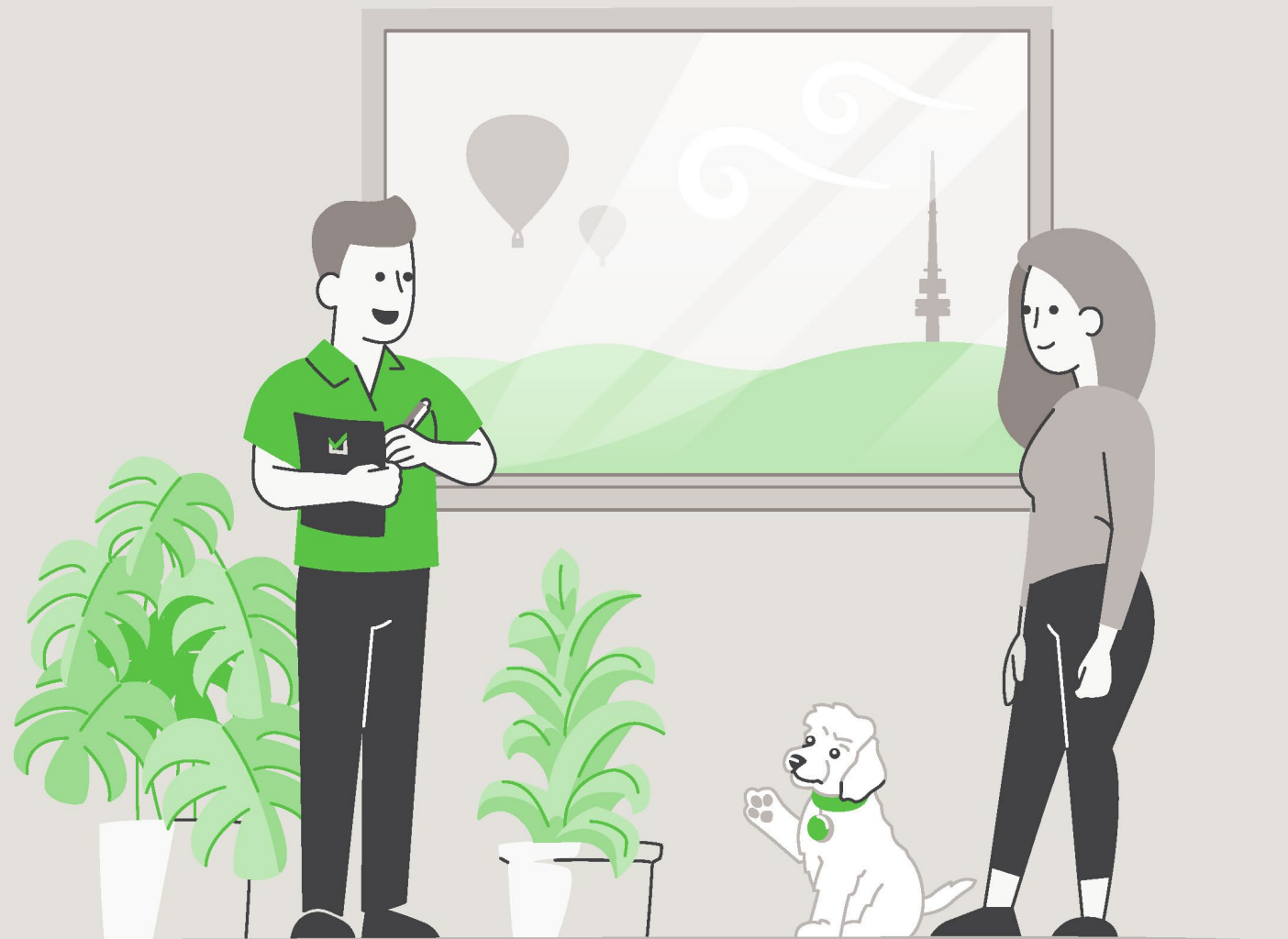


# Report



## LIMITED LIABILITY TO A PURCHASER WITHIN THE AUSTRALIAN CAPITAL TERRITORY

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

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

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

# Building Report



## CONCLUSION AND SUMMARY

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

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

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

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

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

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

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

**PROPERTY STATISTICS**

Building Report	Above Average
Compliance Report	Please read full compliance report section of the report
Pest Inspection	No active subterranean termites (live specimen) were found
Energy Efficiency Rating	4.0 Stars
Inspection Date	Friday, March 6 <sup>th</sup> 2026
Name of Assessor	Matthew McGuiness
Reference Number	68677
Address of Property Inspected	4 Johnston Street, Narrabundah ACT 2604
Client	Pudlyk
Block and Section	Block 11 Section 94 NARRABUNDAH
Year original residence COU was issued	1960
Block size (approximately)	974m <sup>2</sup>
House size This measurement has been obtained by scaling off the provided drawings and should be used as an approximate guide only.	Upper Level: 50.12m <sup>2</sup> Lower Level: 209.52m <sup>2</sup> Garage 1 (Under residence): 18.15m <sup>2</sup> Garage 2 (Double Garage): 41.97m <sup>2</sup> Metal Garage Shed: 21.90m <sup>2</sup>
Weather conditions at time of Inspection	Fine
Occupancy Status	Occupied

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

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

## PROPERTY CONSTRUCTION DETAILS

Flooring	Timber bearers and joists/Concrete slab
External walls	Brick veneer and compressed cladding
Roof framing	Timber: Truss roof framing
Roof cladding	Concrete roof tiles
Glazing	Single and double-glazed windows
Cooktop	Electric induction cooktop
Oven	Electric oven
Dishwasher	Asko

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

## GENERAL ACCESS LIMITATIONS

Internal	At the time of inspection, the building was furnished. This allows for a limited inspection in areas not restricted by furnishings, stored goods, floor mats, etc.
External	No inspection was made to sections of the residence and/or structures built on the side boundary. Inspection was limited in areas around the fence line due to vegetation restricting 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. No inspection was made to lower level roof cavity due to no available access
Subfloor	The visual inspection of the subfloor framing was restricted in areas due to under floor insulation
On-top of roof	The inspection was restricted to visually looking from a 3.6m ladder lent against the gutter in several areas around the building. No access was gained onto the upper-level roof due to the height of the roof
Garages	The inspection of the garages was restricted due to stored goods being kept in these areas at the time of inspection

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

**DEFINITIONS**

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

**ENTRANCE**

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

**LIVING/DINING ROOM**

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

**KITCHEN**

Ceiling	Good
Walls	Good
Door and door hardware	The external door handle is loose and requires re-tightening.
Floor coverings	Good
Kitchen cupboards	Good
Bench top	Good
Splashback	Good
Exhaust fan	The exhaust fan was operational at the time of inspection.

**PANTRY**

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

**MEALS ROOM**

Ceiling	Good
Walls	Good
Floor coverings	Good

**RUMPUS/STUDY NOOK**

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

**STUDY/RETREAT – UPPER LEVEL**

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

**MASTER BEDROOM**

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

**BEDROOM 2**

Ceiling	Good
Walls	Good
Door and door hardware	The door is binding. Recommend adjustment/maintenance. The door handle is loose and requires re-tightening.
Floor coverings	Good
Wardrobe	Good

**BEDROOM 3**

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

**BEDROOM 4**

Ceiling	Good
Walls	Good
Door and door hardware	The door handle is loose and requires re-tightening.
Floor coverings	Good
Walk in wardrobe	Good

**ENSUITE**

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Shower screen	Good
Floor and wall tiles in shower area	Good
Vanity/Basin	Good
Taps	Good
Toilet suite	Good
Exhaust fan	The exhaust fan was operational at the time of inspection.

**BATHROOM**

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Shower screen	Good
Floor and wall tiles in shower area	Good
Vanity/Basin	Good
Taps	Good
Bath	Good
Toilet suite	Good
Exhaust fan	The exhaust fan was operational at the time of inspection.

**LAUNDRY**

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Laundry tub	Good
Splashback	Good
Exhaust fan	The exhaust fan was operational at the time of inspection.

**ROOF CAVITY**

Construction	Good
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**SUBFLOOR**

Subfloor soil conditions	The subfloor soil was generally dry at the time of inspection.
Ventilation	The ventilation is restricted as there is a lack of external vents to allow cross flow ventilation.
Floor structure	Alterations have been made to the floor structure above the lower garage and adjacent subfloor area. Recommend further assessment by a structural engineer.
Piers	An isolated pier under the living room has slightly subsided. The pier was still supporting the floor structure. Recommend monitoring.
Access door to subfloor area	Good

**EXTERIOR**

Driveway and paths	Minor cracking/damage was noted to the concrete driveway adjacent the front footpath. Repairs are considered optional.
Roof covering	Good
Roof pointing	Good
Eaves	Good
Fascia	Good
Gutters	The original gutters are in a fair/serviceable condition. They are showing early signs of corrosion in areas. The gutter adjacent the bathroom has dislodged and requires repairs. The guttering is due to be cleaned out in areas.
External walls	Minor cracking was noted in the compressed wall cladding joints around the upper level of the residence. Repairs were not required at the time of inspection.
Windows	General weathering noted in areas of the timber windows and doors. Recommend maintenance and re-painting to slow the weathering process.
Front porch	One loose tile was noted along the step. Recommend repairs.
Fences	Areas of the timber fence is in fair/serviceable condition. The colorbond fence is in good condition.
Gate	The right-hand side gate had been removed at the time of inspection.
Deck	Good
Retaining walls	Some movement and cracking were found in the retaining wall to the rear of the pool area. The wall is still retaining the ground adequately. Apart from monitoring, no action is required.
Site drainage	The subfloor was dry at the time of inspection. This is a good indication that the site drainage drains sufficiently away from the building.

**GARAGE – ADJACENT LAUNDRY**

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

**GARAGE – UNDER RESIDENCE**

Slab	Fair/serviceable condition.
Ceiling	Damage to the ceiling lining was noted. Repairs by a qualified tradesperson is recommended.
Walls	Minor signs of efflorescence in sections of the wall. This is a sign that some moisture build-up has occurred transferring through the masonry wall. Recommend monitoring.
Garage door	Good
Access door	Fair/serviceable condition.

**METAL GARAGE SHED**

Structure	Good
Roof covering	Good
Gutters	Areas of the gutters are blocked from leaf debris. Recommend clearing debris and monitoring during rainfall.
Downpipes	Downpipes have not been installed. Recommend installing downpipes and connecting to the stormwater drain.
Slab	Good. No major cracking noted.
Walls	Good
Garage door	Good

## DEFINITIONS

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**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

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

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

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

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

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

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

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

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

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

## SCOPE AND LIMITATIONS

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**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

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**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

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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

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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

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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)

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

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

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

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

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

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

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

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

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

# Timber Pest Report



## SUMMARY SHEET

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**Property Address:** 4 Johnston Street, Narrabundah ACT 2604  
**Client:** Pudlyk  
**Inspection Date:** Friday, March 6<sup>th</sup> 2026  
**Inspection carried out by:** Matthew McGuiness

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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.

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### 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

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### 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

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### 1.1 Area(s) inspected:

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

### 1.2 Common area(s) not inspected:

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

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

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

**Ceiling framing timbers were concealed by insulation. Clothing and other stored items concealed timbers in cupboards and built in robes/closets. Furniture and stored items concealed some of the skirting boards and architraves inside the house. Ducting flex throughout the upper roof space restricting access in areas. No inspection was made to lower-level roof cavity due to no available access. The visual inspection of the subfloor framing was restricted in areas due to under-floor insulation.**

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

### 1.4 The property was furnished at the time of inspection.

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

### 1.5 Undetected timber pest risk assessment is considered Moderate.

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

## 2.0 TERMITE ACTIVITY

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

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

**2.3 A termite nest was not found.**

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

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

### **2.5 Very important:**

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

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

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

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

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

**2.7 Termite management: A durable notice (termite management notice) was not found during the inspection.**

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

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#### 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

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

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

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

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

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

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

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

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

## 5.0 CONDITIONS THAT ARE CONDUCTIVE TO TIMBER PESTS

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### 5.1 Water leaks: At the time of the inspection no leaks were found to be present.

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

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

### 5.2 Moisture/drainage: At the time of the inspection, the subfloor soil was generally dry.

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: The ventilation is restricted as there is a lack of external vents to allow cross flow ventilation.

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: Adequate.**

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

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

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

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

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

## 6.0 OVERALL ASSESSMENT OF THE PROPERTY

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

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

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

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

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

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

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

## DEFINITIONS

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**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

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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**

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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

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

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

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

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

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

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

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

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

# Compliance Report



## COMPLIANCE REPORT

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

**Property Address:** 4 Johnston Street, Narrabundah ACT 2604  
**Block & Section:** Block 11 Section 94 NARRABUNDAH  
**Inspection Date:** Friday, March 6<sup>th</sup> 2026

## APPROVAL STATUS

Description	Plan number	Certificate of occupancy date	Approval status
Residence	1418	08/12/1960	Approved
Extension to Existing House	1418	-	A Certificate of Occupancy for the right-side extension and garage under has not been awarded for this work. Final approval is still required. <b>Note:</b> The rear storerooms have been removed.
Extension - Ensuite	1418/A & 1418/B	-	The ensuite has been removed.
Sheds, Pergola, Pool, Cabana, Greenhouse (Existing Works)	1418/C	-	These structures have been removed.
Alterations & Additions	1418/D	-	This work did not proceed.
Additions	1418/E+/F	05/08/1996	Approved
Additions and Alterations + Deck	B20203705/A	11/10/2022	Approved
Garage & Deck	B20203705/A	14/10/2022	Approved
Swimming Pool	B20203705/A+/B	14/10/2022	Approved
Alterations to the floor structure above the lower garage and to the adjacent subfloor area	-	-	This work is unapproved as structural changes have occurred. Building approval is required.
Rear metal garage shed	-	-	This structure has been built inside a service easement. Should access be required to the easement by the service provider, this structure may need to be removed at the owner's expense.
Front retaining walls along driveways	-	-	These structures are unapproved as they have been constructed outside the property boundaries and on unleased territory land. Development and TCCS approval are required.

**ACTPLA COMMENTS**


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- Plan Number 1418 used twice
- No Certificate of Occupancy for Plan 1418 (Extension to Existing House) & Amendments 1418/A & 1418/B – Applications & Permits only (see random inspection)
- No Certificate of Occupancy issued for Plan 1418/C – Application only (see random inspection)
- No Certificate of Occupancy issued for Plan 1418/D – Application only

**SURVEY REPORT**


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Survey Report completed by	Date Survey report was completed	Comments
Jo Weingarth & Sons	Wednesday, 2 November 1960	There are no apparent encroachments upon this land or by this property on adjoining lands or street.
Scott D. McNiven & Associates	Tuesday, 19 October 2021	Please refer to survey report.

# Conveyancing File



**CONVEYANCING BUILDING FILE INDEX**

SUBURB: **NARRABUNDAH** SECTION: **94** BLOCK: **11** 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	1418	1	RESIDENCE				
		5				1418	
		14					1418 08/12/1960
N	1418	19	EXTENSION TO EXISTING HOUSE				
N	1418/A	21		Y			
		26				1418	
N	1418/B	27	(ENSUITE)	Y			
N	1418/C	30	SHEDS, PERGOLA, POOL, CABANA, GREENHOUSE (EXISTING WORKS)				
		42	(PERMIT FOR ENSUITE ONLY)			1418/B	
		44-45	RANDOM INSPECTION /A/B/C 10/04/1984				
N	1418/D	49	ALTERATIONS AND ADDITIONS				
Y	1418/E	69	ADDITIONS				
		78				1418/E	
Y	1418/F	84		Y			
		95					1418/E+/F 05/08/1996
Y Y Y	B20203705/A	-	ADDITIONS AND ALTERATIONS GARAGE AND DECK SWIMMING POOL			B20203705/A	
Y	B20203705/B	-	(TO POOL)	Y			
		-	(ALTERATIONS AND ADDITIONS + DECK)				B20203705/A 11/10/2022
		-	(GARAGE & DECK)				B20203705/A 14/10/2022
		-	(SWIMMING POOL)				B20203705/A/B 14/10/2022

For any incomplete approvals please email [acbuildingconveyance@act.gov.au](mailto:acbuildingconveyance@act.gov.au) for further information on how to complete.

Drainage Plan Number: 4416

Survey: Y

Comments: PLAN NUMBER 1418 USED TWICE

NO COU ISSUED FOR PLAN 1418 (EXTENSION TO EXISTING HOUSE) & AMMENDMENTS 1418/A & 1418/B – APPLICATIONS & PERMITS ONLY (SEE RANDOM INSPECTION)

NO COU ISSUED FOR PLAN 1418/C – APPLICATION ONLY (SEE RANDOM INSPECTION)

NO COU ISSUED FOR PLAN 1418/D – APPLICATION ONLY

## CONVEYANCING PART 2

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

	<u>Yes</u>	<u>No</u>
1. (a) Is this a government or ex government house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If yes, is there a building file with approvals on it?	<input type="checkbox"/>	<input type="checkbox"/>
2. Is there any record of incomplete building work on the building file? If yes - file copies attached	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are there any records on the building file of current (within 5 years) housing Indemnity insurance policies for building work? If yes - file copies attached	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Are there any records on the building file showing building applications still being processed? (Current within 3 years) If yes - file copies attached	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Are there any records on the building file in relation to loose-fill asbestos insulation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>If available, copies of the following documents are provided:</b>		
• Certificate/s of Occupancy and Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Survey Certificates	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Unit Plan/Unit Entitlements (if property is unit titled)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Approved Building Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Ex- government Building Plans*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>If requested:</b>		
• Drainage Plan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### ASBESTOS

The ACT Government is not able to guarantee the accuracy of the information in this report.

You should make your own enquiries and obtain reports (from a licensed Asbestos Assessor) in relation to the presence of loose fill asbestos insulation (and other forms of asbestos) on the premises. For more information go to the Asbestos Awareness Website –

[www.asbestos.act.gov.au](http://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](mailto: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 B20XXXX only but will be referenced as B20XXXX/A on the Certificate of Occupancy and Use. Any amendments to the original approval will be issued with the project number and an alphanumeric digit. The first amendment will be identified as B20XXXX/B, the second amendment B20XXXX/C etc. Not all eDevelopment plans will be stamped with the plan number.

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

Search officer comments (if any?)

Search officer initials: Tony

Cost of application: \$ 144.79

Date completed:

05/03/2026

2nd. November, 1960.

**Certificate**

The Manager  
George Wimpey & Co. Limited  
35 Gower Street  
SUMMER HILL, N.S.W.

Dear Sir:

Re: Block 11 of Section 94, Division of Narrabundah  
Canberra City Area, Australian Capital Territory.

Acting under your instructions, we have surveyed all that piece or parcel of land situated in the City Area in the Australian Capital Territory, comprised in Register Book Volume 73 Folio 7243, containing an area of  $38\frac{1}{2}$  perches or thereabouts, being Block 11 of Section 94, Division of Narrabundah, as delineated in subdivisional Plan No. 832, in the Office of the Registrar of Titles at Canberra, in the said Territory, having a total frontage of 65 feet to Johnston Street, Narrabundah, the boundaries being delineated by red edging in the sketch endorsed hereon.

We hereby certify that erected on the said land, in the position shown in blue in the sketch, is a detached Brick Cottage, on brick foundations having a roof of tiles, which stands wholly within the boundaries, without encroachment on the road or on any adjoining property.

The abovementioned cottage complies with Clause 47 of the Canberra Building Regulations, the distances between the said building and the front and side boundaries being shown in blue in the sketch.

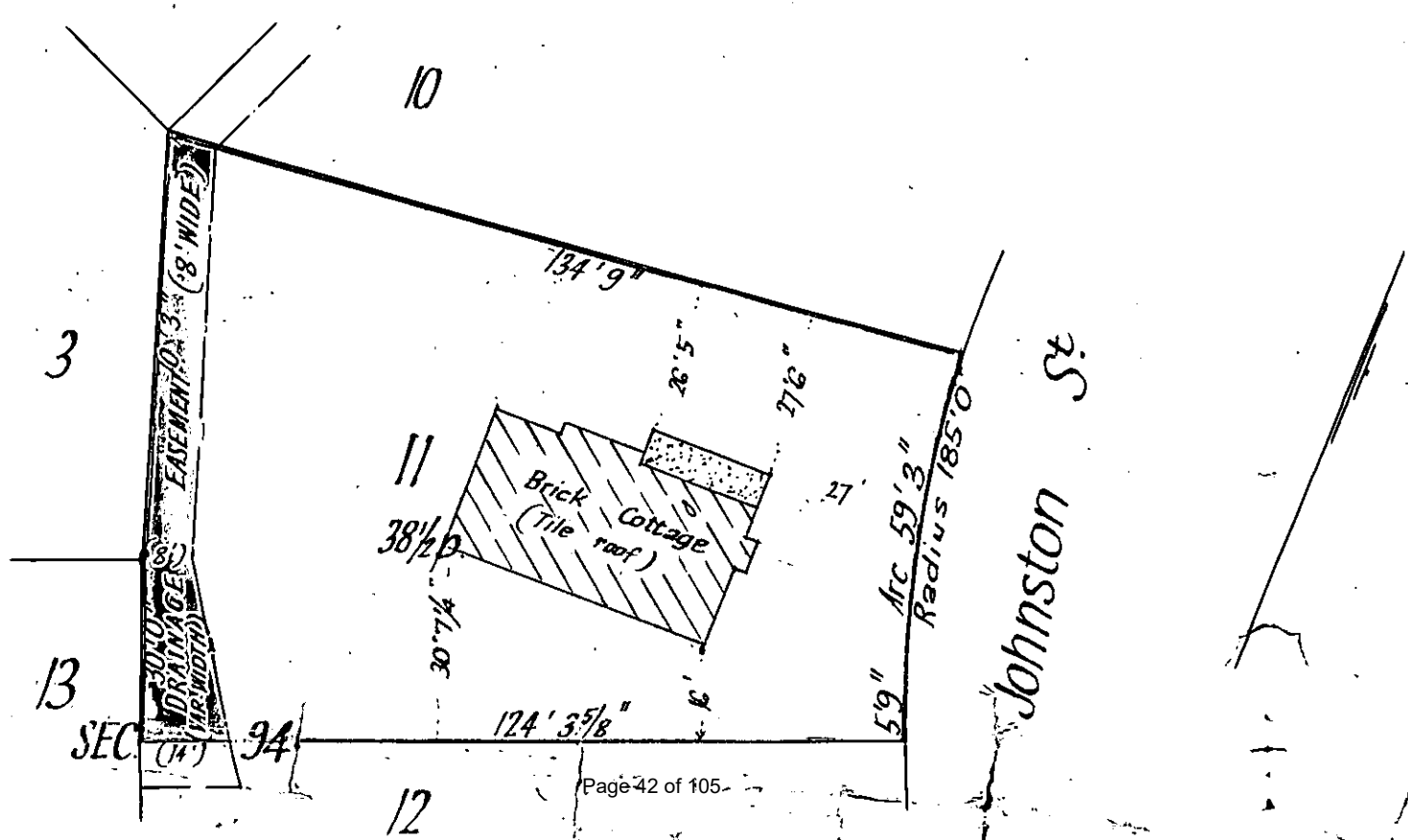
The subject land is affected by the Drainage Easement over the strip 8 feet wide and of variable width lying within the rear boundary and shown by brown colour in the sketch.

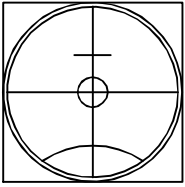
Yours faithfully,

JOHN WEINGARTH & SONS

per *D. F. Weingarth*

Surveyor specially licensed by the Commonwealth under the provisions of the Real Property Ordinance 1925 - 1957.





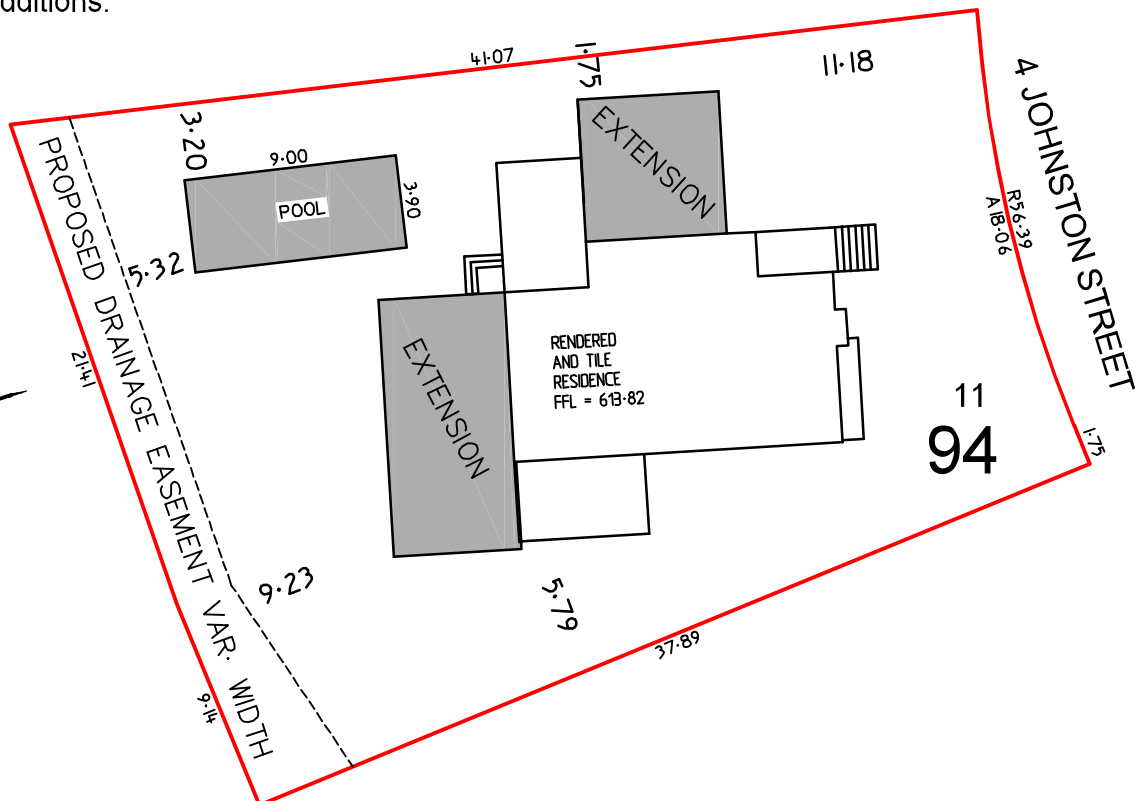
MODE CREATIVE

Our Ref: 20506

Dear Sir,

As instructed by you, we have surveyed for identification purposes only, part of the land being Block 11, Section 94, Narrabundah with a frontage to Johnston Street, Narrabundah in the District of Canberra Central of the Australian Capital Territory

- The subject land is shown by red edging on the diagram.
- An easement for services affects the subject land.
- Standing upon and wholly within the boundaries of the subject land are two extensions and a pool under construction at floor level.
- The relationship of the extensions and pool with respect to the boundaries is as indicated on the diagram.
- This survey report is with respect to the extensions and pool only.
- There has been no investigation for any subterranean encroachments.
- This survey report is for the purpose of obtaining a Building Certificate only and should not be used to set out future additions.



Yours Faithfully

Scott D. McNiven  
Registered Surveyor  
19 Oct 2021

AUSTRALIAN CAPITAL TERRITORY.  
CIVIC BRANCH.

DEPARTMENT OF THE INTERIOR

*Building and Services Ordinance 1924-1942.*  
*Canberra Building Regulations.*

N<sup>o</sup> 2783

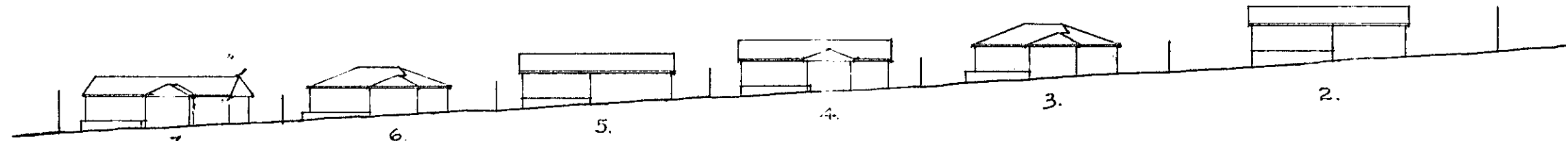
**CERTIFICATE OF COMPLETION.**

THIS IS TO CERTIFY that a building has been completed by *George Wimpey & Co Ltd*  
Block *11* of Section *9A* at *Marrabunda*  
*George Wimpey & Co Ltd* the Lessee of the  
said Block, in accordance with the plans and specifications approved therefor, and  
accordance with the provisions of the Canberra Building Regulations made under  
*Building and Services Ordinance 1924-1942. (PLAN No 1413.)*  
Dated this *8<sup>th</sup>* day of *December* 19*60*

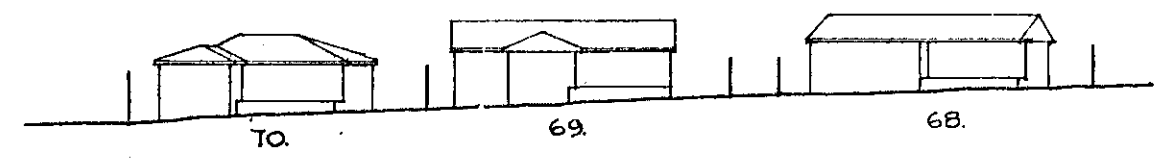
*Lairns*  
Proper Authority.

By Authority: A. J. ARTHUR, C'wealth Govt. Printer, Canberra.

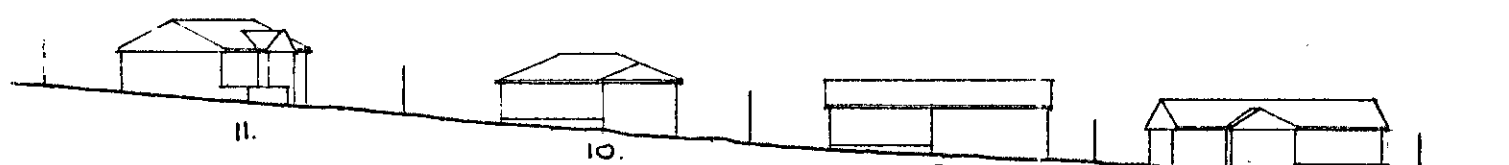
S 415



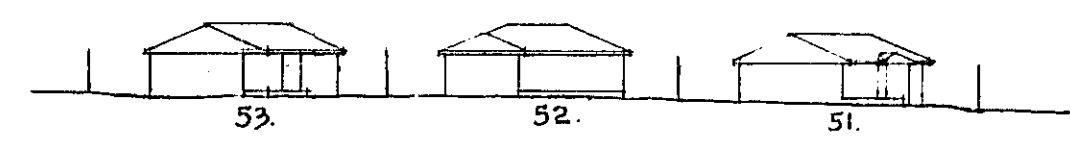
ELEVATION LOTS 2-7 INCL. • EAST SIDE • SPRENT STREET



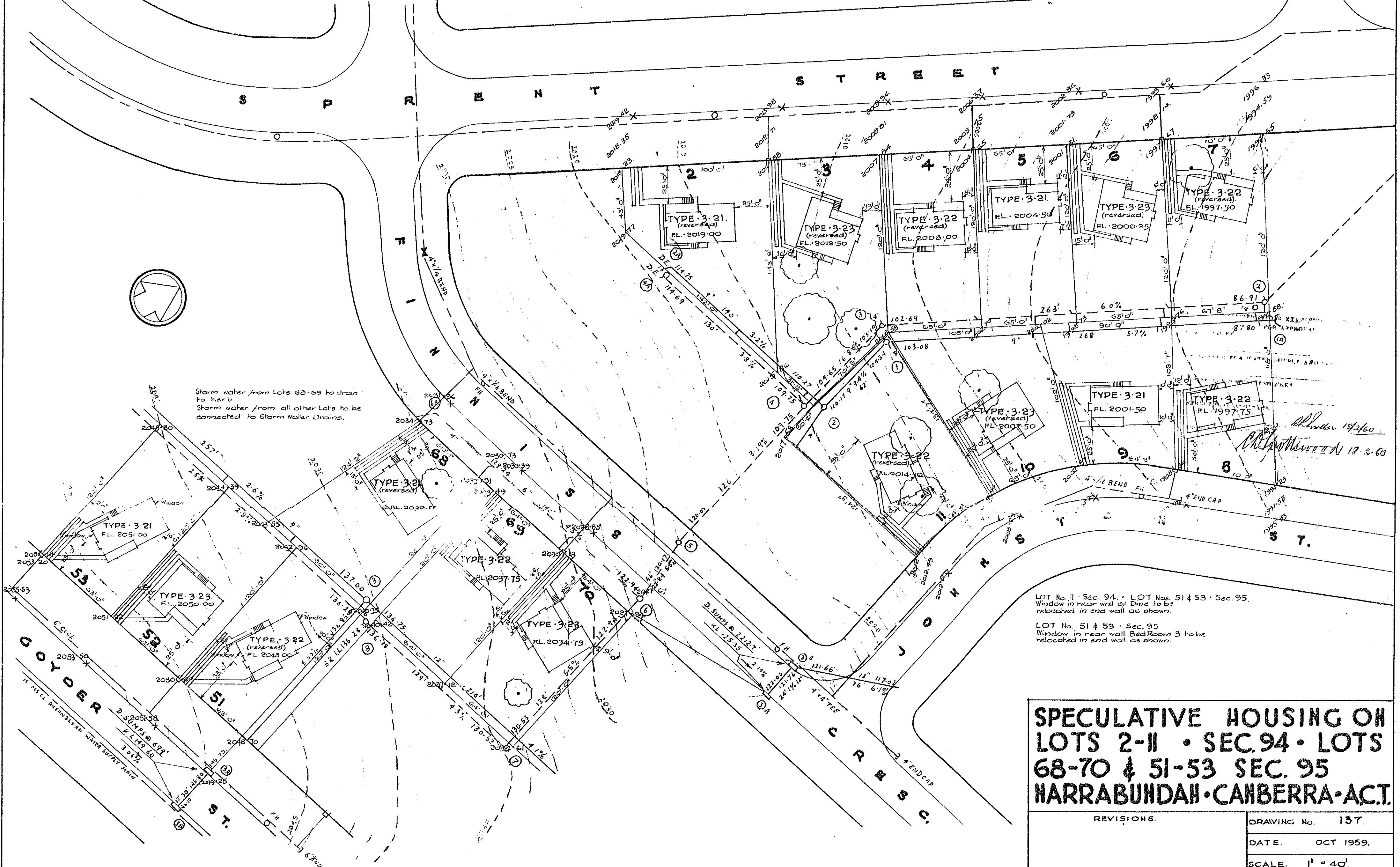
ELEVATION LOTS 68-70 • SOUTH SIDE • FINNIS CRES.



ELEVATION LOTS 8-11 INCL. • WEST SIDE • JOHNSTON STREET.



ELEVATION LOTS 51-53 INCL. • NORTH SIDE • GOYDER ST.

