

Report



LIMITED LIABILITY TO A PURCHASER WITHIN THE AUSTRALIAN CAPITAL TERRITORY

This Report is made solely for the use and benefit of the Client. The Consultant is not liable for any reliance placed on this report by any third party. However, within the ACT only and in accordance with the Civil Law (Sale of Residential Property) Act 2003 and the Civil Law (Sale of Residential Property) Regulations 2004, a copy of the report must be attached to the Contract for Sale and may in certain circumstances be relied upon by the Purchaser of residential property.

The circumstances in which a Purchaser of residential property within the ACT may rely on this report in respect of the state of the property at the time of the inspection are as follows:

- (a)** The inspection was carried out no earlier than three months before the day the property was first advertised or offered for sale or listed by an agent; and
- (b)** The date on which the contract was entered into was not more than 180 days after the date of the inspection.
- (c)** The report is provided to the Purchaser prior to or at the time the Contract for Sale is entered into between the Purchaser and vendor.
- (d)** The service requested is the Standard Inspection Report.

Building Report



CONCLUSION AND SUMMARY

The purpose of the Inspection is to identify the major defects and safety hazards associated with the property at the time of the Inspection. The Inspection and reporting are limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The incidence of Major Defects in this Residential Building as compared with similar Buildings is considered: **Medium**

The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered: **High**

The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: **Below Average**

Please Note: This is a general appraisal only and cannot be relied upon on its own – read the Report in its entirety.

This Summary is supplied to allow a quick and superficial overview of the Inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full Report and not in isolation from the Report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

PROPERTY STATISTICS

Building Report	Below Average
Compliance Report	Please read full compliance report section of the report
Pest Inspection	Please read full pest inspection report
Energy Efficiency Rating	1 Star
Inspection Date	Friday, July 18 th 2025
Name of Assessor	Dylan Mitchell
Reference Number	64068
Address of Property Inspected	12 Cockle St, O'Connor ACT 2602
Client	Yalamanchili
Block and Section	Block 27 Section 64 O'CONNOR
Block size (approximately)	960m ²
House size This measurement has been obtained by scaling off the provided drawings and should be used as an approximate guide only.	Lower Residence: 28.40m ² Upper Residence: 136.17m ² Total: 164.57m ²
Weather conditions at time of Inspection	Fine
Occupancy Status	Occupied

*The table above is to be used as a quick reference. Please read the full Report before reaching your conclusion regarding the condition of the Property.

Whilst every care has been taken to ensure the accuracy of the property house and block size, we accept no responsibility for any inaccuracies as supplying this information exceeds a standard building inspection under AS4349.1-2007.

PROPERTY CONSTRUCTION DETAILS

Flooring	Concrete and timber flooring
External walls	Weatherboard cladding & double brick
Roof framing	Timber: Truss roof framing
Roof cladding	Colorbond roof cladding
Glazing	Single and double-glazed windows
Cooktop	Freestanding gas cooktop and oven
Dishwasher	Euromaid

*Whilst every care has been taken to ensure the accuracy of the property construction details, we accept no responsibility for any inaccuracies of construction details or testing of appliances.

GENERAL ACCESS LIMITATIONS

Internal	At the time of inspection, the building was furnished. This allows for a limited inspection in areas not restricted by furnishings, stored goods, floor mats, etc.
External	Inspection was limited in areas around the fence line due to vegetation restricting access Inspection was limited in areas around the house due to vegetation against the perimeter of the building
Roof void	NOTE. Inspection around the eaves was restricted due to low pitch and clearance to allow bodily access in this area. This allows only for a limited visual inspection from a distance to be carried out. Other restrictions found in the roof void: Insulation on top of ceiling restricting visual inspection of the ceiling framing No inspection was made to the roof void above the family room due to no access
Subfloor	A full inspection was carried out in the subfloor
On-top of roof	The inspection was restricted to visually looking from a 3.6m ladder lent against the gutter in several areas around the building. No access was gained onto the upper-level roof due to the height of the roof

*Where access is noted as limited or restricted, it is recommended that access be gained to these areas as these areas may contain concealed defects.

DEFINITIONS

Good	The item is in the Inspector's opinion of an acceptable standard with no defects visible. Superficial defects will not be commented on
Fair	The item in the Inspector's opinion has some minor defects and requires minimal maintenance or repair
Poor	The item in the Inspector's opinion needs significant repair or replacement

ENTRANCE

Ceiling	Good
Walls	Various areas of minor cracking were noted in the walls. This is caused through normal building movement and is not considered to be excessive cracking
Door and door hardware	Damage noted to the door jamb and architrave. Repairs are recommended
Floor coverings	Fair

LIVING ROOM

Ceiling	Minor cracking was noted in the ceiling. This is caused through normal building movement and is not considered to be excessive cracking
Walls	Various areas of minor cracking were noted in the walls. This is caused through normal building movement and is not considered to be excessive cracking
Door and door hardware	The internal door has been removed
Floor coverings	Fair

DINING ROOM

Ceiling	Unfinished ceiling patching is evident. This is a cosmetic defect only Minor cracking was noted in the ceiling. This is caused through normal building movement and is not considered to be excessive cracking
Walls	Various areas of minor cracking were noted in the walls. This is caused through normal building movement and is not considered to be excessive cracking
Door and door hardware	Fair
Floor coverings	Fair

FAMILY ROOM

Ceiling	There are signs of sagging in the ceiling plasterboard. Recommend repairs by a plasterer There is evidence of patching in the ceiling A minor water stain was noted in the ceiling. Recommend undertaking repairs to the roof to prevent further water leakage Loose plaster board sheeting has been installed over the existing skylight holes in the ceiling. This is a cosmetic defect.
Walls	Good
Floor coverings	Fair

KITCHEN/MEALS

Ceiling	Good/Fair
Walls	Good
Door and door hardware	The door runners require maintenance/adjustment to allow the door to open and close freely
Floor coverings	Fair
Kitchen cupboards	The joinery would benefit from repairs/maintenance
Bench top	Fair/serviceable condition. There are some marks and signs of general wear
Splashback	Fair
Exhaust fan	The exhaust fan was operational at the time of inspection

HALLWAY

Ceiling	Minor cracking was noted in the ceiling. This is caused through normal building movement and is not considered to be excessive cracking
Walls	Various areas of minor cracking were noted in the walls. This is caused through normal building movement and is not considered to be excessive cracking
Door and door hardware	Good
Floor coverings	Good

STAIRWELL

Ceiling	Good
Walls	Minor signs of efflorescence were noted in sections of the wall. This is a sign of moisture transferring through the masonry wall. Recommend repairs by a qualified tradesperson to ensure this does not worsen in the future Various areas of minor cracking were noted in the walls. This is caused through normal building movement and is not considered to be excessive cracking
Floor coverings	Elevated moisture levels noted to the tiles at the base of the stairs this is likely caused by soil seepage. Repairs are required
Handrail	A handrail has not been installed.
Store	Minor signs of efflorescence were noted in sections of the wall and slab. This is a sign of moisture transferring through. Recommend repairs by a qualified tradesperson to ensure this does not worsen in the future Termite damage was noted to the timber shelving.

BEDROOM 1

Ceiling	There are signs of slight sagging in the ceiling plasterboard separation. This is typical for a home of this age and can be left as is and monitored Minor cracking was noted in the ceiling. This is caused through normal building movement and is not considered to be excessive cracking
Walls	Various areas of minor cracking were noted in the walls. This is caused through normal building movement and is not considered to be excessive cracking
Door and door hardware	Good
Floor coverings	Elevated moisture levels noted to the tiles this is likely caused by soil seepage. Repairs are required
Wardrobe	Good/Fair

BEDROOM 2

Ceiling	Visible joints noted to the ceiling. This is considered a cosmetic defect
Walls	Good
Door and door hardware	Good
Floor coverings	Good/Fair
Wardrobe	Fair

BEDROOM 3/STUDY

Ceiling	Good. Only minor holes noted
Walls	Good
Door and door hardware	The door runners require maintenance/adjustment to allow the door to open and close freely
Floor coverings	Good
Wardrobe	Good

BEDROOM – LOWER LEVEL

Ceiling	Good
Walls	Minor signs of efflorescence were noted in sections of the wall. This is a sign of moisture transferring through the masonry wall. Recommend repairs by a qualified tradesperson to ensure this does not worsen in the future
Door and door hardware	Good
Floor coverings	Minor signs of efflorescence were noted in sections of the tiles This is a sign of moisture transferring through. Recommend repairs by a qualified tradesperson to ensure this does not worsen in the future

SHOWER ROOM – LOWER LEVEL

Ceiling	Good
Walls	Fair
Door and door hardware	Fair
Floor coverings	Good
Shower screen	A shower curtain has been installed
Floor and wall tiles in shower area	Several cracked tiles were noted. Recommend engaging a qualified tradesperson to rectify
Vanity/Basin	Good
Taps	Good
Exhaust fan	An exhaust fan is not installed; however, ventilation is provided to the room by opening the window
Toilet suite	Good

BATHROOM/LAUNDRY

Ceiling	Large amounts of moisture noted to the ceiling. Recommend rectifying exhaust fan and monitoring. Repairs to the ceiling may be required
Walls	The wall panelling is starting to detach. Repairs are required
Door and door hardware	Good
Floor coverings	Several cracked/drummy floor tiles were noted. Recommend repairs by a qualified tradesperson
Shower screen	A shower curtain has been installed
Water leakage in shower area?	The shower is leaking. Recommend engaging a qualified tradesperson to rectify/re-seal
Vanity/Basin	The vanity is detaching from the wall. Repairs are required
Taps	Good
Bath	The bath has marks and signs of general wear; however, it is still in serviceable condition
Exhaust fan	The exhaust fan was not operational. Recommend repairs by an electrician
Toilet suite	Good
Laundry tub	The tap is leaking. Repairs are required

ROOF CAVITY

Construction	Good
Is sarking installed under the roof lining?	There are several tears found in the reflective foil under the roof lining. Small leaks may occur from condensation. Recommend repairs

SUBFLOOR

Subfloor soil conditions	Areas of the subfloor soil were damp at the time of inspection. Recommend repairs to the exterior drainage by a plumber/drainier
Ventilation	Generally adequate
Floor structure	Timber decay was found to the flooring under the bathroom/laundry. Repairs are required
Access door to subfloor area	Good

EXTERIOR

Driveway and paths	Several areas of cracking and movement noted in the exterior concrete. The cracking and movement found is typical for a home of this age
Roof covering	Due to the water staining in the family room ceiling, recommend further investigation and repairs by a qualified tradesperson
Eaves	Some movement noted in the eave lining. Recommend monitoring and, if necessary, re-fix the eaves back into original position
Fascia	Areas of general weathering noted on the timber fascia. Recommend regular painting of the fascia to slow the weathering process
Gutters	The gutters are showing signs of corrosion/leakage and require replacement
Downpipes	Several downpipes are leaking or detached. Repairs are required
External walls	Areas of the cladding is showing signs of weathering, minor decay and movement. Recommend general maintenance and re-painting to slow the weathering process
Windows	General weathering noted in areas of the timber windows. Recommend maintenance and re-painting to slow the weathering process Several flyscreens would also benefit from repairs
Fences	Areas of the timber fences are suffering from timber decay and termite damage.
Deck	Timber decay and weathering noted to the deck and handrail. Repairs/replacement is required
Retaining walls	Some movement was noted in the retaining walls. The walls are still retaining the ground behind the wall adequately. Apart from monitoring, no action is required
Site drainage	Due to the high moisture levels noted in the lower floor and subfloor, it is recommended to engage a plumber/drainier to rectify the site drainage

DEFINITIONS

Above Average: The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

Average: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

Below Average: The Building and its parts show some significant defects and/or very poor non-tradesman like workmanship and/or long-term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Client: The person or persons, for whom the Inspection Report was carried out or their Principal (i.e., the person or persons for whom the report is being obtained).

Building Consultant: A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 'Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings'. The consultant must also meet any Government licensing requirement, where applicable.

Building & Site: The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and storm water run-off within 30 m of the building, but within the property boundaries. In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the nominated residence and does not include inspection of common property.

Readily Accessible Areas: Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length.

Structure: The loadbearing part of the building, comprising the Primary Elements.

Primary Elements: Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams, or columns. The term 'Primary Elements' also includes other structural building elements including those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

Secondary Elements: Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

Finishing Elements: The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor, and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

Major Defect: A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor Defect: A defect other than a Major Defect.

Safety Hazard: Any item that may constitute an immediate or imminent risk to life, health, or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

Tests: Where appropriate the carrying out of tests using the following procedures and instruments:

Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

IMPORTANT ADVICE

NB. In the case of strata and company title properties, the Inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete Inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

Trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and provide advice on the best course of action with regards to the trees.

The Septic Tanks: Should be inspected by a licensed plumber.

Swimming Pools: Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing, as well as the requirements to meet the standard for pool fencing. Failure to conduct this Inspection and put into place the necessary recommendations could result in finds for non-compliance under the legislation.

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water during rainfall and stormwater runoff and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

Weep Holes: External brick (and stone) walls are a porous material that behave much like a sponge. During a rain event, the masonry wall absorbs water and actually stores it. The weep holes are designed for two purposes. 1. To provide an opening to allow water to drain out through the bottom of the wall. 2. To allow ventilating air to enter behind the wall to help dry the structure. If weep holes have been noted as being not installed, it is recommended to consult a builder on how to best rectify the problem.

Water Leaks from Roof: The inspector cannot, and does not, offer an opinion on whether the roof currently leaks or may be subject to future leaks. The only way to determine whether a roof is absolutely watertight is to make observations during prolonged rainfall.

Subfloor dampness: The presence of dampness is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise, whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness.

Shower: Where a shower recess has been water tested, and no leakage was evident, this does not necessarily mean that the shower will not leak after prolonged use. Accordingly, to fully detect and assess a damp problem may require the monitoring of the building over a period of time.

SCOPE AND LIMITATIONS

Any person who relies upon the contents of this Report does so acknowledging that the following clauses, which define the Scope and Limitations of the Inspection, form an integral part of the Report.

1) This Report is not an all-encompassing Report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the Inspection. Whether or not a defect is considered significant or not, depends to a large extent upon the age and type of the building inspected. This Report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural Report. Should you require any advice of a structural nature you should contact a structural engineer.

2) This is a visual Inspection only, limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The Inspection DID NOT include breaking apart, dismantling, removing, or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances, or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

3) This Report does not and cannot make comment upon: Defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the Inspection and whether this will affect the detection of leaks or other defects (e.g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from **surface** water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly, this Report is NOT a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property.

NB. Such matters may, upon request, be covered under the terms of a 'Special-Purpose Property Report'.

4) Consumer Complaints Procedure: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, you must notify us as soon as possible of the dispute or claim by email, fax, or mail. You must allow us (which includes persons nominated by us) to visit the property (which visit must occur within twenty eight (28) days of your notification to us) and give us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the Inspection.

If you are not satisfied with our response, you must within twenty one (21) days of your receipt of our written response, refer the matter to a Mediator nominated by us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties, and as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation, then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

(a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and

(b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment, then such payment shall be made within twenty one (21) days of the order.

NB. In the event that you do not comply with the above Complaints Procedure and commence litigation against us, then you agree to fully indemnify us against any awards, costs, legal fees, and expenses incurred by us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

5) Asbestos Disclaimer: “No Inspection for Asbestos was carried out at the property, and no Report on the presence or absence of Asbestos is provided”.

Buildings built prior to 1982 may have wall and/or ceiling sheeting, and other products including roof sheeting that contains Asbestos. Even buildings built after this date, up until the early 90s, may contain some Asbestos. Sheeting should be fully sealed. If you are concerned, the building was built prior to 1990, or if asbestos is noted as present within the property, then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting, or removing sheeting or products containing Asbestos is a high risk to peoples’ health. You should seek advice from a qualified asbestos removal expert.

6) Mould (Mildew and non-wood decay fungi) Disclaimer: Mildew and non-wood decay fungi are commonly known as mould. However, mould and their spores may cause health problems or allergic reactions, such as asthma and dermatitis in some people. No Inspection for mould was carried out at the property, and no Report on the presence or absence of mould is provided. If mould is noted as present within the property, or if you notice mould and you are concerned as to the possible health risk resulting from its presence, then you should seek advice from your local Council, State or Commonwealth Government Health Department, or a qualified expert such as an Industry Hygienist.

7) Magnesite Flooring Disclaimer: No Inspection for Magnesite Flooring was carried out at the property, and no Report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.

8) Estimating Disclaimer: Any estimates provided in this Report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this Report.

9) Note: If the Client has any doubt about the purpose, scope, and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report. The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

IMPORTANT DISCLAIMER

Disclaimer Liability: No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for Inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

Disclaimer of Liability to Third Parties: Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this Report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property, then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement, then they may rely on the Report subject to the terms and conditions of this agreement and the Report itself.

NB. In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations, the Report resulting from this Inspection may be passed to the purchaser as part of the sale process, providing it is carried out no more than three months prior to listing and is not more than six months old.

Limited Liability to a Purchaser within the Australian Capital Territory only: Within the Australian Capital Territory (ACT) and in accordance with the ACT Civil Law (Sale of Residential Property) Act 2003 and Regulations, a copy of the Report may be attached to the Contract for Sale.

WARNING: The Purchaser is advised that this Report reflects the condition of the property existing at the time of the Inspection (Inspection Date) and may not reflect the current state. It is, therefore, very strongly recommended that you promptly arrange for another Inspection and Report in accordance with Australian Standard AS4349.1 to be carried out prior to the expiration of the 'Cooling off Period' and settlement.

This is not a Compliance Report strictly in accordance with Civil Law (Sale of Residential Property) Regulations: The Report may contain copies of any approved plans, building approvals, building permit and Certificates of Occupancy. However, any comments made by the person who prepared the Report as to whether or not, in the opinion of the Inspector, the structures on the land substantially comply with the approved plans (if any) are made on the basis of a cursory glance of the plans and not upon a detailed examination. Any opinion expressed as to whether or not any building approval or approval under the Land (Planning and Environment) Act, 1991, is based on the limited knowledge and belief, at the time, of the Inspector. The Purchaser is advised that a Special Purpose Report is available through the Inspector to advise more fully in respect to these matters. The structures may have been damaged by pests, storm, strong wind or fire or the Vendor may have carried out alterations and/or additions to the Property since the Inspection Date. The Report may no longer reflect the true condition of the Property. The structure(s) may no longer be in accordance with the attached plans etc. IT IS STRONGLY RECOMMENDED that, if the Purchaser has any concerns in respect to the compliance of the structures, a Special Purpose Report be obtained. Alternatively, the Purchaser should rely upon his, her or their own enquiries.

Contact the Inspector: Please feel free to contact the Inspector who carried out this Inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this Report, then you should immediately contact the Inspector and have the matter explained to you. If you have any questions at all, or require any clarification, then contact the Inspector prior to acting on this Report.

OTHER INSPECTIONS AND REPORTS REQUIRED

It is strongly recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property. Obtaining these Reports will better equip the purchaser to make an informed decision. Although appliances may be listed in the Report, they have not been tested as this is outside the scope of the standard Building Inspection. Other Inspections we recommend the purchaser obtains before making their decision are:

- Electrical Inspection,
- Plumbing Inspection,
- Structural (Engineer),
- Geotechnical Inspection,
- Drainage Inspection,
- Asbestos Inspection,
- Mould Inspection,
- Gas fitting Inspection,
- Appliances Inspection,
- Air-conditioning Inspection,
- Alarm/Intercom/Data Systems,
- Hydraulics Inspection,
- Mechanical Services,
- Hazards Inspection,
- Fire/Chimney Inspection,
- Estimating Report,
- Garage Door Mechanical,
- Durability exposed surfaces

SMOKE DETECTORS

The occupier/purchaser should satisfy themselves as to the working condition of the smoke detectors, if installed. It is highly recommended that suitable smoke detectors be installed in all residential properties. AS 3786 advises that smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to advise on those installed or install these detectors.

CRACKING OF BUILDING ITEMS

Regardless of the type of crack(s), a Pre-Purchase Building Inspector carrying out a Pre-Purchase Inspection within the scope of a visual Inspection is unable to determine the expected consequences of the cracks.

Obtaining Information regarding the below all fall outside the scope of this Pre-Purchase Inspection:

- (a)** The nature of the foundation material on which the building is resting,
- (b)** The design of the footings,
- (c)** The site landscape,
- (d)** The history of the cracks and,
- (e)** Carrying out an invasive Inspection.

However, the information obtained from the five items above is valuable in determining the expected consequences of the cracking and any remedial work needed. Cracks that are small in width and length on the day of the Inspection may have the potential to develop over time into structural problems for the homeowner, resulting in major expensive rectification work being carried out. If cracks have been identified in the Report above, then a Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase.

NOTICE TO THE PURCHASER (ACT ONLY)

(a) At the Exchange, and prior to the 'Cooling-off Period', you were given an Inspection Report on the property you intend on purchasing. This Report reflects the condition of the property existing at the time of the Inspection (Inspection Date) and may not reflect the current state. The structures may have been damaged by pests, storm, strong wind or fire or the vendor may have carried out alterations and/or additions to the property since the Inspection date. The Report may no longer reflect the true condition of the property. The structure(s) may no longer be in accordance with the attached plans etc. It is, therefore, very strongly recommended that you urgently arrange for another Inspection and Report in accordance with Australian Standard AS 4349.1 to be carried out prior to exchange, or prior to the expiration of any 'Cooling Off Period' and prior to settlement.

(b) If the Report indicated the presence of termite damage, or recommends any other Inspections or treatments, you should obtain copies of these Reports and any treatment proposals, certificates of treatment carried out, including details of all repairs including copies of quotations, invoices, and any other Reports. It is strongly recommended that you arrange for an Inspection and Report in accordance with AS 4349.3 to verify that the treatment has been successful and carried out in accordance with AS 3660.2, and a further building Inspection in accordance with AS 4349.1.

(c) If you fail to procure a further Inspection and Report as recommended in (a) and (b), or fail to obtain copies of other Reports, treatment proposals, certificates of treatment carried out, details of all repairs including copies of quotations, invoices and any other Reports as recommended in (b) above, then you agree that you have decided not to have a further Inspection and Report carried out, or to obtain copies of treatment proposals, certificates of treatment carried out, details of all repairs including copies of quotations, invoices and any other Reports and have relied upon your own enquires and the Report, knowing the possible consequences, and that the condition of the property, as stated in the Report, may have changed.

(d) You agree that the person carrying out the Inspection **and** the company, partnership or sole trader that employs that person will have no liability to you for any damage or loss you may suffer as a result of your entering the contract to purchase the property, or in connection with completing the purchase of the property as a result of your failure to heed the advice given in (a) and (b) and the warning contained in (c) above, and may use such failure in defense of any claim that you may later make against any of them.

NB. It is a condition of your right to rely upon the Report that you transmit by fax, post, or otherwise deliver the signed "Notice to the Purchaser" (ACT only) to the company, partnership or sole trader at the address detailed on the front of the Report not less than four (4) days prior to the date of settlement. If you fail to complete, sign, or deliver the Notice then it will be deemed that you did not rely upon the report in respect to your decision as to whether or not to purchase the property. This may seriously affect any rights to future compensation to which you may be entitled.

Please cross out the statement below that does not apply: - At the date of settlement, not more than 180 days will have elapsed since the Inspection date.

1. I/We have read and understood the 'Limited Liability to a Purchaser within the Australian Capital Territory only' clause of the Report, and this Notice to the Purchaser. I/We have not arranged for another inspection and report in respect of the property, and it is my/our intention to **rely upon the findings contained in the report**; or

2. I/We have **arranged for another Inspection of the Property and Report** to be carried out, which I/We will use in conjunction with this Report in deciding whether to proceed with the purchase of the property; or

3. I/We have read and understood the 'Limited Liability to a Purchaser within the Australian Capital Territory only' clause of the Report, and this Notice to the Purchaser. I/We have not arranged for another Inspection and Report in respect of the property and have **relied on my/our own enquiries in respect of the condition of the property** as at the date of settlement including any changes in the condition of the property that have taken place since the Inspection date stated in the Report

Timber Pest Report



SUMMARY SHEET

Property Address: 12 Cockle St, O'Connor ACT 2602
Client: Yalamanchili
Inspection Date: Friday, July 18th 2025
Inspection carried out by: Dylan Mitchell

This summary is supplied to allow a quick and superficial overview of the Inspection results. This summary is NOT the Report and cannot be relied upon on its own. This summary must be read in conjunction with the full Report and not in isolation from the Report. If there should happen to be any discrepancy between anything in the Report, and anything in this summary, the information in the Report shall override that in the summary. The Report is subject to conditions and limitations. Your attention is particularly drawn to the clauses, disclaimer of liability to third parties, limited liability to a purchaser with the Australian Capital Territory (ACT), and to the notice to the purchaser at the back of this Report.

1.0 ACCESS LIMITATIONS

There were access limitations to the inspection/report. Please refer to section 1.0 of the report.

2.0 TERMITE ACTIVITY

Active subterranean termites (live specimens) were found. Please refer to Section 2.0 of the Pest Report for further information.

Visible evidence of subterranean termite workings or damage was found. Please refer to Section 2.0 of the Pest Report for further information.

3.0 BORER ACTIVITY

No visible evidence of borers of seasoned timbers was found.

4.0 DECAY FUNGI

Evidence of timber wood decay was found. Please refer to Section 4.0 of the Pest Report.

For complete and accurate information, please refer to the attached 'Visual Timber Pest Report', which is prepared in accordance with AS 4349.3.

CONDITIONS OF THIS INSPECTION

Important Information:

Any person who relies upon the contents of this Report does so acknowledging that the following clauses, which define the scope and limitations of the Inspection, form an integral part of the Report.

This is a **Visual Inspection Only**, prepared in accordance with AS 4349.3, 'Inspection of Buildings Part 3: Timber Pest Inspections'. Visual Inspection was limited to those areas and sections of the property to which reasonable access (see definition) was both available and permitted on the date of Inspection.

The Inspection **did not** include breaking apart, dismantling, removing, or moving objects including but not limited to – foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances, or personal possessions.

The Inspector **cannot** see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or in any other areas that are concealed or obstructed.

The Inspector **did not** dig, gouge, force or perform any other invasive procedures. An invasive Inspection will not be performed unless a separate contract is entered into.

In an occupied property, it must be understood that furnishings or household items may be concealing evidence of Timber Pests, which may only be revealed when the items are moved or removed.

In the case of strata type properties, only the interior of the unit is inspected.

Scope of Report:

This Report only deals with the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building and Site (see note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests. Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

Limitations:

The Client acknowledges:

(a) This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.

(b) The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements, or earth.

(c) The detection of dry wood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.

(d) European House Borer (*Hylotrupes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.

(e) This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.

(f) If the inspection was limited to any particular type(s) of timber pest (e.g., subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.

(g) This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g., toxic Mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.

(h) This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party, except as provided in the section Limited Liability To a Purchaser within the Australian Capital Territory.

Determining extent of Damage:

This is not a structural building report, and any inexpert opinion we provide on timber damage cannot be relied upon. This Report **will not** state the full extent of any Timber Pest damage. It will state Timber Pest Damage found as either 'slight', 'moderate', 'moderate to extensive', or 'extensive', and this information is not the opinion of an expert. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported, either in the structure(s) or the grounds of the property, then you must assume that there may be concealed structural damage within the building(s).

This concealed damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers. In this case, an Invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended, and you should arrange for a qualified professional such as a builder, engineer, or architect to carry out a structural Inspection to determine the full extent of the damage, and the extent of repairs that may be required. You agree that neither we, nor the individual conducting the Inspection, are responsible or liable for the repair of any damage, whether disclosed by the Report or not.

Disclaimer of Liability:

No liability shall be accepted on account of failure of the Report to notify any termite activity and/or damage present at, or prior to, the date of the Report, in any area(s) or section(s) of the subject property physically inaccessible for Inspection, or to which access for Inspection is denied by, or to, the licensed Inspector (including, but not limited to, any area(s) or section(s) specified by the Report).

1.0 ACCESS LIMITATIONS

1.1 Area(s) inspected:

Only structures, fences &/or trees within 50m of the building but within the property boundaries were inspected.

1.2 Common area(s) not inspected:

No Inspection was made, and no Report will be submitted, of inaccessible area(s).

These include, but may not be limited to; cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios, inaccessible parts of the subfloors, inaccessible parts of the roof void, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, and hollow blocks/posts etc.

1.3 Area(s) in which visual inspection was obstructed or restricted and why:

Ceiling framing timbers were concealed by insulation. Clothing and other stored items concealed timbers in cupboards and built in robes/closets. Furniture and stored items concealed some of the skirting boards and architraves inside the house. Areas of the timber fence & house were concealed by vegetation. No inspection was made to the roof void above the family room due to no access

NB. Please note that since a complete Inspection of the above area(s) was not possible, Timber Pest activity and/or damage may exist in these areas.

