ACT PROPERTY INSPECTIONS

22 Meyers Place,
MacGregor ACT 2615

Report prepared: Friday, February 27th 2026

Building Reports
Timber Pest Inspection Report
Compliance Report
Conveyancing Report
Energy Efficiency Ratings
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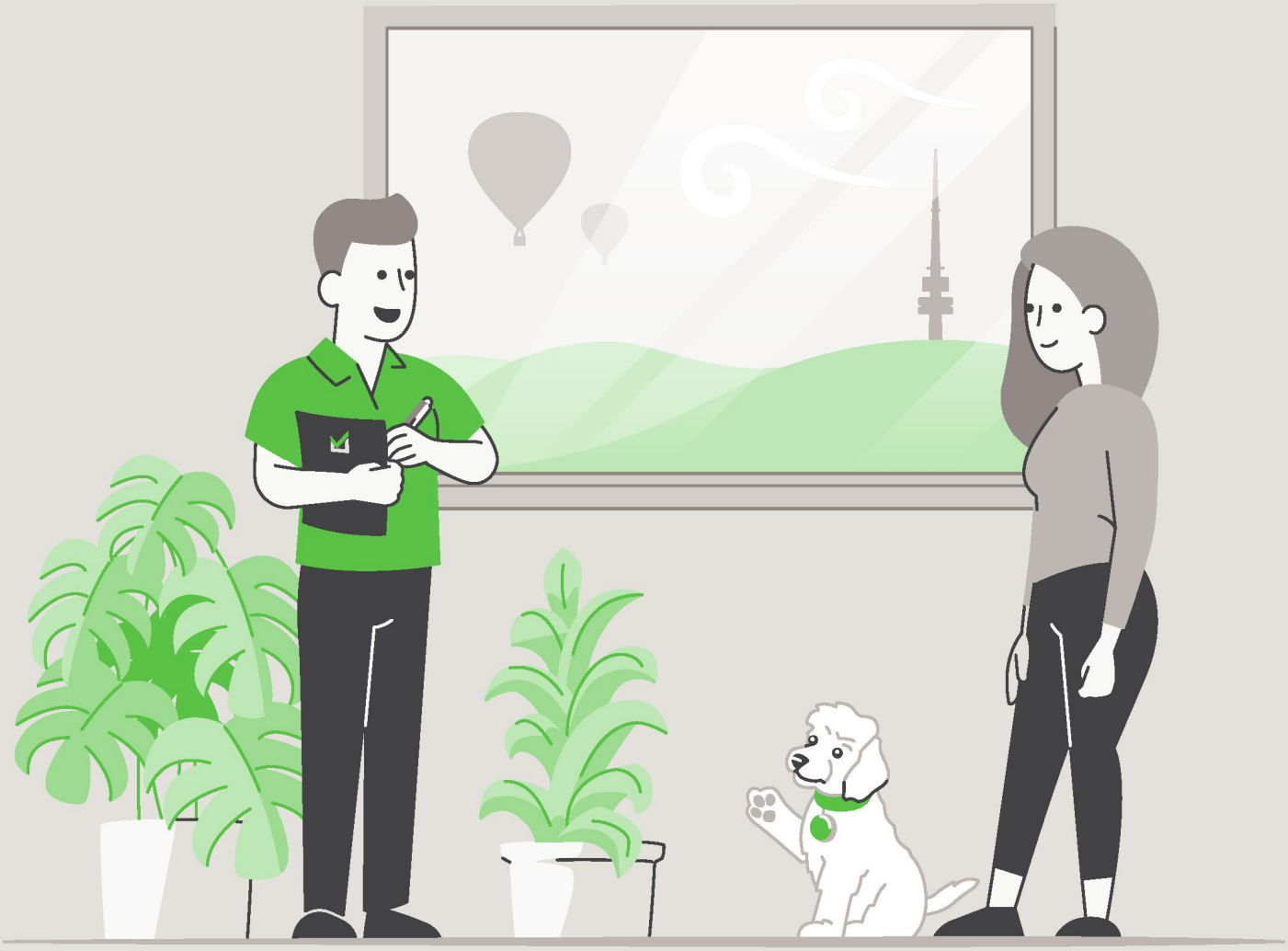
Tax Invoice

Report



MASTER BUILDERS AUSTRALIAN CAPITAL TERRITORY

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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
Residence 1

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: **Medium**

The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: **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 - RESIDENCE 1 & 2

Building Report	Average
Compliance Report	Please read full compliance report section of the report
Pest Inspection	No active subterranean termites (live specimen) were found
Energy Efficiency Ratings	1.5 Stars (Main Residence) 6.0 Stars (Residence 2)
Inspection Date	Friday, February 27th 2026
Name of Assessor	Duncan Clark and Grant Tozer
Reference Number	68476
Address of Property Inspected	22 Meyers Place, MacGregor ACT 2615
Client	Ireland
Block and Section	Block 14 Section 66 MACGREGOR
Year original residence COU was issued	1973
Block size (approximately)	1294m^2
House size (approximately)	Residence: 197.91m^2 Carport: 68.00m^2 Workshop/Rear Shed: 55.00m^2 Secondary Residence: 88.51m^2 Garage/Shed (Residence 2): 23.73m^2 Carport (Residence 2): 16.10m^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 – RESIDENCE 1

Flooring	Timber bearers and joists and concrete slab
External walls	Brick veneer
Roof framing	Timber: Truss roof framing and conventionally pitched roof framing
Roof cladding	Concrete roof tiles
Glazing	Single and double-glazed windows
Cooktops	Electric cooktops
Ovens	Electric ovens
Dishwasher	Asko

*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	No inspection was made under the rear timber deck due to no available access
Roof void	NOTE. Inspection around the eaves was restricted due to low pitch and clearance to allow bodily access in this area. This allows only for a limited visual Inspection from a distance to be carried out. Other restrictions found in the roof void: Insulation on top of ceiling restricting visual inspection of the ceiling framing
Subfloor	The visual inspection of the subfloor framing was restricted in areas due to under floor ducting installed and low crawl space
On-top of roof	The inspection was restricted to visually looking from a 3.6m ladder lent against the gutter in several areas around the building

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

DEFINITIONS

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

ENTRANCE

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

LIVING/DINING ROOM

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

LIVING ROOM - REAR EXTENSION

Ceiling	Good
Walls	Good
Door and door hardware	The door runners require maintenance/adjustment to allow the door to open and close freely
Floor coverings	Good

KITCHEN/FAMILY ROOM

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

KITCHEN - REAR EXTENSION

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Kitchen cupboards	Good. A cupboard door has come off and requires repairs
Bench top	Good
Splashback	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

BEDROOM 1

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Wardrobe	The wardrobe doors were removed at the time of inspection

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 – REAR EXTENSION

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

MULTI PURPOSE ROOM

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	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
Toilet suite	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

ENSUITE - BEDROOM 4

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

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
Exhaust fan	The exhaust fan was operational at the time of inspection

TOILET

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

LAUNDRY

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

ROOF CAVITY

Construction	Good. There have been additional support timbers added to the roof structure to help level the roofing.
Ceiling Insulation	The insulation has been piled up in areas. Recommend re-laying the insulation evenly across the roof cavity

SUBFLOOR

Subfloor soil conditions	The subfloor soil was generally dry at the time of inspection. The excavated section of the flooring to the rear right side of the residence is holding water. Rectification by a qualified tradesperson is required
Ventilation	Good
Floor structure	Good
Access door to subfloor area	Good

WORKSHOP/REAR SHED

Slab	Good. No major cracking noted
Walls	Good
Access door	Good

EXTERIOR

Driveway and paths	Good. No major cracking noted
Roof covering	Several minor cracked and chipped tiles noted which is common on tiled roofs of this age. Consideration should be given to replacement of affected tiles
Roof pointing	Good
Roof flashings	Good
Eaves	Good
Fascia	Good
Gutters	Good
External walls	Various areas of minor cracking noted in the external walls. The cracking found was not of major structural significance
Windows	Good
Fences	Good
Gate	Good
Deck	Good
Pergola	Good
Carport	Good
Retaining walls	Good
Site drainage	The site generally drains away from the perimeter of the building

ACT PROPERTY INSPECTIONS

Building Report
Residence 2

CONCLUSION AND SUMMARY – RESIDENCE 2

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 CONSTRUCTION DETAILS – RESIDENCE 2

Flooring	Concrete slab
External walls	Weather board cladding
Roof framing	Timber: Truss roof framing
Roof cladding	Colorbond roof cladding
Glazing	Double glazed windows
Cooktop	Freestanding gas cooktop and electric oven
Dishwasher	Omega

*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	No inspection was made under the rear timber deck due to no available access
Roof void	NOTE. Inspection around the eaves was restricted due to low pitch and clearance to allow bodily access in this area. This allows only for a limited visual Inspection from a distance to be carried out. Other restrictions found in the roof void: The inspection of the roof void was restricted to a visual inspection from the roof access point due to the low roof pitch not allowing bodily access Insulation and ducting flex on top of ceiling restricting visual inspection of the ceiling framing
On-top of roof	The inspection was restricted to visually looking from a 3.6m ladder lent against the gutter in several areas around the building
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

ENTRANCE/LIVING

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

KITCHEN

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

BEDROOM 1

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

BEDROOM 2

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

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	A section of the silicone joint between the floor and wall junction to the right-side wall has come away. Recommend re-applying silicone to this area
Vanity/Basin	Good
Taps	Good
Bath	The silicone joint to the bath/wall junction requires application of silicone
Toilet suite	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

ROOF CAVITY

Construction	Good

EXTERIOR

Driveway and paths	Good. No major cracking noted
Roof covering	Good
Roof flashings	Good
Eaves	Good
Fascia	Good
Gutters	Good
External walls	Good. No major cracking noted
Windows	Good
Fences	Good
Gate	Good
Deck	Good
Pergolas (front and rear)	Good
Site drainage	The site generally drains away from the perimeter of the building

GARAGE/CARPORT

Structure	Good
Roof covering	Good
Gutters	Good
Slab	Good. No major cracking noted
Garage door	Good
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/drainer.

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

ACT PROPERTY INSPECTIONS

Timber Pest Report

SUMMARY SHEET

Property Address:	22 Meyers Place, MacGregor ACT 2615
Client:	Ireland
Inspection Date:	Friday, February 27th 2026
Inspection carried out by:	Duncan Clark

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

Visible evidence of borers of seasoned timbers was found. Please refer to section 3.0 of the Pest Report for further information.

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:

Ceiling framing timbers were concealed by insulation. The inspection of the roof void to the rear residence was restricted to a visual inspection from the roof access point due to the low roof pitch not allowing bodily access. 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 residences. The visual inspection of the subfloor framing was restricted in areas due to under floor ducting installed and low crawl space. No inspection was made under the timber decks 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 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 durable notice (termite management notice) was not found during the inspection, indicating a barrier system has not been installed.

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

2.8 General remarks:

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

3.0 BORER ACTIVITY

3.1 Lyctus borer workings was found in several timber bearers and joists in the subfloor region. The damage has been caused by Lyctus brunneus (powderpost beetle) and is not of structural concern. No repairs or treatment are required.

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 CONDUCIVE 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: At the time of the inspection, the subfloor soil was generally dry, however ponding water was evident to the excavated area of the subfloor.

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

5.3 Ventilation: Generally adequate.

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

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

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

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

Where external concrete slab edges are not exposed, there is a high risk of concealed termite entry.
In some buildings built since July 1995, the edge of the slab forms part of the termite shield system. In these buildings an Inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf, or landscaping etc. Where this is the case, you should arrange to have the slab edge exposed for Inspection.
Concealed termite entry may already be taking place but could not be detected at the time of the Inspection. This may have resulted in concealed timber damage.

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

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

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

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

Termite Shields (Ant Caps) should be in good order and condition, so termite workings are exposed and visible. This helps prevent termites from gaining undetected entry. Joins in the shielding should have been soldered during the installation. If it is observed that the joins in the shielding have not been soldered, then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation. If considered inadequate, a builder or other building expert should be consulted.
Other physical shield systems are not visible to inspection and no comment is made on such systems.

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

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

5.9 Other area(s) and/or situations that appear conducive to (may attract) subterranean termite infestation: Medium to large trees and stumps within a 50 metre radius of the property, due to the nesting conditions. Several timber off cuts on the ground in the subfloor, due to the ideal food source. The stored firewood, due to the food source.

6.0 OVERALL ASSESSMENT OF THE PROPERTY

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

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

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

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

ACT PROPERTY INSPECTIONS

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: 22 Meyers Place, MacGregor ACT 2615
Block & Section: Block 14 Section 66 MACGREGOR
Inspection Date: Friday, February 27th 2026

APPROVAL STATUS

Description	Plan number	Certificate of occupancy date	Approval status
Brick Veneer Residence	31905	12/12/1973	Approved.
Additions & Alterations to Residence	31905/A	25/10/1984	Approved.
Carport & Shed	31905/B	16/11/1989	Approved.
Above Ground Swimming Pool	31905/C	-	This structure has been removed
New Secondary Residence	B20216064/A	04/08/2022	Approved.
Installation of Solid Fuel Burning Appliance	B20225142/A	19/06/2023	Approved.
New Swimming Pool & Pool Fence	B2025133/A	26/11/2025	Approved.
Removal of the internal access between the original residence and the rear extension/addition	-	-	This work is unapproved as this creates a separate residence. Building and development approval is required
Installation of slow combustion fires to the living room and rear shed	-	-	This work is unapproved. Building approval is required
Subfloor alterations and excavation to create void	-	-	This work is unapproved as structural alterations have occurred. Building approval is required
Addition to carport			This structure is unapproved as the roof area exceeds 25m^2. Building approval is required.
External structures: • Rear shed • Rear pergola (adjacent shed)	-	-	These structures are unapproved due to the height exceeding 3m and the area exceeding 25m^2. Building approval is required
Rear pergola over deck	-	-	This structure is unapproved due to size and height of the structure. Building approval is required
Front retaining wall	-	-	This structure is unapproved as it has been constructed forward of the front building line and is higher than 0.4m above natural ground level. Development approval is required.

APPROVAL STATUS - CONTINUED

Description	Plan number	Certificate of occupancy date	Approval status
External structures: • Garden sheds • Rear deck • Screen fence below the rear deck pergola • Pergolas and deck to residence 2 • Carport to residence 2 • Garage/shed 2 to residence 2	-	-	These structures are exempt from approval. No action is required

ACTPLA COMMENTS

- Application only for Plan 31905/C

SURVEY REPORT

Survey Report completed by	Date Survey report was completed	Comments
Roy Bishop	Wednesday, 11 July 1973	There are no apparent encroachments upon this land or by this property on adjoining lands or street.
MMB Surveyors	Friday, 29 July 2022	This survey is regarding the Secondary Residence only There are no apparent encroachments upon this land or by this property on adjoining lands or street.

ACT PROPERTY INSPECTIONS

Conveyancing File

CONVEYANCING BUILDING FILE INDEX

SUBURB: MACGREGOR **SECTION:** 66 **BLOCK:** 14 **UNIT:** N/A **EX GOV:** NO

COU ISSUED Y/N	PLAN NUMBER	FOLIO NO.	DESCRIPTION OF WORK	AMEND	DETAILS	PERMIT NUMBER	COU PLAN NO. & DATE
Y	31905	3	BRICK VENEER RESIDENCE				
		7				31905	
		24					31905 12/12/1973
Y	31905/A	27	ADDITIONS & ALTERATIONS TO RESIDENCE				
		30				31905/A	
		44					31905/A 25/10/1984
Y	31905/B	45	CARPORT & SHED				
		48				31905/B	
		53					31905/B 16/11/1989
N	31905/C	56	ABOVE GROUND SWIMMING POOL				
Y	B20216064/A	-	NEW SECONDARY RESIDENCE			B20216064/A	
		-					B20216064/A 04/08/2022
Y	B20225142/A	-	INSTALLATION OF SOLID FUEL BURNING APPLIANCE			B20225142/A	
		-					B20225142/A 19/06/2023
Y	B2025133/A	-	NEW SWIMMING POOL & POOL FENCE			B2025133/A	
		-					B2025133/A 26/11/2025

For any incomplete approvals please email acbuildingconveyance@act.gov.au for further information on how to complete.

Drainage Plan Number: 22685

Survey: Y (2)

Comments: APPLICATION ONLY FOR PLAN 31905/C

ACT Government | Access Canberra

ACCESS CANBERRA TO COMPLETE

CONVEYANCING PART 2

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

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

If available, copies of the following documents are provided:

	Yes	No
• Certificate/s of Occupancy and Use	☒	☐
• Survey Certificates	☒	☐
• Unit Plan/Unit Entitlements (if property is unit titled)	☐	☒
• Approved Building Plans	☒	☐
• Ex- government Building Plans*	☐	☒

If requested:

	Yes	No
• Drainage Plan(s)	☒	☐

ASBESTOS

The ACT Government is not able to guarantee the accuracy of the information in this report.
You should make your own enquiries and obtain reports (from a licensed Asbestos Assessor) in relation to the presence of loose fill asbestos insulation (and other forms of asbestos) on the premises. For more information go to the Asbestos Awareness Website – www.asbestos.act.gov.au

Please note: 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 B20XXXX/A on the Certificate of Occupancy and Use. Any amendments to the original approval will be issued with the project number and an alphanumeric digit. The first amendment will be identified as B20XXXX/B, the second amendment B20XXXX/C etc. Not all eDevelopment plans will be stamped with the plan number.

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

Search officer comments (if any?)

Search officer initials: Ashleigh | Cost of application: $ 144.79 | Date completed: 24/02/2026

Residential Builders' Warranty Insurance
Certificate of Insurance

Policy Number 18R034962BWI-52

QBE Insurance (Australia) Ltd
Level 5, 2 Park Street
SYDNEY ACT 2000
Phone: PHONE:8275 9999
Fax: 02 8275 9330
ABN: 78 003 191 035
AFS License No: 239545

JUSTIN IRELAND
22
MEYERS PLACE MACGREGOR 2615

Name of Intermediary
FINSURA INSUR BROKERS PTY LTD
PO BOX 686
CASTLE HILL NSW 1765

Account Number
182085264
Date Issued
18/11/2021

Policy Schedule Details

Certificate in Respect of Insurance

Residential Building Work by Contractors

A contract of insurance complying with the Building Act 2004 and Regulations have been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of Residential Building Work as described in the Schedule herein.

In Respect of	NEW SINGLE DWELLING CONSTRUCTION CONTRACT
At	22 MEYERS PLACE MACGREGOR ACT 2615
Carried Out By	BUILDER IAN CUBITTS CLASSIC HOME IMPRO ABN: 29 068 798 158
Declared Contract Price	$241,017.00
Contract Date	11/11/2021
Builders Registration No.	R 2015586
Building Owner / Beneficiary	JUSTIN IRELAND DJANAYA IRELAND

Subject to the Building Act 2004 and Regulations and the conditions of the insurance contract, cover will be provided to the Building Owner/ Beneficiary named in the domestic building contract and to the successors in title to the Building Owner/Beneficiary or the immediate successor in title to the contractor or developer who did the work and subsequent sucessors in title.

For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:
This certificate must be read in conjunction with the Policy Wording and kept in a safe place.
These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

QM1824-1207

31905 PA 4/7

9

ROY BISHOP

Telephone: 884226

Registered Land & Engineering
Surveyor

5 Tauchert Place,
CHAPMAN, A.C.T. 2611

11th. July, 1973.

The Manager,
A.V. Jennings Industries (Aust) Limited,
15 Geelong Street,
FYSHWICK. A.C.T.

Sir,

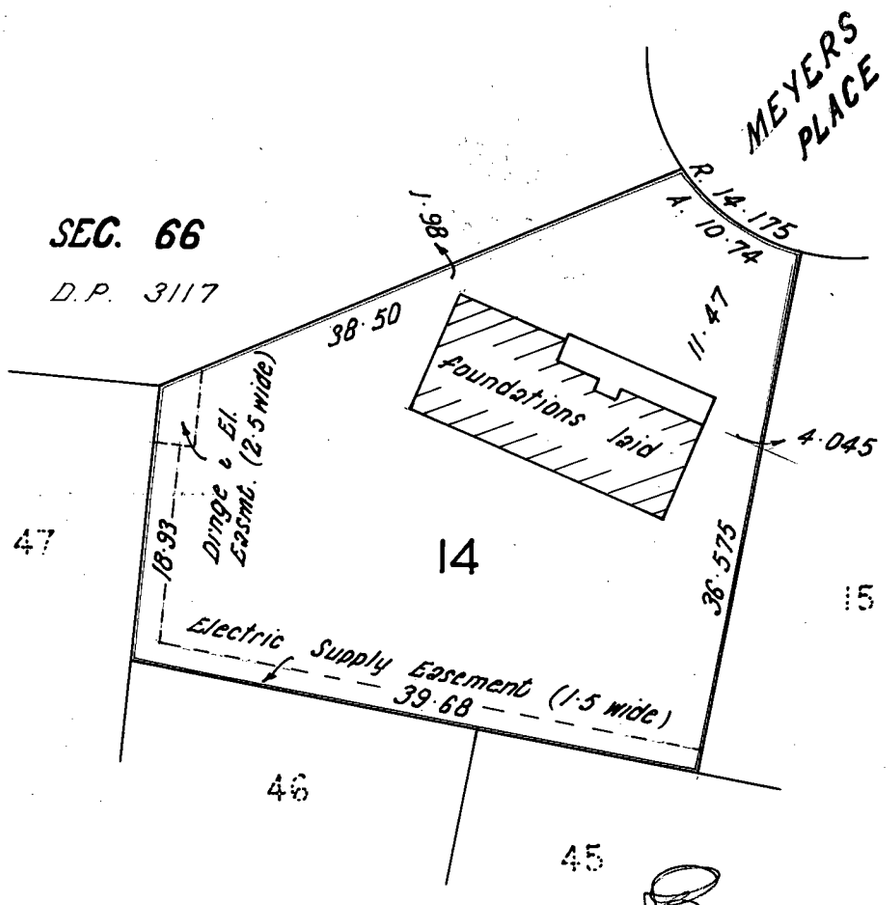
Land in the Division of MACGREGOR, Canberra City District in the Australian Capital Territory , being BLOCK 14 of SECTION 66 as shown on Deposited Plan 3117 and being the land shown edged red on the sketch hereunder.

I certify that I have surveyed the boundaries of the above described land. Upon this land, in the course of erection stands a proposed residence to be known as No.22 Meyers Place, MACGREGOR.

The foundations are wholly within the boundaries and in relation to them as shown on the sketch below.

The land is unfenced.

There are in my opinion, no encroachments by this property or on this land.



scale: 1: 500 metres

Surveyor Registered under the A.C.T. Surveyor's Ordinance 1967–70

MMB SURVEYORS

PO Box 54 Jamison Centre, ACT 2614 02 6251 4976

mmbsurveyors.com.au survey@mmbsurveyors.com.au

Mail McDonald Barnsley Pty Ltd ABN 43 008 502 949

Director

S. BARNSLEY

Registered Surveyors:

Peter W. MAYBERRY B Surv (Hons) UNSW FSSSI MIS (NSW)

Hannah J. PEARCE BE Surveying (Hons) UNSW MIS (NSW)

Our Ref: 21094 Ident

Survey Report

29 July 2022

Ms Iana Slivka
Cubitt's Granny Flats and Home Extensions
152-154 Russell Street
Emu Plains NSW 2750

Dear Madam,

Re: 22 Myers Place, Macgregor, ACT

Land in the Division of Macgregor, District of Belconnen, being Block 14 Section 66 as shown on Deposited Plan Number 3117 in the Australian Capital Territory containing an area of 1294 square metres and being the land shown edged red on the sketch.

....

As instructed by you, we have surveyed part of the southern & western boundaries of the land described above and find that:

A single storey composite clad proposed secondary residence stands wholly within the boundaries of the land.

The dimensions of the land and the location of the above improvement which is shown hatched are shown on the sketch.

Distances from the corners of the exterior cladding to adjacent boundaries are indicated in red in metres.

This survey relates only to the proposed secondary residence.

Yours faithfully,

Surveyor registered under the ACT Surveyors Act, 2007
for Mail McDonald Barnsley Pty Ltd

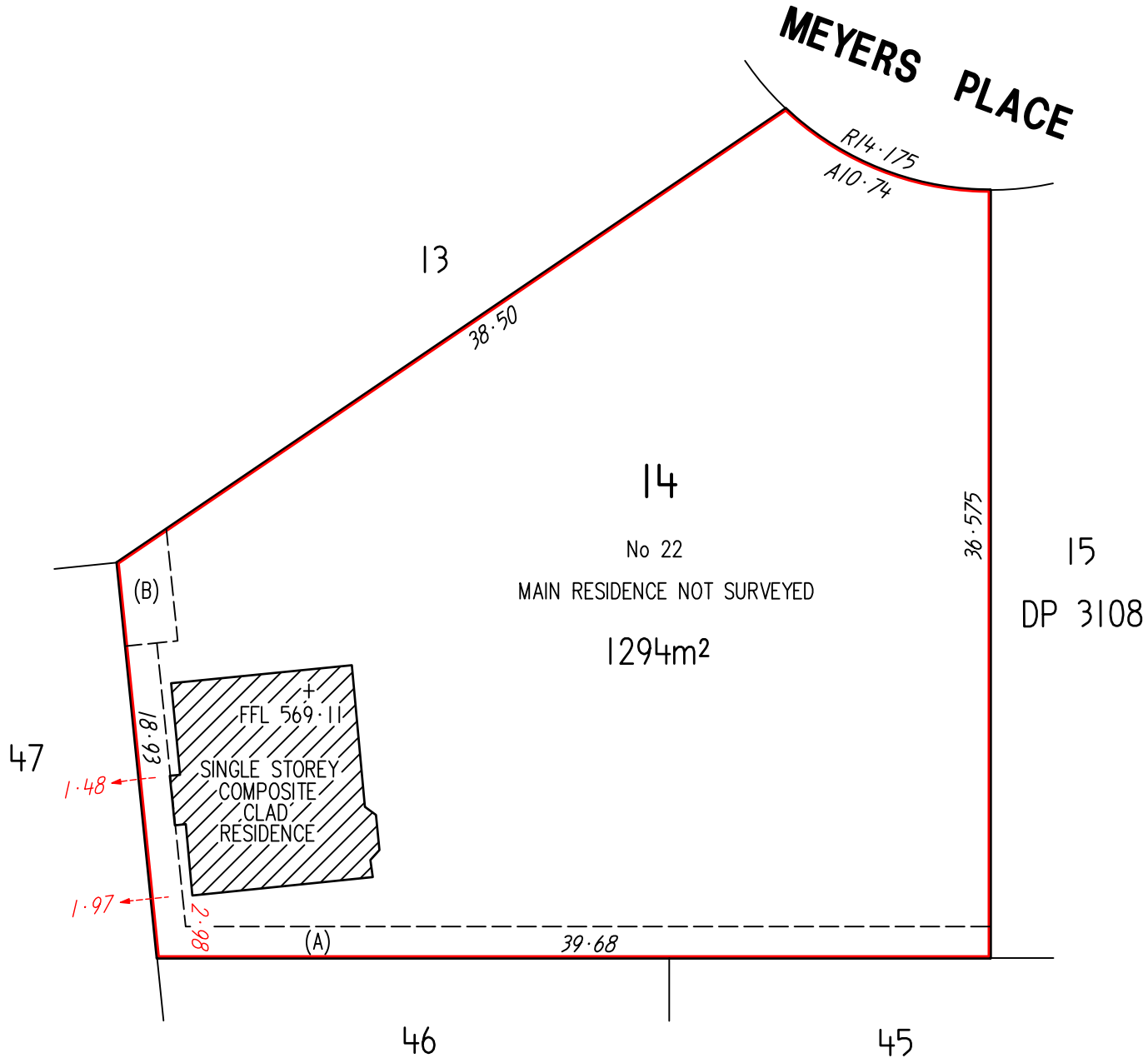
Note: This report is provided to assess compliance with the Building (General) Regulation 2008, Part 3, Division 3.3, Section 34 (1)(c)(i) and is not to be used for any other purpose.

