

Schedule

Land	The unexpired term of the Lease	Unit	UP No.	Block	Section	Division/District
				1	17	Denman Prospect
		and known as 16 Jamrozik Street, Denman Prospect ACT 2611				
Seller	Full name	Johan Christer Nyberg & Lisa Catherine Nyberg				
	ACN/ABN					
	Address	16 Jamrozik Street, Denman Prospect, ACT 2611				
Seller Solicitor	Firm	Elevated Legal Advisory				
	Email	jonathon@elevatedlegal.com.au				
	Phone	0437 693 862	Ref: Jonathon Bellato			
	DX/Address	PO Box 5327, Braddon ACT 2612				
Stakeholder	Name	Hive Property (act) Pty Ltd				
Seller Agent	Firm	HIVE Property				
	Email	bree@hiveproperty.co				
	Phone	0450 566 150	Ref: Bree Prince			
	DX/Address	Level 1/4 Campion Street, Deakin, ACT 2600				
Restriction on Transfer	Mark as applicable	<input checked="" type="checkbox"/> Nil	<input type="checkbox"/> section 370	<input type="checkbox"/> section 280	<input type="checkbox"/> section 306	<input type="checkbox"/> section 351
Land Rent	Mark one	<input checked="" type="checkbox"/> Non-Land Rent Lease	<input type="checkbox"/> Land Rent Lease			
Occupancy	Mark one	<input checked="" type="checkbox"/> Vacant possession	<input type="checkbox"/> Subject to tenancy			
Breach of covenant or unit articles	Description (Insert other breaches)	As disclosed in the Contract				
Goods	Description	Fixed floor coverings, window treatments and light fittings as inspected				
Date for Registration of Units Plan	Not applicable					
Date for Completion	On or before 120 days from the Date of this Contract					
Electronic Transaction?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes, using Nominated ELN: PEXA				
Land Tax to be adjusted?	<input type="checkbox"/> No	<input type="checkbox"/> Yes				
Residential Withholding Tax	New residential premises?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes			
	Potential residential land?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes			
	Buyer required to make a withholding payment?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes (insert details on p.3)			
Foreign Resident Withholding Tax	Relevant Price more than \$750,000.00?	<input type="checkbox"/> No	<input type="checkbox"/> Yes			
	Clearance Certificates attached for all the Sellers?	<input type="checkbox"/> No	<input type="checkbox"/> Yes			

An agent may only complete the details in this black box and exchange this contract. See page 3 for more information.

Buyer	Full name					
	ACN/ABN					
	Address					
Buyer Solicitor	Firm					
	Email					
	Phone		Ref			
	DX/Address					
Price	Price					(GST inclusive unless otherwise specified)
	Less deposit					(10% of Price) <input type="checkbox"/> Deposit by Instalments (clause 52 applies)
	Balance					
Date of this Contract						

Co-Ownership	Mark one (show shares)	<input type="checkbox"/> Joint tenants	<input type="checkbox"/> Tenants in common in the following shares:
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Read This Before Signing: Before signing this Contract you should ensure that you understand your rights and obligations. You should read the important notes on page 3. You should get advice from your solicitor.

Seller signature	Buyer signature
Seller witness name and signature	Buyer witness name and signature

Seller Disclosure Documents

The following marked documents are attached and form part of this Contract. The Buyer acknowledges that by execution of this Contract the Buyer certifies in writing that the Buyer received the marked documents prior to entering into this Contract.

- Crown lease of the Land (including variations)
- Current certified extract from the land titles register showing all registered interests affecting the Property
- Deposited Plan for the Land
- Energy Efficiency Rating Statement
- Encumbrances shown on the land titles register (excluding any mortgage or other encumbrance to be discharged)
- If there is an encumbrance not shown on the land titles register — a statement about the encumbrance complying with the Civil Law (Sale of Residential Property) Regulations
- Lease Conveyancing Inquiry Documents for the Property
- Building Conveyancing Inquiry Document (except if:
 - the Property is a Class A Unit
 - the residence on the Property has not previously been occupied or sold as a dwelling; or
 - this Contract is an “off-the-plan purchase”)
- Building and Compliance Inspection Report(s) (except if section 9(2)(a)(ii) or section 9(2)(a)(iii) of the Sale of Residential Property Act applies).
- Pest information (except if the property is a Class A Unit or is a residence that has never been occupied): Pest Inspection Report(s).
- Regulated Swimming Pool documentation required under section 9 (1)(ja) of the Sale of Residential Property Act (on and from 1 May 2024).

If the Property is off-the-plan:

- Proposed plan
- Inclusions list

If the Property is a Unit where the Units Plan is not registered:

- Inclusions list
- Disclosure Statement

If the Property is a Unit where the Units Plan is registered:

- Units Plan concerning the Property
- Current certified extract from the land titles register showing all registered interests affecting the Common Property
- Unit Title Certificate
- Registered variations to rules of the Owners Corporation
- (If the Unit is an Adaptable Housing Dwelling) drawings and plans demonstrating compliance with Australian Standard AS 4299-1995 (Adaptable Housing) as in force from time to time
- (If the Owners Corporation is a party to a Building Management Statement) Building Management Statement

If the Property is a Lot that is part of a Community Title Scheme:

- Section 67 Statement, as first or top sheet
- Community Title Master Plan
- Community Title Management Statement

If the Property is a Lot that will form part of a Community Title Scheme:

- Proposed Community Title Master Plan or sketch plan
- Proposed Community Title Management Statement

GST

- Not applicable
- Input taxed supply of residential premises
- Taxable supply (including new residential premises)
- GST-free supply of going concern
- Margin scheme applies

Tenancy

- Tenancy Agreement
- No written Tenancy Agreement exists

Invoices

- Building and Compliance Inspection Report
- Pest Inspection Report

Asbestos

- Asbestos Advice
- Current Asbestos Assessment Report

Damages for delay in Completion – applicable interest rate and legal costs and disbursements amount (see clause 22)

Interest rate if the defaulting party is the Seller	% per annum
Interest rate if the defaulting party is the Buyer	10% per annum
Amount to be applied towards legal costs and disbursements incurred by the party not at fault	\$550 (GST inclusive)

Tenancy Summary

Premises		Expiry date	
Tenant name		Rent	
Commencement date		Rent review date	
Term		Rent review mechanism	

Managing Agent Details for Owners Corporation or Community Title Scheme (if no managing agent, secretary)

Name		Phone	
Address			

RW Amount

(residential withholding payment) — further details

The supplier will frequently be the Seller. However, sometimes further information will be required as to which entity is liable for GST (eg if the Seller is part of a GST group, where the GST representative has the GST liability). If more than one supplier, provide details for each supplier.

Supplier	Name			
	ABN		Phone	
	Business address			
	Email			
Residential Withholding Tax	Supplier's portion of the RW Amount:		\$	
	RW Percentage:			%
	RW Amount (ie the amount that the Buyer is required to pay to the ATO):		\$	
	Is any of the consideration not expressed as an amount in money?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	
	If 'Yes', the GST inclusive market value of the non-monetary consideration:		\$	
	Other details (including those required by regulation or the ATO forms):			

Cooling Off Period

(for residential property only)

- 1 The Buyer may rescind this Contract at any time before 5pm on the 5th Business Day after the day this Contract is made except if any circumstance in paragraph 2 applies.
- 2 There is no cooling off period if:
 - the Buyer is a corporation; or
 - the Property is sold by tender; or
 - the Property is sold by auction; or
 - before signing this Contract, the Buyer gives the Seller a certificate in the form required by the Sale of Residential Property Act signed by the Buyer Solicitor; or
 - this Contract is made on the same day the Property was offered for sale by auction but passed in and the Buyer was recorded in the bidders record as a bidder or a person for whom a bidder was bidding.
- 3 A Buyer exercising the cooling off right by rescinding this Contract forfeits 0.25% of the Price. The Seller is entitled to recover the amount forfeited from the Deposit and the Buyer is entitled to a refund of any balance.

Warnings

- 1 The Lease may be affected by the *Residential Tenancies Act 1997 (ACT)* or the *Leases (Commercial & Retail) Act 2001 (ACT)*.
- 2 If a consent to transfer is required by law, see clause 4 as to the obligations of the parties.
- 3 As some risks associated with the Property pass from the Seller to Buyer on the Date of this Contract, (except if the Property is a Unit) the Buyer should take out insurance on the Property on the Date of this Contract.
- 4 The Buyer will usually have to pay stamp duty on the purchase of the Land. The Buyer may incur penalties if the Buyer does not pay the stamp duty within the required time.
- 5 There are serious risks to a Buyer releasing the Deposit before Completion. The Buyer should take legal advice before agreeing to release the Deposit.
- 6 The Buyer should consider the application of the Territory Plan and other planning and heritage issues before signing this Contract.
- 7 If the Lease is a concessional lease then restrictions on transfer and other dealings may apply.

Disputes

If there is a dispute, the Law Society encourages the use of informal procedures such as negotiation, independent expert appraisal or mediation to resolve the dispute.

Exchange of Contract

- 1 An Agent, authorised by the Seller, may:
 - insert:
 - the name and address of, and contact details for, the Buyer;
 - the name and address of, and contact details for, the Buyer Solicitor;
 - the Price;
 - the Date of this Contract,
 - insert in, or delete from, the Goods; and
 - exchange this Contract.
- 2 An Agent must not otherwise insert, delete or amend this Contract.
- 3 **The Agent must not exchange this Contract unless expressly authorised by the Seller or (if a solicitor is acting for the Seller) by the Seller or the Seller Solicitor.**

The Seller agrees to sell and the Buyer agrees to buy the Property for the Price on these terms:

1. Definitions and interpretation

- 1.1 Definitions appear in the Schedule and as follows:

Affecting Interests means any mortgage, encumbrance, lease, lien, charge, notice, order, caveat, writ, or other interest;

Adaptable Housing Dwelling has the meaning in the Sale of Residential Property Act;

Agent has the meaning in the Sale of Residential Property Act;

ATO means the Australian Taxation Office, and includes the Commissioner for Taxation;

Balance of the Price means the Price less the Deposit;

Breach of Covenant means:

- a Development not approved under the Planning Act including a development for which design and siting approval has not been obtained;
- a breach of the Building and Development Provision;

- a breach of any obligation of the Seller in a registered restrictive covenant affecting the Lease;
- a breach of any other term of the Lease;
- a breach of the articles of the Owners Corporation (if the Property is a Unit); or
- an Unapproved Structure;

Building Act means the *Building Act 2004* (ACT);

Building and Development Provision has the meaning in the Planning Act;

Building Conveyancing Inquiry Document has the meaning in the Sale of Residential Property Act;

Building and Compliance Inspection Report has the meaning in the Sale of Residential Property Act;

Building Management Statement has the meaning in the Land Titles Act;

Business Day means any day other than a Saturday, Sunday, public holiday or bank holiday in the Australian Capital Territory;

Class A Unit has the meaning in the Sale of Residential Property Act;

Common Property for a Unit has the meaning in the Unit Titles Act;

Common Property for a Lot that forms part of a Community Title Scheme has the meaning in the Community Title Act;

Community Title Act means the *Community Title Act 2001* (ACT);

Community Title Body Corporate means the entity referred to as such in the Community Title Act;

Community Title Management Statement has the meaning in the Community Title Act;

Community Title Master Plan has the meaning in the Community Title Act;

Community Title Scheme has the meaning in the Community Title Act;

Completion means the time at which this Contract is completed and **Completed** has a corresponding meaning;

Compliance Certificate means a certificate issued for the Lease under section 296 of the *Planning and Development Act 2007*, Division 10.12.2 of the Planning Act or under section 28 of the *City Area Leases Act 1936* or under section 180 of the Land Act;

Covenant includes a restrictive covenant;

Default Notice means a notice in accordance with clause 18.5 and clause 18.6

Default Rules has the meaning in the Unit Titles Management Act;

Deposit means the deposit forming part of the Price;

Developer in respect of a Lot has the meaning in the Community Title Act;

Developer Control Period has the meaning in the Unit Titles Management Act;

Development has the meaning in the Planning Act;

Development Statement has the meaning in the Unit Titles Act;

Disclosure Statement has the meaning in the Property Act;

Disclosure Update Notice has the meaning in section 260(2) of the Property Act;

Encumbrance has the meaning in the Sale of Residential Property Act but excludes a mortgage;

Energy Efficiency Rating Statement has the meaning in the Sale of Residential Property Act;

Excluded Change has the meaning in section 259A(4) of the Property Act;

General Fund Contribution has the meaning in section 78(1) of the Unit Titles Management Act;

GST has the meaning in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth);

GST Rate means the prevailing rate of GST specified as a percentage;

Improvements means the buildings, structures and fixtures erected on and forming part of the Land;

Income includes the rents and profits derived from the Property;

Land Act means the *Land (Planning & Environment) Act 1991* (ACT);

Land Charges means rates, land rent, land tax and other taxes and outgoings of a periodic nature in respect of the Property;

Land Rent Act means the *Land Rent Act 2008* (ACT);

Land Rent Lease means a Lease that is subject to the Land Rent Act;

Land Titles Act means the *Land Titles Act 1925* (ACT);

Lease means the lease of the Land having the meaning in the Planning Act;

Lease Conveyancing Inquiry Document has the meaning in the Sale of Residential Property Act;

Legislation Act means the *Legislation Act 2001*;

Liability of the Owners Corporation means any actual or contingent liability of the Owners Corporation attributable to the Unit on a Unit Entitlement basis (other than normal operating expenses) or expenditure to be made by the Owners Corporation to fulfil its obligations under the Unit Titles Management Act;

Lot has the meaning in the Community Title Act;

Non-Land Rent Lease means a Lease that is not subject to the Land Rent Act;

Notice to Complete means a notice in accordance with clause 18.1 and clause 18.2 requiring a party to complete;

Owners Corporation means the Owners Corporation for the Unit constituted or to be constituted under the Unit Titles Management Act following registration of the Units Plan;

Pest Inspection Report has the meaning in the Sale of Residential Property Act;

Pest Treatment Certificate has the meaning in the Sale of Residential Property Act;

Planning Act means the *Planning Act 2023* (ACT);

Planning and Land Authority has the meaning in the Legislation Act;

Prescribed Building has the meaning in the Building Act;

Prescribed Terms has the meaning in the Residential Tenancies Act;

Property means the unexpired term of the Lease, the Improvements and the Goods, or (if the Land is a Unit) the unexpired term of the Unit Lease, the Improvements and the Goods;

Property Act means the *Civil Law (Property) Act 2006* (ACT);

Required Documents has the meaning in the Sale of Residential Property Act and includes a Unit Title Certificate but excludes a copy of this Contract;

Rescission Notice has the meaning in the Sale of Residential Property Act;

Residential Tenancies Act means the *Residential Tenancies Act 1997* (ACT);

Sale of Residential Property Act means the *Civil Law (Sale of Residential Property) Act 2003* (ACT);

Section 56 Certificate means a certificate for a Lot issued under section 56 of the Community Title Act;

Section 67 Statement means a statement for a Lot complying with section 67(2)-(4) of the Community Title Act;

Service includes air, communication, drainage, electricity, garbage, gas, oil, radio, sewerage, telephone, television, or water service;

Staged Development has the meaning given by section 17(4) of the Unit Titles Act;

Tenancy Agreement includes a lease for any term and whether for residential purposes or otherwise;

Unapproved Structure has the meaning in the Sale of Residential Property Act;

Unit means the Unit referred to in the Schedule and which has the meaning in the Unit Titles Act;

Unit Entitlement for the Unit has the meaning in the Unit Titles Act;

Unit Title is the Lease together with the rights of the registered lessee of the Unit;

Unit Title Certificate means a certificate for the Unit issued under section 119 of the Unit Titles Management Act;

Unit Titles Act means the *Unit Titles Act 2001* (ACT);

Unit Titles Management Act means the *Unit Titles (Management) Act 2011* (ACT);

Units Plan means all the documents relating to the subdivision of the Land registered as the Units Plan for the Unit under the *Land Titles (Unit Titles) Act 1970*; and

Withholding Law means Subdivision 14 of Schedule 1 of the *Taxation Administration Act 1953* (Cth) and associated provisions.

1.2 In this Contract:

- a reference to the Seller or to the Buyer includes the executors, administrators and permitted assigns of any of them, if an individual, and the successors or permitted assigns of any of them, if a corporation;
- the singular includes the plural, and the plural includes the singular;
- a reference to a person includes a body corporate;
- a term not otherwise defined has the meaning in the Legislation Act; and
- a reference to an Act includes a reference to any subordinate legislation made under it or any Act which replaces it.

1.3 Headings are inserted for convenience only and are not part of this Contract.

1.4 If the time for something to be done or to happen is not a Business Day, the time is extended to the next Business Day, except in the case of clause 2.1.

1.5 A reference to “this Contract” extends to the Schedule, any annexure, additional clauses and attachments forming part of this Contract.

1.6 If there is more than one buyer or more than one seller the obligations which they undertake bind them jointly and individually.

1.7 Where the Buyer consists of more than one person, as between themselves, they agree to buy the Property in the specified manner of Co-ownership or if one alternative is not marked, as joint tenants.

1.8 Without limiting clause 13, the parties agree that for the purposes of the *Electronic Transactions Act 2001* (ACT) and the *Electronic Transactions Act 1999* (Cth), this Contract may be signed and/or exchanged electronically.

2. Terms of payment

2.1 The Buyer must pay the Deposit on the Date of this Contract, to the Stakeholder or, if no Stakeholder is named, then to the Seller.

2.2 The Deposit becomes the Seller’s property on Completion.

2.3 The Deposit may be paid by cheque or in cash (up to \$3,000.00) but if it is not paid on time or, if it is paid by cheque which is not honoured on first presentation, the Buyer is in default.

2.4 If the Buyer is in default under clause 2.3, then immediately and without the notice otherwise necessary under clause 18, clause 19 applies.

2.5 On Completion the Buyer must give the Seller an authority directing the Stakeholder to account to the Seller for the Deposit.

2.6 On Completion the Buyer must pay to the Seller in Canberra the Balance of the Price by unendorsed bank cheque, or in cash (up to \$200.00).

2.7 Any money payable to the Seller by the Buyer or the Stakeholder must be paid to the Seller or as the Seller Solicitor directs in writing and payment in accordance with that direction will be sufficient discharge to the person paying.

2.8 Completion must take place on the Date for Completion or as otherwise determined by this Contract and if not specified or determined, within a reasonable time.

3. Title to the Lease

- 3.1 The Lease is or will before Completion be granted under the Planning Act.
- 3.2 The Lease is transferred subject to its provisions.
- 3.3 The title to the Lease is or will before Completion be registered under the Land Titles Act.
- 3.4 The title to the Lease must be transferred free from all Affecting Interests except as otherwise provided.
- 3.5 The Buyer cannot insist on any Affecting Interests being removed from the title to the Lease before Completion provided, on Completion, the Seller gives the Buyer any documents and registration fees necessary to remove the Affecting Interests.

4. Restrictions on transfer

- 4.1 The Lease is not subject to any restrictions on transfer other than any Restriction on Transfer.
- 4.2 If the Lease is subject to a Restriction on Transfer under the Planning Act due to non-compliance with the Building and Development Provision then this Contract is subject to the grant of the approval referred to in section 370 of the Planning Act. A Restriction on Transfer referring to “section 370” refers to this restriction.
- 4.3 If the Lease is a lease of the type referred to in section 279 of the Planning Act then this Contract is subject to the approval in accordance with the Planning Act. A Restriction on Transfer referring to “section 280” refers to this restriction.
- 4.3A If the Lease is subject to a Restriction on Transfer under section 306 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in sections 306 and 307 of the Planning Act. A Restriction on Transfer referring to “section 306” refers to this restriction.
- 4.3B If the Lease is subject to a Restriction on Transfer under section 351 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in section 351 of the Planning Act. A Restriction on Transfer referring to “section 351” refers to this restriction. Immediately after the Date of this Contract the Seller must do everything reasonably necessary to remove the restriction or obtain the consent required. If requested in writing, the Buyer must join in any application of the Seller and must do everything reasonably necessary to enable the Seller to obtain the consent. The Seller must pay all associated fees in connection with the application.

- 4.4 If the consent referred to in clauses 4.2, 4.3, 4.3A or 4.3B is not granted by the Date for Completion then either party may rescind this Contract (provided that the party seeking to rescind is not then in default) and clause 21 applies.

5. Particulars of title and submission of transfer

- 5.1 Unless clause 5.3 applies the Seller need not provide particulars of title.
- 5.2 No later than 7 days before the Date for Completion, the Buyer must give the Seller a transfer of the Lease in the form prescribed by the Land Titles Act, to be returned by the Seller to the Buyer on Completion in registrable form.
- 5.3 If the Seller is not the registered proprietor of the Lease at the Date of this Contract, the Seller must give to the Buyer no later than 14 days before the Date for Completion a copy of the instrument and any other documents necessary to enable the Seller to be registered as proprietor.

6. Buyer rights and limitations

- 6.1 If the Buyer establishes before Completion that except as disclosed in this Contract there is any Unapproved Structure on the Property, then the Buyer may:
 - 6.1.1 require the Seller to arrange for the Unapproved Structure to be approved before Completion; and
 - 6.1.2 if the Unapproved Structure is not approved before Completion, rescind or complete and sue the Seller for damages.
- 6.2 If the Buyer establishes, immediately before Completion, that, except as disclosed in this Contract:
 - 6.2.1 the Property is subject to an encumbrance other than the encumbrances shown on the title to the Lease; or
 - 6.2.2 the Buyer is not entitled to vacant possession, then the Buyer may either:
 - 6.2.3 rescind; or
 - 6.2.4 complete and sue the Seller for damages.
- 6.3 The Buyer is not entitled to make any requisitions on the title to the Property.
- 6.4 The Buyer cannot make a claim or objection or rescind or terminate in respect of:
 - 6.4.1 a Service for the Property being a joint service or passing through another property, or any Service for another property passing through the Property;
 - 6.4.2 a wall being or not being a party wall or the Property being affected by an

easement for support or not having the benefit of an easement for support;

- 6.4.3 any change in the Property due to fair wear and tear before Completion;
- 6.4.4 a promise, representation or statement about this Contract, the Property or the Lease, not made in this Contract;
- 6.4.5 any Breach of Covenant described in the Schedule or disclosed elsewhere in this Contract;
- 6.4.6 the ownership or location of any dividing fence;
- 6.4.7 the ownership of any fuel storage tank; and
- 6.4.8 anything disclosed in this Contract (except an Affecting Interest).

7. Seller warranties

7.1 The Seller warrants that at the Date of this Contract:

- 7.1.1 the Seller will be able to complete at Completion;
- 7.1.2 the Seller has no knowledge of any unsatisfied judgment, order or writ affecting the Property;
- 7.1.3 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property; and
- 7.1.4 the Seller is not aware of any material change in the matters disclosed in the Required Documents.

7.2 The Seller warrants that on Completion:

- 7.2.1 the Seller will be or will be able to be the registered proprietor of the Lease and will own the rest of the Property free from any Affecting Interests;
- 7.2.2 the Seller will have the capacity to complete;
- 7.2.3 there will be no unsatisfied judgment, order or writ affecting the Property;
- 7.2.4 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property;
- 7.2.5 the Seller is not aware of any encroachments by or upon the Property except as disclosed. This warranty does not extend to the location of any dividing fence;
- 7.2.6 there will be no Breach of Covenant except as disclosed in this Contract; and
- 7.2.7 unless disclosed in the Schedule or elsewhere in this Contract, the Lease is a

Non-Land Rent Lease and not a Land Rent Lease.

7.3 The Seller gives no warranties as to the present state of repair of any of the Improvements or condition of the Land, except as required by law.

8. Adjustments

- 8.1 The Seller is entitled to the Income and is liable for all Land Charges up to and including Completion after which the Buyer will be entitled to the Income and liable for the Land Charges, provided the Seller will be liable for all land tax in respect of the Property if the 'Land Tax to be adjusted?' option on the Schedule is marked 'No'.
- 8.2 The parties must pay any adjustment of the Income and Land Charges calculated under clause 8.1 on Completion.
- 8.3 Any concessional Land Charges must be adjusted on the concessional amount of those Land Charges.
- 8.4 If any of the Land Charges have not been assessed on Completion, the Buyer will be entitled to retain in the Buyer Solicitor trust account from the Balance of the Price an amount sufficient to pay the Seller's proportion of those Land Charges.
- 8.5 Attached are copies of the relevant invoices for the cost of obtaining the Building and Compliance Inspection Report and Pest Inspection Report. The Buyer must pay to the Seller the cost of obtaining the Building and Compliance Inspection Report and the Pest Inspection Report as required by section 18 of the Sale of Residential Property Act on Completion.

9. Terms of possession

- 9.1 The Seller must give the Buyer vacant possession of the Property on Completion unless otherwise marked in the Schedule.
- 9.2 If the Property is sold subject to a tenancy, the Seller has:
 - 9.2.1 attached to this Contract a copy of the signed Tenancy Agreement; or
 - 9.2.2 completed the tenancy summary on page 2 of this Contract.
- 9.3 If the Property is sold subject to a tenancy:
 - 9.3.1 the Seller warrants that except as disclosed in this Contract:
 - (a) if applicable, the rental bond has been provided in accordance with the Residential Tenancies Act;
 - (b) if applicable, the Seller has complied with the Residential Tenancies Act;

- (c) if applicable, the Seller has no notice of any application by the tenant for the release of the rental bond;
- (d) no notices relating to the tenancy have been served on the Seller or any agent of the Seller or on the tenant other than as disclosed in this Contract and there are no outstanding claims or disputes with the tenant;
- (e) there is no unremedied breach of the Tenancy Agreement by the tenant or the Seller; and
- (f) if applicable, the Tenancy Agreement incorporates:
 - (i) the Prescribed Terms; and
 - (ii) any other terms approved by the Residential Tenancies Tribunal.

9.3.2 The Seller must hand to the Buyer on Completion:

- (a) any written Tenancy Agreement to which this Contract is subject;
- (b) a notice of attornment;
- (c) if applicable, any notice required to be signed by the Seller to transfer the rental bond by the Office of Rental Bonds to the Buyer; and
- (d) if applicable, any other notice required to be signed by the Seller under the Residential Tenancies Act.

9.3.3 The Buyer indemnifies the Seller in relation to any liability which the Seller incurs or to which the Seller is subject under the tenancy because of matters occurring after Completion.

10. Inspection and condition of Property

- 10.1 The Buyer may on reasonable notice to the Seller and at reasonable times inspect the Property before Completion.
- 10.2 The Seller must leave the Property clean and tidy on Completion.

11. Inspection of building file

- 11.1 The Seller must, if requested by the Buyer, give to the Buyer all authorities necessary to enable the Buyer (or Buyer's nominee) to inspect and obtain at the Buyer's expense, copies of:
 - 11.1.1 any document in relation to the Land and Improvements held by any government or statutory authority; and

- 11.1.2 any notices issued by any authority in relation to the Land and Improvements.

12. Additional Seller obligations

- 12.1 Except for any Breach of Covenant disclosed in this Contract, the Seller must before Completion:
 - 12.1.1 comply with any notice issued by any authority before the Date of this Contract which requires work to be done or money to be spent on or in relation to the Property or the Lease;
 - 12.1.2 obtain approval for any Development conducted on the Land;
 - 12.1.3 comply with the Lease to the extent to which the Seller is required to comply up to Completion;
 - 12.1.4 comply with any obligations on the Seller in a registered restrictive covenant affecting the Lease; and
 - 12.1.5 give the Buyer notice of any material change (other than fair wear and tear) the Seller becomes aware of in the matters disclosed in the Required Documents, since the date of each of the relevant Required Documents.

13. Electronic transaction

- 13.1 In this clause 13, the following words mean:

Adjustment Figures mean details of the adjustments to be made to the Price under this Contract;

Completion Time means the time of day on the Date for Completion when the Electronic Transaction is to be Completed;

Conveyancing Transaction has the meaning given in the Participation Rules;

Digitally Signed has the meaning given in the Participation Rules and **Digitally Sign** has a corresponding meaning;

Discharging Mortgagee means any discharging mortgagee, chargee, covenant chargee or caveator whose provision of a Digitally Signed discharge of mortgage, discharge of charge or withdrawal of caveat is required in order for unencumbered title to the Lease to be transferred to the Buyer;

ECNL means the *Electronic Conveyancing National Law (ACT) Act 2020 (ACT)*;

Effective Date means the date on which the Conveyancing Transaction is agreed to be an Electronic Transaction under clause 13.2.2 or, if clause 13.2.1 applies, the Date of this Contract;

Electronic Document means a caveat, a Crown lease or an instrument as defined in the Land Titles Act which may be created and Digitally Signed in an Electronic Workspace;

Electronic Transaction means a Conveyancing Transaction to be conducted for the parties by their legal representatives as Subscribers using an ELN and in accordance with the ECNL and the Participation Rules;

Electronic Transfer means a transfer of the Lease under the Land Titles Act to be prepared and Digitally Signed in the Electronic Workspace established for the purposes of the parties' Conveyancing Transaction;

Electronic Workspace has the meaning given in the Participation Rules;

Electronically Tradeable means a land title dealing that can be lodged electronically;

ELN has the meaning given in the Participation Rules;

FRCGW Remittance means a remittance which the Buyer must make in accordance with the Withholding Law and clauses 51.4 to 51.8;

GSTRW Payment means a payment which the Buyer must make in accordance with the Withholding Law and clauses 53.5 to 53.9;

Incoming Mortgagee means any mortgagee who is to provide finance to the Buyer on the security of the Lease and to enable the Buyer to pay the whole or part of the price;

Land Registry has the meaning given in the Participation Rules;

Lodgment Case has the meaning given in the Participation Rules;

Mortgagee Details mean the details which a party to the Electronic Transaction must provide about any Discharging Mortgagee of the Land as at Completion;

Nominated ELN means the ELN specified in the Schedule;

Participation Rules mean the participation rules as determined by the ECNL;

Populate means to complete data fields in the Electronic Workspace;

Prescribed Requirement has the meaning given in the Participation Rules;

Subscribers has the meaning given in the Participation Rules; and

Title Data means the details of the title to the Lease made available to the Electronic Workspace by the Land Registry.

- 13.2 This Conveyancing Transaction is to be conducted as an Electronic Transaction and this Contract is amended as required if:
- 13.2.1 this Contract says that it is an Electronic Transaction; or
- 13.2.2 the parties otherwise agree that it is to be conducted as an Electronic Transaction.
- 13.3 However, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:
- 13.3.1 if the title to the Lease is not Electronically Tradeable or the transfer of the Lease is not eligible to be lodged electronically; or
- 13.3.2 if, at any time after the Effective Date, but at least 14 days before the Date for Completion, a party serves a notice on the other party stating a valid reason why it cannot be conducted as an Electronic Transaction.
- 13.4 If, because of clause 13.3.2, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:
- 13.4.1 each party must:
- (a) bear equally any disbursements or fees; and
- (b) otherwise bear that party's own costs; incurred because this Conveyancing Transaction was to be conducted as an Electronic Transaction; and
- 13.4.2 if a party has paid all of a disbursement or fee which by reason of this clause, is to be borne equally by the parties, that amount must be adjusted on Completion.
- 13.5 If this Conveyancing Transaction is to be conducted as an Electronic Transaction:
- 13.5.1 to the extent that any other provision of this Contract is inconsistent with this clause, the provisions of this clause prevail and this Contract is amended to give full effect to the Electronic Transaction;
- 13.5.2 without limiting clause 13.5.1, clause 5.2 does not apply;
- 13.5.3 the parties must conduct the Electronic Transaction:
- (a) in accordance with the Participation Rules and the ECNL; and
- (b) using the Nominated ELN, unless the parties otherwise agree;
- 13.5.4 a party must pay the fees and charges payable by that party to the ELN and the

- Land Registry as a result of this transaction being an Electronic Transaction; and
- 13.5.5 a document which is an Electronic Document is served as soon as it is first Digitally Signed in the Electronic Workspace on behalf of the party required to serve it.
- 13.6 The Seller must within 7 days of the Effective Date:
- 13.6.1 create an Electronic Workspace;
- 13.6.2 Populate the Electronic Workspace with Title Data, the Date for Completion and, if applicable, Mortgagee Details; and
- 13.6.3 invite the Buyer and any Discharging Mortgagee to the Electronic Workspace.
- 13.7 If the Seller has not created an Electronic Workspace in accordance with clause 13.6, the Buyer may create an Electronic Workspace. If the Buyer creates the Electronic Workspace the Buyer must:
- 13.7.1 Populate the Electronic Workspace with Title Data;
- 13.7.2 create and Populate the Electronic Transfer;
- 13.7.3 Populate the Electronic Workspace with the Date for Completion and a nominated Completion Time; and
- 13.7.4 invite the Seller and any Incoming Mortgagee to join the Electronic Workspace.
- 13.8 Within 7 days of receiving an invitation from the Seller to join the Electronic Workspace, the Buyer must:
- 13.8.1 join the Electronic Workspace;
- 13.8.2 create and Populate the Electronic Transfer;
- 13.8.3 invite any Incoming Mortgagee to join the Electronic Workspace; and
- 13.8.4 Populate the Electronic Workspace with a nominated Completion Time.
- 13.9 If the Buyer has created the Electronic Workspace the Seller must within 7 days of being invited to the Electronic Workspace:
- 13.9.1 join the Electronic Workspace;
- 13.9.2 Populate the Electronic Workspace with Mortgagee Details, if applicable; and
- 13.9.3 invite any Discharging Mortgagee to join the Electronic Workspace.
- 13.10 To complete the financial settlement schedule in the Electronic Workspace:
- 13.10.1 the Seller must provide the Buyer with Adjustment Figures at least 2 Business Days before the Date for Completion;
- 13.10.2 the Buyer must confirm the Adjustment Figures at least 1 Business Day before the Date for Completion; and
- 13.10.3 if the Buyer must make a GSTRW Payment and / or an FRCGW Remittance, the Buyer must Populate the Electronic Workspace with the payment details for the GSTRW Payment or FRCGW Remittance payable to the ATO at least 2 Business Days before the Date for Completion.
- 13.11 Before Completion, the parties must ensure that:
- 13.11.1 all Electronic Documents which a party must Digitally Sign to complete the Electronic Transaction are Populated and Digitally Signed;
- 13.11.2 all certifications required by the ECNL are properly given; and
- 13.11.3 they do everything else in the Electronic Workspace which that party must do to enable the Electronic Transaction to proceed to Completion.
- 13.12 If Completion takes place in the Electronic Workspace:
- 13.12.1 payment electronically on Completion of the Balance of the Price in accordance with clause 2.6 is taken to be payment by a single unendorsed bank cheque; and
- 13.12.2 clauses 51.4.3, 51.4.4, 53.8 and 53.9 do not apply.
- 13.13 If the computer systems of any of the Land Registry, the ELN, the ATO or the Reserve Bank of Australia are inoperative for any reason at the Completion Time agreed by the parties, a failure to complete this Contract for that reason is not a default under this Contract on the part of either party.
- 13.14 If the computer systems of the Land Registry are inoperative for any reason at the Completion Time agreed by the parties, and the parties agree that financial settlement is to occur despite this, then on financial settlement occurring:
- 13.14.1 all Electronic Documents Digitally Signed by the Seller, any discharge of mortgage, withdrawal of caveat or other Electronic Document forming part of the Lodgment Case for the Electronic Transaction shall be taken to have been unconditionally and irrevocably delivered to the Buyer or

the Buyer's mortgagee at the time of financial settlement; and

13.14.2 the Seller shall be taken to have no legal or equitable interest in the Property.

13.15 If the parties do not agree about the delivery before Completion of one or more documents or things that cannot be delivered through the Electronic Workspace, the party required to deliver the documents or things:

13.15.1 holds them on Completion in escrow for the benefit of the other party; and

13.15.2 must immediately after Completion deliver the documents or things to, or as directed by the party entitled to them.

14. Off the plan purchase and Compliance Certificate

14.1 If the Lease contains a Building and Development Provision which has not been complied with at the Date of this Contract, and clause 4.2 does not apply:

14.1.1 where the Seller is obliged to construct Improvements by Completion, before the Date for Completion, the Seller must at the Seller's expense complete the construction of the Improvements promptly and in a good and workmanlike manner substantially in accordance with the proposed plan, specifications and inclusions list attached; and

14.1.2 on or before Completion, the Seller must at the Seller's expense give to the Buyer evidence that a Compliance Certificate has been obtained.

15. Goods

15.1 The Seller gives no warranties as to the present state of repair of any of the Goods except as required by law.

15.2 The Goods are included in the Price.

15.3 The Seller warrants that the Goods are unencumbered and that the Seller has the right to sell them.

15.4 The Goods become the Buyer's property on Completion.

15.5 Except for fair wear and tear, the Seller must give the Goods to the Buyer on Completion in the same state of repair they are in at the Date of this Contract.

16. Errors and misdescriptions

16.1 If, before Completion, the Buyer becomes aware of an error in the description of the Property the Buyer may:

16.1.1 identify whether the error is material or not material, and ask the Seller to arrange for the error to be corrected before Completion; and

16.1.2 if the error is not corrected before Completion:

(a) for an error that is material — rescind this Contract, or complete this Contract and make a claim for compensation; and

(b) for an error that is not material — complete this Contract and make a claim for compensation.

16.2 This clause applies even if the Buyer did not take notice of or rely on anything in this Contract containing or giving rise to the error or misdescription.

16.3 The Buyer is not entitled to compensation to the extent the Buyer knew the true position before the Date of this Contract.

17. Compensation claims by Buyer

17.1 To make a claim for compensation (including a claim under clause 16) the Buyer must give notice to the Seller before Completion specifying the amount claimed and:

17.1.1 the Seller can rescind if in the case of a claim that is not a claim for delay:

(a) the total amount claimed exceeds 5% of the Price;

(b) the Seller gives notice to the Buyer of an intention to rescind; and

(c) the Buyer does not give notice to the Seller waiving the claim within 14 days after receiving the notice; and

17.1.2 if the Seller does not rescind under clause 17.1.1, the parties must complete and:

(a) the lesser of the total amount claimed and 5% of the Price must be paid out of the Price to, and held by, the Stakeholder until the claim is finalised or lapses;

(b) the amount held is to be invested by the Stakeholder (at the risk of the party who becomes entitled to it) with an Australian bank in an interest-bearing account at call in the name of

- the Stakeholder in trust for the Seller and the Buyer;
 - (c) the claim must be finalised by an arbitrator appointed by the parties or, if an appointment is not made within 28 days of Completion, by an arbitrator appointed by the President of the Law Society of the Australian Capital Territory at the request of a party;
 - (d) the decision of the arbitrator is final and binding;
 - (e) the costs of the arbitration must be shared equally by the parties unless otherwise determined by the arbitrator. For clarity, the arbitrator has the power to award indemnity costs on a legal basis against either party;
 - (f) the Buyer is not entitled, in respect of the claim, to more than the total amount claimed and the costs of the Buyer;
 - (g) interest on the amount held, after deduction of all taxes and bank charges, Stakeholder administration fee and other similar charges and expenses, must be paid to the parties equally or as otherwise determined by the arbitrator; and
 - (h) the claim lapses if the parties do not appoint an arbitrator and neither party asks the President of the Law Society of the Australian Capital Territory to appoint an arbitrator within 90 days after Completion and the amount held by the Stakeholder must be paid immediately to the Seller without any further authority being necessary.
- 18.3.2 be ready willing and able to complete but for some default or omission of the other party.
 - 18.4 Completion at the time date and place specified in the Notice to Complete is an essential term.
 - 18.5 Where one party is in default (other than failing to complete) the other party may at any time after the default serve the party in default a Default Notice.
 - 18.6 A Default Notice:
 - 18.6.1 must specify the default;
 - 18.6.2 must require the party served with the Default Notice to rectify the default within 7* days after service of the Default Notice (excluding the date of service), except in the case of a Default Notice for the purposes of clause 52.6, in which case the period specified in clause 52.6 will apply; and
 - 18.6.3 cannot be used to require a party to complete this Contract.
 - 18.7 At the time the Default Notice is served, the party serving the Default Notice must not be in default.
 - 18.8 The time specified in a Default Notice to rectify the specified default is an essential term.
 - 18.9 Clauses 19 or 20 will apply as appropriate where the party served does not comply with the Notice to Complete or the Default Notice which complies with this clause.
 - 18.10 If the party serving a notice under this clause varies the time referred to in the notice at the request of the other party, the time agreed to in the variation remains an essential term. The consent to the variation must be in writing and be served on the other party.
 - 18.11 The parties agree that the time referred to in clauses 18.2 and 18.6.2 is fair and reasonable.

18. Notice to Complete and Default Notice

- 18.1 If Completion does not take place in accordance with clause 2.8, either party may, at any time after the Date for Completion, serve the other party a Notice to Complete.
- 18.2 A Notice to Complete must appoint a time during business hours and a date being not less than 14* days after service of the Notice to Complete (excluding the date of service) by which and a place in Canberra at which to complete this Contract.
- 18.3 At the time the Notice to Complete is served the party serving the Notice to Complete must:
 - 18.3.1 not be in default; and

19. Termination — Buyer default

- 19.1 If the Buyer does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term then the Seller may by notice served on the Buyer terminate and may then keep, or recover and keep, the Deposit (except so much of it as exceeds 10% of the Price) and either:
 - 19.1.1 sue the Buyer for breach; or
 - 19.1.2 resell the Property and any deficiency arising on the resale and all expenses of and incidental to the resale or attempted resale and the Buyer's default are

* Alter as necessary

recoverable by the Seller from the Buyer as liquidated damages provided the Seller has entered into a contract for the resale of the Property within 12 months of termination.

- 19.2 In addition to any money kept or recovered under clause 19.1, the Seller may retain on termination any other money paid by the Buyer as security for any damages awarded to the Seller arising from the Buyer's default provided that proceedings for the recovery of damages are commenced within 12 months of termination.

20. Termination – Seller default

- 20.1 If the Seller does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term the Buyer may by notice served on the Seller either:

- 20.1.1 terminate and seek damages; or
20.1.2 enforce without further notice any other rights and remedies available to the Buyer.

- 20.2 If the Buyer terminates, the Stakeholder is authorised to refund to the Buyer immediately any money paid on account of the Price.

21. Rescission

- 21.1 Unless section 15 of the Sale of Residential Property Act applies, if this Contract is rescinded, it is rescinded from the beginning, and unless the parties otherwise agree:

- 21.1.1 the Deposit and all other money paid by the Buyer must be refunded to the Buyer immediately without any further authority being necessary; and
21.1.2 neither party is liable to pay the other any amount for damages, costs or expenses.

22. Damages for delay in Completion

- 22.1 If Completion does not occur by the Date for Completion, due to the default of either party, the party who is at fault must pay the other party as liquidated damages on Completion:

- 22.1.1 if the defaulting party is the Seller, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion;
22.1.2 if the defaulting party is the Buyer, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion; and
22.1.3 the amount this Contract says on page 2 to be applied towards any legal costs and disbursements incurred by the party not

at fault if Completion occurs later than 7 days after the Date for Completion.

- 22.2 Whether or not percentages are inserted in clauses 22.1.1 or 22.1.2 the party at fault must pay the amount specified in clause 22.1.3 in addition to any other damages to which the party not at fault is entitled both at law and under this Contract.

- 22.3 The parties agree that:

- 22.3.1 the amount of any damages payable under clause 22.1.1 or clause 22.1.2 to the party not in default is a genuine and honest pre-estimate of loss to that party for the delay in Completion, and
22.3.2 the damages must be paid on Completion.

23. Foreign Buyer

- 23.1 The Buyer warrants the Commonwealth Treasurer cannot prohibit and has not prohibited the transfer of the Lease under the *Foreign Acquisitions and Takeovers Act 1975* (Cth).

- 23.2 This clause is an essential term.

24. GST

- 24.1 If a party must pay the Price or provide any other consideration to another party under this Contract, GST is not to be added to the Price or amount, unless this Contract provides otherwise.

- 24.2 If the Price is stated in the Schedule to exclude GST and the sale of the Property is a taxable supply, the Buyer must pay to the Seller on Completion an amount equal to the GST payable by the Seller in relation to the supply.

- 24.3 If under this Contract a party (Relevant Party) must make an adjustment, pay an amount to another party (excluding the Price but including the Deposit if it is released or forfeited to the Seller) or pay an amount payable by or to a third party:

- 24.3.1 the Relevant Party must adjust or pay at that time any GST added to or included in the amount; but
24.3.2 if this Contract says this sale is a taxable supply, and payment would entitle the Relevant Party to claim an input tax credit, the adjustment or payment is to be worked out by deducting any input tax credit to which the party receiving the adjustment or payment is or was entitled multiplied by the GST Rate.

- 24.4 If this Contract says this sale is the supply of a going concern:

- 24.4.1 the parties agree the supply of the Property is the supply of a going concern;
- 24.4.2 the Seller must on Completion supply to the Buyer all of the things that are necessary for the continued operation of the enterprise;
- 24.4.3 the Seller must carry on the enterprise until Completion;
- 24.4.4 the Buyer warrants to the Seller that on Completion the Buyer will be registered or required to be registered; and
- 24.4.5 if for any reason (and despite clauses 24.1 and 24.4.1) the sale of the Property is not the supply of a going concern but is a taxable supply:
 - (a) the Buyer must pay to the Seller on demand the amount of any GST payable by the Seller in respect of the sale of the Property; and
 - (b) the Buyer indemnifies the Seller against any loss or expense incurred by the Seller in respect of that GST and any breach of clause 24.4.5(a).
- 24.5 If this Contract says the margin scheme applies:
 - 24.5.1 the Seller warrants that it can use the margin scheme; and
 - 24.5.2 the Buyer and Seller agree that the margin scheme is to apply, in respect of the sale of the Property.
- 24.6 If this Contract says the sale is a taxable supply, does not say the margin scheme applies to the sale of the Property, and the sale is in fact not a taxable supply, then the Seller must pay the Buyer on Completion an amount of one-eleventh of the Price.
- 24.7 Unless the margin scheme applies the Seller must, on Completion, give the Buyer a tax invoice for any taxable supply by the Seller by or under this Contract.

25. Power of attorney

- 25.1 Any party who signs this Contract or any document in connection with it under a power of attorney must, on request and without cost, provide the other party with a true copy of the registered power of attorney.

26. Notices claims and authorities

- 26.1 Notices, claims and authorities required or authorised by this Contract must be in writing.
- 26.2 To serve a notice a party must:
 - 26.2.1 leave it at; or

- 26.2.2 send it by a method of post requiring acknowledgment of receipt by the addressee to, the address of the person to be served as stated in the Schedule or as notified by that person to the other as that person's address for service under this Contract; or
- 26.2.3 serve it on that party's solicitor in any of the above ways; or
- 26.2.4 deliver it to an appropriate place in the facilities of a document exchange system in which the recipient solicitor has receiving facilities (and in the latter case service is deemed effected on the Business Day following delivery); or
- 26.2.5 transmit it by email to a party's solicitor to the email address for that solicitor as stated in the Schedule or as notified by that solicitor to the other solicitor as the email address for service under this Contract.
- 26.3 A party's solicitor may give a notice, claim or authority on behalf of that party.

27. Unit title

- 27.1 The following clauses 28 to 39 inclusive apply if the Property is a Unit.

28. Definitions and interpretation

- 28.1 A reference in these clauses 28 to 39 inclusive to a section or Part is a reference to a section or Part of the Unit Titles Management Act.
- 28.2 For the purposes of a claim for compensation pursuant to clause 39, the provisions of clause 17 will apply provided that clause 17.1.1(c) is amended to read "the Buyer does not give notice to the Seller waiving the claim, or so much of it as exceeds 5% of the Price within 14 days after receiving the notice".

29. Title to the Unit

- 29.1 Clauses 3.1, 3.2 and 3.3 do not apply.
- 29.2 The Unit Title is or will before Completion be granted under the Planning Act and is or will before Completion be registered under the *Land Titles (Unit Titles) Act 1970 (ACT)*.
- 29.3 The Unit Title is transferred subject to the Units Plan under which the lease to the Unit is held.

30. Buyer rights limited

- 30.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for compensation in respect of any Breach of Covenant of the Unit Title, any breach of the

lease of the Common Property or breach of rules of the Owners Corporation disclosed in this Contract.

31. Adjustment of contribution

31.1 Any adjustment under clause 8 must include an adjustment of the contributions to the Owners Corporation under section 78 and section 89 of the Unit Titles Management Act.

32. Inspection of Unit

32.1 For the purposes of clause 10.1 Property includes the Common Property.

33. Seller warranties

33.1 The Seller warrants that at the Date of this Contract:

33.1.1 to the Seller's knowledge, there are no unfunded latent or patent defects in the Common Property or Owners Corporation assets, other than the following:

- (a) defects arising through fair wear and tear; and
- (b) defects disclosed in this Contract;

33.1.2 the Owners Corporation records do not disclose any defects to which the warranty in clause 33.1.1 applies;

33.1.3 to the Seller's knowledge, there are no actual, contingent or expected unfunded liabilities of the Owners Corporation that are not part of the Owners Corporation's normal operating expenses, other than liabilities disclosed in this Contract;

33.1.4 the Owners Corporation records do not disclose any liabilities of the Owners Corporation to which the warranty in clause 33.1.3 applies;

33.1.5 the Seller or any occupier of the Unit has not committed any act or omission which may cause the Owners Corporation to incur any costs or perform any repairs;

33.1.6 there is no amount payable to the Owners Corporation by the Seller other than a contribution due under section 78 and section 89 of the Unit Titles Management Act; and

33.1.7 except for an unregistered Units Plan, the rules of the Owners Corporation are, as appropriate:

- (a) as set out in Schedule 4 to the Unit Titles Management Act; or

(b) in respect of a corporation established under the *Unit Titles Act 1970* (*repealed*) and that was in existence immediately prior to 30 March 2012, the articles in force immediately prior to 30 March 2012; or

(c) in respect of a corporation established under the Unit Titles Act and that was in existence immediately prior to 30 March 2012, the articles in force immediately prior to 30 March 2012;

except for any alterations to those rules registered under section 108.

33.2 For clauses 33.1.1 to 33.1.4 inclusive, a Seller is taken to have knowledge of a thing if the Seller has actual knowledge, or ought reasonably to have knowledge, of that thing.

33.3 The Seller warrants that at Completion to the Seller's knowledge, there are no circumstances (other than circumstances disclosed in this Contract) in relation to the affairs of the Owners Corporation likely to significantly prejudice the Buyer.

33.4 For the purposes of clause 7, Property includes the Common Property.

33.5 These warranties are in addition to those given in clause 7.

34. Damage or destruction before Completion

34.1 If the Unit is destroyed or substantially damaged before Completion not due to the fault of either party then either party may by notice to the other rescind and clause 21 applies.

34.2 For the purposes of clause 34.1, the Unit is deemed to be substantially damaged if though not destroyed is unfit for the use to which it was being put at the Date of this Contract or, if not being used at that time, for the purpose permitted by the Unit Title.

35. Notice to Owners Corporation

35.1 The parties must comply with the rules of the Owners Corporation in relation to notification of the sale and purchase of the Unit.

36. Unit Title Certificate

36.1 On Completion the Buyer must pay to the Seller the fee as determined by the Minister pursuant to section 119(7) of the Units Title Management Act for the Unit Title Certificate attached.

37. Unregistered Units Plan

Warning: The following clauses 37, 38 and 39 do not encompass all obligations, rights and remedies under Part 2.9 of the Property Act for off the plan contracts.

- 37.1 This clause 37 applies if at the Date of this Contract, the Units Plan has not been registered.
- 37.2 The Seller must attach a copy of the proposed Units Plan or a sketch plan showing the location and dimensions of the Unit sufficient to enable the Buyer to determine the location and dimensions of the Unit in relation to other units and the Common Property in the proposed development.
- 37.3 If the Units Plan is not registered by the date specified in the Schedule, or elsewhere in this Contract, the Buyer may at any time after that date by notice served on the Seller require that the Units Plan be registered within 14 days of the service of the notice. If the Units Plan is not registered within the time limited by the notice the Buyer may at any time after expiry of the time in the notice rescind and clause 21 will apply.
- 37.4 If the Seller notifies the Buyer that the Units Plan is registered before rescission under this clause, the Buyer will not be entitled to rescind under this clause.
- 37.5 The Buyer cannot make any objection or requisition on title or claim for compensation in respect of:
- 37.5.1 any minor variations to the Unit between the plan attached, and the Units Plan registered by the Registrar General; or
- 37.5.2 any minor alterations required by an authority or the Registrar General in the number, size, location or Unit Entitlement of any other unit in the Units Plan or in or to the Common Property provided the proportion of the Unit Entitlement of the Unit to the other units in the Units Plan is not varied.
- In this clause, a minor variation is any variation less than 5% to either the size or value of the Unit described in the plan attached.
- 37.6 After the Owners Corporation has been constituted under section 8, the Seller must cause the Owners Corporation to comply with the rules of the Owners Corporation and with Parts 2, 3, 4, 5 and 7 to the extent to which the Owners Corporation is required by law to comply with those provisions up to the Date for Completion.
- 37.7 The Seller must not permit the Owners Corporation to vary the rules of the Owners

Corporation from those set out in Schedule 4 of the Unit Title Management Act.

- 37.8 If clause 37.1 applies, the Seller must give to the Buyer a Unit Title Certificate at the Buyer's expense at least 7 days before Completion.
- 37.9 The parties acknowledge that the following must form part of the Contract:
- 37.9.1 a Disclosure Statement for the Unit that complies with the requirements of section 260 of the Property Act; and
- 37.9.2 if a right to approve the keeping of animals during the Developer Control Period is reserved – details of the reservation, including the kind and number of animals.
- 37.10 The Seller warrants that the information disclosed in the Disclosure Statement, including information in any Disclosure Update Notice, is accurate.

38. Rescission of Contract

- 38.1 The Buyer may, by written notice given to the Seller, rescind this Contract if:
- 38.1.1 there would be a breach of a warranty provided in any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4 or 33.3, were this Contract completed at the time it is rescinded; or
- 38.1.2 there would be a breach of a warranty provided in clause 37.10:
- (a) were this Contract completed at the time it is rescinded; and
- (b) the Buyer is significantly prejudiced by the breach,
- and the breach does not relate to an amendment to the Development Statement that is an Excluded Change.
- 38.2 A notice must be given:
- 38.2.1 under clause 38.1.1:
- (a) if this Contract is entered before the Units Plan for the Unit is registered – not later than 3 days before the Buyer is required to complete this Contract; or
- (b) in any other case – not later than 14 days after the later of the following happens:
- (i) the Date of this Contract; and
- (ii) another period agreed between the Buyer and Seller ends; or

38.2.2 under clause 38.1.2 – at any time before the Buyer is required to complete this Contract.

38.3 If the Buyer rescinds this Contract, the Seller must repay any amount paid to the Seller towards the purchase of the Unit and otherwise the provisions of clause 21 will apply.

39. Claims for compensation

39.1 This clause 39 applies if, before Completion, the Buyer reasonably believes that, except as disclosed in this Contract, there would be a breach of a warranty established under any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4, 33.3 or 37.10 were this Contract to be completed.

39.2 The Buyer may, by written notice given to the Seller:

39.2.1 tell the Seller:

- (a) about the breach; and
- (b) that the Buyer will complete this Contract; and

39.2.2 claim compensation for the breach.

39.3 A notice under clause 39.2 must be given:

39.3.1 if this Contract is entered before the Units Plan for the Unit is registered – not later than 3 days before the Buyer is required to complete this Contract; or

39.3.2 in any other case – not later than 14 days after the later of the following happens:

- (a) the Buyer's copy of the Contract is received by the Buyer;
- (b) another period agreed between the Buyer and Seller ends.

39.4 The Buyer may not claim compensation under this clause 39 only because of the breach of a warranty related to an amendment to the Development Statement that is an Excluded Change.

40. Community title

40.1 The following clauses 41 to 50 inclusive apply if the Property is, or will on Completion form, a Lot within a Community Title Scheme.

41. Definitions and interpretation

41.1 A reference in these clauses 40 to 50 inclusive to a section or Part is a reference to a section or Part of the Community Title Act.

42. Buyer rights limited

42.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for

compensation in respect of any breach of the lease of the Common Property or breach of rules or by-laws of the Community Title Body Corporate disclosed in this Contract.

43. Adjustment of contribution

43.1 Any adjustment under clause 8 must include an adjustment of the contributions to the fund under section 45.

44. Inspection of property

44.1 For the purposes of clause 10.1 Property includes the Common Property.

45. Unregistered Community Title Scheme

45.1 This clause 45 applies if at the Date of this Contract, the Community Title Scheme has not registered.

45.2 The Seller must attach a copy of the proposed Community Title Master Plan, or a sketch plan showing the location and dimensions of the Lot sufficient to enable the Buyer to determine the location and dimensions of the Lot in relation to other lots and the Common Property in the proposed scheme.

45.3 The Seller must attach a copy of the proposed Community Title Management Statement.

45.4 The Buyer cannot make any objection or requisition on title or claim for compensation in respect of:

45.4.1 any minor variations to the Lot between the plan attached, and the registered Community Title Master Plan; or

45.4.2 any minor alterations required by an authority or the Registrar General in the number, size, location or entitlement of any other Lot in the Community Title Scheme or in or to the Common Property provided the proportion of the entitlement of the Lot to the other lots in the Community Title Scheme is not varied; or

45.4.3 any minor variations between the proposed Community Title Management Statement and the registered Community Title Management Statement.

In this clause, a minor variation is any variation less than 5% to either the size or value of the Lot described in the plan attached and referred to in the proposed Community Title Management Statement.

45.5 The Seller must not permit the Community Title Body Corporate to vary the by-laws of the

Community Title Scheme from those set out in Schedule 1 of the Community Title Act, unless otherwise disclosed in this Contract.

- 45.6 After the Community Title Body Corporate has been constituted under section 30, the Seller must cause the Community Title Body Corporate to comply with Part 8 to the extent to which the Community Title Body Corporate is required by law to comply with those provisions up to the Date for Completion.

46. Incomplete development of Community Title Scheme

- 46.1 This clause 46 applies if at the Date of this Contract, development of the Community Title Scheme has not completed.
- 46.2 Until the development of a Community Title Scheme is finished, the Developer warrants to the Buyer that the development will be carried out in accordance with the scheme.
- 46.3 Without limiting the damages recoverable for breach of the warranty in clause 46.2, the Buyer may recover damages for the loss of a reasonably expected capital appreciation of the Lot that would have resulted from completion of the development in accordance with the terms of the Community Title Scheme.

47. Incomplete development of Lot

- 47.1 This clause 47 applies if at the Date of this Contract, the Lot is to be developed or further developed in accordance with the Community Title Scheme. For clarity, this clause does not apply if an unconditional Compliance Certificate has issued before the Date of this Contract and the Seller gives to the Buyer evidence acceptable to the Registrar General that an unconditional Compliance Certificate has issued for the Lot, or if the Seller gives an unconditional Compliance Certificate to the Buyer on Completion.
- 47.2 The Buyer becomes bound to develop the Lot in accordance with the Community Title Scheme.
- 47.3 The Seller must give written notice of the proposed sale of the Lot to the Planning and Land Authority.
- 47.4 The Buyer must:
- 47.4.1 give to the Planning and Land Authority a written undertaking to develop the Lot in accordance with the Community Title Scheme (if a form is approved for an undertaking, the form must be used); and
- 47.4.2 give the Planning and Land Authority any security required by the Planning and Land Authority, within 28 days after notice of the transaction was given to the

Planning and Land Authority, for the development of the Lot in accordance with the Community Title Scheme.

48. Required first or top sheet

- 48.1 The Seller must give to the Buyer, before the Buyer enters into this Contract, a Section 67 Statement.
- 48.2 The Section 67 Statement must:
- 48.2.1 state that the Lot is included in a Community Title Scheme that imposes obligations on the owner of the Lot;
- 48.2.2 state the name and address of:
- (a) the body corporate of the scheme; or
- (b) if it is the duty of the Community Title Body Corporate manager to act for the Community Title Body Corporate in supplying Section 56 Certificates – the manager;
- 48.2.3 state the amount of annual contributions currently fixed by the Community Title Body Corporate as payable by the owner of the Lot;
- 48.2.4 identify improvements on common property of the scheme for which the owner of the Lot is responsible;
- 48.2.5 be signed by the Seller or a person authorised by the Seller; and
- 48.2.6 be substantially complete.
- 48.3 The Seller must attach to this Contract, as a first or top sheet, a copy of the Section 67 Statement given to the Buyer under clause 48.1.
- 48.4 The Buyer may rescind this Contract if:
- 48.4.1 the Seller has not complied with clauses 48.1 and 48.3; and
- 48.4.2 Completion has not taken place.

49. Notice to Community Title Body Corporate

- 49.1 The parties must comply with the rules and by-laws of the Community Title Body Corporate in relation to notification of the sale and purchase of the Lot.

50. Section 56 Certificate

- 50.1 The Seller must give to the Buyer a Section 56 Certificate at least 7 days before Completion.
- 50.2 On Completion, the Buyer must pay to the Seller the fee charged for the Section 56 Certificate.

51. Foreign Resident Withholding Tax

Warning: The questions in the Schedule regarding the Relevant Price and the Clearance Certificates are not binding, and are included to remind the parties of their obligations under the Withholding Law.

Warning: The following clauses 51.1 to 51.8 are subject to the Withholding Law, and do not encompass all obligations under the Withholding Law.

51.1 In this clause 51 the following words have the following meanings:

CGT Asset has the meaning in the *Income Tax Assessment Act 1997*;

Clearance Certificate means a certificate issued under section 14-220 of the Withholding Law that covers the date of Completion;

Relevant Percentage means the percentage amount stated in section 14-200(3)(a) and 14-205(4)(a) of the Withholding Law;

Relevant Price means the higher of:

- the Price (including GST); and
- the market value of the CGT Assets sold under this Contract;

as at the Date of this Contract;

Variation Certificate means a certificate issued under section 14-235 of the Withholding Law that covers the date of Completion;

Withholding Amount means, subject to clauses 51.6 and 51.7, the Relevant Percentage of the first element of the CGT Asset's cost base (for all CGT Assets sold under this Contract) as at the Date of this Contract; and

Withholding Law means Subdivision 14-D of Schedule 1 of the *Taxation Administration Act 1953* and associated provisions.

51.2 If the Relevant Price is less than the dollar amount stated in section 14-215(1)(a) of the Withholding Law as at the Date of this Contract, the parties acknowledge that there are no obligations under the Withholding Law.

51.3 If Clearance Certificates for all the Sellers are provided to the Buyer prior to Completion, the parties acknowledge that there are no obligations under the Withholding Law.

51.4 If neither clauses 51.2 or 51.3 apply, then:

51.4.1 the Seller must provide to the Buyer any information required to enable the Buyer to comply with clause 51.4.2(a), within 5 days of written request from the Buyer;

51.4.2 the Buyer must:

(a) lodge a purchaser payment notification form with the ATO; and

(b) give evidence of compliance with clause 51.4.2(a) to the Seller;

no later than 5 days before the Date for Completion;

51.4.3 the Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the Withholding Amount; and

51.4.4 the parties must both, on the date of Completion, attend the offices of an authorised collection agent of the ATO to deposit the bank cheque referred to in clause 51.4.3 in payment of the Withholding Amount following Completion.

51.5 If clause 51.4 applies and the parties do not comply with clause 51.4.4:

51.5.1 the Buyer indemnifies the Seller for any loss or damage resulting from the Buyer's delay in remitting and/or failure to remit the Withholding Amount to the ATO; and

51.5.2 the Buyer charges the Property (for the benefit of the Seller) with the Buyer's obligations under this clause 51.5.

51.6 Where the Seller gives the Buyer a Variation Certificate prior to Completion, the Withholding Amount is the amount stated in the Variation Certificate.

51.7 Where Clearance Certificates for some but not all of the Sellers are provided to the Buyer prior to Completion, then the Withholding Amount is reduced by the same percentage as the percentage ownership of the Property of the Sellers that are subject to a Clearance Certificate.

51.8 Where a Clearance Certificate is provided by a Seller to the Buyer, the Seller warrants to the Buyer that that Seller is the entity referred to in the Clearance Certificate and is the relevant taxpayer for capital gains tax payable on the sale of the CGT Assets sold under this Contract.

52. Deposit by Instalments

52.1 The following clauses 52.2 to 52.8 inclusive only apply if the 'Deposit by Instalments' option on the Schedule is selected.

52.2 Clauses 2.1, 2.2, 2.3 and 2.4 are deleted.

52.3 The Buyer must pay the Deposit to the Stakeholder. The Seller agrees to accept the payment of the Deposit in two instalments as follows:

- 52.3.1 5% of the Price by cheque on the Date of this Contract (**First Instalment**); and
- 52.3.2 the balance of the Deposit (if it has not already been paid) by unendorsed bank cheque on the Date for Completion (**Second Instalment**);

and in every respect time is of the essence for payment of the First Instalment in this clause 52.3.1.

- 52.4 The Deposit becomes the Seller's property on Completion or on the earlier termination of this Contract by the Seller for the Buyer's default.
- 52.5 If the First Instalment of the Deposit is:
 - 52.5.1 not paid on time and in accordance with clause 52.3; or
 - 52.5.2 paid by cheque and the cheque is not honoured on first presentation,
 the Buyer is in default and the Seller may terminate this Contract immediately by written notice to the Buyer (without the notice otherwise necessary under clause 18) and clause 19 applies. If the Seller does not terminate this Contract in accordance with this clause 52.5, then this Contract remains on foot, subject to this clause 52.5, until either the Seller terminates the Contract pursuant to this clause 52.5, or waives the benefit of this clause 52.5 pursuant to clause 52.8.
- 52.6 If the Second Instalment of the Deposit is not paid on time in accordance with clause 52.3, then the Seller cannot immediately terminate the Contract for the Buyer's breach of an essential condition. The Seller must make timing of the payment of the Second Instalment an essential condition of the Contract by serving on the Buyer a Default Notice requiring the Buyer to pay the Second Instalment within 14* days after service of the Default Notice (excluding the date of service).
- 52.7 For clarity, the Buyer must pay the full Price to the Seller, on or before Completion.
- 52.8 These clauses 52.2 to 52.8 inclusive are for the benefit of the Seller. The Seller may at any time before this Contract is terminated notify the Buyer in writing that the benefit of these clauses 52.2 to 52.8 inclusive is waived.

53. Residential Withholding Tax

Warning: The following clauses 53.1 to 53.9 are subject to the Withholding Law, and do not encompass all obligations under the Withholding Law.

- 53.1 In this clause 53 the following words have the following meanings:

RW Amount means the amount which the Buyer must pay under section 14-250 of the Withholding Law;

RW Amount Information means the completed RW Amount details referred to on page 3 of this Contract; and

RW Percentage means the percentage amount stated in section 14-250(6), (8) and (9) of the Withholding Law, as applicable to the supply of the Property from the Seller to the Buyer.

- 53.2 The Seller must provide the Buyer with the RW Amount Information no later than 7 days after the Date of this Contract.
- 53.3 If the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'no' or if no selection is made, the Seller warrants to the Buyer that the Buyer is not required to make a payment under section 14-250 in relation to the supply of the Property from the Seller to the Buyer.
- 53.4 The following clauses 53.5 to 53.9 inclusive only apply if the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'yes'.
- 53.5 Subject to any adjustments to the Price that may arise after the date that the RW Amount Information is provided in accordance with clause 53.2 and which affect the RW Amount, the Seller warrants to the Buyer on the date that the RW Amount Information is provided to the Buyer that the Seller has provided the Buyer with the information required under section 14 255 of the Withholding Law in relation to the supply of the Property from the Seller to the Buyer, and that this information is true and correct to the Seller's knowledge.
- 53.6 The Buyer must provide the Seller with a copy of the 'GST property settlement withholding notification online form' confirmation email (or emails, if applicable) issued to the Buyer by the ATO no later than:
 - 53.6.1 21 days after a written request from the Seller; or
 - 53.6.2 7 days prior to the Date for Completion, whichever is the earlier.
- 53.7 The Buyer must provide the Seller with evidence of submission by the Buyer to the ATO of the 'GST property settlement date confirmation online form', with such evidence to be provided prior to or on Completion.

* Alter as necessary

- 53.8 The Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the RW Amount.
- 53.9 In relation to the unendorsed bank cheque required by clause 53.8, the Buyer must:
- 53.9.1 forward the unendorsed bank cheque to the ATO immediately after Completion; and
 - 53.9.2 provide the Seller with evidence of payment of the RW Amount to the ATO.

