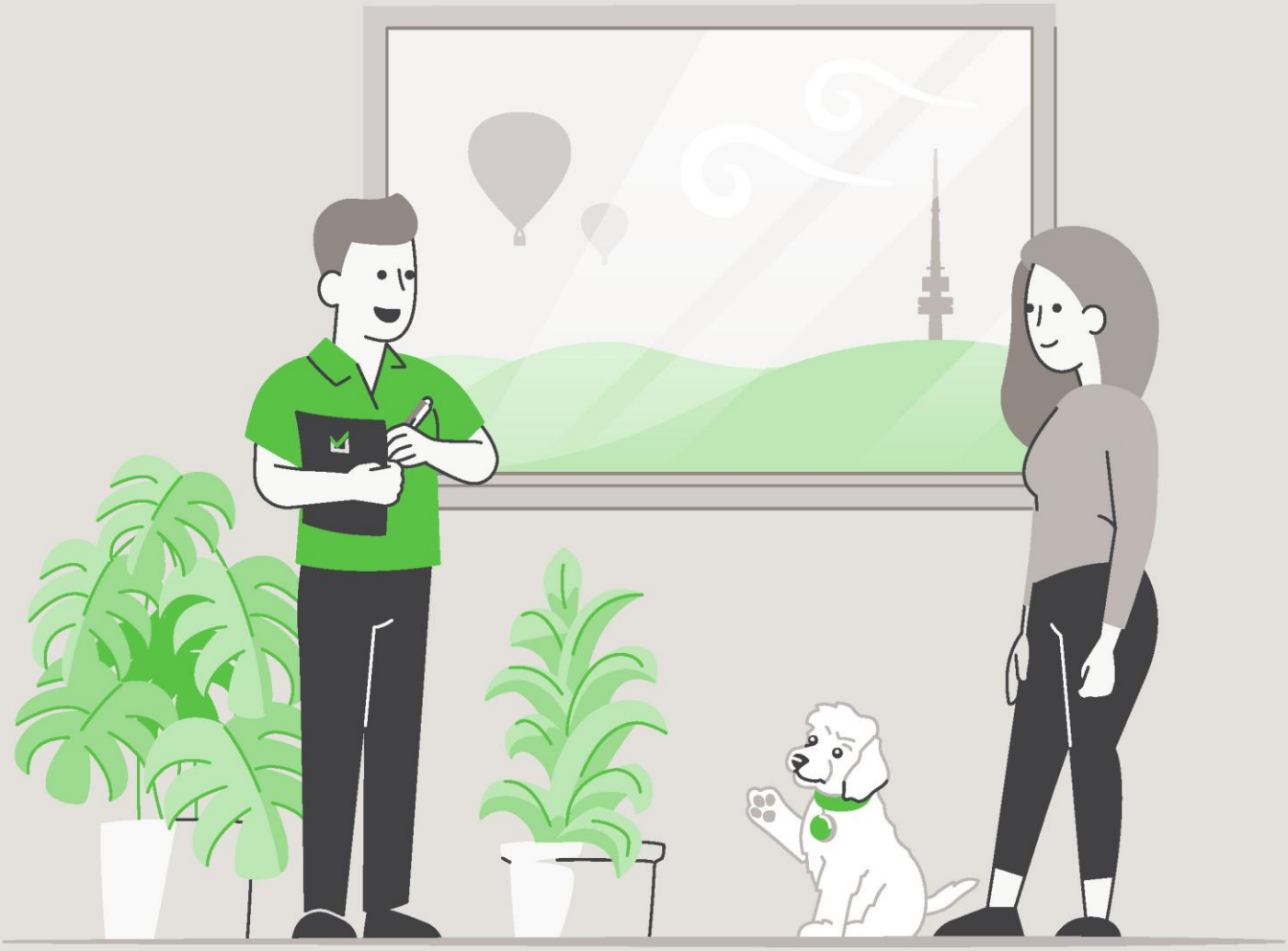
ACT PROPERTY INSPECTIONS

30 Hodgson Crescent,
Pearce ACT 2607

Report prepared: Friday, March 6th 2026

Building Report
Timber Pest Inspection Report
Compliance Report
Conveyancing Report
Energy Efficiency Rating
Insurance Certificates
Tax Invoice

Report



MASTER BUILDERS AUSTRALIAN CAPITAL TERRITORY

REIACT REAL ESTATE INSTITUTE OF THE AUSTRALIAN CAPITAL TERRITORY

Level 1, 33 Altree Court,
Phillip ACT 2606

PO Box 576
Erindale Centre ACT 2903

02 6232 4540
info@actpropertyinspections.com.au

ABN 33 600 397 466
actpropertyinspections.com.au

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

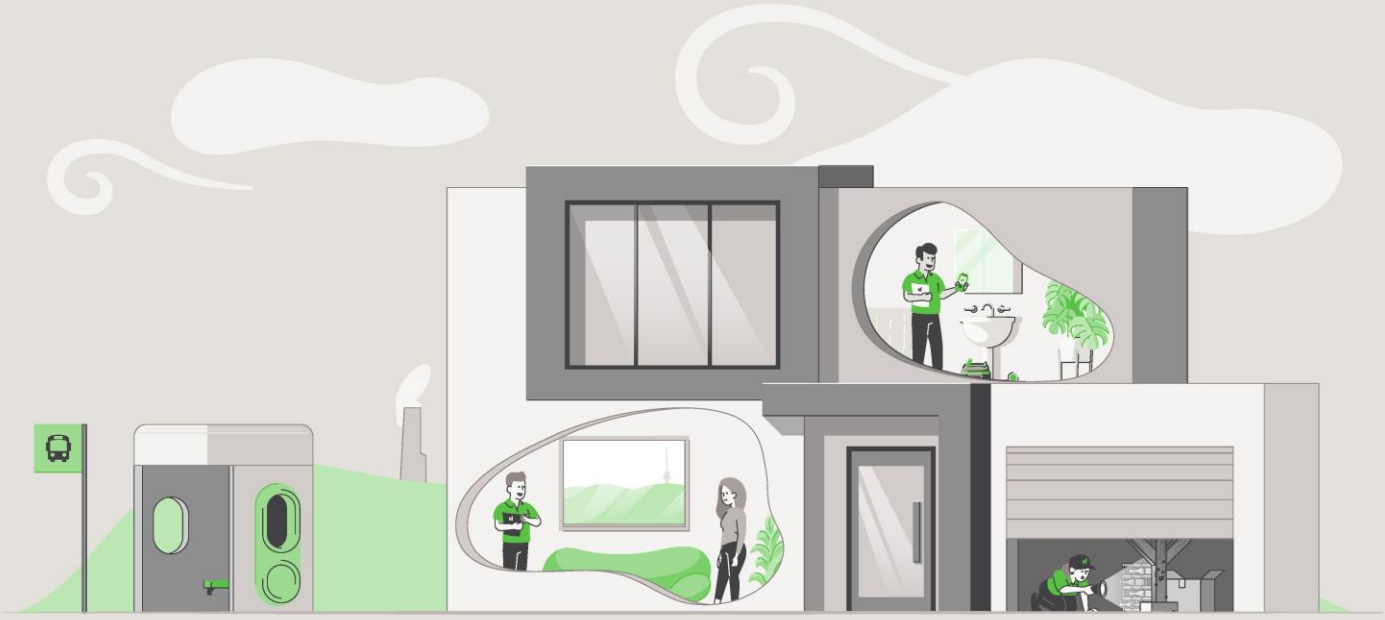
(b) The date on which the contract was entered into was not more than 180 days after the date of the inspection.

(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.

ACT PROPERTY INSPECTIONS

Building Report



CONCLUSION AND SUMMARY

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

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

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

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

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

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

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

PROPERTY STATISTICS

Building Report	Above Average
Compliance Report	No unapproved structures
Pest Inspection	No active subterranean termites (live specimen) were found
Energy Efficiency Rating	6.0 Stars
Inspection Date	Friday, March 6th 2026
Name of Assessor	Ned Strickland
Reference Number	68718
Address of Property Inspected	30 Hodgson Cres, Pearce ACT 2607
Client	Houston and Balmaks
Unit, Block and Section	Unit 1, Block 18 Section 10 PEARCE
Year original residence COU was issued	2021
House size (approximately)	Lower Level: 105.77m^2 Upper Level: 48.39m^2 Garage: 19.65m^2 Total: 173.81m^2
Weather conditions at time of Inspection	Fine
Occupancy Status	Occupied

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

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

PROPERTY CONSTRUCTION DETAILS

Flooring	Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor level
External walls	Brick veneer and metal cladding
Roof framing	Timber: Truss roof framing
Roof cladding	Colorbond roof cladding
Glazing	Double glazed windows
Cooktop	Gas cooktop
Oven	Electric oven
Dishwasher	Bosch

*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 to sections of the residence and/or structures built on the side boundary
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	No inspection was made to the roof as roof could not be accessed with a 3.6m ladder
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

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

LOUNGE ROOM

Ceiling	Good
Walls	Good
Floor coverings	Good

FAMILY ROOM

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

KITCHEN/MEALS

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

STAIRWELL

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

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

BEDROOM 3

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

BEDROOM 4

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

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

BATHROOM

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

POWDER ROOM

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

LAUNDRY

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Laundry tub	Good
Splashback	Good
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
Eaves	Good
Fascia	Good
External walls	Good. No major cracking noted
Windows	Good
Fences	Good
Gate	Good
Alfresco	Good
Carport	Good
Retaining walls	Good
Site drainage	The site generally drains away from the perimeter of the building

GARAGE

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

DEFINITIONS

Above Average: The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.
Average: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance**.**
Below Average: The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long-term neglect and/or defects requiring major repairs or reconstruction of major building elements.
Client: The person or persons, for whom the Inspection Report was carried out or their Principal (i.e., the person or persons for whom the report is being obtained).
Building Consultant: A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 'Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings'. The consultant must also meet any Government licensing requirement, where applicable.
Building & Site: The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and storm water run-off within 30 m of the building, but within the property boundaries. In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the nominated residence and does not include inspection of common property.
Readily Accessible Areas: Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length.
Structure: The loadbearing part of the building, comprising the Primary Elements.
Primary Elements: Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams, or columns. The term 'Primary Elements' also includes other structural building elements including those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.
Secondary Elements: Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.
Finishing Elements: The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor, and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.
Major Defect: A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Minor Defect: A defect other than a Major Defect.
Safety Hazard: Any item that may constitute an immediate or imminent risk to life, health, or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.
Tests: Where appropriate the carrying out of tests using the following procedures and instruments:
Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed. Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

IMPORTANT ADVICE

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

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

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

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

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

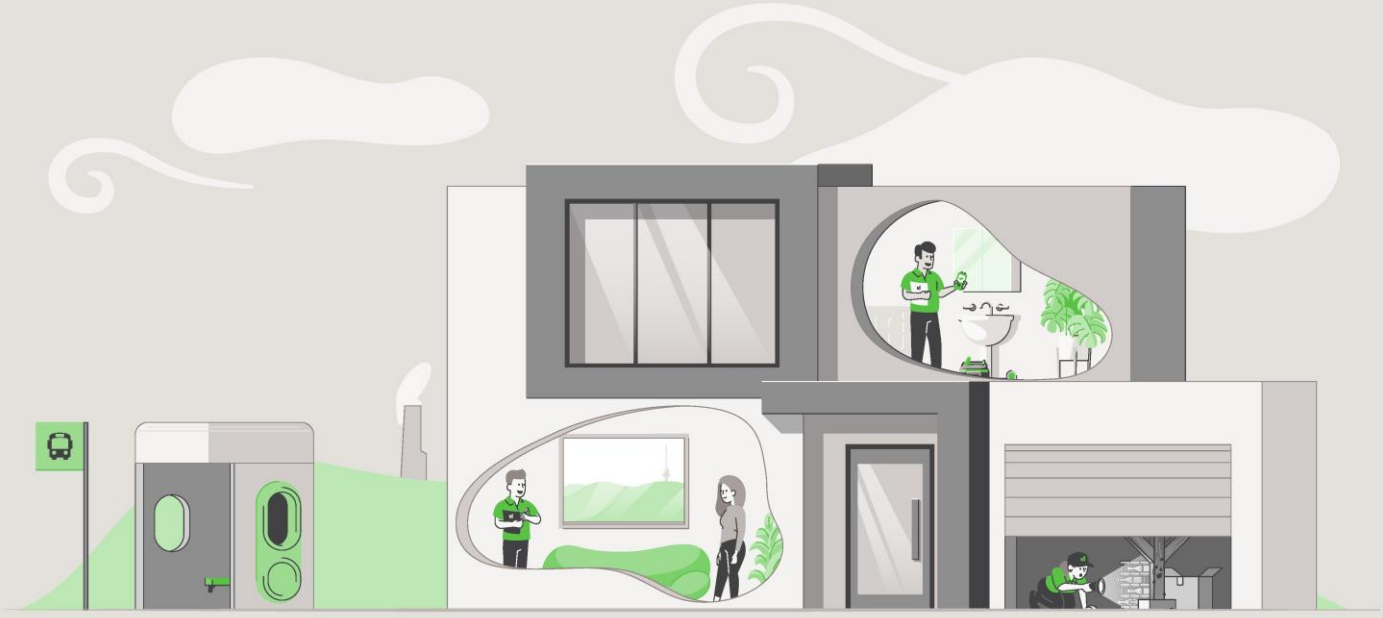
1. I/We have read and understood the 'Limited Liability to a Purchaser within the Australian Capital Territory only' clause of the Report, and this Notice to the Purchaser. I/We have not arranged for another inspection and report in respect of the property, and it is my/our intention to **rely upon the 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:	30 Hodgson Crescent, Pearce ACT 2607
Client:	Houston and Balmaks
Inspection Date:	Friday, March 6th 2026
Inspection carried out by:	Ned Strickland

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

1.0 ACCESS LIMITATIONS

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

2.0 TERMITE ACTIVITY

No active subterranean termites (live specimens) were found.

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

3.0 BORER ACTIVITY

No visible evidence of borers of seasoned timbers was found.

4.0 DECAY FUNGI

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

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

CONDITIONS OF THIS INSPECTION

Important Information:

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

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

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

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

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

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

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

Scope of Report:

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

Limitations:

The Client acknowledges:

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

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

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

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

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

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

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

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

Determining extent of Damage:

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

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

Disclaimer of Liability:

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

1.0 ACCESS LIMITATIONS

1.1 Area(s) inspected:

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

1.2 Common area(s) not inspected:

No Inspection was made, and no Report will be submitted, of inaccessible area(s).
These include, but may not be limited to; cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios, inaccessible parts of the subfloors, inaccessible parts of the roof void, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, and hollow blocks/posts etc.

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

Ceiling framing timbers were concealed by insulation and ducting flex. Clothing and other stored items concealed timbers in cupboards and built in robes/closets. Furniture and stored items concealed some of the skirting boards and architraves inside the house. 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.

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

1.4 The property was furnished at the time of inspection.

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

1.5 Undetected timber pest risk assessment is considered Low/Moderate.

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

2.0 TERMITE ACTIVITY

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

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

2.3 A termite nest was not found.

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

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

2.5 Very important:

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

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

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

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

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

2.7 Termite management: A termite management notice was not found in the meter box; however, due to the age of the residence a barrier system should have been installed.

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

2.8 General remarks:

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

3.0 BORER ACTIVITY

3.1 No visible evidence of borers was found.

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

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

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

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

4.0 DECAY FUNGI

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

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

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

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

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

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

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

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

5.0 CONDITIONS THAT ARE 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: Not applicable as the home is built on a concrete slab.

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

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

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

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

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

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

Where external concrete slab edges are not exposed, there is a high risk of concealed termite entry.
In some buildings built since July 1995, the edge of the slab forms part of the termite shield system. In these buildings an Inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf, or landscaping etc. Where this is the case, you should arrange to have the slab edge exposed for Inspection.
Concealed termite entry may already be taking place but could not be detected at the time of the Inspection. This may have resulted in concealed timber damage.
NB. A very high proportion of termite attacks are over the slab edge. Covering the slab edge makes concealed entry easy. This is particularly true of infill type slab construction. Termite activity and/or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2.

5.6 Weep holes in external walls: Weep holes were clear allowing the free flow of air.

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

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

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

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

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

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

6.0 OVERALL ASSESSMENT OF THE PROPERTY

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

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

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

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

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

It goes on to inform that "regular Inspections will not prevent termite attack but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner, and damage to be minimized".
Due to the degree of risk of subterranean termite infestation noted above and all other findings of this Report; we strongly recommend that a full Inspection and written Report in accordance with AS 4349.3 or AS 3660.2-2000 is conducted at this property every 6 months, but no more than 12 months.

DEFINITIONS

Timber Pest Attack: Means Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Activity: Means telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Damage: Means noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.
Major Safety Hazard: Means any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.
Conditions Conducive to Timber Pest Attack: Means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.
Readily Accessible Areas: Means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e., 400 mm high by 600 mm wide); and areas at the eaves of accessible roof spaces that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).
Client: Means the person or persons for whom the Timber Pest Detection Report was carried out or their Principal (i.e., the person or persons for whom the report was being obtained).
Timber Pest Detection Consultant: Means a person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.
Building and Site: Means the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).
Timber Pests: Means one or more of the following woods destroying agents which attack timber in service and affect its structural properties:
Chemical Delignification: The breakdown of timber through chemical action.
Fungal Decay: The microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include Mould, which is a type of fungus that does not structurally damage wood.
Wood Borers: Wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber.
Termites: Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests: Means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Timber Pests. Instrument testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.
Instrument Testing: Means where appropriate the carrying out of Tests using the following techniques and instruments:
(a) Electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements.
(b) Stethoscope - an instrument used to hear sounds made by termites within building elements.
(c) Probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g., bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and
(d) Sounding - a technique where timber is tapped with a solid object.

