

HOMEBUYERS INSPECTIONS

HomeBuyers Inspections
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Standard Building Report Pamela Steele Sherpa



**8 LA TROBE CLOSE
PALMERSTON**

STANDARD BUILDING REPORT

PREPARED FOR - Pamela Steele Sherpa
REFERENCE - 213090751
PROPERTY ADDRESS - 8 La Trobe Close, Palmerston
DWELLING DESCRIPTION - House
STOREYS - Single Level
EXTERNAL WALLS - Brick Veneer
ROOF COVERING - Concrete Tiles
GROSS LIVING AREA - 127 m² (approximate)
ESTIMATE AGE - 21 years old
ENERGY RATING - 3.5 Stars
AUTHORISED INSPECTOR - Angus Reid


This report is issued on behalf of the above-mentioned authorised inspector in accordance with AS 4349.1 – 1995 and AS4349.3 – 1998.

Professional Indemnity Policy Number 62CON7129915 expiry date: 10 June 2014.

The report is made after due consideration of the age and construction of the building and is based on a visual inspection only.

This report includes a Structural Pest Inspection Report; an Asbestos Audit is not included.

This report is signed on behalf of:

Per 
Angus Reid

Date inspected: 17 September 2013

COMPLIANCE AND RELIANCE STATEMENTS

Within 7 days after the day the report is prepared Homebuyers Inspections will provide the following information to the Territory for inclusion in a publicly available register: (our Office operates the Public Register).

1. The street address of the residence the report relates to;
2. The type of report prepared; (pest or building and compliance);
3. The inspection date;
4. The name of the inspector who conducted the inspection;
5. The name of the business with which the inspector is employed or contracted.

The person who prepared the report or Homebuyers Inspections may give a copy of it, on payment of a reasonable charge, to a person who has entered into a contract to purchase the property.

Reliance may only be placed on this report by the person, who obtained and paid for the report and, in the circumstances provided for in the legislation, by any person who has entered into a contract to buy the property. No reliance may be placed on this report for any contract entered into more than 180 days after the date of the inspection.

STANDARD BUILDING REPORT
FOR
8 LA TROBE CLOSE, PALMERSTON

PROPERTY DESCRIPTION

A brick veneer residence with concrete roof tiles on a trussed softwood roof frame with concrete floors.

Accommodation includes three (3) bedrooms, lounge/living room, dining room, family room, bathroom, toilet, laundry, kitchen, detached garage and attached carport.

GENERAL SUMMARY

Walls:	The walls throughout the property are in good structural condition.
Ceilings:	The ceilings are in sound condition throughout with no excessive sagging or significant water damage evident.
Floor:	The concrete floor slab is generally concealed by floor coverings however there were no defects evident.
Roof:	The roof frame is constructed from prefabricated roof trusses and is in a sound overall condition. The roof tiling is in a sound condition.
Summary:	The residence is in a sound condition for its age.

INTERNAL APPRAISAL

Some of the positive remarks in this report may seem repetitive and are included purely to let you know the particular area was found acceptable

Entry	This area was found to be in acceptable condition with no significant defects evident.
Hallway	This area was found to be in acceptable condition with no significant defects evident.
Lounge Room	This area was found to be in acceptable condition with no significant defects evident.
Dining Room	This area was found to be in acceptable condition with no significant defects evident.
Family Room	This area was found to be in acceptable condition with no significant defects evident.
Kitchen	This area was found to be in acceptable condition with no significant defects evident.
Main Bedroom	This area was found to be in acceptable condition with no significant defects evident.
Bedrooms 2,3	These areas were found to be in acceptable condition with no significant defects evident.
Bathroom	This area was found to be in acceptable condition with no significant defects evident. The shower base has been run and filled with water to check for leakage. No leakage was evident at the time of the inspection.
Toilet	This area was found to be in acceptable condition with no significant defects evident.
Laundry	This area was found to be in acceptable condition with no significant defects evident.

MAINTENANCE REPORT

INTERNAL

Bathroom

- There are a few chips to the bath enamel.

Miscellaneous

- Appliances (such as ovens, microwaves, dishwashers, spa motors, furnaces, air-conditioning units etc) have not been tested.
- All internal water taps, toilet, showers etc were operated successfully.
- Windows, which were not locked, were checked for ease of operation and found to be generally in working order.

EXTERNAL APPRAISAL

Some of the positive remarks in this report may seem repetitive and are included purely to let you know the particular area was found acceptable

Front Elevation	Fascias, eaves and mouldings are in acceptable condition. The brickwork has no significant movement or settlement cracks indicating the foundations and footings are adequate and stable.
Right Elevation	Fascias, eaves and mouldings are in acceptable condition. The brickwork has no significant movement or settlement cracks indicating the foundations and footings are adequate and stable.
Left Elevation	Common boundary.
Rear Elevation	Fascias, eaves and mouldings are in acceptable condition. The brickwork has no significant movement or settlement cracks indicating the foundations and footings are adequate and stable.
Roof Space	The roof frame is constructed from prefabricated roof trusses and is in a sound overall condition. There are insulwool batts installed in the ceiling space.
Roof	The roof tiling is in a sound condition.
Garage/Carport	The garage is in an acceptable condition throughout. The carport is in an acceptable condition.
Fencing and Gates	The fences are in a sound condition for their age.

MAINTENANCE REPORT

EXTERNAL

Right Elevation

- The hot water service is a 6 year old, 130 litre gas unit in working order.

STRUCTURAL PEST INSPECTION
FOR
8 LA TROBE CLOSE, PALMERSTON

The areas inspected were	Exterior, interior, roof void, fences and grounds (post stumps and trees).
The areas not inspected were	Wall cavities were inaccessible.
Internal	There was no evidence of structural pest infestation (termite, borer) internally.
Roof Space	There was no evidence of structural pest infestation (termite, borer).
Fencing	There was no evidence of structural pest infestation (termite, borer).
Outbuilding	There was no evidence of structural pest infestation in the garage or carport.
General	No visual termite or other structural pest activity was found during the inspection.

This report is confined to the reporting of the discovery or non-discovery, as the case may be, of the present or past infestation of Subterranean Termites, Borers, Wood Decay Fungi or Mortar Bees (herein after referred to as “Structural Pests”) by visual inspection of those areas and sections of the property accessible to the Inspector on the date of the inspection. The inspection did not cover any other pests and this Report does not comment on them. Nothing contained herein 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 or were not or have or have not been infested by Structural Pests. This report is not a guarantee that an infestation or damage does or does not exist, nor is it a guarantee that a future infestation of Structural Pests will not occur or be found.

If past or present Termite activity and/or damage is found then damage may exist in concealed timbers such as wall framing, which cannot be determined without further exploration work.

No inspection was made of any areas concealed by wall linings or sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, masonry, hollow posts or any other obstructions to visual inspection. No inspections of any furnishings or household items were made.

COMPLIANCE REPORT

BLOCK 8 SECTION 125 PALMERSTON

As requested a detailed inspection of the documents provided by ACT Planning and Land Authority was undertaken on 17 September 2013.

A summary of details found on file and the subsequent on site inspection relating approved drawings to the property follows:

Document Register

Building Approval Plan No.	Certificate of Occupancy No.	Date of Certificate of Occupancy	Description of Works
78806/A	10251	9/7/92	New Residence
78806/B	24122	15/11/93	Carport
78806/C	38441	28/11/95	Metal Garage
976276/A	976276P1C1	13/1/98	Addition

Summary

The developments of the property have been generally built in accordance with the approved plans as listed on the document register. Certificates of Occupancy have been issued as required for all work undertaken.

The Survey Certificate indicates no encroachments. Easements are clear of encroachments (garden sheds are not commented on due to their lightweight, portable nature).

This Compliance Report is based on documents provided by the ACT Planning and Land Authority and deals with matters as documented on approved plans. Homebuyers Inspections cannot access the building file and is not responsible for omissions made by ACT Planning and Land Authority. It is based on a comparison of the approved documentation with the improvements on the property.

Angus Reid
Angus Reids Homebuyers Inspections
PO Box 3454
MANUKA ACT 2603

AON
Financial Services Group
GPO Box 4189, Sydney NSW 2001
Level 30, Aon Tower
201 Kent Street, SYDNEY NSW 2000
DX 10206, Sydney Stock Exchange
Telephone 61 (2) 9253 7000

13 June 2013

To Whom It May Concern,

Certificate of Currency

In our capacity as Insurance Brokers to Angus Reids Homebuyers Inspections, we hereby certify that the undermentioned insurance policy is current.

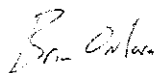
This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy detailed below, or assume continuity of the policy.

CLASS:	Professional Indemnity Insurance
INSURED:	Vistarison Images Pty Ltd and/or Angus Reids Homebuyers Inspections
PERIOD OF INSURANCE:	From 4:00 pm on 10 June 2013 To 4:00 pm on 10 June 2014
PROFESSION:	Pre-purchase building inspections and energy rating using the Bers Pro and First Rate software
LIMIT OF INDEMNITY:	\$1,000,000 any one claim, \$2,000,000 in the aggregate
EXCESS:	\$10,000 each and every claim
POLICY NUMBER:	62CON7129915
SECURITY:	CGU Insurance Limited ABN 27 004 478 371

Subject to the Terms and Conditions of this Policy.

