

**Standard Building Report  
Standard Timber Pest Report  
Compliance Report  
Energy Efficiency Rating**



**Client:** Williams  
**Property Address:** 8 Beulah Close Moncrieff  
**Date of inspection:** 14/11/2018  
**Our Ref:** J#-3238238

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## Part 1 - Definitions to help you better understand this report

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**“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 stormwater 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.

**“Structural Damage”** A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- (a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

**“Conditions Conducive to Structural Damage”** Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

**“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.

“Serious 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:

(a) 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.

(b) 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.

**Please Note:**

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.

In respect of any defect or significant item identified in this Report, a further detailed investigation by a competent person is strongly recommended to determine the cause, method and extent of any remedial work required, and associated costs.

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

For further information including advice on the implementation of a preventative maintenance program see "Important Note".

## Part 2 - Building Report Summary

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This summary must be read in conjunction with the full reports and is designed as a quick reference only. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

Client Name	Williams
Reference Number	J#-3238238
Property Address	8 Beulah Close Moncrieff
Wall Construction	Brick Veneer Walls, Hardie Plank
Internal Wall Construction	Timber Framed Walls
Floor Construction	Concrete Slab on Ground
Roof Covering	Concrete Roof Tiles
Year of Construction	2017
Accredited Inspector	Nathan Smith
Date of inspection	14/11/2018
Time of the inspection	1:00 PM
Weather Conditions at the time	Showers
Recent weather conditions	Dry
Building tenancy	Vacant
The Scope of the inspection was to cover	The Building and the property within 30 metres of the building subject to inspection
The inspected areas were	The Building Interior The Building Exterior The Roof Void Space The Site
The areas NOT accessible were	The Roof Exterior
Building furnished	No
Number of bedrooms	Three
Bathrooms	One
House size (approximately)	Residence: 107m2, Garage: 27m2
Block size (approximately)	152m2
Building Report	Above Average - The overall condition is above that consistent with dwellings of approximately the same age and construction.
Timber Pest Inspection	No active termites (live specimens) evident on the day of inspection
Compliance Report	There are no unapproved structures
Energy Efficiency Rating	5 Stars

## Part 3 - Room by Room Observations

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In accord with AS4349.1-2007 minor defects are not reported unless they are arising directly from a Major Defect. This report complies with Australian Standard AS 4349.1- 2007 Inspection of Buildings Part 1: Pre-Purchase inspections – Residential buildings – Appendix “C”

This is a visual inspection only limited to the areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection.

The Purpose of the Inspection: The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix C AS4349.1-2007.

The Scope of the Inspection: The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

### Kitchen

Ceiling	No visual defects evident on the day of inspection
Cornice	Good condition
Walls	No visual defects evident on the day of inspection
Floor	Tiles in good condition
Sink	Good condition
Taps	Good working order on the day of inspection
Splashback	Tiles in good condition
Bench top	Good condition
Top Cupboards	Good condition
Bottom Cupboards	Good condition
Food Cupboards	Good condition
Skirting	Good condition
Architraves	Good condition

### Lounge Room

Ceiling	No visual defects evident on the day of inspection
Cornice	Good condition

Walls	No visual defects evident on the day of inspection
Floor	Tiles in good condition
Door and door furniture to rear	Good Condition
Skirting	Good condition
Architraves	Good condition

## Front Entrance Area

Ceiling	No visual defects evident on the day of inspection
Cornice	Good condition
Walls	No visual defects evident on the day of inspection
Floor	Tiles in good condition
Front Door and door furniture	Good Condition
Door/s and door furniture	Good Condition
Skirting	Good condition
Architraves	Good condition

## Passageway to Bedrooms

Ceiling	No visual defects evident on the day of inspection
Cornice	Good condition
Walls	No visual defects evident on the day of inspection
Floor	Carpet in good condition
Skirting	Good condition
Architraves	Good condition

## Stairs

Ceiling	No visual defects evident on the day of inspection
Cornice	Good condition
Walls	No visual defects evident on the day of inspection
Treads & Risers	No visual defects evident on the day of inspection
Hand Rail	Good condition

## Bedroom 1

Ceiling	No visual defects evident on the day of inspection
Cornice	Good condition
Walls	No visual defects evident on the day of inspection
Floor	Carpet in good condition
Window/s	Good Condition
Door/s and door furniture	Good Condition
Skirting	Good condition
Architraves	Good condition
Robe	Good condition

## Bedroom 2

Location	Adjacent to the Bathroom
Ceiling	No visual defects evident on the day of inspection
Cornice	Good condition
Walls	No visual defects evident on the day of inspection
Floor	Carpet in good condition
Window/s	Good Condition
Door/s and door furniture	Good Condition
Skirting	Good condition
Architraves	Good condition
Robe	Two door robe - Good

## Bedroom 3

Location	Adjacent to the Front Entry
Ceiling	No visual defects evident on the day of inspection
Cornice	Good condition
Walls	No visual defects evident on the day of inspection
Floor	Carpet in good condition
Window/s	Good Condition



Door/s and door furniture	<b>Good Condition</b>
Skirting	<b>Good condition</b>
Architraves	<b>Good condition</b>

## **Main Bathroom**

Ceiling	<b>No visual defects evident on the day of inspection</b>
Cornice	<b>Good condition</b>
Walls	<b>No visual defects evident on the day of inspection</b>
Wall Tiles	<b>Good condition</b>
Shower Wall Tiles	<b>Good condition</b>
Shower floor	<b>Tiles in good condition</b>
Shower Screen	<b>Good condition</b>
Bathroom floor	<b>Tiles in good condition</b>
Floor Waste	<b>Note - a water test on the floor has not been carried out to determine correct falls to the floor waste</b>
Basin	<b>Good condition</b>
Taps	<b>Good working order on the day of inspection</b>
Vanity Cupboard	<b>Good condition</b>
Bath	<b>Good condition</b>
Door and door furniture	<b>Good Condition</b>
Architraves	<b>Good condition</b>

## **Toilet**

Ceiling	<b>No visual defects evident on the day of inspection</b>
Cornice	<b>Good condition</b>
Walls	<b>No visual defects evident on the day of inspection</b>
Floor	<b>Tiles in good condition</b>
Basin	<b>Good condition</b>
Taps	<b>Good working order on the day of inspection</b>
Pan and cistern	<b>Very functional</b>
Door and door furniture	<b>Good Condition</b>

Architraves	Good condition
Skirting	Good condition

## Laundry

Ceiling	No visual defects evident on the day of inspection
Cornice	Good condition
Walls	No visual defects evident on the day of inspection
Floor	Tiles in good condition
Taps	Good working order on the day of inspection
Splashback	Tiles in good condition
Tub	Very functional
Laundry Cupboard	Good condition
Architraves	Good condition

## Roof Void Space

Roof structure	Standard truss roof - Good
Insulation	Thermal insulated ceiling - approx. 200mm thick
Full inspection was limited by	Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection. Clearance within sections of the roof was too low to allow bodily access. This allows only a limited visual inspection from a distance to be carried out. Insulation is present in the roof cavity. This restricted the inspection of some roofing timbers. Removal of the insulation is outside the scope of this report. Damage and or defects may be present and not detected in areas where the inspection was limited, obstructed or access was not gained

## Garage

Ceiling	No visual defects evident on the day of inspection
Entrance Doors	Panel lift door - Good
Cornice	Good condition
Walls	No visual defects evident on the day of inspection
Concrete Floor	Good condition
Rear Exit Door/s	Good condition

Internal Access Door

**Good Condition**

## **Roof Exterior**

Roof Covering

**Tiles in good condition**

Ridges

**Good condition**

Gutters

**Appear serviceable**

Downpipes

**Appear serviceable**

Eaves

**Good condition**

Fascia

**Good condition**

Full inspection was limited by

**The inspection was limited by weather conditions  
- viewed from ladder at several areas around the  
property only**

Note

**This is an opinion of the general quality and  
condition of the roofing material on the day of  
inspection. The inspector cannot and does not  
offer an opinion or warranty as to whether the roof  
leaks or may be subject to future leakage. The  
only way to determine whether a roof is absolutely  
water tight is to make observations during  
prolonged rainfall**

## **Exterior**

- Front garden is well presented complimenting the house
- Rear garden is well presented complimenting the house
- Gardens should be easily maintained
- The concrete driveway was found to be in good condition on the day of inspection
- Timber fencing is weathered but will last
- Timber deck - All timber members visible appear to be in good condition (the inspector only offers an opinion to the timber that is clearly visible on the day of inspection)
- Smoke Detectors - Australian Standard 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
- Plumbing - All plumbing needs to be inspected and reported on by a plumber. It's recommended that a licensed plumber be consulted for further advice
- Electrical - All electrical wiring; meter-box and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report

## Part 4 - Important Information Regarding the Scope and Limitations of the Inspection and this Report

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### TERMINOLOGY:

The Definitions of the Terms (Good), (Reasonable) & (Poor) below apply to DEFECTS associated with individual items or specific areas:

- Good/Good condition - The item or area inspected appears to be in Serviceable and/or Sound Condition without any significant visible defects at the time of inspection
- Reasonable/Very Functional - The item or area inspected shows minor defects, minor damage or wear and tear and may require repairs or maintenance
- Poor - The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance or deterioration or not finished to an acceptable standard of workmanship

The Definitions (Above Average), (Average) and (Below Average) relate to the inspectors opinion of the Overall Condition of the Building:

- 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 building 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.

### 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, so that the purchaser can be well equipped to make an informed decision. These Inspections and Reports fall outside the guidelines for a Standard Property Report as specified in AS4349.1-2007 and are excluded from this Report.

- Electrical - All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report.
- Plumbing -All plumbing needs to be inspected and reported on by a plumber. It's recommended that a licensed plumber be consulted for further advice.
- Smoke Detectors - Australian Standard 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
- Asbestos Inspection
- Mould Inspection
- Mechanical Services
- Drainage Inspection
- Alarm/Intercom/Data Systems
- Appliances Inspection
- Airconditioning Inspection
- Durability of Exposed Surfaces
- Structural (Engineer)
- Gasfitting Inspection

- Estimating Report
- Hydraulics Inspection
- Swimming Pool Inspection
- Garage Door Mechanical
- Hazards Inspection
- Fire/Chimney Inspection

## Important Note

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Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

## Part 5 - Terms on which this report was prepared

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**SERVICE** As requested by the Client, the inspection carried out by the Building Consultant ("the Consultant") was a "Pre-Purchase Standard Property Report".

**PURPOSE OF INSPECTION** The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

**SCOPE OF INSPECTION** This Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

**ACCEPTANCE CRITERIA** The building was 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.

Unless noted in "Special Conditions or Instructions", the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

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.

### LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).

3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. 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.
5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

#### 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; and
- (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 Option 1 – Standard Inspection Report.

#### EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;

- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; ; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/ company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

(xv) ASBESTOS DISCLAIMER: No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happen to be noticed then this may be noted in the Room By Room section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed.

If concerned or if the building was built prior to 1990 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 and removal. 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 sealing or of removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to people's health. You should seek advice from a qualified asbestos removal expert.

(xvi) MOULD (MILDEW AND NON\_WOOD DECAY FUNGI) DISCLAIMER: Mildew and non-wood decay fungi is commonly known as Mould. However, mould and their spores may cause health problems or allergic reaction such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the inspection, Mould happened to be noticed it may be noted under the headings of the area where it was found. 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.

### **Liability and use of this report**

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.

No liability or responsibility whatsoever to any other party who may rely on the report wholly or in part. Any other party relying on these reports does so at their own risk.

The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.

The report is valid for one hundred and eighty (180 days) from the date of inspection. No liability will be accepted or claims considered after the expiration of this period of liability.

No liability or responsibility whatsoever will be accepted if the invoice for the report package remains unpaid. Payment is to be made on or before settlement of the sale contract.



No liability will be accepted on if the Report fails to notify of any termite damage/activity present at or prior the date of the report in any areas or sections of the property physical inaccessible for inspection or to which access was denied including but not limited to any areas or sections specified by the report

If a defect is identified that has not been documented in this report Rapid Reports must be notified before any remediation work is undertaken. No liability will be accepted without Rapid Reports having been informed of the defect and given the opportunity to reinspect the property and propose a resolution. No liability will be accepted for any costs incurred prior to Rapid Reports reinspection the property

## Part 6 - Compliance Report

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8 Beulah Close, Moncrieff, ACT 2914

SECTION: 74 BLOCK: 18

This is a pre-purchase compliance report with regard to approval of any alterations to the property. It is completely restricted to an onsite comparison with the Building File supplied by the Environment and Sustainable Development Directorate. Commenting on amendments to plumbing and electrical installations are not included in this compliance report.