CC: Surveyor-General of the ACT.

SKETCH

SCALE 1:300

SECTION 66
DIVISION OF MACGREGOR
DP 3117



(A) ELECTRIC SUPPLY EASEMENT 1·5 WIDE
(B) DRAINAGE AND ELECTRIC SUPPLY EASEMENT 2·5 WIDE
LEVELS BASED ON KBM 2197 RL 563·106 AHD

Hannah Jayne Peare
Registered Surveyor
29 July 2022

Department of the Capital Territory,
Building Section

CERTIFICATE OF FITNESS
(Class I and X Occupancy Only)

AUSTRALIAN CAPITAL TERRITORY
Building Ordinance 1972
(PART V)

24

№ 18354

ADVICE TO	Name of permit holder	Address
	Name of Lessee Finghie Corporation of Australia Ltd.	Address

It is hereby certified that the building consisting of
Brick Veneer Residence

situated on Block 14 Section 66 in the Canberra Division of Macgregor /or

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

Type of construction •	Class of occupancy •	Number of storeys

Permit No. 17540

Approved Plan No. 31905

• as defined in the Building Manual A.C.T.

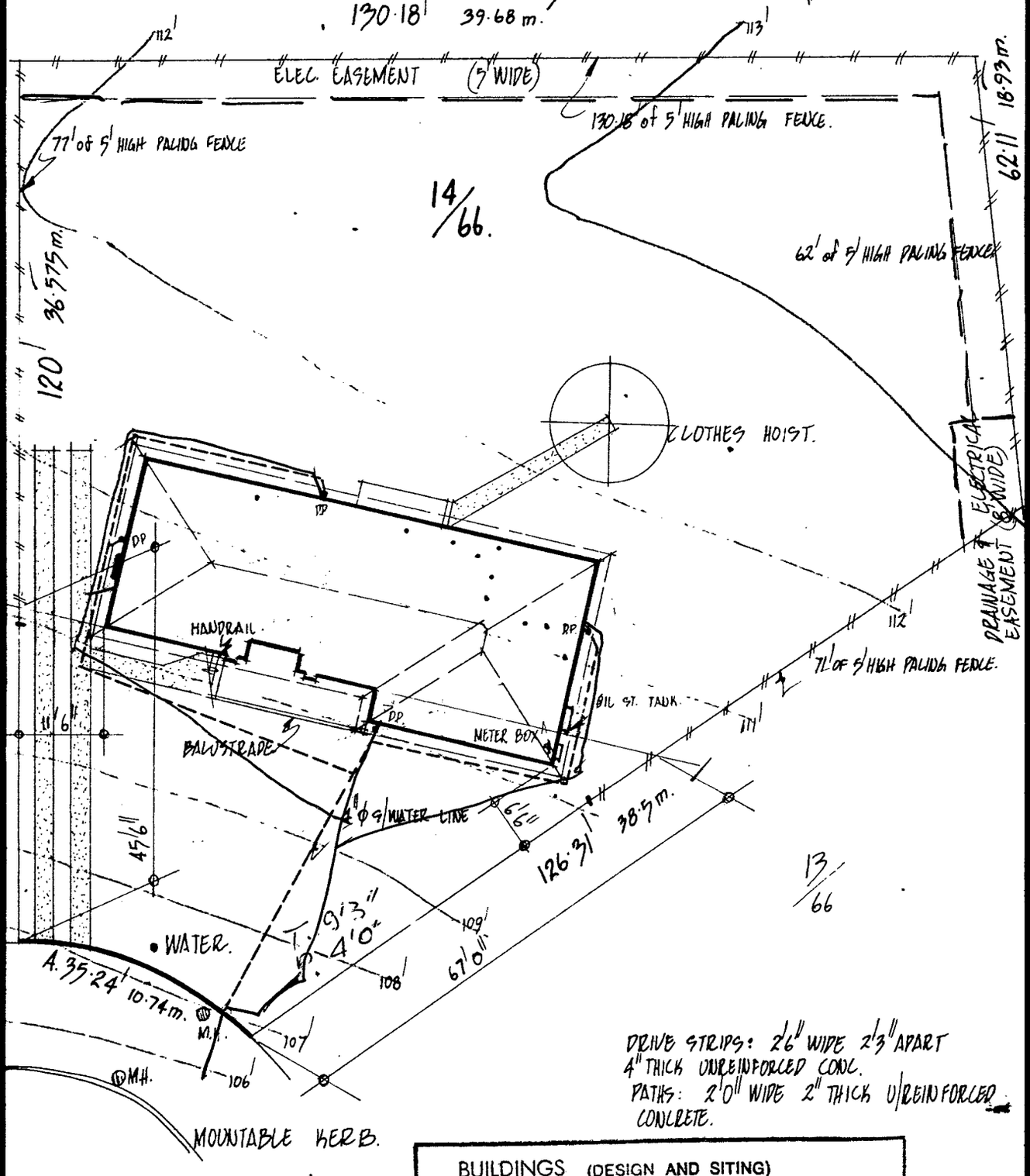
12/12/73

Deputy Building Controller

OFFICE COPY

BL1/8(8/72)

PLANS/FILE No. 31905
Received Building Section
- 7 MAY 1973 S1/2
Dept. of the Capital Territory



DRIVE STRIPS: 2'6" WIDE 2'3" APART 4" THICK UNREINFORCED CONC.
PATHS: 2'0" WIDE 2" THICK U/REINFORCED CONCRETE.

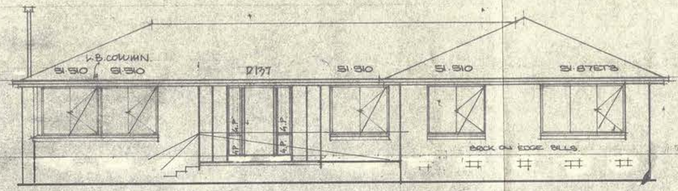
BUILDINGS (DESIGN AND SITING)
ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED 16 MAY 1973
DELEGATE
NATIONAL CAPITAL DEVELOPMENT COMMISSION

MEYER PLACE.

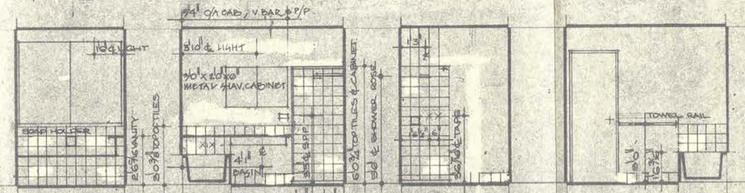
SITE PLAN of CHATSWOOD
For FINANCE CORPORATION OF AUST. LTD.
Block 14 Section 66 Division MACGREGOR.

DATE : 7/3/73
REVISED :
SCALE : 1" = 20' 0"
DRAWN : T.R.J.B.

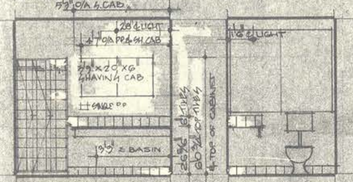
A V JENNINGS INDUSTRIES (AUSTRALIA) LIMITED R.B
15 GEELONG STREET, FYSHWICK, A.C.T.



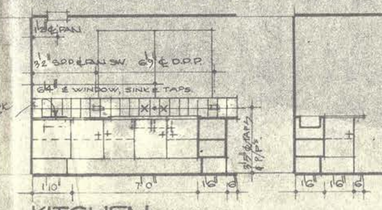
ELEVATION A.



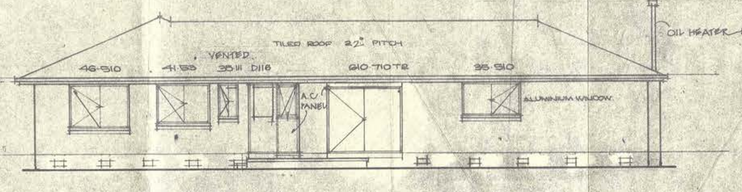
BATHROOM 1



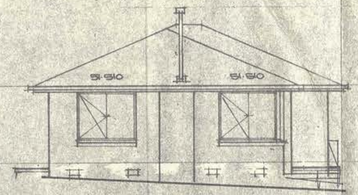
BATHROOM 2



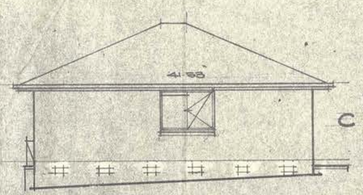
KITCHEN



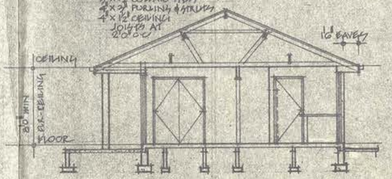
ELEVATION C.



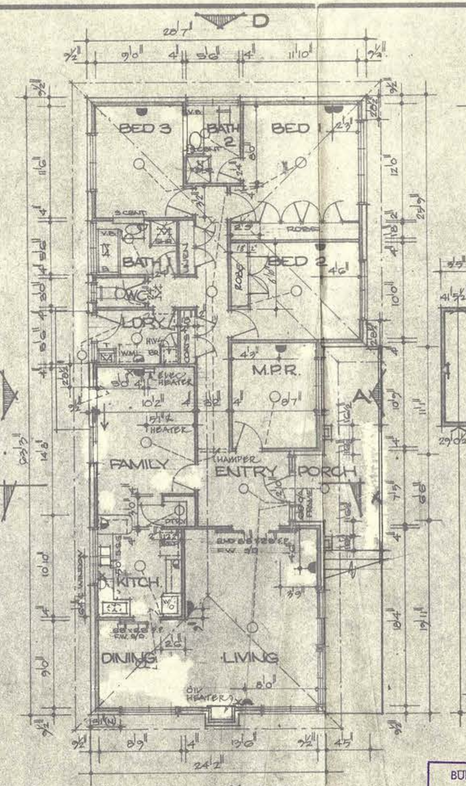
ELEVATION B



ELEVATION D

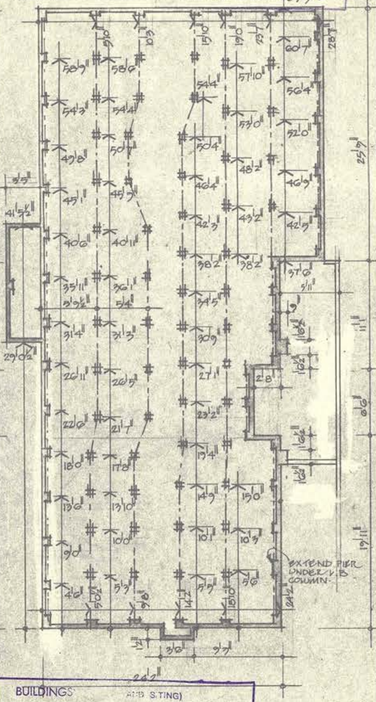


SECTION XX



FLOOR & ELECTRICAL PLAN

FLOOR FINISHES:-
BATHROOM 1 & 2 MOSAIC TILES ON TERYLITE
LAUNDRY & W.C. VINYL TILES ON
KITCHEN & FAMILY (LM) HARDBOARD.



SUB-FLOOR PLAN

LANDTILE No. 31905
Received Building Section
- 7 MAY 1973 S1/2
Dept. of the Capital Territory

BUILDINGS AND STING)
ORDINANCE 1 ... AM... DED
APPROVAL GRANTED 16 MAY 1973
DELEGATE ... CAPITAL
DEV ENT C... MISSION

GENERAL NOTES

- GROUND LEVEL AND No. OF STEPS ARE APPROXIMATE ONLY.
- WINDOW SILLS TO BE BRICK ON EDGE.
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.
- ALL DOORS TO BE 2'0" UNLESS DENOTED OTHERWISE.
- TOP OF METER BOX TO BE 6'0" ABOVE GROUND OR PORCH.
- LIGHT SWITCHES TO BE LOCATED ON ARCHITRAVES 3'-6" ABOVE FLOOR
- ALL-IN SITE CUPBOARD AND HARDWARE DOORS TO BE 6'0" UNLESS DENOTED

SUB-FLOOR NOTES

- FOOTINGS TO BE 18" x 12" (or 2 STOREY SECTION) RE-INFORCED WITH LAYER OF NO. 7 TRENCH MESH
- 4" AV. THICKNESS PORCH SLABS REINFORCED WITH 6SQ MESH HAVING 1 OVERLAPS ON BRICK WALLING INCLUDE CONTINUOUS CORBELLING AND PIERS ON 12" x 8" REINFORCED CONCRETE FOOTING.
- INCLUDE BRICK EXPANSION JOINT UNDER EACH EXTERNAL DOOR.
- SUB-FLOOR ACCESS DOOR WILL BE LOCATED TO SUIT SITE CONDITIONS ON A BLIND ELEVATION
- 9" x 4" RE... SUB-FLOOR VENTS R1.5/6 MAX. CRS.

ELECTRICAL LEGEND

SINGLE POWER POINT AT 3'6" — DOUBLE
SINGLE POWER POINT AT 1'6" — DOUBLE
DOUBLE POWER POINT AT 4'6"
CEILING LIGHT OUTLET — WALL LIGHT
FAN SWITCH AND POWER POINT
ISOLATING SWITCH AND POWER POINT
EXHAUST FAN OVER

SYMBOLS AND ABBREVIATIONS

S/B FLOOR VENT — CEILING VENT
M/B — FUEL METER BOX
MANHOLE
F.O.W. S/O — FACE OF WALL SLIDING DOOR
C.A.V. S/D — CAVITY SLIDING DOOR

SERIES 73 A STATE No .018 ISSUE c
WORKING DRAWING
JOB: 1622 : 10 : 71
SCALE: 1/8" & 1/4" = 1'0"
DRAWN CHECKED

CHATSWOOD.

BRICK VENEER
RIGHT HAND

CLIENT:
FINANCE CORPORATION OF AUST LTD.
BLOCK 14 SECTION 66 MACGREGOR.

COOKERS: ELECTRIC: CREDA DYNASTY WALL OVEN & CREDA SLATE COOKING TOP.
H.W.S.: ELECTRIC: 270 GALL. BEAUTYMAID.
2 ELEMENTS, PART IN TO CERAMIC MODULE
HEATER OIL: VULCAN BOLWOOD
FAMILY ROOMS, BEDS. BREAKFAST 3·5 KW
M.B.E. 12 WITH OUT THERMOSTAT

AV Jennings Industries (Australia) Limited

A.C.T. - 15 GEELONG ST., FYSHWICK, 2609 PH. 95 0374
N.S.W. - 43 KING RD., HORNSBY, 2077 PH. 47 0251
QLD. - 339 CORONATION DVE., TOOWONG, 4066 PH. 71 1022
S.A. - 1278-1282 SOUTH RD., CLOVELLY PARK, 5042 PH. 77 1111
TAS. - 1 LAMPTON AVE., DERWENT PARK, 7009 PH. 72 6991
W.A. - 20 NICHOLSON RD., SUBIACO, 6008 PH. 81 4111
VIC. - 690 SPRINGVALE RD., MULGRAVE, 3170. PH. 560 8411

Department of Territories and Local Government
BUILDING SECTION

BL 1/8(8/83)

CERTIFICATE OF OCCUPANCY OR USE

Pursuant to Part V of the Building Ordinance 1972, the building consisting of;

ADDITIONS + ALTERATIONS TO RESIDENCE

situated at

Block	Section	Division
14	66	MACGREGOR
or situated at		

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

Approved plan Nos.		
31905/A		
Type of construction *	Class of occupancy *	(*as defined in the Building Manual A.C.T.)
5	1	
Permit No.	Name of permit holder	
64149	CAPE COD INDUSTRIES	

Endorsements

The issue of this Certificate does not affect the liability of a person to comply with the provisions of a law of the Territory (including the Building Ordinance) relating to the building work nor does it authorise the use of the land contrary to a provision, covenant or condition of lease .

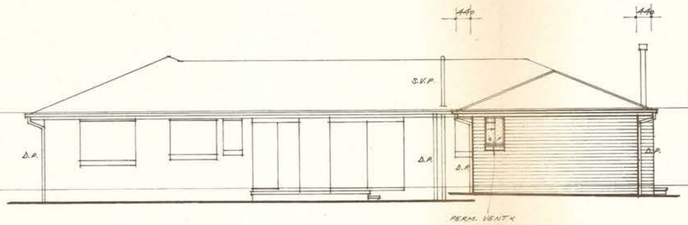
39559

Deputy Building Controller

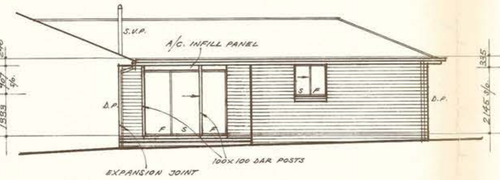
25.10.84
date

SEE OVERLEAF

SIDE ELEVATION



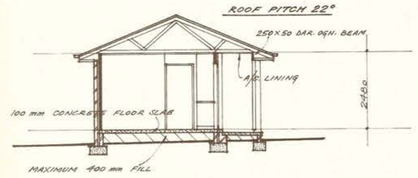
REAR ELEVATION



SIDE ELEVATION

LINTEL SIZES AS PER TRUSS MANUFACTURERS CHART

ROOF PITCH 22°



SECTION A-A

CONSTRUCTION MUST COMPLY WITH A.S. 1684.—1979 TIMBER FRAMING CODE' AND RELEVANT SUPPLEMENTS

'TYPE A' ROOF TRUSSES AT 900 c/c. INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
90x45 RADIATA TOP & BOTTOM PLATES.
90x35 RADIATA STUDS AT 450 c/c. LOCATED UNDER ALL ROOF BATTENS.
PROVIDE DOUBLE 90x35 STUDS AT OPENINGS.

100 mm CONCRETE FLOOR SLAB WITH APPROVED DAMP PROOF COURSE.
TO 110 BRICKWORK : 310 x 250 STRIP FOOTINGS
TO 250 BRICKWORK : 450 x 250 STRIP FOOTINGS
ALL FOOTINGS : 15 MPa

FOOTINGS TO BE TAKEN DOWN TO SOLID GROUND

PLANS/FILE No. 31905/A
Received Building Section
18 APR 1984
Dept. Territories & Local Government

9/2

APPROVED FOR WATER SUPPLY AND SEWERAGE
9 / 5 / 84
CHIEF ELECTRICAL ENGINEER
STRUCTURAL ENGINEER

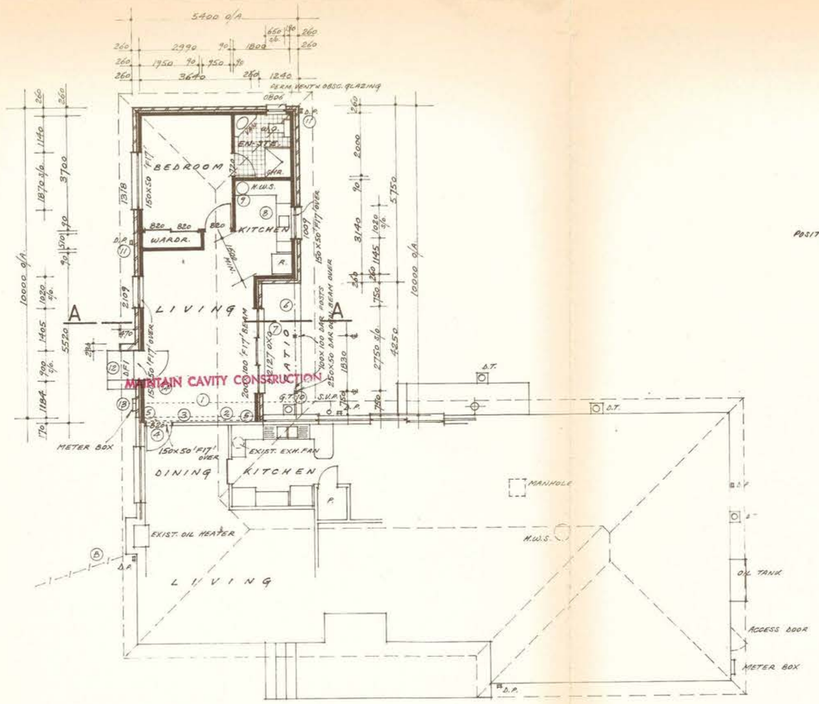
APPROVED SEWER AND WATER SERVICE CONNECTIONS EXAMINED AND PLANS APPROVED FOR APPROVAL BY

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

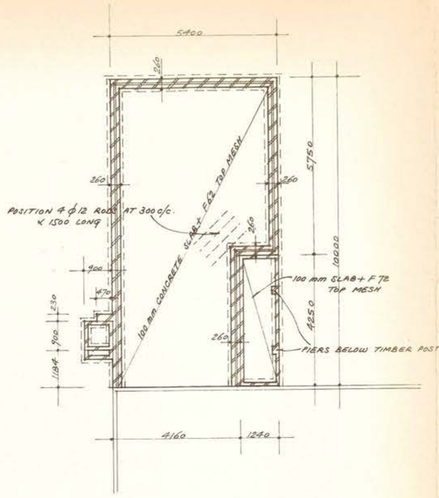
BUILDING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS THE BUILDING MANUAL ACT, THE NOTATIONS MADE ON THE PLANS AND ANY MATTERS SPECIFIED ON THE BUILDING PERMIT. THE APPROVAL OF PLANS OR THE GRANT OF A BUILDING PERMIT DOES NOT AFFECT THE OPERATION OF ANY OTHER LAW IN THE TERRITORY,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

PLAN NOTES:

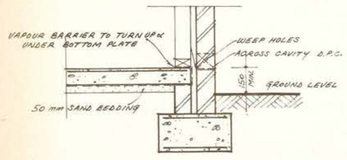
1) DEMOLISH EXISTING EAVE, FASCIA & GUTTER TO EXTENT OF NEW WORK.
2) DEMOLISH BRICK SKIN TO EXTENT OF NEW WORK TO D.P.C. LEVEL.
3) PROVIDE 10 mm GYPROCK SHEETING TO STUD WALL. INSULATE WALL WITH R1.5 BATTS.
4) CREATE OPENING & INSTALL 2040x820 DOOR.
5) MAINTAIN CONTINUOUS CAVITY.
6) PROVIDE CONCRETE PATIO SLAB.
7) PROVIDE A/C. CEILING OVER PATIO.
8) INSTALL KITCHEN CUPBOARDS & SINK. REFER A/S. SCHEDULE. (NOT SELECTED).
9) INSTALL 6B L. H.W. UNIT AS INDICATED.
10) RAISE EXISTING G.T. TO ABOVE NEW PATIO LEVEL.
11) INSTALL 100x50 GALV. DOWNPIPES. REFER A/S. SCHEDULE STORMWATER.
12) INSTALL 900x900 PRECAST CONCRETE LANDING & STEP TREAD.
13) INSTALL SEPARATE METER BOX. REFER A/S. SCHEDULE.
14) RELOCATE A.C.T.E.A. POINT OF ENTRY & UPGRADE TO 3 PHASE POWER.



GROUND FLOOR PLAN



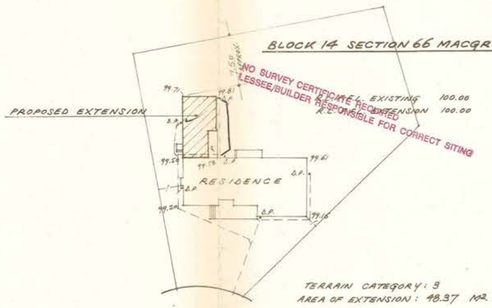
FOUNDATION PLAN



FOOTING DETAIL

BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
17 MAY 1984
DELEGATE NATIONAL CAPITAL DEVELOPMENT COMMISSION

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS "C" LICENCE.
CLASS OF OCCUPANCY: RESIDENCE 1
OUTBUILDINGS X
17 MAY 1984
DEPUTY BUILDING CONTROLLER



TERRAIN CATEGORY : 3
AREA OF EXTENSION : 18.37 M2.

SITE PLAN SCALE : 1/500

WORKS BY OWNER

A) GRUB OUT & REMOVE ALL SHRUBS & BUSHES WITHIN 2 M OF NEW WORKS.
B) REMOVE EXISTING TIMBER FENCE & GATE AND REINSTATE AS REQUIRED.

SPECIFICATION SUMMARY

STRUCTURAL TIMBER

F4 SOFTWOOD

OREGON STRESS GRADE F7.
RADIATA PINE STRESS GRADE F5.
HARDWOOD " " F11.
GEARO - BIZIBEAM " " F17.

FINISHES

BRICKWORK SEE A/C. SCHEDULE.	TO MATCH EXISTING AS CLOSELY AS POSSIBLE TO OWNER'S SELECTION.
FLOORING	REINFORCED CONCRETE FLOOR SLAB TO DETAIL.
CLADDING	A/C. INFILL PANEL OVER DOOR UNITS.
WINDOWS NATURAL ANODISED.	'QUIK-LITE' SLIDING ALUMINIUM WINDOW UNITS, OR SIMILAR.
FLYSCREENS	TO ALL OPENING SASHES.
ROOF COVERING 100's.	CONCRETE TILES TO MATCH EXISTING AS CLOSELY AS POSSIBLE. EXIST. TILES RE-USED WHERE POSSIBLE
BARGE	N/L.
FASCIA	188 x 25 FIN. SIZE SQ. OREGON.
SOFFIT LINING	4.5 mm A/C. SHEETING.
INSULATION	R1.5 TO NEW CEILINGS.
INTERNAL LININGS	EXT WALL - FULL BACKED PLASTERBOARD. INT WALL - GYPSUM PLASTERBOARD. CEILINGS - GYPSUM PLASTERBOARD. WET AREA - 5 mm VILLABOARD. CORNICE - 50 mm GYPCOVE.
INTERNAL FIXINGS RADIATA PINE.	JAMBS 110 x 19 D.A.R. SKIRTING 70 x 19 SPLAY. ARCHITRAVE 42 x 19 SPLAY.
BUILT-IN WARDROBES	ONE 19 mm PYNEBOARD HAT SHELF + G/AL. HANGING RAIL. DOORS: PAINTED HIGH 2040
LINEN CUPBOARD	N/L. DOORS: HIGH
DOORS	HARDBOARD FOR PAINT FINISH.
STAIRCASE N/L.	TYPE NOM. WIDTH RISE GOING
PLUMBING	GUTTERS: 115 x 76 GALV. QUAD. DOWNPIPES: 100 x 50 GALV. D.P.S. 0.6 GALV. VALLEY GUTTER.
HOT WATER UNIT	6B L. H.W. TANK AS INDICATED.