1.4 The property was furnished at the time of inspection.

Where a property is furnished at the time of Inspection, it must be understood that the furnishings and stored goods may be concealing evidence of Timber Pest activity. This evidence may be revealed when the property is vacated, and a further Inspection of the vacant property is strongly recommended if the house was furnished at the time of inspection.

1.5 Undetected timber pest risk assessment is considered High.

NB. Where the risk is considered "Moderate" or "Moderate-High" or "High", a further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. Seek further advice from your Consultant.

2.0 TERMITE ACTIVITY

2.1 Active subterranean termites (live specimens) were found. The termites found were Heterotermes Ferox, which are a species of termites that generally do not attack houses, and do not cause structural damage. The termites were found to the timber fences

2.2 Visible evidence of subterranean termite workings and/or damage was found to the timber fence and landscape timber. Additional damage consistent with the Coptotermes species was found in the house under the stairs. These termites have the capability to cause significant damage to timber including structural damage.

2.3 A termite nest was not found.

2.4 Evidence of moderate timber damage was visible.

NB. Where evidence of termite activity by the Nasutitermes or Coptotermes species was found in the grounds, the risk to buildings is very high. A treatment to eradicate the termites and to protect the building(s) should be carried out. Where the evidence of termite workings was found in the grounds or the building(s), then the risk of a further attack is very high.

2.5 Very important:

If live termites or any evidence of termite workings or damage was reported above, within the building(s) or in the grounds and fences, then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out, such as when wall linings, cladding or insulation are removed; or if you arrange for an invasive Inspection. We claim no expertise in structural engineering or building, and we strongly recommend that you have a qualified professional such as a builder, engineer, architect, or other qualified expert determine the full extent of the damage, if any. This may require an invasive Inspection. We take no responsibility for the repair of any damage, whether disclosed by this Report or not (see 'Terms and Limitations').

Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of Inspection, you must realise that it is possible that termites are still active in the immediate vicinity, and that the termites may continue to cause further damage. It is not possible, without further investigation and a number of Inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of Inspection due to a prior disturbance or climatic conditions, or they may have been utilizing an alternative feeding source.

Continued, regular Inspections are essential. Unless written evidence of a termite protection program in accordance with 'AS 3660' with ongoing Inspections is provided, you must arrange for a treatment in accordance with 'AS 3660' to be carried out to reduce the risk of further attack.

2.6 Previous termite treatment: Termite bait stations were located around the property.

NB. If there is evidence of drill holes in concrete or brickwork, bait stations or other signs of a possible previous treatment are reported, then the treatment was probably carried out because of an active termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive Inspection carried out, and have a builder determine the full extent of any damage, and the estimated cost of repairs, as the damage may only be found when wall linings etc. are removed. Normally, if a termite treatment has been carried out, then a durable notice should be located in the metre box, indicating the type of termite shield system, treated zone or combination that has been installed.

2.7 Termite management: A durable notice (termite management notice) was not found during the inspection, indicating a barrier system has not been installed.

This firm can give no assurances with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own enquiries as to the quality of the treatment when it was carried out, and warranty information. In most cases, you should arrange for a treatment in accordance with "Australian Standard 3660" to be carried out to reduce the risk of further attack.

2.8 General remarks:

Where any current visible evidence of Timber Pest activity is found, it is strongly recommended that a more invasive Inspection be performed. Trees on and near the property up to a height of 2 metres, have been visually Inspected where possible and practicable, for evidence of Termite activity. It is very difficult to locate termite nests since they are underground, and evidence in trees is usually well concealed. Therefore, we strongly recommend that you arrange to have the medium to large eucalypt trees within a 50 metre radius of the property test drilled for evidence of termite nests.

3.0 BORER ACTIVITY

3.1 No visible evidence of borers was found.

The **Lyctid Borer** - The most common lyctid borer in Australia is **Lyctus brunneus (powder post beetle)**. Attack usually takes place during the first six to twelve months of the service life of timber. However, the powder post beetle is not considered a significant pest of timber and treatment of infestation is not usually required. As only the sapwood of certain hardwoods is destroyed, larger-dimensional timbers (such as rafters, bearers, and joists) in a building are seldom weakened significantly to cause collapse. The **Anobiid Borer** There are many different species of Anobiid borer, the most frequently encountered being *Anobium punctatum* (furniture beetle) and *Calymmaderus incisus* (Queensland pine beetle). Attack mainly occurs to softwoods especially pine timbers such as floorboards that have been in service for at least ten years. Should any structural timbers be attacked by Anobiid borers it is often difficult to determine what extent the borer damage has weakened such timbers and replacement is often the only way of ensuring safety from collapse.

In the case of Anobiid borers, once an attack is initiated it is unlikely to cease or die out of its own accord without some sort of eradication treatment. Therefore, unless proof of treatment is provided, evidence of an attack must always be considered active. Although a chemical treatment is an option, replacement of infested timbers with non-susceptible, or treated timber, is the most effective method of treatment. Before any option is considered, competent advice (e.g., from a licensed building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

Other Borers: A further (more invasive) investigation is strongly recommended to determine whether infestation is still active and to positively identify the borer species responsible for the attack. Always seek further advice from the Consultant.

Management Program: Wherever practical, remove any conditions conducive to attack (e.g., *Anobium* borer thrive in badly ventilated subfloor areas). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.

4.0 DECAY FUNGI

4.1 Evidence of damage caused by wood decay (rot) fungi was found.

- Timber decay was found to the fence and landscape timbers
- Timber decay was found to the floor under the bathroom/laundry
- Timber decay was found to sections of the rear deck and handrail and to the timber wall cladding

NB. If any evidence of fungal decay or damage is reported, you should consult a building expert to determine the full extent of damage, and the estimated cost of repairs or timber.

General Description of Attack Decaying wood contains sufficient moisture to retain its original shape and may have sufficient strength to withstand normal loads. In contrast decayed wood is reduced both in moisture content and size as indicated by cracking either along or across the grain or fibres coming apart in a stringy manner. Decayed wood will have undergone considerable strength reduction.

Economic Significance Fungal decay can cause at one extreme, structural failure of the affected timber, and at the other purely superficial surface damage. The most critical determination is that of which timber is affected and decaying because decay will most likely spread (unless sources of moisture are quickly removed). Affected and decayed timber may warrant timber replacement, but the rot should not spread unless a new moisture source becomes available in that area.

Where evidence of decayed timber exists, competent advice (e.g., from a licensed or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work. It is important to correct any condition conducive to attack prior to replacing decayed wood.

Where evidence of decaying timber exists, competent advice (e.g., from a licensed or registered building contractor) should be sought to remove the condition(s) conducive to attack, and to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

Where the full extent of damage or the overall condition of the timber is undetermined a further inspection is strongly recommended by a competent person (e.g., from a licensed or registered building contractor). This may require monitoring of the timber over a period and include the assessment of conditions conducive to attack in different weather conditions (e.g., to determine the adequacy of existing drainage).

Management Program Remove any conditions conducive to attack (e.g., lack of ventilation or the presence of excessive moisture). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.

5.0 CONDITIONS THAT ARE CONDUCTIVE TO TIMBER PESTS

5.1 Water leaks: At the time of the inspection the shower in the main bathroom/laundry was leaking.

Water leaks, especially in or into the subfloor, or against the external walls; increase the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. Hot water overflows should be plumbed away from the building.

NB. We claim no expertise in building, and if any leaks were reported, you should consult a plumber or other building expert to determine the full extent of damage, and the estimated cost of repairs.

5.2 Moisture/drainage: Areas of the subfloor soil were damp at the time of inspection.

Lack of Adequate Subfloor Ventilation Inadequate ventilation provides a condition suitable for timber pest infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space. Where evidence of a lack of adequate ventilation has been identified in the report, the Client should seek competent advice (e.g., from a licensed or registered building contractor) regarding upgrading ventilation. The Presence of Excessive Moisture Ground levels around the building should be maintained in such a way to minimise water entering under the building. Also, the ground surface in subfloor areas should be kept graded to ensure that moisture does not pond or accumulate in any area. Where necessary, sub-surface drains should be installed and maintained to assist with drainage around and under the building. Likewise, the presence of excessive moisture can often be directly related to ventilation limitations and the resultant high humidity. Also, plumbing oversights and defects such as a leaking drain or tap will provide a microclimate conducive to timber pest attack. Where necessary, the Client should seek competent advice (e.g., from a licensed or registered plumbing contractor) to determine the adequacy of existing drainage and remove any conditions conducive to the presence of excessive moisture. The building may need to be monitored over a period of time to detect or confirm a damp problem. The presence of dampness (including moisture) is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. Importantly, precipitation at or near the time of inspection does not necessarily guarantee that a damp problem will automatically be evident due to such circumstances as prevailing wind conditions or intensity of rainfall. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise, whether services have been used for some time prior to an inspection being carried out will affect the detection of dampness.

5.3 Ventilation: Generally adequate.

Lack of Adequate Subfloor Ventilation Inadequate ventilation provides a condition suitable for timber pest infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space. Where evidence of a lack of adequate ventilation has been identified in the report, the Client should seek competent advice (e.g., from a licensed or registered building contractor) in regard to upgrading ventilation.

5.4 Hot water services and air conditioning units: There is no need for this work to be carried out.

Hot water services and air conditioning units which release water alongside or near to building walls should be piped to a drain (if not possible then several metres away from the building), as the resulting wet area is highly conducive to termites.

5.5 Slab edge exposure: The slab edge inspection zone does not apply to this property.

Where external concrete slab edges are not exposed, there is a high risk of concealed termite entry.

In some buildings built since July 1995, the edge of the slab forms part of the termite shield system. In these buildings an Inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf, or landscaping etc. Where this is the case, you should arrange to have the slab edge exposed for Inspection.

Concealed termite entry may already be taking place but could not be detected at the time of the Inspection. This may have resulted in concealed timber damage.

NB. A very high proportion of termite attacks are over the slab edge. Covering the slab edge makes concealed entry easy. This is particularly true of infill type slab construction. Termite activity and/or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2.

5.6 Weep holes in external walls: Weep holes are not applicable to this property.

It is very important that soil, lawn, concrete paths, or pavers do not cover the weep holes. Sometimes, they have been covered during the rendering of the brick work. They should be clean and free flowing and covering the weep holes in part or in whole may allow undetected termite entry.

5.7 Termite shields: Inadequate, as ant capping is not continuous. This is typical for a home of this age.

Termite Shields (Ant Caps) should be in good order and condition, so termite workings are exposed and visible. This helps prevent termites from gaining undetected entry. Joins in the shielding should have been soldered during the installation. If it is observed that the joins in the shielding have not been soldered, then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation. If considered inadequate, a builder or other building expert should be consulted.

Other physical shield systems are not visible to inspection and no comment is made on such systems.

5.8 Bridging or breaching of termite barriers and inspection zones: No bridging or breaching was found.

“Bridging” is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier. “Breaching” is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

5.9 Other area(s) and/or situations that appear conducive to (may attract) subterranean termite infestation: Medium to large trees and stumps within a 50 metre radius of the property, due to the nesting conditions. The landscaped hardwood timbers, due to the food source.

6.0 OVERALL ASSESSMENT OF THE PROPERTY

6.1 Where evidence of live termites, termite damage or termite workings (mudding) was found in the building(s) then the risk of a further attack is extremely high.

Where evidence of live termites, termite damage or termite workings was found in the grounds but not in the building(s) then the risk to buildings must be reported as high to extremely high.

6.2 At the time of the Inspection, the degree of risk of subterranean termite infestation to the overall property was considered to be **High**.

6.3 Subterranean Termite Treatment Recommendation: A management program in accordance with AS 3660-2000 to protect against subterranean termites is considered **essential, as live termites and termite damage consistent with the Coptotermes species was identified**.

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

It goes on to inform that “regular Inspections will not prevent termite attack but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner, and damage to be minimized”.

Due to the degree of risk of subterranean termite infestation noted above and all other findings of this Report; we strongly recommend that a full Inspection and written Report in accordance with AS 4349.3 or AS 3660.2-2000 is conducted at this property every 6 months, but no more than 12 months.

DEFINITIONS

Timber Pest Attack: Means Timber Pest Activity and/or Timber Pest Damage.

Timber Pest Activity: Means telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

Timber Pest Damage: Means noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

Major Safety Hazard: Means any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

Conditions Conducive to Timber Pest Attack: Means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

Readily Accessible Areas: Means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e., 400 mm high by 600 mm wide); and areas at the eaves of accessible roof spaces that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

Client: Means the person or persons for whom the Timber Pest Detection Report was carried out or their Principal (i.e., the person or persons for whom the report was being obtained).

Timber Pest Detection Consultant: Means a person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

Building and Site: Means the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

Timber Pests: Means one or more of the following woods destroying agents which attack timber in service and affect its structural properties:

Chemical Delignification: The breakdown of timber through chemical action.

Fungal Decay: The microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include Mould, which is a type of fungus that does not structurally damage wood.

Wood Borers: Wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber.

Termites: Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

Tests: Means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Timber Pests. Instrument testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Instrument Testing: Means where appropriate the carrying out of Tests using the following techniques and instruments:

- (a) Electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements.
- (b) Stethoscope - an instrument used to hear sounds made by termites within building elements.
- (c) Probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g., bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and
- (d) Sounding - a technique where timber is tapped with a solid object.

IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT FOR PROTECTING AGAINST TIMBER PESTS

You should read and understand the following important information. It will help explain what is involved in a Timber Pest Inspection, the difficulties faced by a Timber Pest Inspector, and why it is not possible to guarantee that a property is free of Timber Pests. It also details important information about what you can do to help protect your property from Timber Pests. This information forms an integral part of the Report. Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors which may lead to infestation from Timber Pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc.; form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways, or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavor to ensure such conditions DO NOT occur around your property. We further advise that you engage a professional pest control firm to provide a termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises that "the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers, but they can be detected more readily during routine inspections."

Reasonable access:

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the Building and Site.

The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas which are not normally accessible were not inspected and include - but not limited to – inside walls, the interior of a flat roof or beneath a suspended floor filled with earth.

Building Interior, the Consultant did not move or remove any ceilings, wall coverings, flooring, floor coverings (including carpeting), furnishing, equipment, appliances, pictures, or other household goods. In an occupied property, furnishings or household items may be concealing evidence of timber pest attack which may only be revealed when the items are moved or removed.

Building Exterior, Roof Exterior and Site, the Consultant did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris, or rubbish. Due to the 'secretive' nature of timber pests, it is possible that hidden damage may exist in concealed areas, e.g., wall framing. Damage may only be found when the obstruction is removed. In the case of buildings constructed on concrete slabs, if the edge of the slab or any weep hole or vent at the base of external walls is concealed by pavements, gardens, lawns, or landscaping then it is possible for termites to gain undetected entry into the building. The building of gardens or planting of shrubs close to the perimeter of the building can promote and conceal termite entry points. The storage of cellulose materials such as building materials and firewood near the ground or building may encourage termite activity.

Roof Space Obstructions such as roofing, stored articles, thermal insulation, sarking, and pipe/duct work may be concealing evidence of timber pest attack which may only be revealed when the obstructions are moved or removed. Also, bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard ASS 4349 the minimum requirement is a 400mm by 500 mm access manhole.

Subfloor Space Subfloor areas should be kept free from all vegetation (including tree stumps) and other cellulose material which may encourage timber pest activity. Also, storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of timber pest attack which may only be revealed when the obstructions are moved or removed. Bodily access should be provided to all accessible subfloor areas with the minimum requirement being a 500 mm x 400 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 400 mm, then the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings. If the subfloor has been sprayed for subterranean termites or if the area is susceptible to mould growth, appropriate health precautions must be followed before entering the area. Also, special care should be taken not to disturb the treated soil. Always seek further advice from the Consultant.

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

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

A more invasive physical inspection is available and recommended:

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting insulation, stored items, furniture, or foliage during the inspection. We WILL physically touch, tap, test and when necessary, force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes.

This style of Report is available by ordering with several days' notice. Inspection time for this style of Report will be greater than for a VISUAL INSPECTION.

It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property.

A price is available on request.

Concrete slab homes:

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

It is strongly recommended that you have a Termite Inspection in accordance with AS 3660.2 carried out every 6 to 12 months.

Subterranean termites:

No property is safe from termites. General Description of Attack Timber hollowed beneath; some cracking at the surface of timber; earthen channels present; or pale faecal spots present.

Important note:

As a delay may exist between the time of an attack and the appearance of telltale signs associated with the attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

Treatment After discovery of an active infestation, it is imperative that the species of termite is accurately identified before costly (and sometimes unnecessary or inappropriate) methods of treatment are initiated. Only economically important species which are known to attack timber structures should be treated.

In the case of economically important species, it is important that the termite workings are not further disturbed until the proposed method of control has been determined by a licensed pest control operator. Premature attempts to repair or replace infested timber may cause the termites to withdraw from the area temporarily, thereby hindering effective treatment. Any repair or replacement of infested timber should be carried out after the appropriate treatment has been completed.

Where evidence of active termites is detected within a building or within 50 metres of any building, it must always be assumed that the termites may also be active in areas of the property not inspected. Accordingly, where the termites are known to be of economic significance, a further (more invasive) inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Termite Workings and Damage Where evidence of damage to building timbers exists, competent advice (e.g. from a licensed or registered building contractor) should be obtained to determine the extent of any structural damage and as to the need or otherwise for rectification or repair work.

Where evidence of inactive termites is located within the building, it is possible that termites are still active in areas of the property not inspected and they may continue to cause damage. A furthermore invasive inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Where evidence of an inactive termite infestation exists, it is not possible, without benefit of further investigation and inspections over a period, to ascertain whether any infestation is active or inactive. Continued, regular, inspections are essential.

Where evidence of termite attack exists to any trees or tree stumps a more conclusive search should be undertaken. This may require the tree or stump to be drilled to determine the existence of a termite nest. In addition, the soundness and stability of any standing trees identified as being affected by termite attack should be confirmed. Always seek further advice from the Consultant.

Previous Treatments Where evidence of a possible termite treatment was located, the Client should obtain and keep on file all relevant documents pertaining to the extent of the treatment, any service warranties and advice in regard to the building owner's obligation to maintain the treatment and/or barrier. If evidence of a previous treatment of termite infestation is noted, and appropriate documentation is not available, the Client must assume that the termite infestation may still be active in areas of the property not inspected. Accordingly, a re-treatment may be required. Always seek further advice from the Consultant.

Frequency of Future Inspections Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

Inspections at intervals not exceeding twelve (12) months are recommended. Where the termite risk is high or the building type susceptible to termite attack, more frequent inspections (3-6 months) should be undertaken.

Risk management options:

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this inspection report. The Client should further investigate any high-risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high, or the building type is susceptible to attack. To further reduce the risk of subterranean termite attacks, implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS 3660 stresses that subterranean termites can bridge, or breach barrier systems and inspection zones and that thorough regular inspection of the building are necessary.

CONTACT THE INSPECTOR

Please feel free to contact the Inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties or timber pest activity and/or damage in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this Report, then you should immediately contact the Inspector and have the matter explained to you.

If you have any questions at all or require any clarification, then contact the Inspector prior to acting on this Report.

NOTICE TO THE PURCHASER

(a) Prior to or on Exchange, and prior to the commencement of the 'Cooling-off Period', you were given an Inspection Report on the Property you intend on purchasing ("the Report"). The Purchaser is advised that this Report reflects the condition of the property existing at the time of the Inspection (Inspection Date) and may not reflect the current state. Timber Pests, particularly Termites, may have gained entry to the property since the Inspection Date. Termites can, in a relatively short period, cause significant damage to both structural and non-structural timbers within and around the buildings of the Property.

Termites (white ants) may be difficult to detect and much of the damage caused may not be readily visible. If damage exists, then it may cost thousands of dollars to repair.

It is, therefore, very strongly recommended that you urgently arrange for another Inspection and Report in accordance with AS4349.3 to be carried out prior to exchange, or prior to the expiration of any 'Cooling off Period', and prior to settlement.

(b) If the Report indicated the presence of Termites, termite damage or recommends any treatments or other Inspections and Reports, you should obtain copies of the treatment proposal, any certificates of treatments carried out, details of all repairs including copies of quotations, invoices, and any other Reports.

It is strongly recommended that you arrange for an Inspection and Report in accordance with AS 4349.3 to verify that the treatment has been successful and carried out in accordance with AS 3660.2 and a further building Inspection in accordance with AS 4349.1.

(c) If you fail to procure a further Inspection and report as recommended in (a) and (b), or fail to obtain copies of the treatment proposal, certificates of treatment carried out, details of all repairs including copies of quotations, invoices and any other reports as recommended in (b) above, then it will be deemed that you have decided not to have a further Inspection and report carried out, or to obtain copies of certificates of treatments carried out, details of all repairs including copies of quotations, invoices and any other reports.

It will be deemed that you have relied upon your own enquiries and the report, knowing the possible consequences and that the condition of the property, as stated in the report, may have changed.

(d) The person carrying out the Inspection and the company, partnership or sole trader that employs that person will have no liability to you for any damage or loss you may suffer as a result of your entering the contract to purchase the property or in connection with completing the purchase of the property as a result of your failure to heed the advice given in (a) and (b) and the warning contained in (c) above, and may use such failure in defense of any claim that you may later make against any of them.

Compliance Report



COMPLIANCE REPORT

This is a Compliance Report regarding any unapproved structures or alterations. ACT Property Inspections have accessed the attached Building File from ACT Planning and Land Authority (ACTPLA) and hold no responsibility for any inaccuracies in the Building File supplied by ACTPLA. The Compliance report is based solely upon the information available from the Building File which does not contain information regarding Plumbing or Electrical work that has taken place since the original construction. Information regarding the Plumbing and Electrical is available upon application from ACTPLA. Since we are not Plumbers or Electricians, we are unable to comment on those works. If structures have been noted as requiring approval, a Certifier should be engaged to assess if the structure will comply with the relevant ACT legislation. Owners must be aware that unapproved structures may not comply and may require significant repair, design change or possible removal.

Property Address: 12 Cockle St, O'Connor ACT 2602
Block & Section: Block 27 Section 64 O'CONNOR
Inspection Date: Friday, July 18th 2025

APPROVAL STATUS

Description	Plan number	Certificate of occupancy date	Approval status
Ex Government Residence	-	-	Approved.
Timber Alterations & Removal of Chimney	23901	26/03/1976	Approved.
Additions	23901/A	-	Superseded
Brick & Timber Additions	23901/B	30/06/1978	Approved.
Alterations	23901/C	-	A Certificate of Occupancy has not been awarded for this work.
Alterations & Additions	23901/D	-	This work did not proceed
Slow Combustion Heater	23901/E	01/06/1993	Approved.
Alterations – Deck	006342/A	-	A Certificate of Occupancy has not been awarded for this work.
External structures: <ul style="list-style-type: none"> Garden shed Timber retaining walls 	-	-	This work is exempt from approval. No action is required.

ACTPLA COMMENTS

- Original residence is Ex Government
- Application only for plan 23901/A
- No COU issued for plan 23901/C – permit only
- Application only for plan 23901/D
- No COU issued for plan 006342/A - registration acknowledgement only

Conveyancing File



CONVEYANCING BUILDING FILE INDEX

SUBURB: **O'CONNOR** SECTION: **64** BLOCK: **27** UNIT: EX GOV: **YES**

COU ISSUED Y/N	PLAN NUMBER	FOLIO NO.	DESCRIPTION OF WORK	AMEND	DETAILS	INDEM INSUR	PERMIT NUMBER	COST OF WORKS	COU PLAN NO. & DATE	INSPECTION DATE
Y	23901	-	TIMBER ALTERATIONS & REMOVAL OF CHIMMNEY					\$-		
		-					23901			
N	23901/A	-	ADDITIONS					\$-		
Y	23901/B	-	BRICK & TIMBER ADDITION					\$-		
		-					23901/B			
		-								19/10/77
		-							23901 26/03/1976	
		-	FINAL/B							29/06/78
		-							23901/B 30/06/1978	
N	23901/C	-	ALTERATIONS					\$-		
		-					23901/C			
N	23901/D	-	ALTERATIONS & ADDITIONS					\$-		
Y	23901/E	-	SLOW COMBUSTION HEATER					\$-		
		-					23901/E			
		-	FINAL/E							31/05/90
		-							23901/E 01/06/1993	
		-								
N	006342/A	-	ALTERATIONS DECK					\$-		
		-	FINAL - 006342/A							21/01/01

Comments: ORIGINAL RESIDENCE IS EX-GOVERNMENT

APPLICATION ONLY FOR PLAN 23901/A

NO COU ISSUED FOR PLAN 23901/C – PERMIT ONLY

APPLICATION ONLY FOR PLAN 23901/D

NO COU ISSUED FOR PLAN 006342/A – FINAL INSPECTION ONLY – ELECTRICAL REQUIRED

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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) If yes, is there a building file with approvals on it? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is there any record of incomplete building work on the building file?
If yes - file copies attached | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Unit Plan/Unit Entitlements (if property is unit titled) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Approved Building Plans | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Ex- government Building Plans* | <input checked="" type="checkbox"/> | <input 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

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

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

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

Search officer comments (if any?)

Search officer initials: RR

Cost of application: \$ 140.24

Date completed:

22/10/2024

CERTIFICATE AS TO FITNESS FOR OCCUPANCY AND USE

Plan Number(s) 23901	Permit Holder A. PARVEY
	Lessee A. PARVEY

I certify that a

Timber Alterations & Removal of Chimney

on Block 27 of Section 69 at O'Connor

is fit for occupancy and use

26 / 3 / 76

J. A. [Signature]

Deputy Property Authority

Building Branch

- White - Original
- Pink - Office Copy
- Green - Information Copy
- Gold - Information Copy

5

A. PARVEY
12 Cockle Street
O'CONNOR, A.C.T.
7th October, 1970

PLANS/FILE No. 23901
DEPT. OF INTERIOR
BUILDING BRANCH

RECEIVED
- 8 OCT, 1970

S1/2

The Chief Architect
Building Construction Control
Department of the Interior
CANBERRA

Dear Sir,

Re.: Bl. 27, Section 64, O'Connor
Removal of Fireplace

With the purpose of gaining space I wish to remove the open fireplace and make good the alterations.

Roof The hole in the roof will be covered with matching aluminium sheets.

Ceiling The hole in the ceiling closed with "Gyprock" sheeting and appropriately jointed.

Wall Framework reconstructed and covered with timber panelling and "Gyprock" sheeting respectively to blend with adjoining wall finishes.

Floor The hearth surface will be covered and brought to general floor surface with "Burnie Board" and finished off with 1/4" thick cork tiles to match in with the cork tiles on the rest of the floor. "Burnie Board" and cork tiles will be attached to underlaying surfaces with appropriate adhesives.

