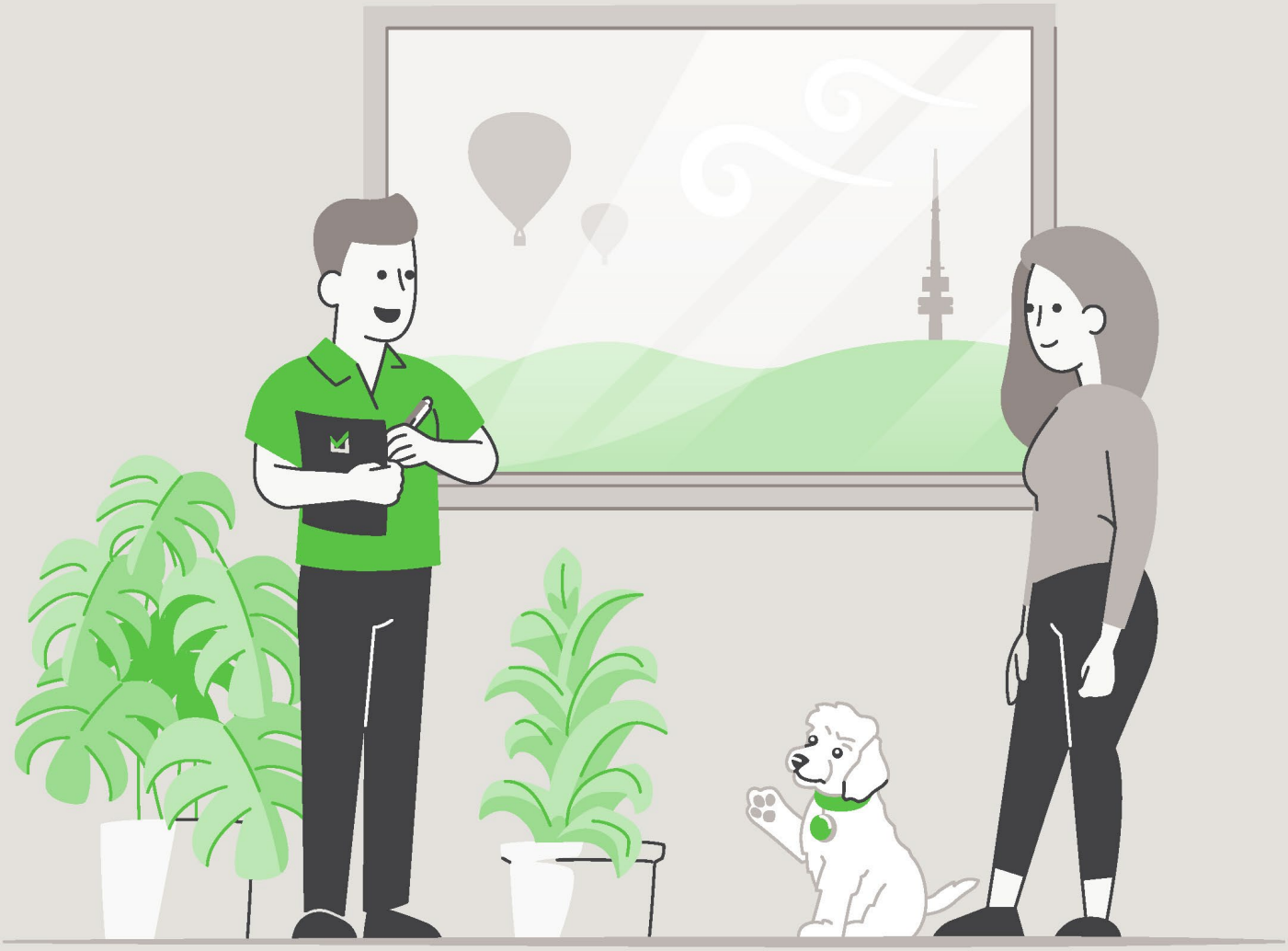
ACT PROPERTY INSPECTIONS

36 Rosenberg Street,
Throsby ACT 2914

Report prepared: Friday, March 13th 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	Please read full compliance report section of the report
Pest Inspection	No active subterranean termites (live specimen) were found
Energy Efficiency Rating	5.5 Stars
Inspection Date	Friday, March 13th 2026
Name of Assessor	Joel Griggs
Reference Number	68819
Address of Property Inspected	36 Rosenberg St, Throsby ACT 2914
Client	Weng & Chen
Block and Section	Block 6 Section 45 THROSBY
Year original residence COU was issued	2021
Block size (approximately)	449m^2
House size (approximately)	Residence: 209.73m^2 Garage: 40.07m^2
Weather conditions at time of Inspection	Fine
Occupancy Status	Unoccupied (furnished/styled)

*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
External walls	Hebel and compressed cladding
Roof framing	Timber: Truss roof framing
Roof cladding	Colorbond roof cladding
Glazing	Double glazed windows
Cooktops	Gas cooktops
Oven	Electric oven
Dishwasher	LG

*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.

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

GENERAL ACCESS LIMITATIONS

Internal	At the time of inspection, the building was partially 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 No inspection was made under the timber decks due to no available access
Roof void	NOTE. Inspection around the eaves was restricted due to low pitch and clearance to allow bodily access in this area. This allows only for a limited visual Inspection from a distance to be carried out. Other restrictions found in the roof void: Insulation on top of ceiling restricting visual inspection of the ceiling framing Ducting flex throughout the roof space restricting access in areas 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
On-top of roof	The inspection was restricted to visually looking from a 3.6m ladder lent against the gutter in several areas around the building
Garage	A full inspection was carried out inside the garage

*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.

ENTRANCE

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

FAMILY/MEALS ROOM

Ceiling	Good
Walls	Good
Floor coverings	Good
Study nook	Good

KITCHEN

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Kitchen cupboards	Good
Bench top	Good
Splashback	Good
Walk in pantry	A damaged shelf was noted at the time of inspection, repairs are optional
Exhaust fan	The exhaust fan was operational at the time of inspection

RUMPUS/KITCHENETTE

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Kitchen cupboards	Good
Bench top	Good
Splashback	Good
Tap	The dishwasher tap under the sink needs to be capped off or a dishwasher installed
Exhaust fan	The exhaust fan was operational at the time of inspection

MASTER BEDROOM

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Walk in robe	Good

BEDROOM 2

Ceiling	Minor stains were noted in the ceiling. A moisture meter used at time of inspection indicated no elevated moisture levels present. Recommend monitoring
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

OFFICE

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

ENSUITE

Ceiling	Good
Walls	Good
Door and door hardware	The striker plate on the door jamb needs adjustment to allow the door to latch
Floor coverings	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	There is evidence of painting/patching in the ceiling
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Water leakage in shower area?	There was a small leak noted between the shower screen and the wall angle when the shower was run. Recommend re-sealing
Floor and wall tiles in shower area	Good
Vanity/Basin	Good
Taps	Good
Bath	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

BATHROOM – ADJACENT OFFICE

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Water leakage in shower area?	There was a small leak noted between the shower screen and the wall angle when the shower was run. Recommend re-sealing
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

POWDER ROOM

Ceiling	Good
Walls	A cracked/fractured wall tile was noted. The tiles are still considered to be in serviceable condition and repairs are optional
Door and door hardware	Good
Floor coverings	Good
Water leakage in shower area?	There was a small leak noted between the shower screen and the wall angle when the shower was run. Recommend re-sealing
Floor and wall tiles in shower area	Good
Vanity/Basin	The shelf in the vanity is showing minor signs of water damage. The taps were turned on for several minutes with no water leaks evident. The shelf is still serviceable, and repairs are considered optional
Taps	The vanity tap does not turn off. Recommend repairs/replacement.
Toilet suite	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

TOILET

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

LAUNDRY

Ceiling	Good
Walls	Good
External door and door hardware	The striker plate on the door jamb needs adjustment to allow the door to latch
Floor coverings	Good
Laundry tub	Good
Splashback	Good
Exhaust fan	An exhaust fan is not installed; however, ventilation is provided to the room by opening the door

ROOF CAVITY

Construction	Good

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
Cupboard	Good

EXTERIOR

Driveway and paths	Good. Some minor cracking of the concrete was noted. The cracking found is considered normal
Roof covering	Good
Roof flashings	Good
Eaves	Good
Fascia	Good
Gutters	Good. The gutters appear to be in functional condition
External walls	Good. No major cracking noted
Windows	A minor crack was noted to the windowpane in the office
Fences	Good
Gate	The back left hand side gate requires general maintenance to latch
Decks	Good
Alfresco	Good
Porch	Good
Rear timber retaining wall	Good
Site drainage	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:	36 Rosenberg St, Throsby ACT 2914
Client:	Weng & Chen
Inspection Date:	Friday, March 13th 2026
Inspection carried out by:	Joel Griggs

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. Furniture and stored items concealed some of the skirting boards and architraves inside the house. Access to the roof void was restricted to a visual inspection from the roof access point due to low crawl space. No inspection was made under the timber decks due to lack of available access. No inspection was made to sections of the residence and/or structures built on the side boundary.

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/styled at the time of inspection.

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

1.5 Undetected timber pest risk assessment is considered Moderate.

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

2.0 TERMITE ACTIVITY

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

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

2.3 A termite nest was not found.

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

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

2.5 Very important:

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

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

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

2.6 Previous termite treatment: Drill holes are located in the concrete around the property.

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

2.7 Termite management: A durable notice (termite management notice) was found during the inspection, indicating collars, Termguard and slab injection has 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 are not applicable to this property.

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

5.7 Termite shields: 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. Areas of the timber deck, as these timbers are in direct contact with the ground, allowing timber pests to gain direct access to the decking structure. The landscaped timbers, due to the food source.

6.0 OVERALL ASSESSMENT OF THE PROPERTY

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

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

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

ACT PROPERTY INSPECTIONS

COMPLIANCE REPORT

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

Property Address: 36 Rosenberg St, Throsby ACT 2914
Block & Section: Block 6 Section 45 THROSBY
Inspection Date: Friday, March 13th 2026

APPROVAL STATUS

Description	Plan number	Certificate of occupancy date	Approval status
New Residence, Garage, Porch & Alfresco	B20206213/A	27/09/2021	Approved.
Infill of rumpus room doors			This work is unapproved as access to the main residence has been locked/sealed off creating a secondary residence. Building and Development approval is required.
External structures: • Front feature wall • Rear deck • Rear retaining wall			These structures are exempt from approval. No action is required.

SURVEY REPORT

Survey Report completed by	Date Survey report was completed	Comments
Shaw Surveys Pty Ltd	Monday, 13 September 2021	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: THROSBY **SECTION:** 45 **BLOCK:** 6 **UNIT:** N/A **EX GOV:** NO

COU ISSUED Y/N	PLAN NUMBER	FOLIO NO.	DESCRIPTION OF WORK	AMEND	DETAILS	PERMIT NUMBER	COU PLAN NO. & DATE
Y	B20206213/A	-	NEW RESIDENCE, GARAGE, PORCH & ALFRESCO			B20206213/A	
		-					B20206213/A 27/09/2021

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

Drainage Plan Number: 133904

Survey: Y (1)

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: Ashleigh | Cost of application: $ 144.79 | Date completed: 12/03/2026

Shaw Surveys Pty Ltd

4/10 Kennedy Street
PO Box 4297
Kingston ACT 2604

Consulting Surveyors
ABN 50 008 520 358

Ph: (02) 6260 7002
survey@shawsurveys.com.au
www.shawsurveys.com.au

13 September 2021

Our Ref: 17468/R341

YC Building Pty Ltd
51 Ian Potter Crescent
GUNGAHLIN ACT 2912

Dear Sir,

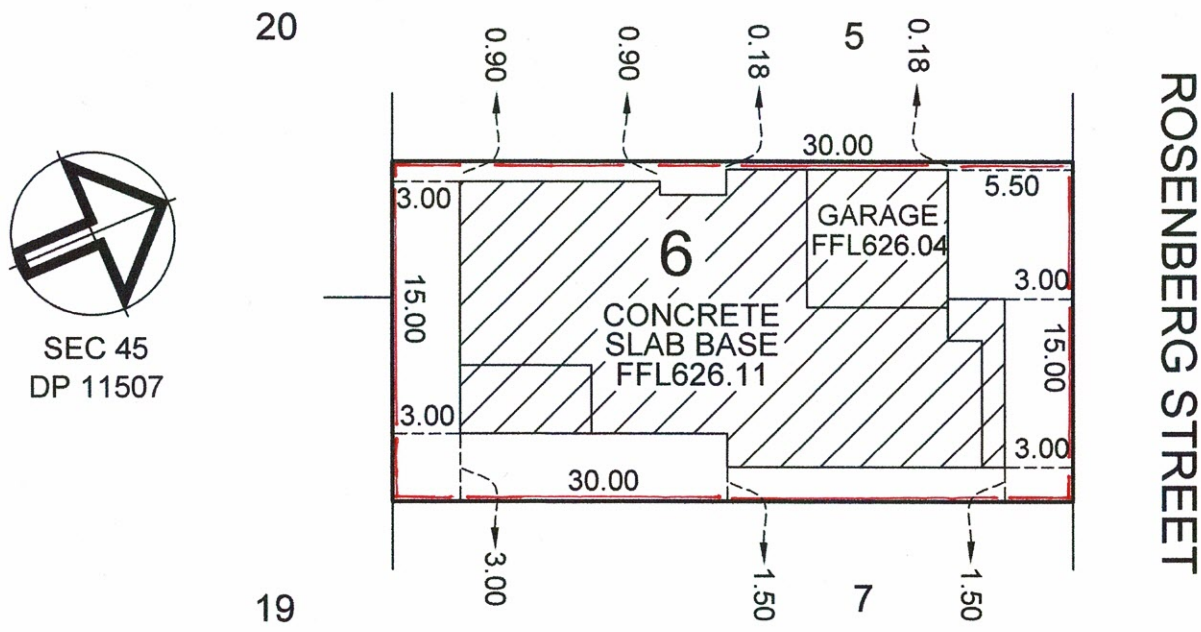
BLOCK 6 SECTION 45 THROSBY

As instructed by you we have surveyed, for identification purposes only, land being Block 6 Section 45 as shown in Deposited Plan No.11507 Division of Throsby in the Gungahlin District of the Australian Capital Territory and being the land shown edged red on the sketch.

Upon the land and being wholly within the boundaries stands the concrete slab base of a residence in the course of construction. The position of the base in relation to the boundaries are as shown on the sketch. This report is supplied to assess compliance with the A.C.T. Building Act and is not to be used for any other purpose.

Yours Faithfully,
SHAW SURVEYS PTY. LTD.

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



Certificate of Occupancy and Use

Certificate No.: **B20206213C1**

Access Canberra Land, Planning and Building Services

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

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

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

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	6	45	THROSBY	GUNGAHLIN	Australian Capital Territory

Plans
B20206213/A

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
1a(I)	New	DA EXEMPT-RESIDENCE		NA		B20206213N1	UHEE HOME PTY LTD
10a	New	DA EXEMPT-GARAGE		NA		B20206213N1	UHEE HOME PTY LTD
10a	Other	DA EXEMPT-SEE DESCRIPTION	Porch and Alfresco	NA		B20206213N1	UHEE HOME 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: Shama Gunaratne

Delegate of the ACT Construction Occupations Registrar.

Issued on: 27/09/2021

DRAWING REGISTER

BUILDING CODE OF AUSTRALIA
BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA 2019 AMENDMENT 1

Drawing List			
Sheet No	Sheet Name	Drawn By	Checked By
000	COVER PAGE	LEO.H	
A 01	SITE PLAN	LEO.H	
A 02	SOIL EROSION & SEDIMENT PLAN	LEO.H	
A 04	ROOF PLAN	LEO.H	Checker
A 101	GROUND FLOOR PLAN	LEO.H	
A 201	ELEVATIONS	LEO.H	
A 202	ELEVATIONS	LEO.H	Checker
A 301	SECTION	LEO.H	
A 400	3D	LEO.H	Checker
A 801	SAFE DESIGN OF STRUCTURES CODE OF PRACTICE	LEO.H	Checker

CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
DWELLING TO BE CONSTRUCTED IN ACCORDANCE WITH BUSHFIRE ATTACK LEVEL **(BAL) 12.5** AS PER AUSTRALIAN STANDARD AS 3959-2018

Window Schedule		
Type	Height	Width
AS 2424	2400	2410
AS 2424	2400	2410
AS 1215(OBS)	1200	1570
AA 1206(OBS)	1200	610
AA 2106(OBS)	2100	610
AS 1218	1200	1810
AA 2109	2100	970
AA 1206(OBS)	1200	610
AA 2106	2100	610
AA 2106	2100	610
AA 1206(OBS)	1200	610
AA 2107(OBS)	2100	730
AF 0712	700	1210
AA 2121	2100	2170

VERIFICATION OF EXEMPT DEVELOPMENT STATUS
Under s. 135 of the *Planning & Development Act 2007* and s. 20, schedule 1 of the *Planning & Development Regulation 2008*

Paul Thomas
Certifier Name
Lic. No. 2011390
Thomas 14/12/2020
Certifier signature *Date*

This work still requires building approval under the *Building Act 2004* and the *Building (General) Regulation 2008*

BUILDING APPROVAL
Issued under s. 28 of the *Building Act 2004*

Paul Thomas
Certifier Name
Lic. No. 2011390
1a(i) & 10 a
BCA Occupancy Class
N/A
BCA Type of Construction
Issue date: 14/12/2020
Thomas
Certifier signature

DA-EXEMPT BUILDING WORK
Complies with s. 1.100AA of schedule 1 of the *Planning & Development Regulation 2008*
(Compliant single dwellings – new residential land)

GLAZING & WINDOW FRAMES
Ensure that window glazing & window frames conform to that required by the Energy Rating Report (or Glazing Calculator if applicable)
The window provider is to certify that the U-Value & SHGC of new windows provided conform to that required by the Energy Rating Report (or Glazing Calculator)

CERTIFICATES
A Clearance Certificate from a suitably qualified person will be required for each of the following components prior to the issue of the Certificate of Occupancy and Use:

Structural ☐	Survey ☒	Termite protection ☒
Insulation ☒	Glazing ☒	Wet area sealing ☒
Truss/Framing ☒		☐

SURVEY CERTIFICATE REQUIRED
Provide housing siting to the Certifier at bearer & joists or slab level before proceeding in accordance with s. 34 of the *Building (General) Regulation 2008*

INSPECTIONS
The following inspections are required on this project:

Footings ☐	Slab/s ☒	Floor frame ☐
Wall frame ☐	Roof frame ☐	Stormwater ☒
Pre-sheet ☒	Final ☒	Piers ☒

Please provide adequate notice when booking inspections

PERSPECTIVE IS INDICATIVE ONLY

PROJECT DETAILS

CLIENT:	Lingjian Weng
PROJECT NAME:	PROPOSED NEW RESIDENCE
BLOCK:	6
SECTION:	45
SUBURB:	THROSBY
JOB NO:	WK
PRINT DATE:	14-12-2020

JAST DESIGN ®
• new homes • extensions • renovations • shop fitout
17 GLIDER CRESCENT, THROSBY 2914
Mobile: 0451 163 306
Email: info@jastdesign.com.au

SHEET No. ...2... OF ...16...

CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
DWELLING TO BE CONSTRUCTED IN ACCORDANCE WITH BUSHFIRE ATTACK LEVEL **(BAL) 12.5** AS PER AUSTRALIAN STANDARD AS 3959-2018

BUILDING CODE OF AUSTRALIA
BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA 2019 AMENDMENT 1

VERIFICATION OF EXEMPT DEVELOPMENT STATUS
Under s. 135 of the *Planning & Development Act 2007* and s. 20, schedule 1 of the *Planning & Development Regulation 2008*

Paul Thomas
Certifier Name
Lic. No. 2011390
14/12/2020
Certifier signature *Date*
This work still requires building approval under the *Building Act 2004* and the *Building (General) Regulation 2008*

BUILDING APPROVAL
Issued under s. 28 of the *Building Act 2004*

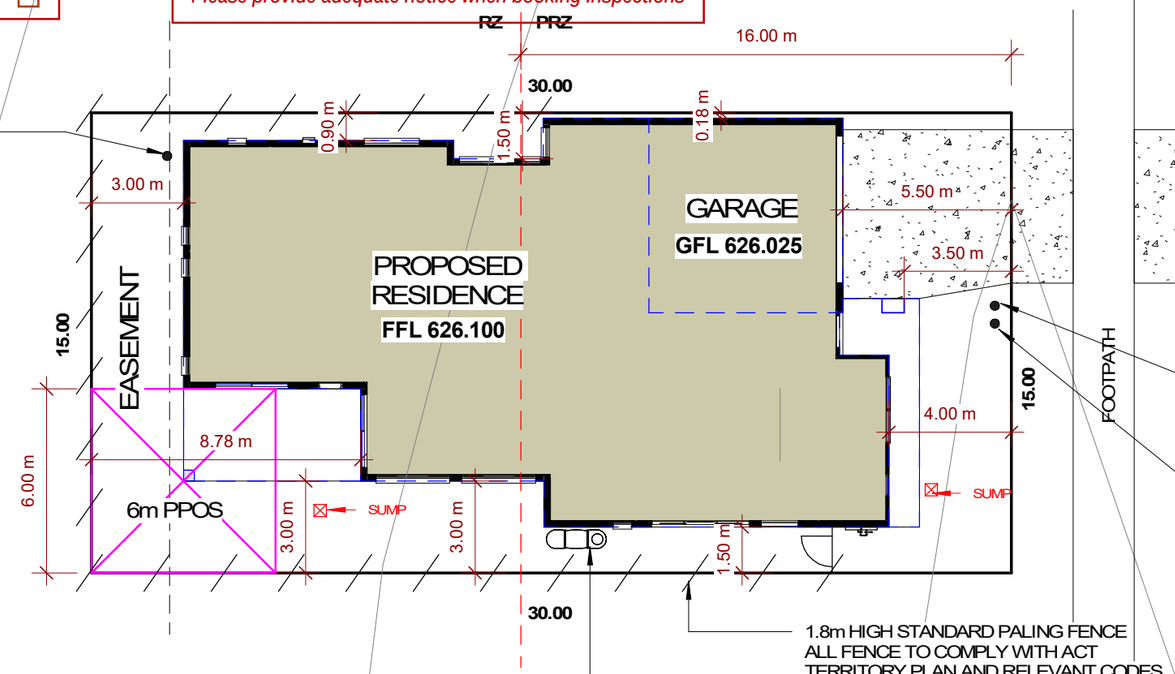
Paul Thomas
Certifier Name
Lic. No. 2011390
1a(i) & 10 a
BCA Occupancy Class
N/A
BCA Type of Construction
Issue date: 14/12/2020
Certifier signature

DA-EXEMPT BUILDING WORK
Complies with s. 1.100AA of schedule 1 of the *Planning & Development Regulation 2008*
(Compliant single dwellings – new residential land)

CERTIFICATES
A Clearance Certificate from a suitably qualified person will be required for each of the following components prior to the issue of the Certificate of Occupancy and Use:
Structural ☐ Survey ☒ Termite protection ☒
Insulation ☒ Glazing ☒ Wet area sealing ☒
Truss/Framing ☒ ☐

INSPECTIONS
The following inspections are required on this project:
Footings ☐ Slab/s ☒ Floor frame ☐
Wall frame ☐ Roof frame ☐ Stormwater ☒
Pre-sheet ☒ Final ☒ Piers ☒
Please provide adequate notice when booking inspections

BLOCK IDENTIFIED [BAL-12.5]
BUSHFIRE MITIGATION REQUIRED TO BE CONSTRUCTED IN ACCORDANCE WITH AS3959-2009



STORMWATER/MANHOLE /SUMP/TIE AS PER INFORMATION PROVIDED BY DEVELOPER

CONTOURS BASED ON DEVELOPERS CONTOURS

DRIVEWAY TO COMPLY WITH GW/SD/DC.02 & FINISH TO COMPLY WITH ANY LEASE & DEVELOPMENT CONDITIONS AND RELEVANT LOCAL CODES

SURVEY CERTIFICATE REQUIRED
Provide housing siting to the Certifier at bearer & joists or slab level before proceeding in accordance with s. 34 of the *Building (General) Regulation 2008*

WATER/HYDRANT/TIE AS PER INFORMATION PROVIDED BY DEVELOPER - 1m CLEARANCE ZONE AROUND WATER METER

SEWER/MANHOLE/TIE AS PER INFORMATION PROVIDED BY DEVELOPER

GLAZING & WINDOW FRAMES
Ensure that window glazing & window frames conform to that required by the Energy Rating Report (or Glazing Calculator if applicable)
The window provider is to certify that the U-Value & SHGC of new windows provided conform to that required by the Energy Rating Report (or Glazing Calculator)

625.00

1.8m HIGH STANDARD PALING FENCE
ALL FENCE TO COMPLY WITH ACT TERRITORY PLAN AND RELEVANT CODES

626.00

625.50

ALL CUTS & FFLS TO BE VERIFIED ON SITE BY REGISTERED SURVEYOR
IF LEVELS & CONTOURS ARE DIFFERENT ON SITE FROM THE DRAWING BUILDER TO PROVIDE CONTOUR PLAN & REPORT BACK TO JUST DESIGN TO ADJUST LEVELS ACCORDINGLY.
NO PART OF CUT SHOULD ENCROACH OUT OF THE BOUNDARY OR EASEMENT

minimum on site water storage of water from roof harvesting is 2,000 litres.
50% or 75m2 of roof plan area, whichever is the lesser, is connected to the tank.
the tank is connected to at least atoilet, laundry cold water and allexternal taps. The connection will require a pump where it cannot beelevated sufficiently to give adequate pressure.

SITE AREA: 450m²
P.O.S = 40% -50.0m² = 130m²

AREA

PROPOSED RESIDENCE	209.73 m²
GARAGE	40.07 m²
ALFRESCO	17.34 m²
PORCH	10.03 m²
	277.17 m²

NOTE:
At least 50% of minimum private open space to be reserved for planting

PROJECT NAME: PROPOSED NEW RESIDENCE **BLOCK:** 6 **SECTION:** 45 **SUBURB:** THROSBY	**TITLE:** SITE PLAN	**CLIENT:** Lingjian Weng 43 of 72	**SCALE:** 1 : 200@A3	**DATE:** 14-12-2020 **DRAWN BY:** LEO.H
			SHEET No: A 01	**JOB NO:** WK **CHECK BY:**

JAST DESIGN
TEL: 0451 163 306
EMAIL: Info@jastdesign.com.au

SEDIMENT & EROSION CONTROL
For sites less than 3,000m2, development complies with the Environment Protection Authority, *Environment Protection Guidelines for Construction and Land Development in the ACT*, August 2007.
Note: If an erosion and sediment control plan is required but not provided, the application will be referred to the ACT Environment Protection Authority before the determination of the application.

BUILDER NOTE:

BUILDER TO PROVIDE CRUSHED GRANITE OR AGGREGATES AT ACCESS POINT TO SITE DURING CONSTRUCTION

NO CONSTRUCTION MATERIAL TO BE STORED ON THE VERGE
VERGE TO BE COMPLETELY REINSTATED ON COMPLETION INCLUDING GRADING, GRASSING AND/OR TURF TO CITY PARKS AS PER TAMS REQUIREMENT.

PROVIDE GEOTEXTILE FENCE, FIXED TO STARPICKETS AT 2m MAX. CTS 600mm DEEP OR PROVIDE HAY BALES AT LOWER SIDE OF THE SITE FOR SEDIMENT CONTROL

PROVIDE 1.8m HIGH FENCE AROUND THE BLOCK DURING CONSTRUCTION

PROVIDE TEMPORARY WASTE LOCATION & UTILITY FACILITIES ON SITE

IF DRIVEWAY IS NOT POUR ON THE VERGE BUILDER TO LAY 150-200mm THICK LAYOUT OF GRAVEL OR CRUSHED BRICK OR CONCRETE TO VEHICULAR ACCESS POINT

VERIFICATION OF EXEMPT DEVELOPMENT STATUS
Under s. 135 of the *Planning & Development Act 2007* and s. 20, schedule 1 of the *Planning & Development Regulation 2008*
Paul Thomas
Certifier Name
Lic. No. 2011390
14/12/2020
Certifier signature *Date*
This work still requires building approval under the *Building Act 2004* and the *Building (General) Regulation 2008*

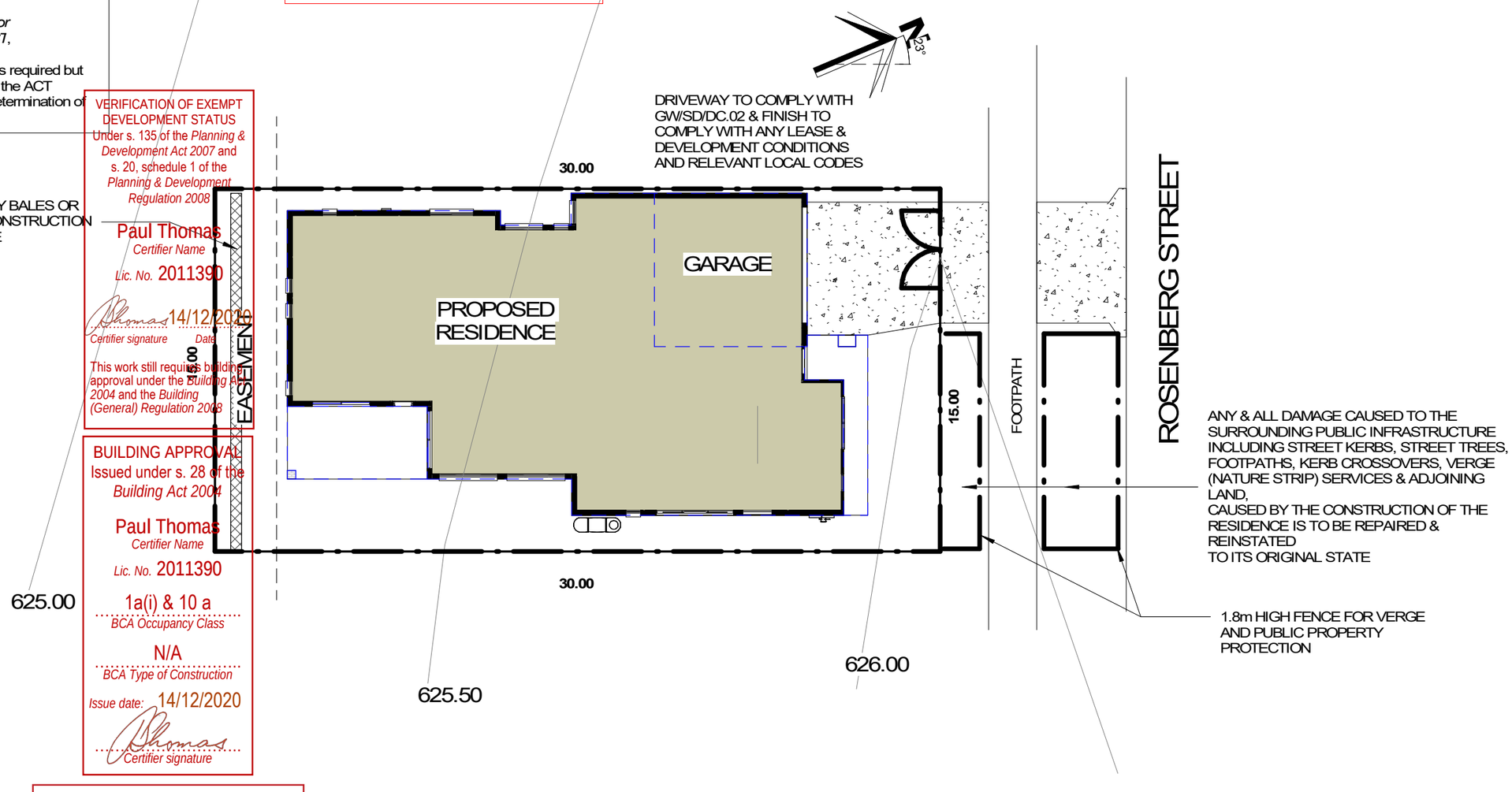
BUILDING APPROVAL
Issued under s. 28 of the *Building Act 2004*
Paul Thomas
Certifier Name
Lic. No. 2011390
1a(i) & 10 a
BCA Occupancy Class
N/A
BCA Type of Construction
Issue date: 14/12/2020
Certifier signature

DA-EXEMPT BUILDING WORK
Complies with s. 1.100AA of schedule 1 of the *Planning & Development Regulation 2008*
(Compliant single dwellings – new residential land)

NOTE:Car parking is not permitted on verges

BUILDER TO PROVIDE HAY BALES OR SILT BARRIER DURING CONSTRUCTION TO LOWER POINT OF SITE

DRIVEWAY TO COMPLY WITH GW/SD/DC.02 & FINISH TO COMPLY WITH ANY LEASE & DEVELOPMENT CONDITIONS AND RELEVANT LOCAL CODES



ANY & ALL DAMAGE CAUSED TO THE SURROUNDING PUBLIC INFRASTRUCTURE INCLUDING STREET KERBS, STREET TREES, FOOTPATHS, KERB CROSSOVERS, VERGE (NATURE STRIP) SERVICES & ADJOINING LAND,
CAUSED BY THE CONSTRUCTION OF THE RESIDENCE IS TO BE REPAIRED & REINSTATED
TO ITS ORIGINAL STATE

1.8m HIGH FENCE FOR VERGE AND PUBLIC PROPERTY PROTECTION

PROJECT NAME:	TITLE:	CLIENT:	SCALE:	DATE:	DRAWN BY:
PROPOSED NEW RESIDENCE BLOCK: 6 SECTION: 45 SUBURB: THROSBY	SOIL EROSION & SEDIMENT PLAN	Lingjian Weng 44 of 72	1 : 200@A3	14-12-2020	LEO.H
			SHEET No: A 02	JOB NO: WK	CHECK BY:

JAST DESIGN
TEL: 0451 163 306
EMAIL: Info@jastdesign.com.au

VERIFICATION OF EXEMPT DEVELOPMENT STATUS
Under s. 135 of the *Planning & Development Act 2007* and s. 20, schedule 1 of the *Planning & Development Regulation 2008*

Paul Thomas
Certifier Name

Lic. No. 2011390

14/12/2020
Certifier signature *Date*

This work still requires building approval under the *Building Act 2004* and the *Building (General) Regulation 2008*