ELECTRICAL UPGRADE TO 3 PHASE POWER & RELOCATION OF POINT OF ENTRY

ONE.... OFF - 2 WAY LIGHT SWITCH - X
SIX.... OFF - LIGHT POINTS - O
NIL.... OFF - SINGLE G.P.O. - ▲
NINE.... OFF - DOUBLE G.P.O. - ▲▲ REFER SCHEDULE FOR SEPARATE METER BOX.
RELOCATION WORK - N/L.

FINISHED GROUND LEVELS SHOWN NON PLANAR, SCALED TO SITE CONDITIONS.
DO NOT SCALE OFF DRAWINGS.
ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.
NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

SPECIAL NOTES

PACKING AND FLOOR JOIST LAYOUTS, WHERE APPEARING, ARE FOR CONSTRUCTION PURPOSES ONLY.

1) MAKE GOOD TO EXISTING REMAINING WORKS AFFECTED BY THE NEW WORKS IN ALL TRADES EXCEPT FOR PAINTING, WALL PAPERING, FLOOR COVERINGS & FLOOR FINISHES.

No.	ISSUE	DRWN.	APP.	DATE
7				
6				
5				
4				
3				
2	PREPARED FOR CONTRACT.	C.O.	I.B.	21/3
1	DRAWING PREPARED.	C.O.		7/3

THIS IS THE PLAN REFERRED TO IN THE CONTRACT

DATED

SIGNED OWNER
OWNER
SIGNED BUILDER
CONSULTANT

PROPOSED EXTENSION for Mr. G. B. & Mrs. S.B. BEATON

22 Meyers Place Macgregor A.C.T.

CAPE COD INDUSTRIES PTY. LTD.
UNIT 2
52-54 WOLLONGONG STREET
FYSHWICK A.C.T. 2609
TELEPHONE (062) 80 4566
BUILDERS LIC. No. 1081

SCALE: 1/100 AND AS SHOWN. DRG. No. 2051/84

A.C.T. Administration
Building Section

Certificate of Occupancy or Use

Pursuant to Part V of the Building Ordinance 1972, the building consisting of:

CARPORT AND SHED

situated at

Block	Section	Division
14	66	MACGREGOR
or situated at		

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

Approved plan Nos.		
31905 / B		
Type of construction*	Class of occupancy*	(*as defined in the Building Manual A.C.T.)
N/A	10	
Permit No.	Name of permit holder	
114499	W.R. ENGINEERING P/L.	

Endorsements

The issue of this Certificate does not affect the liability of a person to comply with the provisions of a law of the Territory (including the Building Ordinance) relating to the building work nor does it authorise the use of the land contrary to a provision, covenant or condition of lease.

72875

55 [illegible]
Deputy Building Controller

16/11/89
Date

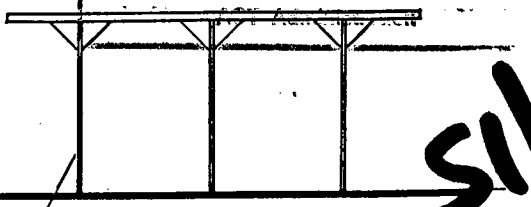
BL1/8 (5/89)

SEE OVERLEAF

PLANS/FILE No. 31905 B

Received Building Section
- 4 SEP 1989

LYSAGHTS TRIMDEK HITEN ROOFING
ZINCALUME

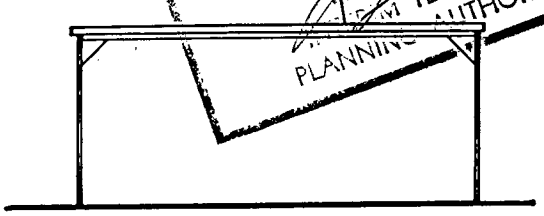


64x64x3·2
RHS COLUMNS

SIDE ELEVATION

SECTION

(DESIGN AND CONSTRUCTING)
CERTIFICATE NO. 1994 AS AMENDED
GRANTED
12 SEP 1989
FASCIA GUTTER COLORBOND
NORTHERN TERRITORY
PLANNING AUTHORITY



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

MODIFICATIONS IF APPLICABLE

FRONT ELEVATION

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY

J Paul Day
ENGINEER FOR WATER & SEWERAGE

29/8/89

/ /19

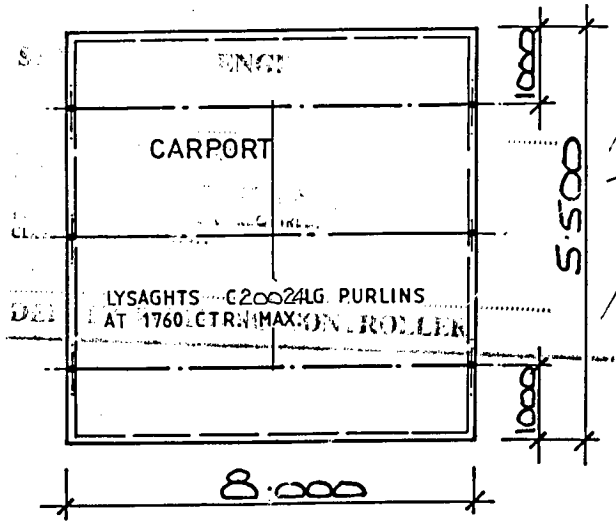
NO SURVEY CERTIFICATE REQUIRED
LESSEE/BUILDER RESPONSIBLE FOR CORRECT SITING

NO PART OF THE STRUCTURE/FOOTINGS TO ENCROACH THE BOUNDARY

NATURAL GROUND LEVELS AT SITE BOUNDARIES AND EASEMENTS SHALL NOT BE ALTERED

The proposed structure shown on this plan has been sited clear of the electricity services to the satisfaction, and may be erected on the site indicated.

28-8-89
DARWIN ELECTRICAL ENGINEER
A.G.T.E.A.



22 MEYER PL.

/ /19

/ /19

PLAN

SITE PLAN

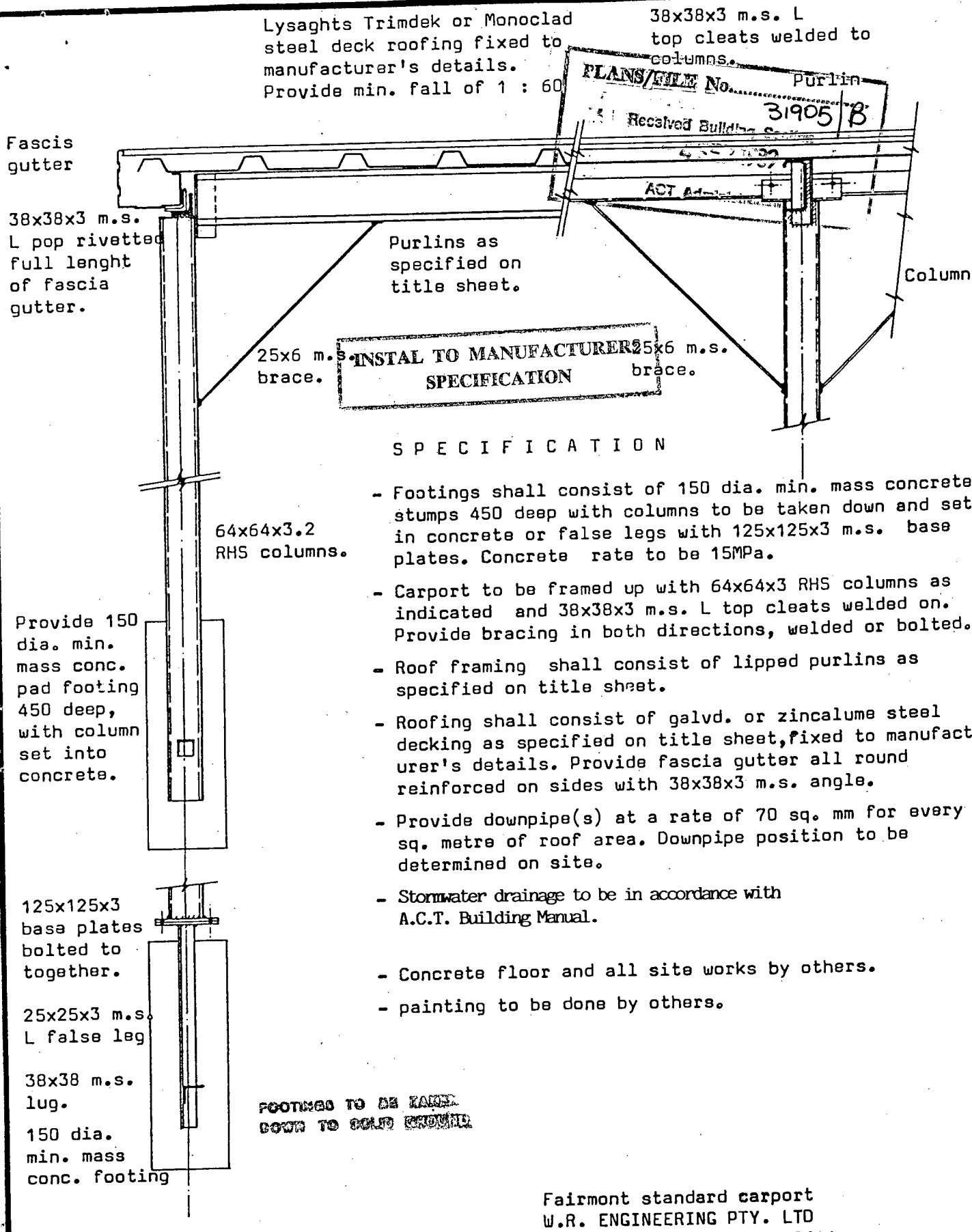
CARPORT FOR G. B. BEATON

AT 14/66 MACGREGOR

W.R. ENGINEERING PTY. LTD.
12 ISA STREET FYSHWICK 805988

SCALE: 1 : 100 1 : 500
DATE: AUGUST 84
DRAWN: D.C. SULLIVAN

22685



S P E C I F I C A T I O N

- Footings shall consist of 150 dia. min. mass concrete stumps 450 deep with columns to be taken down and set in concrete or false legs with 125x125x3 m.s. base plates. Concrete rate to be 15MPa.
- Carport to be framed up with 64x64x3 RHS columns as indicated and 38x38x3 m.s. L top cleats welded on. Provide bracing in both directions, welded or bolted.
- Roof framing shall consist of lipped purlins as specified on title sheet.
- Roofing shall consist of galvd. or zincalume steel decking as specified on title sheet, fixed to manufacturer's details. Provide fascia gutter all round reinforced on sides with 38x38x3 m.s. angle.
- Provide downpipe(s) at a rate of 70 sq. mm for every sq. metre of roof area. Downpipe position to be determined on site.
- Stormwater drainage to be in accordance with A.C.T. Building Manual.
- Concrete floor and all site works by others.
- painting to be done by others.

Fairmont standard carport
W.R. ENGINEERING PTY. LTD
12 ISA STREET FYSHWICK 2614
805988

Application for Approval of Plans

ACT Administration

ACT Building Control
North Building, Civic Offices
London Circuit, 49 1355

Cash Register Imprint

Name of Applicant (please print clearly) GEORGE BEATON Contact name	Address 22 MEYERS PLACE MACGREGOR Postcode 2615 Phone: Wk 858607 Hm 546434
Name of lessee / owner of parcel of land GB & S. BEATON	Address (show PO Box No. if any) AS ABOVE Postcode Phone: Wk Hm

Description of the building work involved in this application (Tenancy fitouts: include details of Tenancy No., Shop No., Floor level)

ERECTION OF ABOVE/GROUND SWIMMING POOL

Description of land on which the building work is to be carried out	Block	Section	Division (Suburb)
	14	66	MACGREGOR

To be specified in accordance with the appropriate classification in the Building Manual.

Type of Construction (N/A for Class I or X Buildings)

Class of occupancy (N/A for Class I or X Buildings)

Total Floor Area

Cost: (Please tick appropriate box)

Fixed by contract ☐ $

Estimated cost ☑ $ 600

The application is for: (Please tick appropriate box)
New Work ☐ Amendment to approved plan ☐ Amendment to plan not yet approved ☑ Details ☐

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

Classification of foundation material

Stable ☑

Unstable ☐

Wind loading - AS 1170:

Terrain category ☐

Maximum design wind speed ☐ M/S

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

I hereby request that approved plans be -

posted to the applicant's address ☐

held at the counter for collection ☑

Declaration

I declare that the particulars on this application for approval of plans are true and correct in every detail and that I am the person indicated by a tick in the relevant box below.

☑ 1. I am the / a person to whom the lease for the land is registered at the Land Titles Office, or

☐ 2. I am a director / secretary of the company to which the lease for the land is registered at the Land Titles Office, or

☐ 3. I am a person authorised to act on behalf of the person / company in 1 or 2 above. (Give original written evidence of authority from the person / company), or

☐ 4. I am an architect engaged by and acting on behalf of the person / company in 1 or 2 above, or

☐ 5. I am a solicitor engaged by and acting on behalf of the person/ company in 1 or 2 above.

15 / 11 / 89

Declaration / signature of Applicant

Important: Section 59A of the ACT Building (Amendment) Ordinance 1988 provides for severe penalties for false or misleading statements.

For Office Use Only

New Work ☐

Amendment to approved plan ☐

Amendment to plan not yet approved ☐

Details ☐

Notify applicant

new permit required ☐

endorse existing permit ☐

Permit fee required ☐

Plans numbered 3905/C	Class of licence required
Area	Valuation 600
Total fees payable 170	

Plans

Approved ☐

Not approved ☐

Deputy Building Controller

BL1/6(3/89)

SIDE FENCE

NEW WORK — EXISTING SHED

NEW BUILDING PERMIT REQUIRED

A.R.C. WELDMESH

STEEL PANEL

1.6M

LOCK ON YARD SIDE

1.6M

FIXED PANEL

200 MM GATE

835 MM

A.R.C. WELDMESH APPROVED POOL FENCING OPENS INTO CARPORT

HOUSE

SIDE ELEVATION

PLANS/FILE No. 3905/C

Received Building Section

15 FEB 1990

ACT Administration

BUILDING WORK EXISTING PRIOR TO APPROVAL UNDER BUILDING ACT 1972. NO INSPECTIONS CARRIED OUT DURING CONSTRUCTION UNDER S.36.

CARPORT

FENCE

SHED

GATE

APPROVED EXTENSION

1.6M FENCING ENCLOSES YARD

EXISTING GATES

ORIGINAL RESIDENCE

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

Back wash to sewer

EXISTING ~~PROPOSED~~ POOL

4.5M

12M APPROX

4.5M APPROX

FENCES AND GATES TO COMPLY WITH AS 1926

NOISE LEVEL OF PUMP & FILTER TO COMPLY WITH PART F5.7 BUILDING CODE OF AUSTRALIA

DRYCLAD A/G STEEL POOL 1 METRE DEEP 5500 LITRE CAPACITY

BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
22 FEB 1990
INTERIM TERRITORY PLANNING AUTHORITY

51/2

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

MODIFICATIONS IF APPLICABLE

NO SURVEY CERTIFICATE REQUIRED
LESSEE/BUILDER RESPONSIBLE FOR CORRECT SITING

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS "D" LICENCE.
CLASS OF OCCUPANCY: RESIDENCE 1
OUTBUILDINGS X

1 MAR 1990

APPROVAL VALID FOR 12 MONTHS ONLY

DEPUTY BUILDING CONTROLLER

VALUATION $7000

14/66

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

MACGREGOR

ACT BUILDING CONTROL
Lodged 15 FEB 1990
Sent ...../...../.....
to
☑ TPA ☐ Gen Works
☐ Elect ☐ Water
☐ Struct ☐ Redevel
☐ Other

DUE 23 FEB 1990

GATE

HOUSE

LOCK 200MM BELOW FENCE GATE

FIXED WOODEN PANEL

WOODEN GATE TO OPEN INTO FRONT YARD

FIXED WOODEN PANEL

SIDE FENCE

Certificate of Occupancy and Use

Certificate No.: **B20216064C1**

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
	14	66	MACGREGOR	BELCONNEN	Australian Capital Territory

Plans
B20216064/A

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
1a	New Standard	RESIDENCE	DA approved - Secondary residence	NA		B20216064N1	IAN CUBITT'S CLASSIC HOME IMPROVEMENTS PTY LIMITED

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: Sian OSullivan

Delegate of the ACT Construction Occupations Registrar.

Issued on: 04/08/2022

NOTES

-LIGHTING TO COMPLY WITH CLAUSE 3.12.5.5 OF THE B.C.A

-WATER HEATER IN A WATER SUPPLY SYSTEM TO COMPLY WITH CLAUSE 312.5.6 OF THE B.C.A

-CONTOURS AND BOUNDARY BASED ON ACTMAPi

-ALL ITMES ON INCLUSION LIST TAKE PREFERENCE TO WORKING DRAWINGS

-ALL SITE CUTS, FINISHED FLOOR AND GROUND LEVELS TO BE VERIFIED BY REGISTERED SURVEYOR

-ALL WORK TO BE DONE TO ENGINEERS SPECIFICATIONS

-SILT BARRIER TO LOW END OF SITE

-ALL WORK TO BE DONE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODES

-ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR BEFORE ORDERING MATERIALS/ COMMENCING CONSTRUCTION

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

ACCESSIBILITY NOTES
-MIN HEIGHT OF 2.5M PROVIDED FOR ROOF MOUNTED WHEELCHAIR.
-CONTINUOUS PATH OF TRAVEL PROVIDED TO FRONT DOOR AND TO THE KERB OF NOT LESS THAN 1000MM AND DOES NOT EXCEED 1:60.
-SURFACES FINISHED WITH SLIP RESISTANT FINISH
-CARPORT HAS BEEN DETAILED TO COMPLY WITH AS4299. ACCESS HAS BEEN LOCATED IN CLOSE PROXIMITY TO THE MAIN ACCESS CORRIDOR FOR EASE OF ACCESS.

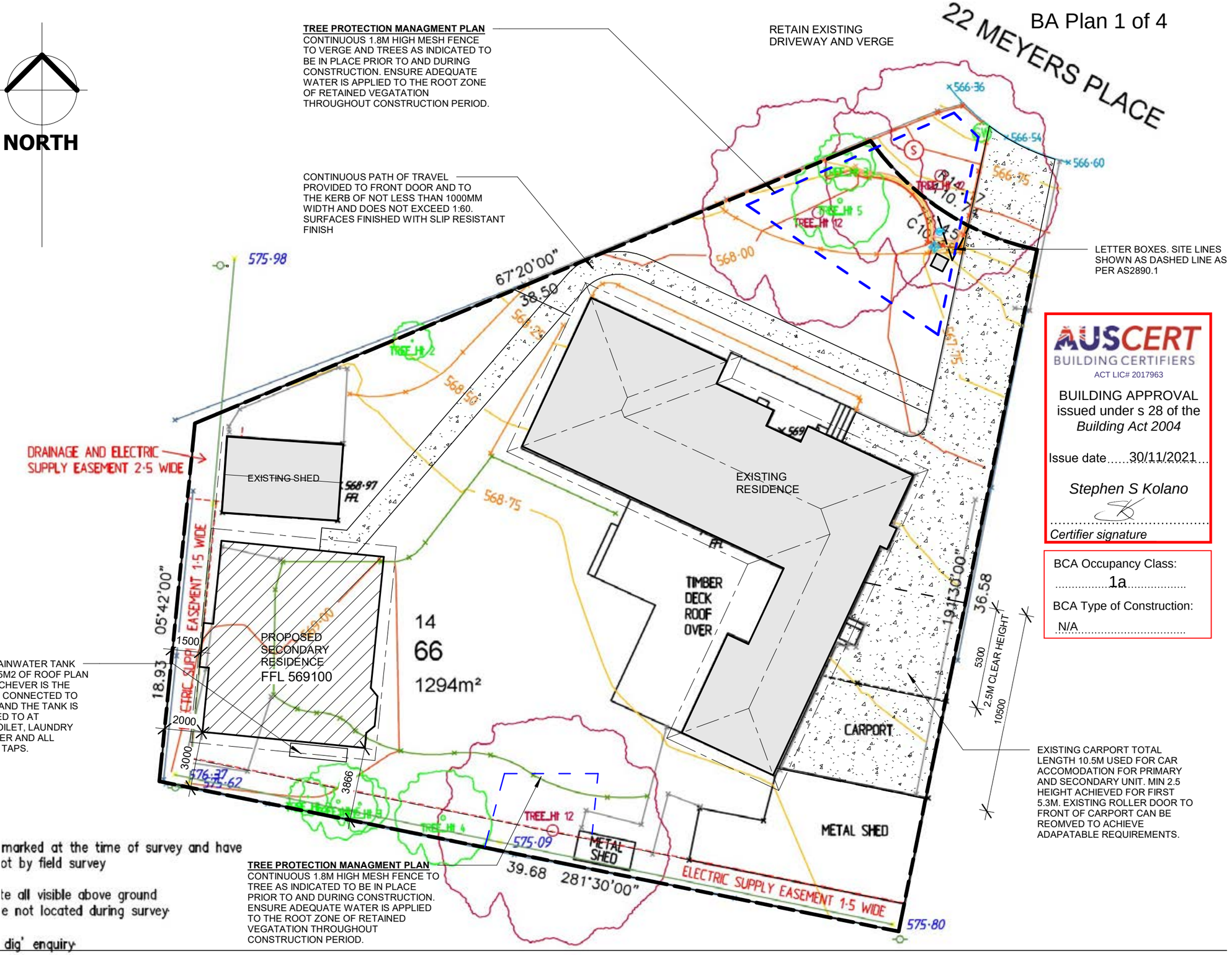
SITE ANALASYS

BLOCK AREA	:	1294 SQM
POS REQUIRED	:	726.4 SQM
POS ACHIEVED	:	1007.58 SQM
PLOT RATIO	:	22 %

AREAS

EXISTING LIVING	:	197.91 SQM
PROPOSED RES	:	88.51 SQM
TOTAL	:	**286.42 SQM**

NORTH



AUSCERT BUILDING CERTIFIERS
ACT LIC# 2017963

BUILDING APPROVAL
issued under s 28 of the *Building Act 2004*

Issue date 30/11/2021

Stephen S Kolano

Certifier signature

BCA Occupancy Class: 1a

BCA Type of Construction: N/A

SITE PLAN
EROSION AND SEDIMENT CONTROL PLAN
TREE MANAGMENT PLAN

marked at the time of survey and have
ot by field survey

te all visible above ground
e not located during survey

dig' enquiry

KSG DRAFTING & ENERGY RATING
PH. : 0438 047 704
k.galbory@yahoo.com

-All levels , dimensions, aspects, areas ect. areto be confirmed by owner / builder before commencing work.
-Dimensions take preference over scale and owner / builder to confirm dimensions prior to commencing work.
-Any discrepency found in the areas, dimensions ect. to reported to designer before procceding with construction.
-All construction work to be done in accordance with Building Code of Australia and relevent codes.
-All concrete slabs and footings are to be in accordance with engineers details.
-Ground lines are indicitive only and must be verified on site.