This certificate of currency has been issued as a matter of information only and does not constitute an insurance contract upon which claims may be made.

Issued by:



Brian O'Mara
Service Executive

REPORT DISCLAIMER

This report is carried out in accordance with Australian Standard AS 4349.1-2007.

The purpose of this report is to identify faults and defects within the property and give an indication as to their severity.

Although the property may have pleasing aspects, these have not been addressed within this report.

Specific defects and areas that are considered to require attention have been identified separately within the body of this report.

We would recommend that an identification survey be carried out on this property to assist in determining the boundaries and any associated encroachments by or upon the property.

As our inspection is visual we cannot conclusively state the condition of the foundations. Foundations can be subject to various forms of movement such as wetting and drying causing shrinkage and expansion or earth movement. This manifests in the building fabric by cracking or causing windows and doors not to operate efficiently, hence to fully assess the sub strata on which the building structure rests a geotechnical report is required. Alternatively the Government/Councils may be contacted regarding potential site stability. Local Government/Councils can also advise on local flooding and the adequacy of stormwater reticulation.

Any significant tree within close proximity to the structure may have an influence upon the foundation material/footings and if applicable we would recommend that further advice be sought from an expert.

This property report is not intended as a warranty or an insurance policy against problems developing with the building in the future.

Note: The inspection was of a visual nature only and did not involve physical structural testing of any component of the building nor did it involve excavation of the site or removal and testing of any materials upon the site or components of the structure.

This report is an indication of the overall condition of the building with regard to serious defects, and therefore does not address non significant minor details, such as cracked panes of glass, the operation of windows, doors, taps washers, stoves, dishwashers, air-conditioning units and other household appliances and the like (unless otherwise stated).

This report does not and cannot state the extent of any damage. If any Timber Pest activity or damage is noted in this report, it is strongly recommended that a qualified person such as a builder, engineer, architect or other qualified expert in the building trade be asked to determine the full extent of the activity and/or damage to the structure and the extent of the repairs required.

Important Notice: *Australian Standard AS 4349 recognises that a standard property inspection is NOT a warranty. To further protect your interests we strongly advise that you consider insuring your house against undetected structural damage and problems developing with the building structure in the future.*

Homebuyers Inspections

STRUCTURAL PEST INSPECTION CERTIFICATE

This certifies that the property at:

8 LA TROBE CLOSE, PALMERSTON

*has been inspected by
Homebuyers Inspections for
Pest Infestation and subject to
the full report completed on
17 September 2013*

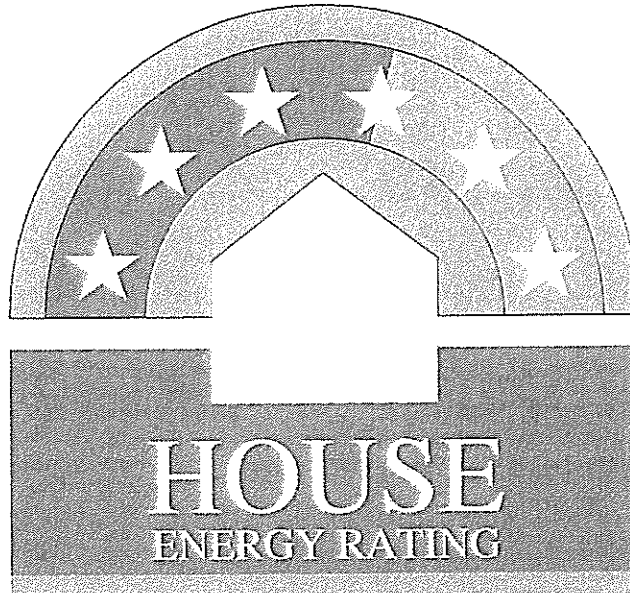
Authorised by **Angus Reid**
Inspection number **213090751**

Signed:



Date: 17 September 2013

FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★☆☆ 3.5 STARS
in Climate: 24 **SCORE: -10 POINTS**

Name: Sherpa

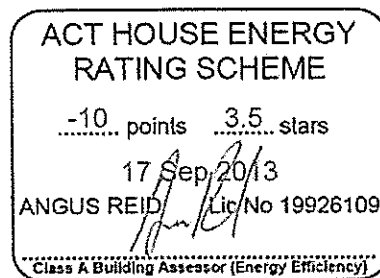
Ref No:

House Title: Block 8, Section 125, Palmerston

Date: 17-09-2013

Address: 8 La Trobe Close
Palmerston

Reference: C:\...APM 125 008 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.

Appliance Ratings

Heating: Unknown Heater / Unknown Rating

Cooling: Unknown Cooling / Unknown Rating

HotWater: Unknown Hot Water System / Unknown Rating

NOTE: The appliance ratings above are based on information provided by the applicant and are included for information purposes only. They do not affect the House Energy Rating of the dwelling.

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	-10											
Potential	43											

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

Design options

Additional points

Change ceiling insulation	R 4	3
Change glass to Double Glazing low e	100 %	13
Change frame to	Aluminium-Thermally Broken	15
Change curtain to	Heavy Drapes & Pelmet	22

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	21	★★★★★
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Largest windows in the dwelling;

Direction : North East

Area : 12 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 East	-10	★★★☆☆
2. East	-12	★★★★☆
3. South East	-15	★★★★☆
4. South	-17	★★★★☆
5. South West	-20	★★★☆☆
6. West	-19	★★★☆☆
7. North West	-18	★★★☆☆
8. North	-14	★★★★☆

FirstRate Mode
Climate: 24

RATING SUMMARY for: Block 8, Section 125, Palmerston, 8 La Trobe Close, Palmerston

Assessor's Name:

Net Conditioned Floor Area: 109.3 m²

Assessor's Name:			Net Conditioned Floor Area: 109.3 m²			Points		
Feature						Winter	Summer	Total
CEILING						1	0	1
Surface Area: 0		Insulation: 1						
WALL						3	0	3
Surface Area: -1		Insulation: 4		Mass: 0				
FLOOR						12	0	13
Surface Area: 0		Insulation: -1		Mass: 13				
AIR LEAKAGE (Percentage of score shown for each element)						8	0	8
Fire Place 0 %		Vented Skylights 0 %						
Fixed Vents 0 %		Windows 53 %						
Exhaust Fans 0 %		Doors 27 %						
Down Lights 0 %		Gaps (around frames) 21 %						
DESIGN FEATURES						0	0	0
Cross Ventilation 0								
ROOF GLAZING						0	0	0
Winter Gain 0		Winter Loss 0						
WINDOWS						-10	-8	-18
Window Direction	Area		Point Scores					
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total		
NE	12	11%	-28	20	-3	0		
SW	9	9%	-19	5	-2	0		
NW	12	11%	-28	10	-3	0		
Total	33	30%	-75	35	-8	-18		
* 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			16	-8	21*

* includes 13 points from Area Adjustment

Detailed House Data

House Details

ClientName Sherpa
 HouseTitle Block 8, Section 125, Palmerston
 StreetAddress 8 La Trobe Close
 Suburb Palmerston
 FileCreated 17-09-2013

Climate Details

State
 Town Canberra
 Postcode 2600
 Zone 24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpets	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	10.0m ²
2	Concrete Slab on ground	No Subfloor	No	No	No	Carp	R0.0	110.0m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R1.5	43.0m	2.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	No	R2.8	120.0m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	SW	1.6m	2.6m	No	SG	ALSTD	VB	Yes	1.6m	0.0m	0.0m
2	NW	2.1m	1.8m	No	SG	ALSTD	VB	No	2.0m	2.0m	0.0m
3	NW	1.9m	1.8m	No	SG	ALSTD	VB	No	2.0m	2.0m	0.0m
4	SW	1.0m	2.0m	Yes	SG	ALSTD	NC	No	4.0m	4.0m	0.0m
5	SW	1.8m	1.8m	No	SG	ALSTD	VB	No	3.0m	3.0m	0.0m
6	NE	1.8m	2.6m	No	SG	ALSTD	VB	Yes	2.0m	0.5m	0.0m
7	NE	1.8m	1.4m	No	SG	ALSTD	VB	No	0.5m	0.5m	0.0m
8	NE	1.8m	2.6m	No	SG	ALSTD	VB	Yes	2.0m	0.5m	0.0m
9	NW	1.8m	2.6m	No	SG	ALSTD	VB	No	1.5m	1.5m	0.0m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
2	NW	2.1m	1.8m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	6.0m	2.5m
3	NW	1.9m	1.8m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	6.0m	0.5m
4	SW	1.0m	2.0m	0.0m	0.0m	0.0m	0.0m	4.0m	0.0m	0.0m	0.0m
7	NE	1.8m	1.4m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	6.0m	0.0m
9	NW	1.8m	2.6m	0.0m	0.0m	0.0m	0.0m	6.0m	2.0m	0.0m	0.0m

Sky Light Details

ID	Dir	Tilt	Type	Shade	Utility	Width	Length
1	SW	15 degrees	Single Clear	No	Yes	0.4m	0.4m

Zoning Details

Is there Cross Flow Ventilation ? Average

Air Leakage Details

17-09-13 10:05:55 Ver:4.00 C:\DOCUMENTS AND SETTINGS\ALL USERS\DESKTOP\1ST RATE ENERGY RATINGS\PM 125 008 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	0m ²
Area of Lightweight Mass	0m ²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	0	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	0
External Doors	2	0

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



ACT
Government

Building Conveyancing Enquiries and Energy Rating Package Application

78806

About this form

Use this form to request and pay for an Energy Rating Package or Conveyancing Enquiry for either a Residential or Non Residential ACT property with the ACT Planning and Land Authority.