BUILDING APPROVAL
Issued under s. 28 of the *Building Act 2004*

Paul Thomas
Certifier Name

Lic. No. 2011390

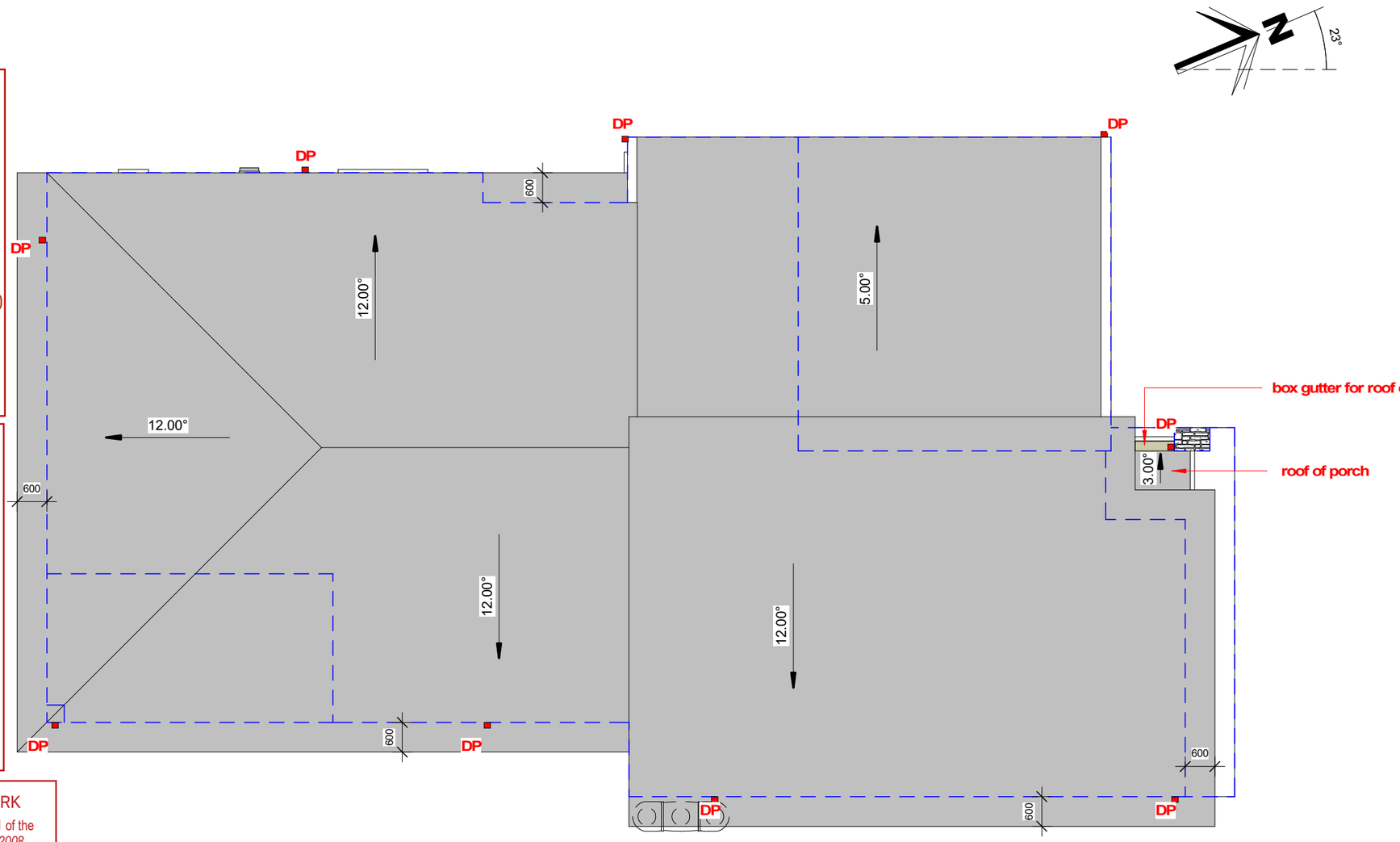
1a(i) & 10 a
BCA Occupancy Class

N/A
BCA Type of Construction

Issue date: 14/12/2020

Certifier signature

DA-EXEMPT BUILDING WORK
Complies with s. 1.100AA of schedule 1 of the *Planning & Development Regulation 2008*
(Compliant single dwellings – new residential land)



PROJECT NAME: PROPOSED NEW RESIDENCE **BLOCK:** 6 **SECTION:** 45 **SUBURB:** THROSBY	**TITLE:** ROOF PLAN	**CLIENT:** Lingjian Weng 45 of 72	**SCALE:** 1 : 100@A3	**DATE:** 14-12-2020	**DRAWN BY:** LEO.H
			SHEET No: A 04	**JOB NO:** WK	**CHECK BY:** Checker

JAST DESIGN
TEL: 0451 163 306
EMAIL: Info@jastdesign.com.au

GLAZING & WINDOW FRAMES

Ensure that window glazing & window frames conform to that required by the Energy Rating Report (or Glazing Calculator if applicable)

The window provider is to certify that the U-Value & SHGC of new windows provided conform to that required by the Energy Rating Report (or Glazing Calculator)

GENERAL NOTES :

ALL ALUMINIUM DOORS & WINDOWS TO BE ALUMINIUM IMPROVED.

WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH CLAUSE 3.12.5.6 OF BCA

LIGHTING TO COMPLY WITH CLAUSE 3.12.5.5 OF BCA
ALL DOWNLIGHTS INSTALLED WITH APPROVED NON-VENTILATED COVER OR SHIELD ALLOWING INSULATION TO LOWING INSTALLATION OF INSULATION TO SIDES AND TOP.

ELECTRICAL:
SUPPLY ERECT & CONNECT ALL NECESSARY MATERIALS TO COMPLETE THE ELECTRICAL INSTALLATION FOR IT'S FULL SATISFACTORY OPERATION AS & IN ACCORDANCE WITH AUTHORITY REQUIREMENTS, RELEVANT CODES & REGULATIONS & AS DIRECTED BY THE BUILDER, FORWARD ALL NOTICES, ARRANGE FOR ALL INSPECTIONS REQUIRED BY THE RELEVANT AUTHORITY

SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH BCA, BUILDING NOTE 19 & TO COMPLY WITH AS3786. SMOKE ALARMS ARE TO BE CONNECTED MAINSPOWER WITH BATTERY BACKS, & WIRED IN ACCORDANCE WITH AS3000

WINDOWS:
PROVIDE ALL NECESSARY MATERIALS. FIXING, FRAMES, GLAZING, FLYSCREENS & THE LIKE CONFORMING TO ALL RELEVANT TRADE PRACTICES & CODES. ENSURE THE CORRECT OPERATION OF WINDOWS, SLIDING DOORS & THE LIKE ENSURING CORRECT PROTECTION FROM THE WATER & THE LIKE.

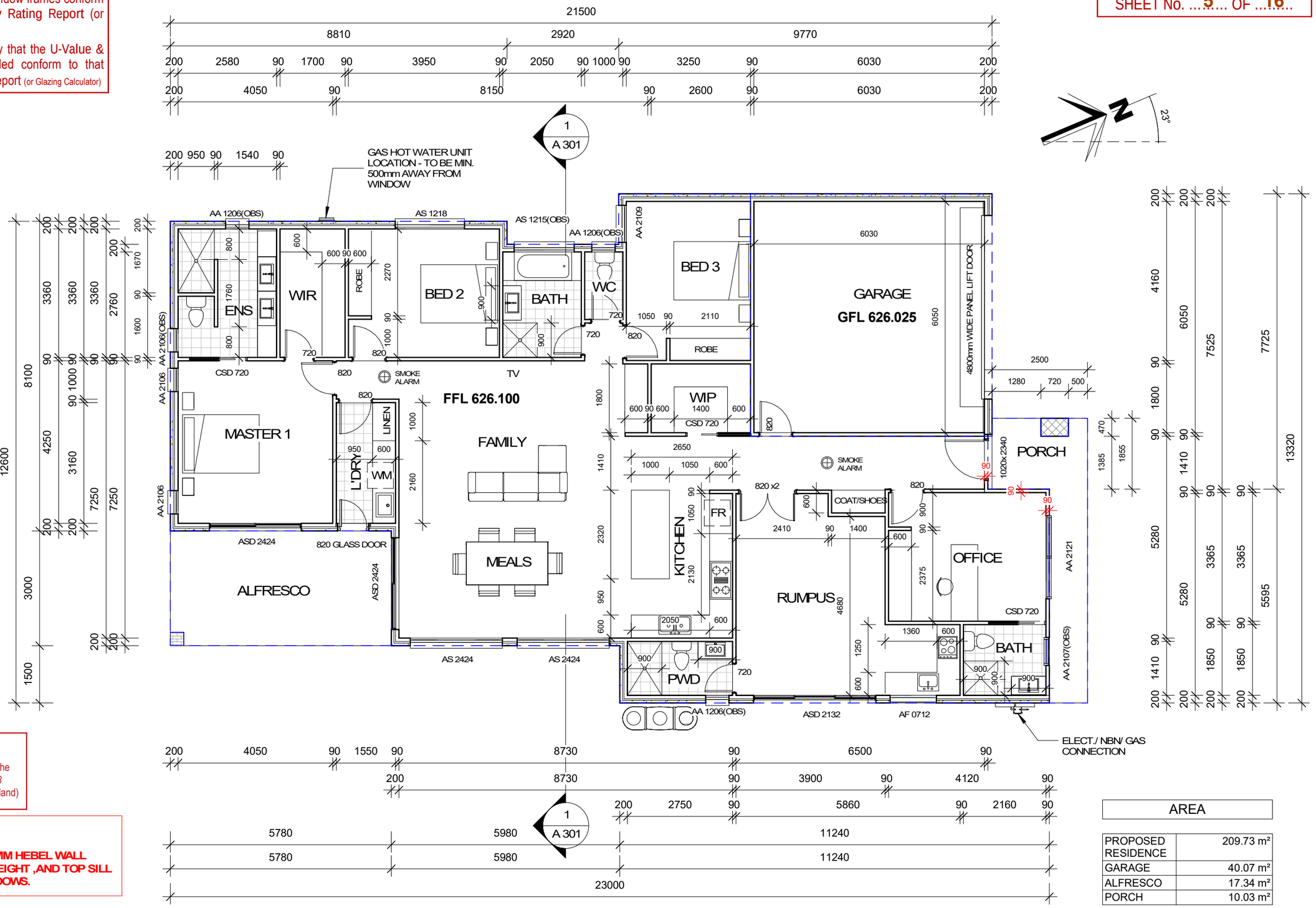
WET AREA:
ALL WET AREA TO BE WATER PROOFED AND TO COMPLY WITH AS3740 & LOCAL CODES IF ANY APPLICABLE.

VERIFICATION OF EXEMPT BUILDING WORK STATUS
I verify that the building work is exempt building work under the *Planning & Development Act 2007* and s. 20, schedule 1 of the *Planning & Development Regulation 2008*
Paul Thomas
Certifier's name
Lic. No. 2011390
Signature
Date
This work is exempt building work approval under the *Building Act 2004* and the *Building (General) Regulation 2004*

BUILDING APPROVAL
Issued under s. 26 of the *Building Act 2004*
Paul Thomas
Certifier Name
Lic. No. 2011390
1a(i) & 10 a
BCA Occupancy Class
N/A
BCA Type of Construction
Issue date: 14/12/2020
Certifier signature

DA-EXEMPT BUILDING WORK
Complies with s. 1.100AA of schedule 1 of the *Planning & Development Regulation 2008*
(Compliant single dwellings – new residential land)

NOTE:
1,ALL 200MM EXTERIOR WALL
90MM STUD+35MM BATTEN_75MM HEBEL WALL
2,ALL DOOR WILL BE 2340MM HEIGHT ,AND TOP SILL LIEN UP WITH TOP SILL OF WINDOWS.



AREA

PROPOSED RESIDENCE	209.73 m²
GARAGE	40.07 m²
ALFRESCO	17.34 m²
PORCH	10.03 m²
	277.17 m²

PROJECT NAME: PROPOSED NEW RESIDENCE	**BLOCK:** 6 **SECTION:** 45 **SUBURB:** THROSBY	**TITLE:** GROUND FLOOR PLAN	**CLIENT:** Lingjian Weng 46 of 72

SCALE: 1 : 100@A3	**DATE:** 14-12-2020	**DRAWN BY:** LEO.H
SHEET No: A 101	**JOB NO:** WK	**CHECK BY:**

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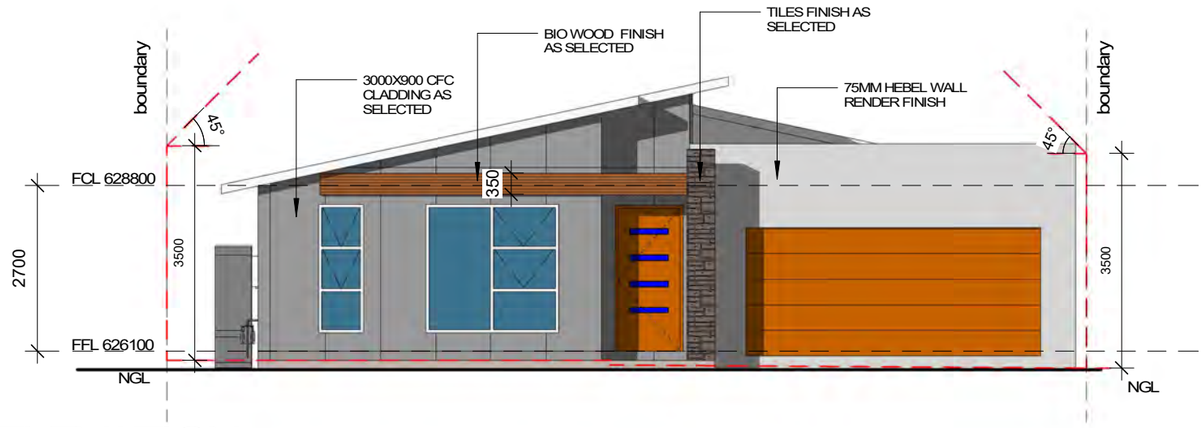
TEL: 0451 163 306
EMAIL: Info@jastdesign.com.au



1 **ELEVATION** 1 : 100

North Elevation

GLAZING & WINDOW FRAMES

Ensure that window glazing & window frames conform to that required by the Energy Rating Report (or Glazing Calculator if applicable)

The window provider is to certify that the U-Value & SHGC of new windows provided conform to that required by the Energy Rating Report (or Glazing Calculator)

2 **ELEVATION** 1 : 100

East Elevation

VERIFICATION OF EXEMPT DEVELOPMENT STATUS
Under s. 135 of the *Planning & Development Act 2007* and s. 20, schedule 1 of the *Planning & Development Regulation 2008*

Paul Thomas
Certifier Name

Lic. No. 2011390

Thomas 14/12/2020
Certifier signature *Date*

This work still requires building approval under the *Building Act 2004* and the *Building (General) Regulation 2008*

BUILDING APPROVAL
Issued under s. 28 of the *Building Act 2004*

Paul Thomas
Certifier Name

Lic. No. 2011390

1a(i) & 10 a
BCA Occupancy Class

N/A
BCA Type of Construction

Issue date: 14/12/2020

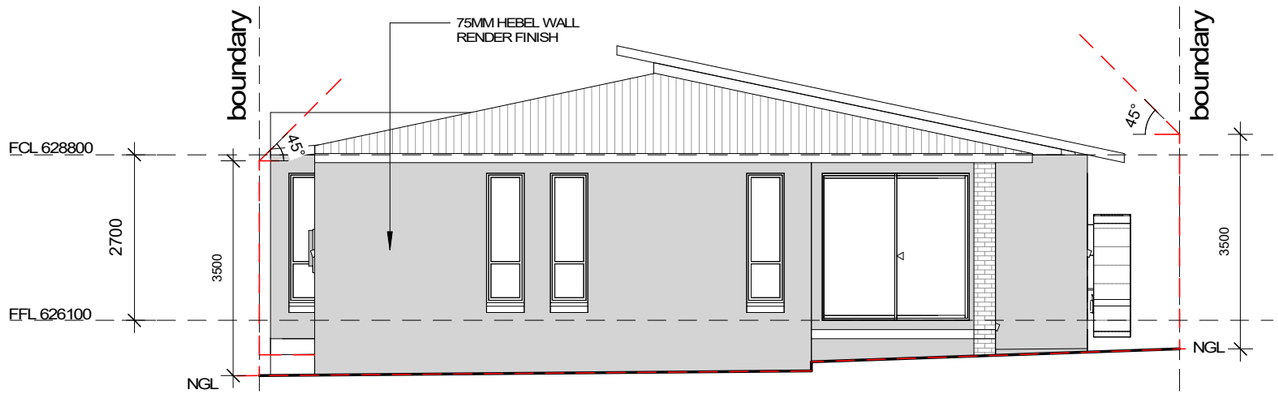
Thomas
Certifier signature

DA-EXEMPT BUILDING WORK
Complies with s. 1.100AA of schedule 1 of the *Planning & Development Regulation 2008*
(Compliant single dwellings – new residential land)

PROJECT NAME: PROPOSED NEW RESIDENCE **BLOCK:** 6 **SECTION:** 45 **SUBURB:** THROSBY	**TITLE:** ELEVATIONS	**CLIENT:** Lingjian Weng 47 of 72	**SCALE:** 1 : 100@A3	**DATE:** 14-12-2020
			SHEET No: A 201	**JOB NO:** WK

DRAWN BY: LEO.H
CHECK BY:

JAST DESIGN
TEL: 0451 163 306
EMAIL: Info@jastdesign.com.au



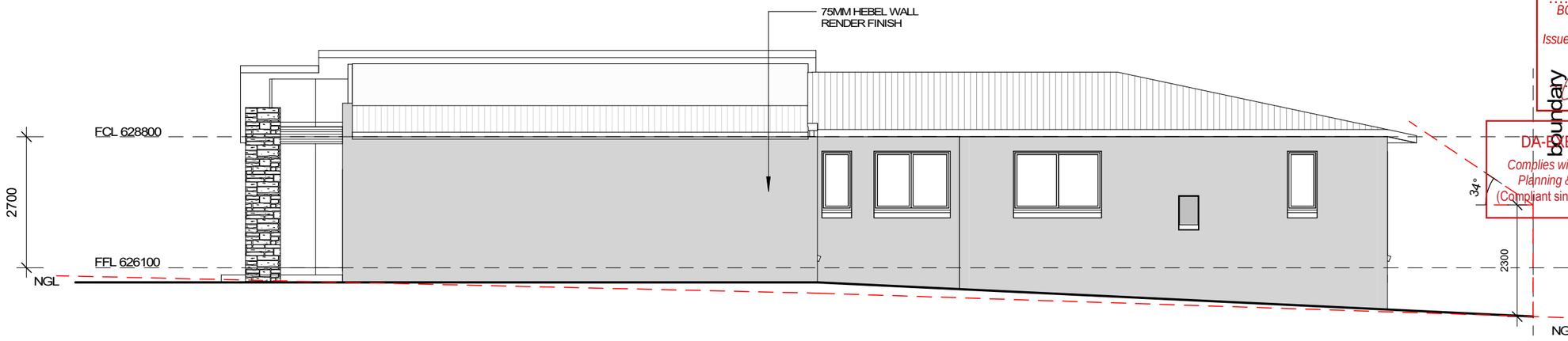
1 **ELEVATION** 1 : 100

South Elevation

GLAZING & WINDOW FRAMES

Ensure that window glazing & window frames conform to that required by the Energy Rating Report (or Glazing Calculator if applicable)