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

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

Reasonable access:

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

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

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

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

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

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

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

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

A more invasive physical inspection is available and recommended:

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

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

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

A price is available on request.

Concrete slab homes:

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

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

Subterranean termites:

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

Important note:

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

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

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

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

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

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

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

Where evidence of termite attack exists to any trees or tree stumps a more conclusive search should be undertaken. This may require the tree or stump to be drilled to determine the existence of a termite nest. In addition, the soundness and stability of any standing trees identified as being affected by termite attack should be confirmed. Always seek further advice from the Consultant.
Previous Treatments Where evidence of a possible termite treatment was located, the Client should obtain and keep on file all relevant documents pertaining to the extent of the treatment, any service warranties and advice in regard to the building owner's obligation to maintain the treatment and/or barrier. If evidence of a previous treatment of termite infestation is noted, and appropriate documentation is not available, the Client must assume that the termite infestation may still be active in areas of the property not inspected. Accordingly, a re-treatment may be required. Always seek further advice from the Consultant.
Frequency of Future Inspections Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.
Inspections at intervals not exceeding twelve (12) months are recommended. Where the termite risk is high or the building type susceptible to termite attack, more frequent inspections (3-6 months) should be undertaken.

Risk management options:

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this inspection report. The Client should further investigate any high-risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.
To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:
Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high, or the building type is susceptible to attack. To further reduce the risk of subterranean termite attacks, implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS 3660 stresses that subterranean termites can bridge, or breach barrier systems and inspection zones and that thorough regular inspection of the building are necessary.

CONTACT THE INSPECTOR

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

NOTICE TO THE PURCHASER

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

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

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

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

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

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

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

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

ACT PROPERTY INSPECTIONS

Compliance Report

COMPLIANCE REPORT

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

Property Address: 30 Hodgson Crescent, Pearce ACT 2607
Unit, Block & Section: Unit 1, Block 18 Section 10 PEARCE
Inspection Date: Friday, March 6th 2026

APPROVAL STATUS

Description	Plan number	Certificate of occupancy date	Approval status
Demolition of Residence Asbestos Removal (Mr Fluffy)	B201726/A	31/05/2017	Approved.
New Dual Occupancy & Garages	B20203079/A/B/C	10/05/2021	Approved.
Carport	-	-	This structure is exempt from approval. No action is required.

SURVEY REPORT

Survey Report completed by	Date Survey report was completed	Comments
M & M Surveys	Wednesday, 7 October 2020	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: PEARCE **SECTION:** 10 **BLOCK:** 18 **UNIT:** 1 **EX GOV:** NO

COU ISSUED Y/N	PLAN NUMBER	FOLIO NO.	DESCRIPTION OF WORK	AMEND	DETAILS	PERMIT NUMBER	COU PLAN NO. & DATE
Y	B201726/A	-	DEMOLITION OF RESIDENCE ASBESTOS REMOVAL (MR FLUFFY)			B201726/A	
		-					B201726/A 31/05/2017
Y	B20203079/A	-	NEW DUAL OCCUPANCY & GARAGES			B20203079/A	
Y	B20203079/B	-		Y			
Y	B20203079/C	-		Y			
		-					B20203079/A/B/C 10/05/2021

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

Drainage Plan Number: 11100

Survey: Y (01)

Comments:

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:

• 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:

• 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

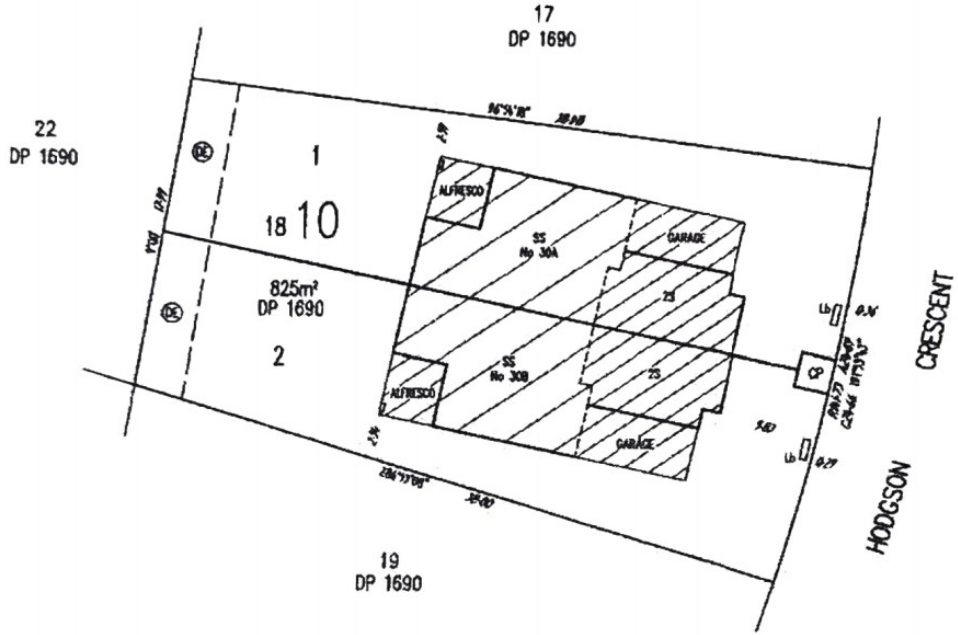
Please note: Development Approval plans will not be included in this report (We do not receive Development Approval Plans unless they are part of a Building Approval in which case they become Building Approval Plans), if development approval was granted you can request copies of the Development Approval 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: Tony | Cost of application: $ 144.79 | Date completed: 06/03/2026



LAND TITLES
ACCESS CANBERRA
Chief Minister, Treasury and Economic Development Directorate

Sheet No. 1 of 13

SITE PLAN

LAND DETAILS

Block	18
Section	10
Division	PEARCE
Deposited Plan Number	DP 1890
Volume/Folio	2334:25
Class of Units (A or B)	B

AMIT ARORA
DIRECTOR

SANJIV KUMAR PATHAK

ATUL [illegible] MANANI
DIRECTOR

DREAMTRADERS GROUP PTY LTD
ACN 621 389 535
Signature of Lessee

Lyn Tankey
Lyn Tankey 21 September 2021
Delegate of the ACT Planning and Land Authority

APPROVED UNDER THE UNIT TITLES ACT 2001 AS THE UNITS PLAN FOR THE SUBDIVISION OF THE ABOVE RESTRICTED PIECE OF LAND

David Pryce
Registrar-General
17/11/2021

UNITS PLAN No.
15235

SURVEYORS DECLARATION

I, ROBERT RICHARDS of M & H SURVEYS [redacted] 1/86 DACRE STREET, MITCHELL ACT 2911

A surveyor registered under the Surveyors Act 2007, hereby certify that:

1. The survey represented by the diagrams on forms 1 and 3 of this plan are accurate and was completed on (insert date) - 1 JUNE 2021

2. This survey is in accordance with the following Acts
- Unit Titles Act 2001,
- Land Titles (Unit Titles) Act 1970,
- Land Titles Act 1925, and,
- any other Regulations made under those Acts
and in accordance with the Surveyors Practice Directions

Rob Richards
Signature of Registered Surveyor

1 JUNE 2021
Dated

CROSS OUT EITHER OF ITEM 3 OR 3(a) 3(b), WHICHEVER DOES NOT APPLY — 3(a) (a) CANNOT APPLY IF AN ENCROACHMENT OCCURS OVER A ROAD OR PUBLIC PLACE UNLESS THE ENCROACHMENT IS AS ATTACHMENT AS DEFINED BY THE UNIT TITLES ACT 2001.

3. Each building (including anything attached to it) or building in the course of erection on the parcel is wholly within the parcel.

OR

a) All [illegible] boundaries shown in the diagrams are wholly within the parcel;
b) The diagrams clearly indicate the existence, nature and extent of any encroachment by a building (including anything attached to it), beyond the boundaries of the parcel; and
c) The diagrams clearly indicate the existence, nature and extent of any [illegible] and registered, or is to be granted and registered upon registration of this proposed plan, pertaining to the parcel.

JOA & JOB HODGSON CRESCENT, PEARCE, ACT 2607
Address for Service of Notices

DREAM TRADERS GROUP P/L
Name of Manager / Owners Corporation

Form 1

Form 086 - SP

5 0 5 10
Graphic bar scale - SCALE 1: 200

Units and Subsections are subject to the provisions of Section 24 of the Unit Titles Act 2001, where applicable

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 2 of 13 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block
PEARCE	10	18

Unit Plan No
15235

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
1	50		3009	789
2	50		3009	790
Aggregate	100			

ATUL MANNI DIRECTOR Sajin Pathak DIRECTOR AMIT ARORA DIRECTOR
DREAMTRADERS GROUP PTY LTD
ACN 621 389 535
Signature of Lessee

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume	Folio
3009	788

Column 1 above is the schedule of unit entitlement approved for the subdivision.

[Dated Twenty first this day of September 2021

Lyn Tankey
Delegate of the Authority/Executive

David Pryce
Registrar-General
Deputy Registrar-General

Approved form AF 2010 – 59 approved by Brett Phillips, Registrar-General on 12/03/2010 under s140 *Land Titles Act 1925* (approved forms). This form revokes form AF 2009-217

LAND TITLES
ACCESS CANBERRA
Chief Minister, Treasury and Economic Development Directorate

Sheet No. 3 of 13

FLOOR PLAN

Block
18

Section
10

Division
PEARCE

FLOOR NUMBER
GROUND

LEGEND

SS DENOTES SINGLE STOREY BRICK RESIDENCE
2S DENOTES TWO STOREY BRICK & CLADDED RESIDENCE
C DENOTES UNIT BOUNDARY IS CENTRELINE OF 0.36 THICK WALL
CP DENOTES COMMON PROPERTY
Lb DENOTES BRICK LETTERBOX
(DE) DENOTES DRAINAGE & ELECTRIC SUPPLY EASEMENT 2.44 WIDE

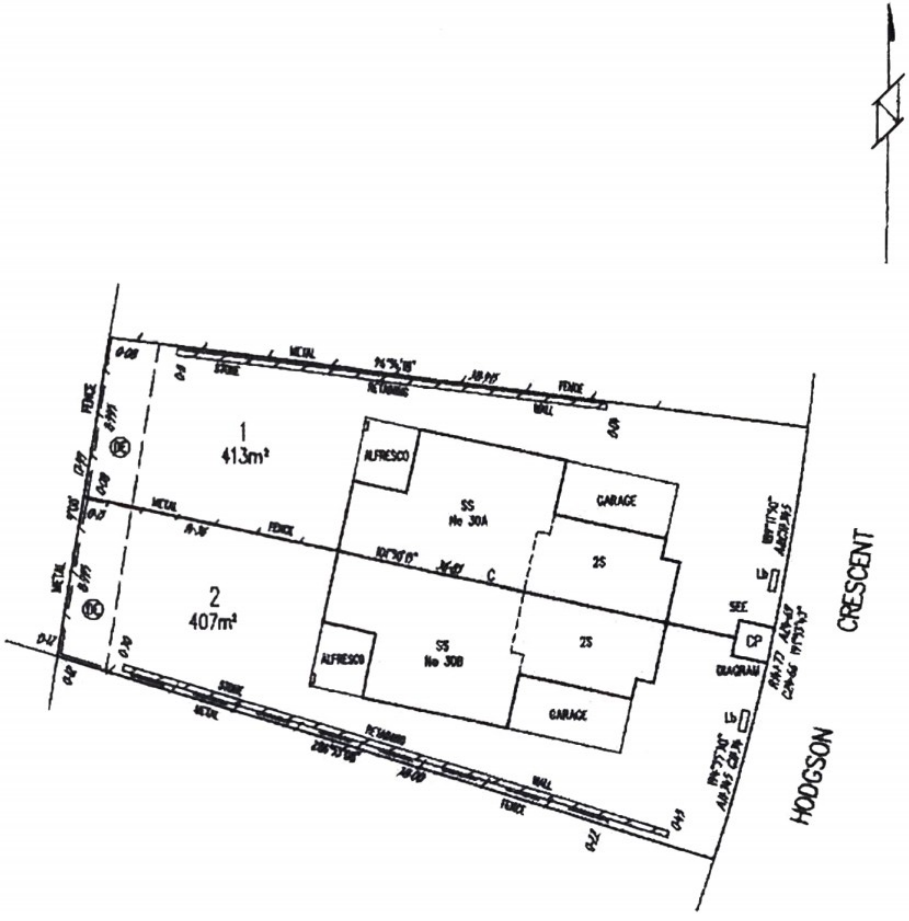
NOTES

UNITS AND SUBSIDIARIES ARE SUBJECT TO THE PROVISIONS OF SECTION 34 OF THE UNIT TITLES ACT 2001, WHERE APPLICABLE.

UNIT BOUNDARIES & AREAS HAVE BEEN DETERMINED WITH REFERENCE TO THE CENTRELINE OF THE COMMON WALL & THE PARCEL BOUNDARIES, UNLESS NOTED OTHERWISE.

AREAS ARE FOR THE PURPOSES OF UNITS PLAN ONLY, AND MUST NOT BE USED FOR ANY OTHER PURPOSE

UNIT IDENTIFIER			
UNIT No	SHEET No	FLOOR	ADDRESS
1	L3	GROUND	30A HODGSON CRESCENT
2	L3	GROUND	30B HODGSON CRESCENT



AMIT ARORA
DIRECTOR
X

SANJIV KUMAR PATHAK
DIRECTOR
X

ATUL [illegible] MAHAJAN
DIRECTOR
X

DREAMTRADERS GROUP PTY LTD
ACN 621 389 535
Signature of Lessee

Lyn Tankey
Lyn Tankey
Delegate of the
ACT Planning and Land Authority

APPROVED UNDER THE UNIT TITLES ACT 2001, AS THE UNITS PLAN FOR THE SUBDIVISION OF THE ABOVE IDENTIFIED PARCEL OF LAND

UNITS PLAN No.
15235

Form 3
Form 091 - FP

5 0 5 10
Graphic bar scale - SCALE 1:200

Job# 46115
7 October 2020

Pulse Homes
C/- info@pulsehomes.net.au

Re: 30 Hodgson Crescent, Pearce

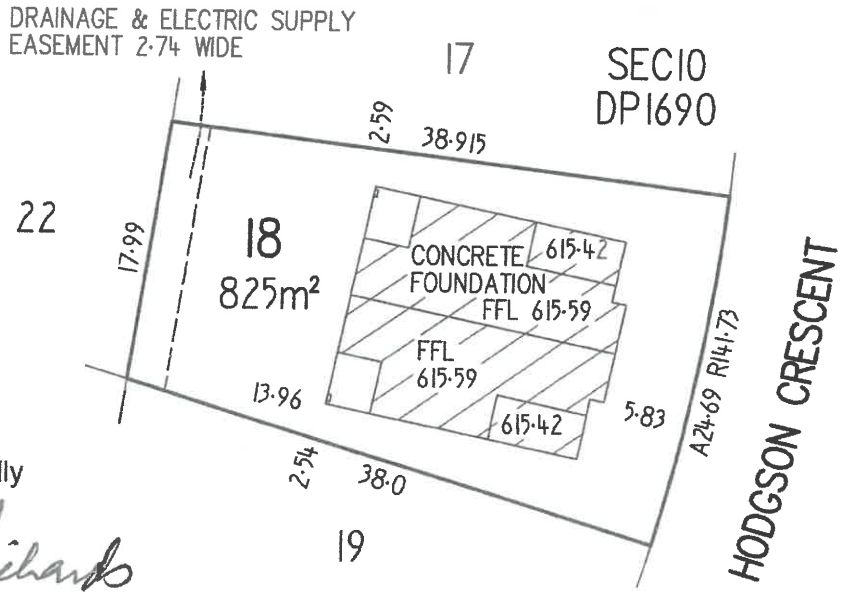
Dear Sir

As instructed, we have surveyed the land at Pearce, in the Division of Pearce, District of Woden Valley, having a curved frontage of 24.69 metres arc to Hodgson Crescent, being **Block 18 Section 10 Deposited Plan No. 1690** as shown in the sketch plan below.

Upon this land stands the concrete foundation of a building in the course of erection to be on completion two residences.

The sketch shows the position of the concrete foundation relative to the boundaries and levels of the concrete slab on Australian Height Datum (A.H.D). The land is subject to a Drainage and Electricity Supply Easement 2.74 metres wide.

Other than as stated above, there are no apparent encroachments upon this land or by this property on adjoining lands or street.



Yours faithfully

Robert Richards
Registered Surveyor

cc. Surveyor General of the ACT

SCALE 1:500
LENGTHS ARE IN METRES

ABN 33 277 452 611
Telephone (02) 6241 0012
Facsimile (02) 6241 0013
Email admin@mmsurveys.com.au
Address Unit 1/68 Dacre Street, Mitchell ACT 2911
Post PO Box 851, Mitchell ACT 2911

Certificate of Completion of Demolition

Certificate No.: **B201726C1**

Access Canberra Building Services

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

This Certificate is issued in accordance with Section 71 (2) of the Building Act 2004.

The demolition of the building works listed on this certificate has been completed in accordance with the prescribed requirements.

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	18	10	PEARCE	WODEN VALLEY	Australian Capital Territory

Plans
B201726/A

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
1a(l)	Other	DA EXEMPT-SEE DESCRIPTION	Asbestos Removal - Caylamax Demolitions	NA		B201726N1	ASBESTOS REMOVALIST (LOOSE FILL - MR FLUFFY)
1a(l)	Demolition	DA EXEMPT-RESIDENCE	Mr Fluffy	NA		B201726N2	CAYLAMAX DEMOLITIONS PTY LTD

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: Jolene Petterson

Delegate of the ACT Construction Occupations Registrar.

