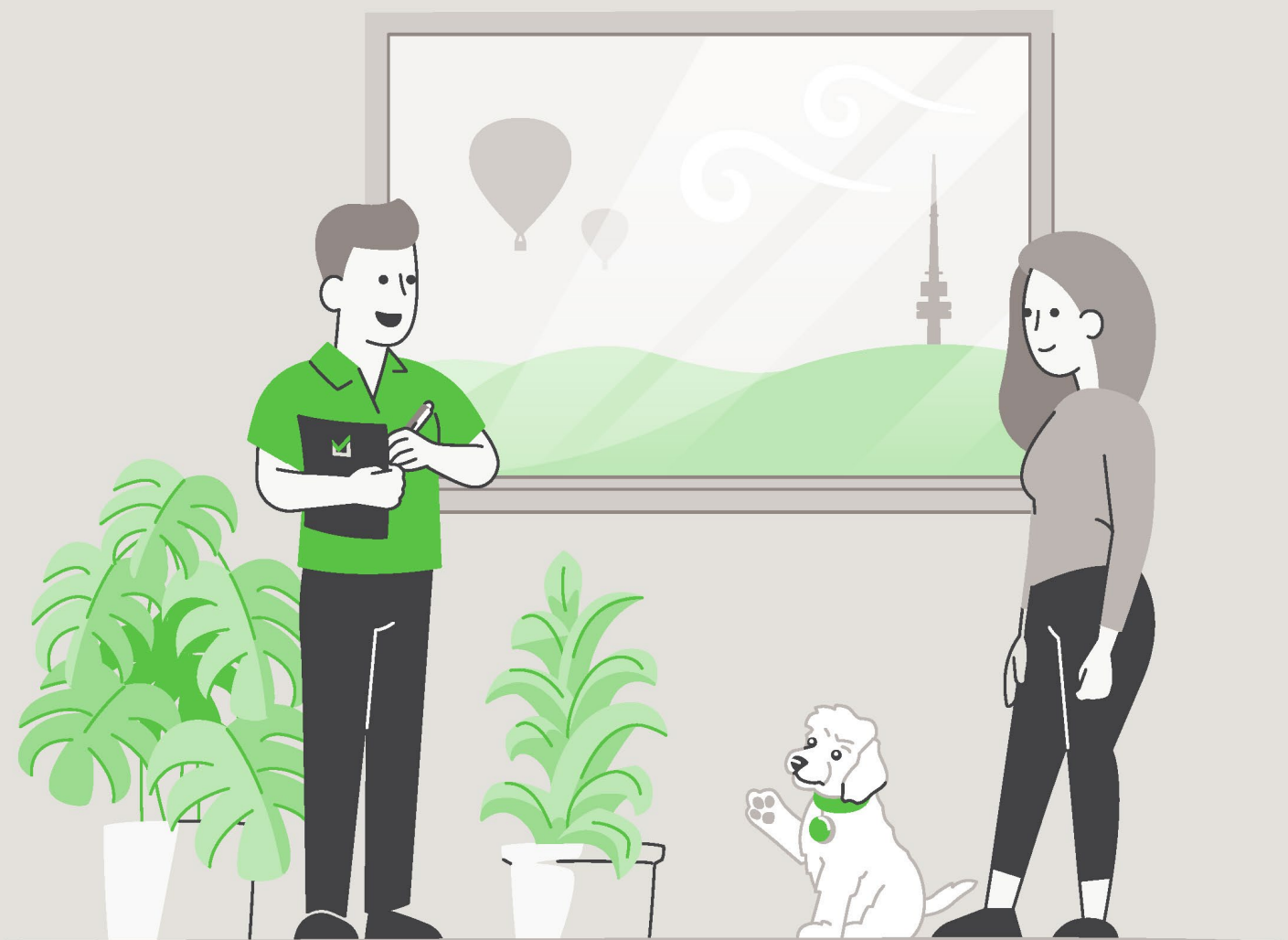


Report



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

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
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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	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/drainier.

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 inexperienced 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 *Calymnaderus 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 CONDUCTIVE 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**.

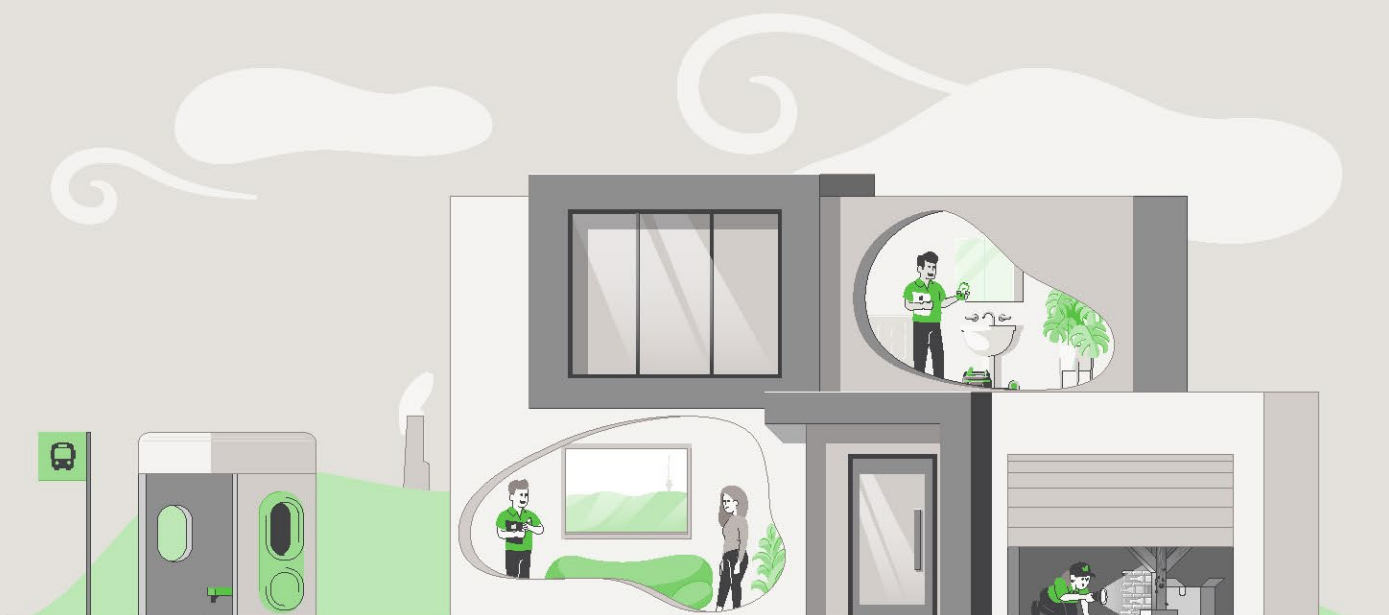
6.4 Future Inspections: AS 3660.0-2000 recommends “regular competent Inspections should be carried out at least on an annual basis, but more frequent Inspections are strongly recommended”.

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 inexperienced 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 *Calymnaderus 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 CONDUCTIVE 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

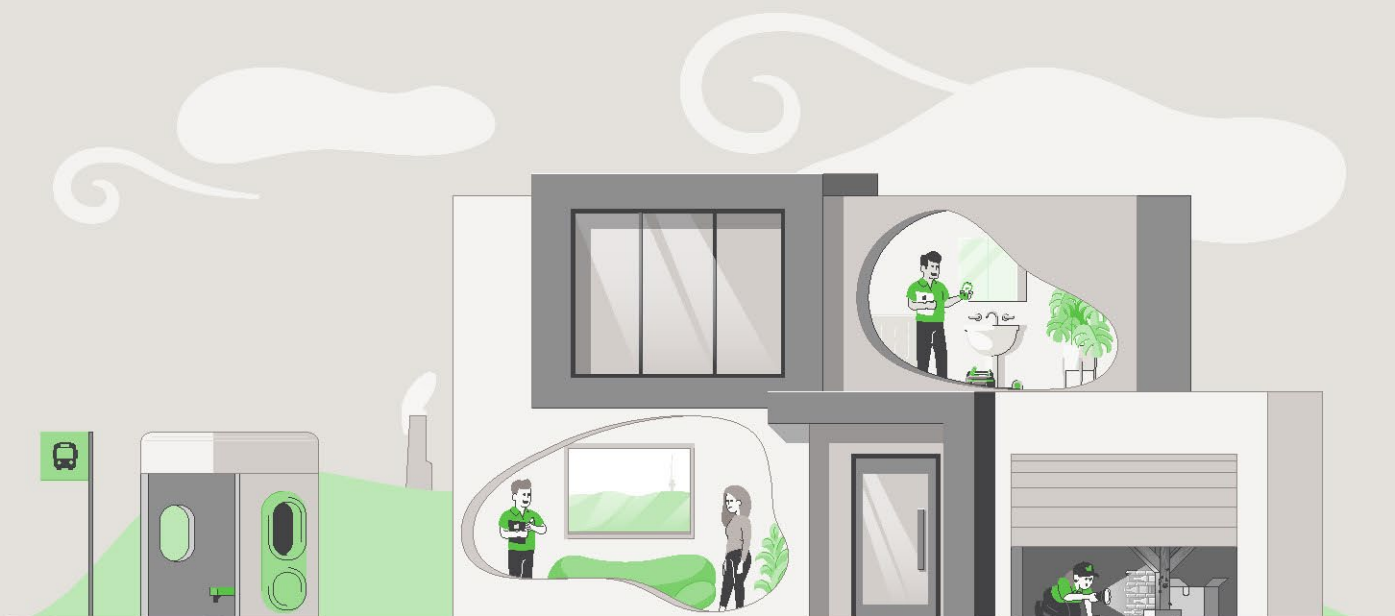
APPROVAL STATUS

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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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**

COU ISSUED Y/N	PLAN NUMBER	FOLIO NO.	DESCRIPTION OF WORK	AMEND	DETAILS	PERMIT NUMBER	COU PLAN NO. & DATE
Y	73185	2	BRICK VENEER RESIDENCE				
		4				73185	
Y	73185/A	5			Y		
		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	
Y	B2021264/B	-		Y			
		-					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:

CONVEYANCING PART 2

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

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

If available, copies of the following documents are provided:

• Certificate/s of Occupancy and Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Survey Certificates	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Unit Plan/Unit Entitlements (if property is unit titled)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Approved Building Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Ex- government Building Plans*	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If requested:

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

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

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

www.asbestos.act.gov.au

Please note: Development Approval plans will not be included in this report (We do not receive Development Approval Plans unless they are part of a Building Approval in which case they become Building Approval Plans), if development approval was granted you can request copies of the Development Approval plans from ACEPDcustomerservices@act.gov.au.

Please Note: Building approvals that have been generated via eDevelopment will be issued with a project number prefixed by the letter B. Initial building approval documentation will be identified with project number B20XXXX only but will be referenced as B20XXXX/A on the Certificate of Occupancy and Use. Any amendments to the original approval will be issued with the project number and an alphanumeric digit. The first amendment will be identified as B20XXXX/B, the second amendment B20XXXX/C etc. Not all eDevelopment plans will be stamped with the plan number.

***Ex Government plans:** Plans are typical and not specific to each residence. There may be slight changes to the layout or window locations that were not required to be approved.

Search officer comments (if any?)

Search officer initials: Ashleigh

Cost of application: \$ 140.24

Date completed:

13/05/2025

**Residential Builders' Warranty
Insurance
Certificate of Insurance**

Policy Number 180072558BWI-64

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



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	\$300,247.00
Contract Date	15/06/2020
Builders Registration No.	U2012767
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 successors 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.

Pa 23/3
73185

Surveyor's Certificate

10

John W. Foxlee (A. L. S. M. S. S. (Survey))
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. 73185/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 **Block 14, Section 801,** Division of **ISABELLA PLAINS** 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.

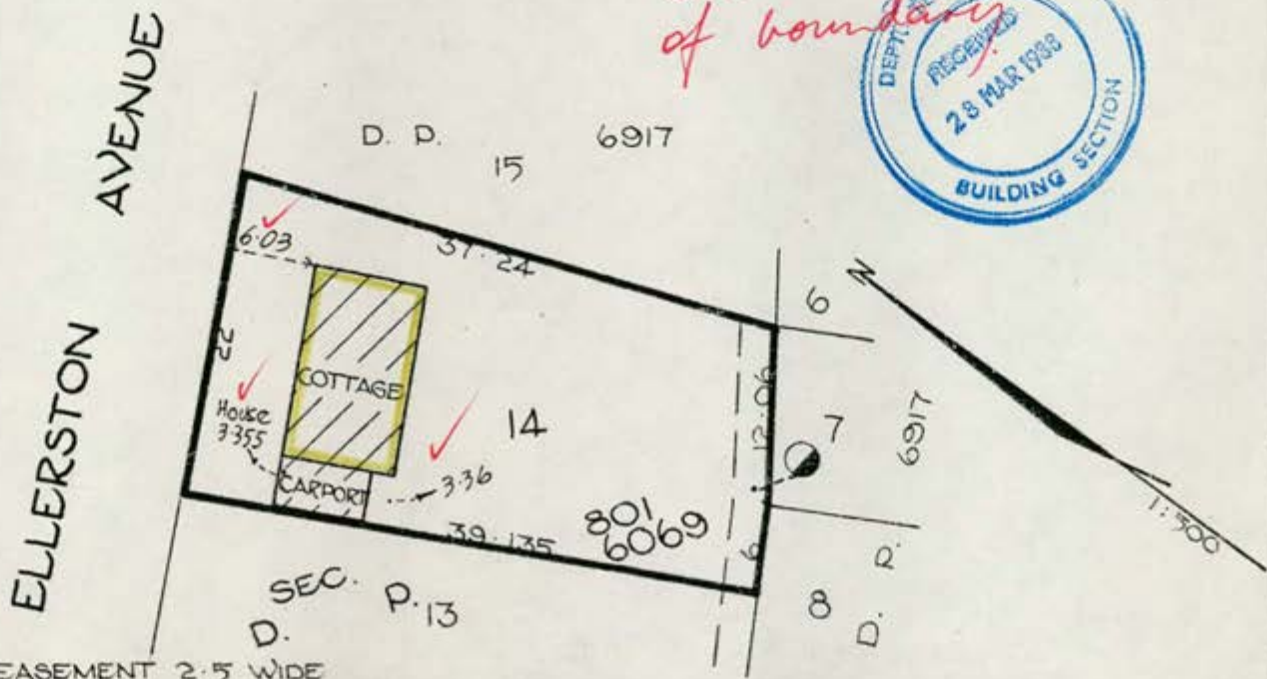
Yours faithfully,

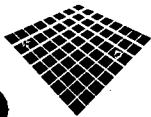
John Foxlee
John Foxlee.
REGISTERED SURVEYOR.

NOTE. CARPORT NOT CONSTRUCTED.

John Foxlee 25.3.88.

Res OK JM 7/4/88
Ensure carport clear
of boundary





Fisher Stewart

Our Ref. 2100132

30 June 2000

The Manager
Don Wood Constructions
6 McKail Crescent
STIRLING ACT 2611

Dear Sir

BLOCK 14 SECTION 801 ISABELLA PLAINS

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

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

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.

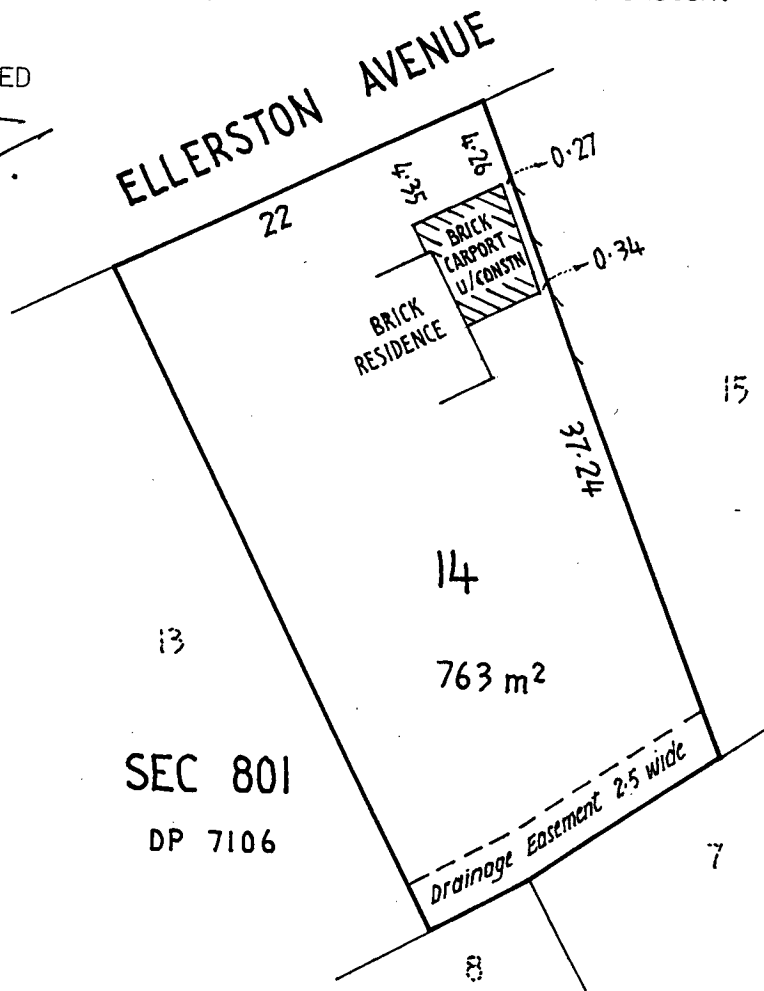
The survey represented in this plan is for identification purposes only and information in this report should not be used for any other purpose. Where improvements are proposed to be made to the property, further survey and marking of boundaries may be required.

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

[Signature]
Registered Surveyor





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

DATE 17-03-21
OUR REF 2658

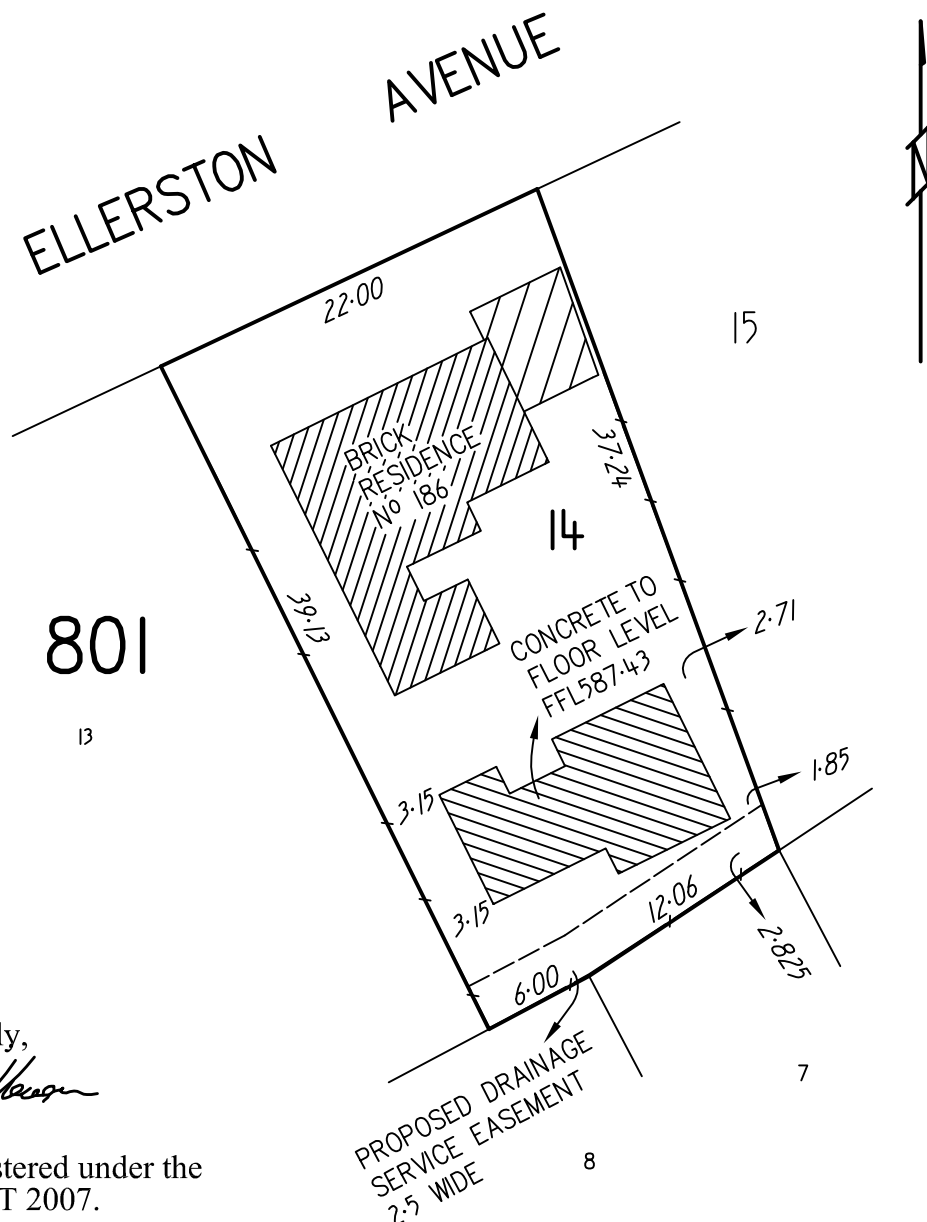
Attention: CANBERRA GRANNY FLAT BUILDERS

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 residence 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.