Yours faithfully

Parvey
(A. Parvey)

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED
FOR APPROVAL

EXAMINED BY

ENGINEER FOR WATER SUPPLY AND SEWERAGE / /19

CHIEF ELECTRICAL ENGINEER / /19

STRUCTURAL ENGINEER / /19

ARCHITECT / /19

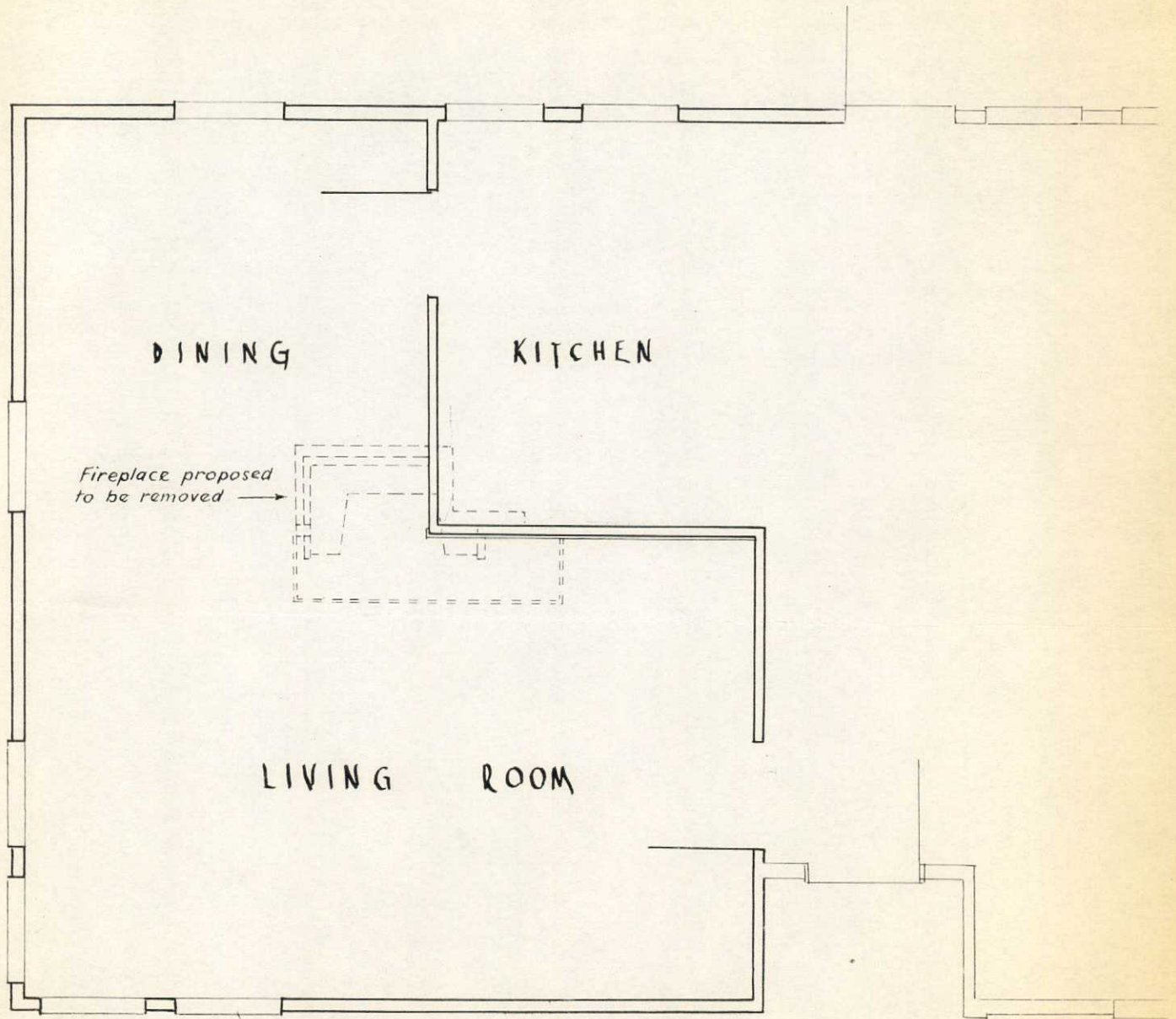
SENIOR TECHNICAL OFFICER / /19

APPROVED DEPUTY / /19

PROPER AUTHORITY

21 OCT 1970

BUILDINGS (DESIGN AND SITING)
ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
DELEGATE NATIONAL CAPITAL
DEVELOPMENT COMMISSION
Dudley 13/10/70



SCALE $\frac{1}{4}'' = 1'0''$

PART OF THE PLAN WHERE
THE FIREPLACE IS PROPOSED TO BE REMOVED

BLOCK 27 SECTION 64
O'CONNOR

A. PARVEY



18/5/77

4

APPLICATION FOR APPROVAL OF PLANS AND SPECIFICATIONS

Received Building Section
17 MAY 1977
Dept. of the Capital Territory

A

BL1/6(10/75)

Name of Applicant P & J VALLEE	Address (Show P.O. Box No. if any) 12 COCKLE ST O'CONNOR.
--	---

Name of lessee/owner of parcel of land AS ABOVE	Address AS ABOVE
---	----------------------------

Description of land on which the building work is to be carried out.	Block 27	Section 64	Division O'CONNOR
	Type of Construction S		Cost \$ 7,000
To be specified in accordance with the appropriate classification in the Building Manual.	Class of Occupancy 1		Total Floor Area where applicable 25.438

This application is for:-

(Please tick (✓) appropriate box)

New work Amendment to approved plan Amendment to plan not yet approved

I hereby apply for approval of the attached plans and specifications.

X 18/5/77 Date

X **Malcolm J. Vance** Signature of Applicant

To be completed if application made otherwise than by the lessee/owner, his solicitor or architect.

I hereby authorise the abovenamed applicant of the address indicated to make this application on my behalf.

SEE AMENDED PLAN NOW 'B' CLASS LICENCE REQ'D.

23901/B

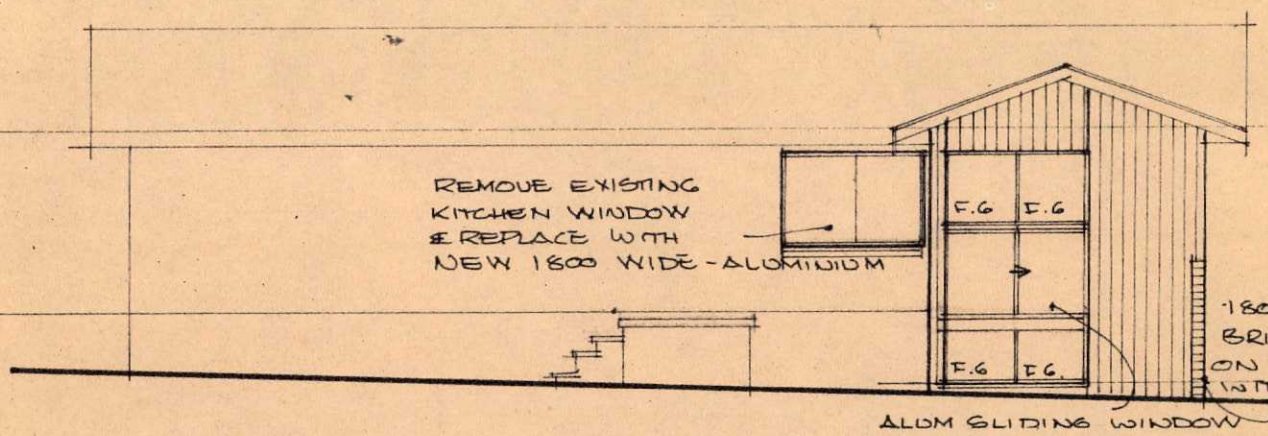
Signature of lessee/owner

Date

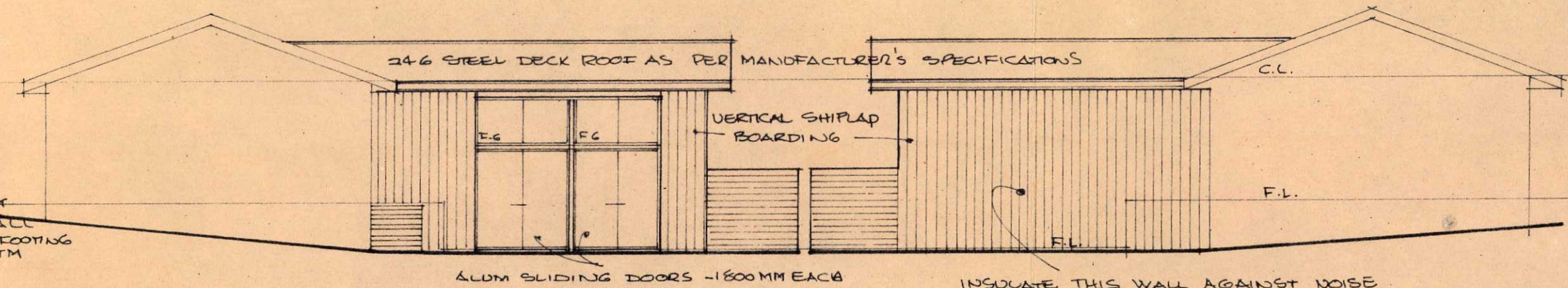
"NO SURVEY CERTIFICATE REQUIRED."
LESSEE/BUILDER RESPONSIBLE FOR CORRECT SITING

FOR OFFICE USE ONLY	Area 25.10 m²	Plans Numbered 23901 / A	Building Covenant \$ Adds
	Valuation \$ 7,000	Plans <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Not approved	C.
	Total Fees Payable 38.00		
	Receipt/Docket No.	Boole 26/5/77 (Deputy Building Controller)	

PLANS/TITLE No. 23901/A
 Received Building Section
 17 MAY 1977 S/12
 Dept. of the Capital Territory



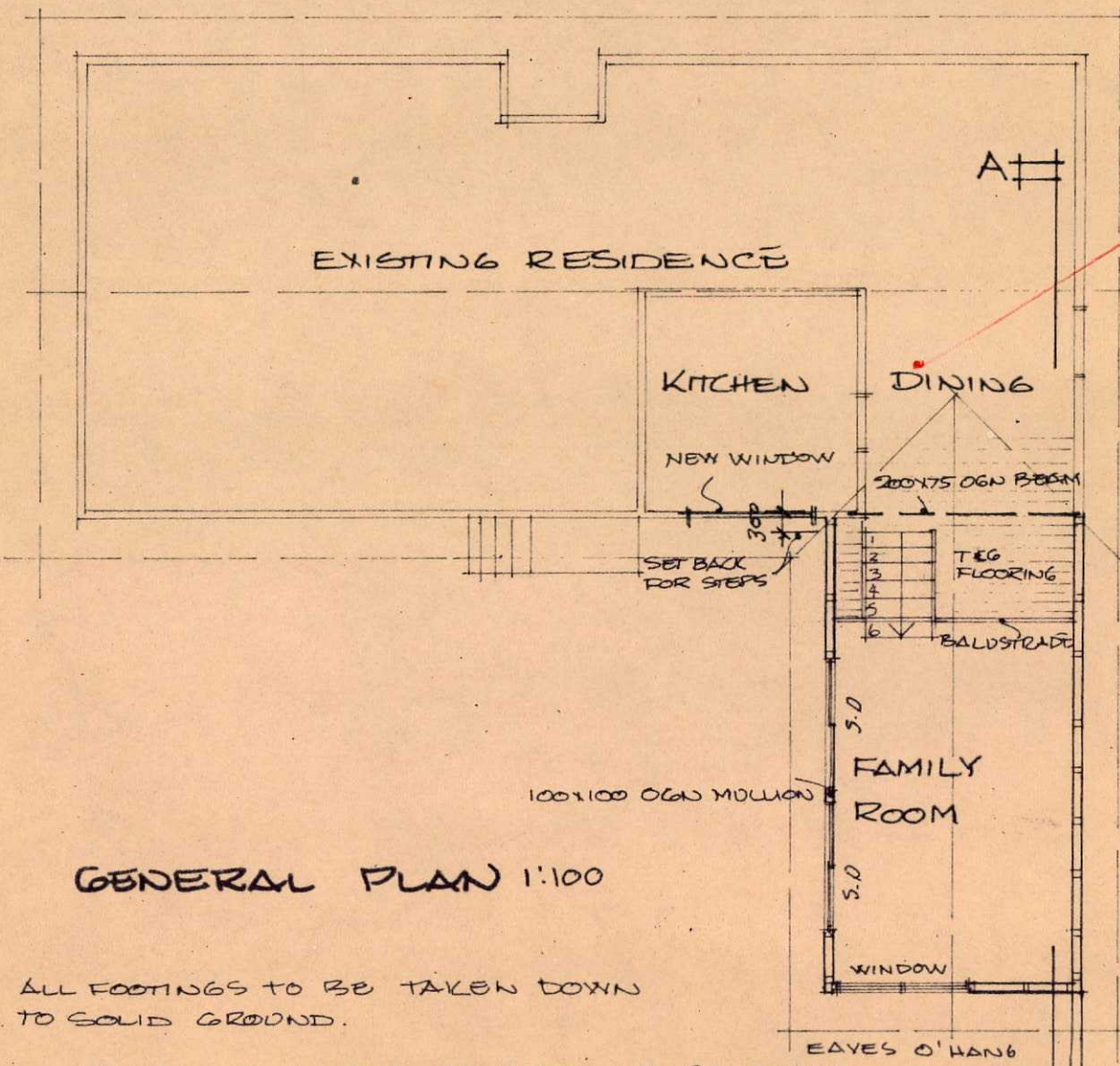
REAR ELEVATION 1:100



SIDE ELEVATIONS 1:100

Building to be constructed in accordance with the Building Manual A.C.T.
 All materials and equipment to be confined to the leased area.
 Applications to use nature strips or other unleased land to be lodged in writing with Land Services Section

ALL WORK TO MATCH EXISTING AS CLOSE AS POSSIBLE.
 CHECK WITH OWNER FOR ELECTRICAL LAYOUT.
 CHECK WITH OWNER FOR ACCESS UNDER NEW TIMBER FLOOR.



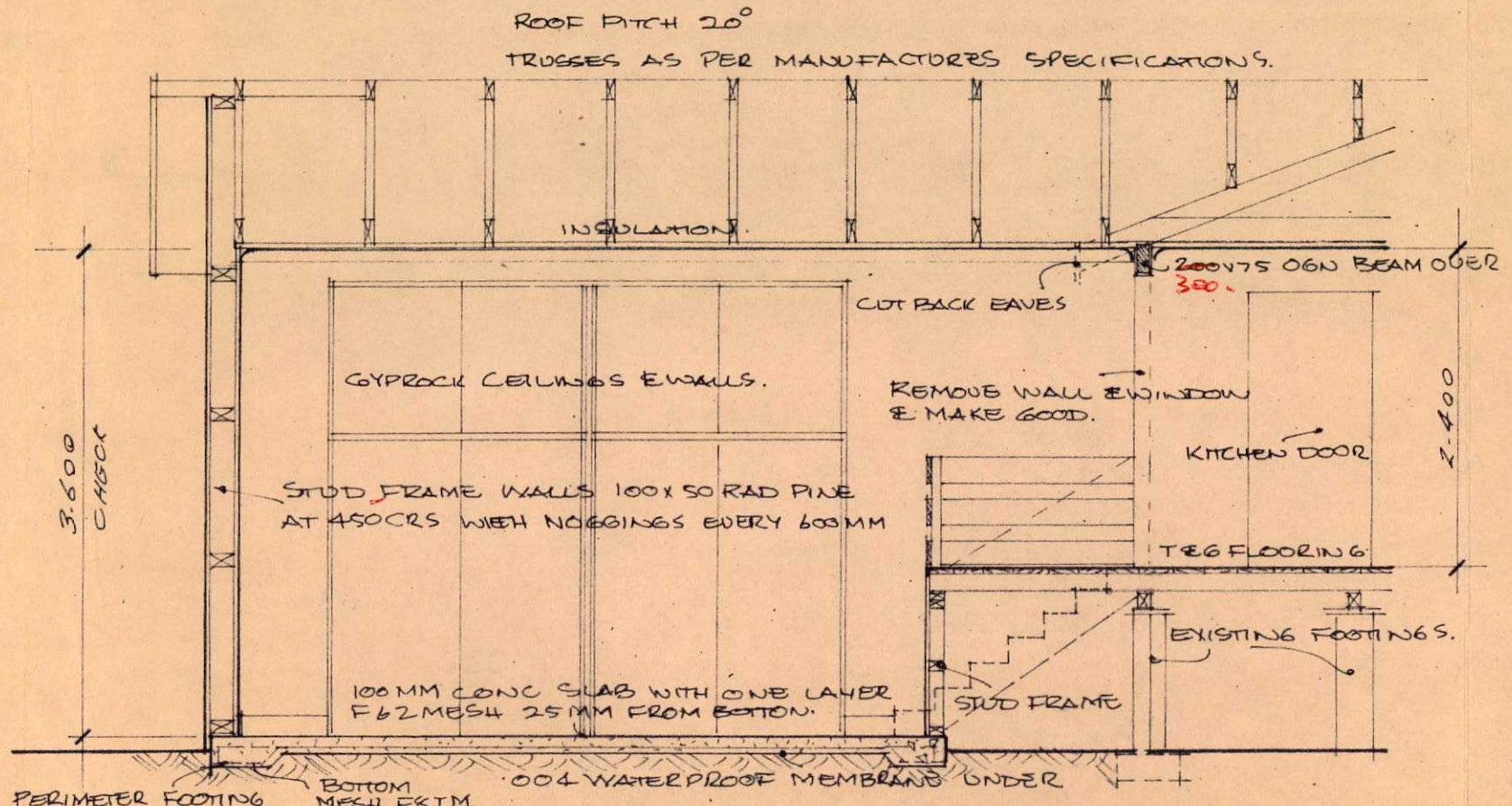
GENERAL PLAN 1:100

ALL FOOTINGS TO BE TAKEN DOWN TO SOLID GROUND.

LINTEL SIZES AS PER MANUFACTURERS CHART.

Light + ventilation to comply with Part 50 B.M.A.C.T.

LINTEL SIZES AS PER TRUSS MANUFACTURERS CHART

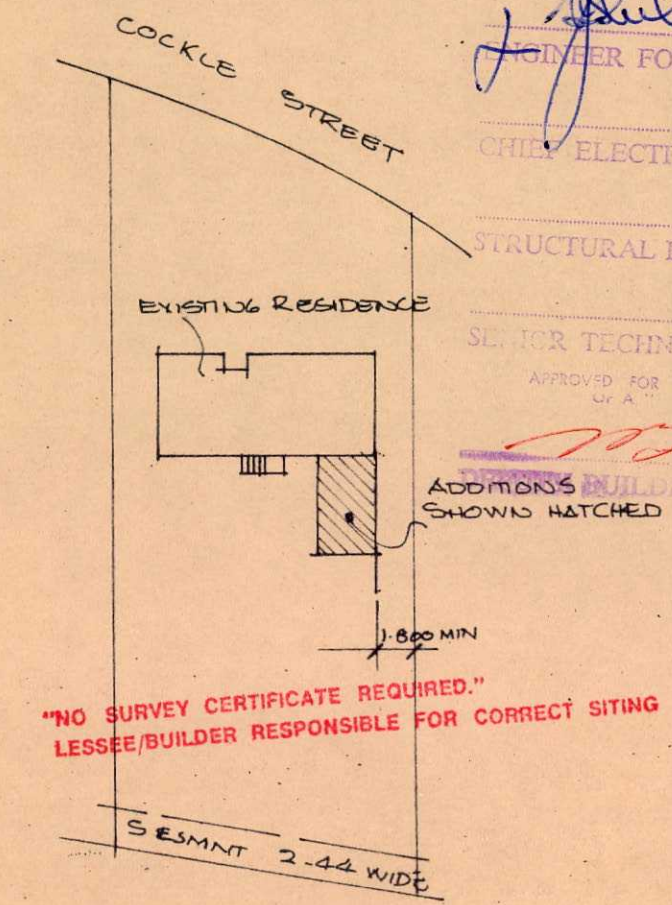


SECTION A-A 1:50

FOOTINGS TO BE TAKEN DOWN TO SOLID GROUND

DEPTH OF FILL UNDER SLAB NOT TO EXCEED 400 mm

STAIR RISERS - 175
 TREADS - 250



SITE PLAN 1:500

"NO SURVEY CERTIFICATE REQUIRED."
 LESSEE/BUILDER RESPONSIBLE FOR CORRECT SITING

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY

[Signature] 25 5 / 77
 JUNIOR FOR WATER SUPPLY AND SEWERAGE

CHIEF ELECTRICAL ENGINEER / / 19

STRUCTURAL ENGINEER / / 19

SENIOR TECHNICAL OFFICER / / 19

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS LICENCE

[Signature] 26 5 / 77
 ADDITIONAL BUILDING CONTROL OFFICER

BUILDINGS (GENERAL) ORDINANCE 1954 AS AMENDED APPROVAL GRANTED

24 MAY 1977
 DELEGATE *[Signature]*
 NATIONAL DEVELOPMENT

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB BEFORE COMMENCEMENT OF ANY WORK. REFER TO SPECIFICATIONS, OTHER DRAWINGS AND BUILDING REGULATIONS.

DRAWN: RILE	CLIENT: P E J VALLEE	PROJECT No: 77129
SCALE: SHOWN	PROJECT: ADDITIONS TO HOUSE	DRAWING: 1
DATE: 13-4-77	AT 27/64 O'CONNOR	

R. H. EARNSHAW
 ARCHITECTURAL DRAFTSMAN
 22 Nelumbo St., Rivett, A.C.T. 2611. Tel. 88 3068

CERTIFICATE OF FITNESS

(CLASS 1 AND X OCCUPANCY ONLY)

BL1/8(9/75)