All fields are mandatory unless stated otherwise.



The ACT Government is committed to improving the accessibility of web content. To provide feedback or request an accessible version of a document please phone 13 22 81.

Request Type & Professional User

Select a request type

Residential conveyancing enquiry

Are you a Professional User registered with the ACT Planning and Land Authority? ☒ Yes ☐ No



Professional User Details

Professional User ID

5624607

Name title (optional)

Mr

Given name

Angus

Family name

Reid

Contact phone number

62606260

Property Information

Suburb/District

PALMERSTON

Section

125

Block

8

Unit (optional)

Lessee

Sherpa

Applicant's Reference (optional)

If you require help with suburb/district, section or block details click this information button



Address

8 La Trobe Close

Address (optional)

Suburb

PALMERSTON

State/Territory

ACT

Postcode

2913

Location description (optional)

Additional Property Information

If the residence is a former Government residence without alterations or additions, the building plans may not be available.

Is the property an ex Government residence? ☐ Yes ☒ No

Additional Documentation

Please click the appropriate box to include any of the following documentation. Additional fees apply (optional)

Sanitary Drainage Plan ☒

Priority

Our aim is to provide a 4 to 5 full working day turnaround period for a standard service. The turnaround time commences from receipt of the request at Mitchell and does not include weekends, public holidays or delivery time by mail or DX for professional users. For high priority requests an additional surcharge is applied and the turnaround period is 24 hours with the same conditions specified above.

What is the priority of this request? ☒ Standard ☐ High

Method of Delivery

Please select your preferred delivery method

- ☒ Collect at Mitchell Counter
- ☐ Collect at ACT Government Shopfront
- ☐ DX number
- ☐ By mail to the address provided

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. Unless you have a "Professional User" ID you must present this written proof when you collect the requested information from the Mitchell Counter.
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. Section 59A of the ACT Building Act 1972 provides severe penalties for false or misleading statements.

Pay Now

Payment amount

\$ 104.10

Receipt

Your payment has been successful. Please keep a copy of this receipt for your records.

Date and time 09 Sep 2013 15:31:23

Form submission ID 34003920130909158587

Payment receipt number 1259115584

Total amount paid \$ 104.10

To save or print a copy of the completed form and receipt go to the "File" menu and select "Save as" or "Print".

Environment and
Sustainable
Development
Directorate
ABN 31 432 729 493
GPO Box 1908
Canberra ACT 2601
Telephone: 132281

Your personal information will be used for the purposes to completing your enquiry and will be disclosed to the Environment and Sustainable Development Directorate to achieve that purpose and kept on file. Details about this transaction will be released to you or your financial institution if this transaction is queried and otherwise will not be disclosed to any third party except in accordance with the Privacy Act 1988 (Cth).

Form ID: 1014

Version: 22

Date: 09 Sep 2013

CONVEYANCING BUILDING FILE INDEX

SUBURB:	Palmerston	SECTION:	125	BLOCK:	8	UNIT:	-	EX GOV:	No	PAGE:	1/1
COU ISSUED Y/N	PLAN NUMBER	FOLIO NO.	DESCRIPTION OF WORK	AMEND	DETAILS	INDEM INSUR	SURVEY	PERMIT NUMBER	COST OF WORKS	COU PLAN NO. & DATE	FOOTINGS DATE
Y	78806/A	1	Residence						\$61,121		
		7				09-03-92					
		9						78806/A			
		10									19-03-92
		15	Survey				Y				
		24								78806/A 09-07-92	
Y	78806/B	27	Carport						\$1,897		
		31						78806/B			
		37	Final								15-11-93
		38								78806/B 15-11-93	
Y	78806/C	39	Metal Garage						\$3,400		
		54						78806/C			
		57	Final								28-11-95
		58								78806/C 28-11-95	
Y	976276/A	-	Additions						\$12,800		
		-				22-08-97					
		-						976276/A			
		-	Final								19-12-97
		-								976276/A 13-01-98	

Drainage Plan Number: 56539

Soil Classification Number: Yes

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?
See file copies attached | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Are there any records on the building file of current housing
Indemnity insurance policies for building work?
(Current within 5 years) See 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) See file copies attached | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Are there any records on the building file of current notices issued
over the property? See file copies attached | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If available, copies of the following documents are provided:

- | | | |
|--------------------------------|-------------------------------------|-------------------------------------|
| • Certificate of Occupancy | <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"/> |

If requested:

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

Search officer comments (if any?)

Search officer initials: Keryn

Cost of application: \$ 104.10

Date completed: 13-09-13

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.

Surveyor's Certificate

John W. Foxlee (A.L.S.) M.I.S. (Land)
Registered Surveyor

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

Block: 8 Section: 125 Division: PALMERSTON Title:

The Manager,
Pinto Homes Pty. Ltd.,
152 Dumas Street,
McKELLAR, A.C.T. 2617.

Dear Sir,

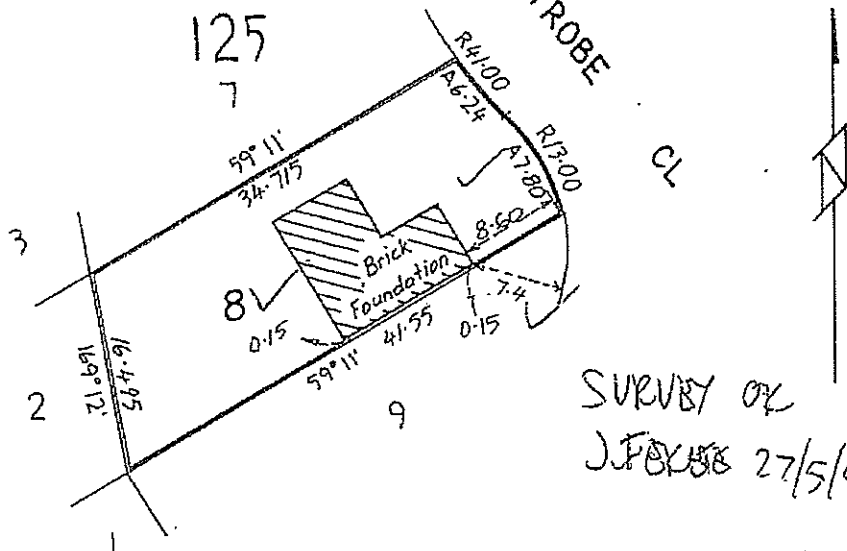
I certify having surveyed the land being Block 8, Section 125, Division of PALMERSTON in the Gungahlin District of the Australian Capital Territory, as delineated in Deposited Plan No. X14067 lodged at the Office of the Registrar of Titles, Canberra City. The block has an area of 600 square metres or thereabouts and has a frontage to La Trobe Close.

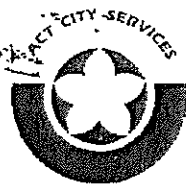
Upon this land stands the brick foundation of a residence in the course of erection. The position of this brickwork in relation to the boundaries of the land is shown on the sketch plan endorsed hereon.

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

Yours faithfully,

John W. Foxlee 7.5.92.
John Foxlee.
REGISTERED SURVEYOR.





Department of Urban Services
ACT Building Control

GPO Box 158, Canberra ACT 2601

24

Certificate of Occupancy or Use

Persuant to Part V of the Building Act 1972, the building consisting of a
NEW RESIDENCE

situated at
Division: Section: Block: Unit:
Palmerston 125 8

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:
A

Project Number: 10251 Type of construction: TRIMS Number: 78806
Classes of occupancy: 01 10
Name of Permit Holder: PINTO HOMES PTY LTD

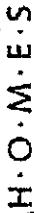
Fit for occupancy or use pursuant S 53[3]

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

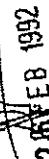
9.7.92.
Date



received ACT Rullding Control
 . ACT Government

<input type="checkbox"/>	Gen Works
<input type="checkbox"/>	Water
<input type="checkbox"/>	Industrial

PROJECT proposed residence Block B section 125	CUSTOMER PINTO HOMES ph: 2581709
DATE Feb 92	
ORIGIN	
RECORDED	
	ORGANIC NUMBERS 92664-1



H·O·W·E·S

area living 107.23m²

verandah 7.8 m²
store: 1.5 m² min
refer site plan.