The window provider is to certify that the U-Value & SHGC of new windows provided conform to that required by the Energy Rating Report (or Glazing Calculator)



2 **ELEVATION** 1 : 100

West Elevation

VERIFICATION OF EXEMPT DEVELOPMENT STATUS
Under s. 135 of the *Planning & Development Act 2007* and s. 20, schedule 1 of the *Planning & Development Regulation 2008*

Paul Thomas
Certifier Name

Lic. No. 2011390

14/12/2020
Certifier signature *Date*

This work still requires building approval under the *Building Act 2004* and the *Building (General) Regulation 2008*

BUILDING APPROVAL
Issued under s. 28 of the *Building Act 2004*

Paul Thomas
Certifier Name

Lic. No. 2011390

1a(i) & 10 a
BCA Occupancy Class

N/A
BCA Type of Construction

Issue date: 14/12/2020
Certifier signature

DA-EXEMPT BUILDING WORK
Complies with s. 1.100AA of schedule 1 of the *Planning & Development Regulation 2008*
(Compliant single dwellings – new residential land)

PROJECT NAME: PROPOSED NEW RESIDENCE **BLOCK:** 6 **SECTION:** 45 **SUBURB:** THROSBY	**TITLE:** ELEVATIONS	**CLIENT:** Lingjian Weng 48 of 72	**SCALE:** 1 : 100@A3	**DATE:** 14-12-2020	**DRAWN BY:** LEO.H
			SHEET No: A 202	**JOB NO:** WK	**CHECK BY:** Checker

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TEL: 0451 163 306
EMAIL: Info@jastdesign.com.au

ROOF :
TRUSSES AT 900MM CENTERS. FIXED TO MANUFACTURERS SPECIFICATIONS
LINTEL SIZE TO TRUSS MANUFACTURERS CHART
METAL FASCIA & GUTTER AS SELECTED
PLASTER INTERNAL LININGS WALL FRAMING TO ALL ROOMS TO BE COVERED JOINTS BEING BACKED WITH EITHER NOGGINGS OR STUDS AS REQUIRED BY MANUFACTURER
ALL THINGS SHALL BE SECURELY FIXED PLASTER BOARD (MIN 10MM THICK) WALL & CEILING LINING.
FIBROUS CEMENT SHEET WALL LINING TO WET AREAS
PROVIDE CORNICE OR AS SELECTED SHALL BE FIXED AT INTERSECTION OF ALL BEAMS AND WALL JUNCTIONS WITH CEILINGS.
PROVIDE ROOF LIGHTS & VENTILATION TO COMPLY WITH THE BCA

ROOF PLUMBING , FLASHING & THE LIKE AS NECESSITIES BY THE WORK TO COMPLY WITH AUSTRALIAN STANDARD

TIMBER STUD WORK :
ALL TIMBER WORK TO COMPLY WITH THE REQUIREMENTS OF AS 1684.2 - 1999 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION"
90X35MM PINE PLATE & NOGGING PROVIDE SECOND 90X45 MM TOP PLATE TO ALL LOAD -BEARING WALLS.
90X35MM PINE STUDS AT 450 MM CENTERS TO ALL LOAD - BEARING WALLS & AT 600 MM CENTERS TO NON LOAD-BEARING WALLS
PROVIDE 90X45 F8 STUDS TO BOTH SIDES OF OPENING CARRYING LINTELS F8 TIMBER TO WALLS SUPPORTING TRUSSES WITH SPANS GREATER THAN 6.0 M 50X38 MM CEILING BATTENS AT 450 MM CANTERS. 10 MM PLASTER BOARD INTERNAL WALL & CEILING LINING FIBROUS CEMENT SHEET LINING TO EAVES.

FOOTINGS :
ALL CONCRETE FOOTINGS AND SLABS TO BE IN ACCORDANCE WITH S.A.A. CODE 2870.1 & ENGINEER'S SPECIFICATION PROVIDE CONTINUOUS DAMPPROOF MEMBRANE UNDER SLAB.

PROVIDE DAMPROOF COURSE AT BEARER SEATING LEVELS, PROVIDE STEPPED CAVITY FLASHING WITH WEEP HOLES AT 1200MM CENTERS TO THE EXTERNAL BRICK SKIN AT GROUND FLOOR LEVEL , UNDER WINDOW SILLS AND BRICKWORK ABOVE WINDOWS.

BRICKWORK :
BRICKWORK AS SELECTED, GENERALLY 230 X 110 X76 MM BRICKS BONDED IN STRETCHER BOND. MORTAR TO COMPLY WITH THE REQUIREMENTS OF RELEVANT CODES & AUSTRALIAN STANDARDS. COLOUR TO NOT BE WHITE OR OFF WHITE

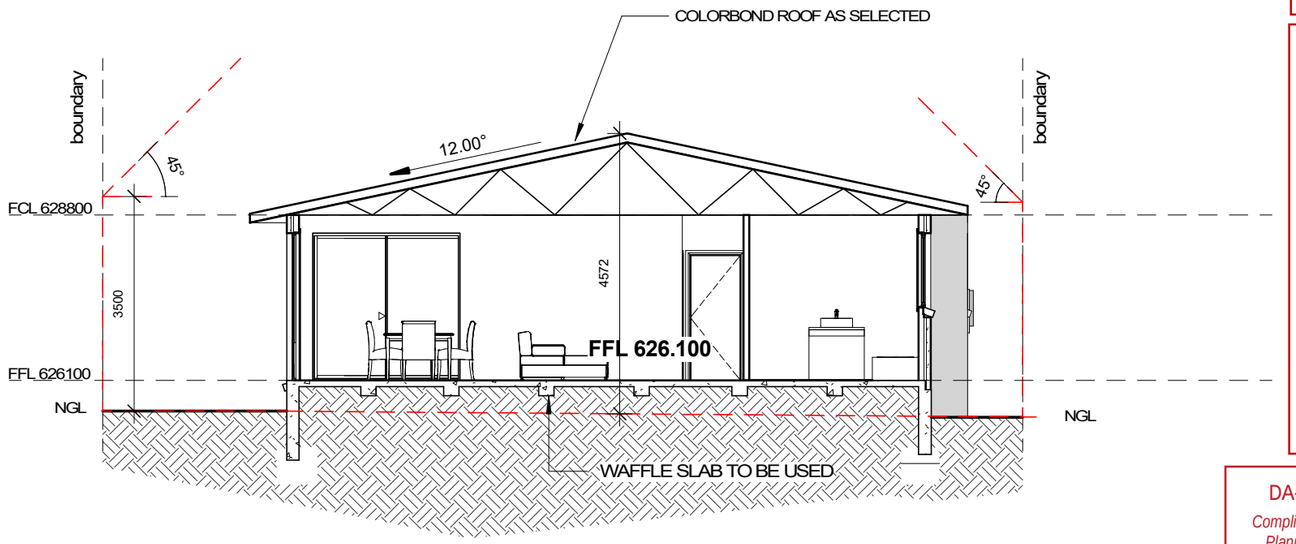
LINTELS FOR BRICKWORK:
ALL BEAMS & LINTELS WORK AS PER ENGINEER'S SPECIFICATION & MANUFACTURER'S TABLE.

INSULATION SCHEDULE

R4.0 CEILING INSULATION
R2.0 WALL INSULATION

WEATHER STRIPS TO EXTERNAL DOORS

BLOCK IDENTIFIED [BAL-12.5]
BUSHFIRE MITIGATION REQUIRED TO BE CONSTRUCTED IN ACCORDANCE WITH AS3959-2009



SECTION A-A

BUSHFIRE ATTACK LEVEL 12.5
SUBFLOOR SUPPORTS – NO SPECIAL CONSTRUCTION REQUIREMENTS.
FLOORS – NO SPECIAL CONSTRUCTION REQUIREMENTS.
EXTERNAL WALLS – PARTS LESS THAN 400 MM ABOVE GROUND OR DECKS ETC. TO BE OF NON-COMBUSTIBLE MATERIAL, 6 MM FIBRE CEMENT CLAD OR BUSHFIRE RESISTANT/NATURALLY FIRE- RESISTANT TIMBER. ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED TO PREVENT GAPS GREATER THAN 3 MM. VENTS AND WEEPHOLES IN EXTERNAL WALLS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM, EXCEPT WHERE THE VENTS AND WEEPHOLES HAVE AN APERTURE LESS THAN 3 MM.
EXTERNAL WINDOWS – 4 MM TOUGHENED GLASS OR GLASS BLOCKS WITHIN 400 MM OF GROUND, DECK ETC. OPENABLE PORTION METAL SCREENED WITH FRAME OF METAL OR METAL REINFORCED PVC-U OR BUSHFIRE RESISTING TIMBER.
EXTERNAL DOORS – PROTECTED BY BUSHFIRE SHUTTER, OR SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH OR GLAZED WITH 5 MM TOUGHENED GLASS, NON-COMBUSTIBLE OR 35 MM SOLID TIMBER FOR 400 MM ABOVE THRESHOLD, METAL OR BUSHFIRE RESISTING TIMBER FRAMED FOR 400 MM ABOVE GROUND, DECKING, ETC., TIGHT-FITTING WITH WEATHER STRIPS AT BASE. DOOR FRAMING CAN BE NATURALLY FIRE RESISTANT (HIGH DENSITY) TIMBER.
ROOFS – NON-COMBUSTIBLE COVERING. ROOF/WALL JUNCTION SEALED. OPENINGS FITTED WITH NON-COMBUSTIBLE EMBER GUARDS. ROOF TO BE FULLY SARKED.
VERANDAS, DECKS, ETC. – ENCLOSED SUB-FLOOR SPACE – NO SPECIAL REQUIREMENT FOR MATERIALS EXCEPT WITHIN 400 MM OF GROUND. NO SPECIAL REQUIREMENTS FOR SUPPORTS OR FRAMING. DECKING TO BE NON-COMBUSTIBLE OR BUSHFIRE RESISTANT WITHIN 300 MM HORIZONTALLY AND 400 MM VERTICALLY FROM A GLAZED ELEMENT.

VERIFICATION OF EXEMPT DEVELOPMENT STATUS
Under s. 135 of the *Planning & Development Act 2007* and s. 20, schedule 1 of the *Planning & Development Regulation 2008*

Paul Thomas
Certifier Name
Lic. No. 2011390
14/12/2020
Certifier signature *Date*

This work still requires building approval under the *Building Act 2004* and the *Building (General) Regulation 2008*

BUILDING APPROVAL
Issued under s. 28 of the *Building Act 2004*

Paul Thomas
Certifier Name
Lic. No. 2011390
1a(i) & 10 a
BCA Occupancy Class
N/A
BCA Type of Construction
Issue date: 14/12/2020
Certifier signature

DA-EXEMPT BUILDING WORK
Complies with s. 1.100AA of schedule 1 of the *Planning & Development Regulation 2008*
(Compliant single dwellings – new residential land)

PROJECT NAME: PROPOSED NEW RESIDENCE **BLOCK:** 6 **SECTION:** 45 **SUBURB:** THROSBY	**TITLE:** SECTION	**CLIENT:** Lingjian Weng 49 of 72	**SCALE:** 1 : 100@A3	**DATE:** 14-12-2020	**DRAWN BY:** LEO.H
			SHEET No: A 301	**JOB NO:** WK	**CHECK BY:**

JAST DESIGN
TEL: 0451 163 306
EMAIL: Info@jastdesign.com.au

VERIFICATION OF EXEMPT DEVELOPMENT STATUS
Under s. 135 of the *Planning & Development Act 2007* and s. 20, schedule 1 of the *Planning & Development Regulation 2008*

Paul Thomas
Certifier Name

Lic. No. 2011390

Thomas 14/12/2020
Certifier signature *Date*

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1a(i) & 10 a
BCA Occupancy Class

N/A
BCA Type of Construction

Issue date: 14/12/2020

Thomas
Certifier signature

DA-EXEMPT BUILDING WORK
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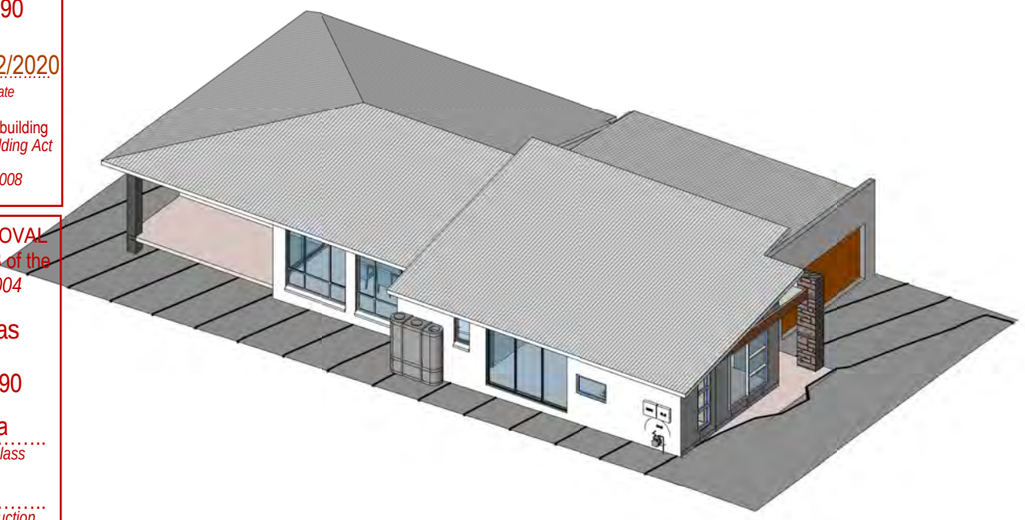

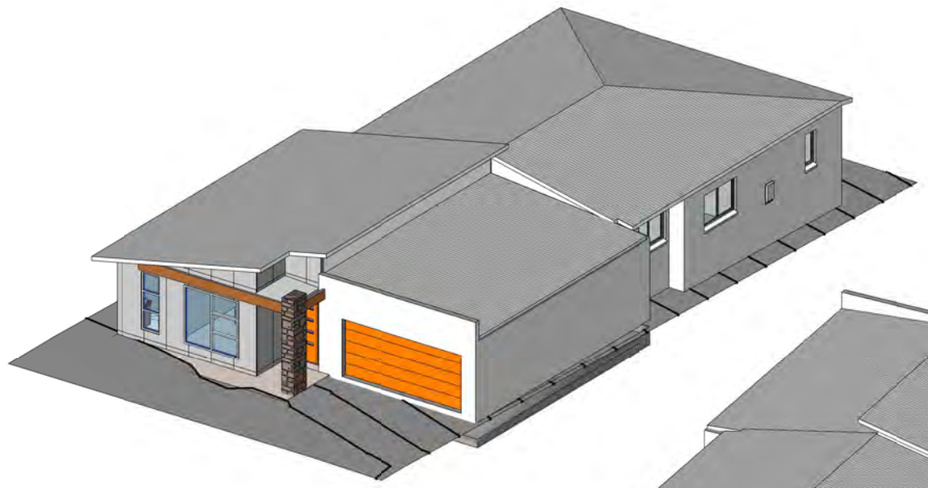

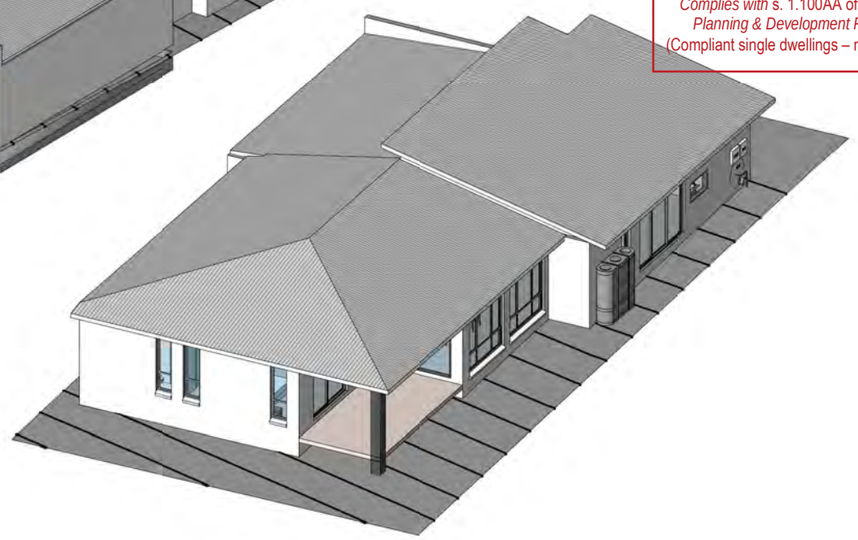

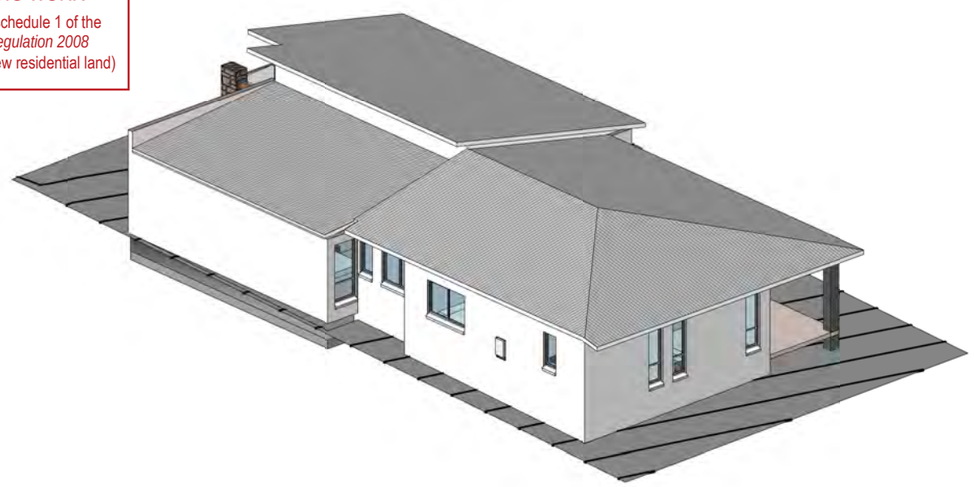

PROJECT NAME: PROPOSED NEW RESIDENCE **BLOCK:** 6 **SECTION:** 45 **SUBURB:** THROSBY	**TITLE:** 3D	**CLIENT:** Lingjian Weng 50 of 72	**SCALE:** @A3 / **DATE:** 14-12-2020 / **DRAWN BY:** LEO.H / **SHEET No:** A 400 / **JOB NO:** WK / **CHECK BY:** Checker

JAST DESIGN
TEL: 0451 163 306
EMAIL: Info@jastdesign.com.au

SAFE DESIGN OF STRUCTURES CODE OF PRACTICE

1. FALLS, SLIPS, TRIPS

WORKING AT HEIGHTS

DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more thantwo metres is a possibility

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible.
Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

FLOOR FINISHES - Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen

FLOOR FINISHES - By Owner

If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.
1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted:
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other acti
vity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be locatedusing an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should
be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on
safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be
fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES ASBESTOS

ASBESTOS

For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:
1990 - it therefore may contain asbestos
1986 - it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolitionshould ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful.
Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding,drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated duringsanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ
3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.
Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel
construction and concrete placement. All the above applies.

