

ACT Compliance Report

This compliance report is based on a thorough and careful visual inspection of accessible areas of the property and building file documents provided by Access Canberra, Building Services and does not include assessment of any plumbing or electrical works. This information is current at the date of inspection only. This compliance report is provided to determine the possible presence of unapproved works. This is purely a comparison of the property with the plans and documentation provided by Access Canberra, Building Services as per the Building Conveyancing Enquiry. It is not possible to carry out a physical inspection of the authorities Building File and the process is solely reliant on searches carried out by Access Canberra, Building Services. This compliance report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, or by-law.

This information is provided as a guide only and clarification must be sought from Access Canberra, Building Services or an Access Canberra accredited certifier in relation to any complying or non-complying items mentioned within this report.

In Accordance with the
CIVIL LAW (Sale of Residential Property) Act 2003 and Regulations 2004.

Address: 21 Chance Street, Crace

As requested, an inspection of the records provided by Access Canberra, Building Services for **Block 5 Section 3** of **Crace** was carried out on 15/08/2017. The information below is based on documentation as supplied by Access Canberra, Building Services.

Building File Detail

Building Approval Plan No.	Date	Certificate of Occupancy	Date	Description of Works
091209/A	07/04/09	091209N1C1	08/07/10	Residence, Carport & Pergola
091209/B	01/07/10	091209N1C1	08/07/10	Amendment

Findings:

Based on the details supplied by Access Canberra, Building Services there are no discrepancies and all structures appear to be approved.

A handwritten signature in black ink, appearing to read 'Bruce Cohen', with a stylized, flowing script.

Bruce Cohen
Building Consultant
1300 767 741

Picture 1: Western elevation



Picture 2: Eastern elevation



CERTIFICATE OF CURRENCY

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

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

The Insured: Property Works Pty Ltd
T/as Surety Property
ABN 81 097 333 849

Address: 45 Pyang Avenue
MALUA BAY NSW

Interested Party: Defence Housing Australia

PARTICULARS OF INSURANCE COVER

Insurer:	Pacific International Insurance Pty Ltd	
Policy Number:	AUS-16-2506	
Period of Insurance Cover:	07 September 2016 To 07 September 2017	
Limit of General & Public Liability:	\$20,000,000	Any one claim and in the aggregate during the period of insurance.
Limit of Professional Indemnity:	\$2,000,000	In the aggregate and \$1,000,000 in any one claim during the period of insurance.

Business Activities and/or Extensions covered under this policy:

Commercial Building Inspections - AS4349.0-2007	Other Building Inspections/Consultancy Work
Termite Management - AS3660-2000	(PPI) Timber Pest Inspections - AS4349.3-2010
(PPI) Residential Building Inspections - AS4349.1-2007	

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



Tuesday, 6 September 2016