The following Certificates of Occupancy were provided and are attached.

PROJECT	CERTIFICATE	DATE	PLAN NUMBER
Residence	B20163283C1	Jul 10, 2017	B20163283/A/B

The following documents have been received from the Building Counter at the Environment and Sustainable Development Directorate.

- Residential Conveyancing Enquiry
- Building File Index
- Survey Plan / Certificate
- Drainage Plan
- Plans & Certificates as listed above

### Compliance Notes

- This home was found to be substantially constructed in accordance with the approved plans.
- The timber deck at the rear is exempt from requiring building approval.
- There are no unapproved structures.

## Part 7 - Timber Pest Inspection Report

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### Definitions to help you better understand this report

*"Timber Pest Attack"* Timber Pest Activity and/or Timber Pest Damage.

*"Timber Pest Activity"* Telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

*"Timber Pest Damage"* Noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

*"Major Safety Hazard"* 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"* Noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

*"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. 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 areas 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"* The person or persons for whom the Timber Pest Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

*"Timber Pest Detection Consultant"* 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"* 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"* One or more of the following wood destroying agents which attack timber in service and affect its structural properties:

- *Chemical Delignification* - the breakdown of timber through chemical action.

(b) *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”** 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”** Where appropriate the carrying out of Tests using the following techniques and instruments:

- electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements;
- stethoscope - an instrument used to hear sounds made by termites within building elements;
- 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
- sounding - a technique where timber is tapped with a solid object.

**“Subterranean Termite Management Proposal”** A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.

### **Terms on which this report was prepared**

**SERVICE** As requested by the Client, the inspection carried out by the Timber Pest Detection Consultant (“the Consultant”) was a “Standard Timber Pest Report”.

**PURPOSE** The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

**SCOPE OF INSPECTION** This Report only deals with the detection or non detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernable at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

**ACCEPTANCE CRITERIA** Unless noted in “Special Conditions or Instructions”, the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Unless noted in “Special Conditions or Instructions”, this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

- (a) possible concealment of timber pest attack, including but not limited to, timber pest attack concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent timber pest attack, including but not limited to, timber pest attack that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this 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.

## Limitations

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. 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.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. 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.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. 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.
7. 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.
8. 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.

### 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:

- 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
- the date on which the contract was entered into was not more than 180 days after the date of the inspection; and
- 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.
- the service requested is Option 1 – Standard Inspection Report.

## EXCLUSIONS

The Client acknowledges that:

1. This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.

## Results of inspection, Summary Only

**The Purpose of the inspection:**

Is to give advice about the condition of the property with regard to timber pests.

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

Showers

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

### **IMPORTANT DISCLAIMER**

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

### **TIMBER PEST ACTIVITY**

**Were active subterranean termites (live specimens) found?**

No - Read the Report in Full

**Was visual evidence of subterranean termite workings or damage found?**

No - Read the Report in Full

**Was visible evidence of borers of seasoned timbers found?**

No - Read the Report in Full

**Was evidence of damage caused by wood decay (rot) fungi found?**

No - Read the Report in Full

**Are further inspections recommended?**

No - Read the Report in Full

**Where any major safety hazards identified?**

No - Read the Report in Full

**In our opinion, the susceptibility of this property to timber pests is considered to be**

Moderate to High - Read the Report in Full. Due to the Canberra climate, proximity to bush reserve and high density of suburban bushland we in Canberra reside in a natural environment for termites. The 'moderate to high' rating is the minimum degree of risk for our region and as directed by our insurers in conjunction with CSIRO Termite Hazard Mapping.

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

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

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. For further information or advice see Section C "Accessibility".

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

For further information including advice on how to help protect against financial loss due to timber pest attack see Section F.

## Accessibility

### Areas inspected

*The inspection covered the Readily Accessible Areas of the Building and Site* including the house interior; house exterior; roof exterior; roof space; subfloor space; the site including fences; and outbuildings.

### Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects including timber pest attack. Areas, which are not normally accessible, were not inspected such as under slabs on ground as it is not "considered practical" to gain access to them. Evidence of timber pest attack in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

**Are there any Area(s) and/or Section(s) to which Access should be gained?**      None found

## Significant Items

### Termites

Access Limitations      **See building inspection report limitations**

Were active (live) termites found?      **None found**

Was a termite nest observed?      **None found**

Was evidence of termite workings or termite damage found?      **None found**

Was any evidence of timber damage visible?      **None found**

Where activity or damage is noted, does it present a major safety hazard?      **None found**

Was evidence of a possible previous termite management program &/or treatment found?      **None found**

Was a Durable Notice found?      **A notice was affixed to the inside of the electrical meter box indicating that a physical barrier had been installed during the construction process. Importantly, where evidence of a possible termite management program was noted, the Client should obtain and keep on file all relevant**

documents pertaining to the extent of the program, and any service warranties and advice in regard to the building owner's obligation to maintain the management program.

## Wood Borers

Access Limitations	See building inspection report limitations
Was evidence of Wood Borers found?	None found
Where activity or damage is noted, does it present a major safety hazard?	None found

## Fungal Decay

Was evidence of wood decay (rot) fungi found?	None found
Retaining Walls	Not Applicable
Garden Edging	Not Applicable
Timber perimeter fencing	Not Applicable
Timber pergola members	Not Applicable
Timber deck members	Not Applicable
Barge Boards	Not Applicable
Fascia Boards	Not Applicable
Tongue and groove flooring	Not Applicable
Particle board flooring	Not Applicable
Bearers and joists	Not Applicable
Tree Stumps	Not Applicable
Timber windows externally	Not Applicable

## Conductive Conditions

Timber garden edging/walls	Not Applicable
Tree stumps	Not Applicable
Damp ground in Subfloor Area	Not Applicable
Timber formwork left in Subfloor	Not Applicable
Signs of possible shower leak	Not Applicable



## Conducive to Undetected Entry

Access Limitations	See building inspection report limitations
Is there insufficient slab edge exposure?	None found
Was anything obstructing any weephole/vent face on external walls?	None found
Are ant caps in good condition?	Not Applicable
Are there timbers in contact with the ground?	Not Applicable

## Conclusion

Are further inspections recommended?	No - Read the Report in Full
Were any major safety hazards identified?	No - Read the Report in Full
Susceptibility to timber pests is considered to be?	Moderate to High - Read the Report in Full. Due to the Canberra climate, proximity to bush reserve and high density of suburban bushland we in Canberra reside in a natural environment for termites. The 'moderate to high' rating is the minimum degree of risk for our region and as directed by our insurers in conjunction with CSIRO Termite Hazard Mapping.
Are there any areas and or sections of the building to which access should be gained?	No - Read the Report in Full
At the time of the inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION to the overall property was considered	Moderate to High
Do you recommend a Subterranean Termite treatment program?	Not essential, but 12 monthly inspections are essential
Due to the degree of risk of subterranean termite infestation noted, how often should a full inspection be conducted?	12 Monthly
Do you recommend that a separate, more invasive inspection be carried out	No

Your attention is drawn to the advice contained in the Terms & Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

## 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 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.

It is recommended that the client act on the following advice to further protect their investment against timber pest infestation:

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 attack, 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 inspections of the building are necessary.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this Inspection.

## Additional comments

There are no additional comments

## Annexures to this report

There are no annexures to this report

## Important Note for inspections in the Australian Capital Territory

For Residential Properties in the Australian Capital Territory, please be advised of the following matters:

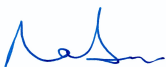
(a) that, in accordance with Civil Law (Sale of Residential Property) Regulations 2004, within 7 days after this report is prepared, the following information will be given to the Territory for inclusion in a publicly available register:

- the fact that the report has been prepared;
- the street address of the property;
- the inspection date stated in this report;
- the name of the person who prepared the report; and
- if the person who prepared this report did so as an employee or agent of another entity – the name and contact details of that other entity.

(b) that the person who prepared this report (or that person's employer or principal) may give a copy of this report, on payment of a reasonable charge, to a person who entered into a contract to buy the property.

## Certification

We take this opportunity to thank you for your instructions and we look forward to working with you again.



Nathan Smith, 201284 (Licenced Building Assessor)  
**ACTNOW Rapid Reports**



CGU Professional

**Policy No:** 83CON1563722  
**Account No:** 0202841  
**Account Name:** PSC CONNECT-BUILDING & PEST(CLAIMS MADE)

## Certificate of Currency

Page: 1 of 2

Item 1 The Insured: HOME REPORTS PTY LTD  
T/AS ACT NOW RAPID REPORTS

Item 2 Address: PO BOX 1220  
TUGGERANONG DC  
ACT 2901

Item 3 Professional Services Covered by Policy One:  
Building Inspector and Pest Management Control

Insured's Business Covered by Policy Two:  
As per the Professional Services stated in Policy One

Item 4 Description of Policy:  
Professional Indemnity + Broadform Liability (CGU PIB 03-17)

Period of Insurance: From 30/06/201 8 to 4:00 pm on 30/06/201 9 Item 6

### Particulars of Risk:

#### Policy One: Civil Liability Professional Indemnity

6.1 The Total Sum Insured is \$2,000,000 which includes all Policy sections, and  
\$4,000,000 in the aggregate for all Claims.

#### 6.2 Amount of the Excess

(a) Australia and New Zealand Jurisdiction	\$3,500
(b) Other Jurisdiction	\$3,500
(c) Enquiries	\$1,000
(d) Employment Practices Liability	Not Applicable
(e) Fidelity Cover	Not Applicable
(f) Cyber Cover Extension	Not Applicable

6.3 The Retroactive Date is 30/06/2014.

6.4 Jurisdictional Limits are WORLD WIDE, EXCLUDING U.S.A. AND CAN ADA.

#### 6.5 Specific Cover Limits

(a) Enquiries	\$250,000
(b) Employment Practices Liability	Not Insured
(c) Fidelity Cover	Not Insured
(d) Cyber Cover Extension	Not Insured

#### Policy Two: Broadform Liability

#### 6.6 Sum Insured

(a) Public Liability (Unlimited in the aggregate)	\$10,000,000
(b) Products Liability (In the aggregate)	\$10,000,000
(c) Advertising Liability (In the aggregate)	\$10,000,000
(d) Property in the Insured's Physical or Legal Control	\$100,000

CGU Professional Risks, CGU Insurance Limited ABN27 004



Policy No: 83CON1563722

## Certificate of Currency

Page: 2 of 2

6.7	Excess (each and every Property Damage claim only)	
(a)	Public Liability	\$1,000
(b)	Products Liability	\$1,000
(c)	Advertising Liability	\$1,000
(d)	Property in the Insured's Physical or Legal Control	\$1,000

Item 7 Additional Notes:

Public Liability  
The Retroactive Date is 30/06/2014.

Item 8 Date and Place of Issue: 25/06/2018 Melbourne, Victoria.

This Certificate of Currency is a summary only of the cover provided by this Policy, effective as at date of issue only. For a full description of cover, please refer to the Policy schedule and wording.

Signed for and on behalf of CGU Insurance Limited

Najibi Bisso  
National Underwriting Manager

# FirstRate Report

## ACT HOUSE ENERGY RATING SCHEME

COLA Licence Number 201286



MACUSHLA SMITH  
BUILDING ASSESSOR CLASS A  
ENERGY EFFICIENCY



**YOUR HOUSE ENERGY RATING IS:** ★ ★ ★ ★ ★  
**in Climate: 24**

**SCORE:** **5 STARS**  
**7 POINTS**

**Name:** Williams

**Ref No:** 3238238

**House Title:** MO 074 018 0 00 00 000.1rt

**Date:** 15-11-2018

**Address:** 8 Beulah Close

Moncrieff

2914

**Reference:** \\RAPID-NAS\...\JOBS\3238238\MO 074 018 0 00 00 000

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
<b>Current</b>	7	<div></div>										
<b>Potential</b>	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 curtain to Heavy Drapes & Pelmets 16

### Important information

An Energy Efficiency Rating (EER) is required for form part of the contract of sale of a property/unit. The star rating of the EER must also be disclosed in all advertising material to satisfy the ACT Governments mandatory disclosure requirements.

