



allreports

ALL BUILDING, COMPLIANCE, PEST & ENERGY REPORTS

W: allreports.com.au

E: reports@allreports.com.au

P: 0408 476 200



58 Macleay Street Turner

All Reports

Reports prepared for

Name: Zoe and David Robens

Property Details

Address: 58 Macleay Street Turner

Block/Section: Block 22, Section 62

Inspection Details

Inspection Date/Time: 1 September 2025, 0900

Persons in attendance: Douglas

Weather conditions: Fine

Other relevant comments:

Report Prepared: 3 September 2025

Structure: 3 Bedroom double brick attached house with separate garage.

Construction type: Brick Cavity

Pier type: Brick

Roof type and material: Hipped Tile/Mixed

Orientation: North

Pool present: No

Energy Efficiency Rating: 4.5

Approximate Areas	Living	163 m2
	Garage	37 m2
	Land	767 m2

Contents

Building Condition and Compliance Summary	4
Timber Pest Inspection Summary	4
Building Condition Report.....	5
Building Compliance Report.....	7
Timber Pest Inspection Report	8
ALL REPORTS – TERMS & CONDITIONS.....	9
Appendix A: Insurance Certificate of Currency	18
Appendix B: Energy Efficiency Rating	19
Appendix C: ACT Government Conveyancing File Search.....	25
Appendix D: Invoice	43

IMPORTANT NOTE: Report summaries are supplied to allow a quick and superficial overview of the inspection results. Summaries are NOT the Report and cannot be relied upon on their own. Summaries must be read in conjunction with the full report and not in isolation from the report

Building Condition and Compliance Summary

The overall condition of the property is consistent with dwellings of approximately the same age and construction.

The internal wall linings are in a good condition. The external walls are in good condition. The floor coverings are in good condition, with no defects detected. No defects were observed in the roof framing, however access was restricted by structure.

An external inspection of the roof was not conducted due to safety considerations.

Timber Pest Inspection Summary

Access to the site and structures was sufficient to permit a full inspection of all areas except the roof void due to WHS safety requirements of the inspector. Access to the subfloor was restricted by clearance

There were no live specimens of subterranean termite found in any of the structures inspected, and there were no live specimens found on the site. There was no visible evidence of subterranean termite workings or damage found in any of the structures inspected.

Building Condition Report

Purpose of Inspection and Scope

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection.

Except where noted, no inspection was performed for appliances including, but not limited to, air conditioning, dishwashers, hot water services, stoves and cooktops, and exhaust fans. These need to be verified as satisfactory by the purchaser during pre-settlement.

The Building and the site including fences that are up to 30 metres from the building and within the property boundary of the site, unless otherwise specified in the inspection agreement. Vegetation, structures, personal effects and refuse may restrict visibility of potential issues - we do not generally comment these items as they are transient and an invasive inspection would be required.

The inspection and reporting is visual and non-invasive, limited to Appendix C AS4349.1-2007. Where a property is not vacant furnishings and personal effects may conceal defects.

The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

If it is more than 60 days from the inspection date, we recommend a new inspection and report. If the property is being auctioned refer to the Disclaimer of Liability to Third Parties in this report.

Should you have any difficulty in understanding anything contained within this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

Building Condition Inspection Findings

General Recommendations

An electrical safety inspection carried out by licensed professionals is recommended for all properties.

Roof guttering and rainwater management are regular maintenance items and should be checked regularly. It is not possible to fully check these items unless observed during a high rain event.

Taps and tapware contain seals that from time to time may require replacement.

Driveway

The driveway is in good condition considering age and car use.

Garage

The garage is in good condition. The automatic door was operable. No defects were observed.

Entry

The entry is in good condition, no defects were observed.

Kitchen

The kitchen is in good condition with no defects detected in plumbing and drainage, tiling, or construction. The cabinets were showed no evidence of water damage.

Bedroom 1, Walk in robe

Bedroom 1 and the WIR are in good condition. No defects were detected.

Bedroom 2

Bedroom 2 is in good condition no defects were detected.

Ensuite

The ensuite is in good condition. No defects were detected in plumbing and drainage, tiling, or construction. The toilet was operable.

The vanity cabinet showed possible water stains from old water exposure.

Bedroom 3

Bedroom 3 is in good condition with no defects detected.

Bathroom

The bathroom is in good condition. No defects were detected in plumbing and drainage, tiling, or construction.

The vanity cabinet showed possible water stains from old water exposure.

WC

The WC is in good condition. No defects were detected in plumbing and drainage, tiling, or construction. The toilet was operable.

Laundry

The laundry is in good condition. No defects were detected in plumbing and drainage, tiling, or construction.

Roof Void

The roof void entry is below the minimum specified for safe access. The void was observed from the entry. No defects were observed.

Roof Exterior

The roof was inspected from the ground. Some defects, such as hairline cracks in tiles, minor deflections in roof structure, and other visually insignificant potential issues can not be detected.

There were no defects observed, and no evidence of roof leaks or defects in other parts of the property.

Fences, Gates, and Yards

Fences and rear gate are in good order and operable. Due to potential concealment by vegetation it may not be possible to observe all items.

The automatic gate was operable.

Decks and Pergolas

Inspection of the structure was not possible due to restricted clearance.

Subfloor

Access to the subfloor was restricted by low clearance, observation from the access hole was possible. No defects were observed.

Building Compliance Report

Block 22 Section 62 Suburb Turner

The building file provided Access Canberra contained the following details:

Plan Number	Description	Date of Certificate of Occupancy approvals	Comments
49498/A	BV Addition to residence	20/12/1978	
49498/B	Steel clad garage	10/07/1979	
49498/C	Heater	No COU, no longer present or not completed	
49498/D	Extension and renovation	23/08/1995	

This is an ex-government residence which appears to match the original plan set.

The BV addition (49498/A) appears to match approved plans.

The garage (49498/B) appears to match approved plans.

The extensions (49498/D) vary slightly from the plans on file, but are covered under the granted COU.

The front deck (no building file entry) should have been constructed with development approval as it is more than 400mm above finished ground level and within 1.5m of a side boundary or rear boundary.

As attested by the original survey the residence is properly sited with no encroachments.

Note: Information relating to the status of development approvals is not contained in the Building File we receive from Access Canberra. This information would be included in the Lease Conveyancing Enquiry conducted by the vendors solicitor.

Timber Pest Inspection Report

Purpose of Inspection and Scope

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

The Building and the site including fences that are up to 30 metres from the building and within the property boundary of the site, unless otherwise specified in the inspection agreement.

The inspection and report is conducted in accordance with AS4349.3-2010.

If it is more than 30 days from the inspection date, we recommend a new inspection and report. If the property is being auctioned refer to the Disclaimer of Liability to Third Parties in this report.

Should you have any difficulty in understanding anything contained within this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

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

General Access

Access to the site and structures was sufficient to permit a full inspection of all areas except the roof void and subfloor due to WHS safety requirements of the inspector.

Limited subfloor access restricted the inspection of the subfloor.

Timber Pest Activity

Were active subterranean termites (live specimens) found in any of the structures inspected? **No.**

Were active subterranean termites (live specimens) found on the site? **No.**

Was visible evidence of subterranean termite workings or damage found in any of the structures inspected? **No.**

Was visible evidence of subterranean termite workings or damage found on the site? **No.**

Was visible evidence of borers of seasoned timbers found in any of the structures inspected? **No.**

Was evidence of damage caused by wood decay (rot) fungi found in any of the structures inspected? **No.**

Were any major safety hazards related to Timber Pest Activity and/or Damage identified? **No.**

What termite inspection zone is present, and is it clear?

There is sufficient inspection zone at dwelling interfaces with concrete and landscaping.

"Antcaps" were installed on all piers that could be inspected.

Degree of risk of subterranean termite infestation:

Moderate. This is standard for Canberra due to proximity to bushland and climate.

Are further inspections recommended?

A standard risk management practice of regular inspections twice yearly is recommended.

Areas of note

ALL REPORTS – TERMS & CONDITIONS

ASBESTOS: No inspection for asbestos will be carried out at the Dwelling and no report on the presence or absence of asbestos will be provided.

If during the course of the Building Inspection asbestos or materials containing asbestos happened to be noticed, then this may be noted in the general remarks section of the report. If asbestos is noted as present within the Dwelling then you agree to seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost sealing or of removal.