PIERRE DRAGH
CONSULTING ENGINEERS

OFFICE
ADDRESS: 16 VICTORIA STREET,HALL,ACT,2618
TEL : 0438 625 440
FAX : (02) 6230 9695
EMAIL : PDRAGH@BIGPOND.COM

VERIFICATION OF EXEMPT DEVELOPMENT STATUS
Under s. 135 of the *Planning & Development Act 2007* and s. 20, schedule 1 of the *Planning & Development Regulation 2008*

Paul Thomas
Certifier Name
Lic. No. 2011390
14/12/2020
Certifier signature *Date*

This work still requires building approval under the *Building Act 2004* and the *Building (General) Regulation 2008*

BUILDING APPROVAL
Issued under s. 28 of the *Building Act 2004*

Paul Thomas
Certifier Name
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1a(i) & 10 a
BCA Occupancy Class
N/A
BCA Type of Construction
Issue date: 14/12/2020
Certifier signature

DA-EXEMPT BUILDING WORK
Complies with s. 1.100AA of schedule 1 of the *Planning & Development Regulation 2008*
(Compliant single dwellings – new residential land)

SITE ADDRESS
BLOCK 6 SECTION 45
THROSBY

JOB DESCRIPTION
PROPOSED NEW DWELLING

CLIENT:
LINGJIAN WENG

DRAWING LIST

APPROVED BY:

NOTE
IT IS THE RESPONSIBILITY OF THE CLIENT IN CONSULTATION WITH THEIR BUILDER TO CHECK AND VERIFY THE BUILDABILITY OF THE DESIGN AS PRESENTED AND REFER ANY CONCERNS BACK TO THE ENGINEER PRIOR TO CONSTRUCTION.THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.

Dwg No.
S0

GENERAL NOTES:

G.1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT/ENGINEER FOR DECISION BEFORE PROCEEDING WITH THE WORK.

G.2 DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.

G.3 SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE BUILDER.

G.4 DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.

G.5 ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS OF THE A.S. CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY.

G.6 THE STRUCTURAL ELEMENTS SHOWN ON THE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES:

CONCRETE - A.S 3600
FOOTING - A.S 2870
STEEL - A.S 4100 & A.S. 4600

FOUNDATIONS AND FOOTINGS:

F.1 FOOTINGS HAVE BEEN DESIGNED FOR A UNIFORM BEARING PRESSURE (refer to sheet 2). FOUNDATION MATERIAL SHALL BE APPROVED FOR THIS PRESSURE BEFORE PLACING CONCRETE FOOTING.

F.2 THE SITE IS CLASSIFIED IN ACCORDANCE WITH GEOTECHNICAL REPORT (refer to sheet 2). WE DISCLOSE THAT WE HAVE NOT VERIFIED THIS REPORT AND THAT WE RELY ON ITS FINDINGS.

F.3 FOOTING SHALL BE PLACED CENTRALLY UNDER WALLS AND COLUMNS UNLESS OTHERWISE NOTED.

F.4 ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH A.S. 2870

F.5 THE FOOTING DETAILS SHOWN ARE FOR THE SITE CLASSIFICATION STIPULATED, PDCE CONSULTING ENGINEERS TAKES NO RESPONSIBILITY FOR VARIATIONS WHICH MAY OCCUR DUE TO VARIATIONS IN SITE CONDITIONS.

F.6 FILL USED IN THE CONSTRUCTION OF A SLAB EXCEPT WHERE THE SLAB IS SUSPENDED SHALL CONSIST OF A CONTROLLED FILL OR ROLLED FILL IN ACCORDANCE WITH A.S. 2870

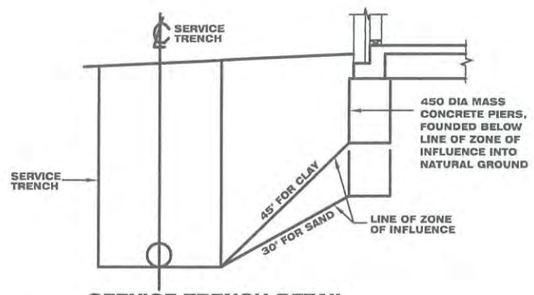
A) ROLLED FILL CONSISTS OF MATERIAL COMPACTED IN LAYERS BY REPEATED ROLLING WITH AN EXCAVATOR. ROLLED FILL SHALL NOT EXCEED 600mm COMPACTED IN LAYERS NOT MORE THAN 300mm, FOR SAND MATERIEL OR 400mm COMPACTED IN LAYERS NOT MORE THAN 150mm FOR OTHERS MATERIAL.

B) CONTROLLED FILL SHALL CONSIST OF WELL GRADED SAND FILL UP TO 800mm DEEP, WELL COMPACTED IN NOT MORE THAN 300mm LAYERS BY VIBRATING PLATE OR VIBRATING ROLLER NON SAND FILL UP TO 400mm DEEP, WELL COMPACTED IN NOT MORE THAN 150 LAYERS BY A MECHANICAL ROLLER, CLAY FILL SHOULD BE MOIST DURING COMPACTION. THE DEPTHS OF FILL GIVEN ABOVE ARE DEPTHS MEASURED AFTER COMPACTION.FOR DEPTHS GREATER THAN THAT GIVEN ABOVE THE FILL SHALL BE SUBJECT TO CONTROL AND TESTING. IF TEST FAILS THEN PIERS ARE REQUIRED. CONTACT THIS OFFICE PRIOR TO FURTHER CONSTRUCTION.

EDGE BEAMS MAY BE FOUNDED ON CONTROLLED FILL EDGE BEAMS SHALL NOT BE FOUNDED ON ROLLED FILL

F.7 TOP SOIL CONTAINING GRASS ROOTS OR OTHER ORGANIC MATERIAL SHALL BE REMOVED FROM THE AREA ON WHICH THE SLAB IS TO REST.

F.8 IF ANY FOOTING IS LOCATED SUCH THAT A LINE DRAWN AT 45 DEGREES FOR CLAY AND 30 DEGREES FOR SAND FROM ITS BASE INTERSECTS A SERVICE TRENCH THEN PIERS ARE REQUIRED AS PER DETAIL BELOW.



SERVICE TRENCH DETAIL
N.T.S.

CONCRETE WORK:

C.1 ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH A.S. 3600. & A.S. 2870

C.2 CONCRETE QUALITY SHALL BE AS TABULATED BELOW U.N.O. AND SHALL BE VERIFIED BY TESTS.

ELEMENT	SLUMP mm	MAX. SIZE AGG. mm	CEMENT TYPE	EXPOSURE CLASSIFIC.	CONCRETE GRADE	COVER mm
SLABS ON GROUND	100	20	A	A1	25N	20 TOP 30 BTM 40 EXTERNAL
FOOTINGS	100	20	A	A1	25N	40
SUSPENDED SLAB	80	20	A	A1	32N	30 TOP 20 BTM 40 EXTERNAL

C.3 ALL CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH A.S. 3600.

C.4 WHERE CURING COMPOUNDS ARE USED IT MUST BE APPLIED AS FOLLOWS:
A) ONTO SLAB WITHIN 2HRS OF FINISHING OPERATION
B) ONTO WALLS AND COLUMNS IMMEDIATELY AFTER REMOVAL OF FORMWORK.

C.5 SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.

C.6 CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE TO THE APPROVAL OF THE ENGINEER.

C.7 BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS, IF ANY.

C.8 HORIZONTAL FORMWORK SHALL BE STRIPPED WHEN APPROVED BY THE ENGINEER.

C.9 UNLESS NOTED OTHERWISE NO ALLOWANCE HAS BEEN MADE FOR STACKED MATERIALS OR MACHINERY ON THE CONCRETE STRUCTURE.

NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE ELEMENTS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.

C.10 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY, IT IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.

C.11 SPLICES IN REINFORCEMENT MADE IN POSITIONS OTHER THAN SHOWN SHALL BE TO THE APPROVAL OF THE ENGINEER. WHERE THE LAP LENGTH IS NOT SHOWN IT SHALL BE SUFFICIENT TO DEVELOP THE FULL STRENGTH OF THE REINFORCEMENT.

C.12 WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.

C.13 PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER.

C.14 ALL REINFORCING BARS SHALL COMPLY WITH A.S. 4671. ALL FABRIC SHALL COMPLY WITH A.S. 4671 AND SHALL BE SUPPLIED IN FLAT SHEETS.

C.15 REINFORCING SYMBOLS:
N - DENOTES GRADE D500 HIGH STRENGTH DEFORMED BARS TO A.S. 4671.
R - DENOTES GRADE R250 HOT ROLLED PLAIN BARS TO A.S. 4671.
SL - DENOTES HARD-DRAWN WIRE SQUARE REINFORCING FABRIC TO A.S. 4671.
RL - DENOTES HARD-DRAWN WIRE RECTANGULAR REINFORCING FABRIC TO A.S. 4671.
THE NUMBER IMMEDIATELY FOLLOWING THESE SYMBOLS IS THE BAR DIAMETER IN MILLIMETRES.

C.16 FABRIC REINFORCEMENT TO BE LAPPED ONE MESH PLUS 30mm. LAPS IN POSITIONS OF MAXIMUM MOMENT ARE NOT PERMITTED.

C.17 ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON INSULATED STEEL, PLASTIC OR CONCRETE CHAIRS GENERALLY AT NOT GREATER THAN 800 CENTERS BOTH WAYS. RODS SHALL BE TIED AT ALTERNATE INTERSECTIONS.

C.18 ALL TENSILE REINFORCEMENT TO BE LAPPED AS SHOWN (u.n.o.):-

REINF. BAR	N12	N16	N20	N24
LAP LENGTH mm	500	600	700	800

DRAINAGE NOTES:

D.1 ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH A.S. 2870

D.2 DRAINAGE SHALL BE CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR THE FOOTING. THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTING, INCLUDING THE GROUND UPHILL FROM THE SLAB ON CUT-AND-FILL SITES, SHALL BE GRADED TO FALL 50mm MINIMUM AWAY FROM THE FOOTING OVER A DISTANCE OF 1m. SURFACE OR SUBSURFACE DRAINS SHALL BE USED TO CHANNEL WATER AWAY AND CONNECTED TO STORM WATER SYSTEM. ANY PAVING SHALL ALSO BE SUITABLY SLOPED

D.3 PLUMBING TRENCHES SHALL BE SLOPED AWAY FROM THE HOUSE AND SHALL BE BACKFILLED WITH CLAY IN THE TOP 300mm WITHIN 1.5m OF THE HOUSE. THE CLAY USED FOR BACKFILLING SHALL BE COMPACTED. WHERE PIPES PASS UNDER THE FOOTING. SYSTEM, THE TRENCH SHALL BE BACKFILLED WITH CLAY OR CONCRETE TO RESTRICT THE INGRESS OF WATER BENEATH THE FOOTING SYSTEM.

D.4 EXCAVATIONS NEAR THE EDGE OF THE FOOTING SYSTEM SHALL BE BACKFILLED IN SUCH A WAY AS TO PREVENT ACCESS OF WATER TO THE FOUNDATION. FOR EXAMPLE, EXCAVATIONS SHOULD BE BACKFILLED ABOVE OR ADJACENT TO THE FOOTING. WITH MOIST CLAY COMPACTED BY HAND-RODDING OR -TAMPING. POROUS MATERIAL SUCH AS SAND, GRAVEL OR BUILDING RUBBLE SHOULD NOT BE USED.

D.5 WATER RUN-OFF SHALL BE COLLECTED AND CHANNELLED AWAY FROM THE HOUSE DURING CONSTRUCTION.

D.6 PENETRATIONS OF THE EDGE BEAMS AND FOOTING BEAMS ARE TO BE AVOIDED, BUT WHERE NECESSARY SHALL BE SLEEVED TO ALLOW FOR MOVEMENT.

D.7 CONNECTION OF STORMWATER DRAINS AND WASTE DRAINS SHALL INCLUDE FLEXIBLE CONNECTION.

STRUCTURAL STEEL:

S.1 ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH A.S. 4100 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

S.2 UNLESS OTHERWISE NOTED, ALL STEEL SHALL BE IN ACCORDANCE WITH:
A.S. 3679.1 GRADE 300 FOR ROLLED SECTIONS.
A.S. 1163 GRADE 350 FOR RHS SECTIONS.
A.S. 1163 GRADE 350 FOR CHS SECTIONS.
A.S. 3378 GRADE 350 FOR ALL PLATE.
A.S. 3679.1 GRADE 350 FOR ALL FLAT
A.S. 1397 GRADE 450 FOR 1.5, 1.9, 2.4 AND 3.0 BMT OF COLD-FORMED STEEL SECTIONS.

S.3 UNLESS NOTED OTHERWISE ALL WELDS SHALL BE 6mm CONTINUOUS FILLET WELDS AND ALL GUSSET PLATES SHALL BE 10mm THICK.

S.4 BUTT WELDS WHERE INDICATED IN THE DRAWINGS ARE TO BE COMPLETE PENETRATION BUTT WELDS AS DEFINED IN A.S. 1554.

S.5 UNLESS OTHERWISE SHOWN ALL BOLTS SHALL BE 16mm DIA HIGH STRENGTH (H.S.) BOLTS SHALL CONFORM TO A.S. 1252 AND SHALL BE INSTALLED IN ACCORDANCE. WITH A.S. 4100 AS DIRECTED BY THE ENGINEER.

S.6 UNLESS NOTED OTHERWISE ALL BEAMS TO BE SUPPORTED ON BRICKWORK/ENGAGED BRICK PIERS (110mm BRICK BEARING REQUIRED) PLACE INCOMPRESSIBLE PACKING AS REQUIRED UNDER THE ENDS OF THE BEAM TO ENSURE EVEN BEARINGN ON BRICKWORK.

S.7 UNLESS NOTED OTHERWISE PROTECTIVE COATINGS FOR STEELWORK SHALL BE AS TABULATED BELOW AND IN ACCORDANCE WITH THE CURRENT EDITION OF THE BSA.

ENVIRONMENT (EXPOSURE CLASSIFICATION AS PER BCA)	GENERAL STRUCTURAL MEMBERS (NOT BUILT INTO MASONRY OR CONCRETE)		LINTELS (BUILT INTO MASONRY OR CONCRETE)
	INTERNAL	EXTERNAL	
VERY LOW	R0		
LOW	R0	R1	R2
MEDIUM	R0	R2	R3
HIGH	R1	R3	R4
VERY HIGH	R1	R4	R5
PROTECTIVE COATING SPECIFICATION TO A.S. 2699.3			

VERIFICATION OF EXEMPT DEVELOPMENT STATUS
Under s. 135 of the *Planning & Development Act 2007* and s. 20, schedule 1 of the *Planning & Development Regulation 2008*
Paul Thomas
Certifier Name
Lic. No. 2011390
14/12/2020
Certifier signature *Date*
This work still requires building approval under the *Building Act 2004* and the *Building (General) Regulation 2008*

BUILDING APPROVAL
Issued under s. 28 of the *Building Act 2004*
Paul Thomas
Certifier Name
Lic. No. 2011390
1a(i) & 10.a
BCA Occupancy Class
N/A
BCA Type of Construction
Issue date: 14/12/2020
Certifier signature

DA-EXEMPT BUILDING WORK
Complies with s. 1.100AA of schedule 1 of the *Planning & Development Regulation 2008*
(Compliant single dwellings – new residential land)

REVISION DETAILS			
NO.	DESCRIPTION	DATE	NAME

PIERRE DRAGH
CONSULTING ENGINEERS
OFFICE: 16 VICTORIA STREET,HALL, ACT,2618
PH : 0438 625 440 Web: www.pdcengineers.com.au
FAX : (02) 6230 9695 email : pdragh@bigpond.com

PROJECT: BLOCK 6 SECTION 45 THROSBY
CLIENT: LINGJIAN WENG
DRAWING: GENERAL NOTES

Job No. | Rev.
SCALE: 1:100 @ A3 | DATE: 20/10/20
DESIGNED:
DRAWN: AFZAL
CHECKED: PD
Dwg No. S1

100mm SLAB, SL82 (TOP)

SLAB DESIGN SUMMARY

BOX HEIGHT (mm)	225 & 150
SLAB THICKNESS (mm)	100
OVERALL DEPTH (mm)	325 / 250
BOX SIZE (mm)	1090 X 1090
SLAB REINFORCEMENT	SL82
110mm INTERNAL RIB REINFORCEMENT	1N12 BTM OR EQUIVALENT
300 INTERNAL BEAM REINFORCEMENT	3N12 BTM OR EQUIVALENT
110mm EXTERNAL EDGE BEAM REINFORCEMENT	1N12 BTM & 1N12 TOP OR EQUIVALENT
300mm EXTERNAL EDGE BEAM REINFORCEMENT	3N12 BTM OR EQUIVALENT

