Isabella Plains ACT (Front Residence)

ACT HOUSE ENERGY RATING SCHEME

-26 Points 2.5 Stars

Robert Lowe - 20111129

Building Assessor - Class A (Energy Efficiency

IMPROVING YOUR RATING

The table below shows the current rating of your house and its potential for improvement.

	POOR			AVERAGE			GOOD				V. G	OOD		
Star Rating	0	Star	,	*	*	*	*:	**	**	**	**	***	***	***
Point Score		-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17	
Current	-26													
Potential	23													
Potential	23													

Incorporating these design options will add the additional points required to achieve the potential rating shown in the table Each point represents about a 1% change in energy efficiency. This list is only a guide to the range of options that could be used.

Design options

Additional points

Change ceiling insulation	R 4	9
Change added wall insulation	R 2.5	29
Change frame to	Aluminium-Improved	12

ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

Largest windows in the dwelling;

Direction: NNW Area: 11 m²

The table below shows the total score for the dwelling when these windows face the direction indicated.

Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.

ORIENTATION	POINT SCORE	STAR RATING		
1. North West	-29	***		
2. North	-24	***		
3. North East	-24	***		
4. East	-28	***		
5. South East	-35	**		
6. South	-34	**		
7. South West	-35	**		
8. West	-33	***		

FirstRate Mode	
Climate: 24	

RATING SUMMARY for: Block 14 Section 801 ISABELLA PLAINS, 186 Ellerston Ave, Isabella Plains ACT,

WSW

NNW

Total

8

12

41

7%

11%

36%

Net Conditioned Floor Area: 115.2 m ²								Points		
Feature							Winter	Summer	Total	
CEILING							-3	-1	-3	
Surface Area:	0	Insulation:	-	3						
WALL							-25	0	-25	
Surface Area:	-21	1 Insulation: -4 Mass: 0			0					
FLOOR							9	0	9	
Surface Area: 0 Insulation: -6 Mass: 14										
AIR LEAKAGE (Percentage of score shown for each element)						3	0	3		
Fire Place 0 % Vented Skylights						0 %				
Fixed Vents	Windows	Windows 26 %								
Exhaust Fans		6 %	Doors	Doors 30 %						
Down Lights		0 %	Gaps (ar	ound frame	es)	38 %				
DESIGN FEA	TURES						0	1	1	
Cross Ventilation	1	1								
ROOF GLAZI	NG						0	0	0	
Winter Gain		0	Winter L	oss		0				
WINDOWS							-14	-8	-22	
Window		Point	Point Scores							
Direction	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total				
ENE	15	13%	-16	9	-1	-8				
SSE	6	5%	-9	3	-1	-8				
	ı	1	II .	I	1		1			

22

39

-4

-8

-4

-22

-5

-22

-53

The contribution	of heavyweight materials to th	e window score is 1 point	Total		
RATING	***	SCORE	-30	-8	-26*

^{*} includes 11 points from Area Adjustment

^{*} Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

Detailed House Data

House Details

ClientName Watson

HouseTitle Block 14 Section 801 ISABELLA PLAINS

StreetAddress 186 Ellerston Ave, Isabella Plains ACT (Front Residence)

Postcode 2905 FileCreated 15-05-2025

Climate Details

State

Town Canberra
Postcode 2600
Zone 24

Floor Details

<u>ID</u>	<u>Construction</u>	Sub Floor	<u>Upper</u>	<u>Shared</u>	<u>Foil</u>	Carpet Ins RValue	<u>Area</u>
1	Concrete Slab on ground	No Subfloor	No	No	No	Tiles R0.0	5.0m ²
2	Concrete Slab on ground	No Subfloor	No	No	No	Float Timb	
	_					R0 0	125 5m ²

Wall Details

ID	<u>Construction</u>	<u>Shared</u>	Ins RValue	Length	Height
1	Brick Veneer	No	R0.0	32.0m	2.4m
2	Brick Veneer	No	R0.5	6.6m	2.4m
3	Brick Veneer	No	R1.5	22.6m	2.4m

Ceiling Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Foil</u>	<u>Ins RValue</u>	<u>Area</u>
1	Attic - Standard	No	No	R2.0	130.5m ²