It is hereby certified that the building consisting of

Brick & Timber Addition

situated on

Block <i>27</i>	Section <i>64</i>	Division <i>O'Connor</i>
or situated at		

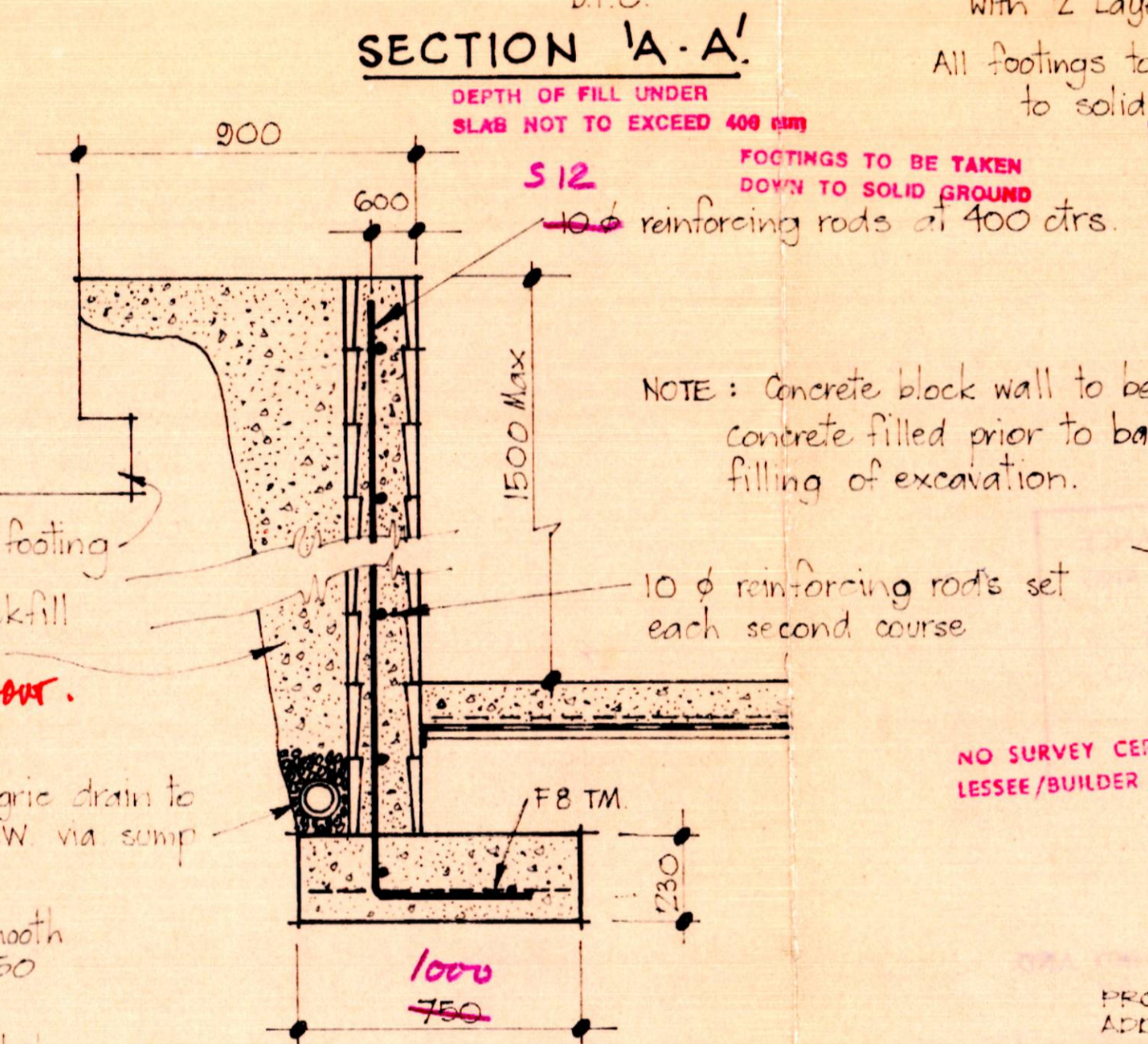
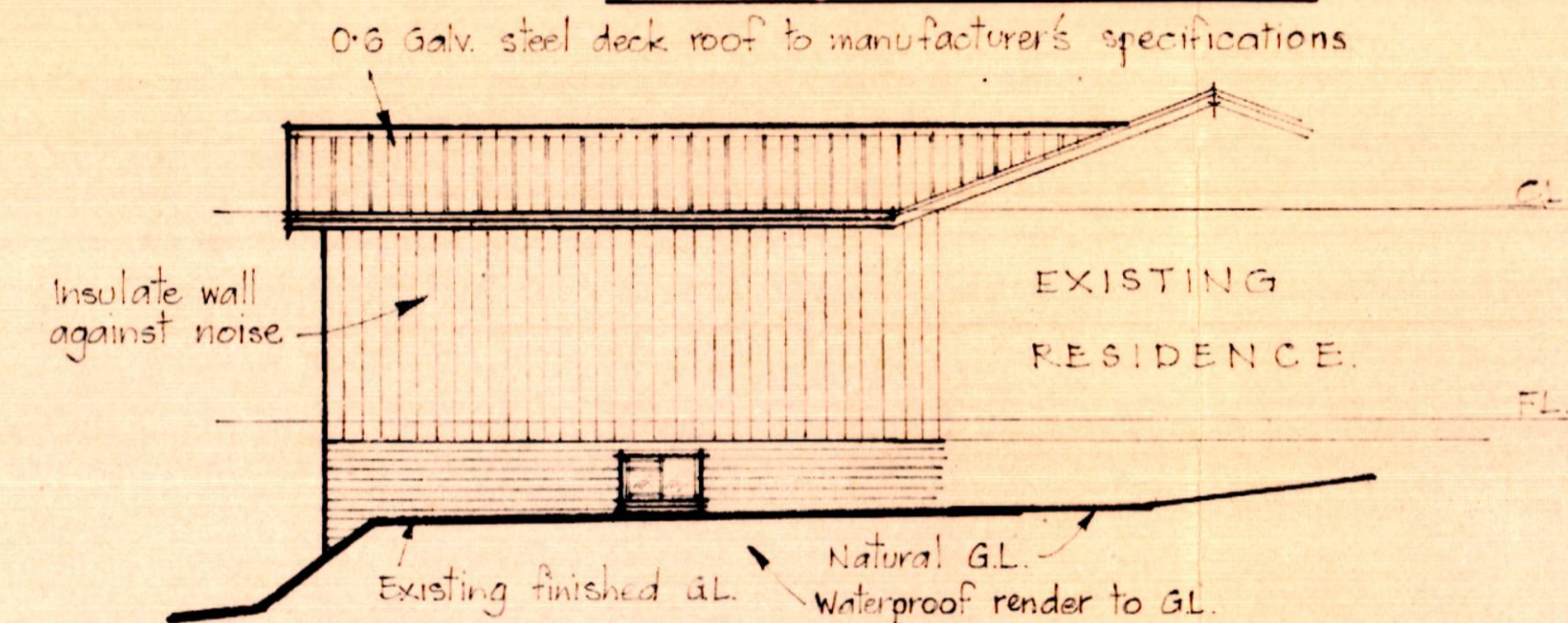
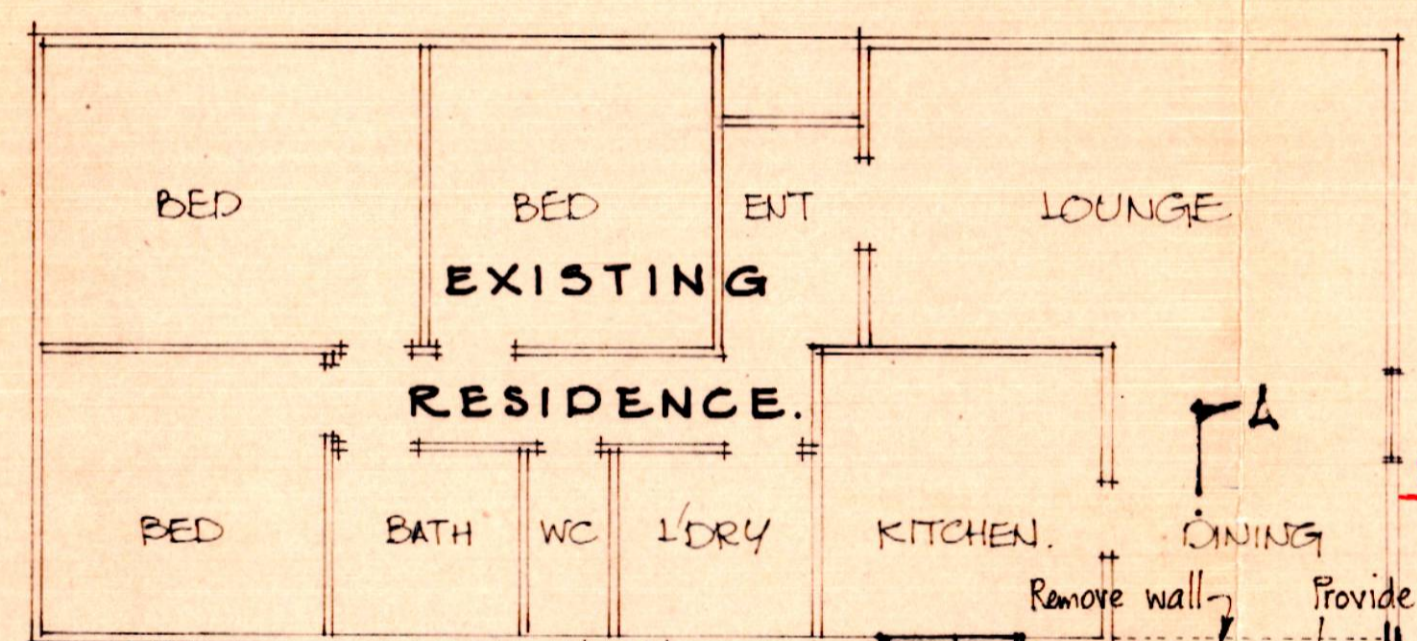
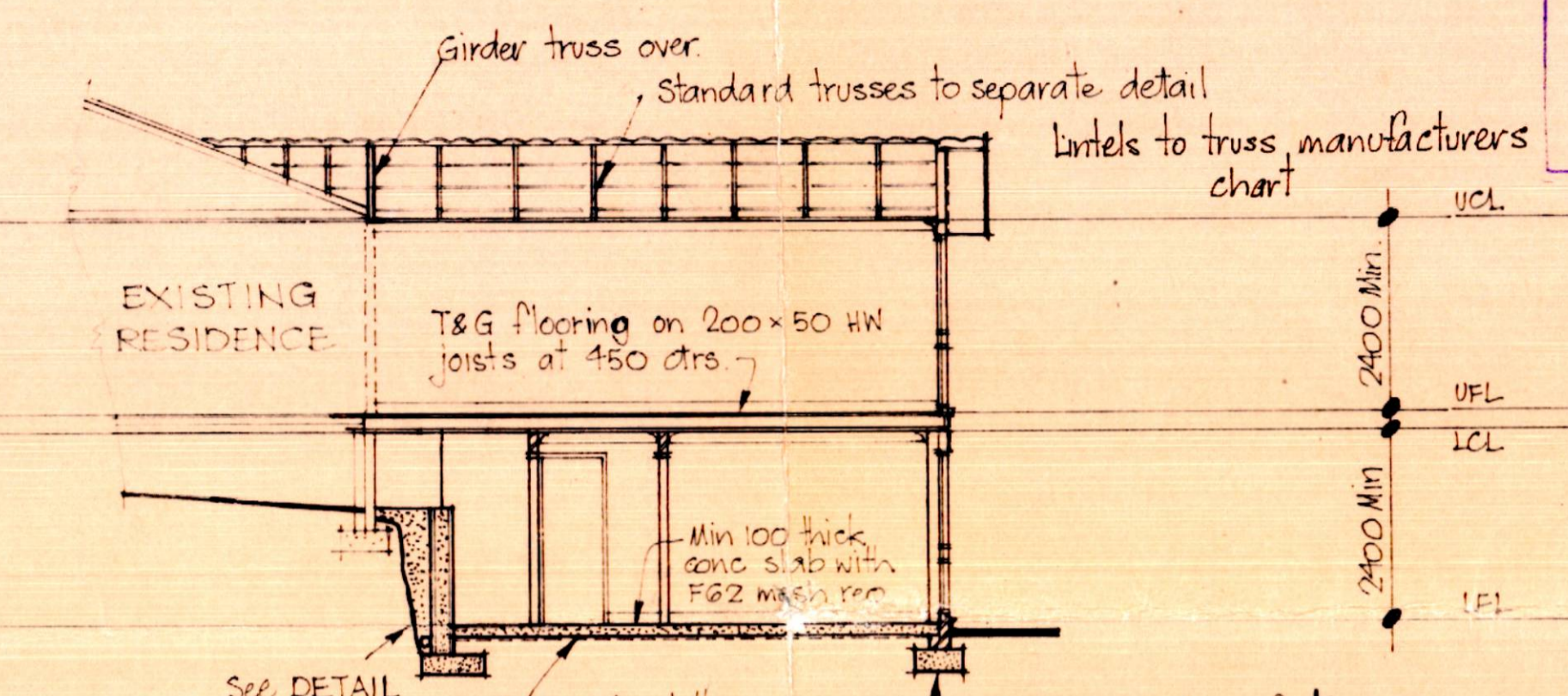
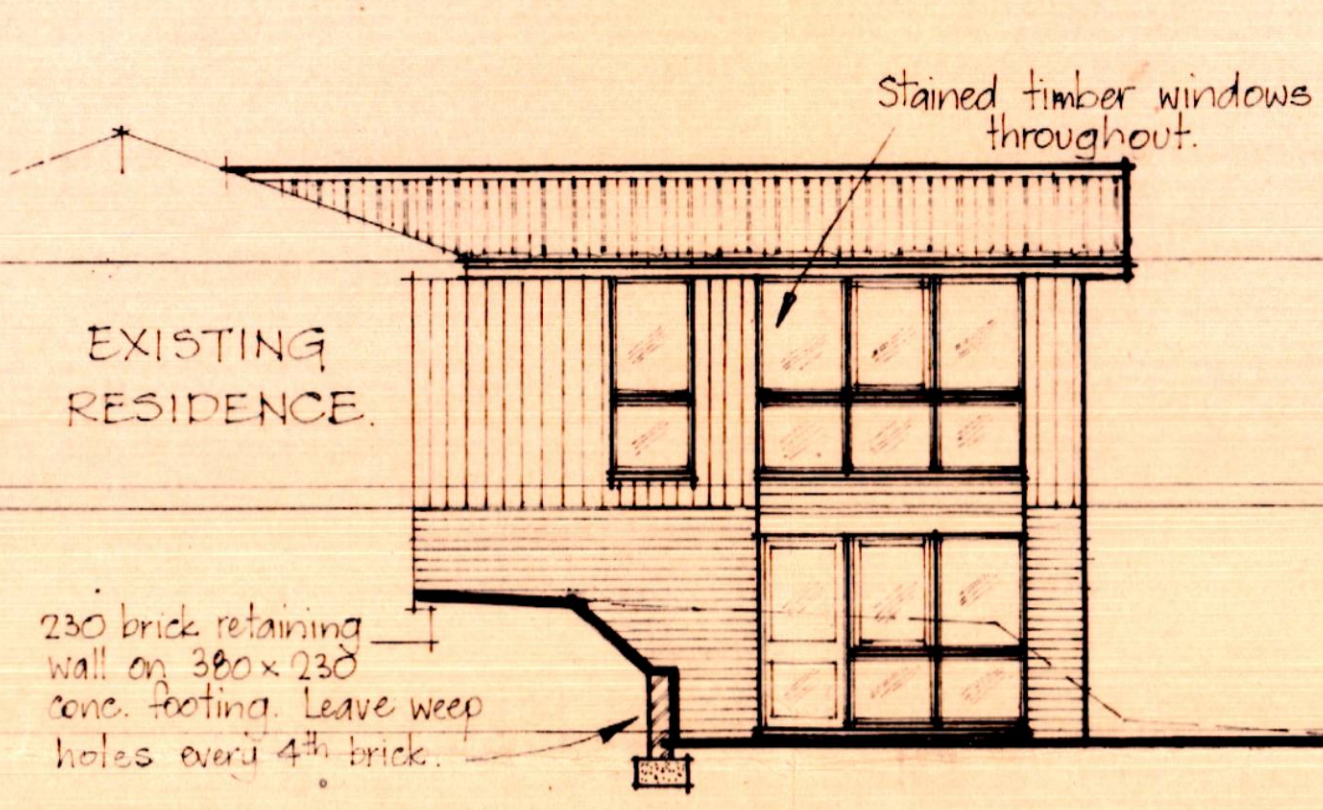
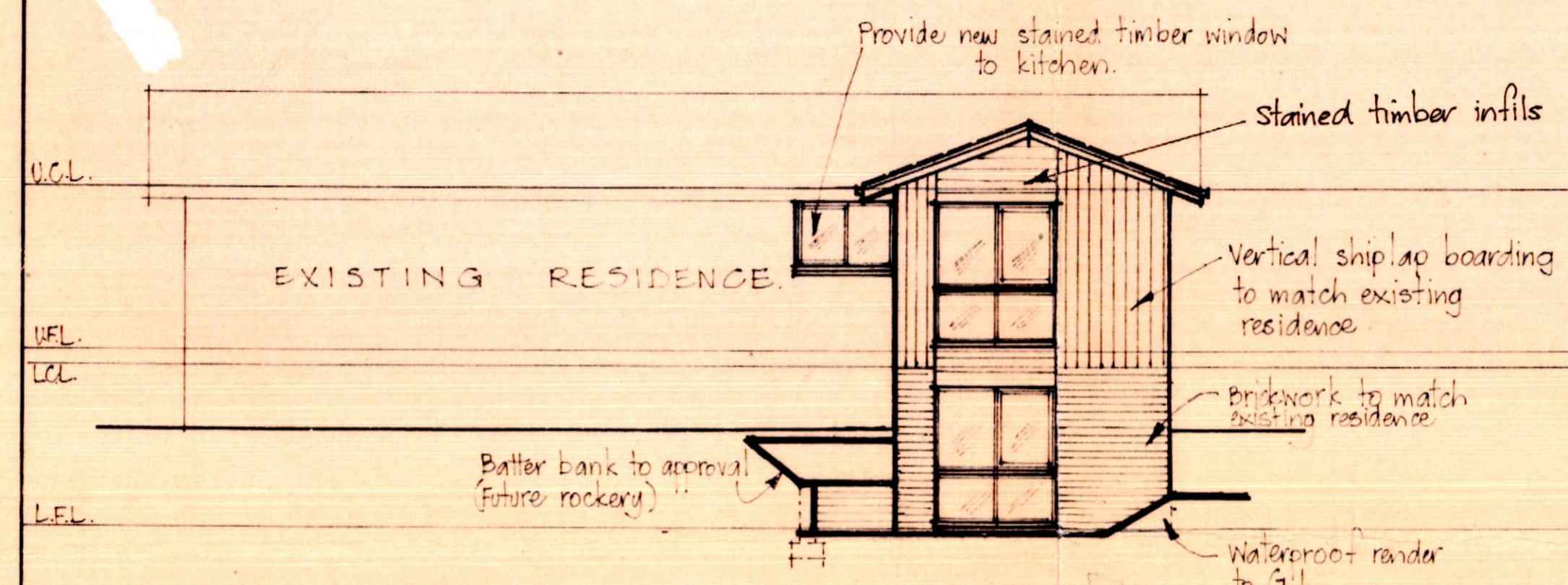
for which plans and specifications were approved and a Building Permit issued under the provisions of the Building Ordinance 1972, is fit for use and/or occupation.

Approved plan no. <i>23901/B</i>		
Type of construction*	Class of occupancy*	Number of storeys
Permit no. <i>2107</i>	Name of permit holder <i>M Wilcox</i>	

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

NO

Michael *30/6/78*
Deputy Building Controller



ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS, THE BUILDING MANUAL ACT, THE LOCATIONS MADE ON THE PLANS AND ANY MATTERS SPECIFIED ON THE BUILDING PERMIT. APPROVAL OF ANY PLANS OR THE GRANT OF ANY PERMITS DOES NOT AFFECT THE OPERATION OF ANY OTHER LAW IN THE TERRITORY. THE USE OF THE LAND OR THE USE OF THE LAND OR THE CONDITION TO A PROVISION, COVENANT OR CONDITION OF LEASE.

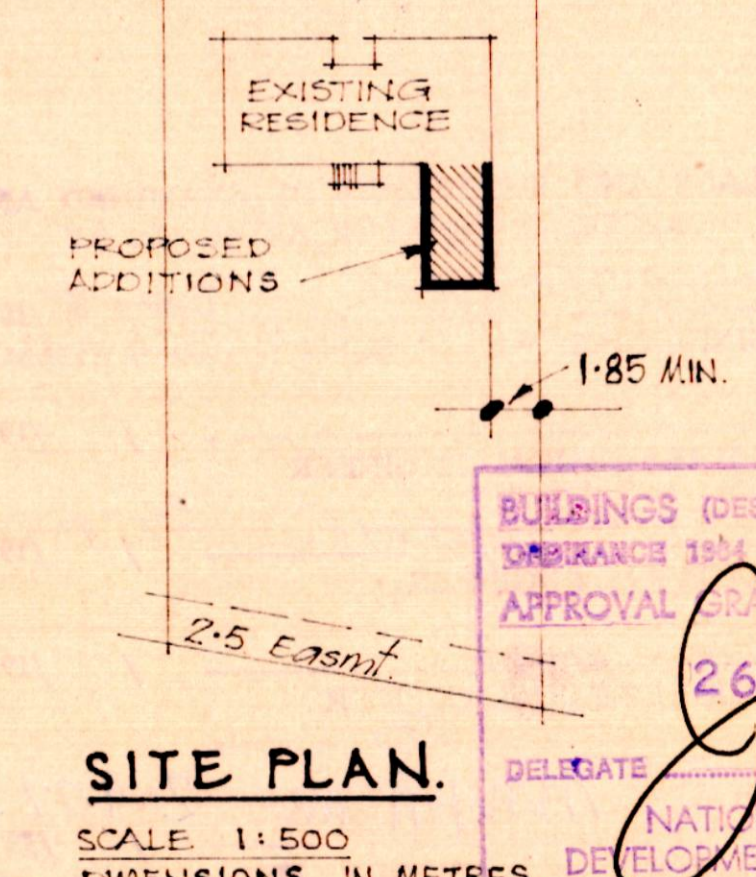
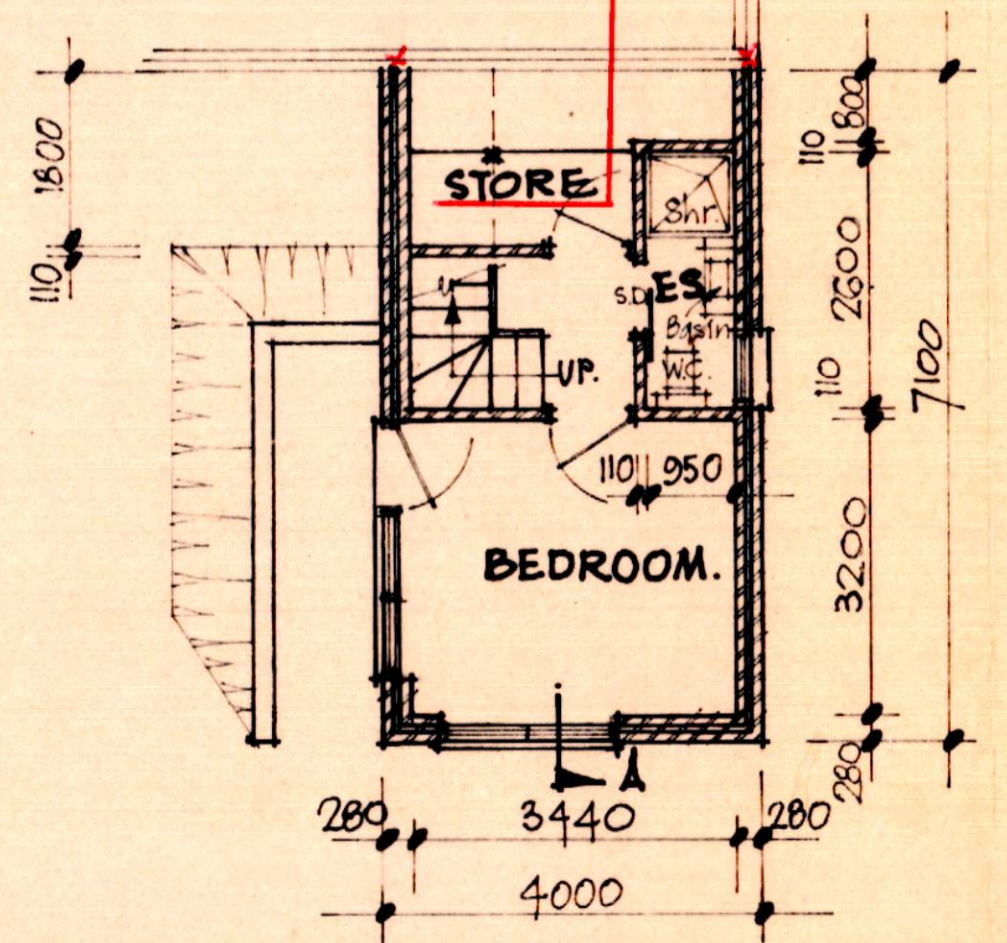
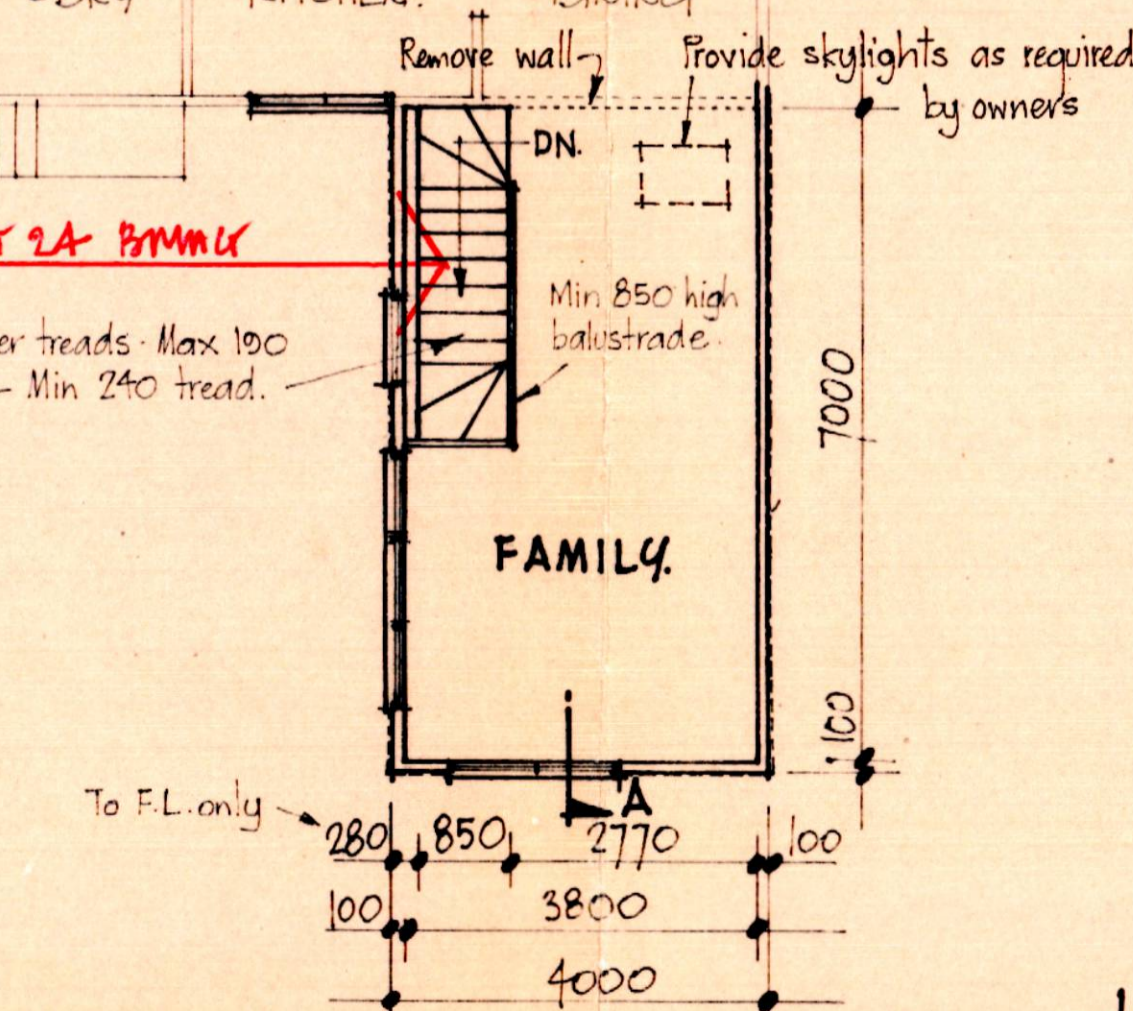
Amendments
 - new ground floor
 - new bathroom

NOT TO BE USED FOR HABITABLE PURPOSES

* MAINTAIN CONTINUOUS CANAL THROUGHOUT.

NOTE: Wet area walls to be smooth and impervious to 1850 min above F.F.L.
 Windows to bedroom to be suitably framed to line up windows with those on upper level.

NO SURVEY CERTIFICATE REQUIRED
 LESSEE/BUILDER RESPONSIBLE FOR CORRECT SITING



BUILDINGS (DESIGN AND SITING) DISTANCE 18M AS AMENDED APPROVAL GRANTED
 26 AUG 1977
 DELEGATE NATIONAL CAPITAL DEVELOPMENT COMMISSION
Grange

PROPOSED ADDITIONS TO RESIDENCE • BLOCK 27 • SECTION 64 • O'CONNOR • FOR MR & MRS P. VALLEE.
 SCALE 1:100 & AS SHOWN AREA 56.8 M²

UNLESS OTHERWISE SHOWN DIMENSIONS ARE IN MILLIMETRES FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALE. CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK.
 Plans prepared by HILLSON DRAFTING SERVICE Phone 863-486. JOB No 54/77



Permit No. 39302	Date of Issue 19/10/87	Block 127	Section 164	Suburb O'CONNOR
---------------------	---------------------------	--------------	----------------	--------------------

THIS PERMIT WILL LAPSE

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

ISSUED TO:

Permit Holder Details

Initials J.	Surname VALLEE
----------------	-------------------

Address

13 COCKLE ST
O'CONNOR 2601

Nominee (if applicable)

Initials	Surname

CLASS OF BUILDERS LICENCE

NA

Plan No.

23901 C

Register Folio No.

Cost \$

2000

Code No.

Description of Work

Type of Building Construction

INTERNAL ALTERATIONS
TO RESIDENCE

Class of Occupancy

ENDORSEMENTS Under Section 36 Inspections – Each stage specified overleaf which applies to the building work must be inspection before proceeding beyond that stage. Stages may be groups as indicated overleaf.

NO BUILDERS LICENCE REQUIRED
"NO SURVEY CERTIFICATE REQUIRED."
LESSEE/BUILDER RESPONSIBLE FOR CORRECT SITING

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

J. Hansen

SPECIFICATION :

DEMOLISHER : Remove Laundry, W.C. and bathroom fittings, kitchen cupboards doors windows and walls as indicated on the drawing & disconnect and make safe electrical fittings encountered.

CONCRETOR : Excavate for and pour No 8 300 x 300 x 400 concrete pad footings with steel shoes cast in for new deck.

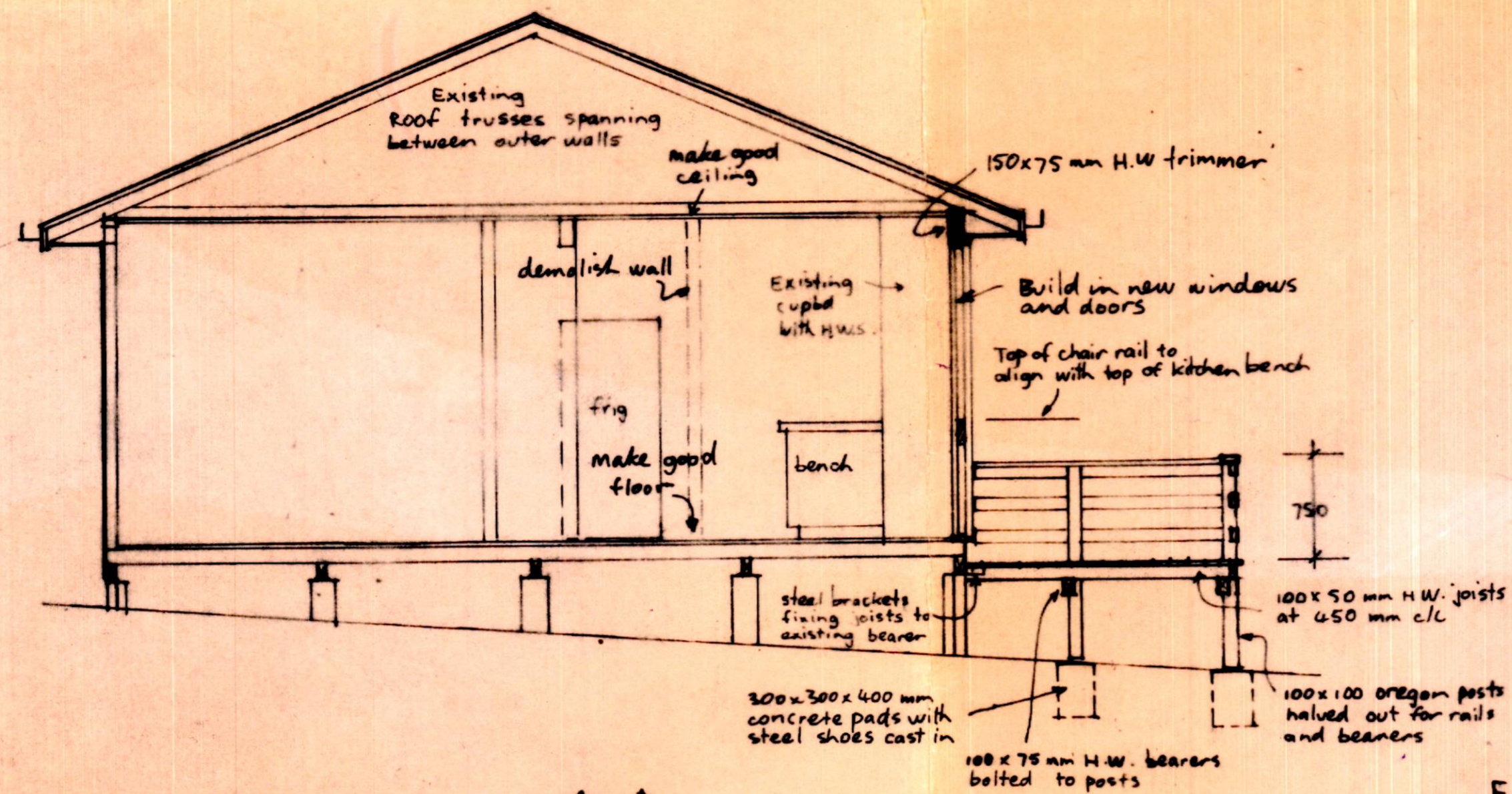
CARPENTER & JOINER : Frame up in ex door openings and trim around new openings for doors and windows with thickened radiata studs and noggings. Provide 150 x 75 mm H.W. head trimmer over W1, d1.
Make good all plasterboard walls, ceilings and floors. Sheet out Laundry bathroom with Villaboard or Versilux. Supply and fix frames, doors and hardware for No 3 internal doors No 3 external windows and No 1 external door. Supply and fix new Kitchen cupboard unit and No 1 basin & tub unit. Provide new mouldings and fix new and reused mouldings. Provide new cork flooring to match existing for Kitchen & Utility area. Frame up new deck and steps as indicated on the drawing. Steps to have open stringers. Board over deck framing with ex 100 x 25 mm tallowood decking. Provide railings as indicated.

PLUMBER : Supply and fix New W.C. suite, vanity basin, flatrim laundry tub with R.H. rise bypass, bath and floor waste and connect to existing drains in P.V.C. pipe. Extend existing hot and cold water supply to new fittings complete with new selected cocks spouts and shower fittings.