COTTAGE
HOMES

**BUILDINGS (DESIGN & Siting)
ACT 1964 (AS AMENDED)
APPROVAL GRANTED
PURSUANT TO SECTION 6**

25 FEB 1992

PROJECT: FRANKLIN AUTO PARTS
 PROPOSED RESIDENCE: PINDO HOMES
 Block - 8 Section 125 ph: 2581709

PALMERSTON					
DATE	Feb 92	SCALE	1:100		
DRAWN	DS				DRAWING NUMBER
ENGINEER					92664-2

red ACT Binding Control
ACT Gene.n.unt

25

BUILDING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. THE BUILDING CODES OF AUSTRALIA, THE NOTATIONS MADE ON THE PLANS AND ANY MATTERS SPECIFIED ON THE BUILDING PERMIT OR 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 LEASE.

KINDER R. SLJOING BOOK SCHEMULE
(indicative size only)

6.1.	2100	2400
6.2.	2500	1200
6.3.	2100	2400
6.4.	2100	1000
6.5.	1600	950
6.6.	1600	1500
6.7.	1100	1400
56.1.	2000	1400

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

CEILING HEIGHTS TO COMPLY WITH PART
F3 BUILDING CODE OF AUSTRALIA

STEPS, LANDINGS, BALUSTRADES TO CORRELATE
V.I. PART D2 BUILDING CODE OF AUSTRALIA

NOTE:
Non combustible - fascia and gutter
to wall near boundary

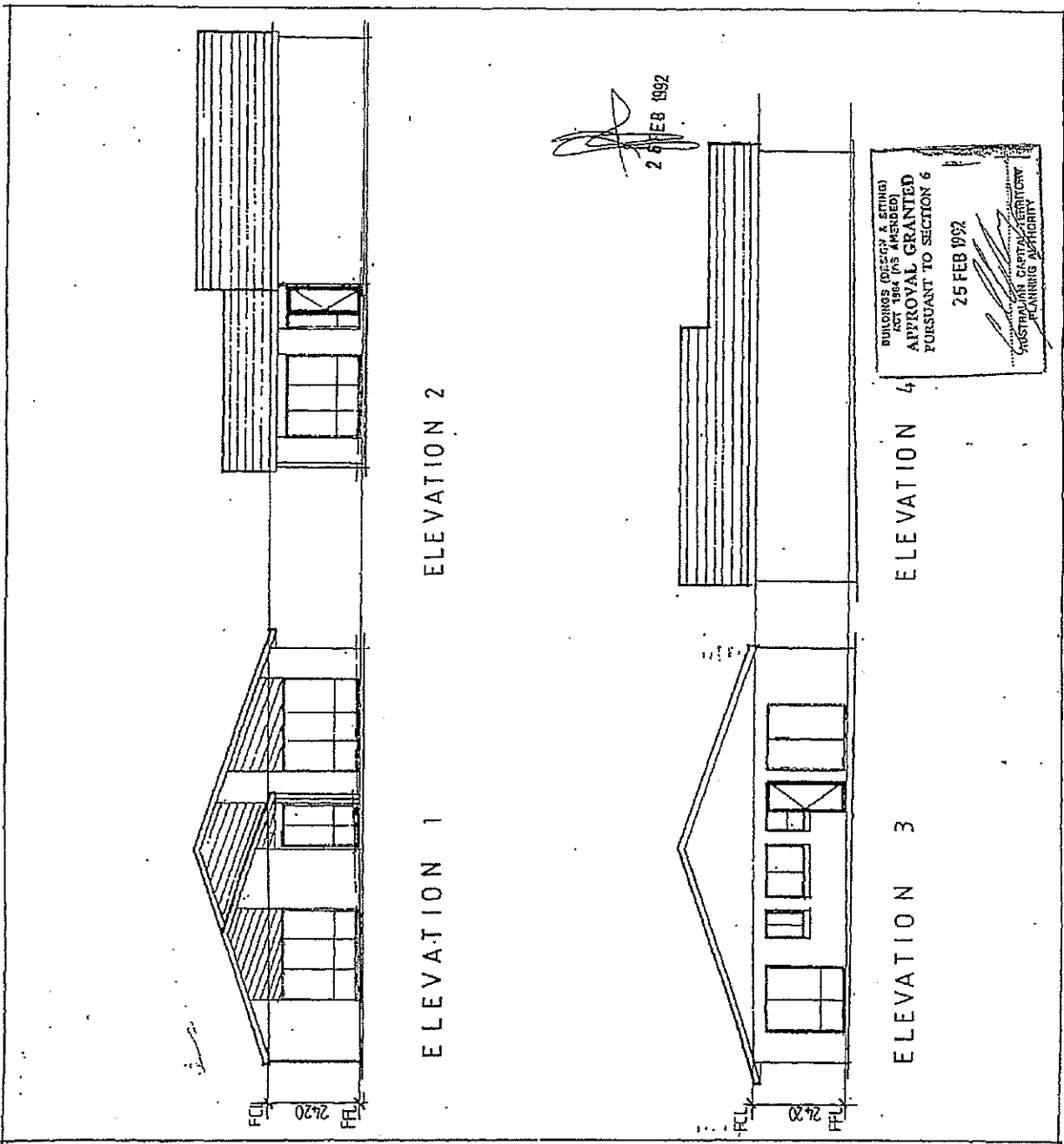
LIGHT & VENTILATION TO COMPLY WITH
PART 5A BUILDING CODE OF AUSTRALIA.


86121
APPROVED FOR CONSTRUCTION BY THE
HOLDER OF A "C" CLASS LICENSE.
THE OREGON DEPARTMENT OF TRANSPORTATION,
CLASS OF LICENSEES.
2 FEB 1992
APPROVED BY THE
SECURITY BUILDING CONTROLLER UNDER
DEPT. BUILDING 1972.

DEPUTY DIRECTOR 1974.
BUILDING 10

THIS APPROVAL DOES NOT SUPERSEDE THE
REQUIREMENTS AUSTRALIA

30/45






Trans No. _____
 Plan Seq No. _____
 PLANS/FILE No. **258/1709**
12 FEB 1992
 Received ACT Building Control
 ACT Government

COTTAGE HOMES

PROJECT		CLIENT	
Proposed Residence		PINTO HOMES	
Block 8 Section 25		ph: 2581709	
PALMERSTON			
DATE	16 Feb 92	SCALE	1:100
DRAWN	DS	CHECKED	
		DRAWING NUMBER	
		92/664-3	

BUILDINGS (DESIGN & SITING)
 ACT 1964 (AS AMENDED)
APPROVAL GRANTED
 PURSUANT TO SECTION 6
25 FEB 1992
 AUSTRALIAN CAPITAL TERRITORY
 PLANNING AUTHORITY



Panto
H-O-M-E-S

Truss No.
 Proj. No.
 Date: 28 Feb 1992
 Received ACT Building Control
 ACT Council

COTTAGE HOMES

PROJECT	PROPOSED residence	CLIENT	PIND HOMES
	Block 8 Section 125		ph: 2581709
DATE	Feb 92	SCALE	1:100
DATE	DS	CHECKED	92664-4

FOOTINGS/SLABS
APPROVAL IS GIVEN SUBJECT
TO CONDITIONS OF
SITE CLASSIFICATION-ENGINEERING
OPTION

FOOTINGS AND SLABS MUST COMPLY
WITH A.S. 2870:1-1978 RESIDENTIAL
SLABS AND FOOTINGS CODE

28 FEB 1992

concrete roof tiles
trusses at 900mm ctrs. fixed to manufacturers
specifications.

lintel sizes to engineers detail where
specified. Where lintel size is not specified,
lintel size to truss manufacturers choice.

18.4 degrees roof pitch.

Concrete roof tiles as sample board.

Plasterboard (min 10mm thick) wall and ceiling
lining

Fibrous cement sheet wall lining to wet areas.

External
ground levels, and steps are approximate only.
actual ground/site conditions to be verified
prior to construction.

Fibrous cement sheet lining to eaves.

Landing on brick walls to be 100mm thick
reinforced with 1 layer #18 mesh.

Span of
opening

Lintel

up to: 1200mm 75x100mm bar
1201 to 1500mm 75x125x10 angle
1501 to 2400mm 125x75x10 angle
2401 to 3000mm 152x89x10 angle

Provide damp proof course at bearer seating
sitting on concrete slabs.

Provide stepped cavity flashing with weep holes
at 1200mm centres to the external brick skin at
ground floor level, under window sills and in
brickwork above windows.

External Steps to be 75mm reinforced concrete.
Riser: 172mm Galling; 260mm min. unless otherwise
noted.

Timber Stud work
90x45 pine plates and noggins. Provide second
90x45 top plate to all lead bearing walls.

90x45 pine stud at 450 ctrs. to all lead bearing
walls and at 600 ctrs. to non-load bearing
walls.

Provide 90x45 #8 studs to both sides of openings
carrying lintels.

F8 timber to frame where supporting trusses over
8 mtrs. span.

50x138mm ceiling battens at 450 ctrs.

Plasterboard wall and ceiling lining.

Fibrous cement sheet wall lining to wet areas.

concrete roof tiles
trusses at 900mm ctrs. max
fixed to manufacturers
specifications.

WITH A.S. 1684-1979
Timber framing code and
relevant supplements

reinforced concrete footing
and slab to be in accordance
with AS 2870:1

0.2mm polyethylene moisture
barrier under slab,
footings to be taken down
to solid ground.