Window Details

									Fixed &	Fixed	Head to
<u>ID</u>	<u>Dir</u>	<u>Height</u>	Width	Utility	<u>Glass</u>	<u>Frame</u>	<u>Curtain</u>	<u>Blind</u>	Adj Eave	<u>Eave</u>	<u>Eave</u>
1	NNW	2.1m	2.6m	No	SG	ALSTD	HD	No	1.2m	0.6m	0.1m
2	NNW	2.1m	2.4m	No	SG	ALSTD	HD	No	1.2m	0.6m	0.1m
3	ENE	2.1m	1.8m	No	SG	ALSTD	HD	No	4.2m	2.1m	0.1m
4	SSE	2.1m	1.8m	No	SG	ALSTD	HD	No	1.2m	0.6m	0.1m
5	SSE	1.0m	1.2m	Yes	SG	ALSTD	NC	No	12.2m	6.1m	0.1m
6	SSE	1.0m	0.6m	Yes	SG	ALSTD	NC	No	3.6m	1.8m	0.1m
7	SSE	1.0m	0.5m	Yes	SG	ALSTD	NC	No	3.6m	1.8m	0.1m
8	ENE	2.1m	1.8m	Yes	SG	ALSTD	NC	No	16.2m	8.1m	0.1m
9	ENE	2.1m	1.8m	Yes	SG	ALSTD	NC	No	4.2m	2.1m	0.1m
10	ENE	2.1m	1.8m	Yes	SG	ALSTD	HD	No	4.2m	2.1m	0.1m
11	SSE	1.0m	0.0m	Yes	SG	ALSTD	NC	No	4.2m	2.1m	0.1m
12	WSW	2.1m	1.8m	Yes	SG	ALSTD	HD	No	0.0m	0.0m	0.0m
13	WSW	2.1m	1.8m	Yes	SG	ALSTD	HD	No	0.0m	0.0m	0.0m
14	NNW	1.0m	1.8m	Yes	SG	ALSTD	HD	No	0.0m	0.0m	0.0m

Window Shading Details

				Obst	Obst	Obst	Obst	LShape	LShape	LShape	LShape
<u>ID</u>	<u>Dir</u>	<u>Height</u>	Width	<u>Height</u>	<u>Dist</u>	<u>Width</u>	<u>Offset</u>	Left Fin	Left Off	Right Fin	Right Off
2	NNW	2.1m	2.4m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.8m	0.1m
6	SSE	1.0m	0.6m	3.0m	3.0m	11.7m	-0.2m	0.0m	0.0m	1.8m	1.0m
7	SSE	1.0m	0.5m	3.0m	3.0m	11.7m	-0.2m	0.0m	0.0m	1.8m	1.8m
8	ENE	2.1m	1.8m	0.0m	0.0m	0.0m	0.0m	4.5m	0.1m	2.6m	0.0m

Zoning Details

Is there Cross Flow Ventilation? Good

Air Leakage Details

Location	Suburban
Is there More than One Storey?	No
Is the Entry open to the Living Area?	Yes
Is the Entry Door Weather Stripped?	Yes
Area of Heavyweight Mass	0m²
Area of Lightweight Mass	0m²

	Sealed	UnSealed
Chimneys	0	0
Vents	0	0
Fans	1	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	3
External Doors	0	0
Unflued Gas Heat Percentage of Wir Windows - Averag External Doors - A Gaps & Cracks Se	ndows Sealed Je Gap Average Gap	0 98% Small Small No

Energy Efficiency Rating Residence 2





YOUR HOUSE ENERGY RATING IS: $\bigstar \bigstar \bigstar \bigstar \bigstar 5.5$ STARS

in Climate: 24 SCORE: 11 POINTS

Name: Watson Ref No: 62933

House Title: Block 14 Section 801 ISABELLA PLAINS Date: 15-05-2025

Address: 186 Ellerston Ave, Isabella Plains ACT (Rear Residence)

ACT HOUSE ENERGY RATING SCHEME

11 Points 5.5 Stars

Robert Lowe - 20111129

Building Assessor - Class A (Energy Efficiency

IMPROVING YOUR RATING

The table below shows the current rating of your house and its potential for improvement.