REINFORCEMENT FOR BEAMS WHERE WIDTH EXCEEDS 301mm		
WIDTH (mm)	TOP	BOTTOM
301-370	1N12 OR EQUIV	3N12 OR EQUIV
371-480	2N12 OR EQUIV	4N12 OR EQUIV
481-600	3N12 OR EQUIV	5N12 OR EQUIV

PIER DESIGN SUMMARY (u.n.o)

MEMBER	PIER SPACING (mm)
EDGE BEAMS	2400
INTERNAL & STEP BEAMS	2400x2400 GRID
INTERNAL RIB	2400x2400 GRID

FOUNDATIONS	PIER Ø (mm)	SOCKET LENGTH (mm)
STIFF CLAY	450	500
SHALE	400	200
ROCK	300	100

FOOTING DESIGN SUMMARY

FOOTING TYPE	DEPTH (mm)	REINFORCEMENT
TYPE A	500	3-11TM TOP & BTM WITH R6 TIES @ 900 CTS
TYPE B	500	4-11TM TOP & BTM WITH R6 TIES @ 900 CTS
PAD P1	600	NONE (MASS CONCRETE)

FOUNDATION DESIGN SUMMARY

SITE CLASSIFICATION	M	
SAFE BEARING CAPACITIES (SWL)	SLAB & FOOTINGS	100 kPa
	PIERS	450Ø with a 500 socket into natural material (stiff clay) & with a min capacity of 250 kPa
GEOTECHNICAL REF:		

WAFFLE SLAB PLAN "M" CLASS

LEGEND

- 1 STANDARD 1090X1090 POD
- 3N12 OR 3L11TM, 2000mm LONG, TIED TO TOP OF SLAB MESH
- 450mm DIA CONCRETE PIERS TO MIN 500mm INTO NATURAL GROUND
- DENOTES STARTING POINT FOR POD LAYOUT.
- 450mm DIA CONCRETE PIERS TO INVERT LEVEL OF PIPES, MIN 1000mm DEEP INTO NATURAL GROUND. FOOTINGS WILL NOT IMPOSE ADVERSE LOADS ON PIPES
- N1: 1N12 (TOP) OVER PIERS TIED TO TOP OF SLAB MESH

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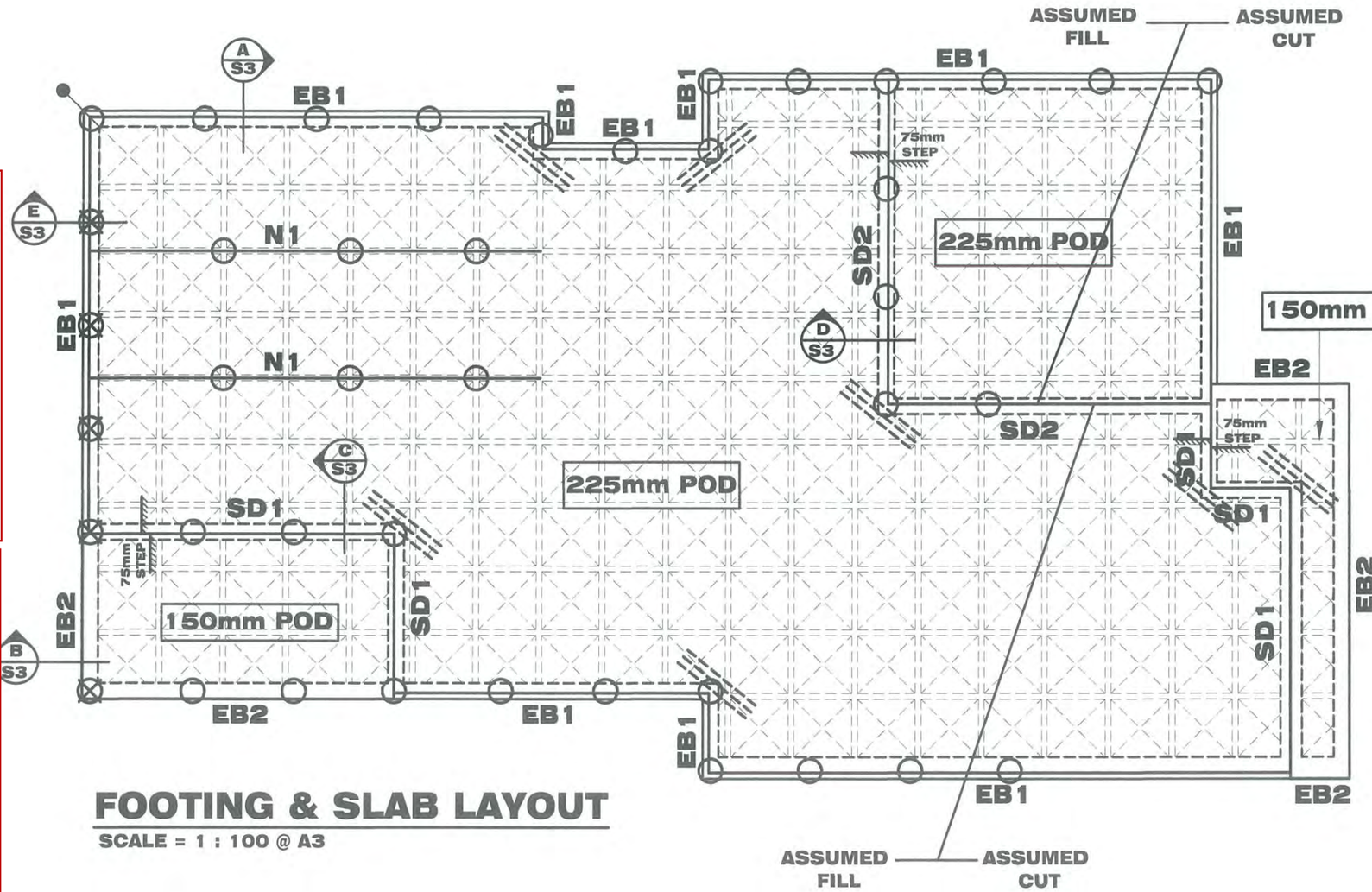


FOOTING & SLAB LAYOUT

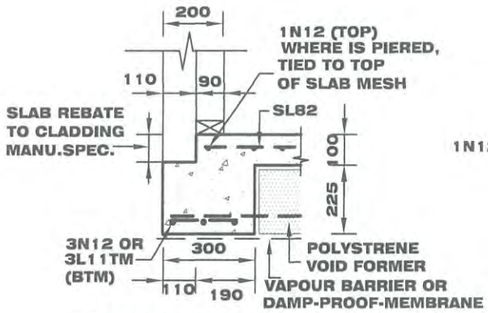
SCALE = 1 : 100 @ A3

REVISION DETAILS			
NO.	DESCRIPTION	DATE	NAME

PIERRE DRAGH
CONSULTING ENGINEERS
OFFICE: 16 VICTORIA STREET, HALL ACT, 2618
PH : 0438 625 440 Web: www.pdcengineers.com.au
FAX : (02) 6230 9695 email : pdragh@bigpond.com

PROJECT: BLOCK 6 SECTION 45 THROSBY
CLIENT: LINGJIAN WENG
DRAWING: FOOTING & SLAB LAYOUT

Job No. | Rev.
SCALE: 1:100 @ A3 | DATE: 20/10/20
DESIGNED:
DRAWN: AFZAL
CHECKED: PD
Dwg No. S2

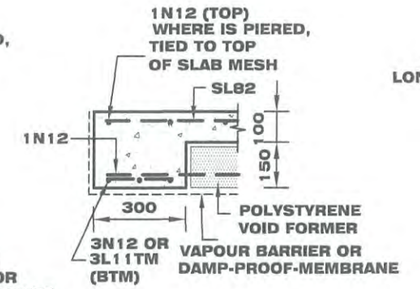


BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)

STANDARD EDGE BEAM EB1

SECTION A S2

SCALE = 1:20

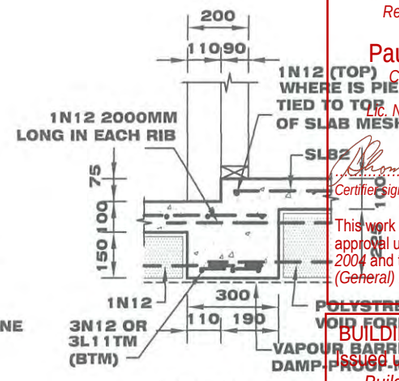


BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)

STANDARD EDGE BEAM EB2

SECTION B S2

SCALE = 1:20

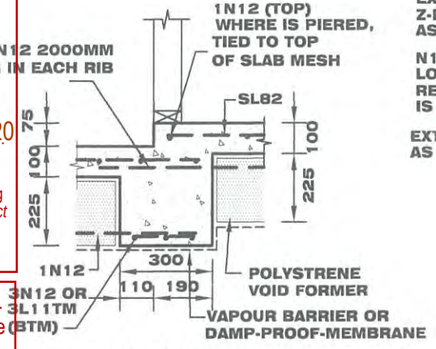


BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)

75mm STEPDOWN BEAM SD1

SECTION C S2

SCALE = 1:20

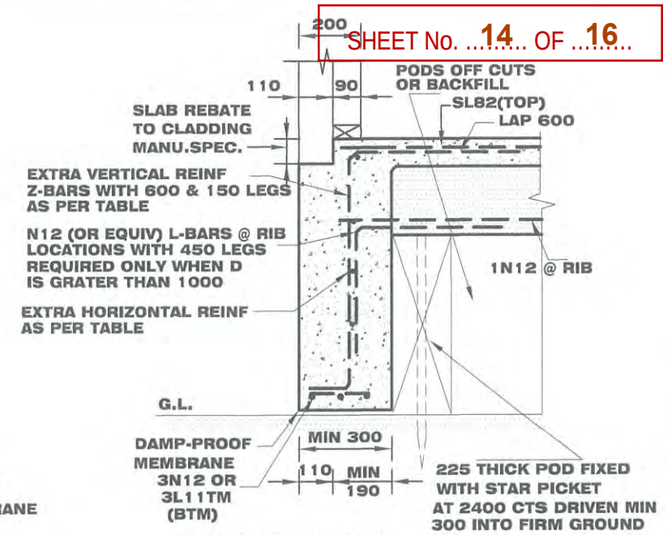


BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)

75mm STEPDOWN BEAM SD2

SECTION D S2

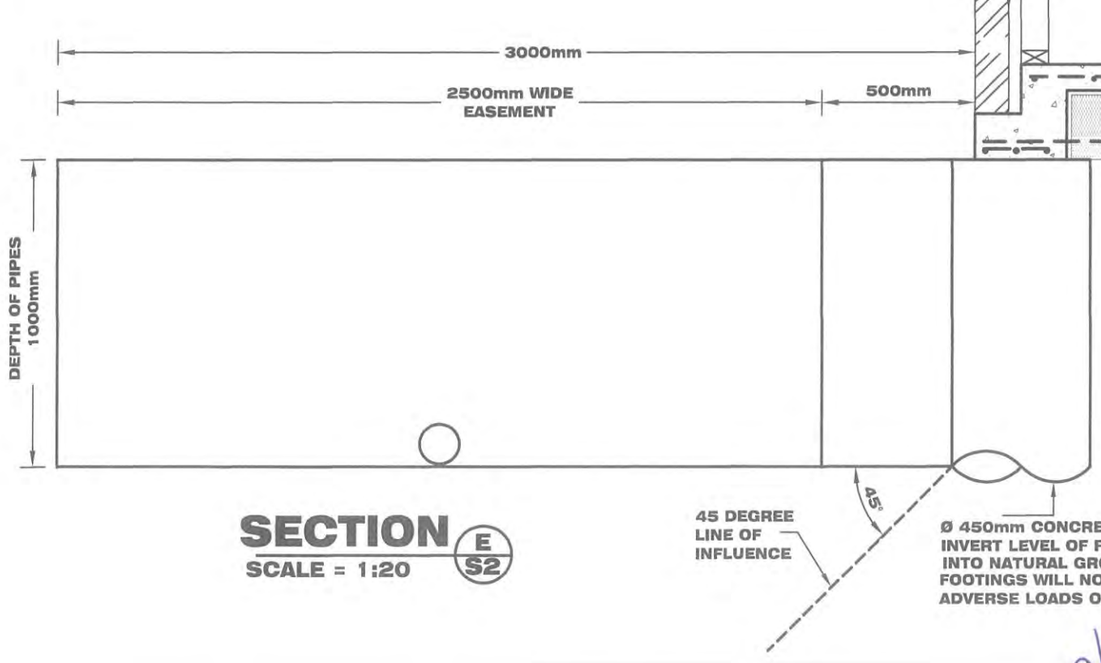
SCALE = 1:20



BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)

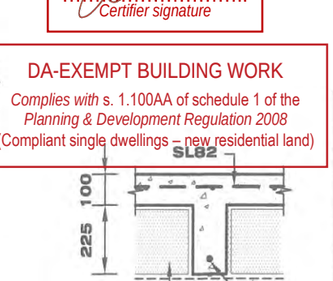
DEB1
DEEP EDGE BEAM (1800 MAX)

SCALE = 1:20



SECTION E S2

SCALE = 1:20



STANDARD INTERNAL RIB (GARAGE SIMILAR)

SCALE = 1:20

EXTRA REINFORCEMENT TO DEEP EDGE & DEEP STEP BEAM		
DEPTH 'D'	EXTRA VERTICAL REINFORCEMENT	EXTRA HORIZONTAL REINFORCEMENT
'D' IS LESS THAN 400	NONE	NONE
'D' IS BETWEEN 401 & 900	N12 @400CTS	N12 @400CTS
'D' IS BETWEEN 901 & 1200	N12 @300CTS	N12 @400CTS
'D' IS BETWEEN 1201 & 1800	N12 @200CTS	N12 @300CTS

VERIFICATION OF EXEMPT DEVELOPMENT STATUS
Under s. 135 of the *Planning & Development Act 2007* and s. 20, schedule 1 of the *Planning & Development Regulation 2008*

Paul Thomas
Certifier Name
Lic. No. 2011390
Certifier signature 14/12/2020 *Date*

This work still requires building approval under the *Building Act 2004* and the *Building (General) Regulation 2008*

BUILDING APPROVAL
Issued under s. 28 of the *Building Act 2004*

Paul Thomas
Certifier Name
Lic. No. 2011390
1a(i) & 10 a
BCA Occupancy Class
N/A
BCA Type of Construction
Issue date: 14/12/2020
Certifier signature

DA-EXEMPT BUILDING WORK
Complies with s. 1.100AA of schedule 1 of the *Planning & Development Regulation 2008*
(Compliant single dwellings – new residential land)

REVISION DETAILS			
NO.	DESCRIPTION	DATE	NAME

PIERRE DRAGH
CONSULTING ENGINEERS
OFFICE: 16 VICTORIA STREET,HALL ACT,2618
PH : 0438 625 440 Web: www.pdcengineers.com.au
FAX : (02) 6230 9695 email : pdragh@bigpond.com

PROJECT: BLOCK 6 SECTION 45 THROSBY
CLIENT: LINGJIAN WENG
DRAWING: FOOTING DETAILS

Job No. | Rev.
SCALE: 1:100 @ A3 | DATE: 20/10/20
DESIGNED:
DRAWN: AFZAL
CHECKED: PD
Dwg No. S3

MEMBER SCHEDULE

MARK	SIZE	REMARKS
TB1	200X45 LVL LINTEL	
TB2	2X200X45 LVL	
TB3	2X240X45 LVL	–
TB4	300X45 LVL	–
TB5	2X300X45 LVL	–
TB6	2X360X45 LVL	–
DS	2/90x45	DOUBLE STUD
TS	3/90x45	TRIPLE STUD

VERIFICATION OF EXEMPT DEVELOPMENT STATUS
Under s. 135 of the *Planning & Development Act 2007* and s. 20, schedule 1 of the *Planning & Development Regulation 2008*

Paul Thomas
Certifier Name

Lic. No. 2011390

14/12/2020
Certifier signature *Date*

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Issued under s. 28 of the *Building Act 2004*