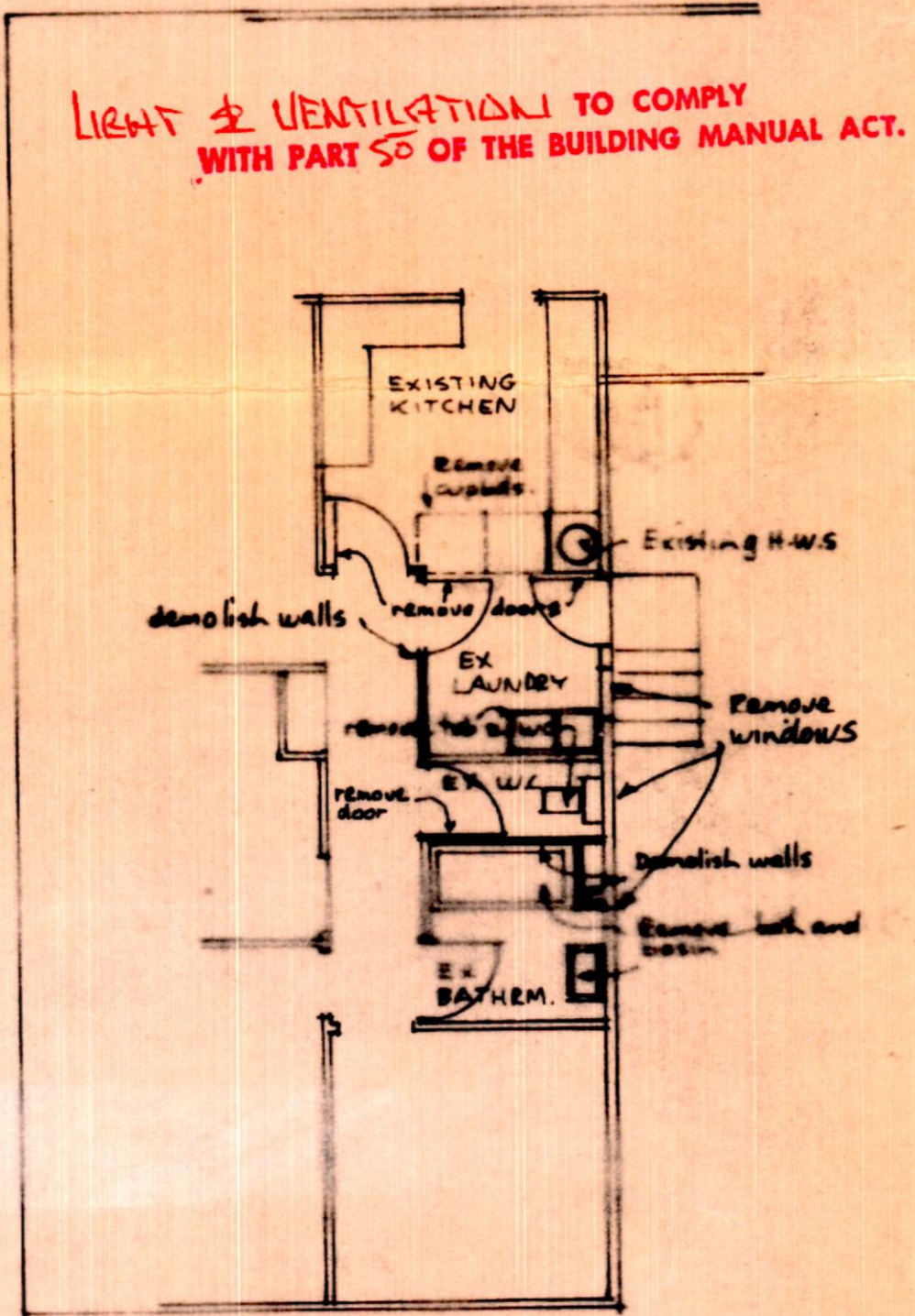
ELECTRICIAN : Disconnect and make safe existing work encountered during demolition. Relocate switches, power outlets and connect new power outlets as marked on site.

TILER : Supply and fix new ceramic tiles to laundry - bathroom floor and to walls over bath and basin-tub unit.

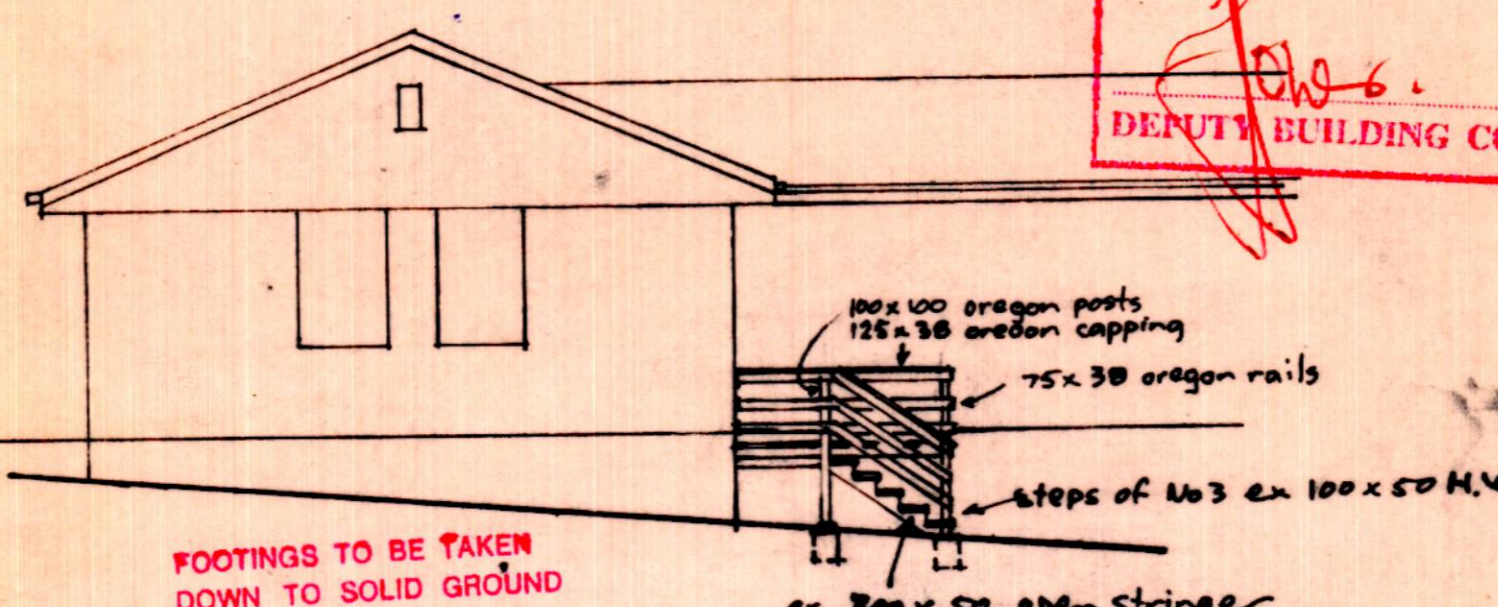
PAINTER : Paint and repaint new and existing surfaces in kitchen, utility room passage and laundry bathroom with satin enamel in wet areas and satin & matt plastic paint in other areas. Paint external timber windows and deck with Wallyl Forestwood to match existing stained timber.



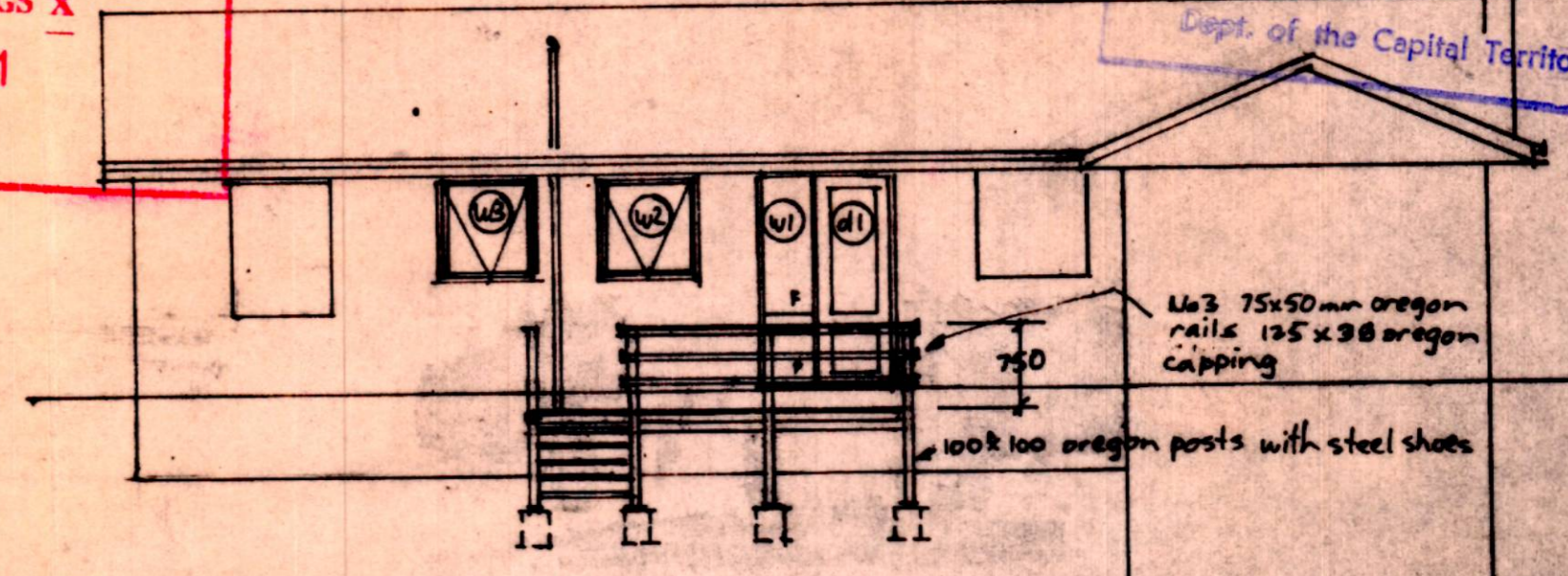
SECTION AA
SCALE 1:50



EXISTING AND DEMOLITION PLAN
scale 1:100



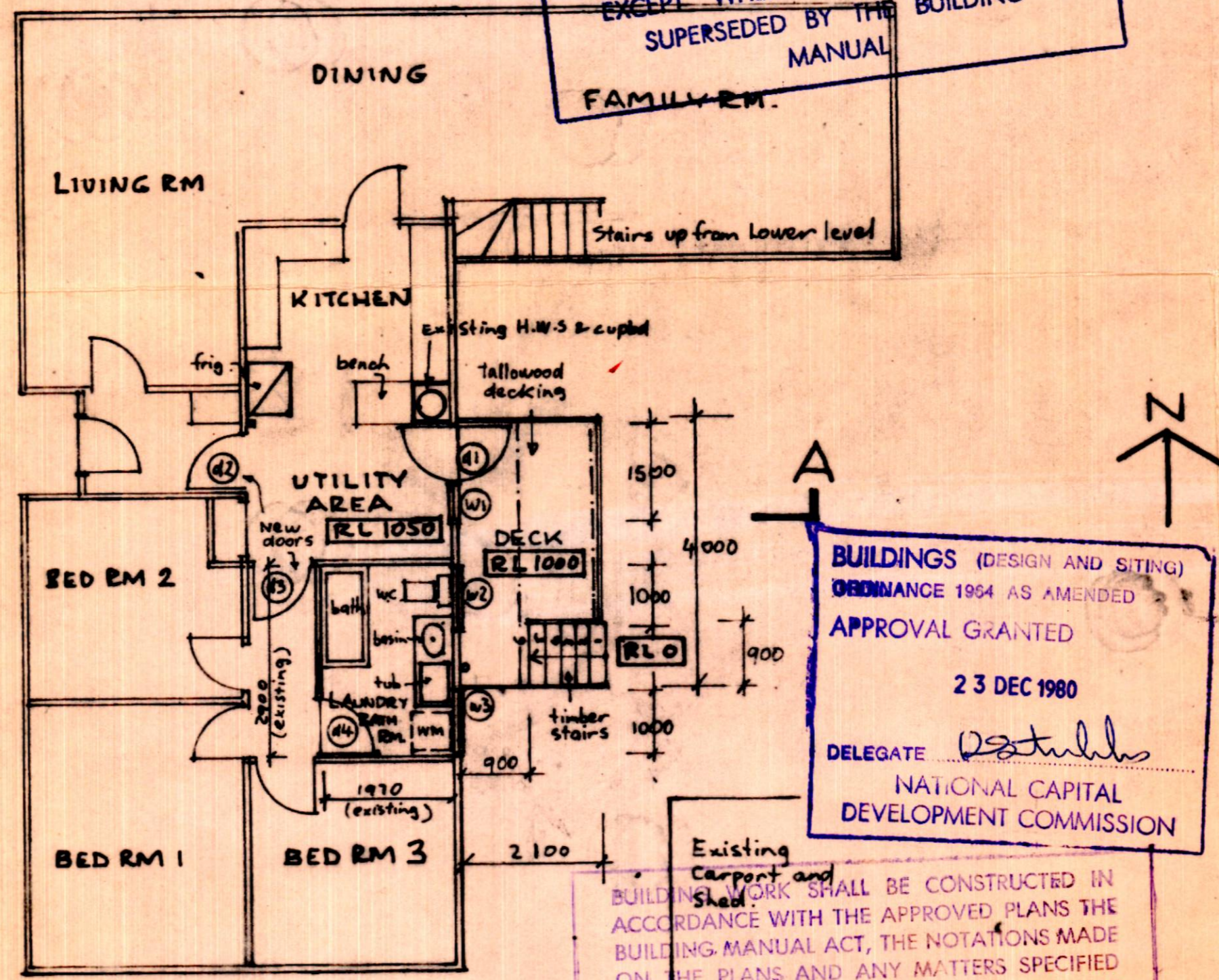
SOUTH ELEVATION



EAST ELEVATION

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

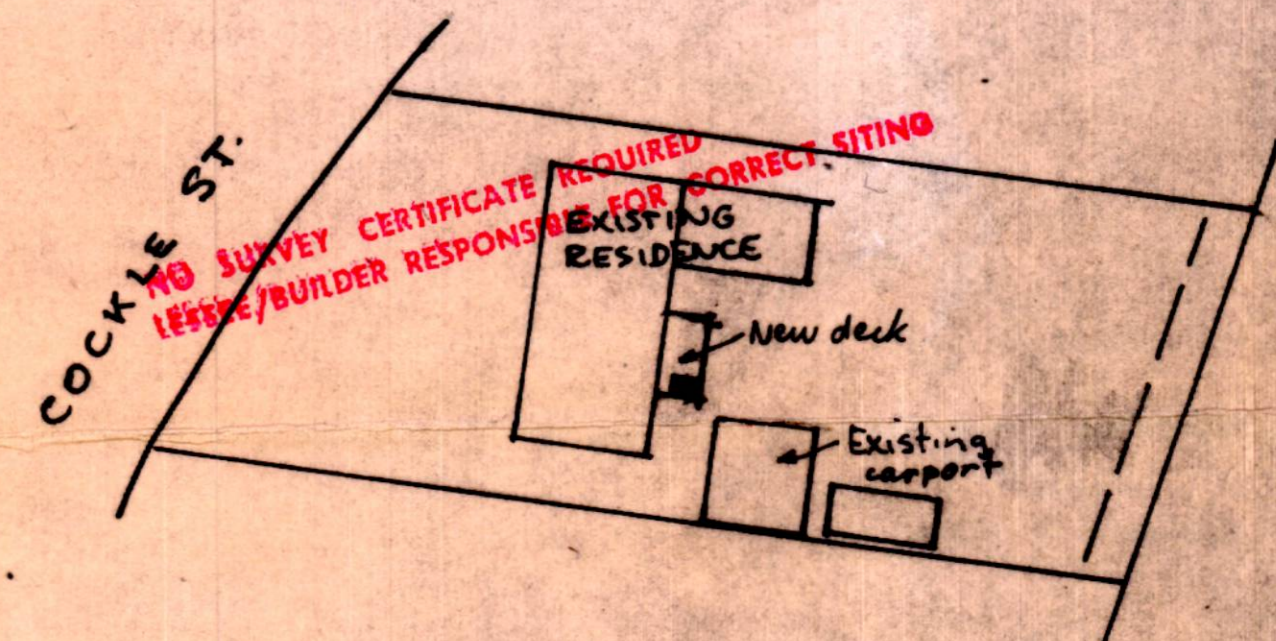
APPROVED SUBJECT TO COMPLIANCE WITH THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS. EXCEPT WHERE SUBJECT TO AND SUPERSEDED BY THE BUILDING MANUAL FAMILY RM.



PLAN SCALE 1:100

BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED APPROVAL GRANTED 23 DEC 1980 DELEGATE NATIONAL CAPITAL DEVELOPMENT COMMISSION

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



SITE PLAN
SCALE 1:500

PLANS AND SPECIFICATIONS EXAMINED AND APPROVED FOR APPROVAL BY ENGINEER FOR WATER SUPPLY AND SEWERAGE 30/12/80 CHIEF ELECTRICAL ENGINEER / /19 STRUCTURAL ENGINEER / /19

ALTERATIONS TO RESIDENCE
BLOCK 27 SECTION 64 O'CONNOR A.C.T.

FOR Mr and Mrs P. Vallee
Trevor Gibson Architect
P.O. Box 248 Queanbeyan N.S.W. 2620
Telephones 973136, 972942
DRAWING No. 8016

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS "C" LICENCE. CLASS OF OCCUPANCY: RESIDENCE I GUTEBUILDINGS X 20 JAN 1981 DEPUTY BUILDING CONTROLLER

PLAN/TITLE No. 23901/c Received Building Section, 19 DEC 1980 Dept. of the Capital Territory

512



Department of Territories
 BUILDING SECTION
 North Building, Civic Offices,
 London Circuit, 491355

APPLICATION FOR APPROVAL OF PLANS

53-05-1169-0 (8/86)

Cash Register Imprint

29



Name of Applicant: **ECCLESTON MACDONALD & SECOMB (CANBERRA) ARCHITECT PTY. LTD.**
 Address: **10/25 KEMBLA STREET FISHWICK A.C.T.**
 Phone Wk: **806054** Hm: **---** Postcode **2609**

Name of lessee/owner of parcel of land: **MR. P. VALEE**
 Address (show P.O. Box No. if any): **12 COCKLE STREET O'CONNOR**
 Phone Wk: **---** Hm: **479147** Postcode **2601**

Description of the building work involved in this application: **PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE**

Description of land on which the building work is to be carried out	Block 27	Section 6A	Division (Suburb) O'CONNOR
---	--------------------	----------------------	--------------------------------------

To be specified in accordance with the appropriate classification in the Building Manual.	Type of construction <i>(NIA for Class I or X buildings)</i>	cost \$ 2500
	Class of occupancy X	Total floor area where applicable 20 M²

This application is for: (please tick appropriate box)

New work Amendment to approved plan Amendment to plan not yet approved Details

Design information required under s.32 of the Building Ordinance to be provided by designer/applicant -

Classification of foundation material: Stable Unstable

Wind loading - AS1170: Terrain category 3 Max. design wind speed 33 M/S

Note: Approval is based on design information submitted on plans and above. Competent building consultants should be employed by the owner to advise on technical matters.

I hereby apply for approval of the attached plans, and request that approved plans be -

posted to the applicant's address *[Signature]* **10.7.87**
 signature of applicant date

held at the counter for collection (telephone advice will be given when ready for collection)

To be completed if application made otherwise than by the lessee / owner, his solicitor or architect.

I hereby authorise the abovesigned applicant of the address indicated to make this application on my behalf

ECCLESTON MACDONALD & SECOMB (CANBERRA) PTY. LTD.
 signature of lessee / owner date

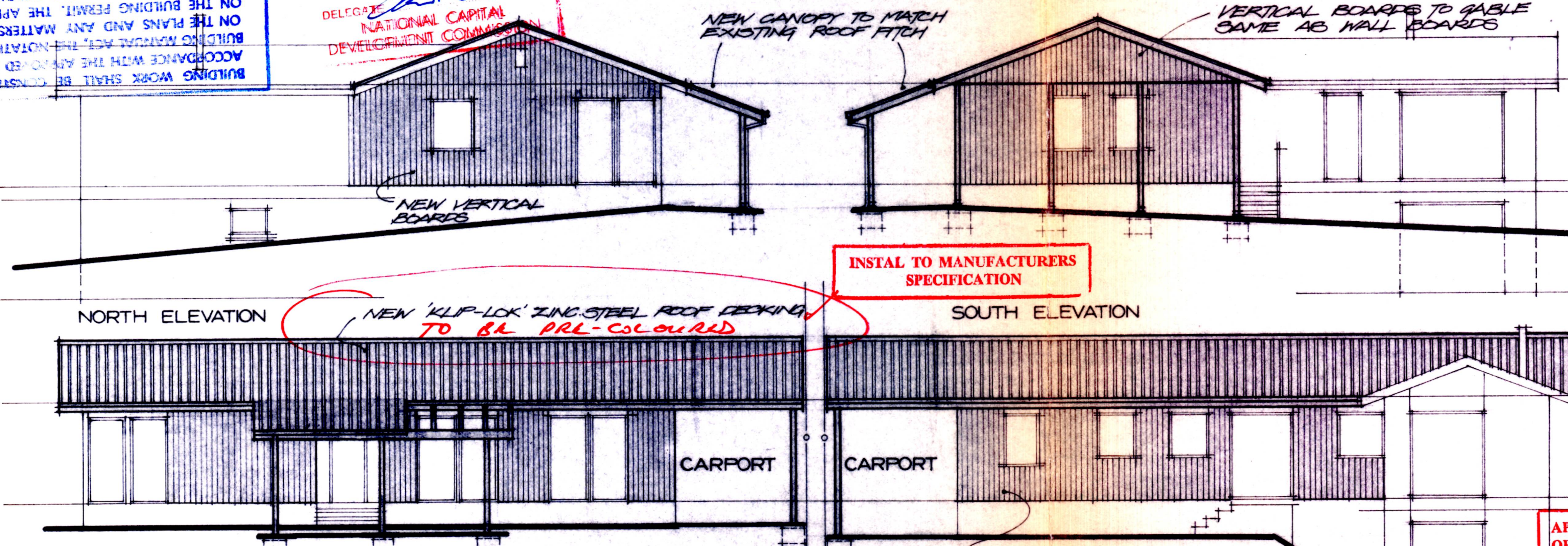
FOR OFFICE USE ONLY	<input checked="" type="checkbox"/> New work	Plans numbered 23901/D	Class of licence required C
	<input type="checkbox"/> Amendment to approved plan	Area NO SURVEY CERTIFICATE REQUIRED LESSEE/BUILDER RESPONSIBLE FOR CORRECT SITING	Valuation
	<input type="checkbox"/> Amendment to plan not yet approved	Total fees payable \$17.00	
	<input type="checkbox"/> Details	Plans	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Not approved
	Notify applicant <input checked="" type="checkbox"/> new permit required <input type="checkbox"/> endorse existing permit	<i>[Signature]</i> Deputy Building Controller	11 AUG 1987 date
	Permit fee required	Page 51 of 77	

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

BUILDINGS (DESIGN AND BITING) ORDINANCE 1984 AS AMENDED APPROVAL GRANTED
22 JUL 1987
 DELEGATE NATIONAL CAPITAL DEVELOPMENT COMMISSION
 SUBJECT TO CONDITIONS AS INDICATED

51/2

PLANS/FILE No. 23921/D
 Received Building Section
13 JUL 1987
 Dept Territories & Local Government



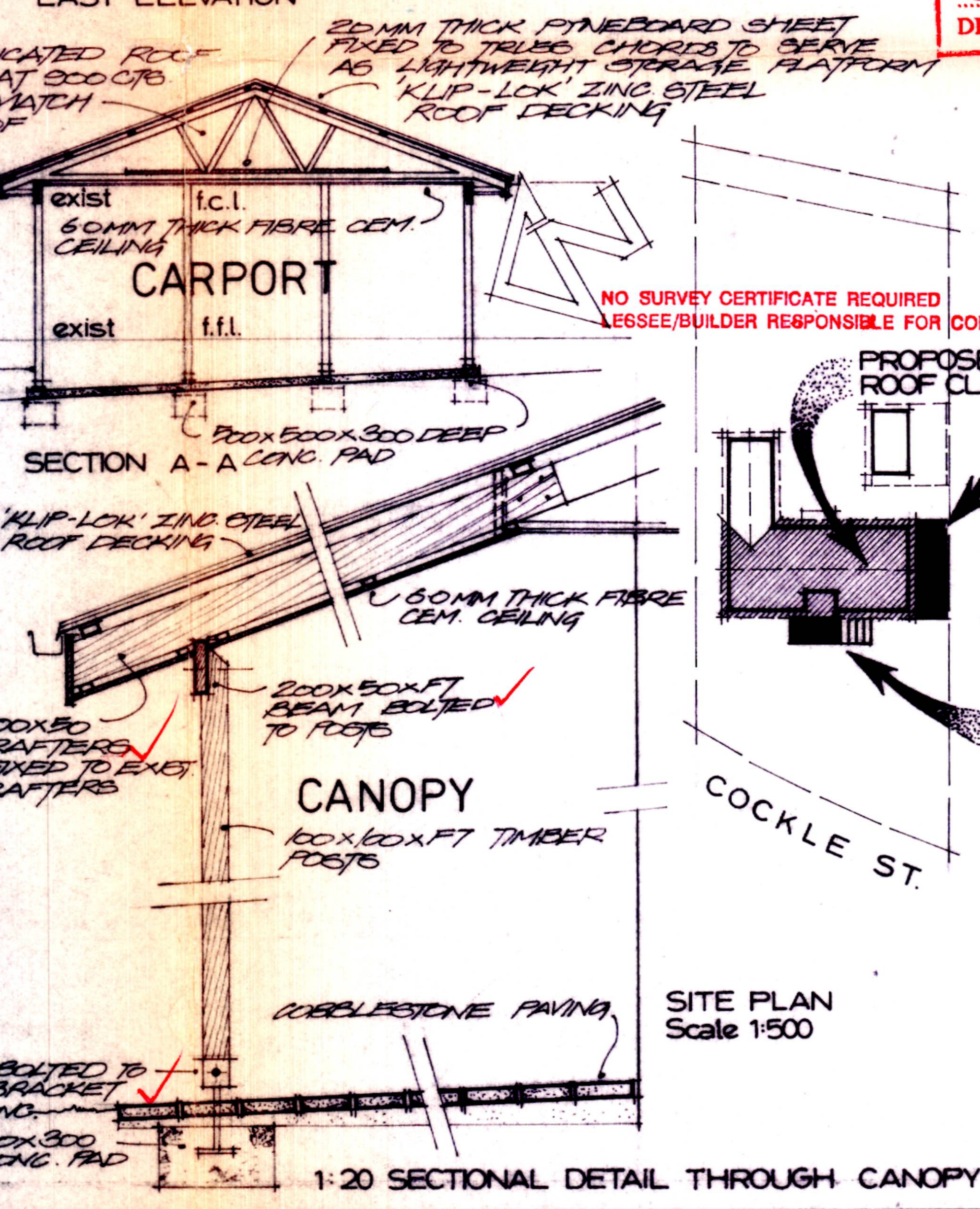
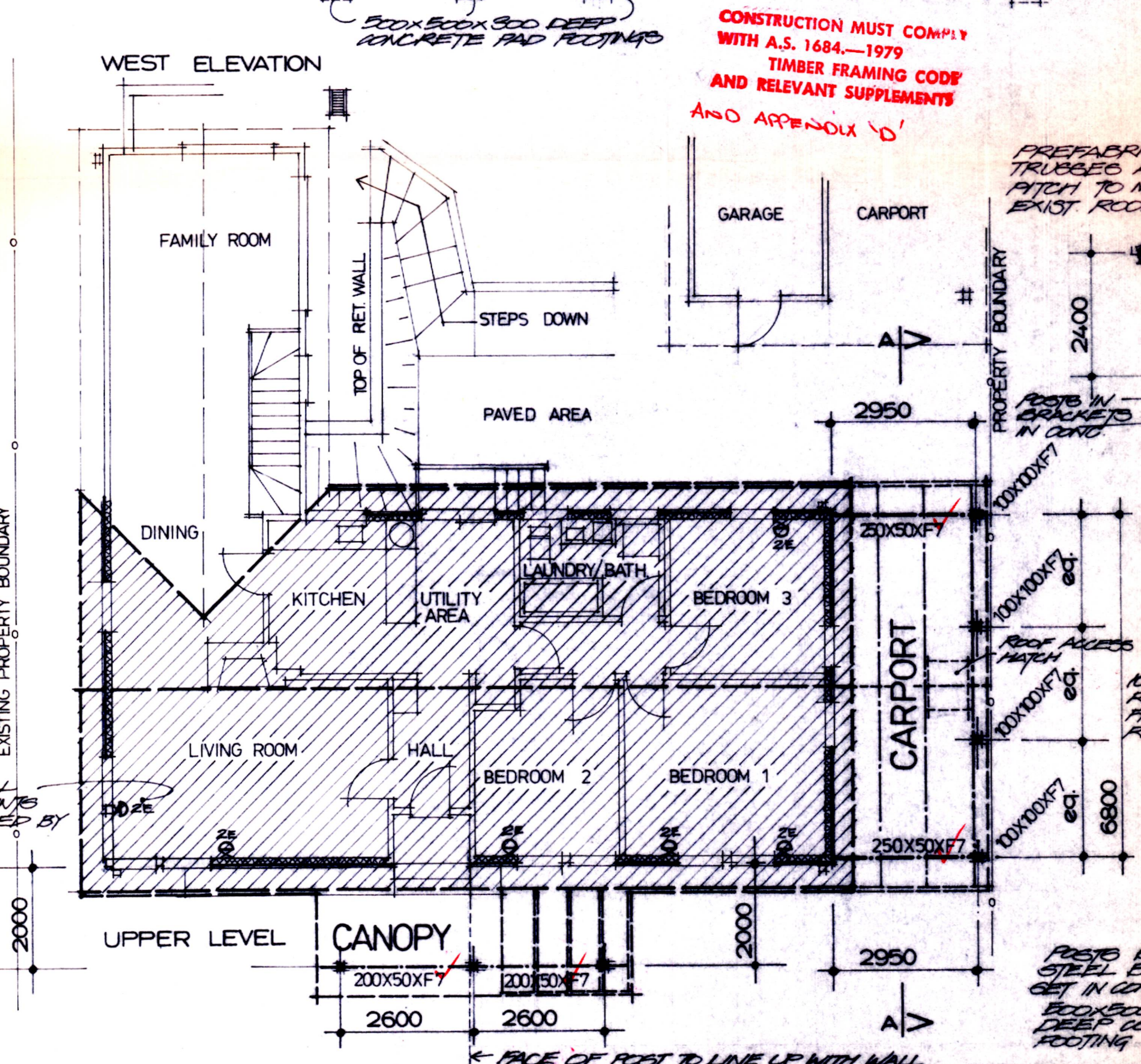
PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY

ENGINEER FOR WATER SUPPLY AND SEWERAGE / /19
 CHIEF ELECTRICAL ENGINEER / /19
 STRUCTURAL ENGINEER / /19

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

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS "C" LICENCE.
 CLASS OF OCCUPANCY: RESIDENCE I OUTBUILDINGS X
 (11 AUG 1987)
 Deputy Building Controller

- 1 REPLACE EXISTING 100X50 GUTTER
- 2 REPLACE EXISTING FASCIA BOARD
- 3 REPLACE EXISTING EAVES SOFFIT
- 4 PLACE R3.0 FIBREGLASS INSULATION BLANKET TO EXISTING CEILING
- 5 PLACE R1.5 FIBREGLASS INSULATION BLANKET TO EXISTING WALL
- 6 PLACE BREATHER SHEET TO EXISTING TIMBER FRAME WALL
- 7 REPLACE EXISTING BOARDING WITH NEW BOARDS AFTER INSTALLATION OF INSULATION - MATCH NEW BOARDS WITH EXISTING EXTENSION BOARDS
- 8 REMOVE EXISTING ROOF DECKING AND REPLACE WITH 'KLIP-LOK' ZINC NEW ROOF DECKING - CHECK TRUSSES - BATTENS & REPLACE IF NECESSARY WHERE ROTTED.