		РО	OR			AVEF	RAGE			GO	OD		V. GOOD
Star Rating	0 8	Star	7	k	*	*	*7	* *	**	**	**	***	*****
Point Score		-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	11												
Potential	11												

Incorporating these design options will add the additional points required to achieve the potential rating shown in the table Each point represents about a 1% change in energy efficiency. This list is only a guide to the range of options that could be used.

Design options

Additional points

ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

Current Rating	11	****
----------------	----	------

Largest windows in the dwelling;

Direction: North West

Area: 11 m²

The table below shows the total score for the dwelling when these windows face the direction indicated.

Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.

ORIENTATION	POINT SCORE	STAR RATING
1. North West	13	****
2. North	15	****
3. North East	10	****
4. East	6	****
5. South East	6	****
6. South	11	****
7. South West	12	****
8. West	12	****

FirstRate Mode	
Climate: 24	

RATING SUMMARY for: Block 14 Section 801 ISABELLA PLAINS, 186 Ellerston Ave, Isabella Plains ACT,

Assessor'	's Name:
-----------	----------

NW

Total

11

20

16%

28%

Net Conditioned Floor Area: 73.1 m ²								Points		
Feature		Winter	Summer	Total						
CEILING							5	1	6	
Surface Area:	0									
WALL				<u>'</u>			-5	-1	-6	
Surface Area:	-8	Insulation:	;	5 Ma	ss:	-3				
FLOOR							8	0	8	
Surface Area:	0	Insulation:	-	6 Ma	ss:	14				
AIR LEAKAG	E (Percen	tage of sco	re shown	for each	element)		-4	0	-4	
Fire Place		0 %	Vented S	Skylights		0 %				
Fixed Vents		0 %	Windows	3		14 %				
Exhaust Fans		74 %	Doors			7 %				
Down Lights		0 %	Gaps (ar	ound fram	es)	5 %				
DESIGN FEAT	TURES						0	1	1	
Cross Ventilation	1	1					•			
ROOF GLAZI	NG						0	0	0	
Winter Gain		0	Winter L	oss		0				
WINDOWS							-7	-9	-16	
Window Area Point Scores										
Direction	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total				
NE	3	5%	-6	10	-2	2				
SE										

^{*} Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

16

31

-6

-9

-11

-16

-21

-38

The contribution	of heavyweight materials to the	Winter	Summer	Total	
RATING	****	SCORE	-3	-9	11*

^{*} includes 23 points from Area Adjustment

Detailed House Data

House Details

ClientName Watson

HouseTitle Block 14 Section 801 ISABELLA PLAINS

StreetAddress 186 Ellerston Ave, Isabella Plains ACT (Rear Residence)

Postcode 2905 FileCreated 15-05-2025

Climate Details

State

Town Canberra
Postcode 2600
Zone 24

Floor Details

<u>ID</u>	<u>Construction</u>	Sub Floor	<u>Upper</u>	<u>Shared</u>	<u>Foil</u>	Carpet Ins RValue	<u>Area</u>
1	Concrete Slab on ground	No Subfloor	No	No	No	Tiles R0.0	11.2m ²
2	Concrete Slab on ground	No Subfloor	No	No	No	Float Timb	
	_					R0 0	78 8m²

Wall Details

ID	Construction	<u>Shared</u>	Ins RValue	Length	<u>Height</u>
1	Brick Veneer	No	R2.0	45.5m	1.0m
2	Weatherboard	No	R2.0	45.5m	1.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	<u>Area</u>
1	Attic - Standard	No	No	R4.0	90.0m ²

Window Details

									Fixed &	Fixed	Head to
<u>ID</u>	<u>Dir</u>	<u>Height</u>	<u>Width</u>	<u>Utility</u>	<u>Glass</u>	<u>Frame</u>	<u>Curtain</u>	<u>Blind</u>	<u>Adj Eave</u>	<u>Eave</u>	<u>Eave</u>
1	NW	1.2m	2.4m	No	DG	ALIMPR	HB	No	0.6m	0.6m	0.2m
2	NW	2.1m	2.7m	No	DG	ALIMPR	HB	No	3.0m	3.0m	0.2m
4	NW	1.2m	2.4m	No	DG	ALIMPR	HB	No	0.6m	0.6m	0.2m
5	NE	0.9m	0.6m	No	DG	ALIMPR	NC	No	0.6m	0.6m	0.2m
6	NE	1.2m	2.4m	No	DG	ALIMPR	HB	No	0.6m	0.6m	0.2m
7	SE	2.1m	2.6m	No	DG	ALIMPR	HB	No	0.6m	0.6m	0.2m