Block 1 Section 17 Denman Prospect
16 Jamrozik Street, Denman Prospect
ACT 2611

SPECIAL CONDITIONS

54. DEFINITIONS

In this contract:

- (a) **Contract** means this Contract including the General Conditions, these Special Conditions and any Schedule, Appendix or Annexure;
- (b) **FATA** means *Foreign Acquisitions and Takeovers Act 1975* (Cth)
- (c) **Foreign Person** means:
 - i. a "foreign person" as defined in section 21A as the meaning is extended by section 4(6) of the FATA; or
 - ii. a "person to whom this section applies" within the meaning of section 26A as section 26A is affected by section 5A of the FATA.
- (d) **General Conditions** General Conditions means the ACT Law Society Contract for Sale CS09-2021 or as updated by the Law Society from time to time.
- (e) **Loss** includes any cost, liability, loss, fine, penalty, suit, claim, damage or proceeding.
- (f) **Raise Issue** means any of (and any combination of) the following:
 - i. make any claim (for damages or otherwise);
 - ii. make any requisition;
 - iii. object;
 - iv. deduct, or seek to deduct, from any monies otherwise payable to the Seller;
 - v. retain, or seek to retain, any monies otherwise payable to the Seller;
 - vi. rescind this Contract;
 - vii. terminate this Contract;
 - viii. require works to be undertaken to the Building or Land;
 - ix. require any documents, certificates, approvals or similar; or
 - x. delay Completion.

55. GENERAL

- (a) This Contract cannot be varied, except in in writing, which must be agreed to and executed by all parties.
- (b) A right created by this Contract cannot be waived except in writing signed by the party entitled to that right. Delay by a party in exercising a right does not constitute a waiver of that right, nor will a waiver (either wholly or in part) by a party of a right operate as a subsequent waiver of the same right or any other right of that party.

- (c) Each party must promptly execute all documents and do all things necessary or desirable to give full effect to the arrangements contained in this Contract.
- (d) The laws applicable in the Australian Capital Territory govern this Contract, and the parties submit to the non-exclusive jurisdiction of the courts of the State or Territory and any courts competent to hear appeals from those courts.
- (e) If a clause or part of a clause is unenforceable, voidable, invalid or illegal, it must be read down so as to be enforceable, valid and legal. If this is not possible, the clause (or where possible, the offending part) is taken to be severed from this Contract without affecting the enforceability, validity or legality of the remaining clauses (or parts of the clauses) which will continue in full force and effect. This clause has no effect if the severance alters the basic nature of this Contract or is contrary to public policy.
- (f) A right or obligation of a party that can operate or have effect on or after the completion, expiration, termination or rescission of this Contract will not merge on the occurrence of that event but will remain in full force and effect.
- (g) This Contract is properly executed if each party executes either this document or an identical document. In the latter case, this Contract takes effect when the separately executed documents are exchanged between the parties.
- (h) To the extent that General Conditions are inconsistent with these special conditions, these special conditions override the General Conditions.

56. GENERAL CONDITION AMENDMENTS

To the extent as permitted by law the General Conditions are amended as follows:

- (a) clause 22.1.1 is amended by inserting '0' before the '%' symbol;
- (b) clause 22.1.2 is amended by inserting '10' before the '%' symbol;
- (c) clause 26.2 is deleted and replaced with the following:
 - i. 26.2 To serve a notice a party must:
 - 1. 26.2.1 leave it at; or
 - 2. 26.2.2 send it by a method of post requiring acknowledgement of receipt by the addressee; or
 - 3. 26.2.3 send it by facsimile or electronic mail; or
 - 4. 26.2.4 by delivering to an appropriate place in the facilities of a document exchange system,

to the address of the person to be served as stated in the Schedule, or as notified by that person to the other as that person's address for service under this Contract, or to that party's solicitor.

- (d) insert additional clause 26.4 as follows:
- i. 26.4 A notice is given:
 1. 26.4.1 if hand delivered, on the date of delivery;
 2. 26.4.2 if sent by facsimile transmission, on the date that the sender's facsimile machine records that the facsimile has been successfully transmitted in its entirety;
 3. 26.4.3 if sent by electronic mail, on the date the sender's electronic mail delivery system records that the electronic mail has been successfully transmitted in its entirety;
 4. 26.4.4 sent by prepaid ordinary mail within Australia, on the date being 2 Business Days after the date of posting; or
 5. 26.4.5 sent by prepaid express post International airmail between countries, on the date that is 7 Business Days after the date of posting.

57. CONDITION OF PROPERTY

- (a) The Buyer warrants to the Seller that the Buyer is satisfied with the condition of the Property at the Date of this Contract including any legal and physical defects (latent or patent), infestations and dilapidation.
- (b) The Buyer acknowledges that the Seller has disclosed any Unapproved Structures on the Land and that, unless otherwise provided in this Contract. The Buyer must not Raise Issue or require the Seller to obtain the relevant approvals for the Unapproved Structures.
- (c) The Buyer acknowledges that the Seller makes no warranty as to the status of any contamination that may or may not be present on the Property including the soil, ground water or substrata. The Buyer relies on its own enquiries with regard to any contamination on the Property. The Buyer must not Raise Issue with regard to any contamination which may or may not be present on the Property.
- (d) The Buyer must not Raise Issue due to any matter in relation to the Seller or the Property which was disclosed to the Buyer, or was reasonably capable of being found or discovered by the Buyer had the Buyer undertaken the usual enquiries, investigations and searches about the Property as would reasonably be expected of a prudent Buyer, in a proper and diligent manner.
- (e) Notwithstanding any matter in clause 57(d) the Buyer may not Raise Issue in relation to any of the following matters:
 - i. any encroachment by or on the Property;
 - ii. any dispute regarding any dividing fence;
 - iii. requirements of an authority in relation to the Property;
 - iv. non-compliance of the Property with any law;

- v. the existence or non-existence of any services or utilities to or through the Property.

58. KEYS

The Seller will provide the Buyer with keys necessary to gain access to the dwelling on the Land, as well as any other keys in possession of the Seller on Completion. The Buyer must not Raise Issue regarding any keys provided, or not provided, by the Seller on Completion.

59. ADJUSTMENTS

- (a) If Completion does not occur on the Date for Completion due to the default of the Buyer, the Buyer acknowledges that Land Charges under General Condition 8.1 will be adjusted from the Date for Completion.
- (b) The Buyer acknowledges that notwithstanding clause 59(a), the Seller will remain entitled to the Income up to the date of Completion.

60. SELLER AGENT

- (a) The Buyer warrants that it was not introduced directly or indirectly to the Seller, or the Property, by any person other than the Seller Agent, or in circumstances that would give rise to any claim for commission or remuneration with respect to the sale of the Property by any other person.
- (b) The Buyer indemnifies the Seller against any Loss arising from a breach of the warranty in clause 60(a).

61. ENTIRE AGREEMENT

The Buyer agrees that this Contract sets out the entire understanding between the parties concerning the subject matter of this Contract and that it supersedes any prior arrangement, contract or other agreement in relation to the subject matter of this Contract.

62. RELIANCE AND REPRESENTATIONS

The Buyer warrants to the Seller that it has entered into this Contract entirely on its own investigations and enquiries and does not rely on any representation by the Seller, Seller Solicitor or Seller Agent in relation to any matter in relation to the Property or this Contract.

63. FIRB APPROVAL

- (a) The Buyer warrants to the Seller that it does not require any approvals under the Australian Government's foreign investment policy to acquire the Property ("**FIRB Approval**") and that the Treasurer cannot make an order under Part II of the FATA regarding the acquisition of the Property by the Buyer.
- (b) The Buyer indemnifies the Seller against all liability or loss suffered or incurred by the Seller which arises directly or indirectly from a breach of any of the obligations of the Buyer under this clause 63.

64. DIRECTOR GUARANTEE AND INDEMNITY

If the Buyer is a corporation that is not listed on the Australian Stock Exchange or is a company limited by guarantee under the *Corporations Act 2001* (Cth), the Buyer acknowledges and confirms the following:

- (a) each director of the Buyer must and will provide a signed personal guarantee in the form of the Guarantee and Indemnity attached as Annexure A on the Date of this Contract ('Guarantee'); and
- (b) that each director of the Buyer has, on the Date of this Contract, properly executed the Guarantee attached to this Contract and agree to guarantee that corporation's performance of its obligations under this Contract.
- (c) The Buyer acknowledges and agrees that this Clause 64 is an essential term of this Contract.

65. INSOLVENCY AND INCAPACITY

- (a) If the Buyer is a corporation and:
 - i. petition is presented for the winding up of the Buyer and is not stayed, withdrawn or discharged within 21 days or a resolution is passed by the Buyer for its winding up;
 - ii. an administrator or controller (as defined in section 9 of the *Corporations Act 2001* (Cth)) is appointed over the whole or any part of the assets or undertakings of the Buyer;
 - iii. a liquidator is appointed in respect of the undertakings of the Buyer;
 - iv. becomes insolvent (as defined in section 9 of the *Corporations Act 2001* (Cth));
 - v. the Buyer enters any arrangement with its creditors in relation to the affairs of the Buyer,

then the Buyer will be deemed to be in default of this Contract and the Seller may terminate this Contract and General Condition 19 will apply.

- (b) A notice of termination under this clause 65 will not take effect during any stay period, as the term is defined in Section 451(E)(2) of the *Corporations Act 2001* (Cth)
- (c) If the Buyer is an individual and:
 - i. dies; or
 - ii. becomes incapable to manage their affairs due to unsoundness of mind,

then either party may rescind this Contract and General Condition 21 will apply.

ANNEXURE A: GUARANTEE AND INDEMNITY

In this Guarantee & Indemnity:

- (a) Guarantor means each director of the Buyer as at the Date of this Contract.
- (b) Any capitalised terms used in this Guarantee & Indemnity which are not defined have the corresponding meaning given to them in the Contract which this Guarantee & Indemnity forms an Annexure to.
- (c) In consideration of the Seller entering the Contract with the Buyer at the request of each Guarantor, each Guarantor guarantees to the Seller the payment of all money payable by the Buyer under the Contract and the performance of all other obligations imposed on the Buyer under the Contract.
- (d) Each Guarantor indemnifies the Seller against any Loss incurred by the Seller in connection with or arising from any breach or default by the Buyer of its obligations under the Contract.
- (e) Each Guarantor must pay on demand any money due to the Seller under the Guarantee & Indemnity.
- (f) Each Guarantor is jointly and severally liable with the Buyer to the Seller for the performance of the Buyer's obligations under the Contract and any damage incurred by the Seller due to the Buyer's failure to perform its obligations under the Contract.
- (g) Each and every guarantee and indemnity provided under the terms of this Guarantee & Indemnity are continuing and binds each Guarantor despite:
 - i. the death, bankruptcy or liquidation of any Guarantor;
 - ii. the resignation of any Guarantor as a director of the Buyer;
 - iii. any waiver or extension of time granted from the Seller to the Buyer;
 - iv. the Contract being held invalid or incomplete for any reason;
 - v. Completion of the Contract; or
 - vi. improper execution by the Buyer to the Contract.
- (h) Each Guarantor warrants that:
 - i. their obligations under this Guarantee & Indemnity are valid and binding;
 - ii. they are entering this Guarantee & Indemnity as an adult above the age of 18;
 - iii. are not acting in any capacity as a trustee; and

- iv. have been given an opportunity to seek independent legal and financial advice before entering this Guarantee & Indemnity.

Executed by in the presence of:

.....
Signature

.....
Signature of Witness

.....
Name of Guarantor
(Please print)

.....
Name of Witness
(Please print)

Swimming Pool Disclosure Statement

Premises	Unit	UP No.	Block	Section	Division/District
			1	17	Denman Prospect
and known as 16 Jamrozik Street, Denman Prospect ACT 2611					

The Owner discloses, to the best of the Owner's knowledge and belief and as accurately as the Owner has been able to find out:

When:	Disclosure:
The Owner purchased the Premises	2021
The Premises were built	2017
Building approval for the premises was granted (if the Premises were built by the current owner)	N/A
Construction of the pool was completed	2022
Any alterations to the pool were completed	N/A

Standing exemptions:	Disclosure:
Does a standing exemption apply to the pool?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, the following standing exemption applies and circumstances for the exception:	<input type="checkbox"/> a regulated swimming pool that is a demountable pool in place for not more than 3 consecutive days <input type="checkbox"/> a regulated swimming pool built before 1 May 2023 that is a spa (wherever located) covered and secured by a lockable child-resistant structure (such as a door, lid, grille or mesh) that: <ul style="list-style-type: none"> (a) is of substantial construction and having no opening through which it is possible to pass a testing apparatus; and (b) is securely fastened by a device that is itself of substantial construction and has no opening through which it is possible to pass a testing apparatus. <input type="checkbox"/> a regulated swimming pool built before 1 May 2023 that is a spa (located on apartment balcony) if the balcony is accessible only through self-closing and self-latching doors or windows. <input type="checkbox"/> Other: _____

AUSTRALIAN CAPITAL TERRITORY TITLE SEARCH

LAND

Denman Prospect Section 17 Block 1 on Deposited Plan 11390

Lease commenced on 27/06/2016, granted on 27/06/2016, terminating on 26/06/2115

Area is 650 square metres or thereabouts

Proprietor

JOHAN CHRISTER NYBERG

16 JAMROZIK STREET, DENMAN PROSPECT ACT 2611

LISA CATHERINE NYBERG

16 JAMROZIK STREET, DENMAN PROSPECT ACT 2611

as Joint Tenants

REGISTERED ENCUMBRANCES AND INTERESTS

Original title is **Volume 2230 Folio 75**

Restrictions

Market Value Lease: Applies For Term Of Lease

Memorandum of Provisions applies: Refer MOP 2000049

Purpose Clause: Refer Crown Lease

Restrictive Covenant: Created By T 2045605

S.298 Planning and Development Act 2007: Compliance/Completion Cert Issued .

Easements

Easement In Crown Lease: Current

Registered Date	Dealing Number	Description
08/07/2016	2039332	Caveat by Homes for Homes Limited
13/09/2024	3337686	Mortgage to NATIONAL AUSTRALIA BANK LIMITED (ACN: 004 044 937)

End of interests

ADMINISTRATIVE INTERESTS

Administrative interests information is **not** guaranteed by the Registrar-General, and the Registrar-General nor an authorised entity incurs liability for any omission, misstatement or inaccuracy in the information.

Territory Planning Authority - For further information concerning the following administrative interests, please refer to decided development application information available at <https://www.planning.act.gov.au/> or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land,



Product	Title Details
Date/Time	05/02/2026 08:59AM
Customer Reference	20260071
Order ID	20260205000090
Cost	\$35.00

Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The Territory Planning Authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
201629580	Development Application	31/08/2016	MERIT TRACK - MINOR NOTIFICATION	APPROVAL CONDITIONAL	28/10/2016

Description

SINGLE RESIDENTIAL-NEW RESIDENCE. Proposed construction of a single dwelling display home which will be over three storeys in total with a double garage.

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

ACT Revenue Notation
ACT REVENUE OFFICE
Client A/C No 122499
Assessable Estate Concession
Assessment ID 612992
Assessed Value \$450,000.00
Duty Paid \$20.00
For Residential Land only
Date 02/02/2016 Time 13:46:31



T\$2045605 05/09/2016 13:30:05 KONUP

2045605

TRANSFER

Land Titles Act 1925

Form 052 - T



LODGING PARTY DETAILS		
Name	Postal Address	Contact Telephone Number
Professional Engagement Group	88 Danes Street, Kingston ACT 2604	6181 2901

TITLE AND LAND DETAILS				
Volume & Folio	District/Division	Section	Block	Unit
2230: 75	Denman Prospect	17	1	

TRANSFEROR/S - SELLER (Surname Last) (ACN required for all companies) CAPITAL ESTATE DEVELOPMENTS PTY LIMITED ACN 137 573 623	ESTATE OR INTEREST TRANSFERRED (whole or state share) WHOLE
--	--

TRANSFeree/S - BUYER (Surname Last) (ACN required for all companies) BETTER BUILDING HOLDINGS PTY LIMITED ACN 113 350 440	FULL POSTAL ADDRESS including postcode (after Transfer) Po Box 21 Fyshwick ACT 2609
--	--

FORM OF TENANCY
<input type="checkbox"/> Joint Tenants <input type="checkbox"/> Tenants in Common in Equal Shares <input type="checkbox"/> Tenants in Common in (the following shares) - (Please state proprietors name and shares out in full)

CONSIDERATION (whole dollar amounts only) (Please state monetary value or reason for transfer - cannot be "nil") \$450,000.00	RESTRICTIVE COVENANTS (Complete if applicable - otherwise state below "Not Applicable") See Annexure
---	--

DEVELOPMENT STATUS (Tick the appropriate box - one box must be completed)
<input checked="" type="checkbox"/> Land Only or <input type="checkbox"/> Incomplete Building or <input type="checkbox"/> Building Completed

AGREEMENT / CONTRACT FOR SALE DATE 14/10/2015	SETTLEMENT DATE (the date the buyer is liable for rates) 2/8/2016
--	--

COMMUNITY TITLE (if Transfer relates to a Community Title Scheme the following should be attached)

Statutory Declaration

AND

Certified Copy of Undertaking submitted to ACTPLA

ACTPLA – MINISTER / DELEGATE'S CONSENT

I consent to the transfer pursuant to Section 298 of the Planning and Development Act 2007


SAMUEL ZELLER

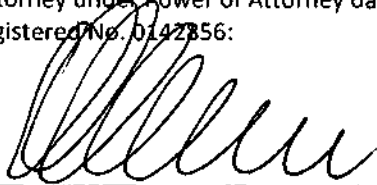
11/02/2016

.....
Delegate of the Authority

TRANSFEROR/S – SELLER'S EXECUTION

Print full name of Transferor

Executed by Capital Estate Developments Pty Limited by its Attorney under Power of Attorney dated 5 August 2015 registered No. 0142856:



Signature of Attorney who declares that the Attorney has not received any notice of the revocation of the power of attorney.

Danielle Mildren - Partner Clayton

Full name of Attorney

Uk

Signature or common seal of Transferor

Print full name and address of witness

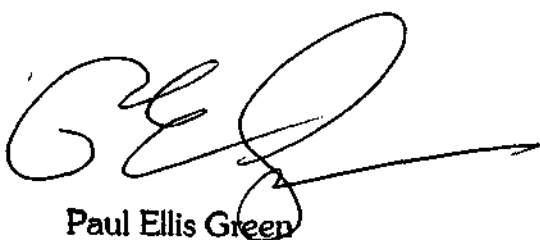


Carol Axletis
Level 10, 2 Phillip Law Street
CANBERRA ACT 2601

Signature of witness

TRANSFeree/S – BUYER'S EXECUTION (if Solicitor for Transferee executes – must state full name of Solicitor)

Print full name of Transferee



Paul Ellis Green
Lawyer
Professional Engagement Group

Signature or common seal of applicant



Print full name and address of witness

Eliot Toole
88 Dawes St Kingston



Signature of witness

OFFICE USE ONLY

Lodged by		Certificate of title lodged	2230:75(1)
Data entered by		Certificates attached to title	
Registered by		Attachments / Annexures	Annexure (asul)
Registration date	19 AUG 2016	Production number	



ACT
Government

Justice and Community Safety

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

ANNEXURE

Form 029 - ANN

Land Titles Act 1925

TITLE AND LAND DETAILS				
Volume & Folio	District/Division	Section	Block	Unit
2230:75	Denman Prospect	17	1	

ANNEXURE TO (insert dealing type)	TOTAL NUMBER OF PAGES IN ANNEXURE
TRANSFER	2

PARTIES TO DOCUMENT (Please state all parties this annexure relates to/supports)

CAPITAL ESTATE DEVELOPMENTS PTY LIMITED ACN 137 573 623 AS TRANSFEROR and BETTER BUILDING HOLDINGS PTY LIMITED ACN 113 350 440 AS TRANSFEEE

Restrictive Covenant - Denman Prospect Stage 1

The Transferee covenants with the Transferor as follows:

1. In these restrictions on user:
 - Building and Siting Guidelines** means the guidelines referred to in the Contract for Sale.
 - Contract for Sale** means the contract for sale entered into between the Transferor and the Transferee for the Land.
 - Crown Lease** means the Crown lease of the Land.
 - Land** means the land the subject of this transfer.
 - Transferee** means the Buyer, its executors, administrators, successors and assigns.
 - Transferor** means the Seller, its successors, nominees or assigns.
2. No building or improvements are to be erected on the Land without the consent in writing of the Transferor and the approval and consent of all relevant authorities.
3. The Transferor must not unreasonably withhold its consent to the erection of any building or improvements where it is in accordance with the Crown Lease and the Building and Siting Guidelines.
4. The Transferor has the power by deed to waive, vary or release any of these covenants.
5. Any waiver, variation or release of these covenants must be done at the cost of the Transferee.
6. The land affected by these covenants is the Land and all blocks located in Sections 6 -25 Division of Denman Prospect.
7. The land burdened by these covenants is the Land.
8. The parcels of land benefited by these covenants are the blocks referred to in clause 6 other than the Land.

9. These restrictions on user shall be released on the date that a Certificate of Occupancy for all improvements made to the Land has been issued by the relevant authority and a copy provided to the Transferor.

TRANSFEROR

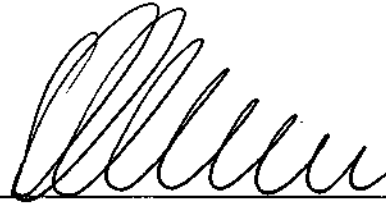
Signed for and on behalf of the Transferor by its Attorney under Power of Attorney dated 5 August 2015 registered No. 0142856 in the presence of:



Signature of Witness

Carol Axiotis

Full Name of Witness



Signature of Attorney who declares that the Attorney has not received any notice of the revocation of the power of attorney

Danielle Mildren - Partner Clayton Utz

Full name of Attorney

TRANSFeree

Executed by **BETTER BUILDING HOLDINGS PTY LIMITED ACN 113 350 440** in accordance with section 127 of the *Corporations Act* by or in the presence of:



Signature of Secretary/other Director

Ivan Juric

Full Name of Secretary/other Director

Signature of Director or Sole Director/Secretary

Full Name of Director or Sole Director/Secretary

HOMES FOR HOMES

A social enterprise by 

21 July 2016

The Registrar
Access Canberra
GPO Box 158
CANBERRA ACT 2601

Dear Sir

Homes for Homes Limited Caveat - Consent to transfer & mortgage
Land: Denman Prospect Section 17 Block 1
Buyer/s: BETTER BUILDING HOLDINGS PTY LIMITED

Homes for Homes Limited is the caveator with respect to the Caveat lodged over Volume 2230 Folio 75, being Division of Denman Prospect Section 17 Block 1.

Homes for Homes Limited consents to:

- the transfer of the Land to the Buyer/s; and
- registration of any mortgage entered into by the Buyer/s with respect to the Land.

Yours sincerely



Damian Atkins
CFO – Homes for Homes Limited

Homes for Homes Limited

Basement Level, 227 Collins Street, Melbourne VIC 3000
Phone 1300 767 918 Fax (03) 9663 4252 enquiries@homesforhomes.com
www.homesforhomes.com

ABN 26 146 151 546

Improving the outcomes for
all through stable housing.

ORIGINAL

This is a market value lease –
s238 (2) (a) (ii) Planning and
Development Act 2007



2230
Volume

75
Folio

333450

LEASE No.

AUSTRALIAN CAPITAL TERRITORY

CONDITIONS APPLICABLE

2,000,049

MOP No.

YES

Annexure

CROWN LEASE

PLANNING AND DEVELOPMENT Act 2007

AUSTRALIAN CAPITAL TERRITORY (PLANNING AND LAND MANAGEMENT) Act 1999 (C'11) ss. 29, 30 & 31

THE PLANNING AND LAND AUTHORITY ON BEHALF OF THE COMMONWEALTH OF AUSTRALIA IN EXERCISING ITS FUNCTIONS GRANTS TO THE LESSEE A LEASE OF THE LAND UNDER THE PLANNING AND DEVELOPMENT ACT 2007 FOR THE TERM AND SUBJECT TO THE PROVISIONS SET OUT BELOW.

THE MEMORANDUM OF PROVISIONS (MOP) No 2,000,049 REGISTERED IN THE REGISTRAR-GENERAL'S OFFICE AND/OR ANY PROVISIONS SET OUT IN ANY ANNEXURE ARE PART OF THIS LEASE.

1. LAND

DISTRICT/DIVISION	SECTION	BLOCK	DEPOSITED PLAN	APPROXIMATE AREA
DENMAN PROSPECT	17	1	11390	650 square metres

2. LESSEE'S NAME AND ADDRESS

CAPITAL ESTATE DEVELOPMENTS PTY LIMITED A.C.N. 137 573 623 having its registered office at Level 1, 2 Brindabella Circuit Canberra Airport ACT

3. FORM OF TENANCY

SOLE PROPRIETOR

4. TERM

GRANT DATE: 27/6/2016 TERM IN YEARS: 99 FROM THE COMMENCEMENT DATE
COMMENCEMENT DATE: 27/6/2016 EXPIRY DATE: 26/6/2115

5. PURPOSE

SINGLE DWELLING HOUSING.

6. RESERVATIONS AND STATUTORY RESTRICTIONS

THE STATUTORY RESTRICTION(S) IS/ARE:
SECTION 298 OF THE PLANNING AND DEVELOPMENT ACT 2007.
RESERVATION - PLEASE SEE ATTACHED ANNEXURE(S)

7. VARIATIONS TO MEMORANDUM OF PROVISIONS

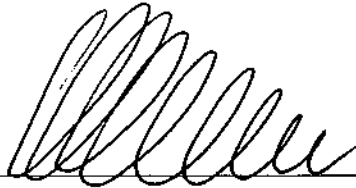
Not Applicable

THIS DOCUMENT SHOULD BE PRESENTED TO THE ACT REVENUE OFFICE FOR NOTATION PRIOR TO LODGEMENT AT THE REGISTRAR-GENERAL'S OFFICE

8. EXECUTION

SIGNED BY

**Capital Estate Developments Pty
Limited** by its attorney **Danielle Mildren**
pursuant to Power of Attorney ACT
Registration No. 0142856



Signature of Attorney/s

Partner Clayton Utz



Signature of Witness

Carol Axiotis

Name of Witness in full


SIGNED BY A DELEGATE AUTHORISED TO EXECUTE THIS LEASE ON BEHALF OF THE COMMONWEALTH:



SIGNATURE

Sandra Aldridge

NAME OF SIGNATORY (BLOCK LETTERS)



SIGNATURE OF WITNESS

Pauline Holmes

OFFICE USE ONLY

EXAMINED *P*

VOLUME: FOLIO *2230.76*

REGISTERED: *10*

DATE:

-7 JUL 2016



LAND TITLES

OFFICE OF REGULATORY SERVICES

Department of Justice and Community Safety



ANNEXURE

Form 029-ANN

Land Titles Act 1925

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block	Unit
2230-75	DENMAN PROSPECT	17	1	

1. The Authority, on behalf of the Commonwealth, grants over that part of the land ("Land") identified as a services easement on the Deposited Plan an easement ("Easement") in favour of the relevant provider (referred to as the "service provider").
2. The service provider may:
 - (1) provide, maintain and replace services supplied by that service provider through the Land within the site of the Easement; and
 - (2) do anything reasonably necessary for that purpose, including without limitation:
 - (a) entering or passing through the Land;
 - (b) taking anything on to the Land; and
 - (c) carrying out work, including without limitation, constructing, placing, repairing or maintaining pipes, poles, wires, cables, conduits, structures and equipment.
3. In exercising the powers in paragraph 2, the service provider must take all reasonable steps to:
 - (1) ensure that the work carried out on the Land causes as little disruption, inconvenience and damage as is practicable; and
 - (2) ensure that the Land is restored as soon as practicable to a condition that is similar to its condition before the work was carried out.
4. Paragraph 3(2), does not require the service provider to restore:
 - (1) the Land to a condition that would result in:
 - (a) an interference with:
 - (i) any service on or through the Land; or
 - (ii) access to any service on or through the Land; or
 - (b) a contravention of a law of the Territory; or

(2) any building or structure placed or constructed on any part of the Land comprising the Easement.

5. The Lessee must not place or construct, nor permit to be placed or constructed, a building or structure or any part of a building or structure on any part of the Land comprising the Easement UNLESS written advice from the service provider is obtained.
6. For the purposes of the Easement, "services", includes, without limitation, the supply of water, gas, electricity and discharge or drainage of water, stormwater and sewage.
7. Nothing in this clause diminishes or affects any rights or powers of a service provider conferred under any statute, regulation or law.

mop

2000049



ACT
Government

Justice and Community Safety

OFFICE OF REG
ACT Justice and Community

MEMORANDUM OF PROVISIONS

Form 049 - MOP

Land Titles Act 1925



This memorandum contains provisions that are intended for inclusion in instruments to be lodged for registration by:

LODGING PARTY DETAILS		
Name	Postal Address	Contact Telephone Number
Monica Saad	Environment and Sustainable Development Directorate, 16 Challis Street, Dickson ACT 2602	6207 2112

NAME OF ORGANISATION WHO DEVELOPED THE MOP (Applicant)
ENVIRONMENT AND SUSTAINABLE DEVELOPMENT DIRECTORATE

NATURE OF INSTRUMENT TYPE (For Example – Memorandum of Sublease)
MEMORANDUM OF PROVISIONS

PROVISIONS (Please state provisions in full. If not enough space provided, please use Form 029 – ANN - Annexure)
I, Monica Saad, being a delegate of the Environment and Sustainable Development Directorate (ESDD) in exercising its functions, APPLY to you to register the attached Memorandum of Provisions. I certify that this memorandum (comprising five (5) pages) is lodged on behalf of ESDD and contains provisions that are to be incorporated by reference in such Crown leases as referred to this memorandum.
Memorandum of Provisions No. 2,000,049 is submitted herewith in accordance with section 103A of the Land Titles Act 1925.

EXECUTION	
Print full name of Applicant/Applicant's Solicitor MONICA SAAD	Print full name and address of witness Environment & Sustainable Development Directorate Dame Pattie Menzies House 16 Challis Street DICKSON ACT 2602
	Signature of witness 
Signature or common seal of applicant	Dated - 17 April 2014
Dated - 17 April 2014	Dated - 17 April 2014

OFFICE USE ONLY			
Lodged by		Attachments / Annexures	
Data entered by			

**AUSTRALIAN CAPITAL TERRITORY
LAND TITLES ACT 1925
Section 103A**

Memorandum Of Provisions

Memorandum of Provisions No.2,000,049

1. INTERPRETATION

IN THIS LEASE, unless the contrary intention appears, the following terms mean:

- 1.1 'Act' - the Planning and Development Act 2007;
- 1.2 'Authority' – the Planning and Land Authority established by section 10 of the Planning and Development Act 2007;
- 1.3 'Building' - any building, structure or improvement on or under the Land;
- 1.4 'Class' - for a building or structure, means the class of building or structure under the building code as defined in the Building Act 2004;
- 1.5 'Commencement Date' - the Commencement Date specified in item 4;
- 1.6 'Commonwealth' – the Commonwealth of Australia;
- 1.7 'Dwelling' -
- (a) means a Class 1 building, or a self-contained part of a Class 2 building, that:
- (i) includes the following that are accessible from within the building, or the self-contained part of the building:
- (1) not more than 2 kitchens;
- (2) at least 1 bath or shower;
- (3) at least 1 toilet pan; and
- (ii) does not have access from another building that is either a Class 1 building or the self-contained part of a Class 2 building; and
- (b) includes any ancillary parts of the building and any Class 10a buildings associated with the building;
- 1.8 'Land' - the Land specified in item 1;

- 1.9 'Lease' - the Crown lease incorporating these provisions;
- 1.10 'Lessee' includes:
- (a) where the Lessee is or includes a person, the executors, administrators and assigns of that person; and
 - (b) where the Lessee is or includes a corporation, the successors and assigns of that corporation;
- 1.11 'Multi-unit housing' means the use of land for more than one dwelling and includes but is not limited to dual occupancy housing;
- 1.12 'Premises' - the Land and any Building at any time on the Land;
- 1.13 'Purpose' - the purpose specified in item 5;
- 1.14 'Single dwelling housing' means the use of land for residential purposes for a single dwelling only;
- 1.15 'Territory':
- (a) when used in a geographical sense, the Australian Capital Territory; and
 - (b) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);
- 1.16 Where the Lessee comprises two or more persons or corporations, an agreement by the Lessee binds them jointly and individually;
- 1.17 The singular includes the plural and vice versa;
- 1.18 A reference to one gender includes the other genders;
- 1.19 A reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute;
- 1.20 A reference to an item is a reference to the corresponding item in the Lease.

2. LESSEE'S OBLIGATIONS

The Lessee must:

RENT

- 2.1 pay to the Authority the rent of 5 cents per annum if and when demanded;

BUILDING SUBJECT TO APPROVAL

- 2.2 not, without the prior written approval of the Authority, except where exempt by law, construct any Building, or make any structural alterations in or to any Building;

COMPLETE CONSTRUCTION

- 2.3 within twenty-four (24) months from the Commencement Date or within such further time as may be approved in writing by the Authority, complete construction of an approved development on the Land as approved by the Authority at a cost of not less than one hundred and eighty thousand dollars (\$180,000) per Dwelling;

UNDERGROUND FACILITIES

- 2.4 ensure that facilities for electrical and telephone cables are installed underground to a standard acceptable to the Authority;

PURPOSE

- 2.5 use the Land for the Purpose;

PRESERVATION OF TREES

- 2.6 during the period allowed for construction, not damage or remove trees identified in a development approval for retention or to which the Tree Protection Act 2005 applies, without the prior written approval of the Territory;

SOLID FUEL HEATING SYSTEM

- 2.7 not install or use a solid fuel heating system on the Premises without the prior written approval of the Authority;

REPAIR AND MAINTAIN

- 2.8 repair and maintain the Premises to the satisfaction of the Authority;

RIGHT OF INSPECTION

- 2.9 subject to the Act, permit anyone authorised by the Authority to enter and inspect the Premises at all reasonable times and in any reasonable manner;

RATES AND CHARGES

- 2.10 pay all rates, taxes, charges and other statutory outgoings, which become payable on or in respect of the Land, as they fall due;

CLEAN AND TIDY

- 2.11 at all times, keep the Premises clean, tidy and free from rubbish and other unsightly or offensive matter PROVIDED ALWAYS THAT should the Lessee fail to do so the Authority may, at the cost of the Lessee, cause any matter or thing to be removed from the Premises and restore the Premises to a clean and tidy condition.

3. MUTUAL OBLIGATIONS

The parties agree that:

OWNERSHIP OF MINERALS AND WATER

- 3.1 all minerals on or in the Land and the right to the use, flow and control of ground water under the surface of the Land are reserved to the Territory;

FAILURE TO REPAIR AND MAINTAIN

- 3.2 if the Lessee fails to repair and maintain the Premises in accordance with clause 2.8, the Authority may, by written notice to the Lessee, require the Lessee to carry out the repairs and maintenance within a specified period of not less than one month;
- 3.3 if the Authority believes that any Building is beyond repair, the Authority may, by written notice to the Lessee, require the Lessee to:
- (a) remove the Building; and
 - (b) construct a new Building to a standard acceptable to the Authority according to approved plans;
- within a specified period of not less than one month;

- 3.4 if the Lessee fails to comply with a notice given under clause 3.2 or 3.3, the Authority may enter the Premises, with anyone else and with any necessary equipment, and carry out the work which the Lessee should have carried out. The Lessee must pay to the Authority, on demand, the costs and expenses of that work;

TERMINATION

- 3.5 if:
- (a) the Lessee at any time does not use the Land for a period of one year for the Purpose; or
 - (b) the Lessee fails to do any of the things which the Lessee has agreed to do in this Lease and that failure continues for three months (or such longer period as may be specified by the Authority) after the date of service on the

Lessee of a written notice from the Authority specifying the nature of the failure;

THEN the Authority on behalf of the Commonwealth may terminate the Lease by giving a written notice of termination to the Lessee. That termination will not adversely affect any other right or remedy which the Authority or the Commonwealth may have against the Lessee for the Lessee's failure;

- 3.6 the power of the Authority on behalf of the Commonwealth to terminate the Lease under clause 3.5 shall not be affected by:
- (a) the acceptance of rent or other money by the Authority during or after the notice has been given; or
 - (b) any delay in exercising any right, power or remedy under the Lease;

FURTHER LEASE

- 3.7 the Lessee will be entitled to a further Lease of the Land on such terms as the Act provides;

NOTICES

- 3.8 any written communication to the Lessee is given if signed on behalf of the Authority and delivered to or sent in a prepaid letter addressed to the Lessee at the Land or at the last-known address of the Lessee or affixed in a conspicuous position on the Premises;

EXERCISE OF POWERS

- 3.9 Any and every right, power or remedy conferred on the Commonwealth or Territory in this Lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory or as the case may be by:
- (a) the Authority;
 - (b) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or
 - (c) an authority or person to whom the Authority has delegated all its powers or functions under the Planning and Development Act 2007.



.....
Signed by **JIM CORRIGAN**)
a delegate authorised to execute this)
Memorandum of Provisions on behalf)
of the Commonwealth)

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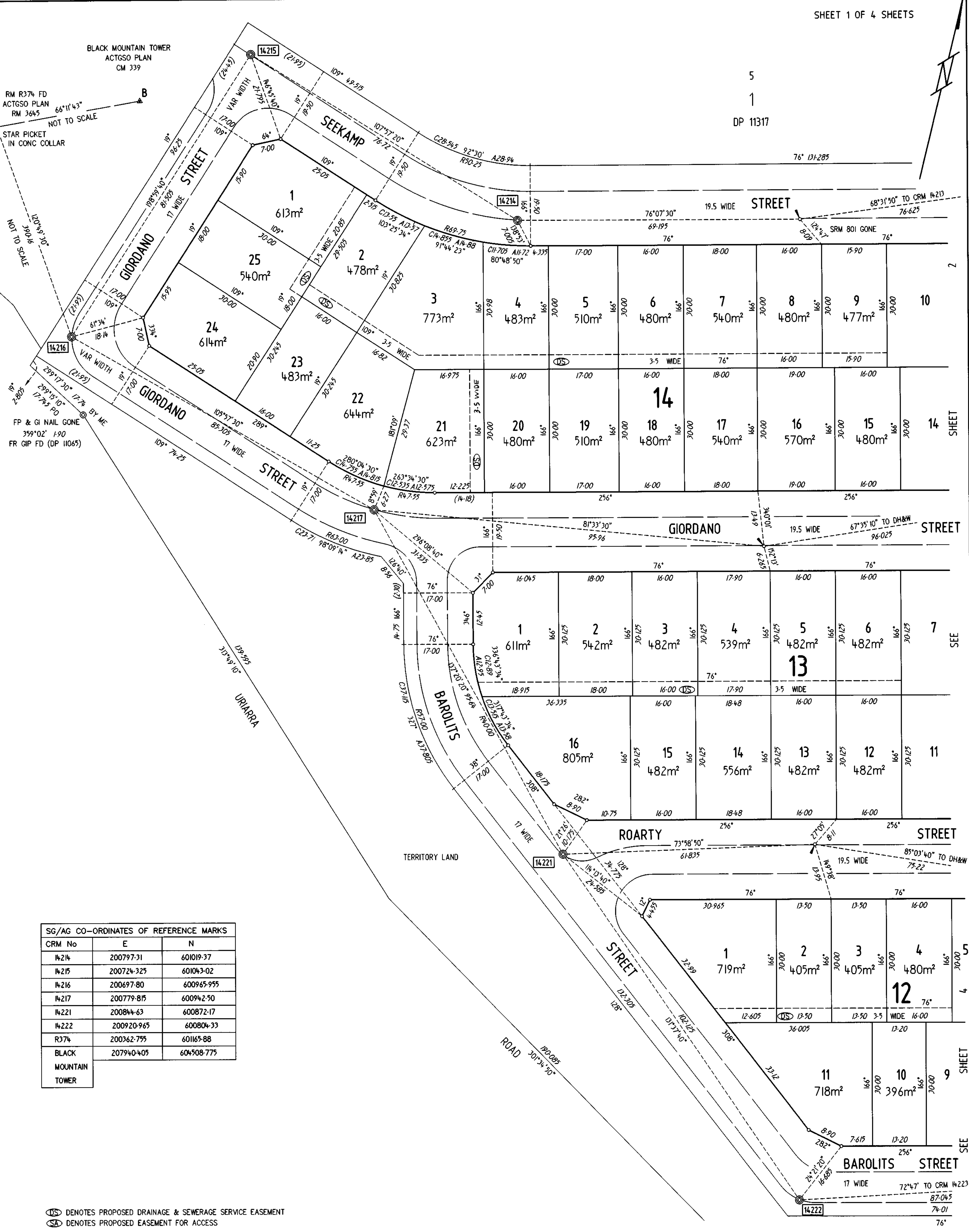
DP 11317

BLACK MOUNTAIN TOWER
ACTGSO PLAN
CM 339

RM R374 FD
ACTGSO PLAN
RM 3645
66°11'43"
NOT TO SCALE

STAR PICKET
IN CONC COLLAR
120°49'30"
390.6
NOT TO SCALE

FP & GI NAIL GONE
359°02' 1-90
FR GIP FD (DP 11065)



CRM No	E	N
14214	200797.31	601019.37
14215	200724.325	601043.02
14216	200697.80	600965.955
14217	200779.815	600942.50
14221	200844.63	600872.17
14222	200920.965	600804.33
R374	200362.755	601165.88
BLACK MOUNTAIN TOWER	207940.405	604508.775

Ⓧ DENOTES PROPOSED DRAINAGE & SEWERAGE SERVICE EASEMENT
Ⓛ DENOTES PROPOSED EASEMENT FOR ACCESS

THIS IS SHEET 1 OF MY PLAN IN 4 SHEETS

REFERENCE MARKS

- ⊙ Denotes GIP
- ⊕ Denotes PLAQUE IN KERB
- ⊙ Denotes DEEP DRIVEN ROD
- ⊕ Denotes DH&W IN KERB (Except as otherwise shown)

NOTE
All Easements are 2.5 metres wide (Except as otherwise shown)

Azimuth: A-B (Strom)
Field Books:
Surveyor's Ref : 08046.32_ST_1A2

I, WILLIAM ROBERT CAMPBELL
of LANDATA SURVEYS Pty Ltd CANBERRA
a surveyor registered under the Surveyors Act 2007 hereby certify
that the survey represented on this plan is accurate and has been
made in accordance with the Surveyors Practice Directions
and was completed on 4 APRIL 2016

(Signature) *William Robert Campbell*
Surveyor registered under the Surveyors Act 2007.

I certify that this plan is the plan prepared in accordance with the
Districts Act 2002

David Snowden 19-04-2016
Surveyor-General of the ACT

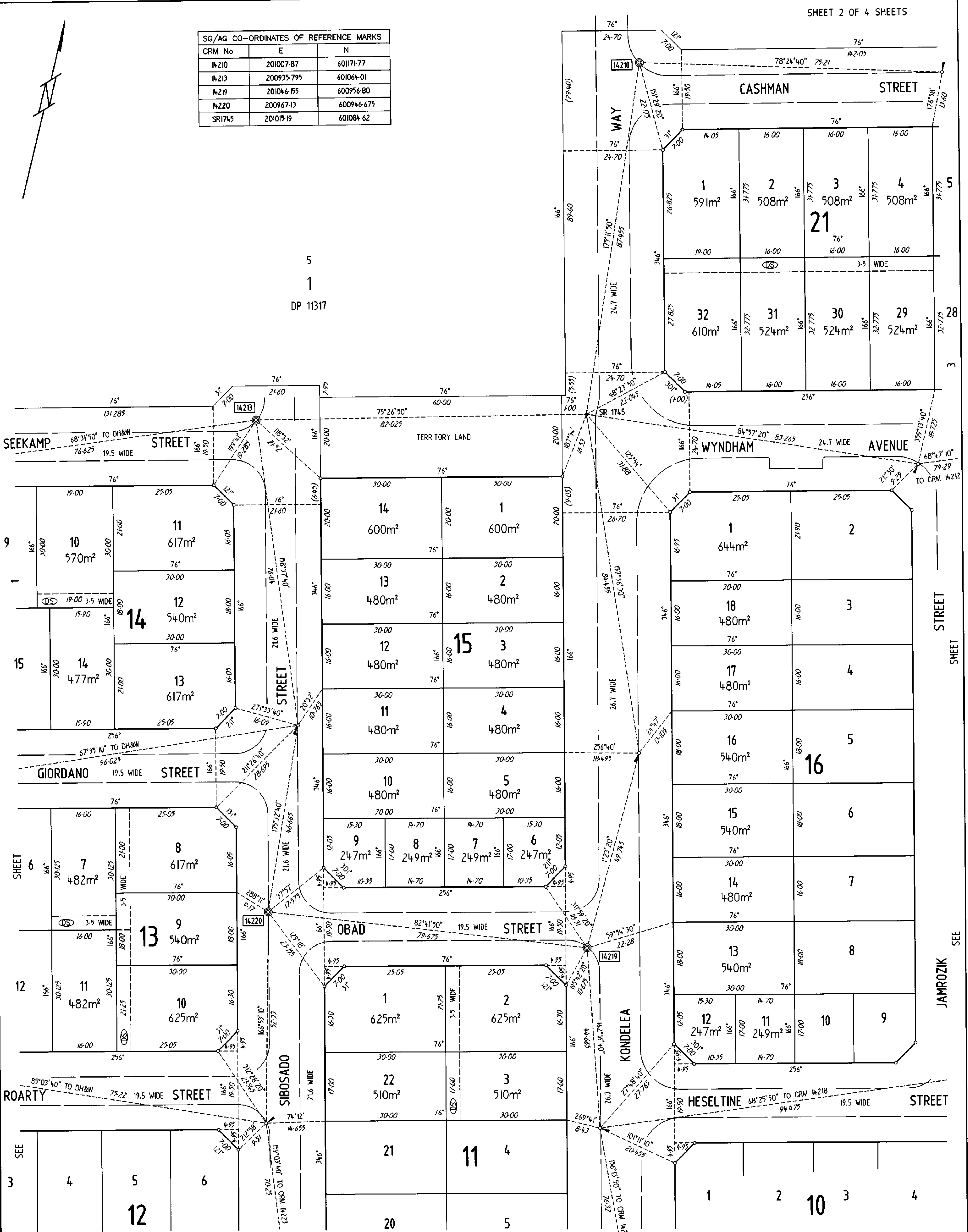
PLAN OF
BLOCKS 1-5&14 SECTION 9, BLKS 1-7&37-44 SEC 10, BLKS 1-10&15-22 SEC 11
BLKS 1-11 SEC 12, BLKS 1-16 SEC 13, BLKS 1-25 SEC 14,
BLKS 1-14 SEC 15, BLKS 1-18 SEC 16, BLKS 1-8&11-18 SEC 17,
BLKS 1-2&13-18 SEC 18, BLKS 1-12&21-32 SEC 21 & BLKS 10-13 SEC 22
DIVISION: DENMAN PROSPECT
DISTRICT: MOLONGLO VALLEY
AUSTRALIAN CAPITAL TERRITORY
SCALE 1:500
0 5 10 20 30 40 METRES

Deposited in the office of the Registrar of Titles at Canberra
in the Australian Capital Territory the Twenty Second
day of April 2016 at _____ minutes
past ten o'clock in the fore noon
Approved *David Snowden*
David Snowden
Registrar-General

DEPOSITED PLAN
11390/1

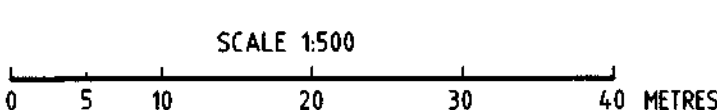
CRM No	E	N
14210	201007-87	601171-77
14213	200935-795	601064-01
14219	201046-155	600956-80
14220	200967-13	600946-675
SR1745	201015-19	601084-62

5
1
DP 11317



SEE SHEET 3, 4, 5, 6, 10, 11, 12, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DS DENOTES PROPOSED DRAINAGE & SEWERAGE SERVICE EASEMENT
SA DENOTES PROPOSED EASEMENT FOR ACCESS

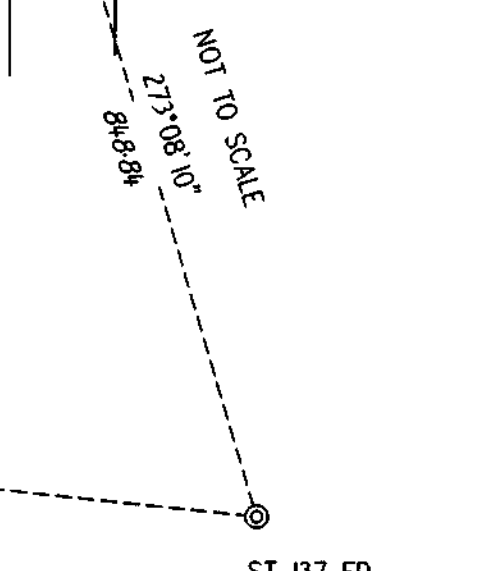
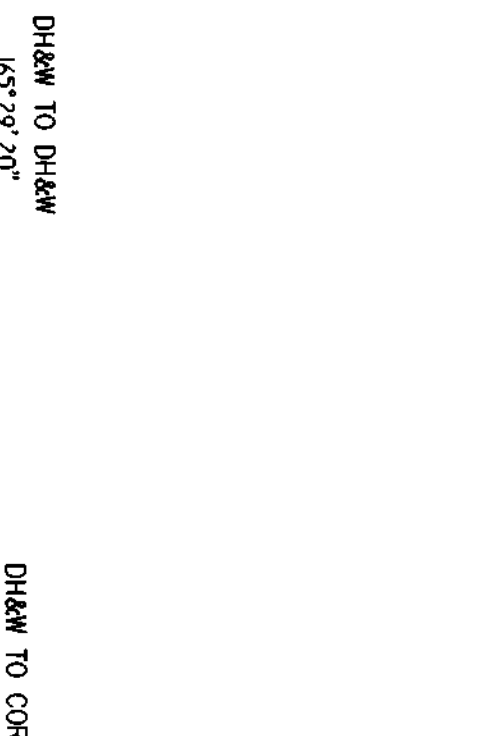
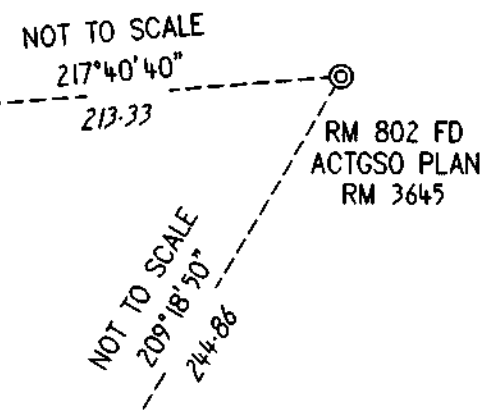
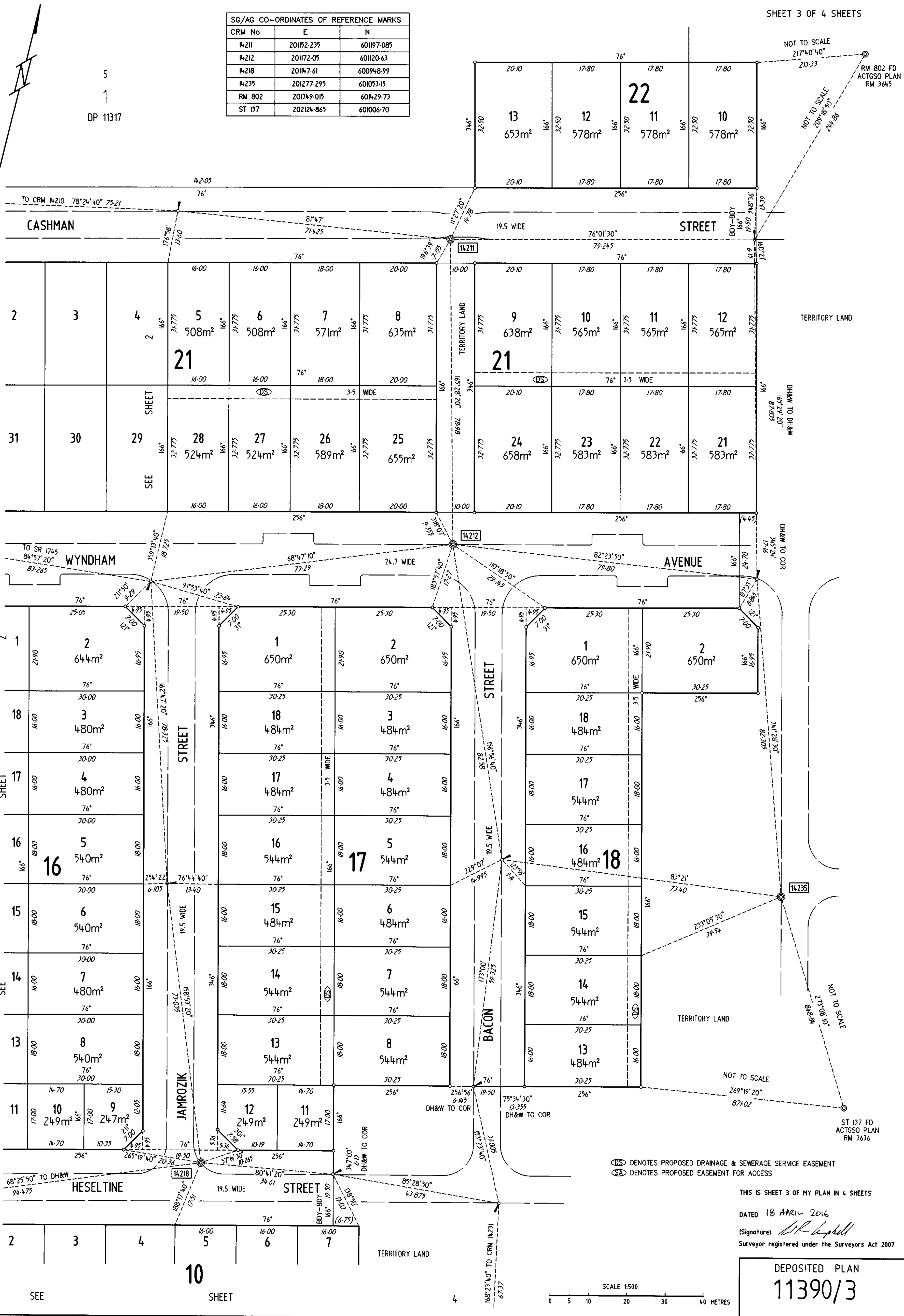


THIS IS SHEET 2 OF MY PLAN IN 4 SHEETS
DATED 18 APRIL 2016
(Signature) *W.R. Longwell*
Surveyor registered under the Surveyors Act 2007

DEPOSITED PLAN
11390/2

SG/AG CO-ORDINATES OF REFERENCE MARKS		
CRM No	E	N
14211	201152-235	601197-085
14212	201172-05	601120-63
14218	201147-61	600948-99
14235	201277-295	601053-15
RM 802	201349-015	601429-73
ST 137	202124-865	601006-70

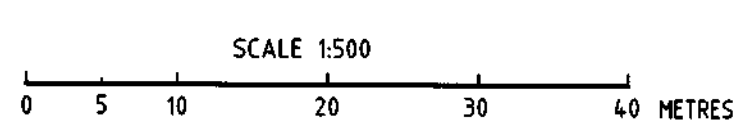
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Ⓢ DENOTES PROPOSED DRAINAGE & SEWERAGE SERVICE EASEMENT
 ⓐ DENOTES PROPOSED EASEMENT FOR ACCESS

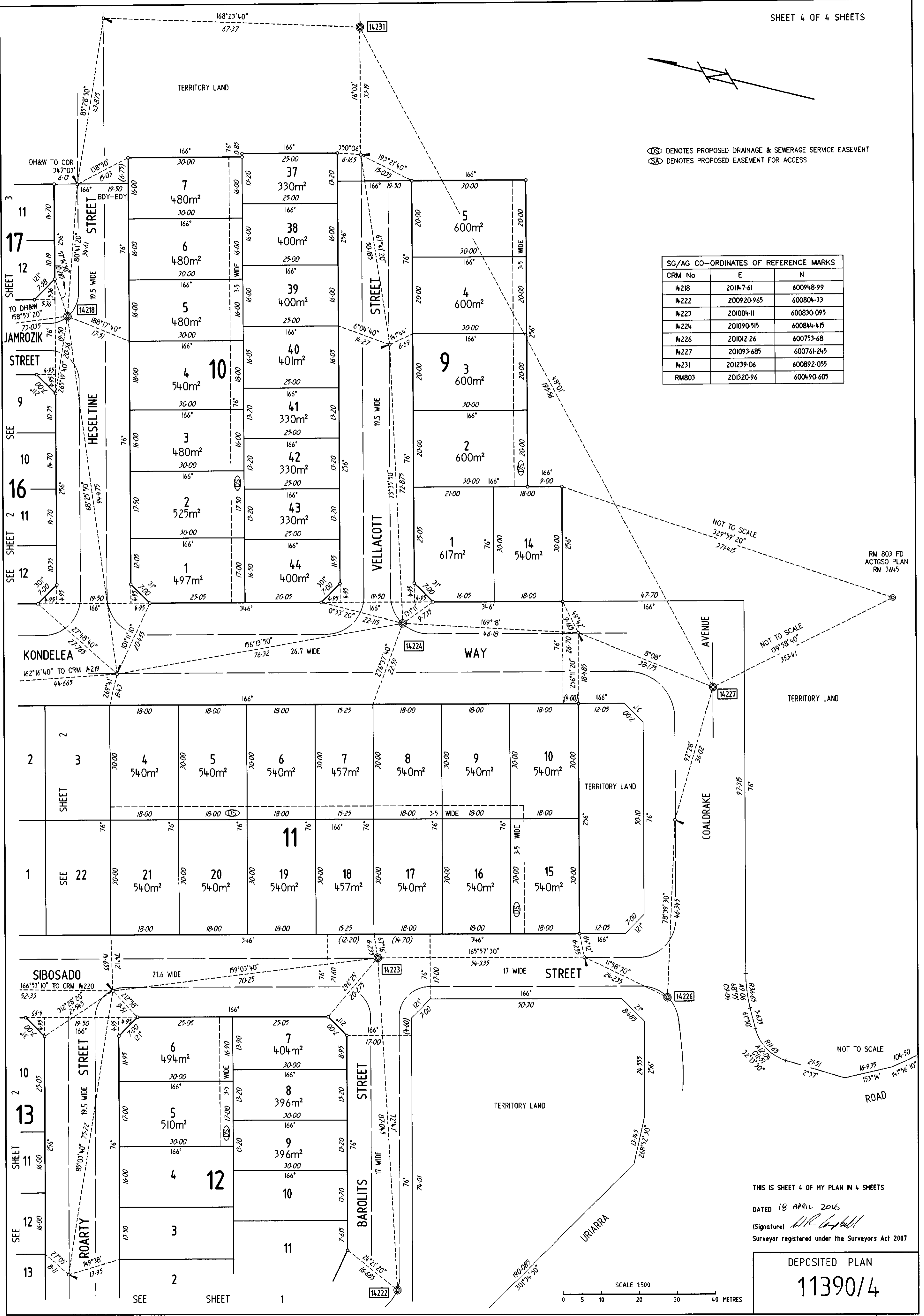
THIS IS SHEET 3 OF MY PLAN IN 4 SHEETS
 DATED 18 APRIL 2016
 (Signature) *DR Campbell*
 Surveyor registered under the Surveyors Act 2007

DEPOSITED PLAN
11390/3



⊕ DENOTES PROPOSED DRAINAGE & SEWERAGE SERVICE EASEMENT
 ⊙ DENOTES PROPOSED EASEMENT FOR ACCESS

SG/AG CO-ORDINATES OF REFERENCE MARKS		
CRM No	E	N
14218	201147-61	600948-99
14222	200920-965	600804-33
14223	201004-11	600830-095
14224	201090-515	600844-415
14226	201012-26	600753-68
14227	201093-685	600761-245
14231	201239-06	600892-075
RM803	201320-96	600490-605



NOT TO SCALE
 329°59'20"
 371.415
 RM 803 FD
 ACTGSO PLAN
 RM 3645

NOT TO SCALE
 139°58'40"
 353.41
 TERRITORY LAND

NOT TO SCALE
 104.50
 16.935
 153°14'
 141°56'10"
 ROAD

THIS IS SHEET 4 OF MY PLAN IN 4 SHEETS
 DATED 18 APRIL 2016
 (Signature) *[Handwritten Signature]*
 Surveyor registered under the Surveyors Act 2007

DEPOSITED PLAN
11390/4

SCALE 1:500
 0 5 10 20 30 40 METRES

X20988/4



LEASE CONVEYANCING ENQUIRY

Your response is sought to the following questions in relation to:

LAND: Please provide details of the land you are enquiring about.

Unit	0	Block	1	Section	17	Suburb	DENMAN PROSPECT
-------------	----------	--------------	----------	----------------	-----------	---------------	------------------------

Leased by the Australian Capital Territory on behalf of the Commonwealth under the Land (Planning and Environment) Act 1991, Planning & Development Act 2007 and Planning Act 2023.

- | | No | Yes |
|--|-------|------------------|
| 1. Have any notices been issued relating to the Crown Lease? | (X) | () |
| 2. Is the Lessor aware of any notice of a breach of the Crown Lease? | (X) | () |
| 3. Has a Certificate of Compliance been issued? (N/A ex-Government House) <input type="checkbox"/> | () | (X) |
| Certificate Number: 82737 | | Dated: 11-FEB-21 |
| 4. Has an application for Subdivision been received under the Unit Titles Act? | | (see report) |
| 5. Has the Property been nominated for provisional registration, provisionally registered or registered in accordance with provisions of the Heritage Act 2004? | | (see report) |
| 6. If an application has been determined, is the land subject to an Environmental Impact Statement under Chapter 8 of the Planning & Development Act 2007, or part 6.3 of the Planning Act 2023? | | (see report) |
| 7. Has a development application been received, or approval (applications lodged prior to 2 April 1992 will not be included)? | | (see report) |
| 8. Has an application been received or approved for Dual Occupancy? (applications lodged prior to 2 April 1992 will not be included) | | (see report) |
| 9. Has an Order been made in respect of the Land pursuant to Part 11.3 of the Planning & Development Act 2007 or Part 12.3 of the Planning Act 2023? | | (see report) |
| 10 Contaminated Land Search - Is there information recorded by Environment ACT regarding the contamination status of the land? | | (see report) |

Applicant's Name : InfoTrack, InfoTrack
 E-mail Address : actenquiries@infotrack.com.au
 Client Reference : 20260071 - 185278337

Date: 05-FEB-26 09:22:37



ACCESS CANBERRA
 LAND, PLANNING & BUILDING SERVICES
 8 Darling Street
 MITCHELL ACT 2911

05-FEB-2026 09:22

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 1 of 2

INFORMATION ABOUT THE PROPERTY

DENMAN PROSPECT Section 17/Block 1

Area(m2): 650.2
Unimproved Value: \$808,000 **Year:** 2025
Subdivision Status: Application not received under the Unit Titles Act.
Heritage Status: Nil.

Environment Assessment: The Land is not subject to an Environmental Impact Statement under Chapter 8 of the Planning & Development ACT 2007, or part 6.3a of the Planning Act 2023.

DEVELOPMENT APPLICATIONS ON THE PROPERTY (SINCE APRIL 1992)

Application DA201629580 **Lodged** 31-AUG-16 **Type** See Subclass

-- Application Details -----

Description

SINGLE RESIDENTIAL-NEW RESIDENCE. Proposed construction of a single dwelling display home which will be over three storeys in total with a double garage.

-- Site Details -----

District	Division	Section	Block(s)	Unit
Molonglo Valley	Denman Prospect	17	1-1	

-- Involved Parties -----

Role	Name
Lessee	Better Building Holdings Pty L
Applicant	Dna Architects

-- Activities -----

Activity Name	Status
Merit Track	Approval Conditional

DEVELOPMENT APPLICATIONS ON THE ADJACENT PROPERTIES (LAST 2 YEARS ONLY)

The information on development applications on adjacent blocks is to assist purchasers to be aware of possible nearby development activity. Please note however, it doesn't cover all development activity. Exempt activities can include but are not limited to, new residences, additions to residences, certain sheds, carports and pergolas etc. Information on exempt developments can be found at <https://www.planning.act.gov.au/applications-and-assessments/development-applications/check-if-you-need-a-da>



ACCESS CANBERRA
LAND, PLANNING & BUILDING SERVICES
8 Darling Street
MITCHELL ACT 2911

05-FEB-2026 09:22

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 2 of 2

LAND USE POLICIES

To check the current land use policy in the suburb that you are buying a property in, please check the Territory Plan online at <https://www.legislation.act.gov.au/ni/2023-540/>

CONTAMINATED LAND SEARCH

Information is recorded by the Environment Protection Authority (EPA) regarding the contamination status of the land. This information is available via the EPA Contaminated Land Search. For further information on how to perform a search, please go to: <https://www.accesscanberra.act.gov.au/city-services/contaminated-sites> . For general information on land contamination in the ACT, please contact the Environment Protection Authority on 13 22 81.

ASBESTOS SEARCH

ACT Government records indicate that asbestos (loose fill or otherwise) is not present on this land. However, the accuracy of this information is not guaranteed. If the property was built prior to 1 January 2004, 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 e.g. bonded asbestos) on the premises.

CAT CONTAINMENT AREAS

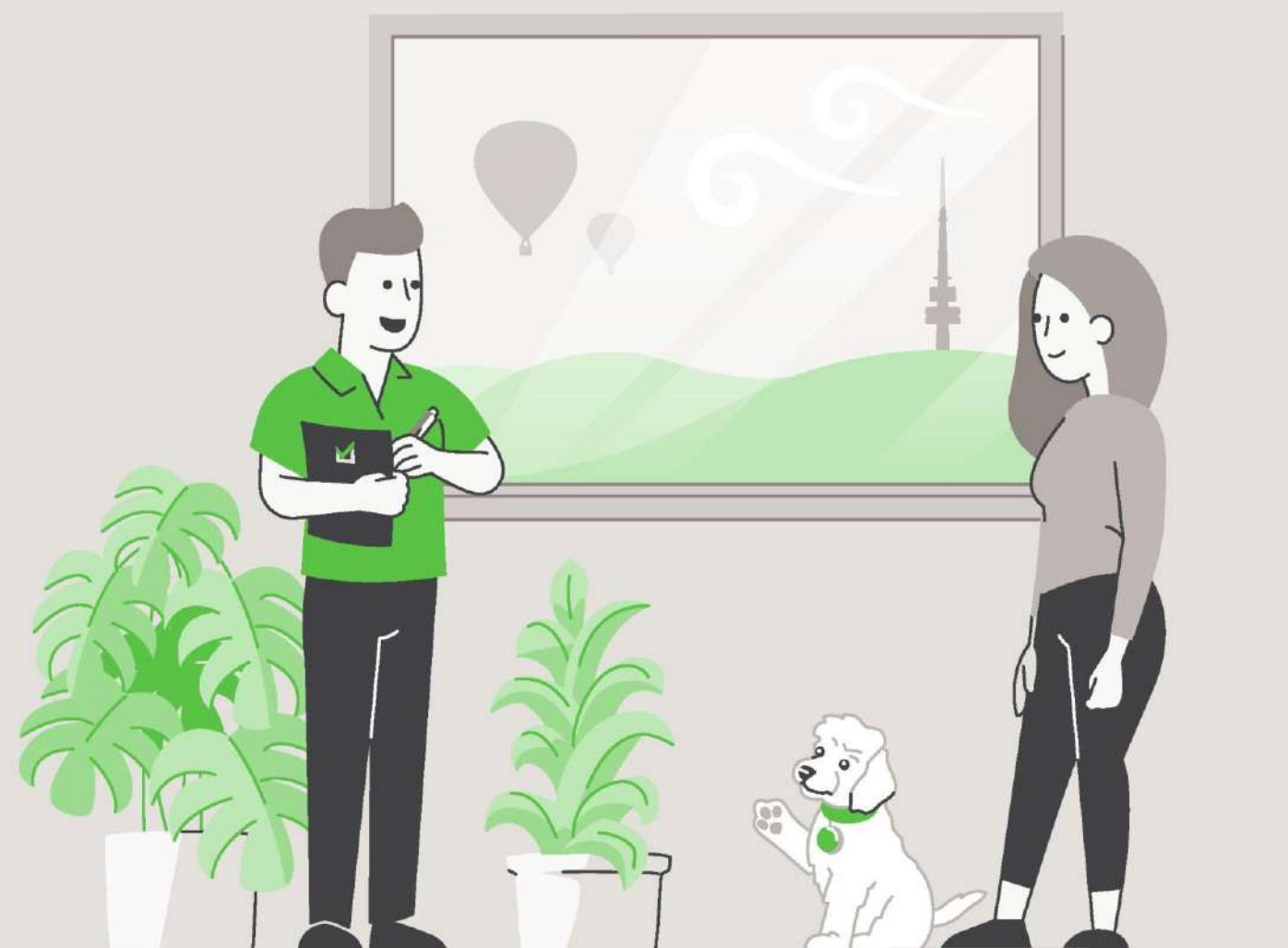
Cat containment has been extended across the ACT for cats born on or after 1 July 2022. Containment means keeping your cat on your premise 24 hours a day. This can include your house or apartment, enclosed area in a backyard or courtyard, a cat crate or leash. Cats born before 1 July 2022 do not have to be contained unless they live in one of the 17 currently declared cat containment suburbs. All cats (regardless of age) located in the following suburbs must be contained to their premise 24 hours a day. However, cats can be walked on a leash and harness under effective control in all containment suburbs: BONNER, COOMBS, CRACE, DENMAN PROSPECT, FORDE, JACKA, LAWSON, MOLONGLO, MONCRIEFF, STRATHNAIRN, THE FAIR in north WATSON, THROSBY, WRIGHT, GUNGAHLIN TOWN CENTRE, MACNAMARA, TAYLOR and WHITLAM. More information on cat containment is available at <https://www.cityservices.act.gov.au/pets-and-wildlife/domestic-animals/cats/cat-containment> or by phoning Access Canberra on 13 22 81.