JUDY AND ROBERT IRELAND

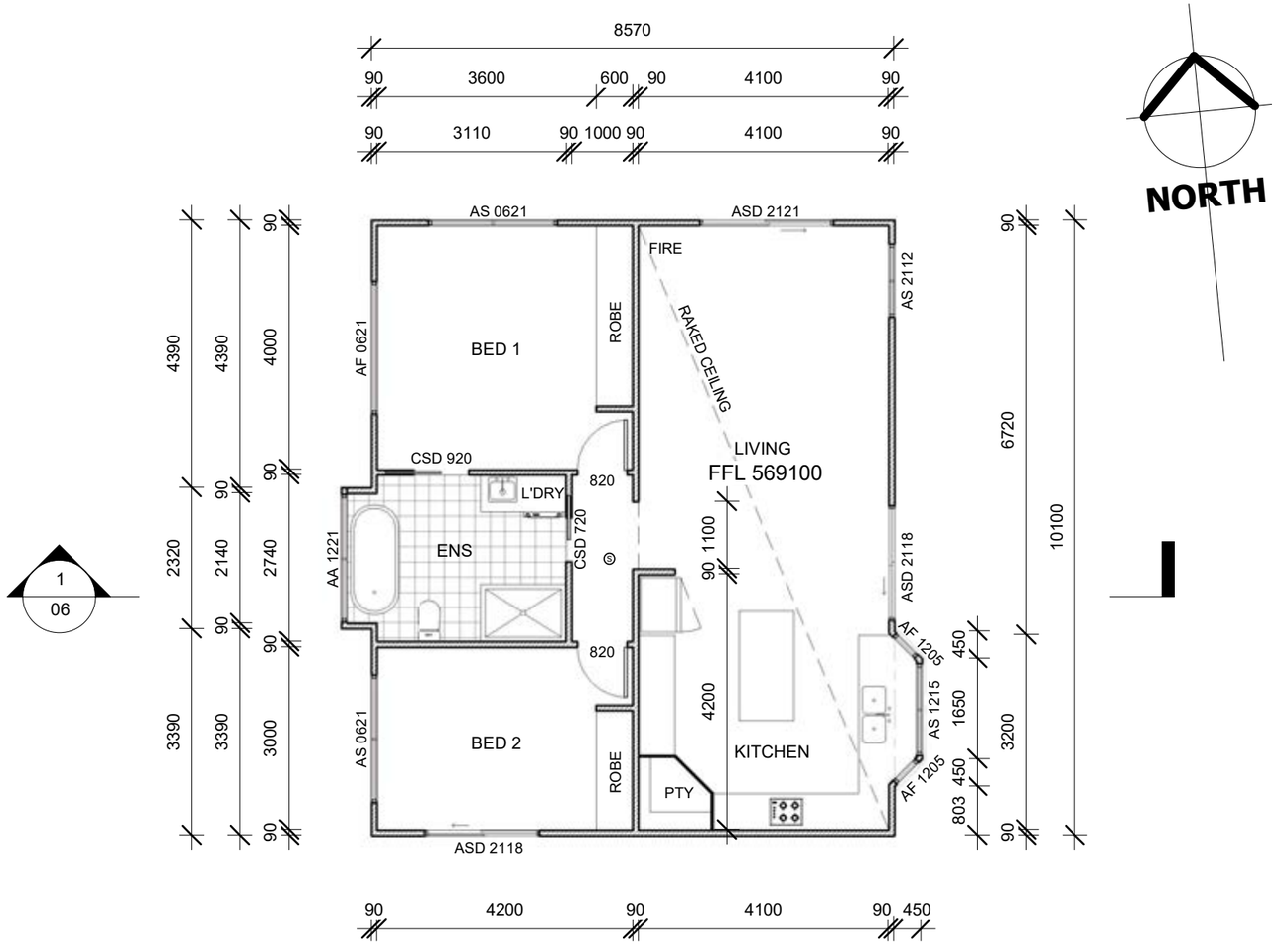
PROPOSED SECONDARY RESIDENCE

BLOCK 14 SECTION 66 MACGREGOR

Date	12.11.20
Drawing Number	02
Scale	1 : 200
Project Number	00229

AREA SCHEDULE

PROP. SEC RES	88.51 m²
EXIST. RES	197.91 m²
	286.42 m²



1
06

NORTH

AUSCERT BUILDING CERTIFIERS
ACT LIC# 2017963

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Stephen S Kolano

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& ENERGY RATING
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k.galbory@yahoo.com

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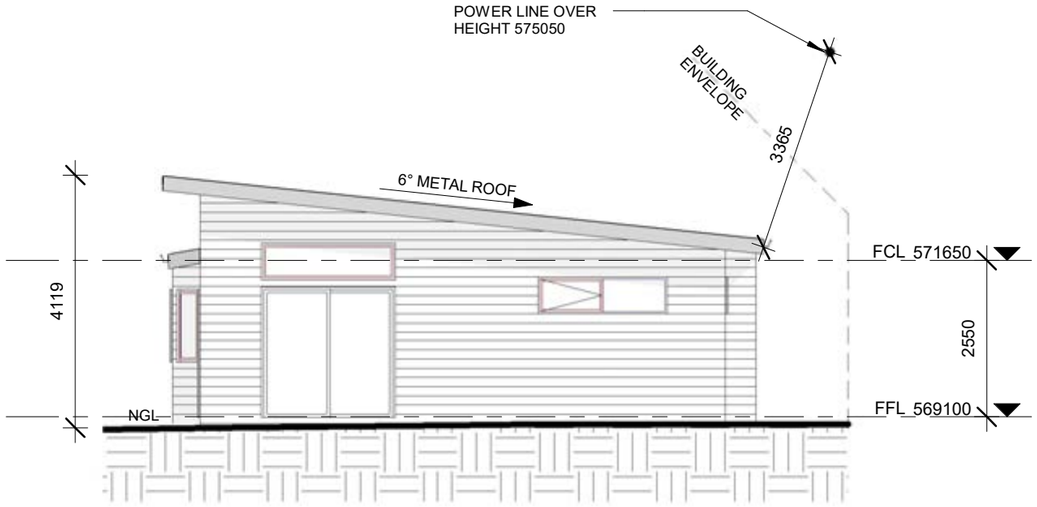
JUDY AND
ROBERT IRELAND

PROPOSED SECONDARY RESIDENCE

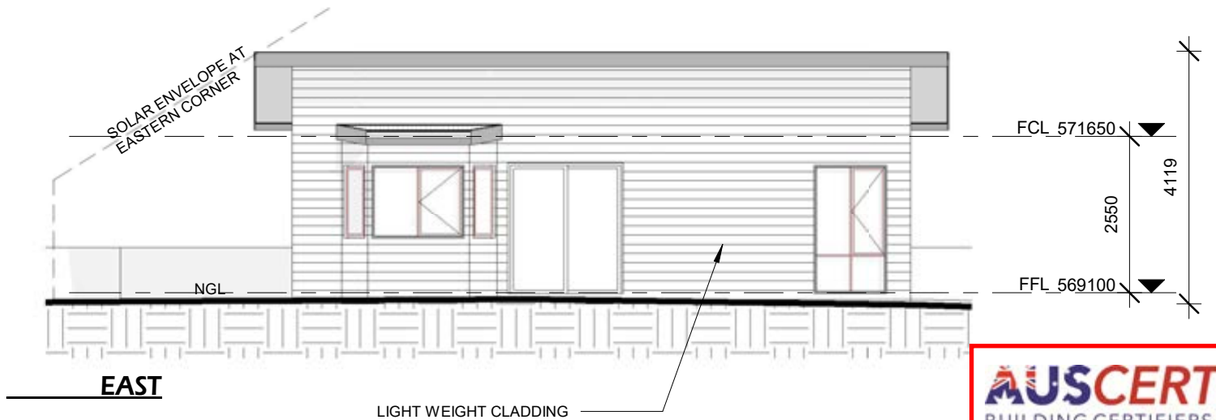
BLOCK 14 SECTION 66 MACGREGOR

Date	12.11.20
Drawing Number	03
Scale	1 : 100
Project Number	00229

25/05/2021 10:30:42 AM



NORTH



EAST

Any windows in the western façade less than 3m from the rear boundary must be:
(a) 1.7m above the finished floor level; or
(b) Fixed pane glass with obscure glazing; or
(c) Awning sash windows with obscure glazing and an opening of not more than 30cm to the horizontal; or alternatively
(d) Increase the setback of the secondary residence from the rear (western) boundary to

AUSCERT BUILDING CERTIFIERS
ACT LIC# 2017963

BUILDING APPROVAL
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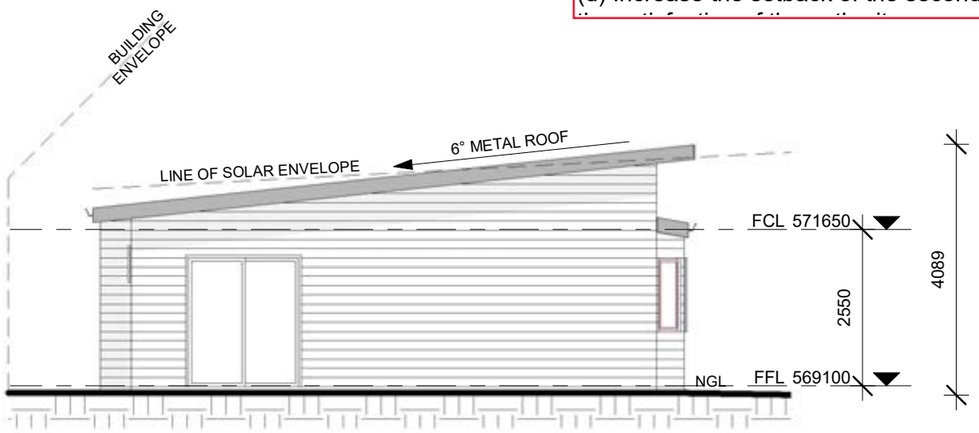
Building Act 2004

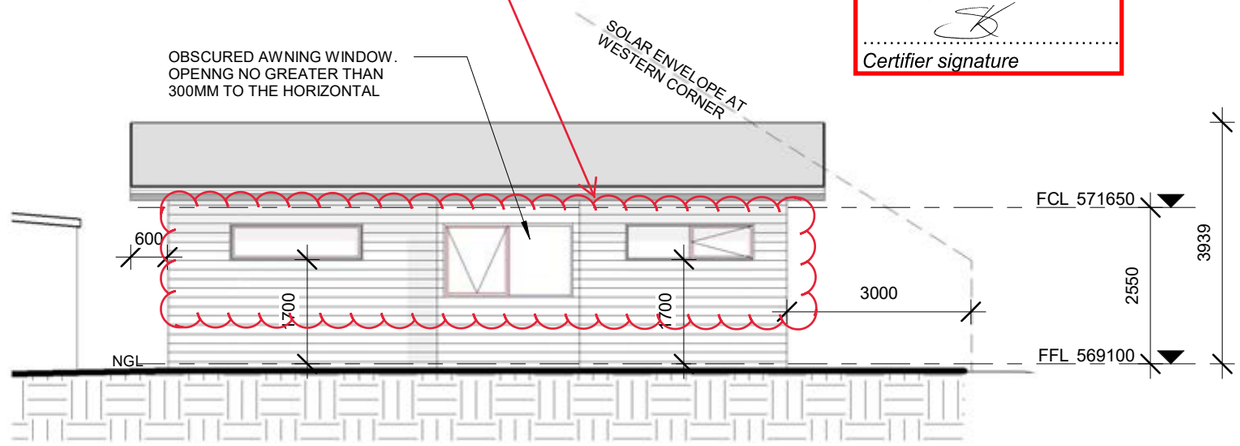
Issue date 30/11/2021

Stephen S Kolano

Certifier signature



SOUTH



WEST

KSG DRAFTING
& ENERGY RATING
PH. : 0438 047 704
k.galbory@yahoo.com

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-All concrete slabs and footings are to be in accordance with engineers details.
-Ground lines are indicitive only and must be verified on site.

JUDY AND
ROBERT IRELAND

PROPOSED SECONDARY RESIDENCE

BLOCK 14 SECTION 66 MACGREGOR

Date	12.11.20
Drawing Number	05
Scale	1 : 100
Project Number	00229

25/05/2021 10:30:57 AM

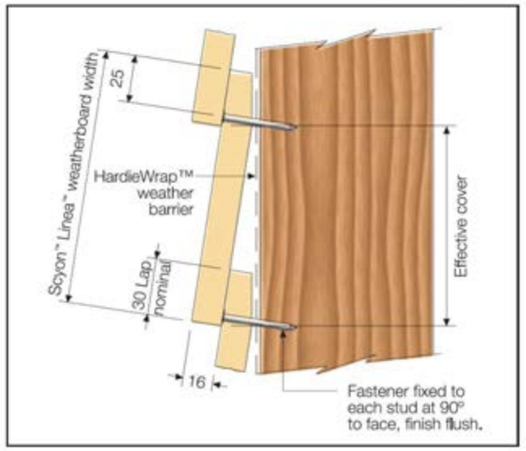
NOTES

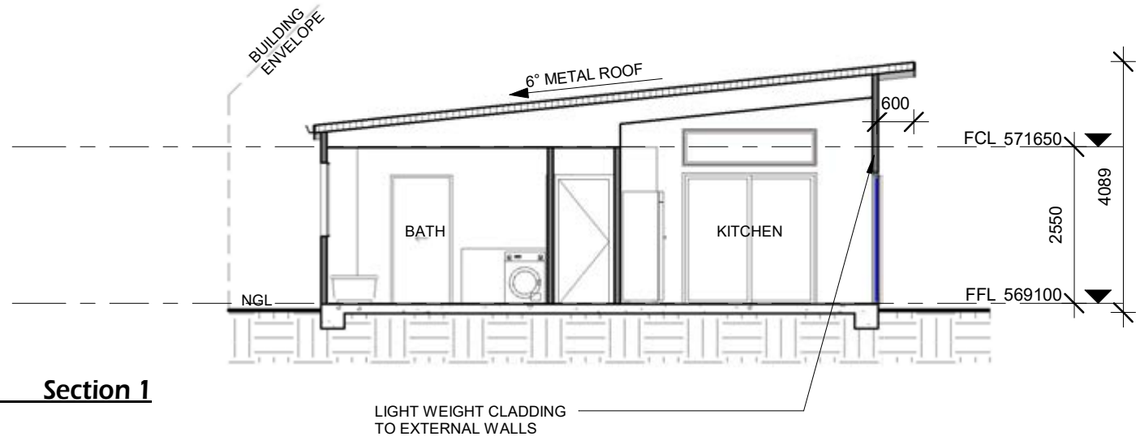
CONSTRUCTION AS NOTED
90X35 PINE STUDS AT 450 CTRS TO LOAD BEARING WALLS AND 600 CTRS TO NON LOAD BEARING WALLS
PLASTERBOARD TO INTERNAL WALLS AND CEILING
CEMENT SHEETING TO WET AREAS
FINISHES AS SELECTED
ALL BRACING IN ACCORDANCE WITH AS. 1684

ROOF PITCH AS PER ELEVATIONS.
ROOF AS NOTED ON SECTION
PREFABRICATED ROOF TRUSSES
LINTEL SIZES AS PER TRUSS MANUF. CHARTS
TRUSSES TO BE MANUFACTURED TO AS 4440, DETAILS AS PER ROOF MANUFACTURERS DRAWINGS

ALL CONCRETE IN ACCORDANCE WITH AS 2870.1 AND ENGINEERS DETAILS
REFER TO TYPICAL WALL DETAIL

EER REQUIREMENTS
ROOF -
WALLSS -
FLOORS -
WINDOWS -





Section 1

AUSCERT BUILDING CERTIFIERS
ACT LIC# 2017963

BUILDING APPROVAL
issued under s 28 of the *Building Act 2004*

Issue date 30/11/2021

Stephen S Kolano

Certifier signature

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k.galbory@yahoo.com

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JUDY AND ROBERT IRELAND

PROPOSED SECONDARY RESIDENCE

BLOCK 14 SECTION 66 MACGREGOR

Date	12.11.20
Drawing Number	06
Scale	1 : 100
Project Number	00229

25/05/2021 10:31:01 AM

Certificate of Occupancy and Use

Certificate No.: **B20225142C1**

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
	14	66	MACGREGOR	BELCONNEN	Australian Capital Territory

Plans
B20225142/A

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
10b	New	DA EXEMPT-SOLID BURNING FUEL APPLIANCE	Installation of solid burning fuel appliance	NA		B20225142N1	WAYNE Deaner

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: Sian OSullivan

Delegate of the ACT Construction Occupations Registrar.

Issued on: 19/06/2023

ACTmapi

Site Plan
Macgregor
Block 14
Section 66

Notes:

22 Meyers Pl

AUSCERT BUILDING CERTIFIERS
ACT LIC# 2017963

BUILDING APPROVAL
issued under s 28 of the
Building Act 2004

Issue date 16/11/2022

Stephen S Kolano

Certifier signature

BCA Occupancy Class:
10b

BCA Type of Construction:
N/A

1: 500

15-Nov-2022 *Page 1 of 1*

DISCLAIMER

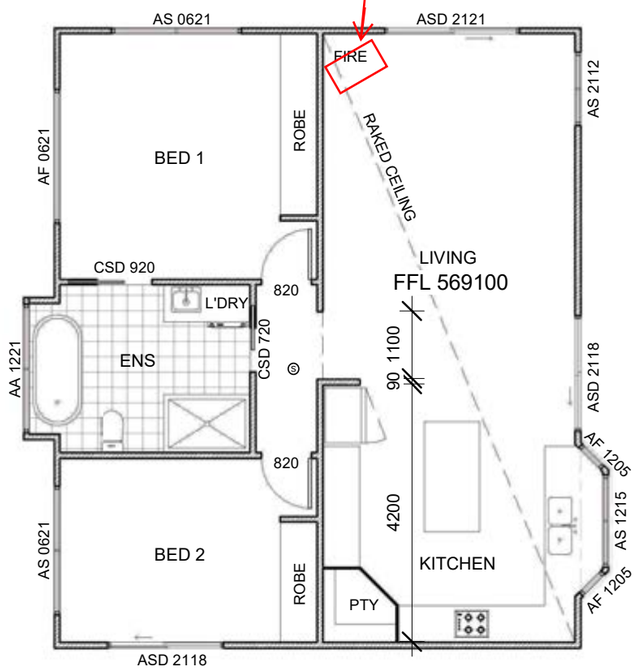
The map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable.

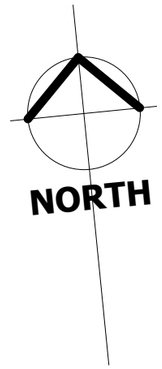
ACT Government

BA plan 2 of 3

Floor Plan
Macgregor
Block 14
Section 66

Location of Solid Burning fuel appliance





AUSCERT BUILDING CERTIFIERS
ACT LIC# 2017963

BUILDING APPROVAL
issued under s 28 of the
Building Act 2004

Issue date 16/11/2022

Stephen S Kolano

Certifier signature

BLOCK 14 SECTION 66 MACGREGOR

Specifications

Dimensions	Height	Width	Depth	Weight	Flue diameter	Capacity
Aranbe 160	780 mm	585 mm	552 mm	135 kg	152 mm	up to 160 m²
Aranbe 220	760 mm	670 mm	520 mm	140 kg	152 mm	up to 220 m²
Aranbe 240	815 mm	667 mm	565 mm	140 kg	152 mm	up to 240 m²
Aranbe 300	860 mm	777 mm	559 mm	160 kg	152 mm	up to 300 m²

Hearth	Width	Depth	Thickness	Width	Depth	Thickness
Aranbe 160	750 mm	950 mm	6 mm	1250 mm	1250 mm	6 mm
Aranbe 160 Legs	750 mm	950 mm	6 mm	1250 mm	1250 mm	6 mm
Aranbe 220	860 mm	965 mm	6 mm	1200 mm	1200 mm	6 mm
Aranbe 240	830 mm	985 mm	6 mm	1290 mm	1290 mm	6 mm
Aranbe 240 Legs	830 mm	1135 mm	24 mm	1350 mm	1350 mm	24 mm
Aranbe 300	955 mm	1130 mm*	12 mm			

* Aranbe 300 when installed with a heat sheild the depth is 1130 mm

Clearances	Rear	Side	Corner
Aranbe 160	100 mm	400 mm	200 mm
Aranbe 160 Legs	100 mm	400 mm	200 mm
Aranbe 220	190 mm	250 mm	75 mm
Aranbe 240	150 mm	400 mm	225 mm
Aranbe 240 Legs	225 mm	475 mm	225 mm
Aranbe 300	350 mm	450 mm	200 mm

Flue spigot	Width
Aranbe 160	192 mm
Aranbe 160 Legs	192 mm
Aranbe 220	175 mm
Aranbe 240	220 mm
Aranbe 240 Legs	220 mm
Aranbe 300	200 mm

Rear of heater to centre of Flue Spigot

Inbuilt

The Aranbe 220IB must be installed in a full masonry cavity or an Aranbe Heat Zero Clearance Box

Hearth	Depth	Width	Thickness
Aranbe 220 IB	300 mm	885 mm	18 mm

Facia	Height	Width	Thickness
Aranbe 220 IB	747 mm	885 mm	23 mm

Firebox	Height	Width	Thickness
Aranbe 220 IB	445 mm	610 mm	596 mm

Flue spigot	Width
Aranbe 220 IB	151 mm

Aranbe 220IB Inbuilt from centre of flue spigot to back of facia 290 mm.

For the Aranbe 220IB in a Zero Clearance box the facia width is 885 mm, height is 825 mm and 23 mm thick.

Aranbe 220

- Convection wood heater
- Firebrick lined firebox
- Self cleaning 5mm thick door glass
- Deep ash bed for better ash retention
- Stainless steel baffle hangers
- Three speed fan
- Door opens over 90 degrees for easy loading

AUSTRALIAN MADE

Australian mad
owned wood he

AUSCERT BUILDING CERTIFIERS
ACT LIC# 2017963

BUILDING APPROVAL
issued under s 28 of the
Building Act 2004

Issue date 16/11/2022

Stephen S Kolano

Certifier signature

aranbe heat

8/21 Barry Steet Bayswater VIC 3153
(03) 9720 8440 info@aranbeheat.com
www.aranbeheat.com

Certificate of Occupancy and Use

Certificate No.: **B2025133C1**

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

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Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	14	66	MACGREGOR	BELCONNEN	Australian Capital Territory

Plans
B2025133/A

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	Proposed Work - Pool & Pool Fence	NA		B2025133N1	JOHN ANTHONY ELDRIDGE

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: Paul Moon

Delegate of the ACT Construction Occupations Registrar.

Issued on: 26/11/2025

Existing Building and property

Block Boundary

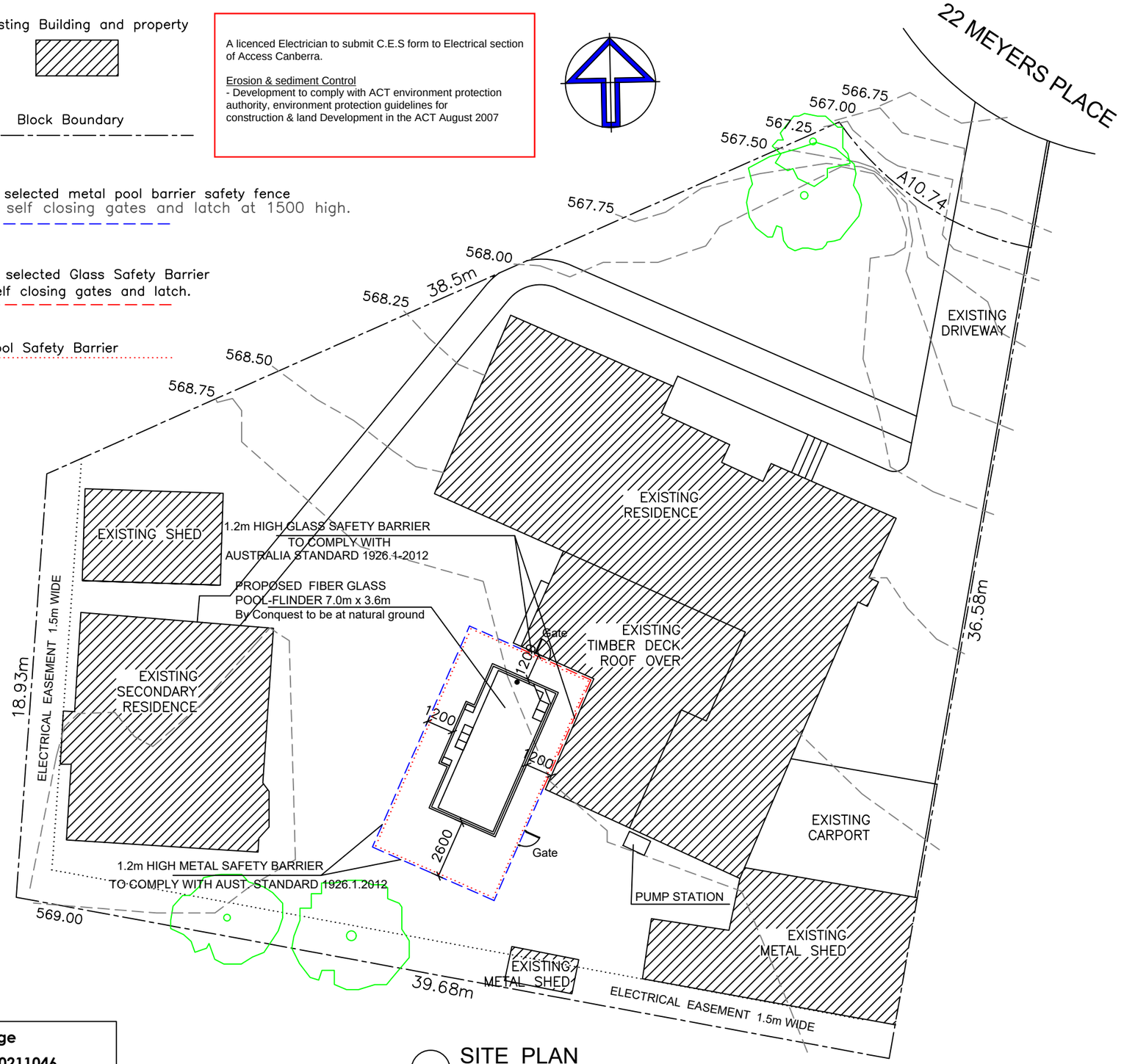
Denotes standard selected metal pool barrier safety fence 1200 high with self closing gates and latch at 1500 high.

Denotes standard selected Glass Safety Barrier 1200 high with self closing gates and latch.

Pool Safety Barrier

A licenced Electrician to submit C.E.S form to Electrical section of Access Canberra.

Erosion & sediment Control
- Development to comply with ACT environment protection authority, environment protection guidelines for construction & land Development in the ACT August 2007



SITE PLAN
Scale 1:200

SWIMMING POOL SPECIFICATION

Excavation- Any required excavation cut into an embackment must be battered back to %45 max. unless designed by a structural Engineer.

Waste Management- All excess spoil from earthworks and excavation must be included in the details of a " Waste Management Plan" submitted for Development approval and included information on proposed recycling and landfill disposal.

Soil Erosion and Sediment Control- During all construction work on the site the Builder will take all necessary steps to ensure that the development will comply with the ACT Environmental Protection Authority , Environmental Protection Guidelines for construction and land development in the ACT, 2007

Tree Management- Significant trees and their drip zone shall be protected at all times and no construction shall effect this area without written approval from the relevant authority. All trees located in the road reverse , verge and public space and unleased Territory land are to be retained, protected and remain unchanged.

Verge Protection- The lessee's or their agents are responsible for protection the verge and any trees within by installing a temporary (min 1800 high chain mesh) fence around the verge during demolition and construction must protect plantings. Leave adequate space for pedestrian passage along the verge.No material or vehicle are to be parked or stored on the verge or public space at any time. Access to the site and delivery of materials will be brought in over existing verge crossing and driveway. During the project all existing verge grass cover must be retained in its Pre-existing condition.

Easements- No Part of the proposal development or associated works shall encroach over or under and easement without the written approval from the relevant authority.

Set out- All boundary clearances shown are to be verified by the builder at setout an prior to any construction commencing. The top of the pool reservoir is to be set to the levels noted on the approval plan and shall not be varied without relevant approvals.

Service utilities Diagram- All existing services to and passing thru and or near the subject property shall be marked on the site plan and clearly labeled. This will include electrical overhead and in ground mains and house supply lines, pas supply, water, sewer mains and storm water mains.

Pool Fencing- All pool fencing, House walls, doors and windows used as fencing must comply with AS 1926.1-2012.

Drainage- Pump station drainage/backwash is to discharge into an open sewer grate. Statement of Pool Capacity - The Lessee/Owner and Builder is required to provide written proof or a written statement of the total operational capacity of the proposal pool.

SPECIFICATION AND GENERAL NOTES:

POOL SHELL:

THE MANUFACTURE OF THE FIBERGLASS SHELL IS TO COMPLY WITH AS 1838-1994.
STRUCTURAL FIBER REINFORCED SHELL TO HAVE A MINIMUM THICKNESS OF 6mm, WITH UV STABILIZED GEL COAT OF 0.5mm THICKNESS TO INNER POOL FACE . 0.2mm THICKNESS TO OUTER POOL FACE.
STIFFENING RIBS LAMINATED TO WALL SHALL BE PROVIDED AT 600mm CENTERS UP TO A DEPTH OF 1.5m AND BE CONTINUOUS FOR DEPTH BELOW 1.5m.

INSTALLATION:

INSTALLATION IS TO BE IN ACCORDANCE WITH AS 1839-1994.
ONLY EXPECTED AND COMPEDENT INSTALLERS ARE TO BE ENGAGED FOR POOL INSTALLATION.
CORRECT INSTALLATION IS CRITICAL TO POOL PERFORMANCE.