Yours faithfully,

Brian Milburn

Brian Milburn
Surveyor registered under the
Surveyors ACT 2007.



CERTIFICATE OF OCCUPANCY AND USE

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

Brick Veneer Residence

situated at

Block <i>14</i>	Section <i>801</i>	Division <i>Wahalla Plains</i>
and situated at		

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

Approved plan Nos. <i>73185 & 73185/A</i>		
Type of construction* <i>1 & 10</i>	Class of occupancy* <i></i>	(*as defined in the Building Manual A.C.T.)
Permit No. <i>98910</i>	Name of permit holder <i>B J. Edwards</i>	

Endorsements

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

A

00859

Brodie

Deputy Building Controller

16/5/88

date

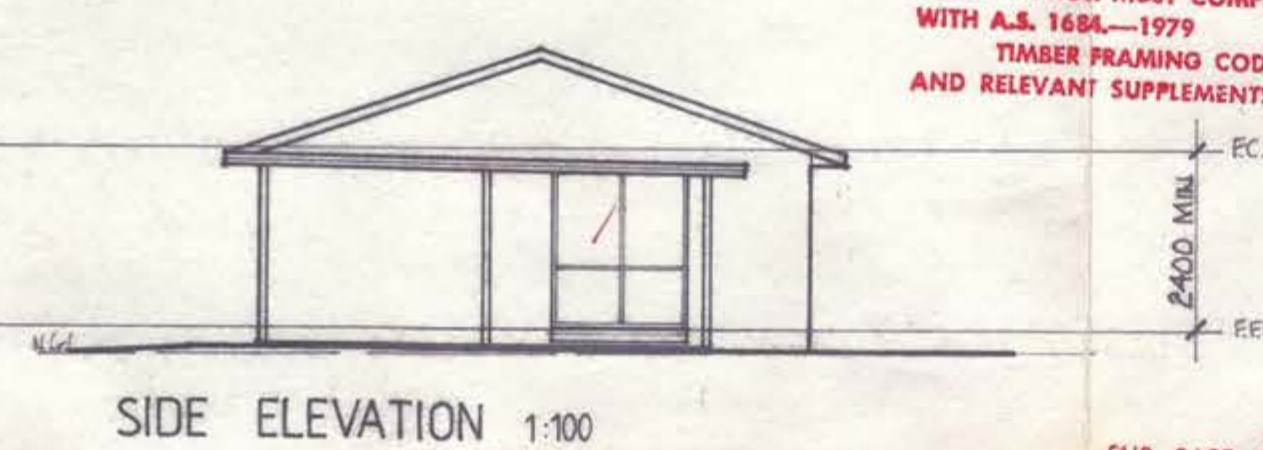
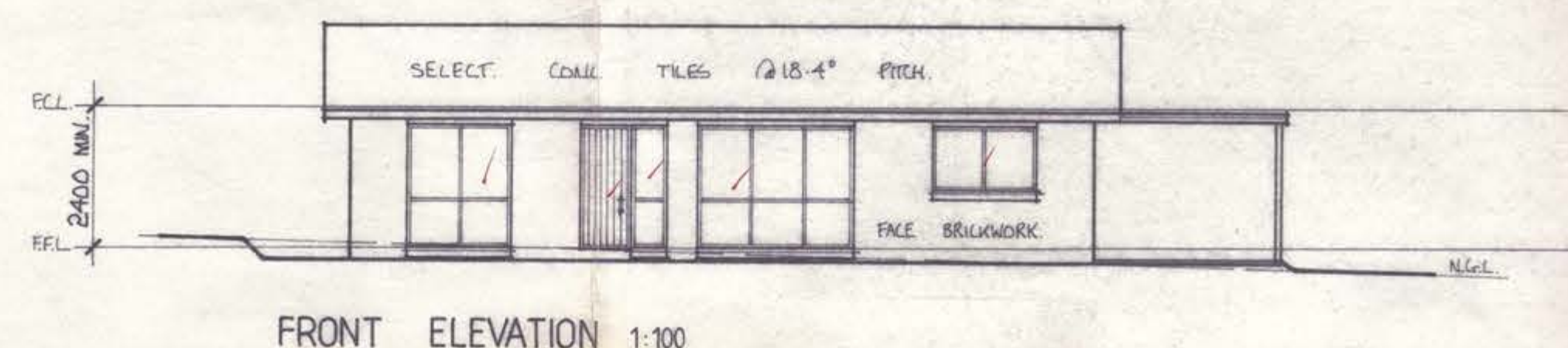
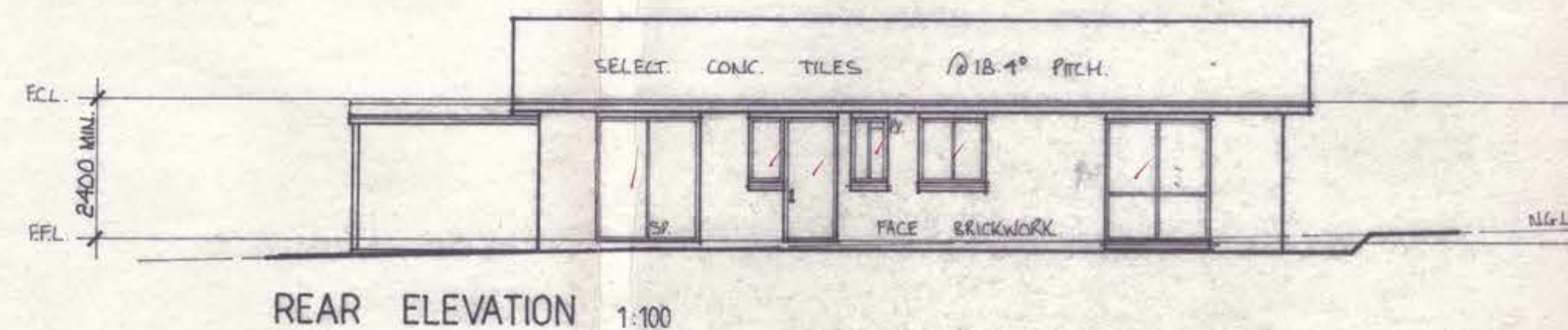
SEE OVERLEAF

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

PLANS/FILE No. 73185
Received Building Division
13 JAN 1988
Dept. Territories & Local Government

APPROVED FOR CONSTRUCTION BY THE HOLDER
OF A CLASS "C" LICENCE.
CLASS OF OCCUPANCY: RESIDENCE I
OUTBUILDINGS II
-5 FEB 1988
DEPUTY BUILDING CONTROLLER

*51/2



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

Submit Certification from timber roof
truss manufacturer stating that fabri-
cated trusses complies with relevant
Australian Standards.

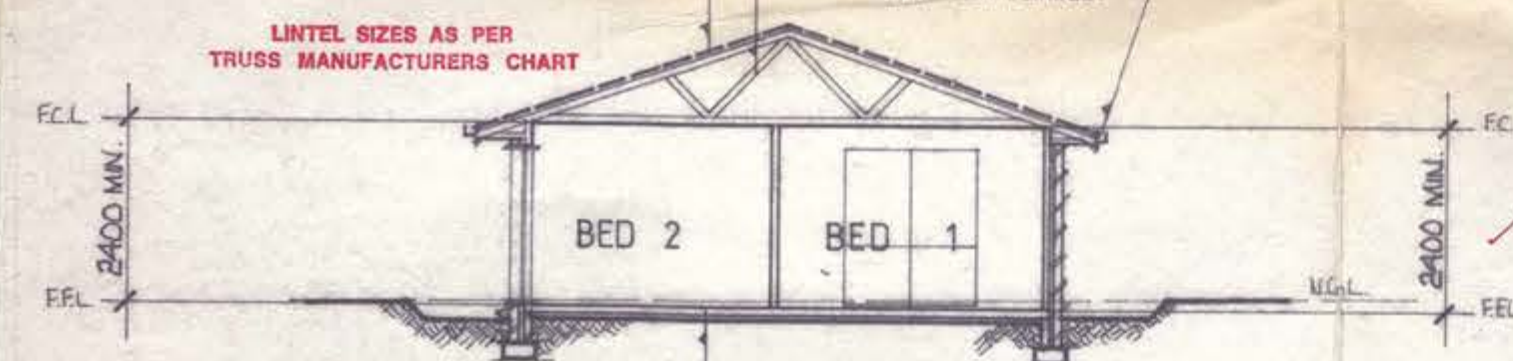
FOOTINGS SHALL BE TAKEN DOWN
TO 'STABLE' FOUNDATION MATERIAL.
ENGINEERS CERTIFICATION MAY BE
REQUESTED DURING FOOTING IN-
SECTION BY THE BUILDING

SUB BASE SUPPORTING CONCRETE
FLOORS TO BE COMPACTED, FILL
DEPTH NOT TO EXCEED 400mm WITH-
OUT APPROVAL.

CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS
THIS PLAN INCLUDES WORK SUBJECT TO THE ABOVE
REGULATIONS WHICH MUST BE CARRIED OUT BY A LICENSED
PLUMBER/DRAINER.

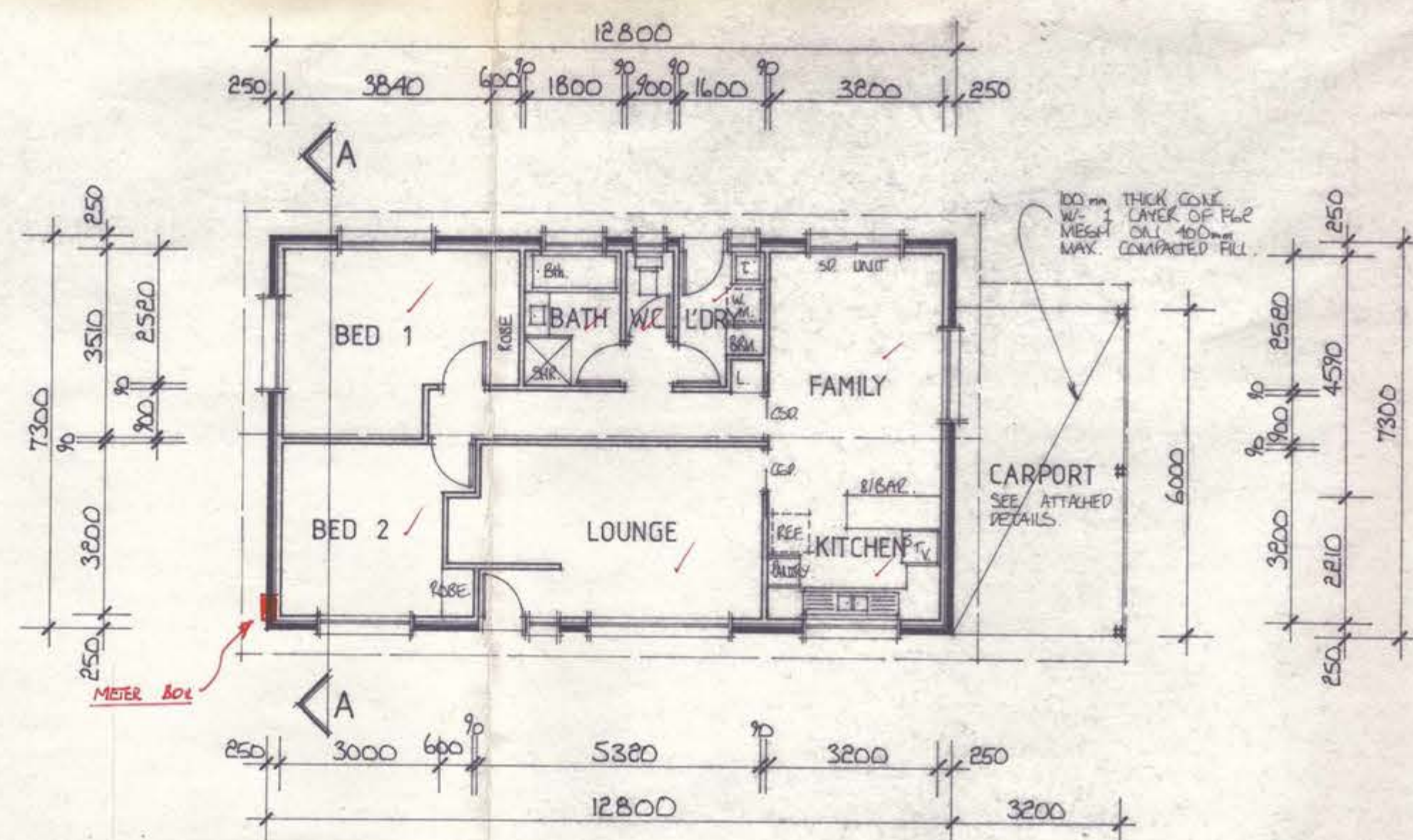
AUTHORITY:
SELECTED CONCRETE ROOF TILES
@ 18.4° PITCH
STANDARD A TYPE TRUSSES (A10) 100mm
CENTRES TO MANUFACTURERS SPECS
G.I. GUTTERING

LINTEL SIZES AS PER
TRUSS MANUFACTURERS CHART



100mm THICK CONC. W/ 1 LAYER OF
P62 MESH & WATERPROOF MEMBRANE
ON 50mm SAND BED & 400mm MAX.
COMPACTED FILL

NOTE: SEE SUB-FLOOR NOTES &
TIMBER SCHEDULE (RIGHT OF SHEET)



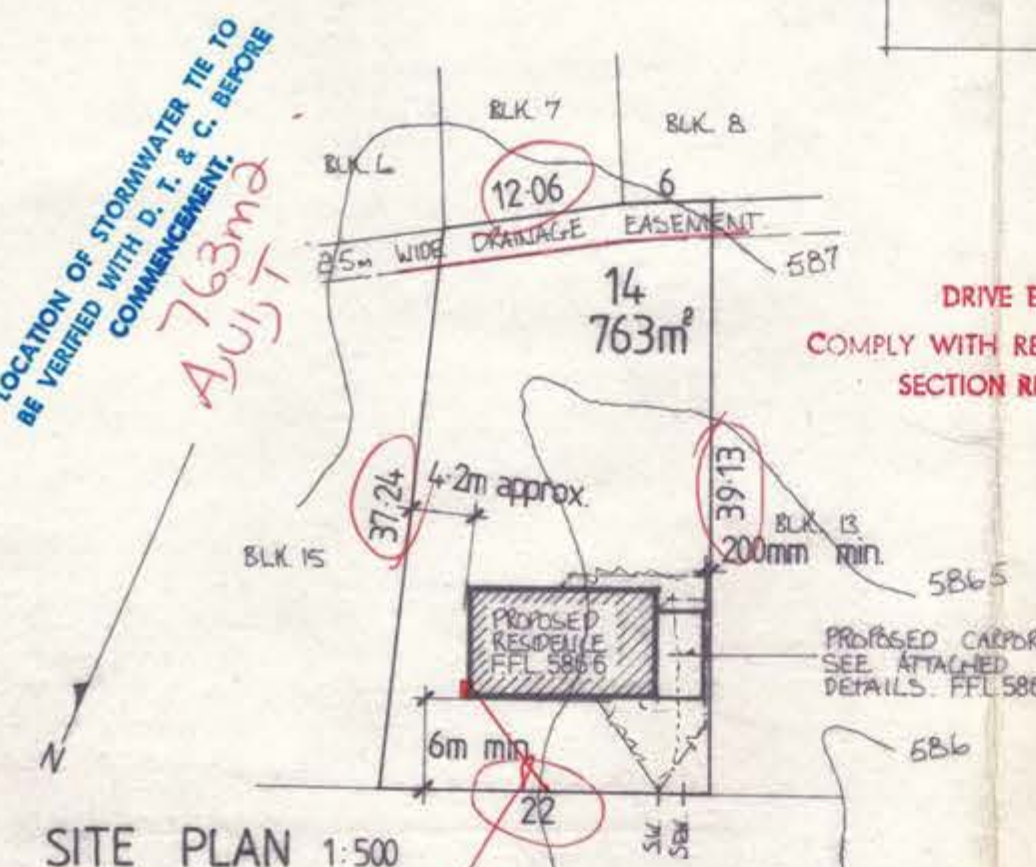
FLOOR PLAN 1:100

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

20 JAN 1988

DELEGATE *Handwritten Signature*
NATIONAL CAPITAL
DEVELOPMENT COMMISSION

LOCATION OF STORMWATER TIE TO
BE VERIFIED WITH D. T. & C. BEFORE
COMMENCEMENT
763m²
AUG 1987



SITE PLAN 1:500

UNDERGROUND SERVICE CONDUIT AS PER A.C.T.E.A.
DRAWING 8912-02 METER BOX TO HAVE PANEL OF
MINIMUM SIZE 575mm x 355mm (METER ONLY) OF
575mm x 565mm (METER AND SWITCHBOARD)

SEWERAGE
CH 35.1
T 1.8
D 1.5
CH 10.0
T 3.4
D 1.1

TIMBER SCHEDULE

PLATES F5 RADIATA
90x45x35 Top to L.B. walls
90x35 Top to N.L.B. walls
90x35 Bottom fixed to slab

STUDS F5 RADIATA
90x35 @ 450c/c L.B. Walls
90x35 @ 600c/c N.L.B. Walls
90x35 @ 450c/c Wall area walls

LINTELS As per truss manufacturers charts

RESIDENCE TO BE SITED BY A REGISTERED SURVEYOR
NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE
BUILDER TO CHECK ALL DIMENSIONS BEFORE STARTING
ANY BUILDING WORK
TERRAIN CATEGORY 3
WIND LOADING 33m/s

FOOTING SIZES

One storey masonry wall not exceeding 4.2m in
height (excluding gable) base 230 wide 450x250
110 wide 310x250

Two storey masonry wall not exceeding 7.2m in
height (excluding gable) base 350 wide 550x250
230 wide 450x250

One storey masonry veneer wall not exceeding
4.2m in height (excluding gable)
base 110 wide 310x250

Two storey masonry veneer wall not exceeding
7.2m in height (excluding gable)
base 110 wide 380x250

Masonry internal walls height not exceeding 4.2m
base 110 wide 310x250

100x100 F7 Oregon posts on ms shoes 350x310x450

ALL ELECTRICAL FITTINGS NOT INCLUDED IN CONTRACT
WILL BE ADDITIONAL COST TO THE PURCHASER

REINFORCEMENT

WIDTH OF FOOTING	MIN No. BARS/LAYER	F8TM	10mm Ø	12mm Ø
250	2	2	2	2
310	3	3	2	2
380	3	4	2	2
450	4	5	3	3
550	5	5	3	3

PROPOSED RESIDENCE FOR
SADLER HOMES
ON
BLK. 14
SEC. 801
SUB. ISABELLA PLAINS

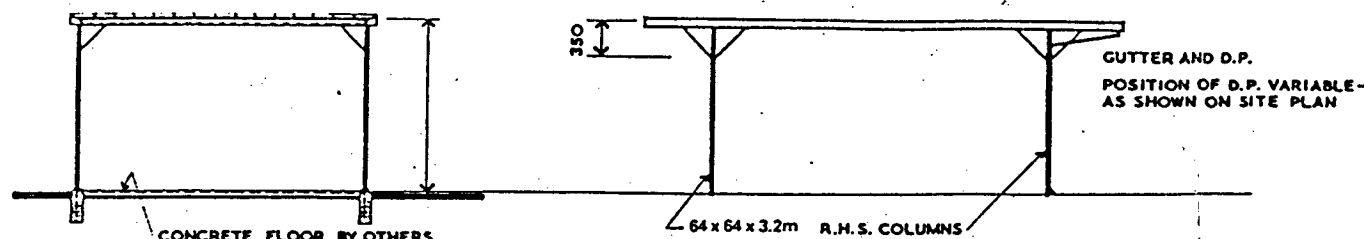
AREA RESIDENCE 93.44m² CARPORT 12.75m²

RAFTING SERVICE
PHONE 918447

SCALE DATE

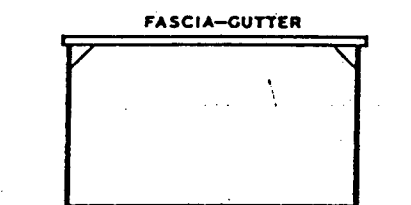
FAIRMONT STANDARD

LYSAGHT TRIMDECK OR MONOCLAD ROOFING



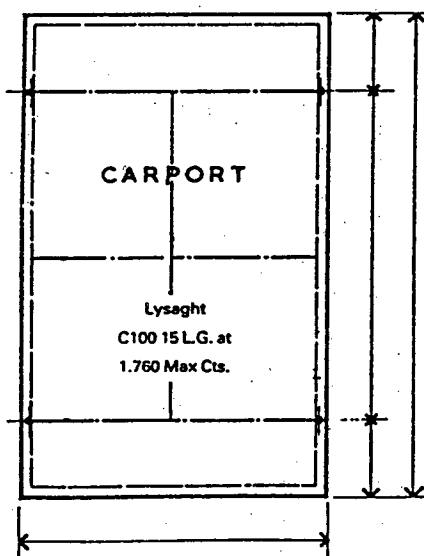
SECTION

SIDE ELEVATION



FRONT ELEVATION

TO BE PRECOLOURED TO MATCH THE
PREDOMINANT COLOUR OF THE EXISTING
RESIDENCE



PLAN
(TYPICAL)

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

20 JAN 1988

DELEGATE
NATIONAL CAPITAL
DEVELOPMENT COMMISSION

SITE PLAN

SCALE : 1 : 500

CARPORT FOR

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

UNLESS OTHERWISE SHOWN WHOLE NUMBERS INDICATE MILLIMETRES,
DECIMALIZED FIGURES (TO THIRD DECIMAL PLACE) INDICATE METRES.