URBAN FOREST ACT 2023

The Urban Forest Act 2023 (or Tree Protection Act 2005 where applicable) protects individual trees of importance and urban forest areas that require particular protection. A Tree Register has been established and can be found on the Transport Canberra and City Services website https://www.cityservices.act.gov.au/trees-and-nature/trees/act_tree_register or for further information please call Access Canberra on 132281.

---- END OF REPORT ----

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: **Low**

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

The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: **Above 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	Above Average
Compliance Report	Please read full compliance report section of the report
Pest Inspection	No active subterranean termites (live specimen) were found
Energy Efficiency Rating	4.5 Stars
Inspection Date	Tuesday, February 10 th 2026
Name of Assessor	Michael Kane
Reference Number	68014
Address of Property Inspected	16 Jamrozik St, Denman Prospect ACT 2611
Client	Nyberg
Block and Section	Block 1 Section 17 DENMAN PROSPECT
Year original residence COU was issued	2017
Block size (approximately)	650m ²
House size (approximately)	Upper Level: 53.02m ² Ground Level: 121.50m ² Lower Level: 101.00m ² Garage: 49.00m ² Total: 324.52m 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	Brick veneer and light weight cladding
Roof framing	Timber: Truss roof framing and conventionally pitched roof framing
Roof cladding	Colorbond roof cladding
Glazing	Double glazed windows
Cooktop	Electric cooktop
Oven	Electric oven
Dishwasher	A dishwasher has been installed
Wall Insulation	Thermal insulation value approximately R-2.5 with reflective foil
Ceiling Insulation	Thermal insulation value approximately R-4.0 with anticon roof blanket

*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. No inspection was made under the rear deck due to no available access
Roof void	No inspection was made inside the roof cavity of the raked ceiling due to no available access
On-top of roof	The inspection was restricted to visually looking from a 3.6m ladder lent against the gutter from the rear bedroom only. No access was gained onto the upper-level roof due to the height of the roof
Garage	The inspection of the garage was restricted due to stored goods being kept in the area at the time of inspection

*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

ENTRY

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good

KITCHEN/DINING/LIVING

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Kitchen cupboards	Good
Bench top	Good
Splashback	Good
Exhaust fan	The exhaust fan was operational at the time of inspection
Pantry	Good

STAIRWELLS

Ceiling	Good
Walls	Good
Floor coverings	Good
Handrail	Good

RUMPUS

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good

MASTER BEDROOM

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Walk in wardrobe	A minor water stain was noted in the ceiling. A moisture meter used at time of inspection indicated no elevated moisture levels present. Apart from monitoring, no action is required

BEDROOM 2

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Wardrobe	Good

BEDROOM 3

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Wardrobe	Good

BEDROOM 4

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Wardrobe	Good

GUEST BEDROOM

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Wardrobe	Good

ENSUITE

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Shower screen	Good
Water leakage in shower area?	There was no water leakage detected
Floor and wall tiles in shower area	Good
Vanity/Basin	Good
Taps	Good
Bath	Good
Toilet suite	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

BATHROOM

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Shower screen	Good
Water leakage in shower area?	There was no water leakage detected
Floor and wall tiles in shower area	Good
Vanity/Basin	Good
Taps	Good
Bath	Good
Toilet suite	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

POWDER ROOM

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Shower screen	Good
Water leakage in shower area?	There was no water leakage detected
Floor and wall tiles in shower area	Good
Vanity/Basin	Good
Taps	Good
Toilet suite	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

LAUNDRY

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Laundry tub	Good
Splashback	Good

EXTERIOR

Driveway and paths	Good. No major cracking noted
Roof covering	Good. Inspection of the roof covering was limited to the lower level only
Eaves	Good
Fascia	Good
Gutters	Good. The gutters appear to be in functional condition
External walls	Good. No major cracking noted
Windows	Good
Fences	Good
Gate	Good
Deck	Good
Terraces	Good
Retaining walls	Good
Site drainage	The site generally drains away from the perimeter of the building

GARAGE

Slab	Good. No major cracking noted
Ceiling	Good
Walls	Good. No major cracking noted
Garage door	Good
Is an auto opener installed on the roller door?	Yes
Access door	Good

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: 16 Jamrozik St, Denman Prospect ACT 2611
Client: Nyberg
Inspection Date: Tuesday, February 10th 2026
Inspection carried out by: Michael Kane

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

No active subterranean termites (live specimens) were found.

No visible evidence of subterranean termite workings or damage was found.

3.0 BORER ACTIVITY

No visible evidence of borers of seasoned timbers was found.

4.0 DECAY FUNGI

No evidence of damage caused by wood decay (rot) fungi was found.

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:

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 were concealed by vegetation. No inspection was made inside the roof cavity of the raked ceiling due to no available 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 Low/Moderate.

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 No active (live) termites were present at the time of Inspection.

2.2 No visible evidence of subterranean termite workings and/or damage was found.

2.3 A termite nest was not found.

2.4 No evidence of timber damage caused by Termite attack was visible at the time of the Inspection.

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: There were no signs of a termite treatment or evidence of a possible previous termite treatment, at the time of inspection.

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 termite management notice was not found in the meter box; however, due to the age of the residence a barrier system should have 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 No evidence of damage caused by wood decay (rot) fungi was found.

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 no leaks were found to be present.

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: Not applicable as the home is built on a concrete slab.

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: Not applicable as the home is built on a concrete slab.

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 were clear allowing the free flow of air.

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: Not applicable as the home is built on a concrete slab.

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: Nil

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 **Moderate**.

6.3 Subterranean Termite Treatment Recommendation: A management program in accordance with AS 3660-2000 to protect against subterranean termites is considered **not essential, but 6 to 12 monthly inspections are essential**.

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: 16 Jamrozik St, Denman Prospect ACT 2611
Block & Section: Block 1 Section 17 DENMAN PROSPECT
Inspection Date: Tuesday, February 10th 2026

APPROVAL STATUS

Description	Plan number	Certificate of occupancy date	Approval status
Residence, Garage, Terrace & Retaining Wall	B20165394/A/B/C	18/10/2017	Approved.
New Swimming Pool	B20212576/A/B	14/11/2022	Approved.
Front fencing and retaining walls	-	-	These structures are unapproved as they have been constructed forward of the front building line. Development approval is required.

SURVEY REPORT

Survey Report completed by	Date Survey report was completed	Comments
P.J. Shaw & Associates	Tuesday, 20 June 2017	There are no apparent encroachments upon this land or by this property on adjoining lands or street.

Conveyancing File



CONVEYANCING PART 2

No information is provided in respect of electrical, drainage or sewer matters and or to the location of overhead power lines or underground cables in relation to the building.

	<u>Yes</u>	<u>No</u>
1. (a) Is this a government or ex government house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If yes, is there a building file with approvals on it?	<input type="checkbox"/>	<input type="checkbox"/>
2. Is there any record of incomplete building work on the building file? If yes - file copies attached	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Are there any records on the building file of current (within 5 years) housing Indemnity insurance policies for building work? If yes - file copies attached	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Are there any records on the building file showing building applications still being processed? (Current within 3 years) If yes - file copies attached	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Are there any records on the building file in relation to loose-fill asbestos insulation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If available, copies of the following documents are provided:

• Certificate/s of Occupancy and Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Survey Certificates	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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: Development Approval plans will not be included in this report (We do not receive Development Approval Plans unless they are part of a Building Approval in which case they become Building Approval Plans), if development approval was granted you can request copies of the Development Approval plans from ACEPDcustomerservices@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 B20XXXXX only but will be referenced as B20XXXXX/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 B20XXXXX/B, the second amendment B20XXXXX/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: Tony

Cost of application: \$ 144.79

Date completed:

06/02/2026



P.J. SHAW & ASSOCIATES PTY LTD

ABN 50 008 520 358

4/10 Kennedy Street
PO Box 4297
Kingston ACT 2604

Consulting Surveyors

Established 1982

Telephone: (02) 6260 7002
Facsimile: (02) 6260 7004
Email: survey@pjshaw.com.au

20 June 2017

Our Ref: 15679VR292

**BETTER BUILDING SERVICES
PO BOX 21
FYSHWICK ACT 2609**

Dear Sir,

BLOCK 1 SECTION 17 DENMAN PROSPECT

As instructed by you we have surveyed, for identification purposes only, the land being Block 1 Section 17 shown in Deposited Plan No.11390 Division of Denman Prospect in the Molonglo Valley District of the Australian Capital Territory and being the land shown edged red on the sketch.

Upon the land and being wholly within the boundaries stands the brick base of a residence in the course of construction. The position of the base in relation to the boundaries is as shown on the sketch.

This report is supplied to assess compliance with the A.C.T. Building Act and is not to be used for any other purpose.

Yours Faithfully,
P.J. SHAW AND ASSOCIATES PTY. LTD.

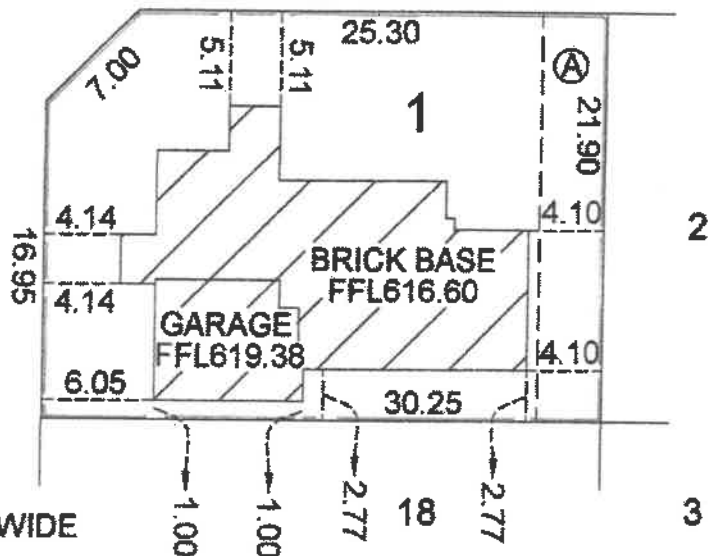
PETER J. SHAW
REGISTERED SURVEYOR
Cc. Surveyor-General of the ACT

WYNDHAM AVE



SEC 17
DP 11390

JAMROZIK ST



(A) DENOTES PROPOSED DRAINAGE & SEWERAGE SERVICE EASEMENT 3.5 WIDE



Certificate of Occupancy and Use

Certificate No.: **B20165394C1**

Access Canberra Building Services

ABN 16 479 763 216
8 Darling Street Mitchell
GPO Box 158 ACT 2601
www.act.gov.au/accesscbr

This Certificate is issued in accordance with Section 69 (2) of the Building Act 2004.

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

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	17	DENMAN PROSPECT	MOLONGLO VALLEY	Australian Capital Territory

Plans
B20165394/A
B20165394/B
B20165394/C

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
1a(l)	New	RESIDENCE		NA		B20165394N1	BETTER BUILDING HOLDINGS PTY LIMITED
10a	Other	SEE DESCRIPTION	Garage & Terrace	NA		B20165394N1	BETTER BUILDING HOLDINGS PTY LIMITED
10b	New	WALL	Retaining Wall	NA		B20165394N1	BETTER BUILDING HOLDINGS PTY LIMITED

Comments

Important Note:

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

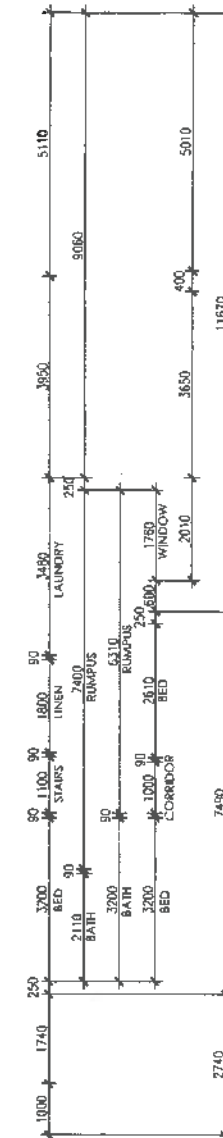
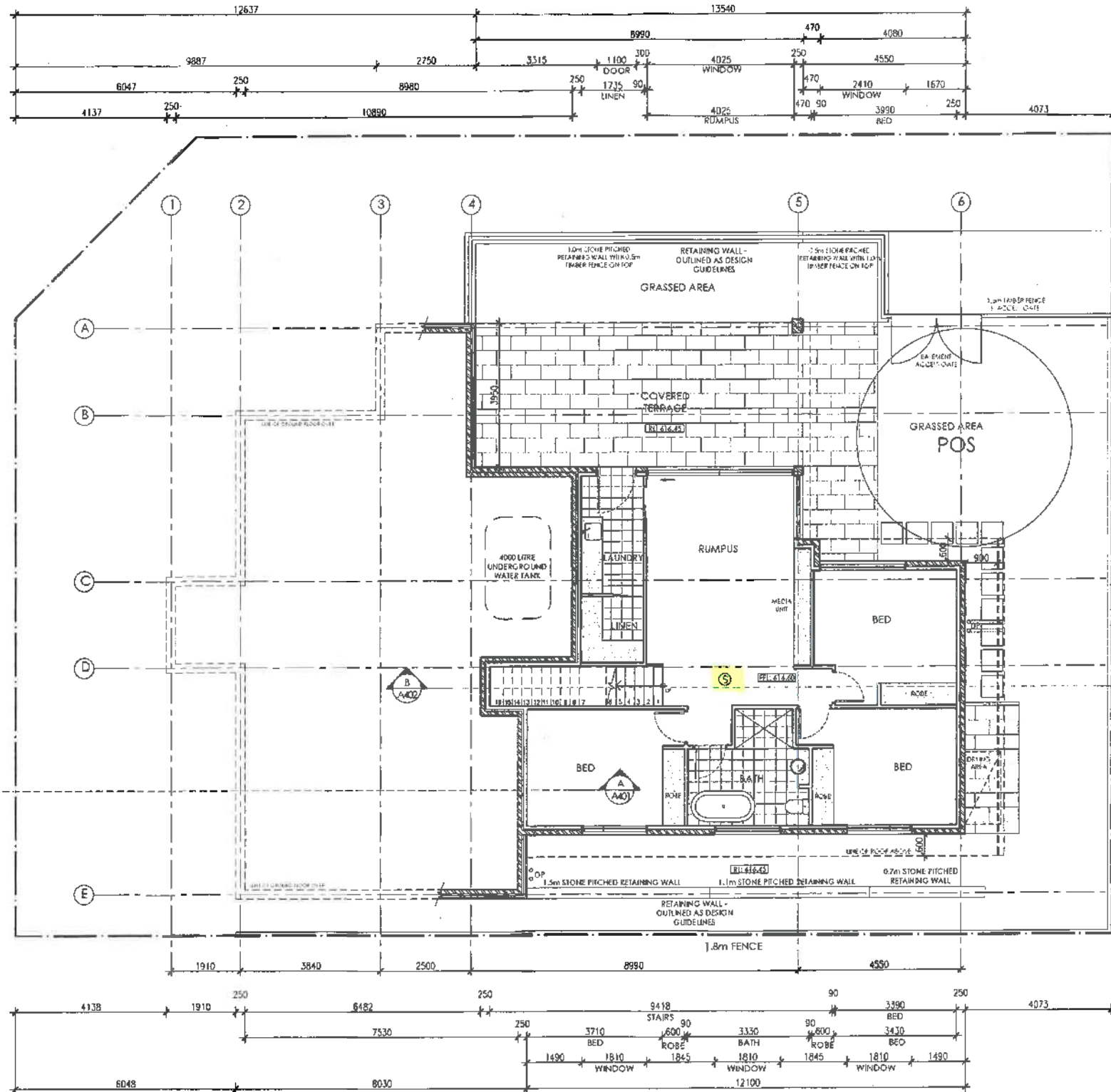
2. The issue of this certificate in respect of a building or a portion of a building does not affect the liability of a person or other entity to comply with the provisions of an ACT law, including the Building Act 2004, relating to the building or portion of the building.

Issued by: Angelina Aloisi

Issued on: 18/10/2017

Delegate of the ACT Construction
Occupations Registrar.

AREA ANALYSIS:	
SITE AREA	650.1m ²
LOWER GROUND AREA	101.0m ²
GROUND FLOOR AREA	121.5m ²
UPPER FLOOR AREA	50.6m ²
<hr/>	
GARAGE AREA	49.0m ²
<hr/>	
TOTAL AREA	322.1m ²
<hr/>	
PILOT RATIO	49.5%



BUILDING APPROVAL
 Issued under section 28 of the Building Act 2004
 Certified Building Solutions Pty Ltd
 - 1 DEC 2016
 Licence No: 200426203

STAIR SUP RESISTANCE
 P3 - INTERNAL
 P4 - EXTERNAL

LOWER FLOOR PLAN
 1:100 @ A2



CONTRACT
 NAME NO. TO EXCISE: 1
 P.A. 01/17 4 1
 P.A. 01/17 4 1
 P. 01/17 4 1
 P. 01/17 4 1
 P. 01/17 4 1

AMENDMENTS
 NO. DATE DESCRIPTION

7.5 STAIRS
 This building is regulated by the Building Act 2004.
 ACT COLM 2011 12 18

Customer No.: 8001001904 027
 Applicant Name: Glen Davies
 Certificate Issue: 24 Nov 2018
 Drawing Author: EG JACZYK
 Drawn: Danman Prospect, ACT
 2611

BA APPLICATION
 DATE: 30.11.2016
 NOT FOR CONSTRUCTION

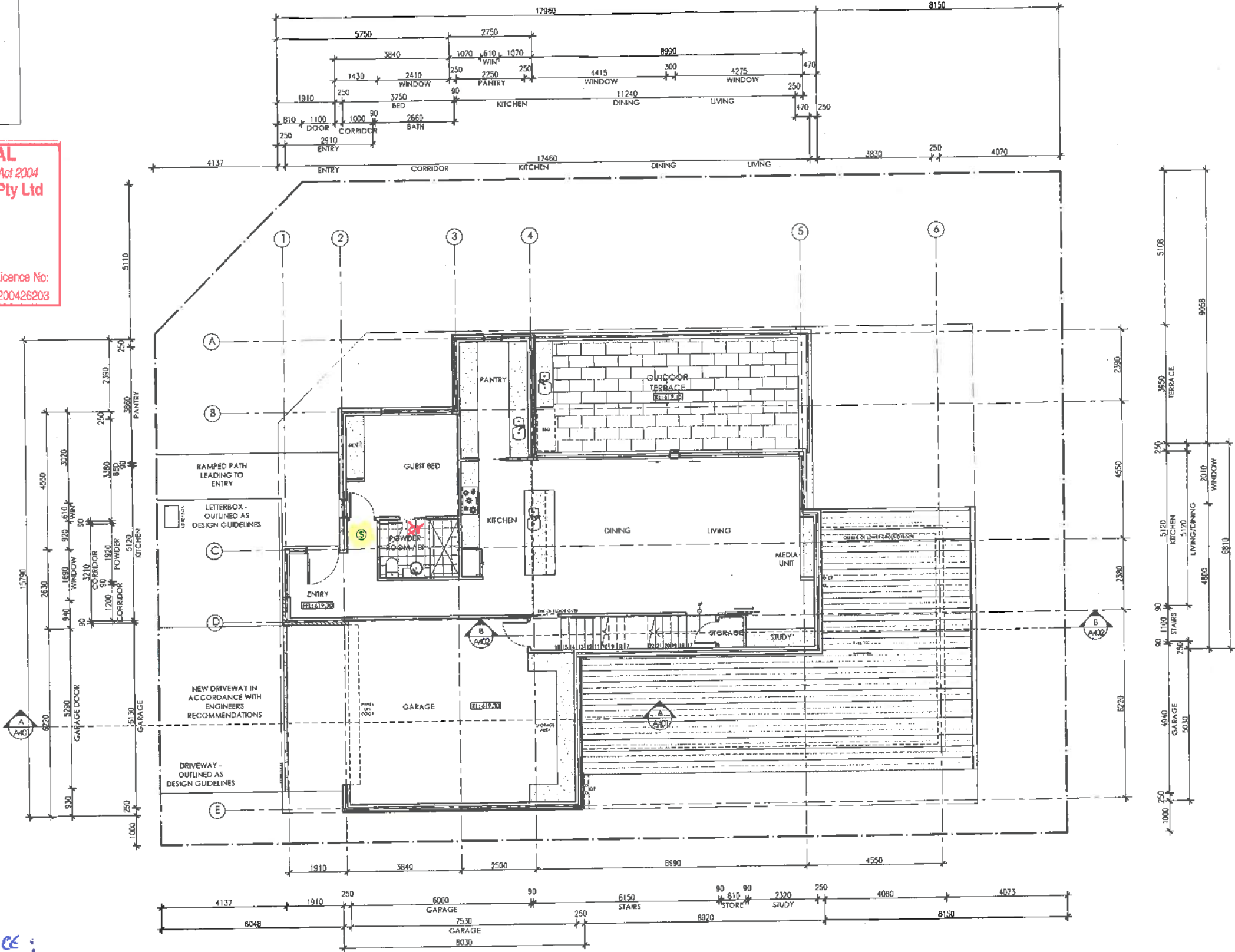
BLOCK 1
 SECTION 17
 ADDRESS 16 JAMROZIK STREET
 SUBURB DENMAN PROSPECT
 STATE ACT
 SCALE 1:100 @ A2

DRAWING LOWER FLOOR PLAN
 PROJECT PROPOSED DISPLAY HOME
 CLIENT BETTER BUILDING

DRAWN RN/IM
 REVISION
 REVISION DATE
 PROJECT NO 1593
 PRINT DATE 30.11.2016
 DWG NO A201

AREA ANALYSIS:	
SITE AREA	650.1m ²
LOWER GROUND AREA	101.0m ²
GROUND FLOOR AREA	121.5m ²
UPPER FLOOR AREA	50.6m ²
<hr/>	
GARAGE AREA	49.0m ²
<hr/>	
TOTAL AREA	322.1m ²
<hr/>	
PLOT RATIO	49.5%

BUILDING APPROVAL
 Issued under section 28 of the Building Act 2004
 Certified Building Solutions Pty Ltd
 - 1 DEC 2016
 Licence No:
 200426203



GROUND FLOOR PLAN
 1:100 @ A2

STAIR SLIP RESISTANCE:
 P3 INTERNAL
 P4 EXTERNAL

Mech Vent



Regulation 90C
 Final of Building Approval

AMENDMENTS

DATE: 30.11.2016
BA APPLICATION
 DATE: 30.11.2016
 NOT FOR CONSTRUCTION

7.5 STAIRS
 This rating complies with the relevant AS/NZS standards.

Block no.: 001100000007
 Assessor Name: Glen Davies
 Certificate date: 14 Nov 2016

Office Address:
 16 JAMROZIK STREET
 DENMAN PROSPECT
 ACT
 2911

ACT GCL AB 2011 1218

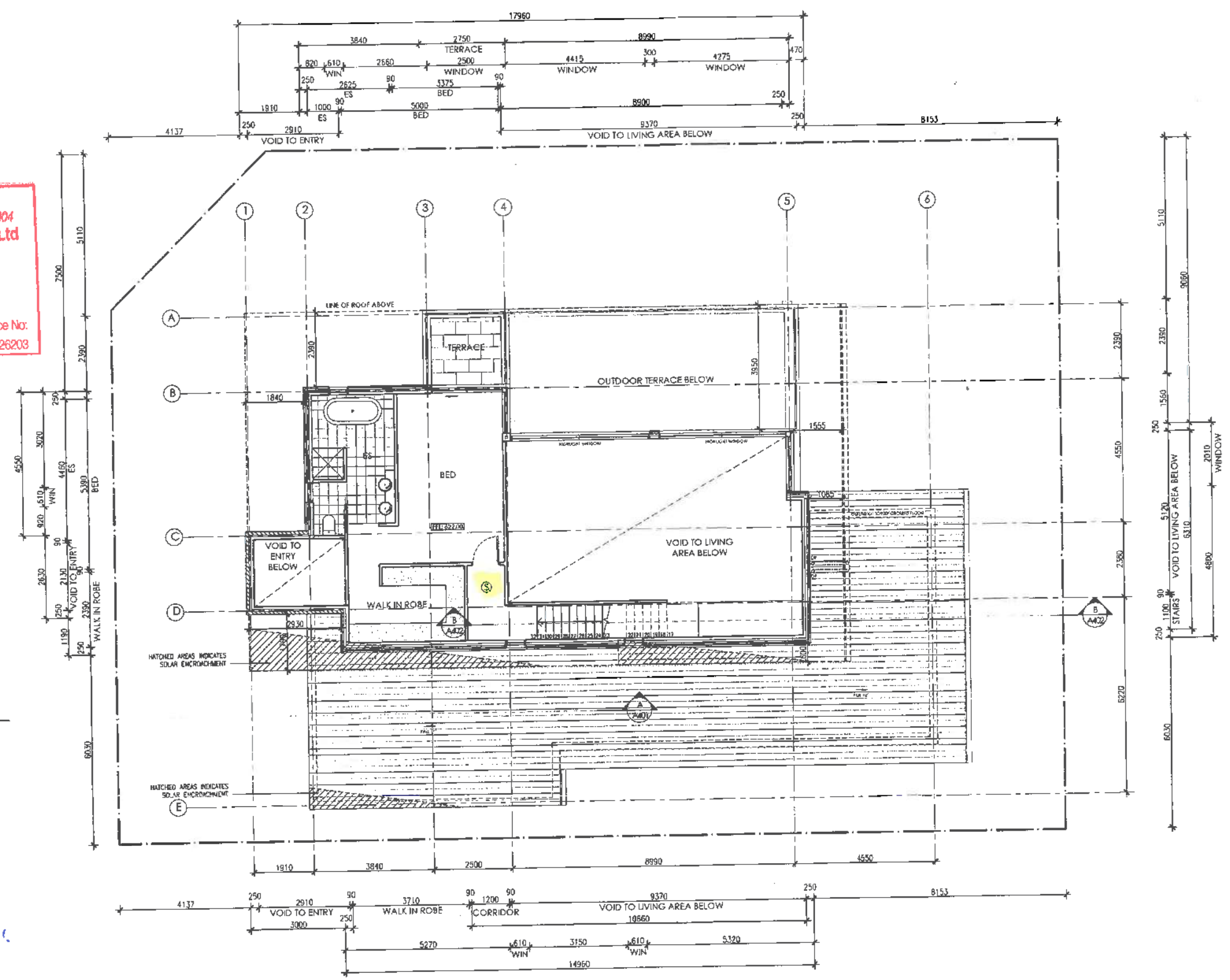
BLOCK 1
 SECTION 17
 ADDRESS 16 JAMROZIK STREET
 SUBURB DENMAN PROSPECT
 STATE ACT
 SCALE 1:100 @ A2

DRAWING GROUND FLOOR PLAN
 PROJECT PROPOSED DISPLAY HOME
 CLIENT BETTER BUILDING

DRAWN RH/LM
 REVISION
 REVISION DATE
 PROJECT NO 1593
 PRINT DATE 30.11.2016
 DWG NO A202

AREA ANALYSIS:	
SITE AREA	650.1m ²
LOWER GROUND AREA	101.0m ²
GROUND FLOOR AREA	121.5m ²
UPPER FLOOR AREA	50.6m ²
GARAGE AREA	49.0m ²
TOTAL AREA	322.1m²
PLOT RATIO	49.5%

BUILDING APPROVAL
 Issued under section 28 of the Building Act 2004
 Certified Building Solutions Pty Ltd
 - 1 DEC 2016
 Licence No.
 200426203



UPPER FLOOR PLAN
 1:100 @ A2

STAIR SLIP RESISTANCE:
 P3 INTERNAL
 P4 EXTERNAL



NOTES:
 1. The architect is not responsible for the design of the building's structure or for the design of the building's services.
 2. The architect is not responsible for the design of the building's exterior or for the design of the building's interior.
 3. The architect is not responsible for the design of the building's landscaping or for the design of the building's furniture.
 4. The architect is not responsible for the design of the building's signage or for the design of the building's lighting.
 5. The architect is not responsible for the design of the building's security or for the design of the building's fire protection.
 6. The architect is not responsible for the design of the building's accessibility or for the design of the building's safety.
 7. The architect is not responsible for the design of the building's energy efficiency or for the design of the building's sustainability.
 8. The architect is not responsible for the design of the building's acoustics or for the design of the building's vibration.
 9. The architect is not responsible for the design of the building's air quality or for the design of the building's humidity.
 10. The architect is not responsible for the design of the building's noise or for the design of the building's odour.
 11. The architect is not responsible for the design of the building's electromagnetic interference or for the design of the building's radio frequency interference.
 12. The architect is not responsible for the design of the building's lightning or for the design of the building's fire.
 13. The architect is not responsible for the design of the building's seismic or for the design of the building's wind.
 14. The architect is not responsible for the design of the building's snow or for the design of the building's ice.
 15. The architect is not responsible for the design of the building's hail or for the design of the building's rain.
 16. The architect is not responsible for the design of the building's wind-blown debris or for the design of the building's wind-blown objects.
 17. The architect is not responsible for the design of the building's wind-blown sand or for the design of the building's wind-blown dust.
 18. The architect is not responsible for the design of the building's wind-blown silt or for the design of the building's wind-blown clay.
 19. The architect is not responsible for the design of the building's wind-blown soil or for the design of the building's wind-blown rock.
 20. The architect is not responsible for the design of the building's wind-blown snow or for the design of the building's wind-blown ice.

AMENDMENTS:
 1. DATE: 30.11.2016
 2. DATE: 30.11.2016
 3. DATE: 30.11.2016

BA APPLICATION
 DATE: 30.11.2016
 NOT FOR CONSTRUCTION

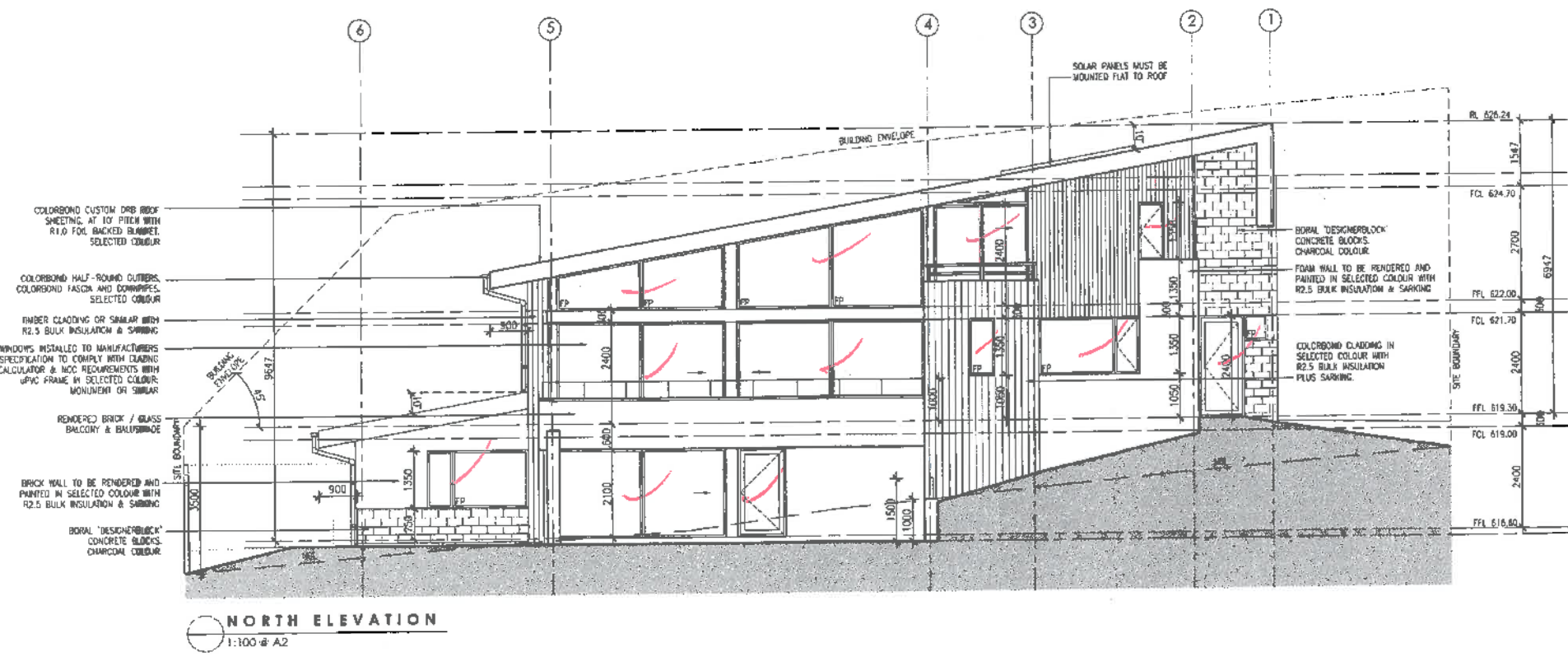
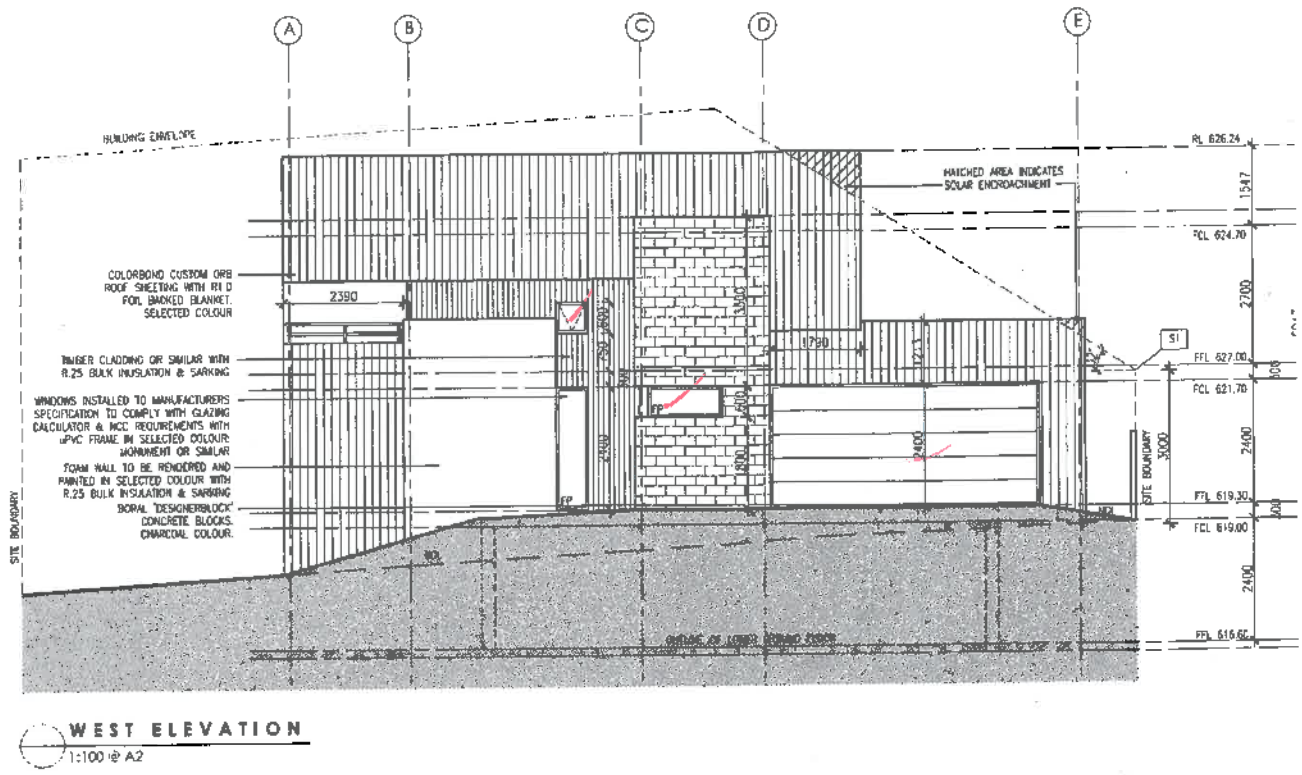
7.5 STARS
 The building is designed to achieve a minimum 7.5 star energy rating under the National Energy Rating Scheme (NERS).

BLOCK 1
 SECTION 17
 ADDRESS 16 JAMROZIK STREET
 SUBURB DENMAN PROSPECT
 STATE ACT
 SCALE 1:100 @ A2

DRAWING UPPER FLOOR PLAN
 PROJECT PROPOSED DISPLAY HOME
 CLIENT BETTER BUILDING

DRAWN EN/AM
 REVISION
 REVISION DATE
 PROJECT NO 1693
 PRINT DATE 30.11.2016
 DWG NO A203

BUILDING APPROVAL
 Issued under section 28 of the Building Act 2004
 Certified Building Solutions Pty Ltd
 - 1 DEC 2016
 Licence No:
 200426203



GENERAL RULES
 All work shall comply with the relevant Australian standards and all other applicable requirements.
 All dimensions are given unless otherwise stated.
 All work shall be completed in accordance with the relevant Australian standards and all other applicable requirements.
 All work shall be completed in accordance with the relevant Australian standards and all other applicable requirements.
 All work shall be completed in accordance with the relevant Australian standards and all other applicable requirements.

AMENDMENTS	REVISION	DESCRIPTION

BA APPLICATION
 DATE: 30.11.2016
 NOT FOR CONSTRUCTION

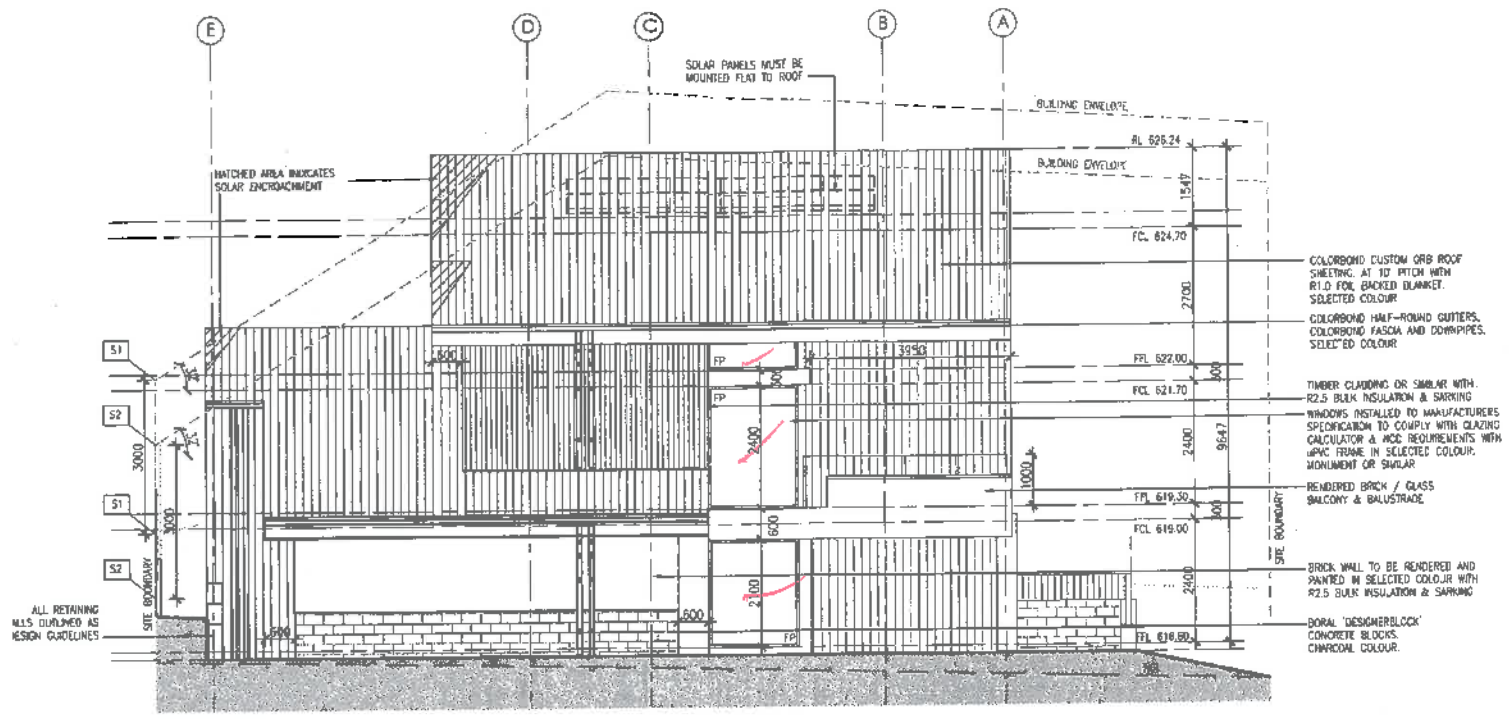
7.5 STARS
 This stamp is required for all new residential buildings.
 ACT COLA# 201113318

BLOCK 1
SECTION 17
ADDRESS 16 JAMROZIK STREET
SUBURB DENMAN PROSPECT
STATE ACT
SCALE 1:100 @ A2

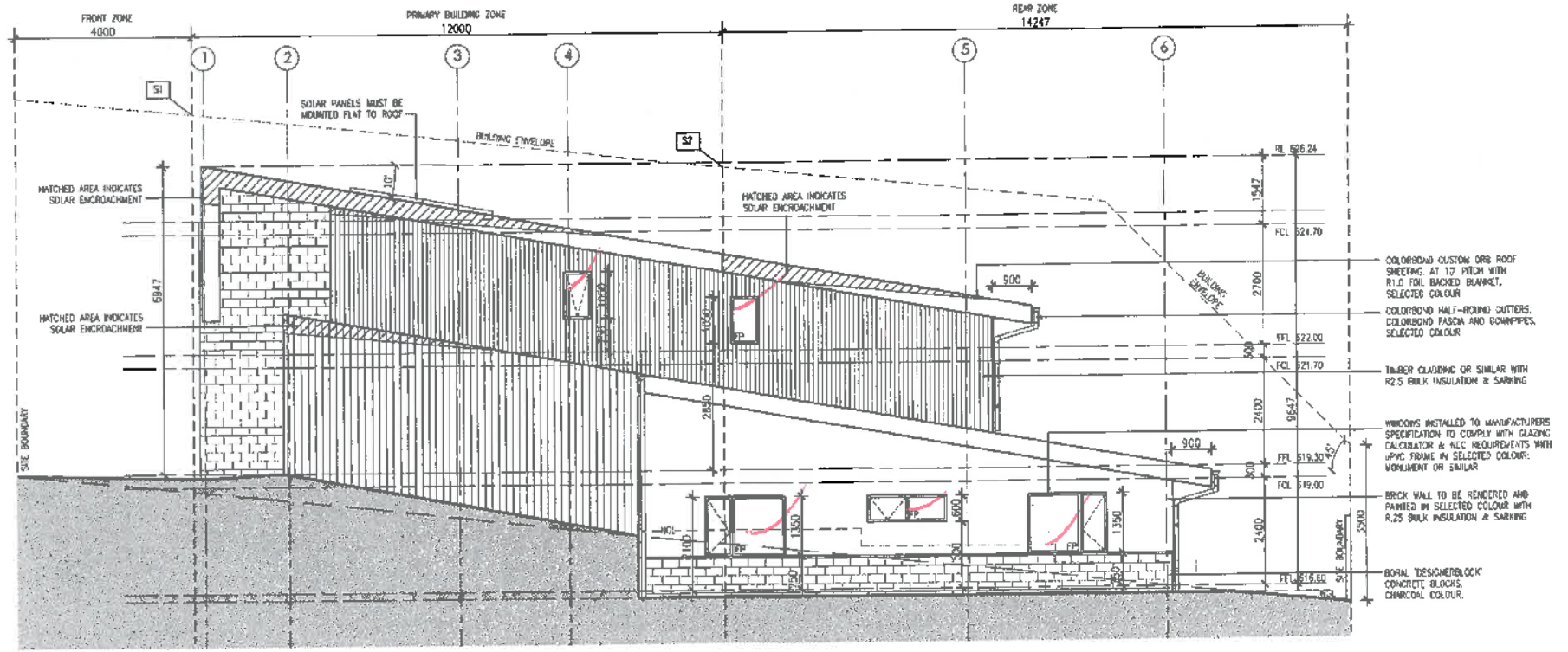
DRAWING ELEVATIONS 1 - WEST AND NORTH
PROJECT PROPOSED DISPLAY HOME
CLIENT BETTER BUILDING

DRAWN BM/LM
REVISION
REVISION DATE
PROJECT NO 1593
PRINT DATE 30.11.2016
DWG NO A301

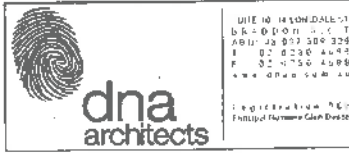
BUILDING APPROVAL
 Issued under section 28 of the Building Act 2004
 Certified Building Solutions Pty Ltd
 - 1 DEC 2016
 Licence No:
 200428203



EAST ELEVATION
 1:100 @ A2



SOUTH ELEVATION
 1:100 @ A2



GENERAL NOTE
 All work is to be done in accordance with the Australian Standards and relevant codes of practice. The drawings are prepared in accordance with the Australian Standards and relevant codes of practice. The drawings are prepared in accordance with the Australian Standards and relevant codes of practice. The drawings are prepared in accordance with the Australian Standards and relevant codes of practice.

AMENDMENTS
 REVISION NO. DESCRIPTION
 DATE

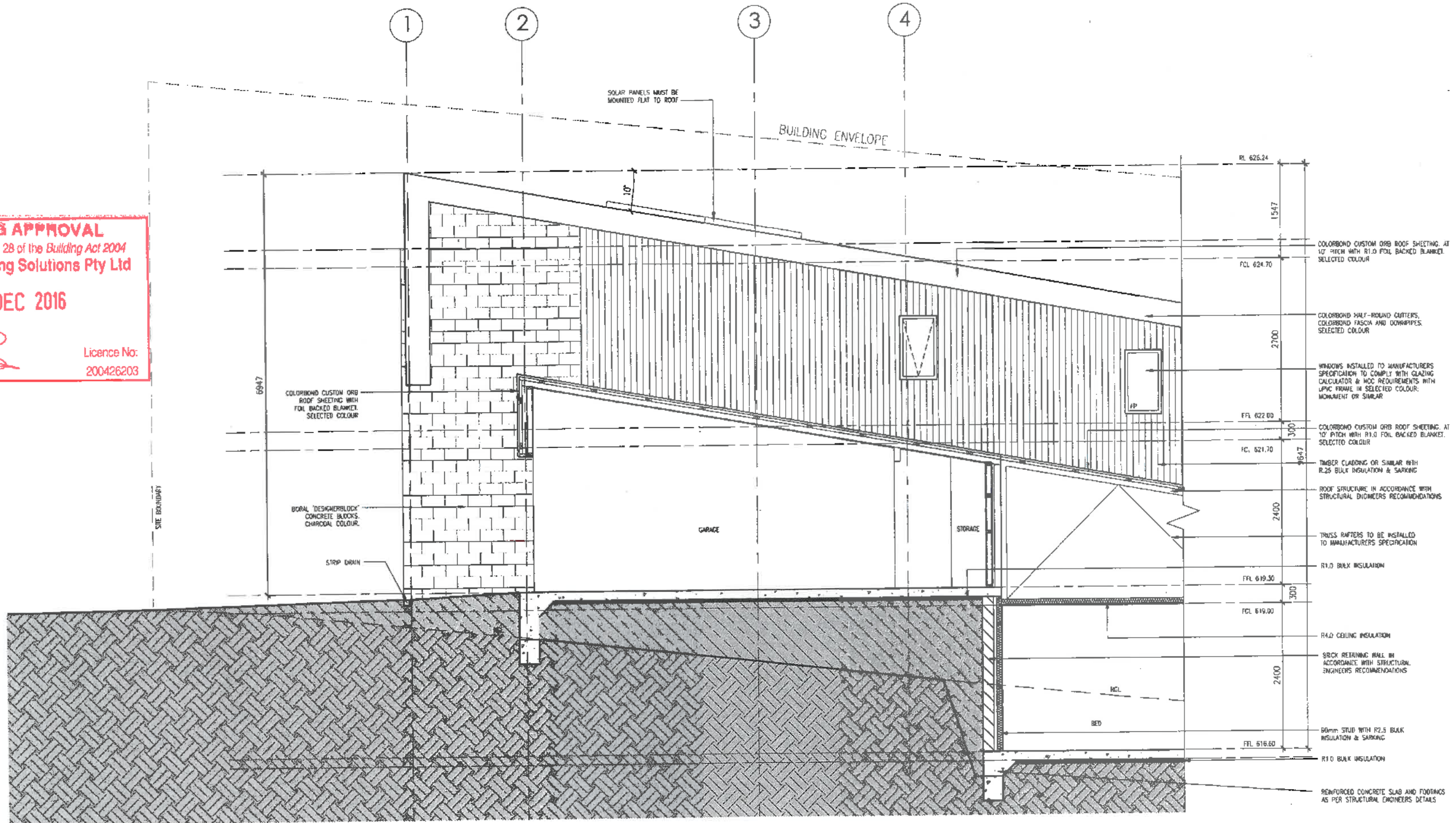
BA APPLICATION
 DATE: 30.11.2016
 NOT FOR CONSTRUCTION

7.5 STARS
 The rating is based on the energy efficiency of the building. The rating is based on the energy efficiency of the building. The rating is based on the energy efficiency of the building.

BLOCK 1
SECTION 17
ADDRESS 16 JAMROZIK STREET
SUBURBS DENMAN PROSPECT
STATE ACT
SCALE 1:100 @ A2

DRAWING ELEVATIONS 2 - EAST AND SOUTH
PROJECT PROPOSED DISPLAY HOME
CLIENT BETTER BUILDING
DRAWN RN/LM
REVISION
REVISION DATE
PROJECT NO 1593
PRINT DATE 30.11.2016
DWG NO A302

BUILDING APPROVAL
 Issued under section 28 of the Building Act 2004
 Certified Building Solutions Pty Ltd
 - 1 DEC 2016
 Licence No:
 200426203



SECTION A-A
 1:50 @ A2



AMENDMENTS
 REVISION NO. DESCRIPTION

BA APPLICATION
 DATE: 30.11.2016
 NOT FOR CONSTRUCTION

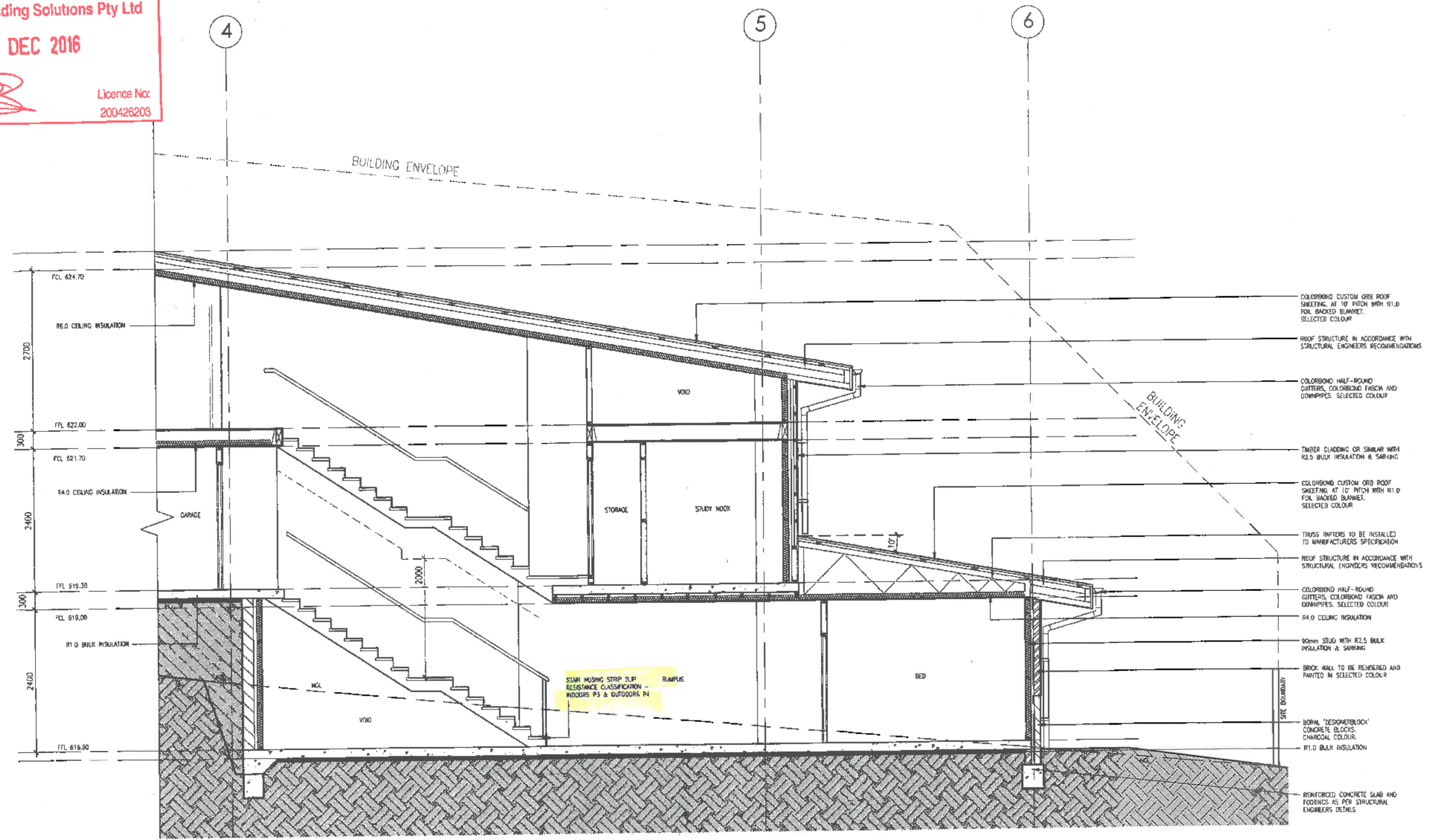
7.5 STARS
 The rating is calculated by a computer program.
 ACT COLAB 2015 1318

BLOCK 1
 SECTION 17
 ADDRESS 16 JAMROZIK STREET
 SUBURB DENMAN PROSPECT
 STATE ACT
 SCALE 1:50 @ A2

DRAWING CROSS SECTIONS 1 - SECTION A-A
 PROJECT PROPOSED DISPLAY HOME
 CLIENT BETTER BUILDING

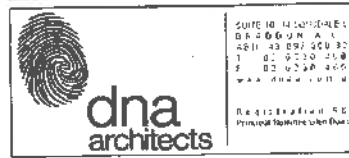
DRAWN RN/UM
 REVISION
 REVISION DATE
 PROJECT NO 1593
 PRINT DATE 30.11.2016
 DWG NO A401

BUILDING APPROVAL
 Issued under section 28 of the Building Act 2004
 Certified Building Solutions Pty Ltd
 - 1 DEC 2016
 Licence No:
 200426203



SECTION B-B
 1:50 @ A2

- COLORBOND CUSTOM ORB ROOF SHEETING AT 10° PITCH WITH R1.0 FOR BACKED BLANKET. SELECTED COLOUR
- ROOF STRUCTURE IN ACCORDANCE WITH STRUCTURAL ENGINEERS RECOMMENDATIONS
- COLORBOND HALF-ROUND GUTTERS, COLORBOND FASCIA AND DOWNPIPES. SELECTED COLOUR
- TIMBER CLADDING OR SIMILAR WITH R2.5 BULK INSULATION & SARKING
- COLORBOND CUSTOM ORB ROOF SHEETING AT 10° PITCH WITH R1.0 FOR BACKED BLANKET. SELECTED COLOUR
- TRUSS RAFTERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATION
- ROOF STRUCTURE IN ACCORDANCE WITH STRUCTURAL ENGINEERS RECOMMENDATIONS
- COLORBOND HALF-ROUND GUTTERS, COLORBOND FASCIA AND DOWNPIPES. SELECTED COLOUR
- R4.0 CEILING INSULATION
- 90mm STUD WITH R2.5 BULK INSULATION & SARKING
- BRICK WALL TO BE RENDERED AND PAINTED IN SELECTED COLOUR
- BORAL 'DESIGNERBLOCK' CONCRETE BLOCKS. CHARCOAL COLOUR.
- R1.0 BULK INSULATION
- REINFORCED CONCRETE SLAB AND FOOTINGS AS PER STRUCTURAL ENGINEERS DETAILS



GENERAL NOTE
 1. This drawing is to be read in conjunction with the approved Building Approval and the relevant Building Act 2004.
 2. The client is responsible for ensuring that the building is constructed in accordance with the approved Building Approval and the relevant Building Act 2004.
 3. The client is responsible for ensuring that the building is constructed in accordance with the approved Building Approval and the relevant Building Act 2004.
 4. The client is responsible for ensuring that the building is constructed in accordance with the approved Building Approval and the relevant Building Act 2004.
 5. The client is responsible for ensuring that the building is constructed in accordance with the approved Building Approval and the relevant Building Act 2004.

AMENDMENTS
 1. DATE: 30.11.2016
 2. DATE: 30.11.2016
 3. DATE: 30.11.2016

BA APPLICATION
 DATE: 30.11.2016
 NOT FOR CONSTRUCTION

7.5 STARS
 This rating is based on the current energy efficiency requirements of the National Energy Efficiency Rating Scheme (NEERS) as of 1 July 2015.

BLOCK 1
 SECTION 17
 ADDRESS 16 JAMROZIK STREET
 SUBURB DENMAN PROSPECT
 STATE ACT
 SCALE 1:50 @ A2

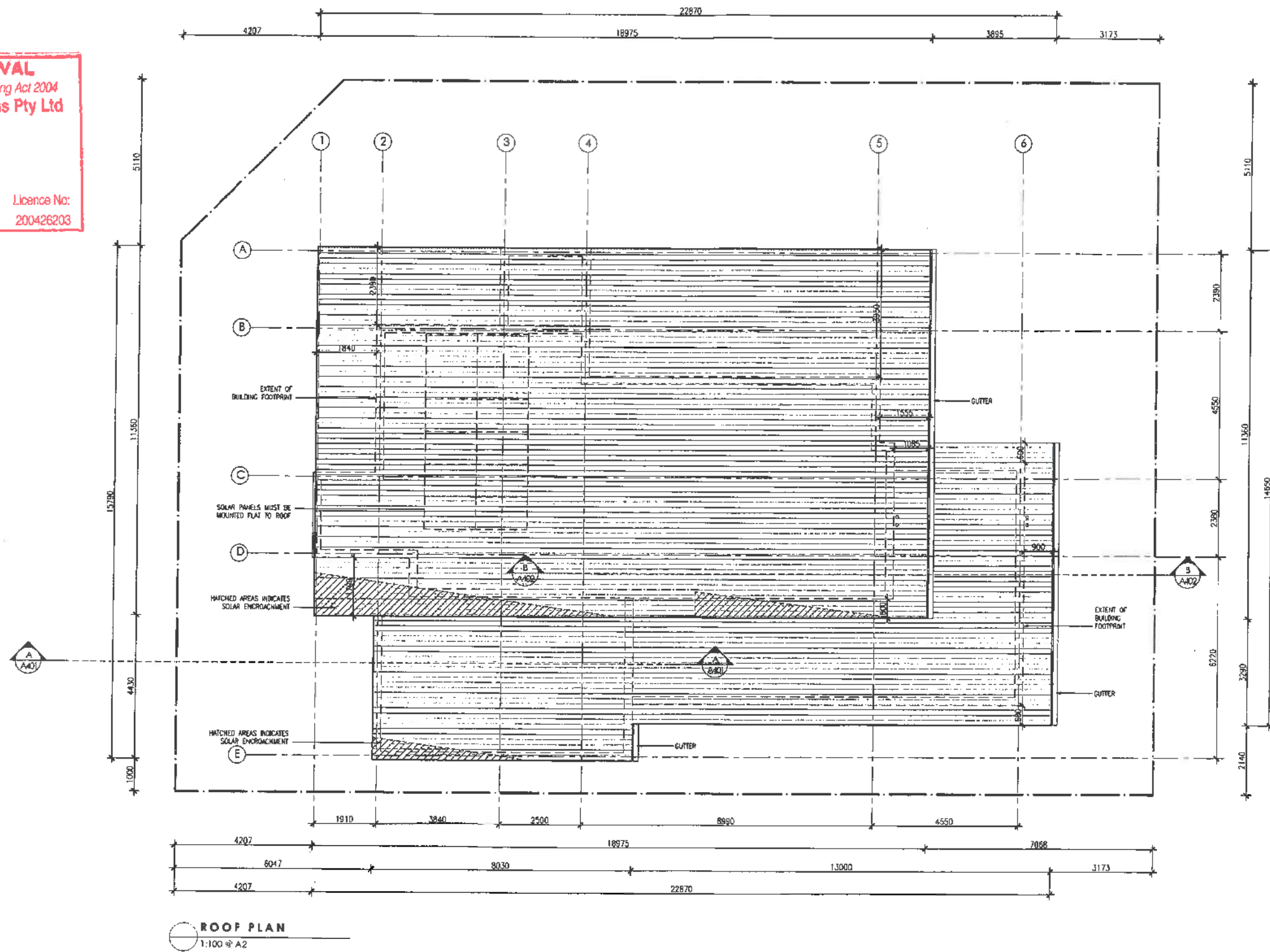
DRAWING CROSS SECTIONS 2 - SECTION B-B
 PROJECT PROPOSED DISPLAY HOME
 CLIENT BETTER BUILDING

DRAWN RN/LM
 REVISION
 REVISION DATE
 PROJECT NO 1593
 PRINT DATE 30.11.2016
 DWG NO A402

AREA ANALYSIS:	
SITE AREA	650.1m ²
LOWER GROUND AREA	101.0m ²
GROUND FLOOR AREA	121.5m ²
UPPER FLOOR AREA	50.6m ²
GARAGE AREA	49.0m ²
TOTAL AREA	322.1m²
PLOT RATIO	49.5%



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



ROOF PLAN
 1:100 @ A2

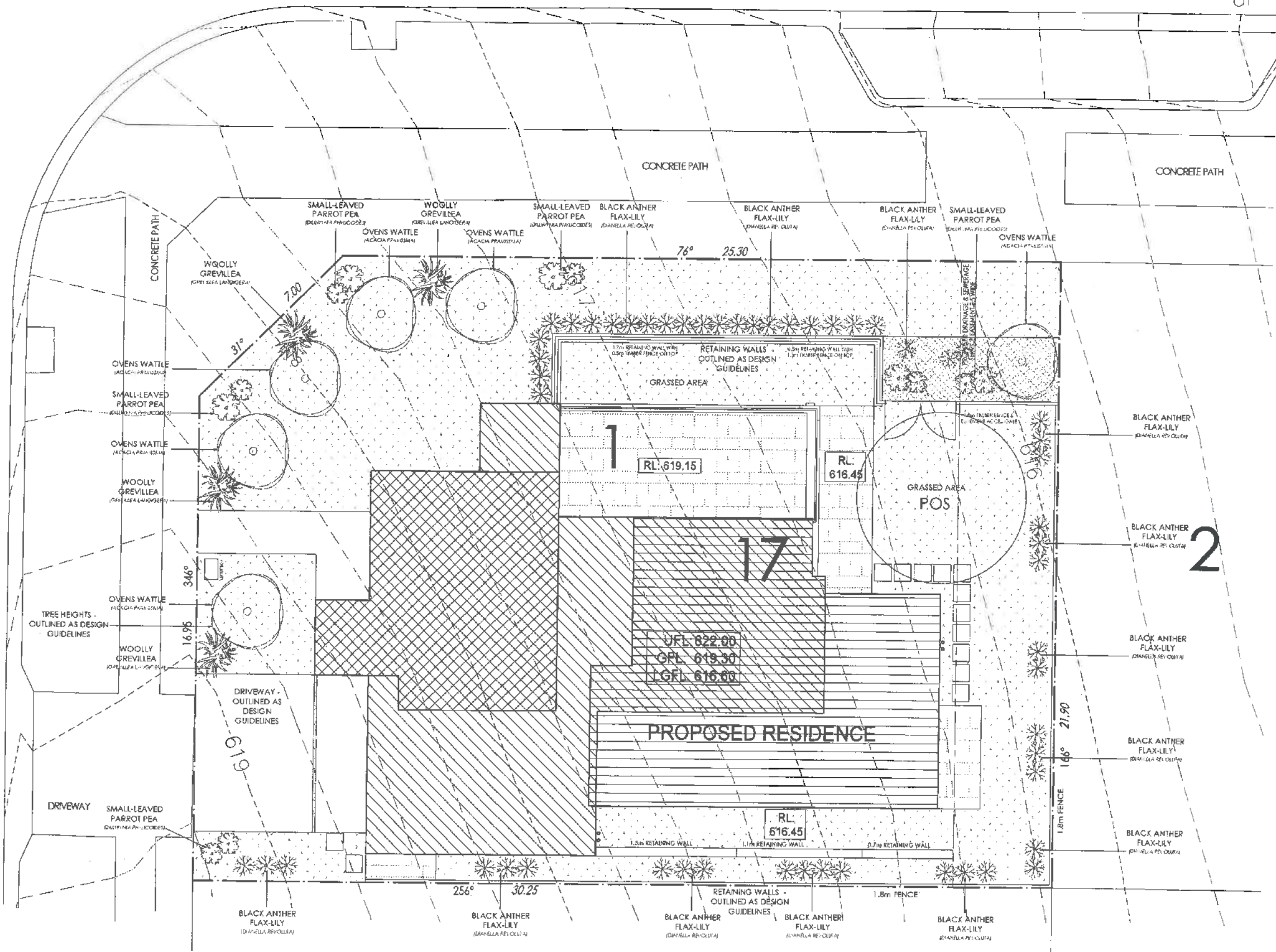
	<p>NOTE IN 14.0110.11E.1 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100</p>	<p>GENERAL NOTE: This drawing is the property of dna architects and shall not be used for any other purpose without the written consent of dna architects. The user of this drawing shall be deemed to have accepted the responsibility for the accuracy of the information contained herein and shall be liable for any loss or damage resulting from the use of this drawing. The user shall also be deemed to have accepted the responsibility for the accuracy of the information contained herein and shall be liable for any loss or damage resulting from the use of this drawing.</p>	<table border="1"> <thead> <tr> <th>AMENDMENTS</th> <th>REVISION</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	AMENDMENTS	REVISION	DESCRIPTION	DATE					<p>7.5 STARS This rating complies with the minimum energy efficiency requirements of the ACT Green Star Rating Scheme. For more information, visit www.act.gov.au/greenstar.</p>	<p>ACT COLAP 20111118</p>	<p>BLOCK 1 SECTION 17 ADDRESS 16 JAMROZIK STREET SUBURB DENMAN PROSPECT STATE ACT SCALE 1:100 @ A2</p>	<p>DRAWING ROOF PLAN PROJECT PROPOSED DISPLAY HOME CLIENT BETTER BUILDING</p>	<p>DRAWN BN/LM REVISION REVISION DATE PROJECT NO 1593 PRINT DATE 30.11.2016 DWG NO A204</p>
	AMENDMENTS	REVISION	DESCRIPTION	DATE												
<p>BA APPLICATION DATE: 30.11.2016 NOT FOR CONSTRUCTION</p>	<p>Page 49 of 113</p>															

LEGEND

- OVENS WATTLE (JACARANDA FRAXIOSA)
- WOOLLY GREVILLEA (GREVILLEA SPINOSA)
- BLACK ANTHUR FLAX-LILY (DIANELLA REVOLUTA)
- SMALL-LEAVED PARROT PEA (BRACHYCAURA PHYLLOIDES)
- MULCHED GARDENS
- TURF
- PAVED HARD-STANDING

JAMROZIK STREET

BUILDING APPROVAL
 Issued under section 28 of the Building Act 2004
 Certified Building Solutions Pty Ltd
 - 1 DEC 2016
 Licences No: 200426203



LANDSCAPE PLAN
 1:100 @ A2

	SITE NO: 14/042641 E ST P.O. BOX 100 DENMAN PROSPECT ACT 2611 PHONE: 08 9230 4696 FAX: 08 9230 4696	OVERLAY NOTE: All work to be completed in accordance with the relevant Authority's standards. All relevant authority requirements must be observed. All work to be completed in accordance with the relevant Authority's standards. All relevant authority requirements must be observed.	AMENDMENTS REVISION DESCRIPTION DATE	7.5 STARS This rating is provided by the Australian Government.	Contract No: 01001007930-02 Approval No: Green Design Certificate No: 24 Nov 2016 Drawing No: 18-GVZ022-0002 Designers: Green Design ACT 2611 ACT 61/2011: 1318	BLOCK 1 SECTION 17 ADDRESS 14 JAMROZIK STREET SUBURB DENMAN PROSPECT STATE ACT SCALE 1:100 @ A2	DRAWING LANDSCAPE PLAN PROJECT PROPOSED DISPLAY HOME CLIENT BETTER BUILDING	DRAWN BW/EM REVISION REVISION DATE PROJECT NO 1593 PRINT DATE 30.11.2016 DWG NO A102
	Page 50 of 113	BA APPLICATION DATE: 30.11.2016 NOT FOR CONSTRUCTION	ACT 61/2011: 1318	ACT 61/2011: 1318	ACT 61/2011: 1318	ACT 61/2011: 1318		

PROJECT NAME:

PROPOSED RESIDENCE

JOB NUMBER:

151209

PROJECT LOCATION:

BLOCK 1 SECTION 17 DENMAN PROSPECT ACT

DISCIPLINE:

STRUCTURAL

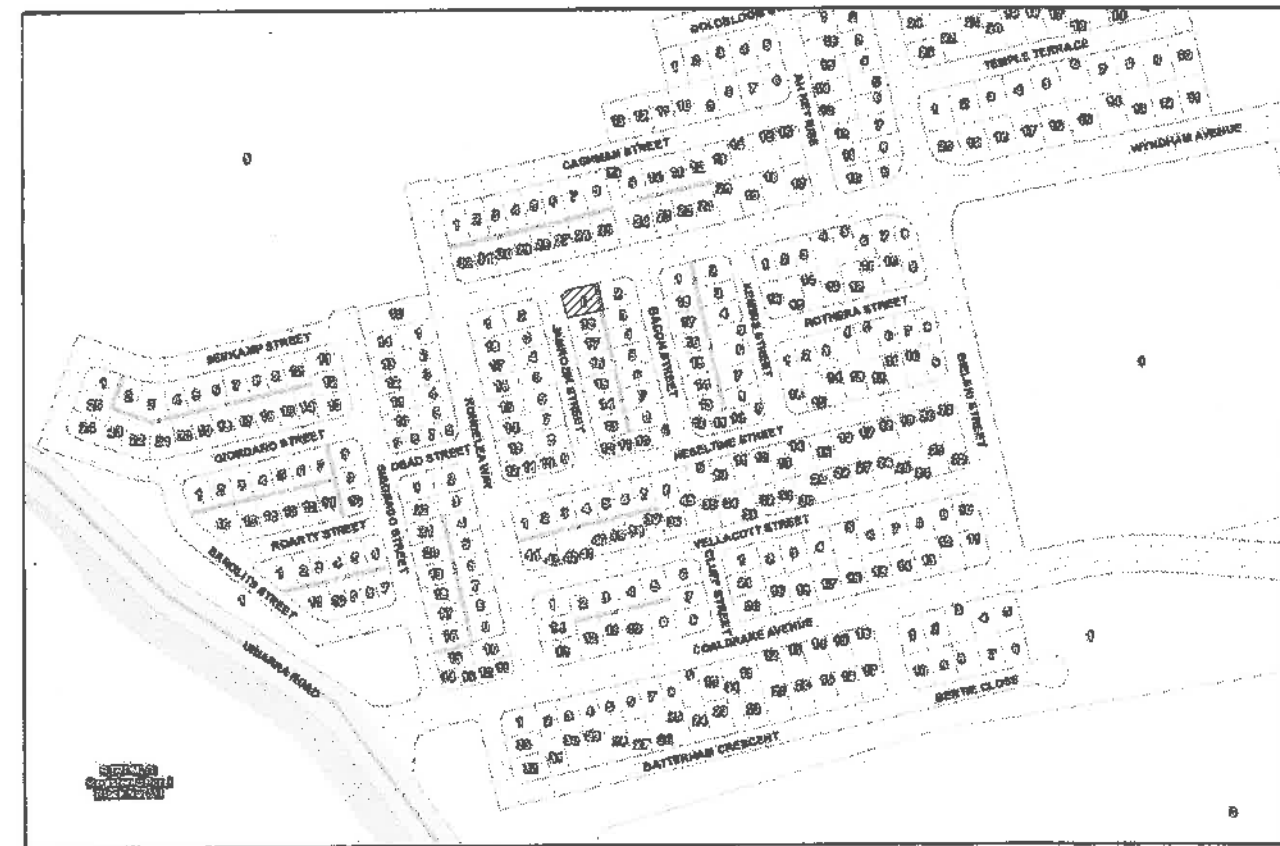
SUBMISSION TYPE:

FOR BA / TENDER

CLIENT NAME:



Better Building
services



LOCATION MAP



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GENERAL

- G1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND OTHER RELEVANT REFERENCE DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO SUPERINTENDENT FOR DECISION BEFORE PROCEEDING.
- G2 DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS. MEASURED DIMENSIONS ONLY SHALL BE USED. SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE BUILDER FROM ARCHITECTURAL DRAWINGS. ALL DISCREPANCIES SHALL BE REFERRED TO ARCHITECT FOR RESOLUTION.
- G3 DURING CONSTRUCTION STRUCTURES SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERLOADED. TEMPORARY SUPPORT SHALL BE PROVIDED BY THE BUILDER IN ORDER TO KEEP THE WORKS AND ANY EXCAVATIONS STABLE AT ALL TIMES.
- G4 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CURRENT STANDARDS AUSTRALIA CODES, AND THE BUILDING CODE OF AUSTRALIA.
- G5 THE STRUCTURAL COMPONENTS DETAILED ON THE STRUCTURAL DRAWINGS HAVE BEEN DESIGNED FOR THE FOLLOWING LOADS:
 - a. 0 LIVE LOADS IN ACCORDANCE WITH AS 1170 - PART 1
 - b. WIND LOADS IN ACCORDANCE WITH AS 1170 - PART 2 TERRAIN CATEGORY 3 REGION A3
- G6 THE RELEVANT PROVISIONS OF AS 1104 - 1998 HAVE BEEN APPLIED FOR A TYPE '1' STRUCTURE WITH AN EARTHQUAKE DESIGN CATEGORY OF '1'.
- G7 CONSTRUCTION USING THE STRUCTURAL DRAWINGS SHALL NOT COMMENCE UNTIL A CONSTRUCTION CERTIFICATE IS ISSUED BY THE PRINCIPAL CERTIFYING AUTHORITY.
- G8 THE CONTRACTOR SHALL GIVE AT LEAST FORTY-EIGHT HOURS NOTICE OF ANY INSPECTIONS OF STRUCTURAL WORK.