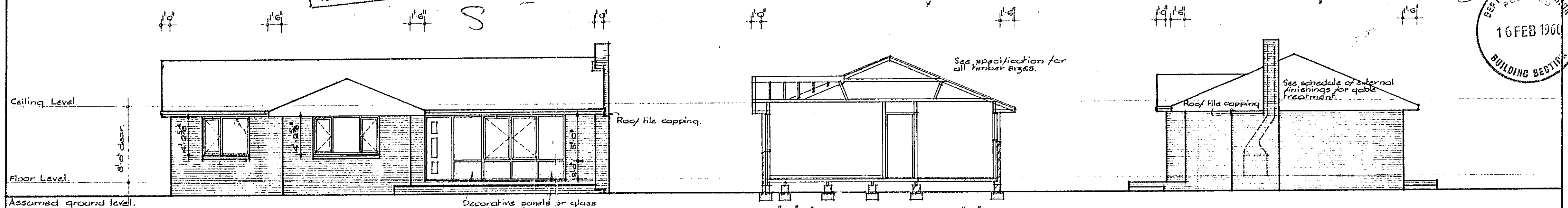
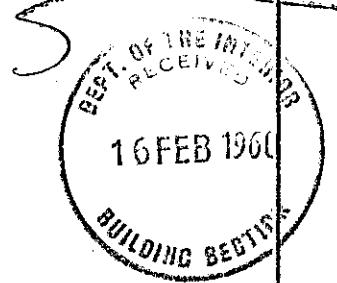


**SPECULATIVE HOUSING ON  
LOTS 2-11 • SEC. 94 • LOTS  
68-70 & 51-53 SEC. 95  
NARRABUNDAH • CANBERRA • ACT.**

REVISIONS.	DRAWING No. 137.
	DATE. OCT 1959.
	SCALE. 1" = 40'

A.C.P. LANDS AND SURVEY BRANCH  
 CANBERRA BUILDING SECTORS UNIT  
 PLAN No. 12/13

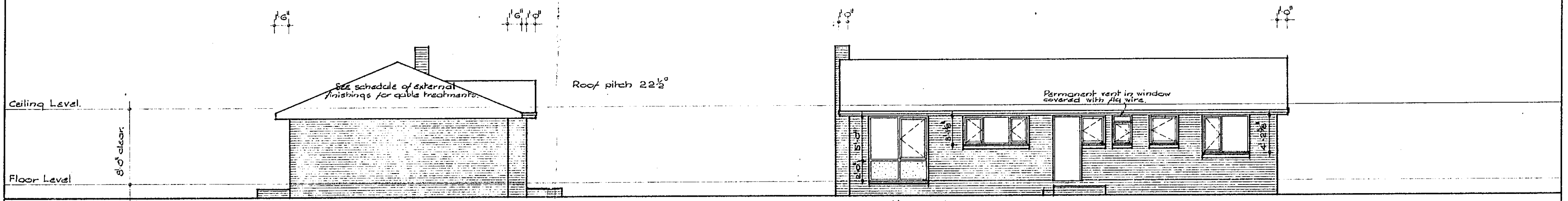
A.C.P. LANDS AND SURVEY BRANCH  
 CANBERRA BUILDING SECTORS UNIT  
 PLAN No. 4/18



FRONT ELEVATION

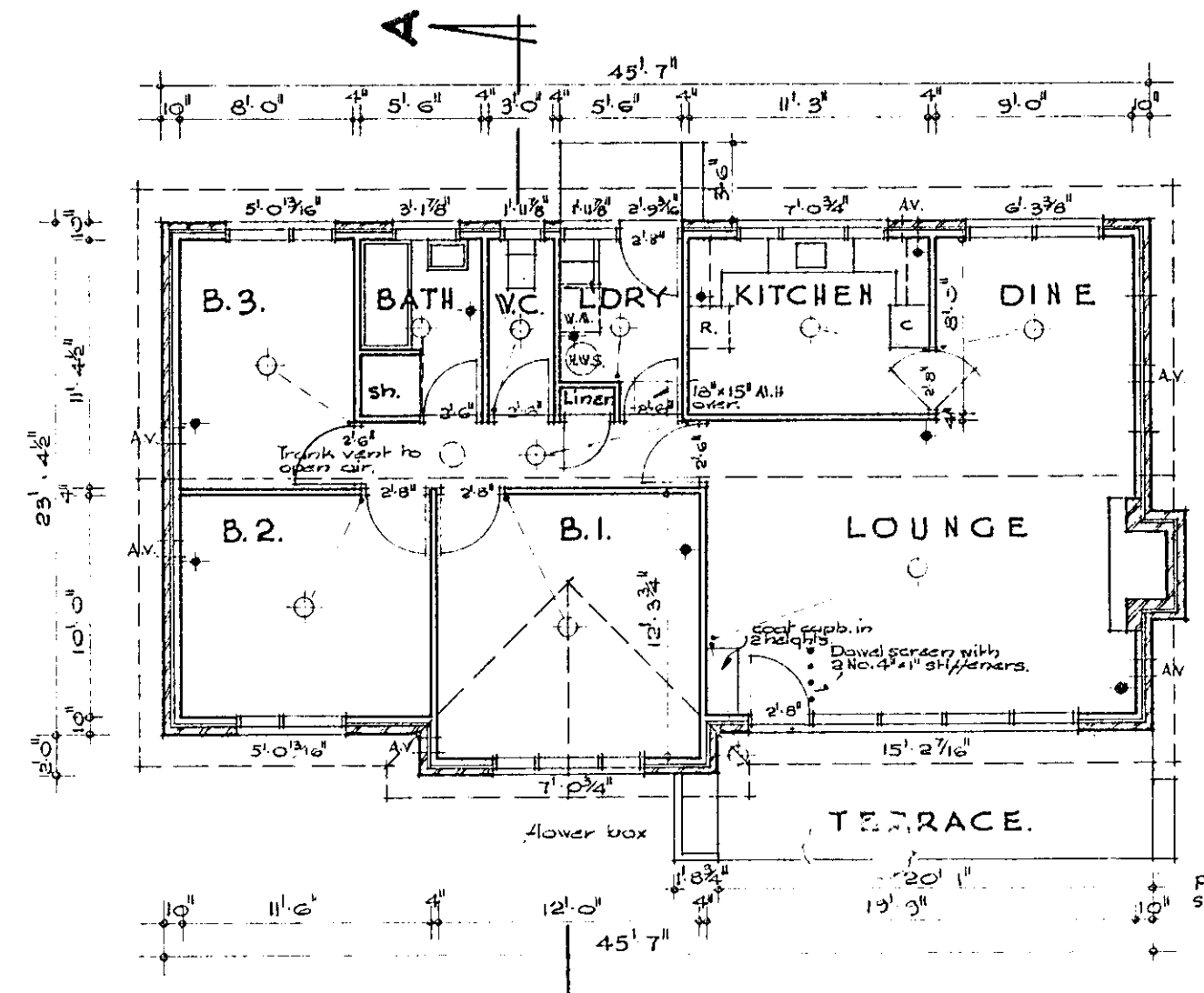
SECTION A-A

R.H. SIDE ELEVATION

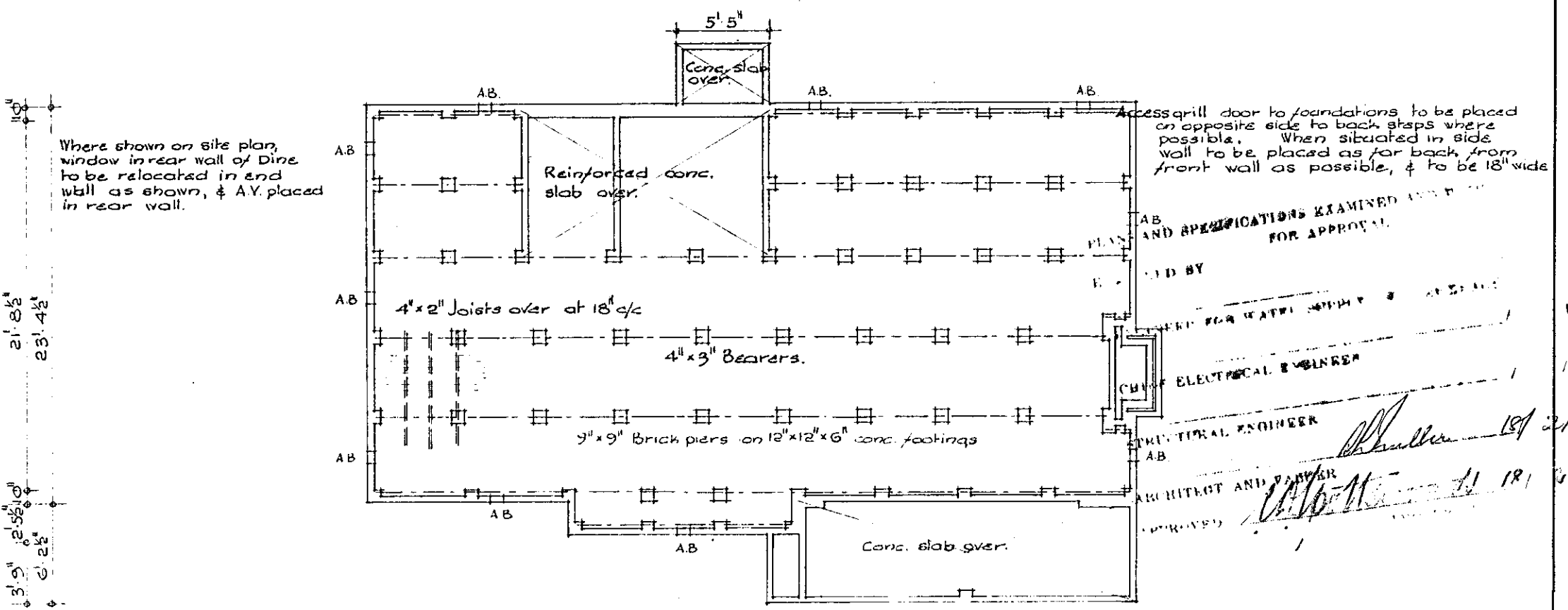


L.H. SIDE ELEVATION

REAR ELEVATION



FLOOR PLAN



FOUNDATION PLAN

TYPE 3-22. LOT No. 11, SEC. 94, JOHNSTON ST. HARRABUNDAH.  
**'THE WIRRALL'** **BRICK VENEER HOUSE • CANBERRA • A.C.T.**  
 DRAWING No. 132.  
 DATE: SEPT. 1959  
 SCALE: 1/8" = 1'-0"

GEORGE WIMPEY & COMPANY LIMITED • 35 GOWER STREET • SUMMER HILL • N.S.W.

AUSTRALIAN CAPITAL TERRITORY.  
DEPARTMENT OF THE INTERIOR.



Building and Services Ordinance.  
Canberra Building Regulations.

APPLICATION FOR APPROVAL AS TO DESIGN ONLY.

To—  
THE CHIEF ARCHITECT,  
LANDS AND SURVEY BRANCH,  
DEPARTMENT OF THE INTERIOR,  
CANBERRA, A.C.T.

I, OTAKAR RUZICKA  
of 4 Johnston St. Harrabundal  
hereby apply for the approval of the proper authority to the design of a building proposed to be erected for  
use as Extension to existing house on Block 11 of Section 94  
at Harrabundal for O. Ruzicka  
of (Address) 4 Johnston St (the Lessee of the said Block).

Herewith are submitted two copies of the drawings and specification for the said building.

If the design is approved, it is desired that one copy be returned to me with the approval endorsed thereon.

I enclose the sum of ....., being the fee payable, in respect of this application, under regulation 14 of the Canberra Building Regulations.

Dated this 15 day of April 1964

Signature [Handwritten Signature]

FOR OFFICE USE ONLY.

PLANS NUMBERED 1418

LEASE BUILDING COVENANT Addition

APPROVED.

NOT APPROVED.

[Handwritten Signature]  
Proper Authority.

13 MAY 1964

RECEIPT No. 606933

THE AUSTRALIAN CAPITAL TERRITORY.

DEPARTMENT OF THE INTERIOR.

Building and Services Ordinance 1924-1942. Canberra Building Regulations.

Nº 3209

PERMIT TO ERECT, ALTER, OR ADD TO, A BUILDING.

THIS IS TO CERTIFY that permission is hereby given to N. P. KIRKLAND

of 12, CARNEGIE CRESCENT, NARRABUNDAH for the additions to erection of a building alterations to

for use as LIVING AREA on Block 11 of Section 94

at NARRABUNDAH for C. RUZICKA

of H. JOHNSON ST, NARRABUNDAH the

lessee of the said Block, in accordance with the plans and specifications approved therefor and

numbered 1418, and in accordance with the Canberra Building Regulations

made under the Building and Services Ordinance 1924-1942.

This Permit is issued subject to the special conditions stated in the Schedule hereto.

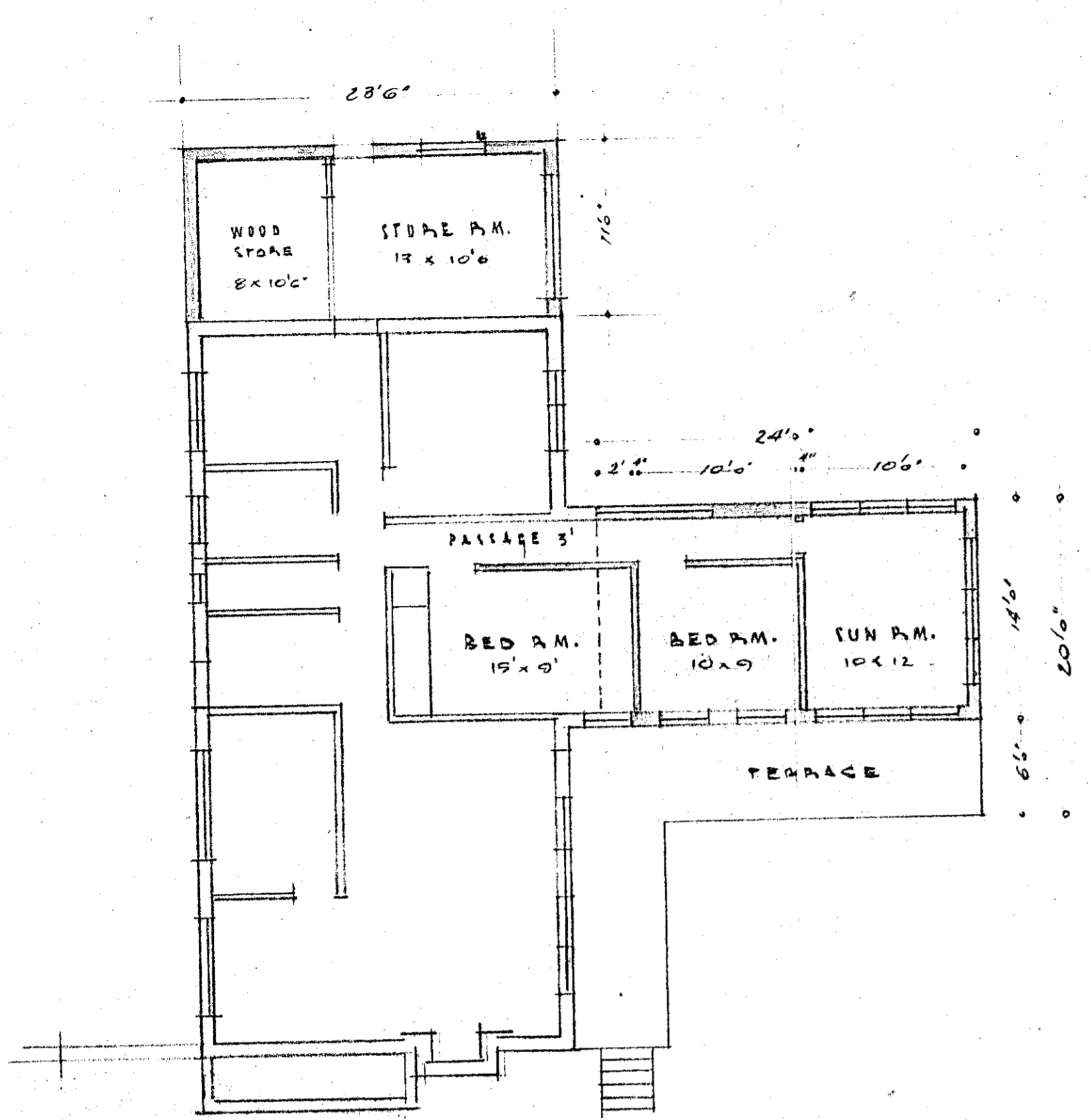
Dated this 5th day of JUNE 1941

Proper Authority.

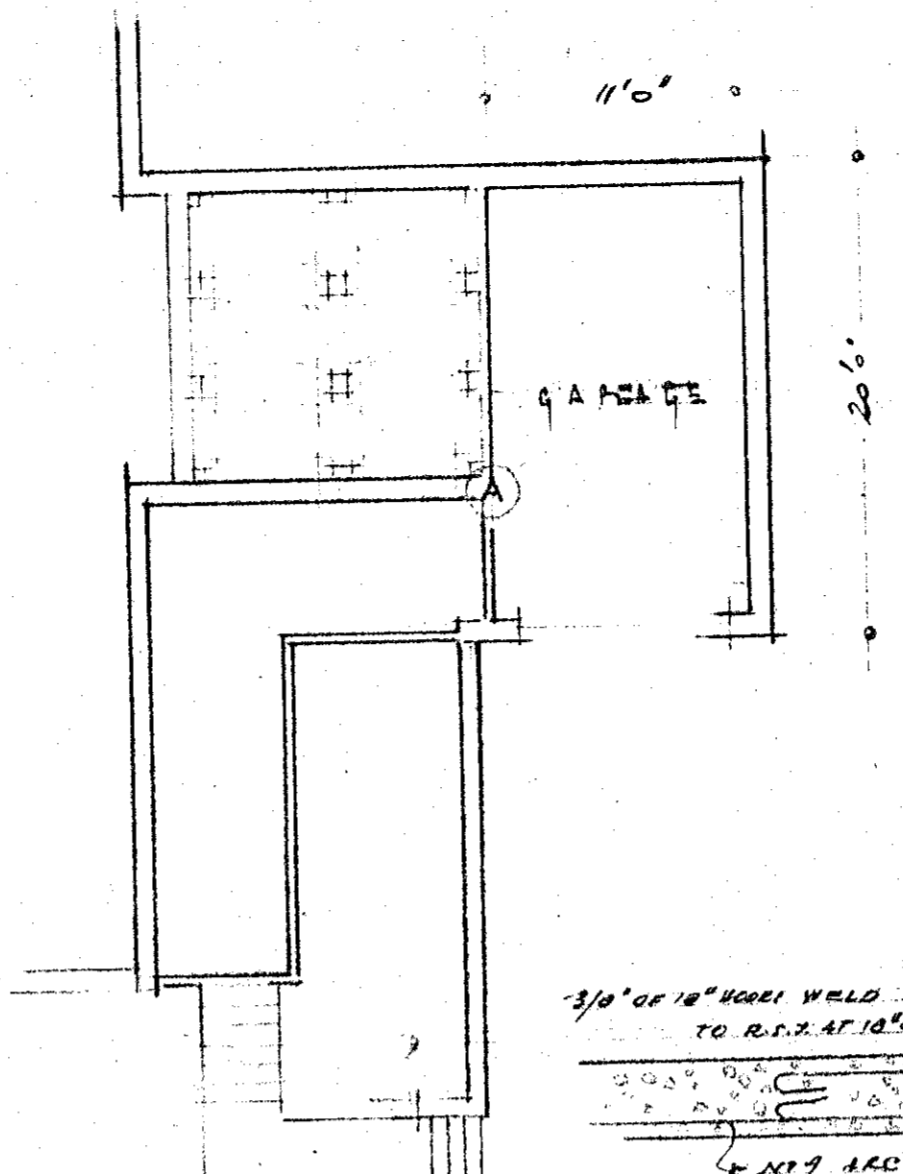
THE SCHEDULE.

Special Conditions.

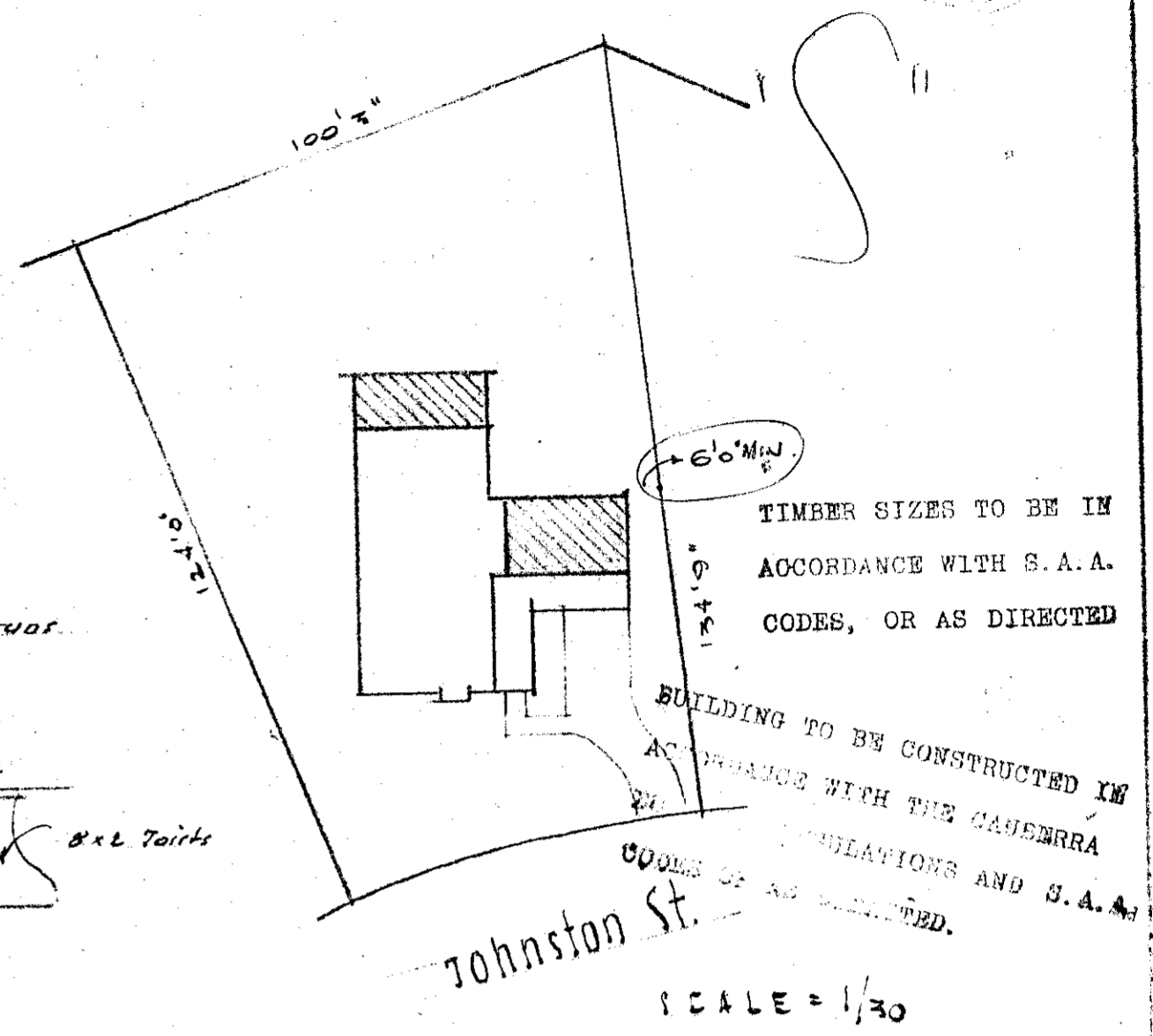
By Authority: A. J. ARTHUR, C'wealth Govt. Printer, Canberra.



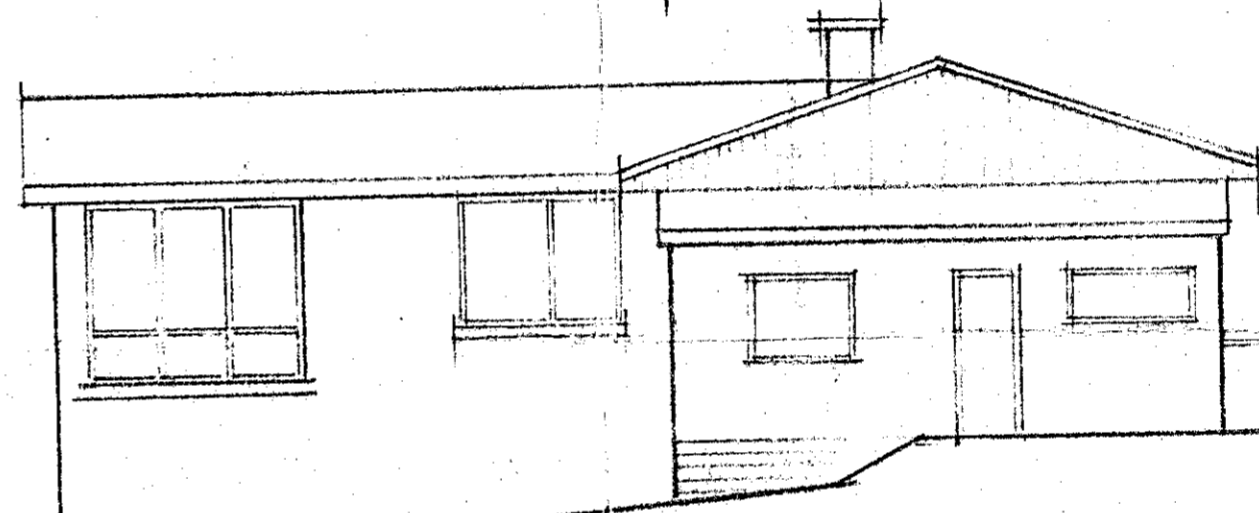
PLAN SCALE 1/8"



A DETAIL



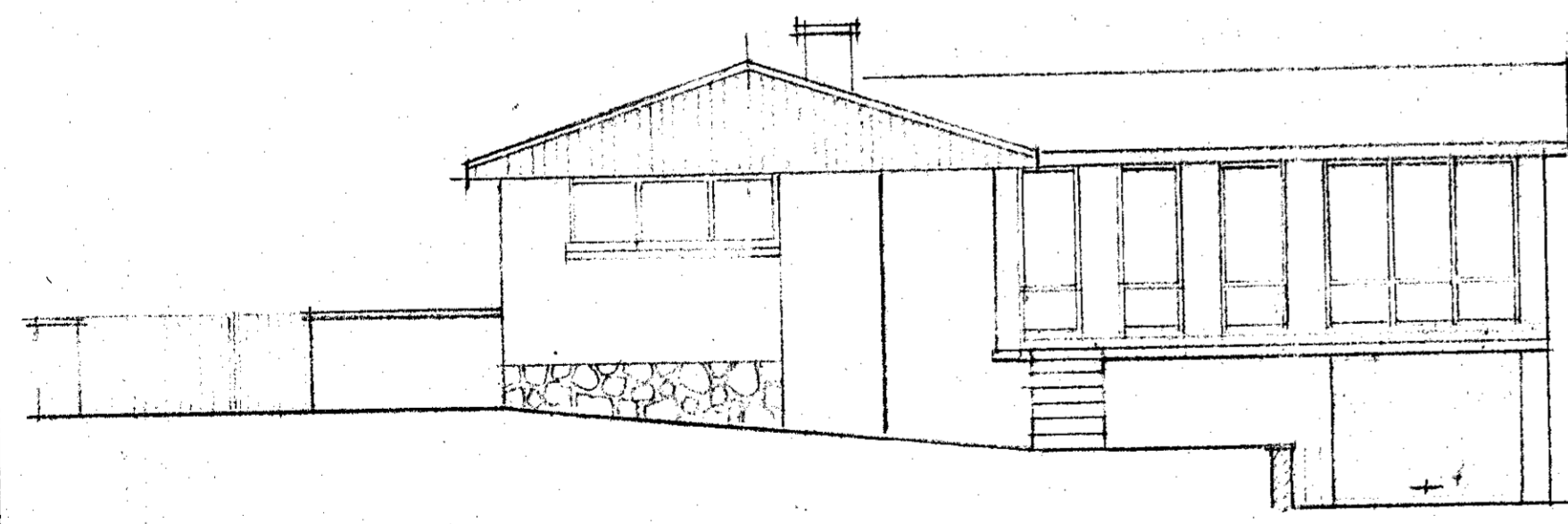
SCALE = 1/30



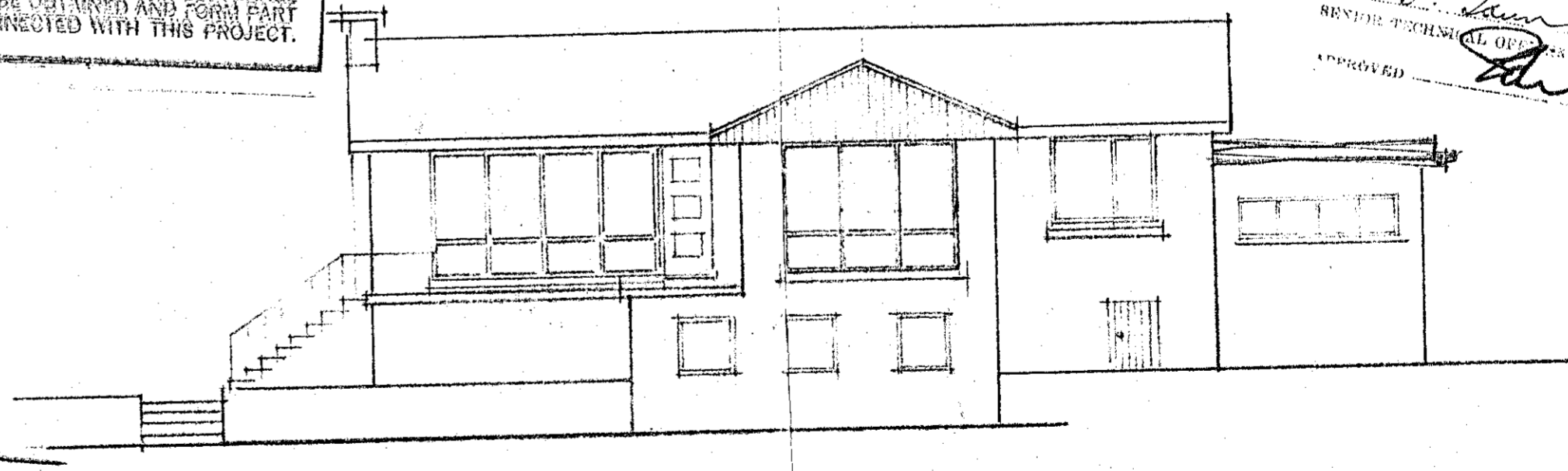
WEST ELEVATION

**DEPARTMENT OF WORKS**  
 DEPARTMENTAL RECORDS INDICATE THAT PORTION OF THE EXISTING SANITARY DRAINAGE SERVICE WILL BE UNDER THE PROPOSED STRUCTURE. AN APPROVED SANITARY DRAINAGE PLAN SHOWING WHAT ACTION IS TO BE TAKEN TO PROTECT OR RELOCATE EXISTING UNDER THE PROPOSED STRUCTURE AND ANY OTHER ALTERATIONS OR ADDITIONS TO SEWER DRAINAGE NECESSARY MUST BE OBTAINED AND FORM PART OF THE WORK CONNECTED WITH THIS PROJECT.

EXAMINED BY  
*W. J. ...* 6/5/64  
 ENGINEER FOR WATER SUPPLY AND SEWERAGE  
 CHIEF ELECTRICAL ENGINEER  
 STRUCTURAL ENGINEER  
 ARCHITECT AND VALUER  
*S. J. ...* 12/5/64  
 SENIOR TECHNICAL OFFICER  
 APPROVED  
 13 MAY 1964  
 PROJECT AUTHORITY



EAST ELEVATION



NORTH ELEVATION

APPROVED BY THE NATIONAL CAPITAL DEVELOPMENT COMMISSION AS TO DESIGN AND SITING  
 Roof of store rooms to be steel decking type kept to minimum fall. 1/5/64

PROPOSED EXTENSION TO COTTAGE BL 11 SECT 94 NARRABUNDAH for O. RUIZICKA.

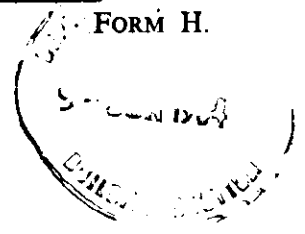
REGULATION 11a.

AUSTRALIAN CAPITAL TERRITORY.  
DEPARTMENT OF THE INTERIOR.

FORM H.

Building and Services Ordinance.  
Canberra Building Regulations.

1418



APPLICATION FOR APPROVAL AS TO DESIGN ONLY.

2 Phase

To—  
THE CHIEF ARCHITECT,  
LANDS AND SURVEY BRANCH,  
DEPARTMENT OF THE INTERIOR,  
CANBERRA, A.C.T.

I, O. RULICKA

of 4 Johnston St. Harrabundak  
hereby apply for the approval of the proper authority to the design of a building proposed to be erected for  
use as Extension on Block 11 of Section 9A  
at Harrabundak for self.  
of (Address) as above (the Lessee of the said Block).

Herewith are submitted two copies of the drawings and specification for the said building.

If the design is approved, it is desired that one copy be returned to me with the approval endorsed thereon.

I enclose the sum of 0-5-0, being the fee payable, in respect of this application, under regulation 14 of the Canberra Building Regulations.

Dated this 9. 6. day of 1964  
Signature [Signature]

FOR OFFICE USE ONLY.

PLANS NUMBERED 1418/A

LEASE BUILDING COVENANT Amendment

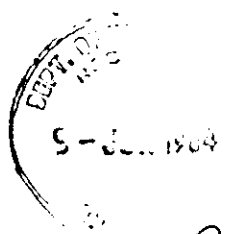
APPROVED.

NOT APPROVED.

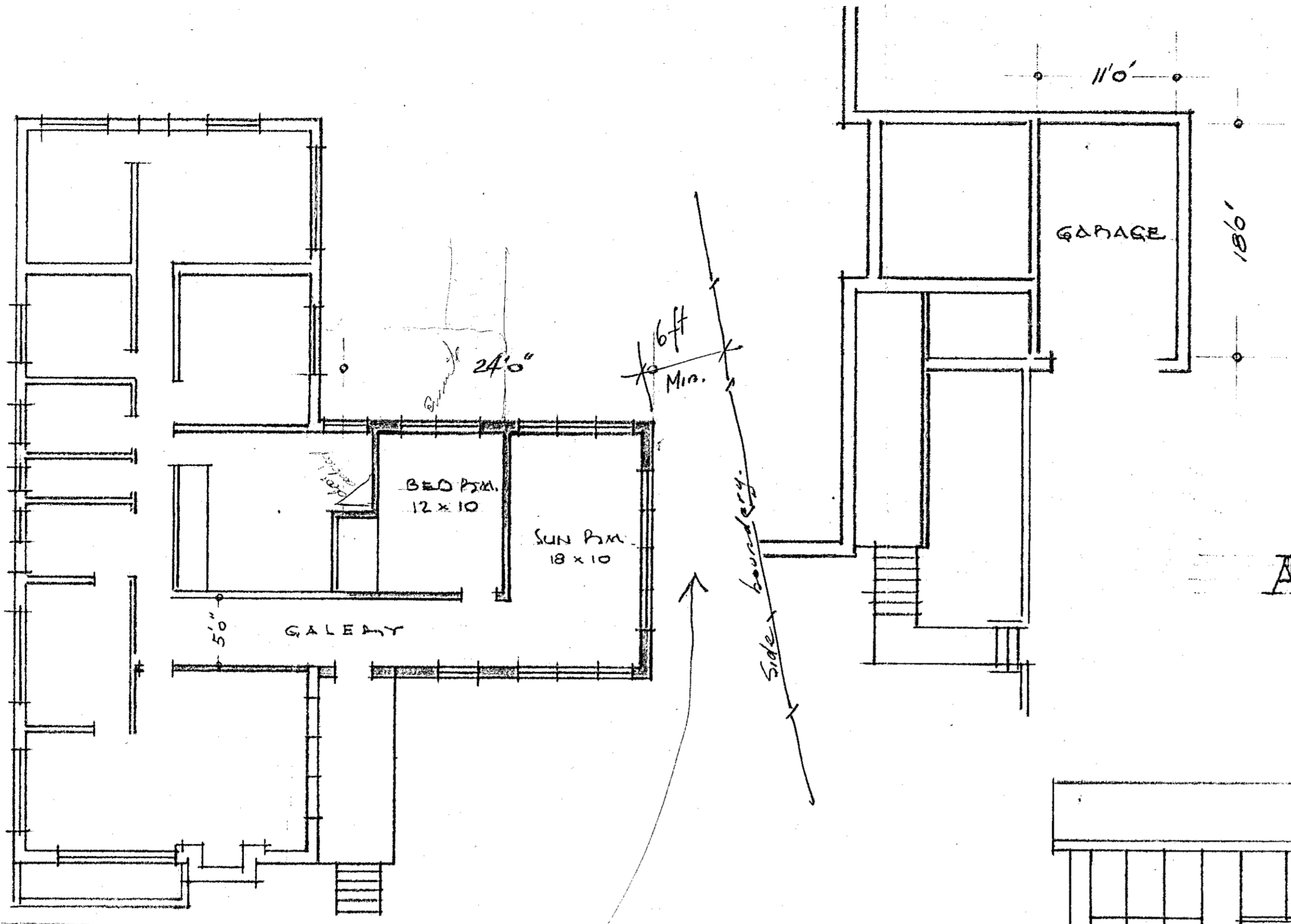
[Signature]  
Proper Authority.