There are two approved software types that EER assessors must use depending on the purpose of the EER.

- 1<sup>st</sup> Generation software (FirstRate4) must be used for established homes and must be used when a 4 in one package or an EER is ordered through ACTNOW Rapid Reports. This software can rate up to 6 stars.
- 2<sup>nd</sup> Generation software (BersPro V5, FirstRate5, Accurate) must only be used for new homes to demonstrate the building is compliant with minimum energy efficiency requirements for the building approval process. This software can rate up to 10 Stars.

There will be a discrepancy in a Star Rating when an EER is done at the time of construction from the time the property is sold, due to the use of the 2 types of software used for each different scenario.

EER assessments are done using information provided on the building file and information collated onsite. Only documented proof or sighted materials can be applied to a rating. For example, if the building file does not document the existence of insulation, it cannot be included in the rating. The same applies to 'Aluminium Improved' window frames.

All measurements are calculated using digital measuring tools and the approved plans supplied by Environment, Planning and Sustainable Development Directorate. The measurements and areas included in these reports are carefully compiled but should only be used as a guide.

Appliances installed and their energy consumption or effectiveness does not form part of the rating. This rating is a computer simulation of the thermal performance of the building fabric/materials and siting only.

The improvement options included in this rating already takes into account the items that exist, for example – where a recommendation for heavy drapes to be fitted is made, the windows currently covered by heavy drapes have already been included in the rating.

For further information please refer to <http://www.planning.act.gov.au>.

## ORIENTATION

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

<b>Current Rating</b>	<b>7</b>	<b>★★★★★</b>
-----------------------	----------	--------------

Largest windows in the dwelling;

**Direction : NNE**

**Area : 8 m<sup>2</sup>**

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	7	★★★★★
2. North East	5	★★★★☆
3. East	2	★★★★☆
4. South East	1	★★★★☆
5. South	6	★★★★★
6. South West	4	★★★★☆
7. West	1	★★★★☆
8. North West	2	★★★★☆

FirstRate Mode
Climate: 24

# **RATING SUMMARY for: MO 074 018 0 00 00 000.1rt, 8 Beulah Close, Moncrieff**

Assessor's Name: Macushla Smith

Net Conditioned Floor Area: 99.1 m²

Net Conditioned Floor Area: 99.1 m²				Points		
Feature				Winter	Summer	Total
CEILING				11	1	11
Surface Area: 6		Insulation: 6				
WALL				-1	-1	-2
Surface Area: -3		Insulation: 4		Mass: -3		
FLOOR				8	2	9
Surface Area: 3		Insulation: -6		Mass: 11		
AIR LEAKAGE (Percentage of score shown for each element)				-5	0	-5
Fire Place 0 %		Vented Skylights 0 %				
Fixed Vents 0 %		Windows 17 %				
Exhaust Fans 45 %		Doors 13 %				
Down Lights 0 %		Gaps (around frames) 25 %				
DESIGN FEATURES				0	1	1
Cross Ventilation 1						
ROOF GLAZING				0	0	0
Winter Gain 0		Winter Loss 0				
WINDOWS				-13	-8	-21
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
NNE	8	8%	-21	20	-4	-5
SSW	7	7%	-18	5	-4	-16
Total	15	15%	-39	26	-8	-21

\* 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
<b>RATING</b>	★★★★★	<b>SCORE</b>	<b>-1</b>	<b>-7</b>	<b>7*</b>

\* includes 15 points from Area Adjustment



# Detailed House Data

## House Details

ClientName	Williams
HouseTitle	MO 074 018 0 00 00 000.1rt
StreetAddress	8 Beulah Close
Suburb	Moncrieff
Postcode	2914
AssessorName	Macushla Smith
FileCreated	15-11-2018

## 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	Carp	R0.0	9.0m <sup>2</sup>
2	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	48.0m <sup>2</sup>
3	Timber	NA	Yes	No	No	Carp	R0.0	40.0m <sup>2</sup>
4	Timber	NA	Yes	No	No	Tiles	R0.0	9.0m <sup>2</sup>
5	Timber	Open	No	No	No	Carp	R0.0	1.0m <sup>2</sup>

## Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R2.0	15.0m	2.6m
2	Brick Veneer	No	R2.0	8.0m	2.4m
3	Framed: FC Sheet Clad	No	R0.5	6.0m	2.6m
4	Framed: FC Sheet Clad	Yes	R2.0	11.0m	2.6m
5	Framed: FC Sheet Clad	Yes	R2.0	10.0m	2.4m
6	Framed: FC Sheet Clad	No	R2.0	12.0m	1.8m

## Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	No	R4.0	58.0m <sup>2</sup>

## Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	SSW	1.8m	1.5m	No	SG	ALSTD	VB	No	0.0m	0.0m	0.0m
2	SSW	2.0m	1.0m	No	SG	ALSTD	VB	No	0.5m	0.5m	0.2m
3	SSW	1.2m	0.9m	No	SG	ALSTD	VB	No	0.5m	0.5m	0.2m
4	SSW	1.2m	0.9m	No	SG	ALSTD	VB	No	0.5m	0.5m	0.2m
5	NNE	2.1m	2.7m	No	SG	ALSTD	VB	No	0.5m	0.5m	0.2m
6	NNE	1.2m	1.8m	No	SG	ALSTD	VB	No	0.5m	0.5m	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
No shaded windows											

## Zoning Details

Is there Cross Flow Ventilation ?	Good
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## Air Leakage Details

Location	Suburban
Is there More than One Storey ?	Yes

Is the Stairwell Separated by Doors ?	No
Is the Entry open to the Living Area ?	Yes
Is the Entry Door Weather Stripped ?	Yes
Area of Heavyweight Mass	0m <sup>2</sup>
Area of Lightweight Mass	0m <sup>2</sup>

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	0	2
Downlights	0	0
Skylights	0	0
Utility Doors	0	1
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	No

# Building Conveyancing Enquiries and Energy Rating Package Application - Tax receipt

This transaction will appear on your credit card statement as ACCESS CANB INTERNET.

Date and time

12 Nov 2018 4:58:45 PM

Reference code

W2DPFD

Payment receipt number

2301451819

Total amount paid

\$119.00

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

What is the priority of this request? \*

☒ **Standard** ☐ **High**

## Contact details

### Applicant details

Title

Given name \*

Family name \*

Actnow

Rapid Reports

Email \*

info@rapidreportsact.com.au

Phone \*

0262910550

## Property information

Suburb/District \*

MONCRIEFF

Section \*

74

Block \*

18

Unit

If you require help with suburb/district, section or block details, visit [ACTMAPi](#).

Lessee \*

Williams

Applicant's reference

Cush4

Address line 1 \*

8 Beulah Close

Address line 2

Suburb \*

MONCRIEFF

State

ACT

Postcode \*

2914

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 have authorisation from the lessee/owner.

☐ I am the solicitor acting on behalf of 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. You will be prompted to attach an electronic copy of the documentation in the next step.
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 Information Privacy Act 2014.
3. Section 59A of the *ACT Building Act 1972* provides severe penalties for false or misleading statements.

Letter of authority \*

File: Booking Consent.pdf

## Payment

Payment total

\$119.00

Please be aware that all completed packages will be sent to the email address provided by the applicant.

CONVEYANCING BUILDING FILE INDEX

SUBURB: MONCRIEFF SECTION: 74 BLOCK: 18 UNIT: - EX GOV: No

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	B20163283/A	-	RESIDENCE, GARAGE & PORCH				B20163283/A	\$193500		
Y	B20163283/B	-		Y						
		-				Y				
		-	SURVEY							
		-	FINAL							22/6/17
		-							B20163283/A+/B 10/7/17	

Drainage Plan Number: 129312

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?<br>If yes - file copies attached   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Are there any records on the building file of current (within 5 years) housing Indemnity insurance policies for building work? If yes - file copies attached | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Are there any records on the building file showing building applications still being processed? (Current within 3 years) If yes - file copies attached       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Are there any records on the building file in relation to loose-fill asbestos insulation?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If available, copies of the following documents are provided:

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

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

If requested:

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

### ASBESTOS

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

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

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

Search officer comments (if any?)

Search officer initials: BB

Cost of application: \$119.00

Date completed:

15/11/18



MASTER BUILDERS  
FIDELITY FUND

Certificate number  
Fund Reference Number

66299

03/0066

# Certificate

**Date Issued: 26/07/2016**

*This Certificate is not underwritten by the ACT Government nor by the Master Builders Association (ACT)*

This Certificate applies to one dwelling only.

The contract price, or value of the work, is: \$170,000.

The builder's *estimated* construction period is from: 26/07/2016 to 31/03/2017.

Variations of up to 10% of the contract price are automatically included.

This Certificate is issued subject to the requirements of the **ACT Building Act 2004** and section 91, and in accordance with the terms and conditions set out in the Master Builders Fidelity Fund Trust Deed.

Builder's Name: Renaissance Building & Design Pty Ltd (t/a Renaissance Homes)

Builder's Licence No: 199610753

Block: 18 Section: 74 Unit: n/a Suburb: Moncrieff

Residential Address: Beulah Close

Type of project, (ie speculative, contract or project management): **Speculative**

For the construction of: **townhouse/unit**

Special conditions: n/a

Name of Owner(s): Renaissance Building & Design Pty Ltd

## Instructions to Builder:

This original certificate **MUST** be given to the home owner. Please photocopy for building approval purposes and for your records.

For variations in excess of 10% of the contract price, contact the Master Builders Fidelity Fund Manager on (02) 6175 5995.

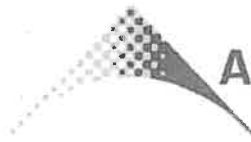
Signature: *m Pauch*

(For and on behalf of the Master Builders Fidelity Fund)

This certificate is issued by the Master Builders Fidelity Fund and any enquiries regarding claims against this certificate must be directed to the Master Builders Fidelity Fund c/- MBA - ACT at 1 Iron Knob Street, Fyshwick ACT 2609, telephone (02) 6280 9119.

**Please read the important information overleaf regarding this Certificate.**

03/0066



Anthony Quinn Surveys Pty Ltd  
Land & Engineering Surveyors

## SURVEYORS CERTIFICATE

Mr Andrew Kerec  
Renaissance Building and Design  
Unit 3, 20-24 Essington Street  
Mitchell ACT 2911

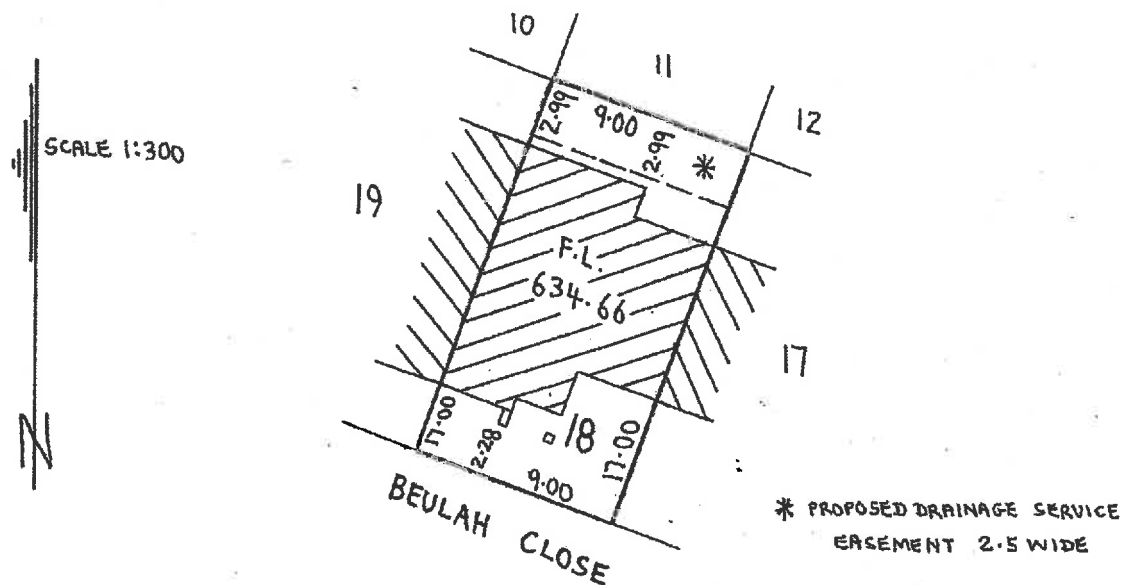
### RE: BRICK HOUSE UNDER CONSTRUCTION

I have made a survey for identification purposes of a brick house under construction standing on the land being Block 18 Section 74 of Deposited Plan No. 11385 in the Division of Moncrieff, District of Gungahlin, Australian Capital Territory and fronting Beulah Close as shown in red on the sketch below.