SITE PREPARATION NOTES

- SP1 BUILDER TO PROVIDE AND VERIFY SITE CLASSIFICATION PRIOR TO CONSTRUCTION
- SP2 REMOVE ALL ORGANIC AND FOREIGN MATTER FROM SITE. GRADE ROLL AND PREPARE TO AS 3798.
- SP3 NO SIGNIFICANT SILTY MATERIALS ARE TO BE INCORPORATED WITHIN THE SOIL PROFILE SUPPORTING THE SLAB (OTHERWISE TECHNICAL ADVICE MUST BE SOUGHT AS TO THE LONG TERM INTEGRITY OF THE PLATFORM).
- SP4 IF THE SITE IS BENCHMARKED WITH A CUT AND FILL APPLICATION THE FILL IS TO BE CERTIFIED BY A QUALIFIED PRACTISING GEOTECHNICAL ENGINEER OTHERWISE STRUCTURAL RISKS MUST BE INSTALLED IN ACCORDANCE WITH STRUCTURAL ENGINEERING DESIGN ADOPTING SUSPENDED WORKS.
- SP5 COMPACTED FILL TO AS 3798 AND AS 2870.
- SP6 GRADING OF THE NATURAL OR FILL LEVELS ARE TO FALL AWAY FROM THE SLAB FACE ENSURING NO POONDING OF RAINWATER OR EROSION MATERIAL.
- SP7 SUBSOIL DRAINS CONSTRUCTED WHERE DESIRABLE TO ALLEVATE SUBTERRANEAN WATER AND POTENTIAL EXCESSIVE MOISTURE RETENTION WITHIN THE STRUCTURAL PLATFORM.
- SP8 ALL EXCAVATIONS FOR DRAINAGE (SEWER AND STORMWATER) RUNNING PARALLEL OR WITHIN THIS MOUNDY NOT TO EXTEND BELOW A LINE DRAWN AT 45 DEGREE + 300mm TO THE HORIZONTAL FOR CLAY AND 30 DEGREES + 300mm FOR SAND OR GRANULAR MATERIAL FROM THE BOTTOM OF THE FOOTING OR EXCAVATED BASE OF PIER.
- SP9 ALL DRAINAGE EXCAVATIONS TO BE REINSTATED WITH COMPACTED GRANULAR TYPE FILL COMPACTED TO 90% MVD.
- SP10 MINIMUM DESIGN BEARING CAPACITY FOR STRUCTURAL PLATFORMS TO BE 50kPa (UNLESS WHERE CONCRETE SLABS ARE TO BE SUPPORTED).
- SP11 BUILDER TO ISSUE CSIRO REPORT TO HOMEOWNER "GUIDE TO HOMEOWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE".

FOOTINGS

- F1 FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 100 kPa.
- F2 FOOTINGS SHALL BE LOCATED CENTRALLY UNDER WALLS AND COLUMNS UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.
- F3 FOOTINGS SHALL BE CONSTRUCTED AND BACKFILLED AS SOON AS POSSIBLE FOLLOWING EXCAVATION IF CONCRETE IS NOT PLACED IMMEDIATELY AFTER EXCAVATION OF FOOTING PROVIDE A 50mm BLINDING LAYER OF WEAK (TEMP) CONCRETE TO THE BASE OF EXCAVATION FOUNDATION.
- F4 EXCAVATE FOR FOUNDATIONS TO THE REQUIRED SIZES AND DEPTH FOOTING FOUNDING LEVELS ARE PROVISIONAL SUBJECT TO ACTUAL SITE CONDITIONS.

BONDEK/CONDECK FORMWORK

- B1 UNLESS NOTED OTHERWISE BONDEK PANELS SHALL BE 10mm.
- B2 BONDEK PANELS ARE TO BE SECURELY FIXED OR HELD DOWN TO PREVENT DISPLACEMENT DUE TO CONSTRUCTION LOADING OR WIND UPLIFT PRIOR TO CONCRETING.
- B3 FIX BONDEK PANELS TO STEELWORK BY PUDDLE WELDING, DRIVE PINS, OR OTHER SUITABLE METHODS. SLIP JOINTS SHALL BE LOCATED AS SHOWN.
- B4 FIXING TO MASONRY IS NOT NECESSARY PROVIDED CONCRETE IS PLACED IMMEDIATELY AFTER PANELS ARE LAID. TOP COURSE OF BRICKWORK IS TO BE STRAIGHT AND LEVEL. IF REQUIRED PROVIDE LAYER OF SMOOTH HARD MORTAR. SLIP JOINTS SHALL BE PROVIDED AT ALL MASONRY SUPPORTS UNLESS NOTED OTHERWISE.
- B5 BEFORE CONCRETE IS PLACED, ANY ACCUMULATED DEBRIS, GREASE OR ANY OTHER SUBSTANCE WILL NEED TO BE REMOVED TO ENSURE CLEAN BONDING SURFACE. ANY POONED RAINWATER SHOULD BE REMOVED BY BLOWING OR SWEEPING.
- B6 FASTENING OF SIDE LAP JOINTS OF BONDEK SHALL BE IN ACCORDANCE WITH LYSAGHT PUBLICATIONS, AND GENERALLY ONE 10-24x16mm SELF-DRILLING TAPPING SCREW IS REQUIRED MID-SPAN FOR SUPPORT SPACING OF 2750mm OR GREATER. FOR POINT LOAD RATINGS OR EXPOSED SURFACES ADDITIONAL FIXINGS MAY BE REQUIRED.
- B7 UNLESS NOTED OTHERWISE PROPPING OF THE BONDEK SHALL BE IN ACCORDANCE WITH LYSAGHT PUBLICATIONS.
- B8 PROPS SHOULD NOT BE REMOVED UNTIL CONCRETE HAS REACHED SUFFICIENT STRENGTH.

STRUCTURAL STEELWORK

- S1 DESIGN CONFORMS TO AS 4100. FABRICATION AND ERECTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF AS 4100.
- S2 UNLESS NOTED OTHERWISE, ALL STEEL SHALL CONFORM TO THE FOLLOWING AUSTRALIAN STANDARDS, IN RESPECT OF GRADE AND CONDITIONS OF SUPPLY:

• ROLLED SECTIONS	AS 3678.1	GRADE 300
• WELDED SECTIONS	AS 3678.2	GRADE 300
• FLAT BARS	AS 3679.1	GRADE 300
• PLATE/FLOOR PLATE	AS 3678	GRADE 300
• HOLLOW SECTIONS	AS 1163	GRADE C350
• RIFLING/ROFITS		AS30 Z250
- TEST CERTIFICATES CONFIRMING CONFORMANCE ISSUED BY SUPPLIER SHALL BE AVAILABLE FOR INSPECTION.
- S3 MEMBER SIZES SHALL BE AS SHOWN ON THE STRUCTURAL DRAWINGS.
- S4 THE CONTRACTOR SHALL PREPARE WORKSHOP (SHOP DETAIL) DRAWINGS AND SHALL SUBMIT 2 COPIES OF EACH DRAWING FOR EXAMINATION OF CONNECTION DETAILS. FABRICATION SHALL NOT COMMENCE UNTIL THE WORKSHOP DRAWINGS HAVE BEEN APPROVED. APPROVAL WILL BE PROVIDED FOR MEMBER SIZES AND CONNECTION STRENGTHS, BUT WILL NOT EXTEND TO DIMENSIONS. ALL DIMENSIONS AND SETOUTS SHALL BE OBTAINED FROM ARCHITECTURAL DRAWINGS. SHOULD VARIATIONS BE NECESSARY TO THE STRUCTURAL DETAILS, PROVIDED, THESE SHALL BE REFERRED TO THE ENGINEER FOR APPROVAL BEFORE BEING INCLUDED ON SHOP DETAIL DRAWINGS. SHOP DETAIL DRAWINGS SHALL CLEARLY INDICATE:
 - DIMENSIONS OF ITEMS, IDENTIFICATION, STEEL GRADE
 - LOCATION, TYPE AND SIZE OF WELDS AND BOLTS
 - PROCEDURES NECESSARY FOR SHOP AND SITE ASSEMBLY
 - ORIENTATION OF MEMBERS
 - CAMBER
 - LOCATION OF TEMPORARY CONNECTIONS AND BRACING
 - SURFACE PREPARATION METHOD AND COATING SYSTEM
 - WELDING AND BOLTING CATEGORIES
 - SHOP DETAILS SHALL PROVIDE FOR FIXING OR SUPPORT OF ANY BUILDING ELEMENTS SHOWN ON ARCHITECTURAL DRAWINGS.
- S5 ALL WELDING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 1554.1. ELECTRODES SHALL BE TO AS 1553, AS 1558, AS 1559, AS 2203 OR AS 2717 AS APPROPRIATE. WELDS FOR STRUCTURAL CONNECTIONS SHALL BE WELD CATEGORY SP UNLESS NOTED OTHERWISE.
- S6 BOLTING CATEGORIES ARE IDENTIFIED ON THE DRAWINGS IN THE FOLLOWING MANNER:

BOLTING CATEGORY	BOLT GRADE	BOLT TO AUSTRALIAN STANDARD	METHOD OF INSTALLATION TO AS 4100
4.6/5.8	4.6	AS 1791	NUTS TIGHTENED
8.8/5	8.8	AS 1792	NUTS TIGHTENED
- S7 UNLESS NOTED OTHERWISE, HOLES SHALL BE 2mm LARGER THAN THE NOMINAL BOLT DIAMETER WHERE SLOTTED OR OVERSIZE HOLES ARE PERMITTED ON THE STRUCTURAL DRAWINGS, THEY SHALL COMPLY WITH AS 4100. HAND FLAME CUTTING OF BOLT HOLES IS NOT PERMITTED.
- S8 UNLESS NOTED OTHERWISE, ALL BOLTS AND WASHERS SHALL BE GALVANISED.
- S9 FABRICATION TOLERANCES SHALL COMPLY WITH AS 4100, SECTION 14 UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.

- S10 ALL BEAMS AND RAFTERS SHALL BE FABRICATED AND ERECTED WITH NATURAL CAMBER UP. PROMOT OF STRUCTURAL MEMBERS IN SINGLE LENGTHS UNLESS SPLICES ARE SHOWN ON THE STRUCTURAL DRAWINGS.
- S11 NON-DESTRUCTIVE WELD EXAMINATION SHALL BE AS FOLLOWS:

NON-DESTRUCTIVE WELD EXAMINATION (NDE) TABLE		
TYPE OF WELD AND CATEGORY	EXAMINATION METHOD	EXTENT (% OF TOTAL LENGTH WELD TYPE)
RILEY WELDS	VISUAL INSPECTION	100
BUTT WELDS, GP	VISUAL INSPECTION	100
BUTT WELDS, SP	VISUAL INSPECTION	100
BUTT WELDS, SP	RADIOGRAPHIC OR ULTRASONIC INSPECTION	100

- S12 SURFACE TREATMENT AND PAINTING OF STEELWORK TO BE IN ACCORDANCE WITH AS 2382 AND AS FOLLOWS:
 - 12.1 ALL STEELWORK NOT ENCASED IN CONCRETE OR GALVANISED SHALL HAVE THE SURFACES CLEANED BY ABRASIVE BLAST CLEANING TO CLASS 2-1/2 STANDARD IN ACCORDANCE WITH AS 1674.
 - 12.2 ALL AREAS UNACCESSIBLE AFTER FABRICATION SHALL BE CLEANED AND PAINTED PRIOR TO FABRICATION.
 - 12.3 UNLESS OTHERWISE NOTED ALL STEEL SURFACES SHALL BE COATED WITH LUKAPRIME ZINC PHOSPHATE, OR APPROVED EQUIVALENT, TO A DRY FILM THICKNESS OF 75 MICRONS AND:
 - a) TOP COATS TO BE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATION. ALL PAINT TO BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. MEMBERS BUILT INTO WALLS NOT MARKED GALVANISED TO BE COATED WITH LUKAPRIME TO 75 MICRONS NO TOP COAT OR EQUAL.
 - 12.4 WHERE NOTED GALVANISED, STEELWORK SHALL BE CHEMICALLY DESCALED AND CLEANED IN ACCORDANCE WITH AS 2312.5 TO REMOVE ALL RUST, MILL SCALE, OIL, GREASE AND FOREIGN MATTER OF ALL DESCRIPTION LEAVING A UNIFORM SURFACE OF CLEAN METAL OR A TIGHTLY ADHERING COATING OF ZINC OR IRON PHOSPHATE. STEELWORK SHALL THEN BE GALVANISED IN ACCORDANCE WITH AS 2312.5 BY IMMERSING IN A BATH OF MOLTEN ZINC TO PRODUCE A ZINC COATING WHICH SOLIDIFIES TO A DRY FILM MASS OF 600 G/M.
 - 12.5 ALL TRANSPORT AND ERECTION ABRASIONS, SITE WELDS, ETC ARE TO BE REINSTATEMENT BY THOROUGHLY WIRE BRUSHING ALL AFFECTED AREAS TO ACHIEVE A CLEAN SOUND SUBSTRATE AND PATCH COATED AS FOR PRIME EXCEPT THAT THE MINIMUM FILM THICKNESS SHALL BE 50% GREATER THAN THE ORIGINAL PRIMER.
 - 12.6 ALL COMMERCIAL AND HIGH STRENGTH STRUCTURAL BOLTS USED SHALL BE GALVANISED BOLTS (UNLESS OTHERWISE NOTED).
 - 12.7 ALL LOAD INDICATOR WASHERS SHALL BE SHERARIZED. PROVIDE SEAL PLATES TO ALL HOLLOW SECTIONS, WITH BREATHER HOLES IF MEMBERS ARE TO BE HOT DIP GALVANISED.
- S13 ERECTION TOLERANCES SHALL COMPLY WITH AS 4100 SECTION 15 UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.
- S14 ALL STEELWORK SHALL BE TEMPORARILY BRACED IN A SECURE MANNER IN ORDER TO STABILISE THE STRUCTURE DURING ERECTION.
- S15 FOR EACH GROUP OF ANCHOR BOLTS PROVIDE A TEMPLATE WITH SETTINGS OUT LINES CLEARLY MARKED FOR POSITIONING THE BOLTS WHEN CASTING IN.
- S16 GALVANISING SHALL BE TO AS 1680 (MEMBERS) OR AS 1214 (THREADED FASTENERS).

- COATING MASS: AVERAGE - 600 GRAMS PER SQUARE METER; MINIMUM - 550 GRAMS PER SQUARE METER.
- S17 REMOVE ALL TEMPORARY CLEATS ON COMPLETION AND RESTORE THE SURFACE IN AN APPROVED MANNER.
- S18 GROUT UNDER ALL BASE PLATES BEFORE GROUTING SUPPORT BASE PLATES ON STEEL PAVERS OR WEDGES. GROUT UNDER BASE PLATES AND INTO CORED HOLES WITH CONCRETE OF NON-SHRINK GROUT OR EQUIVALENT, MINIMUM COMPRESSIVE STRENGTH 32MPa, MIN. THICKNESS 50mm, MAX. THICKNESS 100mm.

CONCRETE

- C1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF AS 3600 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS. PLACING OF CONCRETE SHALL GENERALLY BE IN ACCORDANCE WITH AS 3600 CLAUSE 19.1.
- C2 CONCRETE QUALITY (UNLESS OTHERWISE NOTED ON OTHER STRUCTURAL DRAWINGS):

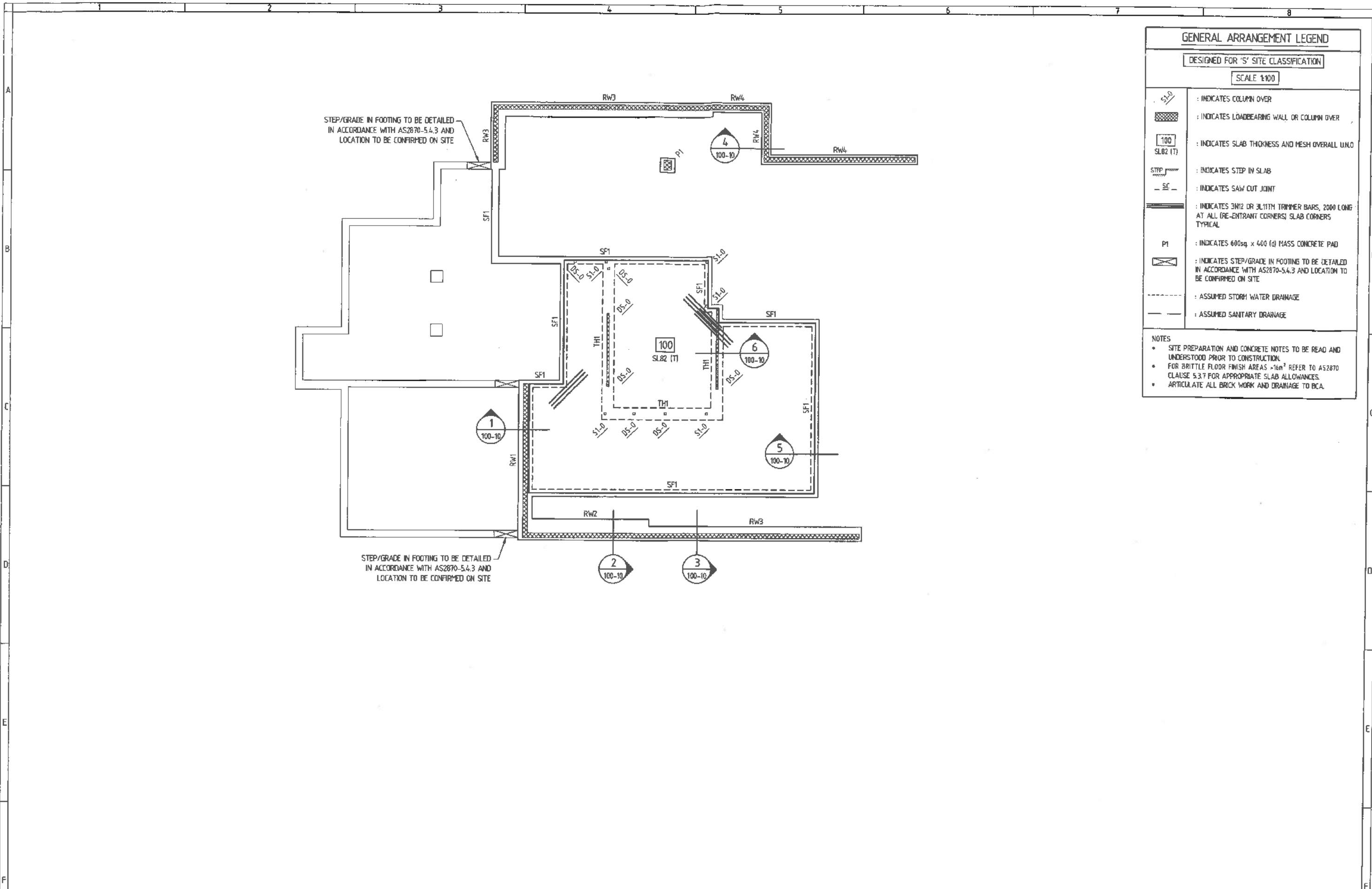
ELEMENT	STRENGTH GRADE	CEMENT TYPE	MIN. CEMENT CONTENT	MAX. AGG. SIZE (mm)	MAX. SLUMP
PAD FOOTINGS	20	CP	250	20	80
STRIP FOOTINGS	20	CP	250	20	80
SLAB ON GROUND	20	CP	290	20	80
SUSPENDED SLABS/BEAMS	32	CP	290	20	80
COLUMNS	N/A	CP	290	20	80
- C3 MIX DESIGNS SHALL BE SUBMITTED FOR APPROVAL. THE USE OF BLANDED CEMENTS, FLYASH AND/OR CHEMICAL ADJUSTERS WILL NOT BE PERMITTED EXCEPT WITH PRIOR APPROVAL OF THE ENGINEER IN WRITING. IF FLYASH IS USED WITH APPROVAL, THEN THIS SHOULD NOT EXCEED 40kg/m³. CONCRETE AGGREGATE SHALL CONSIST OF CRUSHED RIVER GRAVEL OR BASALT IN ACCORDANCE WITH AS 2758.1. SLAG AGGREGATES WILL NOT BE PERMITTED.
- C4 PROJECT ASSESSMENT SHALL BE IN ACCORDANCE WITH AS 1879. ALL ORGANISATIONS RESPONSIBLE FOR TESTING AND ASSESSMENT OF CONCRETE AND CONCRETE MATERIALS SHALL BE NATA REGISTERED. SAMPLING AND TESTING SHALL BE TO AS 1012. ACCEPTANCE CRITERIA - AVERAGE MUST EXCEED REQUIRED VALUE, NO SAMPLE TO BE LESS THAN 85% OF REQUIRED VALUE.
- C5 SUPPLY OF READY MIXED CONCRETE SHALL COMPLY WITH AS 1879.
- C6 CLEAR CONCRETE COVER SHALL BE IN ACCORDANCE WITH TABLE BELOW UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS:

ELEMENT	POURED AGAINST GROUND	POURED AGAINST SURFACE FORMS OR PLASTIC SHEETING	TOP
PAD AND STRIP FOOTINGS	65	50	50
SLABS ON GROUND	-	30	35
RETAINING WALLS	65	40	-
SUSPENDED FLOORS	-	25	25
- C7 REINFORCEMENT SHALL GENERALLY COMPLY WITH AS 3600 CLAUSE 19.2. REINFORCEMENT IS SHOWN DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION ON STRUCTURAL DRAWINGS. ALL REINFORCING BARS SHALL BE GRADE DESIGN TO AS 6754. ALL WELDED MESH SHALL BE GRADE 500. TO AS 6754 AND SHALL BE SUPPLIED IN FLAT SHEETS. REINFORCEMENT SYMBOLS:
 - N: GRADE 500N DEFORMED BAR TO AS 6754
 - R: GRADE 250R ROUND BAR TO AS 6754
 - RL: RECT. MESH GRADE 500L TO AS 6754
 - SL: SQUARE MESH GRADE 500L TO AS 6754
 - TM: TRENCH MESH GRADE 500L TO AS 6754
 THE NUMBER IMMEDIATELY FOLLOWING THE N SYMBOL, IS THE BAR DIAMETER IN MILLIMETERS. (E.G. N20 IS A 20mm BAR GRADE 500N)
- C8 ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON PLASTIC TIPPED STEEL, PLASTIC OR CONCRETE CHAIRS GENERALLY AT NOT GREATER THAN 500mm CENTERS BOTH WAYS. BARS ARE TO BE TIED AT ALTERNATE INTERSECTIONS WITH WIRE TIES IN EXPOSURE CONDITIONS OF B2 OR C, USE ONLY PLASTIC CHAIRS.
- C9 LAPS AND SPLICES SHALL BE MADE ONLY IN THE POSITIONS AND TO THE DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS. FABRIC SHALL BE LAPPED TWO TRANSVERSE WIRES PLUS 50mm JOCKLES TO BARS SHALL BE 1 BAR DIAMETER OVER A LENGTH OF 12 BAR DIAMETERS. BLENDED BARS SHALL BE TIED TOGETHER AT CENTERS OF 30 BAR DIAMETERS WITH THREE (3) WRAPS OF THE WIRE.
- C10 DO NOT WELD REINFORCEMENT EXCEPT AS SHOWN ON THE DRAWINGS, OR AS APPROVED BY THE ENGINEER. IF APPROVED, SLOTT WELDING SHALL COMPLY WITH AS 254.3.
- C11 BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS. CONCRETE SIZES DO NOT INCLUDE THICKNESS OF APPLIED TOPPING IF APPROVED. SLOTT WELDING SHALL COMPLY WITH AS 254.3.
- C12 NO PENETRATIONS, HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE ELEMENTS WITHOUT THE APPROVAL OF THE ENGINEER.
- C13 FOR CHAMFERS, GROOVES, REGLETTS REFER TO ARCHITECTURAL DETAILS. MAINTAIN COVER AT ALL DETAILS.
- C14 PLACE CONCRETE IN LAYERS SUCH THAT EACH SUCCEEDING LAYER IS BLENDED INTO THE PRECEDING ONE BY THE COMPACTION PROCESS. THE FINISHED CONCRETE SHALL BE A DENSE HOMOGENEOUS MASS COMPLETELY FILLING THE FORMWORK AND THOROUGHLY EMBEDDING THE REINFORCEMENT.
- C15 COMPACTION USE IMMERSION AND SCRIBED VIBRATORS ACCOMPANIED BY HAND METHODS AS APPROPRIATE TO REMOVE AIR BUBBLES AND COMPACT THE MIX. USE FORM VIBRATORS WHERE USE OF IMMERSION VIBRATORS IS IMPRACTICABLE. ENSURE CONCRETE IS FULLY COMPACTED AND ENTRAPPED AIR REMOVED, BUT AVOID OVER VIBRATION THAT MAY CAUSE SEGREGATION. DO NOT USE VIBRATORS TO MOVE CONCRETE ALONG THE FORMS.
- C16 CURE AS SOON AS THE SURFACE OF THE CONCRETE HAS HARDENED SEVEN DAYS. CURE BY ONE OF THE FOLLOWING MEANS:
 - PONDING OR CONTINUOUS SPRINKLING WITH WATER, OR
 - THE USE OF NET COVERINGS SUCH AS HESSIAN OR SAND.

- C17 SHEETING MUST BE PROTECTED FROM WIND AND TRAFFIC.
- C18 CURING HOT OR WINDY WEATHER USE ALIPHATIC ALCOHOL SPRAYED ON AFTER SPOILING TO PREVENT PLASTIC SHRINKAGE OF TOP SURFACE UNTIL CURING IS APPLIED.
- C19 THE SUBCONTRACTOR SHALL GIVE AT LEAST TWENTY FOUR HOURS NOTICE SO THAT INSPECTION MAY BE MADE OF THE FOLLOWING:
 - MEMBRANE INSTALLED ON THE SUB-BASE (WHERE APPLICABLE)
 - REINFORCEMENT AND TENDONS FIXED IN PLACE,
 - CORES AND EMBEDMENTS FIXED IN PLACE,
- C20 MAKE CONSTRUCTION JOINTS WHERE SHOWN ON THE STRUCTURAL DRAWINGS. DO NOT RELOCATE OR ELIMINATE A CONSTRUCTION JOINT, DO NOT MAKE A CONSTRUCTION JOINT NOT SHOWN ON THE STRUCTURAL DRAWINGS, WITHOUT PRIOR APPROVAL OF THE ENGINEER. BEFORE FRESH CONCRETE IS PLACED AT A CONSTRUCTION JOINT, ROUGHEN AND CLEAN THE HARDENED CONCRETE SURFACE OF THE JOINT, SO THAT ALL SOFT MATERIAL FOREIGN MATTER AND LANTANCE IS REMOVED. JUST PRIOR TO PLACEMENT, DAMPEN THE HARDENED CONCRETE SURFACE, WITHOUT LEAVING FREE WATER JUST BEFORE PLACING CONCRETE.
- C21 CONSTRUCTION SUPPORT PROPPING SHALL BE LEFT IN PLACE AS REQUIRED IN ORDER TO AVOID OVERSTRESSING A COMPLETED FLOOR DUE TO CONSTRUCTION LOADING. ALL BACKPROPPING SHALL BE APPROVED BY THE ENGINEER.
- C22 BRICKWORK OR UNREINFORCED CONCRETE MASONRY BLOCKWORK SHALL NOT BE BUILT ON SUSPENDED CONCRETE SLABS OR BEAMS UNTIL SUPPORTING FORMWORK HAS BEEN REMOVED.
- C23 CONDUITS AND PIPES SHALL BE LOCATED IN THE MIDDLE OF THE SLAB OR BEAM DEPTH AND SHALL BE SPACED HORIZONTALLY AT A MINIMUM OF 3 TIMES THE CONDUIT DIAMETER. CONDUITS AND PIPES

- NO CONCRETE SHALL BE PLACED UNTIL INSPECTION IS COMPLETED.
- C24 UNDERLAY MEMBRANE SHALL BE HIGH-IMPACT RESISTANCE POLYETHYLENE FILM TO AS 1205 GRADE 198. LAP JOINTS SHALL HAVE AT LEAST 200mm OVERLAP, SEALED WITH PRESSURE-SENSITIVE ADHESIVE TAPE. PLACE METAL OR PLASTIC PLATES UNDER REINFORCING CHAIRS TO AVOID PUNCTURING MEMBRANE.
- C25 UNREINFORCED STONEMASONRY SHALL GENERALLY BE IN ACCORDANCE WITH AS 3700 UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.
- C26 STONE MASONRY ELEMENTS SHALL BE BUILT UP FROM RANDOMLY PLACED STONES, OF UNIFORM QUALITY AND FREE FROM DEFECTS LIABLE TO AFFECT ITS STRENGTH, APPEARANCE, AND DURABILITY UNDER THE INTENDED CONDITIONS OF USE.
- C27 STONE MASONRY SHALL BE SELECTED WITH REFERENCE TO THE ARCHITECTURAL INTENT FOR COLOUR AND PATTERNING.
- C28 CONSTRUCTION TOLERANCES FOR STONEMASONRY ELEMENTS SHALL GENERALLY COMPLY WITH TABLE 12.1 OF AS 3700. ALL LOAD BEARING STONE ELEMENTS SHALL DEVIATE FROM THE NOTED DIMENSIONS BY NO MORE THAN ±2.0mm. ALL NON-LOAD BEARING STONE ELEMENTS SHALL DEVIATE FROM THE NOTED DIMENSIONS BY NO MORE THAN ±1.0mm.
- C29 STONE SHALL BE NATURAL SANDSTONE OR GRANITE AND WILL BE CHECKED FOR DEFECTS AGAINST THE FOLLOWING CRITERIA:
 - a. SANDSTONE: MINOR SHALE LAMINAE OR INTERBEDS AND MINOR CONCENTRATIONS OF CARBONACEOUS MATERIAL (TEA LEAVES) ARE NOT ACCEPTABLE IN VISIBLE FACES.
 - b. GRANITE: IGNEOUS QUARRY STONE EXTRACTED IN BLOCKS CONTAINING NO MORE THAN A SMALL DEGREE OF MICROCRACKING.
- C30 MORTAR USED SHALL BE TYPE GP AND CONFORM TO AS 3972 AND WILL NOT CONTAIN ADMIXTURES UNLESS APPROVED IN WRITING. PREPARED MIXES USED IN THE MORTAR MIX SHALL FORM NO MORE THAN 10% OF THE GROSS MASS BY WEIGHT.
- C31 ALL WALL TIES SHALL BE IN ACCORDANCE WITH AS 2699.1. MEDIUM DUTY TYPE 'A' FOR CAVITIES LESS THAN 60mm AND HEAVY DUTY TYPE 'A' WALL TIES FOR CAVITIES GREATER THAN 60mm WILL BE USED. WALL TIES SHALL BE BUILT IN AND EMBEDDED AT LEAST 50mm WITH A MINIMUM 15mm COVER FROM THE EXTERNAL FACE.
- C32 ISOLATE CONTACT SURFACES OF DISSIMILAR TYPES OF STONE WITH A MEMBRANE OR CONTROL JOINT. ALL SECONDARY STONEMASONRY SHALL BE ISOLATED FROM BRICKWORK AND OTHER MASONRY TO PREVENT SALTS MOVEMENT.
- C33 WEEP HOLES FOR CAVITY OR RETAINING ELEMENTS SHALL BE FORMED BY OPEN PERPENDS OF A FULL STONE COURSE AND AT LEAST 9mm WIDTH. SPACING OF WEEP HOLES SHALL NOT EXCEED 1000mm UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.

 Better Building PARTNER	 dna architects	 sellick consultants • STRUCTURAL • CIVIL • HYDRAULIC ENGINEERS CANBERRA SYDNEY BRISBANE Ph: (02) 6287 0200 www.sellickconsultants.com.au	PROJECT TITLE PROPOSED RESIDENCE	DESIGNED BY D.M. CHECKED BY D.M. AUTHORIZED BY D.M. DATE	DRAWING TITLE GROUND MARKING PLAN	SCALE AS SHOWN AT A2
DO NOT SCALE OFF DRAWINGS VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK COPYRIGHT © sellick consultants 2016. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, without the prior written permission of sellick consultants.			PROJECT LOCATION BLOCK 1 SECTION 17 DENMAN PROSPECT ACT		JOB NO. 151209	DRAWING NO. S100-01



GENERAL ARRANGEMENT LEGEND

DESIGNED FOR 'S' SITE CLASSIFICATION

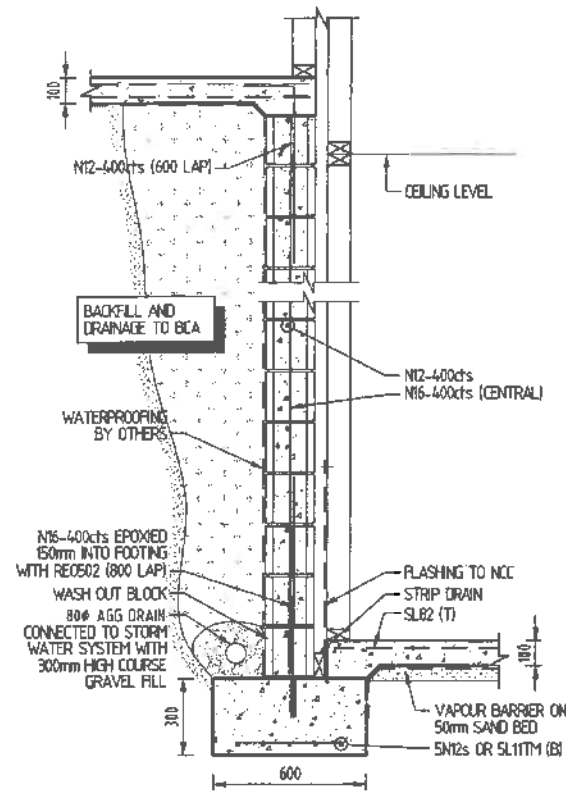
SCALE 1:100

- : INDICATES COLUMN OVER
- : INDICATES LOADBEARING WALL OR COLUMN OVER
- : INDICATES SLAB THICKNESS AND MESH OVERALL UNO
- : INDICATES STEP IN SLAB
- : INDICATES SAW CUT JOINT
- : INDICATES 3M2 OR 3L11M TRIMMER BARS, 2000 LONG AT ALL (RE-ENTRANT CORNERS) SLAB CORNERS TYPICAL
- : INDICATES 600sq x 400 (d) MASS CONCRETE PAD
- : INDICATES STEP/GRADE IN FOOTING TO BE DETAILED IN ACCORDANCE WITH AS2870-5.4.3 AND LOCATION TO BE CONFIRMED ON SITE
- : ASSUMED STORM WATER DRAINAGE
- : ASSUMED SANITARY DRAINAGE

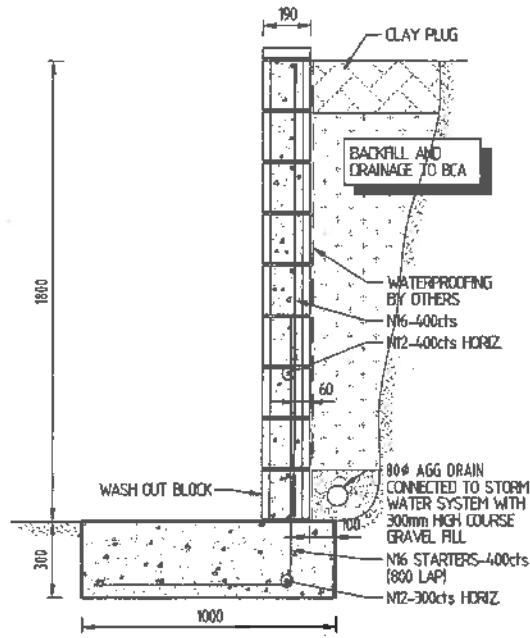
NOTES

- SITE PREPARATION AND CONCRETE NOTES TO BE READ AND UNDERSTOOD PRIOR TO CONSTRUCTION.
- FOR BRITTLE FLOOR FINISH AREAS >16m² REFER TO AS2870 CLAUSE 5.3.7 FOR APPROPRIATE SLAB ALLOWANCES.
- ARTICULATE ALL BRICK WORK AND DRAINAGE TO BCA.

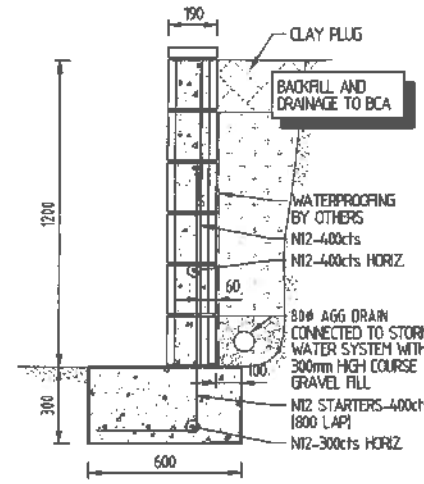
A ISSUED FOR BA / TENDER ISSUE DESCRIPTION	5/11/2016 DATE	RMC DRAWN			sellick consultants STRUCTURAL • CIVIL • HYDRAULIC ENGINEERS CANBERRA SYDNEY BRISBANE Ph: (02) 6281 2200 www.sellickconsultants.com.au	PROJECT TITLE PROPOSED RESIDENCE	DESIGNED BY DMC	DRAWING TITLE BASEMENT MARKING PLAN	SCALE AS SHOWN AT A2
						DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. <small>COPYRIGHT: The contents and information contained in this document are copyright of Sellick Consultants. Use or copying of this document in whole or in part without written permission constitutes an infringement of copyright.</small>	CHECKED BY DMK	PROJECT LOCATION BLOCK 1 SECTION 17 DENMAN PROSPECT	JOB NO. 151209



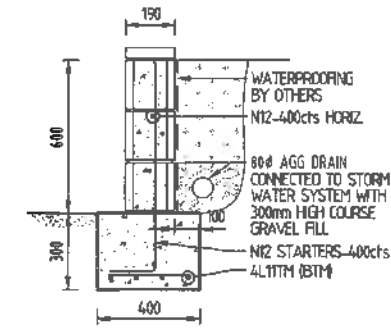
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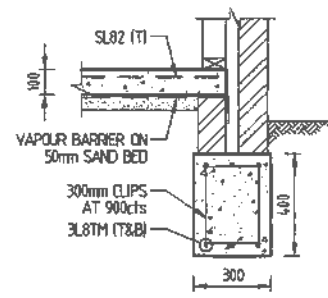
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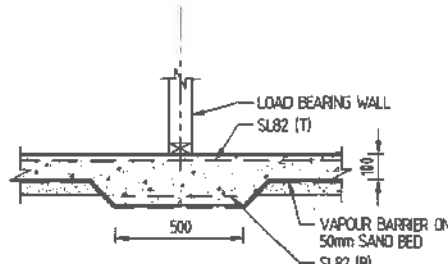
TYPICAL RW3 SECTION 3 SCALE = 1:20 100-01



TYPICAL RW4 SECTION 4 SCALE = 1:20 100-01



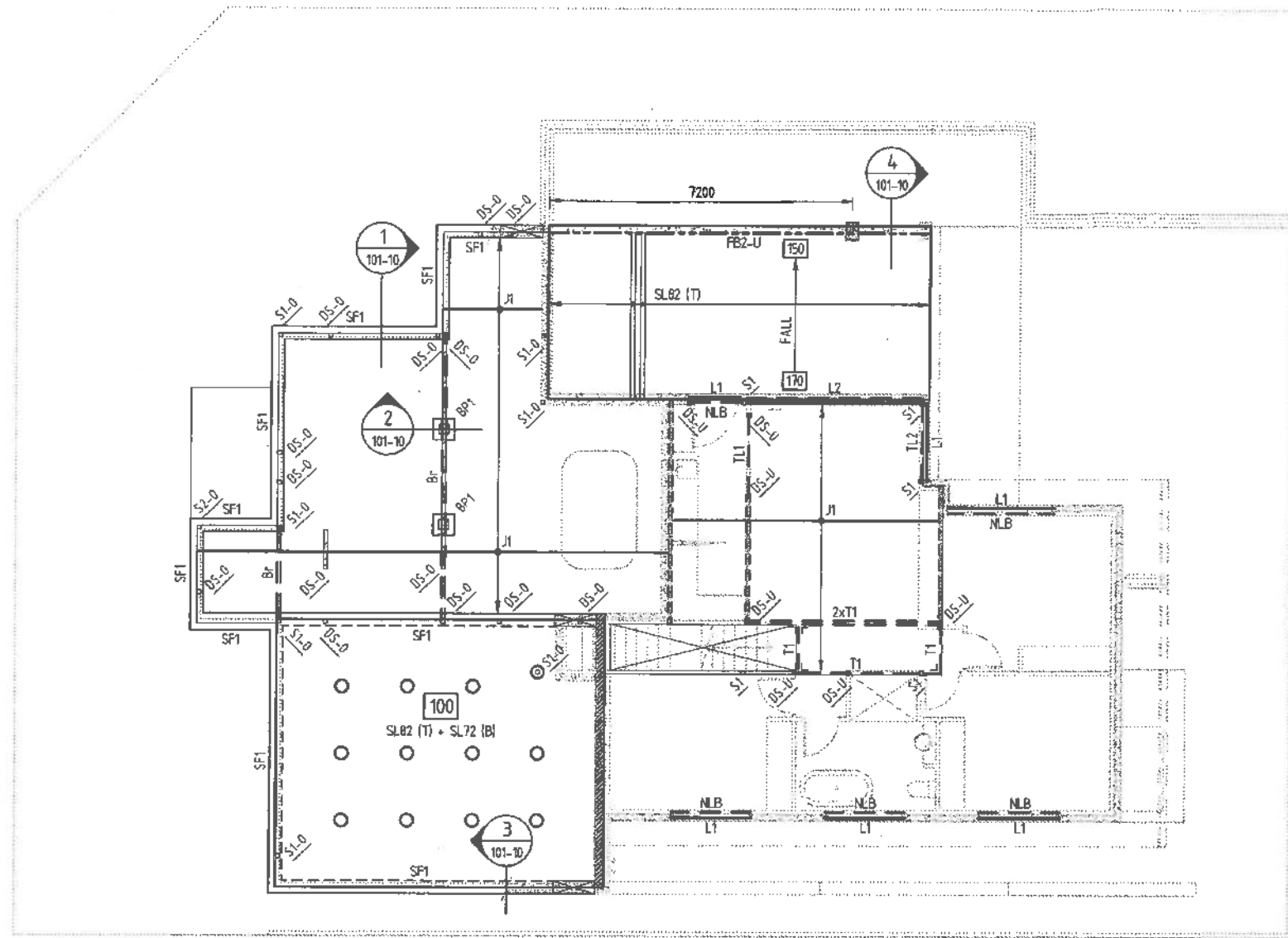
TYPICAL SF1 SECTION 5 SCALE = 1:20 100-01



TYPICAL TH1 SECTION 6 SCALE = 1:20 100-01

- RETAINING WALL NOTES:
1. PROP RETAINING WALLS WHILE FILLING CAVITY AND BACKFILL AGAINST UNTIL SLAB IS CURED.
 2. CONCRETE FILL FOR RETAINING WALL CAVITIES TO BE 20MPa WITH MAXIMUM 10mm AGGREGATE.
 3. CAVITY TO BE FILLED IN SECTIONS HORIZONTALLY TO PREVENT WALL BLOWOUT.
 4. ACTUAL LOCATION AND EXTENT OF RETAINING WALLS TO BE DETERMINED ON SITE.
 5. WATERPROOFING OF RETAINING WALLS BY OTHERS.

ISSUED FOR BA / TENDER DESCRIPTION	15.11.2016 DATE	RAC DRAWN			 sellick consultants STRUCTURAL • CIVIL • HYDRAULIC ENGINEERS CANBERRA SYDNEY BRISBANE PH: (02) 6219 9200 www.sellickconsultants.com.au	DESIGNED BY D/M	DRAWING TITLE BASEMENT DETAILS	SCALE AS SHOWN AT A2
						CHECKED BY D/M	PROJECT LOCATION BLOCK 1 SECTION 17 DENMAN PROSPECT	ISS NO. 151209
DO NOT SCALE OFF DRAWINGS VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK CONSULT THE DRAWING AND INFORMATION ATTACHED TO THIS DRAWING FOR ALL DETAILS CONSULTANTS USE OF LOGO OR NAME IN THIS DRAWING DOES NOT CONSTITUTE AN ENDORSEMENT OF WORK						AUTHORISED BY		
						DATE		



GENERAL ARRANGEMENT LEGEND

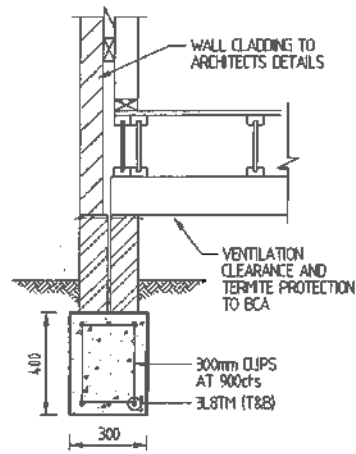
SCALE 1:100

- : INDICATES COLUMN UNDER AND OVER
- : INDICATES COLUMN UNDER
- : INDICATES COLUMN OVER
- : INDICATES LOADBEARING WALL OVER
- : INDICATES LOADBEARING WALL UNDER
- : INDICATES SLAB THICKNESS AND MESH OVERALL UNLO
- : INDICATES STEP IN SLAB/FLOOR
- : INDICATES FLOOR PENETRATION LOCATION
- : INDICATES DIRECTION OF TIMBER JOISTS/TIMBER TRUSSES
- : INDICATES RIB DIRECTION OF 0.75mm STRUCTURAL DECK (CONDEK/BONDER)
- : INDICATES Ø300 MASS CONCRETE PIERS TAKEN DOWN TO A BEARING STRATA OF 600kPa AT 1800cfs (MAX)
- : INDICATES STEP/GRADE IN FOOTING TO BE DETAILED IN ACCORDANCE WITH AS2870-5.4.3 AND LOCATION TO BE CONFIRMED ON SITE

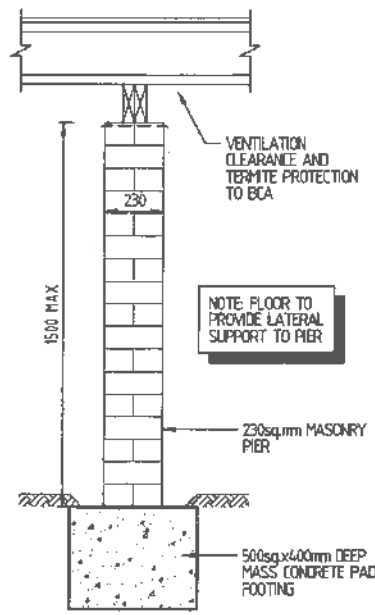
MEMBER SCHEDULE

MARK	TYPE	SIZE	REMARKS
S1	STANCHION	75x10mm SHS	PROVIDE 100x10mm BASE PLATE WITH RAMSET CHEMSET RESO2 WITH 2#16/S.Ø 125mm ANCHOR DEPTH MIN
S2	STANCHION	100x20mm SHS	PROVIDE 100x10mm BASE PLATE WITH RAMSET CHEMSET RESO2 WITH 2#16/S.Ø 125mm ANCHOR DEPTH MIN PROVIDE 6mm CAP PLATE FOR 4#16/S.Ø/S FIXINGS THROUGH TIMBER TOP PLATE
Hr	HANGER	?	
Br	BEARER	2x200x45mm LVL	
UJ	DECK JOISTS	190x45mm MCP-10 T/RHE	JOISTS AT 450cfs
FB1	FLOOR BEAM	250PFC	
FB2	FLOOR BEAM	200UC2	
GB1	GLAZING BEAM	89x6.0mm SHS	
GL1	GARAGE LINTEL	250PFC	
J1	TIMBER JOISTS	240mm DEEP MIN	JOISTS AT 450cfs TO MANUFACTURERS SPECIFICATIONS
L1	LINTEL	100x10mm EA	
L2	LINTEL	200PFC	+ 100x150x10mm UA S/W
NLB	NON LOAD BEARING	200x45mm LVL	
R1	RAFTERS	240x25mm LVL	RAFTERS AT 600cfs
RB1	ROOF BEAM	250UB21	
RB2	ROOF BEAM	250UB26	
RB3	ROOF BEAM	200PFC	
T1	TIMBER BEAM	240x45mm LVL	
TFAB	TIMBER FASCHA BEAM	307x45mm LVL	
TL1	TIMBER LINTEL	200x63mm LVL	
TL2	TIMBER LINTEL	200x45mm LVL	
TL3	TIMBER LINTEL	150x45mm LVL	
TS	TRIPLE STUD	3x90x45 MCP-10	PROVIDE 2 ROWS OF NOGGIN
DS	DOUBLE STUD	2x90x45 MCP-10	PROVIDE 2 ROWS OF NOGGIN
S/W	SWITCH WELD		INDICATES MEMBERS TO BE STITCH WELDED 150mm EACH END, MISS 150mm AND HIT 15mm THERE AFTER UNLO

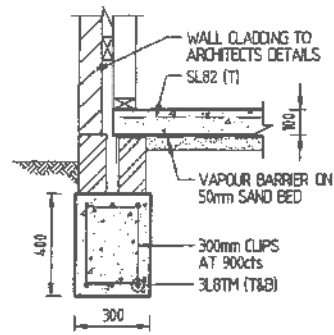
A ISSUED FOR BA / TENDER ISSUE DESCRIPTION	15.11.2016 DATE DRAWN			sellick consultants STRUCTURAL • CIVIL • HYDRAULIC ENGINEERS CANBERRA SYDNEY BRISBANE PH: (02) 4207 0200 www.sellickconsultants.com.au	PROJECT TITLE PROPOSED RESIDENCE	DESIGNED BY D.M. CHECKED BY D.M. AUTHORIZED BY DATE	DRAWING TITLE GROUND MARKING PLAN	SCALE AS SHOWN AT A2
					DO NOT SCALE OFF DRAWINGS VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK COPYRIGHT © The copyright and information contained in this document are the property of Sellick Consultants. Use in respect of this document in whole or in part without the prior written consent of Sellick Consultants is prohibited.	PROJECT LOCATION BLOCK 1 SECTION 17 DENMAN PROSPECT	JOB NO. 151209	DRAWING NO. S101-10



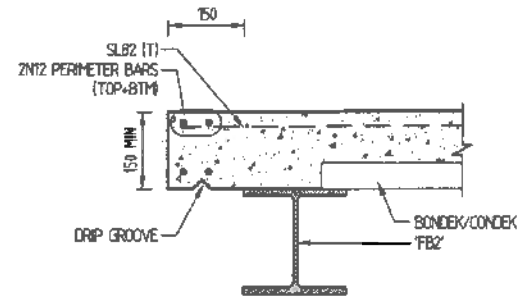
TYPICAL SF1
SECTION 1
SCALE = 1:20



TYPICAL BP1
SECTION 2
SCALE = 1:20



TYPICAL SF1
SECTION 3
SCALE = 1:20



SECTION 4
SCALE = 1:10

A	ISSUED FOR BA / TENDER	15.11.2016	10%
	ISSUE DESCRIPTION	DATE	DRAWN



PROJECT TITLE
PROPOSED RESIDENCE

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COPYING OR REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF SELICK CONSULTANTS

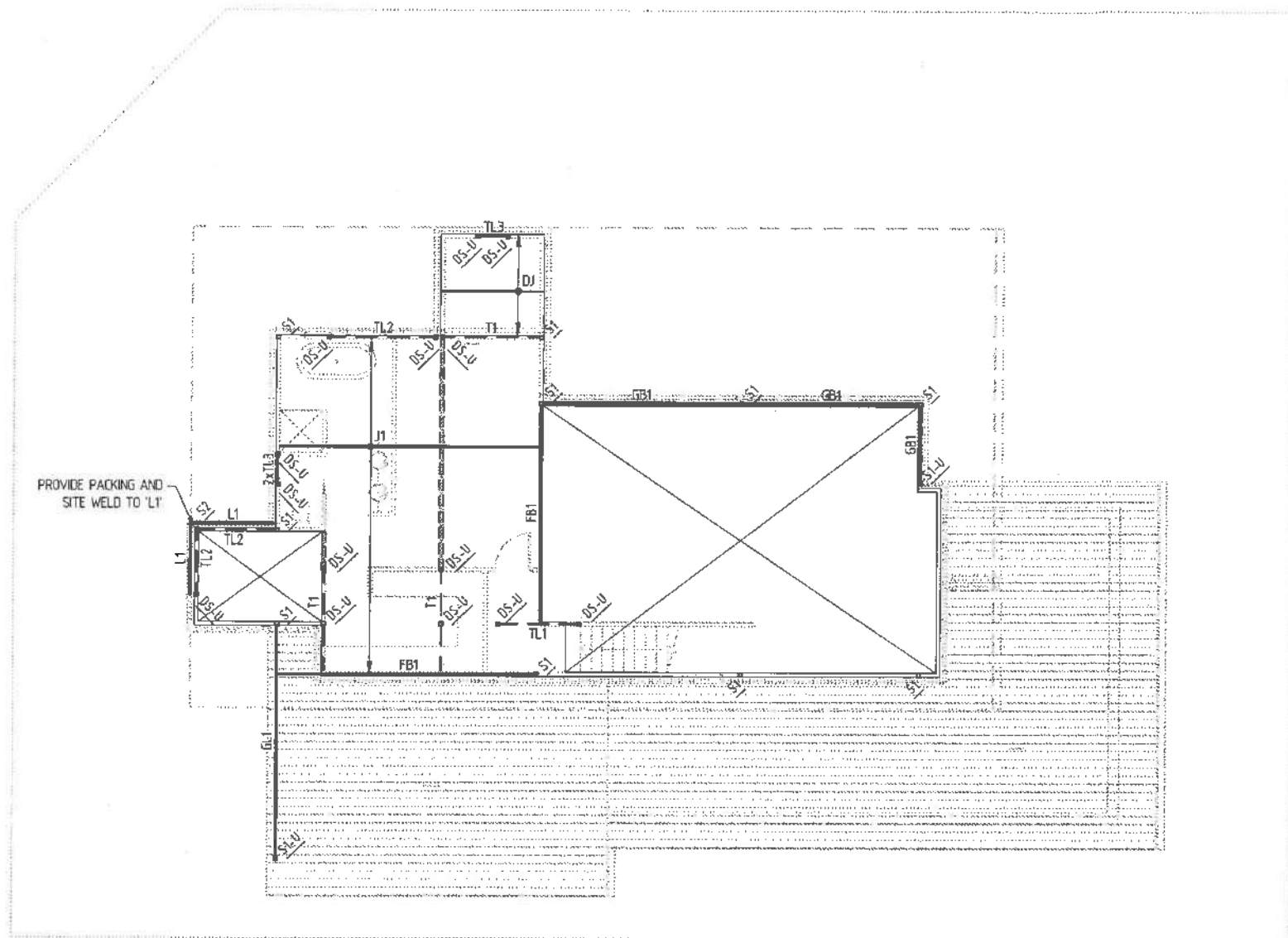
DESIGNED BY
CHECKED BY
AUTHORISED BY
DATE

DRAWING TITLE
GROUND DETAILS

PROJECT LOCATION
BLOCK 1 SECTION 17
DENMAN PROSPECT

SCALE
AS SHOWN AT A2

JOB NO. 151209
DRAWING NO. S101-10



GENERAL ARRANGEMENT LEGEND

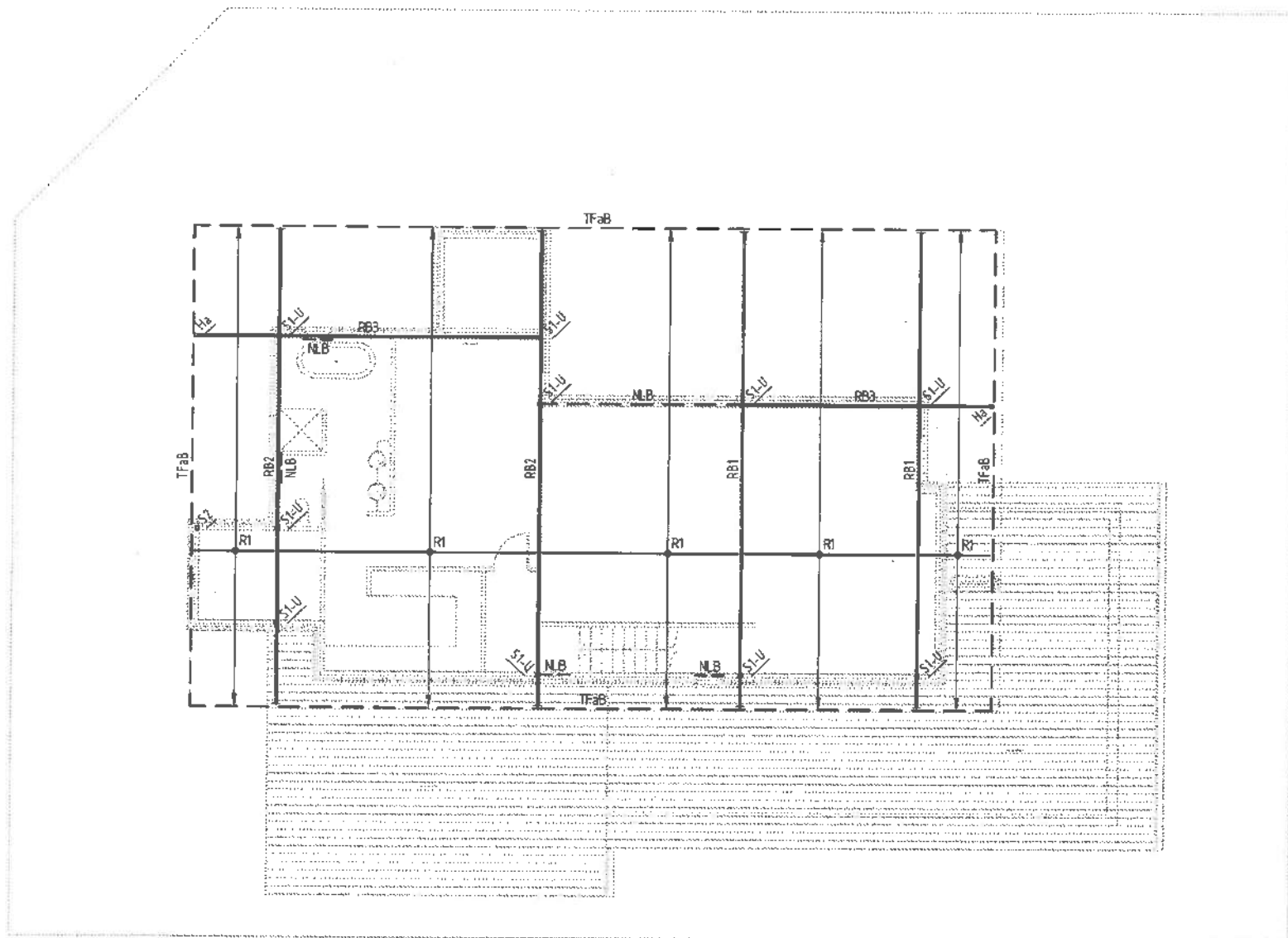
SCALE 1:100

- : INDICATES COLUMN UNDER AND OVER
- : INDICATES COLUMN UNDER
- : INDICATES LOADBEARING WALL UNDER
- : INDICATES SLAB THICKNESS AND MESH OVERALL U.N.O
- : INDICATES FLOOR PENETRATION LOCATION
- : INDICATES DIRECTION OF TIMBER JOISTS/TIMBER TRUSSES
- : INDICATES RIB DIRECTION OF 0.75mm STRUCTURAL DECK (CONDEK/BONDER)

NOTES:
 * REFER TO ARCHITECTS DRAWINGS FOR LOCATION & SETOUT OF ALL SLAB EDGES, COLUMNS, WALLS, HOBS, SETDOWNS ETC.