To comply with the standard and potential insurer requirements, please read the information below

SCOPE OF THE INSPECTION & THE REPORT

1. Timber Pest Inspection is performed according to AS4349.3-2010: Inspection of Buildings - Timber Pest Inspections
2. Building Inspection is performed according to AS4349.1-2007: Inspection of Buildings - Pre-purchase Inspections and will normally report on the condition of:
 - the interior of the Dwelling;
 - the subfloor of the Dwelling;
 - the roof void of the Dwelling;
 - the roof exterior of the Dwelling; and
 - garage, car-port, fencing and/or pergola's and/or garden sheds on the Land
3. The Building Inspection and Building Report compares the inspected building with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and durability.
4. The Building Inspector will report individually on Major Defects and Safety Hazards evident and visible on the date and time of the Building Inspection. The Building Report will also provide a general assessment of the Dwelling and collectively comment on Minor Defects which would form a normal part of property maintenance.
5. Where a Major Defect has been identified, the Building Inspector will give an opinion as to why it is a Major defect and specify its location.
6. Timber Pest Inspection is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection.
7. The Inspection did not cover any other pests and this Report does not comment on them.
8. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hyloterpes bujulus* Linnaeus) were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found.
9. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hyloterpes bujulus* Linnaeus are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.

LIMITATIONS

10. Areas for inspection shall cover all areas to which Safe Access was both available and permitted at the time of inspection
11. The inspection DID NOT include breaking apart, dismantling, removing, or moving objects including, but not limited to, foliage, moldings, roof insulation/sisalation, floor or wall coverings or rugs, sidings, ceilings, floors, furnishings, appliances or personal possessions.
12. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.
13. Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by Timber Pests. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.
14. The Report is NOT a structural damage Report. We claim no expertise in building and any observations or recommendations about timber damage should not be taken as expert opinion and CANNOT be relied upon. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then You must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and You should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither We nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.
15. The reports may not report on mildew and non-wood decay fungi (commonly known as Mould) as they are not considered a Timber Pest but may be an indicator of poor ventilation or the presence of termites, wood decay or water leaks. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.
16. No liability shall be accepted on account of failure of the Report to notify any Termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report), or to which Safe Access was not possible, or which was concealed.
17. If any part of the Dwelling to be inspected is obstructed, or furnished, or occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed.

You agree to obtain a statement from the owner as to:

- any damage;

- any Timber Pest activity or damage;
- timber repairs or other repairs;
- alterations or other problems to the Dwelling known to them;
- any other work carried out to the Dwelling including Timber Pest treatments; and
- obtain copies of any paperwork issued and the details of all work carried out; and
- Indemnify the Building Inspector from any loss incurred by You relating to the items listed in clause 17(5) above where no such statement is obtained.

18. The Inspections will not cover or report the items listed in Appendix D to AS4349.1-2007.
19. Where the Dwelling is a strata or similar title, the Building Inspector will only inspect the interior and immediate exterior of the particular unit requested to be inspected as detailed in Appendix B in AS4349.1-2007.
20. You agree that ALL Reports cannot accept any liability for any failure to report a defect that was concealed by the owner of the building being inspected and You agree to indemnify All Reports for any failure to find such concealed defects.

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

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

We further advise that You engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2014 for pre-construction termite work or 3660.2-2000 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the labels directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system You install.

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

CONCRETE SLAB HOMES

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

SUBTERRANEAN TERMITES

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

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

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

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

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

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

PAYMENT & DEFERRED PAYMENT TERMS:

Note - Generally, the buyer of the Land will pay for the costs of the Building Report when completion of the sale and purchase of the Land Occurs. Please confirm if you elect to pay or defer the payment as per the terms below.

21. If you elect to defer payment of the Report Costs, payment is required on the earlier of the following:
 - (1) On Completion of the sale and purchase of the Land by way of bank cheque; or
 - (2) Within 120 days of You or your Agent receiving the Building Report; or
 - (3) Withdrawal of the property from market.
22. A failure to pay the Report Costs in full is a breach of the these terms and conditions and that sum becomes a liquidated debt due and payable upon demand.

CONSUMER COMPLAINTS PROCEDURE

23. In the event of any controversy or clam arising out of, or relating to this Report, either party must give written notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute may be referred to a mediator nominated by the Building Inspector.
24. Should the dispute not be resolved by the mediator then either party may refer the dispute to the Resolution Institute for resolution by arbitration.
25. The parties agree that the cost of the mediation shall be met equally by both parties or as agreed as part of the mediation settlement.
26. The parties agree that if the matter is submitted for arbitration, then the arbitrator will determine what costs each of the parties are to pay.

THIRD PARTY DISCLAIMER:

27. We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Building Report provided pursuant to this Agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Dwelling or the giving of security over the Dwelling, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by All Reports is the Client named on the face page of this Agreement.

**Note: In the ACT under the Civil law (Sale of Residential Property) Act 2003 and Civil Law (Sale of Residential Property) Regulations 2004 the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.*

Prohibition on the Provision or Sale of the Report

28. The Report may not be sold or provided to any other Person without All Reports express written permission, unless the Client is authorised to do so by Legislation. If We give our permission it may be subject to conditions such as payment of a further fee by the other Person and agreement from the other Person to comply with this clause. However, All Reports may sell the Report to any other Person although there is no obligation for All Reports to do so.

Release

29. You release All Reports from any and all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of whatever nature that the Person may have at any time hereafter arising from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

Indemnity

30. You indemnify All Reports in respect of any and all liability, including all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of any nature, which may be incurred by, brought, made or recovered against All Reports arising directly or indirectly from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

No Liability

31. We accept no liability with respect to work carried out by other trades, consultants or practitioners referred by the All Reports. Our liability with respect to the advice given in the Report shall be limited to a refund of the Building Inspection fee only for any and all injuries, damages, claims, losses, expenses, or claim expenses (including attorney's fees) arising out of this Agreement from any cause of causes. Such causes include, but are not limited to, Our negligence, errors or omissions, strict liability, breach of contract or breach of warranty to the extent permitted by law.

ACCEPTANCE OF TERMS AND CONDITIONS

32. You are agreeing to our conditions and accept that it is Your responsibility to inform All Reports if the home is not a standard home.

33. You agree to accept any additional charges that may be incurred as a result of the home being non-standard. You/Your means the person defined above as the Client and where more than one party all such parties jointly and severally, together with any agent of that party.

34. You accept that All Reports reserves the right to nominate another person of equal or greater qualification to conduct any Inspections.
35. You agree that by booking an inspection online order form You have read and understand the content of these Terms & Conditions and the Agreement.
36. You have had the opportunity to seek legal advice on the terms of this agreement and have entered into it under your own determinism in the absence of duress or intoxication and that the Timber Pest Inspection will be carried out in accordance with this document.
37. You agree to pay for the inspection prior to delivery of the report. If You cancel the requested inspection giving less than 24 hours notice (excluding weekends and public holidays) then You agree that You have read and understand the contents of this agreement and that We will charge you a last minute cancellation fee of up to 25% of the Report Costs.

Note: Additional inspection requirements requested by you may incur additional expense in regard to the cost of the inspection. Special Requirements / Conditions requested by the Client/Client's Representative regarding the Inspection and Report must be included on the booking form and may not be included in the report if requested verbally. Cost of the Report including any requested Special Requirements/Conditions: Costs to be as per quote and provided prior to commencement of inspection

DEFINITIONS

38. You should read and understand the following definitions of words used in this Agreement and the Report. This will help You understand what is involved in a timber pest inspection, the difficulties faced by the Building Inspector and the contents of the Report which We will provide You following the Inspection.

Acceptance Criteria: the Building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Access hole (cover) means an opening in the structure to allow for safe entry to carry out a Building Inspection.

Accessible Area means an area of the site where sufficient safe and reasonable access is available to allow inspection within the scope of the Building Inspection.

Agent means the real estate agent who has been retained by You who is conducting the sale of the Land.

All Reports means All Reports (ACT) Pty Ltd ACN.

Building Element means a portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.

Building Inspection means the inspection undertaken at the Dwelling by the Building Inspector.

Building Inspector means the person or organisation responsible for undertaking and completing the Building Inspection.

Building Report means the document and any attachments produced pursuant to the Acceptance Criteria and issued to You by All Reports following the Building Inspection of the Dwelling.