The brick house under construction stands entirely within the boundaries of the subject land.

The boundaries with Block 17 and Block 19 pass through the centre of the timber party walls.

Relevant offsets and levels are shown on the sketch.



Anthony Quinn

Anthony Quinn  
Registered Surveyor ACT & NSW  
5 November 2016

cc: Surveyor-General of the ACT

Anthony Quinn Surveys Pty Ltd  
ABN 8688 0083 032  
PO Box 44 Mitchell ACT 2911  
Telephone (02) 6255 0824 • Mobile 0412 255 795  
Contact: Anthony Quinn Email tonyq@bigpond.com





# Certificate of Occupancy and Use

Certificate No.: **B20163283C1**

**Access Canberra Building Services**

ABN 16 479 763 216  
8 Darling Street Mitchell  
GPO Box 158 ACT 2601  
[www.act.gov.au/accesscbr](http://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
	18	74	MONCRIEFF	GUNGAHLIN	Australian Capital Territory

Plans
B20163283/A
B20163283/B

## Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
1a(II)	New	DA EXEMPT-RESIDENCE		NA		B20163283N1	RENAISSANCE BUILDING AND DESIGN PTY LTD
10a	New	DA EXEMPT-GARAGE	& Porch	NA		B20163283N1	RENAISSANCE BUILDING AND DESIGN PTY LTD

## Comments

## Important Note:

--

1. Statutory warranties and statutory warranty insurance or a statutory warranty fidelity certificate apply in relation to some or all of the building work.

2. The issue of this certificate in respect of a building or a portion of a building does not affect the liability of a person or other entity to comply with the provisions of an ACT law, including the Building Act 2004, relating to the building or portion of the building.

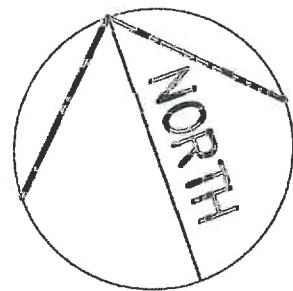
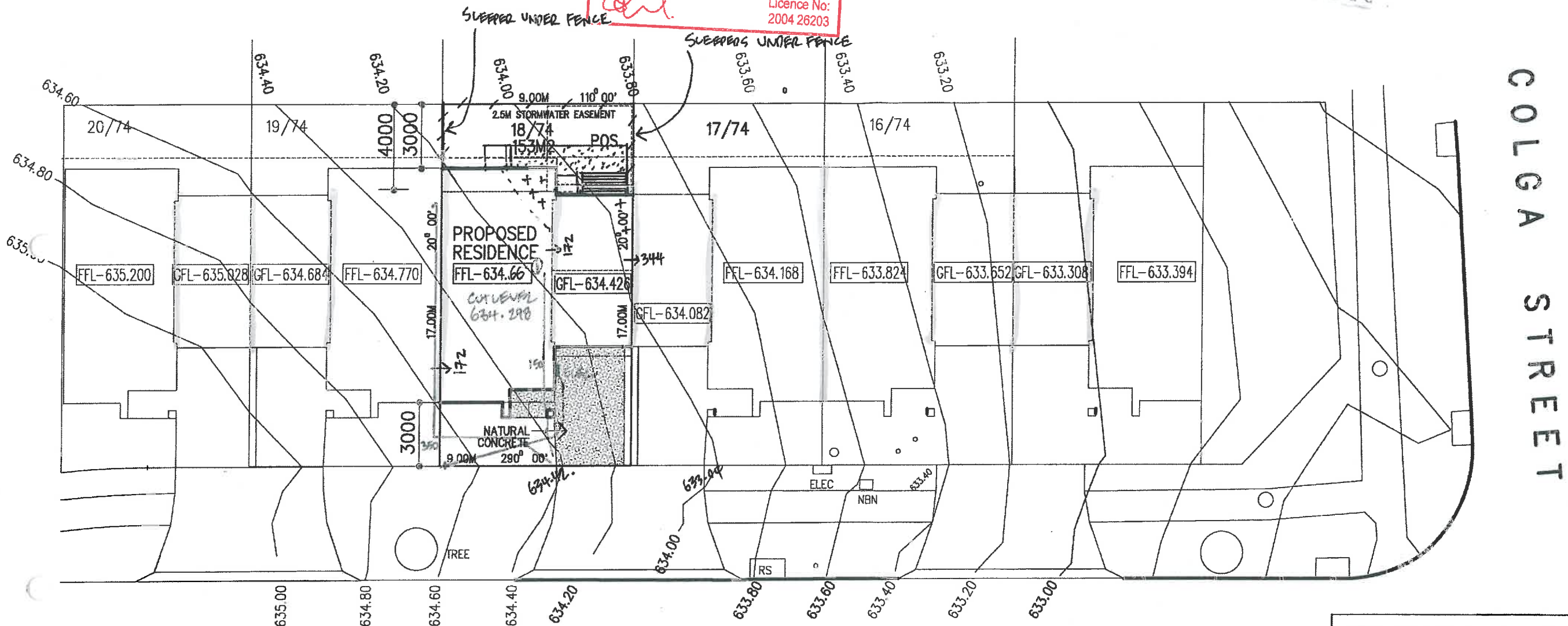
**Issued by:** Natalie Pooley

**Issued on:** 10/07/2017

Delegate of the ACT Construction  
Occupations Registrar.

**BUILDING APPROVAL**  
is amended under section 32 of the Building Act 2004  
Certified Building Solutions Pty Ltd  
**29 MAR 2017**  
Licence No:  
2004 26203

CONSTRUCTION



**8 BEULAH CLOSE**

STRIP FOOTING AT SUB SPILT  
SUB THICKENING AT SUB SPILT.

**EROSION AND SEDIMENT CONTROL**

DEVELOPMENT COMPLIES WITH THE EPA, ENVIRONMENT  
PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND  
DEVELOPMENT IN THE ACT, AUGUST 2007

**AREAS**

GROUND FLOOR	57.0M2
UPPER FLOOR	50.0M2 (-4.0M2 VOID)
GARAGE	27.0M2
PORCH	3.0M2
<b>TOTAL</b>	<b>137.0M2</b>

**OPEN SPACE CALCULATIONS**

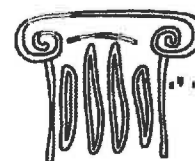
BLOCK AREA: 153M2  
REQUIRED OPEN SPACE = 30.6M2 (20% X 153M2)  
ACHIEVED = 69M2

USABLE P.O.S. WITH DIRECT ACCESS  
MIN AREA OF BLOCK REQUIRED = 16.0M2  
ACHIEVED = 31M2

REQ. AREA OF P.O.S. TO BE RETAINED AS  
PLANTING = 8.00M2 (50% OF POS)  
ACHIEVED = 25M2

SITE PLAN 1:200

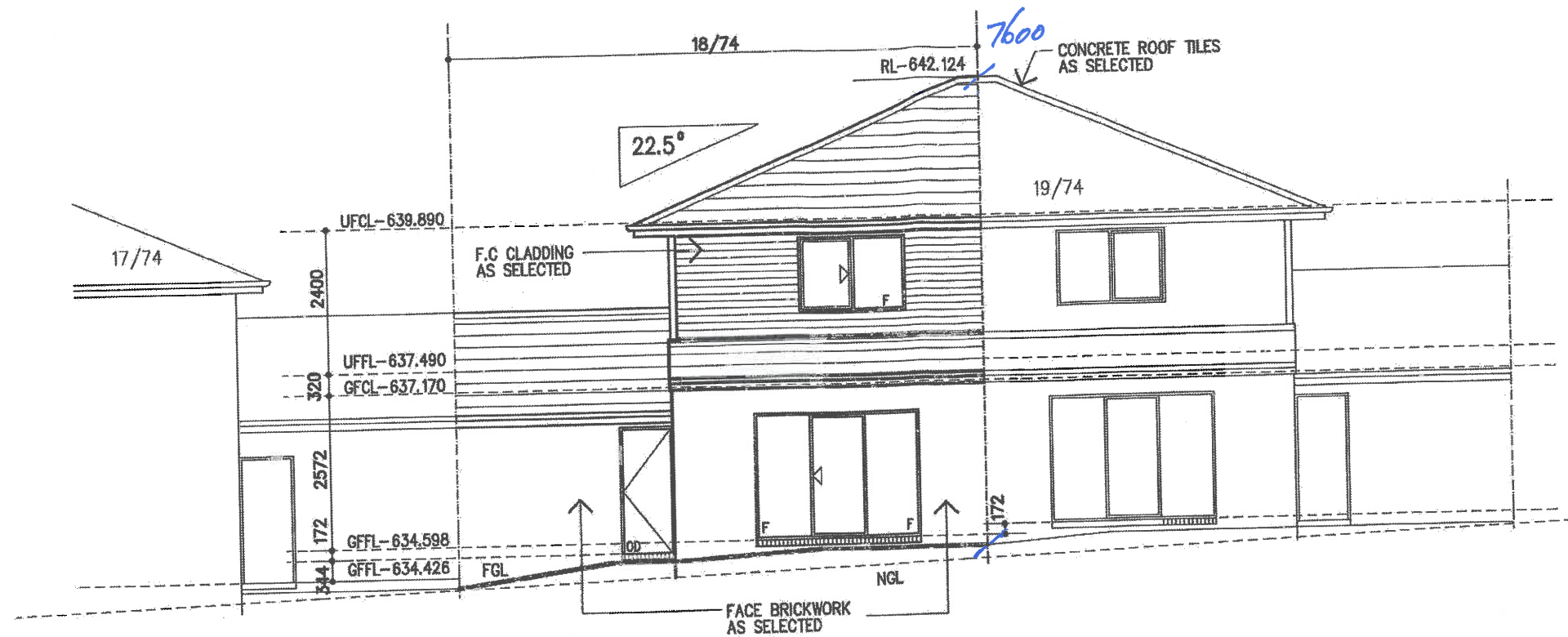
EVENT	DATE	DETAILS
1	28/3/17	Amended FFL NOS: 634.598 now: 634.66



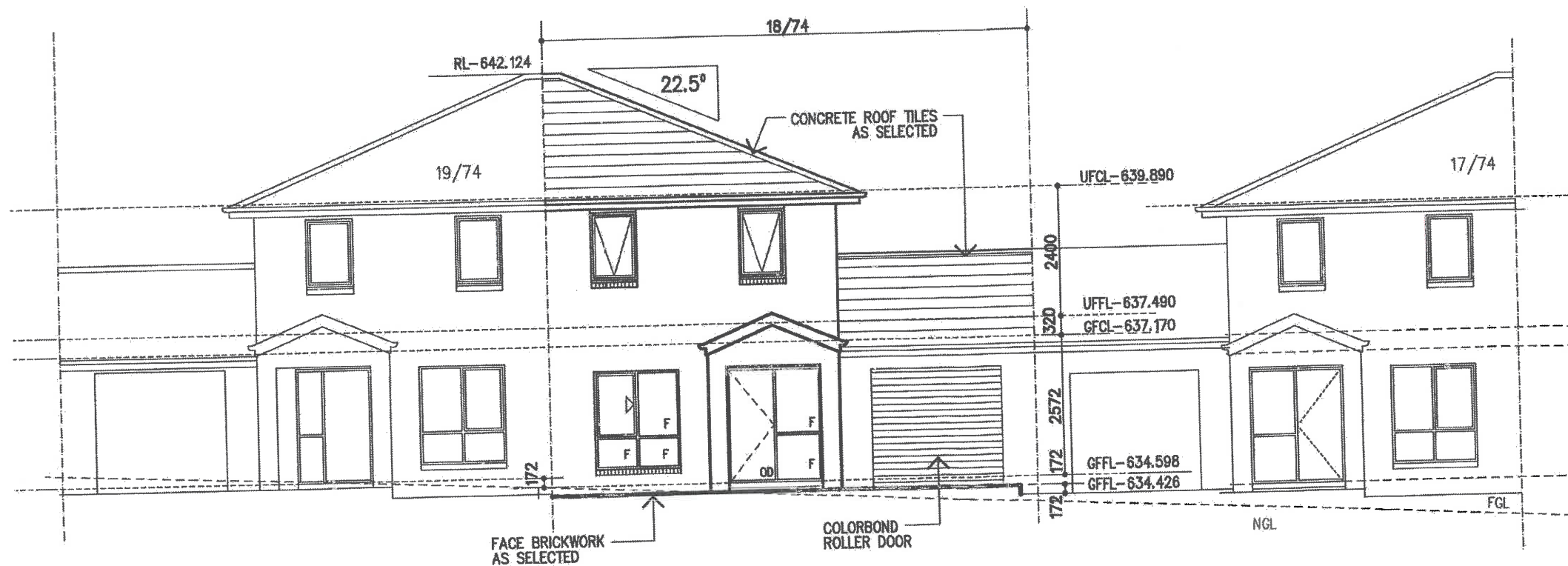
**renaissancehomes**  
www.renhomes.net.au  
ph (02) 62208600 fax (02) 6242-6068