MEMBER SCHEDULE			
MARK	TYPE	SIZE	REMARKS
S1	STANCHION	75x100mm SHS	PROVIDE 90x10mm BASE PLATE WITH RAMPSET CHEMSET FLO002 WITH 2#16/S.B (125mm ANCHOR DEPTH MIN)
S2	STANCHION	100x50mm SHS	PROVIDE 100x10mm BASE PLATE WITH RAMPSET CHEMSET FLO002 WITH 2#16/S.B (125mm ANCHOR DEPTH MIN) PROVIDE 5mm CAP PLATE FOR 4#10/S.B'S FININGS THROUGH TIMBER TOP PLATE
H1	HANGER	?	
B1	BEARER	2x200x45mm LVL	
D1	DECK JOISTS	90x45mm MGP-10 T/PINE	JOISTS AT 450cls
FB1	FLOOR BEAM	250PFC	
FB2	FLOOR BEAM	200UC2	
GB1	GLAZING BEAM	89x60mm SHS	
GL1	GARAGE LINTEL	250PFC	
J1	TIMBER JOISTS	240mm DEEP MIN	JOISTS AT 450cls TO MANUFACTURERS SPECIFICATIONS
L1	LINTEL	100x100mm EA	
L2	LINTEL	200PFC	- 100x150x10mm UA S/W
NLB	NON LOAD BEARING	200x45mm LVL	
R1	RAFTERS	240x35mm LVL	RAFTERS AT 600cls
RB1	ROOF BEAM	250UB31	
RB2	ROOF BEAM	250UB26	
RB3	ROOF BEAM	200PFC	
T1	TIMBER BEAM	240x45mm LVL	
TFAB	TIMBER FASCIA BEAM	300x45mm LVL	
TL1	TIMBER LINTEL	200x63mm LVL	
TL2	TIMBER LINTEL	200x45mm LVL	
TL3	TIMBER LINTEL	150x45mm LVL	
S	TRIPLE STUD	3x90x45 MGP-10	PROVIDE 2 ROWS OF NOGGINS
DS	DOUBLE STUD	2x90x45 MGP-10	PROVIDE 2 ROWS OF NOGGINS
S/W	STITCH WELD		DENOTES MEMBERS TO BE STITCH WELDED 150mm EACH END, MISS 25mm AND HT 75mm THERE AFTER, U.N.O

A ISSUED FOR BA / TENDER ISSUE DESCRIPTION	15/12/06 DATE 10% DRAWN			sellick consultants + STRUCTURAL + CIVIL + HYDRAULIC ENGINEERS CANBERRA SYDNEY BRISBANE PH: (02) 6271 0200 www.sellickconsultants.com.au	PROJECT TITLE PROPOSED RESIDENCE	DESIGNED BY DTK CHECKED BY DTK AUTHORIZED BY DATE	DRAWING TITLE LEVEL ONE MARKING PLAN	SCALE AS SHOWN AT A2
					DO NOT SCALE OFF DRAWINGS VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK <small>COPYRIGHT (where applicable) is reserved to the owner and sellick consultants. Use or copying of this document in whole or in part without written permission is strictly prohibited.</small>	PROJECT LOCATION BLOCK 1 SECTION 17 DENMAN PROSPECT	JOB NO. 151209	DRAWING NO. S102-01



GENERAL ARRANGEMENT LEGEND

SCALE 1:100

: INDICATES COLUMN UNDER AND OVER
 : INDICATES COLUMN UNDER
 : INDICATES LOADBEARING WALL UNDER
 : INDICATES DIRECTION OF TIMBER RAFTERS

NOTES:
 • REFER TO ARCHITECTS DRAWINGS FOR LOCATION & SETOUT OF ALL SLAB EDGES, COLUMNS, WALLS, HOBS, SETDOWNS ETC.

MEMBER SCHEDULE			
MARK	TYPE	SIZE	REMARKS
S1	STANCHION	75x4.0mm SHS	PROVIDE 90x90mm BASE PLATE WITH RAHMET LUGWELT RECS02 WITH 2x1/6x5.8 (125mm ANCHOR DEPTH MIN)
S2	STANCHION	100x5.0mm SHS	PROVIDE 100x100mm BASE PLATE WITH RAHMET LUGWELT RECS02 WITH 2x1/6x5.8 (125mm ANCHOR DEPTH MIN) PROVIDE 6mm CAP PLATE FOR 4x1/6x5.8 FRAMES THROUGH TIMBER TOP PLATE
Hu	HANGER		
Bc	BEARER	2x200x45mm LVL	
DJ	DECK JOISTS	190x45mm MCP-10 T/P/NE	JOISTS AT 450cts
FB1	FLOOR BEAM	250PFC	
FB2	FLOOR BEAM	200LGS2	
GB1	GLAZING BEAM	89x6.0mm SHS	
GL1	GARAGE LINTEL	250PFC	
J1	TIMBER JOISTS	240mm DEEP MIN	JOISTS AT 450cts TO MANUFACTURERS SPECIFICATIONS
L1	LINTEL	100x10mm EA	
L2	LINTEL	200PFC	• 100x150x10mm UA S/W
NLB	NON LOAD BEARING	200x45mm LVL	
R1	RAFTERS	240x25mm LVL	RAFTERS AT 600cts
RB1	ROOF BEAM	250LB31	
RB2	ROOF BEAM	250LB26	
RB3	ROOF BEAM	200PFC	
T1	TIMBER BEAM	240x45mm LVL	
TFaB	TIMBER FASCIA BEAM	300x45mm LVL	
TL1	TIMBER LINTEL	200x45mm LVL	
TL2	TIMBER LINTEL	200x45mm LVL	
TL3	TIMBER LINTEL	150x45mm LVL	
TS	TRIPLE STUD	3x90x45 MCP-10	PROVIDE 2 ROWS OF NOGINS
DS	DOUBLE STUD	2x90x45 MCP-10	PROVIDE 2 ROWS OF NOGINS
S/W	STITCH WELD		INDICATES MEMBERS TO BE STITCH WELDED 150mm EACH END, MISS 150mm AND HT 75mm THERE AFTER, UNDO

A ISSUE	ISSUED FOR BA / TENDER	15/11/2016	MME				PROJECT TITLE PROPOSED RESIDENCE	DESIGNED BY	DRAWING TITLE ROOF MARKING PLAN	SCALE AS SHOWN AT A2
	DESCRIPTION							DATE		
1									BLOCK 1 SECTION 17 DENMAN PROSPECT	151209 S103-01

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Page 58 of 113



LOCATION PLAN

NTS

SAFETY IN DESIGN STATEMENT:

WE DO NOT BELIEVE THAT THERE ARE ANY DESIGN ELEMENTS ASSOCIATED WITH THIS PROJECT THAT WOULD POSE ANY UNUSUAL RISKS TO HEALTH AND SAFETY THAT WOULD BE CONSIDERED OUTSIDE OF THOSE NORMALLY EXPECTED FOR THIS BUILDING TYPE. IF ANY PERSONS CONNECTED WITH THIS PROJECT CAN IDENTIFY ANY UNUSUAL RISKS THAT NEED TO BE ADDRESSED PLEASE CONSULT THE DESIGNER

NOTE:

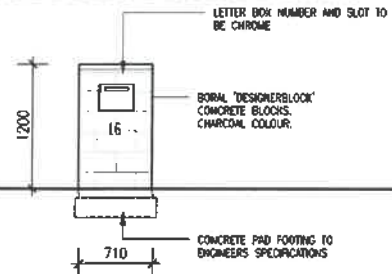
- LIGHTING TO COMPLY WITH CLAUSE 3.12.5.5 OF THE BCA
- WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH CLAUSE 3.12.5.6

SEDIMENT AND EROSION CONTROL:

THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2010

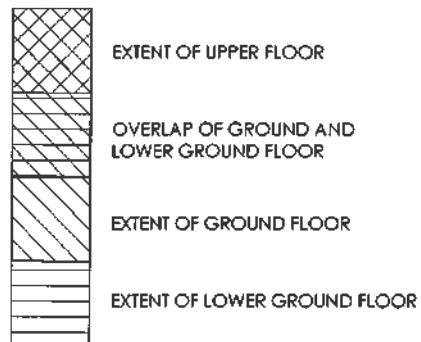
AREA ANALYSIS:

SITE AREA	650.1m ²
LOWER GROUND AREA	101.0m ²
GROUND FLOOR AREA	121.5m ²
UPPER FLOOR AREA	53.02m ²
GARAGE AREA	49.0m ²
TOTAL AREA	324.52m²
PLOT RATIO	49.9%



LETTER BOX DETAIL

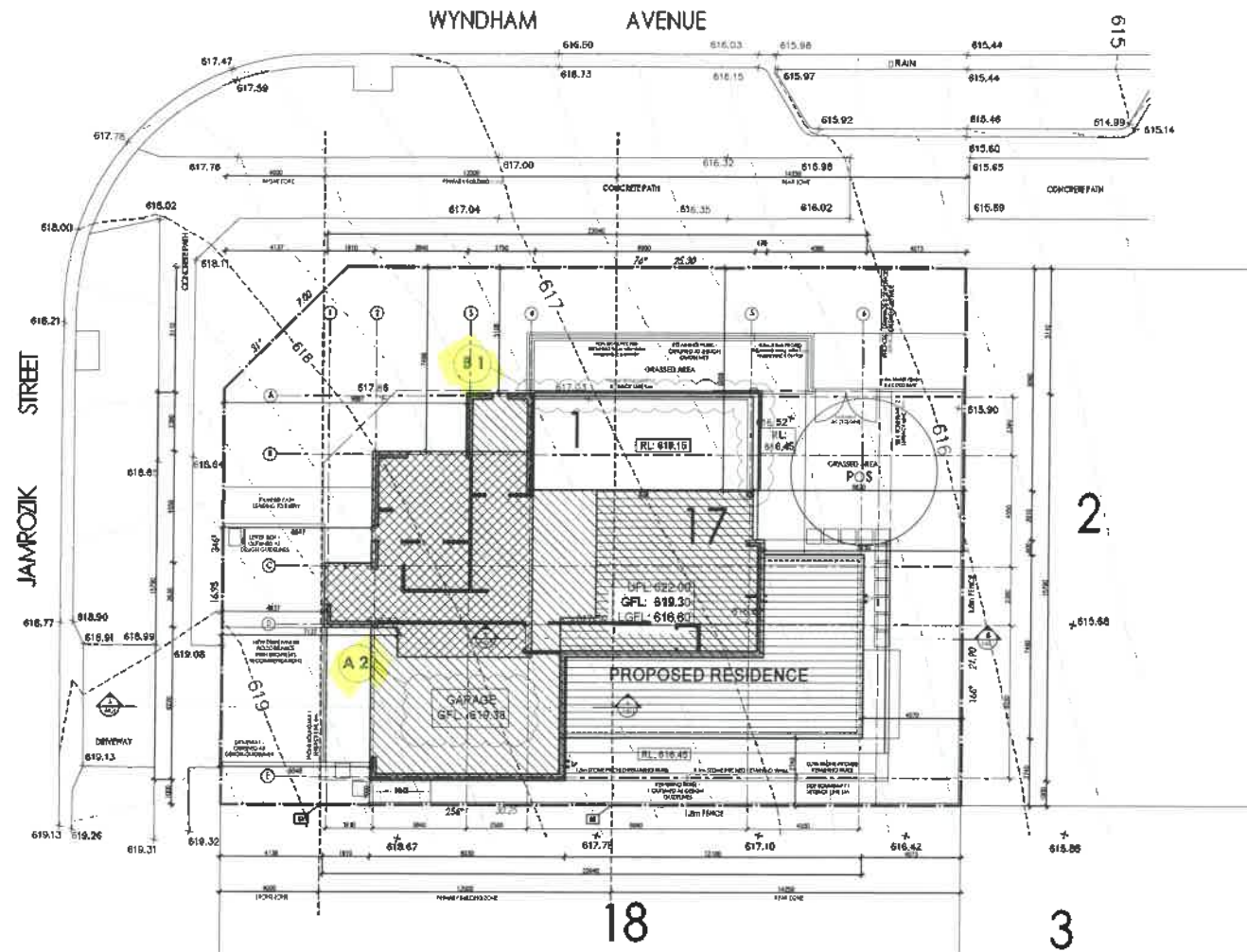
Scale 1:50



LEGEND

SITE PLAN

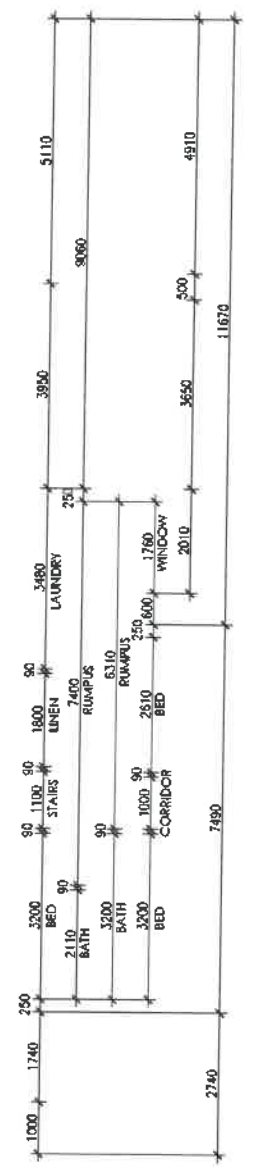
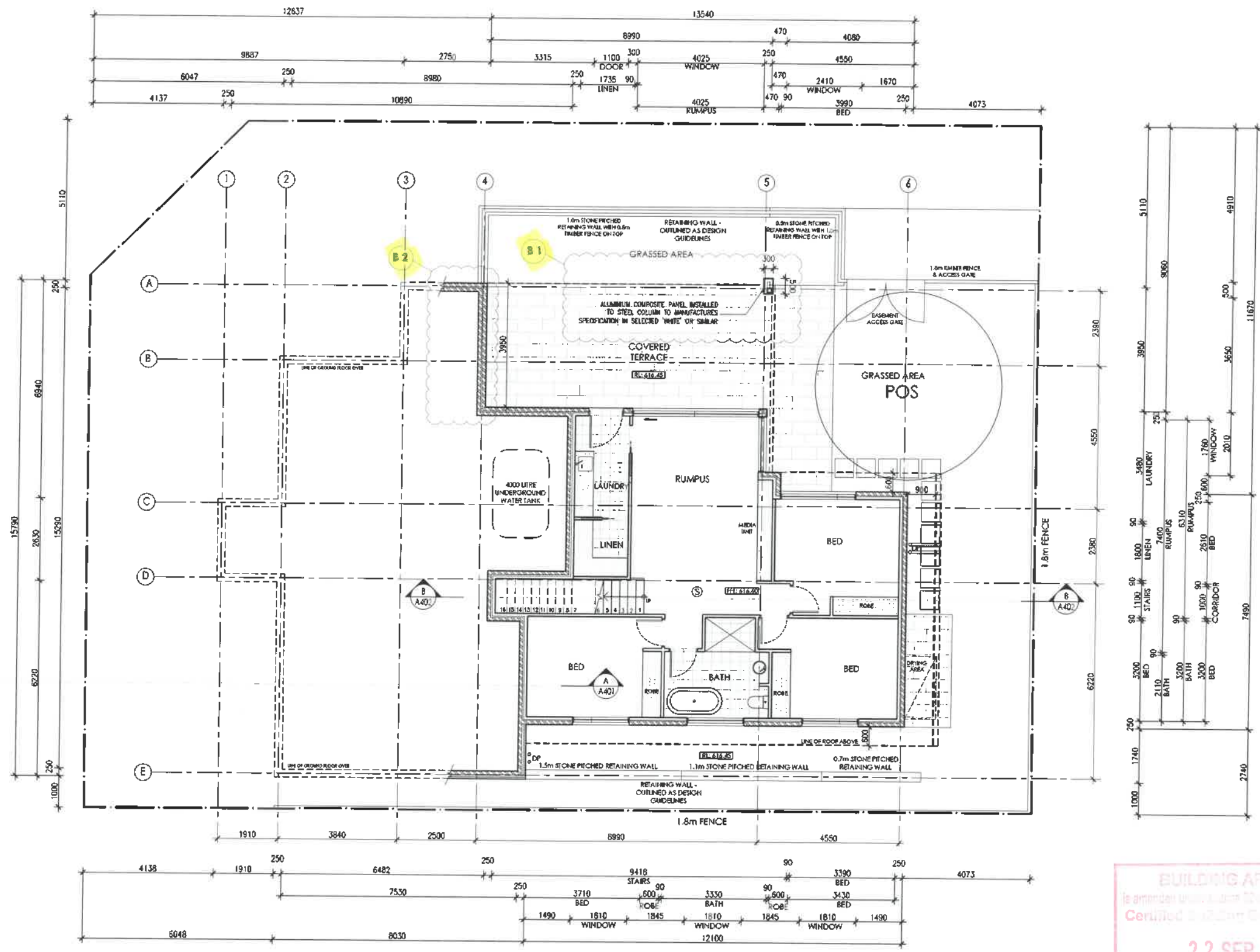
Scale 1:100



<p>REGISTRATION 999 Principal Member Queensland Council of Building Practitioners</p>	<p>GENERAL NOTES</p> <p>All works are to comply with the relevant Australian standards. All relevant standards are indicated. All dimensions are to be in millimetres unless otherwise stated. All dimensions are to be to the face of the work. DO NOT SCALE OFF DRAWINGS. All dimensions are to be to the face of the work unless otherwise stated. All dimensions are to be to the face of the work unless otherwise stated. All dimensions are to be to the face of the work unless otherwise stated.</p>	<p>AMENDMENTS</p> <table border="1"> <tr> <th>REVISION NO</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>A1</td> <td>BATHROOM LAYOUT CHANGED, ADDITIONAL WC, SIZE OF VOID CHANGED, GFA INCREASED, WINDOW LOCATION UPDATED</td> <td>03.08.2017</td> </tr> <tr> <td>A2</td> <td>PFL OF GARAGE UPDATED & STEP ADDED FROM GARAGE TO GROUND FRL</td> <td>18.09.2017</td> </tr> <tr> <td>B1</td> <td>SCREENING ADDED TO BALUSTRADE, UPDATE POSITION AND CLADDING OF COLUMN</td> <td>21.09.2017</td> </tr> <tr> <td>B2</td> <td>WALL CLADDING UPDATE TO RENDERED WALL</td> <td></td> </tr> </table>	REVISION NO	DESCRIPTION	DATE	A1	BATHROOM LAYOUT CHANGED, ADDITIONAL WC, SIZE OF VOID CHANGED, GFA INCREASED, WINDOW LOCATION UPDATED	03.08.2017	A2	PFL OF GARAGE UPDATED & STEP ADDED FROM GARAGE TO GROUND FRL	18.09.2017	B1	SCREENING ADDED TO BALUSTRADE, UPDATE POSITION AND CLADDING OF COLUMN	21.09.2017	B2	WALL CLADDING UPDATE TO RENDERED WALL		<p>7.8 STARS</p> <p>This rating is based on the design of the building and is not a guarantee of performance. For more information visit www.star-rating.com.au</p>	<p>BA APPLICATION/REV B</p> <p>DATE: 21.09.2017</p> <p>NOT FOR CONSTRUCTION</p>	<p>Block 1 Section 17 Address 16 JAMROZIK STREET Suburb DENMAN PROSPECT State ACT Scale 1:100 @ A2</p>	<p>DRAWING SITE PLAN</p> <p>PROJECT PROPOSED DISPLAY HOME CLIENT BETTER BUILDING</p>	<p>DRAWN BR/LM/BR</p> <p>REVISION B REVISION DATE 21.09.2017 PROJECT NO 1593 PRINT DATE 21.09.2017 DWG NO A101</p>
	REVISION NO	DESCRIPTION	DATE																			
A1	BATHROOM LAYOUT CHANGED, ADDITIONAL WC, SIZE OF VOID CHANGED, GFA INCREASED, WINDOW LOCATION UPDATED	03.08.2017																				
A2	PFL OF GARAGE UPDATED & STEP ADDED FROM GARAGE TO GROUND FRL	18.09.2017																				
B1	SCREENING ADDED TO BALUSTRADE, UPDATE POSITION AND CLADDING OF COLUMN	21.09.2017																				
B2	WALL CLADDING UPDATE TO RENDERED WALL																					
<p>Registration 999 Principal Member Queensland Council of Building Practitioners</p>	<p>Page 59 of 61</p>	<p>DATE 03.08.2017</p>	<p>Certificate no: 020905306-05 Approved Name: Chris Stevens Conditions date: 04 Aug 2017 Dwelling Address: 16 Jamrozik Street Darwen Prospect, ACT 2511</p>	<p>Block 1 Section 17 Address 16 JAMROZIK STREET Suburb DENMAN PROSPECT State ACT Scale 1:100 @ A2</p>	<p>Project PROPOSED DISPLAY HOME Client BETTER BUILDING</p>	<p>Drawn BR/LM/BR Revision B Revision Date 21.09.2017 Project No 1593 Print Date 21.09.2017 Dwg No A101</p>																

AREA ANALYSIS:	
SITE AREA	650.1m ²
LOWER GROUND AREA	101.0m ²
GROUND FLOOR AREA	121.5m ²
UPPER FLOOR AREA	53.02m ²
GARAGE AREA	49.0m ²
TOTAL AREA	324.52m²
PLOT RATIO	49.9%

A1

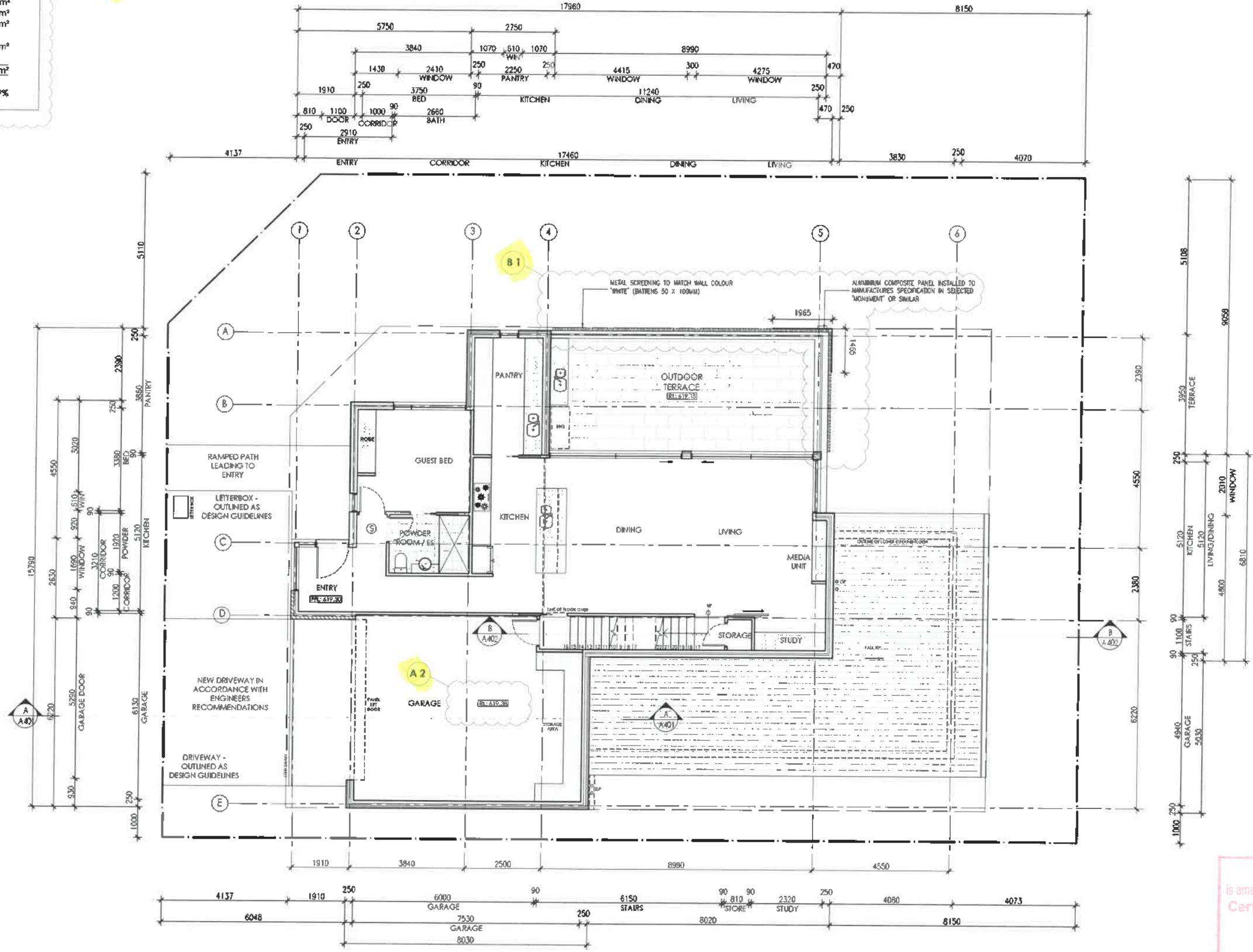


LOWER FLOOR PLAN
1:100 @ A2

BUILDING APPROVAL
in accordance with the Building Act 2004
Certified Building Practitioner Pty Ltd
22 SEP 2017
License No:
200425203

<p>16 JAMROZIK STREET DENMAN PROSPECT ACT 2011</p>	<p>AMENDMENTS</p> <p>A1 BATHROOM LAYOUT CHANGED, ADDITIONAL WC, SIZE OF VOID CHANGED, GFA INCREASED, WINDOW LOCATION UPDATED</p> <p>B1 SCREENING ADDED TO BALUSTRADE, UPDATE POSITION AND CLADDING OF COLUMN</p> <p>B2 WALL CLADDING UPDATE TO RENDERED WALL</p>	<p>DATE: 08.08.2017</p> <p>BA APPLICATION/REV B</p> <p>DATE: 21.09.2017</p> <p>NOT FOR CONSTRUCTION</p>	<p>7.8 STARS</p> <p>Star Rating</p>	<p>BLOCK 1</p> <p>SECTION 17</p> <p>ADDRESS 16 JAMROZIK STREET</p> <p>SUBURB DENMAN PROSPECT</p> <p>STATE ACT</p> <p>SCALE 1:100 @ A2</p>	<p>DRAWING LOWER FLOOR PLAN</p> <p>PROJECT PROPOSED DISPLAY HOME</p> <p>CLIENT BETTER BUILDING</p>	<p>DRAWN RN/LM/JR</p> <p>REVISION 6</p> <p>REVISION DATE 21.09.2017</p> <p>PROJECT NO 1898</p> <p>PRINT DATE 21.09.2017</p> <p>DWG NO A201</p>
	<p>GENERAL NOTES:</p> <p>All works are to comply with the relevant Australian standards & all relevant statutory requirements.</p> <p>All dimensions are to be verified by the builder on site prior to the commencement of the works. DO NOT SCALE OFF DRAWINGS.</p> <p>Amplified drawings do not indicate a reduction in quality or materials. It is recommended that you check the specifications of the materials used.</p> <p>All water supply & drainage shall comply with AS/NZS 3500.1 & AS/NZS 3500.2 respectively. Provide adequate & approved drainage to all basins in accordance with the relevant specific requirements.</p> <p>All other water drainage & sewerage to be provided in accordance with the BCA & all local authority requirements or approved drainage tank or septic system.</p> <p>Roofs, gutters & downpipes to be specified by a registered engineer or relevant professional. Provide details for all roof, guttering & downpipes.</p> <p>The structure shall be maintained in a good condition at all times. & no alteration shall be made to the structure, unless approved by the relevant authority.</p> <p>All work shall be done in a clean, safe & professional manner.</p> <p>UNAUTHORIZED USE OR REPRODUCTION OF ANY PART OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION MAY LEAD TO LEGAL ACTION.</p>	<p>Page 6 of 13</p>		<p>2017/09/21 10:00:00 AM</p>		

AREA ANALYSIS:	
SITE AREA	650.1m ²
LOWER GROUND AREA	101.0m ²
GROUND FLOOR AREA	121.5m ²
UPPER FLOOR AREA	53.02m ²
GARAGE AREA 49.0m ²	
TOTAL AREA	324.52m²
PLOT RATIO	49.9%



GROUND FLOOR PLAN
1:100 @ A2

BUILDING APPROVAL
is amended under section 22 of the Building Act 2004
Certified Building Surveyors Pty Ltd

22 SEP 2017

Licence No:
ST0422203

CHITE 10 HILTONDALE ST
BRANDON ACT
PH: 02 4238 4444
F: 02 4238 4499
WWW.DNAARCHITECTS.COM.AU

GENERAL NOTES:
1. All work to be completed in accordance with the relevant Australian standards & all relevant regulatory requirements.
2. All dimensions are given unless otherwise stated. All dimensions are to be taken from the face of the work, UNLESS OTHERWISE SPECIFIED.
3. All dimensions are given in millimetres unless otherwise stated. All dimensions are to be taken from the face of the work, UNLESS OTHERWISE SPECIFIED.
4. All work to be completed in accordance with the relevant Australian standards & all relevant regulatory requirements.
5. All work to be completed in accordance with the relevant Australian standards & all relevant regulatory requirements.
6. All work to be completed in accordance with the relevant Australian standards & all relevant regulatory requirements.
7. All work to be completed in accordance with the relevant Australian standards & all relevant regulatory requirements.
8. All work to be completed in accordance with the relevant Australian standards & all relevant regulatory requirements.
9. All work to be completed in accordance with the relevant Australian standards & all relevant regulatory requirements.
10. All work to be completed in accordance with the relevant Australian standards & all relevant regulatory requirements.

REVISION NO.	DESCRIPTION	DATE
A1	BATHROOM LAYOUT CHANGED, ADDITIONAL WC, SIZE OF VOID CHANGED, GFA INCREASED, WINDOW LOCATION UPDATED	03.08.2017
A2	FFL OF GARAGE UPDATED & STEP ADDED FROM GARAGE TO GROUND FFL	18.07.2017
B1	SCREENING ADDED TO BALUSTRADE, UPDATE POSITION AND CLADDING OF COLUMN	DATE: 21.09.2017
B2	WALL CLADDING UPDATE TO RENDERED WALL	NOT FOR CONSTRUCTION

BA APPLICATION/REV B
DATE: 21.09.2017
NOT FOR CONSTRUCTION

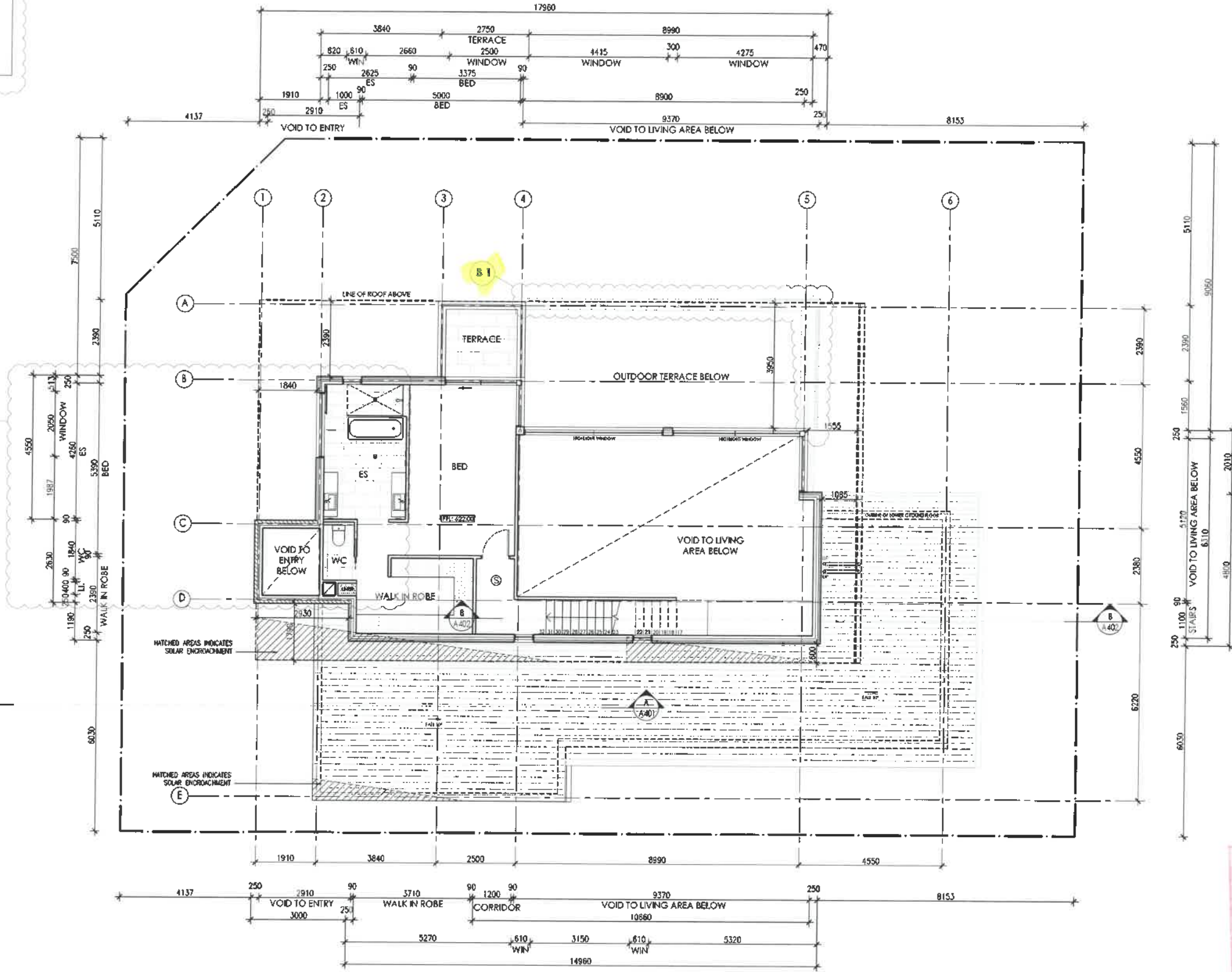
7.8 STARS
This rating is based on a 7.8 star rating.

6048 GARAGE 7530 GARAGE 8030

BLOCK	1	DRAWING	GROUND FLOOR PLAN
SECTION	17	PROJECT	PROPOSED DISPLAY HOME
ADDRESS	16 JAMROZIK STREET	CUSTOMER	BETTER BUILDING
SUBURB	DENMAN PROSPECT		
STATE	ACT		
SCALE	1:100 @ A2		

DRAWN	RN/LM/JR
REVISION	B
REVISION DATE	21.09.2017
PROJECT NO	1678
PRINT DATE	21.09.2017
DWG NO	A202

AREA ANALYSIS:	
SITE AREA	650.1m ²
LOWER GROUND AREA	101.0m ²
GROUND FLOOR AREA	121.5m ²
UPPER FLOOR AREA	53.02m ²
GARAGE AREA	49.0m ²
TOTAL AREA	324.52m²
PLOT RATIO	49.9%



UPPER FLOOR PLAN
1:100 @ A2



GENERAL NOTES:
 All walls are to be rendered with the relevant Australian standard & all external surfaces to be rendered.
 All dimensions dependent on existing site conditions and to be verified by the builder at the commencement of the works. DO NOT SCALE OFF DIMENSIONS.
 A registered surveyor to set out markers at corners and positions of all external walls, windows, doors, and setbacks prior to the commencement of the works.
 All future drainage to be completed in accordance with AS1418. The national water recycling code. Provide frequency & retention knowledge to all parties in accordance with the standards.
 All furniture, fixtures & fittings are subject to a cost distribution & are to comply with relevant standards or AS/NZS standards unless otherwise specified.
 All items under copyright & drawings to be connected to existing services or connections with the BCA & all local authority requirements or selected standards such as water systems.
 All details, heights & depths to be specified by a registered engineer or relevant Australian authority.
 Provide written confirmation for all details in accordance with the BCA & all relevant local authority requirements as per the drawings and notes.
 The structure shall be maintained in a stable condition at all times. It is the client's responsibility to ensure the structure is maintained in a stable condition at all times.
 All work areas shall be in the client's possession at all times.
 UNAUTHORIZED USE OR REPRODUCTION WHOLE OR IN PART OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION MAY LEAD TO LEGAL ACTION.

AMENDMENTS	DESCRIPTION
A1	BATHROOM LAYOUT CHANGED, ADDITIONAL WC, SIZE OF VOID CHANGED, GFA INCREASED, WINDOW LOCATION UPDATED
B1	SCREENING ADDED TO BALUSTRADE, UPDATE POSITION AND CLADDING OF COLUMN
B2	WALL CLADDING UPDATE TO RENDERED WALL

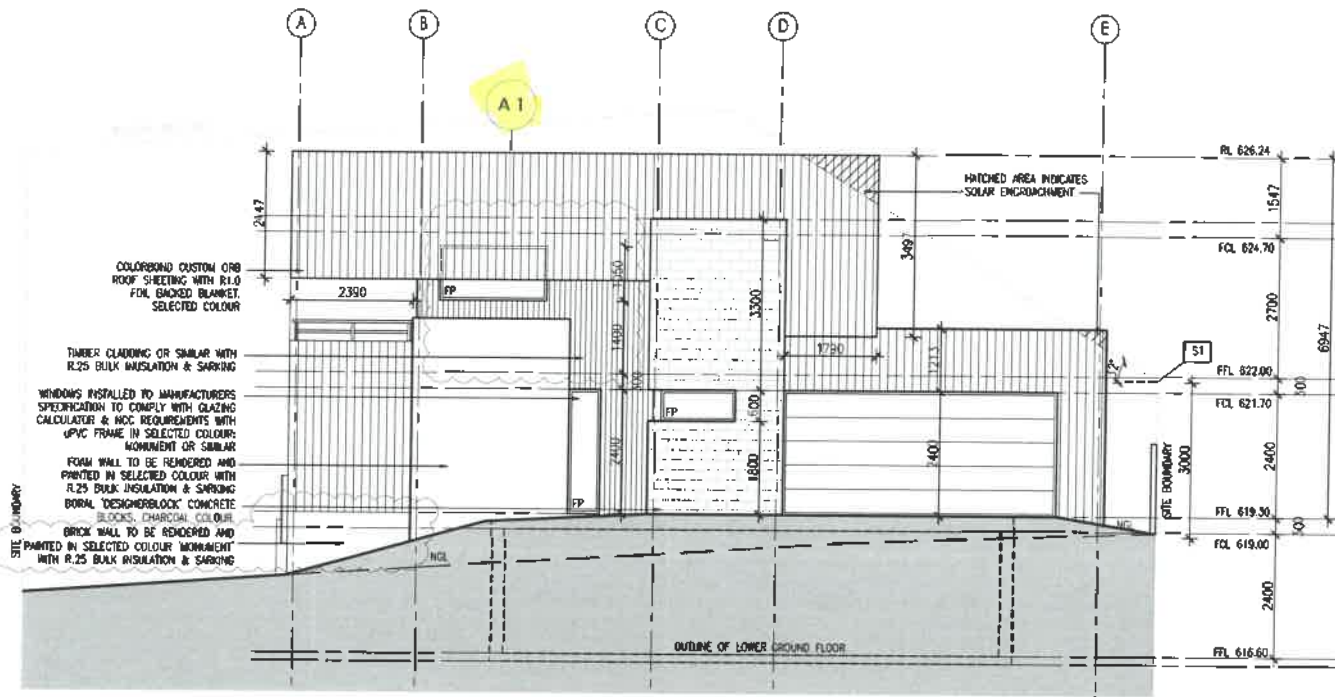
DATE: 03.08.2017
BA APPLICATION/REV B
 DATE: 21.09.2017
 NOT FOR CONSTRUCTION

7.8 STARS
 Certificate no: 0001807828-05
 Assessor Name: Glen Downie
 Certificate date: 04 Aug 2017
 Quality Address: 16 JAMROZIK STREET
 Denman Prospect, ACT 2511

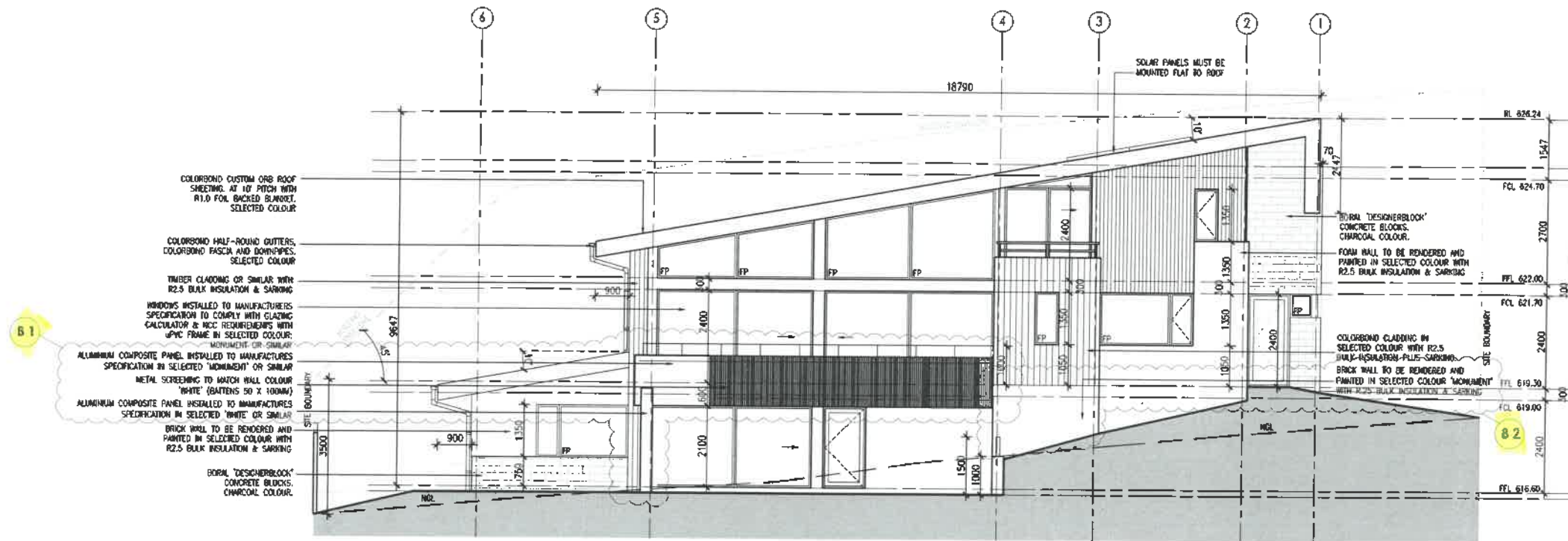
BLOCK 1
 SECTION 17
 ADDRESS 16 JAMROZIK STREET
 SUBURBS DENMAN PROSPECT
 STATE ACT
 SCALE 1:100 @ A2

DRAWING UPPER FLOOR PLAN
 PROJECT PROPOSED DISPLAY HOME
 CLIENT BETTER BUILDING

DRAWN RN/UA/JR
 REVISION 6
 REVISION DATE 21.09.2017
 PROJECT NO 1693
 PRINT DATE 21.09.2017
 DWG NO A203



WEST ELEVATION
1:100 @ A2



NORTH ELEVATION
1:100 @ A2



GENERAL NOTES:
All works to be carried out in accordance with the relevant Australian standards & all relevant authority requirements.
All dimensions are given unless otherwise stated. All dimensions are given in millimetres unless otherwise stated. All dimensions are given in millimetres unless otherwise stated.
All work to be carried out in accordance with the relevant Australian standards & all relevant authority requirements.
All work to be carried out in accordance with the relevant Australian standards & all relevant authority requirements.
All work to be carried out in accordance with the relevant Australian standards & all relevant authority requirements.
All work to be carried out in accordance with the relevant Australian standards & all relevant authority requirements.

AMENDMENTS	DESCRIPTION
A1	BATHROOM LAYOUT CHANGED, ADDITIONAL WC, SIZE OF VOID CHANGED, GFA INCREASED, WINDOW LOCATION UPDATED
B1	SCREENING ADDED TO BALUSTRADE, UPDATE POSITION AND CLADDING OF COLUMN
B2	WALL CLADDING UPDATE TO RENDERED WALL

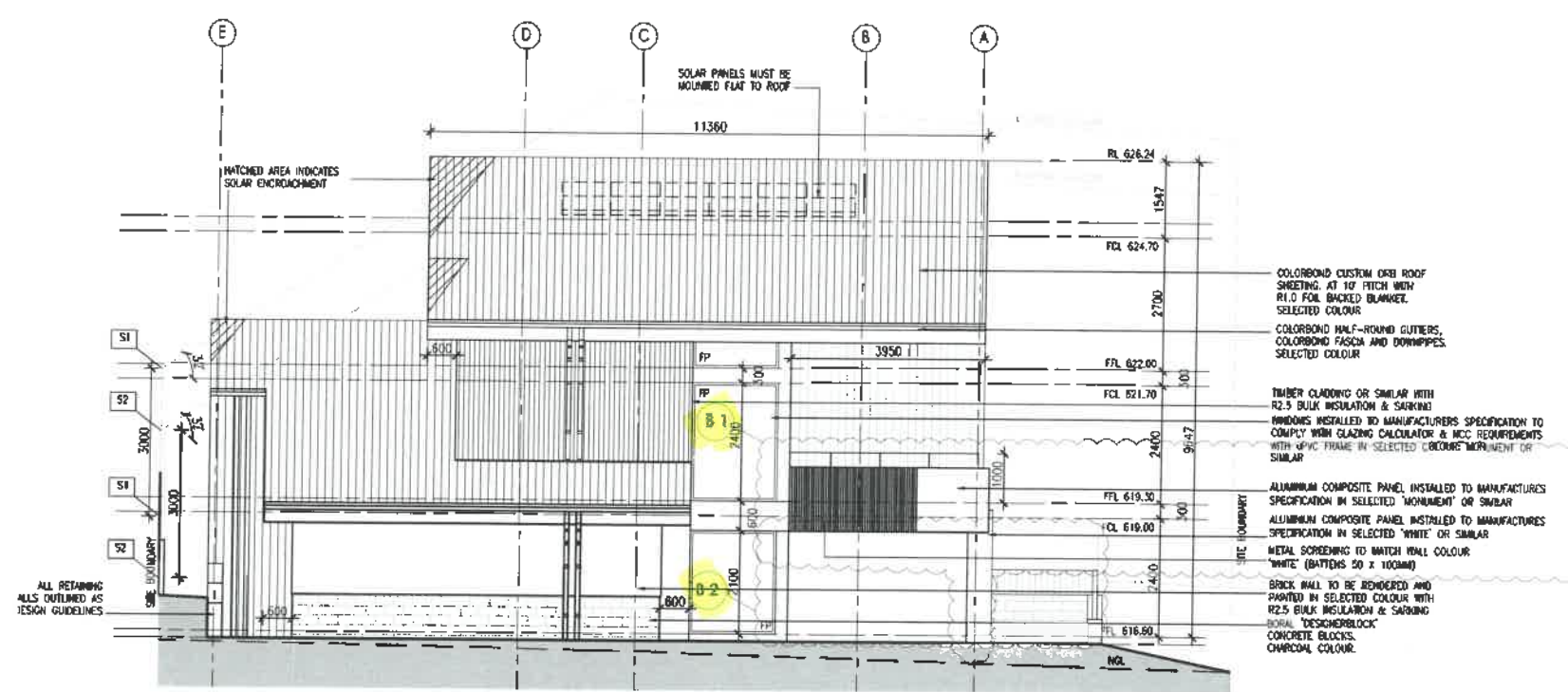
DATE: 03.08.2017
BA APPLICATION/REV B
DATE: 21.09.2017
NOT FOR CONSTRUCTION

7.8 STARS
This rating is based on a 7-point scale.
This rating is based on a 7-point scale.

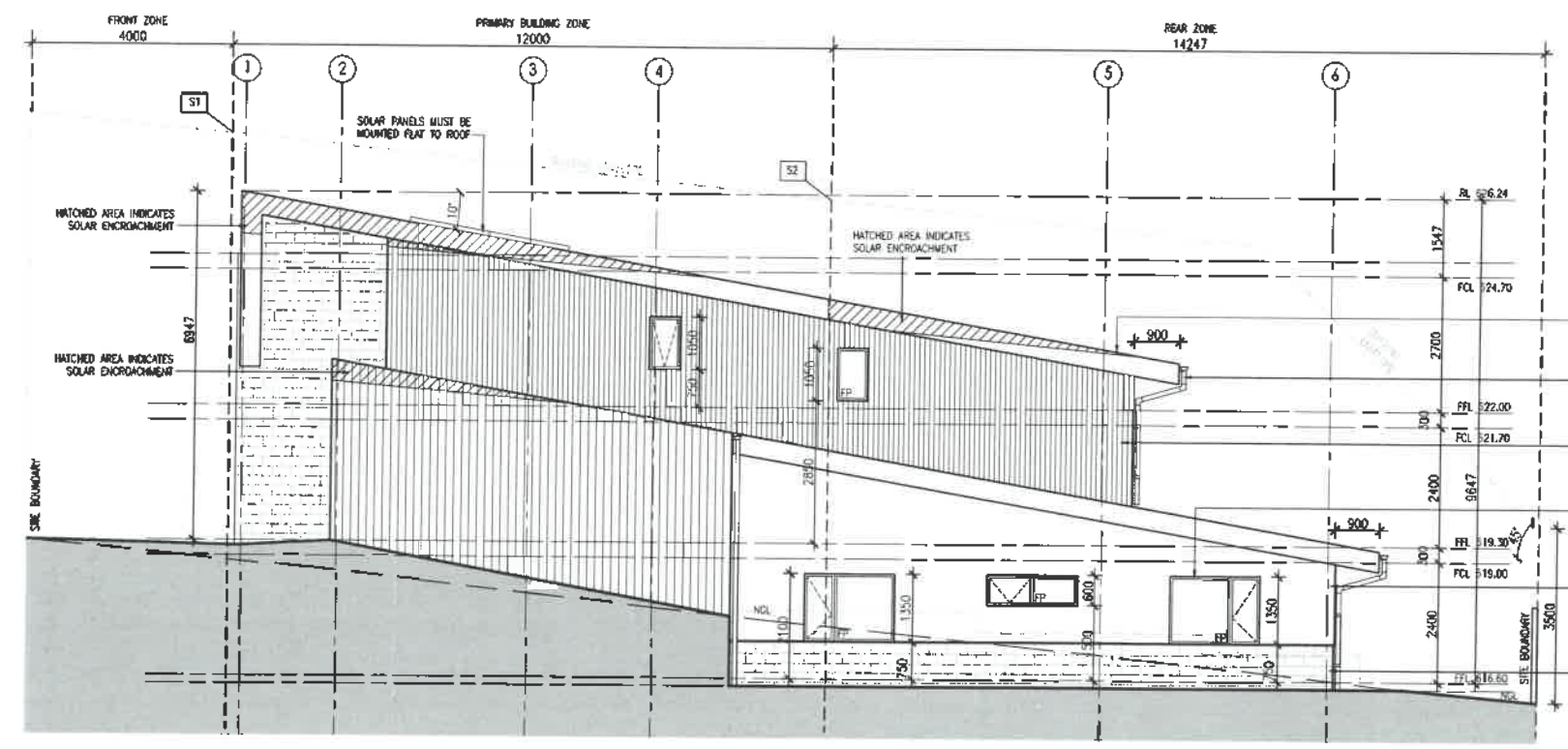
BLOCK 1
SECTION 17
ADDRESS 16 JAMROZIK STREET
SUBURB DENMAN PROSPECT
STATE ACT
SCALE 1:100 @ A2

DRAWING ELEVATIONS 1 - WEST AND NORTH
PROJECT PROPOSED DISPLAY HOME
CLIENT BETTER BUILDING


DRAWN RM/JM/JR
REVISION 8
REVISION DATE 21.09.2017
PROJECT NO 1899
PRINT DATE 21.09.2017
DWG NO A301



EAST ELEVATION
1:100 @ A2



SOUTH ELEVATION
1:100 @ A2



SUITE 10, 14 LORDDALE ST
BRANDON ACT
PH: 02 6230 4834
F: 02 6230 4838
www.dna.com.au

GENERAL NOTES

All work to be carried out in accordance with the relevant Australian standards & all relevant authority requirements.

All dimensions are to centre unless otherwise stated. All dimensions are to be verified by the builder on site prior to the commencement of the works. DO NOT SCALE OFF DRAWINGS.

It is the responsibility of the client to ensure that all relevant authority requirements are met prior to the commencement of the works.

All timber framing & construction must comply with AS1742 for relevant timber framing code. Provide temporary 100mm insulation to all framing in accordance with the standard.

All concrete slabs & footings are to be constructed in accordance with AS1742 for relevant concrete code including all relevant support & reinforcement.

All concrete slabs & footings are to be constructed in accordance with the BCA & all relevant authority requirements in relation to concrete curing & protection.

The structure shall be constructed in a single continuous lift. It is essential that the structure is constructed in a single continuous lift.

All wall openings shall be to design section or inclusion list.

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AMENDMENTS


REVISION NO	DESCRIPTION	DATE
B1	SCREENING ADDED TO BALUSTRADE, UPDATE POSITION AND CLADDING OF COLUMN	21.09.2017
B2	WALL CLADDING UPDATE TO RENDERED WALL	21.09.2017

7.8 STARS

This rating is completed by a non-accredited assessor.

Assessor Name: Glen O'Leary
Certificate No: 04 Aug 2017

Building Address:
12 Jamrozik Street
Denman Prospect, ACT
2011



BA APPLICATION/REV B
DATE: 21.09.2017
NOT FOR CONSTRUCTION

BLOCK 1
SECTION 17
ADDRESS 16 JAMROZIK STREET
SUBURBS DENMAN PROSPECT
STATE ACT
SCALE 1:100 @ A2

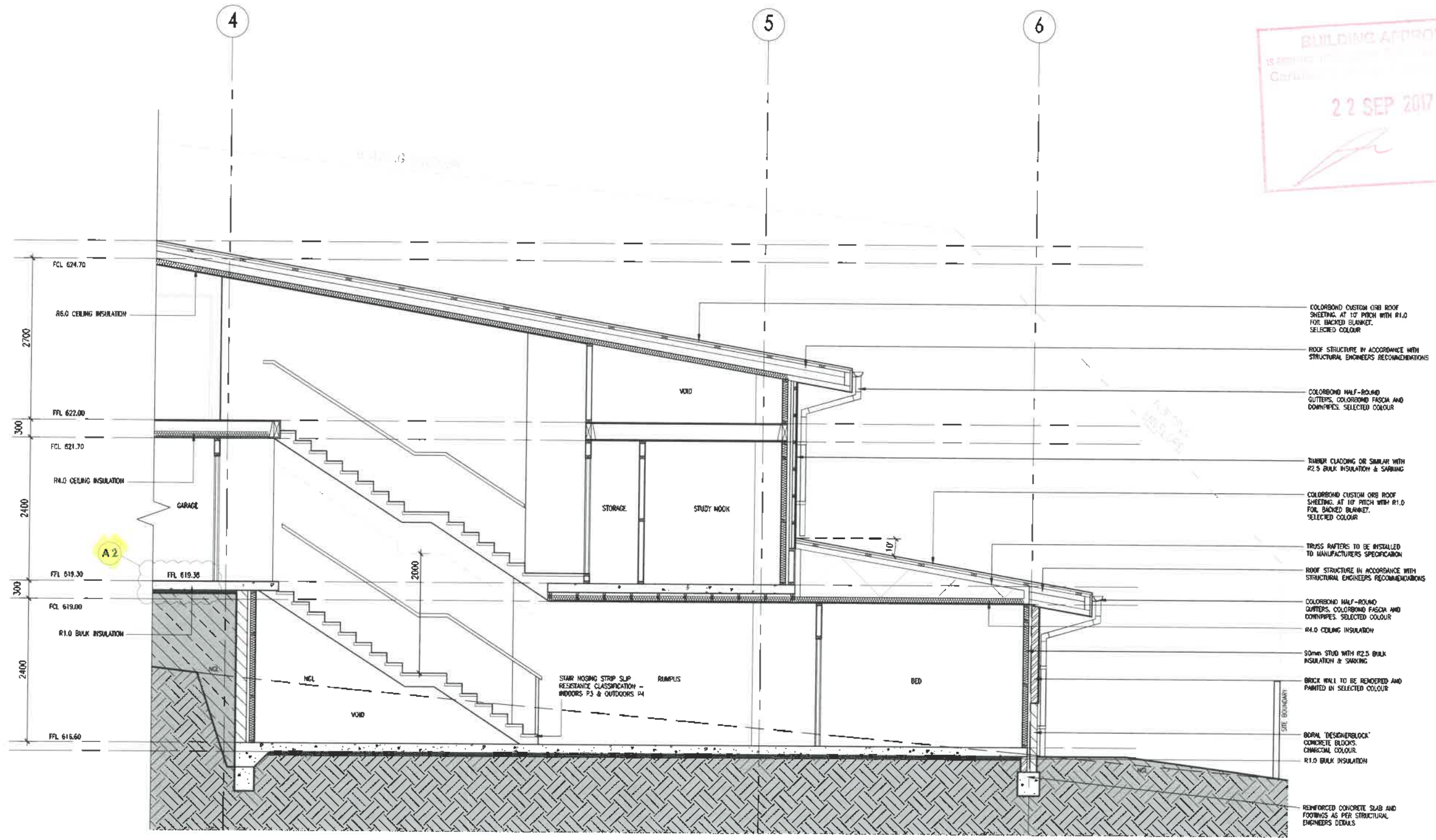
DRAWING ELEVATIONS 2 - EAST AND SOUTH

PROJECT PROPOSED DISPLAY HOME

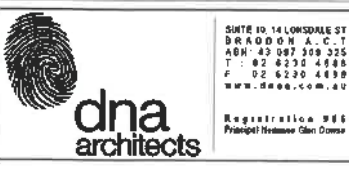
CLIENT BETTER BUILDING

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DRAWN RN/UM/JR
REVISION B
REVISION DATE 21.09.2017
PROJECT NO 1593
PRINT DATE 21.09.2017
DWG NO A302



SECTION B - B
1:50 @ A2



GENERAL NOTES:
 All work is to comply with the relevant Australian standards & all relevant authority requirements.
 All dimensions dependent on setting site conditions shall be verified by the builder on site prior to the commencement of the works. DO NOT SCALE OFF DRAWINGS.
 All structural drawings to be checked and signed by a registered structural engineer & stamped prior to the commencement of the works.
 All other drawings to comply with the relevant authority requirements & stamped prior to the commencement of the works.
 All materials shall be to the best quality available & all materials shall be approved by the relevant authority.
 All items under drainage & sewerage to be connected to existing or new sewerage system in accordance with the BCA & all local authority requirements or adopted standards or regulations.
 All items under electrical & plumbing to be installed in accordance with the BCA & all local authority requirements or adopted standards or regulations.
 The structure shall be constructed in a stable condition at all times, & no element shall be over-stressed, distorted, or otherwise affected.
 All work shall be done in accordance with the relevant authority requirements & stamped prior to the commencement of the works.
 COPIES: 30
 UNLAWFUL REPRODUCTION OR DISTRIBUTION OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION MAY LEAD TO LEGAL ACTION.

AMENDMENTS	REVISION NO.	DESCRIPTION
A2		FFL OF GARAGE UPDATED & STEP ADDED FROM GARAGE TO GROUND FFL

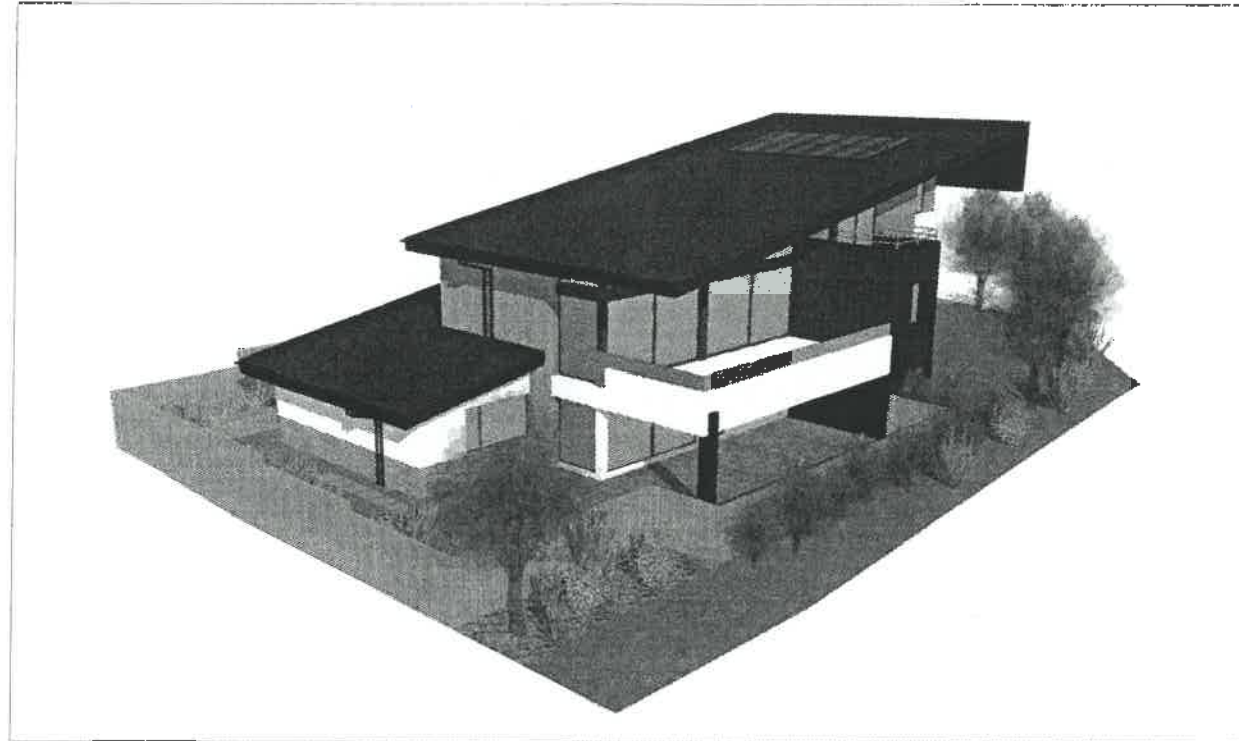
DATE: 16.09.2017
BA APPLICATION/REV B
 DATE: 21.09.2017
 NOT FOR CONSTRUCTION

7.8 STARS
 This rating is based on a 7-point scale.
 Certificate No. 0001007792-05
 Issued: 04 Aug 2017
 Issued By: Green Star
 16 Jamrozik Street
 Denman Prospect, ACT 2611

BLOCK: 1
 SECTION: 17
 ADDRESS: 16 JAMROZIK STREET
 SUBURB: DENMAN PROSPECT
 STATE: ACT
 SCALE: 1:50 @ A2

DRAWING: CROSS SECTIONS 2 - SECTION B-B
 PROJECT: PROPOSED DISPLAY HOME
 CLIENT: BETTER BUILDING

DRAWN: RN/AM/JR
 REVISION: B
 REVISION DATE: 21.09.2017
 PROJECT NO: 1593
 PRINT DATE: 21.09.2017
 DWG NO: A402



**PROPOSED DISPLAY HOME
16 JAMROZIK STREET
BLOCK 1 SECTION 17 DENMAN PROSPECT ACT**

REVISION D

- A001 TITLE PAGE
- A101 SITE PLAN
- A102 LANDSCAPE PLAN
- A201 LOWER GROUND FLOOR PLAN
- A202 GROUND FLOOR PLAN
- A203 UPPER FLOOR PLAN
- A204 ROOF FLOOR PLAN
- A301 ELEVATIONS 1
- A302 ELEVATIONS 2
- A401 CROSS SECTIONS 1
- A402 CROSS SECTIONS 2
- A601 COURTYARD ELEVATION
- A602 PLOT AREA RATIOS
- A701 VERGE NOTES
- A702 SEDIMENT AND EROSION NOTES
- A801 SHADOW DIAGRAMS

BUILDING APPROVAL
is amended under section 32 of the Building Act 2004
Certified Building Solutions Pty Ltd

11 OCT 2017

[Signature]

Licence No:
2004 26203

BA APPLICATION/REV D
DATE: 06.10.2017
NOT FOR CONSTRUCTION

7.8 STARS
This rating completed by a non-credited rater.

Certificate no.: 0001007839-05
Assessor Name: Glen Dowse
Certificate date: 04 Aug 2017
Dwelling Address:
16 Jamrozik Street
Denman Prospect, ACT
2611






LOCATION PLAN
NTS

SAFETY IN DESIGN STATEMENT:

WE DO NOT BELIEVE THAT THERE ARE ANY DESIGN ELEMENTS ASSOCIATED WITH THIS PROJECT THAT WOULD POSE ANY UNUSUAL RISKS TO HEALTH AND SAFETY THAT WOULD BE CONSIDERED OUTSIDE OF THOSE NORMALLY EXPECTED FOR THIS BUILDING TYPE. IF ANY PERSONS CONNECTED WITH THIS PROJECT CAN IDENTIFY ANY UNUSUAL RISKS THAT NEED TO BE ADDRESSED PLEASE CONSULT THE DESIGNER.