Issued on: 31/05/2017

ACT Government | Asbestos Response Taskforce

Our ref: A13698205

AFFECTED RESIDENTIAL PREMISES REGISTER

DEREGISTRATION STATEMENT

S47N Dangerous Substances Act 2004

I, Andrew Kefford, delegate of the Minister for Workplace Safety and Industrial Relations, am satisfied that the premises at 30 Hodgson Crescent DIVISION PEARCE SECTION 10 BLOCK 18, have been demolished and the parcel of land has been remediated. In accordance with section 47 N(3) I authorise removal of these residential premises from the Affected Residential Premises Register.

Andrew Kefford PSM
Head - Asbestos Response Taskforce

Date: 21/6 / 2017

ACT Government | Asbestos Response Taskforce

Street num: 30 Street name: Hodgson Crescent Suburb: Pearce

Block: 18 Section: 10

PLAN

ACT Government | Asbestos Response Taskforce

Street num: 30 Street name: Hodgson Crescent Suburb: Pearce

Block: 18 Section: 10

KEY			
1	Note reference number	X	Tree identified for removal
	Gas meter		Overhead powerlines
	Power meter		Storm Water manhole
	Water meter		SV Fire Hydrant
	Exclusion zone		PME (Telstra) PIT
	Solar (PV) Power Meter		Street Light Pole
	Electricity Power Pole	DANGER FLAMMABLE GAS	HP Gas Box
	Slope of Land		

NOTE REFERENCE NUMBERS:

1. Remove driveway/hardstand
2. Tree identified for removal by contractor
3. Tree identified for removal by contractor

SITE PHOTOS

1

Remove driveway/ hardstand

Certificate of Occupancy and Use

Certificate No.: **B20203079C1**

Access Canberra Building Services

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

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

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

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	18	10	PEARCE	WODEN VALLEY	Australian Capital Territory

Plans
B20203079/A
B20203079/B
B20203079/C

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
1a(II)	New	DUAL OCCUPANCY		NA		B20203079N1	GROVELAND DEVELOPMENTS GROUP PTY LTD
10a	New	GARAGE	Garages	NA		B20203079N1	GROVELAND DEVELOPMENTS GROUP PTY LTD

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: Chelsea Rogic

Delegate of the ACT Construction Occupations Registrar.

Issued on: 10/05/2021

NOTE
·A MIN. OF 50% OF THE POS IS TO BE RETAINED AS PLANTING AREA TO COMPLY WITH TERRITORY PLAN - R50.
·FOOTPATH IN VERGE NOT TO BE DISTURBED BY DRIVEWAY
·BUILDER TO CONFIRM FINISHED FLOOR HEIGHTS PRIOR TO CONSTRUCTION
·RL's TO BE WITHIN 40mm OF SPECIFIED HEIGHT

SITE

SITE - 825 m²
PLOT RATIO - 43.01 % / 354.85 m² (412.50 m² / 50% max)

UNIT 1 AREA

GROUND - 105.77 m²
UPPER - 48.39 m²
GARAGE - 19.65 m²
STORAGE - 4.00 m²

TOTAL- 177.04 m²

ALFRESCO - 11.21 m²

UNIT 2 AREA

GROUND - 105.77 m²
UPPER - 48.39 m²
GARAGE - 19.65 m²
STORAGE - 4.00 m²

TOTAL- 177.81 m²

ALFRESCO - 11.21 m²

GFA (PLOT RATIO) TOTAL- 354.85 m²

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APPROVAL GRANTED
PURSUANT TO SECTION 165
Delegate name HAYDEN PINI
Date 15/3/2019

ISSUE D - 27.2.19
- REVISED GARAGE ACCOMODATION
- UNIT 2 STORAGE SHED LOCATION AMENDMENT
- SEPARATING FENCE BETWEEN PROPERTIES INCLUDED

Class 1a(ii) +10a
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2100mm(h) LAPPED & CAPPED TIMBER FENCE
STORAGE SHED - 4m² MIN. 2000mm(h) min. x 600mm(d) INTERNAL
2500mm(wide) CLEAR RAMP FOR ASSET MAINTENANCE ACCESS
RETAINING WALL- APPROX 1000mm(h)
2500ltr RAINWATER TANK - CAPTURING 75m² (min.) ROOF AREA FOR OUTDOOR TAP - IRRIGATION REUSE
CLOTHES LINE
INSTANTANEOUS HWS IN RECESSED BOX ON WALL 500mm AWAY FROM ALL OPENINGS
RETAINING WALL- APPROX 200mm(h)
RETAINING WALL- APPROX 700mm(h)
2500mm(wide) CLEAR RAMP FOR ASSET MAINTENANCE ACCESS
2500ltr RAINWATER TANK - CAPTURING 75m² (min.) ROOF AREA FOR OUTDOOR TAP - IRRIGATION REUSE
CLOTHES LINE
INSTANTANEOUS HWS IN RECESSED BOX ON WALL 500mm AWAY FROM ALL OPENINGS
STORAGE SHED - 4m² MIN. 2000mm(h) min. x 600mm(d) INTERNAL

DRIVEWAYS & TRANSITION ZONES TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2890.1-1993, GW/SD/DC02 & BSR REQUIREMENTS
ENSURE DRIVEWAY, STEPPING STONES OR FOOTPATH HAVE CLEARANCE AROUND ASSETS - ENSURE HEIGHTS AROUND THESE ELEMENTS DO NOT CREATE A TRIPPING HAZARD
MASONRY LETTERBOX - 1500mm(h)x 230mm(d)x 350mm(w) - TO COMPLY WITH AS 4299 - CONCRETE FOOTPATH AROUND LETTERBOX MAX GRADIENT 1:40
DRIVEWAYS & TRANSITION ZONES TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2890.1-1993, GW/SD/DC02 & BSR REQUIREMENTS

310x260x90mm S/S LETTER SLOTS. RECESS INTO WALL BEHIND
1 STAINLESS STEEL LETTERS
RENDERED FINISH TO LETTERBOX
LETTERBOX DETAIL - 1:25

D.A. ISSUE
Date: Signed:

Amendment			
1	NOD ISSUE	27.2.19	1

MINISTRY DESIGN

Drawing Title: Site Plan
Block 18 | Section 10 | Suburb Pearce
Client: Kostas Livas
Scale 1 : 200 | Job no. 1412
Date 22.2.18 | Drawn PI
Drawing Number A101 | Revision E

PLANNING AND DEVELOPMENT ACT 2007

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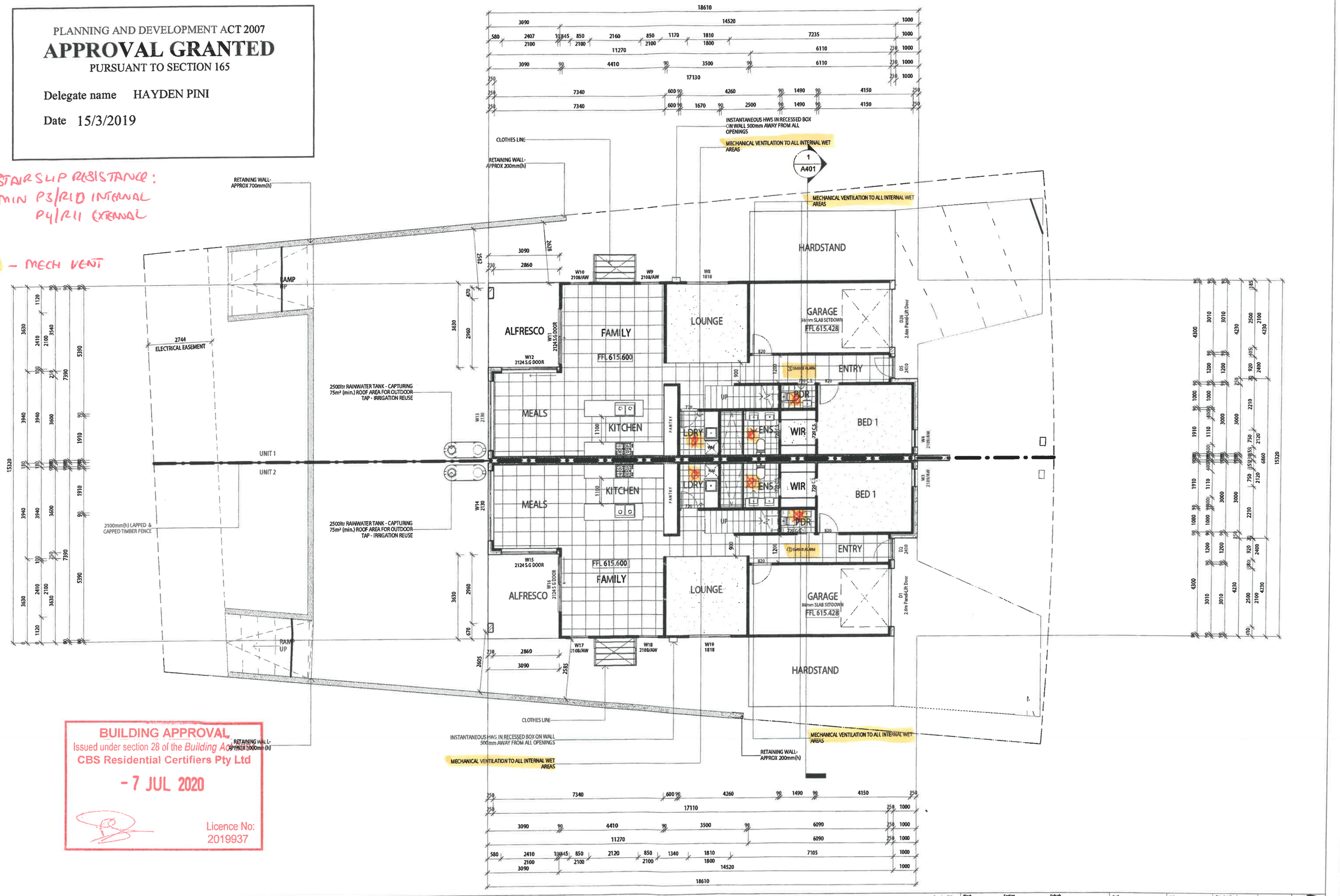
PURSUANT TO SECTION 165

Delegate name HAYDEN PINI

Date 15/3/2019

STAIR SLIP RESISTANCE:
MIN P3/R10 INTERNAL
P4/R11 EXTERNAL

⊗ - MECH VENT



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Amendment

MINISTRY DESIGN

edg exhibit design+construction

Drawing Title: Overall Ground Floor Plan

Block	Section	Suburb	Scale	Job no.	Drawing Number	Revision
18	10	Pearce	1 : 100	1811	A204	E

Client: Kostas Livas | Date: 22.2.18 | Drawn: PI

STAIR SLIP RESISTANCE MIN P3/R10.

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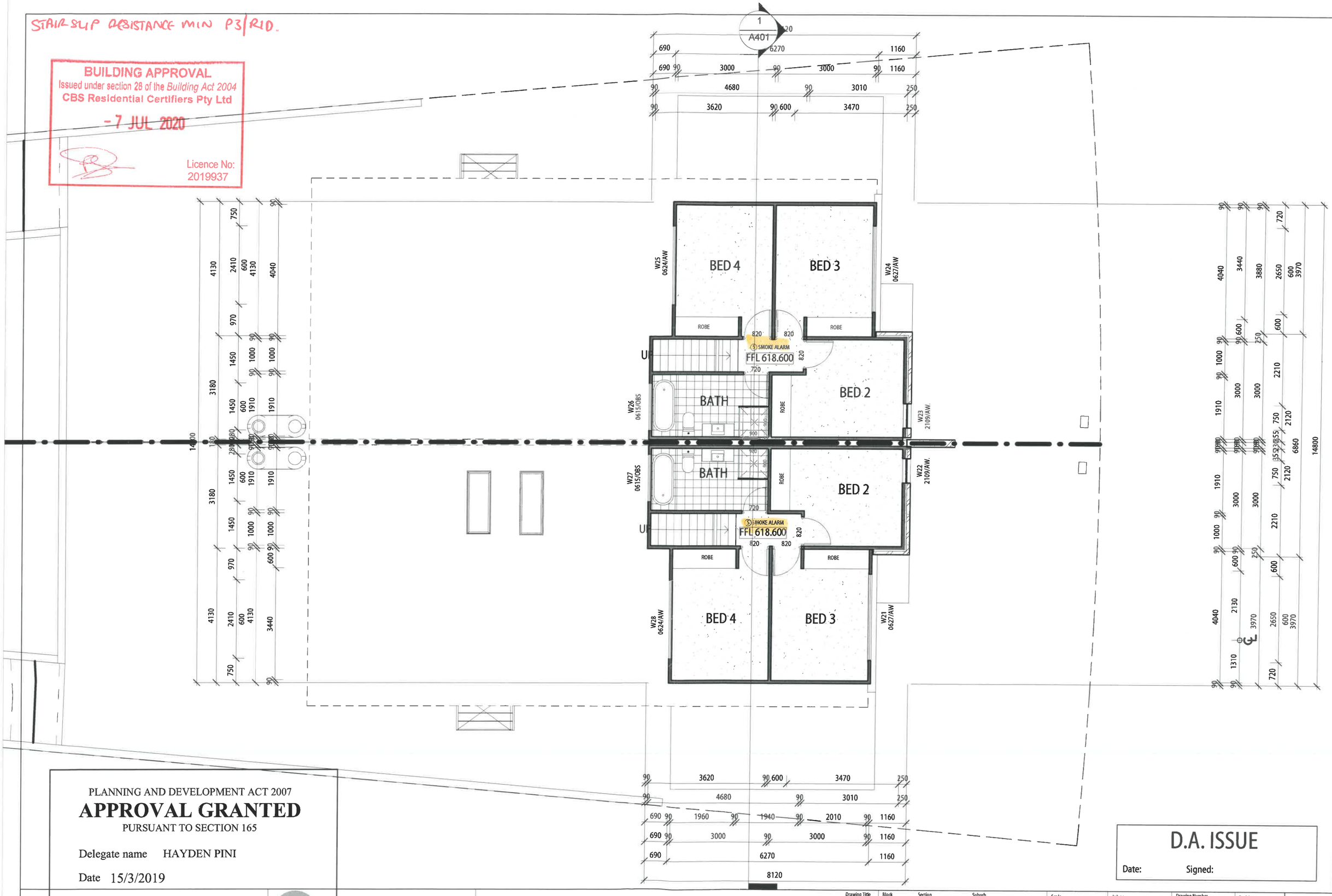


PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
PURSUANT TO SECTION 165

Delegate name HAYDEN PINI

Date 15/3/2019

D.A. ISSUE
Date: Signed:

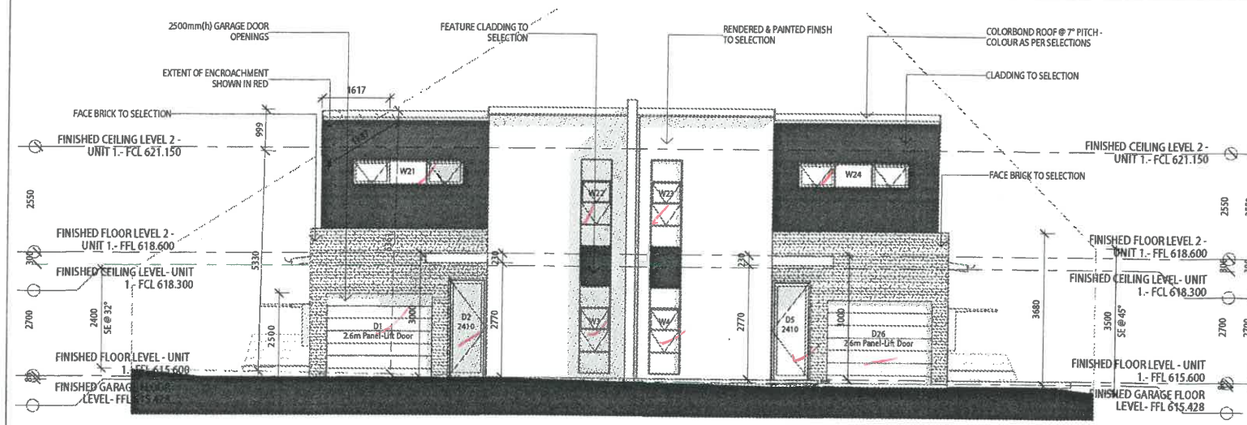
Amendment

MINISTRY DESIGN

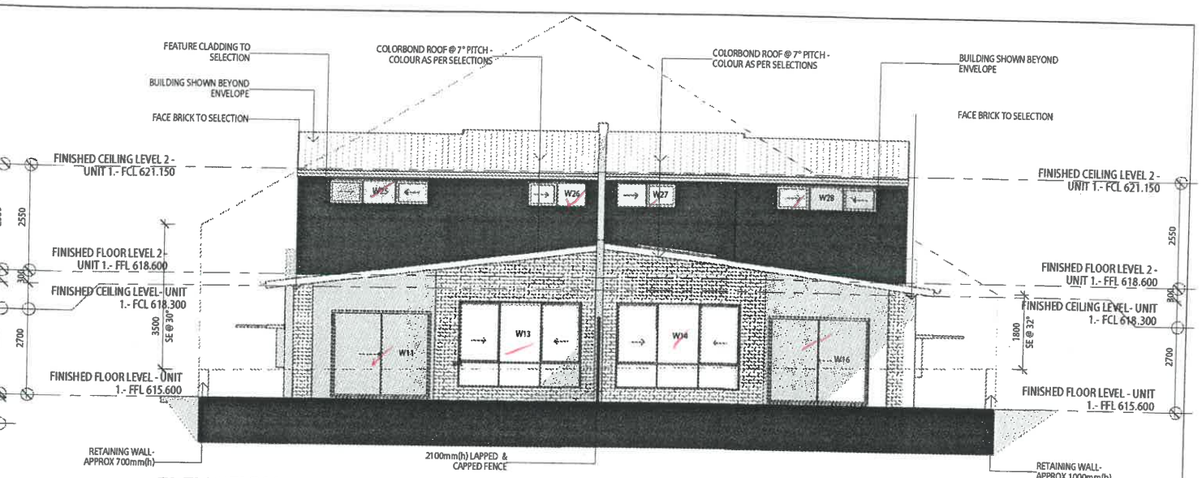
Drawing Title: Overall Upper Floor Plan

Block	Section	Suburb	Scale	Job no.	Drawing Number	Revision
18	10	Pearce	1 : 100	1412	A205	E