Paul Thomas
Certifier Name

Lic. No. 2011390

1a(i) & 10 a
BCA Occupancy Class

N/A
BCA Type of Construction

Issue date: 14/12/2020

Certifier signature

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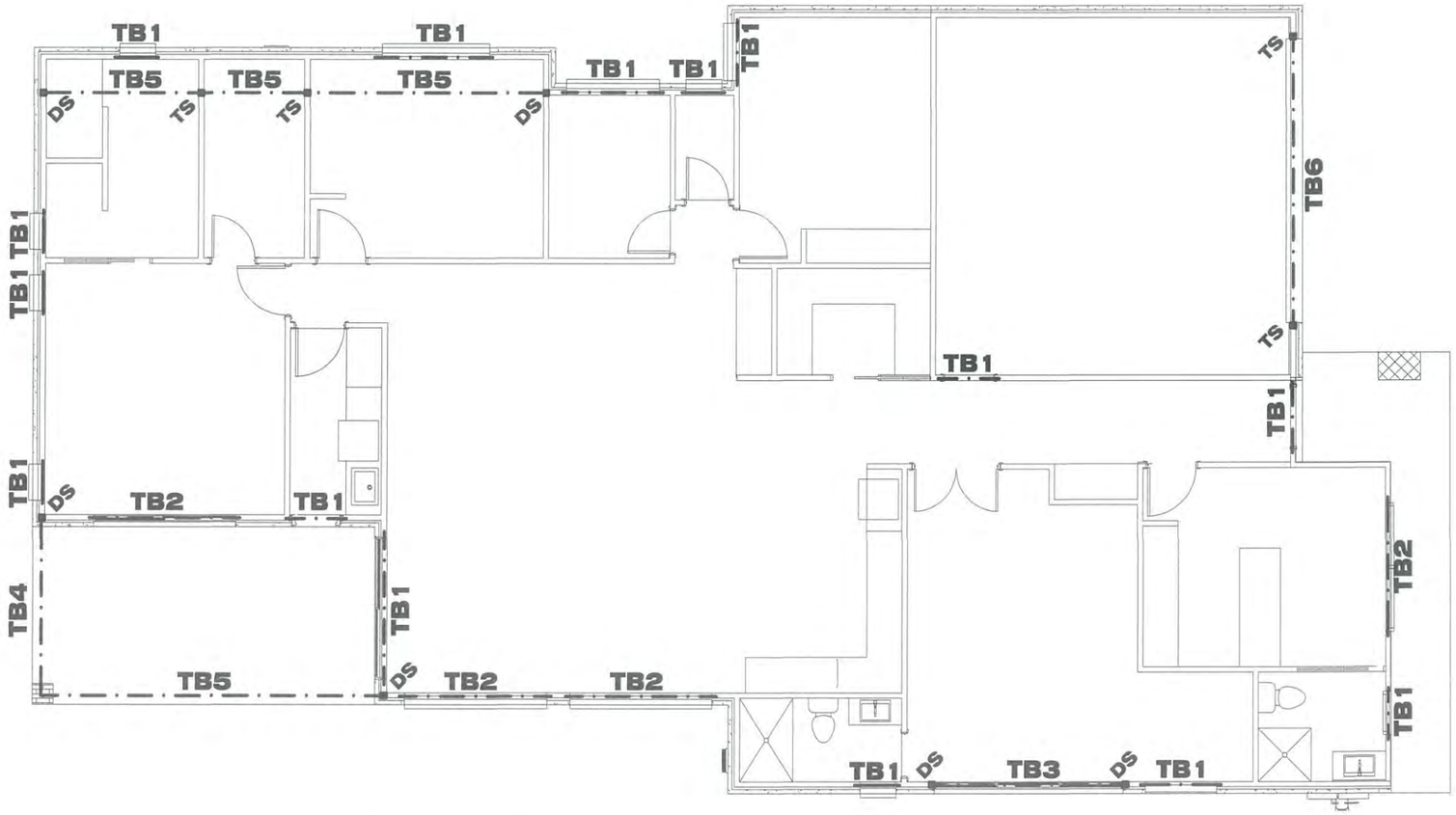
Complies with s. 1.100AA of schedule 1 of the *Planning & Development Regulation 2008*
(Compliant single dwellings – new residential land)



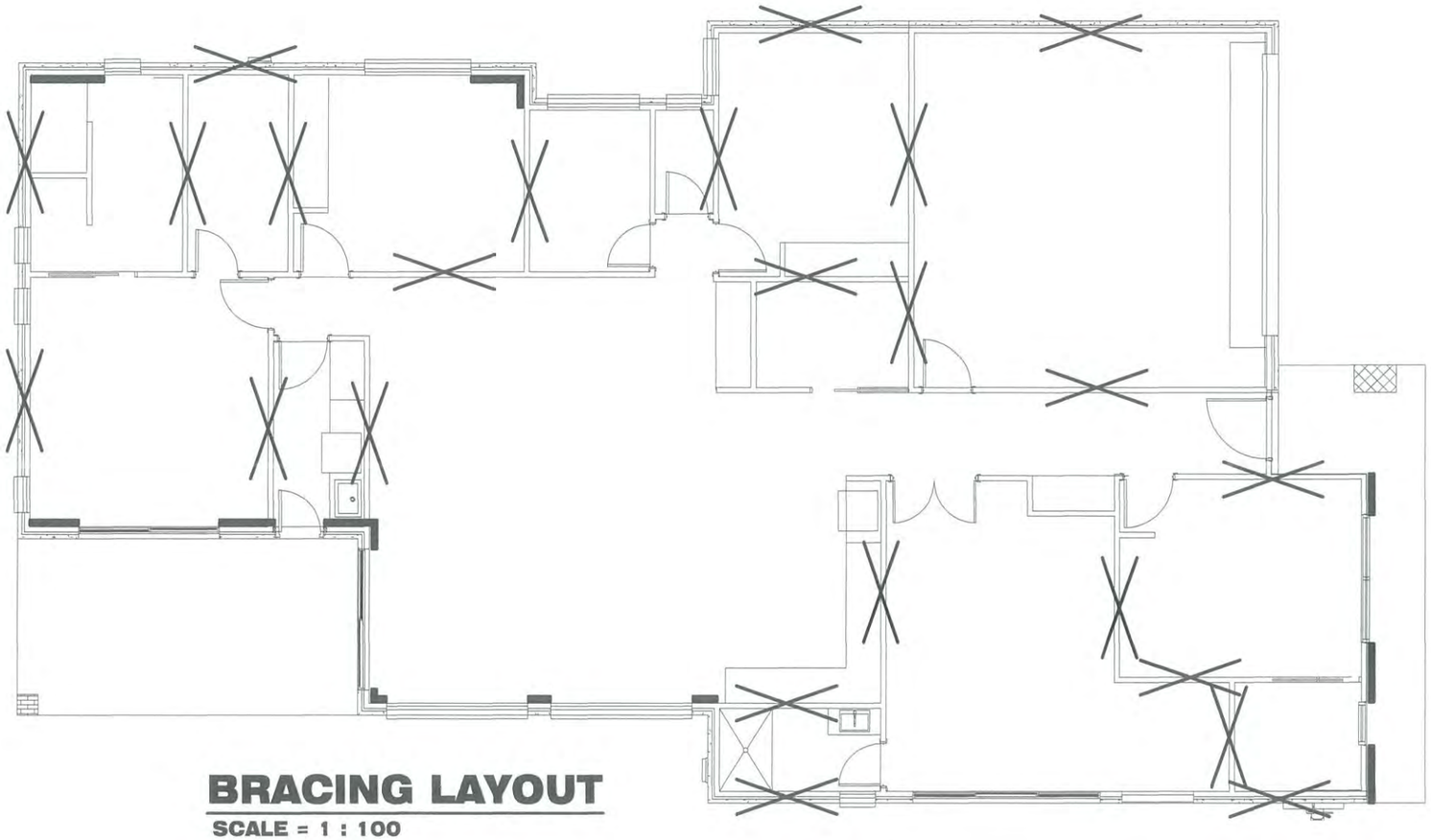
ROOF BEAM LAYOUT
SCALE = 1 : 100 @ A3

REVISION DETAILS			
NO.	DESCRIPTION	DATE	NAME

PIERRE DRAGH
CONSULTING ENGINEERS
OFFICE: 16 VICTORIA STREET, HALL, ACT, 2618
PH : 0438 625 440 Web: www.pdcengineers.com.au
FAX : (02) 6230 9695 email : pdragh@bigpond.com

PROJECT: BLOCK 6 SECTION 45 THROSBY
CLIENT: LINGJIAN WENG
DRAWING: ROOF BEAM LAYOUT

Job No. | Rev.
SCALE: 1:100 @ A3 | DATE: 20/10/20
DESIGNED:
DRAWN: AFZAL
CHECKED: PD
Dwg No. S4



BRACING LAYOUT

SCALE = 1 : 100

VERIFICATION OF EXEMPT DEVELOPMENT STATUS
Under s. 135 of the *Planning & Development Act 2007* and s. 20, schedule 1 of the *Planning & Development Regulation 2008*

Paul Thomas
Certifier Name

Lic. No. 2011390

Thomas 14/12/2020
Certifier signature *Date*

This work still requires building approval under the *Building Act 2004* and the *Building (General) Regulation 2008*

BUILDING APPROVAL
Issued under s. 28 of the *Building Act 2004*

Paul Thomas
Certifier Name

Lic. No. 2011390

1a(i) & 10 a
BCA Occupancy Class

N/A
BCA Type of Construction

Issue date: 14/12/2020

Thomas
Certifier signature

DA-EXEMPT BUILDING WORK
Complies with s. 1.100AA of schedule 1 of the *Planning & Development Regulation 2008*
(Compliant single dwellings – new residential land)

MEMBER SCHEDULE

MARK	SIZE	REMARKS
▬	3.4 KN/m PLY BRACING	
╳	1.5 KN/m PAIR OF STRAP BRACING (1.8 TO 2.7m WIDE)	

REVISION DETAILS

NO.	DESCRIPTION	DATE	NAME

PIERRE DRAGH
CONSULTING ENGINEERS
OFFICE: 16 VICTORIA STREET, HALL, ACT, 2618
PH : 0438 625 440 Web: www.pdcengineers.com.au
FAX : (02) 6230 9695 email : pdragh@bigpond.com

PROJECT: BLOCK 6 SECTION 45 THROSBY

CLIENT: LINGJIAN WENG

DRAWING: BRACING LAYOUT

Job No.

Rev.

SCALE: 1:100 @ A3 DATE: 20/10/20

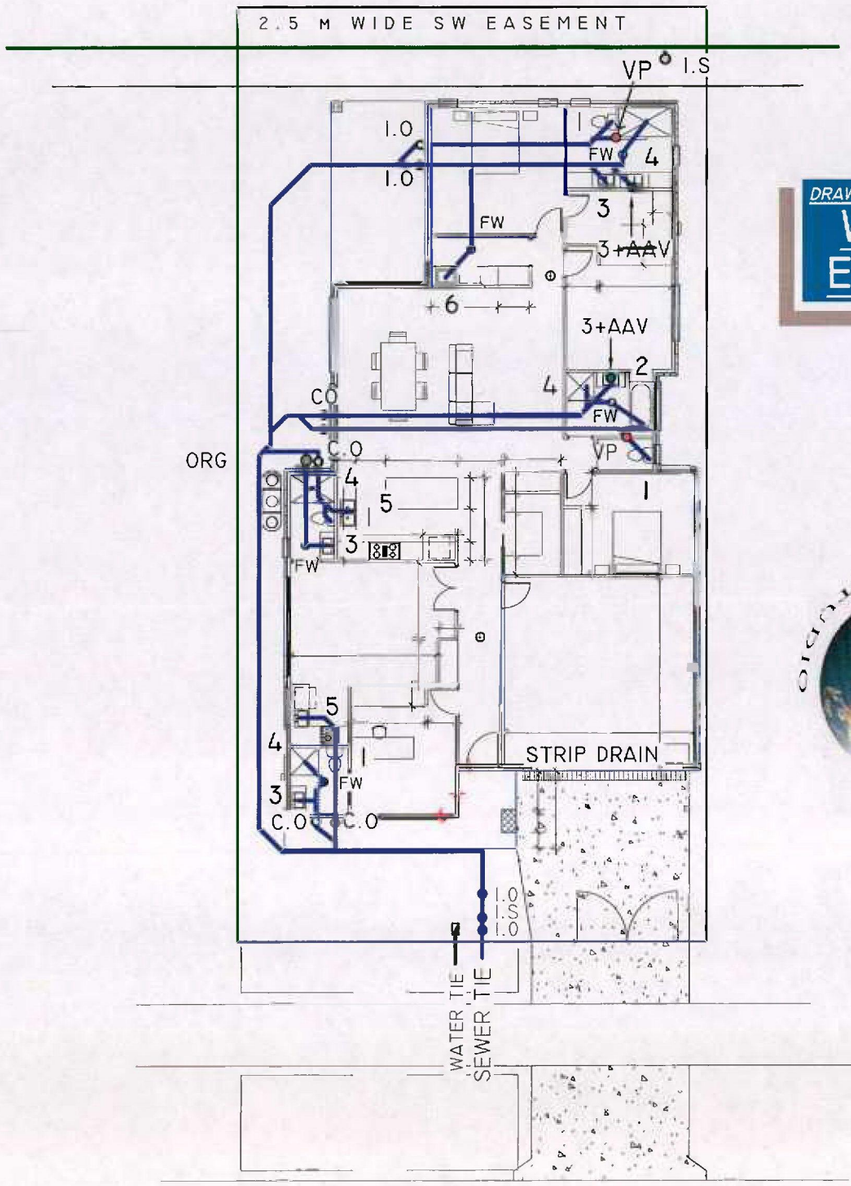
DESIGNED:

DRAWN: AFZAL

CHECKED: PD

Dwg No. S5

DOWNPIPE NOTE.
DOWNPIPE POSITIONS AS SPECIFIED BY ARCHITECTURAL PLANS. DOWNPIPES ARE TO BE PLACED AT A MAXIMUM OF 12M & A MAXIMUM OF 1.2M FROM VALLEY GUTTERS IN ACCORDANCE WITH NCC 2016 VOLUME 2 PART 3.5.2.5 FOR EAVES GUTTERS, AND BOX GUTTERS IN ACCORDANCE WITH AS3500.3 AND AS3500.5. GROUND TO BE GRADED AWAY FROM BUILDING TO AVOID PONDING.



ROSENBERG STREET

SCALE 1:200 CONSTRUCTION HYDRAULICS PLAN
SEWER AND STORMWATER DESIGN

0 2m 4m 6m 8m 10m 12m 14m 16m 18m

1:200 SCALE REFERS TO DRAINAGE PLAN

DRAWING STATUS
WORK AS EXECUTED

PLAN OF HYDRAULIC SERVICES

DRAINAGE PLAN No 133904

OWNER LINGJIAN WENG

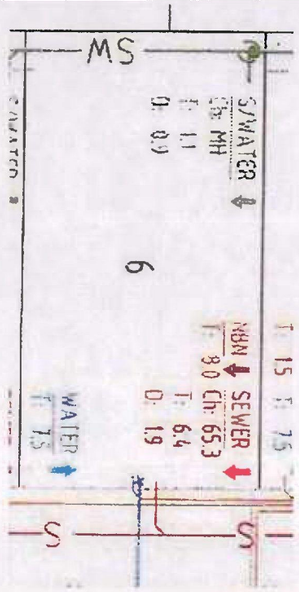
BLOCK 6 SECTION 45 THROSBY © COPYRIGHT

REFERENCES

O.R.G	OVERFLOW RELIEF GULLY	D.T	DISCONNECTOR TRAP	T.D.	TUNDISH	S.T	SILT TRAP	H.C	HOSECOCK
S.V.P	SOIL VENT PIPE	I.O	INSPECTION OPENING	G.T	GULLY TRAP	B.T.	BUCKET TRAP	E.V.	EDUCT VENT
U.P.V.C	UNPLASTICISED POLYVINYL CHLORIDE	E.J	EXPANSION JOINT	V.P.	VENT PIPE	VJU	VERTICAL JUMP UP	F.G.L	FINISHED GROUND LEVEL
		I.S	INSPECTION SHAFT	F.W.	FLOOR WASTE	S.V	STOPVALVE	A.A.V	AIR ADMITTANCE VALVE

ALL WORK TO BE IN ACCORDANCE WITH THE SEWERAGE AND WATER SUPPLY REGULATIONS. THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS.THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH A.S 3500, NATIONAL PLUMBING AND DRAINAGE CODE. ORG TO BE A HEIGHT OF 150mm BELOW LOWEST FIXTURE TO BE DRAINED & A MINIMUM 75mm ABOVE F.G.L.(50mm IN PAVED AREAS,GRADED FROM O.R.G.)

FIXTURES	NUMBER	FIXTURE UNITS	LOADING UNITS	TOTAL SANITARY FIXTURE UNITS	TOTAL WATER SUPPLY LOADING UNITS
(1) WC	4	4	2	16	8
(2) BATH	1	4	8	4	8
(3) BASIN	5	1	1	5	5
(4) SHOWER	4	2	4	8	16
(5) SINK	2	3	3	6	6
(6) L'TUB	1	5	3	5	3
(12) WASH MACHINE	0	3	3	0	0
TOTAL	17			44	46



SYMBOLS LEGEND

S V.P	SOIL VENT PIPE
DP	DOWNPIPE
FW	FLOORWASTE
C.O	CLEAROUT
I.O	INSPECTION OPENING
I.S	INSPECTION SHAFT
SV	STOPVALVE
O.R.G	OVERFLOW RELIEF GULLY
	COLD WATER DROPPER
	HOT WATER DROPPER
	WARM WATER DROPPER
SUMP	SUMP REFER AS3500.3.2 TABLE 8.2
	WATER METER

SERVICE TIE/EXISTING HYDRAULICS
DO NOT SCALE. USE WRITTEN DIMENSIONS

PLEASE NOTE: ON THE TIE IMAGE, RED LINES INDICATE SEWERAGE, GREEN LINES INDICATE STORM WATER AND BLUE LINES INDICATE WATER SUPPLY.

LEGEND LINETYPES WHERE APPLICABLE

- NEW 100Ø UPVC SANITARY LINE
- NEW STORMWATER SERVICE
- PROPOSED CHARGED STORMWATER
- EXISTING SANITARY SERVICE
- SEWER MAIN
- STORMWATER MAIN

27/9/21

SW NOTE: PROVIDE 100 DIAMETER PIPE TO THE FIRST JUNCTION AND UNDER BUILDINGS UNLESS NOTED OTHERWISE. PROPOSED SOIL DRAINS TO BE LAID SHOWN IN BLUE LINES. DRAINS DELETED SHOWN BY RED "X". EXISTING DRAINS SHOWN IN GREEN LINES. PROVIDE INSPECTION OPENINGS ON EACH WC BRANCH OF INTERVALS OF NOT MORE THAN 30m SPACED EQUIDISTANT IMMEDIATELY UP & DOWNSTREAM OF ALL JUMP UPS. VITRIFIED CLAY PIPES TO BE IN ACCORDANCE WITH AS1693 & AS A164.UPVC PIPES TO BE IN ACCORDANCE WITH AS1260. PROVIDE FIRE STOP COLLARS TO ALL UPVC PENETRATIONS OF FIRE RATED FLOORS AND WALLS. THIS BASE DRAINAGE PLAN REMAINS THE PROPERTY OF THE ARCHITECTURAL DESIGN STUDIO & IS NOT TO BE COPIED WITHOUT THE EXPRESS WRITTEN PERMISSION OF ANTHONY BURR. WHILST EVERY PRECAUTION IS TAKEN TO ENSURE THE ACCURACY OF THE NOTES &/OR DRAWINGS NO RESPONSIBILITY &/OR LIABILITY WILL BE ACCEPTED FOR ANY ERRORS &/OR OMISSIONS IN THE TEXT &/OR DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO ESTABLISH THE LOCATION OF ALL EXISTING SERVICES & THE SUITABILITY OF THE DESIGN PRIOR TO COMMENCING CONSTRUCTION. CHECK POSITION OF TIE PRIOR TO COMMENCING CONSTRUCTION. INSPECTION SHAFT TO BE LOCATED AT THE PROPERTY BOUNDARY IS TO BE RAISED TO GROUND LEVEL.