NOTE:

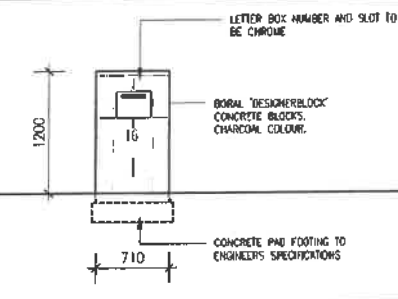
- LIGHTING TO COMPLY WITH CLAUSE 3.12.5.5 OF THE BCA
- WATER HEATER BY HOT WATER SUPPLY SYSTEM TO COMPLY WITH CLAUSE 3.12.5.6

SEDIMENT AND EROSION CONTROL:

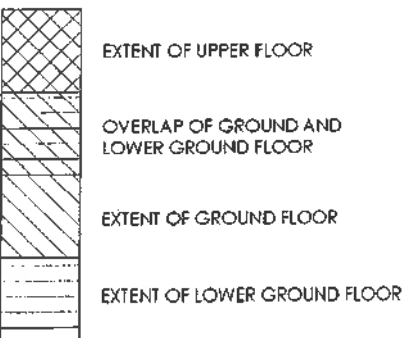
THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2010

AREA ANALYSIS:

SITE AREA	650.1m ²
LOWER GROUND AREA	101.0m ²
GROUND FLOOR AREA	121.5m ²
UPPER FLOOR AREA	53.02m ²
GARAGE AREA	49.0m ²
TOTAL AREA	324.52m ²
PLOT RATIO	49.9%

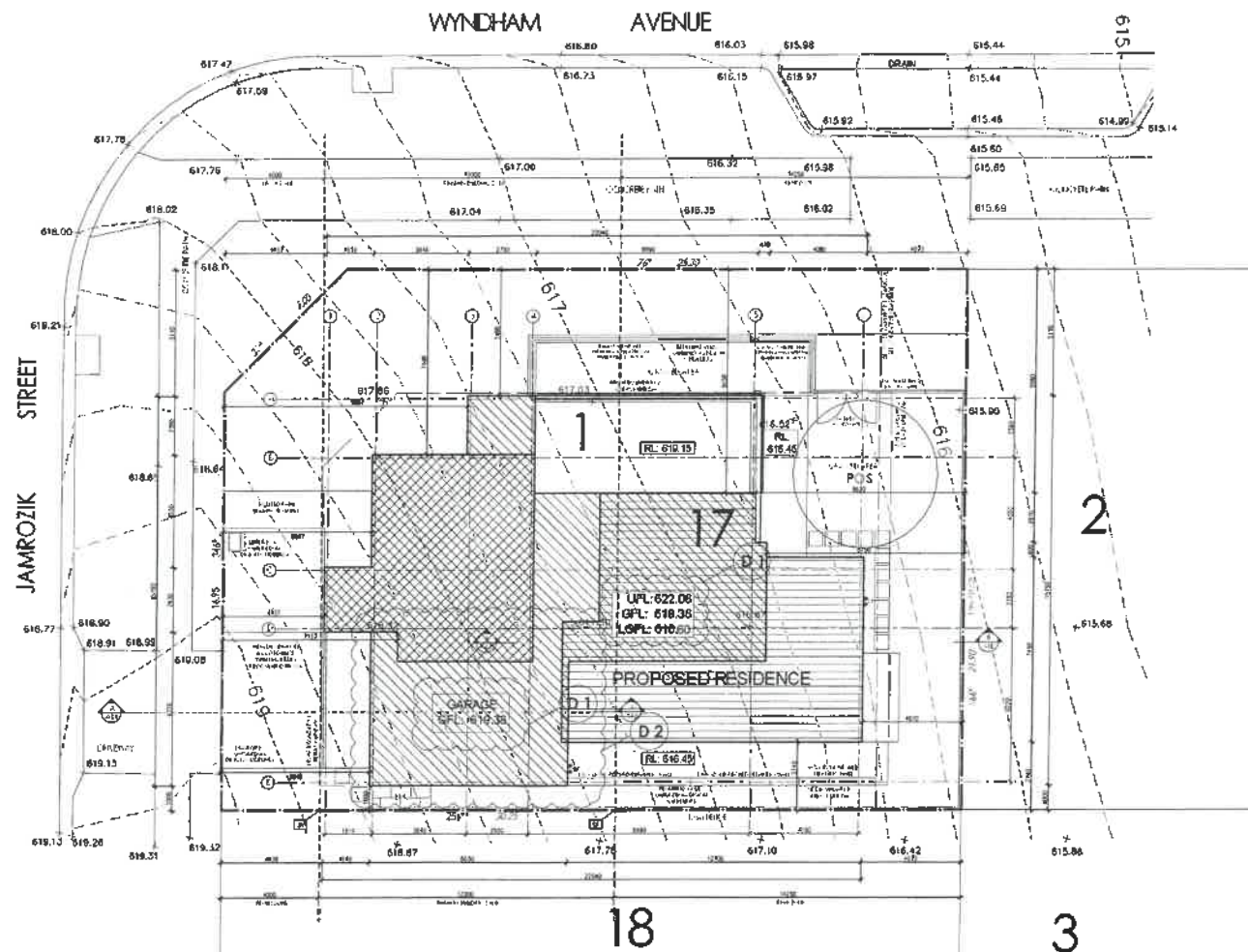


LETTER BOX DETAIL
Scale 1:50



LEGEND

SITE PLAN
Scale 1:100



BUILDING APPROVAL
is amended under section 32 of the Building Act 2004
Certified Building Solutions Pty Ltd

11 OCT 2017

Licence No:
2004 26203



AMENDMENT
D1 FF1'S & R1'S UPDATED TO SURVEY CERTIFICATE FROM 20TH JUNE 2017
D2 GARAGE ROOF HEIGHT INCREASED (+750MM)

DATE
06.10.2017

BA APPLICATION/REV D
DATE: 06.10.2017
Page 69 of 118 NOT FOR CONSTRUCTION

7.8 STARS
This code certified by a 3rd party certifier.

7.8 STARS
This code certified by a 3rd party certifier.

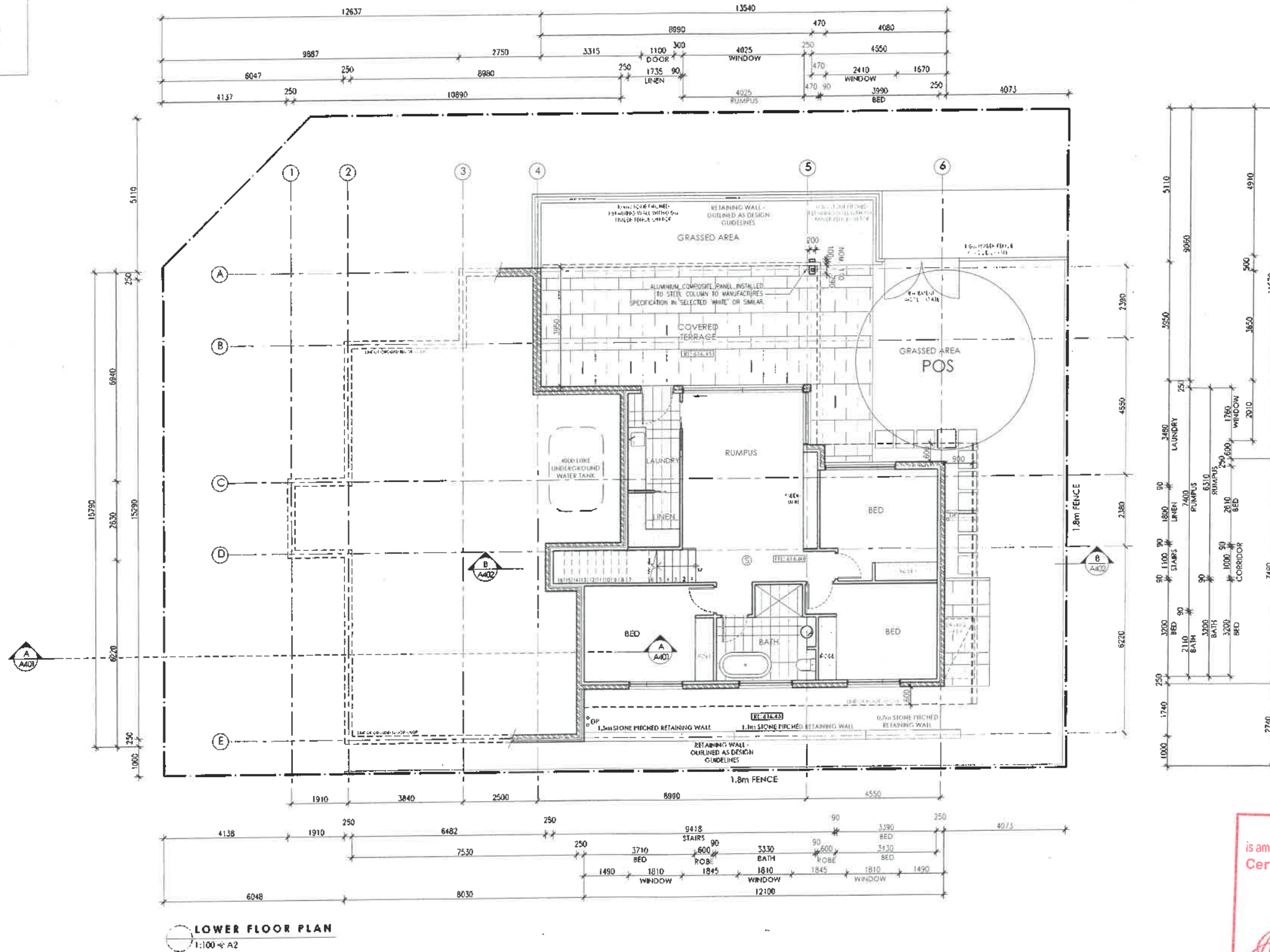
Block: 1
Section: 17
Address: 16 JAMROZIK STREET
Suburb: DENMAN PROSPECT
State: ACT
Scale: 1:100 @ A2

DRAWING: SITE PLAN
PROJECT: PROPOSED DISPLAY HOME
CLIENT: BETTER BUILDING

DRAWN: RN/AM/18
REVISION: D
REVISION DATE: 06.10.2017
PROJECT NO: 1593
PRINT DATE: 06.10.2017
DWG NO: A101

Application Number: 0101000000-06
Assessor Name: Dan Deane
Certificate No: 04 Aug 2017
Design Approval: 16 Jamrozik Street
Denman Prospect, ACT 2511

AREA ANALYSIS:	
SITE AREA	650.1m ²
LOWER GROUND AREA	101.0m ²
GROUND FLOOR AREA	121.5m ²
UPPER FLOOR AREA	53.02m ²
GARAGE AREA	49.0m ²
TOTAL AREA	324.52m ²
PLOT RATIO	49.9%



BUILDING APPROVAL
is amended under section 32 of the Building Act 2004
Certified Building Solutions Pty Ltd

11 OCT 2017

[Signature]

Licence No:
2004 26203



AMENDMENTS

D1 FTS & RL'S UPDATED TO SURVEY CERTIFICATE FROM 20TH JUNE 2017

D2 GARAGE ROOF HEIGHT INCREASED (+750MM)

BA APPLICATION/REV D
DATE: 06.10.2017

Page 71 of 113 NOT FOR CONSTRUCTION

7.6 STAIRS
This is a copy of the original drawing. It is not to be used for construction purposes.

Client: Mr. & Mrs. [Name]
Address: 16 JAMROZIK STREET
SUBURB: DENMAN PROSPECT
STATE: ACT
SCALE: 1:100 @ A2

BLOCK 1
SECTION 17
ADDRESS 16 JAMROZIK STREET
SUBURB DENMAN PROSPECT
STATE ACT
SCALE 1:100 @ A2

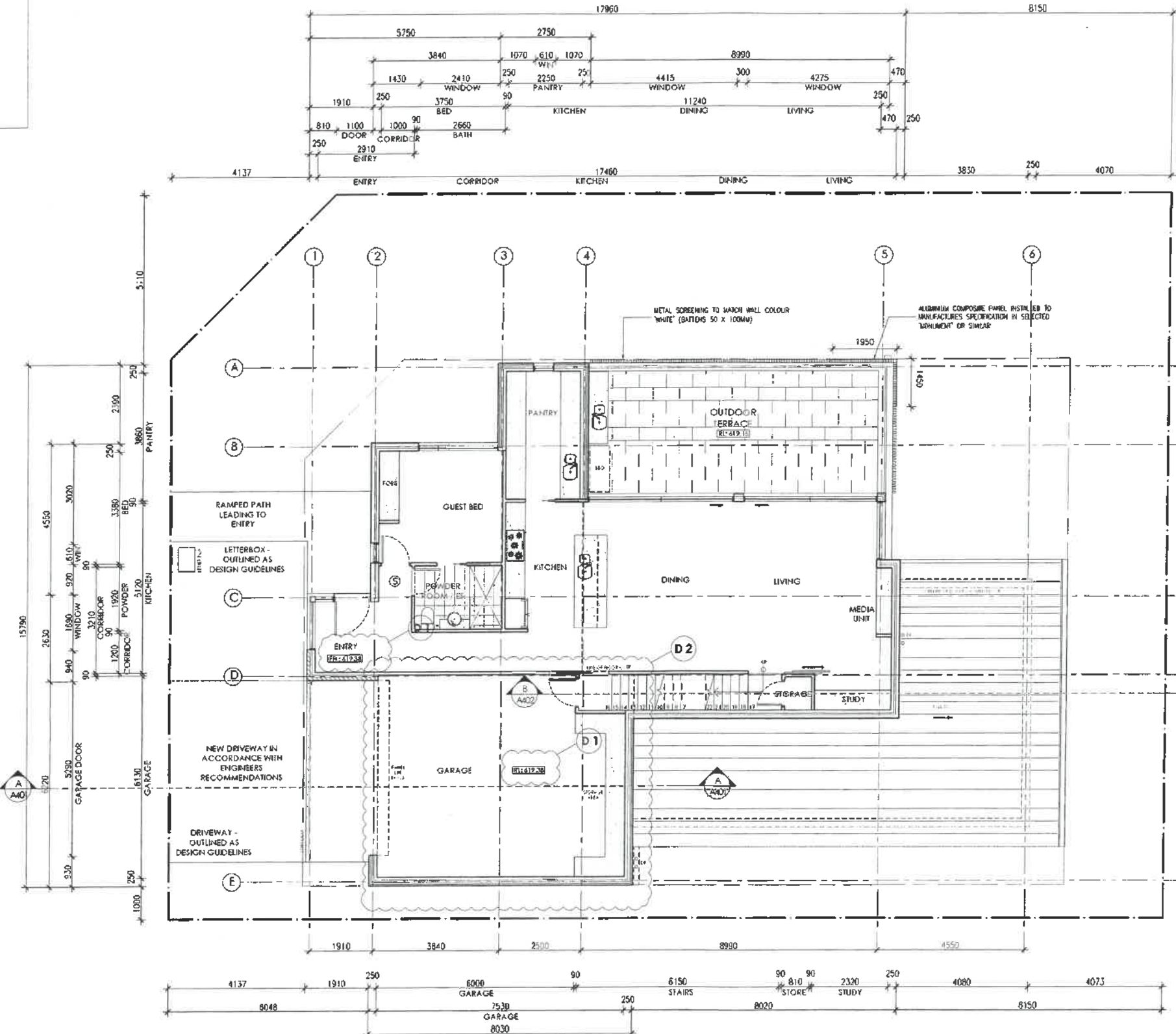
DRAWING LOWER FLOOR PLAN

PROJECT PROPOSED DISPLAY HOME

CLIENT BETTER BUILDING

DRAWN RN/UM/IR
REVISION D
REVISION DATE 06.10.2017
PROJECT NO 1593
PRINT DATE 06.10.2017
DWG NO A201

AREA ANALYSIS:	
SITE AREA	650.1m ²
LOWER GROUND AREA	101.0m ²
GROUND FLOOR AREA	121.5m ²
UPPER FLOOR AREA	53.02m ²
GARAGE AREA	49.0m ²
TOTAL AREA	324.52m ²
PLOT RATIO	49.9%



GROUND FLOOR PLAN
1:100 @ A2

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



AMENDMENTS
D1 FEL'S & RT'S UPDATED TO SURVEY CERTIFICATE FROM 20TH JUNE 2017
D2 GARAGE ROOF HEIGHT INCREASED (+1750MM)

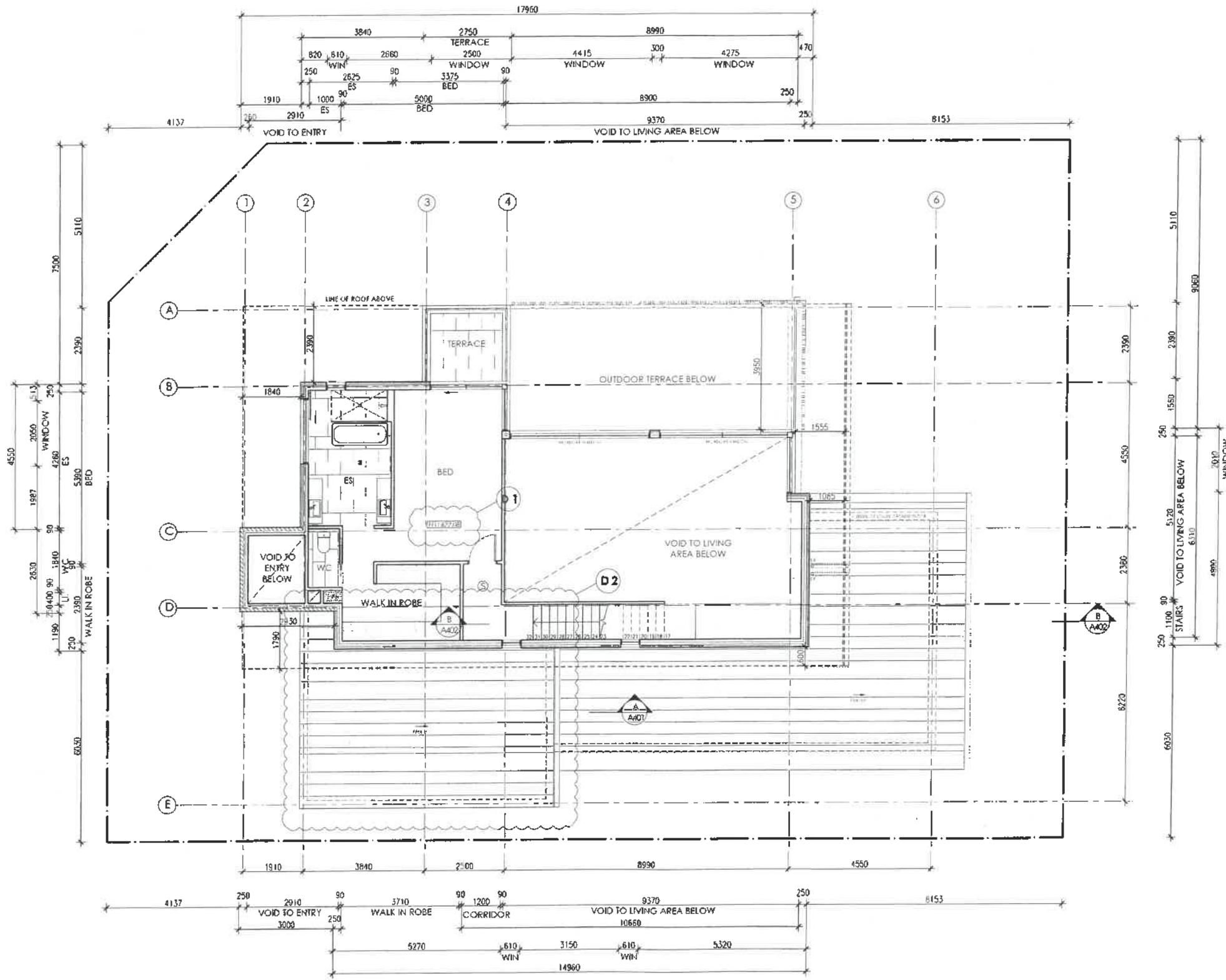
BA APPLICATION/REV D
DATE: 06.10.2017
NOT FOR CONSTRUCTION

7.3 STARS
This rating is conditional upon completion of the following items:
- 000106780-02
- 04 Aug 2017

BLOCK 1
SECTION 17
ADDRESS 16 JAMROZIK STREET
SUBURB DENMAN PROSPECT
STATE ACT
SCALE 1:100 @ A2

DRAWING GROUND FLOOR PLAN
PROJECT PROPOSED DISPLAY HOME
CLIENT BETTER BUILDING
DRAWN KH/AM/FR
REVISION D
REVISION DATE 04.10.2017
PROJECT NO 1593
PRINT DATE 06.10.2017
DWG NO A202

AREA ANALYSIS:	
SITE AREA	650.1m ²
LOWER GROUND AREA	101.0m ²
GROUND FLOOR AREA	121.5m ²
UPPER FLOOR AREA	53.02m ²
GARAGE AREA	49.0m ²
TOTAL AREA	324.52m ²
PLOT RATIO	49.9%



UPPER FLOOR PLAN
1:100 @ A2

BUILDING APPROVAL
is amended under section 32 of the Building Act 2004
Certified Building Solutions Pty Ltd

11 OCT 2017

Licence No:
2004 26203



NOTES:
1. All dimensions are in millimeters unless otherwise stated.
2. The architect is not responsible for the accuracy of the information provided in this document.
3. The architect is not responsible for the accuracy of the information provided in this document.
4. The architect is not responsible for the accuracy of the information provided in this document.
5. The architect is not responsible for the accuracy of the information provided in this document.

AMENDMENTS

D1 FF's & R's UPDATED TO SURVEY CERTIFICATE FROM 20TH JUNE 2017

D2 GARAGE ROOF HEIGHT (INCREASED (+750MM))

DATE: 06.10.2017

BA APPLICATION/REV D
DATE: 06.10.2017
NOT FOR CONSTRUCTION

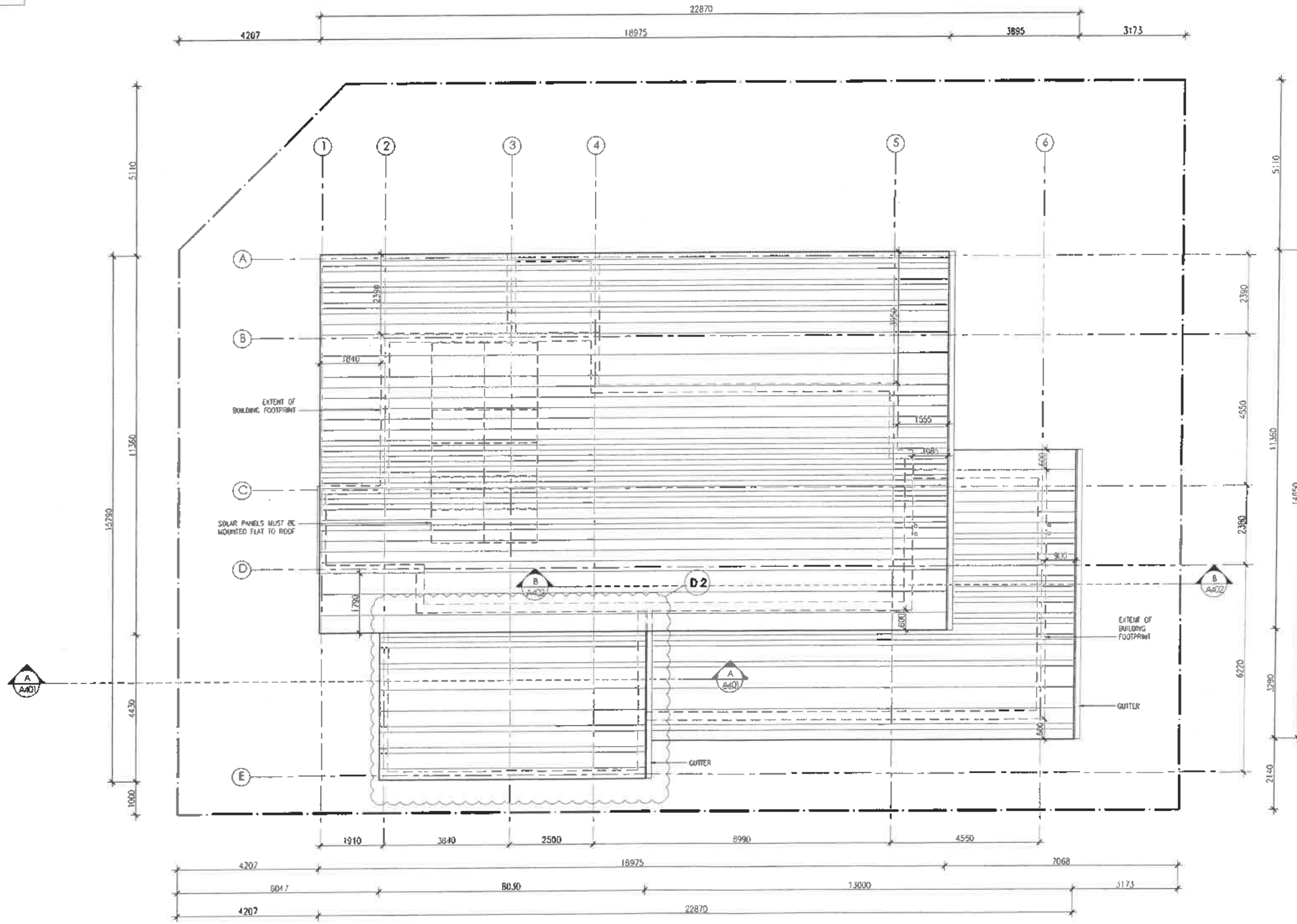
7.8 STARS
Top 1000
certified by
green-disc.com.au

BLOCK **1**
SECTION **17**
ADDRESS **16 JAMROZK STREET**
SUBURB **DENMAN PROSPECT**
STATE **ACT**
SCALE **1:100 @ A2**

DRAWING **UPPER FLOOR PLAN**
PROJECT **PROPOSED DISPLAY HOME**
CLIENT **BETTER BUILDING**

DRAWN **RN/AM/JR**
REVISION **D**
REVISION DATE **06.10.2017**
PROJECT NO **1593**
PRINT DATE **06.10.2017**
DWG NO **A203**

AREA ANALYSIS:	
SITE AREA	650.1m ²
LOWER GROUND AREA	101.0m ²
GROUND FLOOR AREA	121.5m ²
UPPER FLOOR AREA	53.02m ²
GARAGE AREA	49.0m ²
TOTAL AREA	324.52m²
PLOT RATIO	49.9%



ROOF PLAN
1:100 @ A2

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



OFFICE: 10/11 Jamrozik Street, Denman Prospect ACT 2917
PHONE: 02 6290 2000
FAX: 02 6290 2001
EMAIL: info@dnarchitects.com.au
WEBSITE: www.dnarchitects.com.au

AMENDMENTS
 D1 FF'S & B'S UPDATED TO SURVEY CERTIFICATE FROM 20TH JUNE 2017
 D2 GARAGE ROOF HEIGHT INCREASED (+750MM)

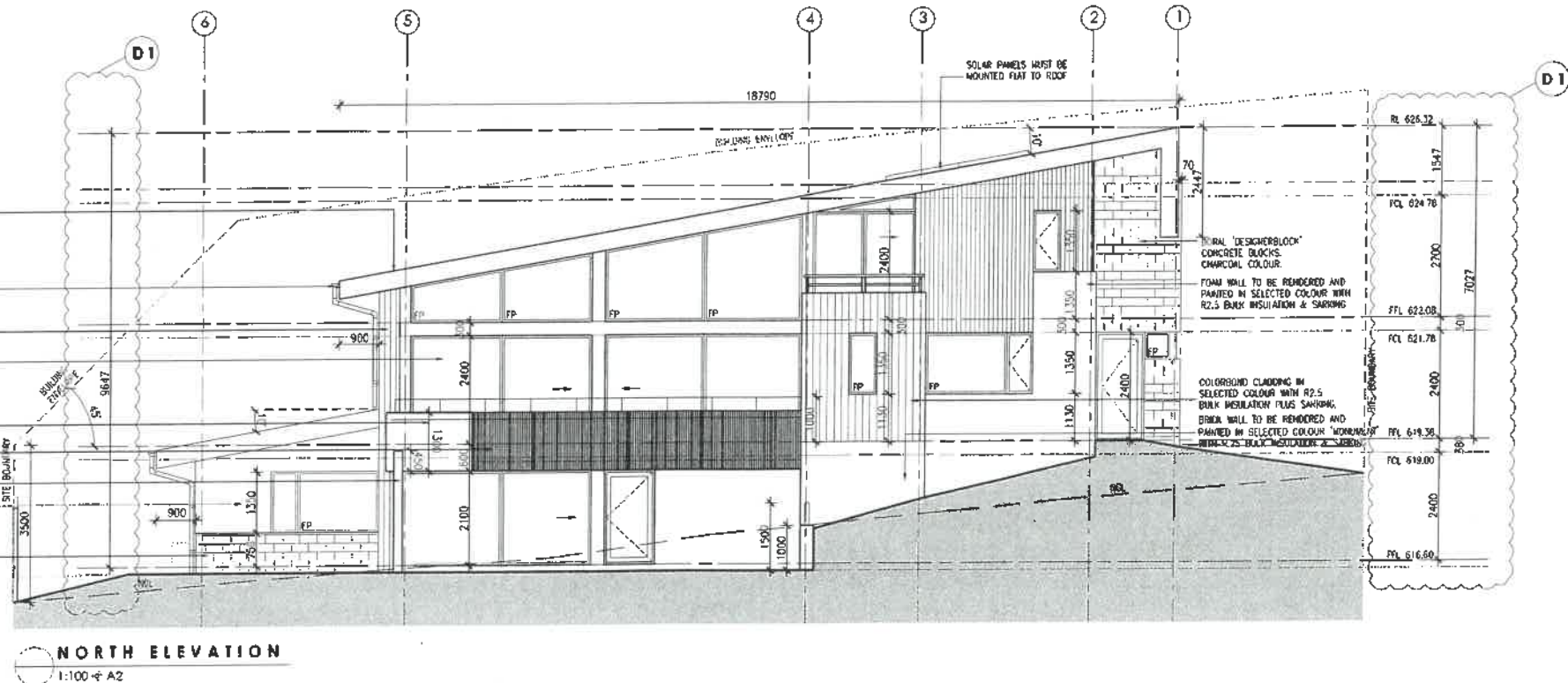
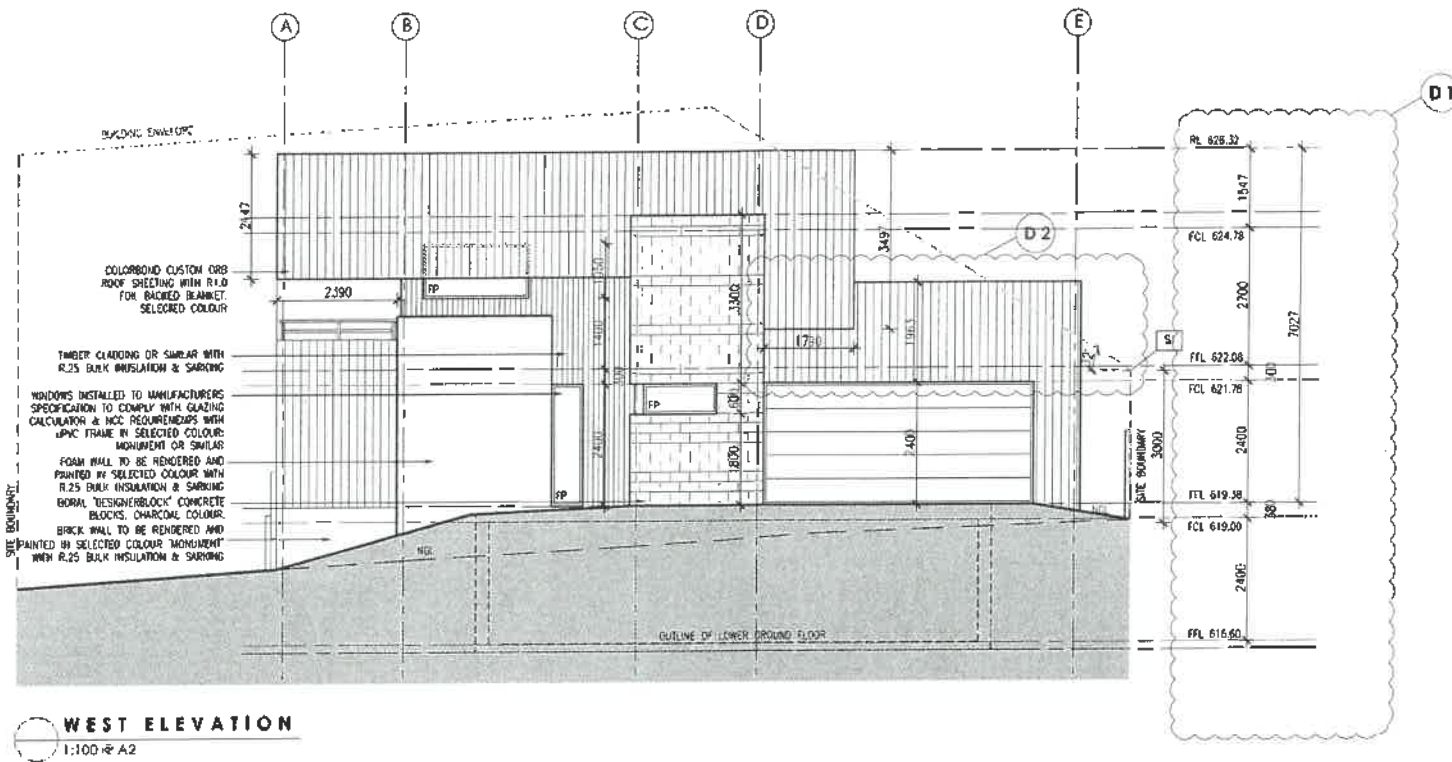
BA APPLICATION/REV D
DATE: 06.10.2017
NOT FOR CONSTRUCTION

7.8 STARS
This design complies with the 7.8 Star energy efficiency requirements of the Building Code of Australia (BCA) 2012.

BLOCK 1
SECTION 17
ADDRESS 16 JAMROZIK STREET
SUBURB DENMAN PROSPECT
STATE ACT
SCALE 1:100 @ A2

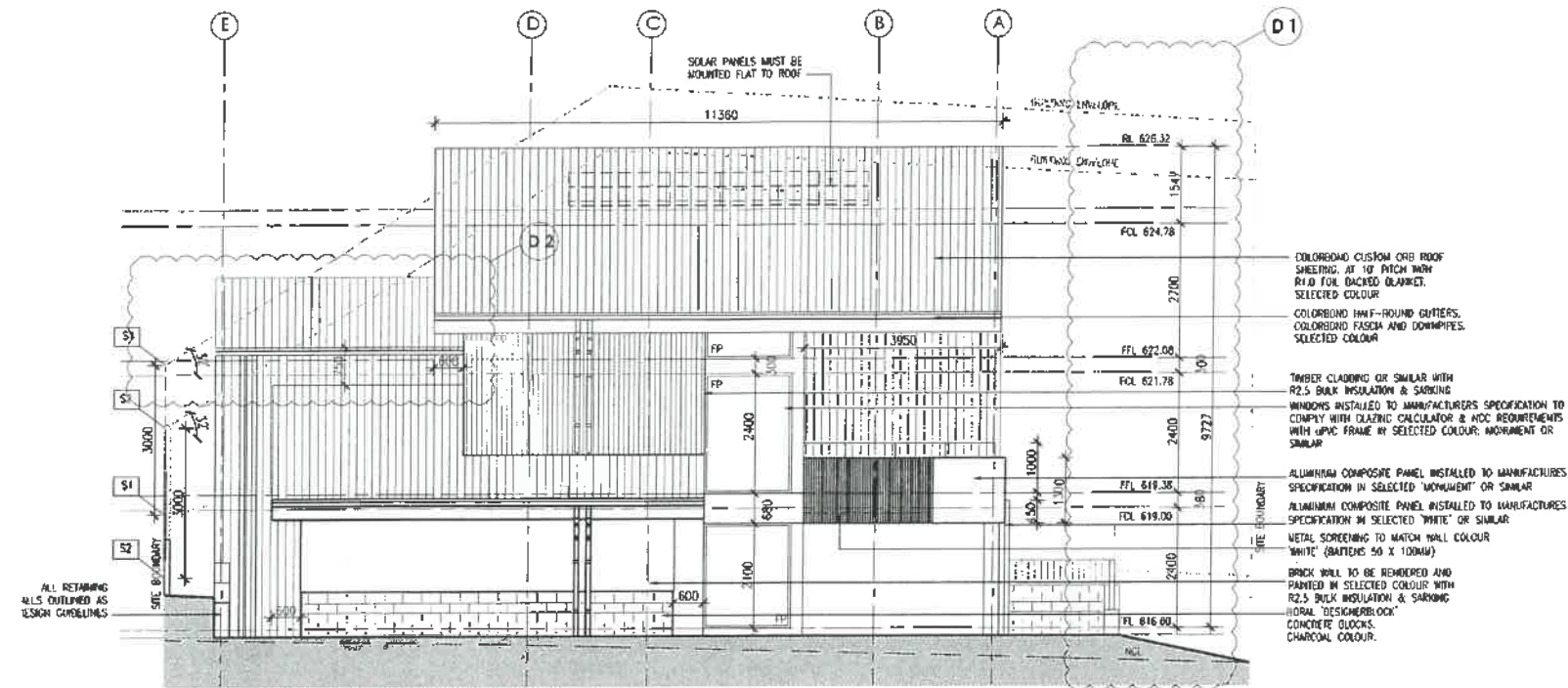
DRAWING ROOF PLAN
PROJECT PROPOSED DISPLAY HOME
CLIENT BETTER BUILDING

DRAWN EN/IAA/JR
REVISION D
REVISION DATE 06.10.2017
PROJECT NO 1593
PRINT DATE 06.10.2017
DWG NO A204

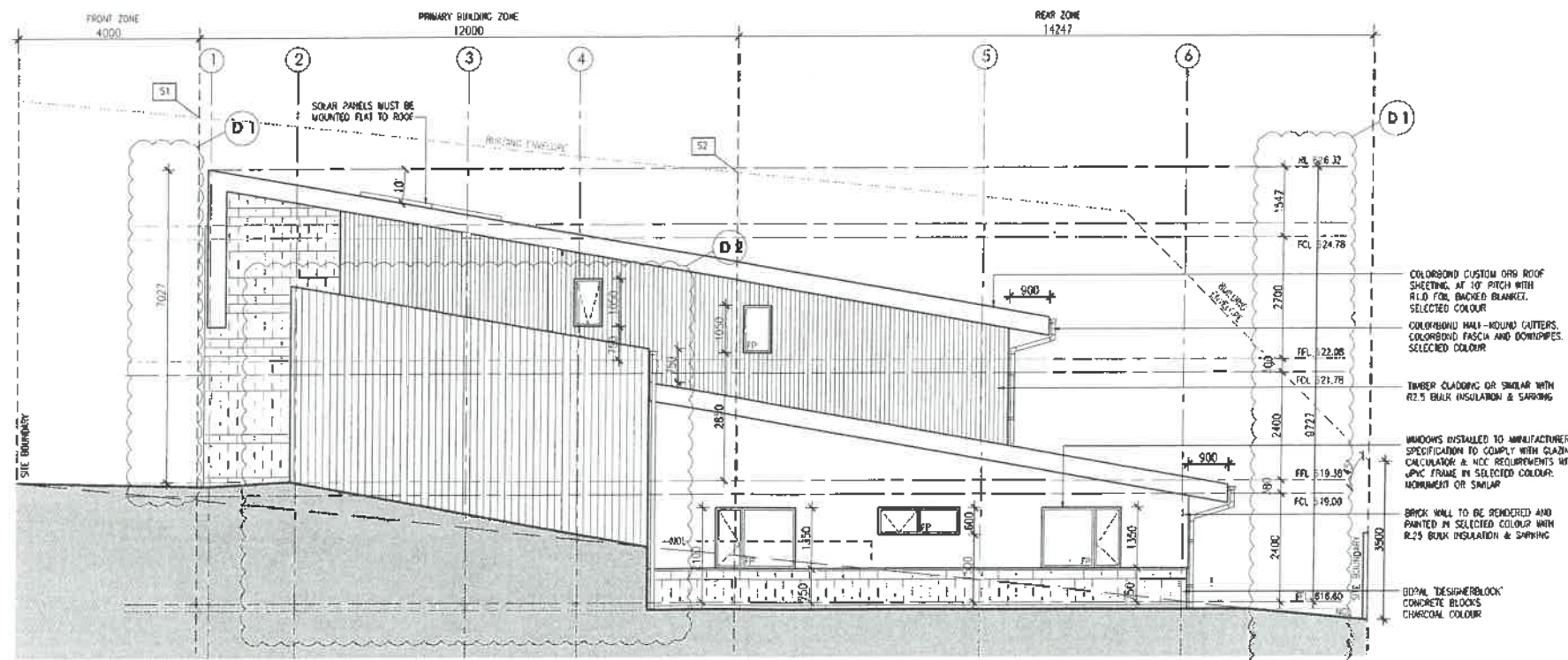


BUILDING APPROVAL
 is amended under section 32 of the Building Act 2004
 Certified Building Solutions Pty Ltd
 11 OCT 2017

 Licence No
 2004 26203



EAST ELEVATION
1:100 @ A2



SOUTH ELEVATION
1:100 @ A2

BUILDING APPROVAL
is amended under section 32 of the Building Act 2004
Certified Building Solutions Pty Ltd
11 OCT 2017
[Signature]
Licence No:
2004 26203



AMENDMENTS
D1 RE'S & RL'S UPDATED TO SURVEY CERTIFICATE FROM 20TH JUNE 2017
D2 GARAGE ROOF HEIGHT INCREASED (+750MM)

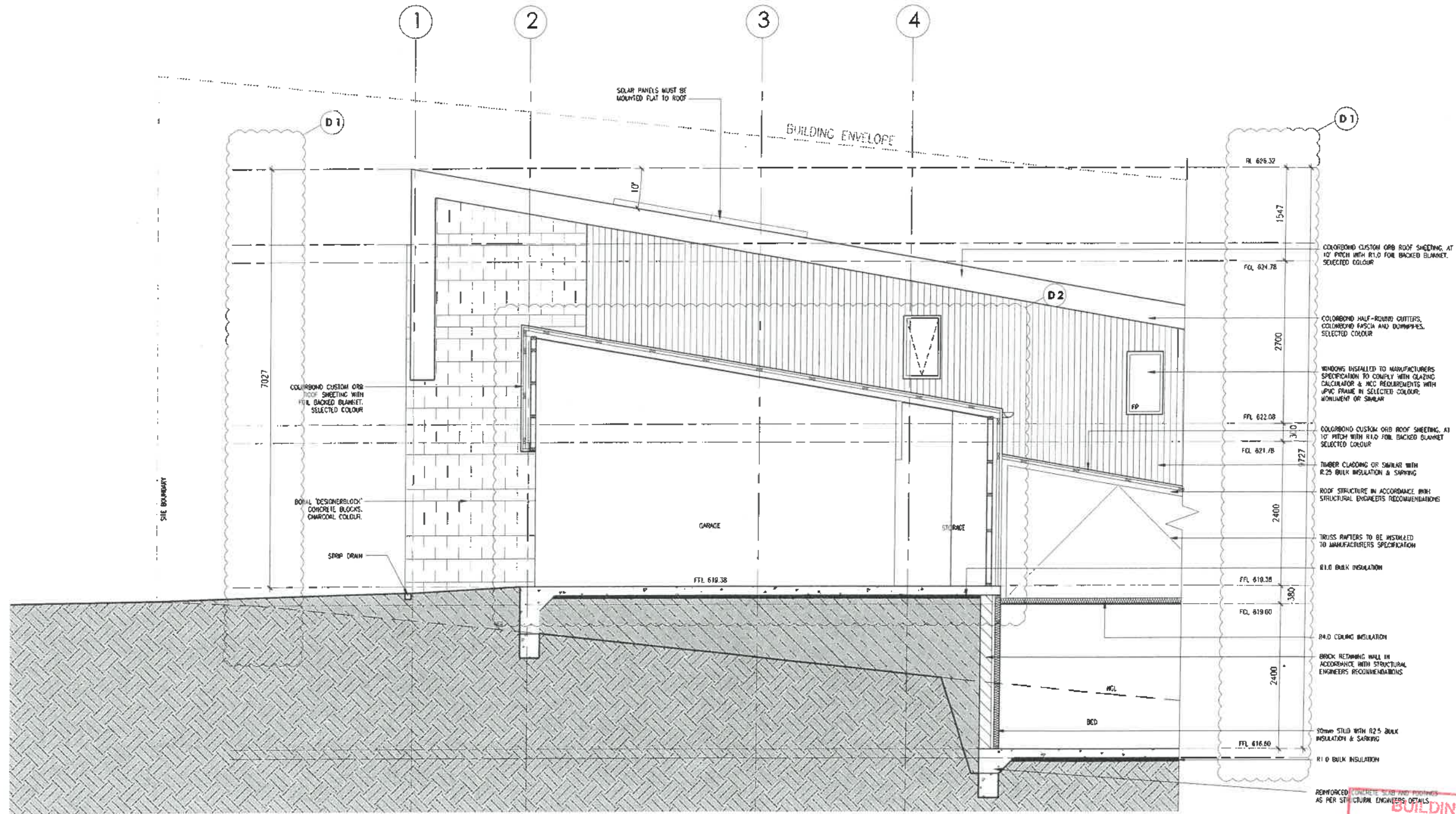
BA APPLICATION/REV D
DATE: 06.10.2017
NOT FOR CONSTRUCTION

7.6 STARS
Energy rating
Energy Star
Energy Star
Energy Star

BLOCK 1
SECTION 17
ADDRESS 16 JAMROZIK STREET
SUBURB DENMAN PROSPECT
STATE ACT
SCALE 1:100 @ A2

DRAWING ELEVATIONS 2 - EAST AND SOUTH
PROJECT PROPOSED DISPLAY HOME
CLIENT BETTER BUILDING

DRAWN RN/AM/JR
REVISION 0
REVISION DATE 06.10.2017
PROJECT NO 1593
PRINT DATE 06.10.2017
DWG NO A302



SECTION A-A
1:50 @ A2

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



AMENDMENTS
D1 FFE'S & RL'S UPDATED TO SURVEY CERTIFICATE FROM 20TH JUNE 2017
D2 GARAGE ROOF HEIGHT INCREASED (+750MM)

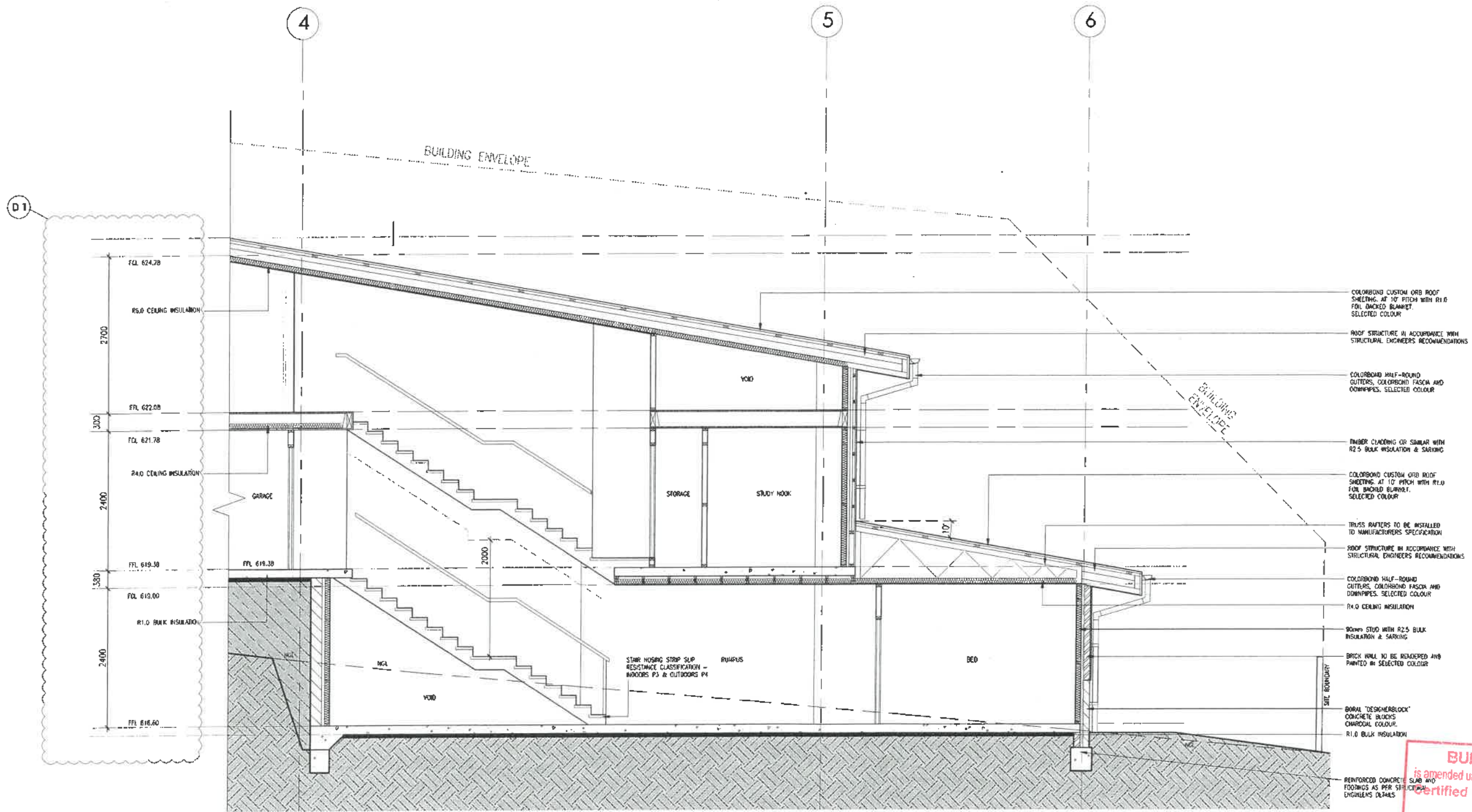
BA APPLICATION/REV D
DATE: 06.10.2017
NOT FOR CONSTRUCTION

7.8 STARS
Energy Rating
Approved under the National Energy Rating Scheme (NERS) on 04 Aug 2017

BLOCK 1
SECTION 17
ADDRESS 16 JAMROZIK STREET
SUBURB DENMAN PROSPECT
STATE ACT
SCALE 1:50 @ A2

DRAWING CROSS SECTIONS 1 - SECTION A-A
PROJECT PROPOSED DISPLAY HOME
CLIENT BETTER BUILDING

DRAWN BN/AM/JR
REVISION D
REVISION DATE 06.10.2017
PROJECT NO 1593
PRINT DATE 06.10.2017
DWG NO A401

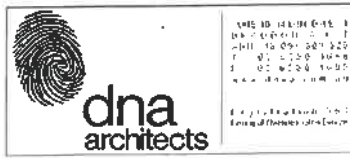


- COLORBOND CUSTOM ORB ROOF SHEETING AT 10° PITCH WITH R1.0 FOL BACKED BLANKET, SELECTED COLOUR
- ROOF STRUCTURE IN ACCORDANCE WITH STRUCTURAL ENGINEERS RECOMMENDATIONS
- COLORBOND HALF-ROUND GUTTERS, COLORBOND FASCIA AND DOWNPIPES, SELECTED COLOUR
- TIMBER CLADDING OR SIMILAR WITH R2.5 BULK INSULATION & SARKING
- COLORBOND CUSTOM ORB ROOF SHEETING AT 10° PITCH WITH R1.0 FOL BACKED BLANKET, SELECTED COLOUR
- TRUSS RAFTERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATION
- ROOF STRUCTURE IN ACCORDANCE WITH STRUCTURAL ENGINEERS RECOMMENDATIONS
- COLORBOND HALF-ROUND GUTTERS, COLORBOND FASCIA AND DOWNPIPES, SELECTED COLOUR
- R4.0 CEILING INSULATION
- 30mm STUD WITH R2.5 BULK INSULATION & SARKING
- BRICK WALL TO BE RECESSED AND PAINTED IN SELECTED COLOUR
- BORAL "DESIGNERBLOCK" CONCRETE BLOCKS CONCRETE COLOUR
- R1.0 BULK INSULATION
- REINFORCED CONCRETE SLAB AND FOOTINGS AS PER STRUCTURAL ENGINEERS DETAILS

SECTION B-B
1:50 @ A2

BUILDING APPROVAL
 is amended under section 32 of the Building Act 2004
Certified Building Solutions Pty Ltd
11 OCT 2017

 Licence No:
 2004 28203



1. This drawing is the property of dna architects and is not to be used for any other purpose without the written consent of dna architects.
 2. This drawing is to be used in accordance with the Building Act 2004 and the Building Regulations 2006.
 3. This drawing is not to be used for any other purpose without the written consent of dna architects.
 4. This drawing is not to be used for any other purpose without the written consent of dna architects.
 5. This drawing is not to be used for any other purpose without the written consent of dna architects.

AMENDMENTS	DATE
D1 FFI'S & RL'S UPDATED TO SURVEY CERTIFICATE FROM 20TH JUNE 2017	06.10.2017
D2 GARAGE ROOF HEIGHT INCREASED (+750MM)	

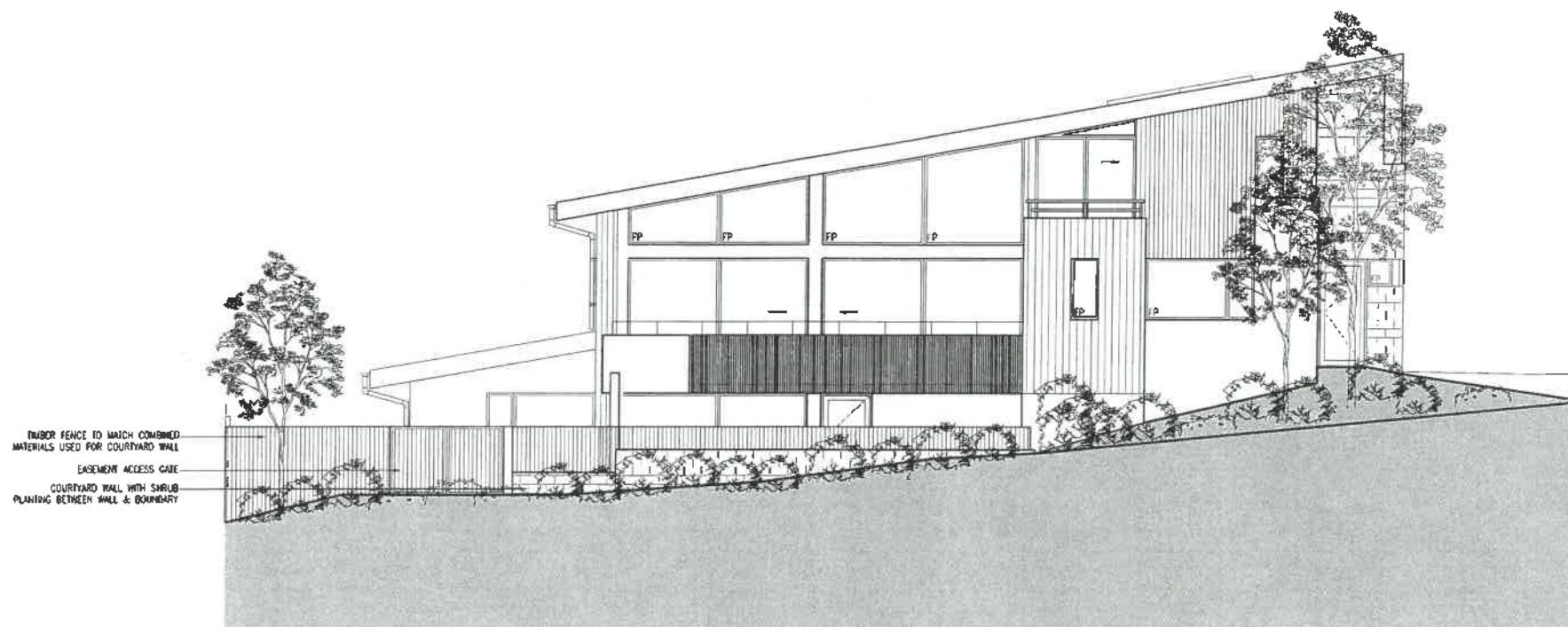
BA APPLICATION/REV D
 DATE: 06.10.2017
NOT FOR CONSTRUCTION

7.8 STARS
 Green Star 7.8
 Green Star 7.8
 Green Star 7.8

BLOCK 1
 SECTION 17
 ADDRESS 16 JAMROZIK STREET
 SUBURB DENMAN PROSPECT
 STATE ACT
 SCALE 1:50 @ A2

DRAWING CROSS SECTIONS 2 - SECTION B-B
 PROJECT PROPOSED DISPLAY HOME
 CLIENT BETTER BUILDING

DRAWN RN/JAW/IR
 REVISION D
 REVISION DATE 06.10.2017
 PROJECT NO 1593
 PRINT DATE 06.10.2017
 DWG NO A402



NORTH ELEVATION
1:100 @ A2

BUILDING APPROVAL
is amended under section 32 of the Building Act 2004
Certified Building Solutions Pty Ltd
11 OCT 2017
[Signature]
Licence No:
2004 26203



AMENDMENTS
D1 PWL'S & RL'S UPDATED TO SURVEY CERTIFICATE FROM 20TH JUNE 2017
D2 GARAGE ROOF HEIGHT INCREASED (+750MM)

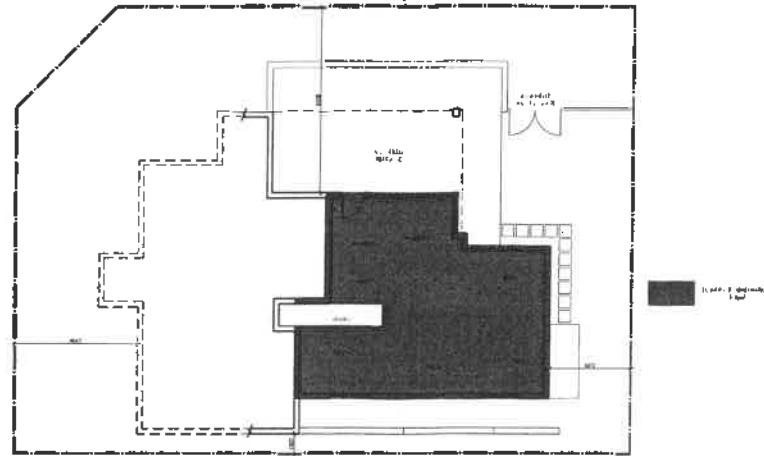
BA APPLICATION/REV D
DATE: 06.10.2017
NOT FOR CONSTRUCTION

7.6 STARS
The energy efficiency rating of this building is 7.6 stars.

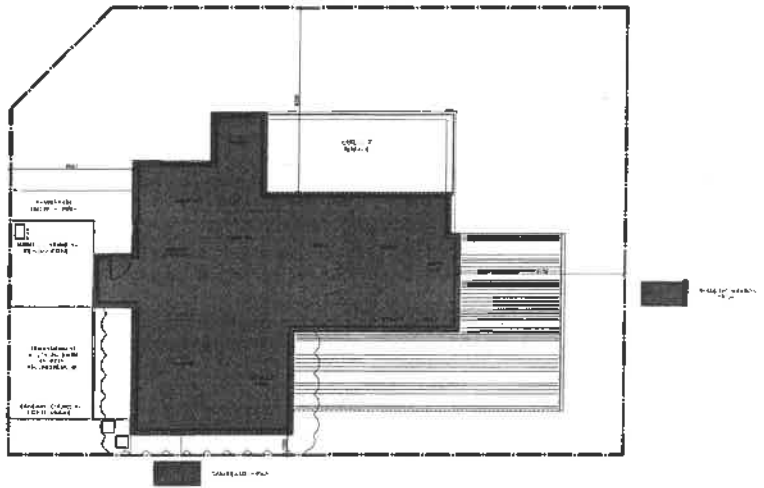
BLOCK 1
SECTION 17
ADDRESS 16 JAMROZIK STREET
SUBURB DENMAN PROSPECT
STATE ACT
SCALE 1:100 @ A2

DRAWING COURTYARD WALL ELEVATION
PROJECT PROPOSED DISPLAY HOME
CLIENT BETTER BUILDING
DRAWN RNM/AM/JR
REVISION D
REVISION DATE 06.10.2017
PROJECT NO 1593
PRINT DATE 06.10.2017
DWG NO A601

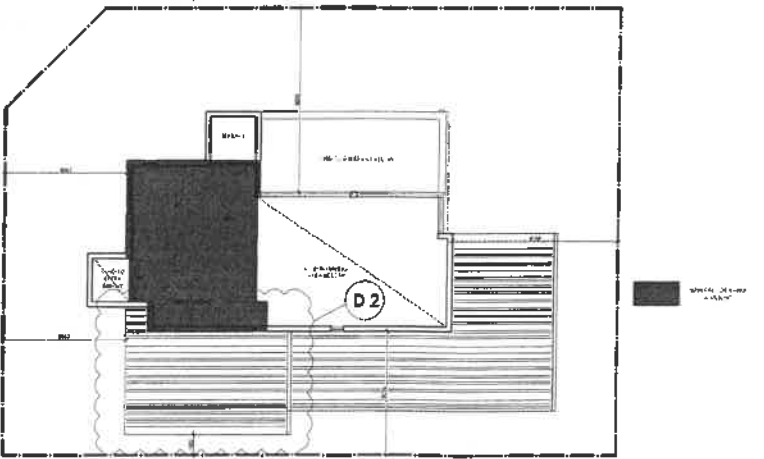
AREA ANALYSIS:	
SITE AREA	650.1m ²
LOWER GROUND AREA	101.0m ²
GROUND FLOOR AREA	121.5m ²
UPPER FLOOR AREA	53.02m ²
GARAGE AREA	49.0m ²
TOTAL AREA	324.52m²
PLOT RATIO	49.9%



LOWER GROUND FLOOR INDICATING AREA OF BUILT FORM
1:250 @ A2



GROUND FLOOR INDICATING AREA OF BUILT FORM
1:250 @ A2



UPPER FLOOR INDICATING AREA OF BUILT FORM
1:250 @ A2



DATE: 06.10.2017
BY: [Signature]
PROJECT: 16 JAMROZIK STREET
SUBURB: DENMAN PROSPECT
STATE: ACT

NOTES:
1. ALL WORK TO BE COMPLETED BY 06.10.2017.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA.
4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION.
5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE TITLE DEEDS.
6. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE ZONING BY-LAW.
7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE LOCAL GOVERNMENT'S DECISIONS.
8. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE LOCAL GOVERNMENT'S ACTIONS.
9. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE LOCAL GOVERNMENT'S POLICIES.
10. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE LOCAL GOVERNMENT'S PROCEDURES.

AMENDMENTS:
D1: FLS & RL'S UPDATED TO SURVEY CERTIFICATE FROM 20TH JUNE 2017
D2: GARAGE ROOF HEIGHT INCREASED (+750MM)

BA APPLICATION/REV D
DATE: 06.10.2017
NOT FOR CONSTRUCTION

7.8 STARS
Green Star Rating
Green Star Building
Green Star Certified
Green Star Accredited
Green Star Approved
Green Star Endorsed
Green Star Exemplary

BLOCK 1
SECTION 17
ADDRESS 16 JAMROZIK STREET
SUBURB DENMAN PROSPECT
STATE ACT
SCALE 1:200 @ A2

DRAWING: PLOT RATIO AREAS
PROJECT PROPOSED DISPLAY HOME
CLIENT BETTER BUILDING

DRAWN RN/AM/JR
REVISION D
REVISION DATE 06.10.2017
PROJECT NO 1593
PRINT DATE 06.10.2017
DWG NO A402

1. ON-SITE MANAGEMENT OF VERGES AND OPEN SPACE

1.1 GENERAL

BEFORE COMMENCING WORKS, THE APPLICANT OR THEIR REPRESENTATIVE MUST ADVISE ASSET ACCEPTANCE IN WRITING THAT THE PROTECTIVE MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LMP. RANDOM AUDITS WILL BE ARRANGED BY AA TO ENSURE COMPLIANCE. ALL DEVELOPMENT WORK MUST BE CONTAINED WITHIN THE SITE EXCEPT FOR APPROVED SERVICE CONNECTIONS IN THE VERGE. NOTE THAT THE WORKS MAY REQUIRE THE PROVISION OF AN APPROVED TEMPORARY TRAFFIC MANAGEMENT PLAN, WHICH WILL INFLUENCE THE LANDSCAPE MANAGEMENT AND PROTECTION PLAN (LMP) REQUIREMENTS.

DURING THE PROJECT, ALL EXISTING VERGE GRASS COVER MUST BE RETAINED IN ITS PRE-EXISTING CONDITION. WATERING MAY BE REQUIRED TO RETAIN GRASS AND TREES IN GOOD CONDITION.

1.2 SUPERVISION

FOR ALL PROJECTS, OTHER THAN MINOR WORKS (I.E. MINOR IN COMPLEXITY AND / OR SCOPE OF WORKS) A SUITABLY QUALIFIED LANDSCAPE ARCHITECT OR HORTICULTURIST MUST BE EMPLOYED TO OVERSEE WORK IN THE VERGE TO ENSURE ALL REQUIREMENTS ARE FOLLOWED. THEY MUST BE PRESENT DURING ANY CULTIVATION / RESTORATION OF THE VERGE WHICH AFFECTS PLANT MATERIAL.

1.3 STORAGE OF CONSTRUCTION MATERIALS

NO CONSTRUCTION MATERIAL IS TO BE STORED ON VERGES OR PUBLIC OPEN SPACES. NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGES OR ADJACENT PARKLAND.

1.4 SITE ACCOMMODATION

GENERALLY, SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS ARE NOT TO BE ERECTED ON VERGES OR PUBLIC OPEN SPACES. HOWEVER, AN APPLICATION BE LODGED TOGETHER WITH THE LMP, WITH THE MANAGER, ASSET ACCEPTANCE (AA) FOR THE USE OF VERGES, PUBLIC OPEN SPACES OR UN-LEASED TERRITORY LAND. APPROVAL MAY BE GRANTED SUBJECT TO THE DEVELOPER'S AGREEMENT TO COMPLY WITH THE TERMS AND CONDITIONS, AS SPECIFIED BY ASSET ACCEPTANCE ON APPLICATION, FOR A SPECIFIC SITE.

1.5 PROTECTIVE FENCING

1.5.1 EXTENT

ALL TEMPORARY PROTECTIVE FENCES ERECTED TO PROTECT EXISTING PUBLICLY OWNED LANDSCAPE ASSETS ARE TO BE IN ACCORDANCE WITH THE APPROVED LMP DRAWING.

FENCE OFF EXISTING TREES, PLANTINGS AND GRASS TO ENCLOSE THE STREET VERGE, PUBLIC OPEN SPACE OR UN-LEASED TERRITORY LAND AREA. THE LOCATION OF PROTECTIVE FENCING WILL BE:

- FENCE EACH TREE ALONG ITS DRIP-LINE (AT A MINIMUM)
- 1.2M FROM THE BACK OF THE KERB FOR THE FULL FRONTAGE OF THE LEASE, ALONG THE PROPERTY BOUNDARY AND ALONG APPROVED DRIVEWAY ACCESS TO ENSURE THAT THE VERGE IS COMPLETELY ENCLOSED. FENCING MUST BE ERECTED BEFORE THE COMMENCEMENT OF ANY SITE WORKS AND REMOVED AT COMPLETION OF ALL CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT THE PROJECT.

1.5.2 MATERIALS

USE OF TEMPORARY 1800MM TALL CONTINUOUS MESH FENCE SUPPORTED BY STEEL POSTS WITH CONCRETE BASES IS MANDATORY. VARIATION FROM THIS REQUIREMENT MUST BE ACCOMPANIED BY WRITTEN AGREEMENT FROM ASSET ACCEPTANCE.

1.5.3 PEDESTRIAN AND TRAFFIC CONSIDERATIONS

EXISTING VERGE FOOTPATHS TO BE MAINTAINED AND MUST REMAIN UNOBSTRUCTED THROUGHOUT THE CONSTRUCTION PERIOD, TO PROVIDE SAFE PEDESTRIAN MOVEMENT AT ALL TIMES.

WHERE A CONSTRUCTED FOOTPATH OR CYCLE WAY EXISTS WITHIN THE VERGE, PROTECTIVE FENCING MUST IN ALL CASES BE SET BACK 0.6M. FROM EACH SIDE OF THE FOOTPATH / CYCLE WAY TO ENSURE SAFE PASSAGE FOR CYCLISTS AND PEDESTRIANS.

IF THERE IS NO CONSTRUCTED PUBLIC FOOTPATH ON THE VERGE A FENCED CLEARWAY OF 1.8M IN WIDTH MUST BE MAINTAINED FOR THE ENTIRE FRONTAGE OF THE LEASE TO ALLOW FOR PEDESTRIANS AND CYCLISTS. ACCESS GATES INTO THE SITE MUST SWING INTO THE SITE. THEY MUST NOT BE CAPABLE OF BLOCKING PEDESTRIAN ACCESS ALONG THE VERGE OR VEHICULAR TRAFFIC ON THE ROAD.

1.5.4 ACCESS FOR SERVICE INSTALLATIONS

FENCING MUST NOT BE REMOVED FOR SERVICE INSTALLATION ACROSS THE VERGE UNLESS AA APPROVES THE SERVICE INSTALLATION.

REALIGN FENCE TO PROVIDE LANE FOR SERVICE TRENCHING, BUT RE-ERECT FENCE TO ENCLOSE TREES BEFORE TRENCHING COMMENCES. UPON COMPLETION OF TRENCHING, RETURN THE FENCE TO ITS ORIGINAL ALIGNMENT.

1.6 EXISTING TREES

1.6.1 GENERAL

ALL TREES LOCATED IN THE ROAD RESERVE, VERGE, PUBLIC OPEN SPACE AND ON UN-LEASED TERRITORY LAND, ARE TO BE RETAINED AND REMAIN UNDAMAGED. WRITTEN AUTHORISATION FROM AA IS REQUIRED IF ANY PLANT MATERIAL IS TO BE DISTURBED AS A PART OF CONSTRUCTION. THIS APPROVAL WILL BE GIVEN AS A PART OF THE LMP EXISTING CANOPY CLEARANCE IS NOT TO BE ALTERED.

CROWNS AND APEX OF CANOPIES ARE NOT TO BE ALTERED OR REDUCED. ENSURE LIFTING EQUIPMENT AND LOAD CAN CLEAR HEIGHT AND WIDTH OF TREE CANOPY WITHOUT DAMAGE TO CROWN.

ENSURE CONSTRUCTION EQUIPMENT CAN PASS BENEATH LOWEST LIMB, THROUGH DRIVEWAY ACCESS.

1.6.2 TREE ROOT PROTECTION

THE MAJORITY OF TREE ROOTS GROW IN THE TOP 300MM OF SOIL. THESE ARE THE FEEDER ROOTS, OFTEN VERY FINE ROOTS THAT PROVIDE THE TREE WITH WATER, OXYGEN AND NUTRIENTS. THESE ROOTS TYPICALLY GROW BETWEEN THE TREE'S TRUNK TO WELL BEYOND ITS 'DRIP-LINE- (THE CANOPY EDGE). EXCAVATION WITHIN THE DRIP ZONE OF A TREE DOES CONSIDERABLE DAMAGE TO ITS ROOT SYSTEM. IT CAN AFFECT TREE STABILITY AND TREE HEALTH TO SUCH AN EXTENT THAT IT WILL LEAD TO THE DECLINE AND POSSIBLE DEATH OF THE TREE OVER A PERIOD OF YEARS.

EXCAVATION THAT OCCURS WITHIN THE DRIP ZONE OF A TREE MUST BE APPROVED AND IS TO BE RESTRICTED TO ONE SIDE OF THE TREE ONLY. APPROVAL CAN BE SOUGHT BY CONTACTING THE ASSET ACCEPTANCE OFFICER.

WHERE EXCAVATION IS APPROVED, THE FOLLOWING MEASURES ARE TO BE ADOPTED FOR TREE PROTECTION:

- DO NOT SEVER LARGE ROOTS (>30MM DIAMETER) CLOSER THAN HALFWAY FROM THE DRIP-LINE TO THE TRUNK. HAND TRENCHING TO A DEPTH OF 300MM IS REQUIRED TO LOCATE THESE ROOTS BEFORE ANY MECHANICAL TRENCHING IS UNDERTAKEN.
- ALL ROOTS MUST BE CUT CLEANLY WITH EQUIPMENT SPECIFICALLY DESIGNED TO CUT ROOTS CLEANLY OR OTHER SUITABLE PRUNING EQUIPMENT.
- ROOTS EXPOSED DURING EXCAVATION MUST BE PROTECTED FROM DESICCATION. KEEP LIGHTLY WATERED OR COVER WITH HESSIAN, WHICH MUST BE KEPT MOIST.
- WATER TREES THAT HAVE HAD DISTURBANCE IN THEIR ROOT ZONE. THE AMOUNT AND FREQUENCY OF WATER NEEDS TO BE ADAPTED TO THE TREES' REQUIREMENT, BASED ON SEASONAL CONDITIONS.