- WALLS**
- 1 REMOVE ALL EXTERNAL WALL CLADDING, BOARDING AS INDICATED ON DRAWING (SHADED GREY)
 - 2 MAKE GOOD TO ALL WATER DAMAGED TIMBERS AND REPLACE IF NECESSARY
 - 3 PLACE R3.0 FIBREGLASS INSULATION BLANKET IN EXISTING STUD FRAMING FROM OUTSIDE, AGAINST PLASTERBOARD INTERNAL WALL LINING
 - 4 PLACE A BREATHER SHEET TO OUTSIDE FACE OF TIMBER FRAMING AFTER INSTALLATION OF INSULATION LAYER
 - 5 FIX NEW TIMBER EXTERNAL WALL BOARDING OVER BREATHER SHEET & INSULATION TO EXISTING STUD FRAMING - NEW BOARDS TO MATCH EXISTING IN PROFILE AS CLOSE AS POSSIBLE
 - 6 PAINT OR STAIN TO MATCH SAME COLOUR AS EXISTING BOARDS
- ROOF**
- A REMOVE ALL EXISTING DOWNPIPES & GUTTERING AND REPLACE WITH NEW - PAINT TO MATCH EXISTING
 - B REMOVE EXISTING FASCIA BOARD AND EAVES SOFFIT LINING WHERE WATER DAMAGED - REPLACE WITH NEW
 - C REMOVE EXISTING ROOF DECKING AND CHECK ALL ROOF FRAMING MEMBERS FOR ANY WATER DAMAGE - REPLACE IF NECESSARY
 - D PLACE NEW ZINC STEEL ('KLIP-LOK') PROFILE ROOF DECKING TO MATCH EXISTING ROOFING (HATCHED AREA ON PLAN)
 - E PLACE NEW R3.0 FIBREGLASS INSULATION BLANKET TO CEILING SPACE

Revision	Date	Contractors must verify all dimensions on the job before commencing any work or making shop drawings. Figured dimensions are to be used, scaled dimensions must be verified. Any extra entailed in the work shown here must be claimed and approval obtained before proceeding.	PLANS ELEVATIONS AND DETAILS	PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE BLOCK 27 SECTION 64 O'CONNOR A.C.T. FOR MR P VALLE	EGGLESTON MACDONALD & SECOMB ARCHITECTS 215 Grattan St, Carlton, Victoria, 3053 24 Kembla St, Fyshwick, A.C.T., 2609	Drawn Φ Scale 1:100 Date 11 JUN '87	Job No. 87-911 Drawing No. A1
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Department of Urban Services
ACT Building Control

44

Certificate of Occupancy or Use

Pursuant to Part V of the Building Act 1972, the Building works consisting of

SLOW COMBUSTION HEATER

Situated at

Suburb	Section	Block	Unit
O'CONNOR	54	27	

and

Approved Plan No.	Type of Construction*
23901/E	

Class of Occupancy*	Permit No.	Name of Permit Holder
1	118752	MOORE & SMITH P/L.

*as defined under the Building Act 1972

is considered to be in accordance with the prescribed requirements and is certified as

- fit for occupancy or use pursuant S 53(2)
- fit for occupancy or use pursuant S 53(3)
- fit for occupancy or use pursuant S 53(4) subject to the endorsements listed below
- fit for occupancy or use of part of the building pursuant to S 53(6)
- completed pursuant to S 53(10)
- completed pursuant to S 53(11)

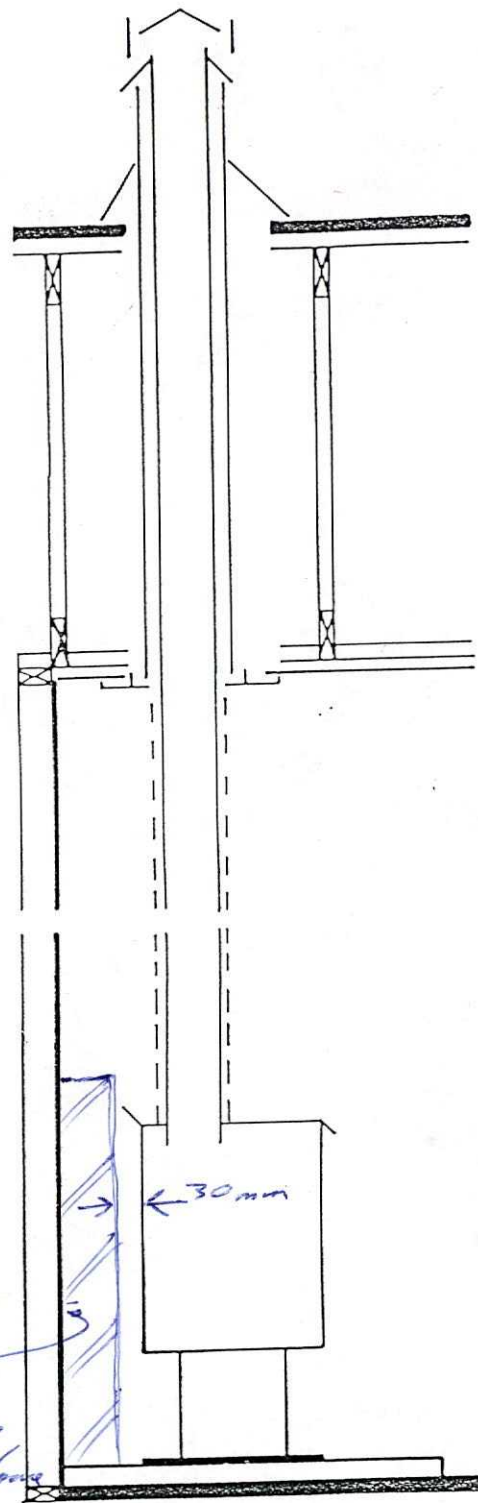
Endorsements pursuant to notice under Section 53(4)

88689

Deputy Building Controller
 Maughie. 1.6.93

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 use of the land contrary to a provision, covenant or condition of lease.

**This is a valuable document
keep it in a safe place**



SECTION

STANDARD ROOF KIT

RAIN GAP SLEEVE USED TO TERMINATE SECOND SKIN OF FLUE

STANDARD TWO SKIN FLUE
Min. 90mm CLEARANCE TO COMBUSTABLES

EXISTING ROOF STRUCTURE

EXISTING CEILING PLASTERBOARD
HEIGHT 2,400mm

EXISTING PLASTERBOARD WALL BEHIND

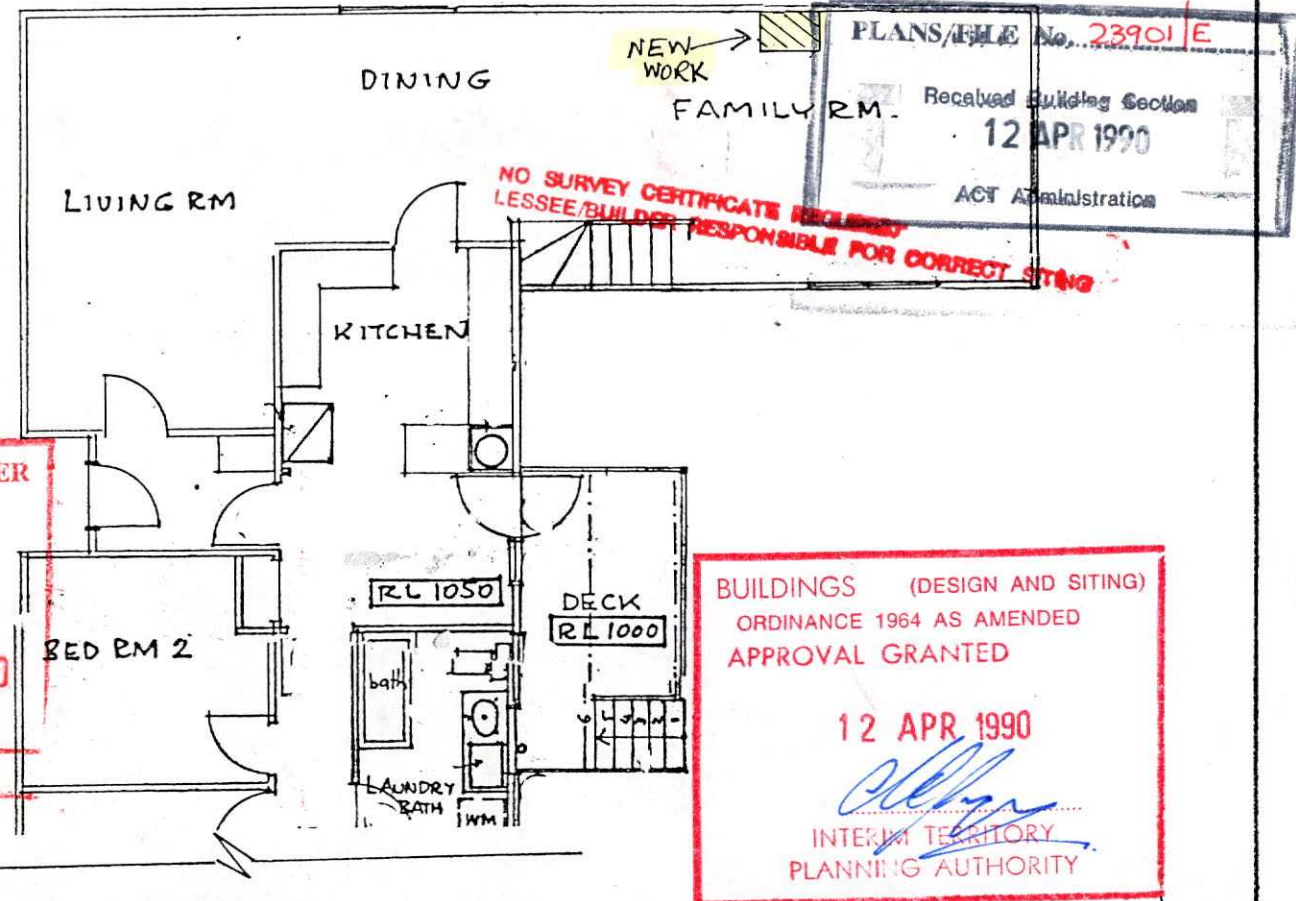
STANDARD SINGLE SKIN FLUE WITH PERFORATED OUTER CASING

INSTALLATION TO A.S. 2918/1987

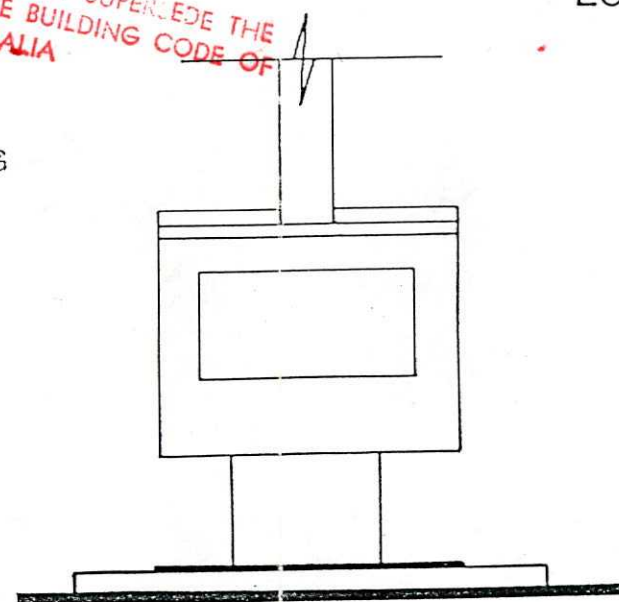
INSTALLED ON EXISTING FLOOR WITH MASONRY HEARTH

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS "D" LICENCE.
CLASS OF OCCUPANCY: RESIDENCE 1 OUTBUILDINGS X
12 APR 1990
APPROVAL VALID FOR 12 MONTHS ONLY
DEPUTY BUILDING CONTROLLER
VALUATION 2340

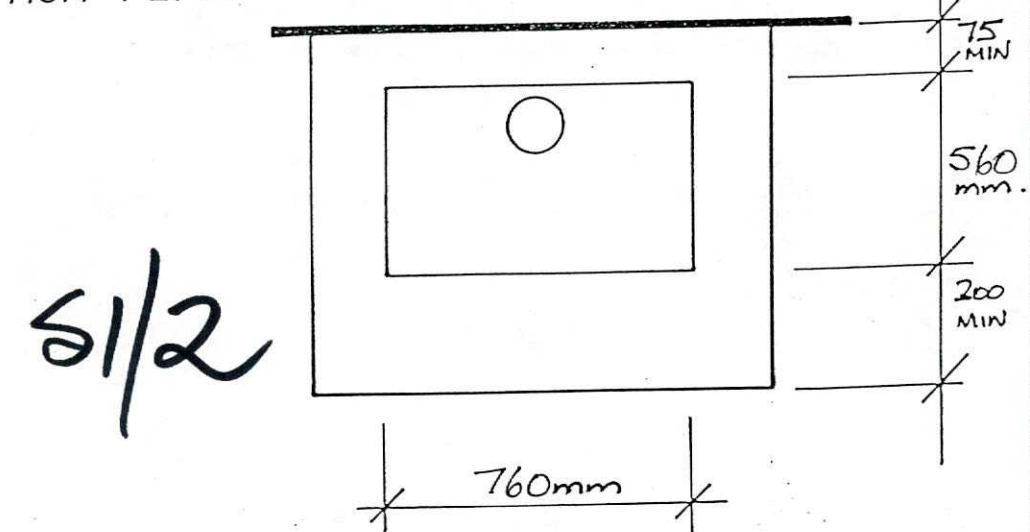
THIS APPROVAL DOES NOT SUPERSEDE THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA



LOCATION PLAN



ELEVATION



PLAN

NOTES

INSTALLATION TO COMPLY WITH THE MANUFACTURES SPECIFICATIONS
INSTALLATION TO COMPLY WITH A.S. 2918/1987
FIREPLACE TO BE TYPE 'COONARA LARGE PREMIER FREESTANDER'

FOR: VALLEE

Block: 27 Sect: 64 Suburb: O'CONNOR

PROPOSED FIREPLACE

FOR MOORE AND SMITH

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

MODIFICATIONS IF APPLICABLE

BC 11700W

BUILDING NOTES

- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING ANY WORK. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS
- ALL BUILDING WORK TO COMPLY WITH B.C.A & RELEVANT SUPPLEMENTS
- ALL TIMBER FRAMING TO COMPLY WITH AS1684 & RELEVANT SUPPLEMENTS
- ALL NEW PLUMBING TO BE CARRIED OUT BY A LICENSED PLUMBER AND IS TO BE IN ACCORDANCE WITH THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS
- ALL AREAS TO BE MADE GOOD BY BUILDER WHERE DISTURBED BY NEW WORK
- INSTALL SMOKE DETECTORS WHERE REQUIRED AND IN ACCORDANCE WITH AS3876
- ALL OREGON TO BE EXPOSED TO ELEMENTS TO BE ENTIRELY SEALED WITH APPROPRIATE PRODUCT TO MAN. SPEC BEFORE CONSTRUCTION AND MAINTAINED TO MAN. SPECIFICATIONS
- ALL FOOTINGS, SLABS AND STEEL BEAMS TO BE CERTIFIED BY A QUALIFIED ENGINEER

Plan No. 006342/A
 28 SEP 2000
 Received BEPCON
 Planning and Land Management

BUILDING APPROVAL
 Approved under s.34 of
 the Building Act 1972.
 GERALD DAVID WILLEY
 B10
 Construction practitioner's registration number
 16/09/2000
 date
 Signature

LAND (PLANNING AND SUBDIVISION) ACT 1991
 APPROVAL GRANTED
 PURSUANT TO SECTION 230 (4) (2)
 6 - APR 2000
 Delegate of the Minister

CHECKED

PROPOSED EXTENSION & ALTERATIONS TO
 BLOCK: 27
 SECTION: 64 O'CONNOR
 CLIENT: P ROWLAND and J WOODALL of
 12 Cockle Street O'Connor

Fineline
 DESIGN & DRAFTING

PO BOX 85 O'CONNOR ACT 2602
 100 DRYANDRA ST O'CONNOR
 PH: 62574392 FAX: 62497861
 EMAIL: fineline@interact.net.au

DWN: A.KWONG MHD.FRASER
 SCALE: 1:200 DATE: 4 FEB 00
 DWG No.: 99134 SHEET: 1 OF 3

Residents of 10 Cockle Street
 15.3.00
 John M. Hylton

COCKLE STREET

EXISTING VERGE CROSSING TO REMAIN

EXISTING DRIVEWAY LOCATION TO REMAIN AND TO BE REGRADED TO SUIT NEW CARPORT

PROPOSED CARPORT AND STORE
27.6m²

NOTE: 1.8m HIGH BKW SIDE WALL OF NEW CARPORT TO REPLACE EXISTING FENCE

PROPOSED EXTENSION
8.7m²

PROPOSED DECK
19.2m²

EXISTING RESIDENCE
EX. GFA: 155m²

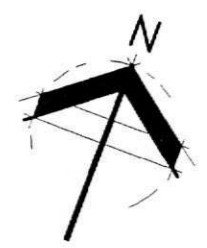
RAINWATER TANK

EXISTING SHED TO BE DEMOLISHED

EXISTING CARPORT TO REMAIN AS SHELTER

SITE PLAN

1:200
 BLOCK: 27
 SECTION: 64
 O'CONNOR



CONNECT NEW DP'S TO EXISTING STORMWATER TIES. CONFIRM LOCATION OF SW TIE ON SITE BEFORE COMMENCING WORK

BC11700W

Plan No: 006342/A
 28 SEP 2000
 Received BEPCON
 Planning and Land Management

CHECKED

ALTERATIONS

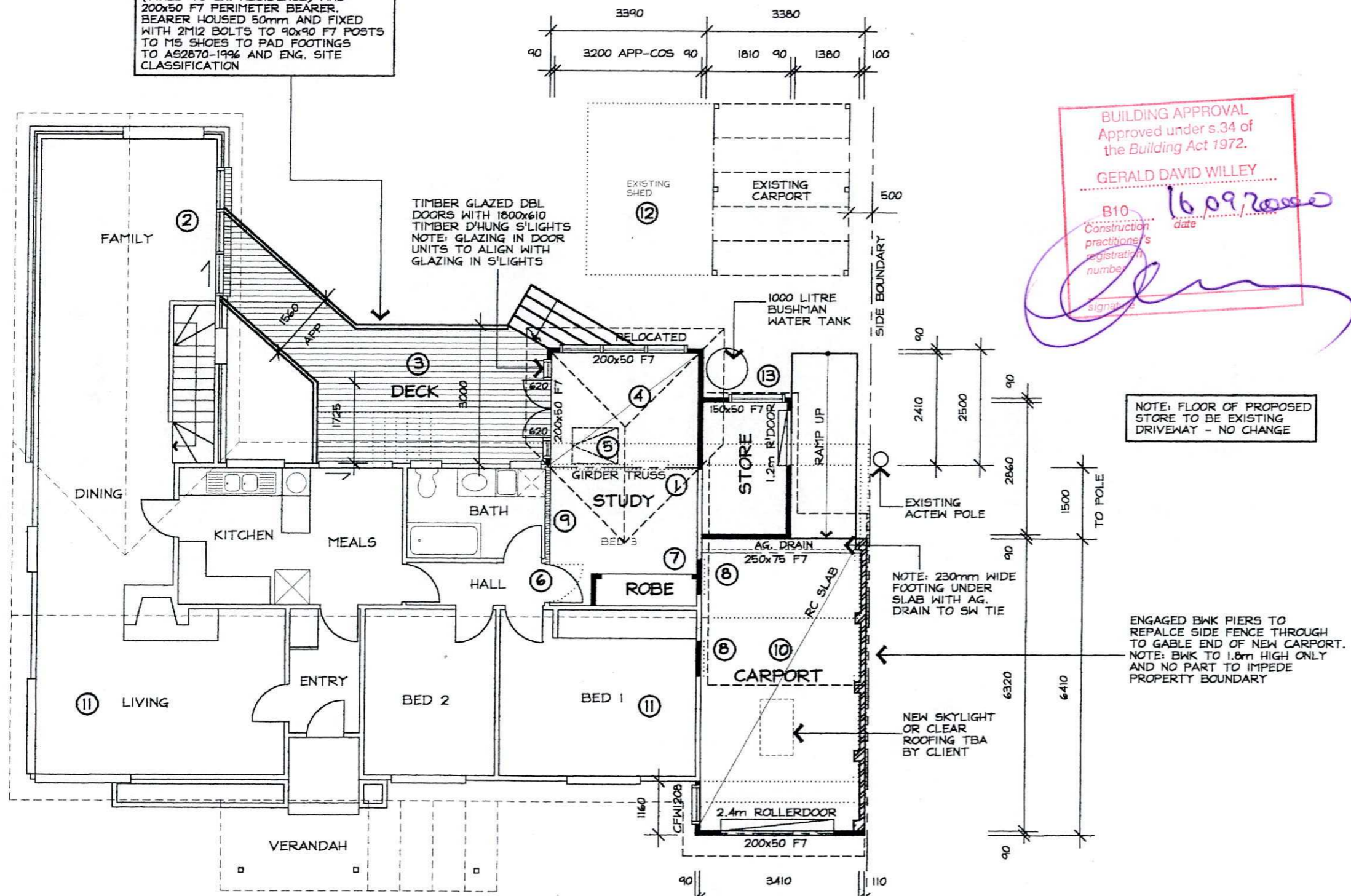
- 1 DEMOLISH EXISTING EXTERNAL WALL TO ALLOW FOR NEW EXTENSION AS SHOWN. PROVIDE NEW GIRDER TRUSS OVER TO MAN. SPEC. MAINTAIN EXISTING STRUCTURE IN STABLE CONDITION AT ALL TIMES. MAKE GOOD
- 2 REMOVE EXISTING WINDOW UNIT AND RELOCATE TO NEW STUDY AND REPLACE WITH NEW TIMBER SLIDING DOOR UNIT AS PER ELEVATION - TO EXISTING REVEALS - COS AND WORK TO EXISTING. NOTE: NEW 'WALKWAY' TO BE FIXED BETWEEN WINDOW AND SLIDING DOOR AS SHOWN
- 3 NEW TIMBER DECK AS SHOWN AND TO ASI684
- 4 PROVIDE NEW STUDFRAMED EXTENSION AS PER SECTION
- 5 PROVIDE NEW 780x980 VELUX ROOF WINDOW WITH REMOTE WINDER TO CLIENTS SELECTION AND MAN. SPEC
- 6 RE-HINGE EXISTING DOOR AS SHOWN
- 7 PROVIDE NEW ROBE AS SHOWN
- 8 REMOVE EX. WINDOWS AND BLOCK UP TO MATCH EX.
- 9 PROVIDE ACOUSTIC INSULATION TO EXISTING WALL
- 10 NEW CARPORT AS SHOWN WITH NEW 1.8m HIGH BWK WALL TO REPLACE SIDE FENCE AS PER ELEVATION. NO PART OF CONSTRUCTION TO IMPEDE PROPERTY BOUNDARY
- 11 REPLACE ROOF SHEETING WITH PROFILE TO MATCH EXISTING EXTENSION
- 12 DEMOLISH EXISTING SHED
- 13 RELOCATE EX. SHED WINDOW TO STORE TO CLIENTS DIR.