AT

SCALES : 1 : 100, 1 : 500
DRAWN : W.R. Engineering Pty Ltd.

DATE : 1.4.82
NO. : W.R.1

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

38x38x3 m.s. L
top cleats welded to
columns.

PLANS/FILE No. 13185

Received Building Society

13 JAN 1988

Fascia
gutter

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

Purlins as
specified on
title sheet.

25x6 m.s.
brace.

25x6 m.s.
brace.

Column

SPECIFICATION

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

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

64x64x3.2
RHS columns.

125x125x3
base plates
bolted to
together.

25x25x3 m.s.
L false leg

38x38 m.s.
lug.

150 dia.
min. mass
conc. footing

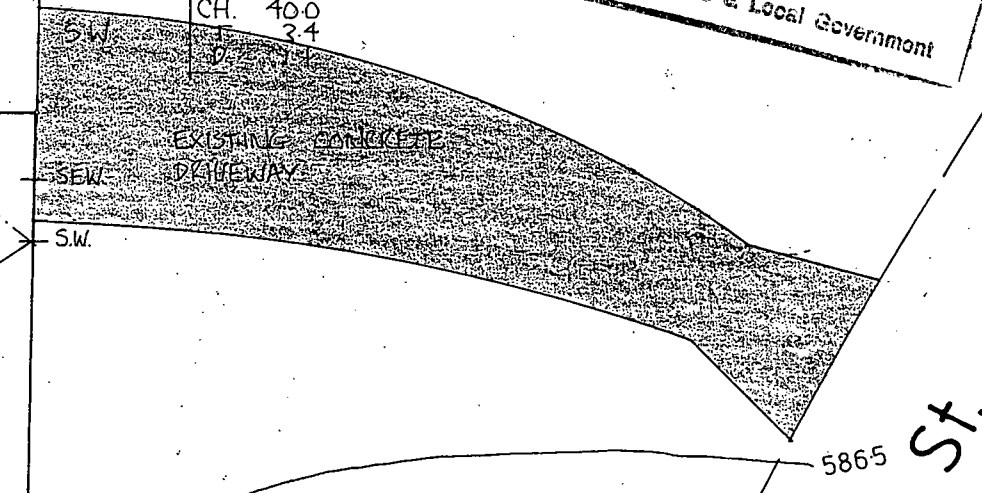
Fairmont standard carport
W.R. ENGINEERING PTY. LTD
12 ISA STREET Fyshwick 2614
805988

5 FEB 1988

DRIVE ENTRANCE NOT APPROVED
COMPLY WITH REQUIREMENTS OF GENERAL SERVICES
SECTION REGARDING DRIVEWAY DESIGN

PLANS/FILE No. 73185A
Received P.
10 FEB 1988
Dept. Territories & Local Government

SEWERAGE
CH. 35.1
T. 1.8
D. 1.5
CH. 40.0
T. 2.4
D. 2.1



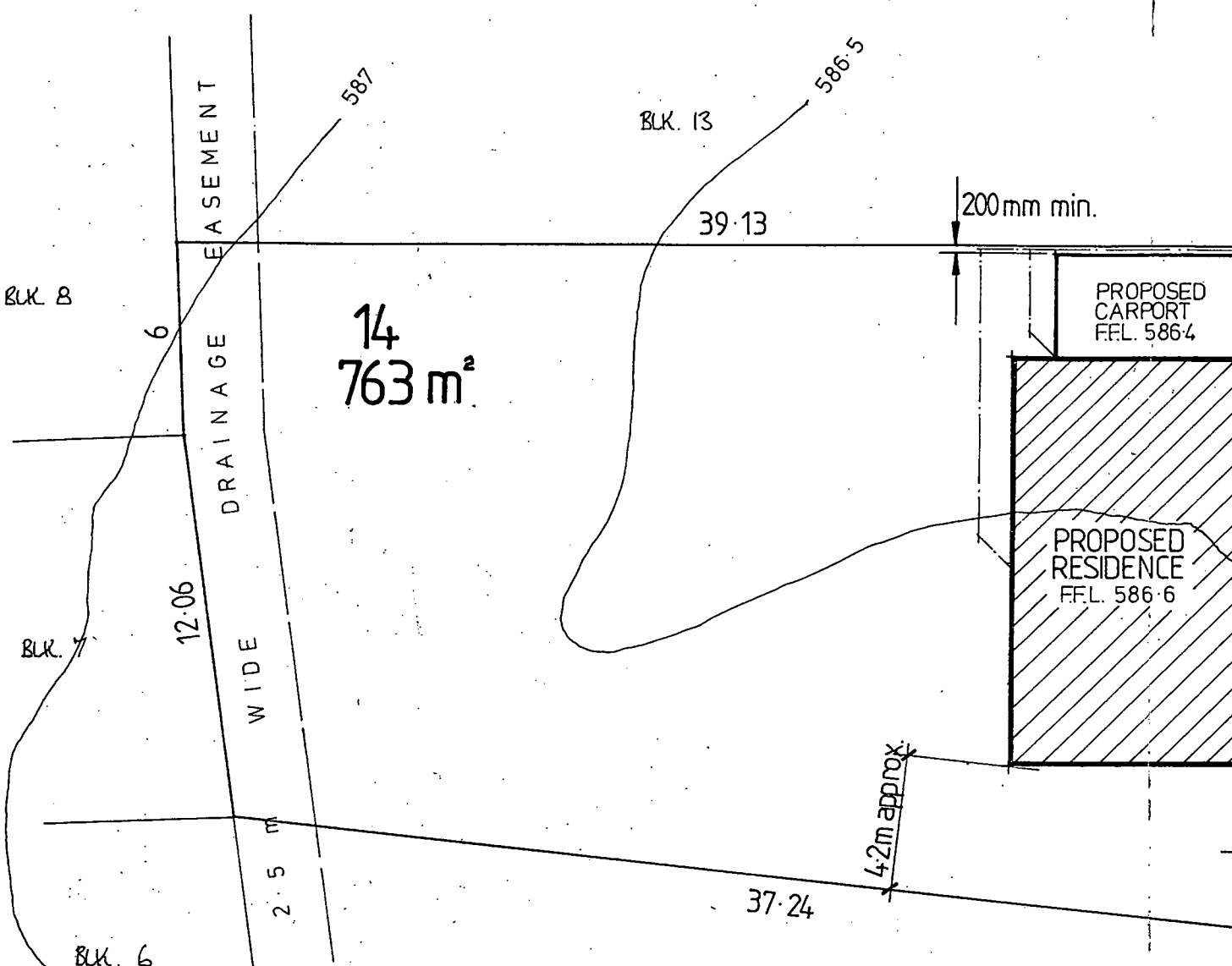
EXISTING ELECTRICITY
SERVICE BOX, 700mm HIGH
APPROXIMATE
APPROVED IN RESPECT OF NOMINATED
AMENDMENTS No's ONLY. ANY OTHER
VARIATIONS TO THE ORIGINALLY APPROVED
PLAN ARE NOT APPROVED

[Signature] 29 FEB 1988
DEPUTY BUILDING CONTROLLER UNDER
BUILDING ORDINANCE 1972

PLANS AND SPECIFICATIONS EXAMINED
AND RECOMMENDED FOR APPROVAL BY:
ENGINEER FOR WATER SUPPLY AND SEWERAGE /19
CHIEF ELECTRICAL ENGINEER /19
STRUCTURAL ENGINEER /19
REQUESTED DETAIL
11. PROVIDE SITE PLAN AT LARGER
SCALE (1:200).

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

BUILDINGS (DESIGN AND SITING)
ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED BLK. 15
25 FEB 1988
DELEGATE *[Signature]*
NATIONAL CAPITAL
DEVELOPMENT COMMISSION



DESIGN
CONSULTANT
ARCHITECTURAL
PLANS
Fax. 921149 Ph. 918117

CLIENT:
SADLER HOMES

SHEET TITLE: SITE PLAN
HOUSE TYPE:
AREA:

SCALE 1:200
DATE 08-02-88
CHECKED SHEET No. 3 of 3

PROPOSED RESIDENCE
BLK: 14 SEC: 801
SUB: ISABELLA PLAINS



Department of Urban Services

ACT Building Control

GPO Box 158, Canberra ACT 2601

Certificate of Occupancy or Use

Persuant to Part V of the Building Act 1972, the building consisting of a
ADDITIONS AND ALTERATIONS

situated at

Division:

Section:

Block:

Unit:

Isabella P

801

14

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

Approved plan id's included in this certificate:

B

Project Number: 34817

Type of construction:

TRIMS Number: 73185

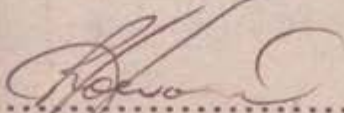
Classes of occupancy: 01 10

Name of Permit Holder: PETER GLEN CONSTRUCTIONS

Fit for occupancy or use pursuant S 53[3]

Endorsements:

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


.....
Deputy Building Controller

6/6/95
.....
Date

concrete tiled roof

colorbonded roof

ogpv 0909

2115

face brickwork to match existing

Mandatory Insulation Required
See Building Note g1 and Part F6 of the
Building Code of Australia

$$\begin{array}{r} 1750 \\ + 250 \\ \hline 2000 \end{array}$$

Hand-drawn floor plan of a house with various rooms and annotations. The plan includes a Master Bedroom, ENS (Ensuite), spa bath, Rumpus, PORCH and covering, ENC PORCH non habitable, bath, ldry, wc, living, kitchen, and a bed area. Annotations include 'eaves', 'tilted and trussed roof over', 'f/l window', 'dp', 'smoke detector', 'relocated s/d', '1800 hld cld', 'remove skin', 'bi-fold doors to old opening', 'family', 'block in', 'install d/washer', 'remove non load bearing wall', 'build in csd', 'flat roof over (see section)', 'post', 'f/leng windows', 'to COMPLY WITH CODE OF AUSTRALIA', and 'ceiling'.

75x75x10 msl over

conc tiles

existing residence

2118

s/d

2115

suntuff roofing on graded battens, min size 100x50
at 800 aprox crs

flash as reqd

triplegrip to fascia

GENERALIZED NOTES:

ADDITIONS 37.02M2
ENCL PORCH 7.87 TOTAL 44.89M2 not including porch

TYPICAL SECTION 1:50

LAND PLANNING AND ENVIRONMENT)
1 FEB 1995 (AS APPLIED)
ZERO FEE GRANT
PURSUANT TO SECTION 230
1 FEB 1995
[Signature]
Delegate
AUSTRALIAN CAPITAL TERRITORY
PLANNING AUTHORITY

drainage easement 2.5 wide

10.500 aprox

3300 aprox

scrape to 586.45

dp

proposed additions hatched

dps

connect new s/water to existing

ffl 586.6

existing residence

no changes to any other part of site

PROPOSED ADDITIONS TO RESIDENCE
AT: BLOCK 14, SECTION 801,
DIVISION OF ISABELLA PLAINS
FOR: L. WATSON

NEW WORK -
NEW BUILDING PERMIT
883068 REQUIRED 95002



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 AVENUE		
Notice of Intention to Start Work Nu 20003803N2	Suburb	Section	Block
	ISABELLA PLAINS	801	14
	Plan		
	20003803/A		

Building Work


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

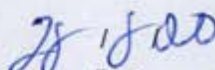
Comments

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Important note:

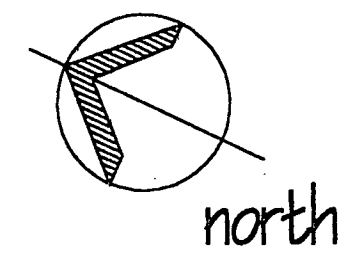
1. Residential building statutory warranties and residential insurance does not apply in relation to building work.
2. The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the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


STEPHEN ELWORTHY
Deputy Building Controller


Date

Application No. 20001684

2/3



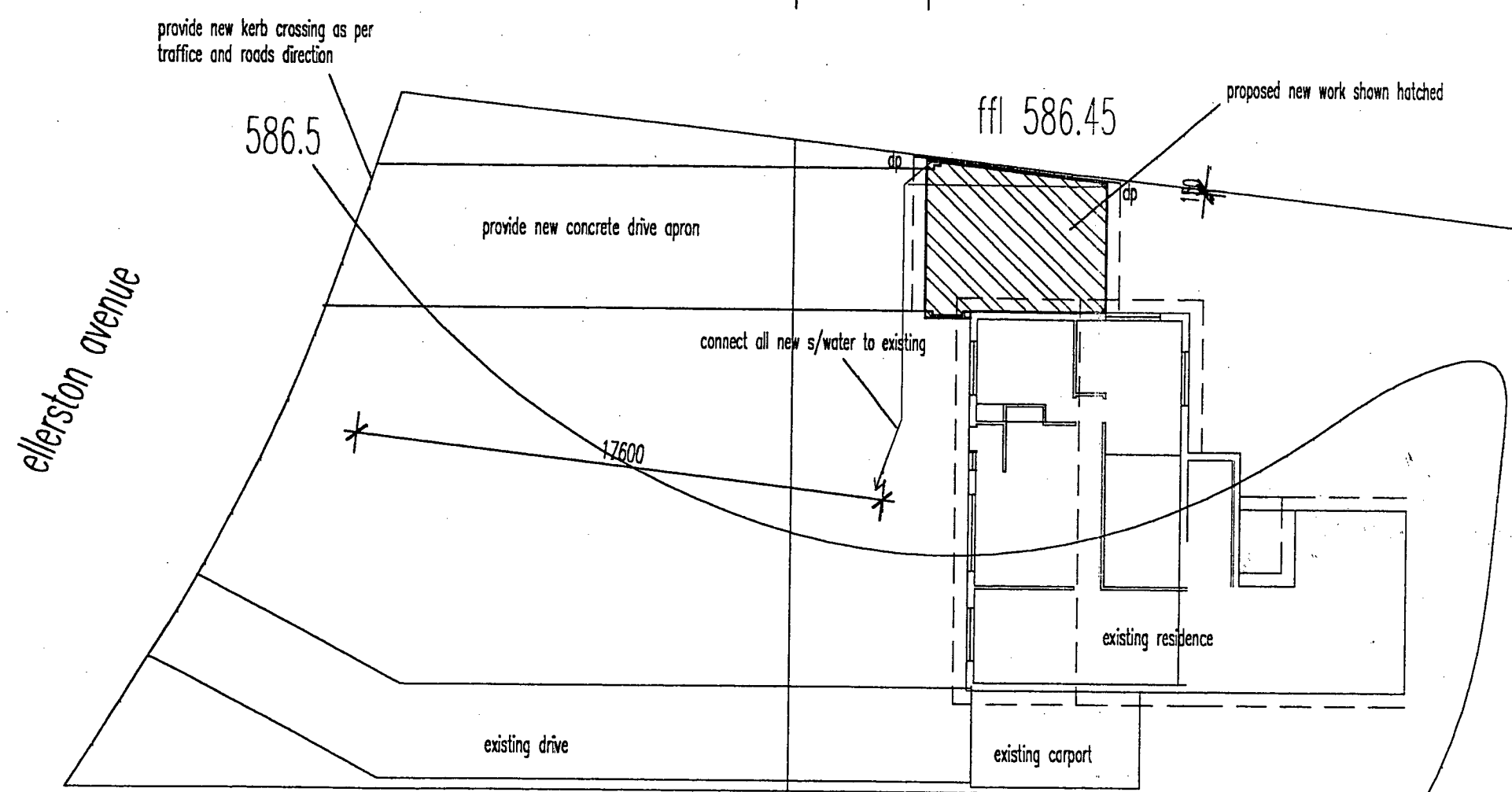
4500
5500

Plan No: 20003803/A.
3 MAY 2000
Received BEPCON
URBAN SERVICES DEPT

BUILDING APPROVAL
Approved under s.34 of the Building Act 1972
K. G. Hopkins
19 APR 2000
B9 Construction Practitioner's Registration number
Signature

LAND (PLANNING AND ENVIRONMENT)
APPROVAL GRANTED
PURSUANT TO SECTION 220 OR 245
29 MAR 2000
Nicole Di-Campli
Delegata of the Minister

DESIGN & SITING
OFFICE
25 FEB 2000



SITE PLAN 1.200

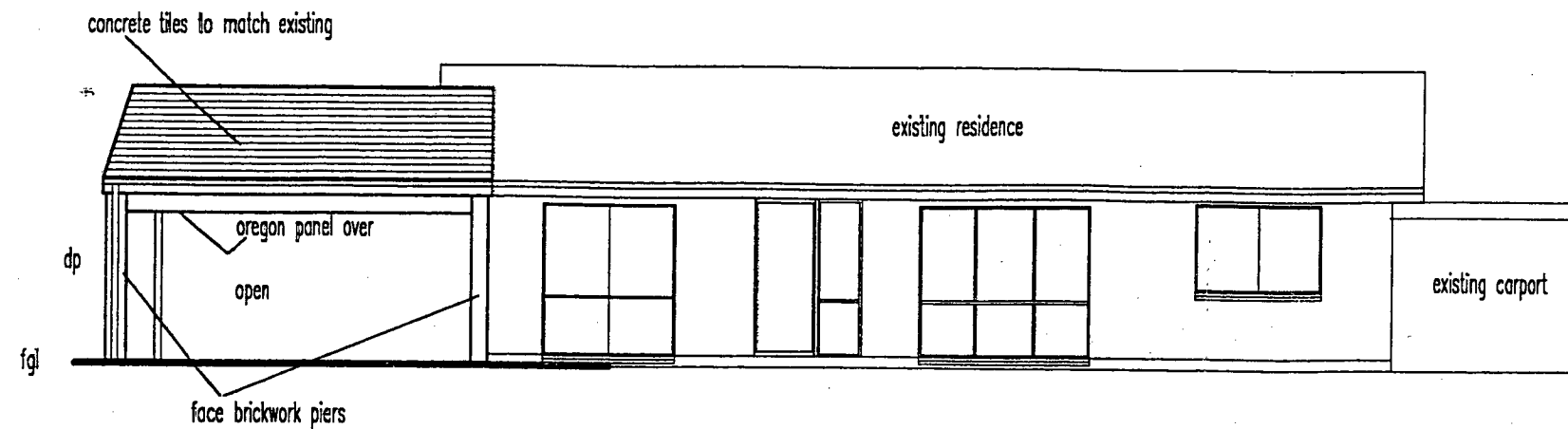
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EARNSHAW-KICH PTY.LTD.
ARCHITECTURAL DESIGN
(02) 6288 3068 or 6242 7466
1 Wakelin Circuit Weston A.C.T.
Bob Earnshaw
A.C.T. House Energy Rating
Accredited Assessor

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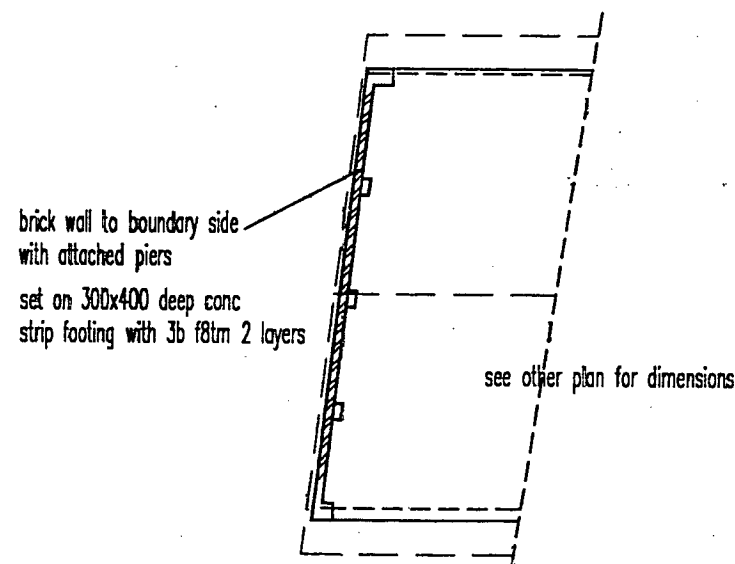
PROJECT
PROPOSED CARPORT
CLIENT
L. WATSON