1.7 SITE ACCESS

SITE ACCESS MUST INITIALLY BE BY THE EXISTING DRIVEWAY ACCESS POINTS FOR THE NEW DEVELOPMENT. IN SOME CASES, CONSIDERATION MAY BE GIVEN TO ALLOWING NEW ACCESS POINTS ACROSS PUBLIC LAND. APPROVAL FOR ALTERNATIVE OR ADDITIONAL ACCESS POINTS MUST BE OBTAINED THROUGH ASSET ACCEPTANCE. IN SUCH CASES, THE SITE ACCESS MUST BE POSITIONED MIDWAY BETWEEN EXISTING TREE TRUNKS. THIS, HOWEVER, IS DEPENDENT ON THE DISTANCE BETWEEN TREES. IN SOME CASES TREES MAY BE TOO CLOSE TO ALLOW ACCESS. ACCESS IS NOT TO OCCUR ON TWO SIDES OF A TREE. CONSTRUCTION TECHNIQUE SHOULD MINIMIZE THE NEED FOR EXCAVATION ACROSS THE VERGE. ACCESS ACROSS ADJOINING PUBLIC OPEN SPACES, PARKS, RECREATIONAL RESERVES, ADJOINING PROPERTIES. E.G. SCHOOL PLAYGROUND, COMMUNITY HALLS ETC, IS PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM ASSET ACCEPTANCE.

1.8 SERVICES AND UTILITIES

1.8.1 SERVICE CONNECTION TO SITE

THE DEVELOPER MUST COORDINATE ALL SERVICE APPROVALS THAT ARE PROPOSED WITHIN THE ROAD RESERVE, PUBLIC OPEN SPACE AND UN-LEASED TERRITORY LAND. APPROVAL FOR TRENCH LOCATIONS MUST BE OBTAINED THROUGH ASSET ASSISTANCE AND THE RELEVANT CITY MANAGEMENT AGENCIES AT THE PLANNING AND DESIGN STAGES. IN MOST SITUATION, EXCAVATION MUST NOT OCCUR WITHIN THE VERGE. WHERE EXCAVATION IS ALLOWED THE FOLLOWING REQUIREMENTS APPLY:

- BORING OR TUNNELING BELOW THE ROOT ZONE MUST BE UNDERTAKEN IF THE EXCAVATION IS WITHIN THE CANOPY SPREAD OF ANY TREE.
- SHARED TRENCHING FOR SERVICES IS MANDATORY.
- NUMBER OF VERGE CROSSINGS TO BE MINIMIZED.
- EXCAVATION FOR SERVICES ACROSS VERGE (I.E. AT RIGHT ANGLES TO KERB, PROPERTY LINE) IS TO BE MIDWAY BETWEEN THE TREE TRUNKS.
- ANY SERVICE INSTALLATION WITHIN 5.0M OF AN EXISTING TREE TRUNK, OR WITHIN THE TREE CANOPY REQUIRES PRIOR APPROVAL.

NOTE: A TEMPORARY TRAFFIC MANAGEMENT PLAN (TTM) AND A ROADS AND PUBLIC PLACES OPENING PERMIT (RPPOP) MUST BE OBTAINED FROM ROADS ACT BEFORE ANY EXCAVATION IS UNDERTAKEN ON TERRITORY LAND.

1.8.2 SERVICES AND UTILITIES ALONG ROAD RESERVES

THE DEVELOPER MUST COORDINATE ALL SERVICE APPROVALS. AA APPROVAL FOR TRENCH LOCATIONS MUST BE OBTAINED AT THE PLANNING AND DESIGN STAGE. NEW OR UPGRADED SERVICES PARALLEL TO KERB OR PROPERTY LINE ARE TO BE INSTALLED ON THE FOLLOWING ALIGNMENTS (SUBJECT TO APPROVAL) TO MINIMISE DAMAGE / DISTURBANCE TO ROOTS / ROOT ZONE.

- WITHIN ROAD PAVED AREA.
- BORING OR TUNNELING BELOW THE ROOT ZONE IS TO BE UNDERTAKEN IF THE EXCAVATION REQUIRED IS WITHIN THE CANOPY SPREAD OF ANY TREE.
- BELOW EXISTING FOOTPATH ON THE PROPERTY LINE.
- IMMEDIATELY BEHIND KERB.

1.9 IRRIGATION

CUPP ACTIVELY DISCOURAGES THE USE OF IN-GROUND IRRIGATION SYSTEMS, AND GENERALLY DOES NOT ENDORSE THEIR INSTALLATION IN THE VERGE. HOWEVER, A SYSTEM OF QUICK COUPLERS AT THE LEASE EDGE OF THE VERGE MAY BE INSTALLED, SUBJECT TO CUPP'S APPROVAL OF THE IRRIGATION PLAN.

1.10 VERGE INFRASTRUCTURE CONDITION AND RESTORATION

CONTACT THE ASSET ACCEPTANCE OFFICER TO NOTIFY COMMENCEMENT OF VERGE RESTORATION AND AT THE COMPLETION OF WORK.

AT THE COMPLETION OF CONSTRUCTION, VERGES SHOULD HAVE ESTABLISHED DRYLAND GRASS COVER. TOPSOIL IS NOT TO BE REMOVED AND THE SOIL LEVEL MUST NOT BE CHANGED.

IF THE STANDARD OF GRASS COVER ON THE VERGE IS TO BE IMPROVED, THE FOLLOWING REQUIREMENTS APPLY:

- LIGHTLY CULTIVATE THE SOIL TO 25MM TO 50MM DEPTH (50MM MAXIMUM TO MINIMIZE DAMAGE TO TREE ROOTS). CULTIVATE ONLY IN ONE DIRECTION. AVOID MAJOR ROOTS, AND KEEP A MINIMUM OF 1M AWAY FROM TREE TRUNKS.
- ADD 'B TYPE' TOPSOIL AT 25MM TO 50MM DEPTH. LEVEL THE TOPSOIL AND ADD NPK FERTILISER (EQUIVALENT TO MULTIGRO) AT 40G/M2.
- LAY TURF OR SOW SEED OR SUITABLE DROUGHT TOLERANT SPECIES AS SPECIFIED IN THE DEPARTMENT OF URBAN SERVICES (DUS) STANDARDS AND SPECIFICATIONS FOR URBAN INFRASTRUCTURE. KEEP MOIST DURING ESTABLISHMENT.

IF DAMAGE DOES OCCUR TO TREES OR OTHER PLANTINGS ON STREET VERGES OR PUBLIC OPEN SPACES, THEY ARE TO BE REPLACED OR REHABILITATED TO CUPP'S SATISFACTION AT THE DEVELOPER'S EXPENSE. RESTORATION WORK IS TO BE APPROVED BY CUPP AND CARRIED OUT BY APPROVED OPERATORS.

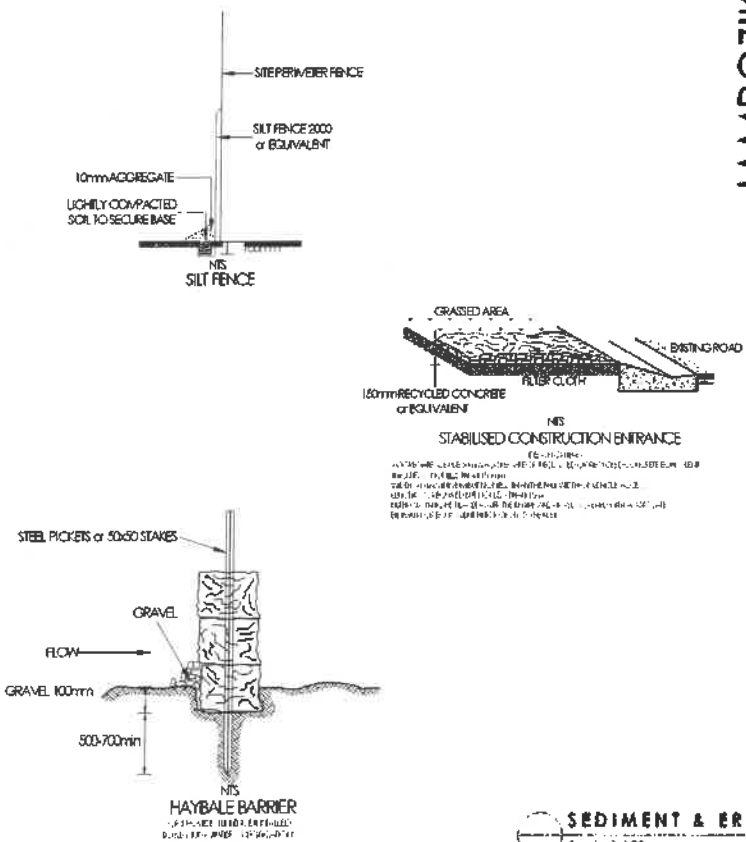
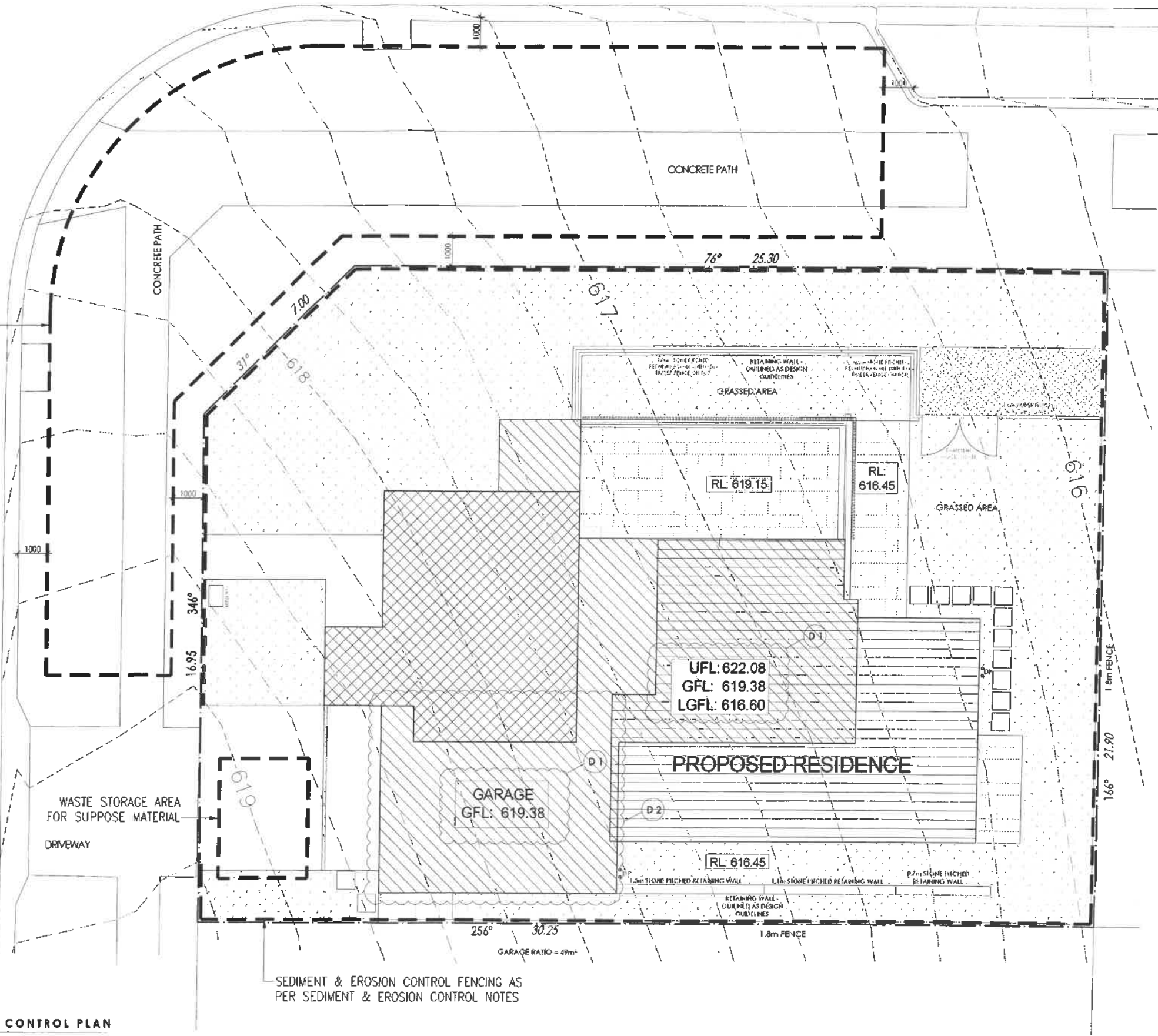
	15/10/17 10:14:41 DATE 15/10/17 10:14:41 TIME 15/10/17 10:14:41 USER 15/10/17 10:14:41 IP 15/10/17 10:14:41...	AMENDMENTS D1 D2	06.10.2017 06.10.2017	7.8 STAIRS 18 APPROXIMATE CONCRETE DEPOSIT PROPOSED ACT	03/10/2017-05 04 Aug 2017 DENMAN PROSPECT ACT	BLOCK 1 SECTION 17 ADDRESS 16 JAMROZIK STREET SUBURB DENMAN PROSPECT STATE ACT SCALE HTS	DRAWING VERGE MANAGEMENT NOTES PROJECT PROPOSED DISPLAY HOME CLIENT BETTER BUILDING	DRAWN RN/LM/JR REVISION 0 REVISION DATE 06.10.2017 PROJECT NO 1593 PRINT DATE 06.10.2017 DWG NO A701
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WYNDHAM AVENUE

- MAINTENANCE SCHEDULE MONTHLY**
 1. TURN OVER STABILISED CONSTRUCTION ENTRY MATERIAL AND TOP UP AS REQUIRED.
- WEEKLY**
 2. CHECK AND REINSTATE SILT CONTROL FENCES.
- DAILY**
 3. SWEEP AND REMOVE ANY DIRT TRACKED ONTO PUBLIC ROADS BY VEHICLES. ALL NECESSARY STEPS SHOULD BE TAKEN THAT ARE PRACTICAL AND REASONABLE TO MINIMISE DUST POLLUTION ON LAND DEVELOPMENT AND CONSTRUCTION SITE.
- DURING/AFTER WET WEATHER**
 4. LIMIT CONSTRUCTION VEHICLE ACCESS TO SITE DURING AND IMMEDIATELY FOLLOWING WET WEATHER.
- DUST MANAGEMENT**
 1. A WATER CART OR SUFFICIENT WATER SPRAYS SHALL BE MADE AVAILABLE IN DRY AND WINDY CONDITIONS TO MAINTAIN DUST SUPPRESSION.
 2. WATER SHALL BE APPLIED TO SUPPRESS DUST FROM OPEN EARTHWORKS AS WELL AS UNPROTECTED STOCKPILES.
 3. STOCKPILES SHALL BE EITHER COVERED OR SEEDED TO PREVENT DUST.
 4. AREAS OF COMPLETED EARTHWORKS SHALL BE PROGRESSIVELY REHABILITATED WITH DRYLAND GRASS AND FENCED OFF AS SOON AS PRACTICABLE TO PREVENT FURTHER EROSION.
 5. THE CONTRACTOR SHALL CONTACT ACTEWAGL TO OBTAIN AN EXEMPTION TO USE WATER ON THE SITE.
- ACCESS**
 ACCESS POINT SHOULD BE STABILISED TO THE FOLLOWING CRITERIA:
 - STABILISED PAD OF AGGREGATE UNDERLAIN WITH FILTER CLOTH.
 - AGGREGATE SIZE 60mm, AGGREGATE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - THICKNESS: NOT LESS THAN 150mm.
 - WIDTH: 3M MINIMUM BUT NOT LESS THAN THE FULL WIDTH OF VEHICLE ACCESS.
 - LENGTH: AS REQUIRED, BUT NOT LESS THAN 15M.
 - FILTER CLOTH: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE.
 THE LOCATION OF ANY WASH DOWN AND BRICK/PAVING CUTTING AREAS ARE LOCATED UPSTREAM OF THE SEDIMENT FENCE WITH TRENCHING OR SMALL PONDS TO COLLECT WASTE WATER.
 THE KERB IS TO BE SWEEP DAILY, AND THE SEDIMENT IS TO BE COLLECTED AND RETURNED TO SITE.
 THE DUST FROM THE SITE IS TO BE MANAGED TO PREVENT SIGNIFICANT ADVERSE IMPACT ON NEIGHBOURING SITES.
 REGULAR MONITORING AND MAINTENANCE OF THE ABOVE POLLUTION CONTROLS ARE TO BE UNDERTAKEN.

VERGE MANAGEMENT FENCE AS PER NOTES

JAMROZIK STREET



SEDIMENT & EROSION CONTROL PLAN
 Scale 1:100

	DATE: 06.10.2017 BA APPLICATION/REV D DATE: 06.10.2017 NOT FOR CONSTRUCTION	7.8 STARS (Energy Efficient Building)	BLOCK 1 SECTION 17 ADDRESS 14 JAMROZIK STREET SUBURB DENMAN PROSPECT STATE ACT SCALE 1:100 @ A2	DRAWING SEDIMENT & EROSION CONTROL PLAN PROJECT PROPOSED DISPLAY HOME CLIENT BETTER BUILDING	DRAWN RM/JM/JR REVISION D REVISION DATE 06.10.2017 PROJECT NO 1593 PRINT DATE 06.10.2017 DWG NO A702
	AMENDMENTS: D1 FI'S & RL'S UPDATED TO SURVEY CERTIFICATE FROM 20TH JUNE 2017 D2 GARAGE ROOF HEIGHT INCREASED (+750MM)	7.8 STARS (Energy Efficient Building)	DRAWING SEDIMENT & EROSION CONTROL PLAN PROJECT PROPOSED DISPLAY HOME CLIENT BETTER BUILDING	DRAWN RM/JM/JR REVISION D REVISION DATE 06.10.2017 PROJECT NO 1593 PRINT DATE 06.10.2017 DWG NO A702	



Certificate of Occupancy and Use

Certificate No.: **B20212576C1**

Access Canberra Land, Planning and Building Services

ABN 16 479 763 216
8 Darling Street Mitchell
GPO Box 158 ACT 2601
www.act.gov.au/accesscbr

This Certificate is issued in accordance with Section 69 (2) of the Building Act 2004.

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

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	17	DENMAN PROSPECT	MOLONGLO VALLEY	Australian Capital Territory

Plans
B20212576/A
B20212576/B

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
10b	New	DA EXEMPT-SWIMMING POOL		NA		B20212576N1	NOEL LESLIE FLEMING

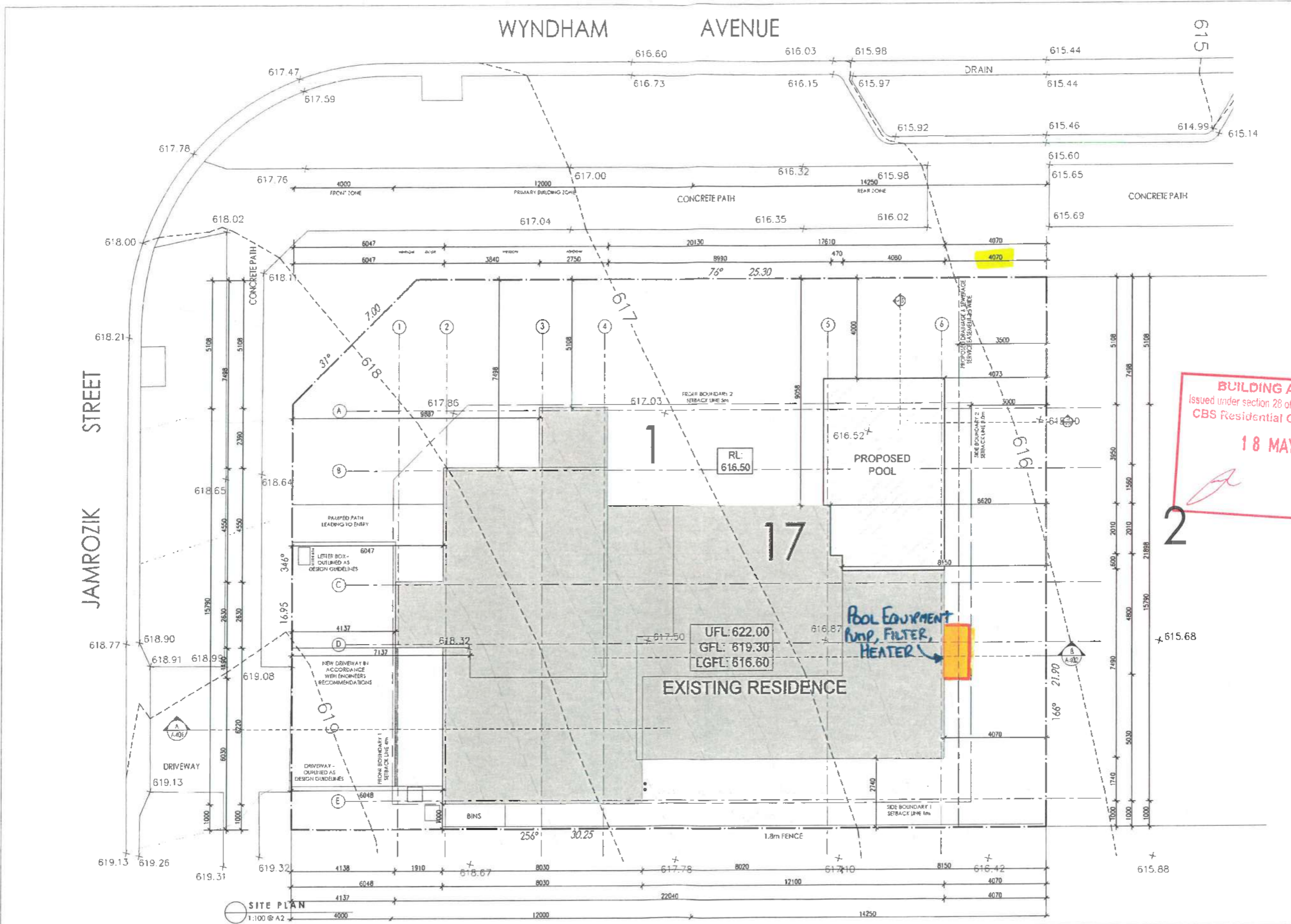
Comments

Important Note:

The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the territory (including this Act) relating to the building or portion of the building.

Issued by: Douglas Farr
Delegate of the ACT Construction
Occupations Registrar.

Issued on: 14/11/2022



GENERAL NOTES:

ALL WORKS ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & ALL RELEVANT AUTHORITY REQUIREMENTS. ALL DIMENSIONS DEPENDENT ON EXISTING SITE CONDITIONS SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. DO NOT SCALE OFF DRAWING.

A REGISTERED SURVEYOR OR SET OUT SURVEYOR TO CONFIRM POSITIONS OF ALL RELEVANT BUILDING ENVELOPE SETBACKS & ELEVATIONS PRIOR TO THE COMMENCEMENT OF THE WORKS.

ALL TIMBER FRAMING & CONSTRUCTION MUST COMPLY WITH AS 1684 THE NATIONAL TIMBER FRAMING CODE. PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE STANDARD.

ALL CONCRETE SLABS & FOOTINGS ARE SUBJECT TO A SOIL CLASSIFICATION & ARE TO COMPLY WITH ENGINEERING DRAWINGS OR AS 2870 RESIDENTIAL SLABS & FOOTINGS CODE INCLUDING ALL RELEVANT REGION SPECIFIC SUPPLEMENTS.

ALL STORM WATER DRAINAGE & SEWERAGE TO BE CONNECTED TO EXISTING SERVICES IN ACCORDANCE WITH THE REAR & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED RAINWATER TANK OR SEPTIC SYSTEM.

ALL UTILITIES, TRAILS & SUPPORTS TO BE SPECIFIED BY A REGISTERED ENGINEER OR RELEVANT AUSTRALIAN STANDARD.

PROVIDE TEMPORARY CONTROL TO SUB-FLOOR IN ACCORDANCE WITH THE REAR & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED RAINWATER TANK OR SEPTIC SYSTEM.

PROVIDE AIR CAPPING AND TERRACE BARRIER THE STRUCTURE SHALL BE VERIFIED BY A STABLE CONDITION AT ALL TIMES & NO ELEMENT SHALL BE OVERSTRESSED DURING & AFTER CONSTRUCTION.

ALL NET AREA FEATURES SHALL BE TO CLIENT'S SELECTION OR INCLUSIONS LIST.

AMENDMENTS

REV. X XXXX.XX.XX
1. DRAFT

BUILDING APPROVAL
Issued under section 28 of the Building Act 2004
CBS Residential Certifiers Pty Ltd
18 MAY 2021
Licence No: 2019937

SITE 16 14 LEONORALE ST
BRAESIDE VIC 3122
PHN 12 550 270 522
T 12 550 4688
www.dna.com.au
P 1/100 1700 mce Glen Cove SA
Registration 550

dna ARCHITECTS

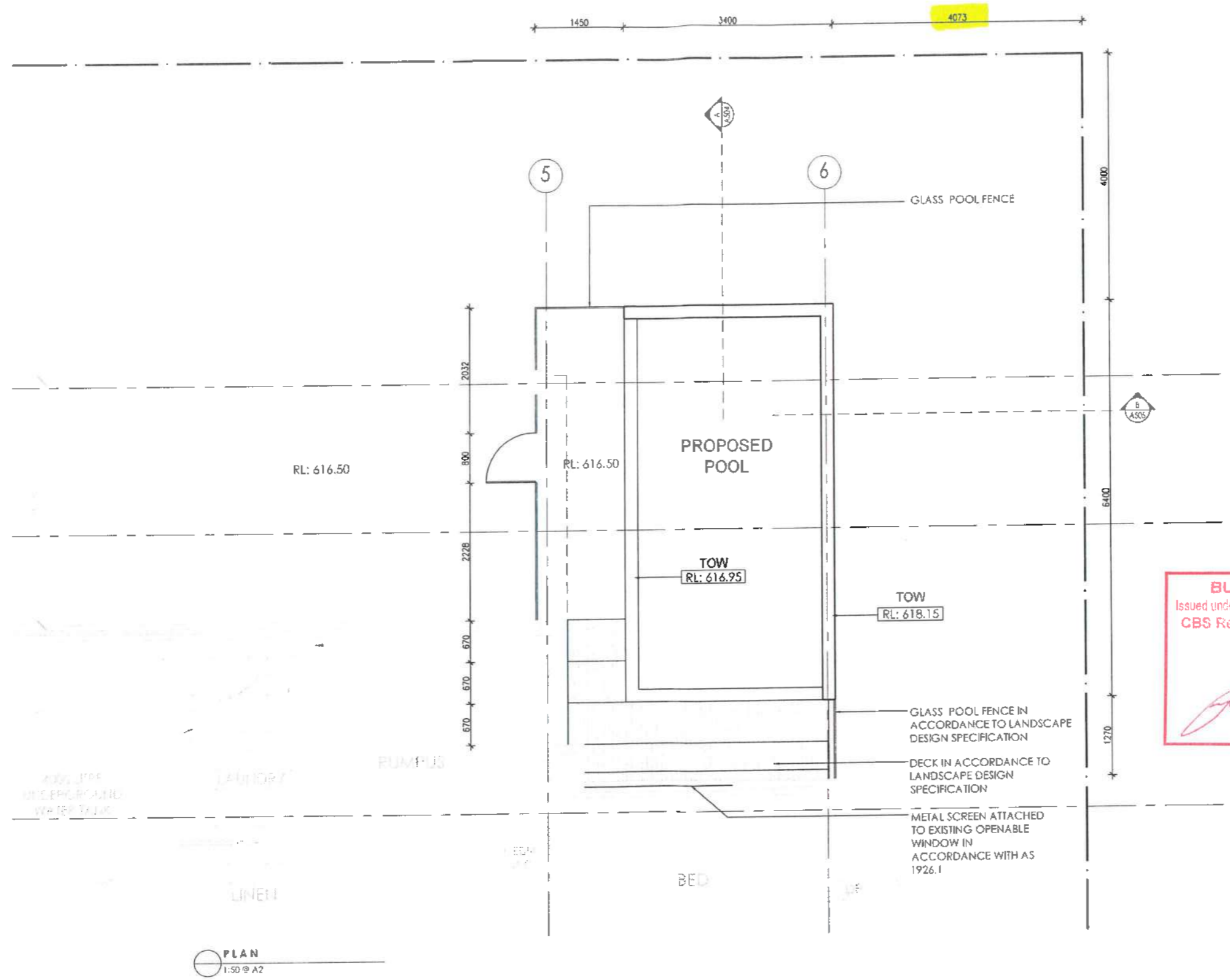
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PROJECT EXTENSION SWIMMING POOL
CLIENT BETTER BUILDING
LAND OWNER BETTER BUILDING

BLOCK 1
SECTION 17
ADDRESS 16 JAMROZIK STREET
SUBURB DENMAN PROSPECT
STATE ACT

DRAWING SITE PLAN - POOL ADDITION
SCALE 1:100 @ A2
PRINT DATE 16.04.2021
DRAWN RN/SB

REVISION A
REVISION DATE 26.03.2021
PROJECT NO. 1593
DRAWING NO. A501



GENERAL NOTES:

ALL WORKS ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & ALL RELEVANT AUTHORITY REQUIREMENTS. ALL DIMENSIONS DEPENDENT ON EXISTING SITE CONDITIONS SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. DO NOT SCALE OFF DRAWING.

REGISTERED SURVEYOR TO SET OUT STRUCTURE & CONFIRM POSITIONS OF ALL RELEVANT BUILDING ENVELOPE SETBACKS & EASEMENTS PRIOR TO THE COMMENCEMENT OF THE WORKS.

ALL TRUSS FRAMING & CONSTRUCTION MUST COMPLY WITH AS1681 THE NATIONAL TRUSS FRAMING CODE. PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE STANDARD.

ALL CONCRETE SLABS & FOOTINGS ARE SUBJECT TO A SOIL CLASSIFICATION & ARE TO COMPLY WITH ENGINEERS DRAWINGS OR AS3999 RESIDENTIAL SLABS & FOOTINGS CODE INCLUDING ALL RELEVANT REGION SPECIFIC SUPPLIERS.

ALL STORM WATER DRAINAGE & SEWERAGE TO BE CONNECTED TO EXISTING SERVICES IN ACCORDANCE WITH THE BCA & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED RAINWATER TANK OR SEPTIC SYSTEM.

ALL LINTELS, BEAMS & SUPPORTS TO BE SPECIFIED BY A REGISTERED ENGINEER OR RELEVANT AUSTRALIAN STANDARD.

PROVIDE TERMITE CONTROL TO SUB-FLOOR IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITY REQUIREMENTS OR PROVIDE ANT CAPPING AND TERMITE BARRIER.

THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES. NO ELEMENT SHALL BE OVERSTRESSED DURING & AFTER CONSTRUCTION.

ALL NET AREAS MUST BE TO CLIENT'S SELECTION OR INCLUSIONS LIST.

AMENDMENTS

REV	X	XXXX.XX.XX
1.	DRAFT	

BUILDING APPROVAL
 Issued under section 28 of the Building Act 2004
CBS Residential Certifiers Pty Ltd
18 MAY 2021
 Licence No: 2019937

SITE 16, 14 LOUISDALE ST
 BRADSTON A.C. 1 2612
 ABN 17 500 270 522
 T 07 6296 4588
 www.dnaarchitects.com.au
 Principal (Company Director)
 Registration 155

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PROJECT EXTENSION SWIMMING POOL

CLIENT BETTER BUILDING

LAND OWNER BETTER BUILDING

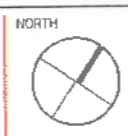
BLOCK 1

SECTION 17

ADDRESS 16 JAMROZIK STREET

SUBURB DENMAN PROSPECT

STATE ACT



DRAWING PLAN - SWIMMING POOL ADDITION

SCALE 1:50 @ A2

PRINT DATE 16.04.2021

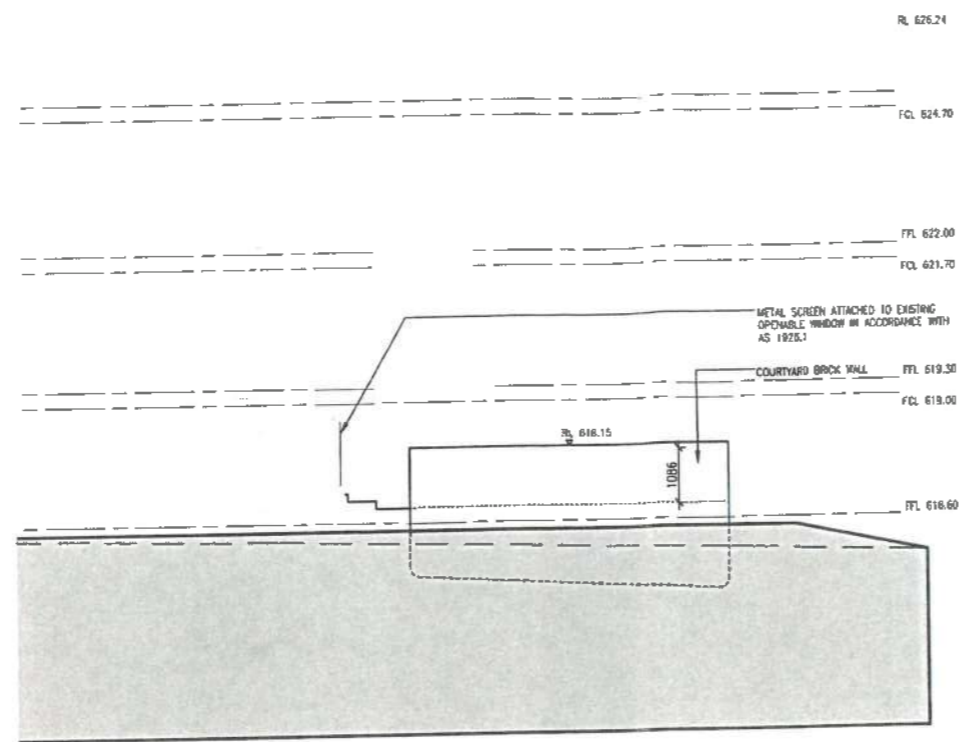
DRAWN RN/SB

REVISION A

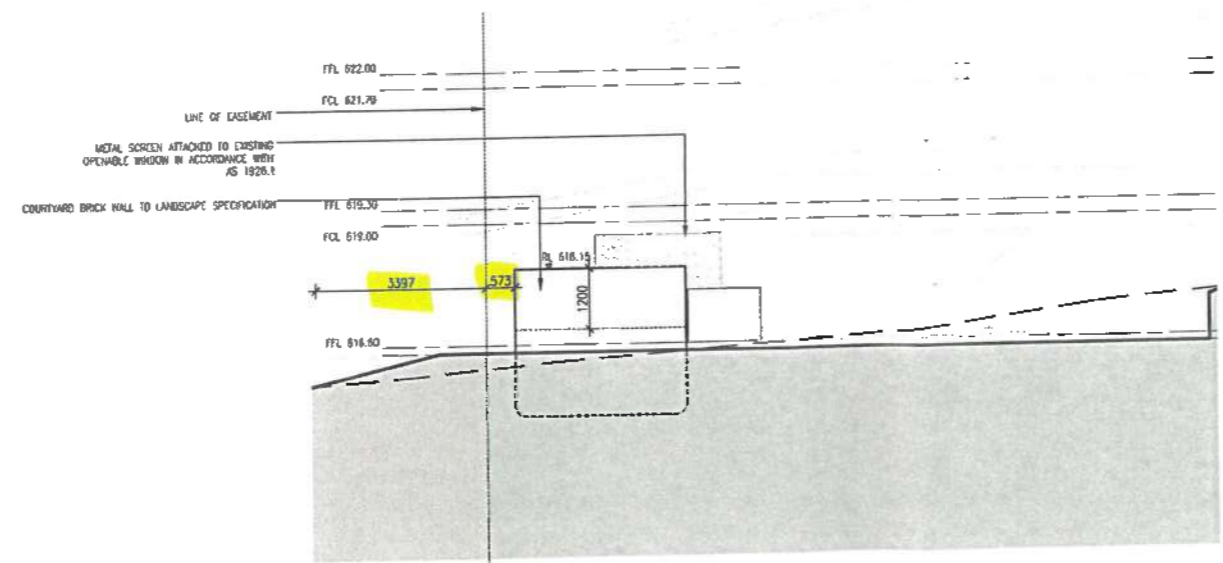
REVISION DATE 26.03.2021

PROJECT NO. 1593

DWG NO. A502



EAST ELEVATION
1:100 @ A2



NORTH ELEVATION
1:100 @ A2

GENERAL NOTES:
 ALL WORKS ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & ALL RELEVANT AUTHORITY REQUIREMENTS. ALL DIMENSIONS DEPENDENT ON EXISTING SITE CONDITIONS SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. DO NOT SCALE OFF DRAWING.
 A REGISTERED SURVEYOR TO SET OUT STRUCTURE & CONFORM POSITIONS OF ALL RELEVANT BUILDING ENVELOPE SETBACKS & EASEMENTS PRIOR TO THE COMMENCEMENT OF THE WORKS.
 ALL TIMBER FRAMING & CONSTRUCTION MUST COMPLY WITH AS 1610 THE NATIONAL TIMBER FRAMING CODE. PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE STANDARD.
 ALL CONCRETE SLABS & FOOTINGS ARE SUBJECT TO A SOIL CLASSIFICATION & ARE TO COMPLY WITH ENGINEERS DRAWINGS OF ASSHD RESIDENTIAL SLABS & FOOTINGS CODE INCLUDING ALL RELEVANT REGION SPECIFIC SUPPLEMENTS.
 ALL STORM WATER DRAINAGE & SEWERAGE TO BE CONNECTED TO EXISTING SERVICES IN ACCORDANCE WITH THE BCA & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED RAINWATER TANK OR SEPTIC SYSTEM.
 ALL LEVELS, BEAMS & SUPPORTS TO BE SPECIFIED BY A REGISTERED ENGINEER OR RELEVANT AUSTRALIAN STANDARD.
 PROVIDE TENSILE CONTROL TO SUBFLOOR IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITY REQUIREMENTS OR PROVIDE ANT CLIPPING AND TENSILE BARRIER. THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES & NO ELEMENT SHALL BE OVERSTRESSED DURING & AFTER CONSTRUCTION.
 ALL WET AREA FIXTURES SHALL BE TO CLIENT'S SELECTION OR INCLUSIONS LIST.

AMENDMENTS
 REV. X XXXX.XX.XX
 1. DRAFT

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18 MAY 2021
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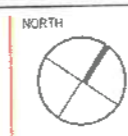
SUITE 10 14 LINDALE ST
 BRADSHAW VIC 3122
 0393 17 600 279 922
 T: 02 9230 4650
 www.dna.com.au
 Principal Nominer Glenn Dowse
 Registration 925



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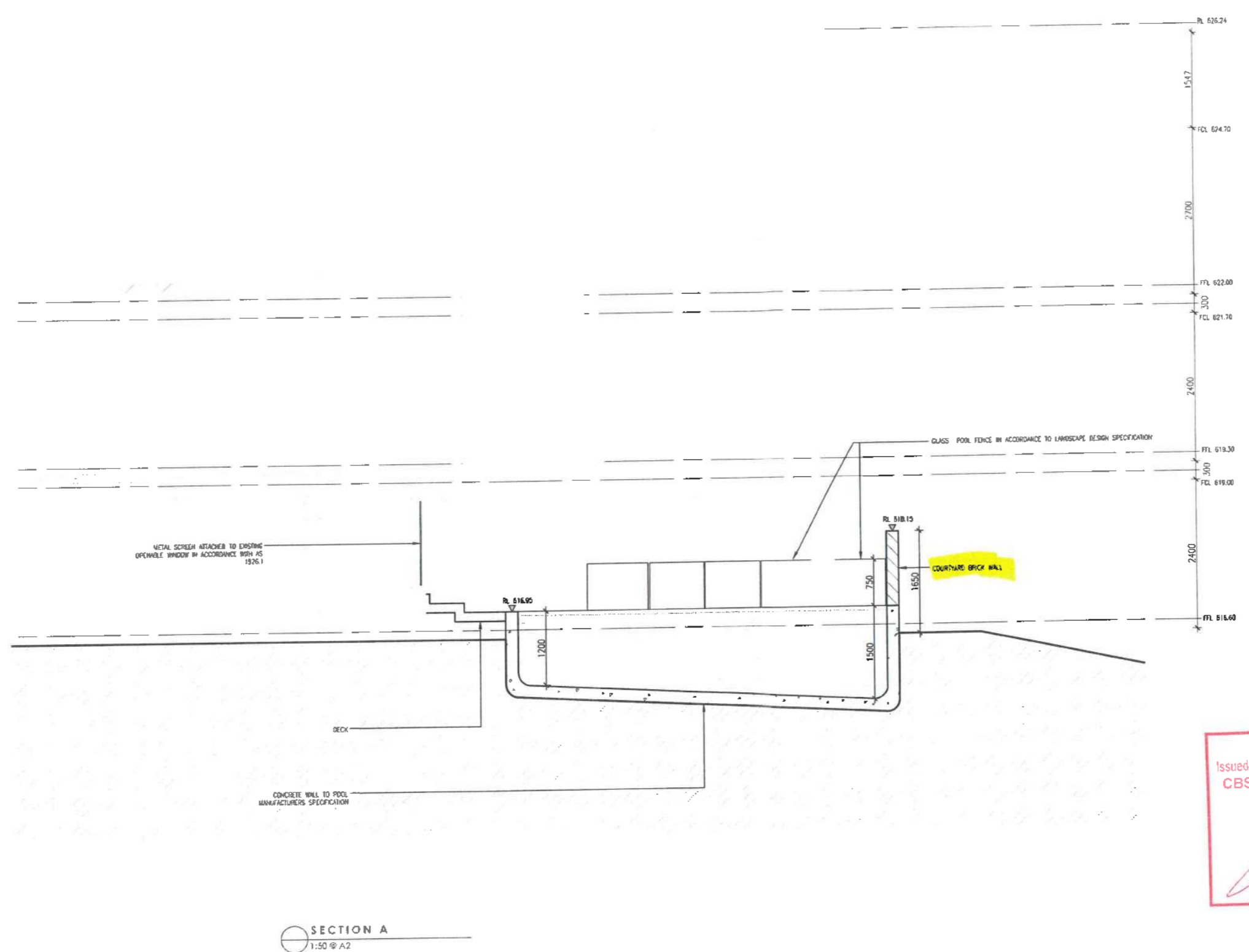
PROJECT **EXTENSION SWIMMING POOL**
 CLIENT **BETTER BUILDING**
 LAND OWNER **BETTER BUILDING**

BLOCK **1**
 SECTION **17**
 ADDRESS **16 JAMROZIK STREET**
 SUBURB **DENMAN PROSPECT**
 STATE **ACT**



DRAWING **ELEVATIONS - SWIMMING POOL ADDITION**
 SCALE **1:100 @ A2**
 PRINT DATE **16.04.2021**
 DRAWN **RN/SB**

REVISION **A**
 REVISION DATE **26.03.2021**
 PROJECT NO. **1593**
 DRAWING NO. **A503**



SECTION A
1:50 @ A2

GENERAL NOTES:

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A REGISTERED SURVEYOR TO SET OUT STRUCTURE & CONFIRM POSITIONS OF ALL RELEVANT BUILDING ELEMENTS, SETBACKS & EASEMENTS PRIOR TO THE COMMENCEMENT OF THE WORKS.

ALL TIMBER FRAMING & CONSTRUCTION MUST COMPLY WITH AS1721 THE NATIONAL TIMBER FRAMING CODE. PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE ST MCM2018.

ALL CONCRETE SLABS & FOOTINGS ARE SUBJECT TO A SOIL CLASSIFICATION & ARE TO COMPLY WITH ENGINEERS DRAWINGS OR AS PER RESIDENTIAL SLABS & FOOTINGS CODE INCLUDING ALL RELEVANT REGION SPECIFIC SUPPLEMENTS.

ALL STORM WATER DRAINAGE & SEWERAGE TO BE CONNECTED TO EXISTING SERVICES IN ACCORDANCE WITH THE BCA & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED DRAINAGE TANK OR SEPTIC SYSTEMS.

ALL UTILITY BEAMS & SUPPORTS TO BE SPECIFIED BY A REGISTERED ENGINEER OR RELEVANT AUSTRALIAN STANDARD.

PROVIDE RESUME CONTROL TO SUB-FLOOR IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITY REQUIREMENTS OR PROVIDE AN CARPETING AND TERMIER BARRIER THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES & NO ELEMENT SHALL BE OVERSTRESSED DURING & AFTER CONSTRUCTION.

ALL WET AREA FIXTURES SHALL BE TO CLIENT'S SELECTION OR INCLUSIONS LIST.

AMENDMENTS

REV. X XXXX.XX.XX
1. DRAFT

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18 MAY 2021
Licence No:
2019937

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BRANDON A.C.T. 2612
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T 02 6230 4658
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Page: 1 of 10



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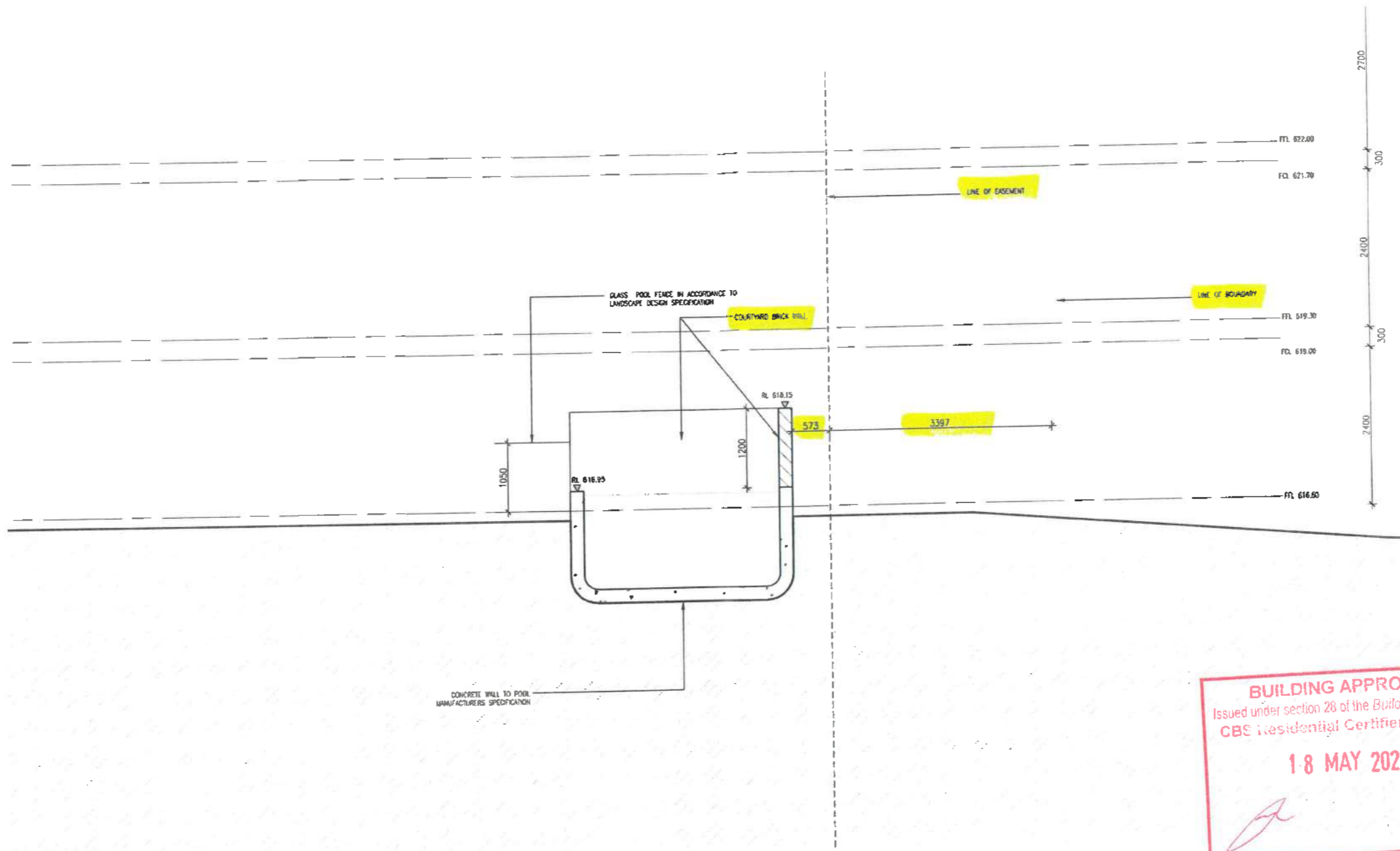
PROJECT EXTENSION SWIMMING POOL
CLIENT BETTER BUILDING
LAND OWNER BETTER BUILDING

BLOCK 1
SECTION 17
ADDRESS 16 JAMROZIK STREET
SUBURB DENMAN PROSPECT
STATE ACT



DRAWING SECTION- SWIMMING POOL ADDITION
SCALE 1:50@ A2
PRINT DATE 16.04.2021
DRAWN RN/SB

REVISION A
REVISION DATE 26.03.2021
PROJECT NO. 1593
REVISED BY A504



GENERAL NOTES:

ALL WORKS ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & ALL RELEVANT AUTHORITY REQUIREMENTS. ALL DIMENSIONS DEPENDENT ON EXISTING SITE CONDITIONS SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. DO NOT SCALE OFF DRAWING.

A REGISTERED SURVEYOR TO SET OUT STRUCTURE & CONFORM POSITIONS OF ALL RELEVANT BUILDING ENVELOPE SETBACKS & EASEMENTS PRIOR TO THE COMMENCEMENT OF THE WORKS.

ALL TRUSS FRAMING & CONSTRUCTION MUST COMPLY WITH AS/NZS 1664 THE NATIONAL TRUSS FRAMING CODE, PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE STANDARD.

ALL CONCRETE SLABS & FOOTINGS ARE SUBJECT TO TANK CLASSIFICATION & ARE TO COMPLY WITH ENGINEERS DRAWINGS OR AS/2620 RESIDENTIAL SLABS & FOOTINGS CODE INCLUDING ALL RELEVANT REGION SPECIFIC SUPPLEMENTS.

ALL STORM WATER DRAINAGE & SEWERAGE TO BE CONNECTED TO EXISTING SERVICES IN ACCORDANCE WITH THE BCA & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED RAINWATER TANK OR SEPTIC SYSTEM.

ALL WINDLIFT BEAMS & SUPPORTS TO BE SPECIFIED BY A REGISTERED ENGINEER OR RELEVANT AUSTRALIAN STANDARD.

PROVIDE TERROR CONTROL TO SUB-FLOOR IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITY REQUIREMENTS OR PROVIDE ANTI-CAPPING AND TERROR BARRIER.

THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES & NO ELEMENT SHALL BE OBTAINED DURING & AFTER CONSTRUCTION.

ALL NET AREA FEATURES SHALL BE TO CLIENT'S SELECTION OR INCLUSIONS LIST.

AMENDMENTS

REV	x	xxxx.xx.xx
1.	DRAFT	

BUILDING APPROVAL
 Issued under section 28 of the Building Act 2004
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 1-8 MAY 2021
 Licence No: 2019937

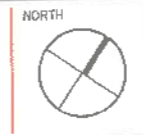
SECTION B
 1:50 @ A2

dnA ARCHITECTS
 11/11/2021

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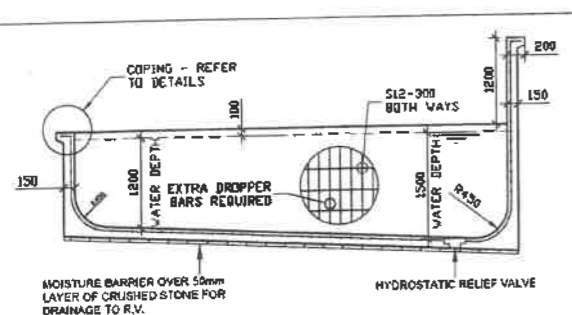
PROJECT: EXTENSION SWIMMING POOL
 CLIENT: BETTER BUILDING
 LAND OWNER: BETTER BUILDING

BLOCK: 1
 SECTION: 17
 ADDRESS: 16 JAMROZIK STREET
 SUBURB: DENMAN PROSPECT
 STATE: ACT

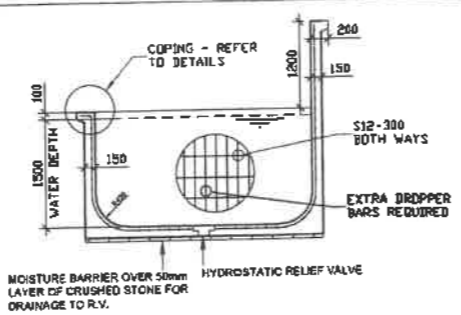


DRAWING: SECTION- SWIMMING POOL ADDITION
 SCALE: 1:50 @ A2
 PRINT DATE: 16.04.2021
 DRAWN: RN/SB

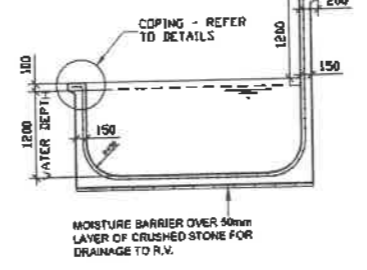
REVISION: A
 REVISION DATE: 26.03.2021
 PROJECT NO.: 1593
 A505



LONGITUDINAL SECTION
1:50



DEEP SECTION
1:50



SHALLOW SECTION
1:50

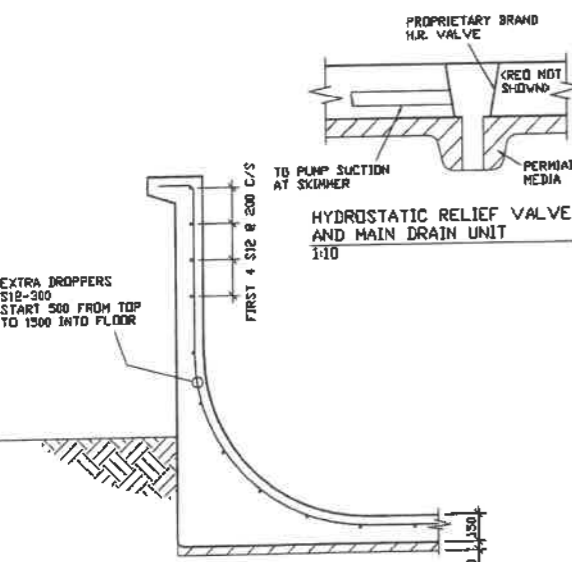
- GENERAL NOTES**
- All workmanship and materials shall comply with relevant SAA codes, By-laws and Ordinances of the Local Building Authority.
 - The overall dimensions shall be checked on site. Dimensions shown are concrete sizes and do not include finishes. These drawings are to be read in conjunction with the Contract but do not form part of the Contract. Do not scale from this drawing. Any discrepancies shall be notified to the Engineer.
 - The foundation material must be stable and shall have a minimum bearing capacity of 100 kPa. Any variations in the foundations from that assumed shall be immediately referred to the Engineer. The underside of the pool shell shall be separated from the foundation material by an impervious membrane overlying 50 mm thickness of permeable material draining to the Hydrostatic Valve.
 - Excavations shall not be permitted within 2 metres of an existing structure without prior approval or recommendations for shoring or underpinning provided by the Engineer.
 - Walkways have been designed for a distributed load of 4 kPa and a line load of 30 kq/m. No additional loads shall be permitted without prior approval from the Engineer.

REINFORCED CONCRETE SHELL IN ACCORDANCE WITH AS 2783-1985

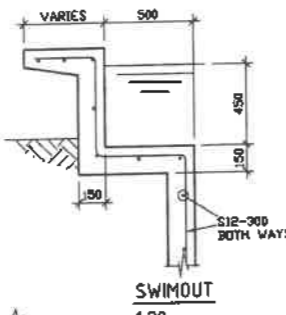
- The mix shall be proportional to produce a minimum 28 day compressive strength of 25 MPa and suitable for pneumatic application. All workmanship and materials to be in accordance with AS 3600.
- The use of calcium chloride as an accelerator will not be permitted without reference to the Engineer.
- Concrete Cover shall be as per the Swimming Pool Code.
- Concrete shall be moist cured by means of a hand held hose approximately four times a day, continued a minimum of seven days after concrete placement. This work shall be carried out by the owner.
- All reinforcing steel to be fixed by an approved method and supported at 1 m centres.
- Y-denotes high yield bar.
S-denotes structural grade 230 deformed bar.
- All laps to be minimum 500 mm unless noted otherwise.

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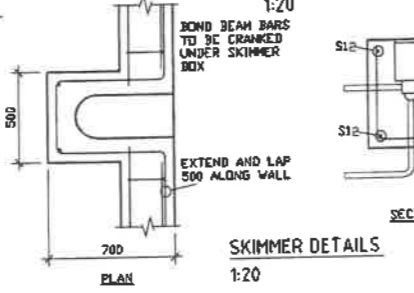
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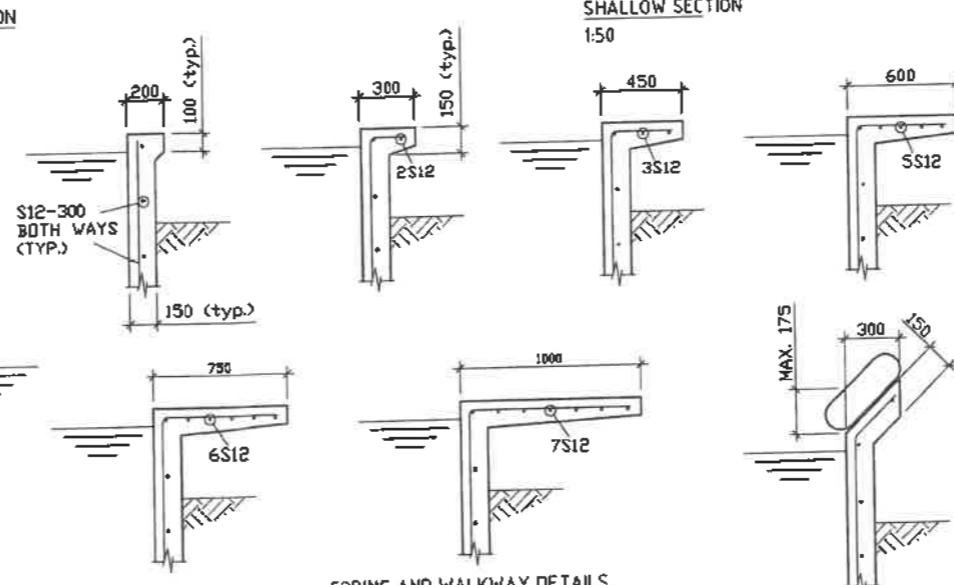
WALL DETAIL WHERE POOL MORE THAN 750 OUT OF GROUND
1:20



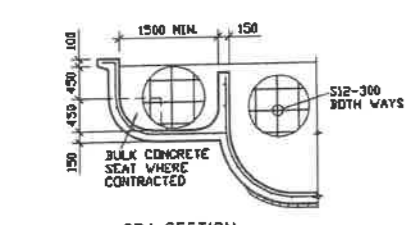
SWIMOUT
1:20



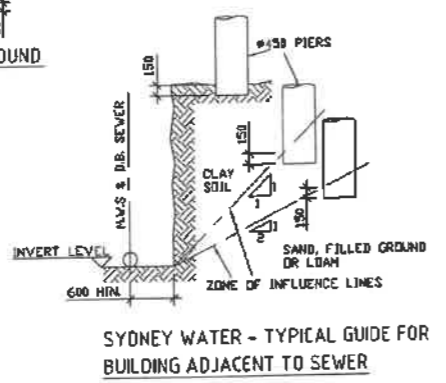
SKIMMER DETAILS
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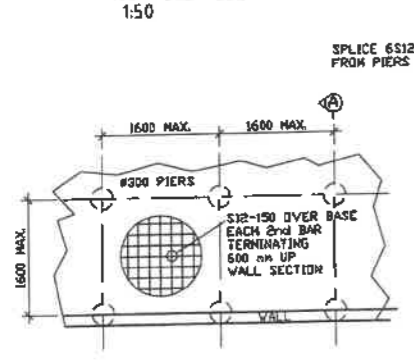
COPING AND WALKWAY DETAILS
1:20



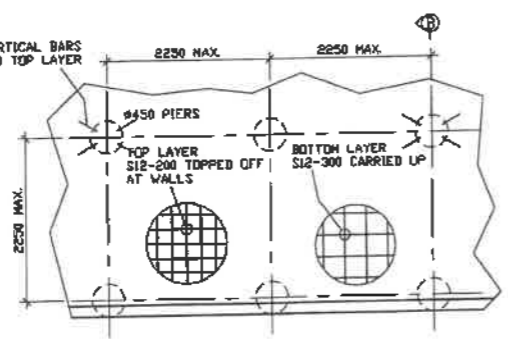
SPA SECTION
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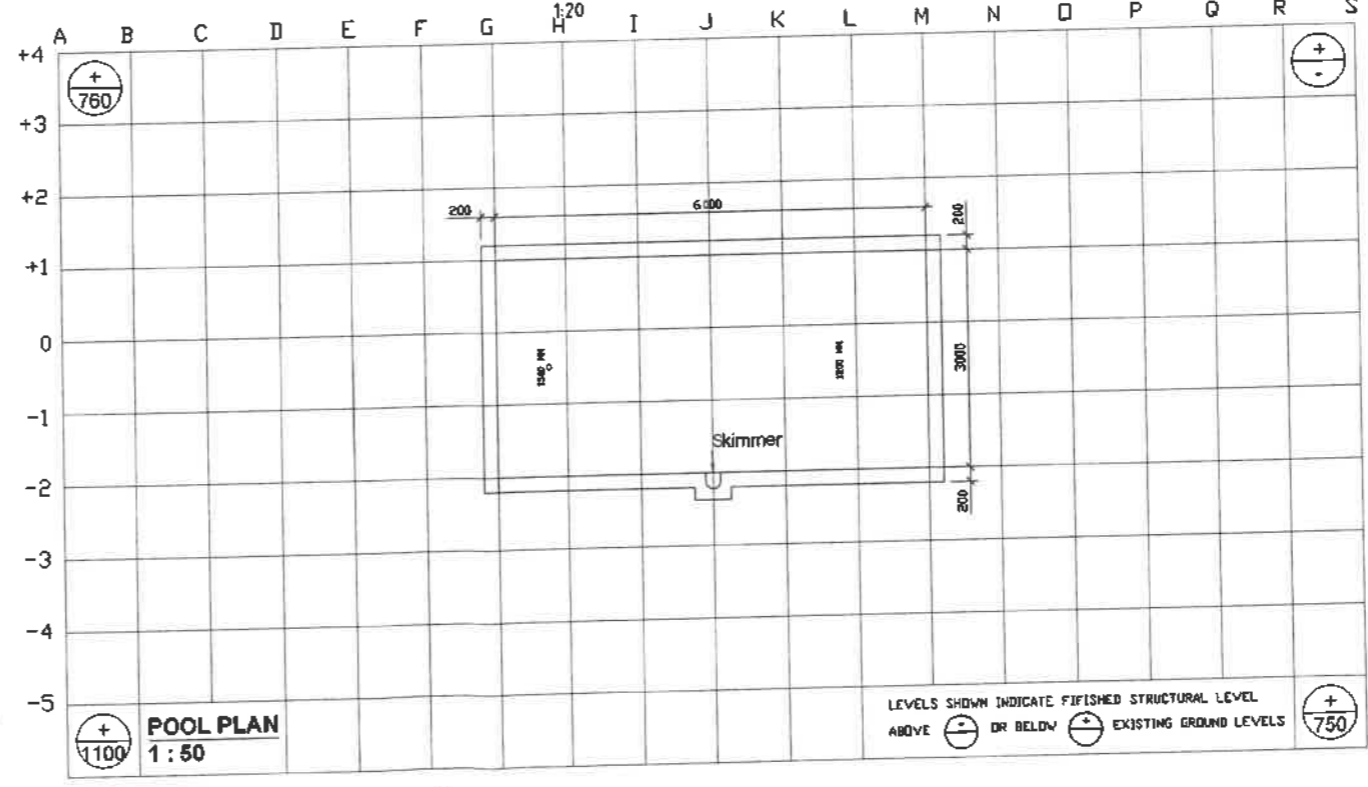
SYDNEY WATER - TYPICAL GUIDE FOR BUILDING ADJACENT TO SEWER



PART PLAN (ALT. 1)
1:50

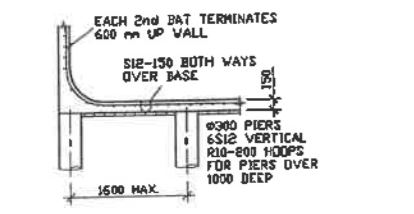


PART PLAN (ALT. 2)
1:50

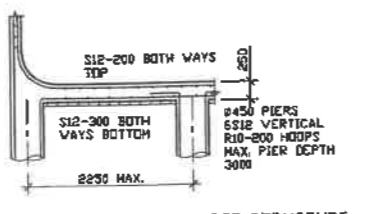


POOL PLAN
1:50

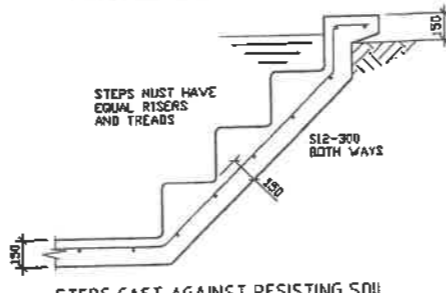
LEVELS SHOWN INDICATE FINISHED STRUCTURAL LEVEL ABOVE OR BELOW EXISTING GROUND LEVELS



SECTION A-A SUSPENDED STRUCTURE
1:50



SECTION B-B SUSPENDED STRUCTURE
1:50



STEPS CAST AGAINST RESISTING SOIL
1:20

THIS DRAWING DOES NOT FORM PART OF ANY CONTRACT

Registered Professional Engineer 19823-
Mr Edward A. Bennett
MEMBER OF THE
Signature: *E. A. Bennett* Date: 26/04/2021
Registered on the NSW in the Category of
Civil/Environmental/Structural/Geotechnical
National Professional Engineers Register

AMENDMENTS	DATE	OWNER	COUNCIL	DESIGNER	CONSTRUCT.
A					
B					
C					

16 Jamrozik Street, Dinnan Prospect, Canberra ACT

PROPOSED SWIMMING POOL - STRUCTURAL DETAILS

FOR: HINTERLAND POOLS	SCALE: AS SHOWN	CONTRACT No.
AT: 16 JAMROZIK STREET, DENNAN PROSPECT, CANBERRA, ACT	DRAWN: EAB	-
CIVIL & STRUCTURAL ENGINEERING DESIGN SERVICES PTY. LTD.	CHECKED: EAB	DRAWING No.
3 Vaucluse Road MELB 3045	DATE: 26/04/2021	H-11-268728

SWIMMING POOL SAFETY – SAFETY BARRIER CHECKLIST

PROPOSAL

Block/Section/Suburb: 1/17 Denman Prospect
Address of Development: 16 JAMROZIK STREET, Denman Prospect ACT 2611
CBS Project no: 33636

ASSESSMENT

An assessment of the proposed swimming pool and swimming pool safety barrier has been undertaken -

No.	ITEM	STATUS
1	POOL BARRIER COMPLIANCE REVIEW	
1.1	Australian Standard AS1926 is referenced on plans	Pass
1.2	Swimming pool safety barrier is shown on site plan	Pass
1.3	Sufficient pool safety barrier details provided on plan	Pass
1.4	Are there any other structures affecting compliance	Pass
1.5	No unapproved structures or buildings make up pool fencing/barrier	Pass
2	SWIMMING POOL (DA EXEMPTION) ASSESSMENT (CRITERIA 1.54)	
2.1	1.54(1)(a) Location of Pool	Pass
2.2	1.54(1)(b) Finished Ground Level	Pass
2.3	1.54(1)(c) Pool's Reservoir	Pass
2.4	1.54(1)(d) Complies with general exemption criteria that are applicable to the development	Pass

Should you have any queries in relation to the submission of the requested information, please contact on or at (02) 6253 9911.