GENERAL

To provide all labour, materials,
fitting, plant, tools, permits, insurances etc
necessary for the proper completion of the work
and ensure that all labour and materials in all
trades are the best of their respective kinds.
Follow figured dimensions on the drawings. Check
and verify dimensions prior to starting any
work.

Materials and workmanship to be in accordance
with the Building Code of Australia and the
A.C.I. Appendix and all other relevant codes.

Footings
to be in accordance with AS 2870 part 1

Footings to be taken down to solid ground.

Concrete slab
to be in accordance with AS2870.1

Provide clean fill to be well consolidated.

Where fill exceeds 400mm provide 230mm brick
piers at 4500 ctrs. with 2 layers of fabric
reinforcement in slab above piers. Pad footings
for piers to comply with AS2870.1

0.2mm polyethylene moisture barrier under
concrete slab.

Brickwork
Unless otherwise noted face brickwork to
external skin as per sample board.

Generally 230x110x76mm bricks bonded in
stretch bond.

Joints as selected.

Mortar to comply with the requirements of
relevant S.A. codes.

Cement mortar and
1 part cement
1 part lime

Where brick piers exceed 1400mm in height base
brickwork is to be 350x150.

Lintel sizes as per
TRUSS MANUFACTURERS CHART

18.4°

LIVING

VER

2420

FEV

SECTION X-X

FOOTINGS FOR BRICKWORK

Where spans are up to 1500mm provide 150mm
bearing onto brickwork

Where spans are over 1500mm provide 230mm
bearing onto brickwork

Where steel angles are used ensure that the
longer leg is placed vertical.



Department of Urban Services

ACT Building Control

GPO Box 158, Canberra ACT 2601

38

Certificate of Occupancy or Use

Persuant to Part V of the Building Act 1972, the building consisting of a
CARPORT

situated at

Division:	Section:	Block:	Unit:
Palmerston	125	8	

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

Approved plan id's included in this certificate:

B

Project Number: 24122 Type of construction: TRIMS Number: 78806

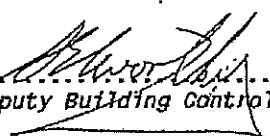
Classes of occupancy: 10

Name of Permit Holder: WEATHERSHIELD PTY LTD

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

15/11/93
Date

WEATHERSHIELD PTY. LTD.

A.C.N. 008 483 761
P.O. BOX 3050, MANUKA, A.C.T. 2603
Phone 280 5654

BUILDING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS, THE BUILDING CODE OF AUSTRALIA, THE NOTATIONS MADE ON THE PLANS AND ANY MATTERS SPECIFIED ON THE BUILDING PERMIT. THE APPROVAL OF PLANS OR THE GRANT OF A BUILDING PERMIT DOES NOT AFFECT THE OPERATION OF ANY OTHER LAW IN THE TERRITORY, NOR DOES IT AUTHORISE THE USE OF THE LAND CONTRARY TO A PROVISION, COVENANT OR CONDITION OF LEASE.

BUILDINGS (DESIGN & SITING)
ACT 1964 (AS AMENDED)
APPROVAL GRANTED
PURSUANT TO SECTION 6
19 AUG 1993
AUSTRALIAN CAPITAL TERRITORY
PLANNING AUTHORITY

NO SURVEY CERTIFICATE REQUIRED
LESSEE/BUILDER RESPONSIBLE FOR CORRECT SITING

INSTALL TO MANUFACTURERS
SPECIFICATIONS

APPROVED FOR CONSTRUCTION BY THE
HOLDER OF A "D" CLASS LICENCE.
TYPE OF CONSTRUCTION REQUIRED
CLASS OF OCCUPANCY: 10
19 AUG 1993
DEPUTY BUILDING CONTROLLER UNDER
BUILDING ACT 1972
SCALE 1:200

SITE PLAN FOR

N E P SHERPA

BLOCK 8 SECTION 125

SUBURB PALMERSTON

PLANS/FILE No. 78806/B
Received ACT Building Control
12 AUG 1993

ACT Government Services

ROOF: C/BROWN
C/BOND

ROOF NOT ZINCALUME OR
WHITE/OFF-WHITE COLORBOND

PROPOSED
CARPORT

6.0 x 3.6 x 2.4 m

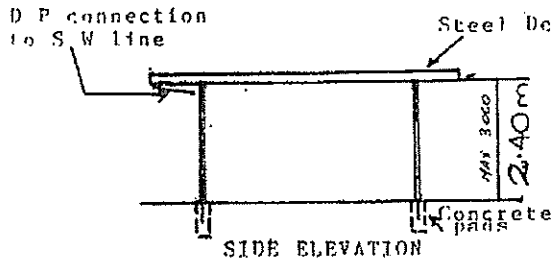
ACT BUILDING CONTROL	
Lodged 12/8/93	
Sent/...../.....	
to	
<input checked="" type="checkbox"/> TPA	<input type="checkbox"/> Roads
<input type="checkbox"/> Elect	<input type="checkbox"/> Maintenance
<input type="checkbox"/> Struct	<input type="checkbox"/> Water
<input type="checkbox"/> Other	<input type="checkbox"/> Redevel
DUE / /	

THIS APPROVAL DOES NOT SUPPL. BE THE
REQUIREMENTS OF THE BUILDING CODE OF
AUSTRALIA

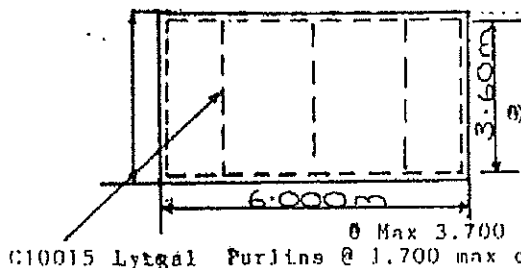
S1/2

Proposed Single Carport
for N & P LATROBE
Block 8 Section 125
PALMERSTON

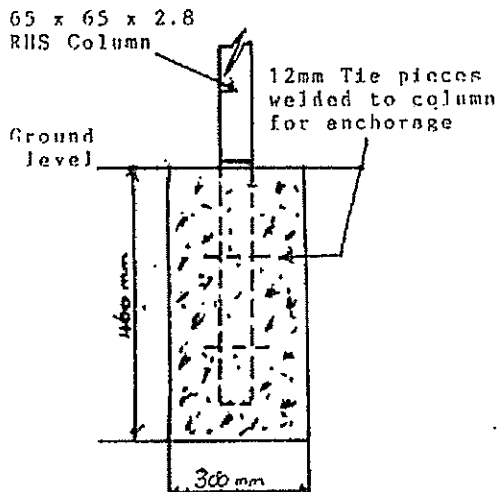
PLANS/FILE No. 78806/B
Received ACT Building Control
12 AUG 1993
ACT Government Services



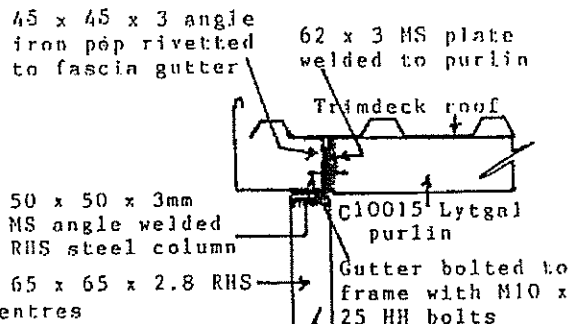
Note: 30 x 5 FMS Knee Bracing fitted on free standing Carport



PLAN
Beam - C10015 for Span to 3.700
RHS Bridging - Mid Span
Overhang - 1.000
Post Spacing - 3.500
Footings Size - 300 sq x 460 deep



DETAIL OF FOOTING FOR SINGLE COLUMN CARPORT



DETAIL SHOWING METHOD OF FIXING STANCHION TO FRAME

SPECIFICATION

FOUNDATIONS: Mixing of concrete shall be in proportion of 4:2:1

4 parts aggregate
2 parts sand
1 part cement

COLUMNS: To be set in concrete pads as shown & to be 65 x 65 x 2.8 RHS bolted to roof structure as shown.

ROOF STRUCTURE: To be standard fascia gutter .62 reinforced with 45 x 45 x 3 angle as shown. Structure bolted together with M10 x 25 HH bolts.

ROOF MATERIAL: To be .47 Trimdek Hiten roofing pop rivetted to gutters and fixed to purlins with Tech screws. Provide 51mm or 65mm downpipes and connect to stormwater line as necessary

PAINTING: Fascia gutter & columns to be painted to Departmental approval by others.

GENERAL: Site to be left clean & tidy. All work to be done in a workmanlike manner.