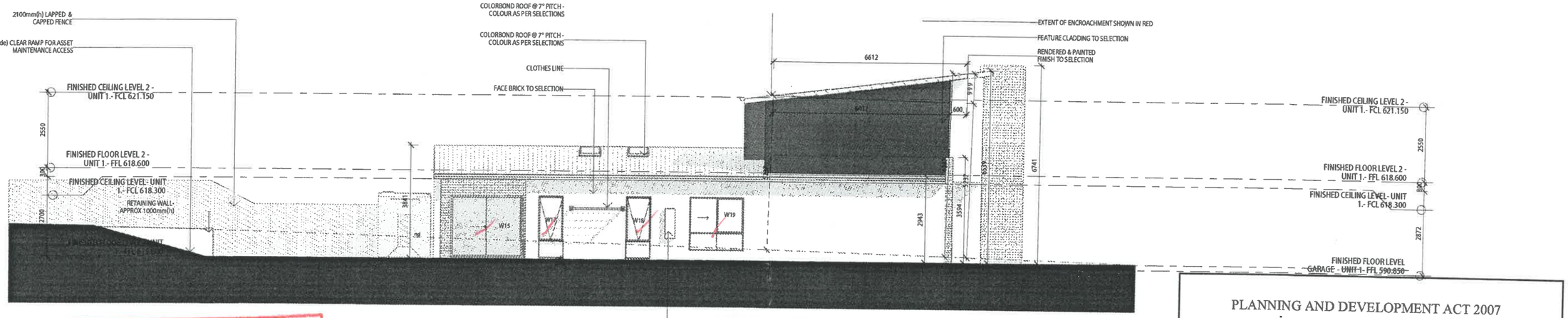
Client: Kostas Livas
Date: 22.2.18
Drawn: PI



east ELEVATION



west ELEVATION



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south ELEVATION

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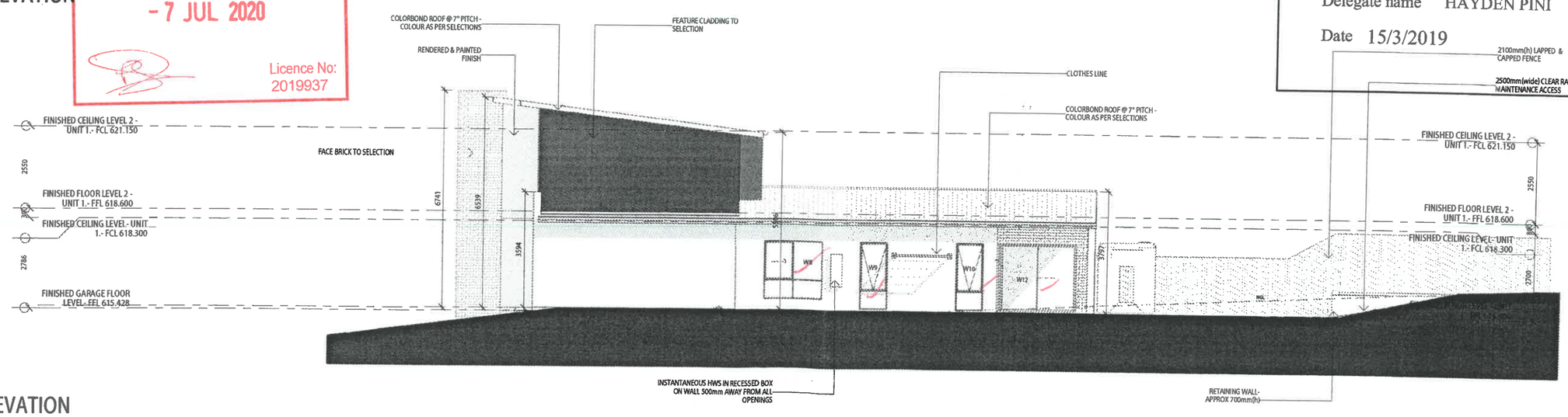
Date 15/3/2019



north ELEVATION

Amendment	MINISTRY DESIGN	Page 51 of 75	Drawing Title: Elevations	Block: 18	Section: 10	Suburb: Pearce	Scale: 1 : 100	Job no.: 1412	Drawing Number: A300	Revision: E
				Client: Kostas Livas			Date: 22.2.18	Drawn: PI		

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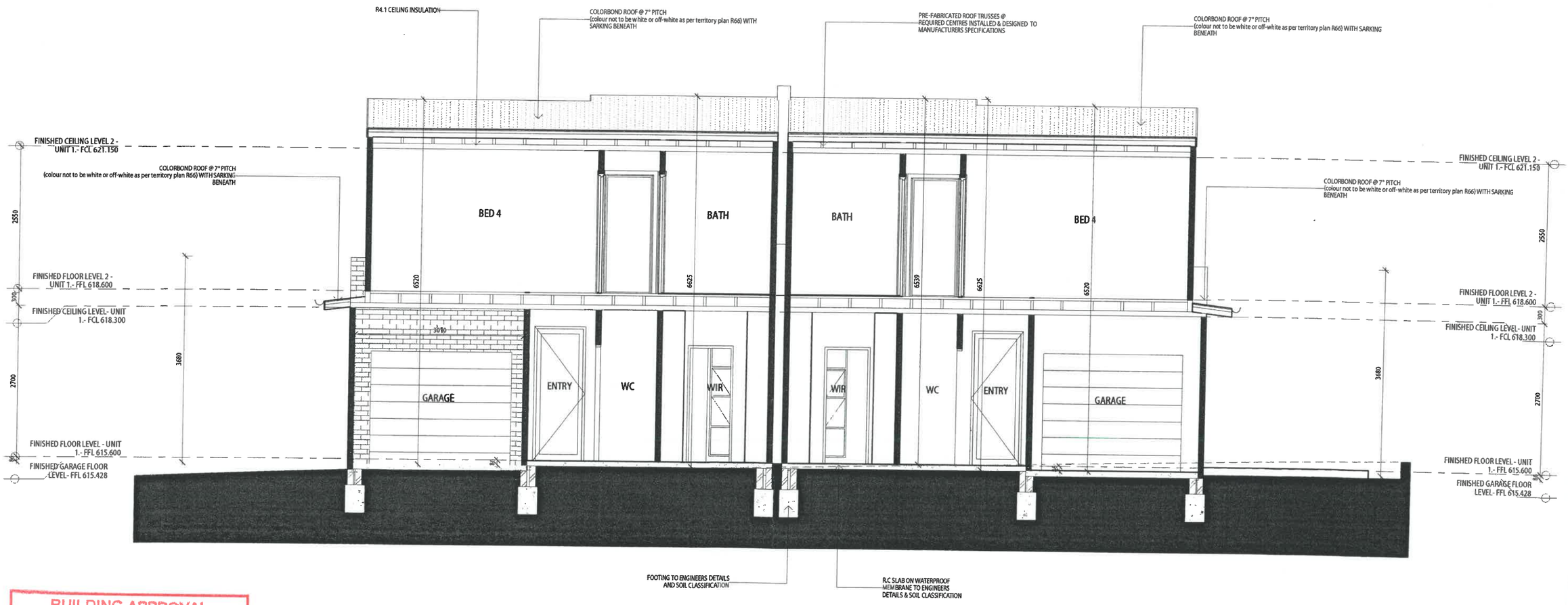
PURSUANT TO SECTION 165

Delegate name HAYDEN PINI

Date 15/3/2019



BUILDING APPROVAL
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- 7 JUL 2020
Licence No: 2019937

Amendment

MINISTRY DESIGN

Drawing Title: Section A-A

Block	Section	Suburb	Scale	Job no.	Drawing Number	Revision
18	10	Pearce	1 : 50	1412	A401	E
Client: Kostas Livas			Date: 22.2.18	Drawn: PI		

BLOCK: 18 SECTION 10, PEARCE

GENERAL NOTES

G1 These drawings shall be read in conjunction with other consultants' drawings and specifications and with other such written instructions as may be issued during the course of the Contract. Any discrepancy shall be referred to the Engineer before proceeding with the work.
G2 All dimensions are in millimetres, U.N.O. (unless noted otherwise).
G3 No dimension shall be obtained by scaling the drawings.
G4 All levels and setting out dimensions shown on the drawings shall be checked on site prior to the commencement of the work.
G5 During construction the structure shall be maintained in a stable condition and no part shall be overstressed.
G6 Damp-proofing & sealing details shall be in accordance with Architect's details. All joints in concrete elements shall be suitably sealed or damp-proofed.

FOUNDATIONS

F1 Refer Slab Design Criteria for classification of site.
F2 All foundations must be stable and uniform throughout.
F3 Footings shall be placed centrally under walls and columns, U.N.O.

LOADING

L1 Superimposed floor loads are generally in accordance with AS 1170.1 or as noted in Table L4.
L2 Wind loads are in accordance with AS/NZS 1170.2 as follows:
Region : A Terrain category 3 wind classification N2
L3 Earthquake loads are in accordance with AS 1170.4 as follows:
a = 0.08 S = 1.0 I = 1.0, U.N.O.
L4 Live loads & additional dead loads: (to AS/NZS 1170.1)

Area subject to loading	Live Load		Add. Dead Load
	Uniform	Point	
Floors - Internal	1.50 kPa	1.80 kN	0.50 kPa
Floors - External & Garage	3.00 kPa	1.80 kN	1.00 kPa
Roof Areas	0.25 kPa	1.40 kN	0.15 kPa

MASONRY

M1 All workmanship and materials shall be in accordance with AS 3700.
M2 Characteristic compressive strength of masonry (f'uc) = 24 MPa

Durability Requirements			
Mortar	Salt Attack Resistance Grade	Built In Component	Min. Cover to Reinforcement & Tendons in Grouted Cavities
M2	Protected	R1 (Galv'd 300 g/m² each side)	5
M3	General Purpose	R3 (Galv'd 470 g/m² each side)	15
M4	Exposure	R4 (Stainless)	30

M3 All masonry walls supporting slabs and beams shall have a pre-greased two layer galvanised steel slip joint between concrete and masonry.
M4 All masonry walls supporting or supported by concrete floors shall be provided with vertical joints to match any control joints in the concrete.
M5 Non load bearing walls shall be separated from concrete above by 12 mm thick closed cell polyethylene strip.
M6 Provide vertical control joints at 8 metres maximum centres, and 4 metres maximum from corners in masonry walls, and between new & existing brickwork.
M7 Masonry retaining walls are to be backfilled with either of the following material:
- Coarse grained soil with low silt content
- Residual soil containing stones
- Fine silty sand
- Granular materials with low clay content

REINFORCED CONCRETE

C1 All workmanship and materials shall be in accordance with AS 3600 current edition, except where varied by the contract documents.
C2 Concrete quality shall be as follows (subject to note C4 being satisfied):

Element	Slump mm	Max. Agg. Size mm	Cement Type	f'c at 28 Days MPa
Footings	80	20	Normal	20
Slabs on Ground	80	20	Portland	25
Suspended Floors	80	20	Type A	32

C3 Engineer to approve any admixtures used in concrete mix.
C4 Cover to reinforcement shall be obtained by the use of approved bar chairs. All chairs to be placed at 750 maximum centres.
C5 Minimum clear concrete cover to reinforcement including ties and stirrups (other than residential slabs on ground or footings) shall be as follows uno.

Exposure Classification	Minimum Cover (mm)				
	Concrete Strength (f'c)				
	20 MPa	25 MPa	32 MPa	40 MPa	>50 MPa
A1	20	20	20	20	20
A2	(50)	30	25	20	20
B1	-	(60)	40	30	25
B2	-	-	(65)	45	35
C	-	-	-	(70)	50

For bracketed figures refer to AS 3600 current edition table 4.10.3.2

C6 Residential slab on ground and footings cover requirements:
(Minimum concrete grade N20)
- Unprotected ground: 40 mm
- External exposure: 40 mm
- Membrane in contact with ground: 30 mm
- Internal surface: 20 mm
- Strip & pad footing: 40 mm

C7 All concrete shall be mechanically vibrated. Vibrators shall not be used to spread concrete.
C8 Sizes of concrete elements do not include thickness of applied finishes.
C9 No holes or chases other than those shown on the structural drawings shall be made in concrete members without the prior approval of the Engineer.
C10 Construction joints where not shown shall be located to the approval of the Engineer.
C11 Curing of all concrete is to be achieved by keeping surfaces continuously wet for a period of 3 days, and prevention of loss of moisture for a total of 7 days followed by gradual drying out. Approved sprayed on compounds may be used where no floor finishes are proposed. Polythene sheeting or wet hessian may be used if protected from wind and traffic.
C12 Construction support propping is to be left in place where needed to avoid over stressing the structure due to construction loading. No masonry or partition walls are to be constructed on suspended levels until all propping is removed and the slab has absorbed its dead load deflection.
C13 Conduits, pipes, etc. shall only be placed in the middle one third of slab depth and spread at not less than 3 diameters.
C14 Reinforcement symbols :
N - Denotes deformed grade 500 normal ductility reinforcing bars to AS/NZS 4671.
R - Denotes plain round grade 250 normal ductility reinforcing bars to AS/NZS 4671.
SL - Denotes deformed grade 500 low ductility reinforcing mesh to AS/NZS 4671.
RL - Denotes deformed grade 500 low ductility reinforcing mesh to AS/NZS 4671.
L--TM - Denotes deformed grade 500 low ductility trench mesh to AS/NZS 4671.
C15 Reinforcement is represented diagrammatically; it is not necessarily shown in true projection.
C16 Splices in reinforcement shall be made only in positions shown or otherwise approved by the Engineer.
C17 Fabric reinforcement shall have splices made so that the overlap, measured between the outermost transverse wires of each sheet of fabric, is not less than the spacing of those wires plus 25 mm.
C18 Welding of reinforcement shall not be permitted unless shown on the structural drawings or approved by the Engineer.

STRUCTURAL STEEL

S1 All workmanship and materials shall be in accordance with AS 4100, AS 1163, AS 1554.1 and AS/NZS 4600.
S2 The structural design has been based on the following steel grades, U.N.O:
Hot rolled universal beams, columns, channels & angles: 300PLUS
Circular, square & rectangular hollow sections: C350/C450LO
Cold formed open DuraGal profiles: C400/C450LO
Cold formed lipped Cee & Zed purlins: G550/G500/G450
S3 The structural design has been based on MBPMA nominal size Cee & Zed lipped purlins. All purlin profiles shall be in accordance with the MBPMA specifications.
S4 Qualifications of welding procedures and personnel shall conform to Section 4 of AS 1554.1. Non destructive testing of welds shall include 100% visual inspection and additional testing as shown on the drawings.
All welds shall be 6 mm continuous fillet type SP, U.N.O. All butt welds shall be complete penetration in accordance with AS 1554.1, U.N.O.
Commercial bolts to AS 1111, snug tightened
High strength structural bolts to AS 1562, snug tightened
High strength structural bolts to AS 1562, fully tensioned bearing joint to AS 1511
High strength structural bolts to AS 1562, fully tensioned friction joint to AS 1511
All bolts shall be M16 8.8/S, with a minimum of 2 bolts per connection, U.N.O.
S7 High strength TF & TB bolts shall be installed using approved load indicator washers, or in accordance with the part turn method nominated in AS 4100.
S8 Gusset plates shall be 10 mm thick, grade 300PLUS steel, U.N.O.
S9 Concrete encased steelwork shall be wrapped with SL41 fabric and shall have a minimum of 50 mm cover, U.N.O.
S10 Steelwork not encased shall have the following surface treatment :

Exposure Classification	Steelwork Protection Required
A1 / A2	Power tool clean to AS1627 Class 1 1 Coat Alkyd Primer (Zinc Phosphate)
B1	Abrasive blast to AS1627 Class 2.5 1 Coat Inorganic Zinc Silicate
B2	Hot Dipped Galvanised to AS4680

S11 Where sealed tube members are hot dip galvanised, the fabricator shall provide drill holes as necessary.
S12 All transport and erection damage, site welds etc., shall be reinstated to an equivalent finish to adjacent steelwork

SITE PREPARATION FOR SLABS ON GROUND

P1 Strip topsoil containing organic matter. Proof roll fill sub grade and remove any soft zones.
P2 Where additional fill is required to the underside of slabs on ground, non cohesive materials such as sand and gravel dust shall be placed by "controlled" compaction in horizontal layers of 200 mm (loose) maximum depth. This fill shall be compacted to at least 95% of Standard Maximum Dry Density (SMDD).
P3 For slabs on ground, sand 50 mm approximate thickness is to be spread as a levelling layer and well watered down.
P4 Damp-proofing membrane unpunctured and taped at laps, is to be placed over the sand, sufficient membrane being provided at edges to return under brickwork. Where no brickwork, tape membrane to side of footing below ground.

FOUNDATION MAINTENANCE

FOUNDATION SOILS : All soils are affected by water. Silts are weakened by water and some sands can settle if heavily watered, but most problems arise on clay foundations. Clays swell and shrink due to changes in moisture content and the potential amount of the movement is implied in the site classification in Australian Standard AS2870, which is specified as follows:

A Stable (Non-reactive).
S Slightly Reactive.
M Moderately Reactive.
H Highly Reactive.
E Extremely Reactive.