Client means the person(s) or other legal entity for which the Building Inspection is to be carried out. If ordered by the person(s)'s agent then it is agreed that the agent represents the person(s) and has the authority to act for and on their behalf.

Defect means a fault or deviation from the intended condition of the material, assembly or component.

Dwelling means the dwelling or dwellings constructed on the Land.

EER means the energy efficient rating report provided in the Building Report.

Land means the land that the Dwelling is erected on and owned by you as the registered proprietor/s.

Limitation means any factor that prevents full achievement of the purpose of the Building Inspection.

Major Defect means a defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the Dwelling. Minor defect means a defect other than a Major defect.

Person means any individual, company, partnership or association who is not a Client.

Pest Inspection means the non-invasive pest inspection undertaken at the Dwelling by the Building Inspector.

Property means the structures and boundaries, etc up to thirty (30m) metres from the exterior walls of the main building but within the boundaries of the land on which the main building is erected.

Report Costs means the costs of the Building Report, including the costs of the EER and Pest Inspection.

Residential Property has the same meaning as in the *Civil law (Sale of Residential Property) Act 2003*.

Resolution Institute means the Resolution Institute located at Level 1 & 2 - 13-15 Bridge Street - Sydney NSW 2000 – (telephone 1800 651 650).

Safe Access does not include the use of destructive or invasive inspection methods, or moving furniture or stored goods, or removing or bypassing locks and security devices, and shall be in consideration of workplace health and safety risks.

Note - The Standard defines the extent of safe and reasonable access as follows: "The extent of accessible areas shall be determined by the Building Inspector at the time of the Building Inspection, based on the conditions encountered at the time of the inspection. The Building Inspector shall also determine whether sufficient space is available to allow safe access. The Building Inspection shall include only accessible areas and areas that are within the Building Inspector's line of sight and close enough to enable reasonable appraisal."

It also defines access to areas as defined in the Table below.

Access Table from AS 4349.1-2007

Area	Access hole mm	Crawl space mm	Height
Roof interior	400mm x 500mm	600mm x 600mm	Accessible from a 2.1m step ladder.
Roof Exterior	-	-	Accessible from a 3.6m ladder placed on the ground.

Table Notes:

1. Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.
2. Sub floor areas sprayed with Chemicals should not be inspected unless it is safe to do so.

Structural Inspection means the inspection shall comprise visual assessment of accessible areas of the Dwelling to identify major defects to the building structure and to form an opinion regarding the general condition of the structure of the Dwelling. The Report will not include those items noted in Clause A3 of AS 4349.1- 2007 e.g. Condition of roof coverings, partition walls, cabinetry, doors, trims, fencing, minor structures, ceiling linings, windows, non-structural & serviceability damp issues, rising damp, condensation, etc.

Appendix A: Insurance Certificate of Currency



Woodina Underwriting Agency Pty Ltd
13F, 167 Eagle Street, Brisbane QLD 4000
Ph: (07)3222 9400
Email: proposals@woodina.com.au

Professional Indemnity Insurance Certificate of Currency

Policy No: 2024-CO30027-99909 Date: 10 May 2024

Insured:	All Reports (ACT) Pty Ltd
Period of Insurance:	31 May 2024 to 31 May 2025 at 4pm AEST both days
Professional Services:	Pre-purchase building inspections, pest inspections, and Natthers energy rating services
Limit of Indemnity - any one claim:	\$1,000,000
Limit of Indemnity - in the aggregate:	\$2,000,000
Deductible:	\$7,500
Deductible Type:	Inclusive of costs and expenses
Retroactive Date:	Match Expiry
Wording:	Construction Professions PI Wording 06_21
Claims Handling:	Woodina inhouse solicitors claims model
Endorsements:	Ivory Capacity (Coinsurance) Spousal liability Public Relations Expenses Loss mitigation costs - \$100,000 sublimit Activities Restriction - Building Inspections Costs in addition Costs inclusive deductible Inspections Write-Back Non-Compliant Building Materials Exclusion - Construction Professionals

This is to certify that in accordance with the authorisation granted to Woodina Underwriting Agency under Contract No B1741TWL24028 by Certain Underwriters at Lloyd's and Contract No IVORY231201 with Ivory Insurance Pty Ltd, whose definitive numbers and the proportions underwritten by them, which will be supplied on application, can be ascertained by reference to the said Contract, and in consideration of the premium specified herein, the said Underwriters are hereby bound, severally and not jointly, each for his own part and not one for another, their Executors and Administrators, to insure in accordance with the terms and conditions contained herein or endorsed hereon.

A handwritten signature in black ink, appearing to be 'J. L. ...', is located below the certification text.

Appendix B: Energy Efficiency Rating

FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★☆☆☆ 4.5 STARS
in Climate: 24 SCORE: -2 POINTS

Name:	Robens	Ref No:	44341
House Title:	Turner S62 B22	Date:	02-09-2025
Address:	58 Macleay Street		
	Turner		2612
Reference:	M:\WORK\...\TU 062 022 0 00 00 000		

ACT HOUSE ENERGY RATING SCHEME

-2 Points 4.5 Stars

Date **02-09-2025**

Lindsay Collison – Lic No. 2011331



Building Assessor – Class A (Energy Efficiency)

YOU CAN OPTIMISE YOUR ENERGY RATING TO

★★★★★

BY FOLLOWING THE DESIGN OPTION SUGGESTIONS ON PAGE 2 OF THIS REPORT

02-09-25 14:37:17 Ver:4.06a M:\WORK\...\TU 062 022 0 00 00 000.1RT

IMPROVING YOUR RATING

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

	POOR			AVERAGE				GOOD				V. GOOD
Star Rating	0 Star	★		★★	★★★	★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	-2											
Potential	14											

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 glass to Double Glazing	100 %	6
Change frame to	Aluminium-Thermally Broken	1
Change curtain to	Heavy Drapes & Pelmet	9

DESIGN OPTIONS

The design option suggestions to improve this energy rating may be additional to elements already in place. For example, the option to install 'Heavy Drapes and Pelmet' will take into account windows that already have Heavy Drapes and Pelmet installed. Insulation recommendations will take into account existing insulation values.

Some recommendations for improvement will not be practical in all circumstances. For example, if the dwelling is built on a concrete slab or the external walls are solid brick, it would not be possible to install insulation.

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	-2	★★★★☆
----------------	----	-------

Largest windows in the dwelling;

Direction : North

Area : 7 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	-2	★★★★☆
2. North East	-4	★★★★
3. East	-5	★★★★
4. South East	-7	★★★★
5. South	-6	★★★★
6. South West	-6	★★★★
7. West	-3	★★★★
8. North West	-3	★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: Turner S62 B22, 58 Macleay Street, Turner

Assessor's Name: Lindsay Collison
Net Conditioned Floor Area: 123.3 m²

Feature				Points		
				Winter	Summer	Total
CEILING				5	1	6
Surface Area:	0	Insulation:	6			
WALL				-19	4	-15
Surface Area:	-6	Insulation:	-22			
		Mass:	13			
FLOOR				9	-3	5
Surface Area:	0	Insulation:	5			
		Mass:	0			
AIR LEAKAGE (Percentage of score shown for each element)				3	0	3
Fire Place	28 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	28 %			
Exhaust Fans	12 %	Doors	12 %			
Down Lights	0 %	Gaps (around frames)	21 %			
DESIGN FEATURES				0	1	1
Cross Ventilation	1					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				-1	-11	-12
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
N	7	6%	-10	15	-3	2
E	7	6%	-10	9	-3	-3
S	6	5%	-8	3	-2	-7
W	5	4%	-6	5	-3	-3
Total	25	20%	-34	33	-11	-12
* 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	-4	-8
					-2*	

* includes 10 points from Area Adjustment

Detailed House Data

House Details

ClientName Robens
 HouseTitle Turner S62 B22
 StreetAddress 58 Macleay Street
 Suburb Turner
 Postcode 2612
 AssessorName Lindsay Collison
 FileCreated 02-09-2025