DESIGN STUDIO
3 Buru Cl Ngunnawal Canberra 2913 anthony@design-studio.net.au
www.design-studio.net.au Anthony 0414244518

SCALE 1:200 DESIGN BY CONTRACTOR. DRAWN BY ANTHONY BURR

NOTES
1.ALL NEW SEWER AND STORMWATER DRAINS ARE 100Ø UPVC UNLESS NOTED OTHERWISE.
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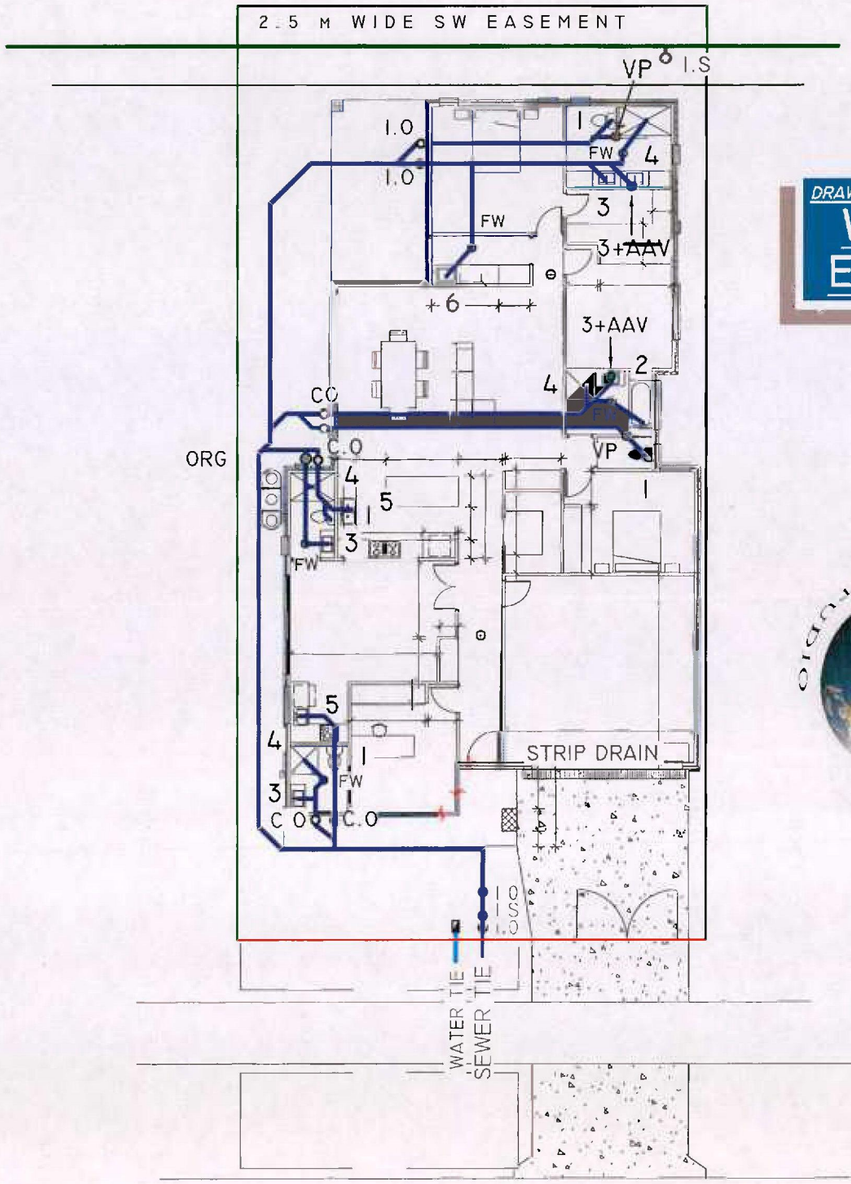

DRAWING STATUS
WORK AS EXECUTED

PLAN OF HYDRAULIC SERVICES

DRAINAGE PLAN No 133904

OWNER LINGJIAN WENG

BLOCK 6 SECTION 45 THROSBY © COPYRIGHT

REFERENCES

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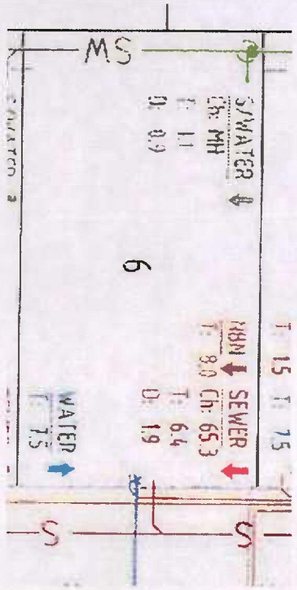
(5) SINK	2	3	3	6	6
(6) L'TUB	1	5	3	5	3
(12) WASH MACHINE	0	3	3	0	0
TOTAL	17			44	46



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DP	DOWNPIPE
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C.O	CLEAROUT
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O.R.G	OVERFLOW RELIEF GULLY
	COLD WATER DROPPER
	HOT WATER DROPPER
	WARM WATER DROPPER
SUMP	SUMP REFER AS3500.3.2 TABLE 8.2
	WATER METER

27/9/21

SERVICE TIE/EXISTING HYDRAULICS
NOT TO SCALE
DO NOT SCALE. USE WRITTEN DIMENSIONS

PLEASE NOTE: ON THE TIE IMAGE, RED LINES INDICATE SEWERAGE, GREEN LINES INDICATE STORM WATER AND BLUE LINES INDICATE WATER SUPPLY.

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- PROPOSED CHARGED STORMWATER
- EXISTING SANITARY SERVICE
- SEWER MAIN
- STORMWATER MAIN

ROSENBERG STREET

SCALE 1:200
CONSTRUCTION HYDRAULICS PLAN
SEWER AND STORMWATER DESIGN

0 2m 4m 6m 8m 10m 12m 14m 16m 18m

1:200 SCALE REFERS TO DRAINAGE PLAN

NOTES
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DESIGN STUDIO
3 Buru Cl Ngunnawal Canberra 2913 anthony@design-studio.net.au
www.design-studio.net.au Anthony 0414244518

SCALE 1:200 DESIGN BY CONTRACTOR. DRAWN BY ANTHONY BURR

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: ★★★★★☆ **5.5 STARS**
in Climate: 24

SCORE: 15 POINTS

Name:	Weng & Chen	**Ref No:**	68819
House Title:	Block 6 Section 45 THROSBY	**Date:**	13-03-2026
Address:	36 Rosenberg St, Throsby ACT 2914		

ACT HOUSE ENERGY RATING SCHEME

15 **Points** 5.5 **Stars**

Robert Lowe - 20111129

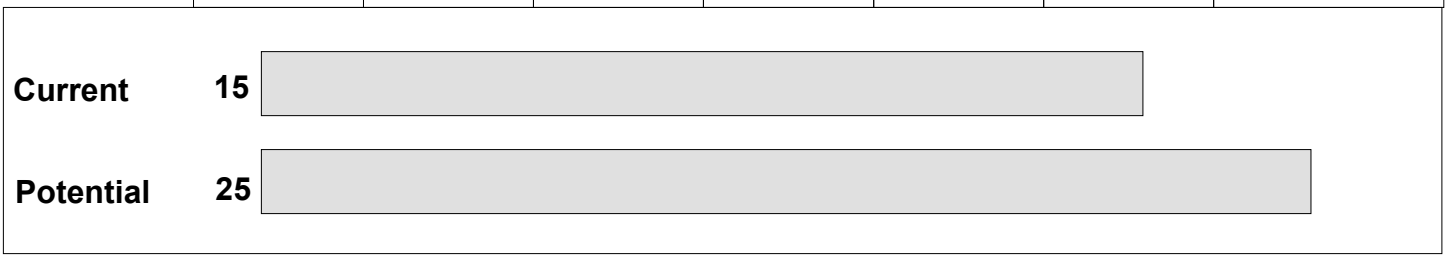
Building Assessor - Class A (Energy Efficiency)

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	10

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	**15**	★★★★★☆

Largest windows in the dwelling;

Direction : ESE

Area : 26 m²

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

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

ORIENTATION	POINT SCORE	STAR RATING
1. East	20	★★★★★★
2. South East	15	★★★★★☆
3. South	14	★★★★★☆
4. South West	10	★★★★★
5. West	14	★★★★★☆
6. North West	21	★★★★★★
7. North	26	★★★★★★
8. North East	25	★★★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: **Block 6 Section 45 THROSBY, 36 Rosenberg St, Throsby ACT 2914,**

Assessor's Name:

Net Conditioned Floor Area: **180.9 m²**

Feature						Points		
						Winter	Summer	Total
CEILING						**8**	**0**	**8**
Surface Area:	0	Insulation:	8					
WALL						**6**	**2**	**8**
Surface Area:	-2	Insulation:	6	Mass:	4			
FLOOR						**8**	**0**	**8**
Surface Area:	0	Insulation:	-6	Mass:	14			
AIR LEAKAGE (Percentage of score shown for each element)						**6**	**0**	**6**
Fire Place	0 %	Vented Skylights	0 %					
Fixed Vents	0 %	Windows	38 %					
Exhaust Fans	16 %	Doors	32 %					
Down Lights	0 %	Gaps (around frames)	15 %					
DESIGN FEATURES						**0**	**0**	**0**
Cross Ventilation	0							
ROOF GLAZING						**0**	**0**	**0**
Winter Gain	0	Winter Loss	0					
WINDOWS						**-11**	**-7**	**-18**

Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
NNE	6	4%	-5	10	-1	4
ESE	28	16%	-20	9	-3	-14
SSW	12	7%	-9	2	-1	-8
WNW	5	3%	-3	4	-1	0
Total	52	29%	-37	25	-7	-18

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

The contribution of heavyweight materials to the window score is 1 point			Winter	Summer	Total
RATING	★★★★★☆	**SCORE**	**18**	**-5**	**15***

*** includes 2 points from Area Adjustment**

Detailed House Data

House Details

ClientName	Weng & Chen
HouseTitle	Block 6 Section 45 THROSBY
StreetAddress	36 Rosenberg St, Throsby ACT 2914
FileCreated	13-03-2026

Climate Details

State	
Town	Canberra
Postcode	2600
Zone	24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
2	Concrete Slab on ground	No Subfloor	No	No	No	Float Timb	R0.0	179.1m²
3	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	16.3m²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	AAC Veneer	No	R2.0	47.9m	2.7m
2	Weatherboard	No	R2.5	12.5m	2.7m
3	Framed: FC Sheet Clad	No	R2.0	8.5m	2.7m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Low Ventilation	No	Yes	R5.0	195.4m²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	NNE	2.4m	2.1m	No	DG	ALIMPR	CW	No	0.4m	0.4m	0.2m
2	NNE	2.0m	0.7m	No	DGT	ALIMPR	NC	No	0.4m	0.4m	0.2m
3	ESE	2.3m	2.4m	No	DG	ALIMPR	CP	No	0.6m	0.6m	0.2m
4	ESE	2.3m	2.4m	No	DG	ALIMPR	CP	No	0.6m	0.6m	0.2m
5	SSW	2.4m	2.4m	No	DG	ALIMPR	CP	No	6.4m	6.4m	0.0m
6	ESE	2.4m	0.9m	Yes	DG	ALIMPR	NC	No	3.6m	3.6m	0.0m
7	ESE	2.4m	2.4m	No	DG	ALIMPR	CW	No	3.6m	3.6m	0.0m
8	SSW	2.4m	0.6m	No	DG	ALIMPR	CW	No	0.6m	0.6m	0.2m
9	SSW	2.4m	0.6m	No	DG	ALIMPR	NC	No	0.6m	0.6m	0.2m
10	SSW	2.3m	0.6m	No	DGT	ALIMPR	NC	No	0.6m	0.6m	0.2m
11	WNW	1.2m	0.6m	No	DGT	ALIMPR	NC	No	0.0m	0.0m	0.0m
12	WNW	1.2m	1.8m	No	DG	ALIMPR	CW	No	0.0m	0.0m	0.0m
13	WNW	1.2m	1.5m	Yes	DGT	ALIMPR	NC	No	0.6m	0.6m	0.2m
14	WNW	1.2m	0.6m	Yes	DGT	ALIMPR	NC	No	0.6m	6.0m	2.0m
15	SSW	2.3m	0.9m	No	DG	ALIMPR	CW	No	3.0m	3.0m	0.2m
16	ESE	2.4m	3.2m	No	DG	ALIMPR	CW	No	0.6m	0.6m	0.2m
17	ESE	0.7m	1.2m	No	DG	ALIMPR	NC	No	0.6m	0.6m	0.2m
18	ESE	1.2m	0.6m	No	DGT	ALIMPR	NC	No	0.6m	0.6m	0.2m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
3	ESE	2.3m	2.4m	0.0m	0.0m	0.0m	0.0m	1.6m	0.3m	0.0m	0.0m
4	ESE	2.3m	2.4m	0.0m	0.0m	0.0m	0.0m	3.0m	0.3m	0.0m	0.0m
5	SSW	2.4m	2.4m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	5.8m	0.2m
6	ESE	2.4m	0.9m	0.0m	0.0m	0.0m	0.0m	3.0m	0.4m	0.0m	0.0m
7	ESE	2.4m	2.4m	0.0m	0.0m	0.0m	0.0m	3.0m	2.0m	0.0m	0.0m

13	WNW	1.2m	1.5m	0.0m	0.0m	0.0m	0.0m	0.6m	0.2m	1.6m	1.2m
14	WNW	1.2m	0.6m	0.0m	0.0m	0.0m	0.0m	0.6m	2.0m	0.6m	0.1m
15	SSW	2.3m	0.9m	10.0m	3.0m	11.6m	-11.0m	10.0m	0.0m	0.0m	0.0m
16	ESE	2.4m	3.2m	3.0m	1.6m	5.0m	-1.8m	0.0m	0.0m	0.0m	0.0m
17	ESE	0.7m	1.2m	3.0m	1.6m	6.1m	-1.0m	0.0m	0.0m	0.0m	0.0m
18	ESE	1.2m	0.6m	3.0m	1.6m	6.1m	-4.7m	0.0m	0.0m	0.0m	0.0m

Zoning Details

Is there Cross Flow Ventilation ?	Good

Air Leakage Details

Location	Suburban
Is there More than One Storey ?	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	3	0
Downlights	0	0
Skylights	0	0
Utility Doors	1	3
External Doors	0	0

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

ACT PROPERTY INSPECTIONS

Insurance Certificates & Tax Invoice

If a home was built before 1990

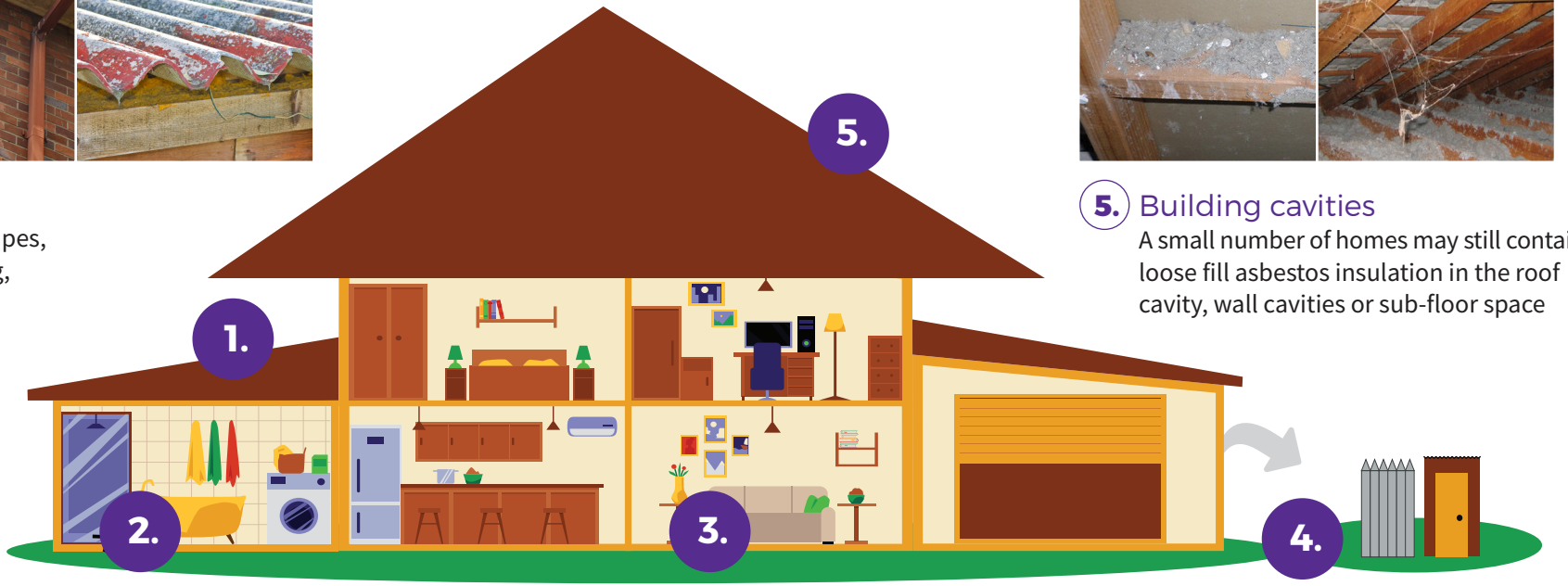
it may contain dangerous asbestos material

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

Lingjian Weng & Huiyn Chen
36 Rosenberg St
THROSBY ACT 2914
AUSTRALIA

Invoice Date
6 Mar 2026

Invoice Number
INV-68819

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: 2 Sep 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