CLASS A & S SITES : Sands, silts and clays shall be protected from becoming extremely wet by adequate attention to site drainage and prompt repair of plumbing leaks.
CLASS M, H & E SITES : Sites classified as M, H, or E shall be maintained at essentially stable moisture conditions and extremes of wetting and drying prevented. This will require attention to the following :

Drainage of the site : The site shall be graded or drained so that water cannot pond against or near the house. The ground immediately adjacent to the house shall be graded to a uniform fall of 50 mm minimum away from the house over the first metre. The sub floor space for houses with suspended floors shall be graded or drained to prevent ponding where this may affect the performance of the footing system. The site drainage requirements shall be maintained for the economic life of the building.

Limitations on gardens : The development of the gardens shall not interfere with the drainage requirements or the sub floor ventilation and weep hole drainage systems. Garden beds adjacent to the house should be avoided. Care should be taken to avoid over watering of gardens close to the house footings.

Restrictions on trees and shrubs : Planting of trees should be avoided near the foundation of a house or neighbouring house on reactive sites as they can cause damage due to drying of the clay at substantial distances. To reduce, but not eliminate, the possibility of damage, tree planting should be restricted to a distance from the house of :

1.50 x mature height for Class E sites
1.00 x mature height for Class H sites
0.75 x mature height for Class M sites

Where rows or groups of trees are involved, the distance from the building should be increased. Removal of trees from the site can also cause similar problems.

Repair of leaks : Leaks in plumbing, including storm water and sewerage drainage should be repaired promptly.

The level to which these measures are implemented depends on the reactivity of the site. The measures apply mainly to masonry houses and masonry veneer houses. For frame houses clad with timber or sheeting, lesser precautions may be appropriate.

BONDEK/CONDECK FORMWORK

B1 U.N.O. BONDEK/CONDECK PANELS SHALL BE 1.00Mmm BMT
B2 PANELS ARE TO BE SECURELY FIXED OR HELD DOWN TO PREVENT DISPLACEMENT DUE TO CONSTRUCTION LOADING OR WIND UPLIFT PRIOR TO CONCRETING
B3 FIX PANELS TO STEELWORK BY PUDDLE WELDING DRIVE PINS OR OTHER SUITABLE METHODS. SLIP JOINTS SHALL BE LOCATED AS SHOWN
B4 FIXING TO MASONRY IS NOT NECESSARY PROVIDED CONCRETE IS PLACED IMMEDIATELY AFTER PANELS ARE LAID. TOP COURSE OF BRICKWORK IS TO BE STRAIGHT AND LEVEL. IF REQUIRED, PROVIDE LAYER OF SMOOTH HARD MORTAR SLIP JOINTS SHALL BE PROVIDED AT ALL MASONRY U.N.O.
B5 BEFORE CONCRETE IS PLACED, ANY ACCUMULATED DEBRIS, GREASE OR ANY OTHER SUBSTANCE WILL NEED TO BE REMOVED TO ENSURE CLEAN BONDING SURFACE. ANY PONDED RAINWATER SHOULD BE REMOVED BY BLOWING OR SWEEPING
B6 FASTENING OF SIDE LAP JOINTS SHALL BE IN ACCORDANCE WITH LYSAGHT PUBLICATIONS, AND GENERALLY ONE No. 10-24x16mm SELF-DRILLING TAPPING SCREW IS REQUIRED MID-SPAN FOR SUPPORT SPACING OF 2750mm OR GREATER. FOR POINT LOADS RATINGS OR EXPOSED SOFFITS ADDITIONAL FIXING MAY BE REQUIRED
B7 U.N.O PROPPING SHALL BE IN ACCORDANCE WITH LYSAGHT PUBLICATIONS
B8 PROPS SHALL NOT BE REMOVED UNTIL CONCRETE HAS REACHED SUFFICIENT STRENGTH

LEGEND

- DENOTES LOAD BEARING BRICK WALL OVER
- DENOTES CORE FILLED BLOCK WALL OVER
- DENOTES NON LOAD BEARING WALL OVER
- DENOTES NON LOAD BEARING WALL UNDER
- DENOTES LOAD BEARING MASONRY WALL UNDER
- DENOTES LOAD BEARING 190 DINCEL WALL
- DENOTES LOAD BEARING STUD WALL OVER
- DENOTES SLAB PENETRATION
- XX DENOTES SLAB STEP DEPTH
- ??? DENOTES MINIMUM SLAB DEPTH
- DENOTES SLAB DATUM
- SB1(-150) DENOTES STEEL BEAM 150mm BELOW SLAB DATUM
- S.J DENOTES SAWN JOINT. REFER TO DETAILS.
- K.J DENOTES KEY JOINT. REFER TO DETAILS.
- DS DENOTES DOUBLE STUD
- TS DENOTES TRIPLE STUD
- PS DENOTES F11x4.5 THICK PLYWOOD SHEET STRUCTURAL BRACING. REFER TO TIMBER FRAMING CODE FOR FIXING.
- MSX DENOTES 30x0.8 METAL STRAP CROSS BRACING. REFER TO TIMBER FRAMING CODE AS1684 FOR FIXING
- SC1 DENOTES CONTINUOUS STEEL COLUMN
- SC1(O) DENOTES STEEL COLUMN OVER
- SC1(U) DENOTES STEEL COLUMN UNDER
- SC1(O) / SC1(U) DENOTES STEEL COLUMN UNDER & OVER

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

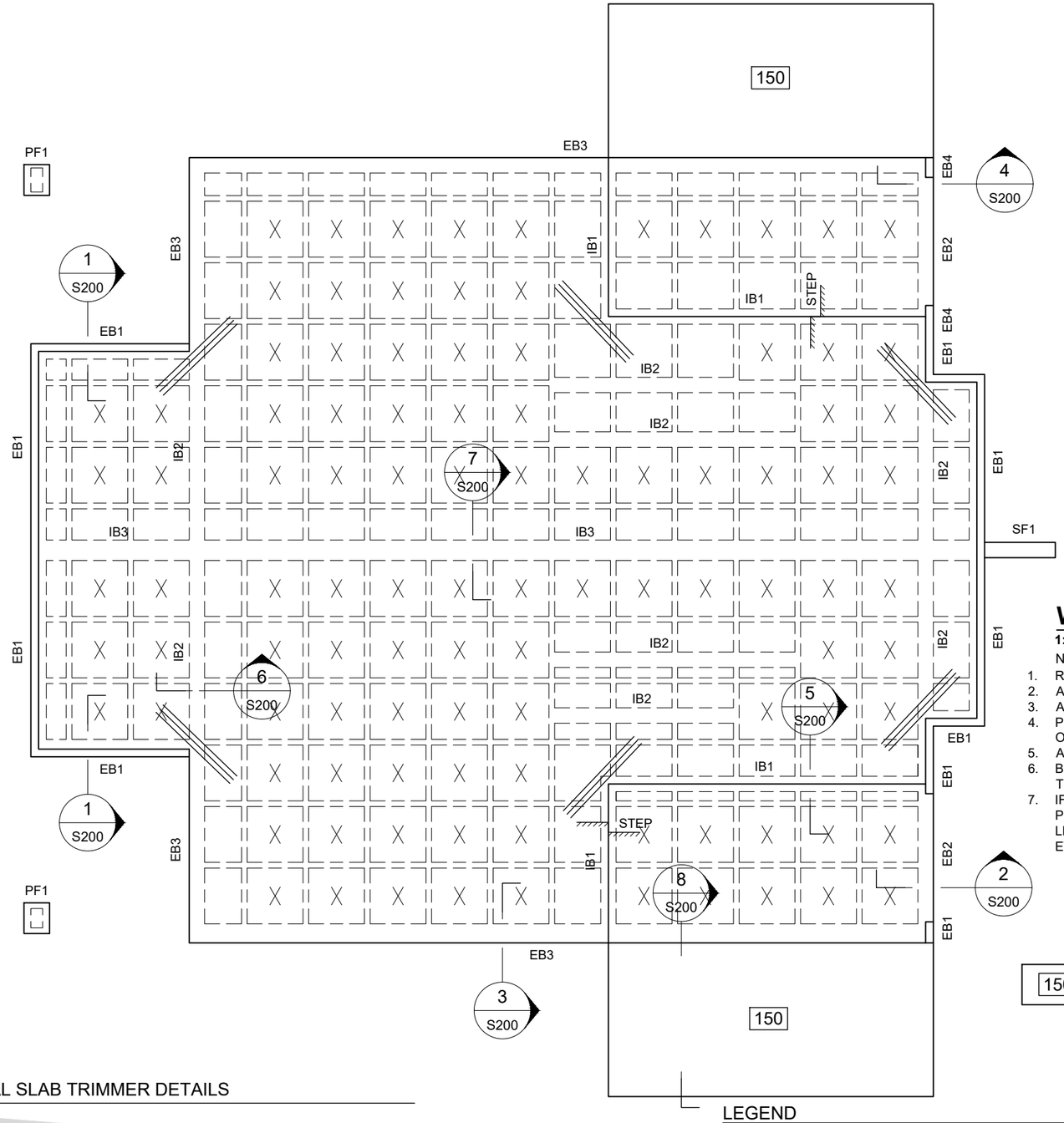
REV	DATE	DESCRIPTION	BY
B	15.09.20	ISSUED FOR BA	A.N.H
A	15.06.20	ISSUED FOR BA	A.N.H

ANH consulting engineers
Suite 4, 28 Collie St Fyshwick ACT (HIA Building)
T (02) 6100 0414 M. 0407 777 877
E. info@anh.net.au www.anh.net.au

NEW RESIDENCE
BLOCK: 18 SECTION 10, PEARCE
FOR PULSE HOMES

GENERAL NOTES

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
20-322	S000	A3
DESIGNED BY: A.N.H	DATE: 15.09.2020	
DRAWN BY: U.H	SCALE: 1:100	



ELEMENT / CONCRETE QUALITY	STRENGTH f'c	MAX SIZE AGG. mm	SLUMP mm	CEMENT TYPE	ADMIXTURE
FOOTING	20	20	80	GP	-
PIERS	20	20	80	GP	-
WAFFLE POD SLAB	25	20	80	GP	

REFER TO GENERAL NOTES FOR REINFORCEMENT COVER

FOOTING SCHEDULE

MARK	DESCRIPTION	SIZE	COMMENTS
PF1	PAD FOOTING	500 D x 600 x 500 W	MASS CONCRETE
EB1	EDGE BEAM	REFER DETAIL	REFER DETAIL
EB2	EDGE BEAM	REFER DETAIL	REFER DETAIL
EB3	EDGE BEAM	REFER DETAIL	REFER DETAIL
EB4	EDGE BEAM	REFER DETAIL	REFER DETAIL
IB1	INTERNAL BEAM	REFER DETAIL	REFER DETAIL
IB2	INTERNAL BEAM	REFER DETAIL	REFER DETAIL
IB3	INTERNAL BEAM	REFER DETAIL	REFER DETAIL
SF1	STRIP FOOTING	500 D x 300 W	L11TM-200 TOP & BTM + 400mm 11TM CLIP SPACER

NOTE:
FOOTING DESIGNED FOR CLASS 'M'
BUILDER TO CONFIRM SITE CLASSIFICATION BEFORE COMMENCEMENT OF WORK

WAFFLE POD SLAB PLAN

1:100

NOTES:

1. REFER TO DRAWING S200 FOR FOOTING & SLAB DETAILS
2. ALL FOOTINGS TO BEAR ON SAME STRATA & ON NATURAL SOLID GROUND
3. ALL EXTERNAL SLABS TO BE 100 THICK WITH SL82 FABRIC IN TOP, 30 COVER
4. PROVIDE CONTINUOUS VAPOR BARRIER OR DAMP-PROOFING MEMBRANE OVER 50mm SAND UNDER ALL SLABS ACCORDING TO THE BCA FIG 3.2.2.3
5. ARTICULATE ALL BRICKWORK & DRAINAGE TO BCA
6. BUILDER TO REPORT SITE CONDITION TO STRUCTURAL ENGINEER AFTER THE SITE CUT & FILL IS COMPLETE
7. IF CONTROLLED FILL CANNOT BE ACHIEVED UNDER THE SLAB PROVIDEØ300 MASS CONCRETE PIERS 1000mm BELOW NATURAL GROUND LEVEL.PIERS TO BE PLACED UNDER ALL BEAMS AT THE INTERSECTION OF EVERY SECOND POD & ADD 1N12 BAR ON TOP EXTRA OVER PIERS

PIERING REQUIRMENT

- IF EDGE BEAM DOES NOT BEAR ON NATURAL GROUND PROVIDE Ø300 MASS CONCRETE PIER AS PER BORED PIER NOTE ON THIS PAGE.
- IF INTERNAL SLAB BEAR ON MORE THAN 300mm FILL PROVIDE PIERS @ 2M CTRS, 1M INTO NATURAL GROUND

NOTE

- THIS DESIGN IS BASED ON NO FILL PAST BUILDING FACADE. ADVISE OUR OFFICE OTHERWISE BEFORE COMMENCEMENT OF WORK.

SLAB ON GROUND NOTES

DENOTES EXTENT OF 150 THICK SLAB
REINFORCED WITH SL82 MESH TOP & SL72 MESH BTM CONTINUOUS THROUGHOUT PLUS ANY EXTRAS AS NOTED ON PLAN AND IN DETAILS.

150

REFER TO TABLE BELOW FOR CONCRETE COVERS

NOTES TO BE READ IN CONJUNCTION WITH PLANS AND TYPICAL DETAILS

REINFORCEMENT COVERS			
SLAB ON GROUND		INTERIOR	EXTERIOR
SLAB	TOP	20mm	45mm
	BTM	30mm	30mm
	SIDES	45mm	45mm

BORED PIER NOTE

BORED PIERS SHALL BE USED IN ACCORDANCE WITH THE FOLLOWING:

- SET OUT AS PER THE ADJACENT PLAN.
- FOUNDED OFF **VERY STIFF CLAY** THAT IS UNIFORM & STABLE THROUGHOUT.

WAFFLE SLAB NOTES

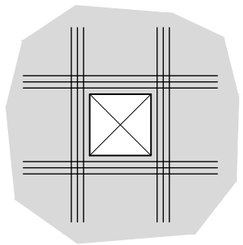
100 THICK SLAB REINFORCED WITH **SL82 MESH TOP** CONTINUOUS THROUGHOUT INCLUDING ANY EXTRAS AS NOTED ON PLAN OR IN DETAILS.

SITE PREPARATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE GENERAL NOTES & CURRENT EDITION OF AS2870 - RESIDENTIAL SLABS & FOOTING CODE.

REFER TO GENERAL NOTES FOR CONCRETE COVERS

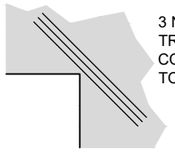
EB1 TO BEAR ON NATURAL GROUND OR BORED PIERS AT ALL TIMES.

TYPICAL SLAB TRIMMER DETAILS



PROVIDE 3 N12 BARS TOP EXTEND 600 MIN. PAST EACH EDGE OF THE PENETRATION. APPLY TO LARGER THAN 150 x 150 PENETRATION.

SLAB PENETRATION TRIMMER



3 N12-2000 LONG (75 SPACING) TRIMMERS BARS AT ALL RE-ENTRANT CORNERS, TIED TO UNDERSIDE OF TOP REINFORCEMENT.

SLAB RE-ENTRANT CORNER TRIMMER

LEGEND

DENOTES LOCATION OF FULL 225 DEEP PODS. POD SIZE: 1090 x 1090 (CUT PODS AS REQUIRED)

DENOTES LOCATION OF MODIFIED 225 DEEP PODS. POD SIZE: 1090 x 1090 (CUT PODS AS REQUIRED)

POD LAYOUT STARTING POINT

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

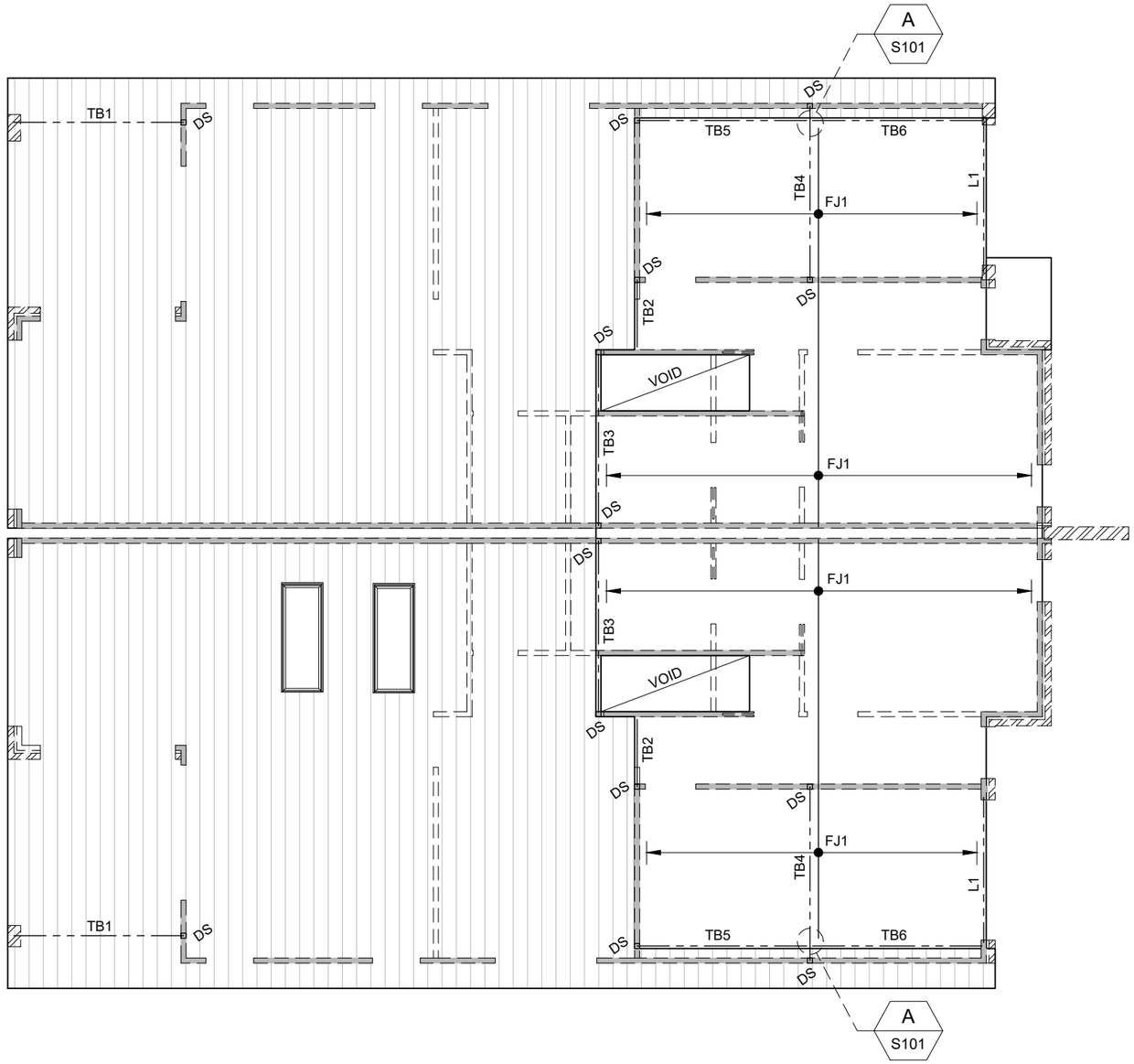
REV	DATE	DESCRIPTION	BY
B	15.09.20	ISSUED FOR BA	A.N.H
A	15.06.20	ISSUED FOR BA	A.N.H