8 JUL 1964

RECEIPT No. 6098727

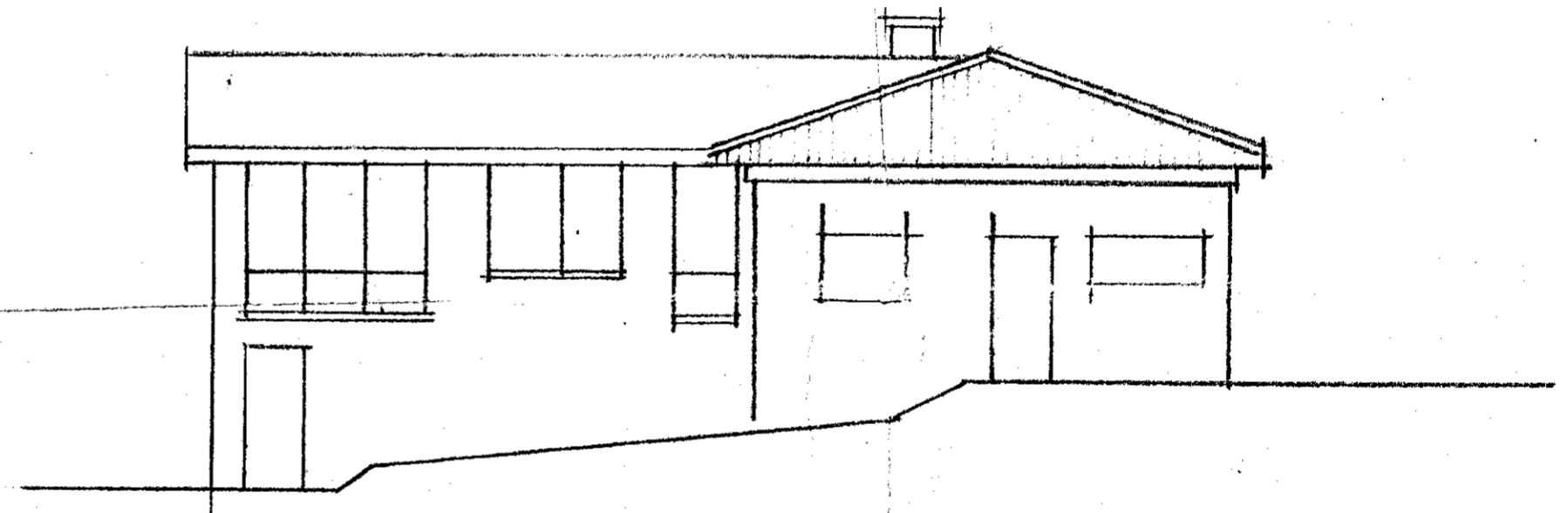


S.  
DEPT. OF THE METERS  
RECEIVED  
5-JUN 1964  
BUILDING SERVICES



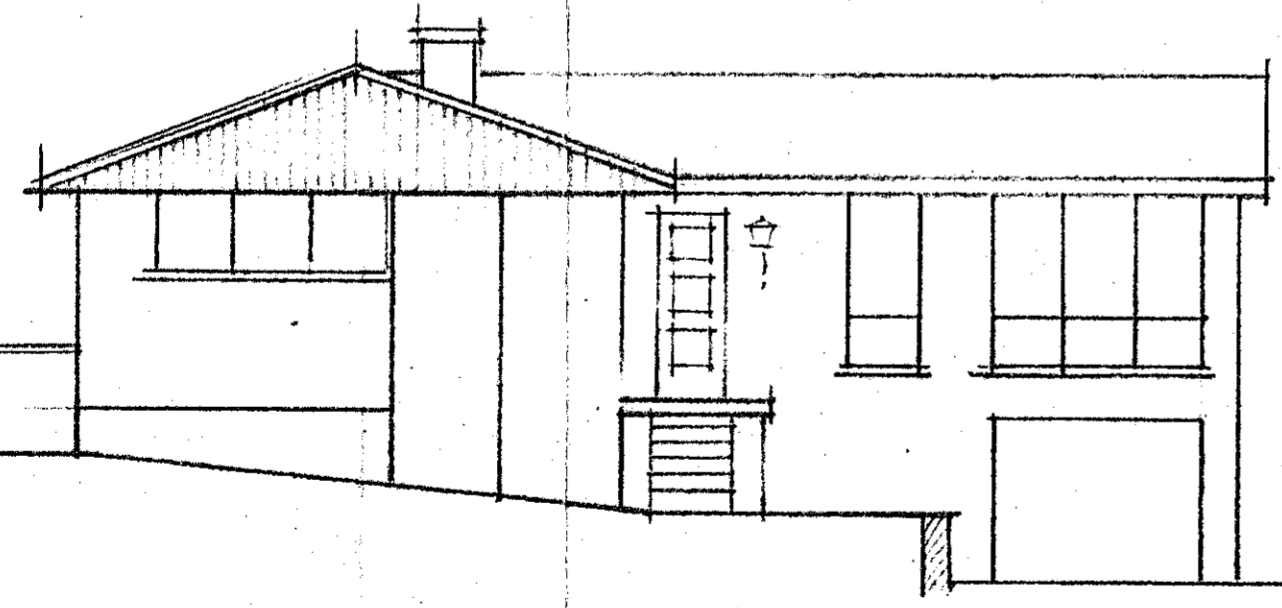
BUILDING TO BE CONSTRUCTED IN  
ACCORDANCE WITH THE CANBERRA  
BUILDING REGULATIONS AND S. A. A.  
CODES OR AS DIRECTED.

# AMENDED PLAN

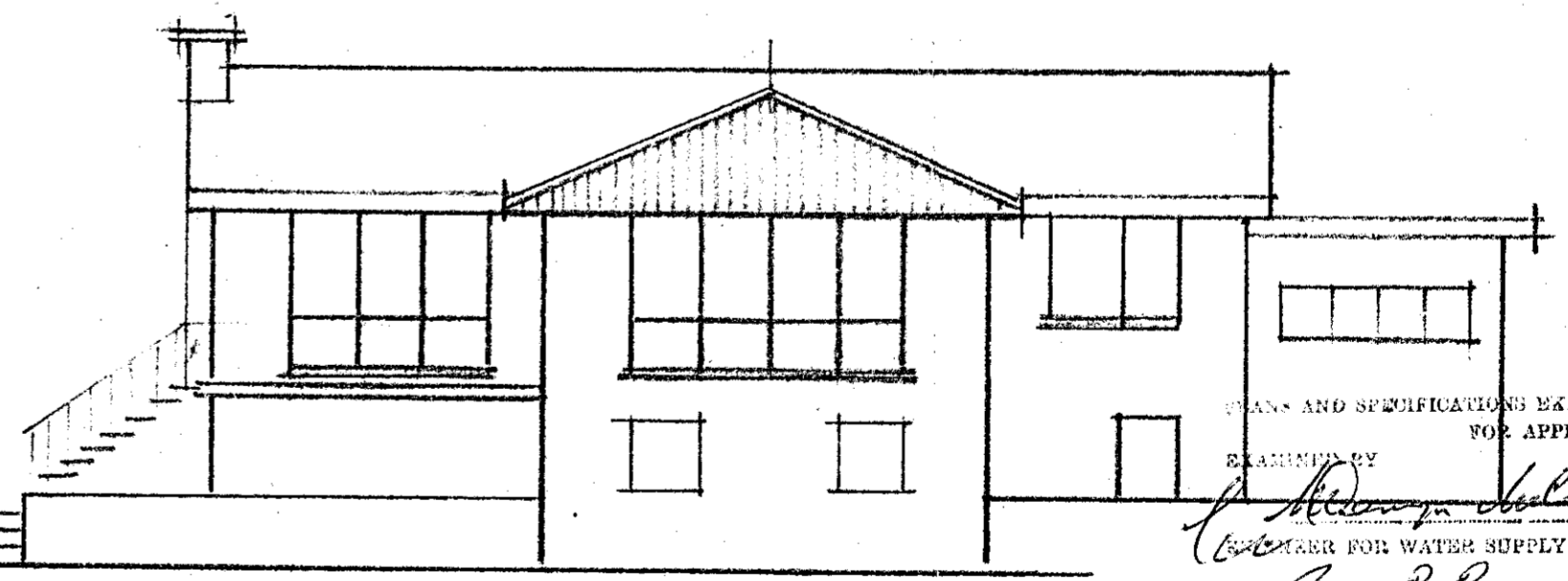


WEST ELEVATION

PLAN SCALE 1/8"  
APPROVED BY THE ACTING CHIEF OFFICER  
COMMISSION AS TO DESIGN AND SITING  
Subject to: *[Signature]*  
For and on behalf of the Commission  
18/6/64



EAST ELEVATION



NORTH ELEVATION

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED  
FOR APPROVAL  
EXAMINED BY *[Signature]* 18/6/64  
INSPECTOR FOR WATER SUPPLY AND SEWERAGE  
*[Signature]* 24/6/64  
CHIEF ELECTRICAL ENGINEER  
STRUCTURAL ENGINEER  
ARCHITECT AND VALUER  
*[Signature]* 7/7/64  
SENIOR TECHNICAL OFFICER  
APPROVED *[Signature]* 8 JUL 1964  
PROPER AUTHORITY

## EXTENSION TO COTTAGE BL 11 SECT 94 NARRABUNDAH - O. RUZICKA

AUSTRALIAN CAPITAL TERRITORY.  
DEPARTMENT OF THE INTERIOR.



Building and Services Ordinance.  
Canberra Building Regulations.

APPLICATION FOR APPROVAL AS TO DESIGN ONLY.

To—  
THE CHIEF ARCHITECT,  
LANDS AND SURVEY BRANCH,  
DEPARTMENT OF THE INTERIOR,  
CANBERRA, A.C.T.

I, O Ruzicka  
of 4 Johnston St Harroburndah  
hereby apply for the approval of the proper authority to the design of a building proposed to be erected for  
use as extension on Block 11 of Section 94  
at Harroburndah for self  
of (Address) 4 Johnston St. (the Lessee of the said Block).

Herewith are submitted two copies of the drawings and specification for the said building.

If the design is approved, it is desired that one copy be returned to me with the approval endorsed thereon.

I enclose the sum of 5/-, being the fee payable, in respect of this application, under regulation 14 of the Canberra Building Regulations.

Dated this 2. 9. day of September 1964

Signature O. Ruzicka

FOR OFFICE USE ONLY.

PLANS NUMBERED 1418/B

LEASE BUILDING COVENANT ANAND 11547

APPROVED.

NOT APPROVED: [Signature]  
Proper Authority.

RECEIPT No. 678027

30 SEP 1964 /19



42

Permit No.	Date of Issue	Block	Section	Suburb
60479	4 1 8 3	1 1	9 4	NARRABUNDAH

THIS PERMIT WILL LAPSE

15

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

ISSUED TO:

Permit Holder Details

Initials	Surname
O.	RUZICKA

Address

2 AURORA CT  
 MAWSON 2607

Nominee (if applicable)

Initials	Surname

CLASS OF BUILDERS LICENCE

N/A

Plan No.

1 4 1 8 B

Register Folio No.

Cost \$

Code No.

Description of Work

Type of Building Construction

ENSUITE ADDITION TO RESIDENCE

Class of Occupancy

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

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

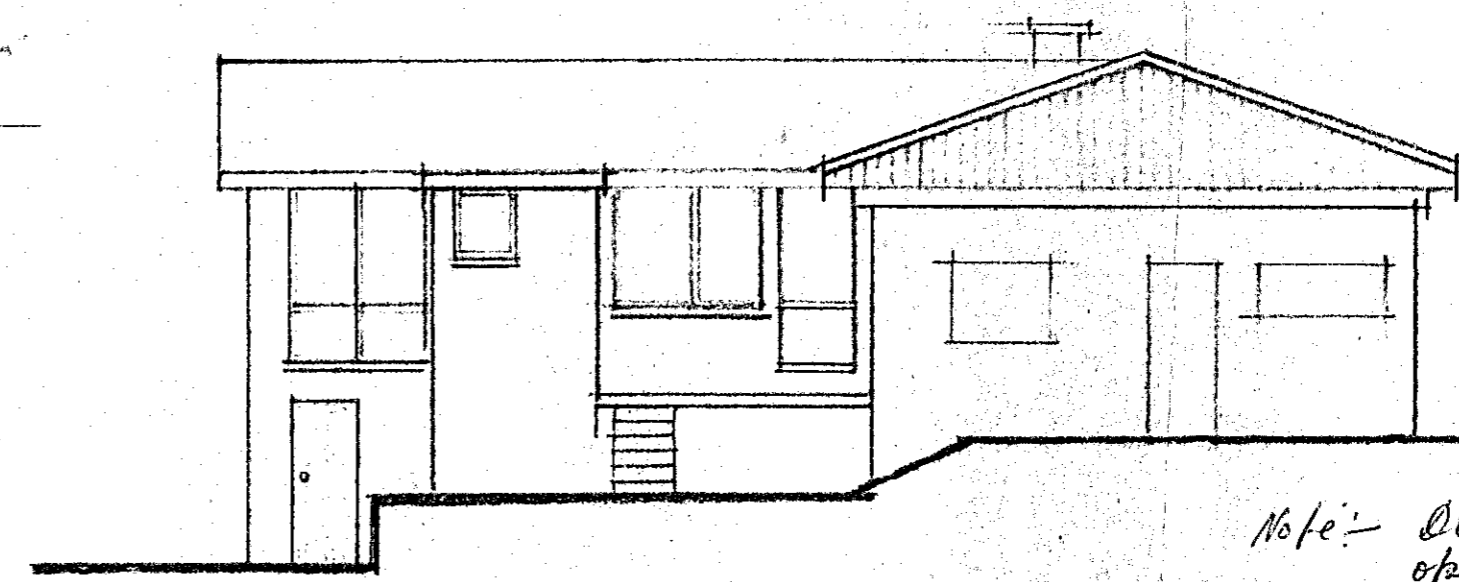
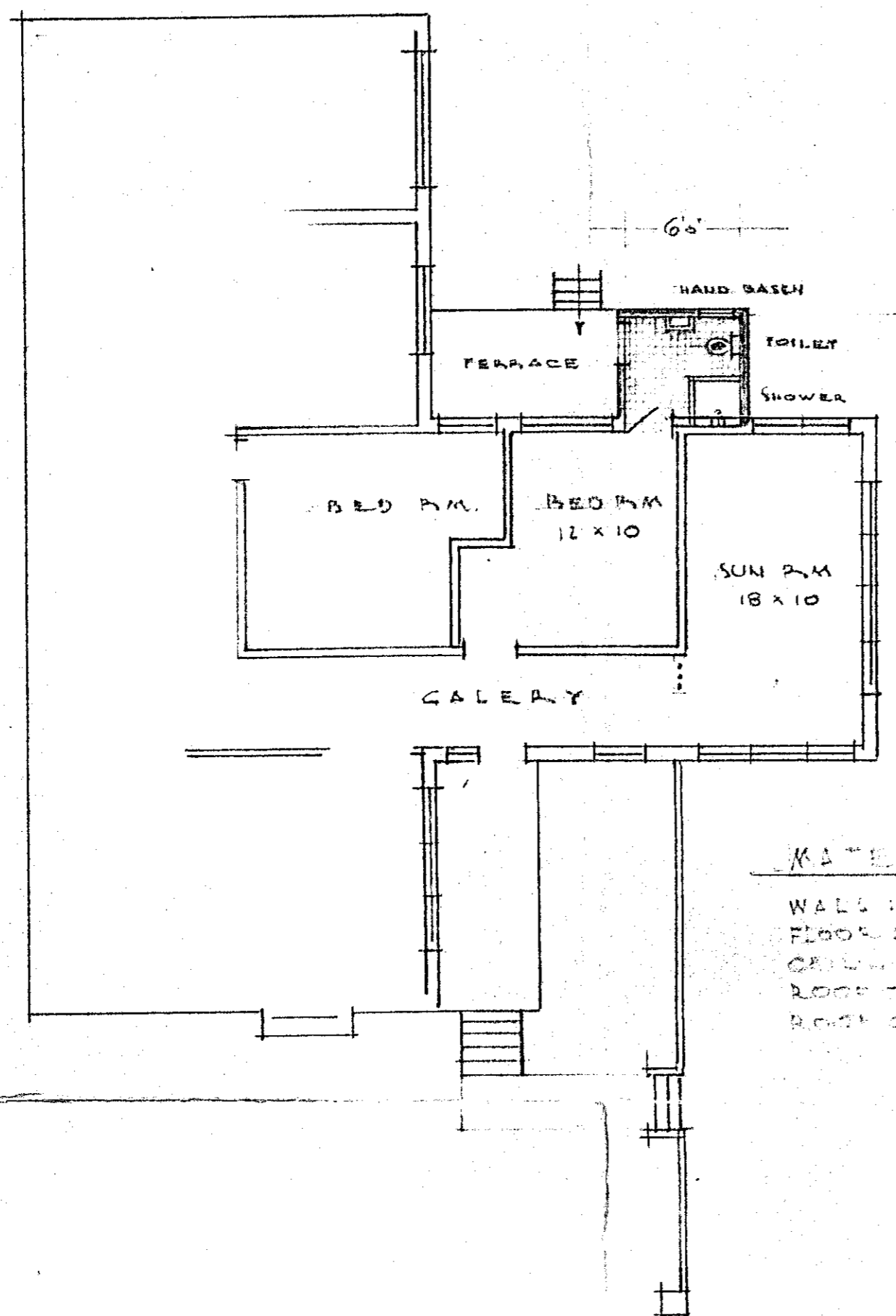
NO BUILDERS LICENCE REQUIRED

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

*E. J. Reichenow*

DEPT. OF THE INTERIOR  
 RECEIVED  
 2 SEP 1964  
 BUILDING SECTION

BUILDING TO BE CONSTRUCTED IN  
 ACCORDANCE WITH THE CANBERRA  
 BUILDING REGULATIONS AND S.A.A.  
 CODES OR AS DIRECTED.

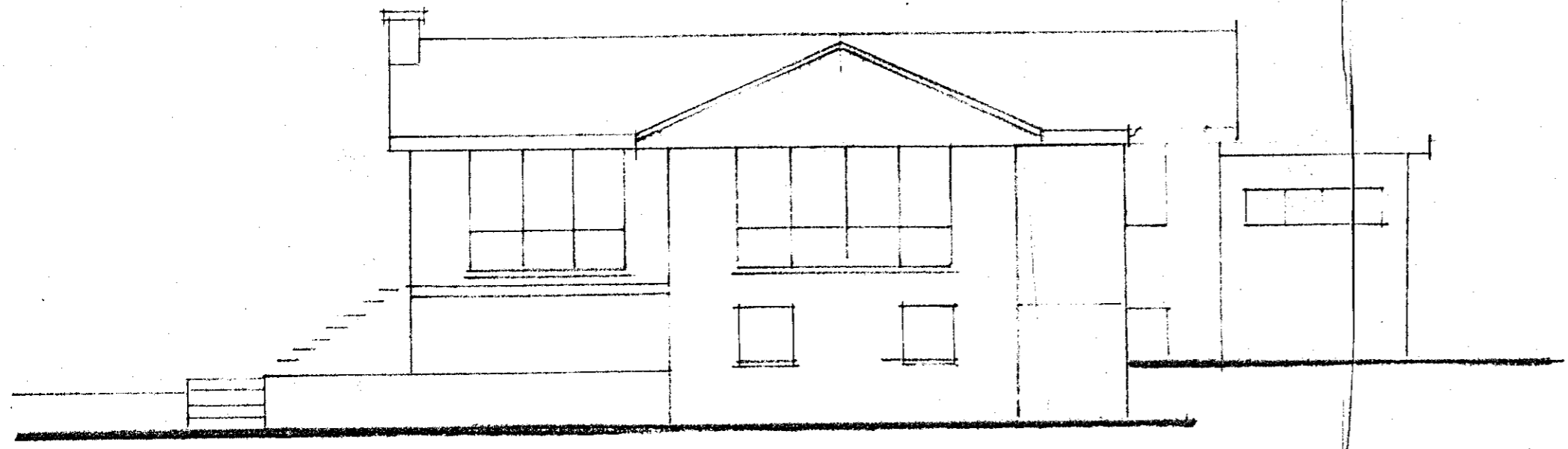
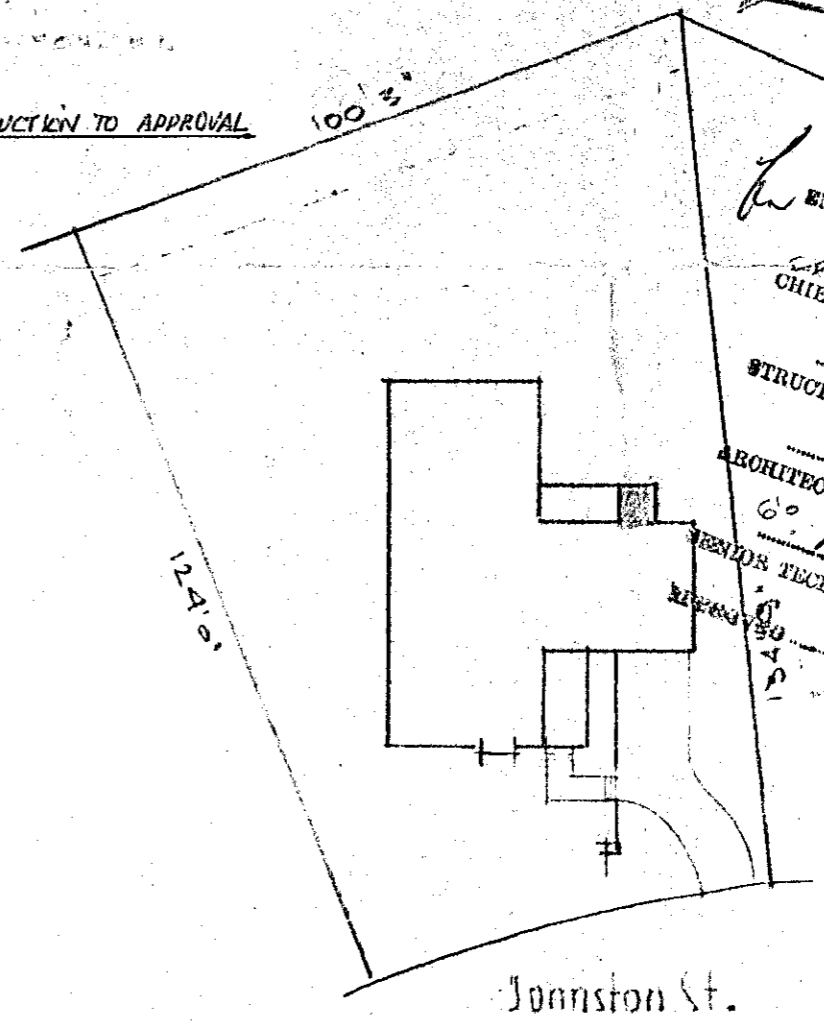


Note: Door to W. Closet to  
 open inwards  
 D.W.H.

MATERIALS:  
 WALLS: BRICK (finished on outside)  
 FLOOR: 2" CONCRETE SLAB REINFORCED  
 CEILING: GYPSONUM  
 ROOF: 4 x 2 U.M. CONSTRUCTION TO APPROVAL  
 ROOF COVER: FLAT STEEL

APPROVED SUBJECT TO COMPLIANCE  
 WITH THE CANBERRA SEWERAGE AND  
 WATER SUPPLY REGULATIONS.

PLANS AND SPECIFICATIONS EXAMINED AND APPROVED  
 FOR APPROVAL  
 EXAMINED BY  
*M. J. Adhally* 8/19/1964  
 ENGINEER FOR WATER SUPPLY AND SEWERAGE  
 CHIEF ELECTRICAL ENGINEER  
 STRUCTURAL ENGINEER  
 ARCHITECT AND VALUER  
*A. J. Diamond* 1/18/64  
 SENIOR TECHNICAL OFFICER  
*Edwards* 29/9/1964  
 PROJECT AUTHORITY  
 30 SEP 1964



APPROVED BY NATIONAL LAND DEVELOPMENT  
 COMMISSION AS TO DESIGN AND SITING  
 For and on behalf of the Commission  
 7/9/64

TO ALLLET ADDITION TO CONTRACT NO. 110. SECT 941 NANTRAUNEDAVHI



# APPLICATION FOR APPROVAL OF PLANS

BL 1/6(7/82)

BUILDING SECTION  
North Building, Civic Offices,  
London Circuit, 491355

PLANS/FILE No. \_\_\_\_\_  
Received Building Section  
- 8 JUL 1983

Cash Register Imprint

30

Name of Applicant: **RICHARD FIGG & ASSOCIATES.**  
 Address: **DEPT. OF THE CAPITAL TERRITORY SUITE 8 BANK BUILDING JAMISON CENTRE JAMISON ACT.**  
 Phone Wk: \_\_\_\_\_ Hm: \_\_\_\_\_ Postcode \_\_\_\_\_

Name of lessee/owner of parcel of land: **MR. RUZICKA.**  
 Address (show P.O. Box No. if any): **4 JOHNSTON ST NARRABUNDAH.**  
 Phone Wk: \_\_\_\_\_ Hm: **959761** Postcode \_\_\_\_\_

Description of the building work involved in this application: **WORKS AS EXECUTED - SHEDS - PERGOLA - POOL - CABANA - GREENHOUSE**

Description of land on which the building work is to be carried out	Block <b>11</b>	Section <b>94</b>	Division (Suburb) <b>07 NARRABUNDAH 150 A.C.T.</b>
---	-----------------	-------------------	--

To be specified in accordance with the appropriate classification in the Building Manual.	Type of construction (NIA for Class I or X buildings)	cost <b>\$ 4,500.</b>
	Class of occupancy <b>RESIDENTIAL.</b>	Total floor area where applicable

This application is for: (please tick appropriate box)

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

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

Classification of foundation material:  Stable       Unstable

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

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

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

posted to the applicant's address      *R. Figg*      8.7.83  
 signature of applicant      date

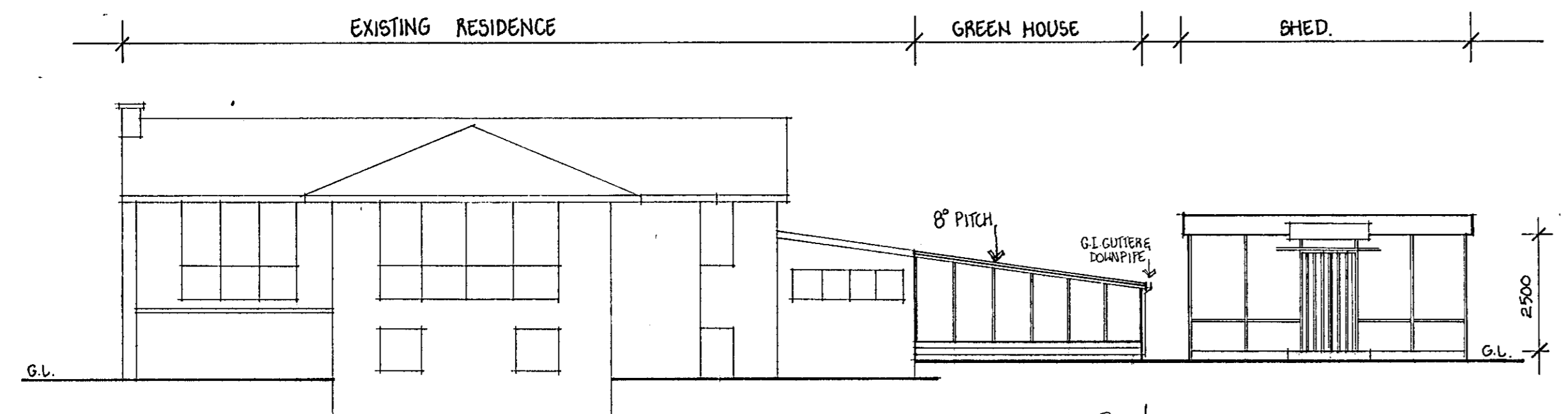
held at the counter for collection (telephone advice will be given when ready for collection)

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

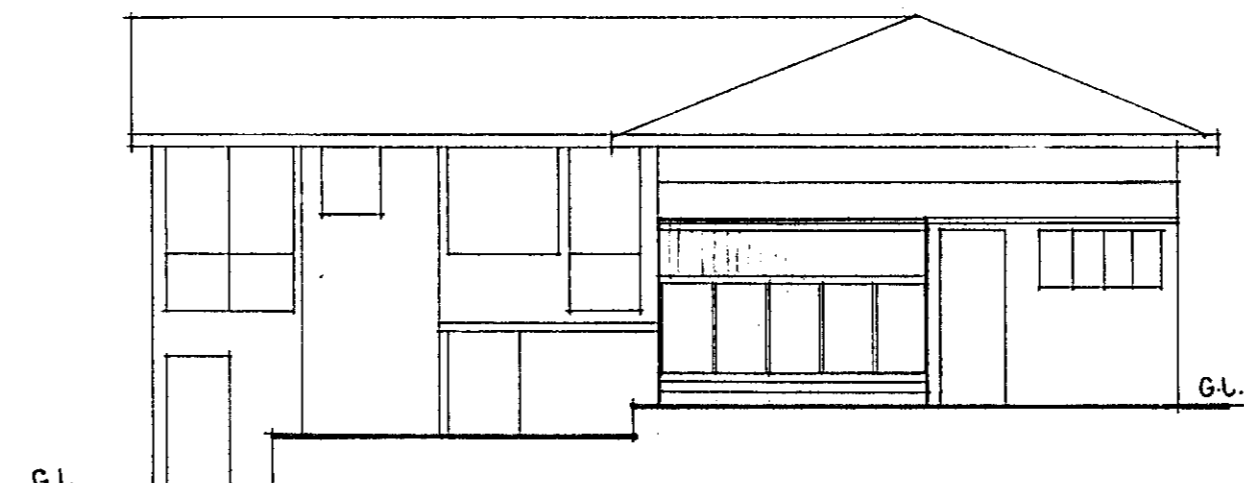
I hereby authorise the abovenamed applicant of the address indicated to make this application on my behalf

*Ruzicka*      8.7.83  
 signature of lessee / owner      date

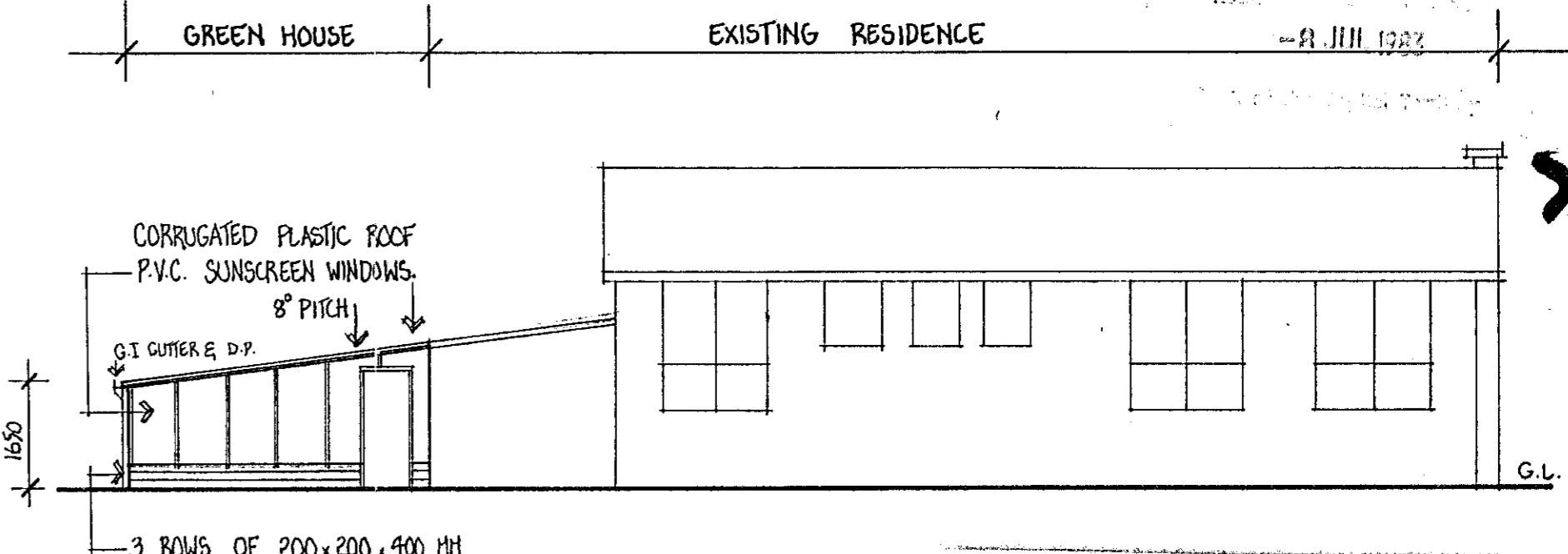
FOR OFFICE USE ONLY	<input type="checkbox"/> New work	Plans numbered <b>1418/C</b>	Class of licence required
	<input type="checkbox"/> Amendment to approved plan	Area	Valuation
	<input type="checkbox"/> Amendment to plan not yet approved	Total fees payable <b>\$ 22-50.</b>	
	<input type="checkbox"/> Details	Plans	
	Notify applicant new permit required endorse existing permit Permit fee required	<input type="checkbox"/> Approved <input type="checkbox"/> Not approved  Deputy Building Controller      date	



NORTH ELEVATION



WEST ELEVATION



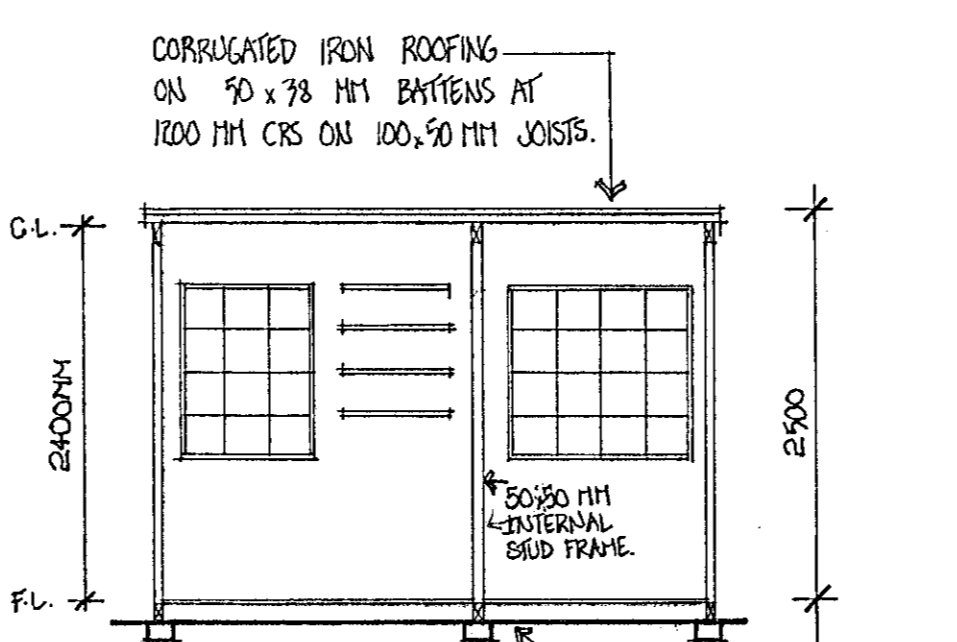
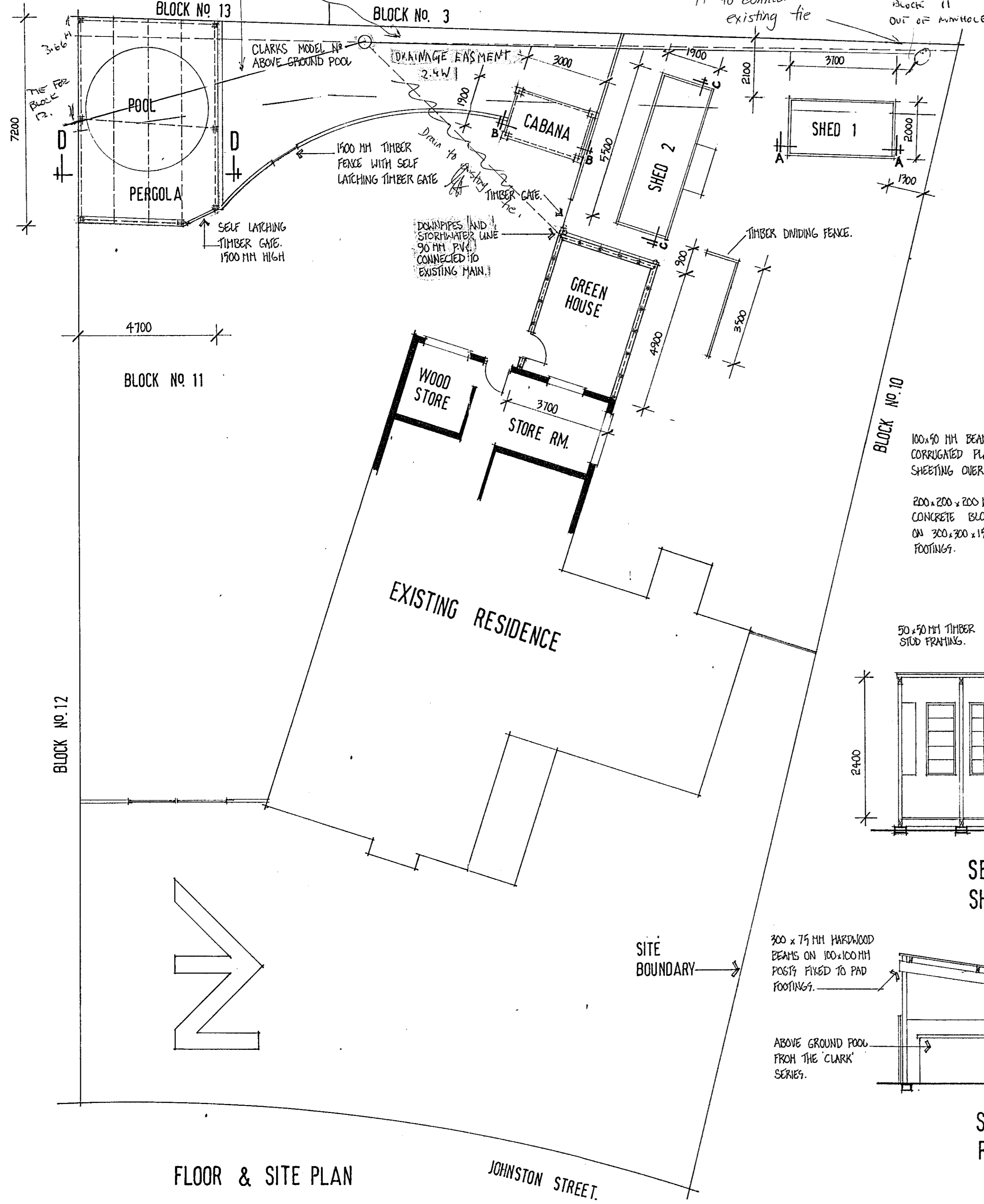
SOUTH ELEVATION