Yours sincerely,

Dated: 27/09/2022

CBS Residential Certifiers Pty Ltd
ABN 66 635 944 044
ACT Licence Number 2019937

Date: 10/2/2022

Company: Better Building

Email: timothys@betterbuilding.com.au

Site: 16 Jamrozik Street
Denman Prospect

Reference:

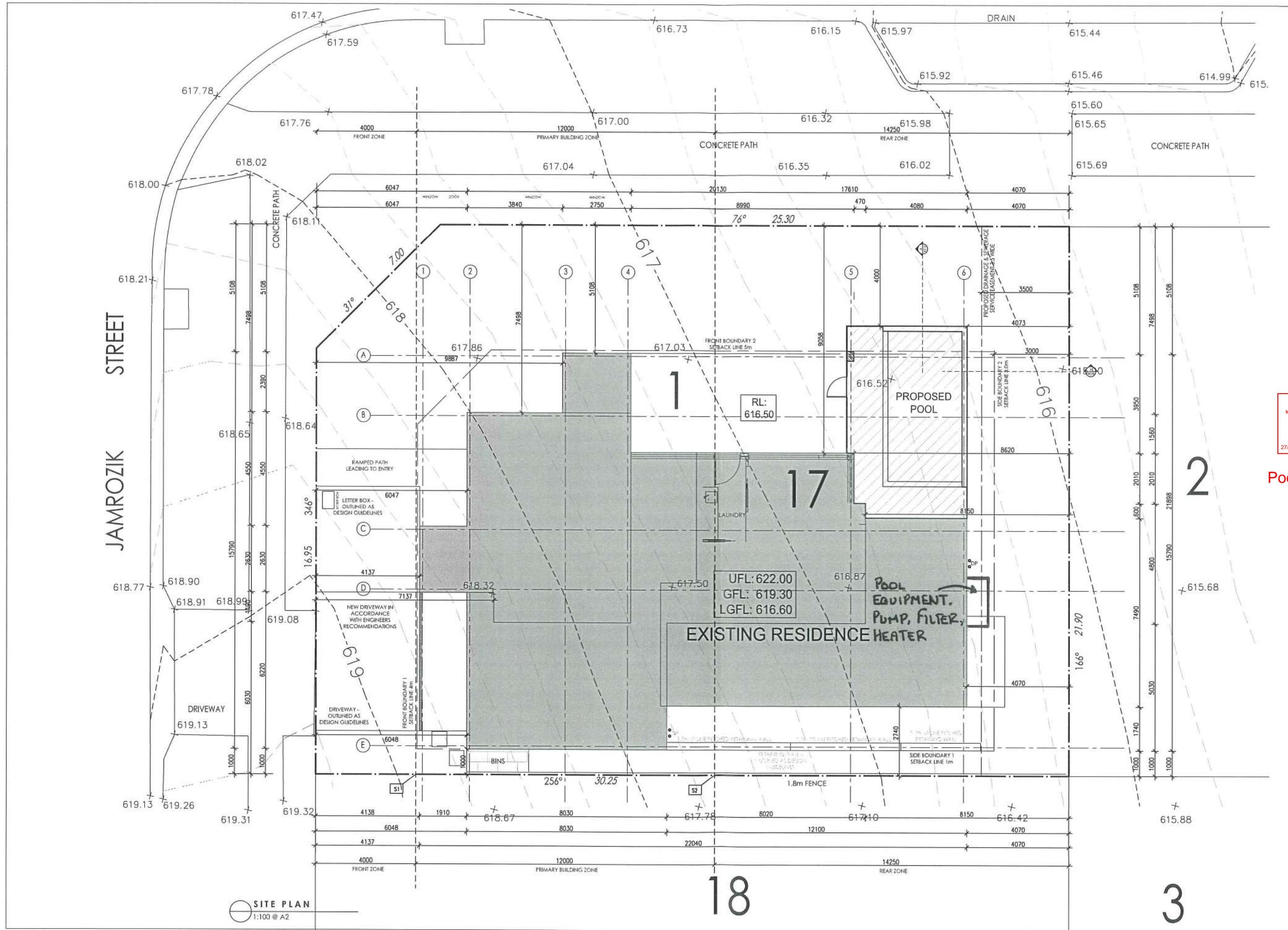
This letter is to confirm that the balustrade system installed by A.W Glazing Pty Ltd complies with Australian Standards AS1170.1 – 2002 (incl Amend No1, 2005 & Amend No 2, 2009) and AS1664 – 1997 (incl Amend No 1, 1999)

The glass balustrade is in accordance with Australian Standards AS1288 – 2006 (incl Amend No1, 2008 & Amend no2, 2011)

Yours sincerely,

Adam Coombes-Pearce

Director
A.W Glazing Pty Ltd



GENERAL NOTES:

ALL WORKS ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & ALL RELEVANT AUTHORITY REQUIREMENTS. ALL DIMENSIONS DEPENDENT ON EXISTING SITE CONDITIONS SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. DO NOT SCALE OFF DRAWING.

A REGISTERED SURVEYOR TO SET OUT STRUCTURE & CONFIRM POSITIONS OF ALL RELEVANT BUILDING ENVELOPE SETBACKS & EASEMENTS PRIOR TO THE COMMENCEMENT OF THE WORKS.

ALL TIMBER FRAMING & CONSTRUCTION MUST COMPLY WITH AS1684 THE NATIONAL TIMBER FRAMING CODE. PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE STANDARD.

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ALL WET AREA FIXTURES SHALL BE TO CLIENT'S SELECTION OR INCLUSIONS LIST.

AMENDMENTS

REV. B 14.09.2022

1. DRAFT
2. POOL BARRIER AMENDMENTS

Building Approval
Is amended under section 32 of the Building Act 2004
QBS Residential Certifiers Pty Ltd
27/09/22 Licenced No: 2019937

Pool details added

SITE PLAN
1:100 @ A2

SUITE 10, 14 LONSDALE ST
BRADDON A.C.T 2612
ABN: 17 630 270 522
T: 02 6236 4668
www.dna.com.au
Principal Nominee Glen Dowse
Registration 956

dna
ARCHITECTS

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PROJECT EXTENSION SWIMMING POOL

CLIENT BETTER BUILDING

LAND OWNER BETTER BUILDING

BLOCK 1

SECTION 17

ADDRESS 16 JAMROZIK STREET

SUBURB DENMAN PROSPECT

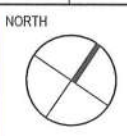
STATE ACT

DRAWING SITE PLAN - POOL ADDITION

SCALE 1:100 @ A2

PRINT DATE 14.09.2022

DRAWN RN/SB

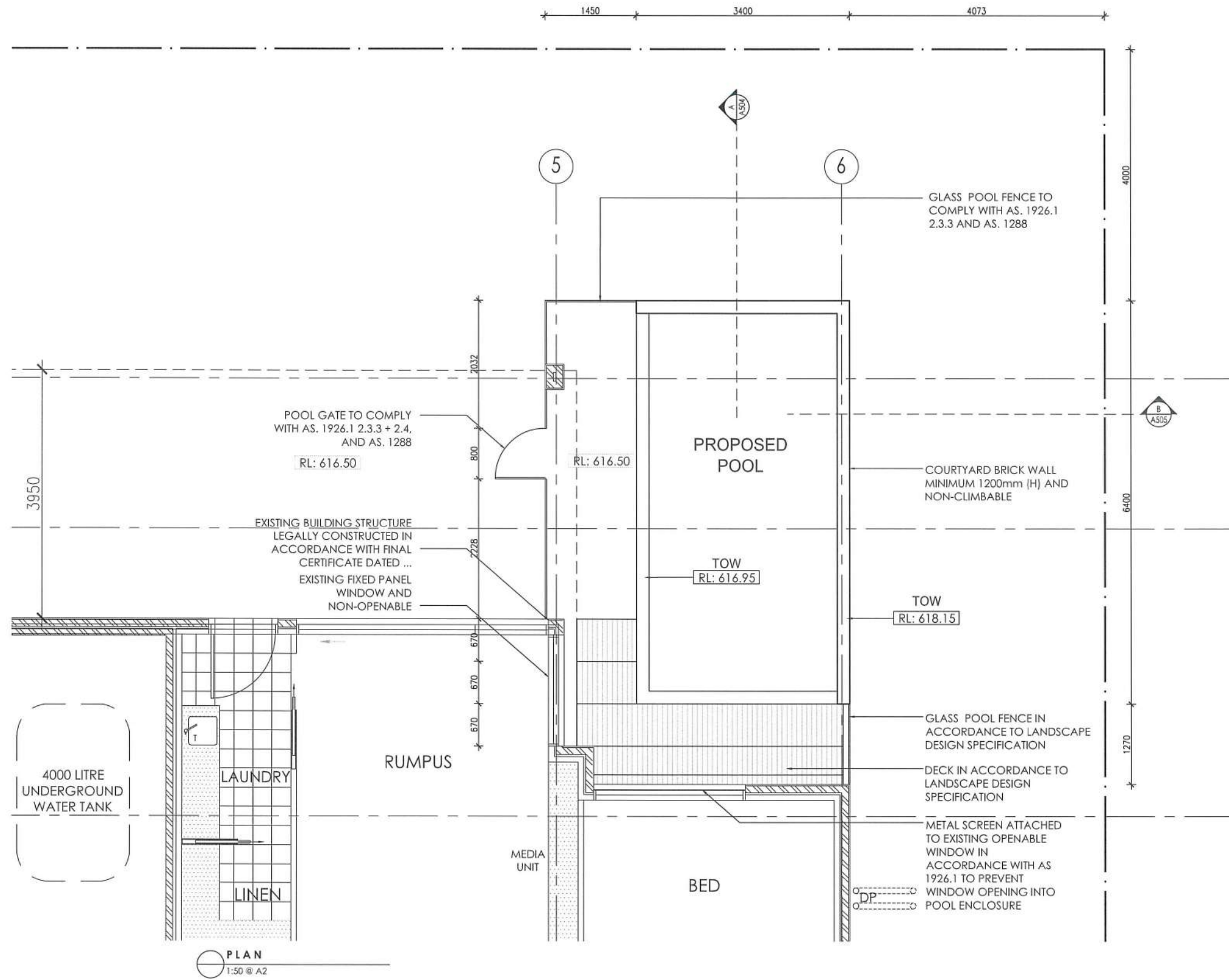


REVISION B

REVISION DATE 14.09.2022

PROJECT NO. 1593

DWG NO. A501



GENERAL NOTES:

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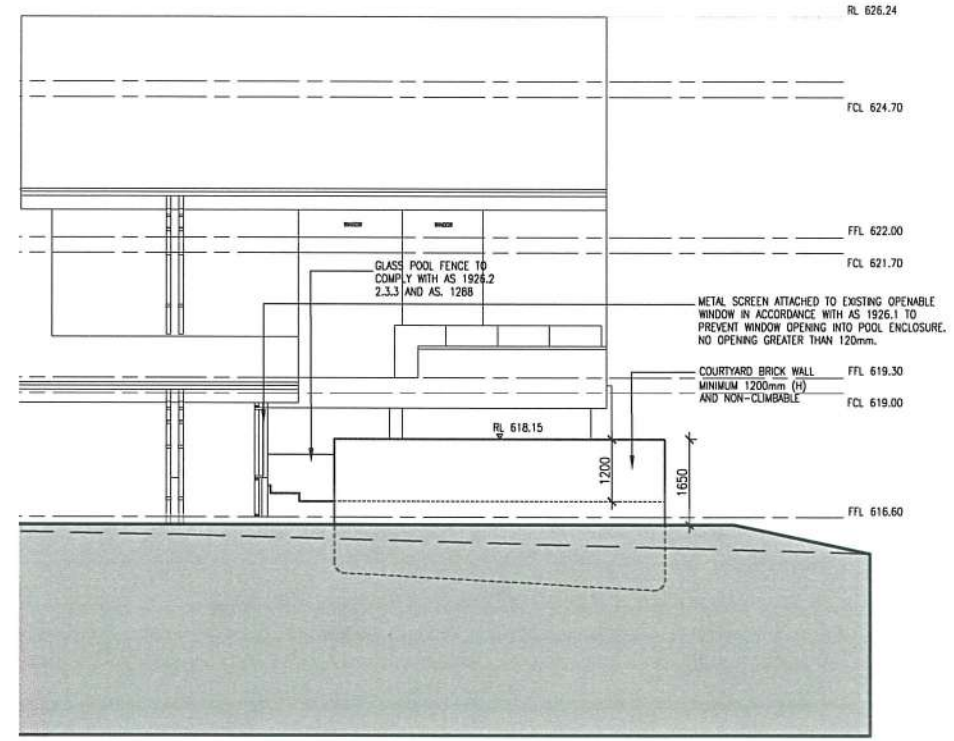
AMENDMENTS

REV. B 14.09.2022

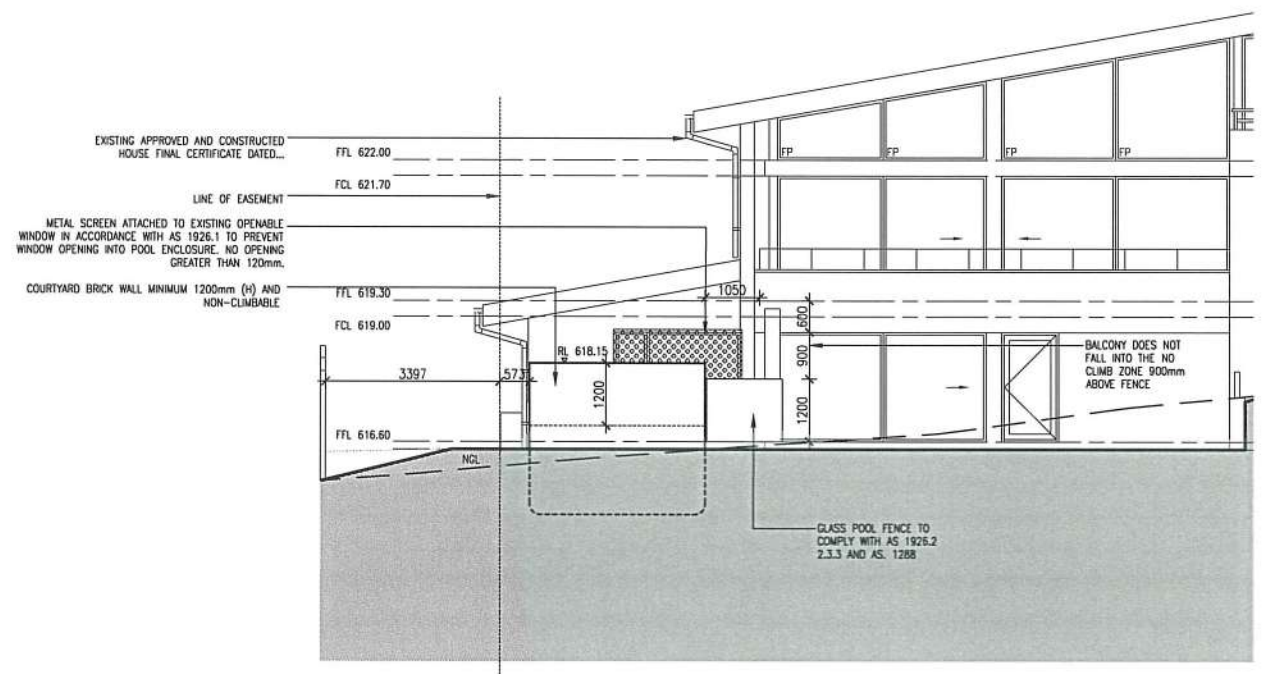
1. DRAFT
2. POOL BARRIER AMENDMENTS

Building Approval
Is amended under section 32 of the Building Act 2004
CPS Residential Certifiers Pty Ltd
27/09/22 Licenced No: 2019937

Pool details added



EAST ELEVATION
1:100 @ A2



NORTH ELEVATION
1:100 @ A2

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AMENDMENTS
REV. B 14.09.2022
1. DRAFT
2. POOL BARRIER AMENDMENTS



Pool details added

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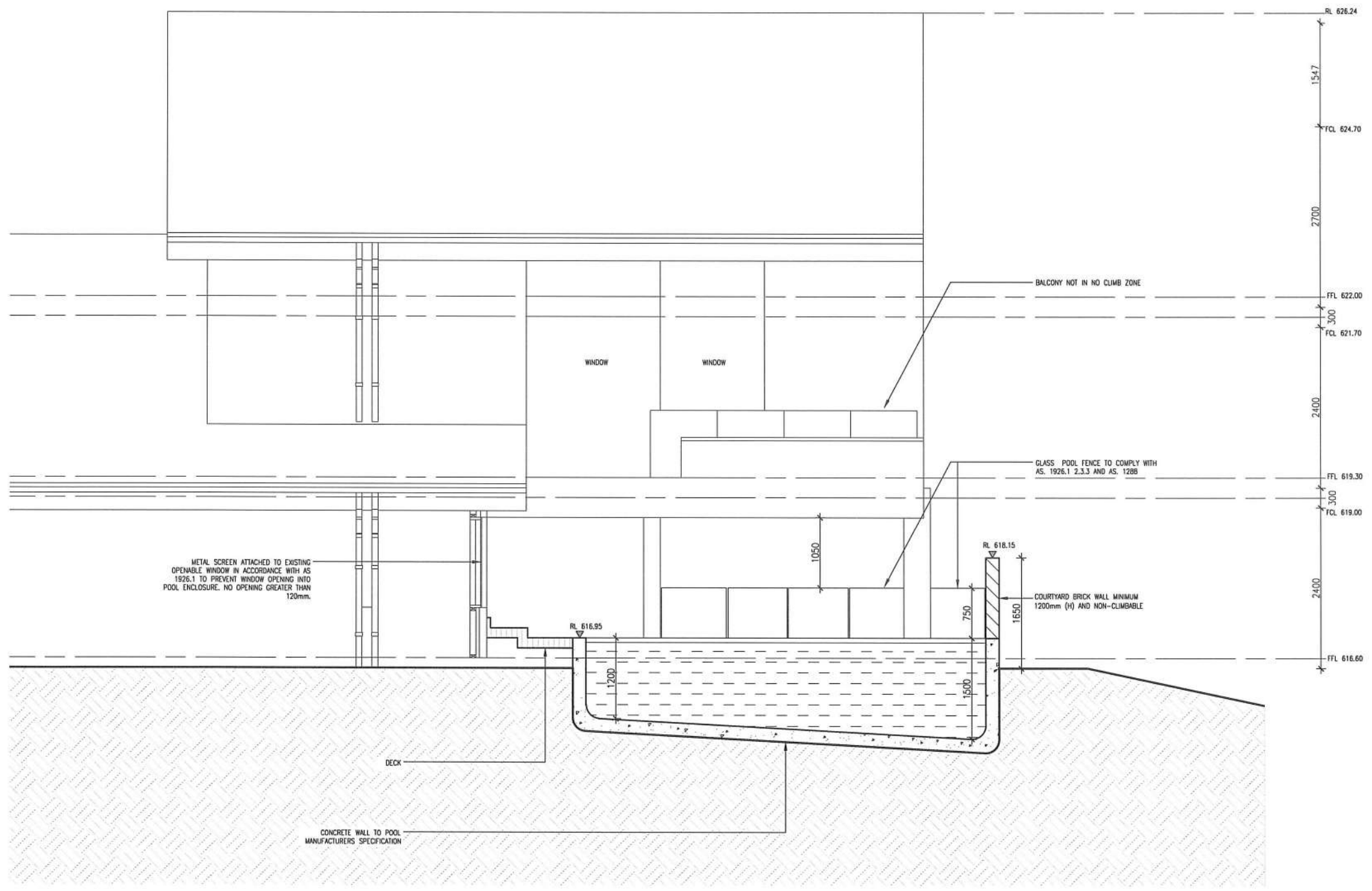
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AMENDMENTS

REV. B 14.09.2022
 1. DRAFT
 2. POOL BARRIER AMENDMENTS



Pool details added



SECTION A
 1:50 @ A2



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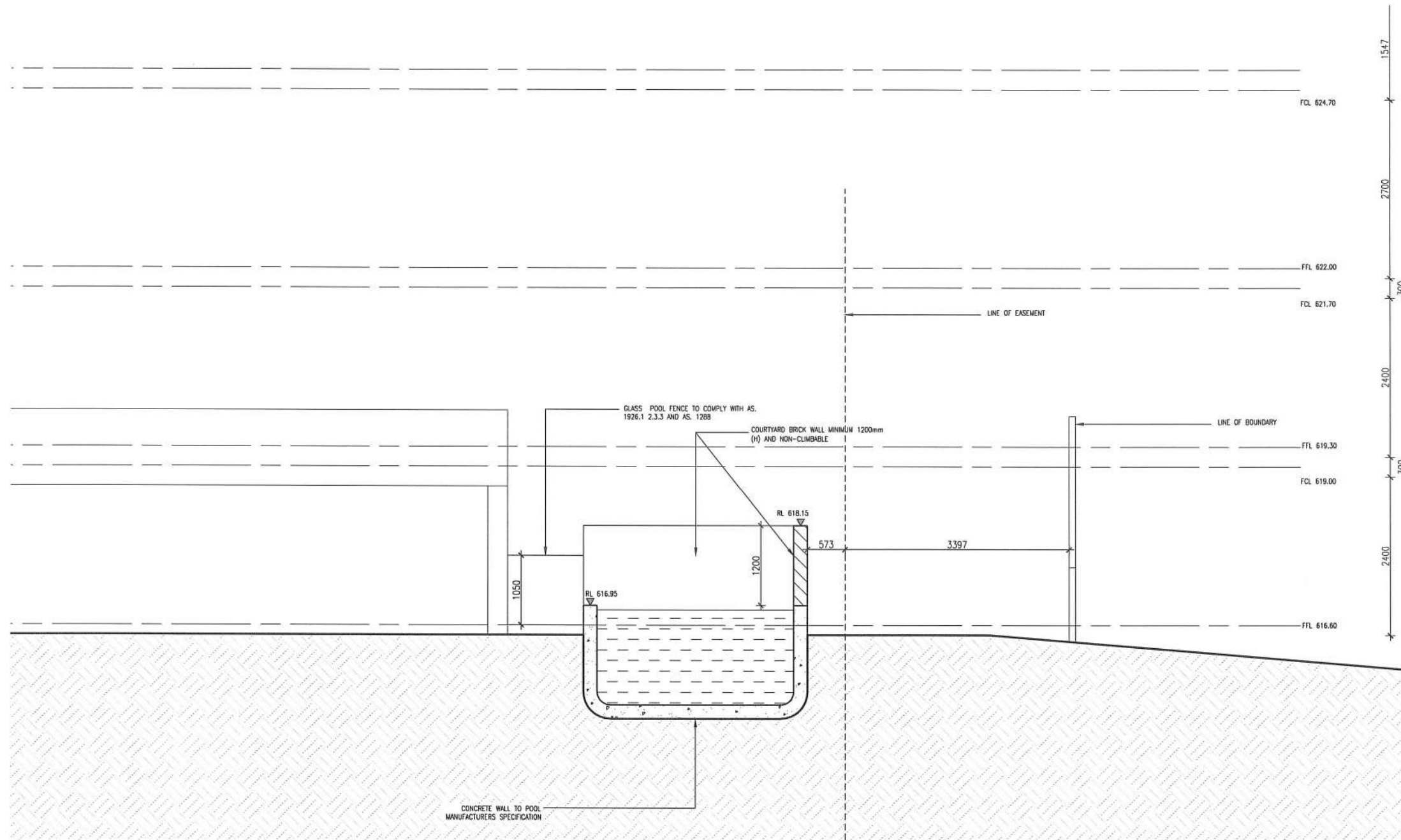
PROJECT EXTENSION SWIMMING POOL
 CLIENT BETTER BUILDING
 LAND OWNER BETTER BUILDING

BLOCK 1
 SECTION 17
 ADDRESS 16 JAMROZIK STREET
 SUBURB DENMAN PROSPECT
 STATE ACT

NORTH

DRAWING SECTION- SWIMMING POOL ADDITION
 SCALE 1:50@ A2
 PRINT DATE 14.09.2022
 DRAWN RN/SB

REVISION B
 REVISION DATE 14.09.2022
 PROJECT NO. 1593
 DWG NO. A504



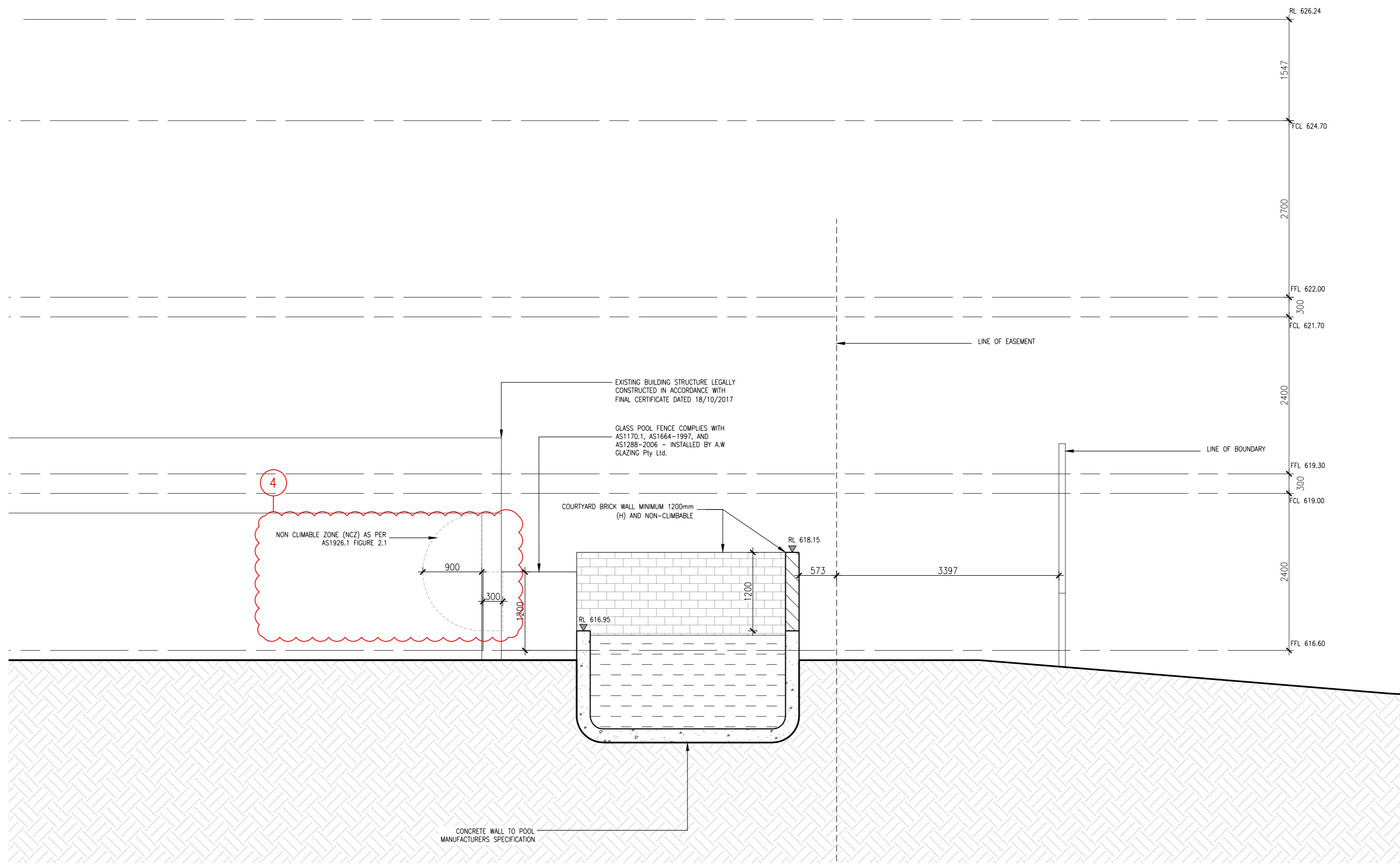
SECTION B
1:50 @ A2

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AMENDMENTS
 REV. B 14.09.2022
 1. DRAFT
 2. POOL BARRIER AMENDMENTS



Pool details added



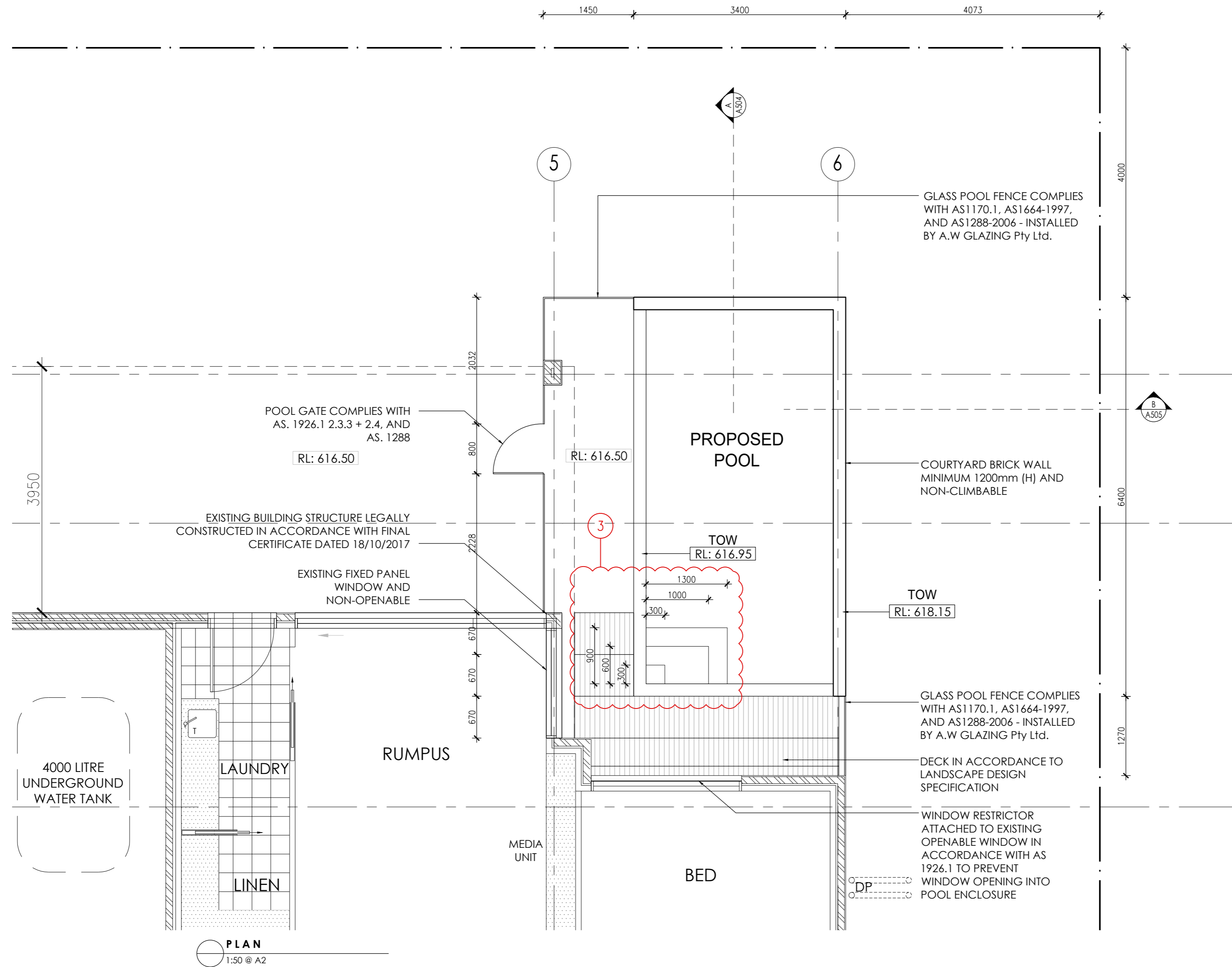
SECTION B
1:50 @ A2

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AMENDMENTS

- REV. B** 14.09.2022
1. DRAFT
2. POOL BARRIER AMENDMENTS
- REV. C** 07.11.2022
3. POOL STEPS ADDED
4. NCZ ADDED TO DRAWING



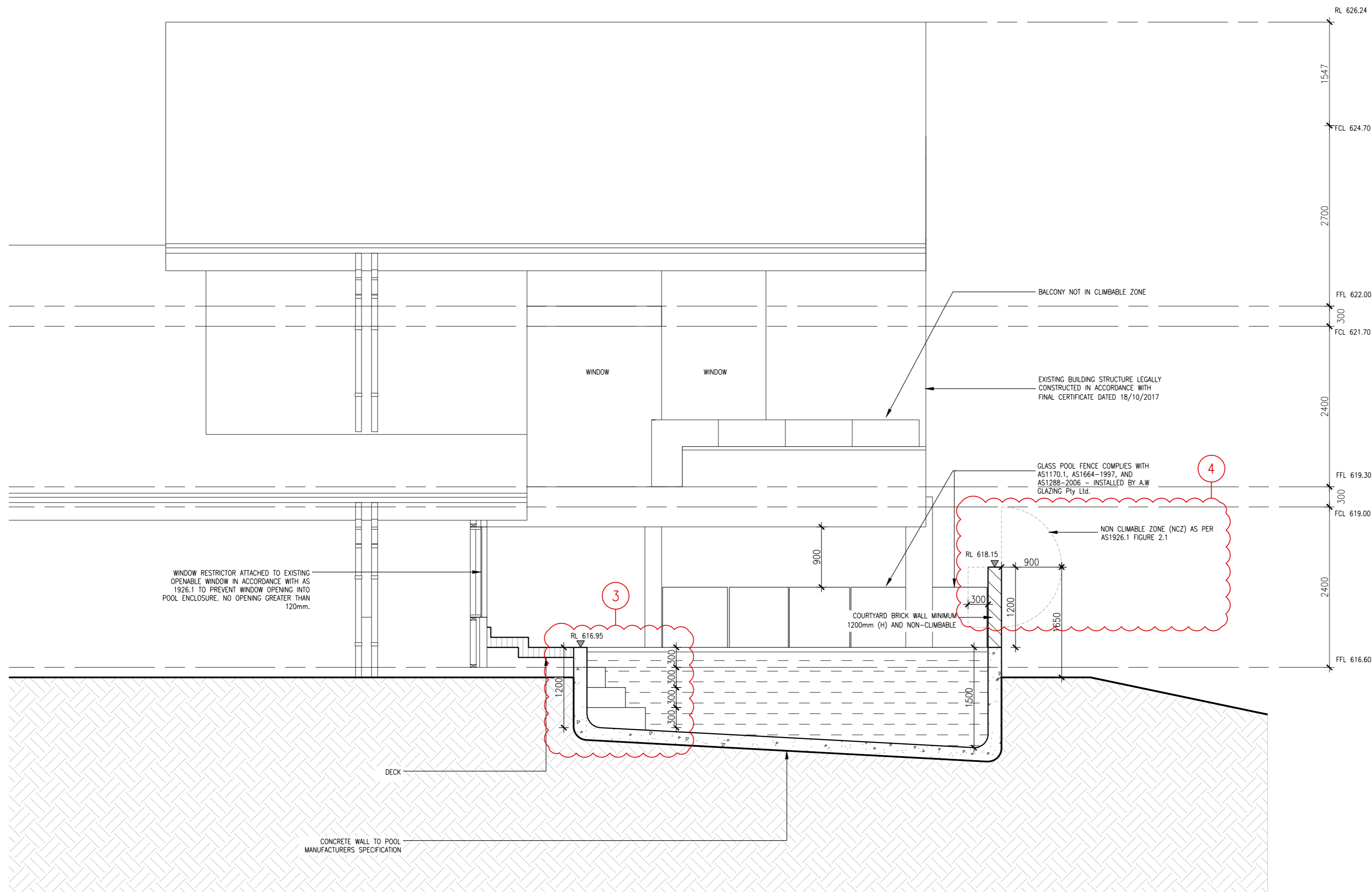
PLAN
1:50 @ A2

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AMENDMENTS

REV. B	14.09.2022
1. DRAFT	
2. POOL BARRIER AMENDMENTS	
REV. C	07.11.2022
3. POOL STEPS ADDED	



SECTION A
1:50 @ A2

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- REV. C** 07.11.2022
3. POOL STEPS ADDED
4. NCZ ADDED TO DRAWING

DRAINAGE PLAN
 NUMBER: _____
 CLIENT BETTER BUILDING SERVICES
 BLOCK 1 SECTION 17
 SUBURB DENMAN PROSPECT
PLAN OF SANITARY DRAINAGE
 DESIGNED TO AS3500



- LEGEND**
- S — SEWER MAIN
 - SW — STORMWATER MAIN
 - W — WATER MAIN
 - S — SEWER LINES
 - - - VENT PIPE
 - SW — STORMWATER LINES
 - - - AG LINES
 - - - DOMESTIC WATER
 - - - NON-POTABLE WATER
 - - - 90° AG LINE WITH FILTER SOCK CONNECTION TO STORMWATER DRAINAGE
 - FOP
 - ⊠ YS
 - ⊠ WM

- ABBREVIATIONS**
- AAV AIR ADMITTANCE VALVE
 - CO CLEAR OUT
 - CWR/D COLD WATER RISER/DROPPER
 - DT DISCONNECTOR TRAP
 - FW FLOOR WASTE
 - GTD GRATED TRENCH DRAIN
 - HER HIGH END RISER
 - ID INSPECTION OPENING
 - IS INSPECTION SHAFT
 - D/F OVERFLOW
 - ORG OVERFLOW RELIEF GULLY
 - SC STOP COCK
 - SMH SEWER MANHOLE
 - ST SOIL TRAP
 - SVP SOIL VENT PIPE
 - TO TUNDISH
 - TG TEST GATE
 - TTD TRAPPED TUNDISH
 - UPVC UNPLASTICISED POLYVINYL CHLORIDE
 - VP VENT PIPE
 - WS WASTE STACK

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

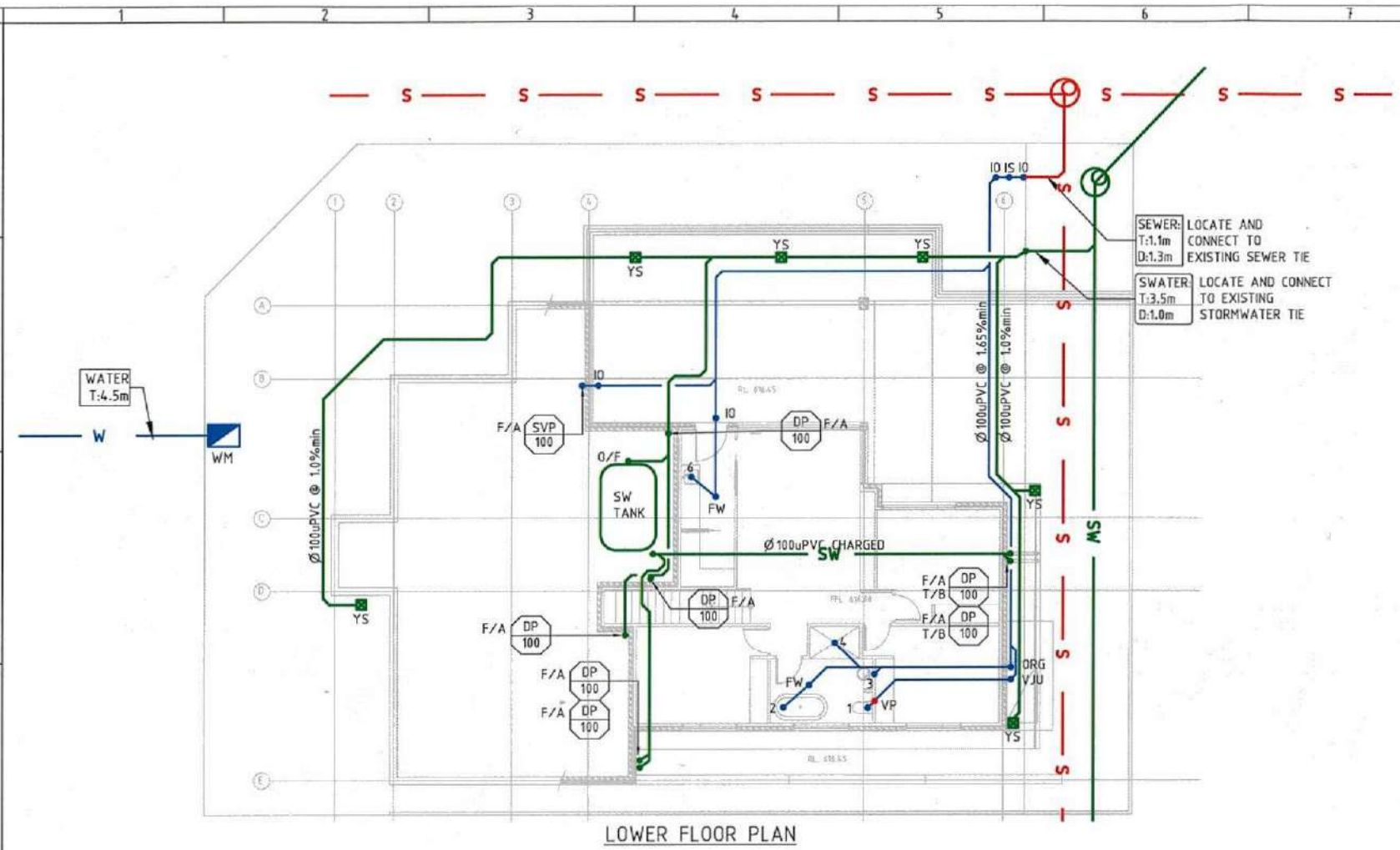
SANITARY FIXTURES

1 WC	3
2 BATH	2
3 BASIN	4
4 SHOWER	3
5 KITCHEN SINK	3
6 LAUNDRY TROUGH	1
TOTAL	16

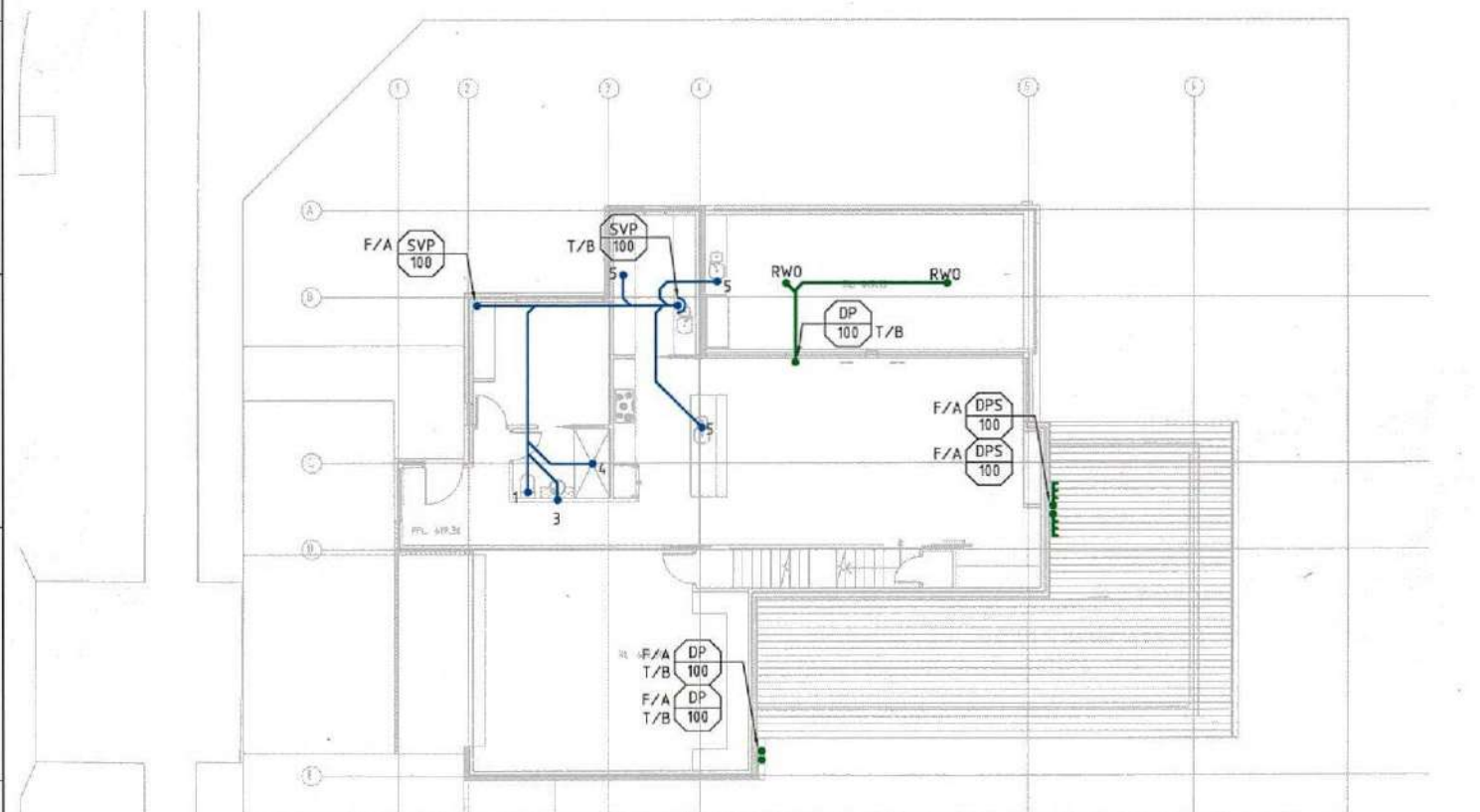
MINIMUM INTERNAL DIMENSIONS STORMWATER AND INLET PITS

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

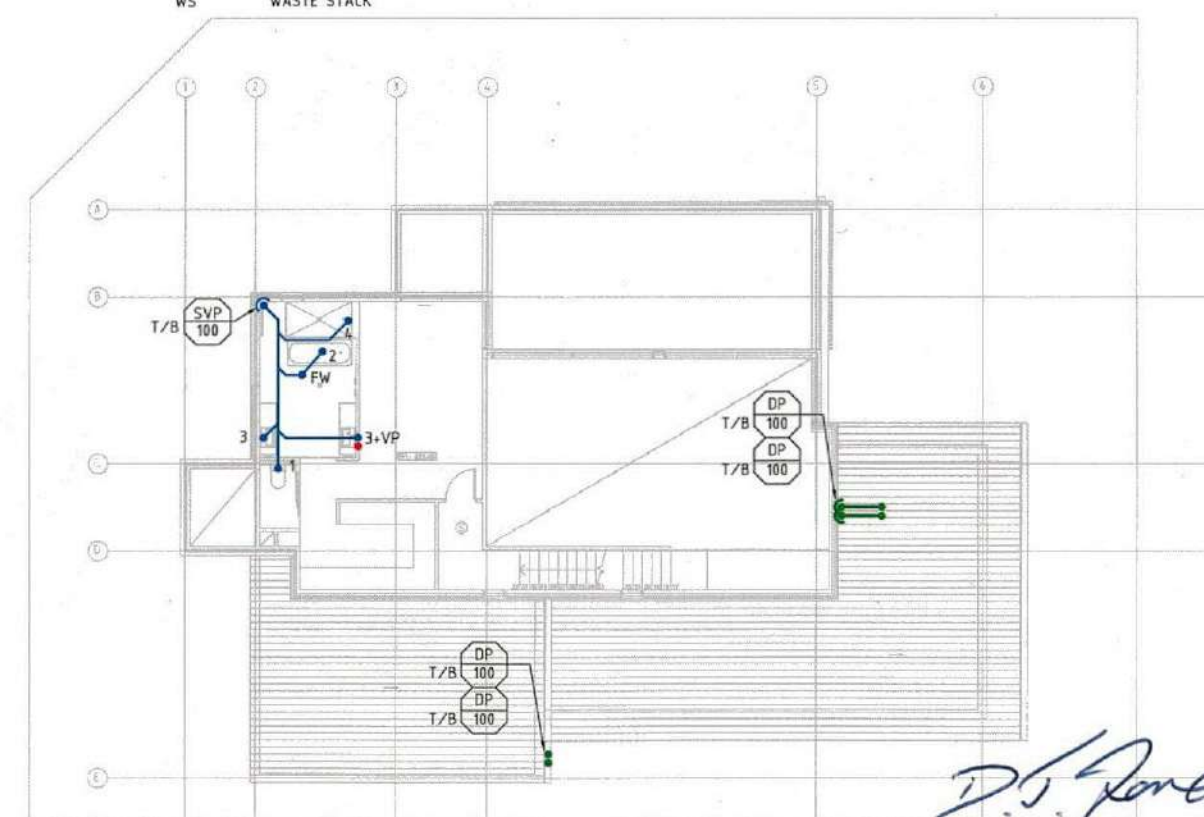
AS3500.3.2 Table 8.2



LOWER FLOOR PLAN



GROUND FLOOR PLAN



UPPER FLOOR PLAN

D.S. Ford
11.10.17

WORK AS EXECUTED

B-1 AMENDED WORK AS EXECUTED WORK AS EXECUTED INTERIM PLAN	11.10.17 15.02.17 24.06.16	LH CR CR			sellick consultants STRUCTURAL CIVIL HYDRAULIC canberra sydney brisbane 02 6201 0200 www.sellickconsultants.com.au	PROJECT TITLE PROPOSED RESIDENCE DO NOT SCALE OFF DRAWINGS VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. COPYRIGHT © The concepts and information contained in this document are copyright of Sellick Consultants. No part of this document in whole or in part without written permission constitutes an infringement of copyright.	DRAWN BY CR CHECKED BY LH AUTHORISED BY DATE	DRAWING TITLE HYDRAULIC SERVICES GENERAL ARRANGEMENT PROJECT LOCATION BLOCK 1, SECTION 17 DENMAN PROSPECT ACT	SCALE 	JOB NO. 151209	DRAWING NO. H100	REV. B-1

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: ★★☆☆☆ **4.5 STARS**
in Climate: 24

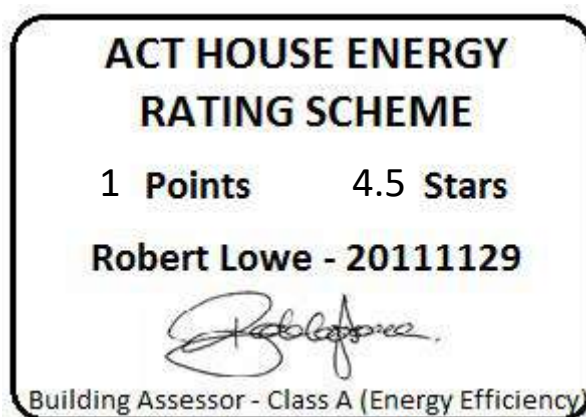
SCORE: 1 POINTS

Name: Nyberg

Ref No: 68014

House Title: Block 1 Section 17 DENMAN PROSPECT **Date:** 10-02-2026


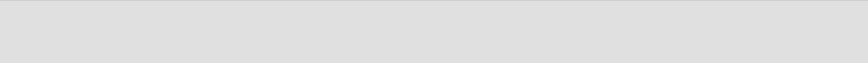
Address: 16 Jamrozik St, Denman Prospect ACT 2611



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	1											
Potential	11											

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

Design options	Additional points
Change curtain to Heavy Drapes & Pelmets	9
Add northerly blinds 100 %	1

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	1	★★★★☆
-----------------------	---	-------

Largest windows in the dwelling;

Direction : North

Area : 48 m²

The table below shows the total score for the dwelling when these windows face the direction indicated.

Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.

ORIENTATION	POINT SCORE	STAR RATING
1. North	1	★★★★☆
2. North East	0	★★★★☆
3. East	-4	★★★★
4. South East	-6	★★★★
5. South	-6	★★★★
6. South West	-7	★★★★
7. West	-6	★★★★
8. North West	-2	★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: Block 1 Section 17 DENMAN PROSPECT, 16 Jamrozik St, Denman Prospect ACT 2611,

Assessor's Name:

Net Conditioned Floor Area: 243.0 m²

			Points			
Feature			Winter	Summer	Total	
CEILING			9	0	9	
Surface Area:	2	Insulation:	7			
WALL			2	-2	0	
Surface Area:	-4	Insulation:	7	Mass:	-3	
FLOOR			8	-2	5	
Surface Area:	-1	Insulation:	5	Mass:	1	
AIR LEAKAGE (Percentage of score shown for each element)			7	0	7	
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	54 %			
Exhaust Fans	12 %	Doors	13 %			
Down Lights	0 %	Gaps (around frames)	21 %			
DESIGN FEATURES			0	1	1	
Cross Ventilation	1					
ROOF GLAZING			0	0	0	
Winter Gain	0	Winter Loss	0			
WINDOWS			-8	-10	-18	
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
N	48	20%	-21	16	-6	-11
E	14	6%	-6	5	-2	-3
S	7	3%	-3	1	-1	-2
W	4	2%	-2	1	-1	-1
Total	73	30%	-31	23	-10	-18

* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 0 points

		Winter	Summer	Total
RATING	★★★★☆	18	-13	1*

* includes -3 points from Area Adjustment

Detailed House Data

House Details

ClientName Nyberg
HouseTitle Block 1 Section 17 DENMAN PROSPECT
StreetAddress 16 Jamrozik St, Denman Prospect ACT 2611
FileCreated 10-02-2026
Comments Can't be optimised further

Climate Details

State
Town Canberra
Postcode 2600
Zone 24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	Carp	R0.0	13.0m ²
2	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	5.0m ²
3	Timber	Enclosed	No	No	No	Float Timb	R1.0	80.0m ²
4	Timber	Enclosed	No	No	No	Carp	R1.0	80.4m ²
5	Timber	NA	Yes	No	No	Tiles	R1.0	12.0m ²
6	Timber	NA	Yes	No	No	Carp	R1.0	46.6m ²
7	Timber	Enclosed	No	No	No	Float Timb	R1.0	23.5m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Weatherboard	No	R3.4	24.0m	3.7m
2	Weatherboard	No	R3.4	21.2m	2.5m
3	Weatherboard	No	R5.4	27.1m	2.4m
4	Brick Veneer	No	R3.4	8.2m	2.4m
5	Weatherboard	No	R3.4	9.1m	2.5m
6	Brick Veneer	No	R3.4	3.1m	2.5m
7	Weatherboard	No	R3.4	24.1m	2.5m
8	Brick Veneer	No	R3.4	7.6m	2.5m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Flat - Framed	No	Yes	R5.0	201.9m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	W	0.6m	1.3m	No	DG2	PVC	NC	No	0.0m	0.0m	0.0m
2	N	0.6m	0.5m	No	DG2	PVC	NC	No	0.0m	0.0m	0.0m
3	W	2.3m	0.6m	No	DG2	PVC	HB	No	0.0m	0.0m	0.0m
4	N	1.3m	2.4m	No	DG2	PVC	HB	No	0.0m	0.0m	0.0m
5	N	1.3m	0.6m	No	DG2	PVC	HB	No	0.0m	0.0m	0.0m
6	N	2.3m	4.6m	No	DG2	PVC	OW	No	4.0m	4.0m	3.0m
7	N	2.3m	3.4m	No	DG2	PVC	OW	No	4.0m	4.0m	1.0m
8	N	2.3m	2.0m	No	DG2	PVC	NC	No	4.0m	4.0m	0.0m
9	N	2.3m	2.0m	No	DG2	PVC	OW	No	4.0m	4.0m	1.0m
10	E	2.3m	1.8m	No	DG2	PVC	OW	No	2.0m	2.0m	1.0m
11	E	2.3m	0.8m	No	DG2	PVC	NC	No	2.0m	2.0m	0.0m
12	N	2.1m	4.0m	No	DG2	PVC	HB	No	4.0m	4.0m	0.0m
13	E	2.1m	2.0m	No	DG2	PVC	HB	No	0.0m	0.0m	0.0m
14	N	1.3m	2.4m	No	DG2	PVC	OW	No	0.8m	0.8m	0.6m
15	S	1.3m	1.8m	No	DG2	PVC	OW	No	0.8m	0.8m	0.6m
16	S	1.3m	1.8m	No	DG2	PVC	OW	No	0.8m	0.8m	0.6m
17	S	0.6m	1.8m	Yes	DG2	PVC	NC	No	0.8m	0.8m	0.6m

Insurance Certificates & Tax Invoice

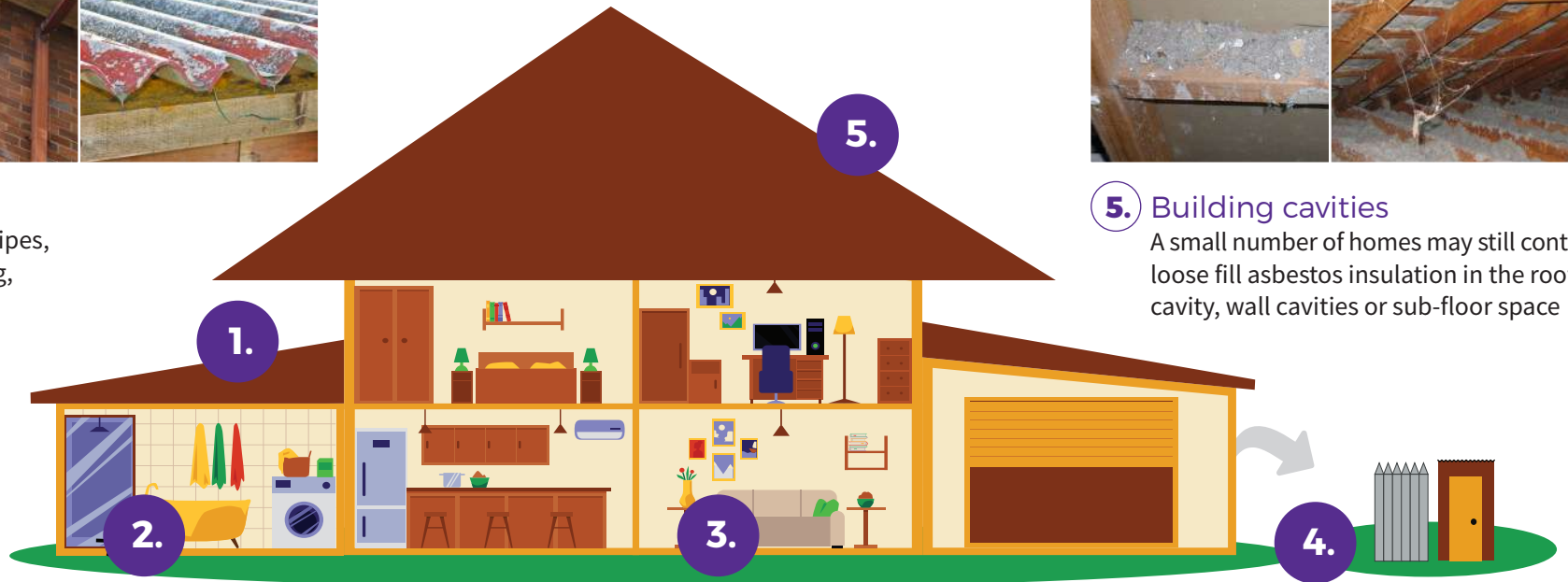


If a home was built before 1990 it may contain dangerous asbestos material

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 paint, 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

For more information, visit www.worksafe.act.gov.au or call Access Canberra contact centre – 13 22 81

Page 111 of 113

If you need interpreting help, telephone the Translating and Interpreting Service on 131 450

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

*Advice based on the Asbestos Safety and Eradication Agency's residential asbestos disclosure research.

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

Johan Nyberg & Lisa Nyberg
16 Jamrozik St
DENMAN PROSPECT ACT
AUSTRALIA

Invoice Date
2 Feb 2026

Invoice Number
INV-68014

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	1,475.73	10%	1,475.73
Energy Efficiency Report (Complimentary)	1.00	0.00		0.00
Deferred Payment (Complimentary)	1.00	0.00		0.00
			Subtotal	1,662.43
			TOTAL GST 10%	147.57
			TOTAL AUD	1,810.00

Due Date: 1 Aug 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](#)

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

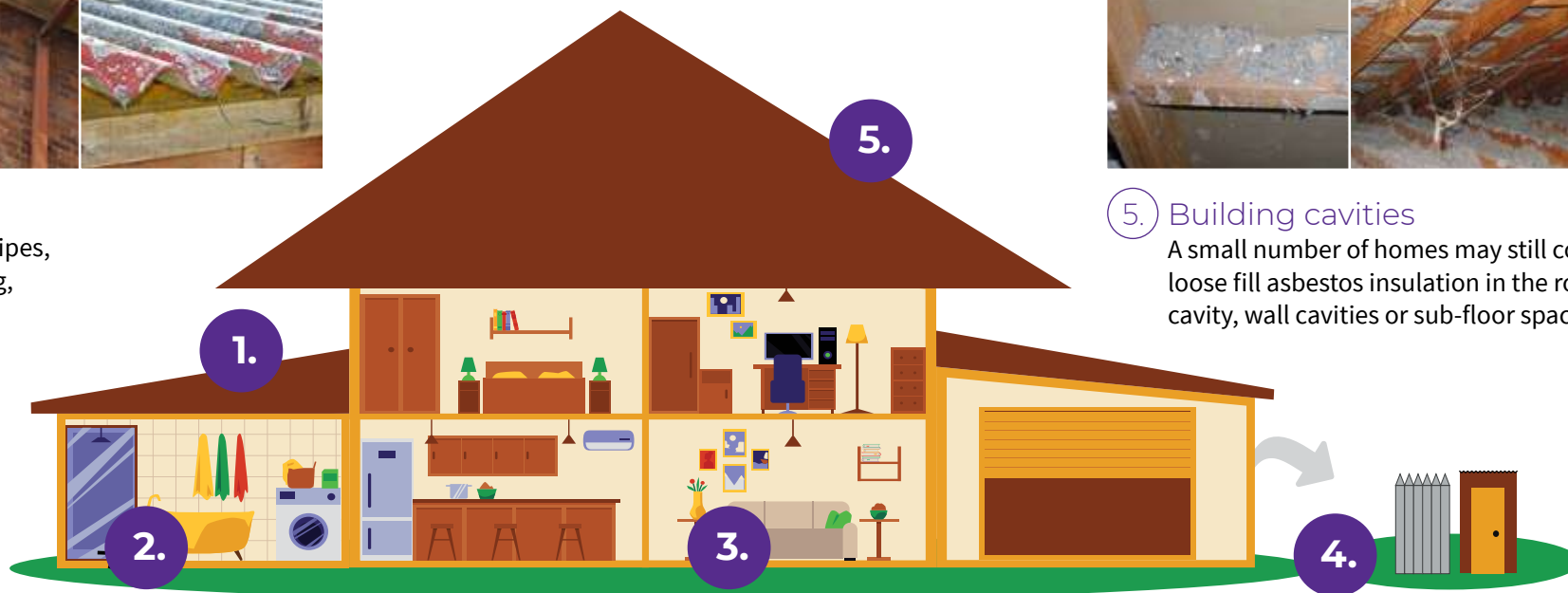
Identify where asbestos materials might be. Five common places are:



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



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wall and ceiling panels, vinyl floor tiles, backing for wall tiles
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3. Internal areas
wall and ceiling panels, carpet underlay,
textured paints, 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.

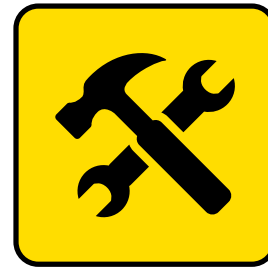
Asbestos materials become dangerous when:



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.

Pool Owner Guidance Material

The ACT Government is committed to avoiding preventable deaths and serious injuries from fatal and non-fatal drownings in home swimming pools and spas in the ACT.

New rules aim to protect the public by making sure that home swimming pools and spas in the ACT have a safety barrier that is compliant with modern safety standards and that they are maintained.

This document outlines the obligations for people who own a property with a *regulated swimming pool* for the period 1 May 2024 to 30 April 2028.

Regulated swimming pools

The new rules apply to regulated swimming pools, which are home swimming pools or spas that are:

- capable of containing water to a depth greater than 30cm; and
- associated with a residential building such as a house, unit, townhouse or block of apartments.

This includes in-ground and above-ground pools, temporary and permanent pools, wading pools, demountable pools, portable pools, kids' pools and spas.

If your inflatable pool can be deflated and inflated and does not have a filtration system you are not covered by the scheme. If any part of the pool requires assembly other than inflation (i.e. has a frame), or if the pool uses or comes with a filtration system, it is a demountable pool and therefore covered by the scheme.

Scheme commencement and transition period

The scheme commences on 1 May 2024, with a four-year transition period for homeowners to have a compliant safety barrier for their regulated swimming pool or obtain an exemption.

Compliant safety barrier

From 1 May 2028, it will be an offence to have a regulated swimming pool that does not have a safety barrier which meets the prescribed safety standards unless an exemption applies.

For pools built, altered or installed before 1 May 2023, the safety standards are:

- the current version of the Building Code of Australia (NCC 2022); and
- two Australian Standards which are Part 1 and Part 2 of Australian Standards for Swimming pool safety.
 - Part 1 (AS 1926.1 – 2012) relates to safety barriers for swimming pools
 - Part 2 (AS 1926.2 – 2007) is about the location of safety barriers

The Building Code and these two Australian Standards are the current safety standards which stop young people accessing pools and lessen the risk of drowning.

The changes that need to be made to swimming pool and spa safety barriers to make them compliant with the prescribed safety standards will depend on the type of safety barrier that is currently in place and the location of the swimming pool or spa in relation to other buildings, structures and boundary fences on the property. Information about what changes you may need to make can be found in the factsheets on the [Home Swimming Pool Safety Reforms](#) webpage on the ACT Government planning website.

Pools built, altered or installed on or after 1 May 2023 must meet:

- the Building Code of Australia as adopted in the ACT at the time the swimming pool or spa is built or altered; and
- the Australian Standards called up by the Building Code at the time the swimming pool or spa is built or altered.

Exemptions

Under the scheme, there are some circumstances where a pool is not required to comply with the prescribed safety standards and the owner of the premises does not need to apply for an exemption.

Date of pool construction	Before 1 May 2023	On or after 1 May 2023
A demountable pool that will not be in place for more than three consecutive days	Yes	Yes
A spa which is covered and secured by a lockable child-resistant structure (such as a door, lid, grille or mesh) that meets the prescribed requirements	Yes	A lockable child-resistant structure will be permitted if it satisfies the prescribed safety standard
A spa that is located on the balcony of an apartment where self-closing and self-latching doors and/or windows restricts access	Yes	A spa located on a balcony must comply with the prescribed safety standard

There are also circumstances where homeowners or owners corporations can apply for an exemption from compliance if the pool is unable to have a safety barrier compliant with the prescribed safety standards.

Date of pool construction	Before 1 May 2013	Between 1 May 2013 and 30 April 2023	On or after 1 May 2023
A swimming pool area is unable to physically accommodate a safety barrier compliant with the prescribed safety standard	Yes	No	No
Compliance with the prescribed safety standard would be reasonably likely to require approval to remove a protected tree	Yes	No	No
Compliance would have a significant adverse effect on the heritage significance of a place or object registered under the <i>Heritage Act 2005</i>	Yes	No	No
Compliance would prevent a person with a disability from accessing the swimming pool	Yes	Yes	No
Documented plans to remove and not replace the swimming pool within 24 months	Yes	Yes	No

Offences and penalties apply for failing to notify of a change of circumstances that affects a ground on which an exemption was granted, and for failing to comply with a condition of an exemption.

Compliance certificates

Pools built, altered or installed before 1 May 2013 will need to obtain a compliance certificate before 1 May 2028 and lodge it with Government within 30 days of issue. Compliance certificates obtained during the transition period will be valid until 1 May 2032.

Pools built, altered or installed on or after 1 May 2013 are not required to obtain a compliance certificate by 1 May 2028 or lodge it with Government. This does not prevent a compliance certificate being obtained before then.

Offences and penalties may apply for failing to meet these obligations.

Maintaining safety around home swimming pools and spas

From 1 May 2024, all owners of a property with a swimming pool or spa are required to maintain their swimming pool or spa safety barriers as an effective and safe child-resistant barrier. All residents of a property with a swimming pool or spa must ensure that all doors, gates and covers providing access to the swimming pool or spa are kept securely closed when not in use. Offences and penalties may apply for failing to meet these obligations.

More information

For more information on the reforms and what they mean for you and your pool, including disclosure obligations on sale or lease of your property, visit the [Home Swimming Pool Safety Reforms](https://www.planning.act.gov.au/projects-priorities/home-swimming-pool-safety-reforms) webpage on the ACT Government planning website: <https://www.planning.act.gov.au/projects-priorities/home-swimming-pool-safety-reforms>