LOCATION
BLK 14, SECT 801, ISABELLA PLAINS
DATE:
12/2/00
Job/Dwg No: **00054/1**



FRONT ELEVATION 1.100

area 28.76m²



OPTIONAL BRICK SIDE WALL 1.100
option 2 AS ADVISED BY APPLICANT

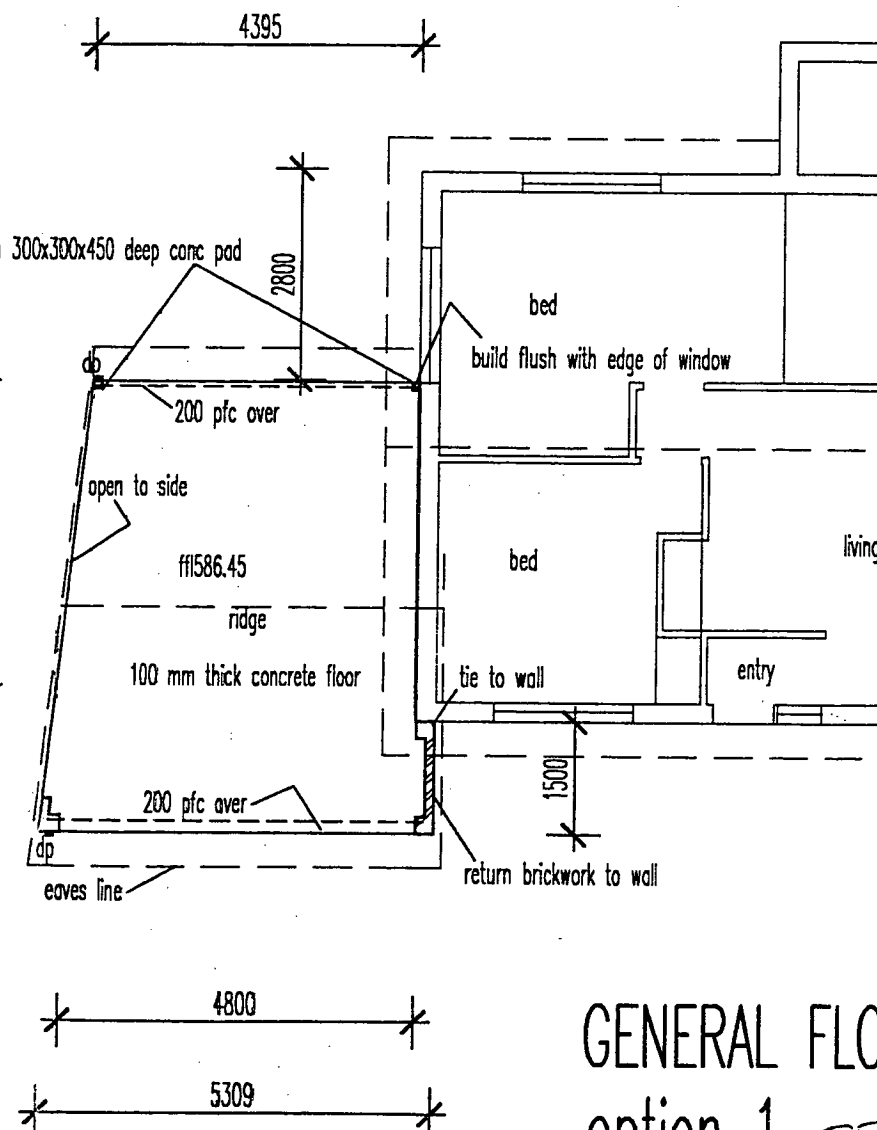
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PROJECT
PROPOSED CARPORT
CLIENT
L. WATSON

LOCATION
BLK 14, SECT 801, ISABELLA PLAINS
DATE:
12/2/00
Job/Dwg No: **00054/2**



GENERAL FLOOR PLAN 1.100
option 1 SEE OPTION 2 FOR
BRICK SIDE WALL DETAILS

Plan No: **20003803/A**

3 MAY 2000

Received BEPCON
URBAN SERVICES DEPT

BUILDING APPROVAL
Approved under s.34 of the Building Act 1972
K. G. Hopkins
19 APR 2000

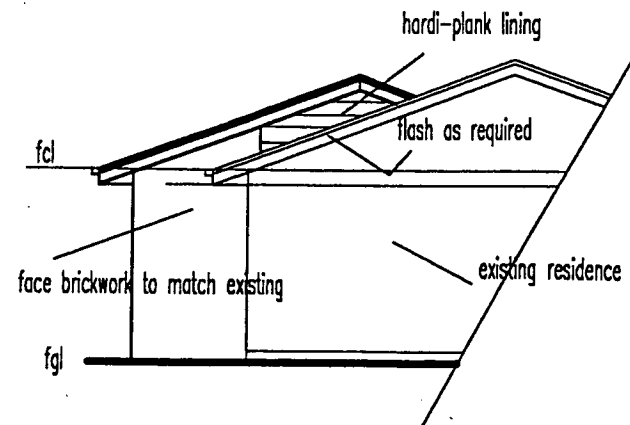
B9 Construction Practitioner's Registration number
K. G. Hopkins
Signature

no changes to existing residence

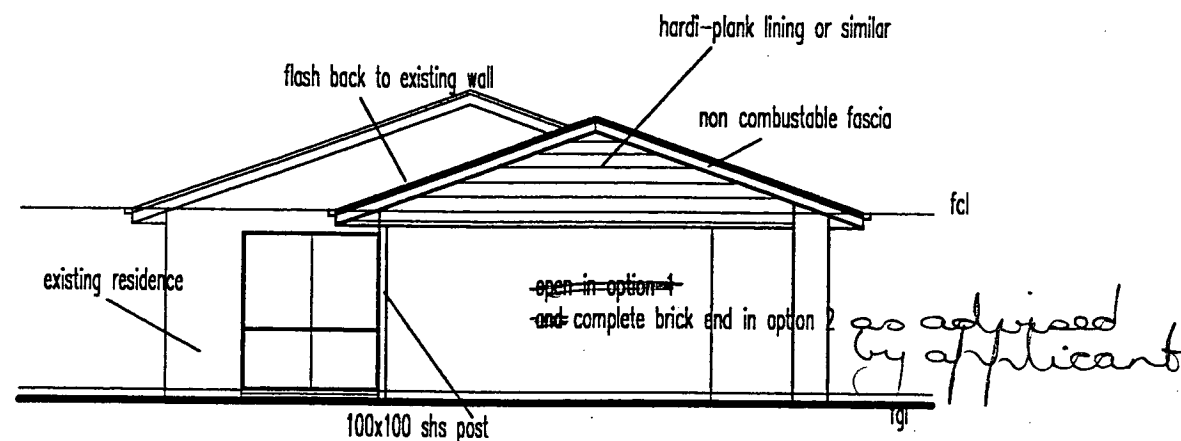
LAND (PLANNING AND ENVIRONMENT)
ACT 1991
APPROVAL GRANTED
2-9 MAR 2000

Nicole Di-Campelli
Delegate of the Minister

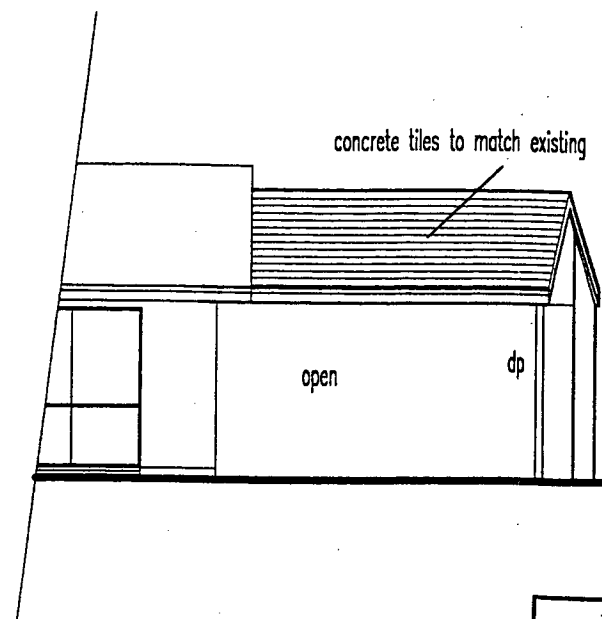
DESIGN & OFFICE
25 FEB 2000



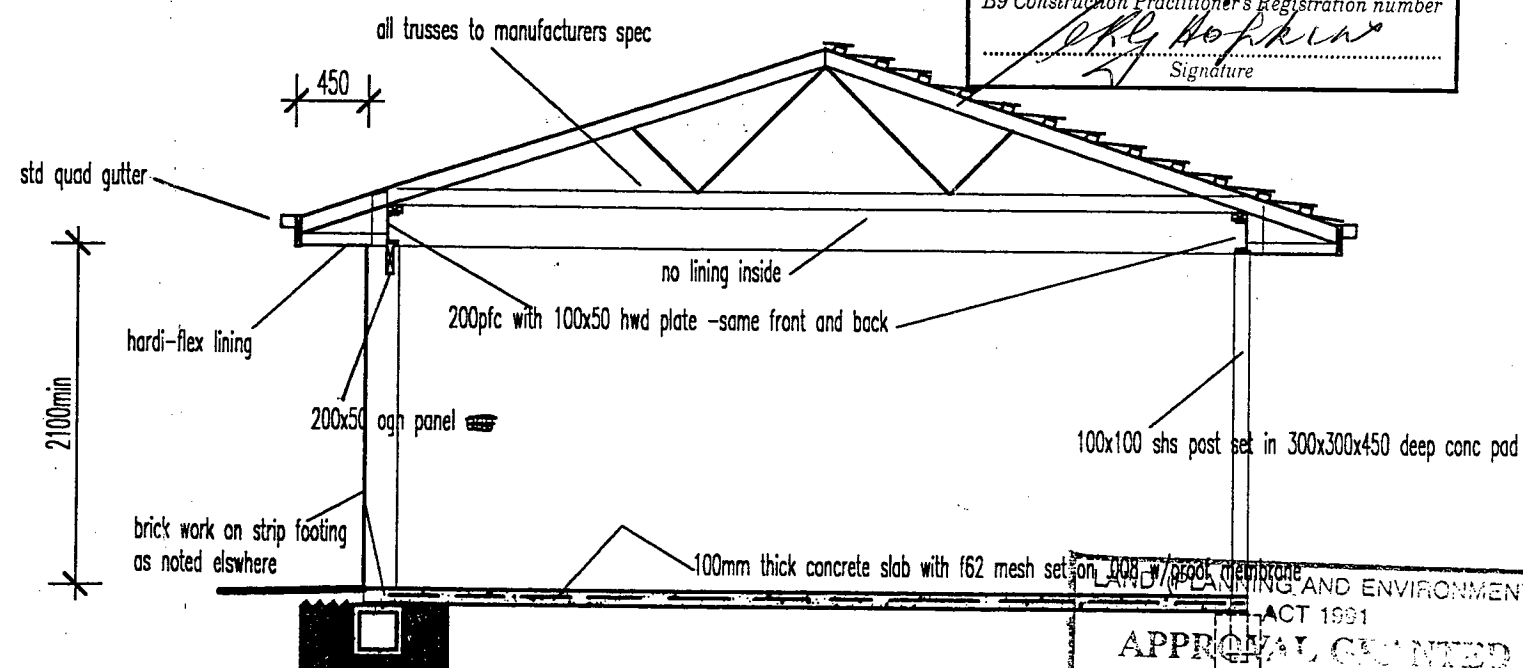
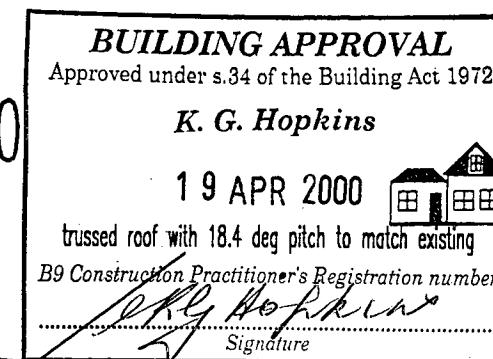
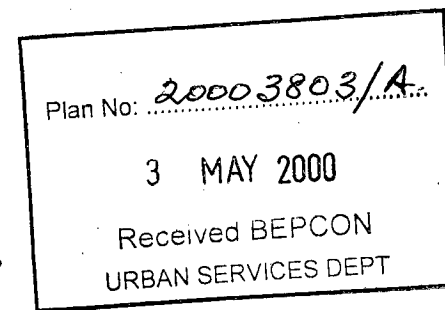
SIDE ELEVATION 1.100



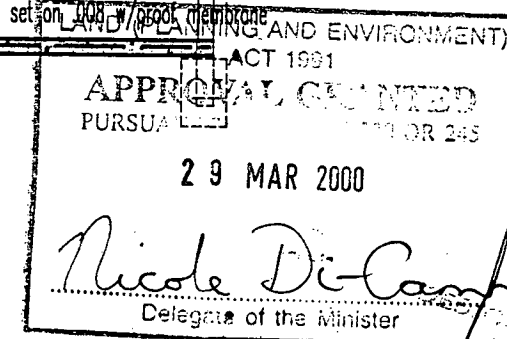
SIDE ELEVATION 1.100



REAR ELEVATION 1.100



TYPICAL CROSS SECTION 1.50



25 FEB 2000

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Bob Earnshaw
A.C.T. House Energy Rating
Accredited Assessor

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PROJECT
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	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
1a	New Standard	RESIDENCE	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.

ELLERSTON AVENUE

BCA Occupancy Class: 1a,10a

BCA Construction Type: n/a

APPROVAL DATE
20/01/2021

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

SL

LEGEND

SYMBOL DESCRIPTION

WM	WATER METER
LIGHT	LIGHT
GAS	GAS
ELECTRIC PILLAR	ELECTRIC PILLAR

DISCLAIMERS:

Tree canopies are shown as a circular representation 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 demolition, excavation or construction 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 ACTMAP1. It is recommended that a title search be carried out to investigate whether any Easements have been created by instrument and added to the title.

2.5m X 2.5m clear service access must be maintained along the S-W boundary.

All works, including footing and gutters, must be contained entirely within the leased boundaries of the subject block 14/801 Isabella Plains

2.5m X 2.5m clear service access must be provided over Stormwater Easement along southern boundary.

PROJECT DETAILS

Customer Name: Lyn and Garry Dade
Project Address: 186 Ellerston Avenue, Isabella Plains ACT 2905
Block No 14
Section No 801

NOTES

Proposed Secondary Residence GFA
Roof Area
Pergola
Alfresco
Actual Plot Ratio
Actual Private Open Space
Minimum Private Open Space

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

REV	DATE	INITIALS	DRAWING NAME
4.2	08.07.2020	DB	Site plan
CUSTOMER APPROVAL			DRAWING SCALE
NAME			SHEET SIZE
SIGNATURE			DRAWING NUMBER
DATE			CHECKLIST NUMBER
			1:200
			A3
			1
			0458







canberragrannyflatbuilders.com.au



APPROVAL DATE
20/01/2021


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

SL

LEGEND	
SYMBOL	DESCRIPTION
	WATER METER
	LIGHT
	GAS
	ELECTRIC PILLAR

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2.5m X 2.5m clear service access must be maintained along the S-W boundary.









APPROVAL DATE
20/01/2021



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

511

LEGEND

SYMBOL	DESCRIPTION
 WM	WATER METER
	LIGHT
	GAS
 ET	ELECTRIC PILLAR

DISCLAIMERS:

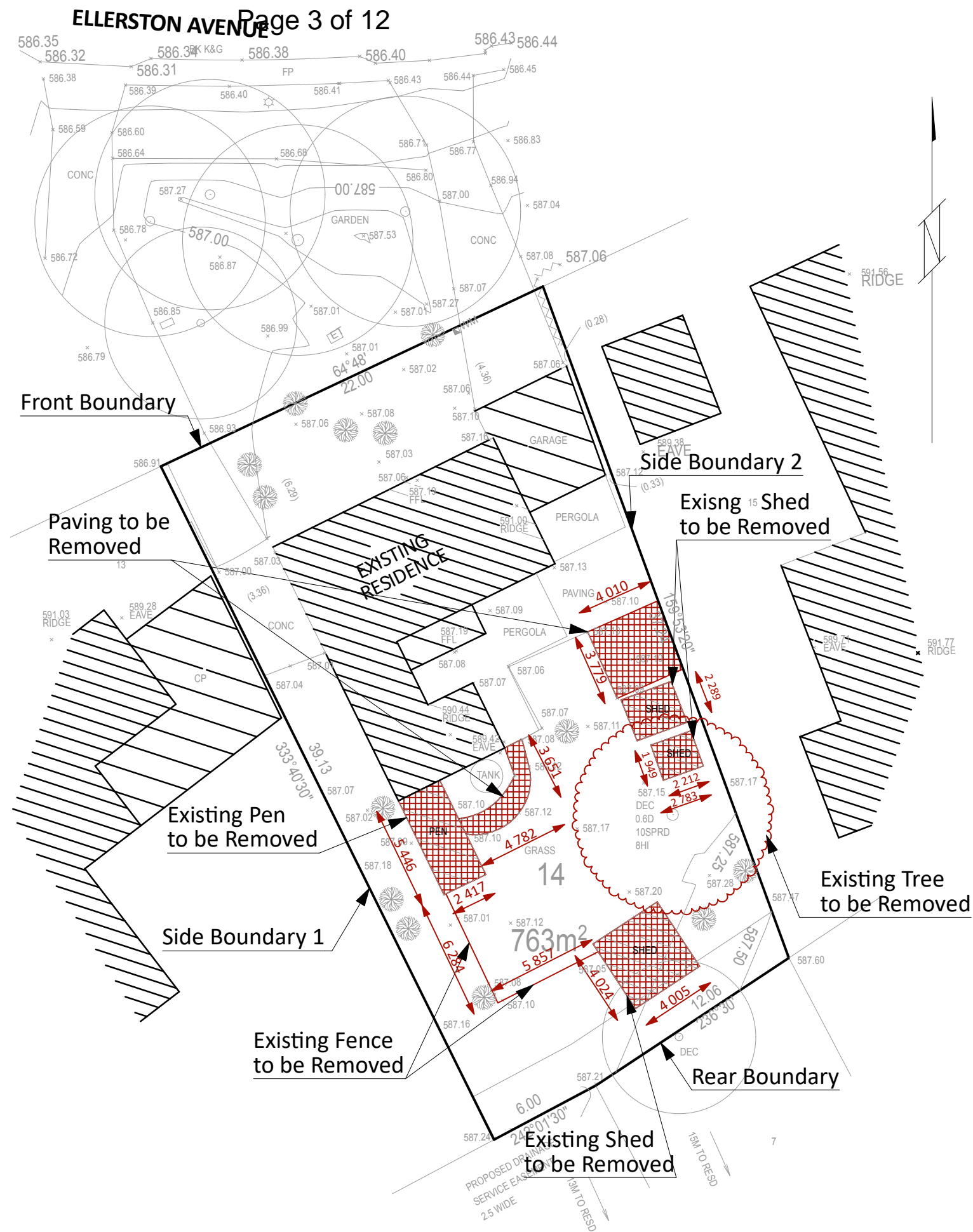
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Boundary information is for the purpose of this plan. Further survey and marking of boundaries may be required.

Services shown hereon have been determined from visual evidence only. Prior to any demolition, excavation or construction 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 ACTMAPL. It is recommended that a title search be carried out to investigate whether any Easements have been created by instrument and added to the title.