PLANS AND SPECIFICATIONS EXAMINED  
RECOMMENDED FOR APPROVAL BY

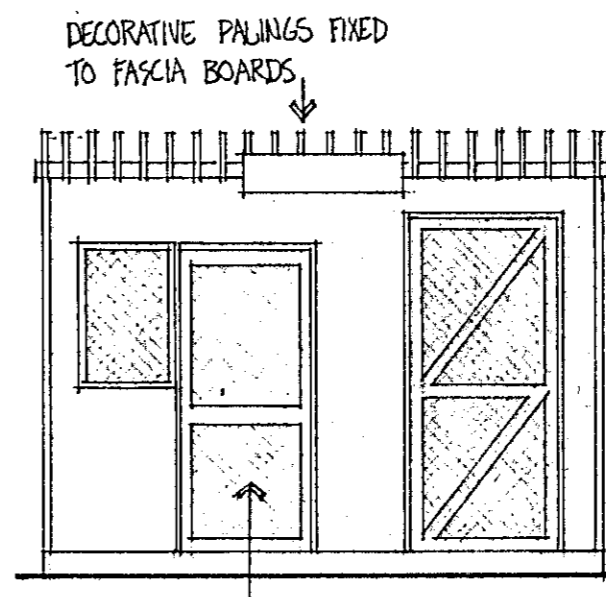
ENGINEER FOR WATER SUPPLY AND SEWERAGE 1 / 19

CHIEF ELECTRICAL ENGINEER 1 / 19

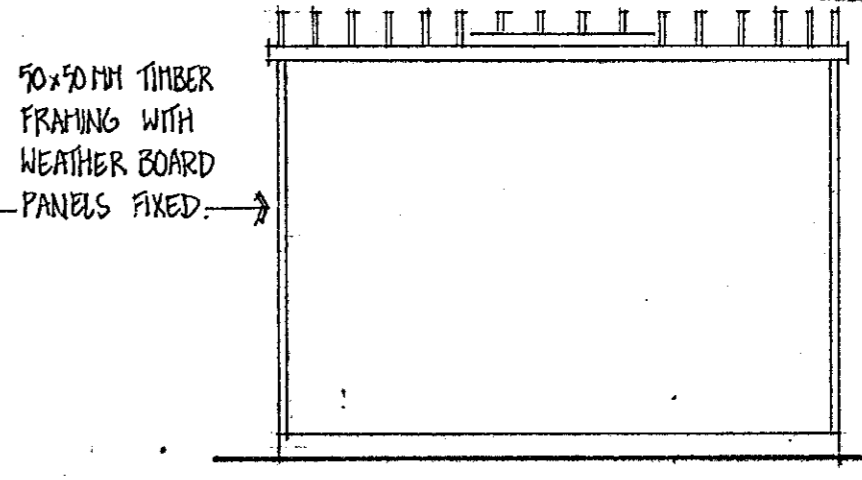
STRUCTURAL ENGINEER 1 / 19



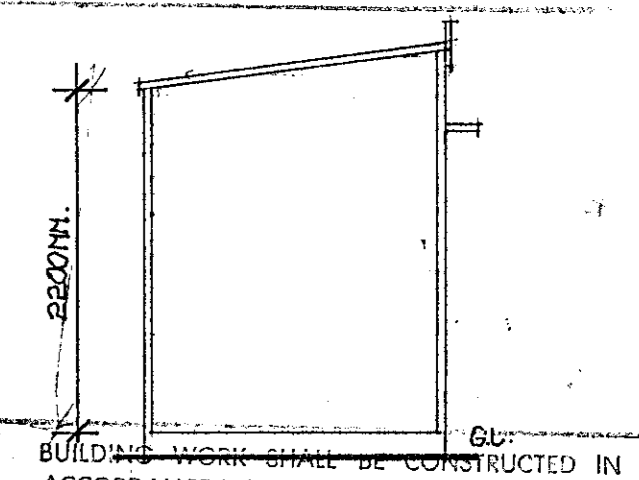
SECTION A-A SHED 1



FRONT ELEVATION

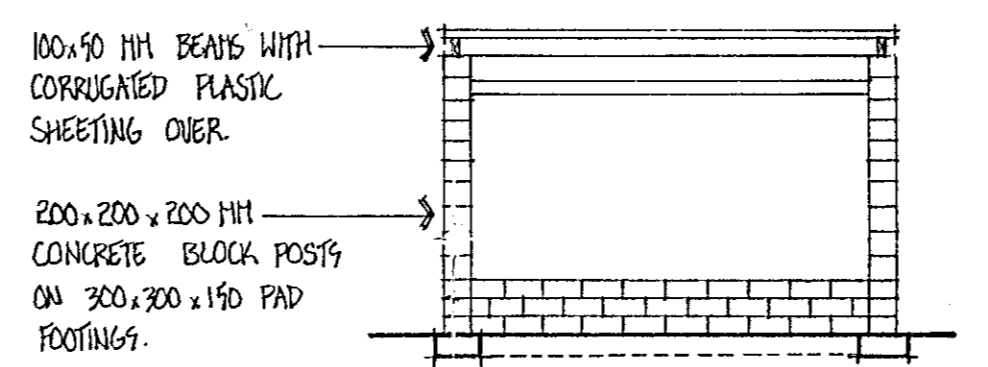


REAR ELEVATION

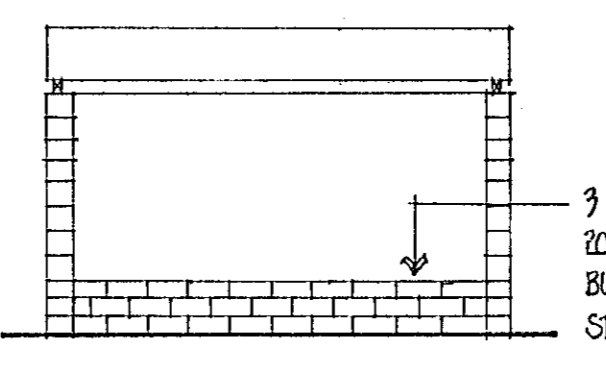


BUILDING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS THE BUILDING MANUAL ACT, THE NOTATIONS MADE ON THE PLANS AND ANY MATTERS SPECIFIED ON THE PLANS OR THE GRANT OF A BUILDING PERMIT DOES NOT AFFECT THE OPERATION OF ANY OTHER LAW IN THE TERRITORY, NOR DOES IT AUTHORISE THE USE OF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

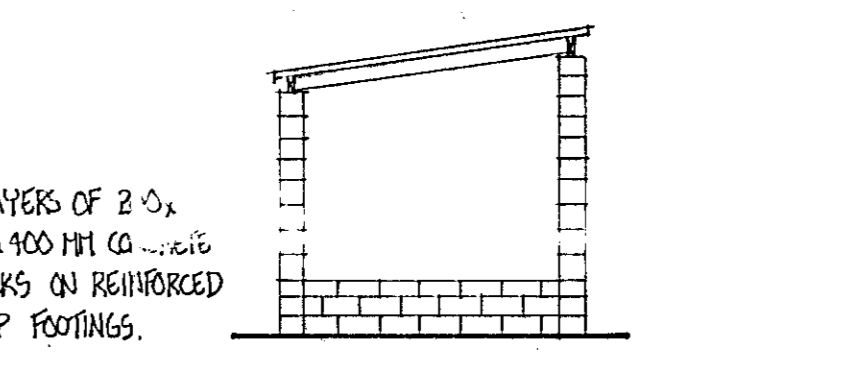
MODIFICATIONS IF APPLICABLE



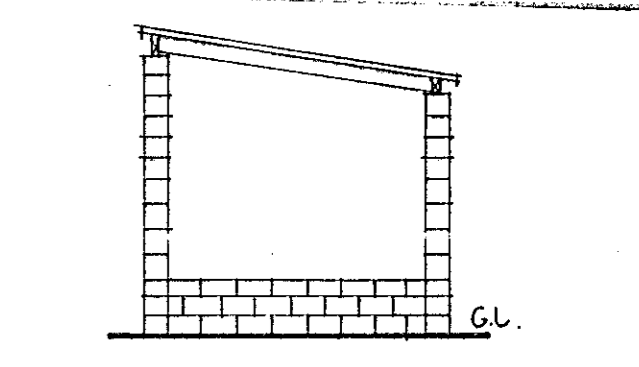
SECTION B-B CABANA



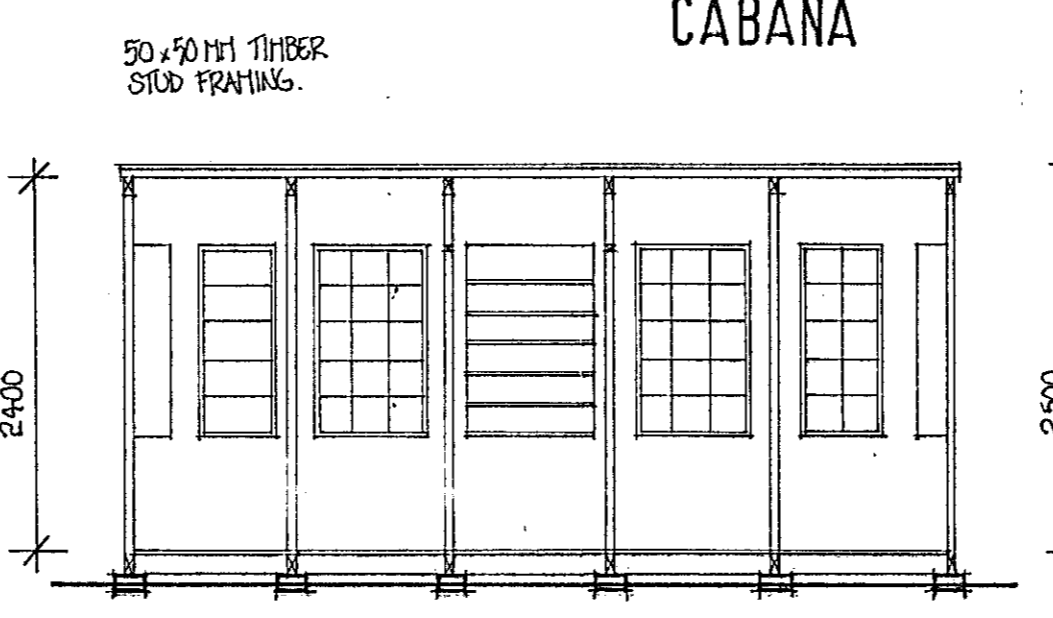
REAR ELEVATION



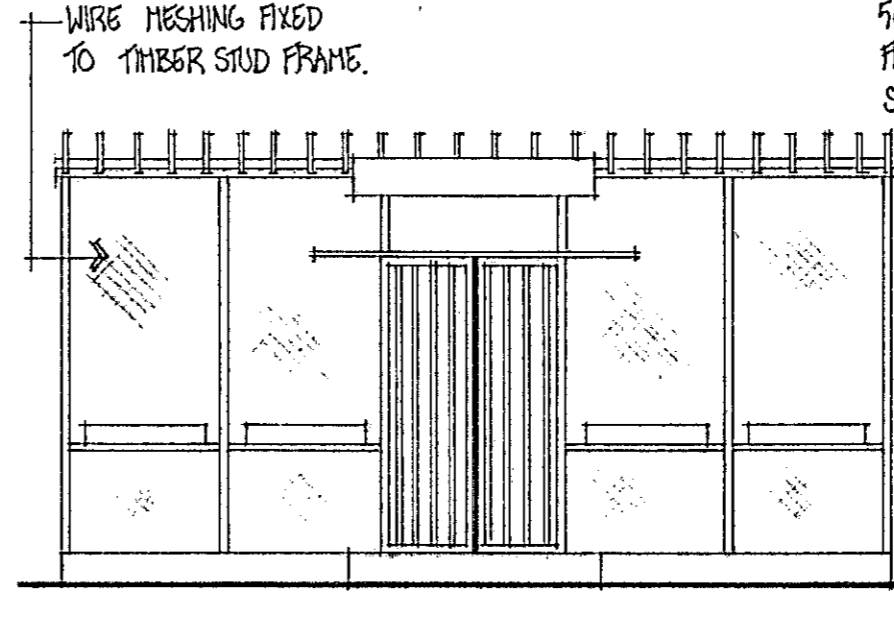
SIDE ELEVATION



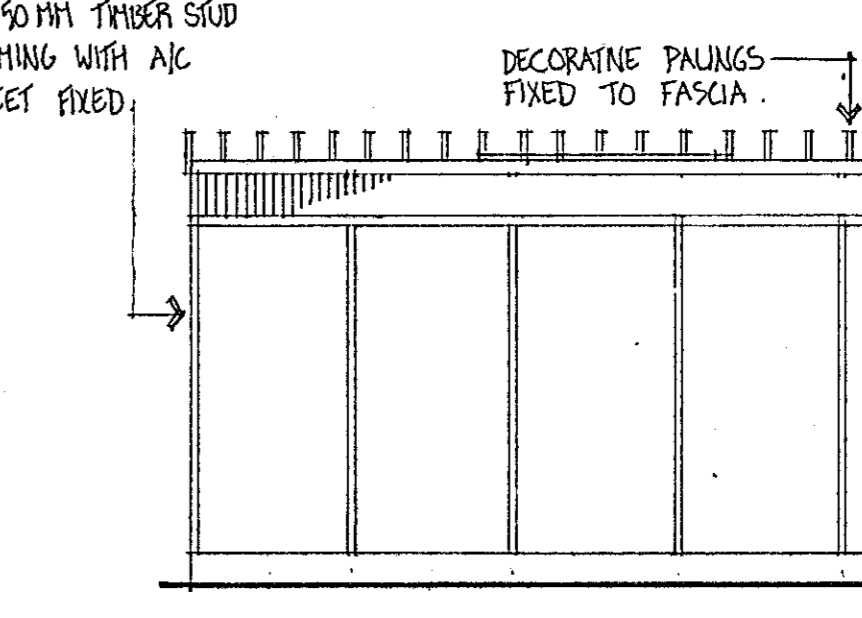
SIDE ELEVATION



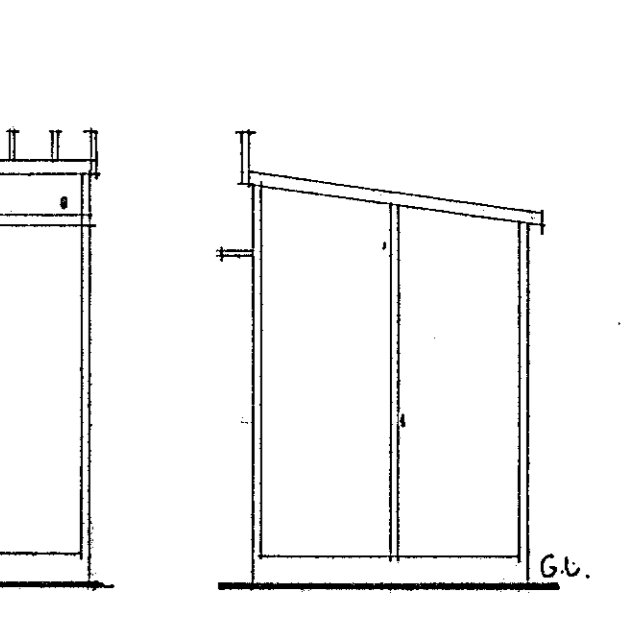
SECTION C-C SHED 2



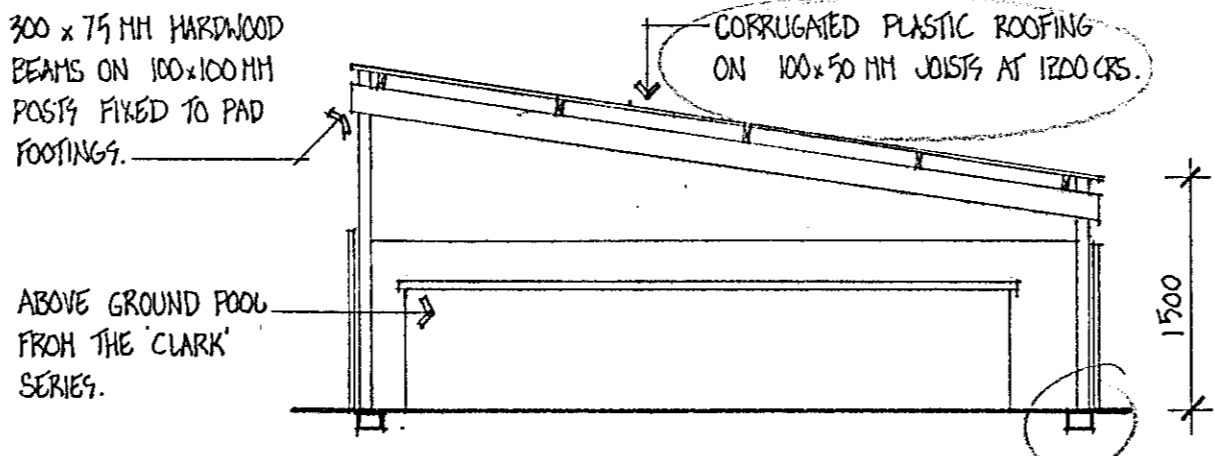
FRONT ELEVATION



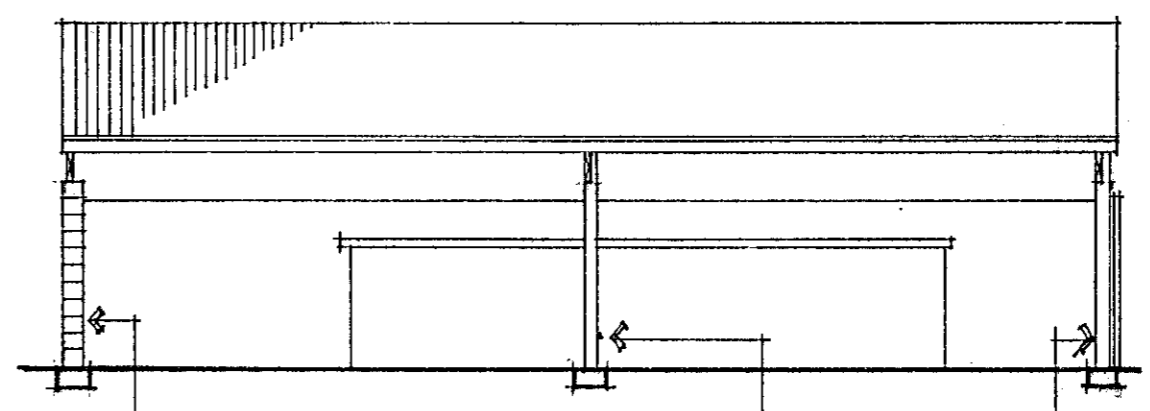
REAR ELEVATION



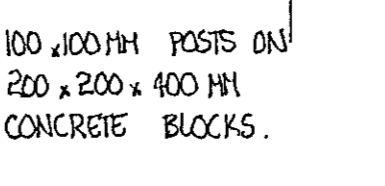
SIDE ELEVATION



SECTION D-D PERGOLA & POOL



FRONT ELEVATION



project:  
WORKS AS EXECUTED — SHEDS, GREENHOUSE, CABANA, PERGOLA AND ABOVE GROUND POOL TO EXISTING RESIDENCE AT BLOCK 11 SECTION 94, NARRABUNDAH, A.C.T.

client:  
MR & MRS RUZICKA.

BUILDINGS (DESIGN AND SITING) ORDINANCE 1984 AS AMENDED APPROVAL GRANTED 17 AUG 1983

DELEGATE [Signature]

NATIONAL CAPITAL DEVELOPMENT COMMISSION

Richard Figg & Associates Pty Ltd  
Design and Building Consultants  
Suite 8, Bank Building Jamison Centre  
P.O. Box 318 Jamison A.C.T. 2614  
Telephone (062) 514302 hm 54 6291

Scale: 1:100, 1:50. Job No: 8366

Date: JULY 1983 Issue: 1

Sheet No: 1 of 2

## INSPECTION RECORD

114567 MS



Permit Holder: O. Ruzicka

Block: 11

Section: 94

Division: Narrabundah

Stage: Random

Plan No 1418 A-B &amp; C

A brief inspection of parts of the construction on this site has indicated that:-

Work  may  may not proceed to next stage.

The following matters appear to require your attention

- ① Works shown on plan No 1418/A has been completed as per approved plan.
- ② Plan No 1418/B also completed as per approved plan.

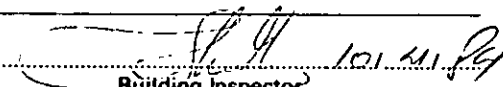
Note: A handrail is required to stairs with more than 5 risers

- ③ Plan No 1418/C also has been completed with the following changes:
- a) Shed No 2 has been removed.
  - b) " No 1 is sited at 600mm from rear boundary and 1500mm from side boundary (approx.)
  - c) Store room, wood store and green house are built up but do not comply with the Building Manual and Timber Framing Code.
  - d) Cabana and Shed No 1 rain water is discharged to the ground

 Please rebook this inspection stage when rectified

 Posted

 Left on site

  
 Building Inspector

G. Naureira

BL1/7(5/79)

 BUILDING SECTION  
 NORTH BUILDING, CIVIC OFFICES, LONDON CIRCUIT,  
 P.O. BOX 158, GANBERRA CITY, 2601

NOTE :- Inspectors can be contacted at the office ONLY BETWEEN 4.00 - 5.00pm

# INSPECTION RECORD

114568 <sup>44</sup>

(2)



Permit Holder: O. Ruzicka

Block: 11

Section: 94

Division: Narrabundah

Stage: Random  
Plan No 1418 / A-B & C

A brief inspection of parts of the construction on this site has indicated that:-

Work  may  may not proceed to next stage.

The following matters appear to require your attention

- a) An unapproved slow combustion stove has been installed in the store room area
- f) Swimming Pool has been emptied out and owner has indicated that the Pool and Pergola with corrugated fibreglass will be dismantled within a couple of weeks

Please rebook this inspection stage when rectified

Posted

Left on site

[Signature] 10/14/84  
 Building Inspector  
G. Maurice

BL1/7(5/79)

BUILDING SECTION  
 NORTH BUILDING, CIVIC OFFICES, LONDON CIRCUIT,  
 P.O. BOX 158, CANBERRA CITY, 2601

NOTE :- Inspectors can be contacted at the office ONLY BETWEEN 4.00 - 5.00pm

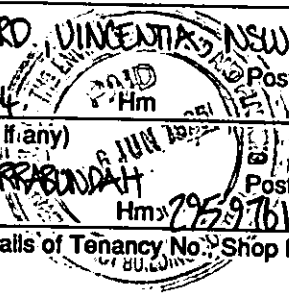


# Application for Approval of Plans

Permit Fees

49

Name of Applicant (please print clearly) <b>PATRICK R MAHEDY P/L - CHARTERED ARCHITECTS</b>	Address <b>29 THE WOOL RD. VINCENTIA NSW</b>
Contact name <b>MR BRANDT NOACK</b>	Phone: Wk 044 446444
Name of lessee / owner of parcel of land <b>MRS MARY AND MR STEPHEN BEARE</b>	Address (show PO Box No. if any) <b>4 JOHNSTON ST. NARRABUNDAH</b>
Date: .....	Phone: Wk .....



Description of the building work involved in this application <b>ALTERATIONS + ADDITIONS</b>	Tenancy fitouts: Include details of Tenancy No., Shop No., Floor level
---	--

Division (Suburb) District <b>NARRABUNDAH</b>	Section <b>94</b>	Block <b>11</b>	Unit
--	----------------------	--------------------	------

To be specified in accordance with the appropriate classification in the Building Code of Australia.	Type of Construction (N/A for Class 1 or 10 Buildings)	Class of Building <b>1A</b>	Total Floor Area <b>752.50</b> m <sup>2</sup> <i>includes deck, terraces.</i>
--	--	--------------------------------	---

Cost of Building Work Fixed by Contract <b>\$140,000-00</b>	Cost \$
--	---------

Estimated Value (to be completed only where not fixed by contract) (refer Building Cost Guide "BN25" for building types and current rates to calculate costs)	Building Work (BN25)	Rate/ m <sup>2</sup> (BN25)	Area	Value
.....	.....	.....	..... m <sup>2</sup>	..... \$
.....	.....	.....	..... m <sup>2</sup>	..... \$
.....	.....	.....	..... m <sup>2</sup>	..... \$
Total Estimated Value of Building Work				\$

This application is for:

New Work  Existing Building Work  Amendment to  Details for  Approved Plan No. **1418/0**

I hereby request that approved plans be posted to the applicant's address  held at the counter for collection

Design Information required under Section 32 of the Building Act to be provided by designer

**Classification of foundation material - AS 2870.1**

Certificate of Site Classification should be attached with this application unless engineering option (Item 6) is selected below.

I or the permit holder will be submitting certification from a practising structural engineer for:

- Certification of foundation material on the "Certificate of Site Classification" standard form,
- Certification of the footing and/or slab preparation.

As a result I wish to apply for:

- Plans of the building work to be approved subject to the above.
- A discount of permit fees that are payable.

**Declaration**

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

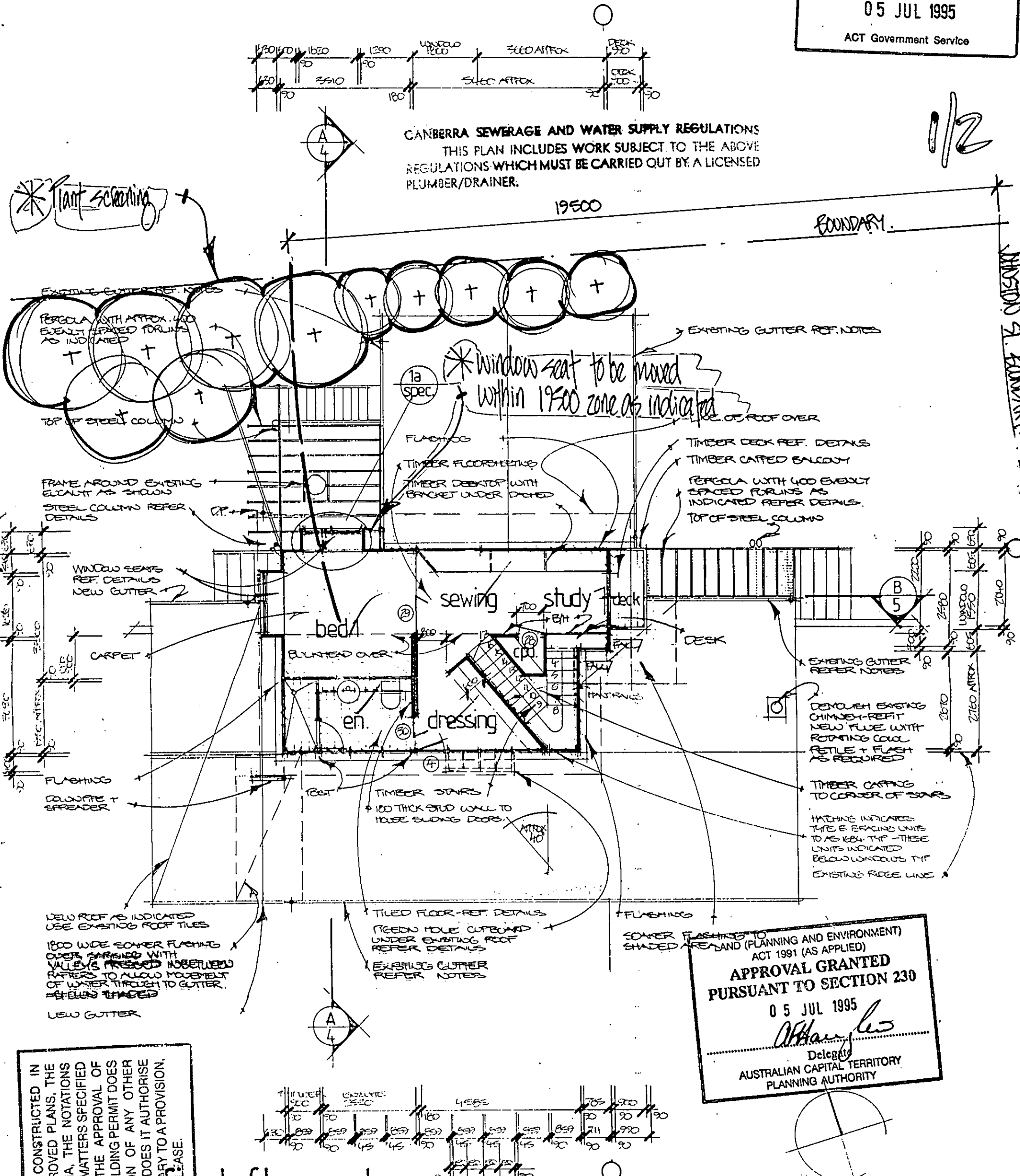
1. I am the / a person to whom the lease for the land is registered at the Land Titles Office, or
2. I am a director / secretary of the company to which the lease for the land is registered at the Land Titles Office, or
3. I am a person authorised to act on behalf of the person / company in 1 or 2 above. (Give original written evidence of authority from the person / company), or
4. I am an architect engaged by and acting on behalf of the person / company in 1 or 2 above, or
5. I am a solicitor engaged by and acting on behalf of the person / company in 1 or 2 above.
6. I also select Site Classification - Engineering option

.....  
Declaration / Signature

**Important: Section 59A of the ACT Building Act 1972 provides for severe penalties for false or misleading statements.**

<b>For Office Use Only</b>	New Work <input checked="" type="checkbox"/>	Approved Plan No. <b>1418/0</b>	Licence Required <b>B</b>	Type of Construction
	Amendment to approved plans <input type="checkbox"/>	Class of Building <b>1/10</b>	Area	Valuation
	Details <input type="checkbox"/>	Total Fees payable <b>903.00</b>		903.00 <b>10 JUL 1995</b>
	Existing building work <input type="checkbox"/>	Plans		
Plan endorsed	Approved <input checked="" type="checkbox"/>	Deputy Building Controller		
new permit required <input type="checkbox"/>	Not approved <input type="checkbox"/>			
endorse existing permit <input type="checkbox"/>				

1/2



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

APPROVAL GRANTED  
 PURSUANT TO SECTION 230  
 05 JUL 1995  
*A. Hughes*  
 Delegate  
 AUSTRALIAN CAPITAL TERRITORY  
 PLANNING AUTHORITY

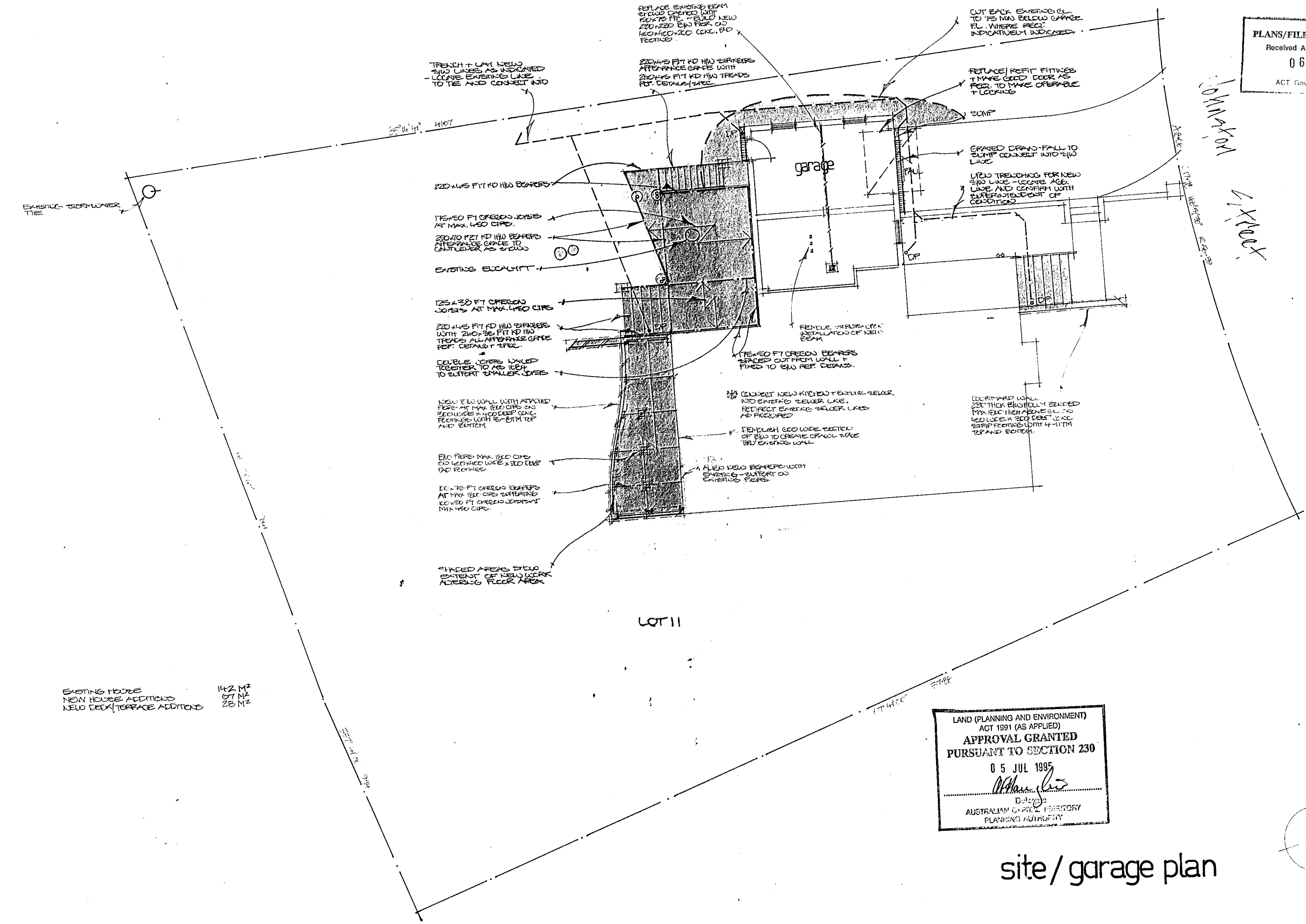
BUILDING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS, THE BUILDING CODE OF AUSTRALIA, THE NOTATIONS MADE ON THE PLANS AND ANY MATTERS SPECIFIED ON THE BUILDING PERMIT. THE APPROVAL OF PLANS OR THE GRANT OF A BUILDING PERMIT DOES NOT AFFECT THE OPERATION OF ANY OTHER LAW IN THE TERRITORY,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



DRAWN ground/first floor plans		SHEET 3 of 7	
SCALE 1:100	DESIGN/DRAWN Neck	JOB 95/	alterations & additions FOR: Mary and Stephen Beare AT: block 11, section 94, Johnston St. Narrabundah, A.C.T.
DATE May '95	Page 002 of 105		

110

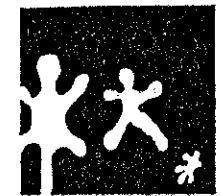

PLANS/FILE No. ....  
 Received ACT Building Control  
 06 JUN 1995  
 ACT Government Service



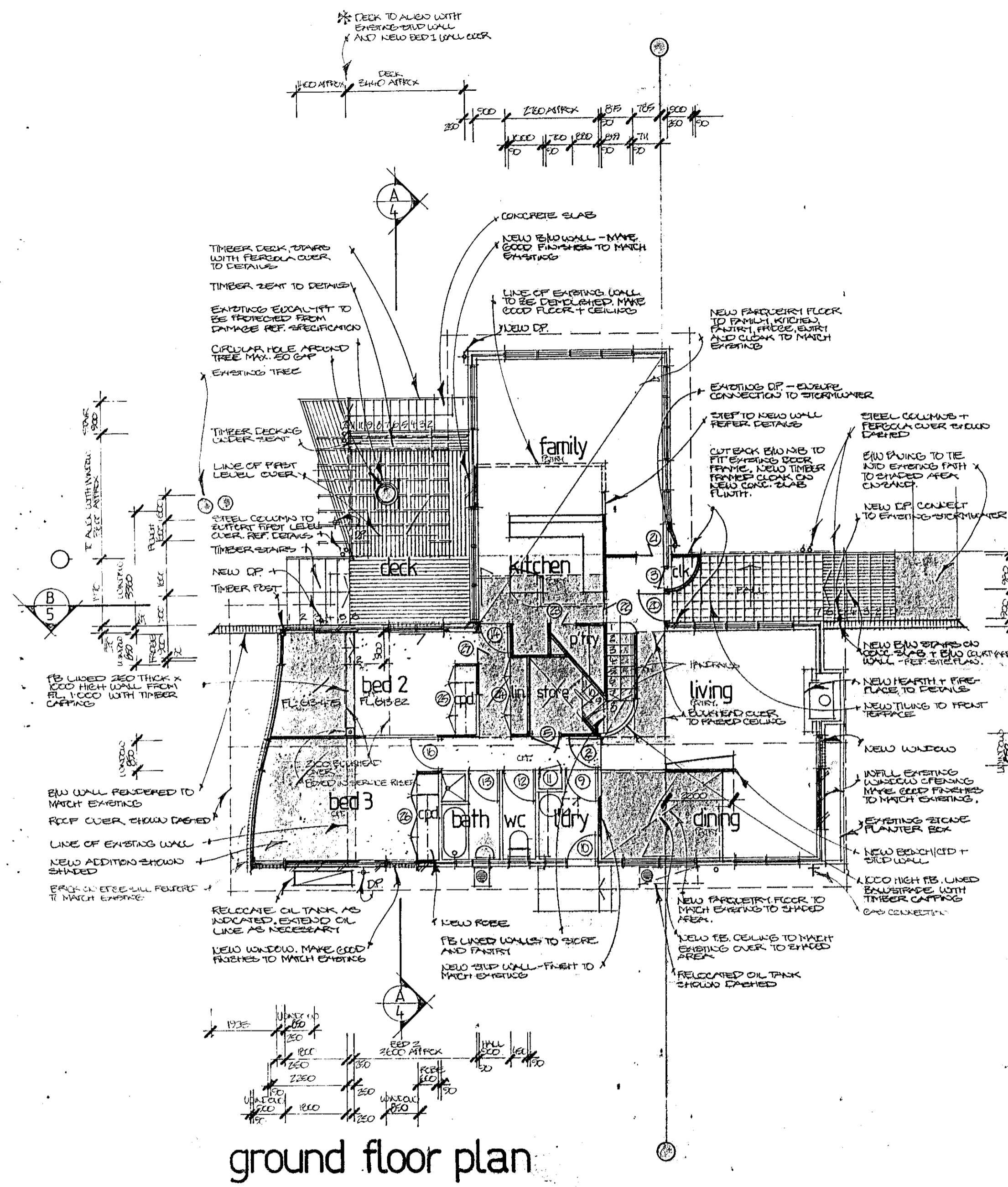
EXISTING HOUSE 142 M<sup>2</sup>  
 NEW HOUSE ADDITIONS 97 M<sup>2</sup>  
 NEW DECK/TERRACE ADDITIONS 28 M<sup>2</sup>