FOUNDATIONS:

POOL FLOOR IS TO BE LOCATED ON NATURAL APPROVED FOUNDATION MATERIAL HAVING AN ALLOWABLE SAFE BEARING PRESSURE OF 100 KPa MINIMUM.
BEDDING LAYER OF 75mm MINIMUM THICKNESS IS TO BE PROVIDED. BEDDING MATERIAL IS TO BE FREE DRAINING.
EG COARSE RIVER SAND OR 6mm SCREENINGS. BEDDING IS TO PROVIDE CONTINUOUS SUPPORT TO POOL FLOOR.

WALL BACKFILL:

DURING CONSTRUCTION WILL BACKFILL IS TO BE PLACED AND COMPACTED IN LAYERS OF MAXIMUM DEPTH 150mm.
MINIMUM WIDTH OF BACKFILL TO BE 150mm, BACKFILL TO BE CEMENT STABILIZED SAND 1:8 RATIO.
BACKFILL TO BE PLACED AS POOL IS FILLING, BACKFILL MUST AT ALL TIMES BE ABOVE WITHIN 200mm OF WATER LEVEL.

CONCRETE BOND BEAM:

CONCRETE BOND BEAM TO BE CONSTRUCTED AS PER PLAN. PROVIDE ϕ 3mm GALVANIZED WIRE TIES TO BOND BEAM PERFORMANCE AT MAXIMUM 800mm CENTERS.

POOL DRAINAGE:

BELOW MID DEPTH OF POOL PROVIDE ϕ 90mm SLOTTED PVC DRAIN LOCATED IN PREVIOUS BACKFILL eg mm SCREENING.
DRAINAGE IS TO BE DIRECTED TO SUMP OF HYDROSTATIC RELIEF VALVE. PROVIDE VERTICAL RISER(VENT LINE) TO ENABLE CONTROL AND MONITORING OF GROUNDWATER.

ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE BY BUILDER PRIOR TO ORDERING OR PLACING ANY MATERIALS. DO NOT SCALE THIS DRAWING , WRITTEN MEASUREMENT TAKE PRECEDENCE.

ACT CERTIFICATION
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10b
BCA Occupancy Class
N/A
BCA Type of Construction
Approved Building Plans are to be read in conjunction with the Building Approval Letter

John Anthony Eldridge
ACT Licence No. : 20211046
NSW Licence No. : 91717S

Culeld PTy LTD T/A Nulook Pools
Lic. No. : 236338c

POOL GATE TO OPEN OUTWARDS AND BE SELF-CLOSING WITH LATCH MIN 1.5M IN HEIGHT IN ACCORDANCE WITH AS1926.1-2012

MK BUILDING CONSTRUCTION ABN : 62625763573
DESIGN & CONSTRUCTION Accredited Energy rating Assessor
kambiz @ mkbuildingconstruction.com.au ACT Licence : 2018516
3 Hartog Street Griffith ACT 2603 NSW Licence : 365701C

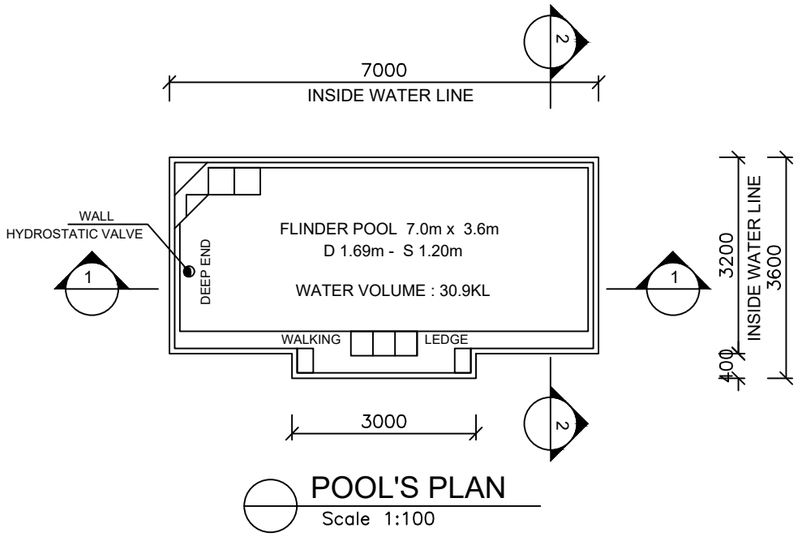
CLIENT : **Justin & Djanaya Ireland**
22 Meyers Place Macgregor ACT 2615

PROJECT **PROPOSED SWIMMING POOL**
PROJ No. -
STAGE -

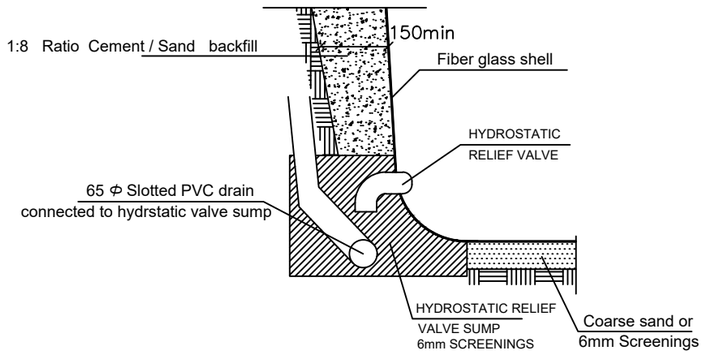
BLOCK /LOT **14**
SECTION/DP **66**
SUBURB MACGREGOR

DRAWING SITE PLAN , **SPECIFICATION AND GENERAL NOTES:**
DRAWING No. **A01**

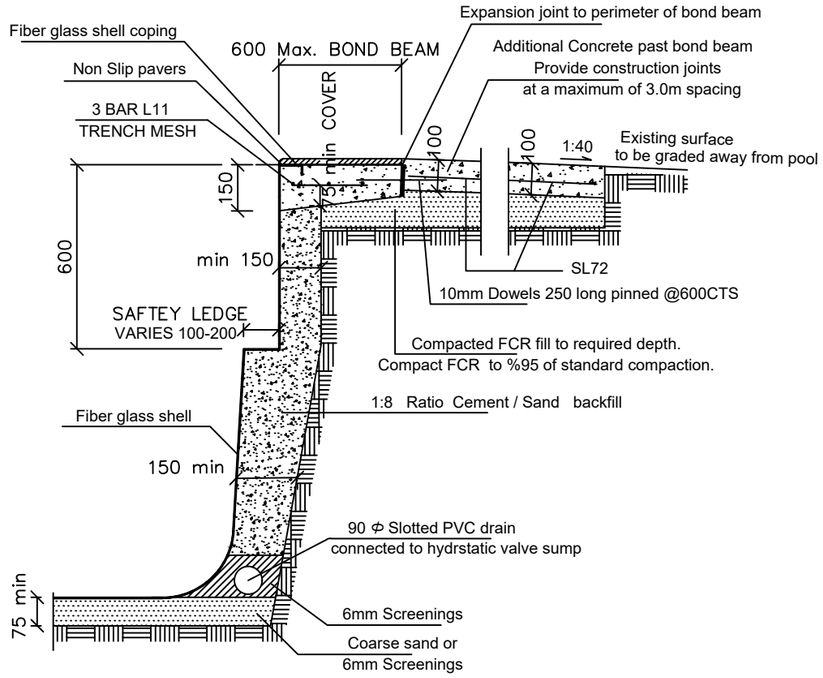
DRAWN **KGL**
SCALE **1:200 @ A3**
REVISION **1**
DATE **18/12/2024**



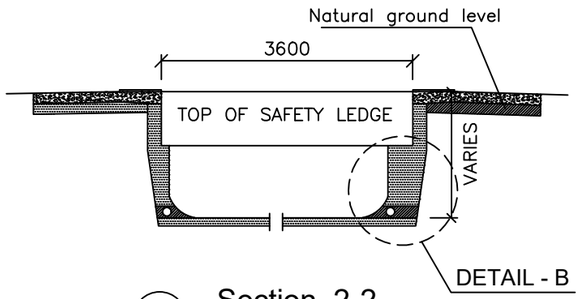
POOL'S PLAN
Scale 1:100



DETAIL - A
Hydro Valve Detail
Scale N.T.S

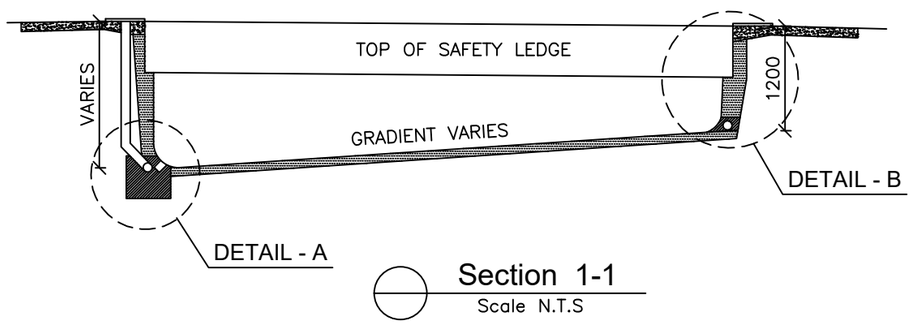


DETAIL - B
Pool Edge Detail
Scale N.T.S

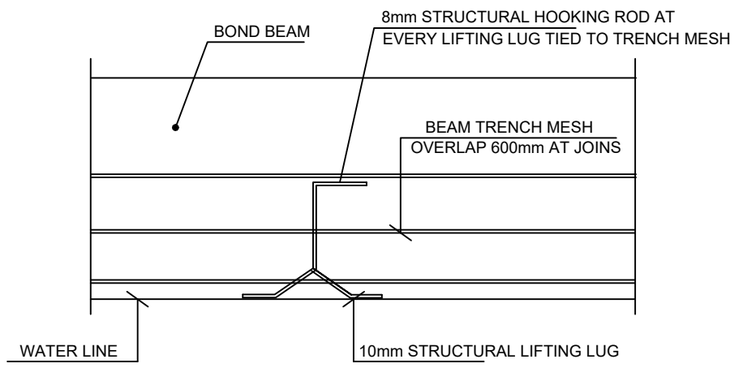


Section 2-2
Scale N.T.S

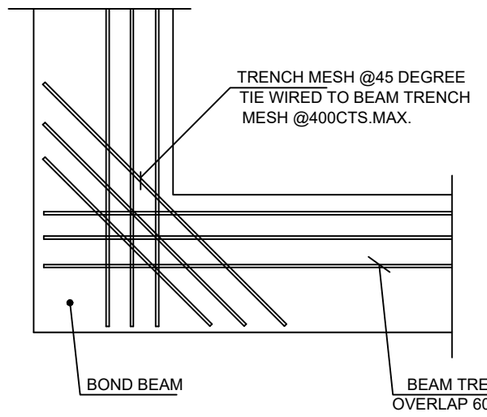
DIMENSIONS	DEEP END DEPTH	SHALOW END DEPTH
7m x 3.6m	1690 mm	1200 mm
8m x 3.6m	1765 mm	1200 mm



Section 1-1
Scale N.T.S



Bond Beam Tie in Detail
Plan View – Scale N.T.S



Bond Beam Corner Detail
Plan View – Scale N.T.S

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CLIENT :
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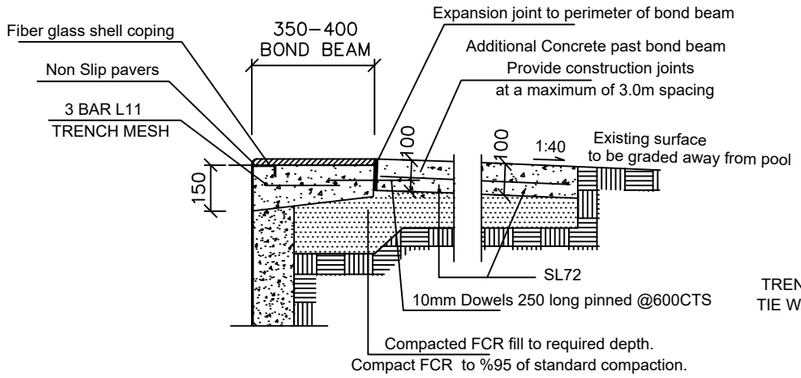
Macgregor ACT 2615

PROJECT
PROPOSED SWIMMING POOL
PROJ No. -
STAGE -

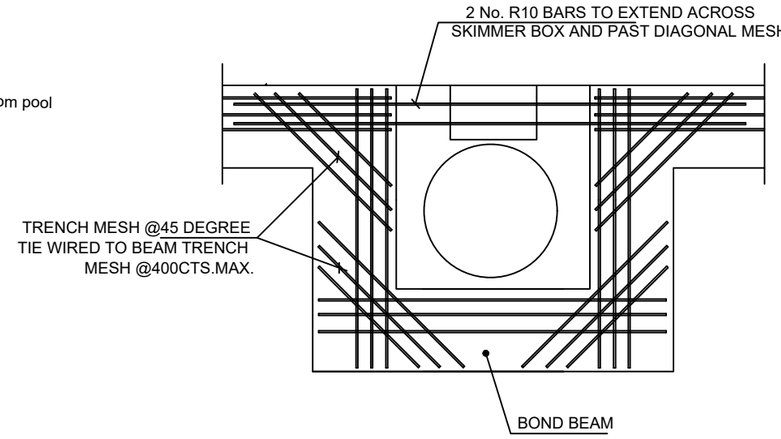
BLOCK /LOT **14**
SECTION/DP **66**
SUBURB MACGREGOR

DRAWING
POOL'S SECTIONS & DETAIL
DRAWING No.
A02

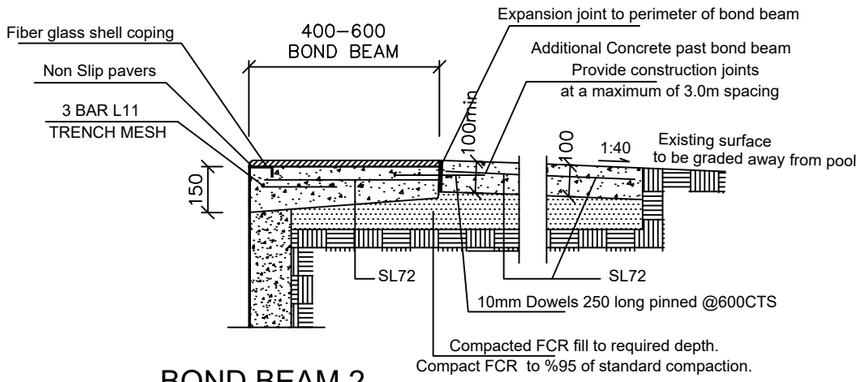
DRAWN **KGL**
SCALE **1:100 @ A3**
REVISION **1**
DATE **18/12/2024**



BOND BEAM 1
Pool Edge Detail
Scale N.T.S



Skimmer Box Bond Beam Detail
Plan View – Scale N.T.S



BOND BEAM 2
Pool Edge Detail
Scale N.T.S

SPECIFICATION AND GENERAL NOTES:

BOND BEAM:

-CONCRETE BOND BEAM IS TO BE CONSTRUCTED AS PER PLAN. BOND BEAM DETAILS THAT ARE SHOWN ARE SUITABLE FOR SITE CLASSIFICATIONS OF A , S , M , M-D. IF THE SITE CLASSIFICATION IS H1 , H2 , H1-D OR P THEN BOND BEAM MUST BE INCREASED TO BE 200mm DEEP AT POOL EDGE WITH SAME REINFORCEMENT AND CONSTRUCTED USING 32 Mpa CONCRETE .
- PROVIDE L11 TRENCH MESH ACROSS ALL RE-ENTRANT CORNERS WHICH MUST EXTEND TO EDGE OF CONCRETE OR FOR 2 METERS WHICHEVER IS THE LESSER.

CONCRETE :

-All CONCRETE TO BE USED IN BOND BEAM TO BE A MINIMUM STRENGTH OF 25MPA ON ANY POOL UP TO & INCLUDING 12m LONG UNLESS IT EXCEEDS 600mm IN WIDTH OR IF THE SITE CLASSIFICATION IS H1 , H2 , H1-D, H2-D , OR P STRENGTH MUST BE INCREASED TO 32Mpa.

-ALL CONCRETE TO BE USED IN BOND BEAM TO BE A MINIMUM STRENGTH OF 32 Mpa ON ANY POOL OVER 12m LONG.
-CONCRETE TO BE PLACED IN ACCORDANCE WITH AS3600 AND CURED FOR AT LEAST 3 DAYS.
-CONCRETE MUST BE VIBRATED WHEN BEING PLACED.

ELECTRICAL:

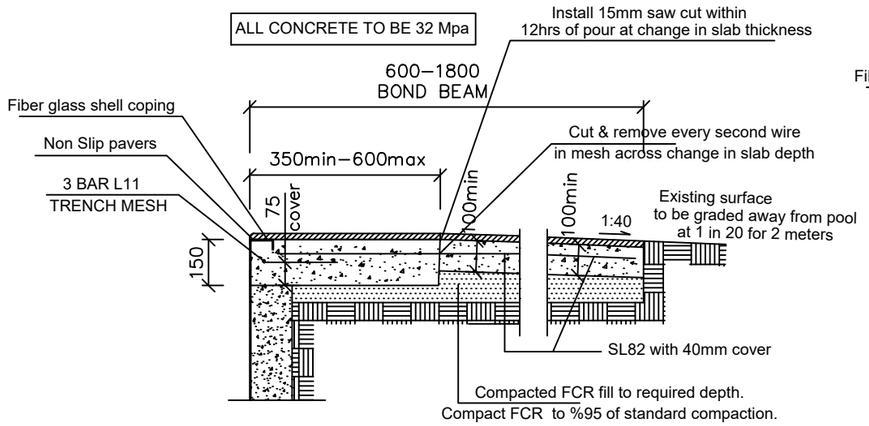
-ALL STEEL MESH , STAINLESS STEEL LADDERS AND HAND RAILS IN THE CONCRETE WHITIN 1.2 METERS OF THE WATER EDGE MUST ELECTRONICALLY BONDED.

PLUMBING:

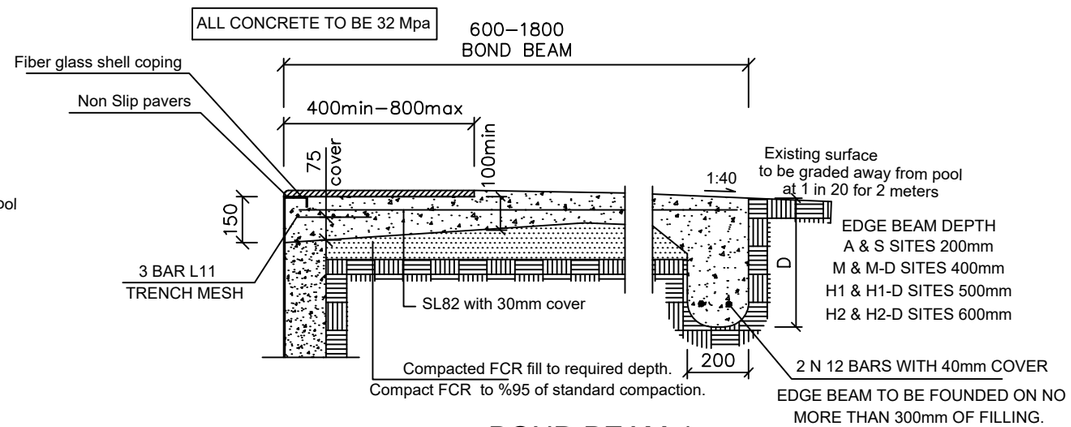
- PIPE WORK MUST HAVE 500mm OF STONE DUST OR SAND AROUND THE PIPE WHICH IS NOT TO BE STABILISED WITH CEMENT.

REINFORCEMENT :

-ALL N12 BARS MUST BE LAPPED 500mm UNLESS OTHERWISE NOTED.
-TRENCH MESH MUST BE LAPPED 500mm UNLESS OTHERWISE NOTED.
-SLAB FABRICSPLICING SHALL BE A MINIMUM OF 2 LONGITUDINAL BARS PLUS 10mm.
-STEEL REINFORCEMENT IS TO BE CLEAN OF GREASE , OIL , MUD AND FREE OF LOOSE SURFACE RUST.
-SLAB FABRIC MUST HAVE A MINIMUM OF 30mm COVER.
-TRENCH MESH MUST HAVE A MINIMUM OF 40mmCOVER.



BOND BEAM 3
Pool Edge Detail
Scale N.T.S



BOND BEAM 4
Pool Edge Detail
Scale N.T.S

ACT CERTIFICATION
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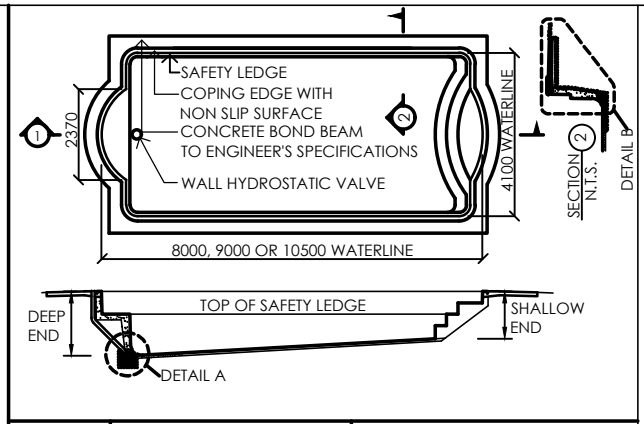
PROJECT **PROPOSED SWIMMING POOL**
PROJ No. -
STAGE -

BLOCK /LOT **14**
SECTION/DP **66**
SUBURB MACGREGOR

DRAWING **POOL'S DETAIL & SPECIFICATION**
DRAWING No. **A03**

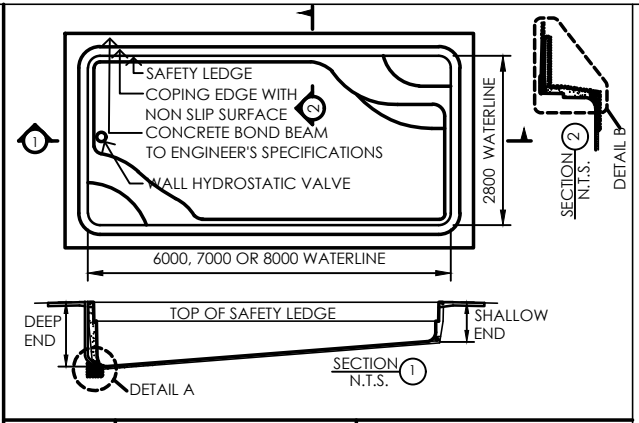
DRAWN **KGL**
SCALE **1:100 @ A3**
REVISION **1**
DATE **18/12/2024**

THE CONQUEST



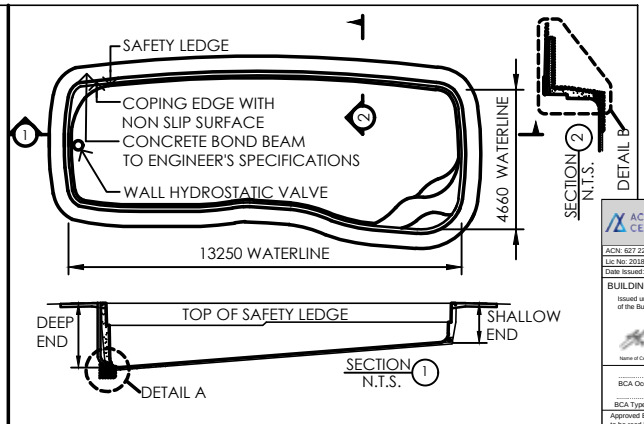
SIZE	DEEP END DEPTH	SHALLOW END DEPTH
8000	1600	1200
9000	1650	1200
10500	1750	1200

THE DARLING



SIZE	DEEP END DEPTH	SHALLOW END DEPTH
6000	1730	1280
7000	1805	1280
8000	1875	1280

THE DIAMANTINA



SIZE	DEEP END DEPTH	SHALLOW END DEPTH
13500	1800	1200

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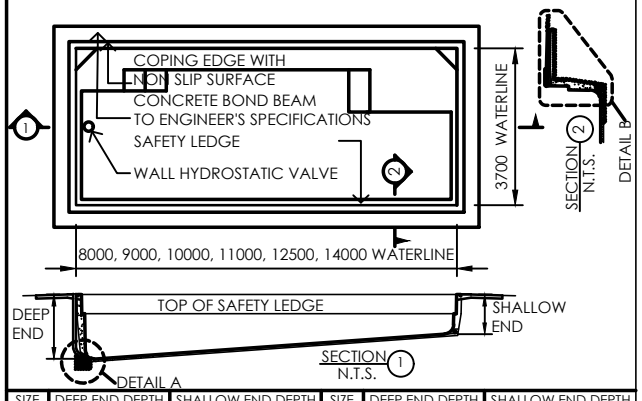
THE EDEN



SIZE	DEEP END DEPTH	SHALLOW END DEPTH	SIZE	DEEP END DEPTH	SHALLOW END DEPTH
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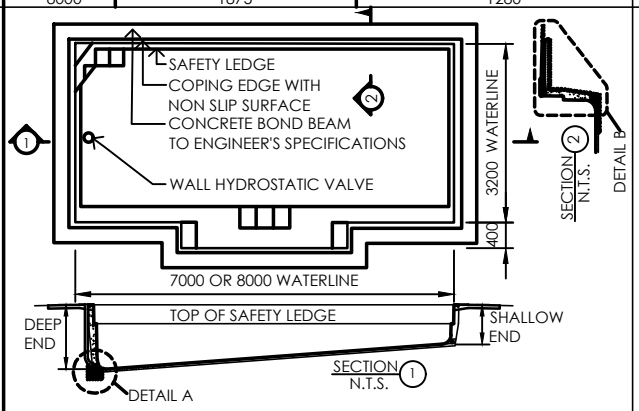
8000	1746	1210	12500	2079	1210
9000	1820	1210	14000	2190	1210
10000	1894	1210			

THE FLINDERS



SIZE	DEEP END DEPTH	SHALLOW END DEPTH
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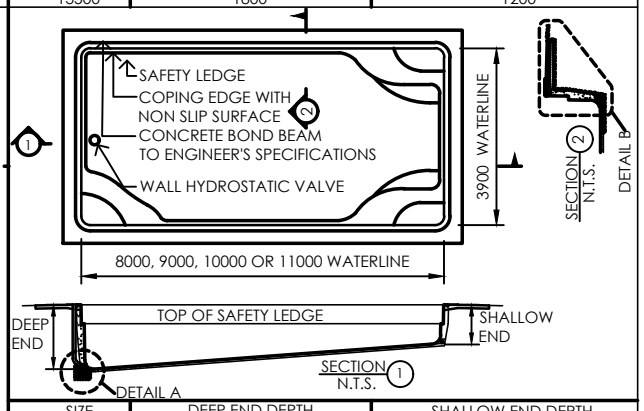
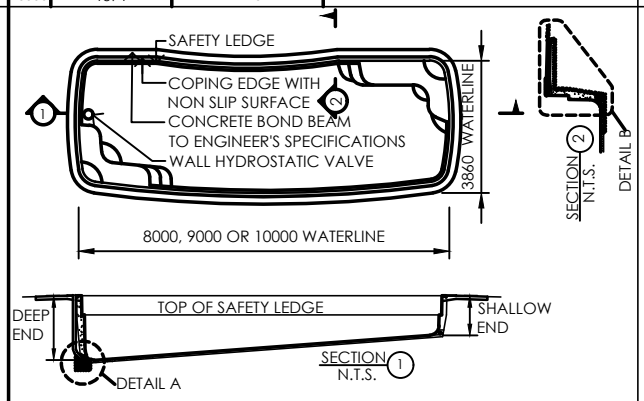
8000	1765	1200