DECK CONSTRUCTION
 HW DECKING TO CLIENTS SELECTION ON 200x50 F7 JOISTS @450c/s MAX FIXED TO 100x50 F7 LEDGER BEARER (FIXED TO EX. RESIDENCE) AND 200x50 F7 PERIMETER BEARER. BEARER HOUSED 50mm AND FIXED WITH 2M12 BOLTS TO 90x90 F7 POSTS TO M5 SHOES TO PAD FOOTINGS TO AS2870-1996 AND ENG. SITE CLASSIFICATION

TIMBER GLAZED DBL DOORS WITH 1800x610 TIMBER D'HUNG S'LIGHTS
 NOTE: GLAZING IN DOOR UNITS TO ALIGN WITH GLAZING IN S'LIGHTS

BUILDING APPROVAL
 Approved under s.34 of the Building Act 1972.
 GERALD DAVID WILLEY
 B10 Construction practitioners registration number
 16.09.2000 date
 Delegate of the Minister

LAND (PLANNING AND BUILDING) ACT 1991
APPROVAL GRANTED
 PURSUANT TO SECTION 230 OR 245
 6 - APR 2000
 Delegate of the Minister



NOTE: FLOOR OF PROPOSED STORE TO BE EXISTING DRIVEWAY - NO CHANGE

NOTE: 230mm WIDE FOOTING UNDER SLAB WITH AG. DRAIN TO SW TIE

ENGAGED BWK PIERS TO REPLACE SIDE FENCE THROUGH TO GABLE END OF NEW CARPORT. NOTE: BWK TO 1.8m HIGH ONLY AND NO PART TO IMPEDE PROPERTY BOUNDARY

NEW SKYLIGHT OR CLEAR ROOFING TBA BY CLIENT

FLOOR PLAN

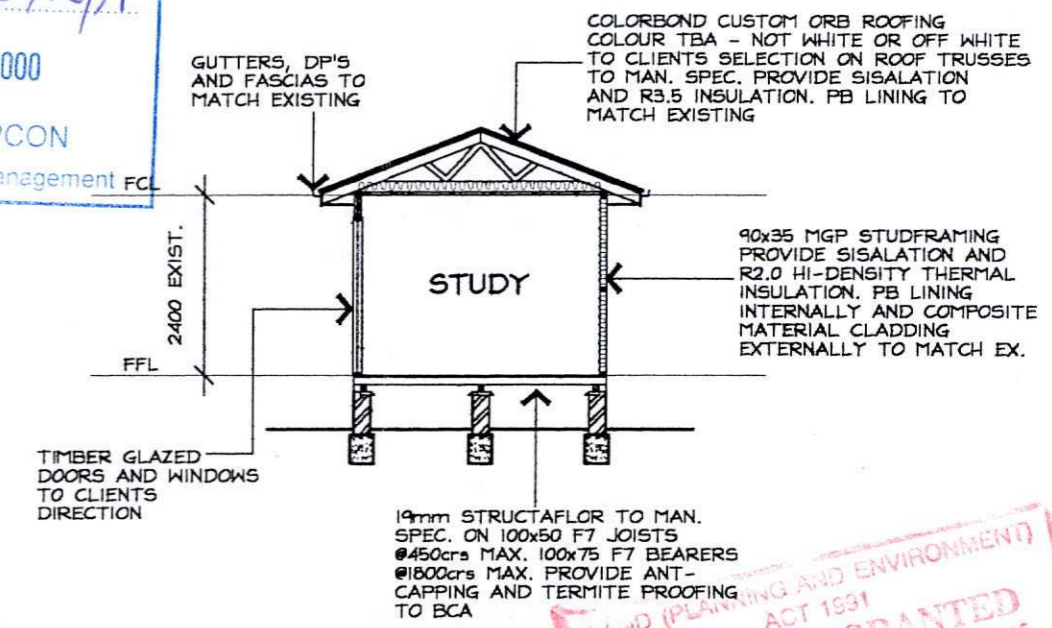
PROPOSED EXTENSION & ALTERATIONS TO BLOCK: 27
SECTION: 64 O'CONNOR
 CLIENT: P ROWLAND and J WOODALL of 12 Cockle Street O'Connor

Fineline
 DESIGN & DRAFTING
 PO BOX 85 O'CONNOR ACT 2602
 100 DRYANDRA ST O'CONNOR
 PH: 62574392 FAX: 62497861
 EMAIL: fineline@interact.net.au

DWN: A.KWONG MHD.FRASER
 SCALE: 1:100 DATE: 6 APR 00
 DWG No.: 99134 SHEET: 2 OF 3

BC 11700W

Plan No: 006 342/A
 28 SEP 2000
 Received BEPCON
 Planning and Land Management FC

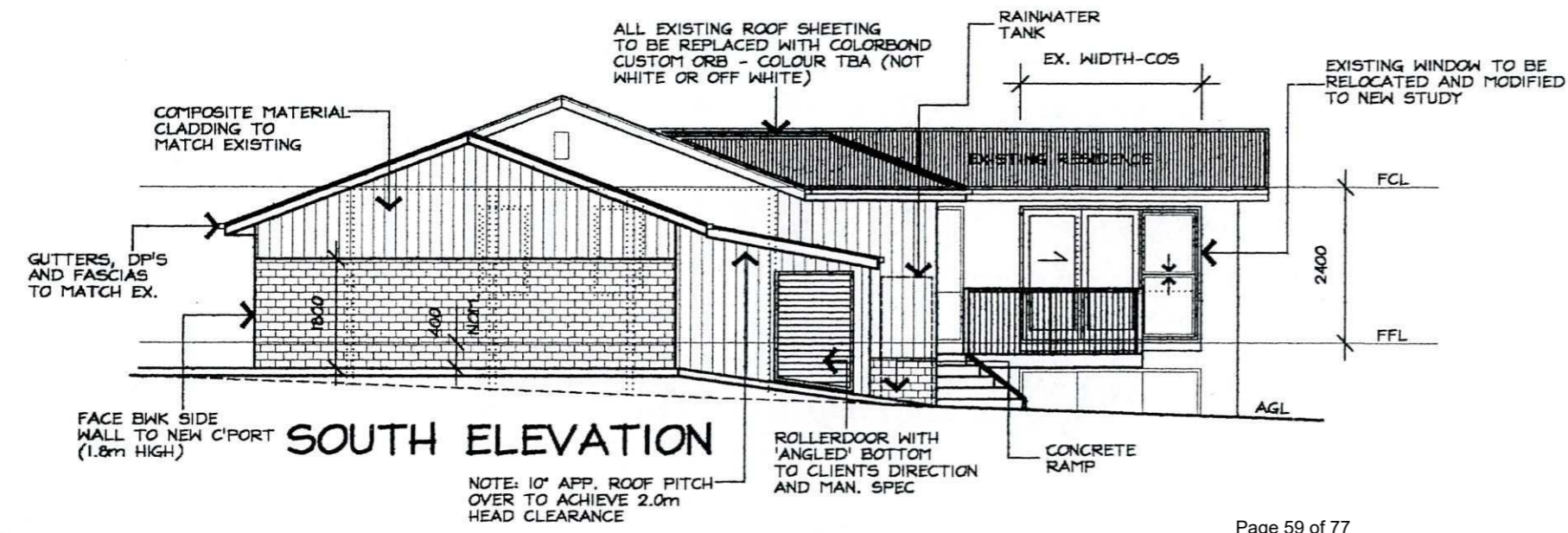
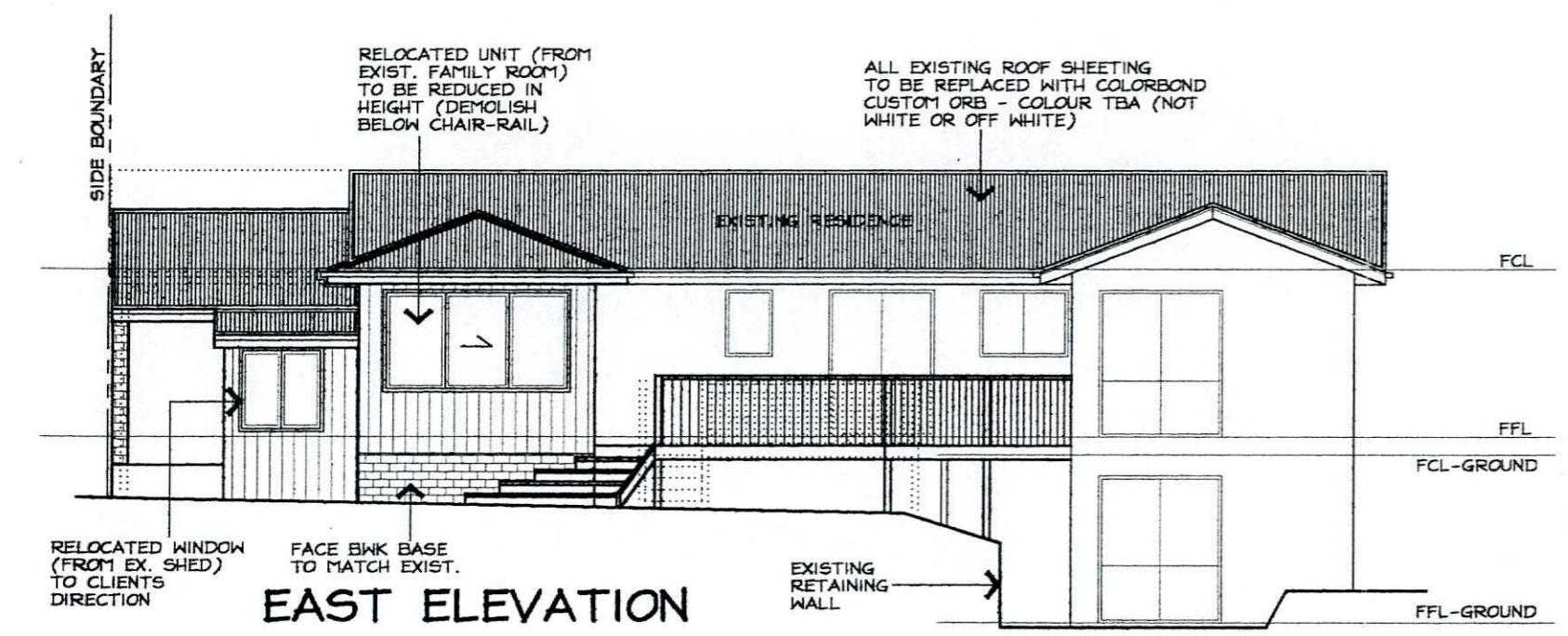


CHECKED

LAND (PLANNING AND ENVIRONMENT) ACT 1991
APPROVAL GRANTED
 PURSUANT TO SECTION 230 OR 245
 6 - APR 2000
 Delegate of the Minister

BUILDING APPROVAL
 Approved under s.34 of the Building Act 1972.
 GERALD DAVID WILLEY
 B10 16/09/2000
 Construction practitioner's registration number
 signature

PROPOSED EXTENSION & ALTERATIONS TO
 BLOCK: 27
 SECTION: 64 O'CONNOR
 CLIENT: P ROWLAND and J WOODALL of 12 Cockle Street O'Connor

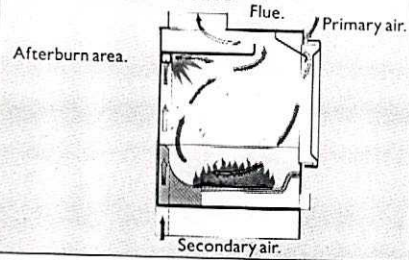


FineLine
 DESIGN & DRAFTING
 PO BOX 85 O'CONNOR ACT 2602
 100 DRYANDRA ST O'CONNOR
 PH: 62574392 FAX: 62497861
 EMAIL: fineline@interact.net.au

DWN: A.KWONG MHD.FRASER
 SCALE: 1:100 DATE: 6 APR 00
 DWG No.: 99134 SHEET: 3 OF 3

At the heart of it all is Coonara's High Efficiency Firebox. The Firebox is specially designed to maintain extremely high and prolonged combustion temperatures. Primary air enters from the top of the fire box, flows past the inside of the glass window and feeds the fire for vigorous combustion. Combustion products rise to the back of the firebox where they combine with a secondary air source, and ignite to create afterburn. This reduces emissions, to meet the world's most stringent standards, and greatly increases efficiency.

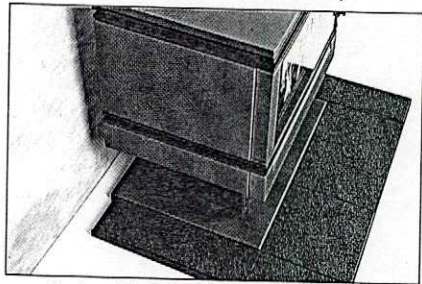
COMBUSTION PROCESS



At the same time, the powerful 3-speed fan circulates air over five sides of the fire box, expelling clean warm air into your living areas, whilst keeping the

unit's external temperatures very low. To maintain Coonara's high efficiency, use dry, high density wood with a moisture content less than 20%.

Easy Freestanding Installation. Use a qualified installer, and installation of your Coonara is a snap. It can be placed directly on combustible surfaces by adding our optional wrap around hearth tray.

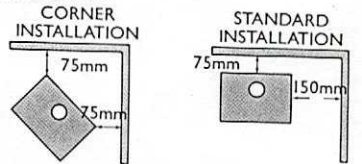


Optional Hearth Tray. Tiles not supplied.

Coonara Freestanders can be positioned closer to combustible walls than most other woodheaters. As close as 75mm/3" from the rear wall and 150mm/6" from any side wall or alcove. All Coonara Woodheaters, Flue Kits and Hearth Trays conform with the requirements of Australian Standard 2918-1987 Domestic Solid Fuel Burning

Appliances - Installation, ensuring safe and trouble free operation when correctly installed.

POSITIONING



Dimensions are minimum from combustible walls when installed with a Coonara Flue Kit.

Coonara's Optional Extras.

Coonara's technology doesn't stop at the Woodheater. Ask your dealer about Coonara's optional extras.

- Optional hot water booster provides additional hot water at no extra cost.
- Optional rear grille outlet directs heat to an adjoining room.
- Optional Ducted Air Intake improves warm air circulation.

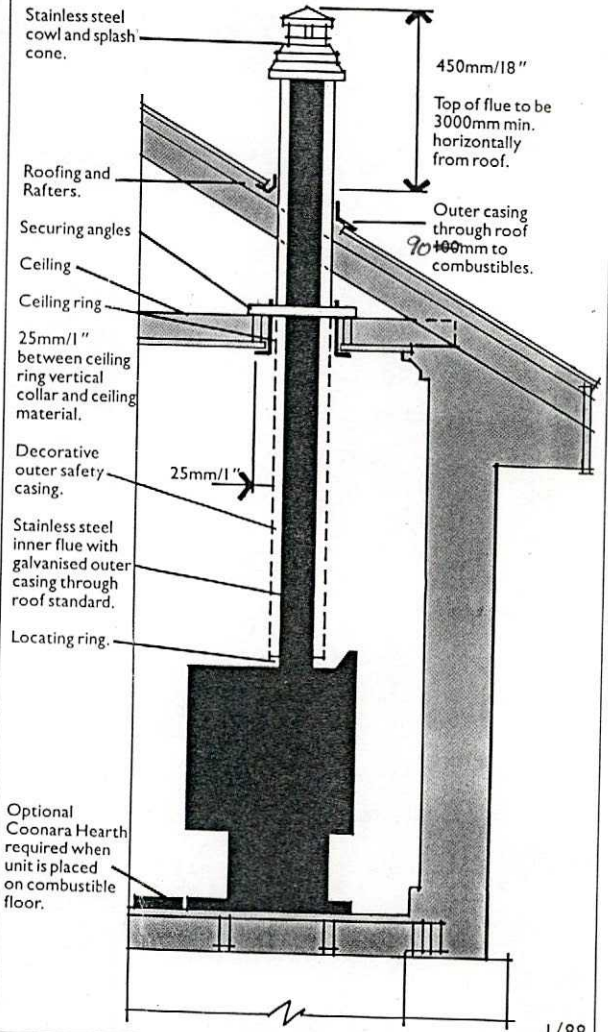
Five Year Guarantee. Relax and enjoy the warmth. Your Coonara is protected by our Five Year Firebox Warranty. Refer to the Owners Manual for details. And that's just another good reason why we're world leaders in woodheating.

TECHNICAL SPECIFICATIONS

MODEL	OUTER CASING			DEPTH TO FLUE	FASCIA DEPTH	OVERALL			WEIGHT	HEAT	
	HEIGHT	WIDTH	DEPTH			HEIGHT	WIDTH	DEPTH		OUTPUT	AREA
FREESTANDER PREMIER MEDIUM	•	•	•	•	•	32¾"	26"	22"	386 lb	54,100 BTU	950-1700 ft ²
						835mm	660mm	560mm	175 kg	15.8 kW	88-158m ²
FREESTANDER PREMIER LARGE	•	•	•	•	•	35"	30"	22"	441 lb	62,700 BTU	1500-2250 ft ²
						890mm	760mm	560mm	200 kg	18.4 kW	139-210m ²
FIREPLACE UNIT PREMIER MEDIUM	23½"	23¼"	16¾"	9"	4¼"	28"	35½"	21¼"	463 lb	53,300 BTU	960-1670 ft ²
	598mm	594mm	428mm	225mm	115mm	710mm	900mm	543mm	210 kg	15.6 kW	88-155 m ²
FIREPLACE UNIT PREMIER LARGE	25½"	27½"	19¼"	9"	4¼"	30"	39¼"	23¾"	353 lb	67,000 BTU	1600-2480 ft ²
	645mm	700mm	490mm	225mm	115mm	760mm	1000mm	605mm	160 kg	19.6 kW	148-230 m ²

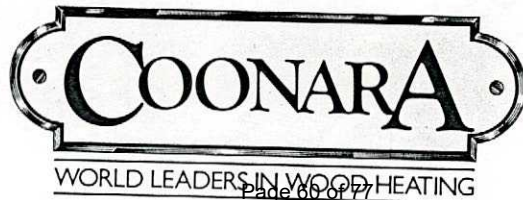
Homes with high ceilings, large glass areas no insulation or drafty areas can anticipate some reduction in performance. Heat outputs are maximums obtained using dry, high density wood with moisture content not exceeding 20%. Manufacturer reserves the right to alter specifications without notice.

INSTALLATION







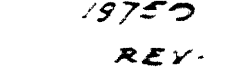







YOUR COONARA DEALER

MOORE & SMITH
68 Wollongong St.
FYSHWICK 2609
80 5522 80 5226

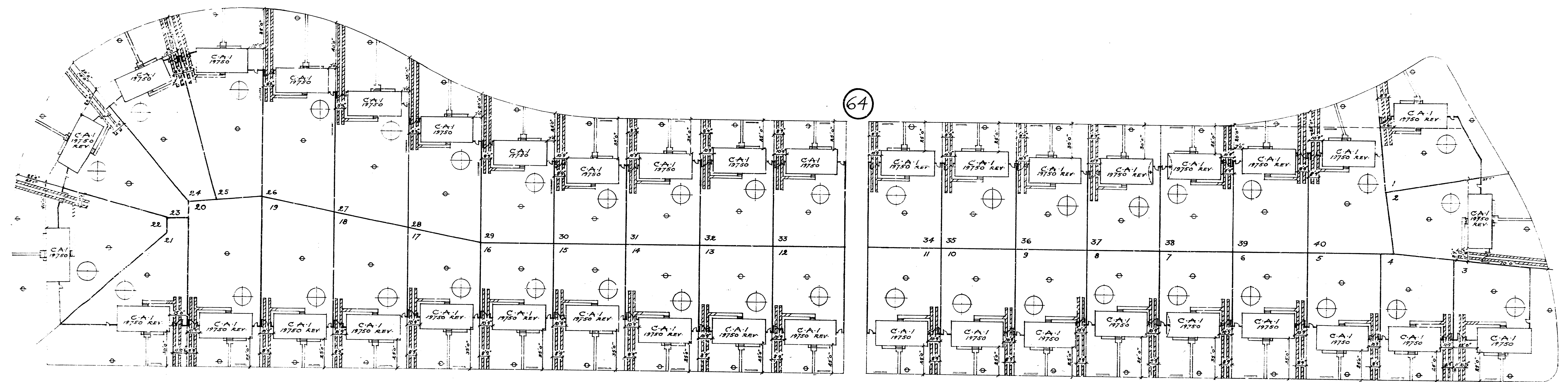
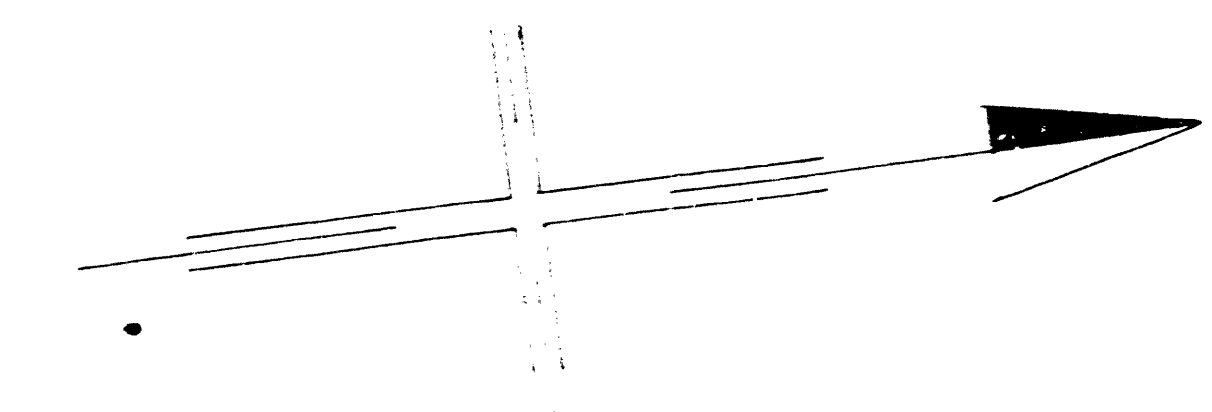


NOTES:

-  LATTICE FENCES & GATES - 3'3" HIGH.
-  PAVING
-  STANDPIPES & TAPS;
-  FRONT STANDPIPES TO BE 4'0" FROM BOUNDARY.
-  ROTARY CLOTHES HOISTS
-  CONCRETE PATHS - 4" THICK;
-  ALL CONCRETE PATHS TO BE 2'0" WIDE - BUT INCREASED IN WIDTH AS SHOWN AT ENTRANCES.
-  INDICATES THAT THE HOUSE IS TO BE ERECTED PARALLEL WITH THE BOUNDARY OR LINE ADJACENT TO THIS SIGN.
-  INDICATES THE TYPE OF HOUSE.
-  THE REG. NO. OF THE WORKING DRAWING.
-  THAT THE HOUSE IS TO BE ERECTED REVERSED TO THE WORKING DRAWING.
-  THIS SIGN ON BLOCKS 7, 37 & 38 INDICATES THAT THE FOUNDATIONS OF WALLS THUS INDICATED ARE TO BE TAKEN DOWN TO A MINIMUM OF 21" BELOW GROUND LEVEL.

RE. 64.1 FOUNDS. BUILT PRIOR TO DRAINAGE IMPROVEMENTS BEING MADE FROM 1970.

AMENDED 28.4.51
HOUSE ON BLOCK 35 REVERSED AND DRIVEWAYS
LOCATED ON OPPOSITE SIDE.
LATTICE FENCES ALTERED.

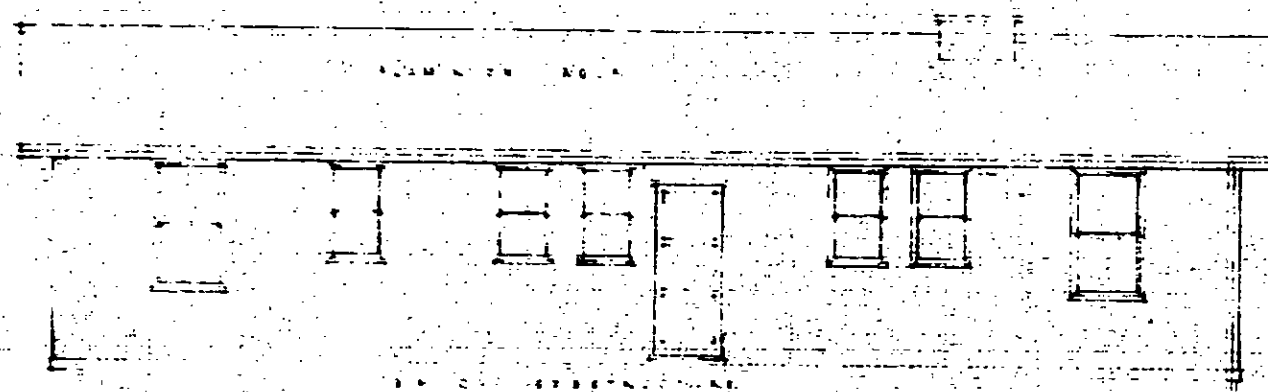


DEPARTMENT OF WORKS & HOUSING
CANBERRA A.C.T.
DRAWN BY:
CHECKED BY: H.F.
FILE NO.:
SCALE: 1/40 INCH = 1 FOOT

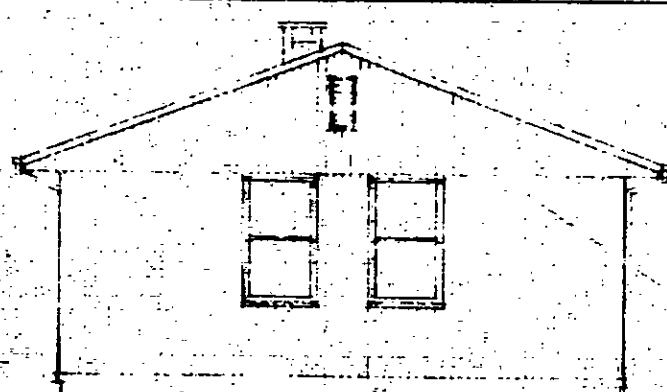
CANBERRA HOUSING
SITE PLAN OF 40 PREFAB. HOUSES - TYPE C.A.1
SECTION 64 O'CONNOR

W. H. H. H. SENIOR ARCHITECT
W. H. H. H. PRINCIPAL ARCHITECT
W. H. H. H. DIRECTOR OF WORKS
REG. NO. A.C.T. DRAWER SECTION
20053 204 1

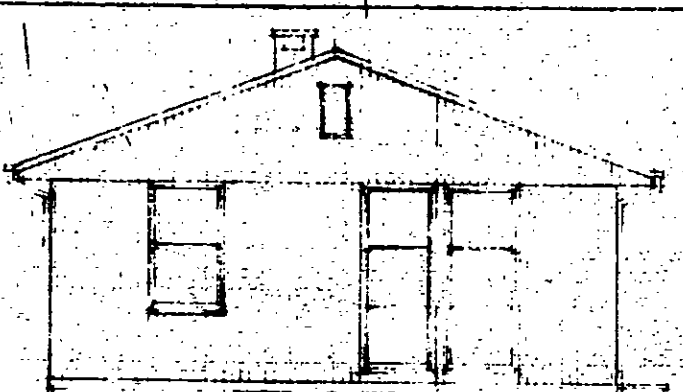
MICROFILMED



FRONT



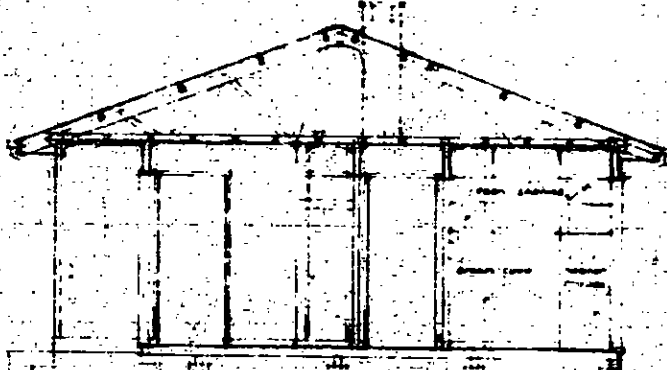
END



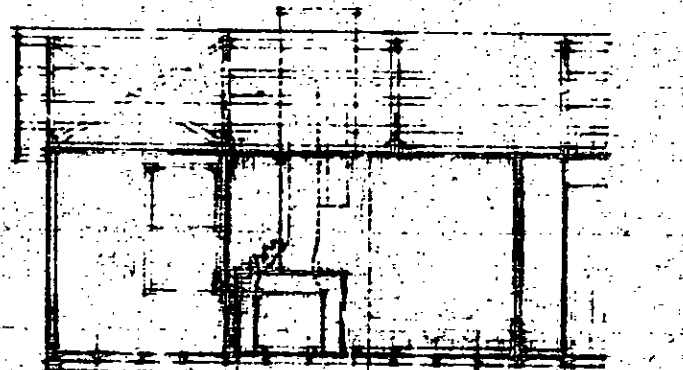
ALTERNATE END



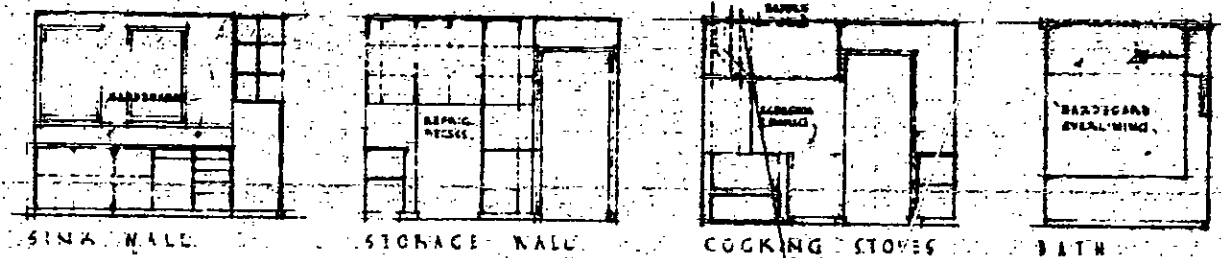
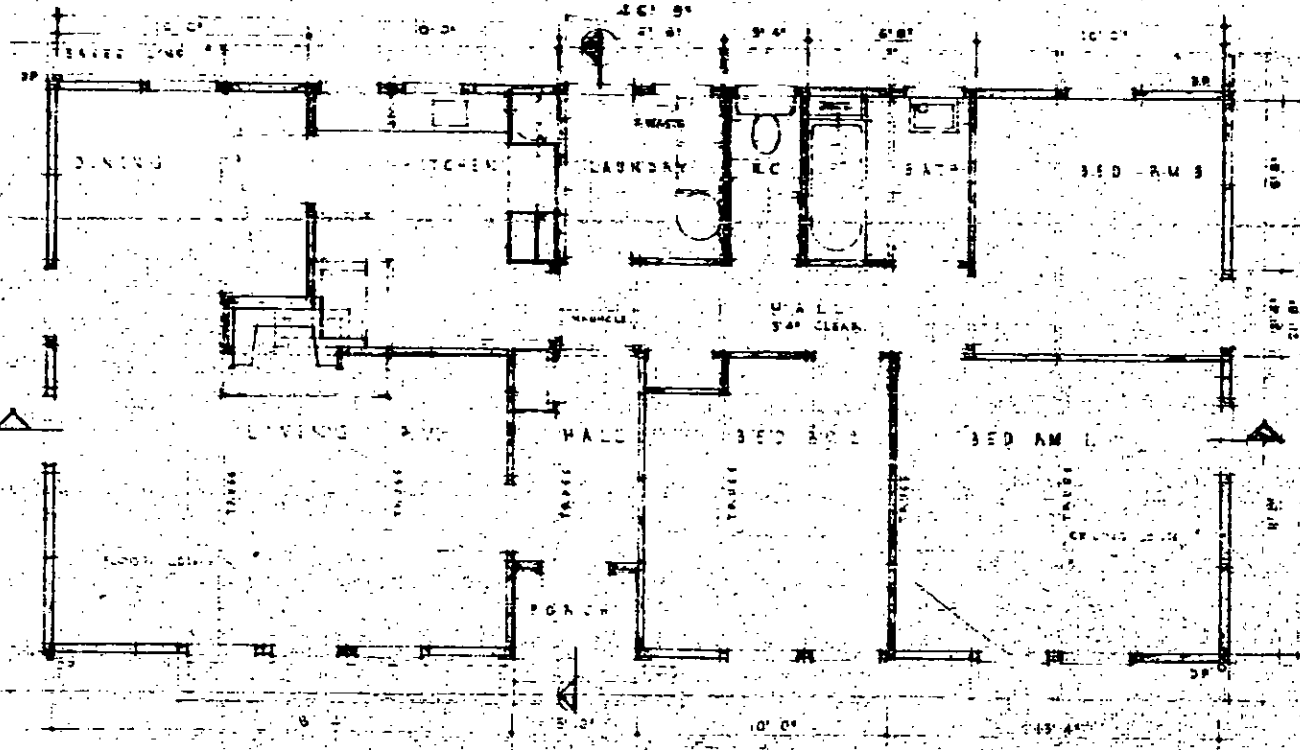
FRONT



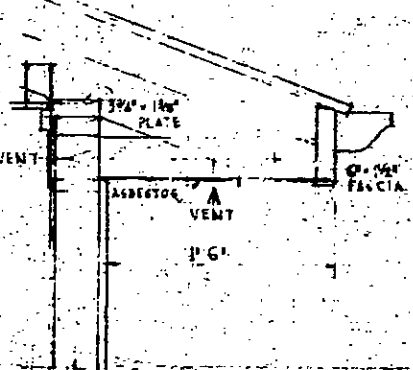
SECTION



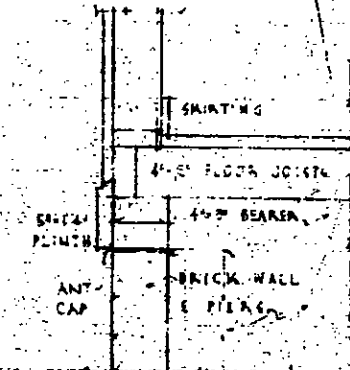
SECTION



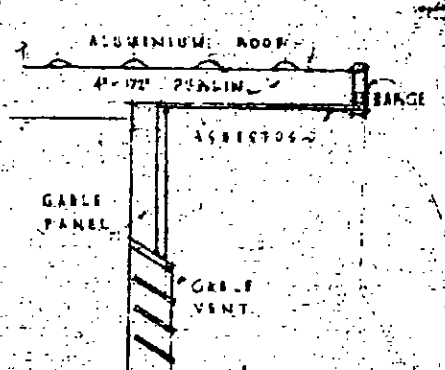
SINK WALL STORAGE WALL COOKING STOVES BATH



EAVES DETAIL SCALE: 1/2" = 1'-0"



SUBSTRUCTURE SCALE: 1/2" = 1'-0"



VERGE DETAIL SCALE: 1/2" = 1'-0"

RILEY NEWSUM HOUSE TYPE CA1

AMENDED WORKING DRAWING & DETAILS

SCALE: 1/4" = 1'-0"	DRAWN BY A. B.
DRAWING NO. 1930, 40	DATE 1 JUNE '50

PLAN OF DRAINAGE.