LAND (PLANNING AND ENVIRONMENT)  
 ACT 1991 (AS APPLIED)  
**APPROVAL GRANTED**  
 PURSUANT TO SECTION 230  
 05 JUL 1995  
 [Signature]  
 Depute  
 AUSTRALIAN CAPITAL TERRITORY  
 PLANNING AUTHORITY

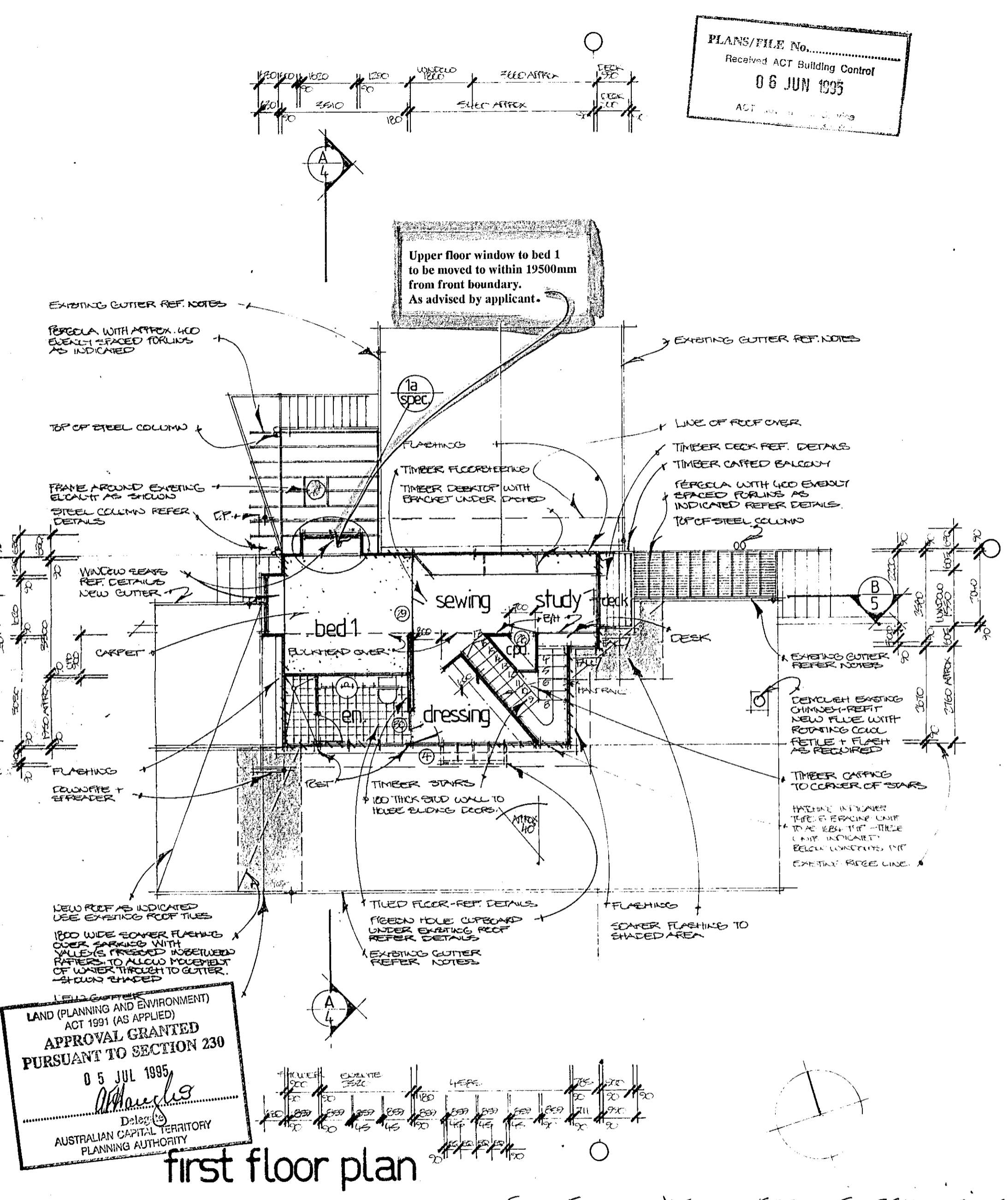
site / garage plan

 <p>The Jones' - Architects          PO Box 3238 Weston ACT 2611</p>	<p>in association with</p> <p>ARCHITECTURE  <i>Patrick R. Malesky Pty Limited</i>          INTERIOR DESIGN          29 The Wool Road, Vincentia 2540. Phone: (044) 41 6169 Fax: (044) 41 5941</p>		DRAWN site plan	SHEET 2 of 7	<b>alterations &amp; additions</b> FOR: Mary and Stephen Beare AT: block 11, section 94, Johnston St. Narrabundah, ACT.
			SCALE 1:100	DESIGN/DRAWN Noack	
			DATE May'95		

PLANS/FILE No. ....  
 Received ACT Building Control  
 06 JUN 1995  
 ACT Building Control



ground floor plan



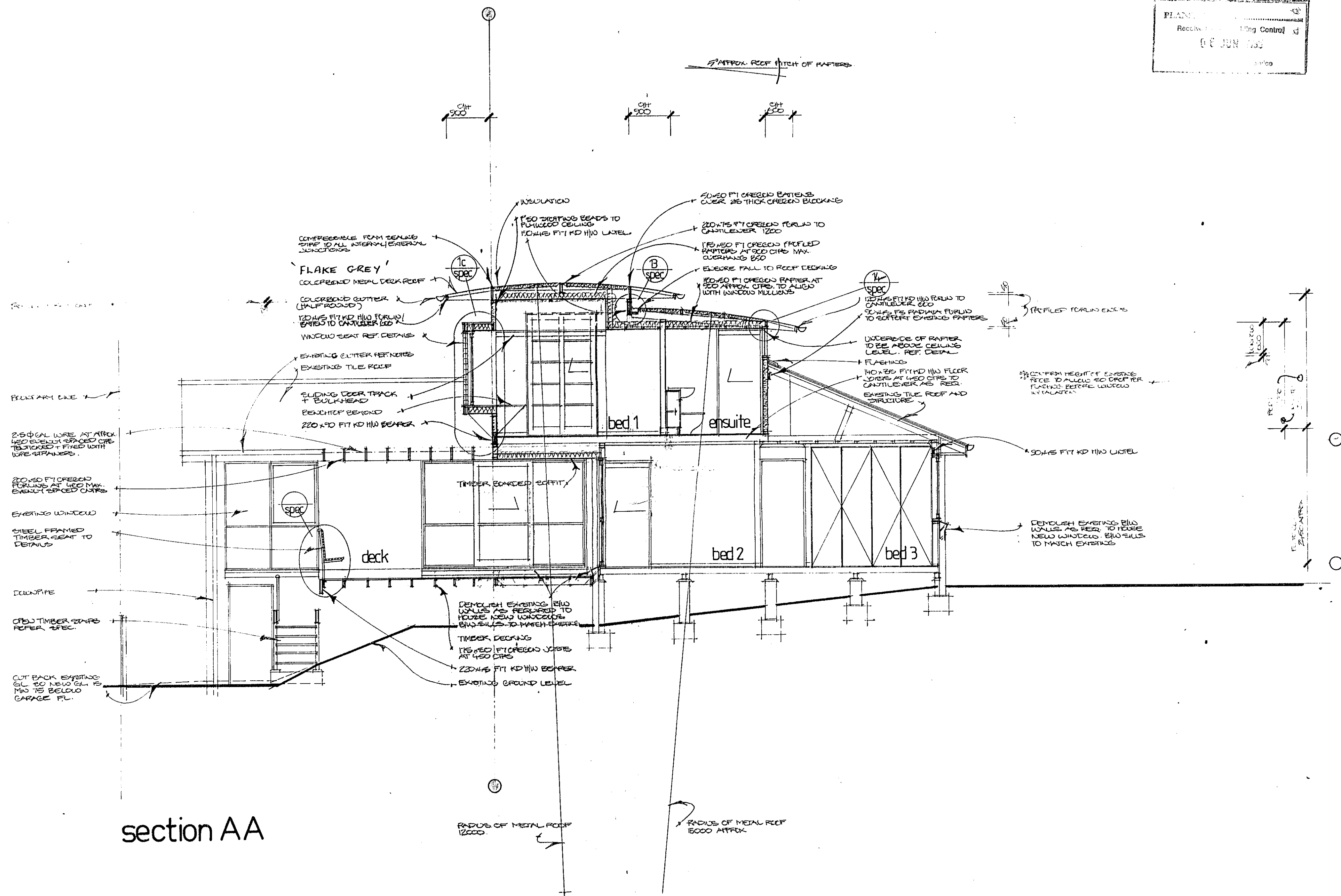
first floor plan

LAND (PLANNING AND ENVIRONMENT)  
 ACT 1991 (AS APPLIED)  
**APPROVAL GRANTED**  
**PURSUANT TO SECTION 230**  
 05 JUL 1995  
 Deleg. (S)  
 AUSTRALIAN CAPITAL TERRITORY  
 PLANNING AUTHORITY

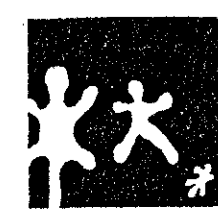
NOTES:  
 PATCH OR REPLACE EXISTING GUTTERS AND DOWNPIPES AS NECESSARY  
 ENSURE CONNECTION OF ALL DIPS TO DOWNPIPER.

FOR FURTHER DETAILS REFER TO SPECIFICATION BOOK  
 N/A. ENGINEER'S CERTIFICATION ON # 50

<p>The Jones' - Architects          PO Box 3238 Weston ACT 2611</p>	<p>ARCHITECTURE          INTERIOR DESIGN</p>	<p>The Royal Australian          Institute of Architects</p>	DRAWN ground/first floor plans	SHEET 3 of 7	<b>alterations &amp; additions</b> FOR: Mary and Stephen Beare AT: block 11, section 94, Johnston St. Narrabundah, ACT.
			SCALE 1:100 DATE May 95	DESIGN/DRAWN Noack	



section AA



The Jones' - Architects  
 PO Box 3238 Weston ACT 2611

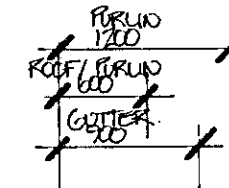
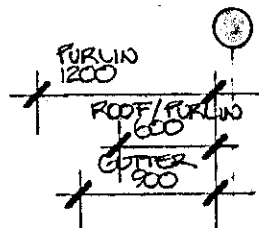
in association with

Patrick Mahrty Pty Limited  
 ARCHITECTURE  
 INTERIOR DESIGN

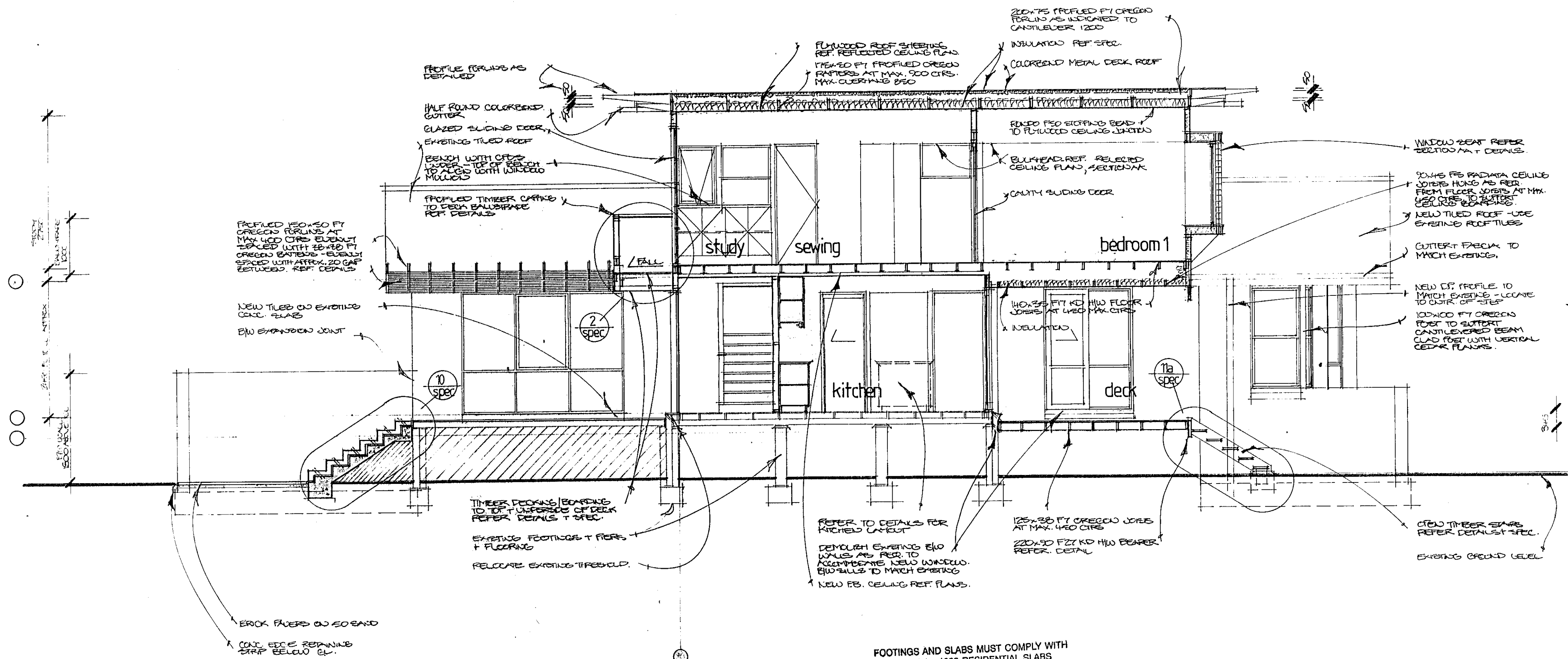
29 The Wool Road, Vincentia, 2540. Phone: (044) 41 6169 Fax: (044) 41 5941



DRAWN	section AA	SHEET	4 of 7	alterations & additions FOR: Mary and Stephen Beare AT: block 11, section 94, Johnston St. Narrabundah, ACT.
SCALE	1:50	DESIGN/DRAWN	JOB	
DATE	May'95	Noack	95/	



Received ACT Building Control  
 ACT Government Services



section BB

FOOTINGS AND SLABS MUST COMPLY WITH AS2870.1 - 1988 RESIDENTIAL SLABS AND FOOTING CODE

**The Jones' - Architects**  
 PO Box 3238 Weston ACT 2611

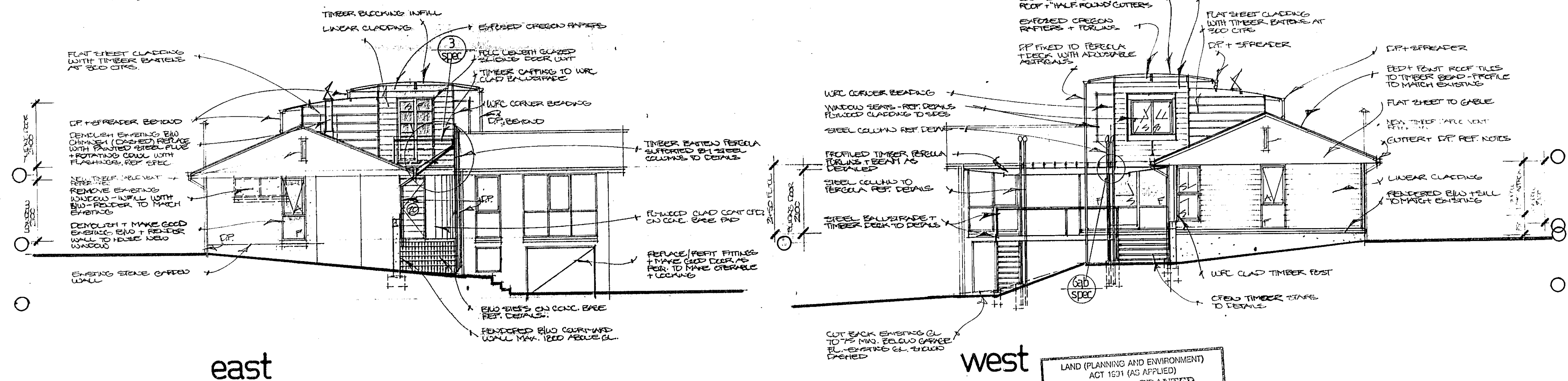
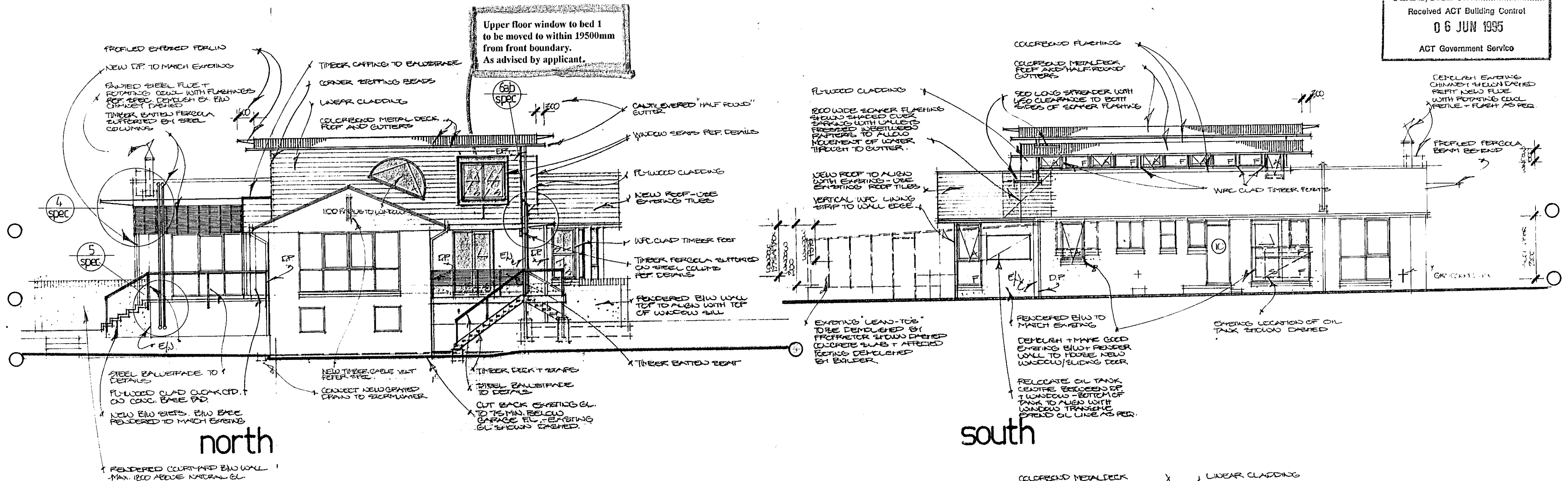
in association with  
**Patrick R. Mahedy Pty Limited**  
**ARCHITECTURE INTERIOR DESIGN**  
 29 The Wool Road, Vincentia, 2540. Phone: (044) 41 6169 Fax: (044) 41 5941



DRAWN section BB		SHEET <b>5 of 7</b>
SCALE 1:50	DESIGN/DRAWN	
DATE May 95	Noack	

**alterations & additions**  
 FOR: Mary and Stephen Beare  
 AT: block 11, section 94, Johnston St.  
 Narrabundah, ACT.

7/10



NOTES:  
 PATCH OR REPLACE EXISTING GUTTERS AND DOWNPIPES AS NECESSARY  
 ELUWSE CONNECTIONS OF ALL DPs TO TERMINATE.

LAND (PLANNING AND ENVIRONMENT)  
 ACT 1931 (AS APPLIED)  
**APPROVAL GRANTED**  
 PURSUANT TO SECTION 230  
 05 JUL 1995  
*[Signature]*  
 AUSTRALIAN INSTITUTE OF ARCHITECTS  
 PLANNING DIVISION



**The Jones' - Architects**  
 PO Box 3238 Weston ACT 2611

**ARCHITECTURE**  
*Patrick R. Mahedy Pty Limited*  
**INTERIOR DESIGN**



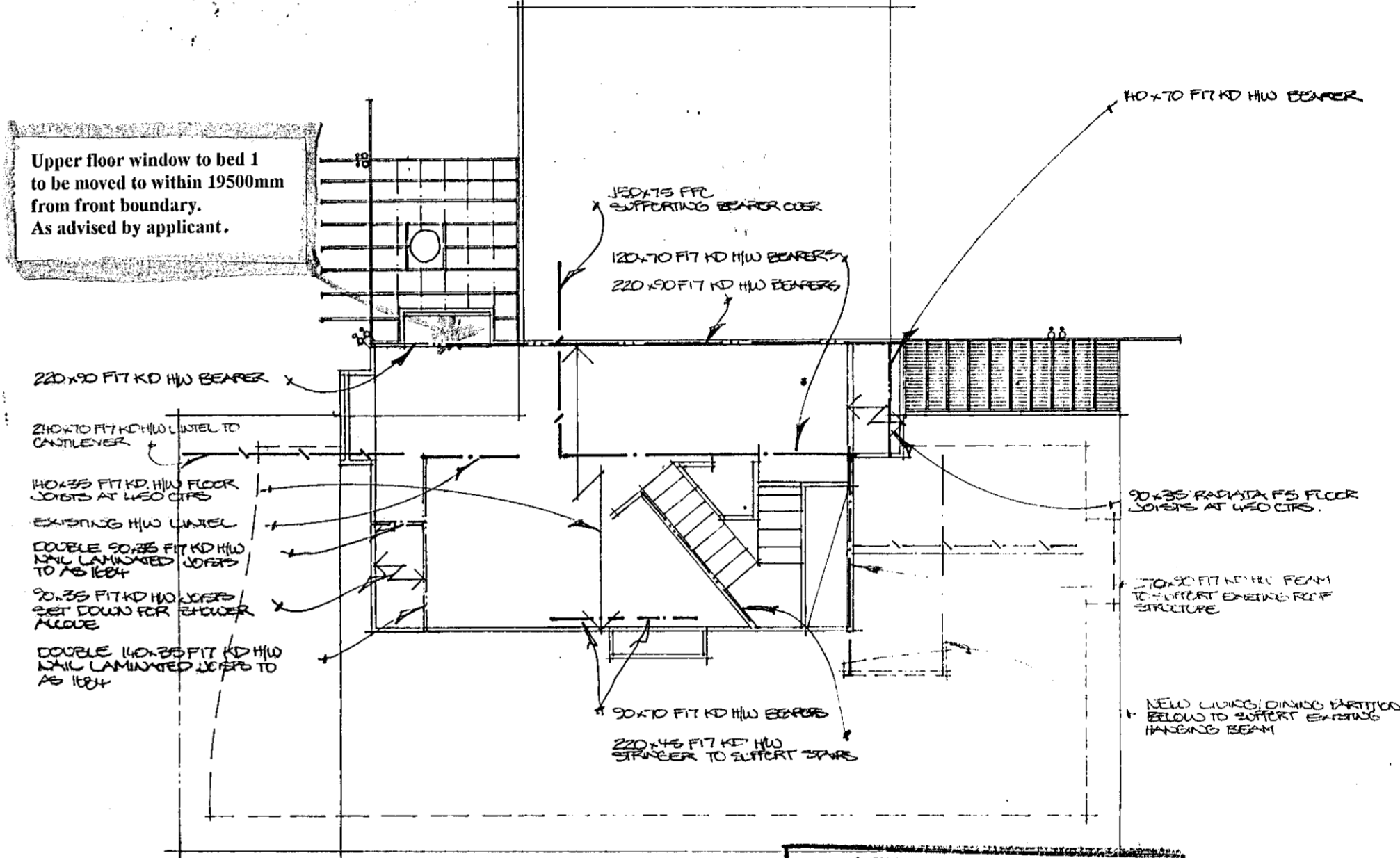
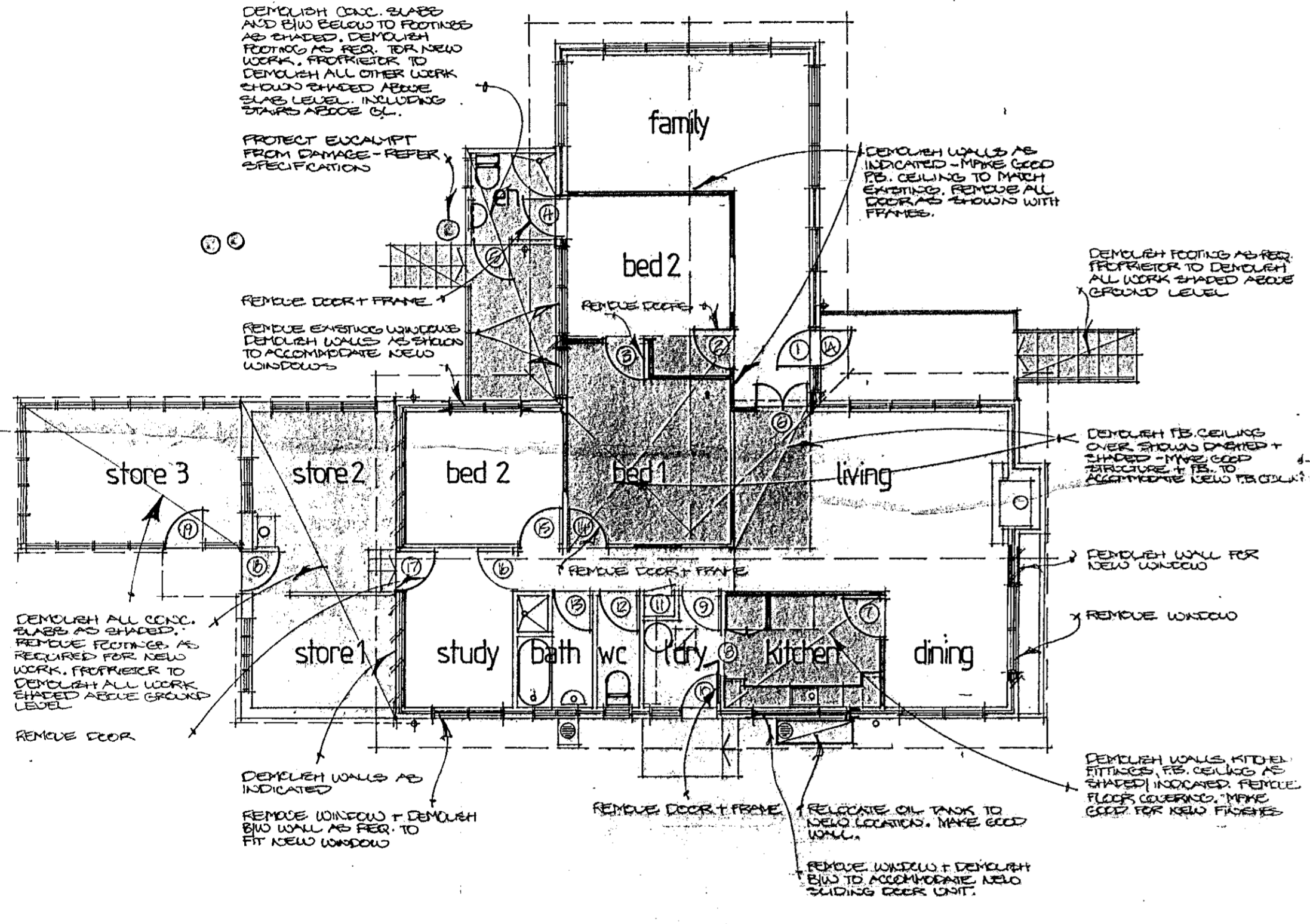
DRAWN elevations  
 SCALE 1:100  
 DATE May 95

SHEET 6 of 7  
 DESIGN/DRAWN Noack  
 JOB 95/

**alterations & additions**  
 FOR: Mary and Stephen Beare  
 AT: block 11, section 94, Johnston St.  
 Narrabundah, ACT.

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

S1/2



demolition plan

DEMOLITION OF ROOF STRUCTURE NOT SHOWN FOR CLARITY - REFER NOTES.

first floor structural plan

NOTES: PRIOR TO REMOVE ALL EXISTING CARPET + PARQUET.  
 REMOVE + STORE FOR REUSE EXISTING ROOF TILES TO AFFECTED AREAS OF ROOF - DEMOLISH ROOF STRUCTURE AFFECTED BY NEW FIRST FLOOR WORK - TEMPORARILY SUPPORT EXISTING ROOF AS REQUIRED UNTIL BUILT IN TO NEW WORK.  
 ALL HARDWOOD BEAMS TO BE LED TO APPROPRIATE CANALS UNLESS NOTED.

LAND (PLANNING AND ENVIRONMENT)  
 ACT 1991 (AS APPLIED)  
**APPROVAL GRANTED**  
 PURSUANT TO SECTION 230  
 0.5 JUL 1995  
*Alan Jones*  
 Delegation  
 AUSTRALIAN CAPITAL TERRITORY  
 PLANNING AUTHORITY

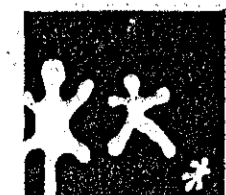
A.C.T. BUILDING CONTROL  
 Lodged 06 JUN 1995

<input checked="" type="checkbox"/> RTPA	<input type="checkbox"/> Electricity
<input type="checkbox"/> Heritage	<input type="checkbox"/> Water
<input type="checkbox"/> Leasing	<input type="checkbox"/> Fire
<input type="checkbox"/> Traffic	<input type="checkbox"/> Environment
<input type="checkbox"/> Structural	<input type="checkbox"/> Health
<input type="checkbox"/> Waste	<input type="checkbox"/> Roads Mtnce

RESPOND TO BUILDING CONTROL BY .....

ENGINEERS' CERT ON A 50

1 JUN 1995



The Jones Architects  
 PO Box 3238 Weston ACT 2611

ASSOCIATION OF ARCHITECTS

ARCHITECTURE  
 Patrick R. Mahedy Pty Limited  
 INTERIOR DESIGN



29 The Wool Road, Vincentia, 2540, Phone: (044) 41 6169, Fax: (044) 41 5941

DRAWN  
 demolition, structural plans  
 SCALE 1:100  
 DATE May'95

SHEET  
 1 of 7  
 DESIGN/DRAWN  
 Noack  
 JOB  
 95/

alterations & additions  
 FOR: Mary and Stephen Beare  
 AT: block 11, section 94, Johnston St.  
 Narrabundah, ACT.



# ACT Building, Electrical and Plumbing Control

GPO Box 1908, Canberra ACT 2601

## Certificate of Occupancy or Use

Certificate No. **B39564P1C1**

This Certificate is issued in accordance with Section 53 (3) of the Building Act.

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

Builder <b>ABC CONSTRUCTIONS (ACT)</b>	Site for Project Address <b>4 JOHNSTON STREET</b>
Permit Number <b>B39564P1</b>	Suburb <b>NARRABUNDAH</b> Section <b>94</b> Block <b>11</b>
Approved Plans <b>1418/E/F</b>	

### Building Work

Nature of Work	Project Item Description	Unit	Other Description	Value	Class of Occupancy	Type of Construction	Indemnity Insurance
			ADDITIONS	\$125,669			

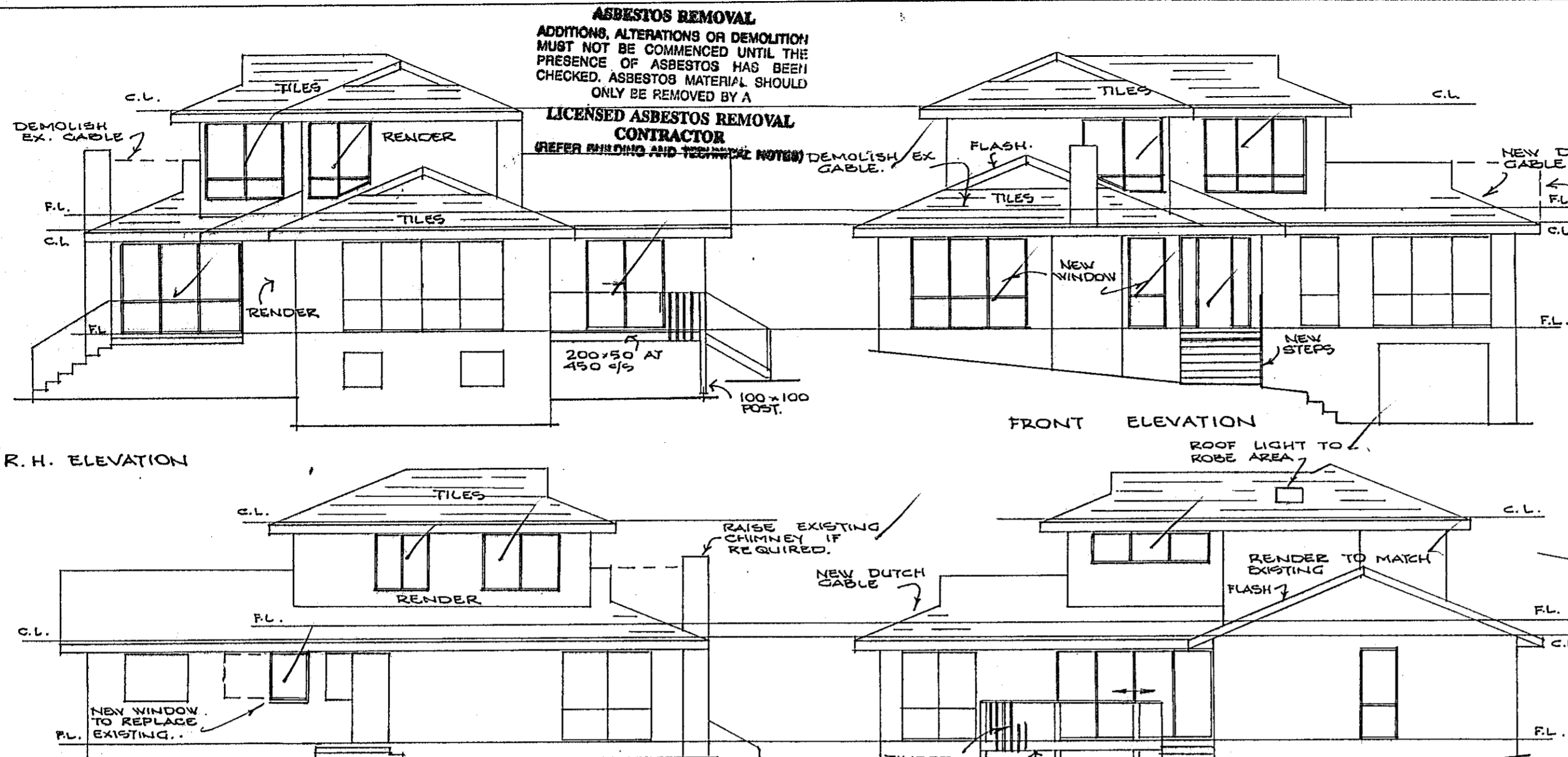
### Comments

### Important note:

1. If yes is indicated for indemnity insurance this indicates that the item of building work is covered by an indemnity insurance policy for a period of 5 years from the issue of this certificate.
2. The issue of this certificate does not affect the liability of a person to comply with the provisions of a law of the Territory (including the Building Act) relating to the building work nor does it authorise the use of the land contrary to a provision, covenant or condition of lease.