THE FRANKLIN



SIZE	DEEP END DEPTH	SHALLOW END DEPTH
8000	1820	1200
9000	1900	1200
10000	1970	1200
11000	2040	1200

THE HUDSON



SIZE	DEEP END DEPTH	SHALLOW END DEPTH
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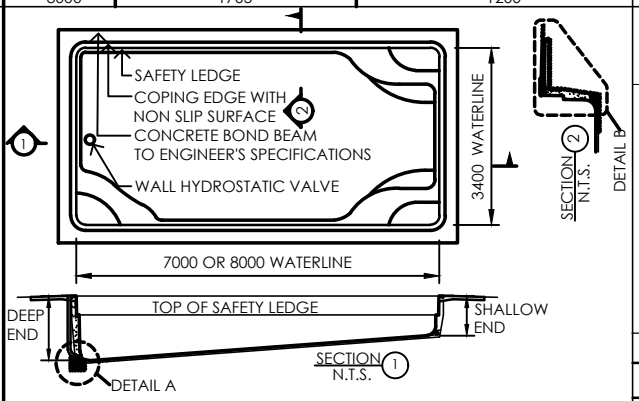
9000	1970	1350
10000	2050	1350

THE LACHLAN



SIZE	DEEP END DEPTH	SHALLOW END DEPTH
7000	1805	1280
8000	1875	1280

FIBREGLASS POOL DETAILS

B·M CIVIL ENGINEERS

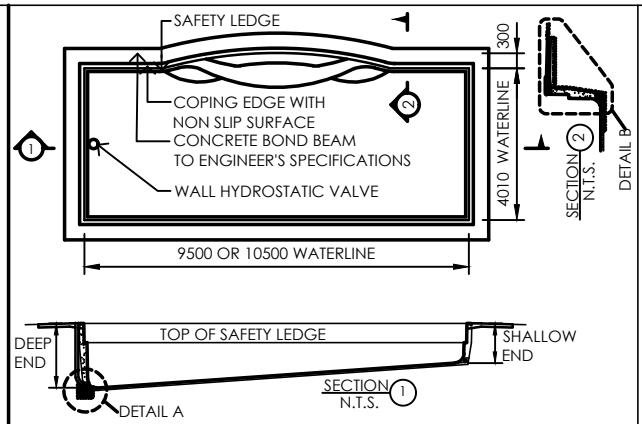
B-M CIVIL ENGINEERS PTY.LTD.
ABN 36 473 826 551

8 MIDSTAR CRESCENT, SHEPPARTON
PO BOX 6577 SHEPPARTON. 3632
Tel: 03 5823 5781.

JOB NO.	58924
DATE:	23.1.2024
REVISION:	C
SHEET:	S01
DESIGNED:	CONQUEST POOLS
CHECKED:	DAVID EARL
SIGNATURE:	
REG. NO.:	0002462

REVISION	DESCRIPTION	APPROVED	DATE
C	NEW RETREAT POOL & NOTE CHANGES	DE	23.1.2024
B	STANDPIPE & BACKFILL CHANGES	DE	22.8.2023
A	ORIGINAL ISSUE	DE	12.5.2022

THE MACQUARIE



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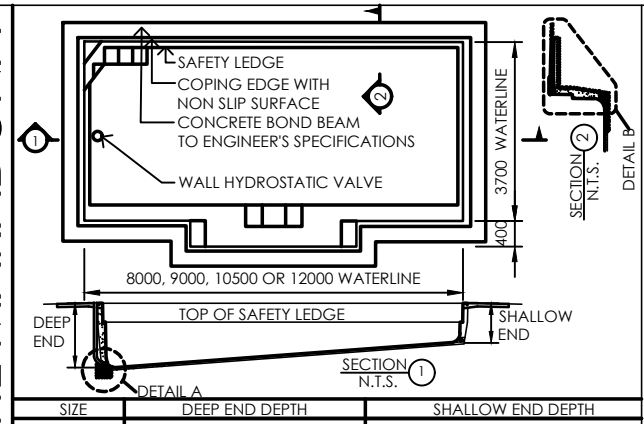
10500	1910	1200

THE MARADONA



SIZE	DEEP END DEPTH	SHALLOW END DEPTH
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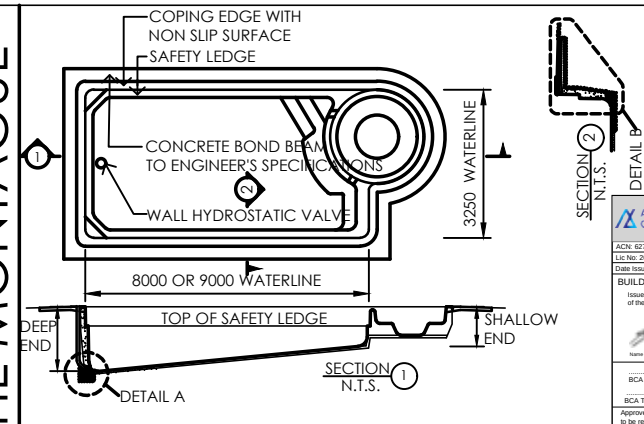
9000	1840	1200
10500	1970	1200
12000	2100	1200

THE MONTAGUE



SIZE	DEEP END DEPTH	SHALLOW END DEPTH
8000	1730	1080
9500	1960	1080

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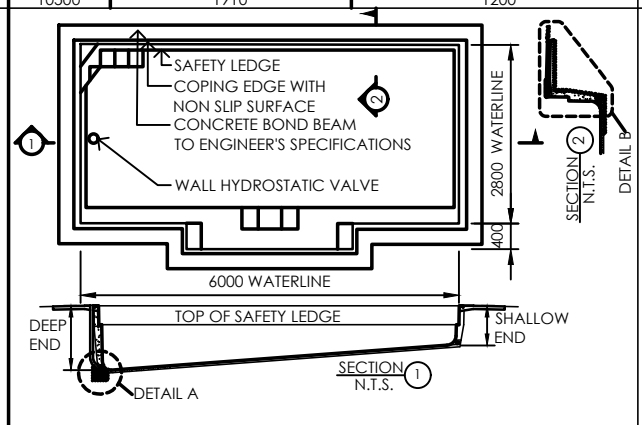
THE PAROO



SIZE	DEEP END DEPTH	SHALLOW END DEPTH
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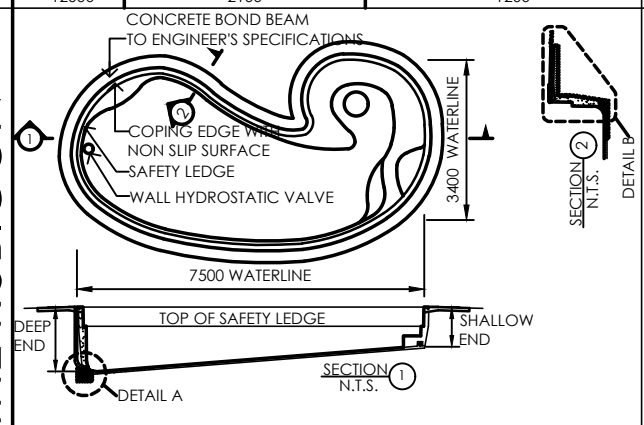
THE RUBICON



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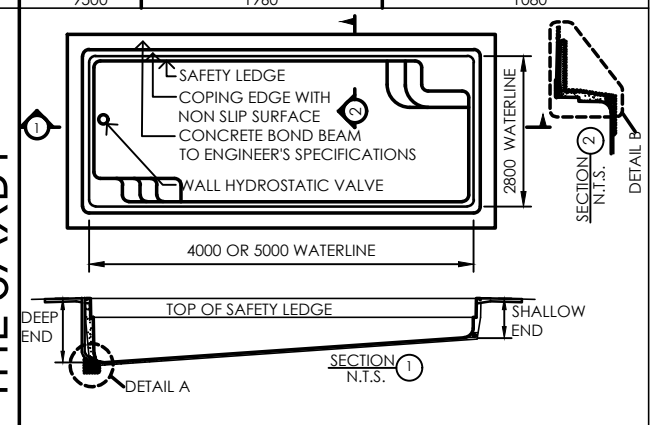
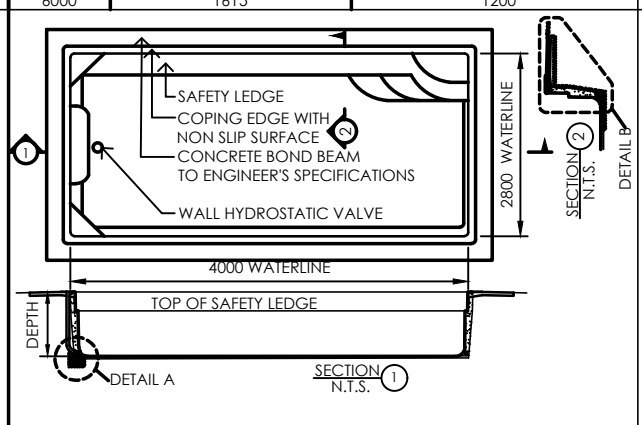
THE SAXBY



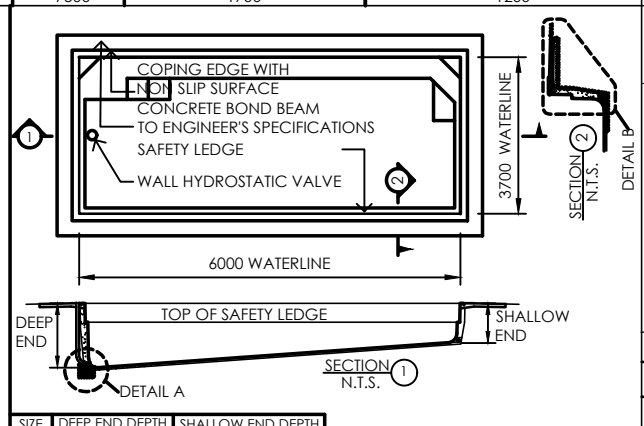
SIZE	DEEP END DEPTH	SHALLOW END DEPTH
4000	1580	1280
5000	1650	1280

THE TORRENS



SIZE	DEPTH
4000	1320

THE RETREAT



SIZE	DEEP END DEPTH	SHALLOW END DEPTH
6000	1598	1210

FIBREGLASS POOL DETAILS

B·M CIVIL ENGINEERS

B-M CIVIL ENGINEERS PTY.LTD.
ABN 36 473 826 551

8 MIDSTAR CRESCENT, SHEPPARTON
PO BOX 6577 SHEPPARTON. 3632
Tel: 03 5823 5781.

JOB NO.	58924
REVISION:	C
DATE:	23.1.2024
SHEET:	S02
DESIGNED:	CONQUEST POOLS
CHECKED:	DAVID EARL
SIGNATURE:	
REG. NO.:	0002462

REVISION	DESCRIPTION	APPROVED	DATE
C	NEW RETREAT POOL & NOTE CHANGES	DE	23.1.2024
B	STANDPIPE & BACKFILL CHANGES	DE	22.8.2023
A	ORIGINAL ISSUE	DE	12.5.2022

SPECIFICATION AND GENERAL NOTES:

POOL SHELL:
* THE MANUFACTURE OF THE FIBREGLASS SHELL IS TO COMPLY WITH AS 1839-2021.
* STRUCTURAL FIBRE REINFORCED SHELL TO HAVE MINIMUM THICKNESS OF 6MM, WITH UV STABILISED GEL COAT OR 0.5MM THICKNESS TO INNER POOL FACE 0.2 THICKNESS TO OUTER POOL FACE.
* STIFFENING RIBS LAMINATED TO WALL SHALL BE PROVIDED AT 600MM CENTRES UP TO A DEPTH OF 1.5M AND BE CONTINUOUS FOR DEPTHS BELOW 1.5M.

INSTALLATION:
* INSTALLATION IS TO BE IN ACCORDANCE WITH AS 1839-2021 AND COMPLY WITH ANY FUTURE REVISION.
* ONLY EXPERIENCED AND COMPONENT INSTALLERS ARE TO BE ENGAGED FOR POOL INSTALLATION. CORRECT INSTALLATION IS CRITICAL TO POOL PERFORMANCE.

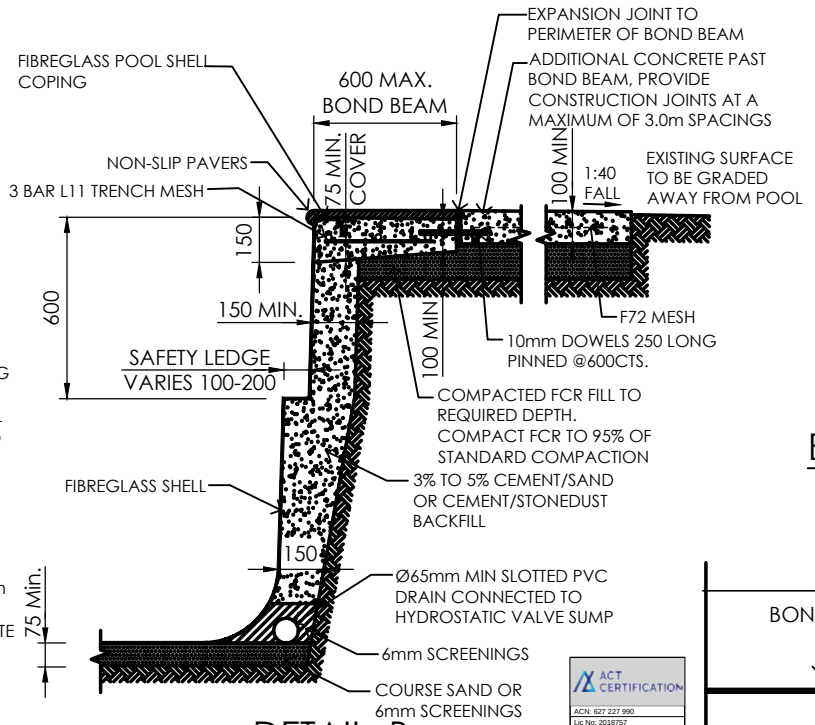
FOUNDATIONS:
* POOL FLOOR TO BE LOCATED ON NATURAL APPROVED FOUNDATION MATERIAL HAVING AN ALLOWABLE SAFE BEARING PRESSURE OF 100KPa MINIMUM.
* BEDDING LAYER OF 75mm MINIMUM THICKNESS IS TO BE PROVIDED. BEDDING MATERIAL IS TO BE FREE DRAINING, EG COURSE RIVER SAND OR 6mm SCREENINGS. BEDDING IS TO PROVIDE CONTINUOUS SUPPORT TO POOL FLOOR.

WALL BACKFILL:
* DURING CONSTRUCTION WALL BACKFILL IS TO BE PLACED AND COMPACTED IN LAYERS OF MAXIMUM DEPTH 150mm, MINIMUM WIDTH OF BACKFILL TO BE 150mm, BACKFILL TO BE BETWEEN 3% AND 5% CEMENT STABILISED SAND OR STONE DUST. BACKFILL TO BE PLACED AS POOL IS FILLING, BACKFILL MUST AT ALL TIMES BE ABOVE AND WITHIN 200mm OF WATER LEVEL.
* FITTINGS EXTRUDING FROM THE OUTSIDE OF THE POOL SHELL TO BE FREE FROM CONCRETE TO A RADIUS OF 300MM, THIS ALLOWING FOR NATURAL MOVEMENT WITHOUT COMPROMISING THE EXTRUDING FITTINGS.

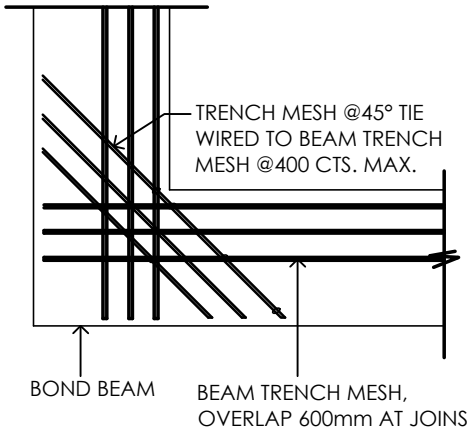
CONCRETE BOND BEAM:
* BOND BEAM TO BE CONSTRUCTED AS PER PLAN. PROVIDE Ø 3mm GALVANISED WIRE TIES TO BOND BEAM REINFORCEMENT AT MAXIMUM 800mm CENTRES.

POOL DRAINAGE:
* BELOW MID DEPTH OF POOL PROVIDE Ø 65mm MINIMUM SLOTTED PVC DRAIN LOCATED IN PREVIOUS BACKFILL EG 6mm SCREENINGS. DRAINAGE IS TO BE DIRECTED TO SUMP OF HYDROSTATIC RELIEF VALVE. PROVIDE VERTICAL RISER (VENT LINE) TO ENABLE CONTROL AND MONITORING OF GROUND WATER.
* INSTALL A DRAIN TO DIRECT WATER FROM UNDER POOL TO OUTLET VENTED TO ATMOSPHERE - REFER TO AS1839:2021. WHERE NOT POSSIBLE A PROVISION FOR A PUMP AND SUMP SYSTEM SHALL BE PROVIDED - REFER TO AS1839:2021.

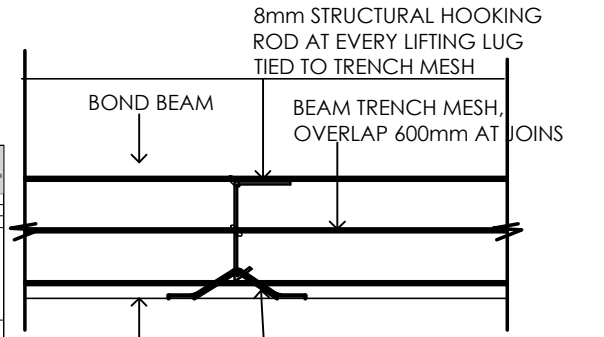
SITE MAINTENANCE:
* IN ADDITION TO THE FOLLOWING, REFERENCE SHOULD BE MADE TO THE CSIRO INFORMATION SHEET "GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE AND PERFORMANCE". THERE ARE ADDITIONAL TIPS IN THE VBA PUBLICATION "MINIMISING FOUNDATION MOVEMENT AND DAMAGE TO YOU HOUSE INFO SHEET.
* PLANTING OF TREES CLOSE TO THE POOL SHOULD BE AVOIDED. MINIMUM DISTANCE FROM THE POOL SHOULD EQUAL TO THEIR MATURE HEIGHT.
* A DRAINAGE SYSTEM MUST BE INSTALLED AROUND THE PERIMETER OF CONCRETE PAVING TO PREVENT WATER FROM PONDING AGAINST, NEAR OR BENEATH THE PAVING IN ORDER TO MAINTAIN A STABLE MOISTURE CONTENT. GRADING THE SURFACES 1 IN 20 FOR AT LEAST 2 METRES AWAY FROM THE PAVING TO COLLECTION POINTS WILL BE NECESSARY.
* POOL AND SITE DRAINAGE TO COMPLY WITH LOCAL COUNCIL REGULATIONS AND RELEVANT AUSTRALIAN STANDARDS.
* WEEP HOLES OF THE DWELLING MUST NOT BE COVERED BY LANDSCAPING.
* ANY PITS OR GRATED DRAINS INSTALLED AROUND THE POOL MUST NOT BE THE LOWEST PONT IN THE SYSTEM. IF THIS IS GOING TO BE THE CASE AN OVERFLOW PIT MUST BE INSTALLED DOWNSTREAM TO ALLOW FOR ANY OVERFLOW.
* IF THE EXISTING SYSTEM IS A CHARGED SYSTEM, A NEW DRAINAGE SYSTEM MUST BE INSTALLED TO COLLECT AND DRAIN WATER AWAY FROM THE POOL AND PAVING.
*



DETAIL B
Pool Edge Detail
Not To Scale

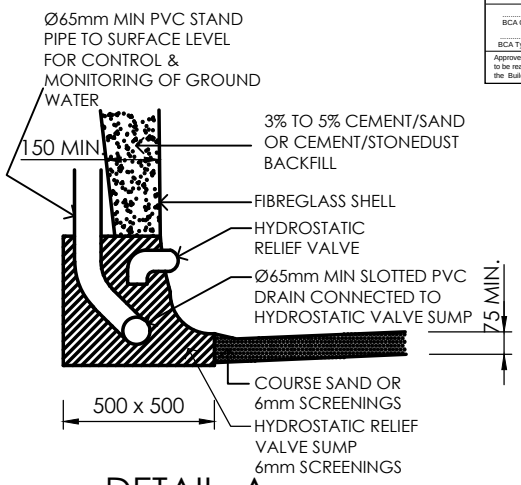


Bond Beam Corner Detail
PLAN VIEW - N.T.S.



Bond Beam Tie-in Detail
PLAN VIEW - N.T.S.

ACT CERTIFICATION
ACN: 627 227 990
Lic No: 2018757
Date Issued: 28/01/2025
BUILDING APPROVAL
Issued under section 28 of the Building Act 2004
Name of Certifier: Scott Wrigley
10b
BCA Occupancy Class
N/A
BCA Type of Construction
Approved Building Plans are to be read in conjunction with the Building Approval Letter



DETAIL A
Hydro Valve Detail
Not To Scale

FIBREGLASS POOL DETAILS

B·M CIVIL ENGINEERS
B-M CIVIL ENGINEERS PTY.LTD.
ABN 36 473 826 551
8 MIDSTAR CRESCENT, SHEPPARTON
PO BOX 6577 SHEPPARTON. 3632
Tel: 03 5823 5781.

JOB NO.	58924
DATE:	23.1.2024
REVISION:	C
SHEET:	S03
DESIGNED:	CONQUEST POOLS
CHECKED:	DAVID EARL
SIGNATURE:	
REG. NO.:	0002462

REVISION	DESCRIPTION	APPROVED	DATE
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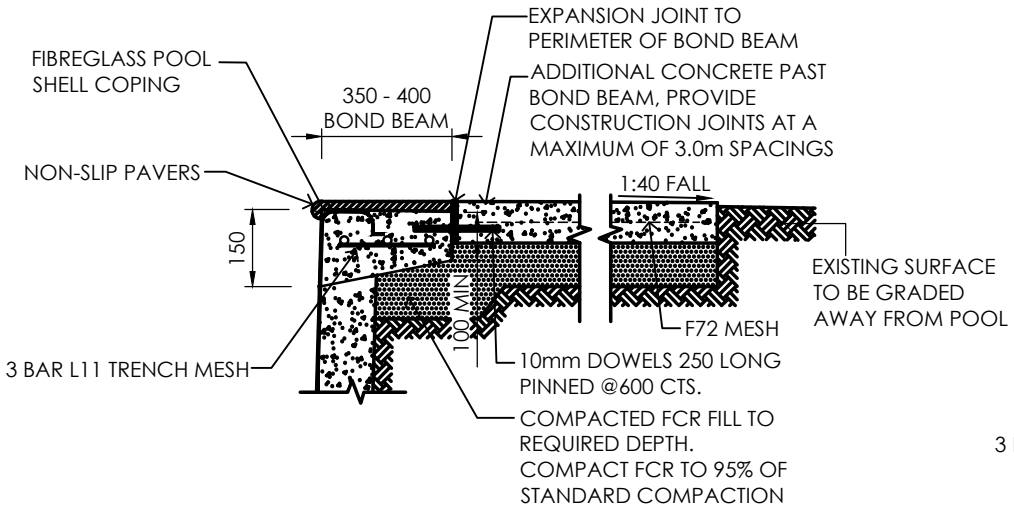
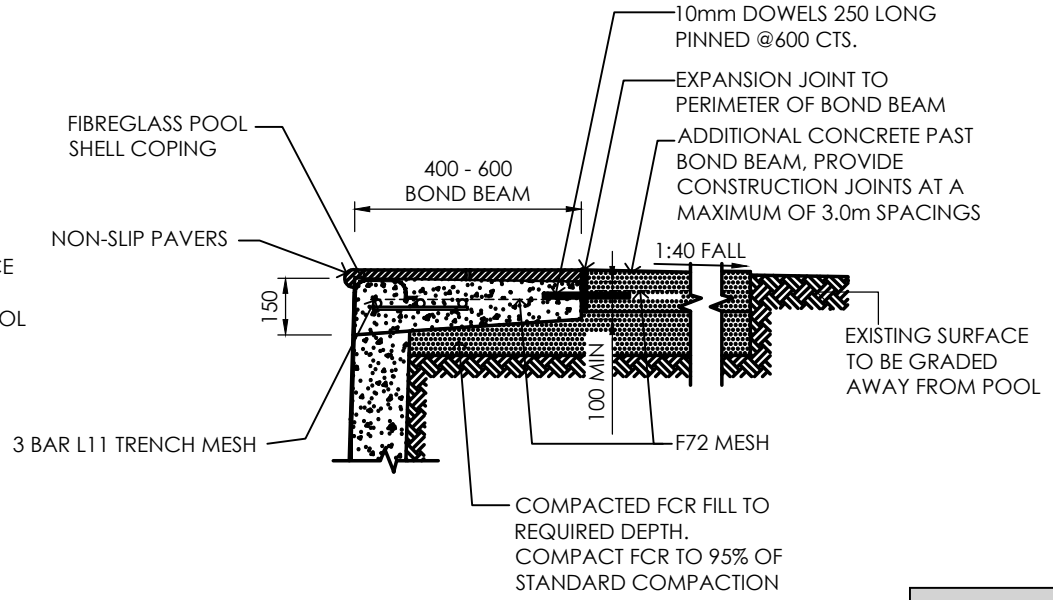
ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE BY BUILDER PRIOR TO ORDERING OR PLACING ANY MATERIALS.
DO NOT SCALE THIS DRAWING, WRITTEN MEASUREMENTS TAKE PRECEDENCE.

ENGINEERING SPECIFICATIONS ONLY.
FOR INSTALLATION REFER TO CONQUEST POOLS DIG SHEETS.