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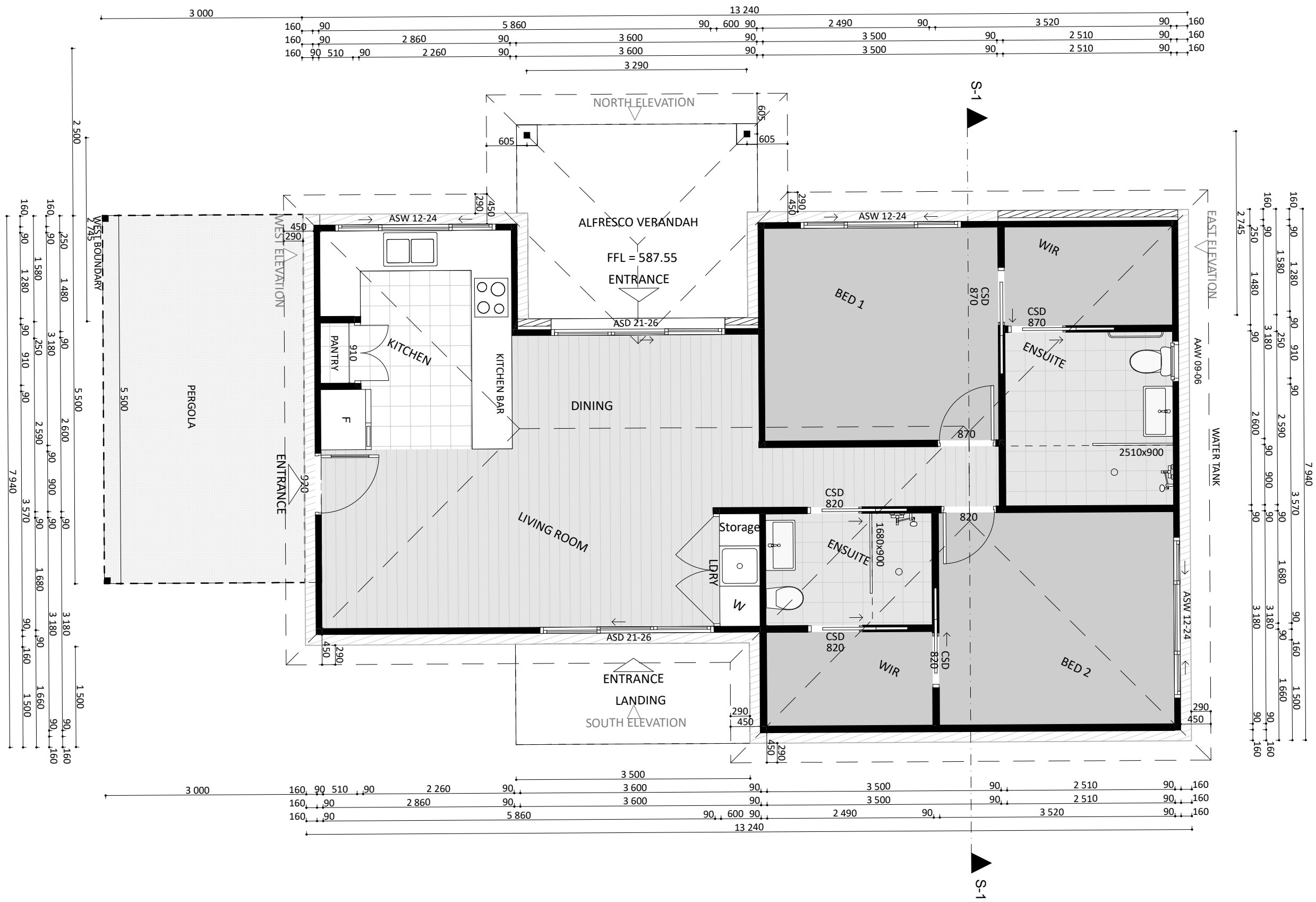
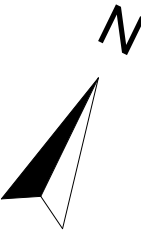
PROJECT DETAILS

Customer Name: Lyn and Garry Dade
Project Address: 186 Ellerston Avenue, Isabella
Plains ACT 2905
Block No 14
Section No 801

NOTES

Proposed Secondary Residence GFA	89.98 m ²
Roof Area	114.45 m ²
Pergola	16.50 m ²
Alfresco	9.93 m ²
Actual Plot Ra. o	45.11%
Actual Private Open Space	418.79 m ²
Minimum Private Open Space	407.8 m ²

REV		DATE	INITIALS	DRAWING NAME			
4 ₂	INITIAL DESIGN	08.07.2020	DB	Demolition Plan			
CUSTOMER APPROVAL				DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
				1:250	A3	1	0458
NAME		SIGNATURE		DATE			



APPROVAL DATE
20/01/2021
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PROJECT DETAILS

Customer Name:Lyn and Garry Dade
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Block № 14
Section № 801

NOTES

Proposed Secondary Residence GFA 89.98 m²
Roof Area 114.45 m²
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REV	DATE	INITIALS
4.2	03.12.2020	DB

CUSTOMER APPROVAL

NAME SIGNATURE DATE

DRAWING NAME

Floor plan

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:60	A3	2	0458

Adaptable Housing to AS 4299
Features to be included post adaptation

Sitting

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

Letterboxes

11. Letterboxes 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. Potential 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 its operating position
- 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 positioned for easy reach to access side of shower sliding track.

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 1428.1

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

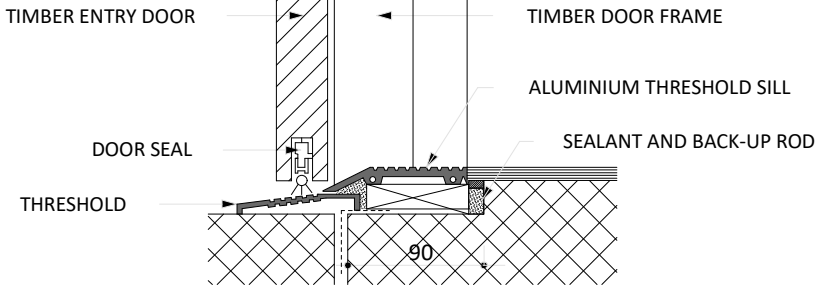
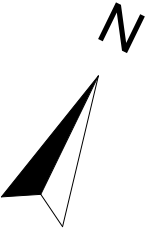
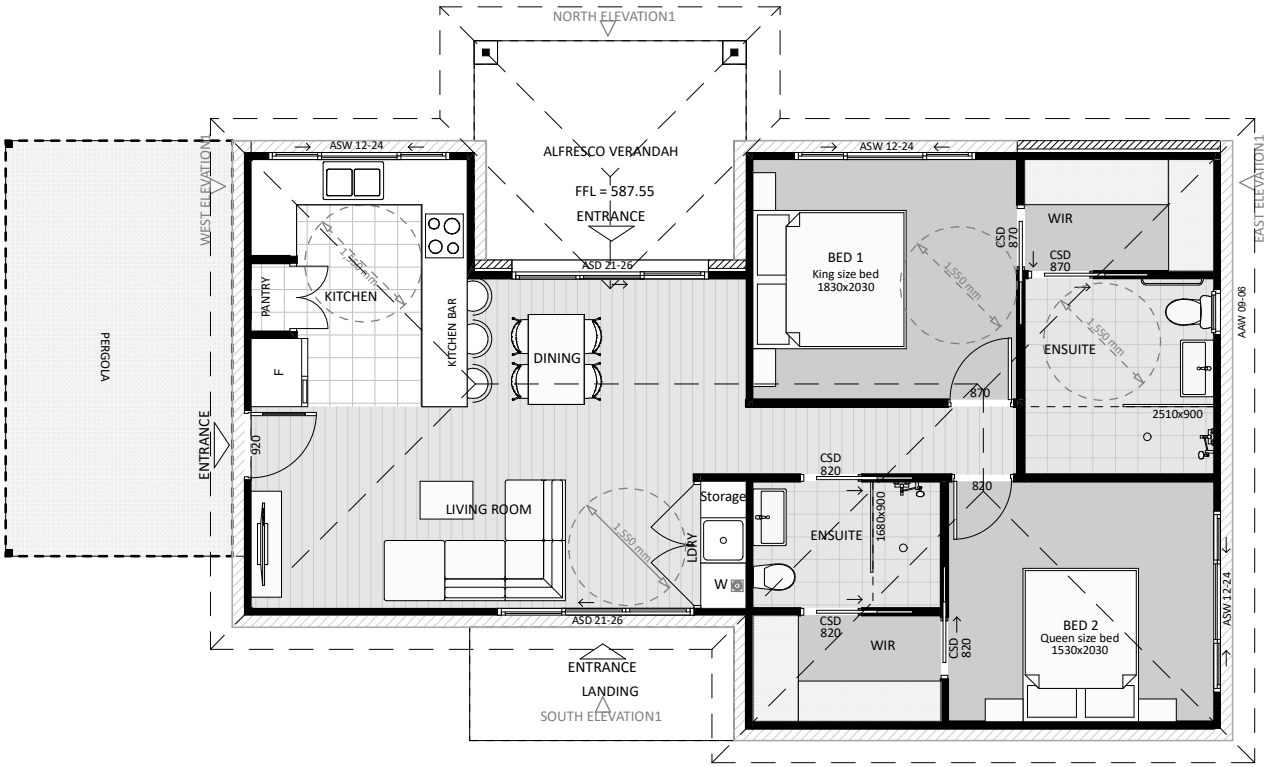
94. Location of WC pan at correct distance from fixed walls.

95. Provision for grab rail zone.

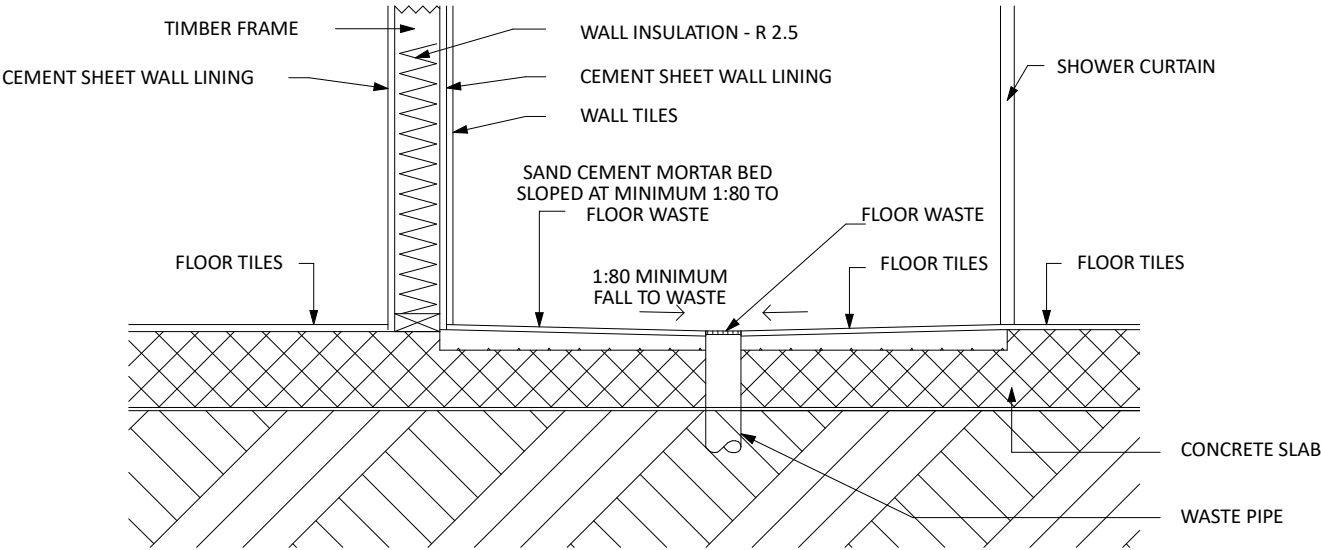
96. Slip resistant floor surface. (Vitreous tiles or similar)

Door locks

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



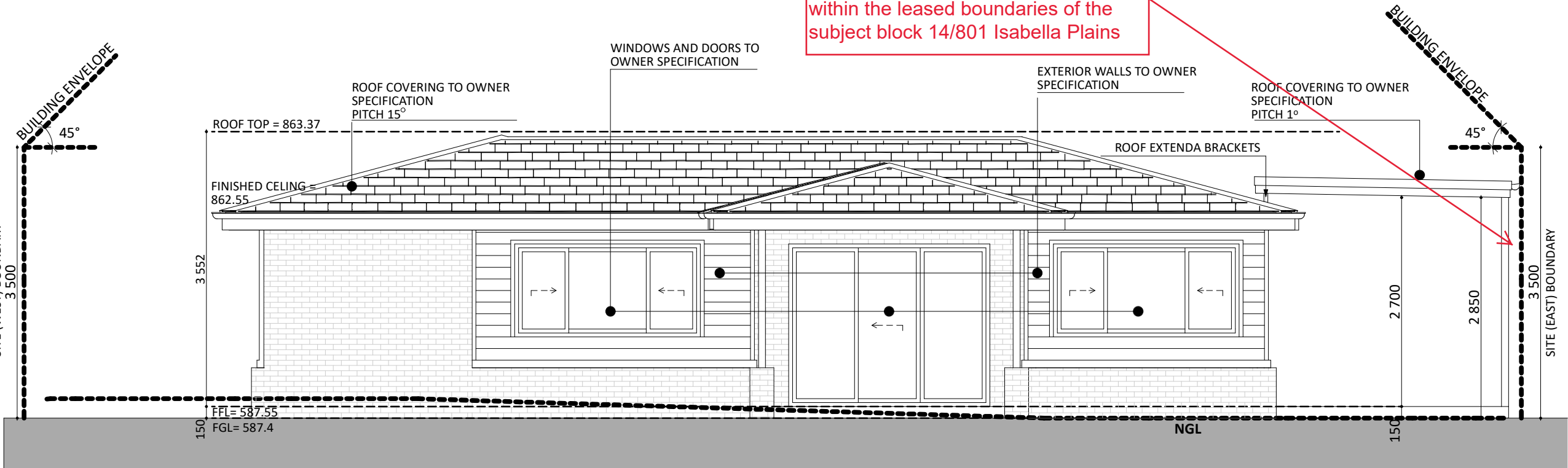
ACCESSIBLE ENTRY SECTION
SCALE 1:5



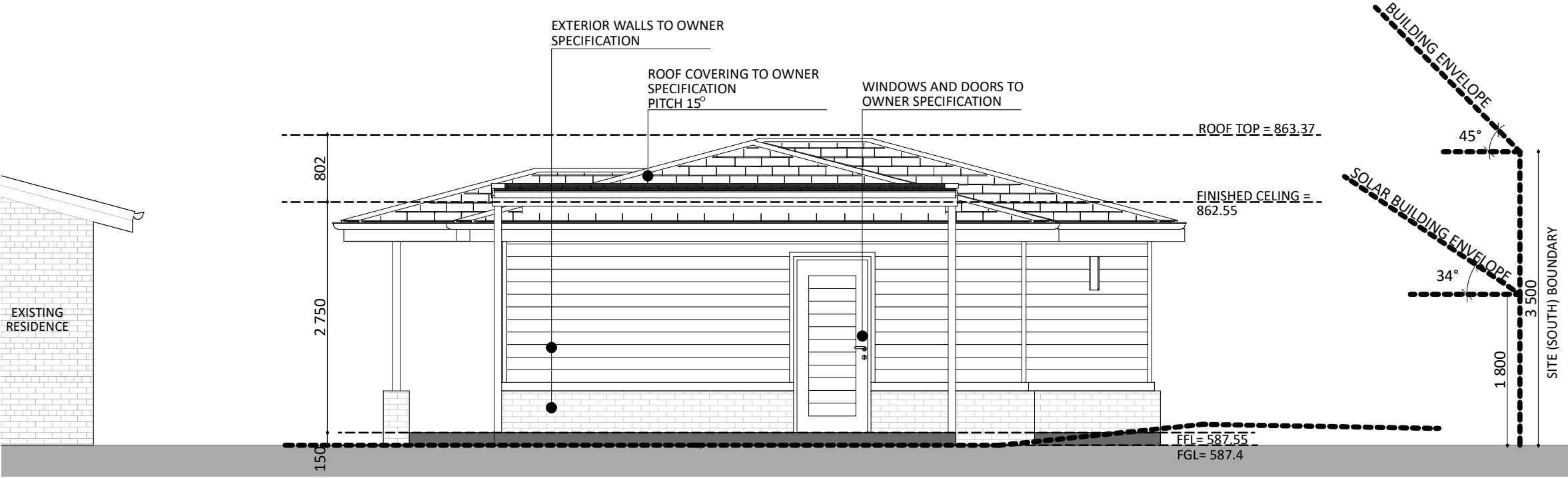
ADAPTABLE SHOWER RECESS
SECTION
SCALE 1:15

All works, including footing and gutters, must be contained entirely within the leased boundaries of the subject block 14/801 Isabella Plains

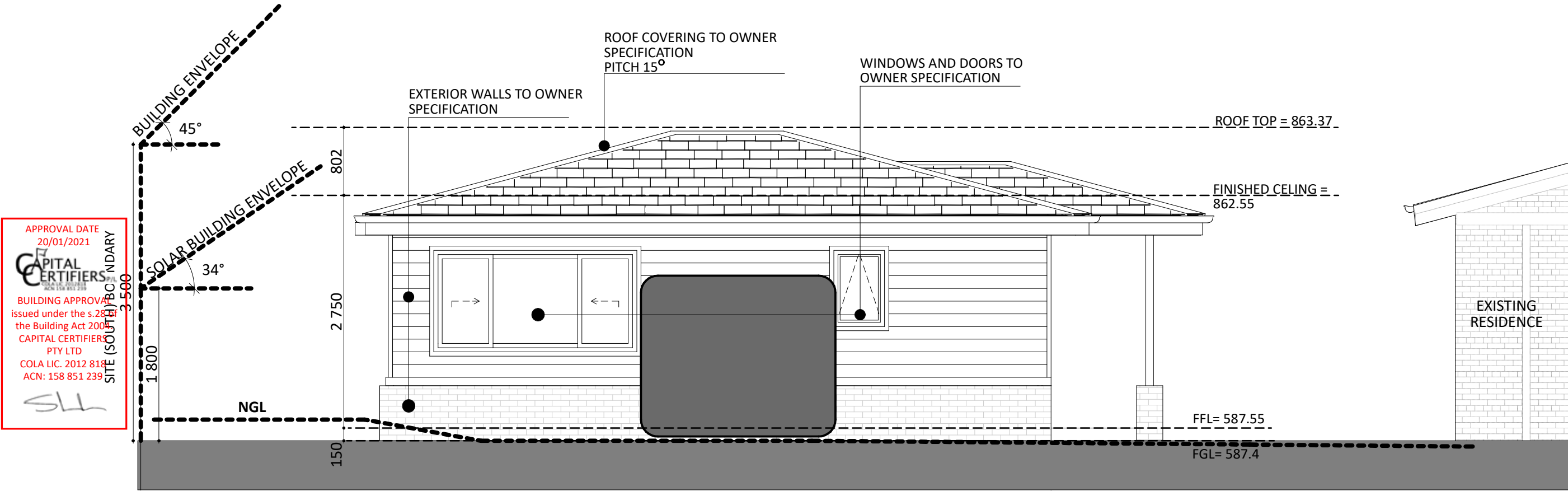
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NORTH ELEVATION SCALE 1:60

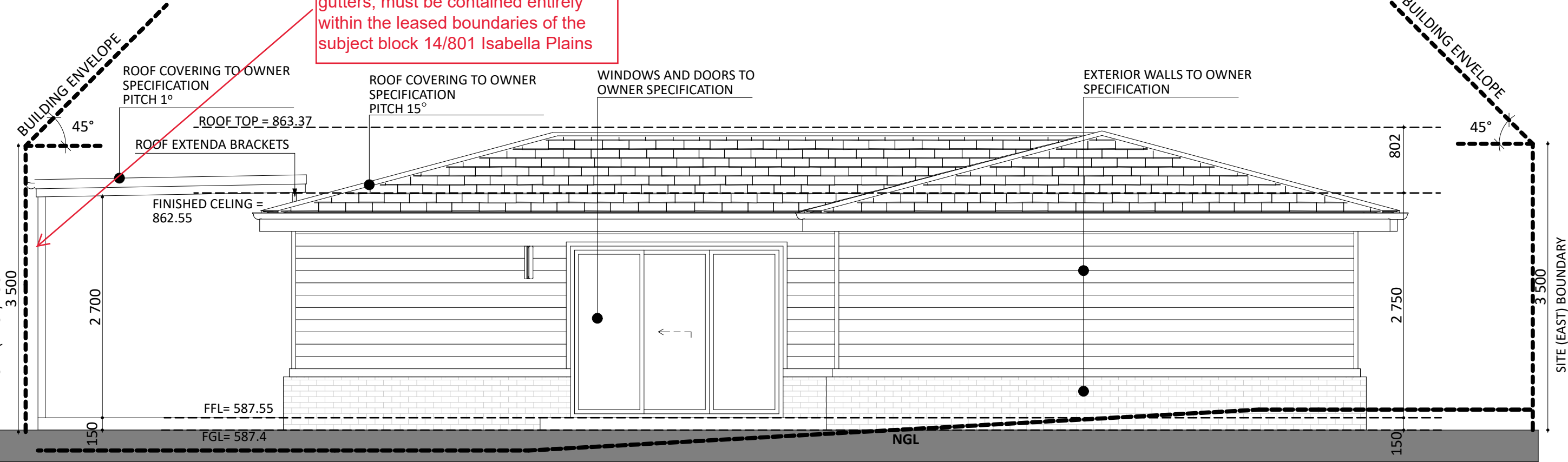


WEST ELEVATION SCALE 1:60

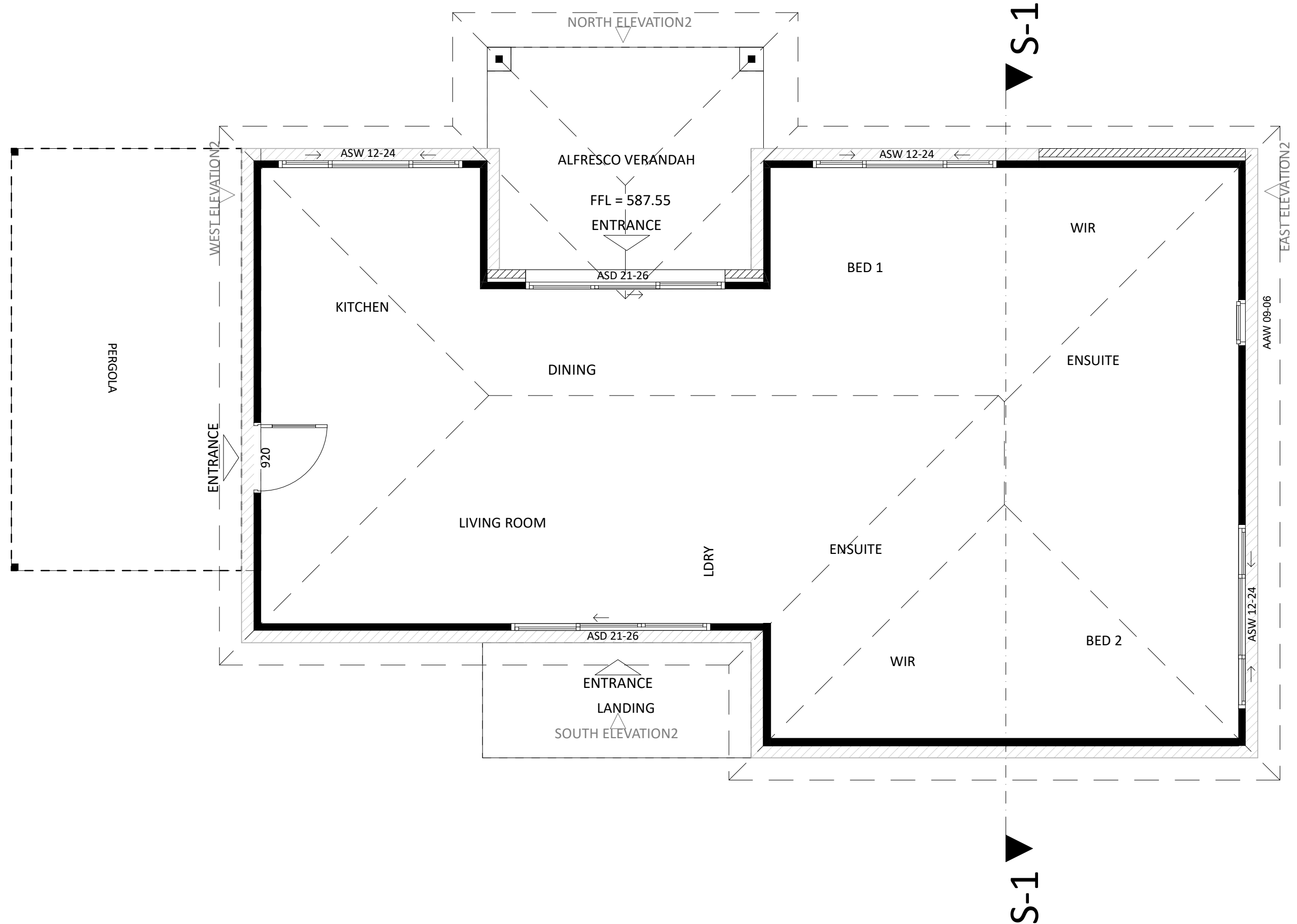


All works, including footing and gutters, must be contained entirely within the leased boundaries of the subject block 14/801 Isabella Plains