Window Shading Details

				Obst	Obst	Obst	Obst	LShape	LShape	LShape	LShape
<u>ID</u>	<u>Dir</u>	<u>Height</u>	Width	<u>Height</u>	<u>Dist</u>	<u>Width</u>	Offset	Left Fin	Left Off	Right Fin	Right Off
1	NW	1.2m	2.4m	4.0m	6.0m	7.3m	-0.3m	0.0m	0.0m	0.0m	0.0m
2	NW	2.1m	2.7m	4.0m	8.0m	7.3m	-0.3m	1.5m	0.5m	1.5m	0.5m
7	SE	2.1m	2.6m	0.0m	0.0m	0.0m	0.0m	2.0m	1.0m	0.0m	0.0m

Zoning Details

Is there Cross Flow Ventilation? Good

Air Leakage Details

Location Suburban Is there More than One Storey? No Is the Entry open to the Living Area? Yes

Is the Entry Door Weather Stripped? Yes
Area of Heavyweight Mass 0m²
Area of Lightweight Mass 0m²

<u>Sealed</u>	<u>UnSealed</u>
0	0
0	0
0	3
0	0
0	0
0	0
1	0
	0

Unflued Gas Heaters 0
Percentage of Windows Sealed 98%
Windows - Average Gap Small
External Doors - Average Gap Small
Gaps & Cracks Sealed Yes



Insurance Certificates & Tax Invoice

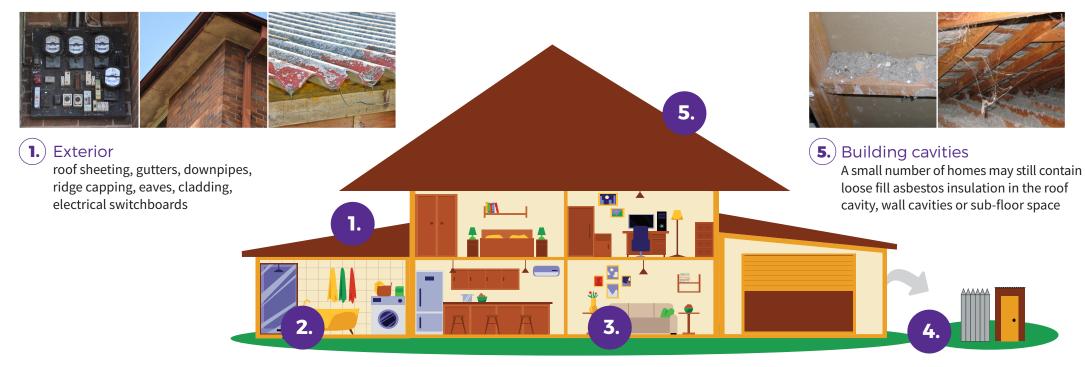


If a home was built before 1990

it may contain dangerous asbestos material



Identify where asbestos materials might be. Five common places are:





2. Wet areas - bathroom, laundry and kitchen wall and ceiling panels, vinyl floor tiles, backing for wall tiles and splashbacks, hot water pipe insulation



wall and ceiling panels, carpet underlay, textured paints, insulation in domestic heaters



4. Backyard fences, sheds, garages, carports, dog kennels, buried or dumped waste, letterboxes, swimming pools

If a home was built before 1990

it may contain dangerous asbestos material



Assess the risk

A licensed asbestos assessor can help identify asbestos in your home and its condition.