PROJECT  
**BLOCK 18  
SECTION 74  
MONCRIEFF ACT**  
FOR : RENAISSANCE HOMES

REFERENCE <b>CADWORK.</b>		DWG. NO. <b>WD 1</b>
DATE <b>28.06.16</b>	TITLE UNIT No.	
SCALES <b>1: 100</b>	FLOOR AREA <b>137.00M2</b>	



NORTH ELEVATION 1: 100



SOUTH ELEVATION 1: 100

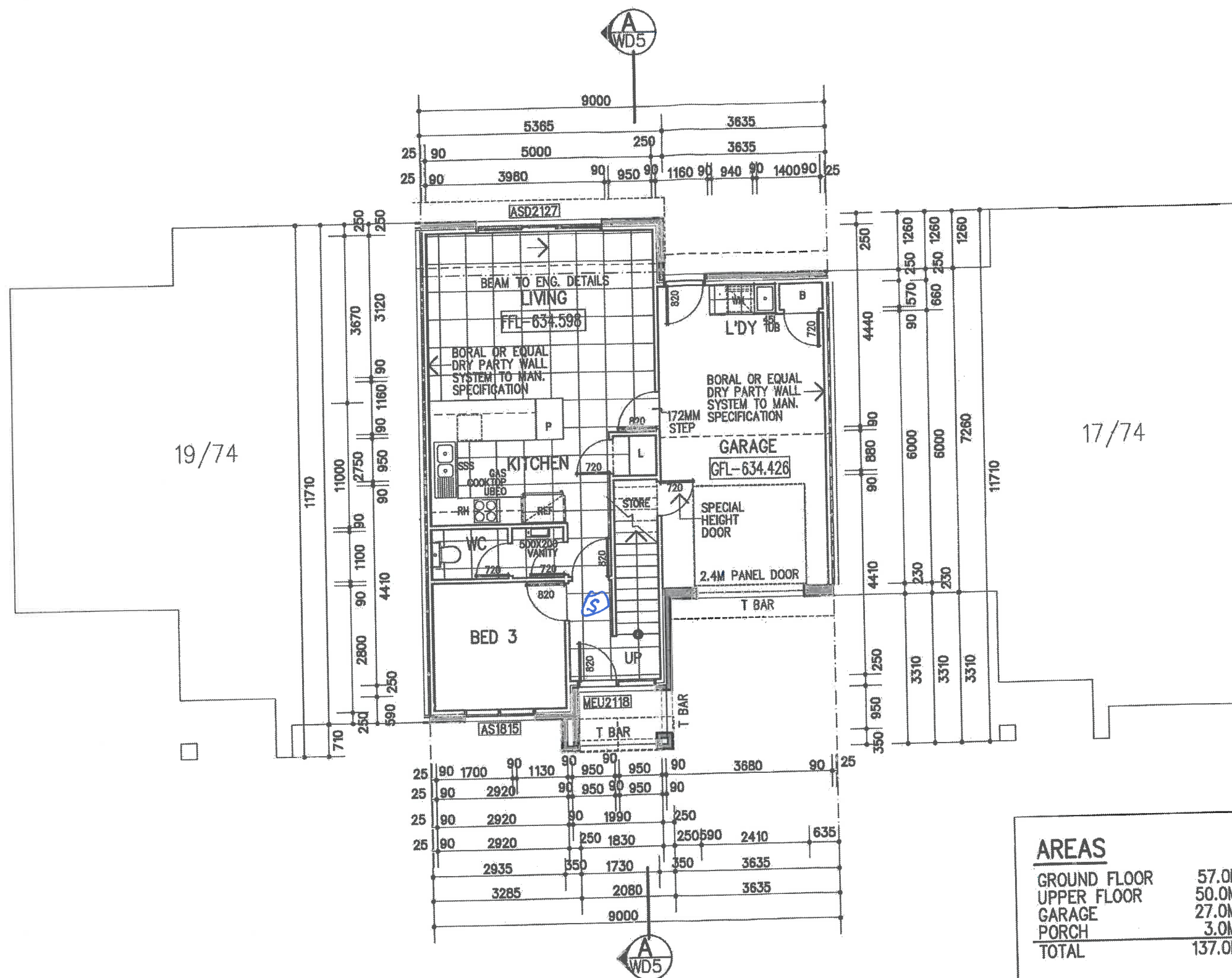
**BUILDING APPROVAL**  
 Issued under section 28 of the Building Act 2004  
 Certified Building Solutions Pty Ltd  
 02 AUG 2016  
 Licence No:  
 200426203

			 <b>renaissancehomes</b> <a href="http://www.renhomes.net.au">www.renhomes.net.au</a> ABN 47 075 691 253 ph (02) 62208600 fax(02) 6242-6068	<b>PROJECT</b> <b>BLOCK 18</b> <b>SECTION 74</b> <b>MONCRIEFF ACT</b> <b>FOR : RENAISSANCE HOMES</b>	<b>REFERENCE</b> <b>CADWORK.</b>		<b>DWG. NO.</b> <b>WD 4</b>
EVENT	DATE	DETAILS			DATE	TITLE UNIT No.	
					28.06.16		
					SCALES	FLOOR AREA	
					1: 100	138M2	

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 USED OR COPIED WITHOUT WRITTEN PERMISSION.

DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS. VERIFY ALL  
 DIMENSIONS ON SITE AND NOTIFY DISCREPANCIES BEFORE PROCEEDING.



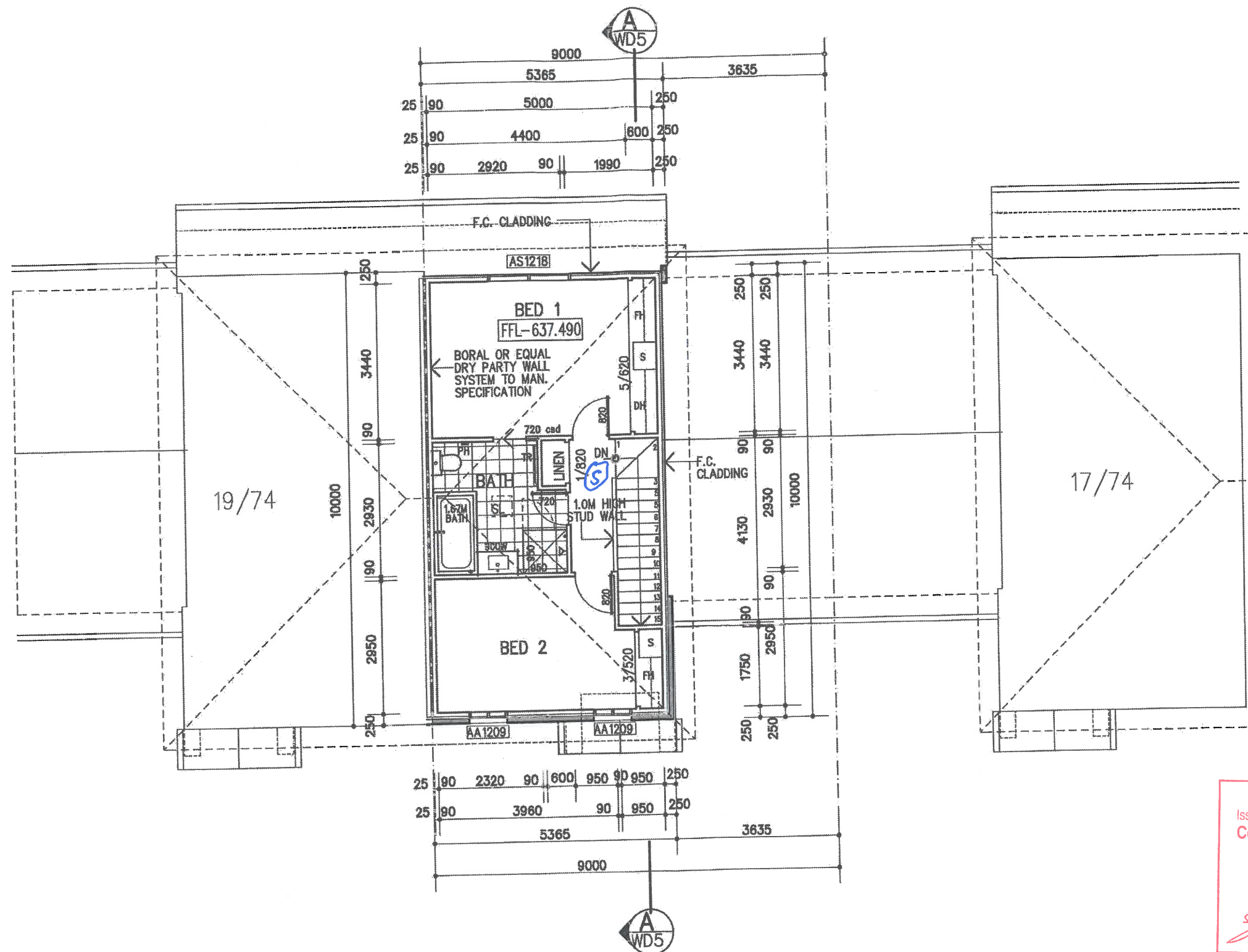


GROUND FLOOR PLAN 1:100  
18/74 MONCRIEFF

**BUILDING APPROVAL**  
Issued under section 28 of the Building Act 2004  
Certified Building Solutions Pty Ltd  
**02 AUG 2016**  
*[Signature]*  
Licence No:  
200426203

AREAS	
GROUND FLOOR	57.0M2
UPPER FLOOR	50.0M2 (EXCLUDES 4.0M2 VOID)
GARAGE	27.0M2
PORCH	3.0M2
<b>TOTAL</b>	<b>137.0M2</b>