Climate Details

State
 Town Canberra
 Postcode 2600
 Zone 24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Timber	Enclosed	No	No	No	Carp	R1.5	26.9m ²
2	Timber	Enclosed	No	No	No	Tiles	R1.5	20.3m ²
3	Timber	Enclosed	No	No	No	No	R1.5	88.3m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Cavity	No	R0.0	45.1m	2.4m
2	Brick Cavity	Yes	R0.0	4.3m	2.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	No	R4.0	135.5m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	N	0.3m	3.2m	No	SG	TIMB	NC	No	0.6m	0.0m	0.0m
2	E	2.0m	2.6m	No	SG	TIMB	NC	No	0.6m	0.0m	0.0m
3	E	2.0m	0.8m	No	SG	TIMB	NC	No	0.6m	0.0m	0.0m
4	N	2.0m	1.6m	No	SG	TIMB	HB	No	0.6m	0.0m	0.0m
5	N	2.0m	1.6m	No	SG	TIMB	HB	No	0.6m	0.0m	0.0m
6	S	2.2m	2.4m	No	SG	TIMB	NC	No	0.6m	0.0m	0.0m
7	S	1.5m	0.1m	No	SG	TIMB	NC	No	0.6m	0.0m	0.0m
8	S	1.5m	0.1m	No	SG	TIMB	NC	No	0.6m	0.0m	0.0m
9	S	1.5m	0.1m	No	SG	TIMB	NC	No	0.6m	0.0m	0.0m
10	W	0.8m	0.5m	Yes	DGT	ALIMPR	NC	No	0.6m	0.0m	0.0m
11	W	0.8m	0.5m	Yes	DGT	ALIMPR	NC	No	0.6m	0.0m	0.0m
12	W	1.8m	1.5m	No	SG	TIMB	NC	No	0.6m	0.0m	0.0m
13	W	0.8m	0.5m	Yes	DGT	ALIMPR	NC	No	0.6m	0.0m	0.0m
14	W	0.8m	0.5m	Yes	DGT	ALIMPR	NC	No	0.6m	0.0m	0.0m
15	W	2.1m	0.5m	No	DGT	TIMB	NC	No	0.6m	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
No shaded windows											

Zoning Details

Is there Cross Flow Ventilation ? Good

Air Leakage Details

02-09-25 14:37:19 Ver:4.06a M:\WORK\...TU 062 022 0 00 00 000.1RT

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	1	0
Vents	0	0
Fans	2	0
Downlights	0	0
Skylights	0	0
Utility Doors	2	0
External Doors	1	0

Unflued Gas Heaters	0
Percentage of Windows Sealed	100%
Windows - Average Gap	Small
External Doors - Average Gap	Small
Gaps & Cracks Sealed	Yes

02-09-25 14:37:19 Ver:4.06a M:\WORK\...\TU 062 022 0 00 00 000.1RT

Appendix C: ACT Government Conveyancing File Search



ACT
Government

Access
Canberra.

Building Conveyancing Enquiries and Energy Rating Package Application - receipt

Your submission has been successful. Please keep a copy of this receipt for your records. This transaction will appear on your statement as ACCESS CBR INTERNET CANBERRA

Date and time	Reference code	Payment receipt number	Total amount paid
02 Jul 2024 11:38:09 AM	3CLZ59DT	3806574493	\$ 140.24

Access Canberra ABN 68 367 113 536	GPO Box 1908 Canberra ACT 2601	Phone: (02) 6207 1923
---------------------------------------	-----------------------------------	-----------------------

Request type

Select a request type *

Residential conveyancing enquiry

Our aim is to provide a 24 hour turnaround, However please allow up to 4 full working days for request.

What is the priority of this request? *



Standard



High

Contact details

Applicant details

Title	Given name *	Family name *
	Douglas	Taylor

Email *	Phone *
douglas@allreports.com.au	0408476200

Property information

Address line 1 *			
58 MACLEAY ST			
Address line 2			
Suburb *	State *	Postcode *	
TURNER	ACT	2612	
Suburb *	Section *	Block *	Unit
TURNER	62	22	

If you require help with suburb/district, section or block details, visit ACTMAPi (<http://www.actmap.i.act.gov.au/home.html>).

Lessee *

Applicant's reference

David and Zoe Robens

Additional information

Is the property an ex Government residence? *

☐

Yes

☐

No

☒

Unknown

Do you want to include a Sanitary Drainage Plan? (Additional fees apply) *

☒

Yes

☐

No

Applicant declaration

As the applicant lodging this request, you are declaring: *

☐

I am the lessee/owner.

☐

I am the solicitor acting on behalf of the lessee/owner.

☒

I have authorisation from the lessee/owner.

☐

I am/act for a mortgagee in possession.

☐

I have authorisation from the solicitor representing the lessee/owner.

☐

I have authorisation from the Trustee of the deceased estate.

☐

I have authorisation for power of attorney from the lessee/owner.

Please Note:

1. Documentation confirming that you have the lessee/owner's permission is required in all instances.
2. The applicant must comply with one of the above declarations to protect any personal information relating to the lessee/owner of this lease under the provisions of the Privacy Act 1988.
3. It is an offence to make a false or misleading statement, give false or misleading information or produce a false or misleading document (see Criminal Code, pt 3.4).

Letter of authority *

Robens Allreports authority.pdf

Payment amount

\$

140.24

CONVEYANCING BUILDING FILE INDEX

SUBURB: **TURNER** SECTION: **62** BLOCK: **22** UNIT: EX GOV: **YES**

COU ISSUED Y/N	PLAN NUMBER	FOLIO NO.	DESCRIPTION OF WORK	AMEND	DETAILS	INDEM INSUR	PERMIT NUMBER	COST OF WORKS	COU PLAN NO. & DATE	INSPECTION DATE
Y	49498/A	7	B/V ADDITION TO RESIDENCE					\$10,000		
		10					49498/A			
		13	SURVEY							
		20	FINAL/A							19/12/78
		21							49498/A 20/12/1978	
Y	49498/B	25	TIMBER FRAME STEEL CLAD GARAGE					\$2,040		
		27					49498/B			
		32	FINAL/B							09/07/79
		33							49498/B 10/07/1979	
N	49498/C	37	HEATER					\$699		
		44					49498/C			
Y	49498/D	52	EXTENSION & RENOVATIONS					\$22,264		
		59					49498/D			
		72	FINAL							23/08/95
		73							49498/D 23/08/1995	

Drainage Plan Number: 1563

Comments: ORIGINAL RESIDENCE IS EX-GOVERNMENT

NO COU ISSUED FOR PLAN 49498/C – PERMIT ONLY.



ACCESS CANBERRA TO COMPLETE

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? | ☒ | ☐ |
| (b) If yes, is there a building file with approvals on it? | ☒ | ☐ |
| 2. Is there any record of incomplete building work on the building file? | ☒ | ☐ |
| 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 | ☐ | ☒ |
| 4. Are there any records on the building file showing building applications still being processed? (Current within 3 years) If yes - file copies attached | ☐ | ☒ |
| 5. Are there any records on the building file in relation to loose-fill asbestos insulation? | ☐ | ☒ |

If available, copies of the following documents are provided:

- | | | |
|--|-------------------------------------|-------------------------------------|
| • Certificate/s of Occupancy and Use | ☒ | ☐ |
| • Survey Certificates | ☒ | ☐ |
| • Unit Plan/Unit Entitlements (if property is unit titled) | ☐ | ☒ |
| • Approved Building Plans | ☒ | ☐ |
| • Ex- government Building Plans* | ☒ | ☐ |
| • Certificate of Completion of Asbestos Removal work** | ☐ | ☒ |

** If YES – this indicates that the property was part of the Loose Asbestos Insulation Program.
For more information go to the Asbestos Awareness Website – www.asbestos.act.gov.au

If requested:

- | | | |
|--------------------|-------------------------------------|--------------------------|
| • Drainage Plan(s) | ☒ | ☐ |
|--------------------|-------------------------------------|--------------------------|

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: 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: RR

Cost of application: \$ 140.24

Date completed: 05/07/2024

GPO Box 158 Canberra ACT 2601 | phone: 132281 | www.act.gov.au/accesscbr

Updated June 2015

D. W. WILLIAMS & McDONALD PTY. LIMITED

REGISTERED SURVEYORS

D. W. WILLIAMS, B.SURV., M.I.S. (AUST.)

67 BAMBRIDGE STREET
WETANGERA, A.C.T. 2614

Phone: 54 5672



L. C. McDONALD, B.SURV., M.I.S. (AUST.)

190 OSBURN DRIVE
MACGREGOR, A.C.T. 2615

Phone: 54 2994

10/11/78

Surveyor's Certificate

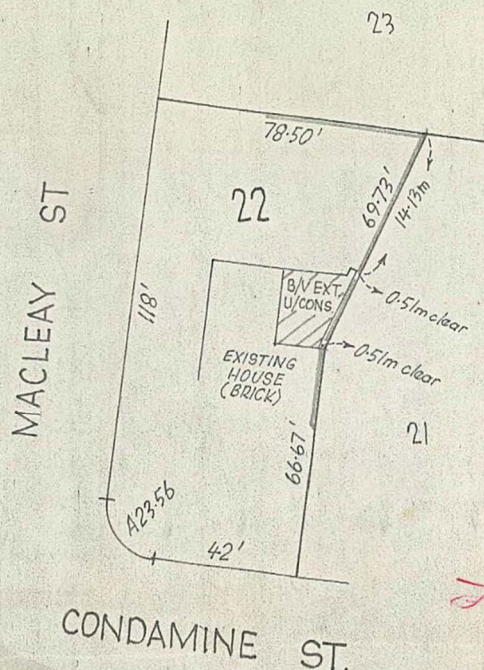
All that piece or parcel of land being BLOCK 22 SECTION 62
DIVISION of TURNER, CANBERRA CITY DISTRICT, AUSTRALIAN CAPITAL
TERRITORY, as shown on Deposited Plan No. 297.