EAST ELEVATION SCALE 1:50



SOUTH ELEVATION SCALE 1:50

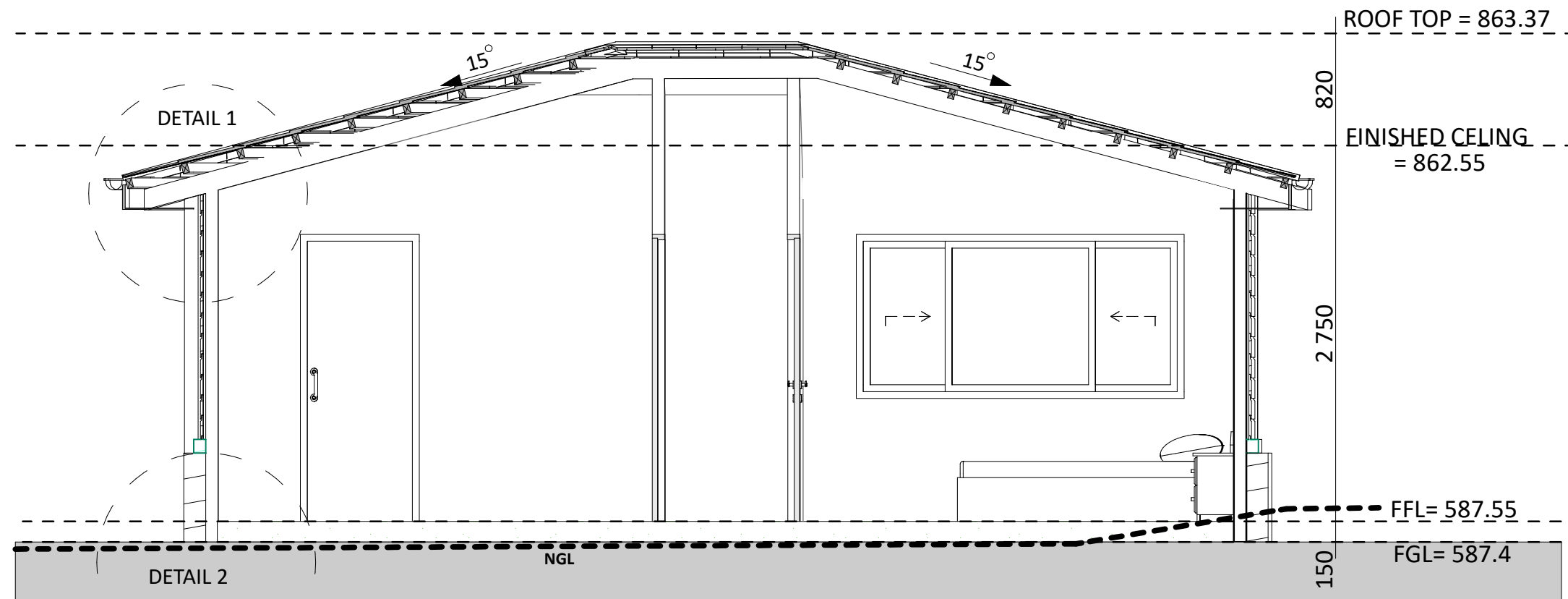


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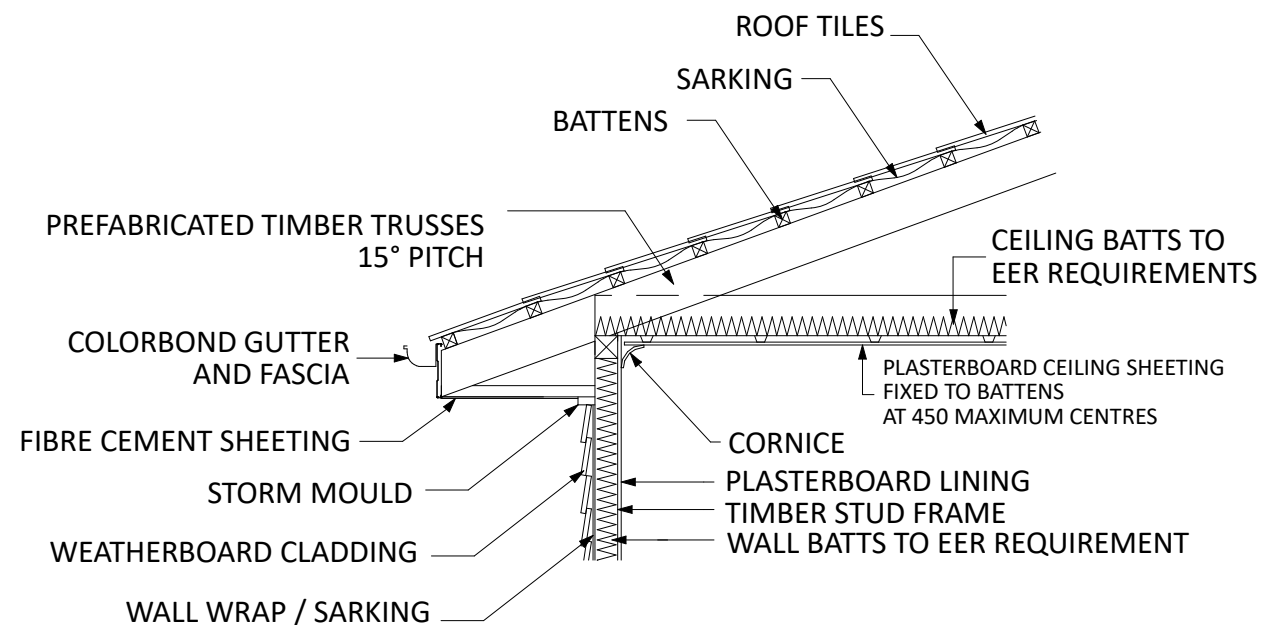
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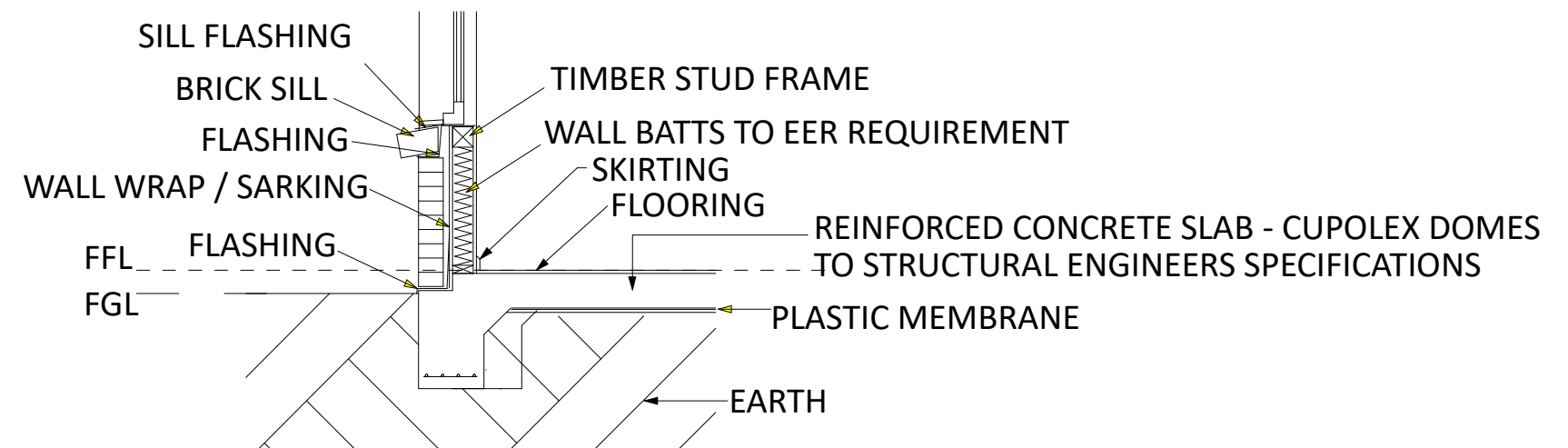
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VERTICAL SECTION S1-S1
SCALE 1:40



DETAIL 1
SCALE 1:30



DETAIL 2
SCALE 1:30

PIERRE DRAGH

CONSULTING ENGINEERS

OFFICE

ADDRESS: 16 VICTORIA STREET, HALL, ACT, 2618

TEL : 0438 625 440

FAX : (02) 6230 9695

EMAIL : PDRAGH@BIGPOND.COM

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SITE ADDRESS

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

JOB DESCRIPTION

PROPOSED NEW DWELLING

CLIENT:

LYN AND GARRY DADE

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.

APPROVED BY:

A handwritten signature in blue ink, appearing to be 'S. O.', written over a rectangular box.

Dwg No.

SO

GENERAL NOTES:

- G.1 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.
- G.2 DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.
- G.3 SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE BUILDER.
- G.4 DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
- G.5 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.
- G.6 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:

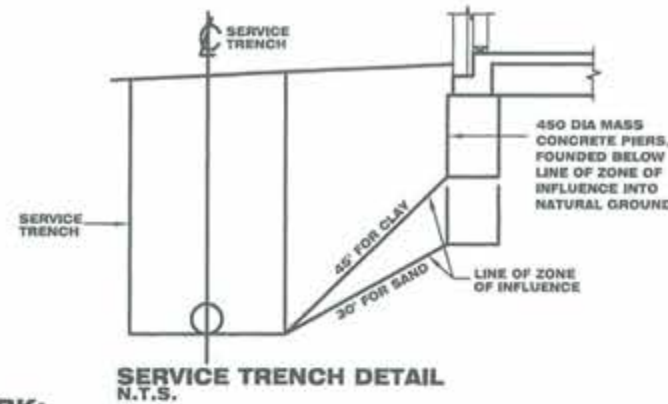
- F.1 FOOTINGS HAVE BEEN DESIGNED FOR A UNIFORM BEARING PRESSURE (refer to sheet 2). FOUNDATION MATERIAL SHALL BE APPROVED FOR THIS PRESSURE BEFORE PLACING CONCRETE FOOTING.
- F.2 THE SITE IS CLASSIFIED IN ACCORDANCE WITH GEOTECHNICAL REPORT (refer to sheet 2). WE DISCLOSE THAT WE HAVE NOT VERIFIED THIS REPORT AND THAT WE RELY ON ITS FINDINGS.
- F.3 FOOTING SHALL BE PLACED CENTRALLY UNDER WALLS AND COLUMNS UNLESS OTHERWISE NOTED.
- F.4 ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH A.S. 2870
- F.5 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.
- F.6 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 MATERIAL 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
- F.7 TOP SOIL CONTAINING GRASS ROOTS OR OTHER ORGANIC MATERIAL SHALL BE REMOVED FROM THE AREA ON WHICH THE SLAB IS TO REST.
- F.8 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.

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**CONCRETE WORK:**

- C.1 ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH A.S. 3600. & A.S. 2870
- C.2 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.	CONCRETE GRADE	COVER mm
SLABS ON GROUND	100	20	A	A1	25N	20 TOP 30 BTM 40 EXTERNAL
FOOTINGS	100	20	A	A1	25N	40
SUSPENDED SLAB	80	20	A	A1	32N	30 TOP 20 BTM 40 EXTERNAL

- C.3 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.
- C.4 SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
- C.5 CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE TO THE APPROVAL OF THE ENGINEER.
- C.6 BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS, IF ANY.
- C.7 HORIZONTAL FORMWORK SHALL BE STRIPPED WHEN APPROVED BY THE ENGINEER.
- C.8 UNLESS NOTED OTHERWISE NO ALLOWANCE HAS BEEN MADE FOR STACKED MATERIALS OR MACHINERY ON THE CONCRETE STRUCTURE.
- C.9 NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE ELEMENTS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
- C.10 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY, IT IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.
- C.11 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.
- C.14 ALL REINFORCING BARS SHALL COMPLY WITH A.S. 4671. ALL FABRIC SHALL COMPLY WITH A.S. 4671 AND SHALL BE SUPPLIED IN FLAT SHEETS.
- C.15 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 MILLIMETRES.
- 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 1m. 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.
- D.6 PENETRATIONS OF THE EDGE BEAMS AND FOOTING BEAMS ARE TO BE AVOIDED, BUT WHERE NECESSARY SHALL BE SLEEVED TO ALLOW FOR MOVEMENT.
- D.7 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.
- S.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 SECTIONS.
- 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 (10mm BRICK BEARING REQUIRED) PLACE INCOMPRESSIBLE PACKING AS REQUIRED UNDER THE ENDS OF THE BEAM TO ENSURE EVEN BEARING 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)	GENERAL STRUCTURAL MEMBERS (NOT BUILT INTO MASONRY OR CONCRETE)		LINTELS (BUILT INTO MASONRY OR CONCRETE)
	INTERNAL	EXTERNAL	
VERY LOW	R0		
LOW	R0	R1	R2
MEDIUM	R0	R2	R3
HIGH	R1	R3	R4
VERY HIGH	R1	R4	R5
PROTECTIVE COATING SPECIFICATION TO A.S. 2699.3			

REVISION DETAILS			
NO.	DESCRIPTION	DATE	NAME

PIERRE DRAGH
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OFFICE:
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STREET, HALL,
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PH : 0438 625 440 Web: www.pdcengineers.com.au
FAX : (02) 6230 9695 email : pdragh@bigpond.com

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

CLIENT
LYN AND GARRY DADE

DRAWING

GENERAL NOTES

Job No.

Rev.

SCALE: DATE:

Dwg No.

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)

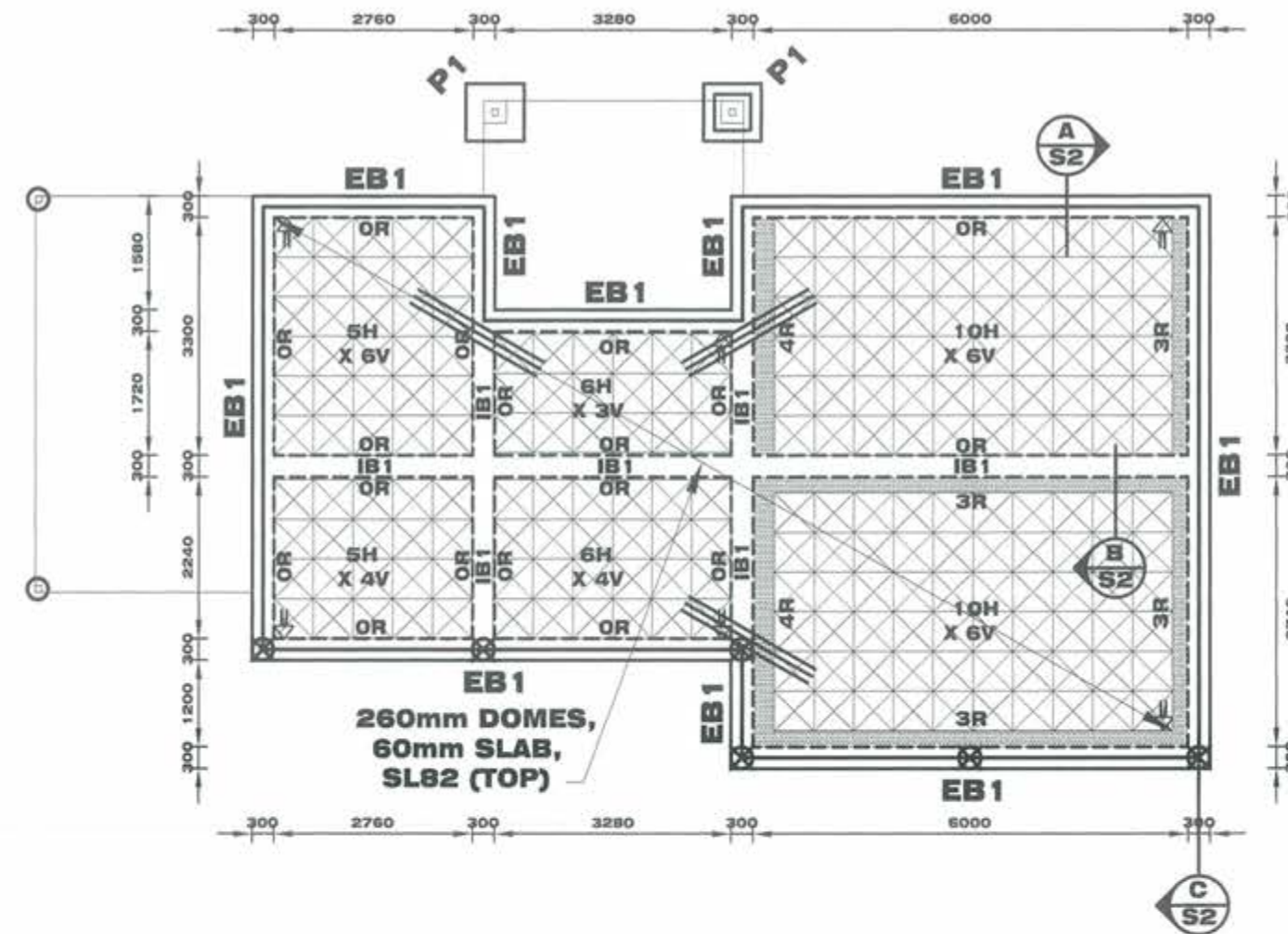
LEGEND	
	DENOTES STANDARD DOME 560X560X260
	DENOTES NUMBER OF EXPOSED BETON STOP RIBS
	3N12 OR 3L11TM, 2000mm LONG, TIED TO TOP OF SLAB MESH
H/V	DENOTES # OF HORIZONTAL/VERTICAL CUPOLEX DOMES
	Ø300mm DIA CONCRETE PIER TO MIN 600mm DEEP
	Ø300mm DIA CONCRETE PIER TO INVERT LEVEL OF PIPES, MIN 700mm DEEP INTO NATURAL GROUND, FOOTINGS WILL NOT IMPOSE ADVERSE LOADS ON PIPES.
P1: 800X800X500 MASS CONCRETE PAD	

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
CONCRETE STRENGTH : MIN 25MPa @ 28 DAYS.	