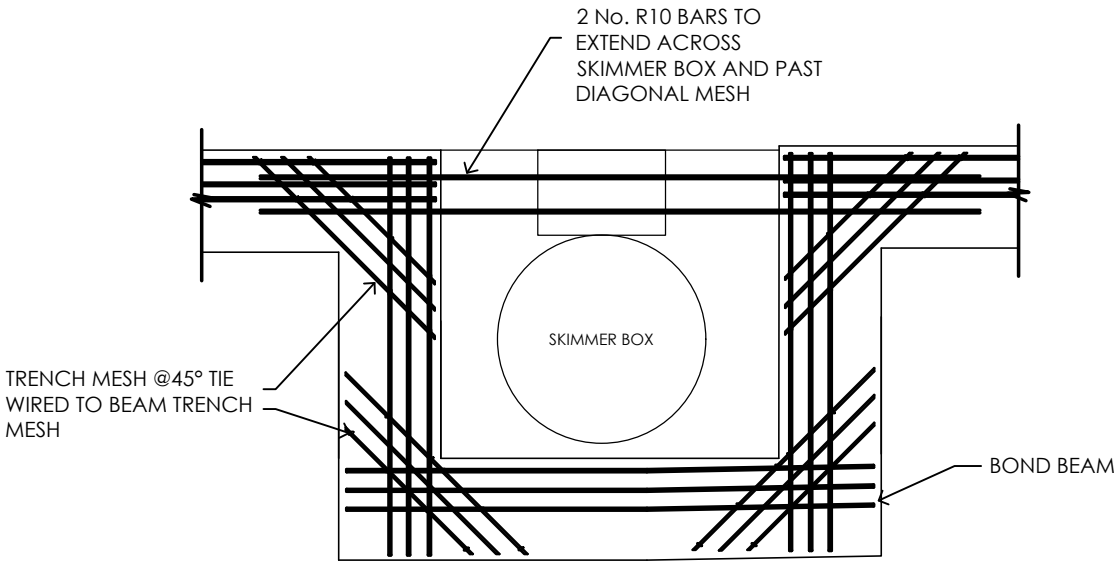
BOND BEAM 1
Pool Edge Detail

Not To Scale



BOND BEAM 2
Pool Edge Detail

Not To Scale



Skimmer Box Bond Beam Detail

PLAN VIEW - N.T.S.

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Name of Certifier: Scott Wrigley	
10b	BCA Occupancy Class
N/A	BCA Type of Construction
Approved Building Plans are to be read in conjunction with the Building Approval Letter	

FIBREGLASS POOL DETAILS

B·M CIVIL ENGINEERS

B-M CIVIL ENGINEERS PTY.LTD.
ABN 36 473 826 551
8 MIDSTAR CRESCENT, SHEPPARTON
PO BOX 6577 SHEPPARTON. 3632
Tel: 03 5823 5781.

JOB NO.	58924
DATE:	23.1.2024
REVISION:	C
SHEET:	S04
DESIGNED:	CONQUEST POOLS
CHECKED:	DAVID EARL
SIGNATURE:	
REG. NO.:	0002462

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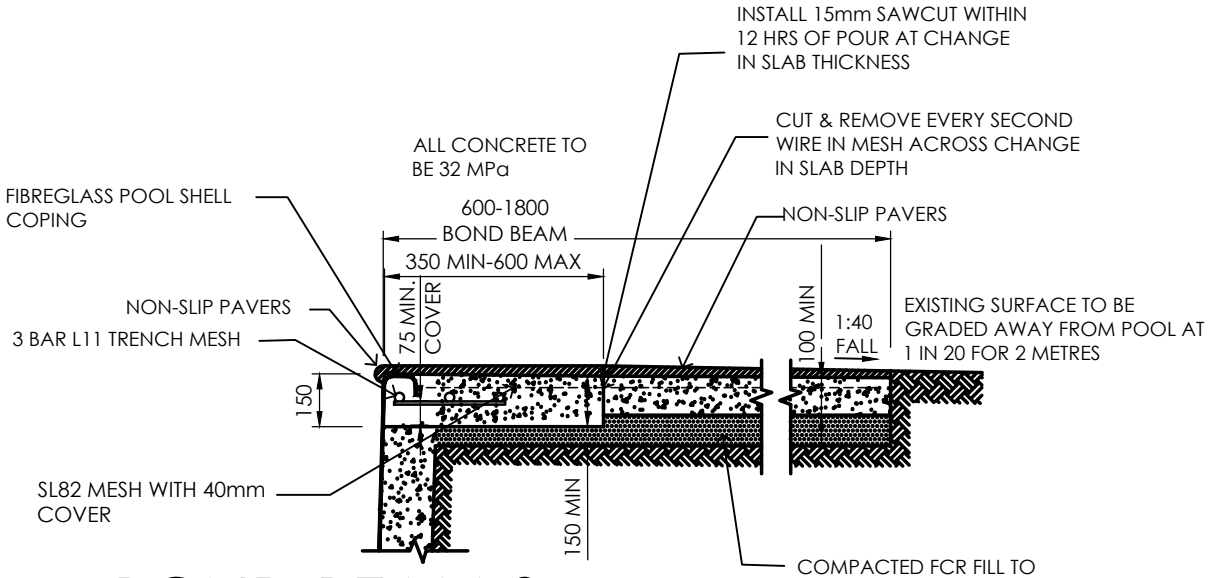
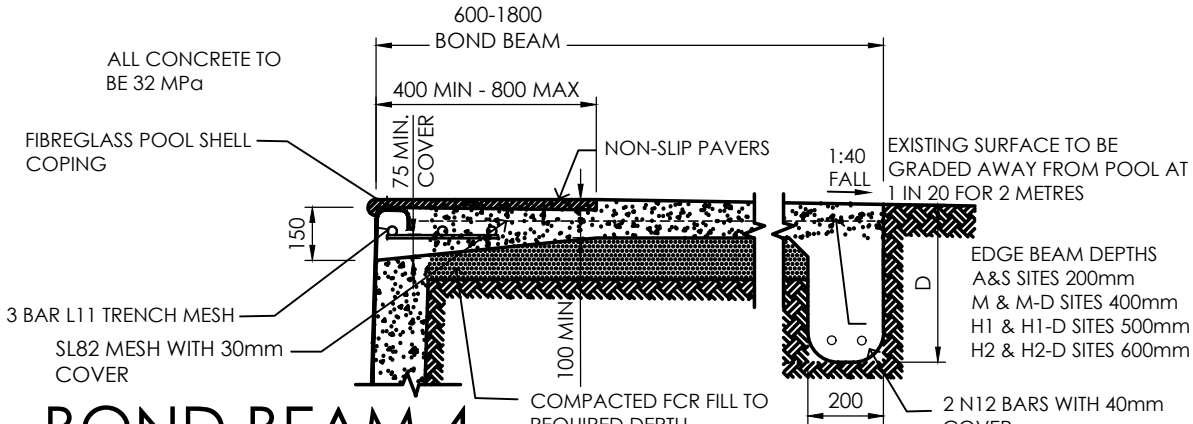


BOND BEAM 3
Pool Edge Detail

Not To Scale



BOND BEAM 4
Pool Edge Detail

Not To Scale

SPECIFICATION AND GENERAL NOTES:

BOND BEAM:

* CONCRETE BOND BEAM IS TO BE CONSTRUCTED AS PER PLAN. BOND BEAM DETAILS THAT ARE SHOWN ARE SUITABLE FOR SITE CLASSIFICATIONS OF A, S, M & M -D. IF THE SITE CLASSIFICATION IS H1, H2, H1-D, H2-D OR P THEN THE BOND BEAM MUST BE INCREASED TO BE 200mm DEEP AT POOL EDGE WITH SAME REINFORCMENT AND CONSTRUCTED USING 32 MPa CONCRETE.
* PROVIDE L11 TRENCH MESH ACROSS ALL RE-ENTRANT CORNERS WHICH MUST EXTEND TO EDGE OF CONCRETE OR FOR 2 METRES WHICHEVER IS THE LESSER.

CONCRETE:

* ALL CONCRETE TO BE USED IN BOND BEAM TO BE A MINIMUM STRENGTH OF 25MPA ON ANY POOL UP TO & INCLUDING 12m LONG UNLESS IT EXCEEDS 600mm IN WIDTH OR IF THE SITE CLASSIFICATION IS H1, H2, H1-D, H2-D OR P STRENGTH MUST BE INCREASED TO
* 32 MPa.
* ALL CONCRETE TO BE USED IN BOND BEAM TO BE A MINIMUM STRENGTH OF 32 MPa ON ANY POOL OVER 12m LONG.
* CONCRETE TO BE PLACED IN ACCORDANCE WITH AS 3600 AND CURED FOR AT LEAST 3 DAYS.
* CONCRETE MUST BE VIBRATED WHEN BEING PLACED.

ELECTRICAL:

* ALL STEEL MESH, INCLUDING BUT NOT NOT LIMITED TO STAINLESS STEEL LADDERS AND HAND RAILS, IN THE CONCRETE WITHIN 1.2 METRES OF THE WATER EDGE MUST ELECTRONICALLY BONDED.

PLUMBING:

* PIPE WORK CONNECTED TO POOL SHELL MUST HAVE 500mm OF STONEDUST OR SAND AROUND THE PIPE WHICH IS NOT TO BE STABILISED WITH CEMENT.

REINFORCEMENT:

* ALL N12 BARS MUST BE LAPPED 500mm UNLESS OTHERWISE NOTED.
* TRENCH MESH MUST BE LAPPED 500mm UNLESS OTHERWISE NOTED.
* SLAB FABRICSPLICING SHALL BE A MINIMUM OF 2 LONGITUDINAL BARS PLUS 10mm.
* STEEL REINFORCEMNT IS TO BE CLEAN OF GREASE, OIL, MUD AND FREE OF LOOSE SURFACE RUST.
* SLAB FABRIC MUST HAVE A MINIMUM OF 30mm COVER.
* TRENCH MESH MUST HAVE A MINIMUM OF 40mm COVER.

LANDSCAPING:

* MUST COMPLY ITH BUILDING PERMIT AND RELEVANT AUSTRALIAN STANDARDS, PARTICULARLY DRAINAGE.

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FIBREGLASS POOL DETAILS

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PO BOX 6577 SHEPPARTON. 3632
Tel: 03 5823 5781.

JOB NO.	58924
DATE:	23.1.2024
REVISION:	C
SHEET:	S05
DESIGNED:	CONQUEST POOLS
CHECKED:	DAVID EARL
SIGNATURE:	
REG. NO.:	0002462

REVISION	DESCRIPTION	APPROVED	DATE
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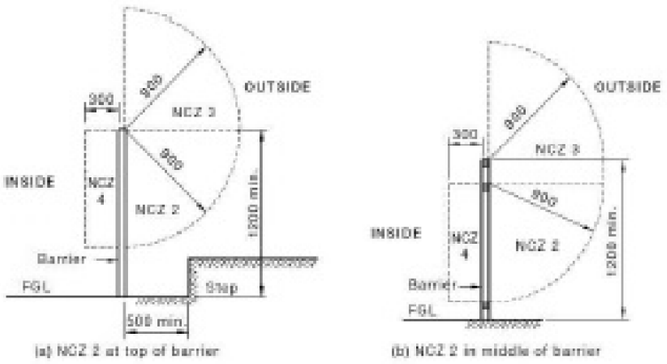
POOL SAFETY BARRIER REQUIREMENTS

MacGregor Block 14 Section 66

NON-CLIMBABLE ZONE



(a) NCZ 2 at top of barrier

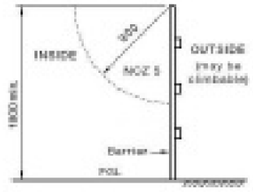
(b) NCZ 2 in middle of barrier

NOTE: The lower radius point of NCZ 2 may be located anywhere on the barrier provided there are no aids for climbing within the arc.

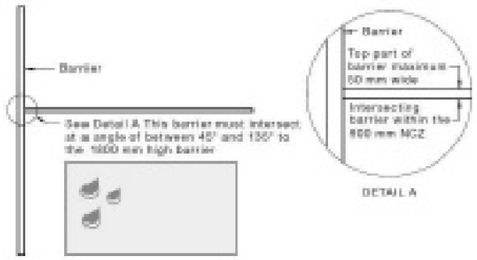
DIMENSIONS IN MILLIMETRES

FIGURE 2.1 (in part) EXAMPLES OF NON-CLIMBABLE ZONES (NCZs)

BOUNDARY BARRIERS



(a) Boundary barrier 1800 mm min.



(b) Intersecting barrier with top less than 50 mm in width

DIMENSIONS IN MILLIMETRES

FIGURE 2.2 (in part) BOUNDARY BARRIERS

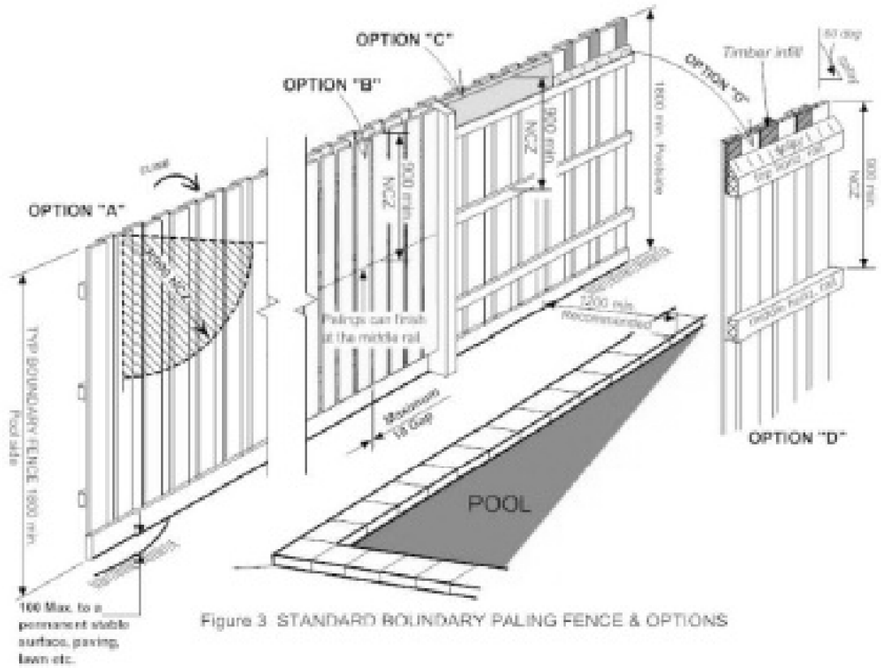


Figure 3 STANDARD BOUNDARY PALING FENCE & OPTIONS

BOUNDARY BARRIER INTERSECTING WITH INTERNAL BARRIER

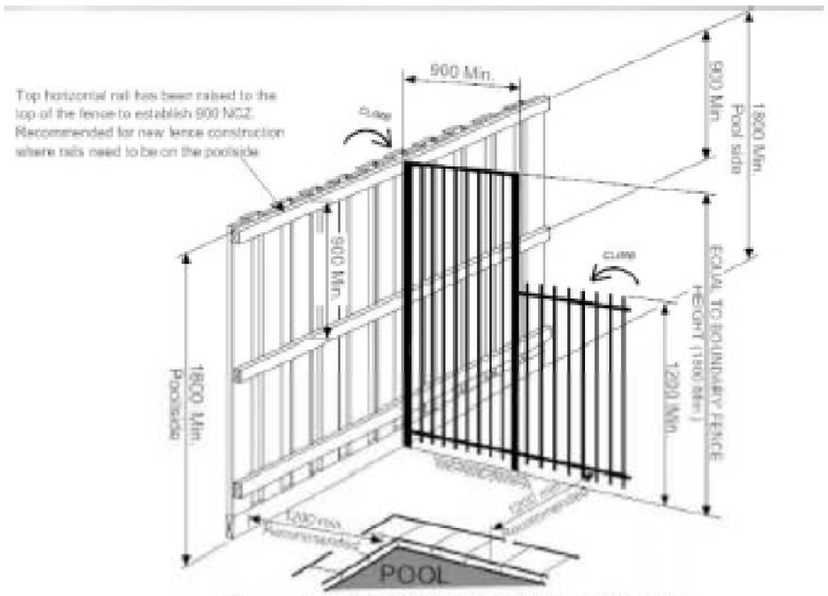


Figure 5 ALTERNATIVE BOUNDARY FENCE INTERSECTING A TYPICAL POOL BARRIER

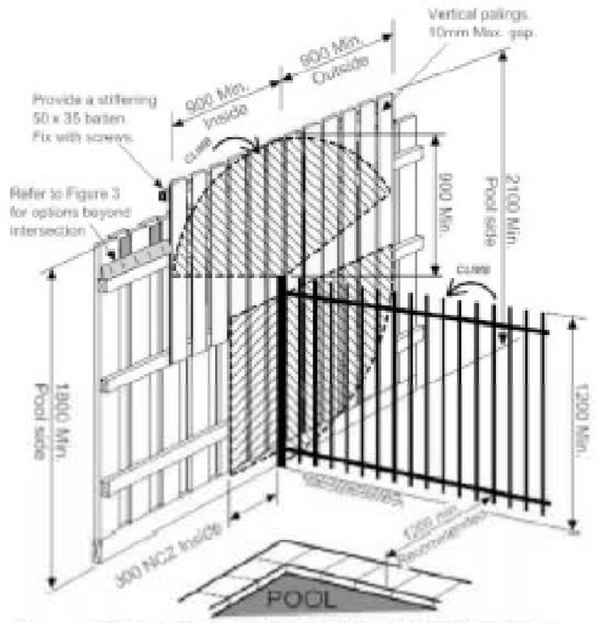


Figure 4 PROPERTY BOUNDARY FENCE INTERSECTING AN INTERNAL POOL BARRIER (Existing Fence)

ACT CERTIFICATION

ACN: 627 227 990

Lic No: 2018757

Date Issued: 28/01/2025

BUILDING APPROVAL

Issued under section 28 of the Building Act 2004

Name of Certifier: Scott Wrigley

10b

BCA Occupancy Class

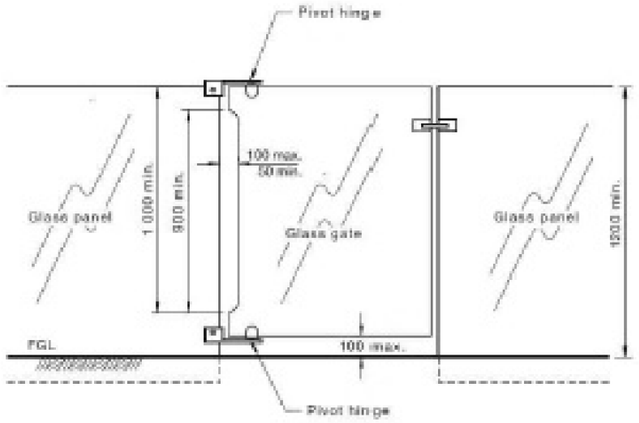
N/A

BCA Type of Construction

Approved Building Plans are to be read in conjunction with the Building Approval Letter

POOL SAFETY BARRIER REQUIREMENTS

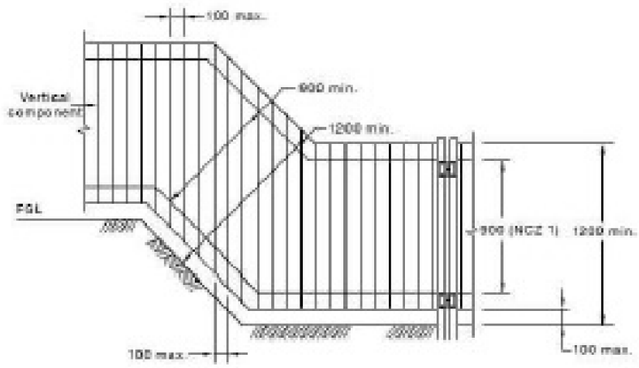
GLASS BARRIERS



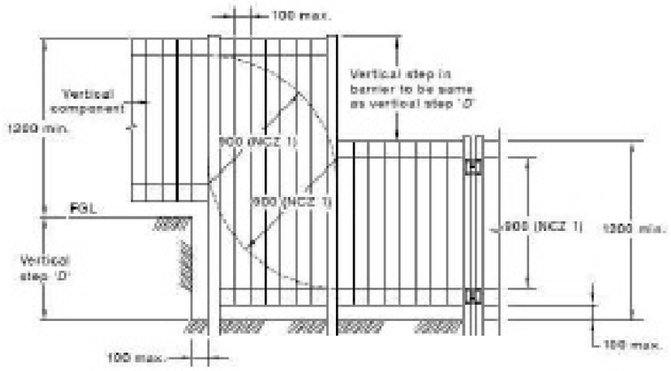
DIMENSIONS IN MILLIMETRES

FIGURE 2.4 GLASS GATE WITH PIVOT HINGES

BARRIER CONSTRUCTION DIMENSIONS



(a) Sloping ground

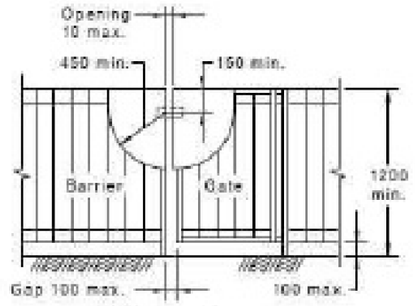


(b) Stepped ground

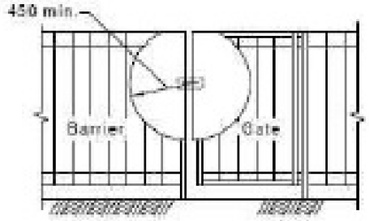
DIMENSIONS IN MILLIMETRES

FIGURE 2.8 (in part) PERPENDICULAR BARRIER DIMENSIONS

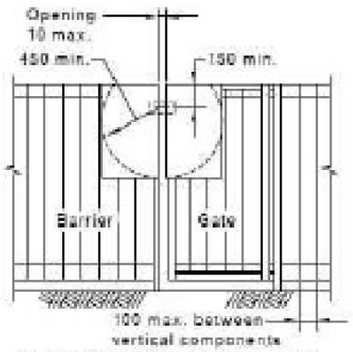
LATCHING DEVICE SHIELDING



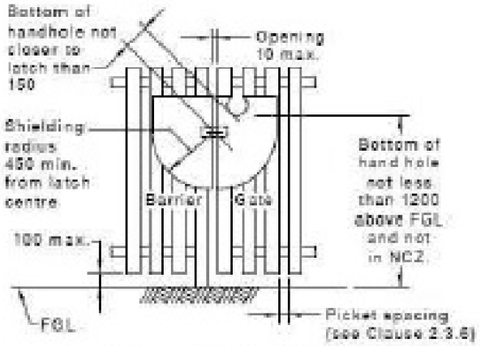
(a) Basic requirements



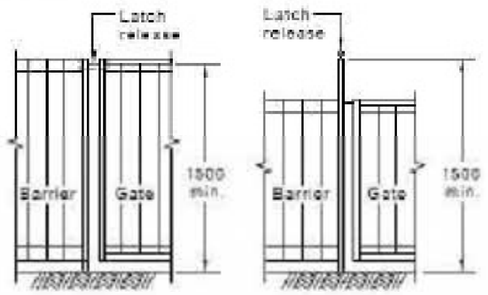
(b) Latch more than 150 below top of barrier (shielding is centred on latch)



(c) Shield larger than minimum size



(d) Hand hole provided in barrier



(e) Shield not required for latch or release located not less than 1500 above FGL

DIMENSIONS IN MILLIMETRES

FIGURE 2.9 ALTERNATIVE LATCH SHIELDING OPTIONS FOR GATES WITH VERTICAL OPENINGS 10–100 mm

PLAN OF SANITARY DRAINAGE

DRAINAGE PLAN No. 22685

OWNER FINANCE CORPORATION OF AUSTRALIA

BLOCK 14 SECTION 66 MACGREGOR A.C.T.

REFERENCE

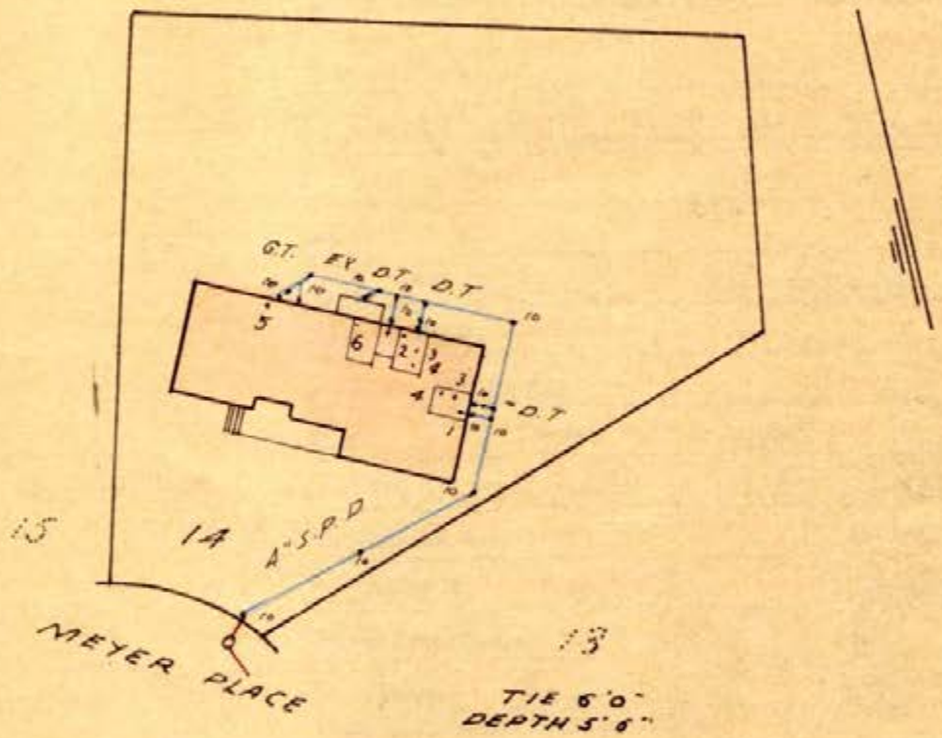
D.T.	Disconnector Trap.	S.P.D.	Stoneware Pipe Drain.	I.C.	Inspection Chamber.	F.T.	Floor Trap.
E.V.	Educt Vent.	C.I.P.	Cast Iron Pipe.	M.H.	Man Hole.	S.V.P.	Soil Vent Pipe.
G.T.	Gully Trap.	I.O.	Inspection Opening.	V.P.	Ventilating Pipe.	V.R.	Vertical Riser.

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

SCALE: 40 FEET TO 1 INCH

FIXTURES

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



NOTES DRAINS TO BE LAID ARE SHOWN IN BLUE LINES. THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS.
DRAINS TO BE DELETED SHOWN BY RED X. EXISTING DRAINS SHOWN IN GREEN LINES.
POSITION OF BRANCH TO BE LOCATED BEFORE ANY WORK IS COMMENCED.