ANH consulting engineers
Suite 4, 28 Collie St Fyshwick ACT (HIA Building)
T (02) 6100 0414 M. 0407 777 877
E. info@anh.net.au www.anh.net.au

NEW RESIDENCE
BLOCK: 18 SECTION 10, PEARCE
FOR PULSE HOMES

WAFFLE POD SLAB PLAN

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
20-322	S100	A3
DESIGNED BY: A.N.H	DATE: 15.09.2020	
DRAWN BY: U.H	SCALE: 1:100	



UPPER FLOOR TIMBER MARKING PLAN

1:100

NOTE:
ALL LVL TIMBER MEMBERS MUST BE WEATHER PROTECTED.
ADVISE OUR OFFICE OTHERWISE

STEEL & TIMBER MEMBER SCHEDULE

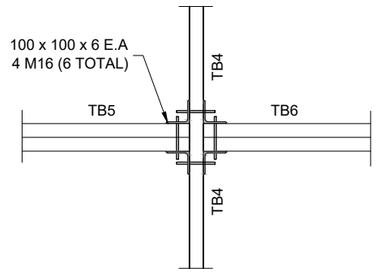
MARK	DESCRIPTION	SIZE	COMMENTS
DS	DOUBLE STUD	2/90 x 45 MGP10	
TB1	TIMBER BEAM	200 x 45 LVL	
TB2	TIMBER BEAM	2/300 x 45 LVL	
TB3	TIMBER BEAM	2/300 x 45 LVL	
TB4	TIMBER BEAM	300 x 45 LVL	
TB5	TIMBER BEAM	2/300 x 45 LVL	
TB6	TIMBER BEAM	2/300 x 45 LVL	
L1	T-BAR LINTEL	200 x 10 WEB, 200 x 10 FLANGE	150mm MIN. BEARING
FJ1	FLOOR JOIST BY FRAMING COMPANY		

NOTE:
TRUSS LAYOUT TO BE FORWARDED TO ANH CONSULTING ENGINEERS BEFORE COMMENCEMENT OF WORK ON SITE

DO NOT LOAD INTERNAL WALLS WITHOUT PERMISSION OF A STRUCTURAL ENGINEER

TIMBER TRUSSES, ROOF BRACING, WALL FRAMING, LINTELS
WALL BRACING AND EXISTING ROOF SUPPORT TRUSSES BY FRAMING COMPANY.

NOTE:
ARCHITECT/ BUILDER TO CHECK THE CLEARANCE, LEVELS AND LAYOUT OF STRUCTURAL STEEL MEMBERS BEFORE COMMENCEMENT ON SITE



DETAIL

1:20

A
S101

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

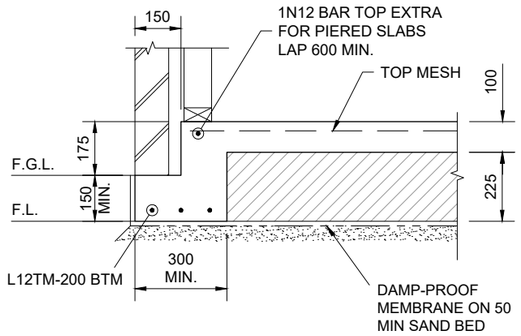
REV	DATE	DESCRIPTION	BY
B	15.09.20	ISSUED FOR BA	A.N.H
A	28.07.20	ISSUED FOR BA	A.N.H

ANH consulting engineers
Suite 4, 28 Collie St Fyshwick ACT (HIA Building)
T (02) 6100 0414 M. 0407 777 877
E. info@anh.net.au www.anh.net.au

NEW RESIDENCE
BLOCK: 18 SECTION 10, PEARCE
FOR PULSE HOMES

UPPER FLOOR TIMBER MARKING PLAN

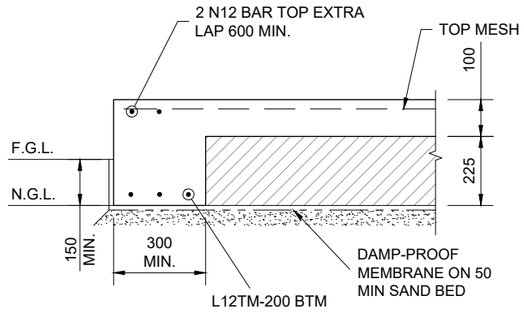
JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
20-322	S101	A3
DESIGNED BY: A.N.H	DATE: 15.09.2020	
DRAWN BY: U.H	SCALE: 1:100	



TYPICAL 'EB1' DETAIL

SECTION 1 / S100

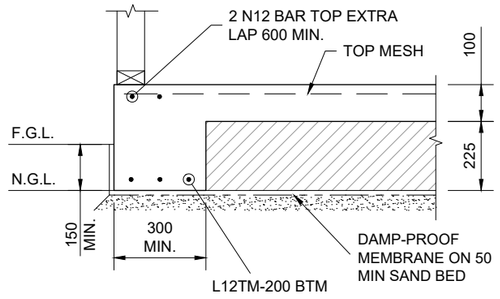
1:20



TYPICAL 'EB2' DETAIL

SECTION 2 / S100

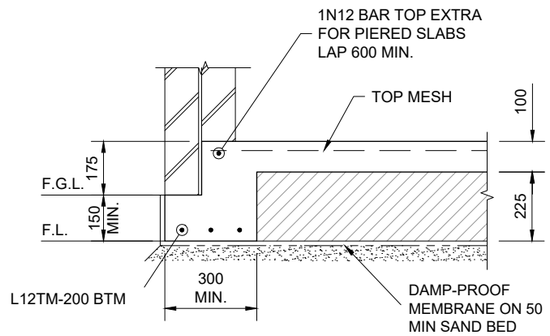
1:20



TYPICAL 'EB3' DETAIL

SECTION 3 / S100

1:20



TYPICAL 'EB4' DETAIL

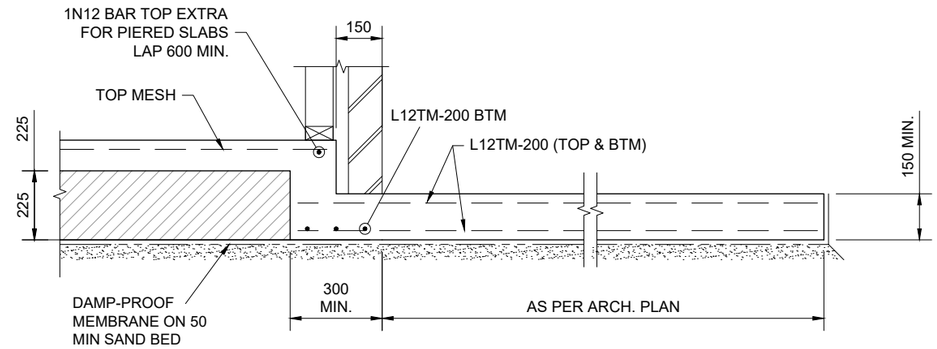
SECTION 4 / S100

1:20

LEGEND

- F.G.L FINISHED GROUND LEVEL
- N.G.L NATURAL GROUND LEVEL
- F.L FILL LINE
- STYRENE VOID FORMER

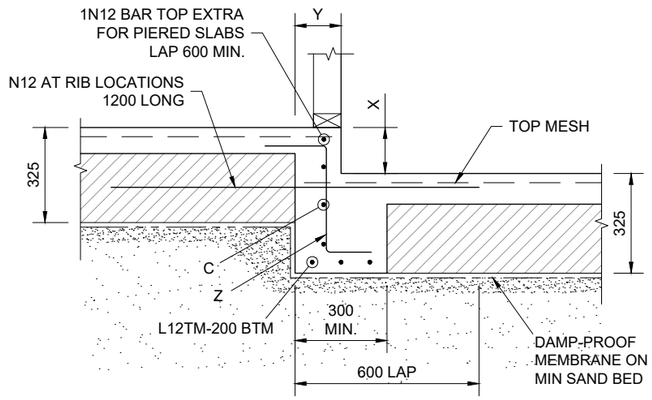
X	Y	Z	C
X ≦ 200	150	NOT REQUIRED	NOT REQUIRED
201 ≦ X ≦ 400	200	NOT REQUIRED	NOT REQUIRED
401 ≦ X ≦ 1200	150	N12-300	N12-300
1201 ≦ X ≦ 1800	200	N12-200	N12-300



DETAIL

DETAIL A / S100

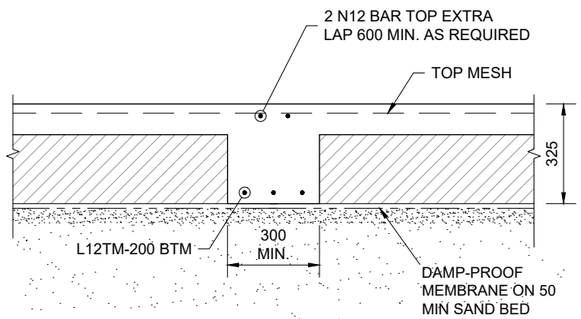
1:20



TYPICAL 'IB1' DETAIL

SECTION 5 / S100

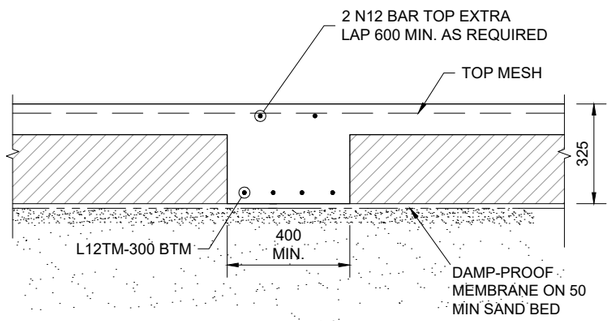
1:20



TYPICAL 'IB2' DETAIL

SECTION 6 / S100

1:20



TYPICAL 'IB3' DETAIL

SECTION 7 / S100

1:20

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

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B	15.09.20	ISSUED FOR BA	A.N.H
A	15.06.20	ISSUED FOR BA	A.N.H

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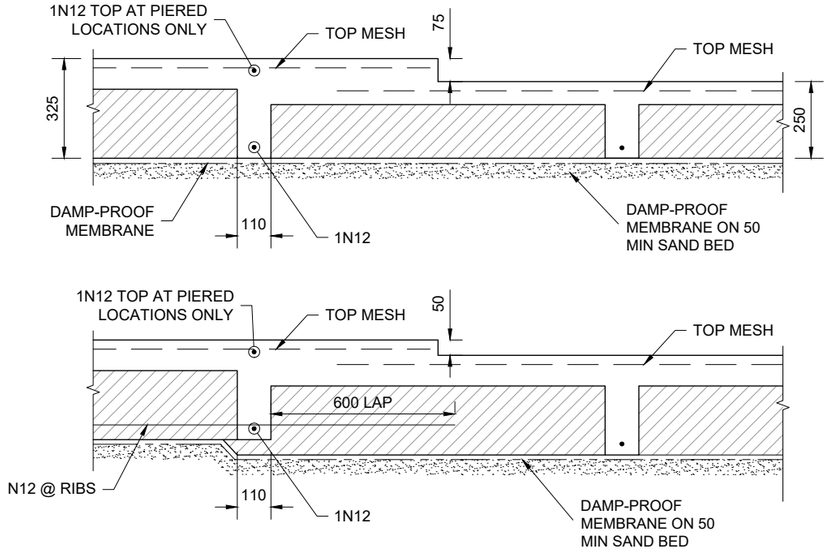
E. info@anh.net.au www.anh.net.au

NEW RESIDENCE
BLOCK: 18 SECTION 10, PEARCE
FOR PULSE HOMES

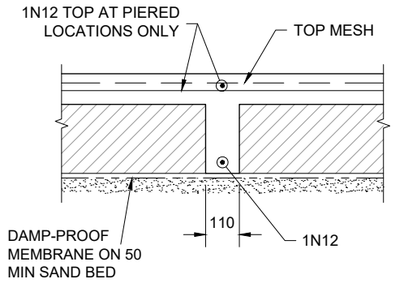
FOOTING SLAB DETAILS
SHEET #1

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
20-322	S200	A3
DESIGNED BY: A.N.H	DATE: 15.09.2020	
DRAWN BY: U.H	SCALE: 1:20	



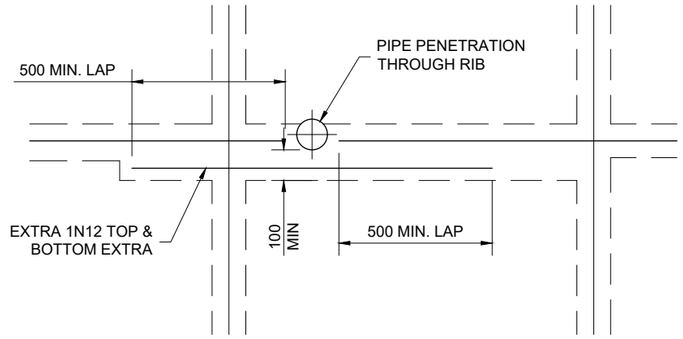
TYPICAL SET DOWN DETAIL IF REQUIRED

1:20



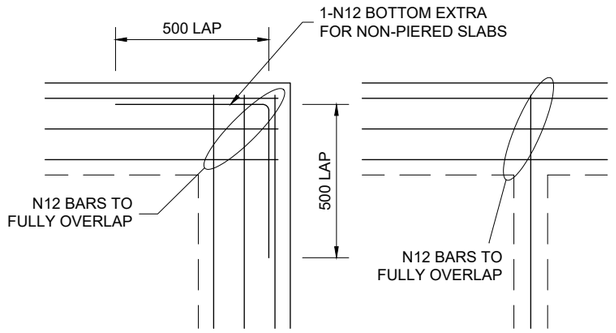
TYPICAL STIFFENING RIB

1:20



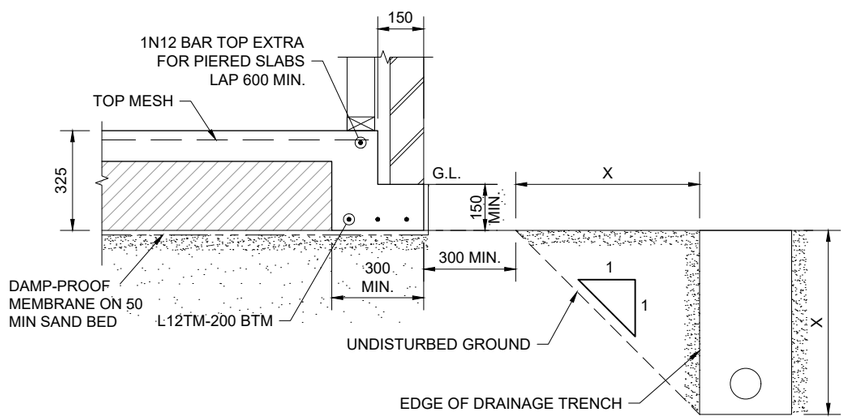
WAFFLE POD DETAILS AT PENETRATION

1:20



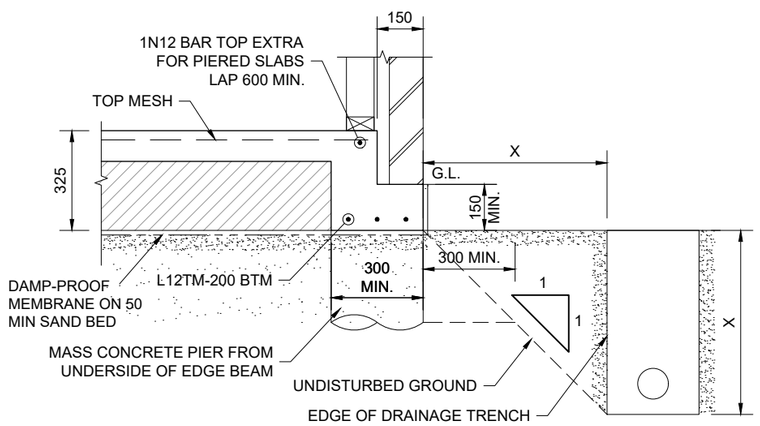
WAFFLE POD LAP DETAILS

1:20



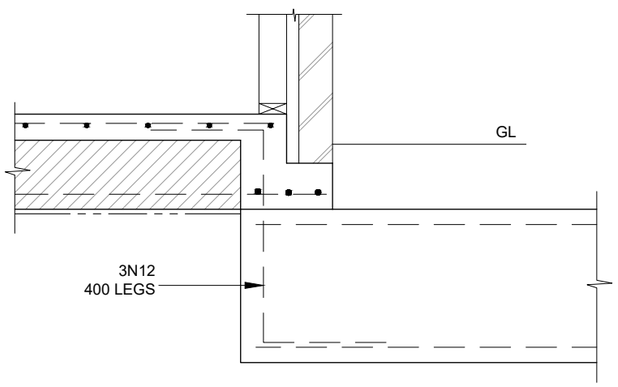
PREMISSIBLE DRAINAGE ZONE

1:20



ALTERNATE DRAINAGE ZONE

1:20



SF1 TO EB DETAIL

1:20

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

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B	15.09.20	ISSUED FOR BA	A.N.H
A	15.06.20	ISSUED FOR BA	A.N.H