I HEREBY CERTIFY that I have surveyed the boundaries of the
abovementioned land as shown by red edging on the sketch below.

Under construction on the said block is a proposed Brick Veneer
Extension to an existing house. This Extension stands in relation to
the surveyed boundaries as shown on the sketch plan.

This survey was for the Extension only.

L. C. McDonald
REGISTERED SURVEYOR



SEC. 62
D.P. 297

SCALE 1:500
OFFSETS ONLY IN METRES

Strong out of Fair
L 12/11/78

It is hereby certified that the building consisting of timber frame shed and garage
..... situated on

Block	Section	Division
12	62	Town

or situated at

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

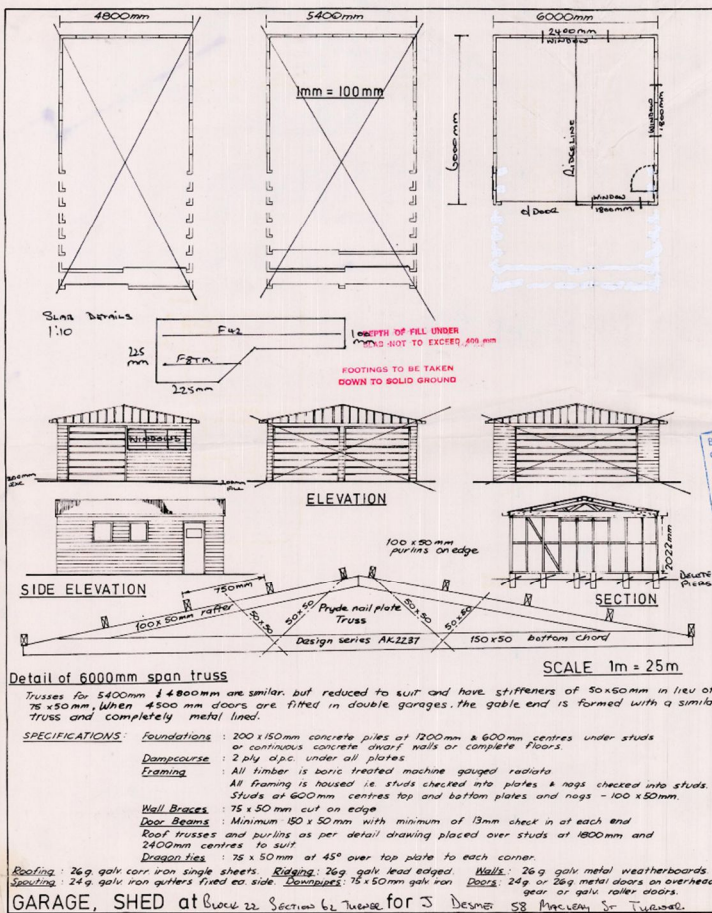
Approved plan no.

Type of construction *	Class of occupancy *	Number of storeys
Permit no.	Name of permit holder	
19247	H. Crawford	

*As defined in the Building Manual A.C.T.

13906

Deputy Building Controller

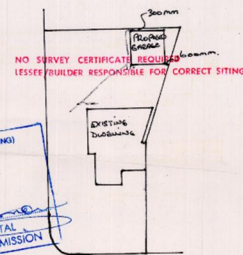


SKYLINE GARAGES

Manufactured by Skyline Buildings Ltd.
24 A Walls Rd, Warragul, Victoria Ph. 598 821
Phone Skyline Garages
57242441 P. Chapman 96782

PLANS/SECS No. 49498/B
Resolved Building Section
10 MAY 1979
Dept. of the Capital Territory

LESSEE/BUILDER IS RESPONSIBLE TO ENSURE
THAT THE SETBACKS, AS INDICATED ON
THIS PLAN, ARE ACHIEVED.



BUILDINGS (ORDNANCE AND SETBACKS)
ORDNANCE 1972 AS AMENDED
APPROVAL GRANTED
25 MAY 1979
DEPUTY BUILDING CONTROLLER

PLANS AND SPECIFICATIONS EXAMINED
AND RECOMMENDED FOR APPROVAL BY

ENGINEER FOR WATER SUPPLY AND SEWERAGE	/19
CHIEF ELECTRICAL ENGINEER	/19
STRUCTURAL ENGINEER	/19
SURVEYOR	/19
DEPUTY BUILDING CONTROLLER	30 MAY 1979

SITE PLAN 1mm = 500mm.

Department of Territories and Local Government BUILDING SECTION North Building, Civic Offices, London Circuit, 491355		APPLICATION FOR APPROVAL OF PLANS BL 1/6(6/83)	
		Cash Register Imprint	
Name of Applicant ANNE de SMET GARRY KERANS		Address 58 MACLEAY ST 3 YOUNG TURNER ST QBN Phone Wk: 97-3401 Hm: Postcode 2620	
Name of lessee/owner of parcel of land ANNE de SMET		Address (show P.O. Box No. if any) 58 MACLEAY ST TURNER Phone Wk: Hm: Postcode	
Description of the building work involved in this application Installation of Wood heater			
Description of land on which the building work is to be carried out	Block 22	Section 62	Division (Suburb) TURNER
To be specified in accordance with the appropriate classification in the Building Manual.	Type of construction (N/A for Class I or X buildings)		cost \$284
	Class of occupancy		Total floor area where applicable
This application is for: (please tick appropriate box) ☒ New work ☐ Amendment to approved plan ☐ Amendment to plan not yet approved ☐ Details			
Design information required under s.32 of the Building Ordinance to be provided by designer/applicant – Classification of foundation material: ☐ Stable ☐ Unstable Wind loading – AS1170: Terrain category ☐ Max. design wind speed ☐ M/S Note: Approval is based on design information submitted on plans and above. Competent building consultants should be employed by the owner to advise on technical matters.			
I hereby apply for approval of the attached plans, and request that approved plans be – ☒ posted to the applicant's address ☐ held at the counter for collection (telephone advice will be given when ready for collection)			
To be completed if application made otherwise than by the lessee / owner, his solicitor or architect.		I hereby authorise the abovenamed applicant of the address indicated to make this application on my behalf ANNE de SMET 4/5/84 signature of lessee / owner date	

FOR OFFICE USE ONLY	☐ New work ☐ Amendment to approved plan ☐ Amendment to plan not yet approved ☐ Details Notify applicant new permit required endorse existing permit Permit fee required	Plans numbered 49498/C	Class of licence required D
		Area	Valuation
		Total fees payable \$15.00	
		Plans ☒ Approved ☐ Not approved 27 JUN 1984 Deputy Building Controller date	

Form 4 BUILDING ORDINANCE 1972 Regulation 21



Department of Territories and Local Government

Building Ordinance 1972 **PERMIT TO CARRY OUT BUILDING WORK**
Part (III)

BL 1/9 (3/84)

Permit No.	Date of Issue	Block	Section	Suburb
1691674	41284	122	162	Turner

THIS PERMIT WILL LAPSE

115 months after date of issue unless otherwise extended by the Building Controller. Application for extension must be made before permit lapses and extension fee paid otherwise a new permit is necessary and full permit fee payable. If work is not commenced no refund is payable unless permit is surrendered before it lapses.