Department of Urban Services
Environment and Land Bureau

ACT Building, Electrical and Plumbing Control

GPO Box 1908, Canberra ACT 2601

ACT GOVERNMENT



58

Certificate of Occupancy or Use

Persuant to Part V of the Building Act 1972, the building consisting of a
METAL GARAGE

situated at

Division: Section: Block: Unit:
Palmerston 125 8

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:

C

Project Number: 38441 Type of construction: TRIMS Number: 78806
Classes of occupancy: 10
Name of Permit Holder: WEATHERSHIELD PTY LTD

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

28/11/95
Date

WEATHERSHIELD PTY. LTD.
A.C.N. 000 483 761
P.O. BOX 3050, MANUKA, A.C.T. 2603
Phone 260 5654

SITE PLAN FOR

Mrs P Sherpa

BLOCK 8 SECTION 125

SUBURB PALMERSTON

APPROVED FOR CONSTRUCTION BY THE
HOLDER OF A "B" CLASS LICENSE
CLASS OF OCCUPANCY 1/04
12 SEP 1995
DEPUTY BUILDING CONTROLLER UNDER
BUILDING ACT 1972.

PLANS/FILE No. 788.01a/c
Received ACT Building Control
28 AUG 1995
ACT Government Services

Level Site

51/2

Existing
Residence

THIS APPROVAL DOES NOT SUPERSEDE THE
REQUIREMENTS OF THE BUILDING CODE OF
AUSTRALIA

Proposed
Garage
7.200 x 4.100
x 2.200

Approved Under Buildings
(Design and Siting) Regulation 9
Exemption From Public Notification

LAND (PLANNING AND ENVIRONMENT)
ACT 1991 (AS APPLIED)
APPROVAL GRANTED
PURSUANT TO SECTION 230

11 SEP 1995

Delegated
AUSTRALIAN CAPITAL TERRITORY
PLANNING AUTHORITY

1000 SIZES AVAILABLE
 1000 SIZES AVAILABLE
 PAINTED DOORS
 ELECTRIC DOOR OPENERS

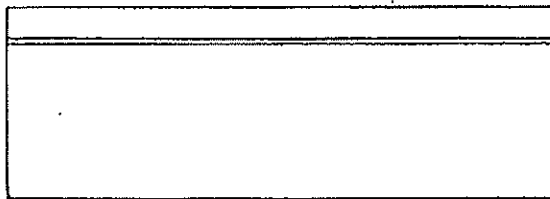
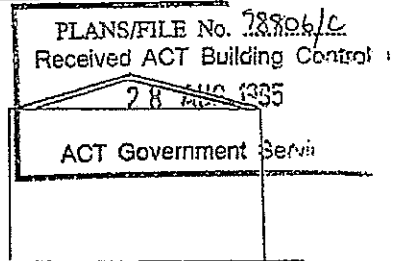
PHONE:
 06 280 5654

WEATHERSHIELD PTY. LTD.
 A.C.N. 009 403 761
 5 VALLEYVIEW EYEFLEWICK A.C.T.
 P.O. BOX 2050 MANUKA ACT 2609

GARAGES
 CARPORTS
 GARDEN SHEDS
 FARM SHEDS

FACSIMILE:
 06 239 1153

PROPOSED GARAGE FOR
 Mrs P Sherpa
 BLOCK 8 SECTION 125
 SUBURB PALMERSTON

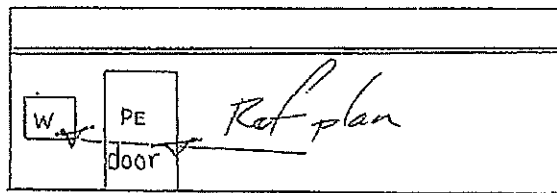


SIDE ELEVATION
 (BOUNDARY SIDE)

REAR ELEVATION

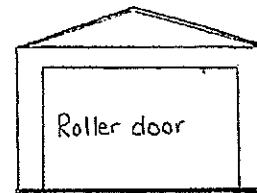
METAL COLORBOND WALLS Beige

METAL COLORBOND ROOF Beige

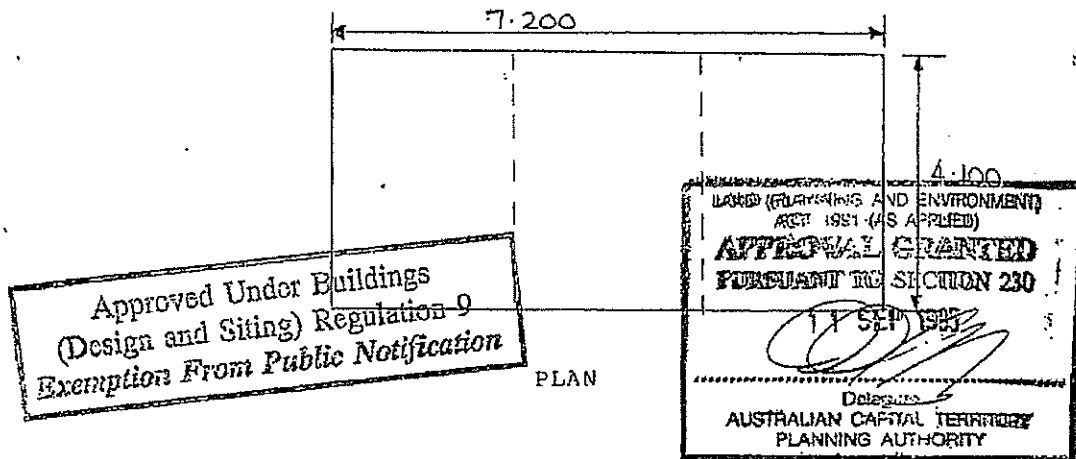


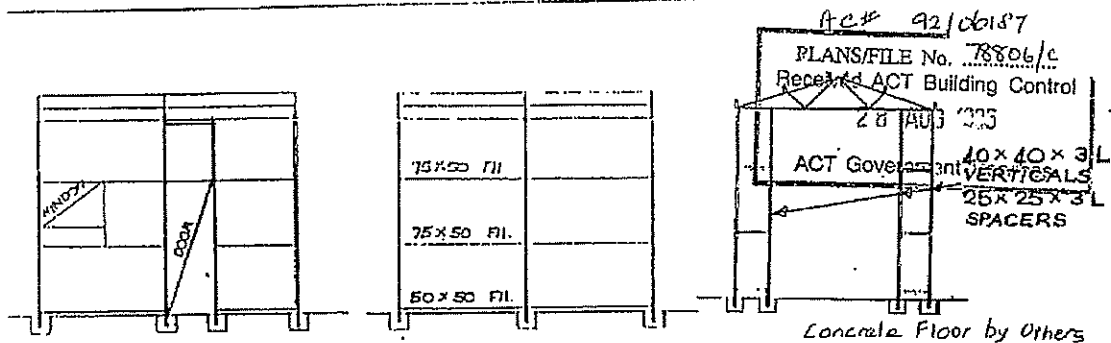
SIDE ELEVATION

2.200



FRONT ELEVATION





SIDE ELEVATION
Trusses at 2400 cts.

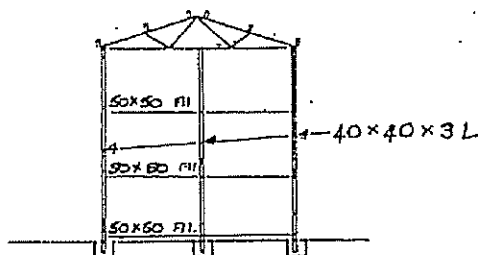
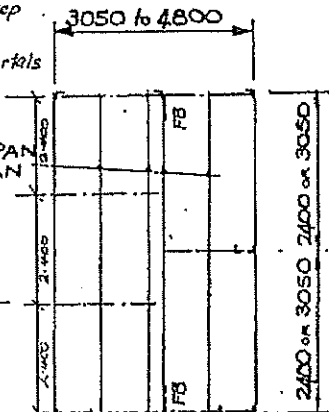
SIDE ELEVATION

FRONT ELEVATION

- FOOTING SCHEDULE
1) Footings on Front & Rear walls
300 x 300 x 500 deep
2) Composite Footings
400 x 400 x 500 for Portals
at 2400 & 3050 Centres

RI: 100x50-3050 SPAN
75x50-2400 SPAN

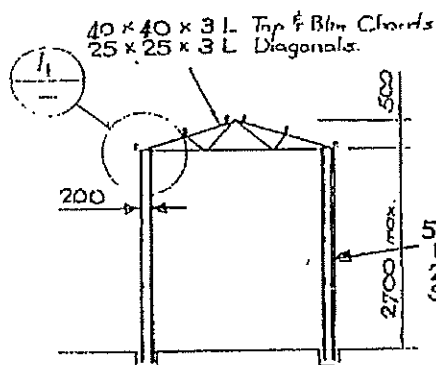
75 x 50



END ELEVATION

SINGLE GARAGE

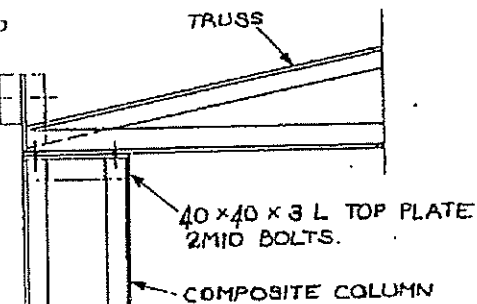
3050, 3650, 4270, 4800, WIDTHS



- Footing Detail
See Footing Schedule

SECTION B.