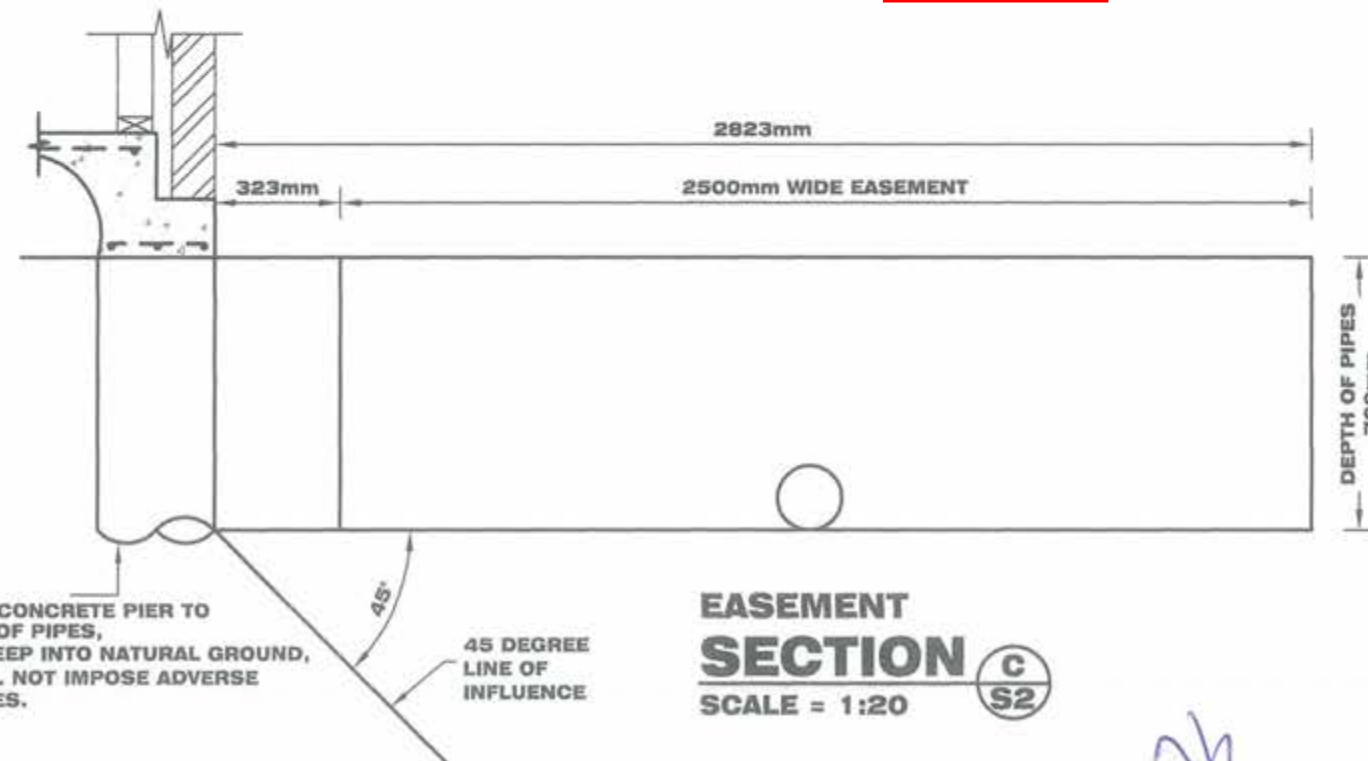
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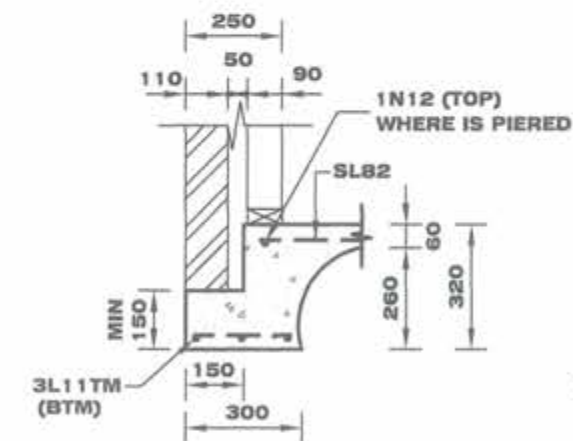


CUPOLEX STRUCTURAL DOME LAYOUT
SCALE 1:100

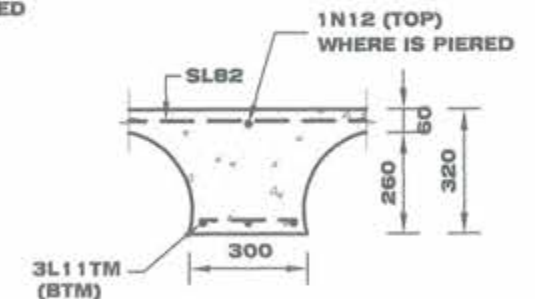


Ø 300mm DIA CONCRETE PIER TO INVERT LEVEL OF PIPES, MIN 700mm DEEP INTO NATURAL GROUND, FOOTINGS WILL NOT IMPOSE ADVERSE LOADS ON PIPES.

45 DEGREE LINE OF INFLUENCE



TYPICAL EB1 SECTION
SCALE = 1:20



TYPICAL IB1 SECTION
SCALE = 1:20

REVISION DETAILS			
NO.	DESCRIPTION	DATE	NAME

PIERRE DRAGH
CONSULTING ENGINEERS

OFFICE:
16 VICTORIA
STREET, HALL,
ACT, 2618

PH : 0438 625 440 Web: www.pdcengineers.com.au
FAX : (02) 6230 9695 email : pdragh@blgpond.com

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

CLIENT
LYN AND GARRY DADE

DRAWING
CUPOLEX STRUCTURAL DOME LAYOUT

Job No. _____ Rev. _____

SCALE: 1:100 DATE: 14/10/20 Dwg No. **S2**

DESIGNED: _____
DRAWN: AFZAL
CHECKED: PD

ELLERSTON AVENUE

APPROVAL DATE
28/06/2021

CAPITAL CERTIFIERS
BUILDING APPROVAL
is amended under s.32 the
Building Act 2004.
CAPITAL CERTIFIERS
PTY LTD
COLA LIC. 2012 818
ACN: 158 851 239

SLH

LEGEND

SYMBOL	DESCRIPTION
WM	WATER METER
L	LIGHT
G	GAS
E	ELECTRIC PILLAR

DISCLAIMERS:

Tree canopies are shown as a circular representation 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 demolition, excavation or construction 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 ACTMAP1. It is recommended that a title search be carried out to investigate whether any Easements have been created by instrument and added to the title.

2.5m X 2.5m clear service access must be maintained along the S-W boundary.

All works, including footing and gutters, must be contained entirely within the leased boundaries of the subject block 14/801 Isabella Plains

2.5m X 2.5m clear service access must be provided over Stormwater Easement along southern boundary.

PROJECT DETAILS

Customer Name: Lyn and Garry Dade
Project Address: 186 Ellerston Avenue, Isabella Plains ACT 2905
Block No 14
Section No 801

NOTES

Proposed Secondary Residence GFA	89.98 m ²
Roof Area	114.45 m ²
Pergola	16.50 m ²
Alfresco	9.93 m ²
Actual Plot Ratio	45.11%
Actual Private Open Space	418.79 m ²
Minimum Private Open Space	407.8 m ²





REV	DATE	INITIALS	DRAWING NAME
4.2	08.07.2020	DB	Site plan
CUSTOMER APPROVAL			DRAWING SCALE
NAME			SHEET SIZE
SIGNATURE			DRAWING NUMBER
DATE			CHECKLIST NUMBER
			1:200
			A3
			1
			0458



APPROVAL DATE
20/01/2021


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

SL

LEGEND	
SYMBOL	DESCRIPTION
	WATER METER
	LIGHT
	GAS
	ELECTRIC PILLAR

DISCLAIMERS:

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canberragrannyflatbuilders.com.au

PROJECT DETAILS

Customer Name:Lyn and Garry Dade
Project Address: 186 Ellerston Avenue, Isabella Plains ACT 2905
Block № 14
Seco n № 801

NOTES	
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Alfresco	9.93 m ²
Actual Plot Ra. o	45.11%
Actual Private Open Space	418.79 m ²
Minimum Private Open Space	407.8 m ²

REV	DATE	INITIALS
4.2	03.12.2020	DB
CUSTOMER APPROVAL		
NAME	SIGNATURE	DATE

DRAWING NAME			
Parking and Access Plan			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:250	A3	8	0458

SADLER HOMES

DRAINAGE PLAN No. 49206

BLOCK 14 SECTION 801 ISABELLA PLAINS

A.C.T.

—REFERENCES—

D.T.	Disconnect Trap	V.C.P.	Vitrified Clay Pipe	I.C.	Inspection Chamber	F.T.	Floor Trap
E.V.	Educt Vent	C.I.P.	Cast Iron Pipe	M.H.	Man Hole	S.V.P.	Soil Vent Pipe
G.T.	Gully Trap	I.O.	Inspection Opening	V.P.	Ventilating Pipe	V.R.	Vertical Riser
J.U.	Jump Up	F.P.	Fixed Point	E.J.	Expansion Joint		

NOTE: All work to be executed in accordance with Canberra Sewerage & Water Supply Regulations

—SCALE: METRIC 1:500—

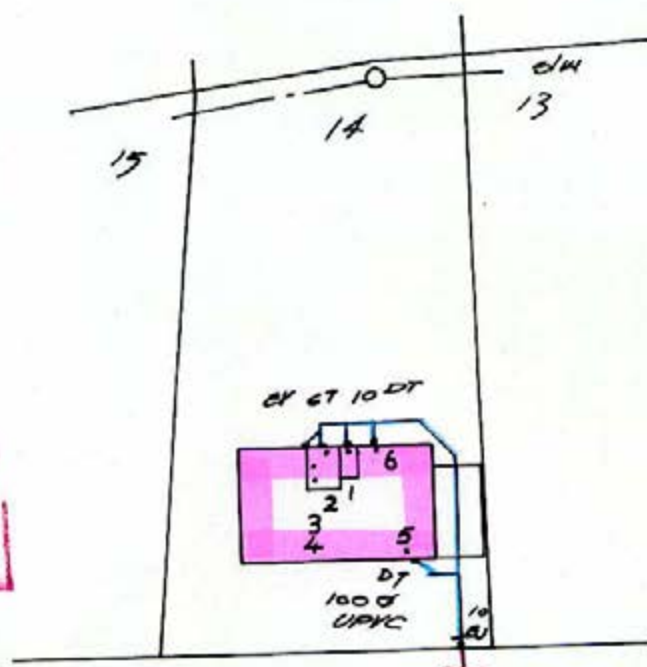
THIS APPROVED DESIGN IS NOT TO BE ALTERED WITHOUT PERMISSION OF DESIGNER



—FIXTURES—

AMENDED PLAN

	NO. OFF
1. WATER CLOSET	(/)
2. BATH	(/)
3. BASIN	(/)
4. SHOWER	(/)
5. SINK	(/)
6. TROUGHS	(/)



Tic: 1.8
Depth: 1.5
Ch: 35.1

DRUMSTON STREET

ES: INSPECTION OPENINGS TO BE PROVIDED AT THE POSITION: ON EACH W.C. OR SLOP HOPPER
NCH: AT INTERVALS OF NOT MORE THAN 30 METRES SPACED EQUIDISTANT WHERE POSSIBLE:
DIATELY UPSTREAM AND DOWNSTREAM OF JUMP-UPS.
INS TO BE LAID ARE SHOWN IN BLUE LINES. THIS PLAN TO BE READ IN CONJUNCTION WITH
ROVED ARCHITECTURAL PLANS AND SPECIFICATIONS.
INS TO BE DELETED SHOWN BY RED X. EXISTING DRAINS SHOWN IN GREEN LINES.
POSITION OF BRANCH TO BE LOCATED BEFORE ANY WORK IS COMMENCED.
UNPLASTICISED POLYVINYL CHLORIDE PIPE DRAINS (UPVC) INCLUDING STACKS TO BE CONSTRUCTION
IN ACCORDANCE WITH AS CA67 1972 AS CA69 1972 AS 2032 1977 AND CANBERRA CODES OF
PRACTICE. VITRIFIED CLAY PIPES (V.C.P) TO BE INSTALLED IN ACCORDANCE WITH AS1693 AND AS A164
PROVIDE AND INSTALL APPROVED FIRE STOP COLLARS TO ALL U.P.V.C. PENETRATION OF FIRE RATED
WALL AND FLOORS.

Designed by

BIRD MOORE & PARTNERS (Fyshwick)

Plumbing & Drainage Consultants

DRAWN

June 1/88

REF

A594

SEWERAGE ENGINEER

0.2.88



PLAN OF SANITARY DRAINAGE

DRAINAGE PLAN No. 49206-A

OWNER

Block 14 Section 801

SUBURB ISABELLA PLAINS

ADDITIONAL WORK - WAE

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
V.C.P.	VITRIFIED CLAY PIPE	S.V.P.	SOIL VENT PIPE
C.I.P.	CAST IRON PIPE	V.R.	VERTICAL RISER
I.O.	INSPECTION OPENING	O.R.G.	OVERFLOW RELIEF
F.P.	FIXED POINT		GULLY
I.C.	INSPECTION CHAMBER	I.S.	INSPECTION SHAFT

FIXTURES

1	WATER CLOSET	()	6	TROUGH	()
2	BATH	()	7	URINAL	()
3	BASIN	()	8	CL. SINK	()
4	SHOWER	()	9	BIDET	()
5	SINK	()			

NOTES

- DESIGNED TO AS 3500
- ALL WORK TO BE EXECUTED IN ACCORDANCE WITH CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS
- DRAINS AS LAID SHOWN IN BLUE LINES
- EXISTING DRAINS SHOWN IN GREEN LINES
- EXISTING DRAINS X'ED IN RED TO BE ABOLISHED TO APPROVAL
- DRAINS TO BE SUPPORTED ON OR FROM SOLID GROUND
- UNPLASTICISED POLYVINYL CHLORIDE PIPE DRAINS (UPVC) INCLUDING STACKS, TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2032-1977 AND CANBERRA CODES OF PRACTICE
- 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
- INSPECTION OPENINGS MUST BE PROVIDED AT THE PROPERTY BOUNDARY, ON EACH W.C. OR SLOP-HOPPER BRANCH, AT INTERVALS OF NOT MORE THAN 30 METRES SPACED EQUIDISTANT WHERE POSSIBLE, IMMEDIATELY UPSTREAM AND DOWNSTREAM OF ALL JUMP-UPS
- DRAINS UNDER BUILDING MUST BE RETESTED
- SEWER BRANCH TO BE LOCATED ON SITE BEFORE ANY WORK IS COMMENCED
- THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS
- PROVIDE AND INSTALL APPROVED FIRE STOP COLLARS TO ALL U.P.V.C. PENETRATIONS OF FIRE RATED WALLS AND FLOORS TO BUILDING SECTION'S REGULATIONS
- I.S. AT PROPERTY BOUNDARY IS TO BE RAISED TO GROUND LEVEL IN ACCORDANCE WITH PLUMBING NOTE No. 3
- OVERFLOW RELIEF GULLY (O.R.G.) TO BE MINIMUM 300mm BELOW LOWEST FITTING WITH A FURTHER 50mm FROM TOP TO PAVING LEVEL OR A FURTHER 150mm FROM TOP TO UNPAVED GROUND LEVEL

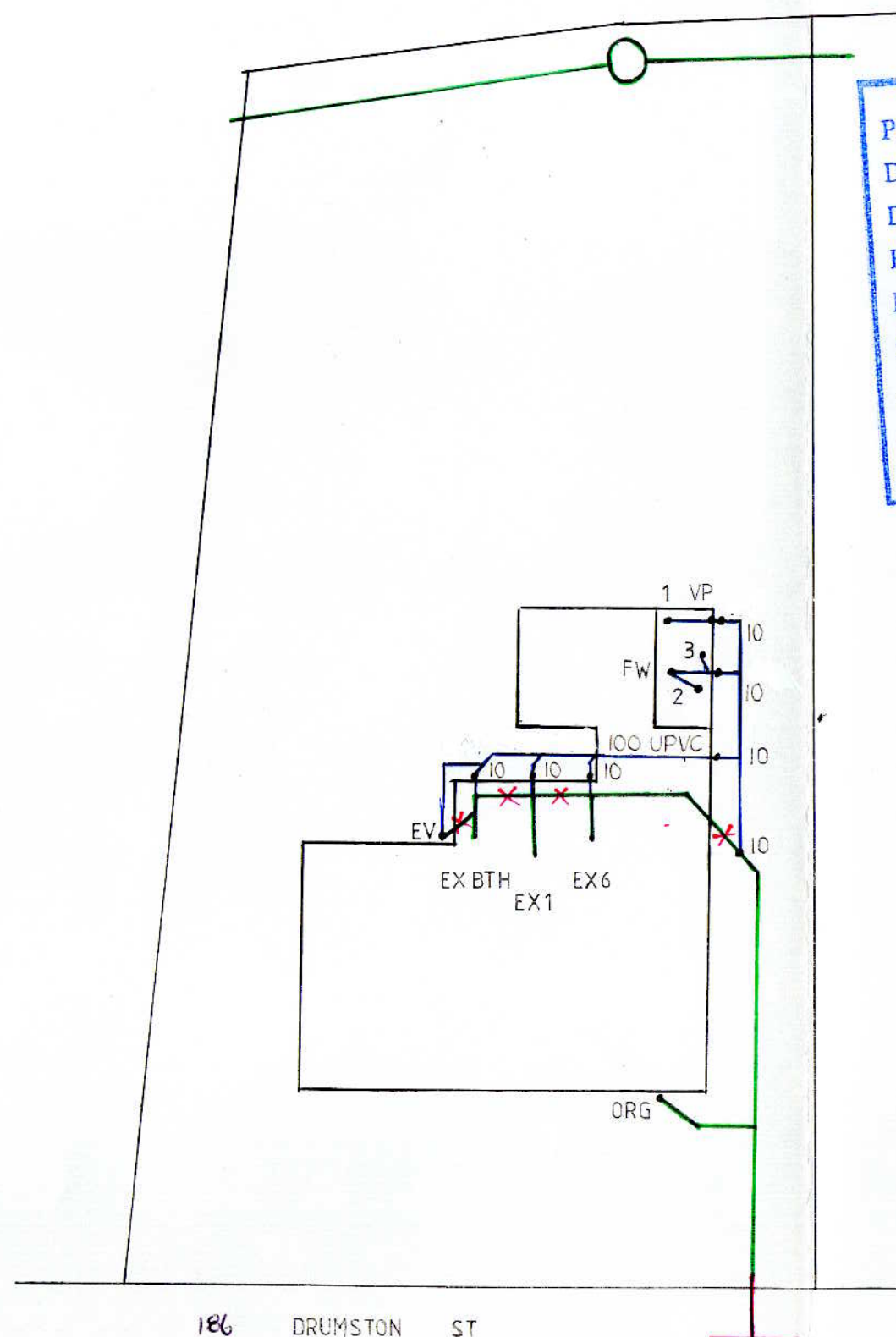
APPROVAL OF THIS PLAN IS GIVEN SUBJECT TO THE WORK BEING CARRIED OUT IN ACCORDANCE WITH THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS

DRAWN: PHILTHY DRAINAGE PLANS 2582714

SCALE: 1:200

REF:

J.H. Kuegel 10.4.95
SEWERAGE ENGINEER



PLUMBER J. THALLER 29533
DRAINER B. SMITH 29880
DRAIN INSP. D. McCulloch 17.2.95
FINAL INSP. K. Kuegel 30.5.95
METRE No. N/A
COMPLETION. ADD. 2-6-95

GENERAL NOTES

1. EXISTING SEWER LINES TO BE LOCATED ON SITE PRIOR TO COMMENCEMENT OF WORK.
2. ALL PLUMBING AND DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH AS3500.
3. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS.
4. THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS.
5. INSPECTION SHAFT AT PROPERTY BOUNDARY TO BE IN ACCORDANCE WITH PLUMBING NOTE No3.
6. ORG LEVELS TO BE IN ACCORDANCE WITH AS3500.2.2 CLAUSE 4.6.6.6 & 4.6.6.7 & PLUMBING NOTE 22.
7. UNPLASTICISED POLYVINYL CHLORIDE PIPE DRAINS (UPVC) TO BE CONSTRUCTED IN ACCORDANCE WITH AS2032 AND THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS.
8. TEMPERED HOT WATER REQUIRED AT ALL ABLUTION FIXTURES.
9. PLUMBING AND DRAINAGE TO CONFORM TO ACTPLA PLUMBING NOTES 22 AND 23.