ISSUED TO:

Permit Holder Details

Initials	Surname
A	de Smet

Address

58 Macleary Str, Turner 2601	Telephone: H B
---------------------------------	----------------

Nominee (if applicable)

Initials	Surname

CLASS OF BUILDERS LICENCE

N/A

Plan No.

1494984

Register Folio No.

Cost \$

1699

Code No.

Description of Work

Existing Combustion Heater

Type of Building Construction

Class of Occupancy

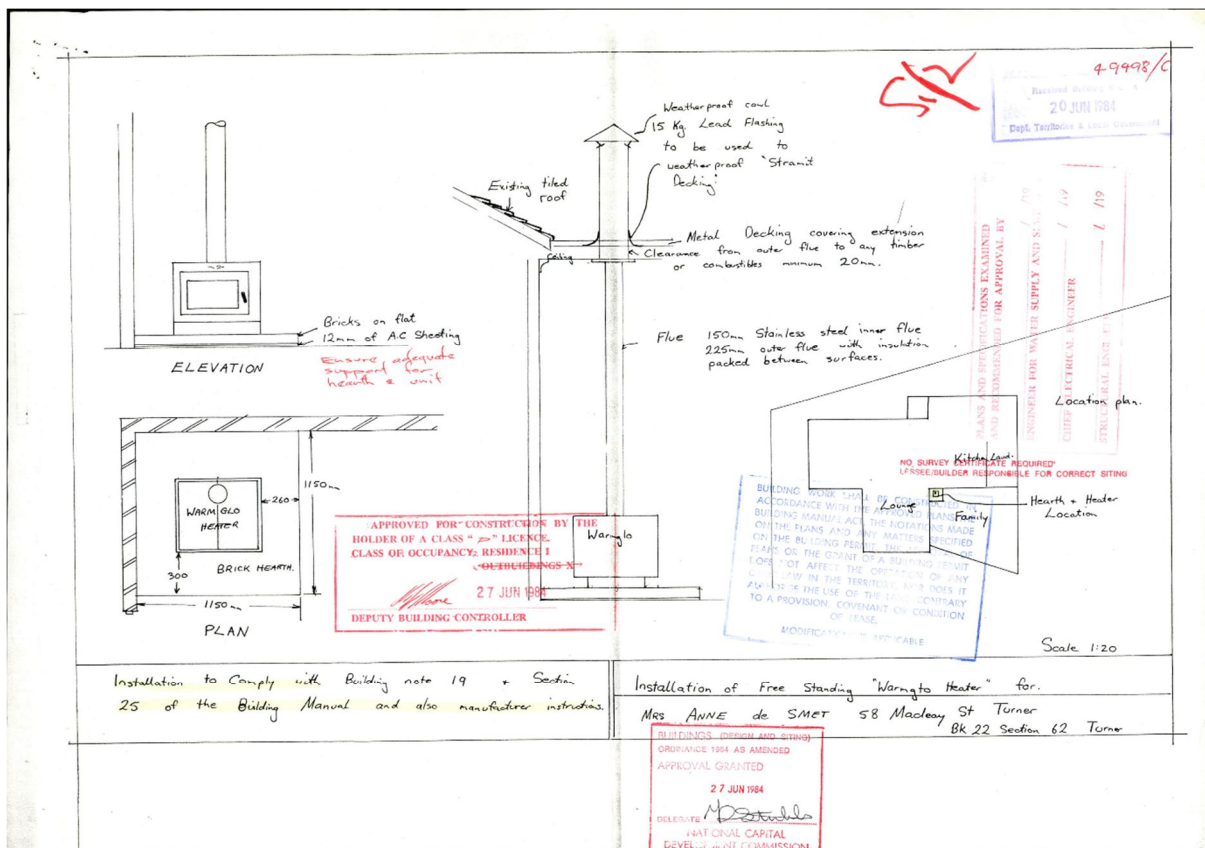
ENDORSEMENTS Under Section 36

Inspections—Each stage specified overleaf which applies to the building work must be inspected before proceeding beyond that stage. Stages may be groups as indicated overleaf.

NO BUILDERS LICENCE REQUIRED**"NO SURVEY CERTIFICATE REQUIRED."****LESSEE/BUILDER RESPONSIBLE FOR CORRECT SITING****BUILDING WORK EXISTING PRIOR TO
APPROVAL UNDER BUILDING ORDINANCE
1972. NO INSPECTIONS CARRIED OUT
DURING CONSTRUCTION UNDER S.36.**

The building work shall be carried out in accordance with the approved plans, the A.C.T. Building Manual the notations made on the plans and subject to the provisions of the Building Ordinance 1972. The approval of plans or the grant of a building permit does not affect the operation of any other law in the Territory nor does it authorise the use of the land contrary to a provision, covenant or condition of the Crown Lease.

Deputy Building Controller



Premier Inbuilt

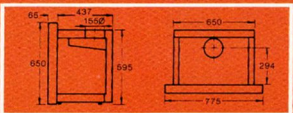


Warmglo PREMIER SLOW COMBUSTION HEATERS

INBUILT: This unit is fully self contained and fits most existing fireplaces. The stylish front, finished in long lasting vitreous enamel will enhance any living room. Cold air is drawn in through the lower grille, up and around the firebox, and out through the top grille as hot air into the room. High efficiency and heat output — overnight burning are all features. Optional fan available.

INSTALLATION: Designed for fireplace installation. Fits most existing fireplaces.

CONSTRUCTION: Uses the same highly efficient, robust firebrick lined firebox as the Copperfire.



DESIGNED & MANUFACTURED BY:
Warmglo
FIREPLACES
A DIVISION OF TRAZENDI PTY LIMITED
(Incorporated in NSW)
42 COX AVENUE, KINGSWOOD, NSW

PROUDLY DISTRIBUTED BY:

SAFE • EFFICIENT • ENERGY SAVERS

Australian Made

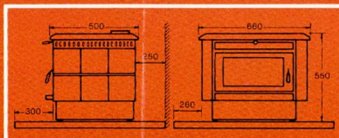
Premier Free Standing



FREE STANDING: A highly attractive unit with crisp clean lines. Exterior surfaces are finished in long lasting wipe clean vitreous enamel. Supplied complete with tiles which are interchangeable. Because of its small depth, the unit protrudes out from the wall less than many other fires — which saves space especially in those small lounge rooms. Warmglo's unique combustible air path provides high efficiency — overnight burning — minimal cleaning of ash (4-6 weeks) which means less work. Place your coffee pot on the top panels to keep warm or lift the panels away and cook directly on the extra large cooking surface. Optional fan is available for heat boosting. Available in top or rear outlet.

INSTALLATION: Designed for flued installation. Being double-skinned the back of the unit may be positioned 250 mm from a heat sensitive wall. The unit must be placed on a non-combustible base and have a border of at least 300 mm from the front and 260 mm from the sides of the unit. Installation and operating instructions are supplied with each unit.

CONSTRUCTION: The firebox is constructed from 6 mm thick steel and has a rugged 10 mm thick steel secondary baffle and is fire-brick lined for extra long life.



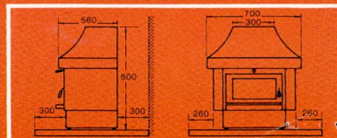
Premier Copperglo



COPPERFIRE: The warm tones of handcrafted antiqued beaten copper and rich vitreous enamel harmonise with any style of decor. The large ceramic glass door creates warm picture window viewing — no danger of naked flames or stray sparks. Warmglo's unique combustible air path gives rapid heat response by one simple fingertip control and eliminates the unnecessary by-pass dampers used in some other fires. Easy access to the secondary chamber makes the removal of soot build up easy. Overnight burning — optional fan and high heat out put — approx. 55,000 BTU's.

INSTALLATION: Designed for flued installation. Being double-skinned the back of the unit may be placed 300 mm from a heat sensitive wall. The unit must be placed on a non-combustible base having a border of at least 300 mm from the front and 260 mm from the sides of the unit.

CONSTRUCTION: Uses the heavy duty firebrick lined firebox common to the PREMIER range.