Asbestos materials become dangerous when:



Broken or in poor condition



Damaged accidentally



Disturbed during renovation or repairs





Loose fill asbestos insulation





- Monitor the condition of asbestos in your home
- Inform tradespeople of locations of asbestos in your home
- Avoid disturbing or damaging asbestos if working on your home
- Engage a licensed asbestos removalist to remove asbestos

If you suspect your home contains loose fill asbestos insulation, contact Access Canberra



Pest Controllers Combined Liability Certificate of Currency

The Policy below is current until 4.00pm on the expiry date shown below

INSURED: ACT Property Inspections Pty Ltd

BUSINESS DESCRIPTION: General Pest & Weed Control

Timber Pest Inspections
Termite Barrier Installations

Pre-Purchase House Pest Inspections Building Inspections (Non Pest Related)

Energy Efficiency Ratings Compliance Reports

POLICY REFERENCE: 09A349653PLB

PERIOD OF INSURANCE: From: 4.00pm on 30/03/2025

To: 4.00pm on 30/03/2026

POLICY CLASS: Pest Controllers Combined Liability

SUMS INSURED: Section 1: General Public & Products Liability

\$20,000,000 Our maximum liability in respect of any claim or series of claims for Personal Injury, Property Damage or Advertising Liability caused

by or arising out of any one occurrence; and

\$20,000,000 Our total aggregate liability during any one period of

insurance for all claims arising out of Your Product

Section 2: Professional Indemnity

\$5,000,000 Our maximum liability in respect of any Claim or any series of

Claims inclusive of costs and expenses.

\$10,000,000 Our total aggregate liability for all Claims inclusive of costs and

expenses.

This Certificate of Currency is subject to the Policy Documentation to be read in conjunction with the Definitions, Conditions and Exclusions in the Pest Controllers Combined Liability Insurance Policy.

Date Issued: 28 March 2025



TAX INVOICE

Lynette Dorothy Watson 186 Ellerston Ave ISABELLA PLAINS ACT AUSTRALIA Invoice Date 8 May 2025

Invoice Number

ACT Property Inspections (02) 6232 4540 Unit 1, 33 Altree Ct PHILLIP ACT 2606 ABN: 33 600 397 466

Description	Quantity	Unit Price	GST	Amount AUD
ACTPLA Fees - No GST	1.00	180.69	GST Free	180.69
Property Report	1.00	2,140.2818	10%	2,140.28
Energy Efficiency Report (Complimentary)	1.00	0.00		0.00
Deferred Payment (Complimentary)	1.00	0.00		0.00
			Subtotal	2,320.97
		TO	TAL GST 10%	214.03
			TOTAL AUD	2,535.00

Due Date: 4 Nov 2025

Payment terms – Deferred payment account. This account should be paid in full within 14 days on the earlier of:

- (a) Settlement of the property
- (b) If the Property has not been listed for sale within 3 months of the Property Inspection Date
- (c) If the property is no longer listed for sale
- (d) 180 days after the Property Inspection Date

Please pay within the payment terms to avoid the Deferred Payment Fee. Note: all bank/legal fees incurred in obtaining payment will be the customer's responsibility

Payment Options

Pexa: please quote the invoice number as the reference

Direct Deposit: BSB: 012084 Account Number: 194679655 Account Name: ACT Property Inspections Pty Ltd

Please reference your name and invoice number

Cheques: please make payable to ACT Property Inspections Pty Ltd

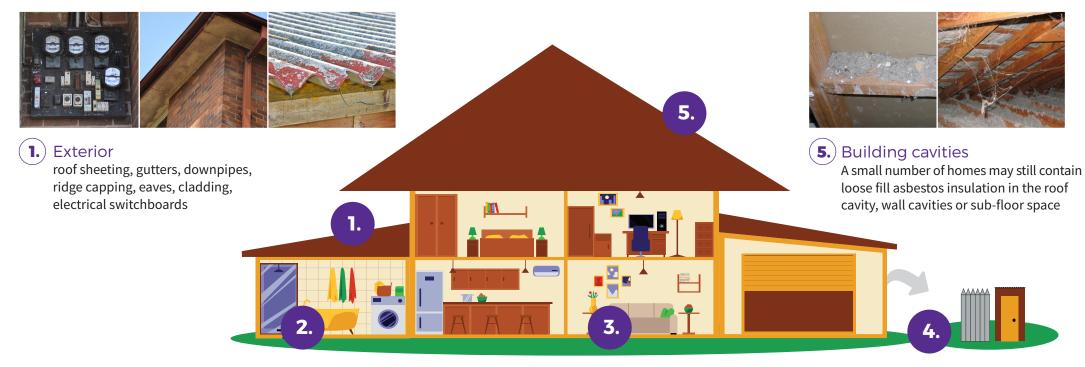
View and pay online now

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