ALISTAIR HAUGHIE (SNR)  
Deputy Building Controller

5/8/96  
Date



**ASBESTOS REMOVAL**  
ADDITIONS, ALTERATIONS OR DEMOLITION MUST NOT BE COMMENCED UNTIL THE PRESENCE OF ASBESTOS HAS BEEN CHECKED. ASBESTOS MATERIAL SHOULD ONLY BE REMOVED BY A

**LICENSED ASBESTOS REMOVAL CONTRACTOR**  
(REFER BUILDING AND TECHNICAL NOTES)

S1/2

A.C.T. BUILDING CONTROL	
Lodged 6/11/95	
<input checked="" type="checkbox"/> ITPA	<input type="checkbox"/> Electricity
<input type="checkbox"/> Heritage	<input type="checkbox"/> Water
<input type="checkbox"/> Leasing	<input type="checkbox"/> Fire
<input type="checkbox"/> Traffic	<input type="checkbox"/> Environment
<input type="checkbox"/> Structural	<input type="checkbox"/> Health
<input type="checkbox"/> Waste	<input type="checkbox"/> Roads Mtnee.

PLANS/FILE No. 148/E  
Received AGT Building Control  
16 NOV 1995  
ACT Government Services

RESPOND TO BUILDING CONTROL BY  
ASSUMED - S.M.

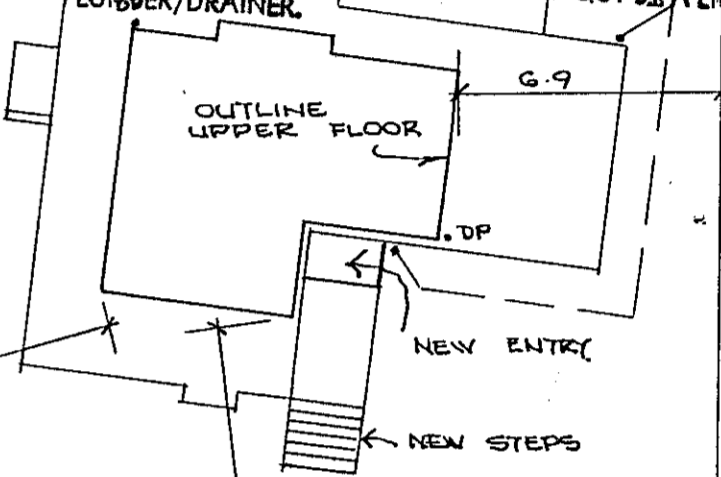
B1 200 UB 25 SP1 2/10075KIDUE W/DA BRICK TO BACK  
B2 310 UB 40 SP2 2/150100 W/L US L/D BRICK TO BACK  
B3 200 UB 25 SP3 265 BT 41

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A "B" CLASS LICENSE.  
TYPE OF CONSTRUCTION REQUIRED:  
CLASS OF OCCUPANCY: R  
21 NOV 1995  
DEPUTY BUILDING CONTROLLER UNDER BUILDING ACT 1978

**NEW WORK - NEW BUILDING PERMIT REQUIRED**

NOTE: MAKE GOOD TO AREAS AFTER DEMOLITION.  
FLOOR & WALLS IN WET AREAS TO BE LINED WITH IMPERVIOUS MATERIAL. WALL & FLOOR TILES AS SELECTED.  
ALL ELECTRICAL WORK TO ACTEV REQ.  
WINDOWS: TIMBER UNITS AS SELECTED.  
PROVIDE FLY SCREENS TO OPENING VENTS.  
FINISH PAINTING TO MATCH SURROUNDING SURFACES.  
CONSTRUCTION TO COMPLY WITH BUILDING CODE OF AUSTRALIA, & A.C.T. APPENDIX.

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



LAND (PLANNING AND ENVIRONMENT) ACT 1991 (AS APPLIED)  
**APPROVAL GRANTED**  
PURSUANT TO SECTION 230  
15 NOV 1995  
MARGALIS  
AUSTRALIAN CAPITAL TERRITORY PLANNING AUTHORITY

**SITE PLAN**  
SCALE 1:200  
TERR. CAT. 3  
31/10/95 #70  
JAN BURNHAM, P.L.(HND), M.A.S.T.

AREAS:

UPPER FLOOR	53.63 M <sup>2</sup>
G.F. ENTRY	2.28 M <sup>2</sup>
DECK	19.4 M <sup>2</sup>

CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING

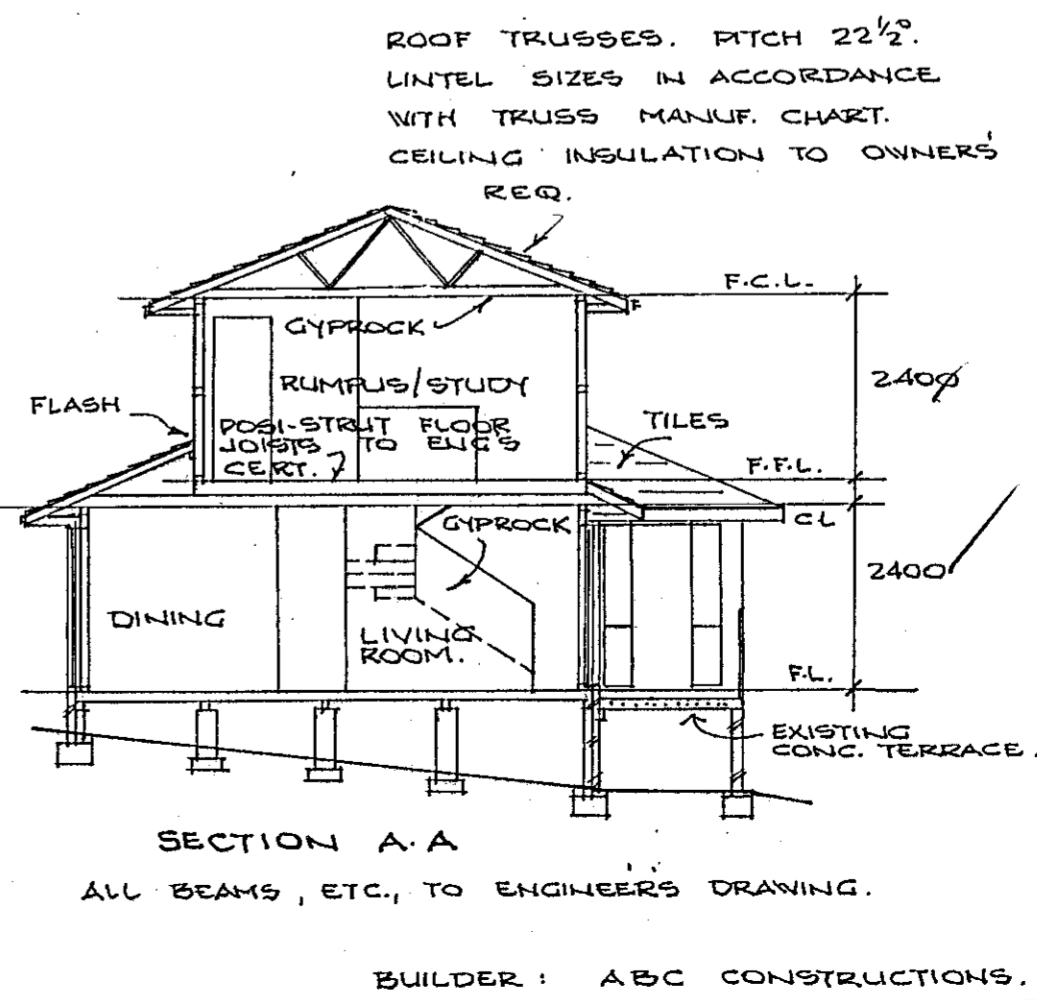
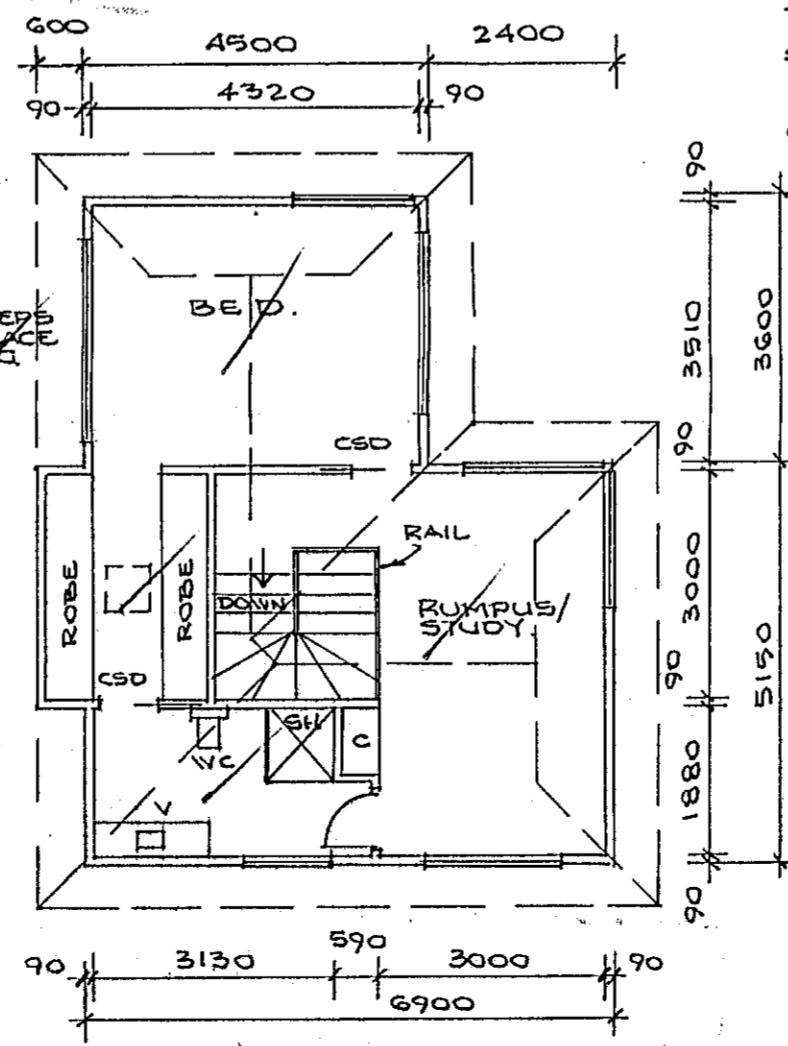
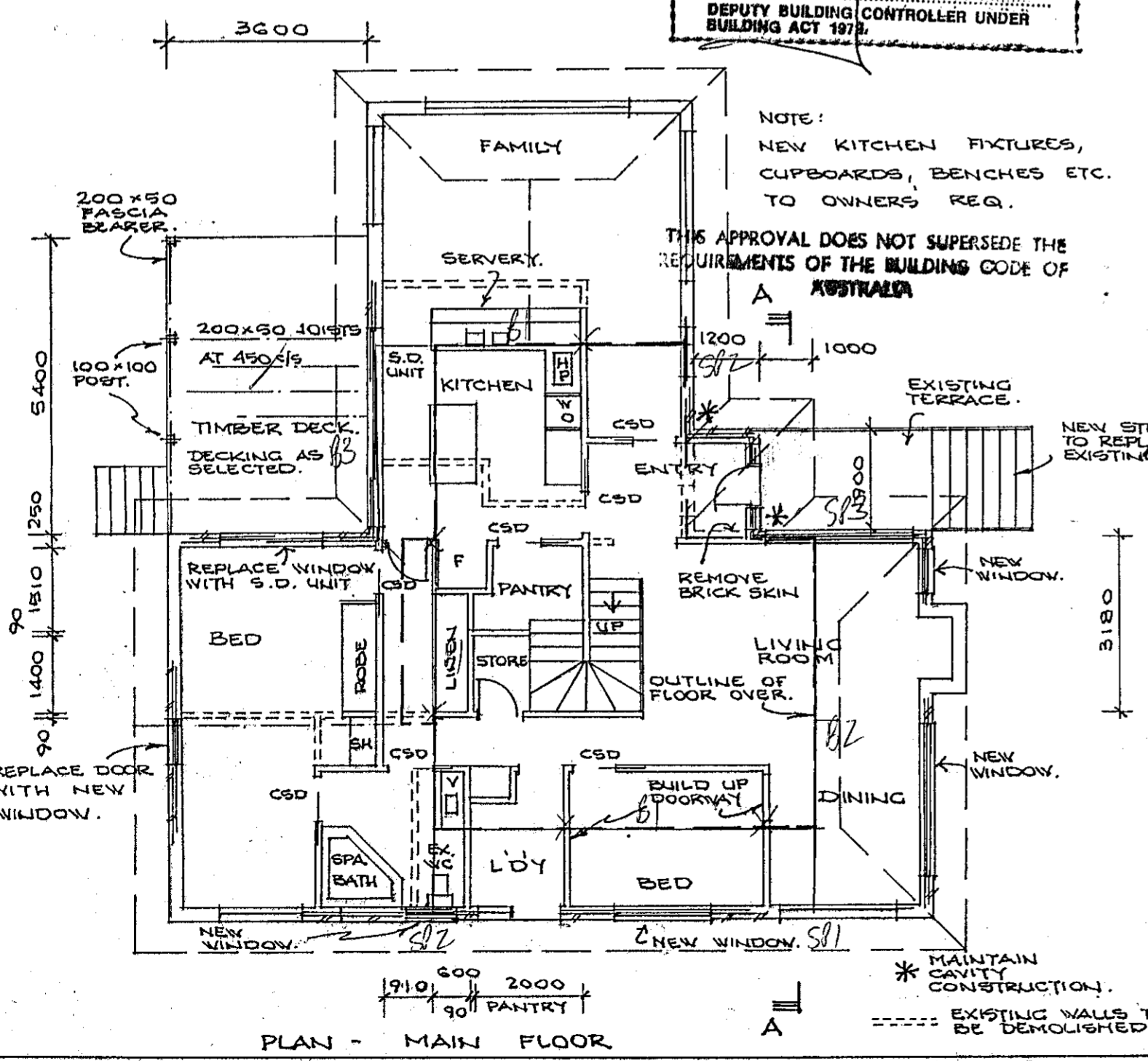
**McINNES DRAUGHTING.**  
5 BADHAM STREET, DICKSON, A.C.T.  
PHONE: 480747

FOR: MR. & MRS BEARE

ALTERATIONS & ADDITION TO RESIDENCE

BLOCK 11 SECTION 94  
NARRABUNDAH A.C.T.

SCALE: 1:100	PROJECT:	SHEET	DRAWING NUMBER
DRAWN: M. M. J.	AREA:	OF	3651
DATE: OCT. 1995			







# Certificate of Occupancy and Use

Certificate No.: **B20203705C1**

**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
	11	94	NARRABUNDAH	CANBERRA CENTRAL	Australian Capital Territory

Plans
B20203705/A

## Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
1a	Additions	DA EXEMPT-RESIDENCE	Additions & Alterations	NA		B20203705N2	LUKE KATLEWSKI

## Comments

### Important Note:

Including deck.

1. Residential building statutory warranties and residential insurance may not apply in relation to building work.
2. 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:** 11/10/2022



# Certificate of Occupancy and Use

Certificate No.: **B20203705C3**

**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
	11	94	NARRABUNDAH	CANBERRA CENTRAL	Australian Capital Territory

Plans
B20203705/A

## Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
10a	Other	DA EXEMPT-SEE DESCRIPTION	Garage & Deck	NA		B20203705N2	LUKE KATLEWSKI

## Comments

### Important Note:

1. Residential building statutory warranties and residential insurance may not apply in relation to building work.

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

**Issued by:** Sian OSullivan

**Issued on:** 14/10/2022

Delegate of the ACT Construction Occupations Registrar.



# Certificate of Occupancy and Use

Certificate No.: **B20203705C2**

**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](http://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
	11	94	NARRABUNDAH	CANBERRA CENTRAL	Australian Capital Territory

Plans
B20203705/A
B20203705/B

## Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
10b	Other	DA EXEMPT- SEE DESCRIPTION	Swimming Pool	NA		B20203705N1	JASON SINCLAIR

## Comments

### Important Note:

1. Residential building statutory warranties and residential insurance may not apply in relation to building work.
2. The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the territory (including this Act) relating to the building or portion of the building.

**Issued by:** Sian OSullivan

**Issued on:** 14/10/2022

Delegate of the ACT Construction  
Occupations Registrar.



DO NOT SCALE OFF PLAN. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE

SMOKE ALARMS MUST COMPLY WITH 3.7.2 OF THE N.C.C & AS3786, INSTALLED WHERE SHOWN & HARD WIRED TO AS3000

FR INDICATIVE LOCATIONS OF REFRIGERATOR & OTHER APPLIANCES

MAINTAIN CAVITY CONSTRUCTION.

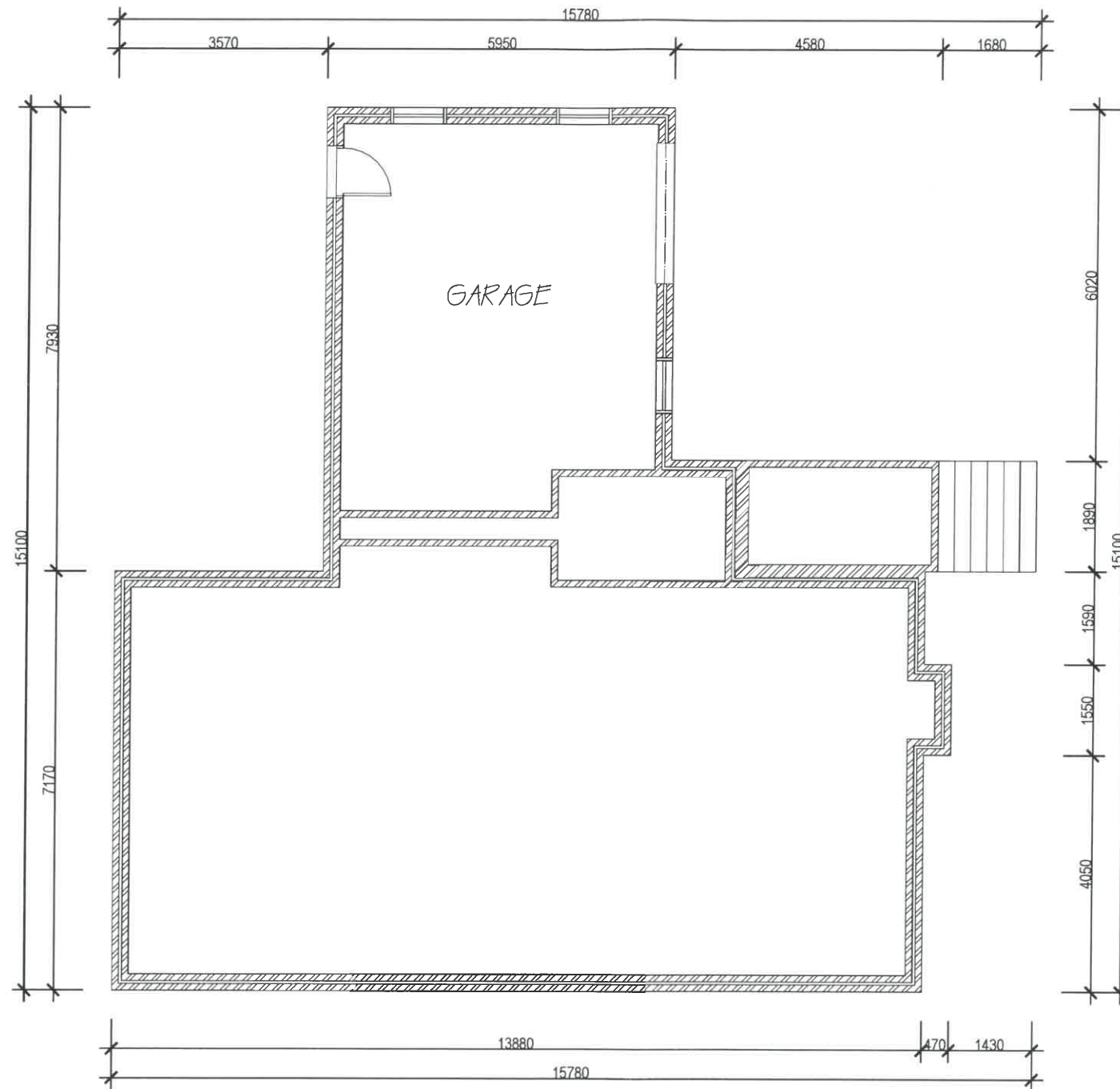
ALL BUILDING WORK MUST COMPLY WITH THE N.C.C AND ALL RELEVANT AS CODES.

WINDOWS ARE ALUMINIUM FRAMED AND SINGLE GLAZED, UNLESS NOTED OTHERWISE. ALL WINDOW SIZES MUST BE CHECKED BY THE BUILDER PRIOR TO ORDERING.

DG - DOUBLE GLAZING  
ODS - OBSCURE GLAZING

2.4M HIGH CEILINGS  
22.5 DEG. ROOF PITCH

T - TAP



**VRD** DESIGN

ABN 53 008 609 925 PH: (02) 6101 5917 MOB: 0414 488 420

CLIENT: MR & MRS KATLEWSKI

PROJECT: PROPOSED EXTENSION

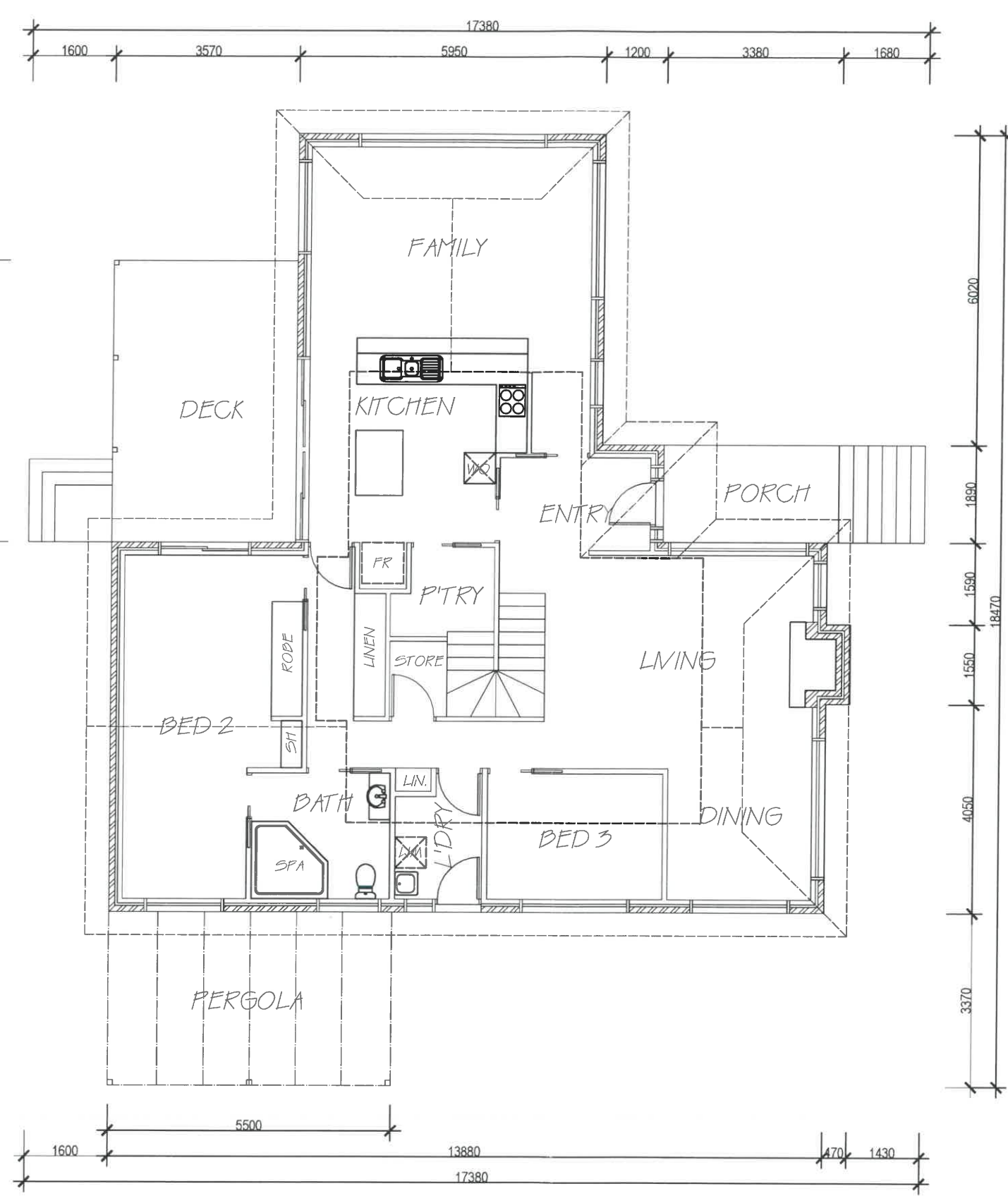
SHEET No: 2 of 11 DATE: 26/06/20

SHEET TITLE: EXISTING BASEMENT FLOOR PLAN

LOCATION: BLK: 11 SEC: 94 SUB: NARABUNDAH

SCALE: 1:100 JOB No: 4492A3

AREAS: ( PORCH: 9.56m<sup>2</sup> ) ( DECK: 22.05m<sup>2</sup> )  
RESIDENCE: 199.91m<sup>2</sup> (LOW: 149.79m<sup>2</sup> UP: 50.12m<sup>2</sup> )  
GARAGE: 39.55m<sup>2</sup> ( PERGOLA: 18.54m<sup>2</sup> ) TOTAL=239.46m<sup>2</sup>



DO NOT SCALE OFF PLAN. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE

● SMOKE ALARMS MUST COMPLY WITH 3.7.2 OF THE N.C.C. & AS3786, INSTALLED WHERE SHOWN & HARD WIRED TO AS3000

FR INDICATIVE LOCATIONS OF REFRIGERATOR & OTHER APPLIANCES

MAINTAIN CAVITY CONSTRUCTION.

ALL BUILDING WORK MUST COMPLY WITH THE N.C.C. AND ALL RELEVANT AS CODES.

WINDOWS ARE ALUMINIUM FRAMED AND SINGLE GLAZED, UNLESS NOTED OTHERWISE. ALL WINDOW SIZES MUST BE CHECKED BY THE BUILDER PRIOR TO ORDERING.

DG = DOUBLE GLAZING  
OGS = OPGURE GLAZING

2.4M HIGH CEILINGS  
22.5 DEG. ROOF PITCH

Ⓣ TAP

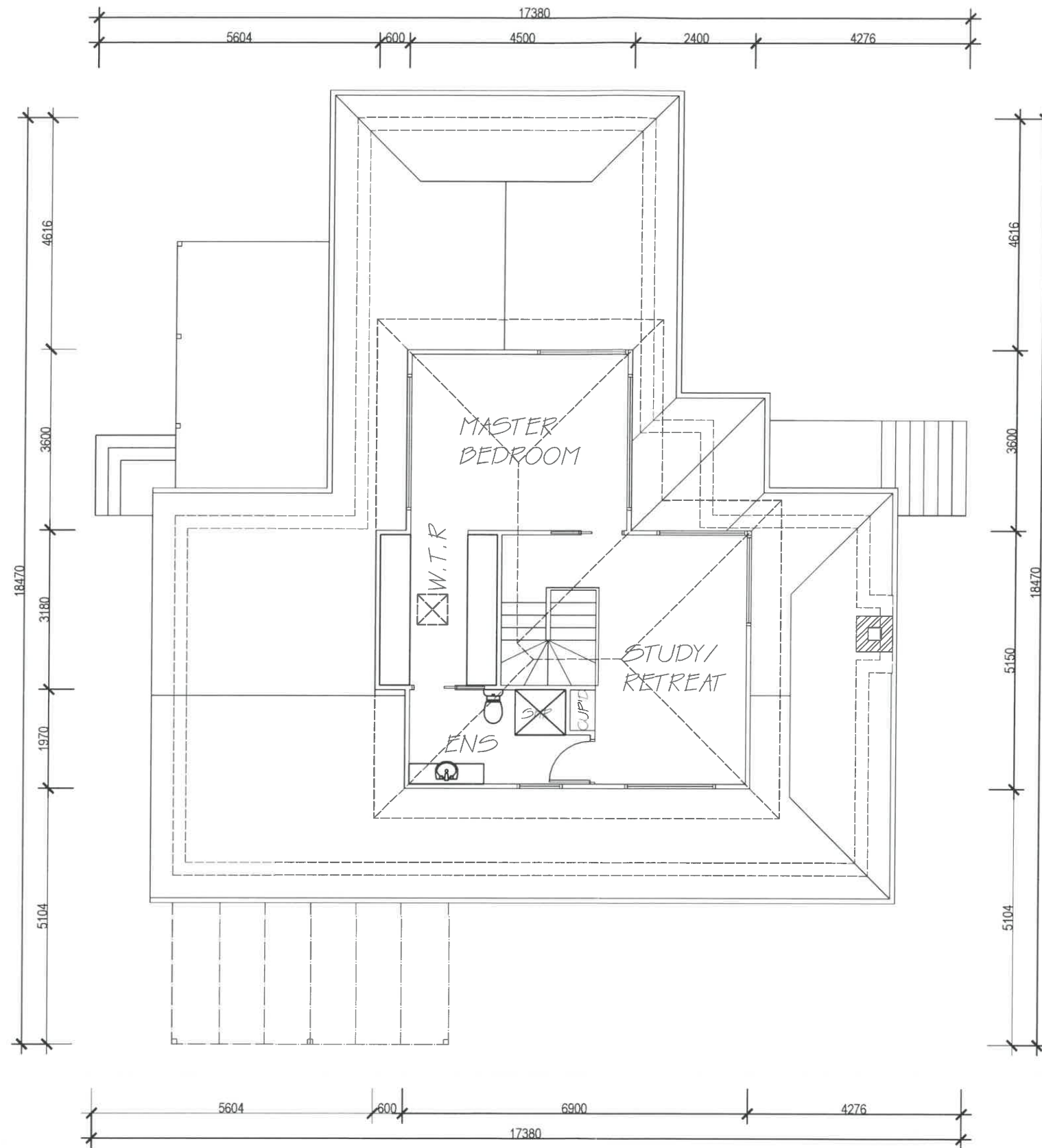
**BUILDING APPROVAL**  
 Issued under section 28 of the Building Act 2004  
**CBS Residential Certifiers Pty Ltd**  
**11 AUG 2020**  
  
 Licence No: 2019937

**VRD DESIGN**  
 ABN 53 008 609 925 PH: (02) 6101 5917 MOB: 0414 488 420

CLIENT: MR & MRS KATLEWSKI  
 SHEET TITLE: EXISTING LOWER FLOOR PLAN  
 Page 75 of 105

PROJECT: PROPOSED EXTENSION  
 LOCATION: BLK: 11 SEC: 94  
 SUB: NARABUNDAH

SHEET No: 3 of 11 DATE: 26/06/20  
 SCALE: 1:100 JOB No: 4492A3  
 AREAS: ( PORCH: 9.56m2 ) ( DECK: 22.05m2 )  
 RESIDENCE: 199.91m2 (LOW: 149.79m2 UP: 50.12m2 )  
 GARAGE: 39.55m2 ( PERGOLA: 18.54m2 ) TOTAL=239.46m2



DO NOT SCALE OFF PLAN. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE

● SMOKE ALARMS MUST COMPLY WITH 3.7.2 OF THE N.C.C & AS3786, INSTALLED WHERE SHOWN & HARD WIRED TO AS3000

FR INDICATIVE LOCATIONS OF REFRIGERATOR & OTHER APPLIANCES

MAINTAIN CAVITY CONSTRUCTION.

ALL BUILDING WORK MUST COMPLY WITH THE N.C.C AND ALL RELEVANT AS CODES.

WINDOWS ARE ALUMINIUM FRAMED AND SINGLE GLAZED, UNLESS NOTED OTHERWISE. ALL WINDOW SIZES MUST BE CHECKED BY THE BUILDER PRIOR TO ORDERING.

DG = DOUBLE GLAZING  
OBS = OBSURE GLAZING

2.4M HIGH CEILINGS  
22.5 DEG. ROOF PITCH

Ⓣ TAP



**VRD** DESIGN

ABN 53 008 609 925 PH: (02) 6101 5917 MOB: 0414 488 420

CLIENT: MR & MRS KATLEWSKI

SHEET TITLE: EXISTING UPPER FLOOR PLAN

PROJECT: PROPOSED EXTENSION

LOCATION: BLK: 11 SEC: 94  
SUB: NARABUNDAH

SHEET No: 4 of 11 DATE: 26/06/20

SCALE: 1:100 JOB No: 4492A3

AREAS: ( PORCH: 9.56m<sup>2</sup> ) ( DECK: 22.05m<sup>2</sup> )  
RESIDENCE: 199.91m<sup>2</sup> (LOW: 149.79m<sup>2</sup> UP: 50.12m<sup>2</sup> )  
GARAGE: 39.55m<sup>2</sup> ( PERGOLA: 18.54m<sup>2</sup> ) TOTAL=239.46m<sup>2</sup>

DO NOT SCALE OFF PLAN. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE

SMOKE ALARMS MUST COMPLY WITH 3.7.2 OF THE N.C.G & AS3786, INSTALLED WHERE SHOWN & HARD WIRED TO AS3000

FR INDICATIVE LOCATIONS OF REFRIGERATOR & OTHER APPLIANCES

MAINTAIN CAVITY CONSTRUCTION.

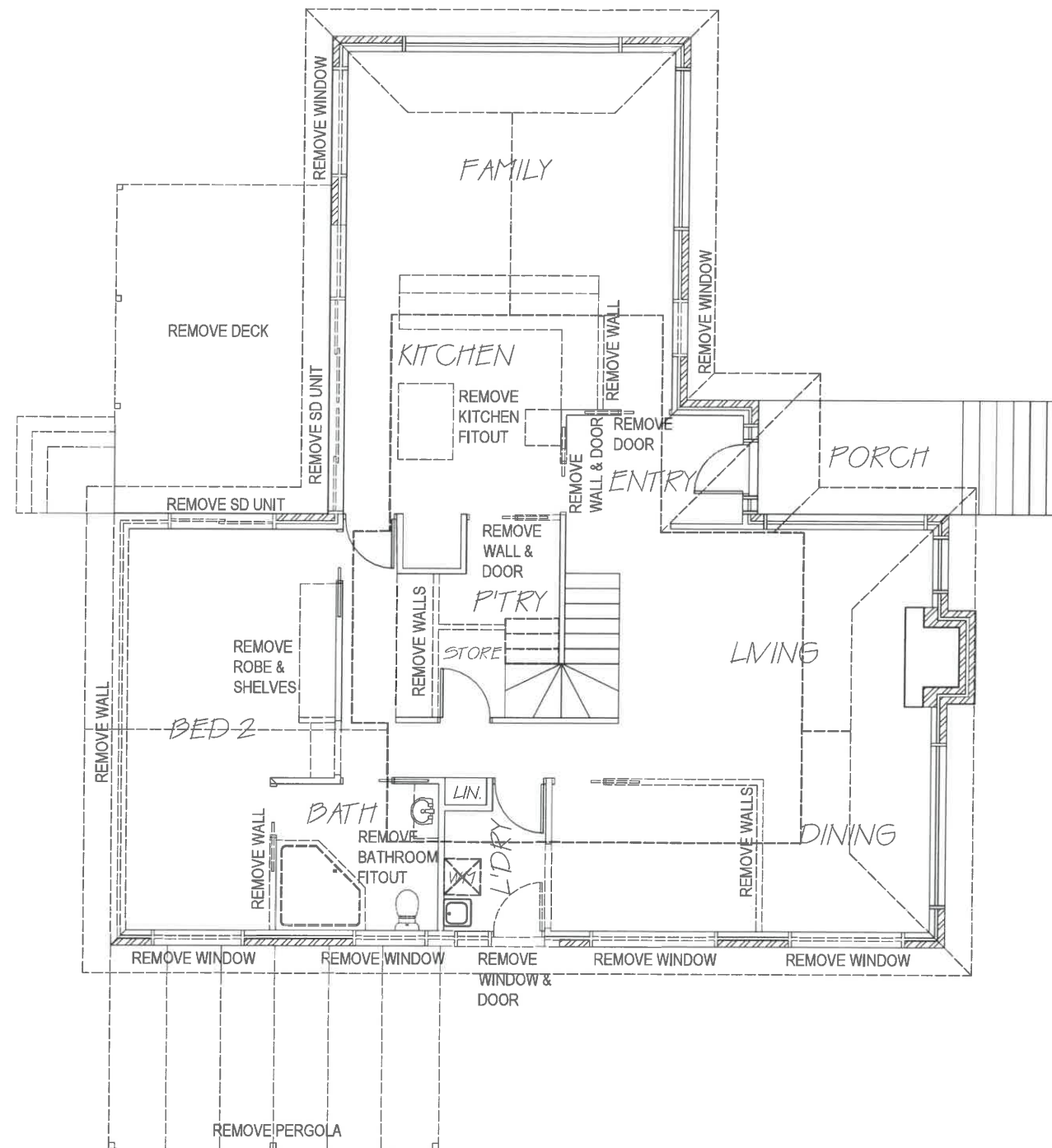
ALL BUILDING WORK MUST COMPLY WITH THE N.C.G. AND ALL RELEVANT AS CODES.