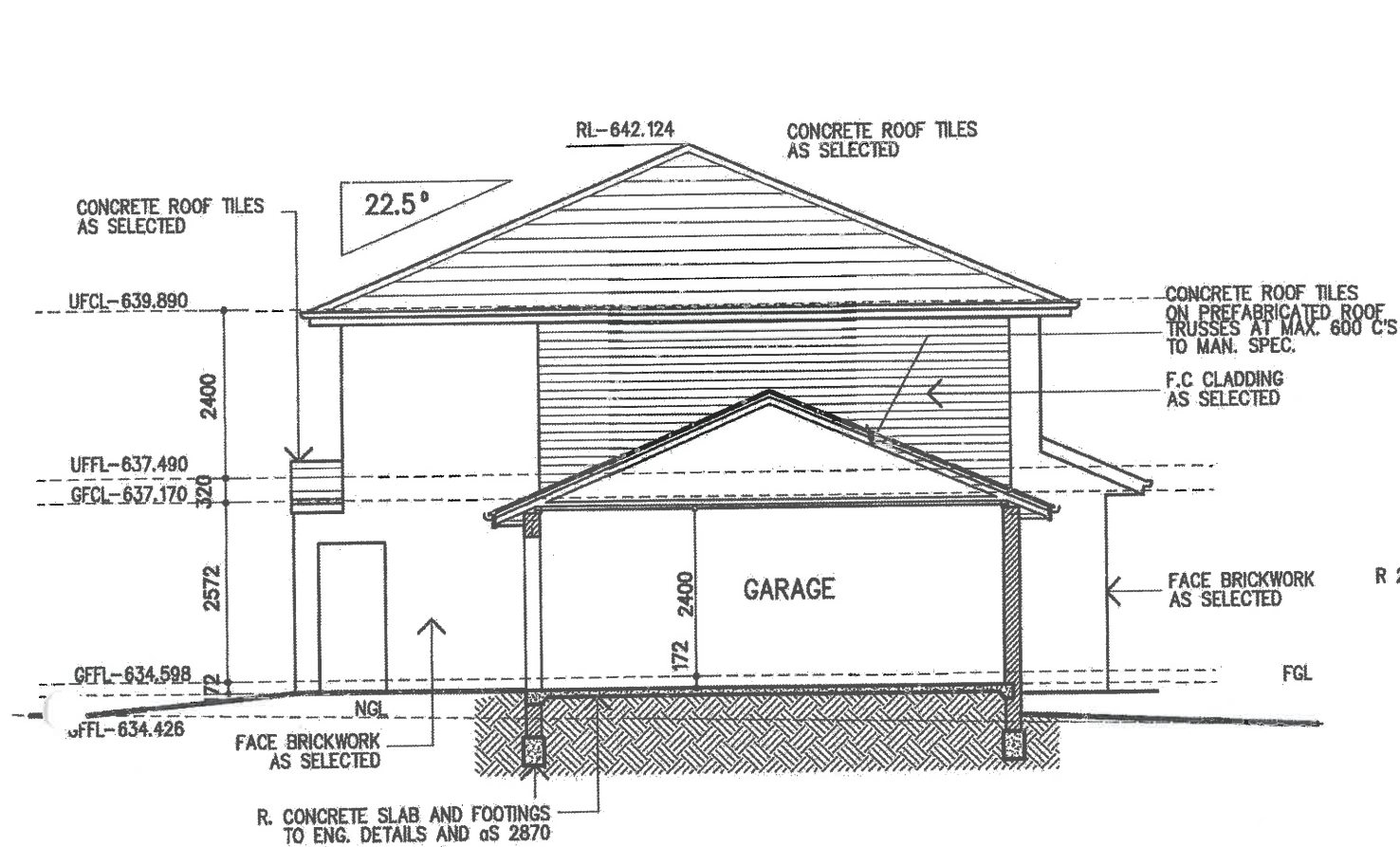
 <b>renaissancehomes</b> www.renhomes.net.au ABN 47 075 691 253 ph (02) 62208600 fax(02) 6242-8068			PROJECT		REFERENCE	DWG. NO.
			BLOCK 18		CADWORK.	WD 2
			SECTION 74		DATE	
			MONCRIEFF ACT		28.06.16	
			FOR : RENAISSANCE HOMES		SCALES	FLOOR AREA
					1:100	137M2



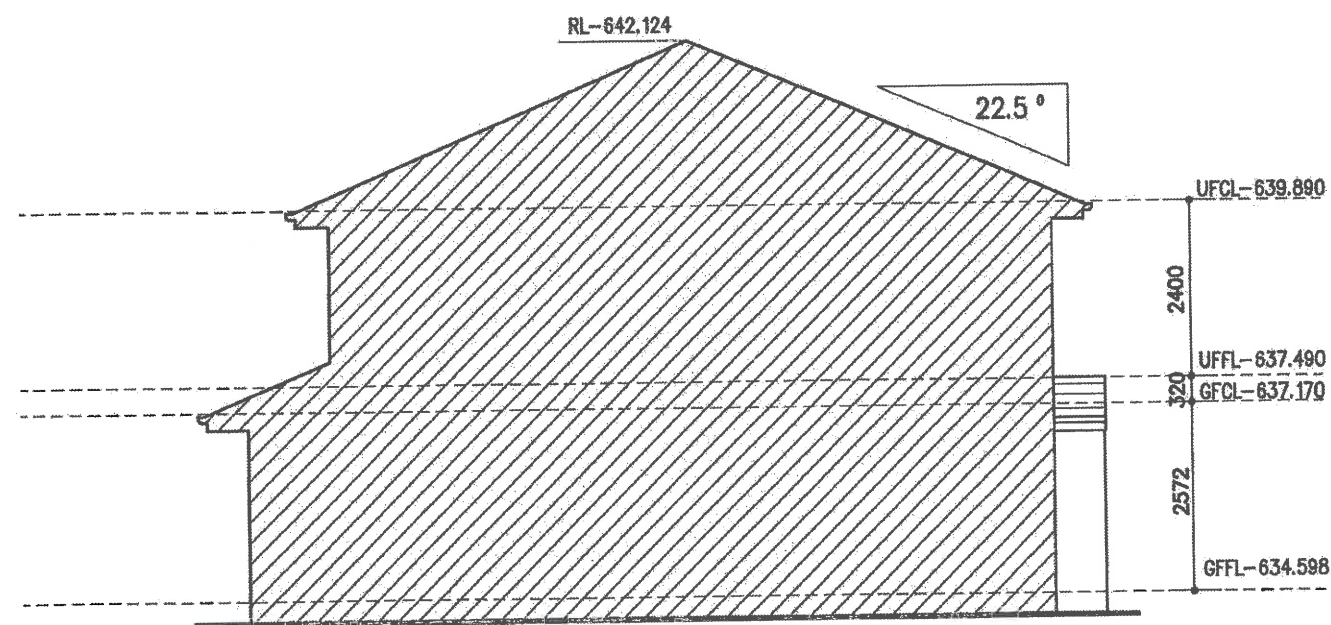
**BUILDING APPROVAL**  
 Issued under section 28 of the Building Act 2004  
 Certified Building Solutions Pty Ltd  
**02 AUG 2016**  
 Licence No:  
 200426203

			 <b>renaissancehomes</b> www.renhomes.net.au ABN 47 075 691 253 ph (02) 62208600 fax (02) 6242-6068	PROJECT <b>BLOCK 18 SECTION 74 MONCRIEFF ACT</b> FOR : RENAISSANCE HOMES	REFERENCE <b>CADWORK.</b>		DWG. NO. <b>WD 3</b>
EVENT	DATE	DETAILS			DATE 28.06.16	TITLE UNIT No.	
					SCALES 1:100	FLOOR AREA 138M2	
DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS. VERIFY ALL DIMENSIONS ON SITE AND NOTIFY DISCREPANCIES BEFORE PROCEEDING.							