8mm CUP HEAD
BOLT

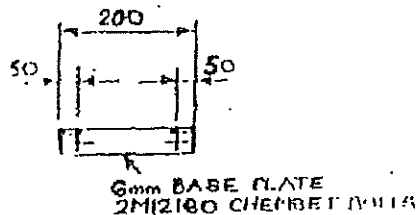


DETAIL

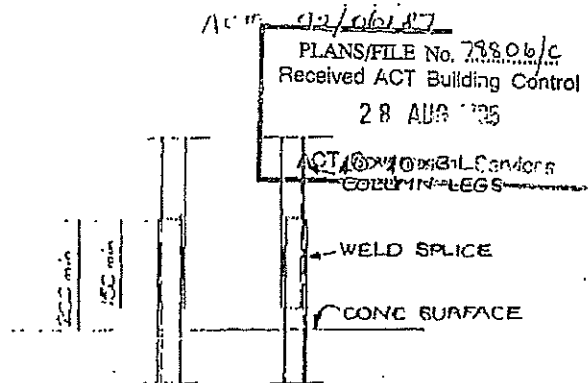


WEATHERSHIELD PLY
 ACT 11 000 000 000 000
 5 YALLBURN ST FYSIWICK A.C.T.

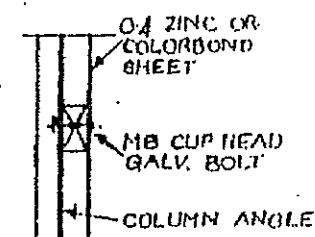
Proposed - Garage
 For Mrs P Sherpa
 Block 8 Section 125
 PALMERSTON



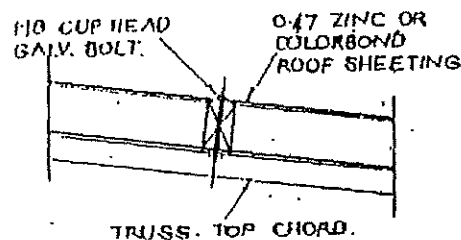
COLUMN FIXING
 TO SLAB



COLUMN SPICE DETAIL



GIRT CONNECTION



PURLIN CONNECTION

Notes:

- CONCRETE STRENGTH FOR PAVING - 20/10/10
- STEELWORK TO COMPLY WITH AS 1098/1 1997
- ALL WELDS TO BE CLASSIFIED WELDS
- ALL BOLT HOLES TO BE DRILLED 2mm LARGER THAN BOLTS
- ALL STEELWORK TO BE CUT AND COATED WITH BURE DRIVE PRIMER
- STRUCTURE DESIGNED FOR WIND CATEGORY 3 AT 41 m/s AND LIVE LOAD OF 0.25 kPa
- METAL CLADDING FIXED WITH 2.0 DIA x 40mm GALV. SCREWS, to manufacturers specification.
- CLADDING PROVIDES VERTICAL PROTECTION BY STRIKING, IF REMOVED PROVIDE 12 DIA. ROD VERT. CROSS BRACING
- TRUSSES ARE NOT DESIGNED TO CARRY ADDITIONAL LOADS.
- ALL BOLTS TO BE GALVANIZED
- PURLINS AND GIRTS TO BE BOLTED WITH M8 CUP HEAD BOLTS
- DESIGN PER EARTHQUAKE CODE - AS 1171



Department of Urban Services
Planning and Land Management

ACT Building, Electrical and Plumbing Control

GPO Box 1908, Canberra ACT 2601

Certificate of Occupancy and Use

Certificate No. 976276P1C1

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

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

Builder ROSS MALCOLM TINDALE	Site for Project Address 8 LA TROBE CLOSE
Permit Number 976276P1	Suburb PALMERSTON
	Section 125
	Block 8
	Approved Plan 976276/A

Building Work

Nature of Work	Project Item Description	Unit	Other Description	Class of Occupancy	Type of Construction
ADDITIONS TO	RESIDENCE			1a (i)	NA

Comments

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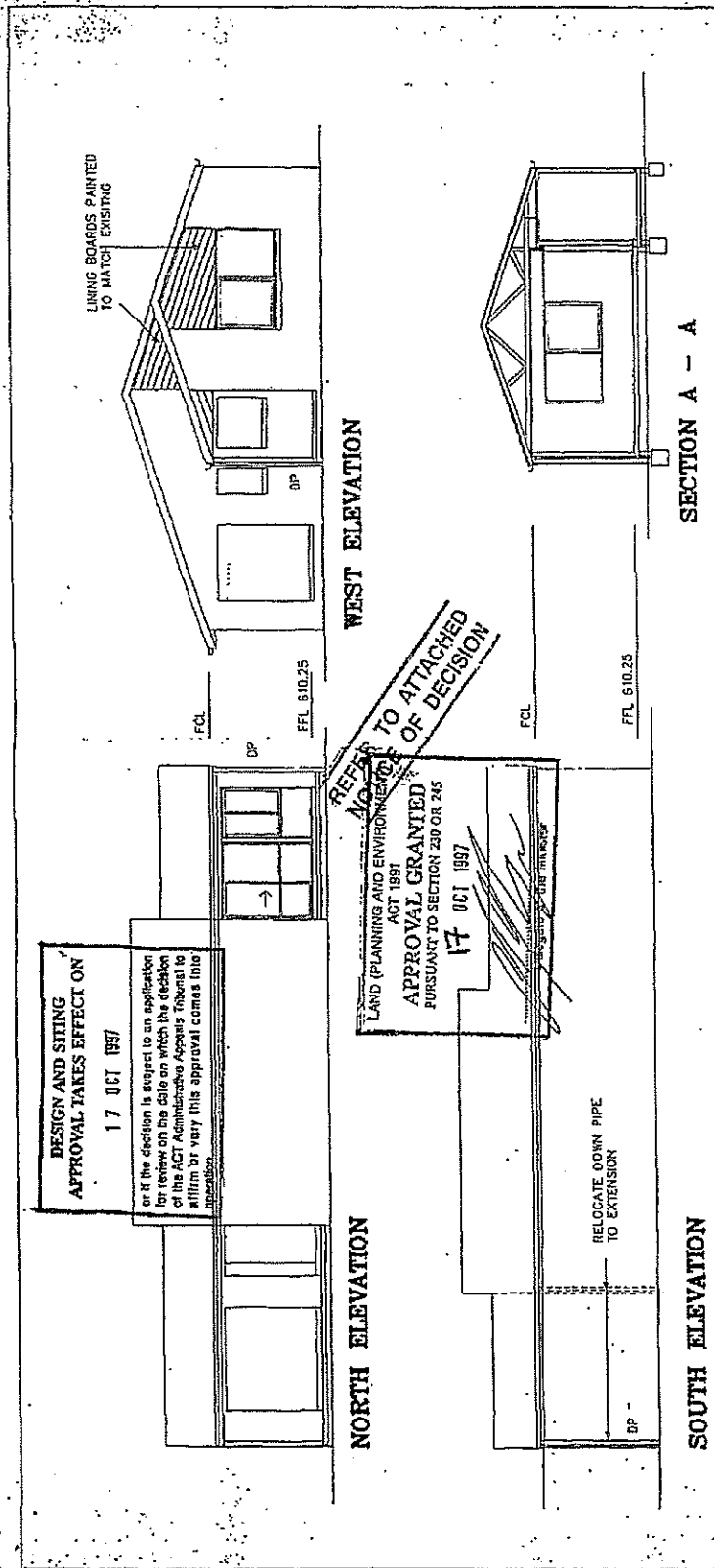
Important note:

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

STEPHEN ELWORTHY E. MILNE
Deputy Building Controller

13/11/98

Date



NOTES

ALL CONSTRUCTION IN ACCORDANCE WITH SAA AND RELEVANT SAA CODES

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS

WRITTEN DIMENSIONS ARE IN MILLIMETRES AND TAKE PRECEDENCE OVER SCALED ONES

GROUND LINES INDICATIVE AND SHOULD BE VERIFIED ON SITE

CONC. SLABS AND FOOTINGS TO AS 2870-1983 ENGINEERING OPTION ADOPTED. ALL FOOTINGS TO BE TAKEN DOWN TO SOLID GROUND

FRAMING TO AS 1684-1992 NATIONAL TIMBER FRAMING CODE AND SUPPLEMENTS. HARDWOOD TO AS 3000

MATERIALS

LINTELS TO TRUSS MANUFACTURERS TABLES

BRICKWORK TO AS 3700 'SAA MASONRY CODE' AND AS 1640 'SAA BRICKWORK CODE'

STRUCTURAL STEEL TO AS 1170 & AS 4100

TERMITE TO COMPLY WITH AS 1694 'PHYSICAL BARRIERS' & AS 3660 APPENDIX D AND TO ACT BUILDING CONTROL BUILDING NOTE NO.3


SMOKE ALARMS TO AS 3786

WET SEAL TO AS 3740

DESIGN & SITING OFFICE

11 SEP 1997

NOTE:- Class "S" Sine AS Per Sine Classification on Building File, Folio # 23

DRAWING NO. 10 AS-3005							
PROPOSED EXTENSION FOR P. & T SHERPA BLOCK 8 SECTION 125 PALMERSTON ACT				TT ARCHITECTURE			
				4 MCMAHON PLACE			
				NICHOLLS ACT 2903			
				Tel 2428122 Fax 2420220			
Drawn				Scale	Project No.	Drawing No.	
GD				1:100	9741	WD2	
Date				Revised	Drawing No.		
JULY 97					WD2		

5/12

LA TROBE PL

LAND PLANNING AND ENVIRONMENT
ACT 1991
APPROVAL GRANTED
PURSUANT TO SECTION 210 OR 245
17 OCT 2007

DESIGN & SITING
OFFICE
11 SEP 1997

THIS PLAN INCLUDES WORK SUBJECT TO THE A.E. REGULATIONS WHICH MUST BE CARRIED OUT BY A LICENSED MEMBER/DRAINER.