Department of Urban Services

ACT Building Control

GPO Box 158, Canberra ACT 2601

73

Certificate of Occupancy or Use

Persuant to Part V of the Building Act 1972, the building consisting of a
EXTENSION AND RENOVATIONS

situated at

Division: Section: Block: Unit:
Turner 62 22

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:

D

Project Number: 36014 Type of construction: TRIMS Number: 49498

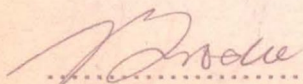
Classes of occupancy: 01

Name of Permit Holder: MR G A SIMS

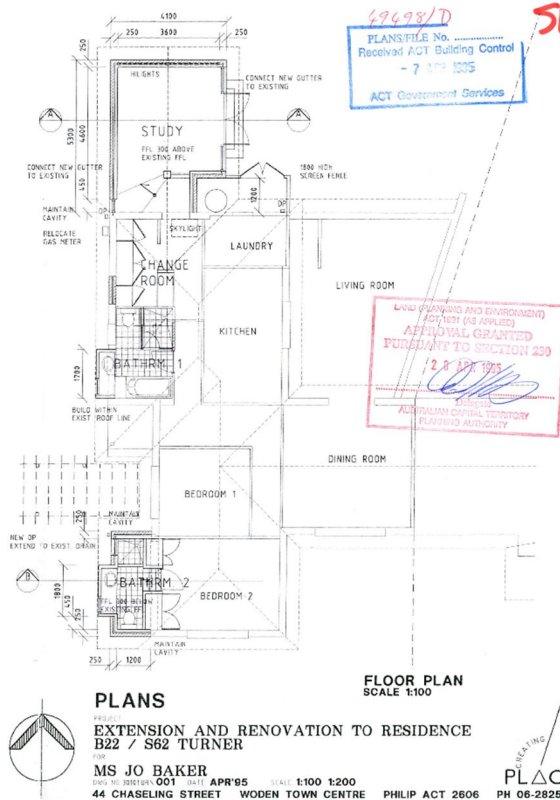
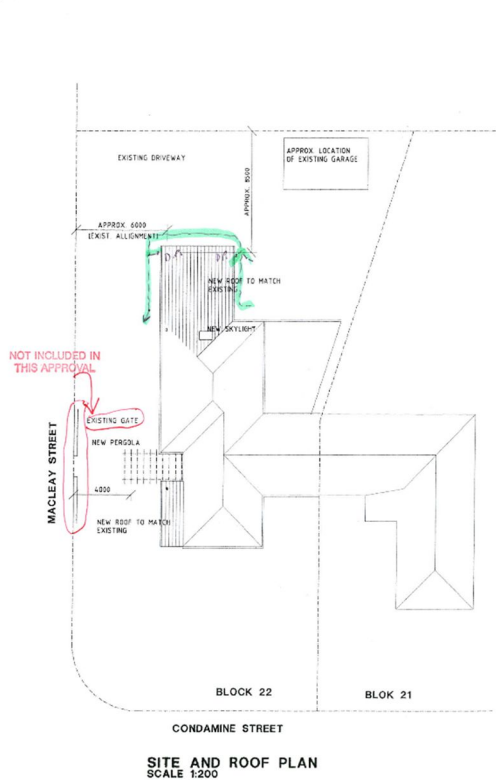
Fit for occupancy or use pursuant S 53[3]

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

23/8/95
.....
Date



PLANS

PROJECT
**EXTENSION AND RENOVATION TO RESIDENCE
B22 / S62 TURNER**

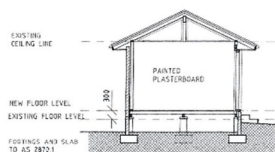
MS JO BAKER

IPWS NO. 001 DATE APR'95 SCALE 1:100 1:200

44 CHASELING STREET WODEN TOWN CENTRE

PHILIP ACT 2606

PH 06-2825680



SECTIONS AND ELEVATIONS

PROJECT
**EXTENSION AND RENOVATION TO RESIDENCE
B22 / S62 TURNER**

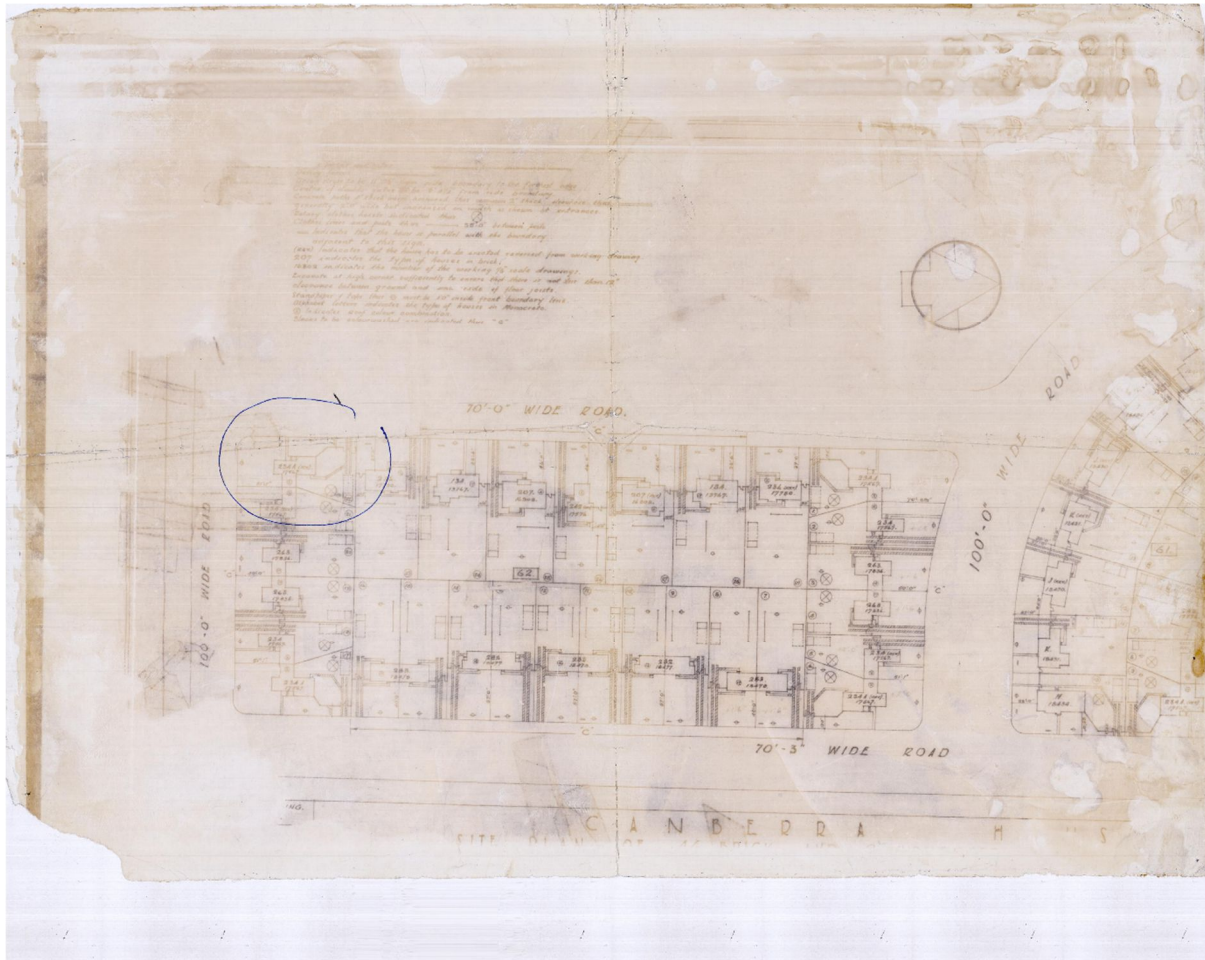
MS JO BAKER

IPWS NO. 002 DATE APR'95 SCALE 1:100

44 CHASELING STREET WODEN TOWN CENTRE

PHILIP ACT 2606

PH 06-2825680



DEPARTMENT OF WORKS AND HOUSING.

WORKS AND SERVICES BRANCH.

Detail Plan No.

Drainage Plan No. 1563

PLAN OF DRAINAGE.

FOR

Owner THE COMMONWEALTH OF AUSTRALIA.
BLOCKS 11-28, SECTⁿ 62.
DISTRICT TURNER A.C.T.

B.T. Boundary Trap.
G.T. Gully Trap.
D.T. Disconnector Trap.
G.D.T. Gully Disconnector Trap.
G.I.T. Gully Interceptor Trap.
S.V. Stop Valve.

REFERENCE
S.T. Silt Trap.
C.I.P. Cast Iron Pipe.
G.W.I.P. Galv. Wrought Iron Pipe.
S.P.D. Staircase Pipe Drain.
I.C. Inspection Chamber.
I.O. Inspection Opening.