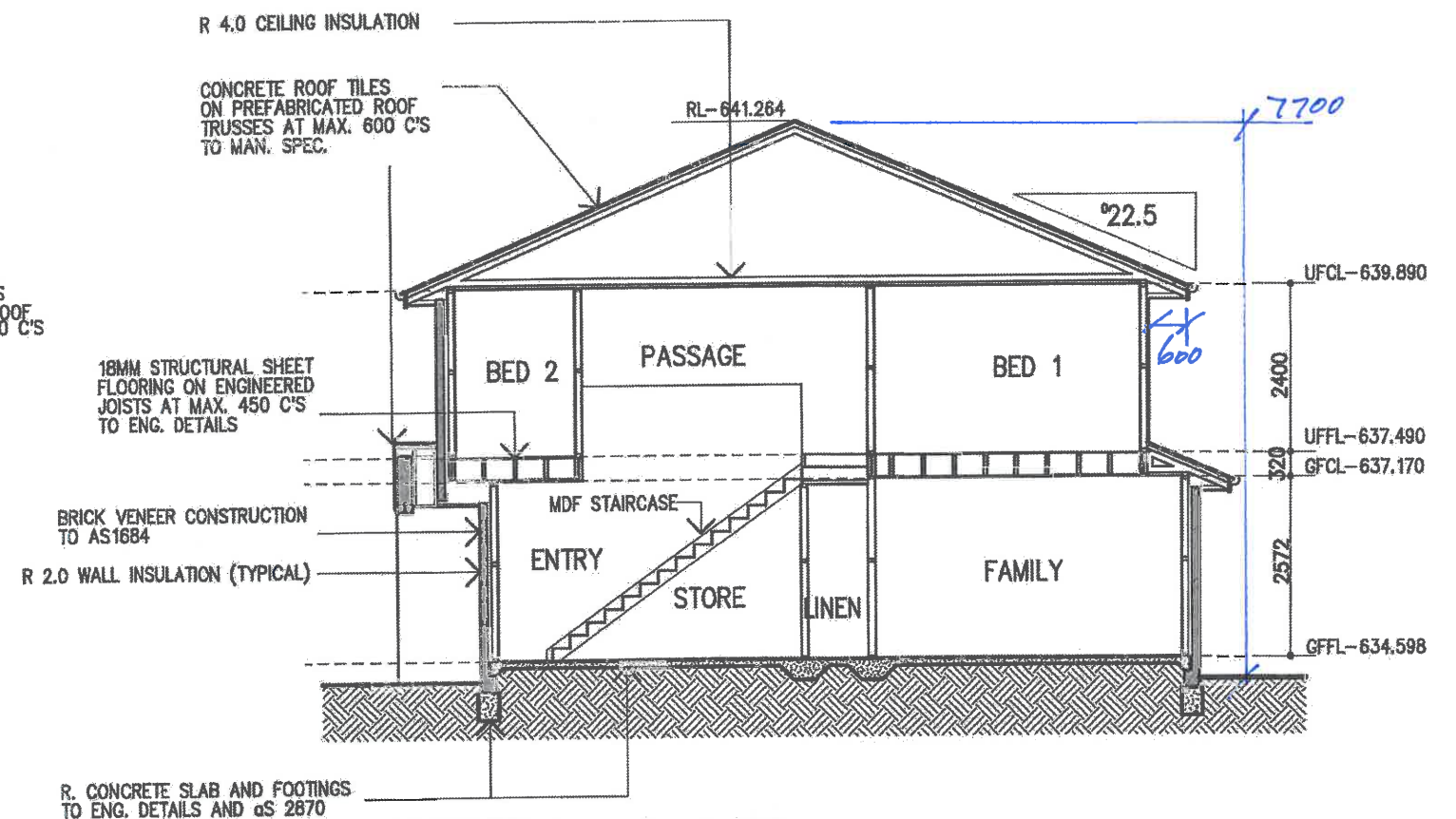




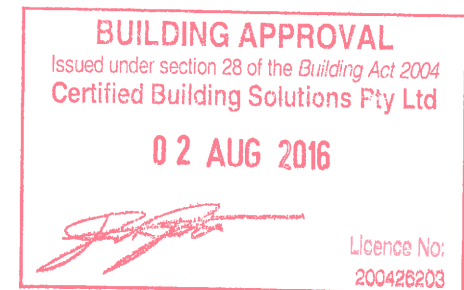
EAST ELEVATION 1:100



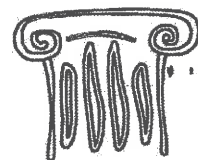
WEST ELEVATION 1:100



SECTION A - A 1:100



EVENT	DATE	DETAILS



renaissancehomes

www.renhomes.net.au  
 ABN 47 075 691 253  
 ph (02) 62208600 fax(02) 6242-6068

PROJECT  
**BLOCK 18**  
**SECTION 74**  
**MONCRIEFF ACT**  
 FOR : RENAISSANCE HOMES

REFERENCE		DWG. NO.
CADWORK.		WD 5
DATE	TITLE UNIT No.	
28.06.16		
SCALES	FLOOR AREA	
1:100	138M2	

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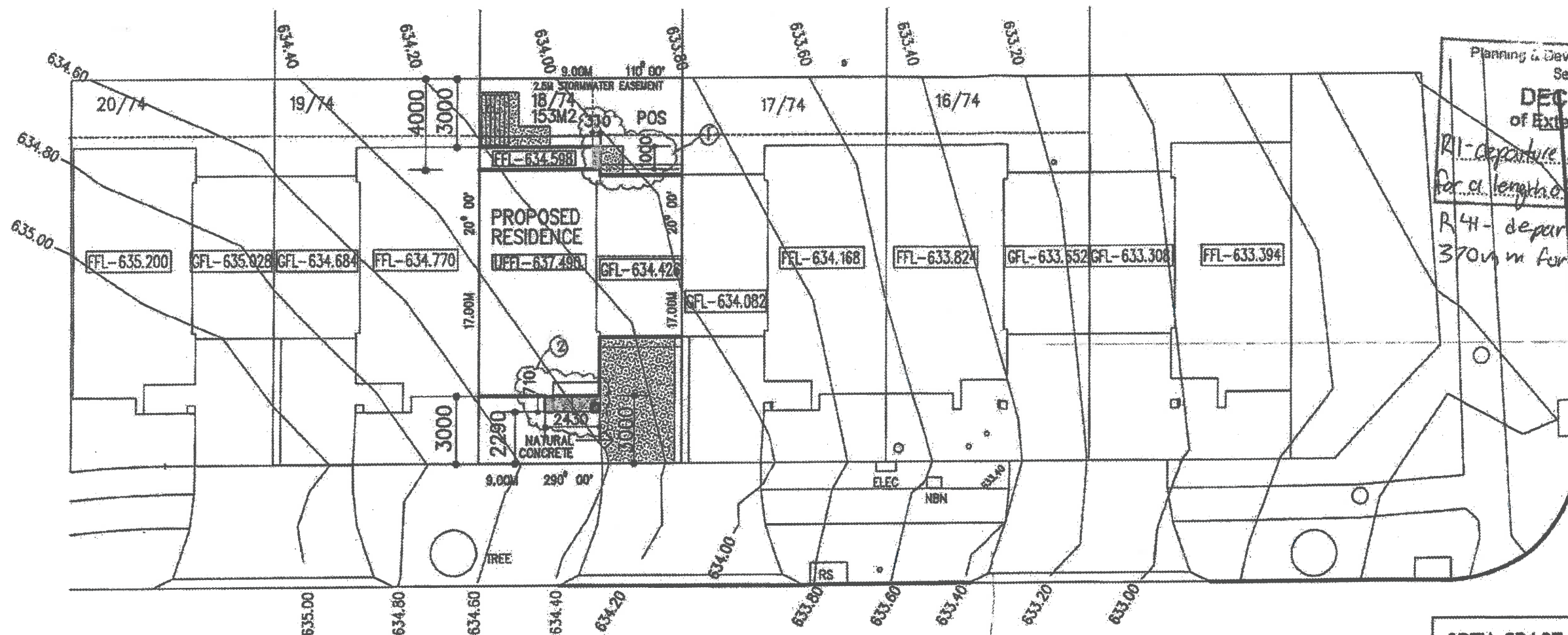
DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS. VERIFY ALL DIMENSIONS ON SITE AND NOTIFY DISCREPANCIES BEFORE PROCEEDING.



# MINOR DEPARTURE FROM THE SINGLE DEVELOPMENT CODE

1. R41 - THE REAR CORNER OF THE BUILDING ENCROACHES 1.0M FOR A LENGTH OF 0.37M INTO THE 4.0M X 4.0M PRIVATE OPEN SPACE. THE PRINCIPLE PRIVATE OPEN SPACE IS SCREENED BY A 1.5M HIGH TIMBER LAPPED CAPPED TIMBER FENCE.
2. R11 - THE FRONT PORCH OF THE BUILDING ENCROACHES 0.71M FOR A LENGTH OF 2.43M INTO THE 3.0M FRONT SETBACK ZONE.

Planning & Development Regulation 2008  
Section 1.100A  
**APPROVED**  
*[Signature]*  
Delegate of the ACT Planning and Land Authority  
1/6/16



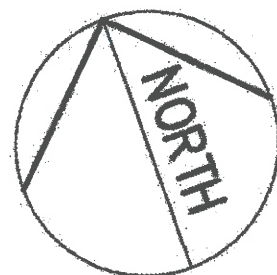
Planning & Development Regulation 2008  
Section 1.100A(2)  
**DECLARATION**  
of Extended Distance  
R11 - departure of a maximum 710mm  
for a length of 2.43m  
R41 - departure of a maximum  
370mm for a length of 1.00m

THIS COPY RETAINED FOR

- ☐ Developer Approval
- ☒ ESDD Approval
- ☐ Energy Efficiency Rating
- ☐ Reference Only

STREET

8 BEULAH CLOSE



**EROSION AND SEDIMENT CONTROL**  
DEVELOPMENT COMPLIES WITH THE EPA, ENVIRONMENT  
PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND  
DEVELOPMENT IN THE ACT, AUGUST 2007

AREAS	
GROUND FLOOR	57.0M2
UPPER FLOOR	50.0M2 (-4.0M2 VOID)
GARAGE	27.0M2
PORCH	3.0M2
TOTAL	137.0M2

**OPEN SPACE CALCULATIONS**  
BLOCK AREA: 153M2  
REQUIRED OPEN SPACE = 30.6M2 (20% X 153M2)  
ACHIEVED = 69M2  
  
USABLE P.O.S. WITH DIRECT ACCESS  
MIN AREA OF BLOCK REQUIRED = 16.0M2  
ACHIEVED = 31M2  
  
REQ. AREA OF P.O.S. TO BE RETAINED AS  
PLANTING = 8.00M2 (50% OF POS)  
ACHIEVED = 25M2

SITE PLAN 1:200

EVENT	DATE	DETAILS



renaissancehomes  
www.renhomes.net.au  
ph (02) 62208800 fax (02) 6242-6068

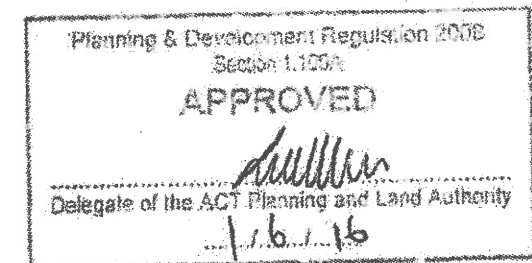
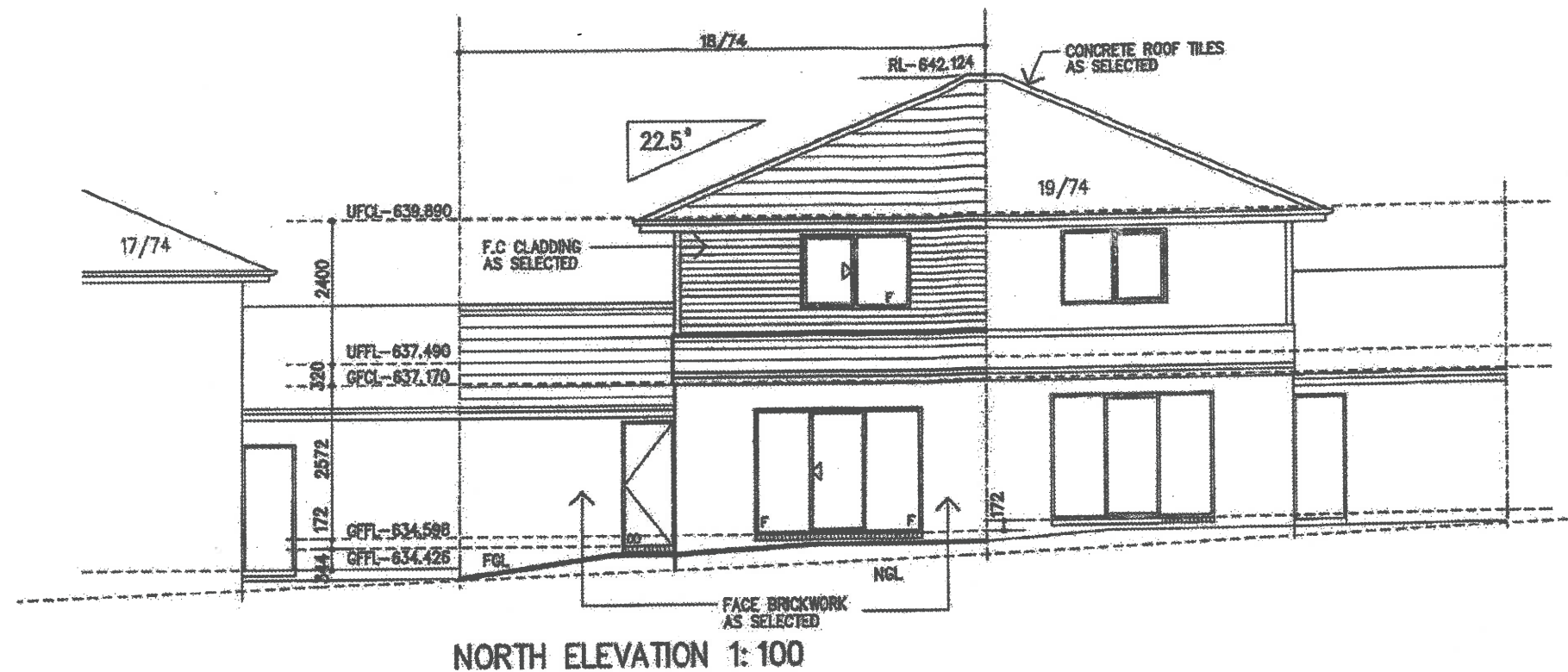
PROJECT  
**BLOCK 18  
SECTION 74  
MONCRIEFF ACT**  
FOR : RENAISSANCE HOMES

REFERENCE		DWG. NO.
CADWORK.		WD 1
DATE 11.10.15	TITLE UNIT No.	
SCALES 1:100	FLOOR AREA 137.00M2	

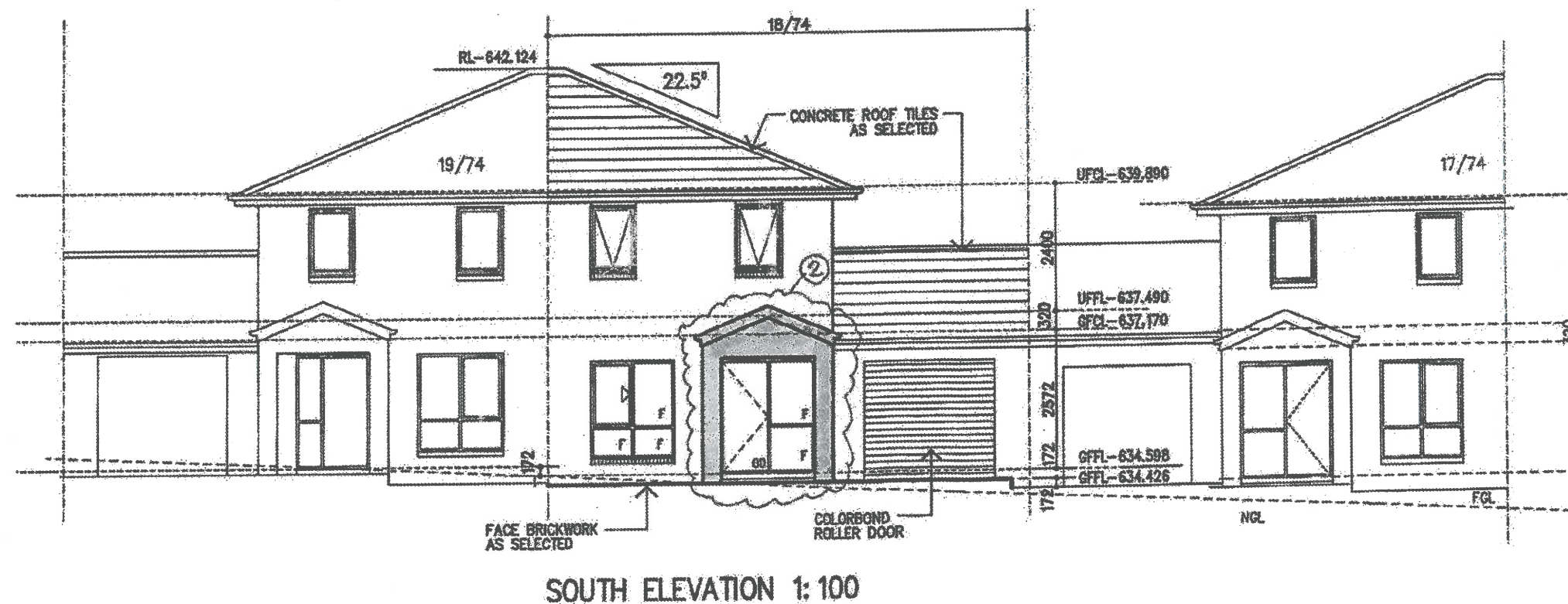
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USED OR COPIED WITHOUT WRITTEN PERMISSION.

DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS. VERIFY ALL  
DIMENSIONS ON SITE AND NOTIFY DISCREPANCIES BEFORE PROCEEDING.





Planning & Development Regulation 2008  
Section 1.100A(2)  
**DECLARATION**  
of Extended Distance  
*R11 departure of a maximum 710mm  
for a length of 2430mm*  
*R41 mm departure of a maximum  
370mm for a length of 1000mm*

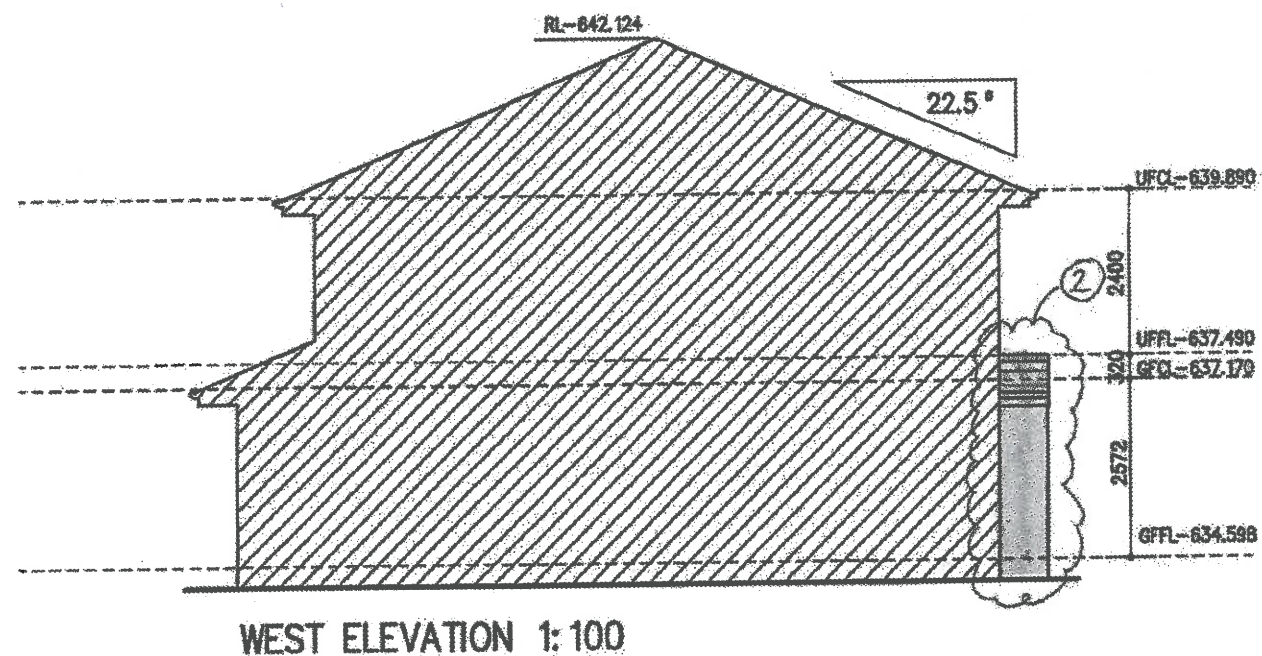


THIS COPY RETAINED FOR:

- ☐ Developer Approval
- ☒ ESDD Approval
- ☐ Energy Efficiency Rating
- ☐ Reference Only

			 <b>renaissancehomes</b> <a href="http://www.renhomes.net.au">www.renhomes.net.au</a> ABN 47 075 001 253 ph (02) 62209600 fax (02) 6242-6068	<b>PROJECT</b> <b>BLOCK 18</b> <b>SECTION 74</b> <b>MONCRIEFF ACT</b> <b>FOR : RENAISSANCE HOMES</b>	<b>REFERENCE</b> <b>CADWORK.</b>		<b>DWG. NO.</b> <b>WD 4</b>
<b>EVENT</b>	<b>DATE</b>	<b>DETAILS</b>			<b>DATE</b>	<b>TITLE UNIT No.</b>	
					11.05.16		
					<b>SCALES</b>	<b>FLOOR AREA</b>	
					1: 100	138M2	





Planning & Development Regulation 2008  
Section 1.100A  
**APPROVED**  
*[Signature]*  
.....  
Delegate of the ACT Planning and Land Authority  
1.6.16

Planning & Development Regulation 2008  
Section 1.100A(2)  
**DECLARATION**  
of Extended Distance  
RIL departure of a maximum 710mm  
for a length of 2430mm

R41- departure of a maximum  
370mm for a length of 1000mm

THIS COPY RETAINED FOR:

☐ Developer Approval

☒ ESDD Approval

☐ Energy Efficiency Rating

☐ Reference Only

☐ \_\_\_\_\_

[illegible]

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USED OR COPIED WITHOUT WRITTEN PERMISSION.



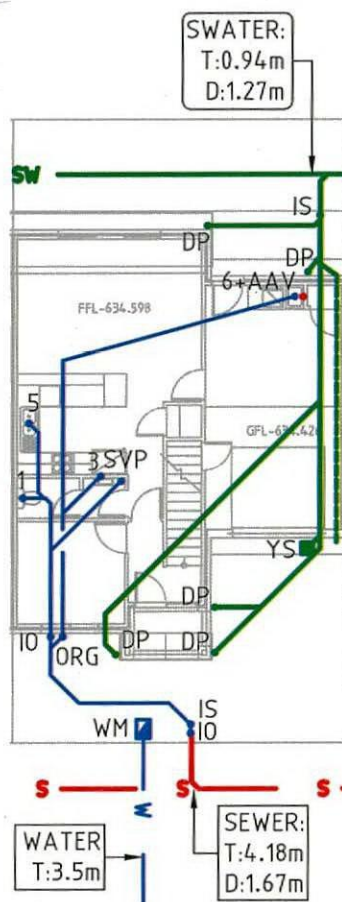
**renaissancehomes**  
www.renhomes.net.au  
ABN 47 075 891 253  
ph (02) 62208600 fax (02) 6242-8068

PROJECT  
BLOCK 18  
SECTION 74  
MONCRIEFF ACT  
FOR : RENAISSANCE HOMES

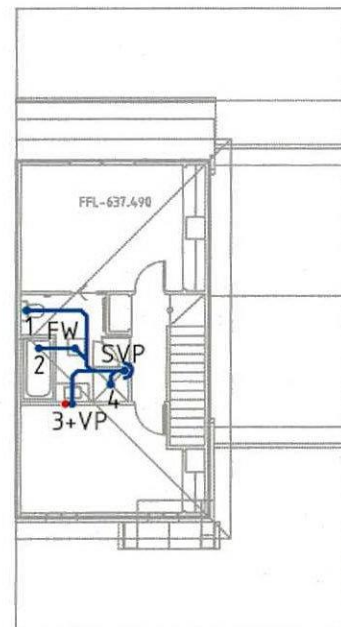
REFERENCE <b>CADWORK.</b>		DWG. NO.
DATE <b>11.05.16</b>	TITLE UNIT No.	<b>WD 5</b>
SCALES <b>1: 100</b>	FLOOR AREA <b>138M2</b>	

DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS. VERIFY ALL DIMENSIONS ON SITE AND NOTIFY DISCREPANCIES BEFORE PROCEEDING.

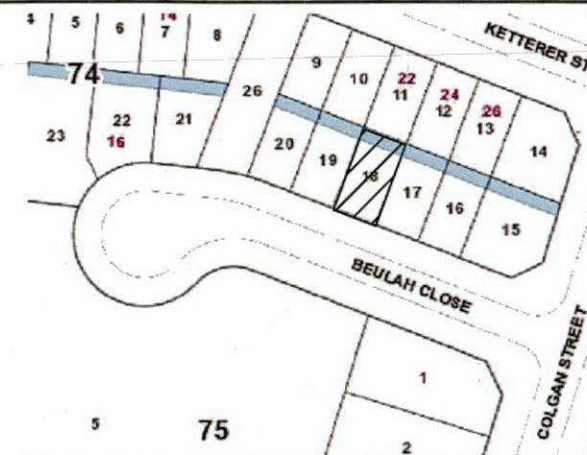




GROUND FLOOR PLAN



UPPER FLOOR PLAN



### LOCALITY PLAN GENERAL NOTES

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

### SANITARY FIXTURES

1 WC	2
2 BATH	1
3 BASIN	2
4 SHOWER	1
5 KITCHEN SINK	1
6 LAUNDRY TROUGH	1

TOTAL 8

### MINIMUM INTERNAL DIMENSIONS STORMWATER AND INLET PITS

Depth to invert of outlet	Minimum internal dimensions		
	Rectangular	Circular	
	Width	Length	Diameter
<600	450	450	600
>600 <900	600	600	900
>900 <1200	600	900	1000
>1200	900	900	1000

AS3500.3.2 Table 8.2

DRAINAGE PLAN  
NUMBER: 129312OWNER RENAISSANCE HOMES  
BLOCK 18 SECTION 74  
SUBURB MONCRIEFF A.C.T.

### PLAN OF SANITARY DRAINAGE DESIGNED TO AS3500

### LEGEND

	SEWER MAIN
	STORMWATER MAIN
	WATER MAIN
	SEWER LINES
	VENT PIPE
	STORMWATER LINES
	AG LINES
	DOMESTIC WATER
	NON-POTABLE WATER
	90° AG LINE WITH FILTER SOCK CONNECTION TO STORMWATER DRAINAGE
	FOP
	YS
	H
	SC
	WM
AAV	AIR ADMITTANCE VALVE
CO	CLEAR OUT
CWR/D	COLD WATER RISER/DROPPER
DT	DISCONNECTOR TRAP
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
TD	TUNDISH
TG	TEST GATE
TTD	TRAPPED TUNDISH
UPVC	UNPLASTICISED POLYVINYL CHLORIDE
VP	VENT PIPE
WS	WASTE STACK

PLUMBING PLAN APPROVED

APPROVED BY

REG. NUMBER

DATE 4-7-17



Scale 1:200

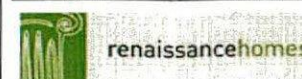
## WORK AS EXECUTED

ISSUE	AMEND	DESCRIPTION	DATE	DRAWN
B		WORK AS EXECUTED	21.09.16	LH
A-1		AMENDED INTERIM PLAN	17.8.16	LH
A		INTERIM PLAN	19.7.16	LH



**sellick consultants**  
po box 5005 braddon act 2612  
p: 02 6201 0200 f: 02 6247 2203  
sellickconsultants.com.au

PROPOSED NEW RESIDENCE  
8 BEULAH CLOSE



DRAWN BY  
LH  
CHECKED BY  
BW  
AUTHORISED BY  
DATE

DRAWING TITLE  
HYDRAULIC SERVICES  
GENERAL ARRANGEMENT

PROJECT LOCATION  
BLOCK 18, SECTION 74 MONCRIEFF

SCALE  
1:200 @ A3  
JOB NO.  
160678  
DRAWING NO.  
H103

# TAX INVOICE

Invoice Date  
14 Nov 2018



Glem Williams

Invoice Number  
3238238

Reference

Home Reports Pty Ltd  
PO Box 1220  
TUGGERANONG ACT 2901  
AUSTRALIA

ABN  
89 168 796 594

Description	Quantity	Unit Price	GST	Amount AUD
Building Inspection Report for 8 Beulah Close, Moncrieff	1.00	990.91	10%	990.91
Subtotal				990.91
Total GST 10%				99.09
Invoice Total AUD				1,090.00
Total Net Payments AUD				0.00
Amount Due AUD				1,090.00

**Due Date: 13 May 2019**

Please include invoice number if you choose to pay this invoice through internet banking.

If you wish to pay by credit card please call our office on 02 6291 0550.

## PAYMENT ADVICE

To: Home Reports Pty Ltd  
PO Box 1220  
TUGGERANONG ACT 2901  
AUSTRALIA

Bank: National Australia Bank  
BSB: 082 923  
Account Number: 846135216

Customer Glem Williams

Invoice Number 3238238

Amount Due 1,090.00

Due Date 13 May 2019

Amount Enclosed

Enter the amount you are paying above