LEGEND

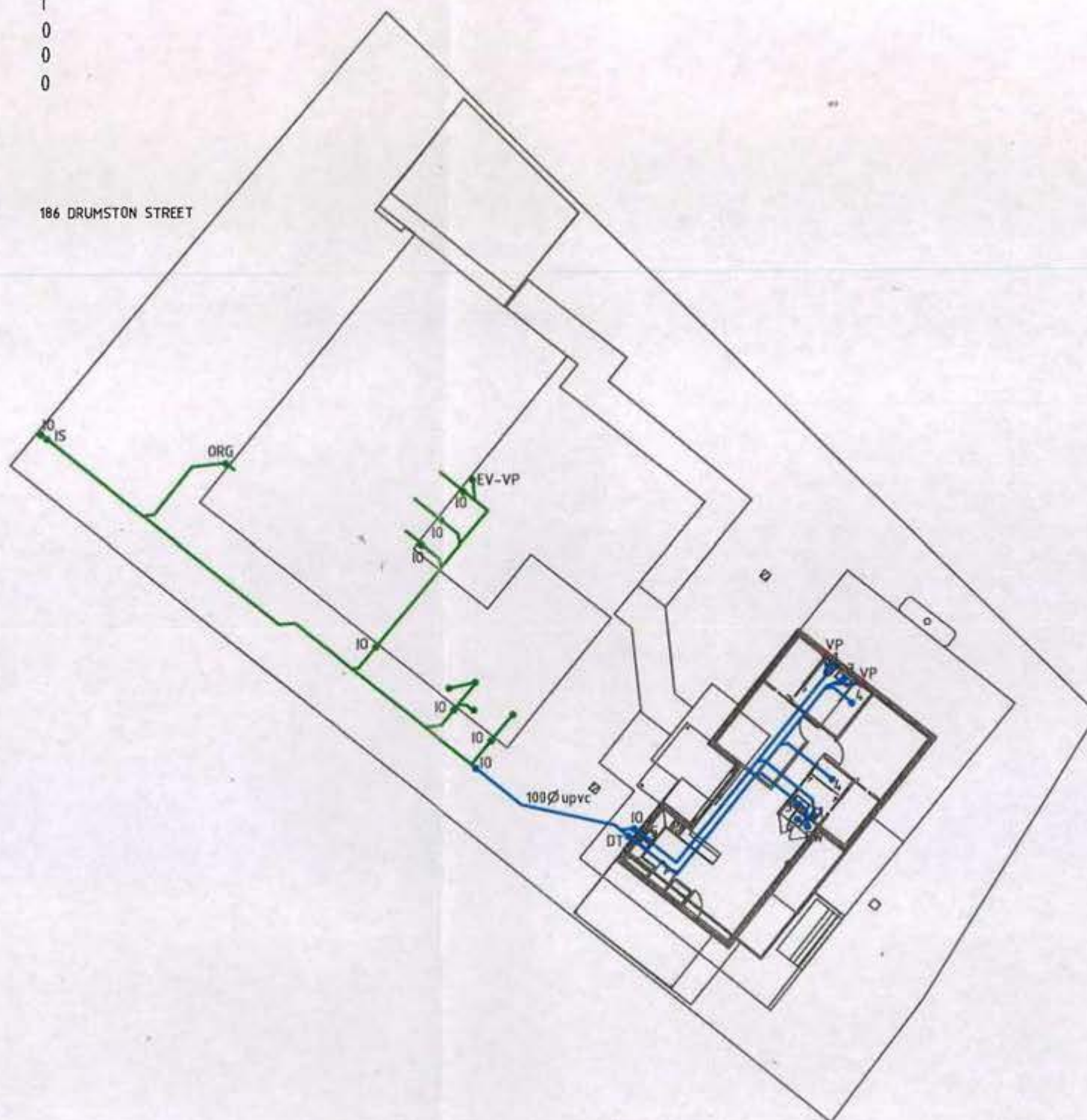
— S —	SEWER MAIN
— SW —	STORMWATER MAIN
— W —	WATER MAIN
X X	ABANDONED LINES
— SW —	EXISTING STORMWATER LINES
— W —	EXISTING DOMESTIC WATER
— FS —	EXISTING FIRE SERVICE
— S —	SEWER LINES
- - - S - - -	SEWER VENT
— SW —	STORMWATER LINES
- - - SW - - -	DOMESTIC WATER
- - - - -	NON-POTABLE WATER SUPPLY
— HWF —	HOT WATER
— FS —	FIRE SERVICE
— TW —	TRADE WASTE

DOWN PIPE NOTES

1. DOWNPIPES MUST BE SECURELY FIXED TO WALLS.
2. THE SPACING BETWEEN DOWNPIPES MUST NOT MORE THAN 12 M.
3. DOWNPIPES MUST BE FIXED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND IF THE DOWNPIPE IS MORE THAN 1.2M FROM VALLEY, PROVISION FOR OVERFLOW MUST BE MADE.
4. WHERE HIGH-FRONTED GUTTERS ARE INSTALLED, PROVISION MUST BE MADE TO AVOID ANY OVERFLOW FROM FLOWING BACK INTO ROOF OR BUILDING STRUCTURE BY INSTALLING SLOTTED GUTTERS OR THE LIKE.
5. DOWNPIPES MUST-
 - A. BE COMPATIBLE WITH OTHER ROOFING MATERIALS USED IN THE ROOFING SYSTEM IN ACCORDANCE WITH 3.5.3(1) OF THE B.C.A
 - B. BE SELECTED IN ACCORDANCE WITH APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN TABLE 3.5.2.2 OF THE B.C.A.

SANITARY FIXTURES

1	WC	2
2	BATH	0
3	BASIN	2
4	SHOWER	2
5	KITCHEN SINK	1
6	LAUNDRY TROUGH	1
7	URINAL	0
8	CLEANER'S SINK	0
9	BIDET	0



DRAINAGE PLAN
NUMBER: 49206

BLOCK 14 SECTION 801
ISABELLA PLAINS ACT

PLAN OF SANITARY DRAINAGE

DESIGNED TO AS3500

REFERENCE

AAV	AIR ADMITTANCE VALVE
BT	BUCKET TRAP
CO	CLEAR OUT
CWR/D	COLD WATER RISER/DROPPER
OCV	DOUBLE CHECK VALVE
DT	DISCONNECTOR TRAP
FH	FIRE HYDRANT
FHR	FIRE HYDRANT RISER
FHRR/O	FIRE HOSE REEL RISER/DROPPER
FOP	FLUSH OUT POINT
FW	FLOOR WASTE
HDPE	HEAVY DUTY POLYETHYLENE
IO	INSPECTION OPENING
IS	INSPECTION SHAFT
O/F	OVERFLOW
ORG	OVERFLOW RELIEF GULLY
SC	STOP COCK
SMH	SEWER MANHOLE
ST	SILT TRAP
SVP	SOIL VENT PIPE
TO	TUNDISH
TG	TEST GATE
TTD	TRAPPED TUNDISH
UPVC	UNPLASTICISED POLYVINYL CHLORIDE
VP	VENT PIPE
WM	WATER METER
WS	WASTE STACK

WORK AS EXECUTED

PLUMBING PLAN APPROVED

APPROVED BY *[Signature]*

REG. NUMBER

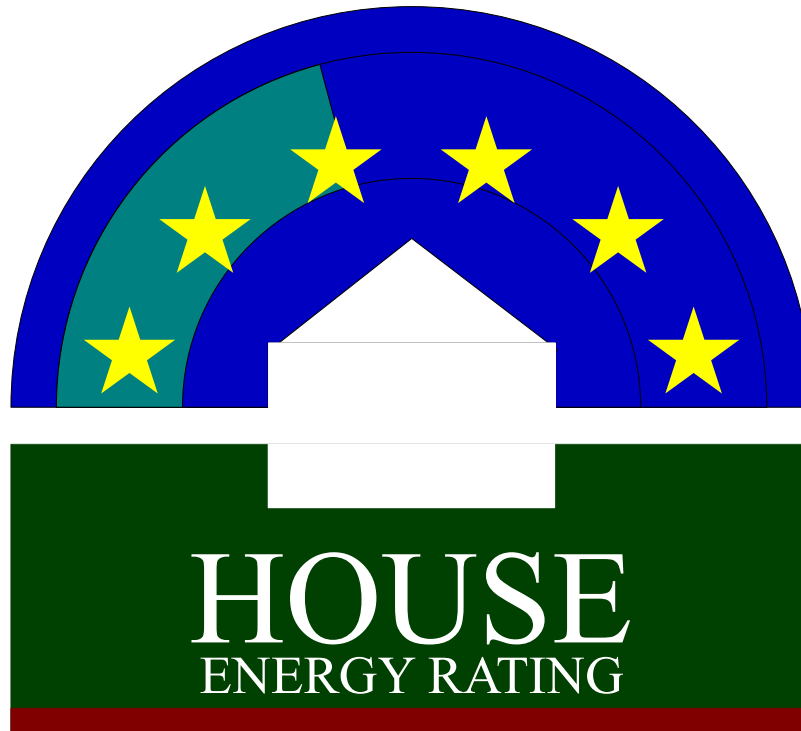
DATE 17.06.21

A. WARD 0409249974 PO BOX 4311 HAWKER ACT 2614		PROJECT NEW WORKS 186 DRUMSTON STREET ISABELLA PLAINS ACT		DESIGNED BY DRAWN BY AUTHORISED DATE 12.3.2021		TITLE HYDRAULIC SERVICES		SCALE 1:200@A3 JOB NO. H01 DRAWING NO. 12321	
A	WAE	12.3.2021		CLIENT MW PLUMBING					
ISSUE	DESCRIPTION	DATE	CHECKED						

Energy Efficiency Rating Residence 1



FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★ ★ ☆ **2.5 STARS**
in Climate: 24 **SCORE: -26 POINTS**

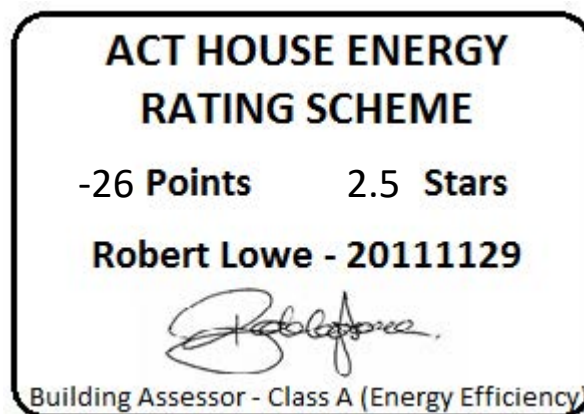
Name: Watson

Ref No: 62933

House Title: Block 14 Section 801 ISABELLA PLAINS

Date: 15-05-2025

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



This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

IMPROVING YOUR RATING

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

Star Rating	POOR			AVERAGE				GOOD				V. GOOD
	0 Star	★		★★		★★★		★★★★		★★★★★		★★★★★★
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	-26	<div></div>										
Potential	23	<div></div>										

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.

Current Rating	-26	★★☆
-----------------------	------------	------------

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,

Assessor's Name:

Net Conditioned Floor Area: 115.2 m²

Net Conditioned Floor Area: 115.2 m²						Points		
Feature						Winter	Summer	Total
CEILING						-3	-1	-3
Surface Area: 0		Insulation: -3						
WALL						-25	0	-25
Surface Area: -21		Insulation: -4		Mass: 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 0 %		Windows 26 %						
Exhaust Fans 6 %		Doors 30 %						
Down Lights 0 %		Gaps (around frames) 38 %						
DESIGN FEATURES						0	1	1
Cross Ventilation 1								
ROOF GLAZING						0	0	0
Winter Gain 0		Winter Loss 0						
WINDOWS						-14	-8	-22
Window Direction	Area		Point Scores					
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total		
ENE	15	13%	-16	9	-1	-8		
SSE	6	5%	-9	3	-1	-8		
WSW	8	7%	-5	6	-2	-1		
NNW	12	11%	-22	22	-4	-4		
Total	41	36%	-53	39	-8	-22		
* 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.								
The contribution of heavyweight materials to the window score is 1 point						Winter	Summer	Total
RATING	★ ★ ☆		SCORE			-30	-8	-26*

* includes 11 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 (Front Residence)
Postcode	2905
FileCreated	15-05-2025

Climate Details

State	
Town	Canberra
Postcode	2600
Zone	24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	5.0m²
2	Concrete Slab on ground	No Subfloor	No	No	No	Float Timb	R0.0	125.5m²

Wall Details

ID	Construction	Shared	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

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	No	R2.0	130.5m²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
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

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape 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

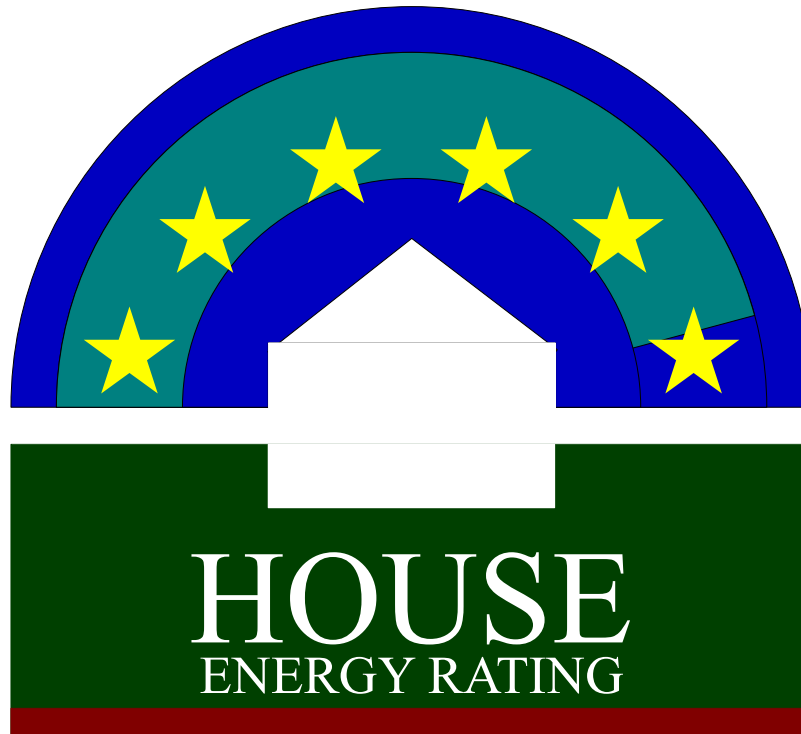
Air Leakage Details

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	
	<u>Sealed</u>	<u>UnSealed</u>
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 Heaters	0	
Percentage of Windows Sealed	98%	
Windows - Average Gap	Small	
External Doors - Average Gap	Small	
Gaps & Cracks Sealed	No	

Energy Efficiency Rating Residence 2



FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★☆☆☆ **5.5 STARS**
in Climate: 24

SCORE: 11 POINTS

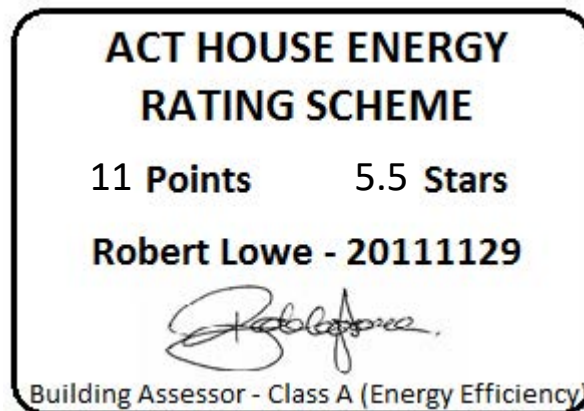
Name: Watson

Ref No: 62933

House Title: Block 14 Section 801 ISABELLA PLAINS

Date: 15-05-2025

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



This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

IMPROVING YOUR RATING

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

Star Rating	POOR			AVERAGE				GOOD				V. GOOD
	0 Star	★		★★		★★★		★★★★		★★★★★		★★★★★★
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	11	<div></div>										
Potential	11	<div></div>										

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	★★★★★☆☆
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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:

Net Conditioned Floor Area: 73.1 m²

Net Conditioned Floor Area: 73.1 m²				Points		
Feature				Winter	Summer	Total
CEILING				5	1	6
Surface Area: 0		Insulation: 6				
WALL				-5	-1	-6
Surface Area: -8		Insulation: 5		Mass: -3		
FLOOR				8	0	8
Surface Area: 0		Insulation: -6		Mass: 14		
AIR LEAKAGE (Percentage of score shown for each element)				-4	0	-4
Fire Place 0 %		Vented Skylights 0 %				
Fixed Vents 0 %		Windows 14 %				
Exhaust Fans 74 %		Doors 7 %				
Down Lights 0 %		Gaps (around frames) 5 %				
DESIGN FEATURES				0	1	1
Cross Ventilation 1						
ROOF GLAZING				0	0	0
Winter Gain 0		Winter Loss 0				
WINDOWS				-7	-9	-16
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
NE	3	5%	-6	10	-2	2
SE	5	7%	-11	5	-2	-7
NW	11	16%	-21	16	-6	-11
Total	20	28%	-38	31	-9	-16

* 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.

The contribution of heavyweight materials to the window score is 3 points

			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

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
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	78.8m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
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	Area
1	Attic - Standard	No	No	R4.0	90.0m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
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

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape 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
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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	0m ²
Area of Lightweight Mass	0m ²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	0	3
Downlights	0	0
Skylights	0	0
Utility Doors	0	0
External Doors	1	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

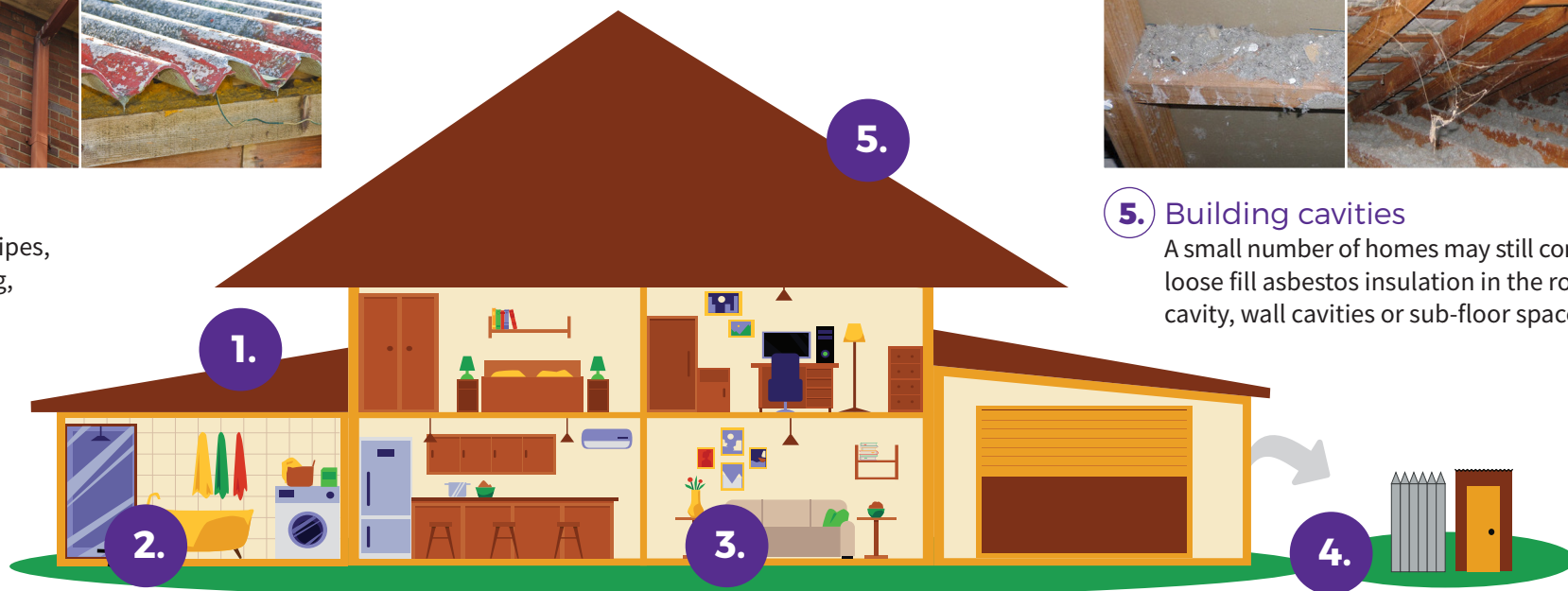


If a home was built before 1990 it may contain dangerous asbestos material

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



- 1. Exterior**
roof sheeting, gutters, downpipes,
ridge capping, eaves, cladding,
electrical switchboards



- 5. Building cavities**
A small number of homes may still contain
loose fill asbestos insulation in the roof
cavity, wall cavities or sub-floor space



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



- 3. Internal areas**
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



Manage asbestos safely

- 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

For more information, visit www.worksafe.act.gov.au or call Access Canberra contact centre – 13 22 81

If you need interpreting help, telephone the Translating and Interpreting Service on 131 450

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

*Advice based on the Asbestos Safety and Eradication Agency's residential asbestos disclosure research.

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



**ACT
PROPERTY
INSPECTIONS**

TAX INVOICE

Lynette Dorothy Watson
186 Ellerston Ave
ISABELLA PLAINS ACT
AUSTRALIA

Invoice Date
8 May 2025

Invoice Number
INV-62933

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
			TOTAL 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](#)