WINDOWS ARE ALUMINIUM FRAMED AND SINGLE GLAZED, UNLESS NOTED OTHERWISE. ALL WINDOW SIZES MUST BE CHECKED BY THE BUILDER PRIOR TO ORDERING.

DG = DOUBLE GLAZING  
 OPS = OPSURE GLAZING

2.4M HIGH CEILINGS  
 22.5 DEG. ROOF PITCH

T - TAP



**BUILDING APPROVAL**  
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 CBS Residential Certifiers Pty Ltd  
**11 AUG 2020**  
 Licence No: 2018937

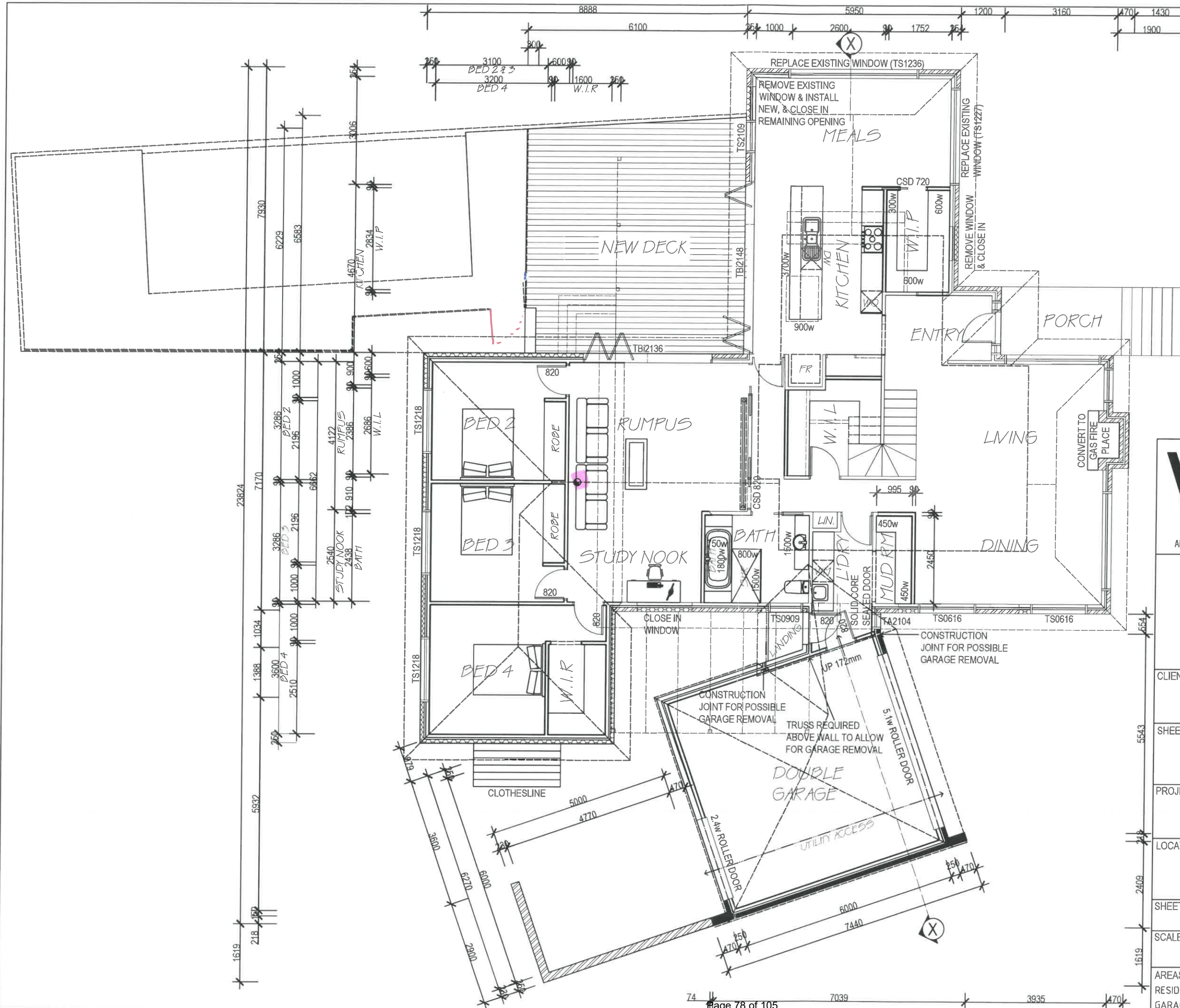


ABN 53 008 609 925 PH: (02) 6101 5917 MOB: 0414 488 420

CLIENT: MR & MRS KATLEWSKI  
 SHEET TITLE: DEMOLITION FLOOR PLAN

PROJECT: PROPOSED EXTENSION  
 LOCATION: BLK: 11 SEC: 94  
 SUB: NARABUNDAH

SHEET No: 5 of 11 DATE: 26/06/20  
 SCALE: 1:100 JOB No: 4492A3  
 AREAS: ( PORCH: 9.56m<sup>2</sup> ) ( DECK: 22.05m<sup>2</sup> )  
 RESIDENCE: 199.91m<sup>2</sup> ( LOW: 149.79m<sup>2</sup> UP: 50.12m<sup>2</sup> )  
 GARAGE: 39.55m<sup>2</sup> ( PERGOLA: 18.54m<sup>2</sup> ) TOTAL=239.46m<sup>2</sup>



DO NOT SCALE OFF PLAN. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE

SMOKE ALARMS MUST COMPLY WITH 3.7.2 OF THE N.C.C & AS3786, INSTALLED WHERE SHOWN & HARD WIRED TO AS3000

FR INDICATIVE LOCATIONS OF REFRIGERATOR & OTHER APPLIANCES

MAINTAIN CAVITY CONSTRUCTION.

ALL BUILDING WORK MUST COMPLY WITH THE N.C.C AND ALL RELEVANT AS CODES.

WINDOWS ARE ALUMINIUM FRAMED AND SINGLE GLAZED, UNLESS NOTED OTHERWISE. ALL WINDOW SIZES MUST BE CHECKED BY THE BUILDER PRIOR TO ORDERING.

DG = DOUBLE GLAZING  
OBS = OBSOLETE GLAZING

2.4:1 HIGH CEILINGS  
22.5 DEG. ROOF PITCH

TAF

INSULATION  
EXT WALLS: R20  
INTERNAL GARAGE WALLS: R15  
CEILING: R40  
SLAB: R15



ABN 53 008 609 925 PH: (02) 6101 5917 MOB: 0414 488 420

CLIENT: MR & MRS KATLEWSKI

SHEET TITLE: PROPOSED LOWER FLOOR PLAN

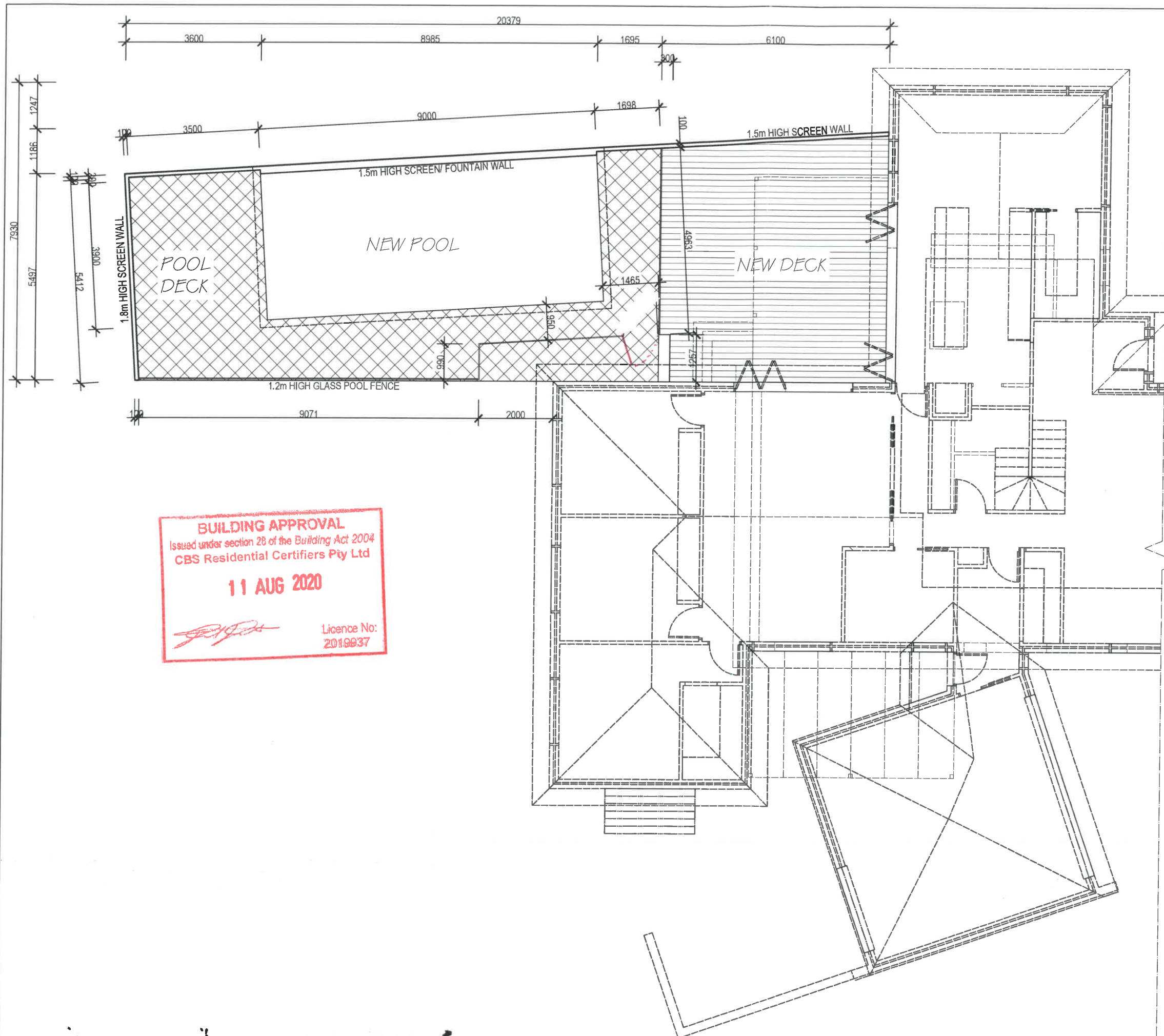
PROJECT: PROPOSED EXTENSION

LOCATION: BLK: 11 SEC: 94  
SUB: NARABUNDAH

SHEET No: 6 of 11 DATE: 26/06/20

SCALE: 1:100 JOB No: 4492A3

AREAS: ( DECK: 39.07m<sup>2</sup> ) ( POOL DECK: 46.64m<sup>2</sup> )  
RESIDENCE: 199.91m<sup>2</sup> + EXT: 59.73m<sup>2</sup>  
GARAGE: 39.55m<sup>2</sup> + NEW: 4.197m<sup>2</sup> TOTAL=341.16m<sup>2</sup>



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 Licence No:  
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DO NOT SCALE OFF PLAN. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE

SMOKE ALARMS MUST COMPLY WITH 3.7.2 OF THE N.C.C & AS3786, INSTALLED WHERE SHOWN & HARDWIRED TO AS3000

FR INDICATIVE LOCATIONS OF REFRIGERATOR & OTHER APPLIANCES

MAINTAIN CAVITY CONSTRUCTION.

ALL BUILDING WORK MUST COMPLY WITH THE N.C.C AND ALL RELEVANT AS CODES.

WINDOWS ARE ALUMINIUM FRAMED AND SINGLE GLAZED, UNLESS NOTED OTHERWISE. ALL WINDOW SIZES MUST BE CHECKED BY THE BUILDER PRIOR TO ORDERING.

DS = DOUBLE GLAZING  
 OS = OPAQUE GLAZING

2.4M HIGH CEILINGS  
 22.5 DEG. ROOF PITCH

TAP

INSULATION

EXT WALLS: R2.0  
 INTERNAL GARAGE WALLS: R1.5  
 CEILING: R4.0  
 SLAB: R1.5

VRD

DESIGN

ABN 53 008 609 925    PH: (02) 6101 5917    MOB: 0414 488 420

CLIENT: MR & MRS KATLEWSKI

SHEET TITLE: POOL FLOOR PLAN

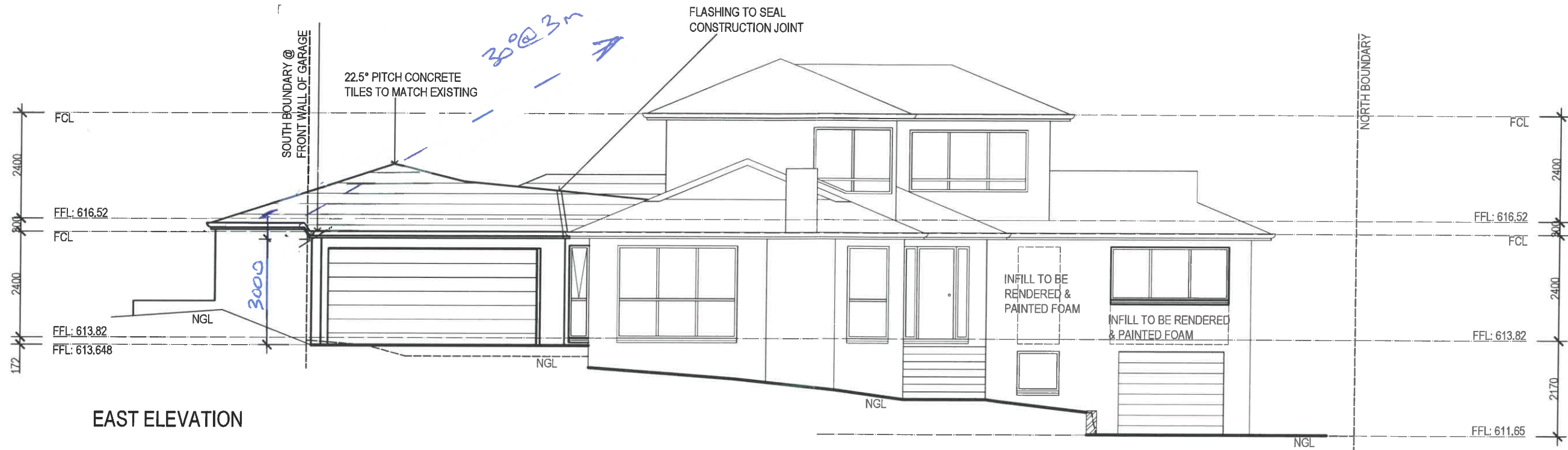
PROJECT: PROPOSED EXTENSION

LOCATION: BLK: 11    SEC: 94  
 SUB: NARABUNDAH

SHEET No: 7 of 11    DATE: 26/06/20

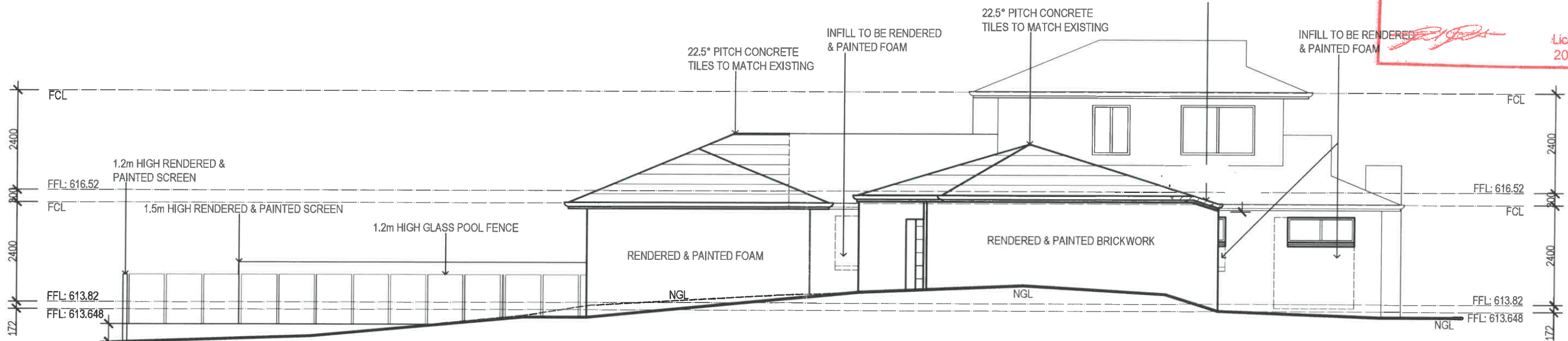
SCALE: 1:100    JOB No: 4492A3

AREAS: ( DECK: 39.07m<sup>2</sup> ) ( POOL DECK: 46.64m<sup>2</sup> )  
 RESIDENCE: 199.91m<sup>2</sup> + EXT: 59.73m<sup>2</sup>  
 GARAGE: 39.55m<sup>2</sup> + NEW: 41.97m<sup>2</sup>    TOTAL = 341.14m<sup>2</sup>



EAST ELEVATION

**BUILDING APPROVAL**  
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**11 AUG 2020**  
 Licence No: 2019937



SOUTH ELEVATION



ABN 53 008 609 925 PH: (02) 6101 5917 MOB: 0414 488 420

CLIENT: MR & MRS KATLEWSKI

SHEET TITLE: ELEVATIONS 1

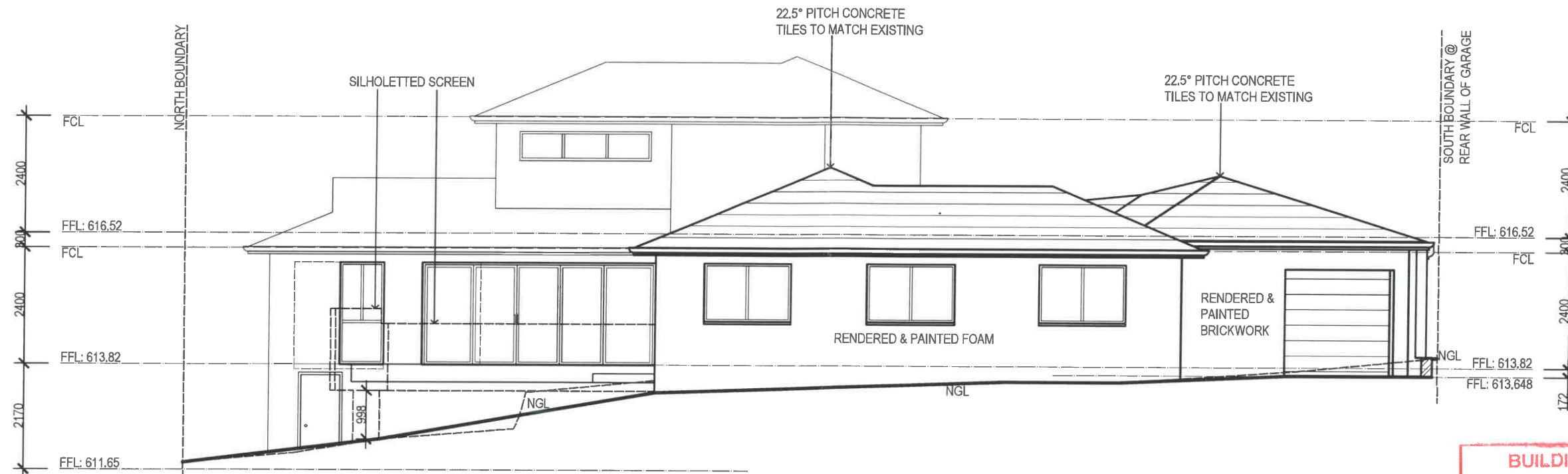
PROJECT: PROPOSED EXTENSION

LOCATION: BLK: 11 SEC: 94  
 SUB: NARABUNDAH

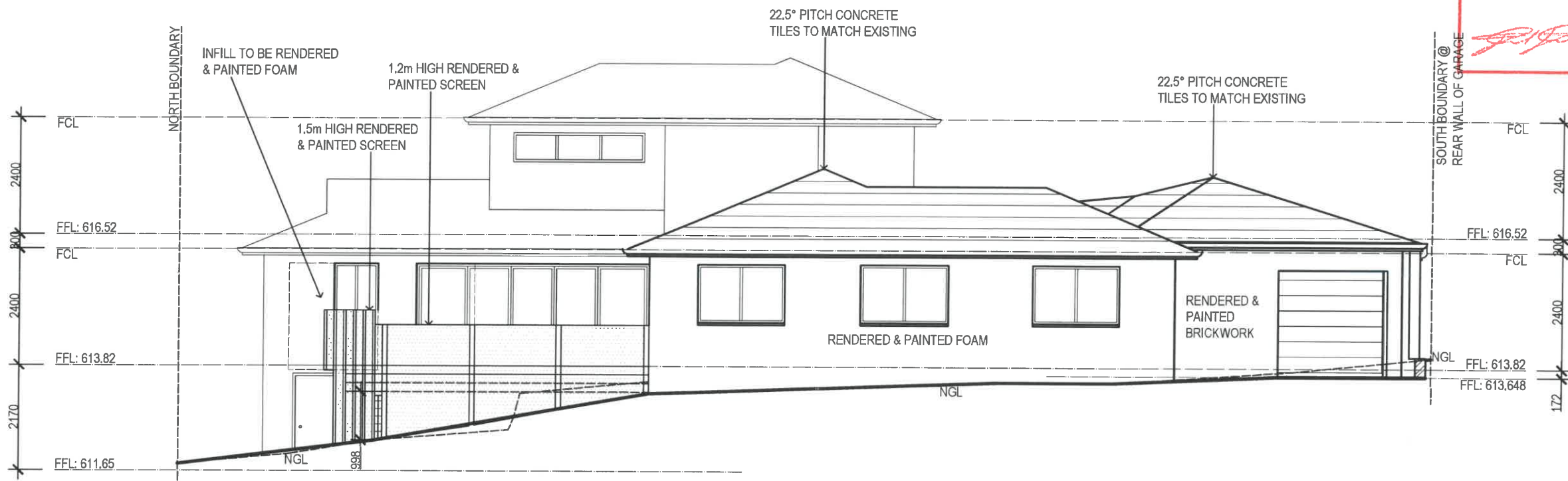
SHEET No: 8 of 11 DATE: 26/06/20

SCALE: 1:100 JOB No: 4492A3

AREAS:



WEST ELEVATION  
- WITHOUT SCREEN



WEST ELEVATION  
- WITH SCREEN

**BUILDING APPROVAL**  
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**CBS Residential Certifiers Pty Ltd**  
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ABN 53 008 609 925 PH: (02) 6101 5917 MOB: 0414 488 420

CLIENT: MR & MRS KATLEWSKI

PROJECT: PROPOSED EXTENSION

SHEET No: 9 of 11 DATE: 26/06/20

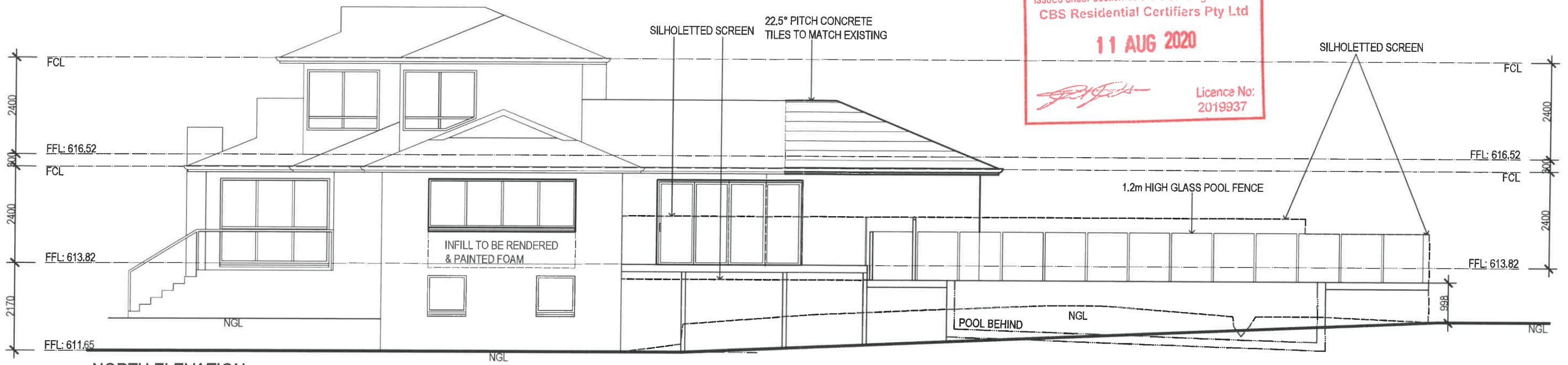
SHEET TITLE: ELEVATIONS 2

LOCATION: BLK: 11 SEC: 94  
SUB: NARABUNDAH

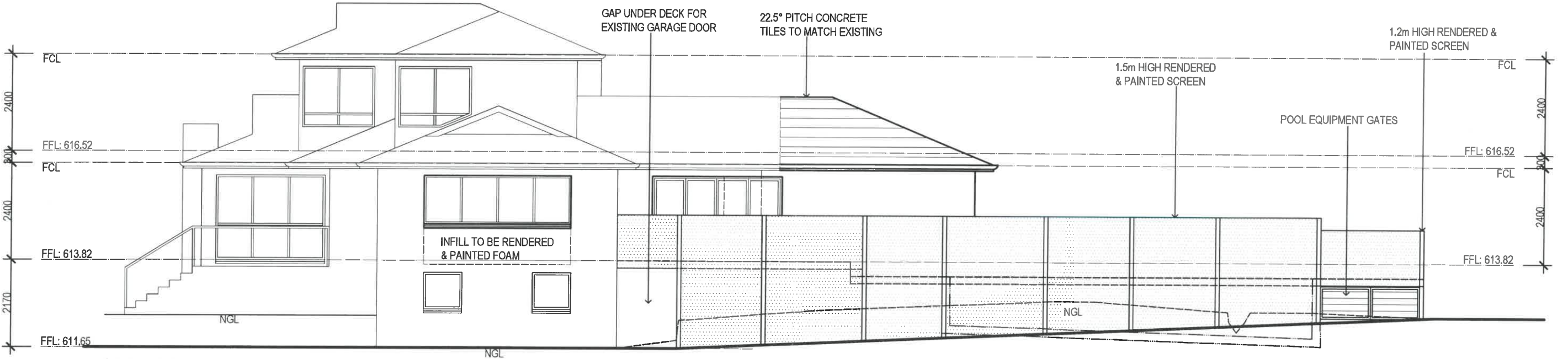
SCALE: 1:100 JOB No: 4492A3

AREAS:

**BUILDING APPROVAL**  
 Issued under section 28 of the *Building Act 2004*  
 CBS Residential Certifiers Pty Ltd  
**11 AUG 2020**  
 Licence No:  
 2019937



**NORTH ELEVATION  
 - WITHOUT SCREEN**



**NORTH ELEVATION  
 - WITH SCREEN**



ABN 53 008 609 925 PH: (02) 6101 5917 MOB: 0414 488 420

CLIENT: MR & MRS KATLEWSKI  
 PROJECT: PROPOSED EXTENSION  
 SHEET TITLE: ELEVATIONS 3

LOCATION: BLK: 11 SEC: 94  
 SUB: NARABUNDAH

SHEET No: 10 of 11 DATE: 26/06/20  
 SCALE: 1:100 JOB No: 4492A3  
 AREAS:

DO NOT SCALE OFF PLAN. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE.

ALL TIMBER FRAMING AND CONSTRUCTION MUST COMPLY WITH AS 1684-2010 'THE NATIONAL TIMBER FRAMING CODE'

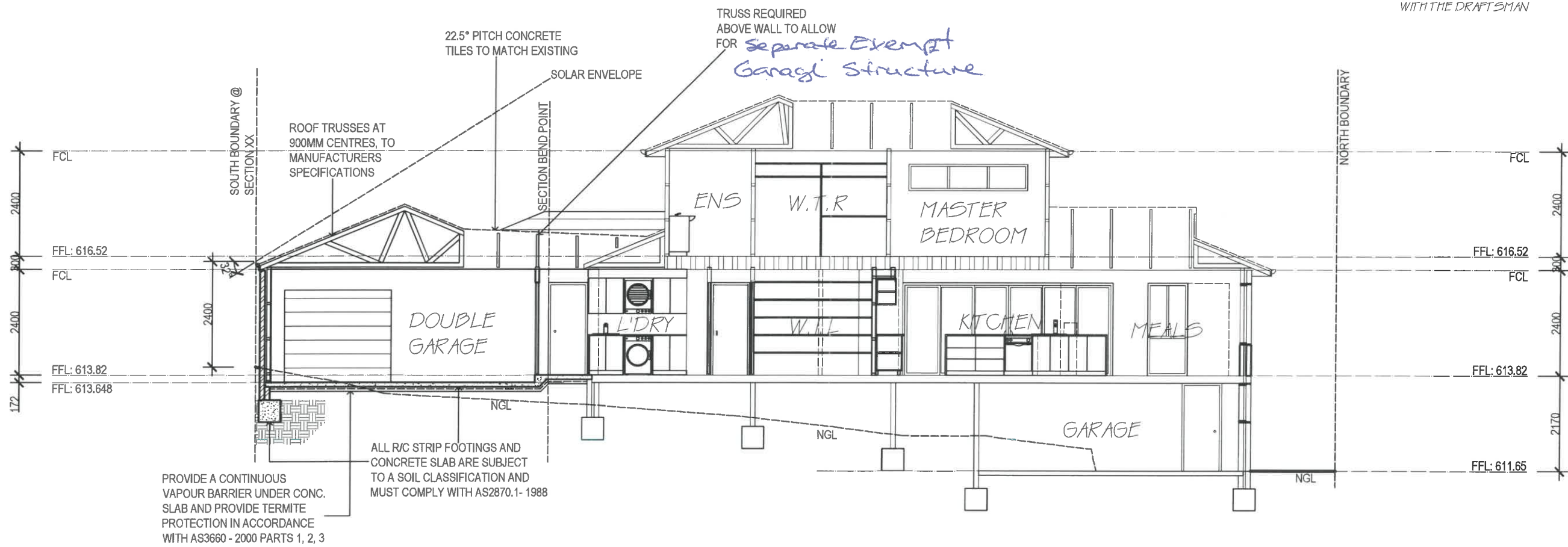
ALL R/C FOOTINGS AND CONCRETE SLABS ARE SUBJECTED TO A SOIL CLASSIFICATION AND MUST COMPLY WITH AS 2870.1998 'RESIDENTIAL SLABS & FOOTING CODE'.

LINTELS TO TRUSS MANUFACTURERS CHART. DESIGN WIND LOADING - 32m/s TERRAIN CATEGORY - 3

ALL BUILDING WORK MUST BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, COMPLY WITH ALL RELEVANT AS CODES AND ACT. SUPPLEMENT (AS REQUIRED).

ANY DISCREPANCIES MUST BE DISCUSSED WITH THE DRAFTSMAN

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**11 AUG 2020**  
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SECTION XX



ABN 53 008 609 925 PH: (02) 6101 5917 MOB: 0414 488 420

CLIENT: MR & MRS KATLEWSKI

PROJECT: PROPOSED EXTENSION

SHEET No: 11 of 11 DATE: 26/06/20

SHEET TITLE: SECTION

LOCATION: BLK: 11 SEC: 94  
 SUB: NARABUNDAH

SCALE: 1:100 JOB No: 4492A3

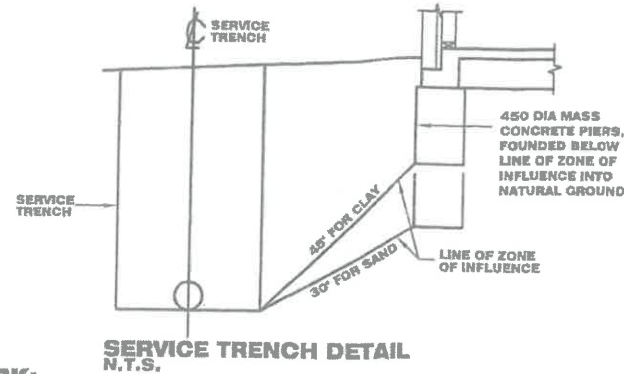
AREAS:

**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 MATERIAL 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.



**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. 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.4 SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
- C.5 CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE TO THE APPROVAL OF THE ENGINEER.
- C.6 BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS, IF ANY.
- C.7 HORIZONTAL FORMWORK SHALL BE STRIPPED WHEN APPROVED BY THE ENGINEER.
- C.8 UNLESS NOTED OTHERWISE NO ALLOWANCE HAS BEEN MADE FOR STACKED MATERIALS OR MACHINERY ON THE CONCRETE STRUCTURE.
- C.9 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 BEARING 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	RO		
LOW	RO	R1	R2
MEDIUM	RO	R2	R3
HIGH	R1	R3	R4
VERY HIGH	R1	R4	R5

PROTECTIVE COATING SPECIFICATION TO A.S. 2699.3

REVISION DETAILS			
NO.	DESCRIPTION	DATE	NAME

**PIERRE DRAGH**  
CONSULTING ENGINEERS

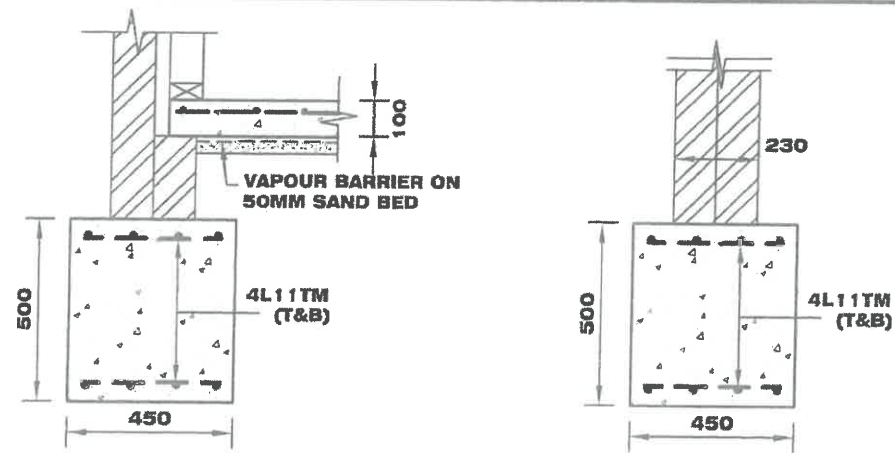
OFFICE:  
16 VICTORIA STREET, HALL ACT, 2618  
PH: 0438 625 440 Web: www.pdcengineers.com.au  
FAX: (02) 6230 9895 email: pdragh@bigpond.com

PROJECT  
BLOCK 11 SECTION 94 NARABUNDAH

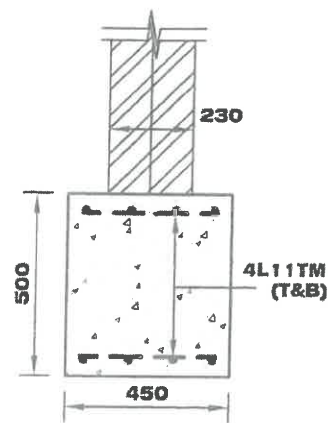
CLIENT  
MR & MRS KATLEWSKI

DRAWING  
GENERAL NOTES

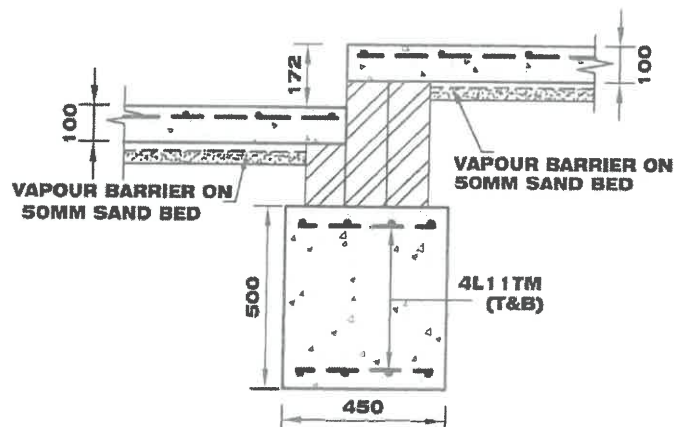
Job No. \_\_\_\_\_ Rev. \_\_\_\_\_  
 SCALE: DATE: 1:100 21/07/20 Dwg No. \_\_\_\_\_  
 DESIGNED: \_\_\_\_\_  
 DRAWN: AZHAR  
 CHECKED: PD **S1**