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E. info@anh.net.au www.anh.net.au

NEW RESIDENCE
BLOCK: 18 SECTION 10, PEARCE
FOR PULSE HOMES

FOOTING SLAB DETAILS
SHEET #2

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
20-322	S201	A3
DESIGNED BY: A.N.H	DATE: 15.09.2020	
DRAWN BY: U.H	SCALE: 1:20	

NOTE
·A MIN. OF 50% OF THE POS IS TO BE RETAINED AS PLANTING AREA TO COMPLY WITH TERRITORY PLAN - R50.
·FOOTPATH IN VERGE NOT TO BE DISTURBED BY DRIVEWAY
·BUILDER TO CONFIRM FINISHED FLOOR HEIGHTS PRIOR TO CONSTRUCTION
·RL's TO BE WITHIN 40mm OF SPECIFIED HEIGHT

SITE

SITE - 825 m²
PLOT RATIO - 43.01 % / 354.85 m² (412.50 m² / 50% max)

UNIT 1 AREA

GROUND - 105.77 m²
UPPER - 48.39 m²
GARAGE - 19.65 m²
STORAGE - 4.00 m²

TOTAL- 177.04 m²

ALFRESCO - 11.21 m²

UNIT 2 AREA

GROUND - 105.77 m²
UPPER - 48.39 m²
GARAGE - 19.65 m²
STORAGE - 4.00 m²

TOTAL- 177.81 m²

ALFRESCO - 11.21 m²

GFA (PLOT RATIO) TOTAL- 354.85 m²

ISSUE D - 27.2.19
- REVISED GARAGE ACCOMODATION
- UNIT 2 STORAGE SHED LOCATION AMENDMENT
- SEPARATING FENCE BETWEEN PROPERTIES INCLUDED

1 AMENDED SETBACK.
2 WINDOWS RELOCATED
3 AMENDED EXTERNAL FINISH.

BUILDING APPROVAL
Is amended under section 32 of the *Building Act 2004*
CBS Residential Certifiers Pty Ltd
- 5 MAY 2021
Licence No: 2019937

2100mm(h) LAPPED & CAPPED TIMBER FENCE

STORAGE SHED - 4m² MIN. 2000mm(h) min. x 600mm(d) INTERNAL

2500mm(wide) CLEAR RAMP FOR ASSET MAINTENANCE ACCESS

RETAINING WALL- APPROX 1000mm(h)

2500ltr RAINWATER TANK - CAPTURING 75m² (min.) ROOF AREA FOR OUTDOOR TAP - IRRIGATION REUSE

CLOTHES LINE

INSTANTANEOUS HWS IN RECESSED BOX ON WALL 500mm AWAY FROM ALL OPENINGS

RETAINING WALL- APPROX 200mm(h)

2500ltr RAINWATER TANK - CAPTURING 75m² (min.) ROOF AREA FOR OUTDOOR TAP - IRRIGATION REUSE

CLOTHES LINE

INSTANTANEOUS HWS IN RECESSED BOX ON WALL 500mm AWAY FROM ALL OPENINGS

STORAGE SHED - 4m² MIN. 2000mm(h) min. x 600mm(d) INTERNAL

RETAINING WALL- APPROX 200mm(h)

UNIT 1 PROPOSED RESIDENCE FFL 615.836

PROPOSED GARAGE

PROPOSED UPPER FLOOR FFL 618.836

UNIT 2 PROPOSED RESIDENCE FFL 615.836

PROPOSED UPPER FLOOR FFL 618.836

PROPOSED GARAGE

HARDSTAND

HARDSTAND

PPOS 6m x 6m

PPOS 6m x 6m

EAVE LINE

2.44 WIDE EASEMENT

2.74 EASEMENT

SUPPLY ELECTRIC

SEWERAGE & DRAINAGE

CONCRETE

HODGSON CRESCENT

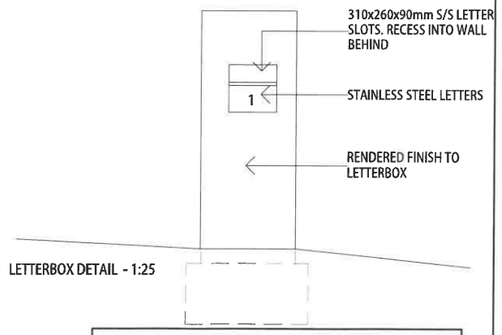
PATH

DRIVEWAYS & TRANSITION ZONES TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2890.1-1993, GW/SD/DC02 & BSR REQUIREMENTS

ENSURE DRIVEWAY, STEPPING STONES OR FOOTPATH HAVE CLEARANCE AROUND ASSETS - ENSURE HEIGHTS AROUND THESE ELEMENTS DO NOT CREATE A TRIPPING HAZARD

MASONRY LETTERBOX - 1500mm(h)x 230mm(d)x 350mm(w) - TO COMPLY WITH AS 4299 - CONCRETE FOOTPATH AROUND LETTERBOX MAX GRADIENT 1:40

DRIVEWAYS & TRANSITION ZONES TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2890.1-1993, GW/SD/DC02 & BSR REQUIREMENTS



LETTERBOX DETAIL - 1:25

D.A. ISSUE
Date: Signed:

Amendment			
1	NOD ISSUE	27.2.19	1

MINISTRY DESIGN

Drawing Title	Block	Section	Suburb	Scale	Job no.	Drawing Number	Revision
Site Plan	18	10	Pearce	1 : 200	1412	A101	F
	Client: Kostas Livas			Date: 22.2.18	Drawn: PI		

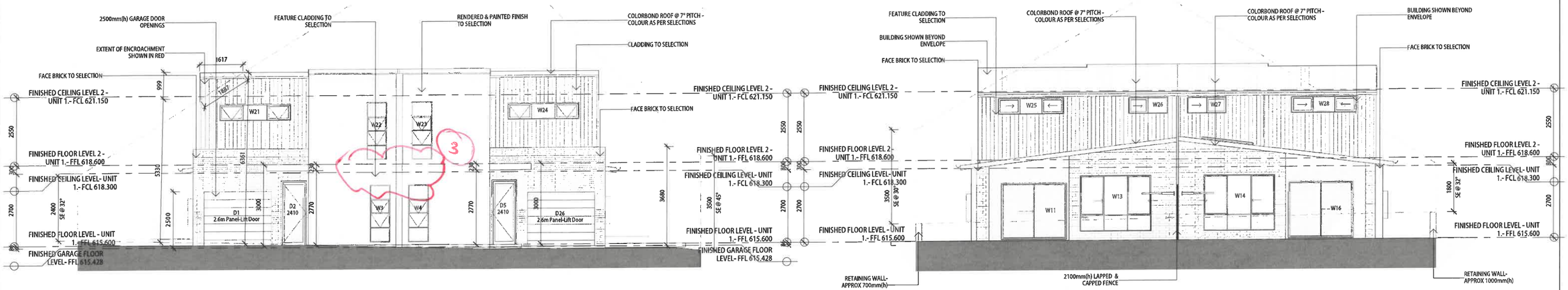
BUILDING APPROVAL
Is amended under section 32 of the *Building Act 2004*
CBS Residential Certifiers Pty Ltd
- 5 MAY 2021
Licence No: 2019937

Amendment

MINISTRY DESIGN

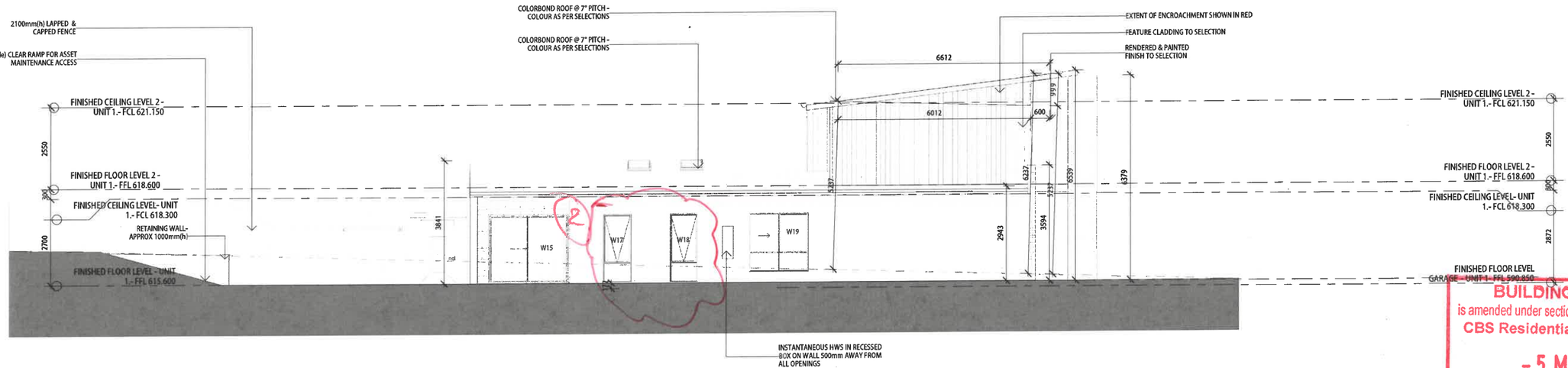
edc exhibit design+construction

Drawing Title	Block	Section	Suburb	Scale	Job no.	Drawing Number	Revision
Overall Ground Floor Plan	18	10	Pearce	1 : 100	1811	A204	F
	Client: Kostas Livas			Date: 22.2.18	Drawn: PI		

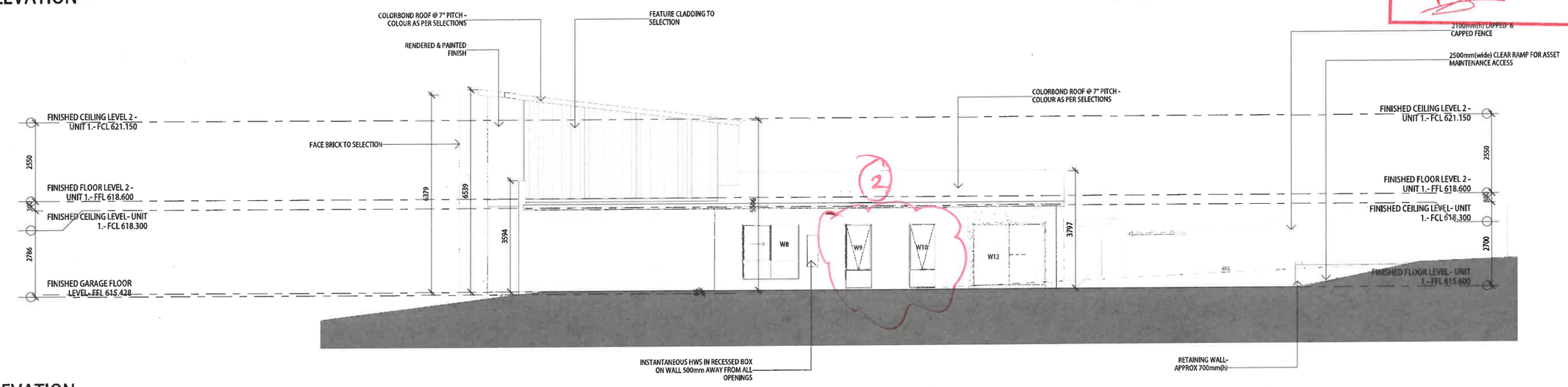


east ELEVATION

west ELEVATION



south ELEVATION



north ELEVATION

BUILDING APPROVAL
is amended under section 32 of the *Building Act 2004*
CBS Residential Certifiers Pty Ltd
- 5 MAY 2021
Licence No: 2019937

Amendment			

MINISTRY DESIGN

Drawing Title	Block	Section	Suburb	Scale	Job no.	Drawing Number	Revision
Elevations	18	10	Pearce	1 : 100	1412	A300	F
	Client: Kostas Livas			Date: 22.2.18	Drawn: PI		

NOTE
- A MIN. OF 50% OF THE POS IS TO BE RETAINED AS PLANTING AREA TO COMPLY WITH TERRITORY PLAN - R50.
- FOOTPATH IN VERGE NOT TO BE DISTURBED BY DRIVEWAY
- BUILDER TO CONFIRM FINISHED FLOOR HEIGHTS PRIOR TO CONSTRUCTION
- RL's TO BE WITHIN 40mm OF SPECIFIED HEIGHT

ISSUE D - 27.2.19
- REVISED GARAGE ACCOMODATION
- UNIT 2 STORAGE SHED LOCATION AMENDMENT
- SEPARATING FENCE BETWEEN PROPERTIES INCLUDED

SITE

SITE -	825 m²
PLOT RATIO -	43.01 % / 354.85 m² (412.50 m² / 50% max)

UNIT 1 AREA

GROUND -	105.77 m²
UPPER -	48.39 m²
GARAGE -	19.65 m²
STORAGE -	4.00 m²
TOTAL-	177.04 m²
ALFRESCO -	11.21 m²

UNIT 2 AREA

GROUND -	105.77 m²
UPPER -	48.39 m²
GARAGE -	19.65 m²
STORAGE -	4.00 m²
TOTAL-	177.81 m²
ALFRESCO -	11.21 m²

GFA (PLOT RATIO) TOTAL- 354.85 m²

BUILDING APPROVAL
is amended under section 32 of the Building Act 2004
CBS Residential Certifiers Pty Ltd
- 7 MAY 2021
Licence No: 2019937

DRIVEWAYS & TRANSITION ZONES TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2890.1-1993, GW/SD/DC02 & BSR REQUIREMENTS

ENSURE DRIVEWAY, STEPPING STONES OR FOOTPATH HAVE CLEARANCE AROUND ASSETS - ENSURE HEIGHTS AROUND THESE ELEMENTS DO NOT CREATE A TRIPPING HAZARD

MASONRY LETTERBOX - 1500mm(h)x 230mm(d)x 350mm(w) - TO COMPLY WITH AS 4299 - CONCRETE FOOTPATH AROUND LETTERBOX MAX GRADIENT 1:40

DRIVEWAYS & TRANSITION ZONES TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2890.1-1993, GW/SD/DC02 & BSR REQUIREMENTS

310x260x90mm S/S LETTER SLOTS. RECESS INTO WALL BEHIND

STAINLESS STEEL LETTERS

RENDERED FINISH TO LETTERBOX

LETTERBOX DETAIL - 1:25

① AMENDED FF L

D.A. ISSUE

Date: Signed:

Amendment			
1	NOD ISSUE	27.2.19	1

MINISTRY DESIGN

Drawing Title	Block	Section	Suburb	Scale	Job no.	Drawing Number	Revision
Site Plan	18	10	Pearce	1 : 200	1412	A101	E
	Client: Kostas Livas			Date: 22.2.18	Drawn: PI		

GENERAL NOTES

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

SANITARY FIXTURES

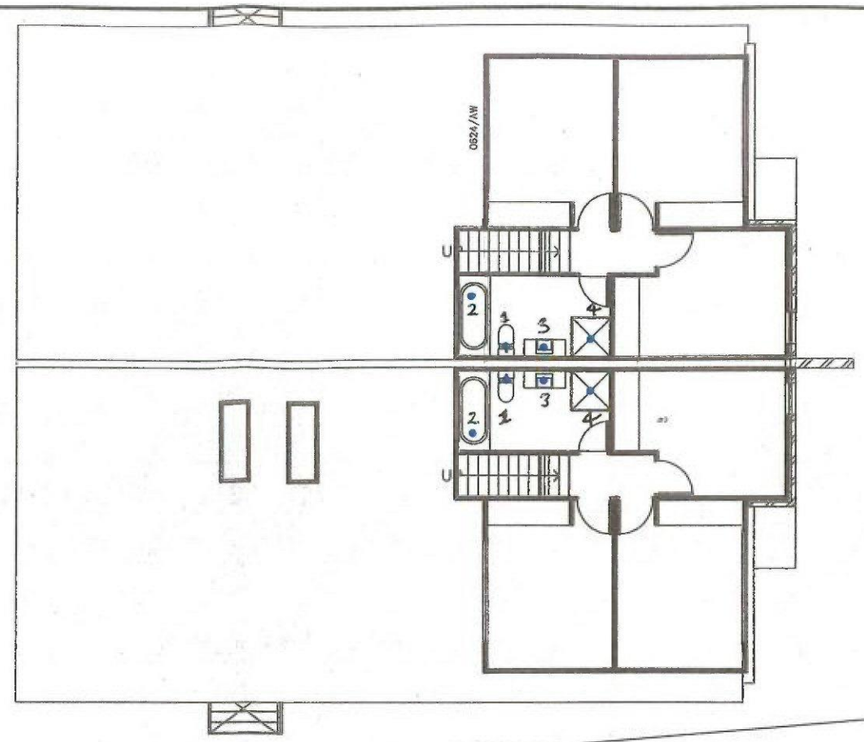
1	WC	4
2	BATH	2
3	BASIN	8
4	SHOWER	4
5	KITCHEN SINK	2
6	LAUNDRY TROUGH	2
7	URINAL	0
8	CLEANER'S SINK	0
9	BIDET	0