Designed by: G. MOORE & N. SMITH. Phone 95 9236
Plumbing & Drainage Consultants

DRAWN N Smith REF E 913

SEWERAGE ENGINEER
18.6.73

PLAN OF SANITARY DRAINAGE

Drainage Plan No. 226854

OWNER Mr G.B. & Mrs S.B. BERTON

ADDRESS 22 MEYERS PLACE

BLOCK 14 SECTION 66 DIVISION MACGREGOR ACT

REFERENCE

DT Disconnector Trap	SPD	Stoneware Pipe Drain	VP Ventilation Pipe	FT	Floor Trap
EV Educt Vent	UPVC	Unplasticised Polyvinyl Chloride Pipe		SVP	Soilvent Pipe
GT Gully Trap	CIP	Caste Iron Pipe		VR	Vertical Riser
JU Jump Up	IO	Inspection Opening		EJ	Expansion Joint

NOTES: All work to be executed in accordance with Canberra Sewerage & Water Supply Regulations.
Drains to be laid are shown in blue lines.
Drains to be deleted are shown by a red X.
Existing drains are shown in green lines.
This plan is to be read in conjunction with the approved architectural plans and specifications.

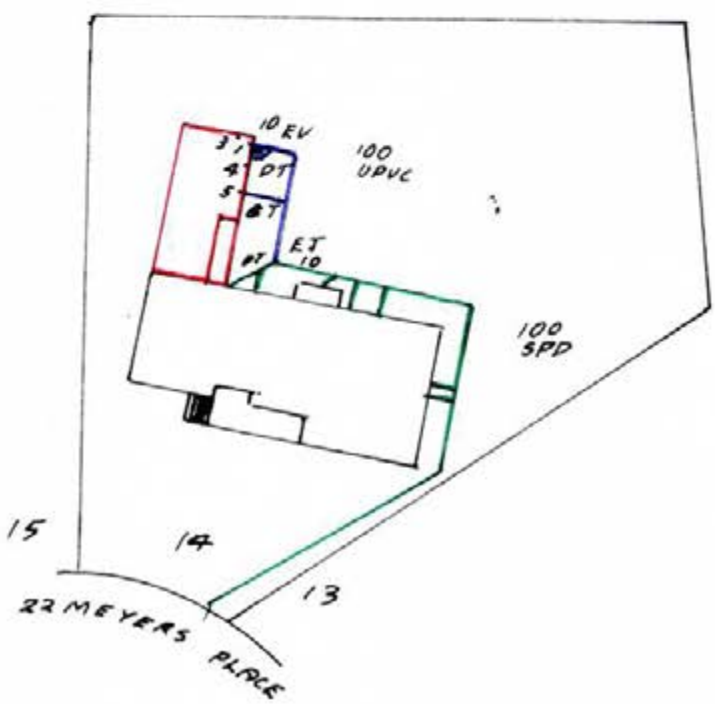
ADDITIONAL WORK

100 O.PVC LAID IN ACCARDANCE WITH AS1415 & AS1260

CHANGE G.T. POSITION

FIXTURES

1.	Water Closet	1
2.	Bath	
3.	Basin	1
4.	Shower	1
5.	Sink	1
6.	Trough	



Designed by
PHILLIP ELLWOOD
Drainage & Plumbing Contractor
Ph. 82 3270
Drawn by P Ellwood
Date 14th June 1984

SCALE 1-500

Approved by
B. Marcus. 15.06.1984.
Sewerage Engineer Date

DRAINAGE PLAN NO. 22685

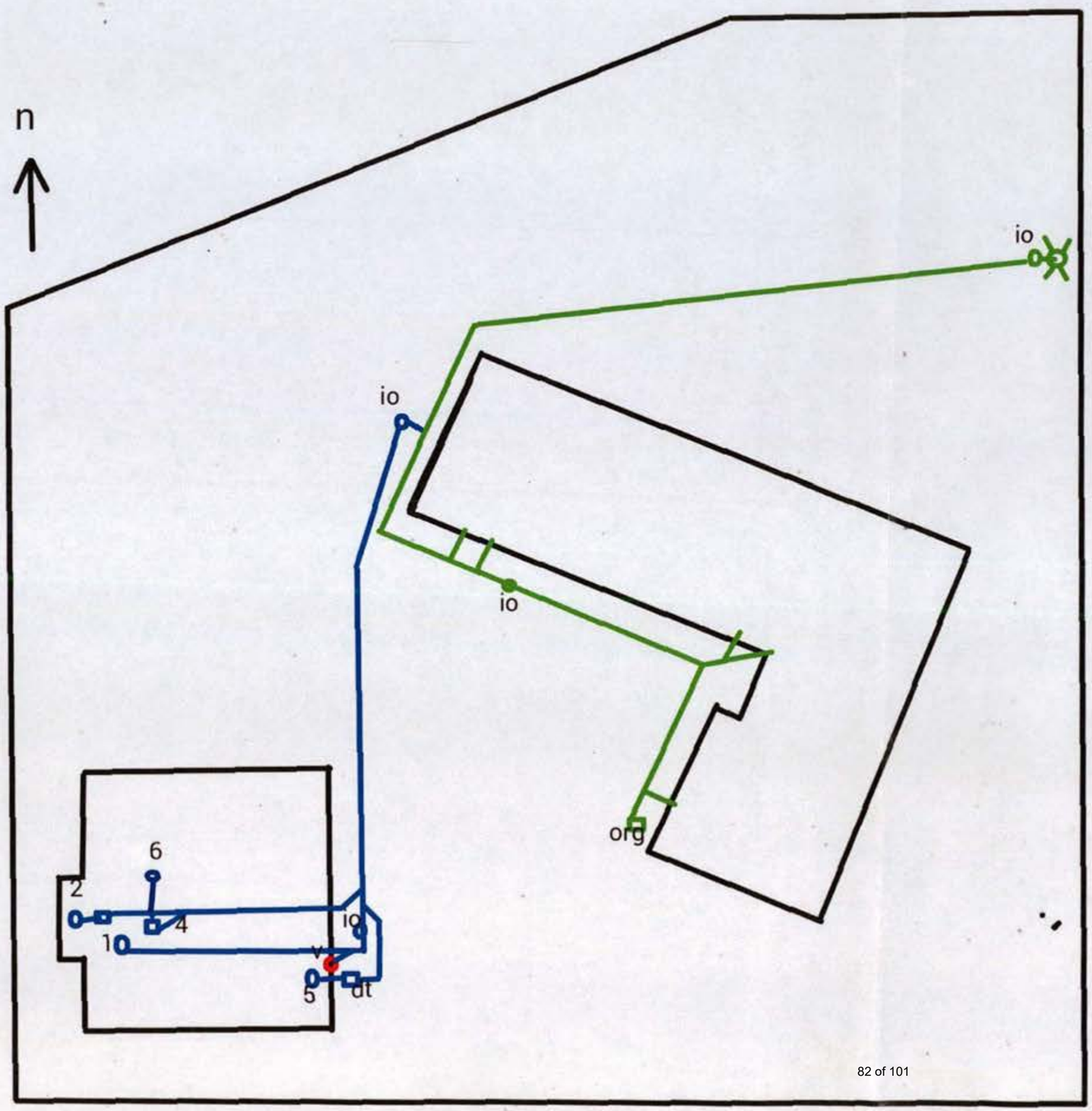
PLAN OF SANITARY DRAINAGE

SCALE: 1 : 200

BLOCK: 14 **SECTION** 66 **SUBURB** macgregor

ADDRESS: 22 Meyers place

OWNER: Robert ireland



REFERENCE :

AAV	Air Admittance Valve
BT	Bucket Trap
CO	Clear Out
DT	Disconnector Trap
DCV	Double Check Valve
EJ	Expansion Joint
EV	Educt Vent
FW	Floor Waste
FH	Fire Hydrant
GT	Gully Trap
IC	Inspection Chamber
IO	Inspection Opening
IS	Inspection Shaft
JU	Jump Up
MH	Manhole
ORG	Overflow Relief Gully
SC	Stop Cock
SVP	Soil Vent Pipe
TD	Tundish
TTD	Trapped Tundish
UPVC	Unplasticised Polyvinyl Chloride
VP	Vent Pipe
WM	Water Meter

FIXTURES:

1. Water Closet	(1)
2. Bath	(1)
3. Vanity Basin	(1)
4. Shower	(1)
5. Sink	(1)
6. Laundry Tub	(1)
7. Urinal	( )
8. Cleaners Sink	( )
9. Bidet	( )
11. Dishwasher	( )
13. Glass washer	( )
TOTAL	____

NOTES :

1. Drains to be laid in BLUE lines.
2. Existing drains shown in GREEN lines.
3. Existing drains X'd in RED to be abolished to approval.
4. Drains to be supported on or from solid ground.
5. Copper pipes to be in accordance with AS.1432-1973 table 2 type B tubes
6. Unplasticised Polyvinyl Chloride pipe drains [U.P.V.C.] including stacks, to be constructed in accordance with AS.2032-1977, AS. 3500 and Canberra codes of practice.
7. Drains under building must be retested, if test failed then old drains must be replaced using either RRJVCP or UPVC pipe material.
8. Sewer branch to be located on site before work commences.
9. This plan is to be read in conjunction with approved architectural plans and specifications.
10. ORG levels to be read in conjunction with AS.3500.2, clause 4.6.6.6 and 4.6.6.7.
11. Inspection shaft at tie to be raised to ground level in accordance with plumbing note no. 3.

All work must be carried out in conformity with the Water and Sewerage Act 2000, Water and Sewerage Regulations 2001 and the SA 3500.

CHECKED BY: 15/6/22

Energy Efficiency Rating
Residence 1

FirstRate Report

HOUSE
ENERGY RATING

YOUR HOUSE ENERGY RATING IS: ★☆ **1.5 STARS**
in Climate: 24

SCORE: -50 POINTS

Name: Ireland **Ref No:** 68476

House Title: Block 14 Section 66 MACGREGOR **Date:** 27-02-2026

Address: 22 Meyers Place, MacGregor ACT 2615 (Residence 1)

ACT HOUSE ENERGY RATING SCHEME

-50 Points 1.5 Stars

Duncan Clark – 2011260

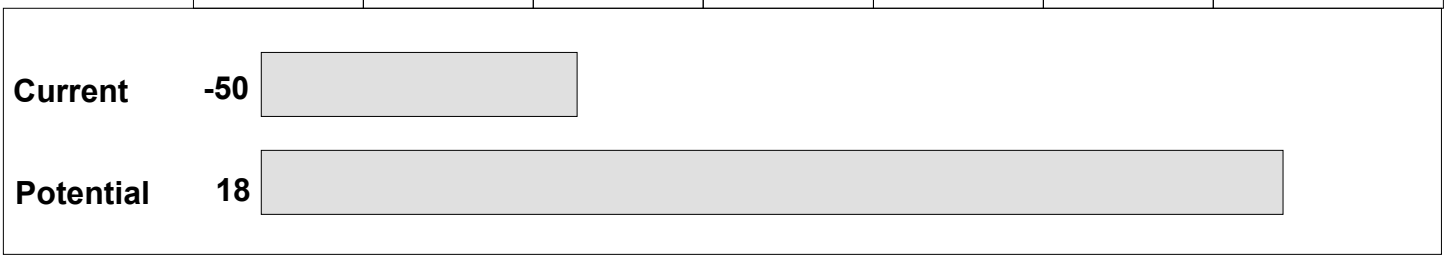
Building Assessor - Class A (Energy Efficiency)

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.

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



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

Design options		**Additional points**
Change added wall insulation	R 2.5	42
Change added floor insulation	R 2.5	10
Change curtain to	Heavy Drapes & Pelmets	14
Seal Internal Doors		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	**-50**	★☆

Largest windows in the dwelling;

Direction : NNE

Area : 16 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	-48	★☆
2. North East	-53	★☆
3. East	-58	★
4. South East	-63	★
5. South	-61	★
6. South West	-60	★
7. West	-55	★☆
8. North West	-51	★☆

FirstRate Mode
Climate: 24

RATING SUMMARY for: **Block 14 Section 66 MACGREGOR, 22 Meyers Place, MacGregor ACT 2615,**

Assessor's Name:

Net Conditioned Floor Area: **166.2 m²**

Feature						Points		
						Winter	Summer	Total
CEILING						**2**	**0**	**2**
Surface Area:	0	Insulation:	2					
WALL						**-38**	**0**	**-37**
Surface Area:	-15	Insulation:	-23	Mass:	0			
FLOOR						**0**	**0**	**-1**
Surface Area:	0	Insulation:	-4	Mass:	4			
AIR LEAKAGE (Percentage of score shown for each element)						**6**	**0**	**6**
Fire Place	0 %	Vented Skylights	0 %					
Fixed Vents	0 %	Windows	39 %					
Exhaust Fans	12 %	Doors	34 %					
Down Lights	0 %	Gaps (around frames)	15 %					
DESIGN FEATURES						**0**	**1**	**1**
Cross Ventilation	1							
ROOF GLAZING						**0**	**0**	**0**
Winter Gain	0	Winter Loss	0					
WINDOWS						**-15**	**-9**	**-24**

Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
NNE	16	10%	-13	20	-4	3
ESE	11	7%	-12	6	-3	-9
SSW	12	7%	-10	1	-1	-10
WNW	6	4%	-9	0	0	-8
Total	46	27%	-43	28	-9	-24

* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is -1 points			Winter	Summer	Total
RATING	★☆	**SCORE**	**-45**	**-8**	**-50***

*** includes 3 points from Area Adjustment**

Detailed House Data

House Details

ClientName	Ireland
HouseTitle	Block 14 Section 66 MACGREGOR
StreetAddress	22 Meyers Place, MacGregor ACT 2615
FileCreated	27-02-2026

Climate Details

State	
Town	Canberra
Postcode	2600
Zone	24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Timber	Enclosed	No	No	No	Carp	R0.0	44.0m²
2	Concrete Slab on ground	No Subfloor	No	No	No	Float Timb	R0.0	42.0m²
3	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	4.6m²
4	Timber	Enclosed	No	No	No	Tiles	R0.0	4.0m²
5	Timber	Enclosed	No	No	No	Float Timb	R0.0	90.7m²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R0.0	47.8m	2.4m
2	Brick Veneer	No	R0.0	26.5m	2.4m
3	Brick Cavity	No	R0.0	1.8m	2.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	No	R3.0	185.3m²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	NNE	1.5m	2.6m	No	DG	ALIMPR	CW	No	0.6m	0.6m	0.2m
2	WNW	0.3m	1.6m	No	SGT	ALIMPR	NC	No	0.6m	0.6m	0.2m
3	NNE	1.5m	1.8m	No	DG	ALIMPR	CW	No	0.6m	0.6m	0.2m
4	NNE	1.5m	1.8m	No	DG	ALIMPR	OW	No	0.6m	0.6m	0.2m
5	NNE	2.0m	0.3m	No	SG	TIMB	NC	No	1.4m	1.4m	0.2m
6	NNE	2.0m	0.3m	No	SG	TIMB	NC	No	1.4m	1.4m	0.2m
7	NNE	1.5m	1.8m	No	DG	ALIMPR	HB	No	0.6m	0.6m	0.2m
8	NNE	1.5m	1.8m	No	DG	ALIMPR	HB	No	0.6m	0.6m	0.2m
9	ESE	1.5m	1.8m	No	DG	ALIMPR	HB	No	0.6m	0.6m	0.2m
10	ESE	1.5m	1.8m	No	DG	ALIMPR	HB	No	0.6m	0.6m	0.2m
11	SSW	1.1m	1.7m	No	DG	ALIMPR	HB	No	10.0m	10.0m	0.2m
12	SSW	2.1m	2.4m	No	DG	ALIMPR	HB	No	10.0m	10.0m	0.2m
13	SSW	1.0m	0.6m	Yes	SG	TIMB	HB	No	3.0m	3.0m	0.2m
14	SSW	1.0m	0.6m	Yes	DG	ALIMPR	HB	No	0.6m	0.6m	0.2m
15	SSW	0.4m	1.6m	Yes	DG	ALIMPR	HB	No	0.6m	0.6m	0.2m
16	SSW	1.5m	1.8m	No	DG	ALIMPR	HB	No	0.6m	0.6m	0.2m
17	WNW	2.1m	2.7m	No	SG	ALSTD	CW	No	8.0m	8.0m	0.2m
18	ESE	2.0m	1.0m	No	SG	ALSTD	CW	No	5.0m	5.0m	0.2m
19	ESE	1.3m	2.8m	No	SG	ALSTD	CW	No	0.6m	0.6m	0.2m
20	SSW	1.0m	1.0m	No	SG	ALSTD	NC	No	4.0m	4.0m	0.2m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
5	NNE	2.0m	0.3m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	1.4m
6	NNE	2.0m	0.3m	0.0m	0.0m	0.0m	0.0m	1.0m	1.4m	1.0m	0.0m
17	WNW	2.1m	2.7m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	10.0m	1.0m

Zoning Details

Is there Cross Flow Ventilation ?	Good

Air Leakage Details

Location	Suburban
Is there More than One Storey ?	No
Is the Entry open to the Living Area ?	Yes
Is the Entry Door Weather Stripped ?	Yes
Area of Heavyweight Mass	0m²
Area of Lightweight Mass	0m²

	Sealed	UnSealed
Chimneys	0	0
Vents	0	0
Fans	2	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	3
External Doors	0	0

Unflued Gas Heaters	0
Percentage of Windows Sealed	98%
Windows - Average Gap	Small
External Doors - Average Gap	Small
Gaps & Cracks Sealed	Yes

Energy Efficiency Rating
Residence 2

FirstRate Report

HOUSE
ENERGY RATING

YOUR HOUSE ENERGY RATING IS: ★★★★★★ **6 STARS**
in Climate: 24
SCORE: 20 POINTS

Name:	Ireland	**Ref No:**	68476
House Title:	Block 14 Section 66 MACGREGOR	**Date:**	27-02-2026
Address:	22 Meyers Place, MacGregor ACT 2615 (Residence 2)		

ACT HOUSE ENERGY RATING SCHEME

20 Points 6.0 Stars

Robert Lowe - 20111129

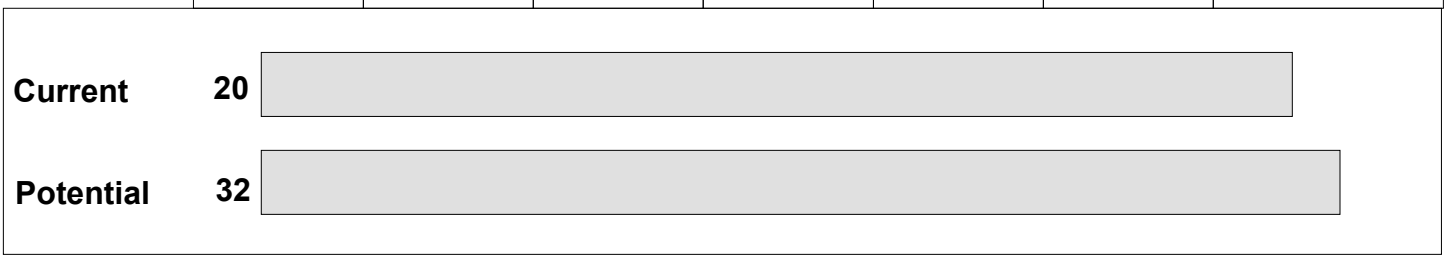
Building Assessor - Class A (Energy Efficiency)

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.

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



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	12

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	**20**	★★★★★★

Largest windows in the dwelling;

Direction : East

Area : 8 m²

The table below shows the total score for the dwelling when these windows face the direction indicated.

Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.

ORIENTATION	POINT SCORE	STAR RATING
1. East	20	★★★★★★
2. South East	16	★★★★★☆
3. South	16	★★★★★☆
4. South West	10	★★★★★
5. West	11	★★★★★☆
6. North West	12	★★★★★☆
7. North	20	★★★★★★
8. North East	20	★★★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: **Block 14 Section 66 MACGREGOR, 22 Meyers Place, MacGregor ACT 2615,**

Assessor's Name:

Net Conditioned Floor Area: **83.8 m²**

Feature	Points		
	Winter	**Summer**	**Total**
CEILING	**5**	**0**	**5**
Surface Area: 0 Insulation: 5			
WALL	**-7**	**-3**	**-10**
Surface Area: -7 Insulation: 3 Mass: -6			
FLOOR	**8**	**0**	**8**
Surface Area: 0 Insulation: -6 Mass: 14			
AIR LEAKAGE (Percentage of score shown for each element)	**8**	**0**	**8**
Fire Place 0 % / Vented Skylights 0 %			
Fixed Vents 0 % / Windows 49 %			
Exhaust Fans 15 % / Doors 17 %			
Down Lights 0 % / Gaps (around frames) 19 %			
DESIGN FEATURES	**0**	**1**	**1**
Cross Ventilation 1			
ROOF GLAZING	**0**	**0**	**0**
Winter Gain 0 / Winter Loss 0			
WINDOWS	**7**	**-18**	**-11**

Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
N	7	8%	-11	16	-6	-1
NE	0	1%	-1	2	0	1
E	8	9%	-13	17	-5	-1
SE	0	1%	-1	1	0	0
S	4	5%	-6	2	-2	-6
W	5	6%	-8	9	-5	-4
Total	25	29%	-40	47	-18	-11

* 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 8 points	**Winter**	**Summer**	**Total**
RATING ★★★★★★ **SCORE**	**21**	**-20**	**20***

*** includes 20 points from Area Adjustment**

Detailed House Data

House Details

ClientName	Ireland
HouseTitle	Block 14 Section 66 MACGREGOR
StreetAddress	22 Meyers Place, MacGregor ACT 2615
FileCreated	27-02-2026

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	Float Timb	R0.0	78.3m²
2	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	10.2m²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Weatherboard	No	R1.5	11.9m	3.6m
2	Weatherboard	No	R1.5	27.1m	2.5m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Low Ventilation	No	Yes	R3.5	88.5m²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	N	2.1m	2.1m	No	DG	ALIMPR	HB	No	0.0m	2.0m	0.6m
2	N	2.1m	0.6m	No	DG	ALIMPR	HB	No	0.0m	2.0m	0.0m
3	E	2.0m	1.2m	No	DG	ALIMPR	HB	No	0.0m	0.6m	1.4m
4	E	2.1m	1.8m	No	DG	ALIMPR	HB	No	0.0m	0.6m	1.4m
5	NE	1.2m	0.4m	No	DG	ALIMPR	HB	No	0.0m	0.0m	0.0m
6	E	1.2m	1.4m	No	DG	ALIMPR	HB	No	0.0m	0.0m	0.0m
7	SE	1.2m	0.4m	No	DG	ALIMPR	HB	No	0.0m	0.0m	0.0m
8	S	2.1m	1.8m	No	DG	ALIMPR	HB	No	0.0m	2.0m	0.0m
9	W	0.6m	2.2m	No	DG	ALIMPR	HB	No	0.0m	0.6m	0.6m
10	W	1.2m	2.0m	No	DG	ALIMPR	HB	No	0.0m	0.0m	0.0m
11	W	0.6m	2.2m	No	DG	ALIMPR	HB	No	0.0m	0.6m	0.6m
12	N	0.6m	2.2m	No	DG	ALIMPR	HB	No	0.0m	0.6m	1.0m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off

No shaded windows

Zoning Details

Is there Cross Flow Ventilation ?	Good

Air Leakage Details

Location	Suburban
Is there More than One Storey ?	No
Is the Entry open to the Living Area ?	Yes
Is the Entry Door Weather Stripped ?	Yes
Area of Heavyweight Mass	0m²
Area of Lightweight Mass	0m²

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

Unflued Gas Heaters	0
Percentage of Windows Sealed	98%
Windows - Average Gap	Small
External Doors - Average Gap	Small
Gaps & Cracks Sealed	Yes

ACT PROPERTY INSPECTIONS

Insurance Certificates & Tax Invoice

If a home was built before 1990

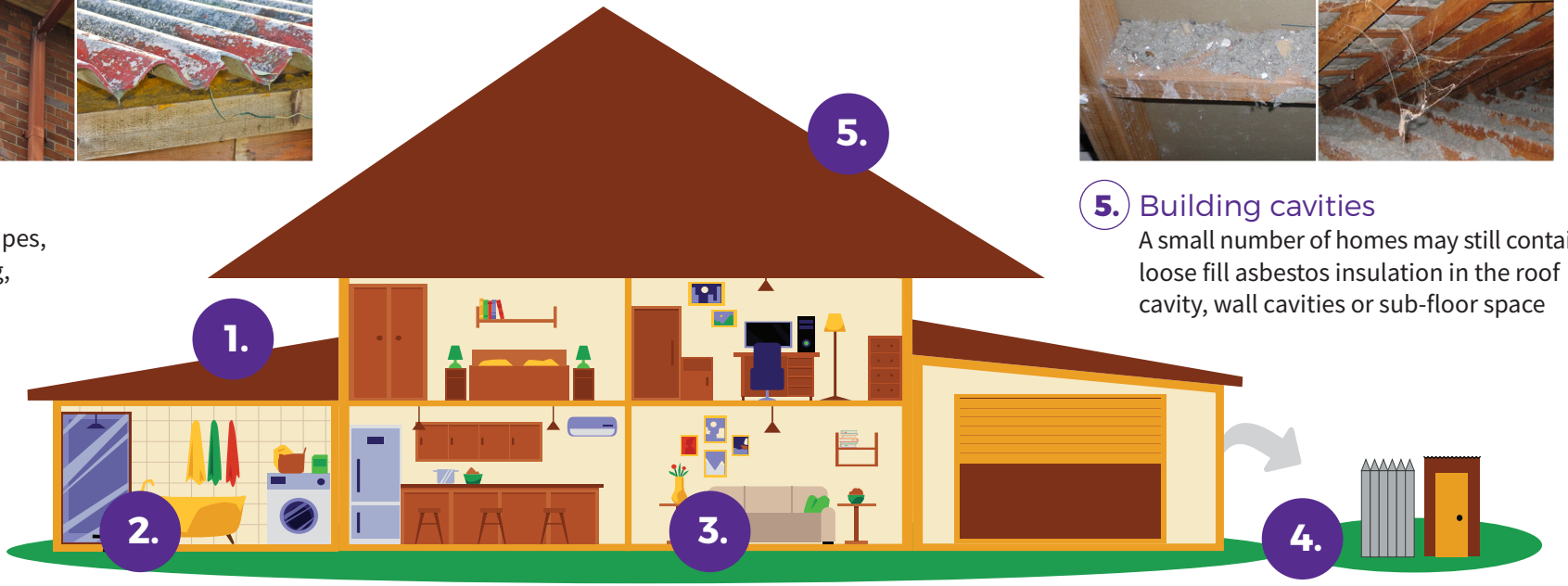
it may contain dangerous asbestos material

ACT Government

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 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

ACT Government

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

If you need interpreting help, telephone the Translating and Interpreting Service on 131 450

*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

TAX INVOICE

Justin Ireland & Djanaya Ireland
22 Meyers Pl
MACGREGOR ACT 2615
AUSTRALIA

Invoice Date
19 Feb 2026

Invoice Number
INV-68476

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: 18 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