1-7 OCT 1997

PLAN 1:100

Drawn	Scdr	Project No.	TT ARCHITECTURE 6 MONARCH PLACE MICHELLS ACT 2903
GD	1:100	9741	Td 2928422 Fax 2926120
Date	Revision	Drawing No.	
JULY 97		WD1:	

TT ARCHITECTURE
& MONACHAN PLACE
NICHOLLS ACT 2913
Tel 24286422
Fax 24286420

 $\frac{2}{3}$

PLAN OF SANITARY DRAINAGE

SEI-MH OLIVE
PINTO HC ES
For

Block 8 Section 125 ALVERSTON

Scale 122

all work must be carried out in conformity with the
Canberra Sewerage and Waste Policy Regulations

DESIGNED TO N.S.W. CODES OF PRACTICE

REFERENCE:

- | | |
|--------|----------------------------------|
| D.I. | Disconnector Trap |
| E.J. | Expansion Joint |
| E.V. | Educt Vent |
| F.W. | Floor Waste |
| G.T. | Gas Trap |
| I.C. | Inspection Chamber |
| I.O. | Inspection Opening |
| I.S. | Inspection Shaft |
| J.U. | Jump Up |
| M.H. | Manhole |
| O.R.G. | Overflow Relief Gully |
| S.V.P. | Soil Vent Pipe |
| U.P.C. | Unplasticized Polyvinyl Chloride |
| V.C.P. | Verified Clay Pipe |
| V.P. | Vent Pipe |

FIXTURES:

- | | |
|-------------------|-------|
| 1. W. CLOSET | { / } |
| 2. BATH | { / } |
| 3. BASIN | { / } |
| 4. SHOWER | { / } |
| 5. SINK | { / } |
| 6. TROUGH | { / } |
| 7. URINAL | { — } |
| 8. CLEANER'S SINK | { — } |
| 9. BIDET | { — } |

NOTES:

1. Drains to be laid shown in B.I.I.3. spec.
2. Existing drains shown in GREEN. -ve.
3. Existing drains shown in RED to be abandoned to approval.
4. Drains to be supported on or from solid ground.
5. Upper pipes to be in accordance with AS 1432-1973
6. Toilet & Type B valves
7. Chloride free drainage (P.V.C.)
8. Including STAGNS, to be constructed in accordance with AS 2032-1977, and Canberra Code of Practice
9. Drains under Building must be re-laid, if test failed then old drain must be replaced using either RUIVC or RUIVC.
10. All drains including main/branch to be made by A.C./P.V.C. of Contractor's expense.
11. Sewer branch to be located on site before any work is commenced.
12. This Plan to be read in conjunction with approved drawings.
13. Drains to be minimum 300mm below lowest sitting level with a further 50mm from top to lowest level of
14. Refer to Cl. 5.4.5 NSW Code of Practice
15. If of Property Boundary to be 200mm to Ground
16. If of Property Boundary to be 200mm to Ground
17. Provide and install approved fire rated collars to all
18. U.P.V.C. penetrations of fire rated walls and floors.

CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS.

APPROVED *P. P. Peller* 18-3-1992.
ENGINEER

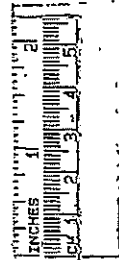
Designed by: BIRD MARE & PARTNERS
Drawn: *LM* R. D225

SW: 1.8
DEPTH: 1.1
CH: 2.9

SW: 3.0
DEPTH: 0.7
CH: 2.2

SW TH: 30
DEPTH: 0.7
CH: 2.2

PORTION OF DEBRIS MARKED 'X'
ON FLAG NOT TO BE LAD UNTIL
NOTIFIED BY A STEWARD. THAT
SEWER MAIN IS AVAILABLE



ADDITIONAL WORK AS EXECUTED Drainage Plan No. 56539

PLAN OF SANITARY DRAINAGE

For

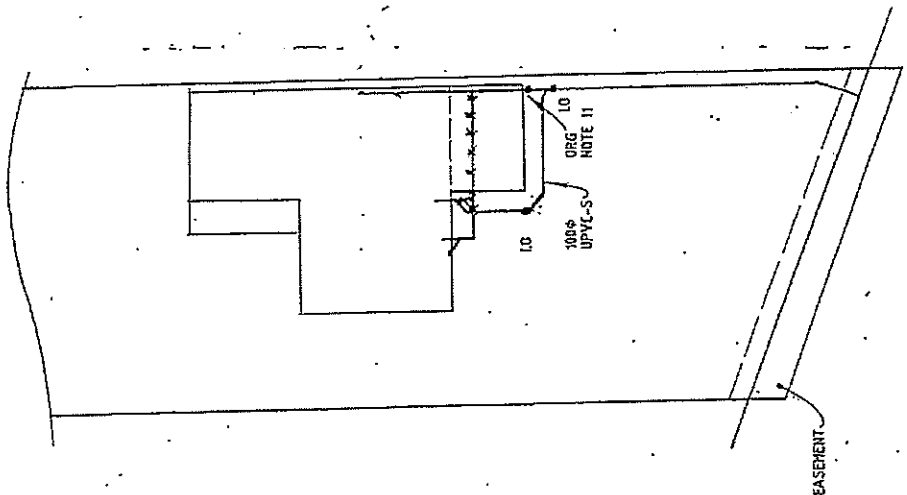
MR & MRS STERHA
Block 8 Section 125 PALMERSTON

8 LA TROBE CLOSE

Scale 1:200

All work must be carried out in conformity with the
Canberra Sewerage and Water Supply Regulations

DESIGNED TO AS 3500



REFERENCE:	FIXTURES:
R.I. Disconnector Trap	1. W. CLOSET (-)
E.V. Extension Joint	2. BATH (-)
E.V. Exhaust Vent	3. BATH (-)
F.W. Floor Waste	4. SHOWER (-)
G.T. Gully Trap	5. SINK (-)
I.C. Inspection Chamber	6. TROUGH (-)
I.O. Inspection Opening	7. URINAL (-)
J.U. Jump Up	8. CLEANER'S SINK (-)
M.H. Manhole	9. BIDET (-)
O.R.G. Overflow Relief Gully	11. DSTMAS (-)
S.V.P. Soil Vent Pipe	12. WASHING (-)
U.P.V.C. Unplasticised Polyvinyl Chloride	13. GLASS W. (-)
V.C.P. Vitrified Clay Pipe	

NOTES:

- Drains to be laid within BLUE lines.
- Existing drains shown in RED to be abolished to approval.
- Existing drains to be supported on or from walls/floors.
- Drains to be laid in accordance with AS 1432-1973.
- Drains to be laid in accordance with AS 1432-1973.
- Unplasticised Polyvinyl Chloride pipe drains (U.P.V.C.) including STAGNS, to be constructed in accordance with AS 2032-1977 and Canberra Codes of Practice.
- Drains under building must be retained, vented and connected to main sewerage.
- Drains must be replaced using water PRONG or U.P.V.C. material.
- Connection to existing main/monhole to be made by A.C.T.I.E.W. at Contractor's expense.
- Sewer branch to be located on site before any work is commenced.
- This plan to be read in conjunction with approved drawings.
- ORG lines to be in accordance with AS 3500.2.
- Clause 4.6.6.6 and 4.6.8.7
- I.O. at Property Boundary is to be raised to Ground Level in accordance with Plumbing Note No. 3.
- Provide and install approved fire stop collars to all U.P.V.C. penetrations of fire rated walls and floors.

CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS

APPROVED 8/10/98 5-1-1998
ENGINEER

Designed by: BIRD MOORE & PARTNERS
Drawn: 12/97 Ref: E145

PH 02 6260 6260
FAX 02 6260 6262



www.homebuyersinspections.com.au
PO BOX 3454 MANUKA ACT 2603

18 September, 2013

Pamela Steele Sherpa
PO Box 641
GUNGAHLIN ACT 2912

TAX INVOICE/RECEIPT

<i>Order number</i>	<i>Inspection Address</i>	<i>Date completed</i>
213090751	8 La Trobe Close, Palmerston	17 September 2013
	<i>Description of Services</i>	<i>Amount</i>
	Standard Building, Pest Inspection and Compliance Report - includes GST	\$746.20
	Energy Report	\$0.00
	ACTPLA Building File/Fees (GST free)	\$133.80
	Total:	\$880.00
6/9/2013	Payment received - thank you	\$880.00
We appreciate your business		Balance: \$0.00