Owner: THE COMMONWEALTH OF AUSTRALIA.
BLOCKS 1-40 INCL, SECTION 64.
DISTRICT: O'CONNOR, A.C.T.

- REFERENCE.
- | | | |
|---------------------------------|-------------------------------------|---------------------------------|
| B.T. Boundary Trap. | S.T. Silt Trap. | E.V. Educt Vent. |
| C.T. Gully Trap. | C.I.P. Cast Iron Pipe. | I.V. Induct Vent. |
| D.T. Disconnector Trap. | G.W.I.P. Galv. Wrought Iron Pipe. | S.I.V.P. Soil Induct Vent Pipe. |
| G.D.T. Gully Disconnector Trap. | S.P.D. Stoneware Pipe Drain. | S.V.P. Soil Vent Pipe. |
| G.I.T. Grease Interceptor Trap. | I.C. Inspection Chamber. | V.P. Ventilating Pipe. |
| S.V. Stop Valve. | I.O. Inspection Opening. | T.I.T. Triple Interceptor Trap. |
| | I.O.J. Inspection Opening Junction. | I.O.B. Inspection Opening Bend. |

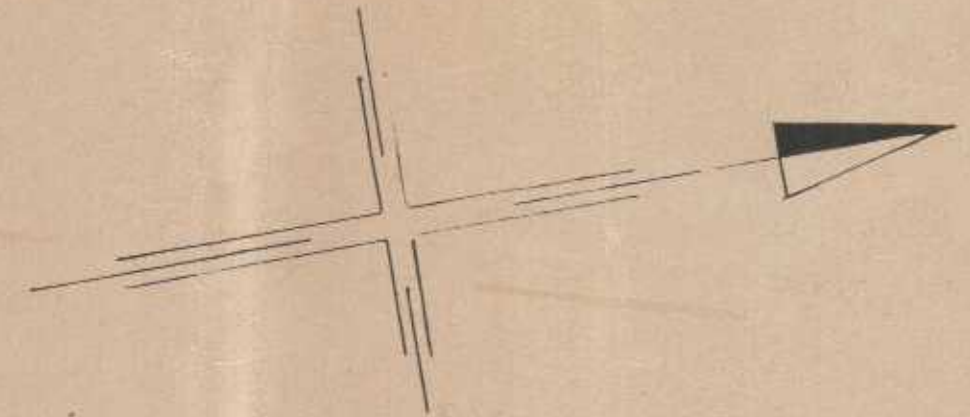
Scale—40 feet to 1 inch.

(See Regulations)

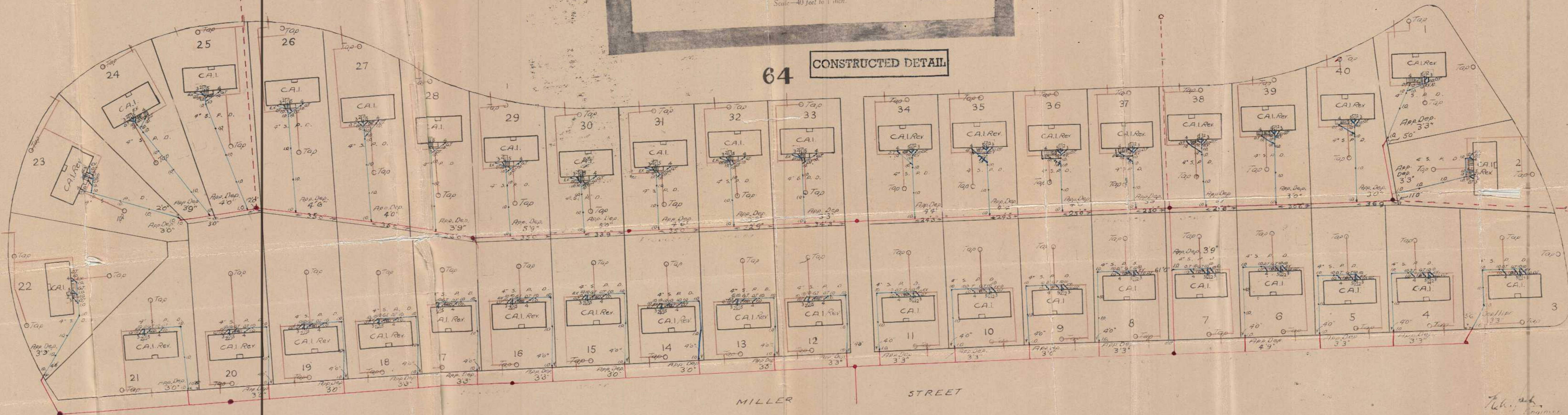
FITTINGS.

1. Closets: Internal. Nos FORTY.
2. Baths.
3. L. Basins.
4. K. Sinks.
5. W. Troughs.

Drains to be laid are shown in blue lines.
D.T.'s taking bathroom fittings to be provided with double level inlets.



64 CONSTRUCTED DETAIL



CONSTRUCTED DETAIL

Chas. J. Byron
1 August 1951

OWNER MR. & MRS. P. VALLEE



BLOCK 27 SECTION 64 O'CONNOR

REFERENCE

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

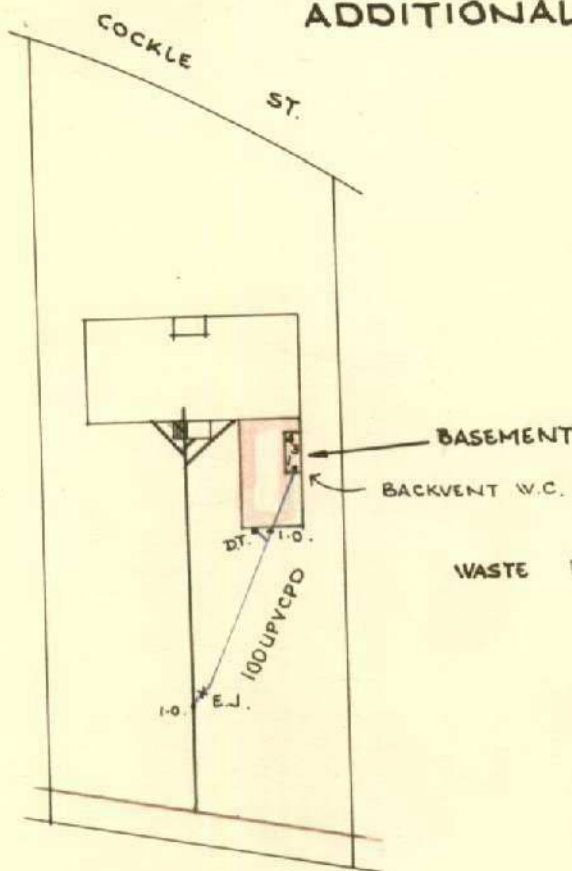
NOTE: All work to be executed in accordance with Canberra Sewerage & Water Supply Regulations

SCALE - METRIC 1:500

FIXTURES

	No. off		No. off
1. WATER CLOSET	1	6. TROUGHS	-
2. BATH	-	7. URINAL	-
3. BASIN	1	8. CLEANERS SINK	-
4. SHOWER	1	9. WASTE DISPOSAL UNIT	-
5. SINK	-	10. BIDET	-

ADDITIONAL WORK



WASTE FIXTURES NOS 3 & 4 TO D.T.

NOTES

- DRAINS TO BE LAID ARE SHOWN IN BLUE LINES. THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS.
- DRAINS TO BE DELETED SHOWN BY RED X. EXISTING DRAINS SHOWN IN GREEN LINES.
- POSITION OF BRANCH TO BE LOCATED BEFORE ANY WORK IS COMMENCED.
- DRAINS TO BE LAID IN (U.P.V.C.) UNPLASTICISED POLYVINYL CHLORIDE IN ACCORDANCE WITH A.S.A. CA 67 1972 AND CANBERRA CODE OF PRACTICE ISSUE 1 JULY 1974.
- DRAINS BELOW BUILDINGS MUST BE RETESTED. DRAINS HAVING CEMENT JOINTS MUST BE TOTALLY SURROUNDED BY CEMENT CONCRETE 150 mm THICK.

W Palline
SEWERAGE ENGINEER

13/10/1977

Energy Efficiency Rating



UNDERSTANDING YOUR ENERGY EFFICIENCY RATING (EER)

An energy efficiency rating (EER) is a rating used to identify the energy efficiency of homes in the ACT.

The Civil Law (Sale of Residential Property) Act 2003 requires all homes being sold in the ACT to carry an energy efficiency rating (EER). This enables owners and buyers to compare a home's passive energy performance characteristics with others for sale in the Territory.

In the ACT, established homes are assessed using 1st generation software, and can achieve **0 to 6 stars** in the rating scheme.

Houses with a higher EER are more cost and energy efficient, use less energy for heating and cooling, generate lower greenhouse gas emissions, and are more comfortable.

What information is taken into account when assessing my homes energy efficiency?

- Layout of the home
- Construction of its roof, walls, windows, and floor
- Wall, floor, and ceiling insulations
- Orientation of windows and shading of the sun's path and local breezes
- Influence of the local climate
- Air leakages

What information is not applicable when assessing my homes energy efficiency?

- Heating and cooling
- Hot water systems
- Lighting systems and appliances
- Solar panels

How can I improve my energy efficiency rating?

Your energy efficiency report will include a list of design options (unless it's already achieved the maximum rating of 6 stars). This will outline the improvements that can be made to gain additional points and increase the overall star rating of your home.

When I built my home, I was provided with a 10-star energy rating. Why has this decreased?

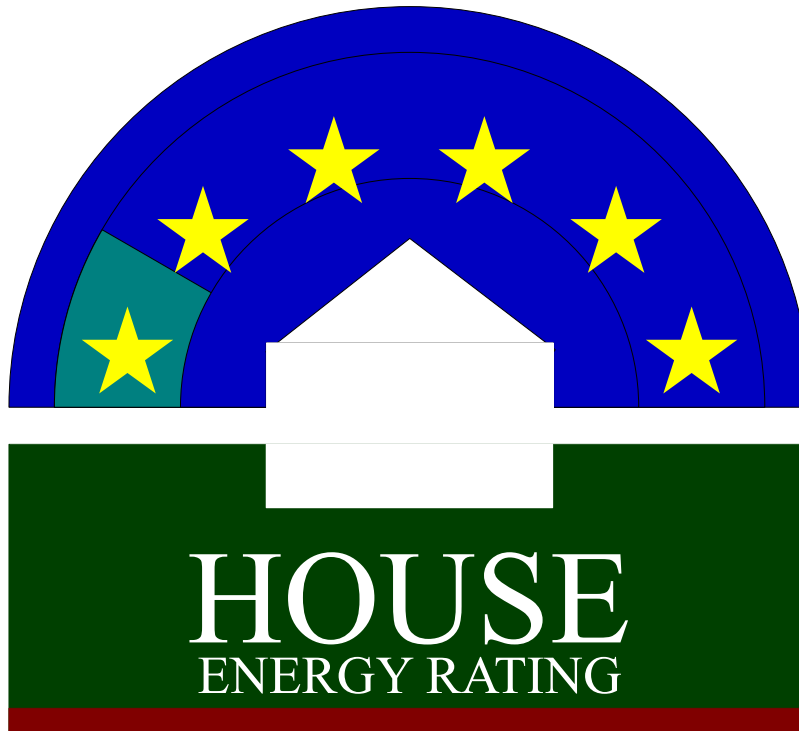
The ACT Government has two software systems in place to generate energy efficiency ratings:

1. Established homes: An on site assessment using 1st generation software. A maximum of 6 stars can be achieved.
2. Brand new homes: A computer based assessment using 2nd generation software. A maximum of 10 stars can be achieved.

If you hold an energy efficiency rating that exceeds 6 stars, it is a 2nd generation EER and would have been provided when your home was brand new.

When assessing a home's energy efficiency for the purpose of sale, property inspection companies are required to use 1st generation software, which will achieve a maximum of 6 stars.

FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★
in Climate: 24

1 STARS

SCORE: -69 POINTS

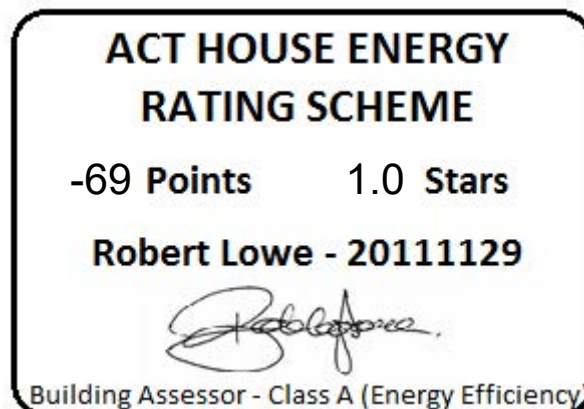
Name: Yalamanchili

Ref No: 64068

House Title: Block 27 Section 64 O'CONNOR

Date: 18-07-2025

Address: 12 Cockle St, O'Connor ACT 2602



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

IMPROVING YOUR RATING

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

Star Rating	POOR			AVERAGE				GOOD			V. GOOD	
	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★★	★★★★★★★★★		
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	-69											
Potential	20											

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 added wall insulation	R 2.5	48
Change added floor insulation	R 2.5	7
Change glass to Double Glazing	100 %	12
Change curtain to	Heavy Drapes & Pelmet	15
Add northerly blinds	100 %	1
Add westerly blinds	100 %	3
Seal Gaps & Cracks		4

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	-69	★
-----------------------	------------	----------

Largest windows in the dwelling;

Direction : ESE

Area : 15 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. East	-66	★
2. South East	-68	★
3. South	-70	☆
4. South West	-72	☆
5. West	-69	★
6. North West	-66	★
7. North	-63	★
8. North East	-66	★

FirstRate Mode
Climate: 24

RATING SUMMARY for: Block 27 Section 64 O'CONNOR, 12 Cockle St, O'Connor ACT 2602,

Assessor's Name:

Net Conditioned Floor Area: 144.4 m²

				Points		
Feature				Winter	Summer	Total
CEILING				7	0	8
Surface Area:	3	Insulation:	5			
WALL				-45	-7	-52
Surface Area:	-26	Insulation:	-19	Mass:	-7	
FLOOR				1	0	0
Surface Area:	0	Insulation:	-3	Mass:	3	
AIR LEAKAGE (Percentage of score shown for each element)				3	0	3
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	31 %			
Exhaust Fans	0 %	Doors	17 %			
Down Lights	0 %	Gaps (around frames)	52 %			
DESIGN FEATURES				0	1	1
Cross Ventilation	1					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				-17	-18	-35
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
NNE	10	7%	-10	13	-2	0
ESE	17	12%	-17	10	-5	-12
SSW	13	9%	-16	6	-5	-15
WNW	10	7%	-12	9	-6	-9
Total	50	34%	-54	38	-18	-35

* 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 0 points

			Winter	Summer	Total
RATING	★	SCORE	-51	-25	-69*

* includes 6 points from Area Adjustment

Detailed House Data

House Details

ClientName Yalamanchili
HouseTitle Block 27 Section 64 O'CONNOR
StreetAddress 12 Cockle St, O'Connor ACT 2602
FileCreated 18-07-2025

Climate Details

State
Town Canberra
Postcode 2600
Zone 24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Timber	NA	Yes	No	No	Carp	R0.0	28.4m ²
2	Timber	Enclosed	No	No	No	Carp	R0.0	76.9m ²
3	Timber	Enclosed	No	No	No	Float Timb	R0.0	24.0m ²
4	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	28.4m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Cavity	No	R0.0	18.2m	2.4m
2	Brick Cavity	No	R0.0	4.0m	2.4m
3	Weatherboard	No	R0.0	34.3m	2.4m
4	Weatherboard	No	R0.0	8.3m	2.4m
5	Weatherboard	No	R1.0	18.2m	2.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Low Ventilation	No	Yes	R4.0	129.3m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	WNW	2.0m	0.9m	No	SG	TIMB	NC	No	1.0m	1.0m	0.1m
2	WNW	2.2m	0.8m	No	SG	TIMB	CW	No	0.7m	0.7m	0.1m
3	WNW	2.2m	0.8m	No	SG	TIMB	CW	No	0.7m	0.7m	0.1m
4	NNE	2.2m	0.8m	No	SG	TIMB	CW	No	0.7m	0.7m	0.5m
5	NNE	2.2m	0.8m	No	SG	TIMB	CW	No	0.7m	0.7m	0.5m
6	NNE	1.4m	0.8m	No	SG	TIMB	HB	No	0.7m	0.7m	0.5m
7	ESE	2.0m	1.7m	No	SG	TIMB	CW	No	0.7m	0.7m	1.0m
8	SSW	2.0m	2.6m	No	SG	TIMB	CW	No	0.7m	0.7m	0.1m
9	SSW	2.0m	0.8m	No	SG	TIMB	NC	No	0.7m	0.7m	0.1m
10	ESE	1.1m	1.3m	No	SG	TIMB	NC	No	0.7m	0.7m	0.1m
11	ESE	2.2m	1.6m	No	SG	TIMB	NC	No	0.7m	0.7m	0.1m
12	ESE	1.0m	1.1m	Yes	SG	TIMB	NC	No	0.7m	0.7m	0.1m
13	ESE	1.0m	0.6m	Yes	SG	TIMB	NC	No	0.7m	0.7m	0.1m
14	NNE	2.1m	2.2m	No	DG	TIMB	CW	No	0.7m	0.7m	0.1m
15	ESE	1.1m	2.7m	No	DG	TIMB	CW	No	0.7m	0.7m	0.1m
16	SSW	1.4m	0.8m	No	SG	TIMB	HB	No	0.7m	0.7m	0.1m
17	WNW	1.4m	0.8m	No	SG	TIMB	HB	No	0.7m	0.7m	0.1m
18	WNW	1.4m	0.8m	No	SG	TIMB	HB	No	0.7m	0.7m	0.1m
19	WNW	1.4m	0.8m	No	SG	TIMB	HB	No	0.7m	0.7m	0.1m
20	WNW	1.4m	0.8m	No	SG	TIMB	HB	No	0.7m	0.7m	0.1m

21	ESE	2.0m	1.8m	No	SG	TIMB	CW	No	0.7m	0.7m	3.0m
22	SSW	2.0m	2.7m	No	SG	TIMB	CW	No	0.7m	0.7m	3.0m
23	NNE	0.6m	1.1m	No	SG	TIMB	NC	No	0.7m	0.7m	3.0m

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
1	WNW	2.0m	0.9m	0.0m	0.0m	0.0m	0.0m	0.7m	0.5m	0.7m	0.5m
8	SSW	2.0m	2.6m	3.0m	5.0m	10.6m	3.0m	0.0m	0.0m	10.0m	3.0m
9	SSW	2.0m	0.8m	3.0m	5.0m	11.6m	0.1m	0.0m	0.0m	10.0m	1.5m
10	ESE	1.1m	1.3m	0.0m	0.0m	0.0m	0.0m	5.0m	0.1m	3.0m	4.0m
11	ESE	2.2m	1.6m	0.0m	0.0m	0.0m	0.0m	5.0m	3.0m	3.0m	3.0m
12	ESE	1.0m	1.1m	0.0m	0.0m	0.0m	0.0m	5.0m	4.0m	3.0m	2.0m
13	ESE	1.0m	0.6m	0.0m	0.0m	0.0m	0.0m	5.0m	5.5m	3.0m	1.0m
14	NNE	2.1m	2.2m	3.0m	5.0m	19.1m	-11.0m	10.0m	0.0m	0.0m	0.0m
22	SSW	2.0m	2.7m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	10.0m	0.0m
23	NNE	0.6m	1.1m	6.0m	3.0m	23.1m	-11.0m	0.0m	0.0m	0.0m	0.0m

Zoning Details

Is there Cross Flow Ventilation ? Good

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 0m²
 Area of Lightweight Mass 0m²

	Sealed	UnSealed
Chimneys	0	0
Vents	0	0
Fans	0	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	1
External Doors	0	0

Unflued Gas Heaters 0
 Percentage of Windows Sealed 98%
 Windows - Average Gap Small
 External Doors - Average Gap Small
 Gaps & Cracks Sealed No

Insurance Certificates & Tax Invoice



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

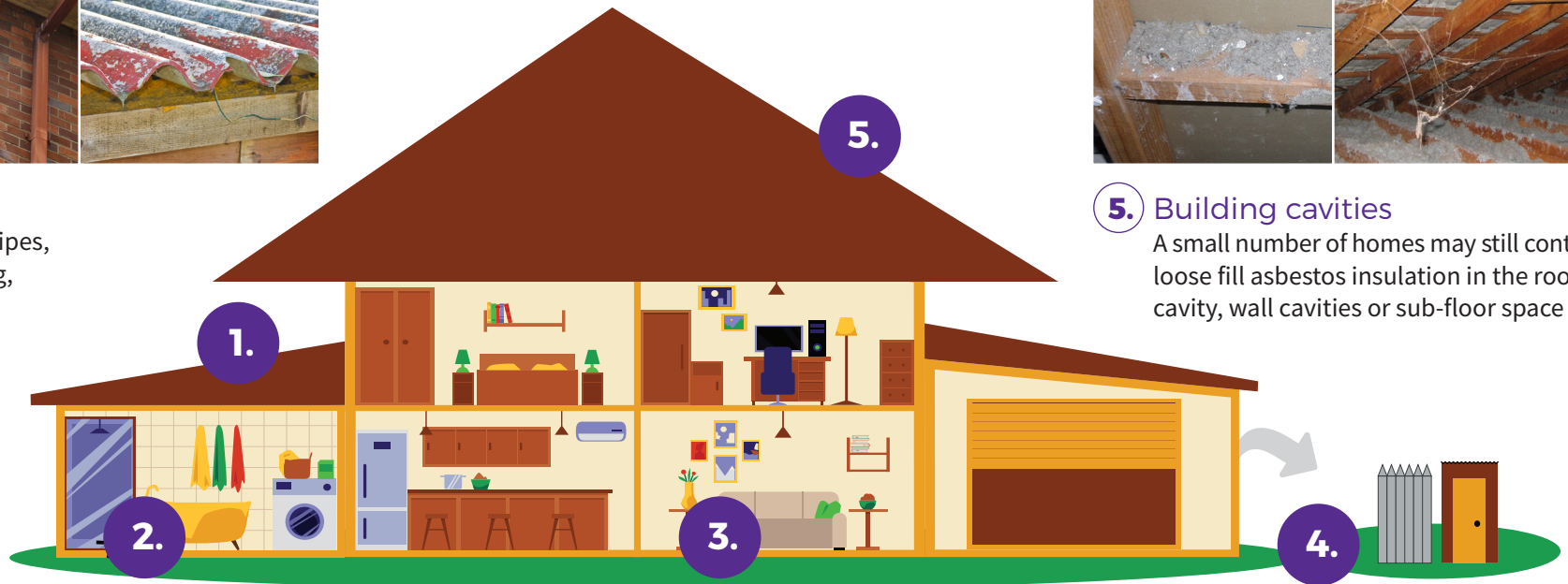
Identify where asbestos materials might be. Five common places are:



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



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



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



- 3.** Internal areas
wall and ceiling panels, carpet underlay,
textured panels, insulation in domestic
heaters



- 4.** Backyard
fences, sheds, garages, carports, dog kennels, buried or
dumped waste, letterboxes, swimming pools

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

Assess the risk

A licensed asbestos assessor can help identify asbestos in your home and its condition.

Asbestos materials become dangerous when:



Broken or in poor
condition



Damaged
accidentally



Disturbed during
renovation or repairs



Loose fill asbestos
insulation



Manage asbestos safely

- Monitor the condition of asbestos in your home
- Inform tradespeople of locations of asbestos in your home
- Avoid disturbing or damaging asbestos if working on your home
- Engage a licensed asbestos removalist to remove asbestos

If you suspect your home contains loose fill asbestos insulation, contact Access Canberra

Pest Controllers Combined Liability Certificate of Currency

The Policy below is current until 4.00pm on the expiry date shown below

INSURED:	ACT Property Inspections Pty Ltd
BUSINESS DESCRIPTION:	General Pest & Weed Control Timber Pest Inspections Termite Barrier Installations Pre-Purchase House Pest Inspections Building Inspections (Non Pest Related) Energy Efficiency Ratings Compliance Reports
POLICY REFERENCE:	09A349653PLB
PERIOD OF INSURANCE:	From: 4.00pm on 30/03/2025 To: 4.00pm on 30/03/2026
POLICY CLASS:	Pest Controllers Combined Liability
SUMS INSURED:	Section 1: General Public & Products Liability \$20,000,000 Our maximum liability in respect of any claim or series of claims for Personal Injury, Property Damage or Advertising Liability caused by or arising out of any one occurrence; and \$20,000,000 Our total aggregate liability during any one period of insurance for all claims arising out of Your Product Section 2: Professional Indemnity \$5,000,000 Our maximum liability in respect of any Claim or any series of Claims inclusive of costs and expenses. \$10,000,000 Our total aggregate liability for all Claims inclusive of costs and expenses.

This Certificate of Currency is subject to the Policy Documentation to be read in conjunction with the Definitions, Conditions and Exclusions in the Pest Controllers Combined Liability Insurance Policy.

Date Issued: 28 March 2025



**ACT
PROPERTY
INSPECTIONS**

TAX INVOICE

Sirisha Yalamanchili & Millikarjuna Yalamanchili
12 Cockle St
O'CONNOR ACT 2602
AUSTRALIA

Invoice Date
15 Jul 2025

Invoice Number
INV-64068

ACT Property Inspections
(02) 6232 4540
Unit 1, 33 Altree Ct
PHILLIP ACT 2606
ABN: 33 600 397 466

Description	Quantity	Unit Price	GST	Amount AUD
ACTPLA Fees - No GST	1.00	186.70	GST Free	186.70
Property Report	1.00	1,366.64	10%	1,366.64
Energy Efficiency Report (Complimentary)	1.00	0.00		0.00
Deferred Payment (Complimentary)	1.00	0.00		0.00
			Subtotal	1,553.34
			TOTAL GST 10%	136.66
			TOTAL AUD	1,690.00

Due Date: 11 Jan 2026

Payment terms – Deferred payment account. This account should be paid in full within 14 days on the earlier of:

- (a) Settlement of the property
- (b) If the Property has not been listed for sale within 3 months of the Property Inspection Date
- (c) If the property is no longer listed for sale
- (d) 180 days after the Property Inspection Date

Please pay within the payment terms to avoid the Deferred Payment Fee. Note: all bank/legal fees incurred in obtaining payment will be the customer's responsibility

Payment Options

Pexa : please quote the invoice number as the reference

Direct Deposit : BSB: 012084 Account Number: 194679655

Account Name: ACT Property Inspections Pty Ltd

Please reference your name and invoice number

Cheques : please make payable to ACT Property Inspections Pty Ltd

[View and pay online now](#)