E.V. Educt Vent.
I.V. Induct Vent.
S.I.V.P. Soil Induct Vent Pipe.
S.V.P. Soil Vent Pipe.
V.P. Ventilating Pipe.
T.I.T. Triple Interceptor Trap.

Scale—40 feet to 1 inch.

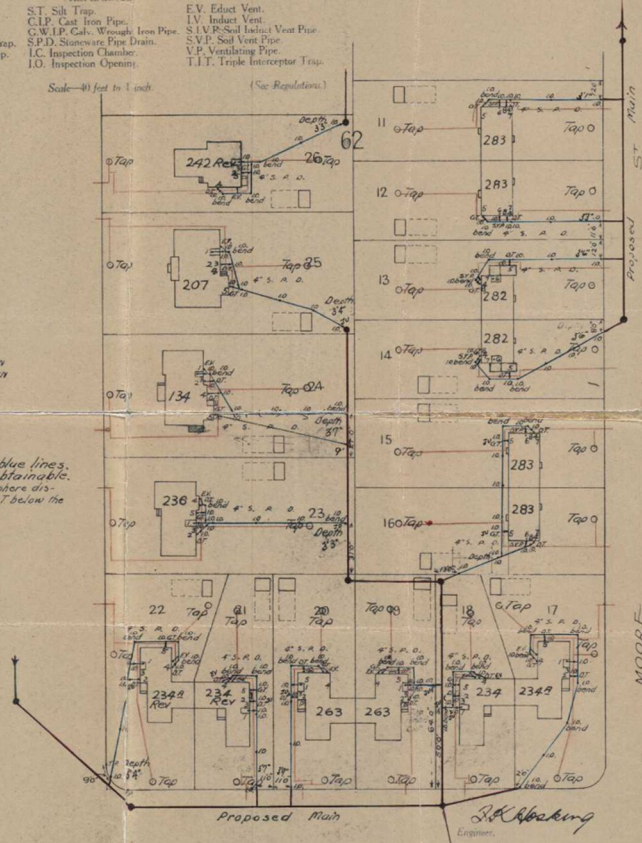
(See Regulations.)

- FITTINGS**
- Grand Floor: 1. Closets, Int'l. Nos. Ten
2. Baths. " Ten
3. L. Basins. " Ten
4. K. Sinks. " Sixteen
5. W. Troughs. " Sixteen

1st Floor: (Types 282 and 283).

6. Closets, Int'l. Nos. Six
7. Baths. " Six
8. L. Basins. " Six

Drains to be laid are shown in blue lines.
Drains to be laid at best grades obtainable.
Floors of first floor fixtures (Type 282) where dis-
charging into Gully Trap to connect with G.T. below the
grating.



Designed by Chas. Byron.
B.B. 4-4-50.

S. K. Spoking
Engineer.
6-4-50

INCHES 1 2 3 4 5 6 7 8 9 10 1200 2m 4m 6m 8m 10m

PLAN OF SANITARY DRAINAGE

DRAINAGE PLAN No. 1563 M

OWNER MR & MRS J. De SMET

BLOCK 22 SECTION 62 TURNER A.C.T.

REFERENCE

D.T. Disconnecter Trap	S.P.D. Stoneware Pipe Drain	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

FIXTURES

1. WATER CLOSET	()
2. BATH	()
3. BASIN	()
4. SHOWER	()
5. SINK	(/)
6. TROUGHS	()

ADDITIONAL WORK

CONDAMINE ST

22 21

EXIST. SINK TO CONNECT TO DT.

EV 1003 DD

DT

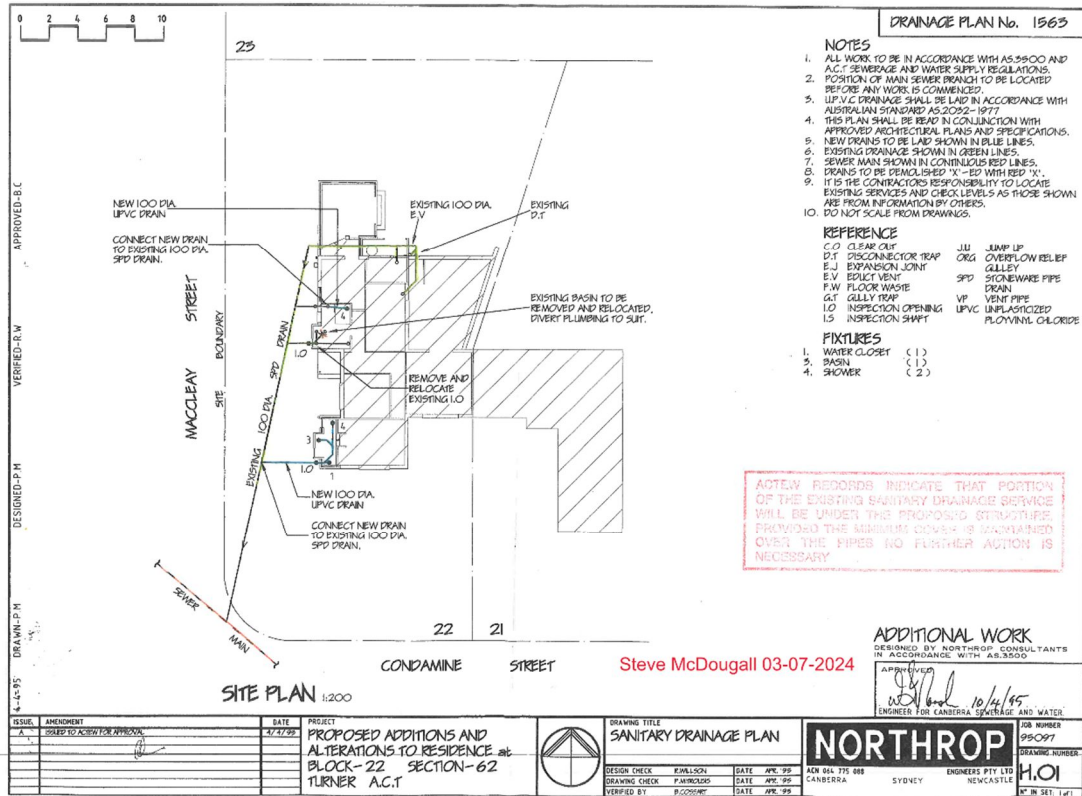
NOTES: DRAINS TO BE LAID ARE SHOWN IN BLUE LINES. THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS. DRAINS TO BE DELETED SHOWN BY RED X. EXISTING DRAINS SHOWN IN GREEN LINES. POSITION OF BRANCH TO BE LOCATED BEFORE ANY WORK IS COMMENCED. DRAINS TO BE LAID IN (U.P.V.C.) UNPLASTICISED POLYVINYL CHLORIDE IN ACCORDANCE WITH A.S.A. CA 67 1972 AND CANBERRA CODE OF PRACTICE ISSUE 1 JULY 1974.

Designed by MOORE & SMITH PTY. LTD. Phone 95 9236
Plumbing & Drainage Consultants

DRAWN GM 107 REF B435

SEWERAGE ENGINEER 24.10.78

Tue Apr 4 13:04:52 1995 NORTHROP ENGINEERS PTY. LTD. AON 054 775 088



Appendix D: Invoice



TAX INVOICE

David Robens
58 Macleay St
TURNER 2612

Invoice Date
28 Jun 2024

Invoice Number
240628 1224

ABN
11 624 223 016

ALL REPORTS (ACT)
PTY LTD
PO Box 4024
MANUKA ACT 2603
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
ACT Presale (Building, Pest, EER, \$1650) 58 Macleay St Turner 2612	1.00	1,500.00	10%	1,500.00
Subtotal				1,500.00
TOTAL GST 10%				150.00
TOTAL AUD				1,650.00

Due Date: 26 Sep 2024
Direct Deposit:
All Reports (ACT) Pty Ltd
BSB: 062-948
A/N: 1961 2888

--- ✂ ---
PAYMENT ADVICE

To: ALL REPORTS (ACT) PTY LTD
PO Box 4024
MANUKA ACT 2603
AUSTRALIA

Customer	David Robens
Invoice Number	240628 1224
Amount Due	1,650.00
Due Date	26 Sep 2024
Amount Enclosed	Enter the amount you are paying above