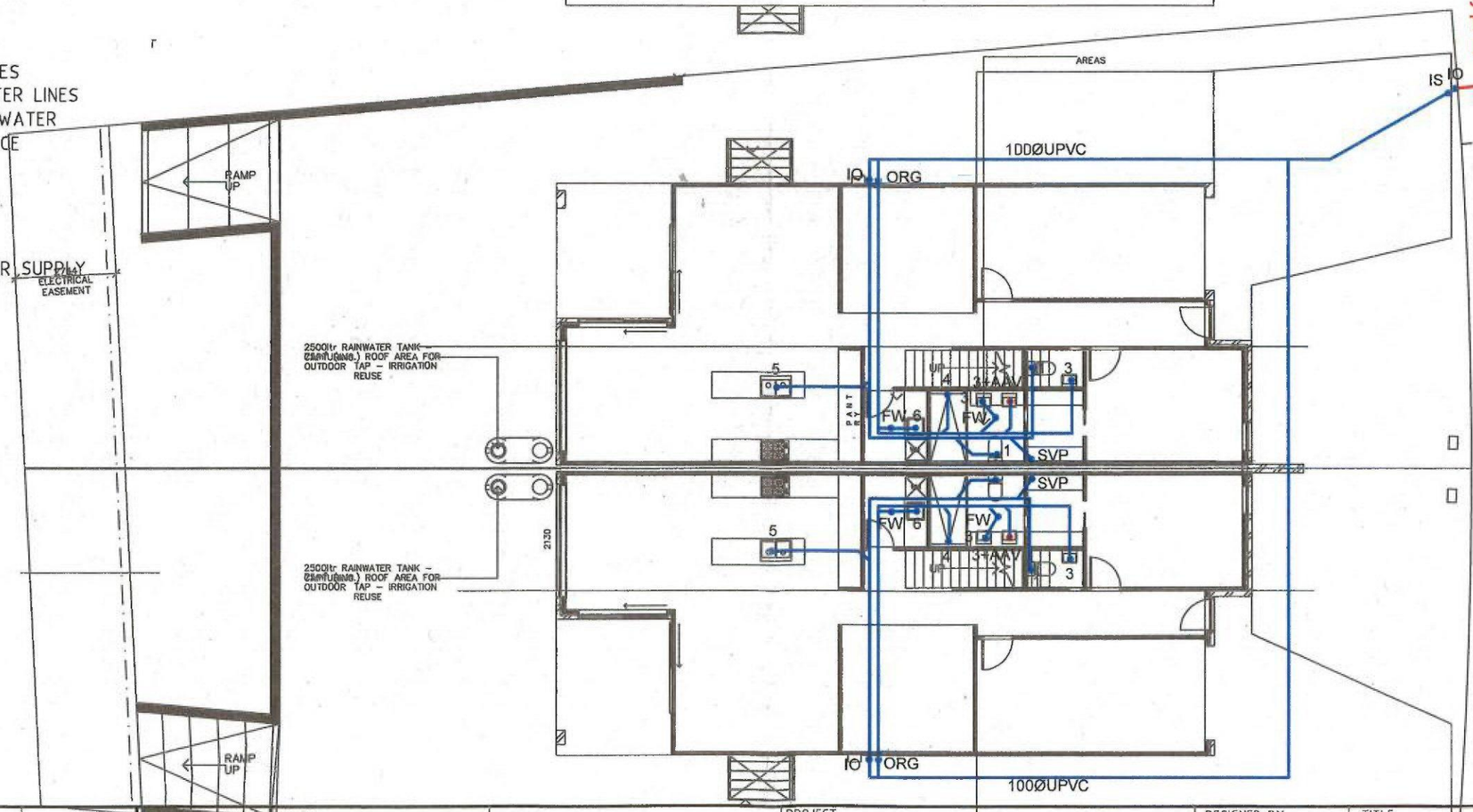
LEGEND

- SEWER MAIN
- STORMWATER MAIN
- WATER MAIN
- ABANDOND LINES
- EXISTING SEWER LINES
- EXISTING STORMWATER LINES
- EXISTING DOMESTIC WATER
- EXISTING FIRE SERVICE
- SEWER LINES
- SEWER VENT
- STORMWATER LINES
- DOMESTIC WATER
- NON-POTABLE WATER SUPPLY
- HOT WATER
- FIRE SERVICE
- TRADE WASTE

DOWN PIPE NOTES

1. DOWNPIPES MUST BE SECURELY FIXED TO WALLS.
2. THE SPACING BETWEEN DOWNPIPES MUST NOT MORE THAN 12 M.
3. DOWNPIPES MUST BE FIXED AS CLOSE AS POSSIBLE TO VALLEY GITTERS AND,IF THE DOWNPIPE IS MORE THAN 1.2M FROM VALLEY,PROVISION FOR OVERFLOW MUST BE MADE.
4. WHERE HIGH-FRONTED GUTTERS ARE INSTALLED, PROVISION MUST BE MADE TO AVOID ANY OVERFLOW FROM FLOWING BACK INTO ROOF OR BUILDING STRUCTURE BY INSTALLING SLOTTED GUTTERS OR THE LIKE.
5. DOWNPIPES MUST-
A. BE COMPATIBLE WITH OTHER ROOFING MATERIALS USED IN THE ROOFING SYSTEM IN ACOORDANCE WITH 3.5.3(C) OF THE B.C.A
B. BE SELECTED IN ACCORDANCE WITH APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN TABLE 3.5.2.2 OF THE B.C.A.





DRAINAGE PLAN NUMBER: 11100

BLOCK 18 SECTION 10
PEARCE ACT

PLAN OF SANITARY DRAINAGE

DESIGNED TO AS3500

REFERENCE

AAV	AIR ADMITTANCE VALVE
BT	BUCKET TRAP
CO	CLEAR OUT
CWR/D	COLD WATER RISER/DROPPER
DCV	DOUBLE CHECK VALVE
DT	DISCONNECTOR TRAP
FH	FIRE HYDRANT
FHR	FIRE HYDRANT RISER
FHRR/D	FIRE HOSE REEL RISER/DROPPER
FOP	FLUSH OUT POINT
FW	FLOOR WASTE
HDPE	HEAVY DUTY POLYETHELENE
IO	INSPECTION OPENING
IS	INSPECTION SHAFT
O/F	OVERFLOW
ORG	OVERFLOW RELIEF GULLY
SC	STOP COCK
SMH	SEWER MANHOLE
SW	
ST	SILT TRAP
SVP	SOIL VENT PIPE
TD	TUNDISH
TG	TEST GATE
TTD	TRAPPED TUNDISH
UPVC	UNPLASTICISED POLYVINAL CHLORIDE
VP	VENT PIPE
WM	WATER METER
WS	WASTE STACK

SEWER
T- 7=2.1M
D- 8.7=2.65M

T- 11.9-3.6M
D- 3.6-1.1M

WORK AS EXECUTED

PLUMBING PLAN APPROVED
APPROVED BY
REG. NUMBER
DATE 20.04.21

ISSUE	DESCRIPTION	DATE	CHECKED
B	WAE	25.8.2020	
A	IP	16.7.2020	

A.WARD
0409249974
PO BOX 4311
HAWKER ACT 2614

PROJECT
NEW WORKS
30 HODGSON CRESCENT
PEARCE ACT

CLIENT
SYNDICATE PLUMBING

DESIGNED BY
DRAWN BY
AUTHORISED
DATE 1.7.20

TITLE
HYDRAULIC SERVICES

SCALE 1:150@A3
JOB NO. H01
DRAWING NO. 1720

ACT PROPERTY INSPECTIONS

Energy Efficiency Rating

UNDERSTANDING YOUR ENERGY EFFICIENCY RATING (EER)

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

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

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

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

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

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

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

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

How can I improve my energy efficiency rating?

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

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

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

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

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

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

FirstRate Report

HOUSE
ENERGY RATING

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

SCORE: 23 POINTS

Name:	Houston and Balmaks	**Ref No:**	68718
House Title:	Unit 1 Block 18 Section 10 PEARCE	**Date:**	06-03-2026
Address:	30A Hodgson Cres, Pearce ACT 2607		

ACT HOUSE ENERGY RATING SCHEME

23 **Points** 6 **Stars**

Robert Lowe - 20111129

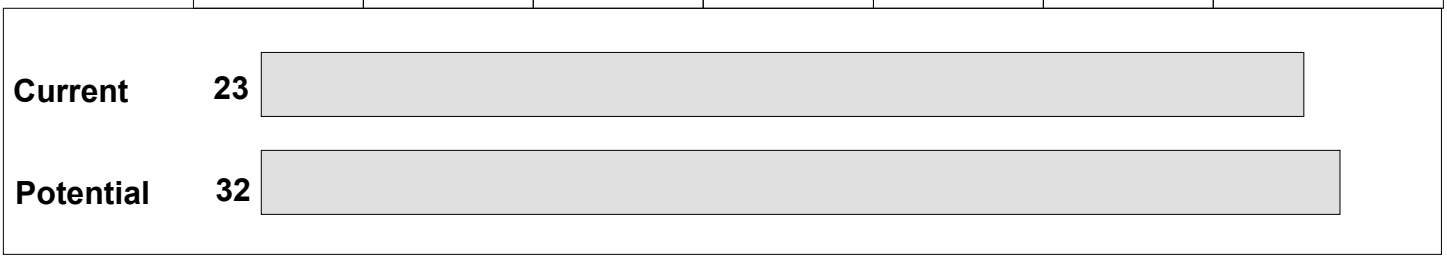
Building Assessor - Class A (Energy Efficiency)

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	9

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	**23**	★★★★★★

Largest windows in the dwelling;

Direction : WNW

Area : 14 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. West	**24**	★★★★★★
2. North West	**26**	★★★★★★
3. North	**27**	★★★★★★
4. North East	**22**	★★★★★★
5. East	**17**	★★★★★★
6. South East	**15**	★★★★★☆
7. South	**17**	★★★★★★
8. South West	**20**	★★★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: **Unit 1 Block 18 Section 10 PEARCE, 30A Hodgson Cres, Pearce ACT 2607,**

Assessor's Name:

Net Conditioned Floor Area: **140.4 m²**

Feature						Points		
						Winter	Summer	Total
CEILING						**11**	**0**	**11**
Surface Area:	3	Insulation:	9					
WALL						**5**	**-2**	**4**
Surface Area:	-2	Insulation:	7	Mass:	-2			
FLOOR						**12**	**-2**	**10**
Surface Area:	0	Insulation:	4	Mass:	6			
AIR LEAKAGE (Percentage of score shown for each element)						**5**	**0**	**5**
Fire Place	0 %	Vented Skylights	0 %					
Fixed Vents	0 %	Windows	39 %					
Exhaust Fans	29 %	Doors	16 %					
Down Lights	0 %	Gaps (around frames)	15 %					
DESIGN FEATURES						**0**	**1**	**1**
Cross Ventilation	1							
ROOF GLAZING						**0**	**-2**	**-2**
Winter Gain	1	Winter Loss	-2					
WINDOWS						**2**	**-15**	**-13**

Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
NNE	12	9%	-11	15	-4	0
ESE	5	4%	-5	4	-2	-3
WNW	14	10%	-13	13	-9	-9
Total	31	22%	-30	32	-15	-13

* 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 5 points		Winter	Summer	Total
RATING	★★★★★★ **SCORE**	**36**	**-20**	**23***

*** includes 7 points from Area Adjustment**

Detailed House Data

House Details

ClientName	Houston and Balmaks
HouseTitle	Unit 1 Block 18 Section 10 PEARCE
StreetAddress	30A Hodgson Cres, Pearce ACT 2607
FileCreated	06-03-2026

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	Tiles	R1.0	9.5m²
2	Concrete Slab on ground	No Subfloor	No	No	No	Carp	R1.0	18.0m²
3	Concrete Slab on ground	No Subfloor	No	No	No	Float Timb	R1.0	78.3m²
4	Timber	Enclosed	No	No	No	Carp	R0.5	19.7m²
5	Timber	NA	Yes	No	No	Carp	R0.0	23.7m²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R2.5	12.7m	2.7m
2	Framed: FC Sheet Clad	Yes	R2.5	18.5m	2.7m
3	Framed: FC Sheet Clad	No	R3.0	9.4m	2.7m
4	Framed: FC Sheet Clad	No	R4.5	11.9m	2.7m
5	Brick Veneer	No	R2.5	4.5m	2.4m
6	Framed: FC Sheet Clad	Yes	R2.5	4.2m	2.4m
7	Framed: FC Sheet Clad	No	R4.5	16.0m	2.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	Yes	R5.0	105.8m²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	ESE	2.1m	0.9m	No	DG	ALIMPR	CW	No	0.0m	0.0m	0.0m
2	WNW	2.1m	3.0m	No	DG	ALIMPR	CW	No	0.0m	0.0m	0.0m
3	NNE	2.1m	2.4m	No	DG	ALIMPR	CW	No	3.8m	3.8m	0.5m
4	WNW	2.1m	2.4m	No	DG	ALIMPR	CW	No	3.0m	3.0m	0.5m
5	NNE	2.1m	0.8m	No	DG	ALIMPR	CW	No	0.0m	0.0m	0.0m
6	NNE	2.1m	0.8m	No	DG	ALIMPR	CW	No	0.0m	0.0m	0.0m
7	NNE	2.1m	1.8m	No	DG	ALIMPR	CW	No	0.0m	0.0m	0.0m
8	WNW	0.6m	2.4m	No	DG	ALIMPR	CW	No	0.0m	0.0m	0.0m
9	WNW	0.6m	1.5m	No	DG	ALIMPR	CW	No	0.0m	0.0m	0.0m
10	ESE	2.1m	0.9m	No	DG	ALIMPR	CW	No	0.0m	0.0m	0.0m
11	ESE	0.6m	2.7m	No	DG	ALIMPR	CW	No	0.0m	0.0m	0.0m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
1	ESE	2.1m	0.9m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.8m	0.0m

3	NNE	2.1m	2.4m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	3.8m	0.0m
4	WNW	2.1m	2.4m	0.0m	0.0m	0.0m	0.0m	3.0m	0.0m	0.0m	0.0m
10	ESE	2.1m	0.9m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.8m	0.0m

Sky Light Details

ID	Dir	Tilt	Type	Shade	Utility	Width	Length
1	N	15 degrees	Single Clear	No	No	0.8m	0.4m
2	N	15 degrees	Single Clear	No	No	0.8m	0.4m
3	N	15 degrees	Single Clear	No	No	0.8m	0.4m

Zoning Details

Is there Cross Flow Ventilation ?	Good

Air Leakage Details

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

	Sealed	UnSealed
Chimneys	0	0
Vents	0	0
Fans	4	0
Downlights	0	0
Skylights	0	0
Utility Doors	1	0
External Doors	1	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

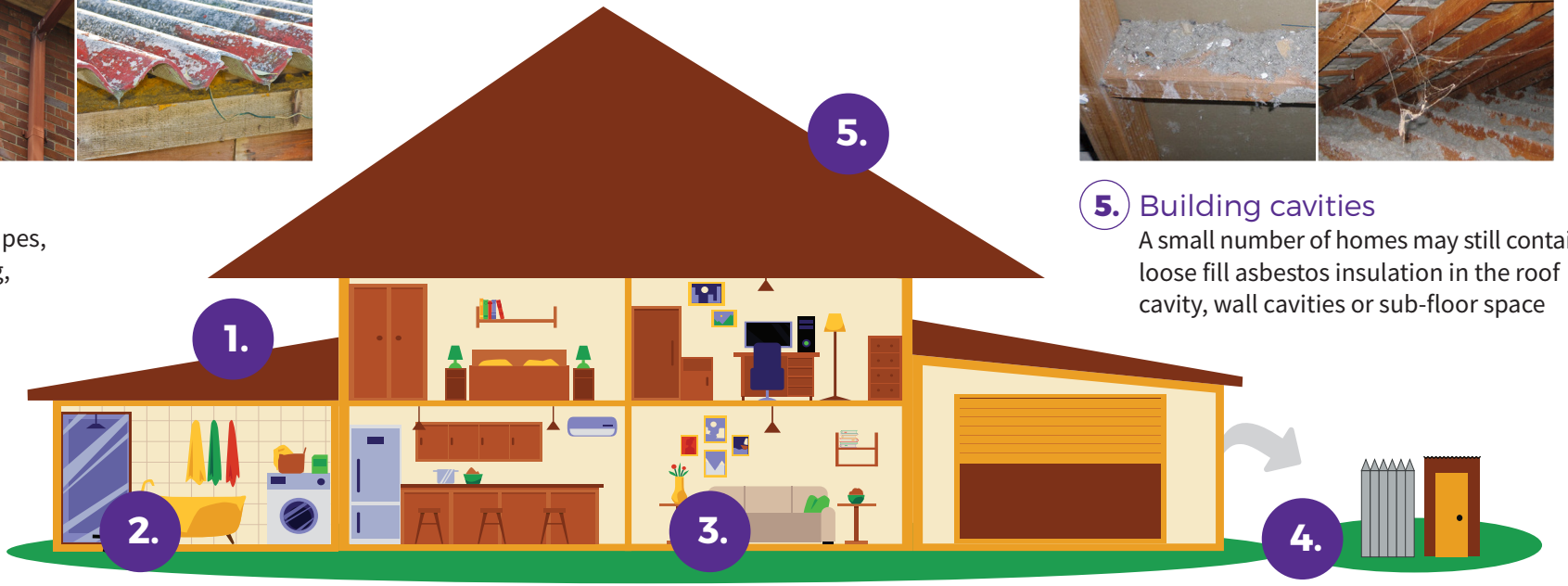
it may contain dangerous asbestos material

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

Georgia Lauren Houston and Angus Karl Balmaks
30A Hodgson Cres
PEARCE ACT 2607
AUSTRALIA

Invoice Date
3 Mar 2026

Invoice Number
INV-68718

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: 30 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