**TYPICAL SF1 SECTION**  
SCALE = 1:20  
A  
S2



**TYPICAL SF2 SECTION**  
SCALE = 1:20



**TYPICAL SF3 SECTION**  
SCALE = 1:20  
B  
S2

NOTE: WHERE FILL OVER 400mm UNDER SLAB, USE 120mm SLAB, SL82(TOP+BTM), CONCRETE PIERS @ 1800mm CTS MAX

## FOOTING/SLAB PLAN

### LEGEND

FOR ALL FOOTING DETAILS REFER TO SECTIONS



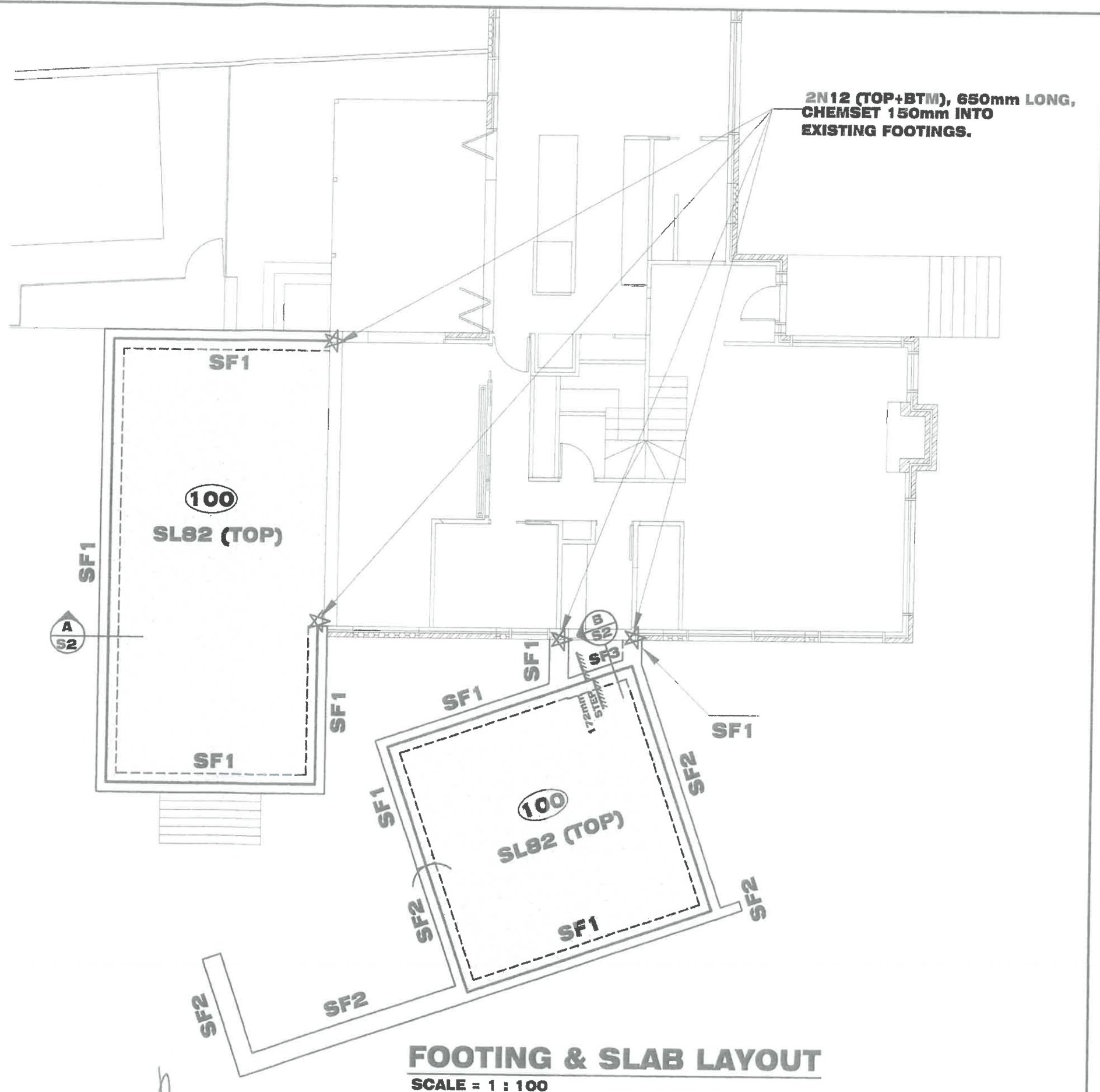
DENOTES ADDITIONAL SL72 (BTM)



Ø300mm DIA CONCRETE PIERS TO MIN 500mm INTO NATURAL GROUND



DENOTES 3N12 OR 3L11TM (TOP), 2000mm LONG, TIED TO TOP OF SLAB MESH



**FOOTING & SLAB LAYOUT**  
SCALE = 1 : 100

REVISION DETAILS			
NO.	DESCRIPTION	DATE	NAME

**PIERRE DRAGH**  
CONSULTING ENGINEERS

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16 VICTORIA STREET, HALL, ACT, 2618

PH : 0438 625 440 Web: www.pdcengineers.com.au  
FAX : (02) 6230 9695 email : pdragh@bigpond.com

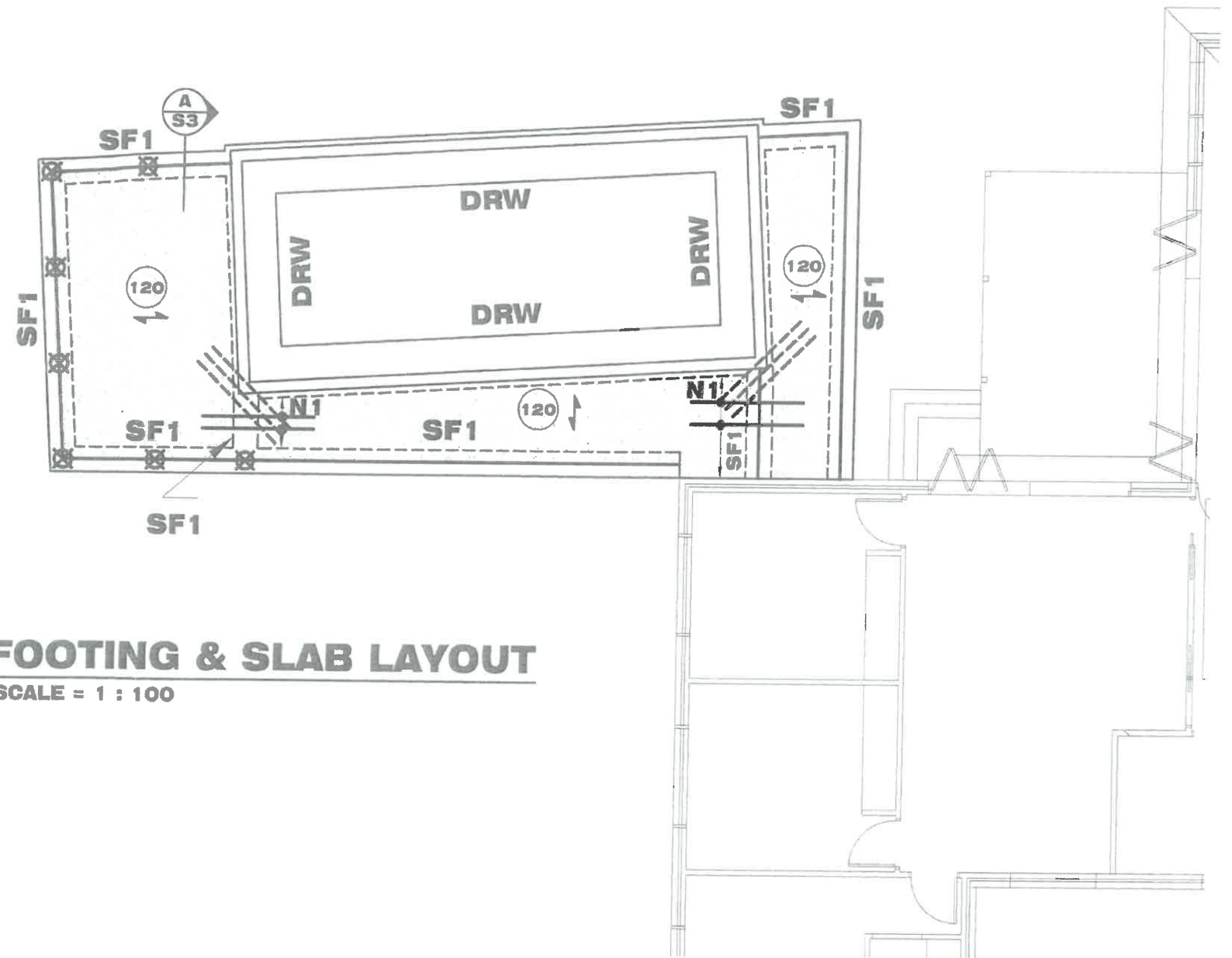
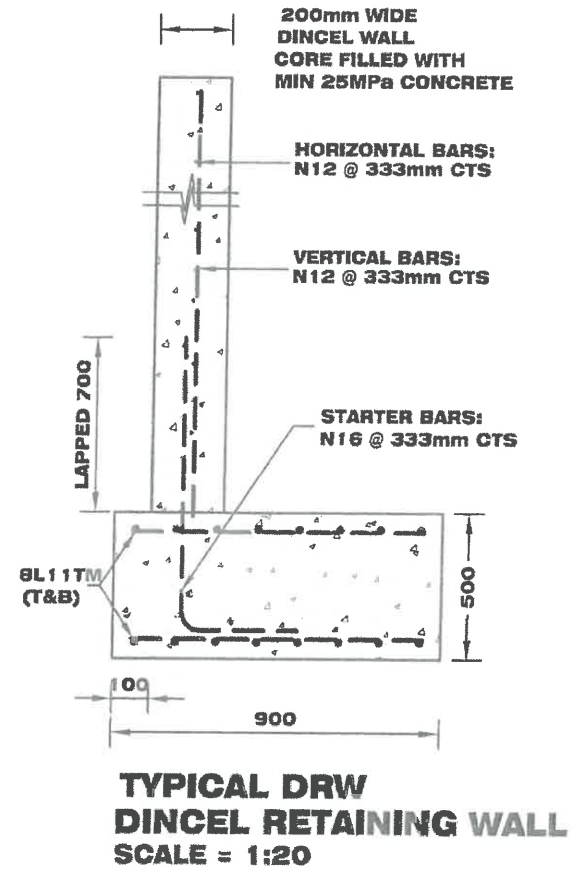
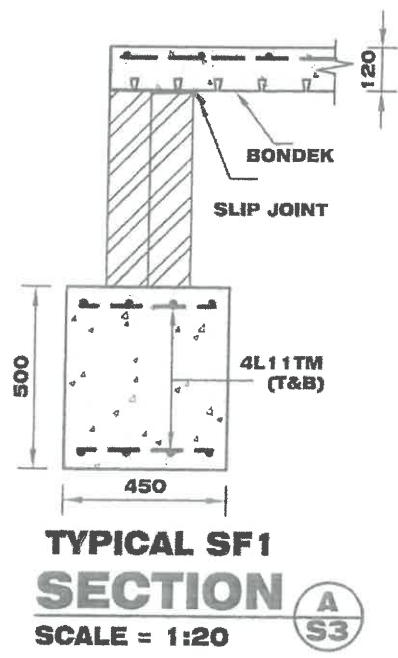
PROJECT  
BLOCK 11 SECTION 94  
NARABUNDAH

CLIENT  
MR & MRS KATLEWSKI

Page 85 of 105

DRAWING  
FOOTING & SLAB LAYOUT

Job No.	Rev.
SCALE: 1:100	DATE: 21/07/20
DESIGNED:	Dwg No.
DRAWN: AZHAR	<b>S2</b>
CHECKED: PD	



MEMBER SCHEDULE		
MARK	SIZE	REMARKS
N1	N12 @ 400mm CTS (TOP), 2000mm LONG,	
-----	3N12 OR 3L11TM, 2000mm LONG,	TIED TO TOP OF SLAB MESH.
↗	0.75mm BONDEK	
120	120mm SUSPENDED SLAB, SL82 (TOP)	
⊗	Ø300mm DIA CONCRETE PIERS TO ROCK	FOOTINGS WILL NOT IMPOSE ADVERSE LOADS ON PIPES.

REVISION DETAILS			
NO.	DESCRIPTION	DATE	NAME

**PIERRE DRAGH**  
CONSULTING ENGINEERS

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FAX: (02) 6230 9695 email: pdragh@bigpond.com

PROJECT  
BLOCK 11 SECTION 94 NARABUNDAH

CLIENT  
MR & MRS KATLEWSKI

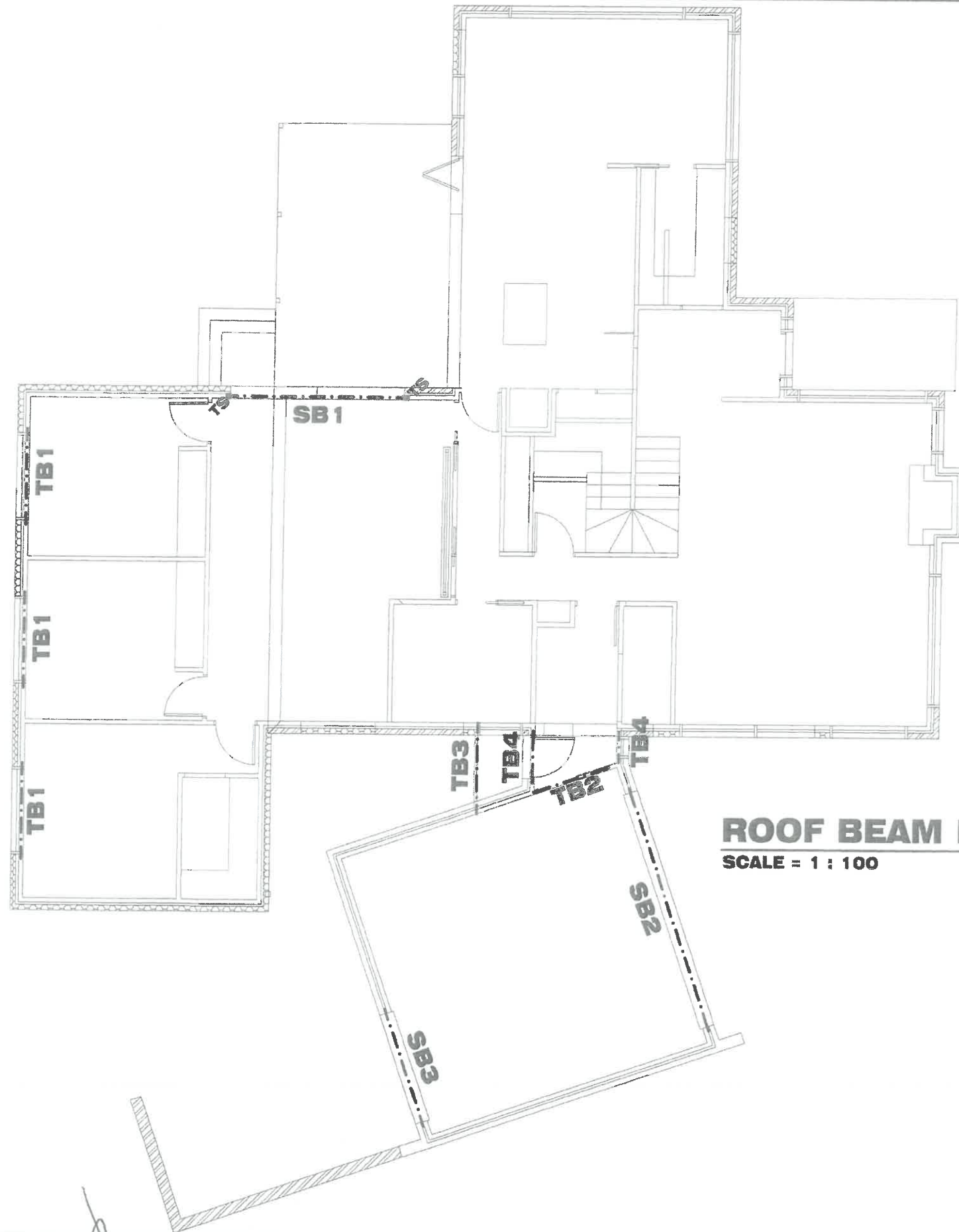
Page 86 of 105

DRAWING  
FOOTING & SLAB LAYOUT

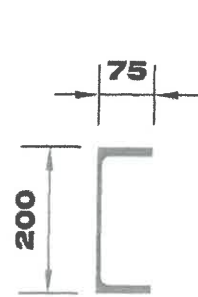
Job No.	Rev.
SCALE: 1:100	DATE: 21/07/20
DESIGNED:	Dwg No.
DRAWN: AZHAR	<b>S3</b>
CHECKED: PD	

# MEMBER SCHEDULE

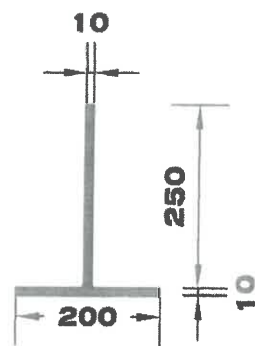
MARK	SIZE	REMARKS
SB1	200 PFC	-
SB2	250X200X10	T-SECTION
SB3	150X200X10	T-SECTION
TB1	2X200X45 LVL OR 200X63 LVL	
TB2	200X45 LVL	-
TB3	2X90X45 LVL	-
TB4	90X45 LVL	-
TS	3X90X45	TRIPLE STUD



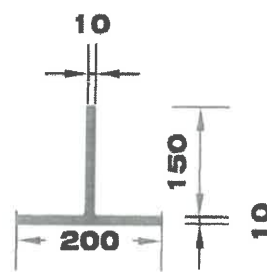
**ROOF BEAM LAYOUT**  
SCALE = 1 : 100



**BEAM SB1**  
200 PFC  
SCALE 1:10



**BEAM SB2**  
250X200X10  
T section  
SCALE 1:10



**BEAM SB3**  
150X200X10  
T section  
SCALE 1:10

REVISION DETAILS			
NO.	DESCRIPTION	DATE	NAME

**PIERRE DRAGH**  
CONSULTING ENGINEERS

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ACT, 2618

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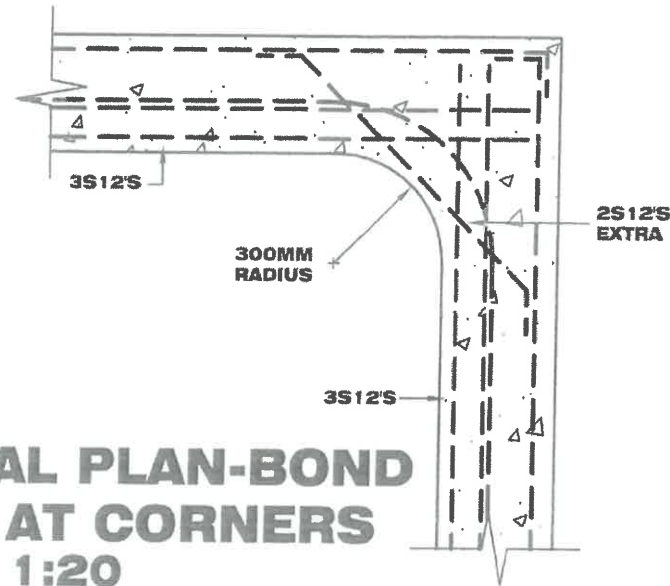
PROJECT  
BLOCK 11 SECTION 94  
NARABUNDAH

CLIENT  
MR & MRS KATLEWSKI

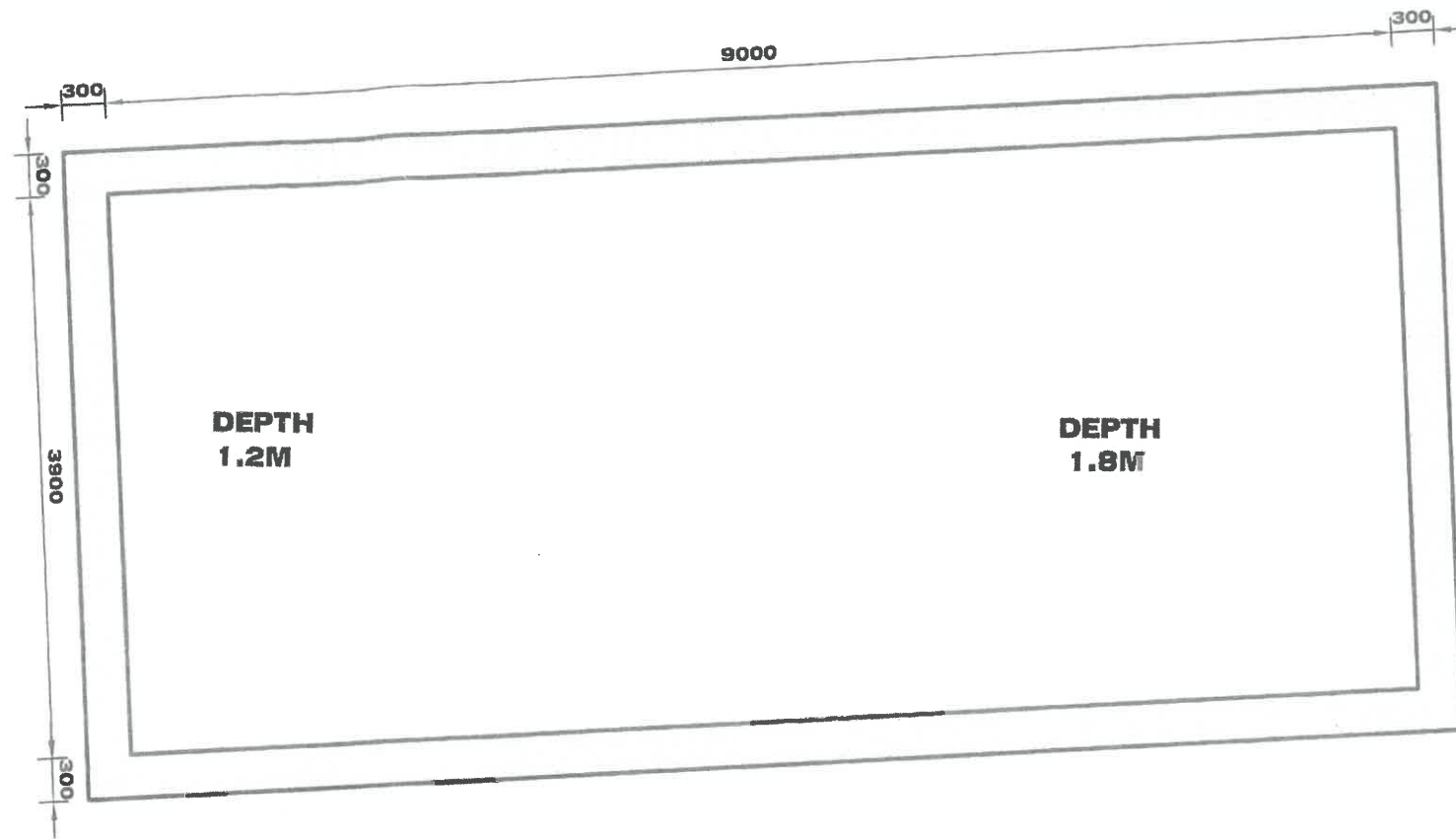
Page 87 of 105

DRAWING  
BEAM & JOIST LAYOUT

Job No.	Rev.
SCALE: 1:100	DATE: 21/07/20
DESIGNED:	Dwg No.
DRAWN: AZHAR	<b>S4</b>
CHECKED: PD	

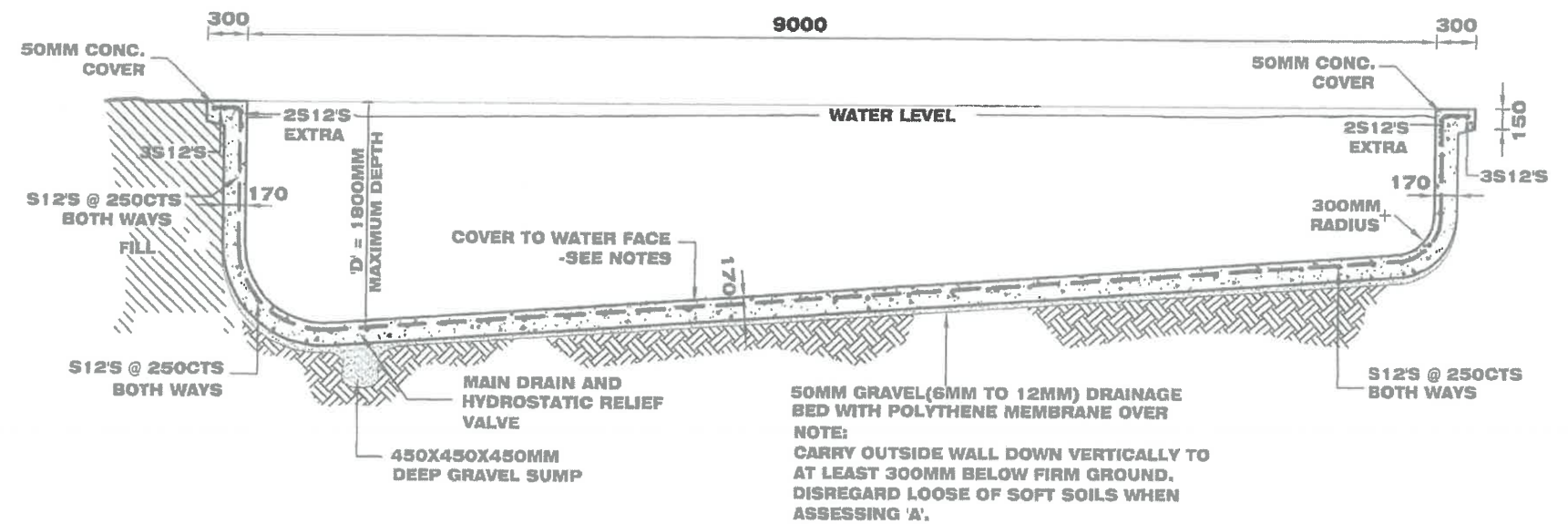


**TYPICAL PLAN-BOND BEAM AT CORNERS**  
SCALE 1:20



**PROPOSED SWIMMING POOL**

(REFER TO SITE PLAN FOR POOL LOCATION)  
DESIGN BEARING STRATA-160kPa  
TO BE VERIFIED AND CERTIFIED ON SITE BY  
QUALIFIED ENGINEER  
SCALE 1:50



**TYPICAL LONGITUDINAL SECTION**

SCALE 1:50

REVISION DETAILS			
NO.	DESCRIPTION	DATE	NAME

**PIERRE DRAGH**  
CONSULTING ENGINEERS

OFFICE:  
16 VICTORIA  
STREET, HALL,  
ACT, 2618

PH: 0438 625 440 Web: www.pdragh.com.au  
FAX: (02) 6230 9695 email: pdragh@bigpond.com

PROJECT  
BLOCK 11 SECTION 94  
NARABUNDAH

CLIENT  
MR & MRS KATLEWSKI

Page 88 of 105

DRAWING  
SWIMMING POOL PLAN & SECTION

Job No. \_\_\_\_\_ Rev. \_\_\_\_\_

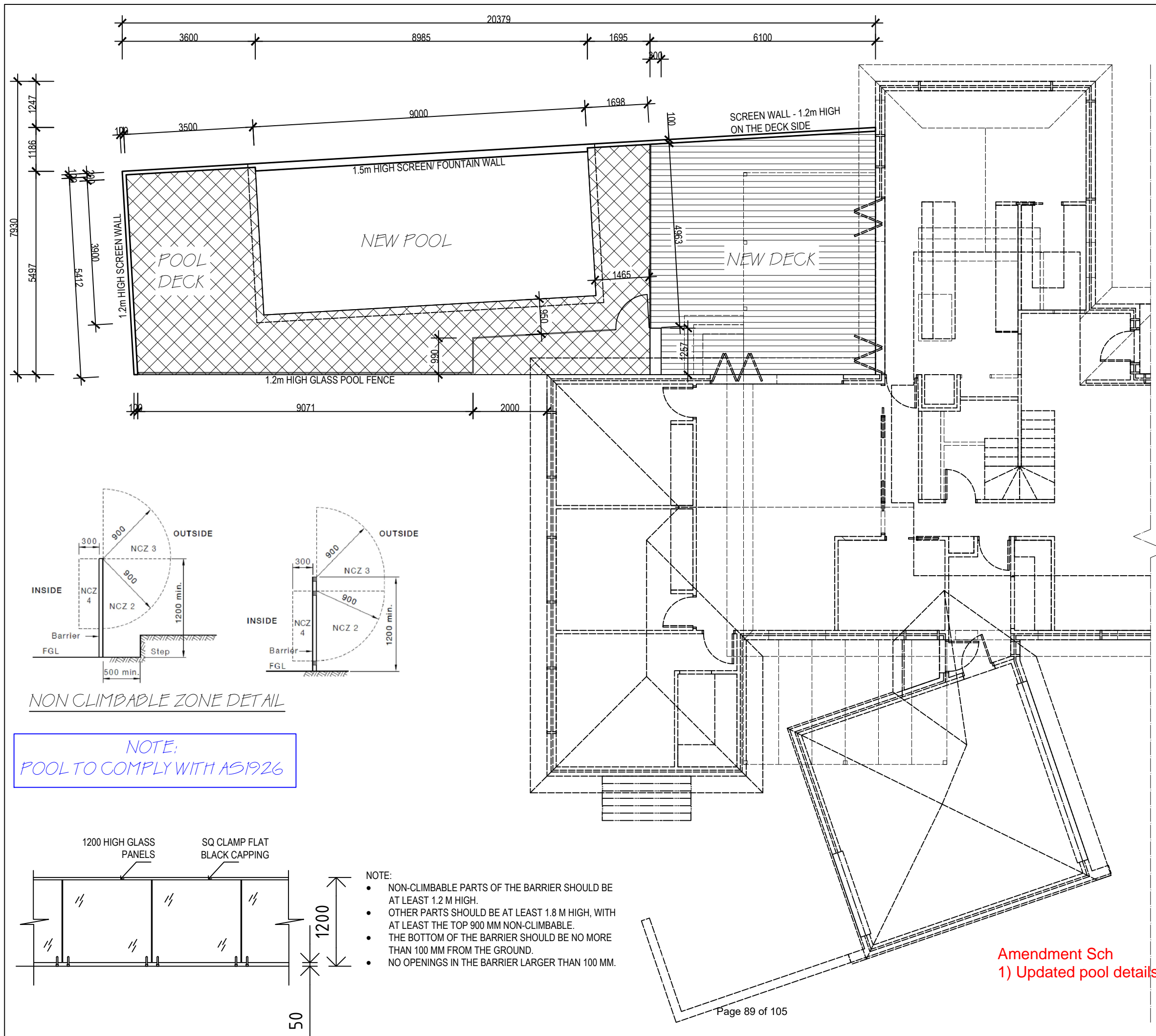
SCALE: 1:50 DATE: 21/07/20 Dwg No. \_\_\_\_\_

DESIGNED: \_\_\_\_\_

DRAWN: AZHAR

CHECKED: PD

**S5**



DO NOT SCALE OFF PLAN. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE

SMOKE ALARMS MUST COMPLY WITH 3.7.2 OF THE N.C.C & AS3786, INSTALLED WHERE SHOWN & HARD WIRED TO AS3000

FR INDICATIVE LOCATIONS OF REFRIGERATOR & OTHER APPLIANCES

MAINTAIN CAVITY CONSTRUCTION.

ALL BUILDING WORK MUST COMPLY WITH THE N.C.C AND ALL RELEVANT AS CODES.

WINDOWS ARE ALUMINIUM FRAMED AND SINGLE GLAZED, UNLESS NOTED OTHERWISE. ALL WINDOW SIZES MUST BE CHECKED BY THE BUILDER PRIOR TO ORDERING.

DG = DOUBLE GLAZING  
OBS = OBSURE GLAZING

2.4M HIGH CEILINGS  
22.5 DEG. ROOF PITCH

TAP

INSULATION

EXT WALLS: R20  
INTERNAL GARAGE WALLS: R15  
CEILING: R4.0  
SLAB: R15



ABN 53 008 609 925 PH: (02) 6101 5917 MOB: 0414 488 420

**Building Approval**  
Is amended under section 32 of the Building Act 2004  
CBS Residential Certifiers Pty Ltd

14/10/22 Licenced No: 2019937

CLIENT: MR & MRS KATLEWSKI

SHEET TITLE: POOL FLOOR PLAN

PROJECT: PROPOSED EXTENSION

LOCATION: BLK: 11 SEC: 94  
SUB: NARABUNDAH

SHEET No: 7 of 11 DATE: 26/06/20

SCALE: 1:100 JOB No: 4492A3

AREAS: ( DECK: 39.07m<sup>2</sup> ) ( POOL DECK: 46.64m<sup>2</sup> )  
RESIDENCE: 199.91m<sup>2</sup> + EXT: 59.73m<sup>2</sup>  
GARAGE: 39.55m<sup>2</sup> + NEW: 41.97m<sup>2</sup> TOTAL=341.16m<sup>2</sup>

Amendment Sch  
1) Updated pool details

PLAN OF DRAINAGE.

FOR

OWNER: **GEORGE WIMPEY & COMPANY LIMITED.**

**LOTS 2-11 (Incl.) SECTION 94.**

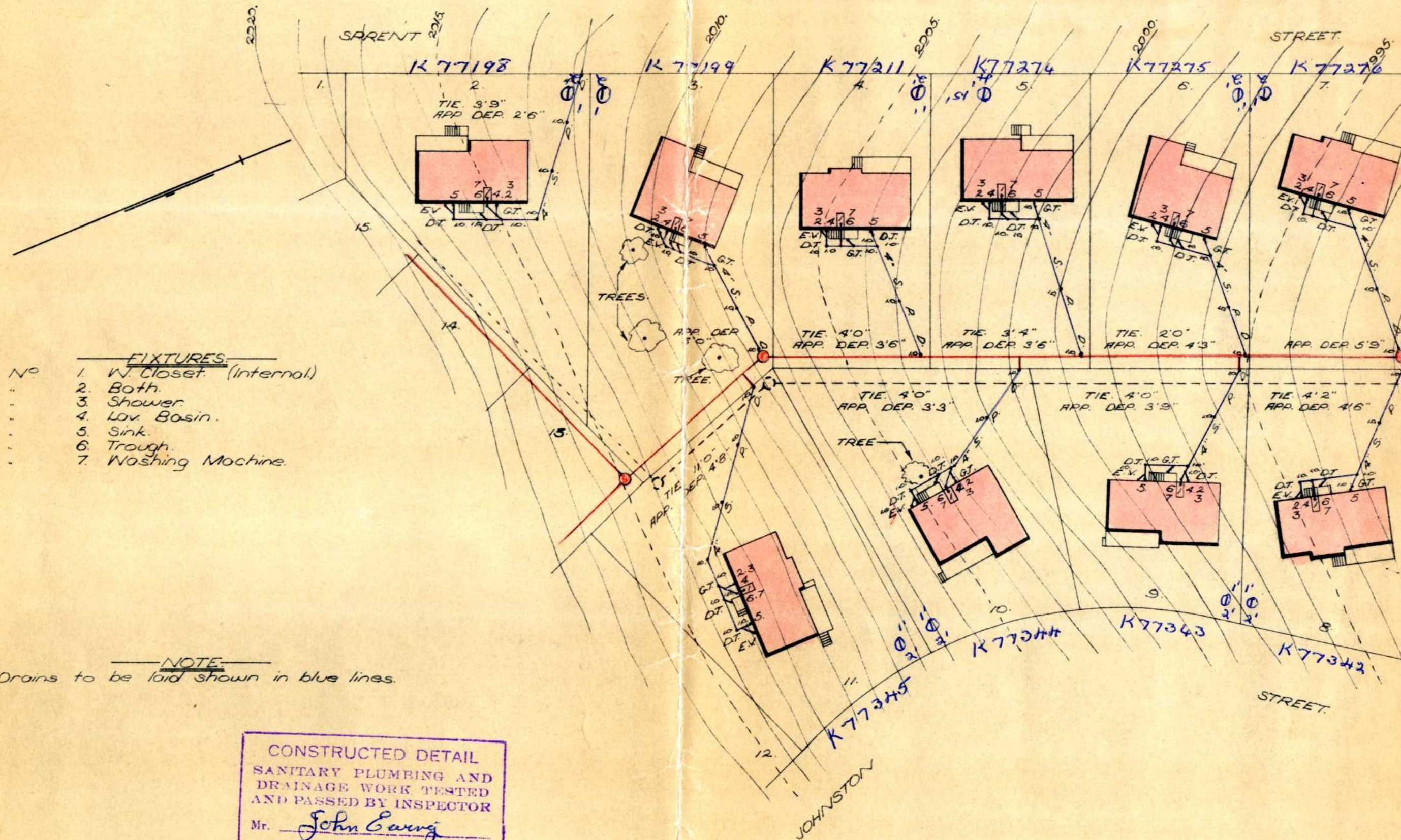
DISTRICT: **NARRABUNDAH.**

REFERENCE.

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

Scale 40 feet to 1 inch.

(See Regulations.)



FIXTURES:

- |    |                          |
|----|--------------------------|
| No | 1. W. Closet. (Internal) |
| .. | 2. Bath.                 |
| .. | 3. Shower                |
| .. | 4. Lav. Basin.           |
| .. | 5. Sink.                 |
| .. | 6. Trough.               |
| .. | 7. Washing Machine.      |

NOTE:

Drains to be laid shown in blue lines.

CONSTRUCTED DETAIL  
SANITARY PLUMBING AND  
DRAINAGE WORK TESTED  
AND PASSED BY INSPECTOR  
Mr. John Garry  
DATE 24/11/60

**PLAN OF SANITARY DRAINAGE**

DRAINAGE PLAN No. 4416 A

OWNER MR & MRS BEARE

BLOCK 11 SECTION 94 NARRABUNDAH

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

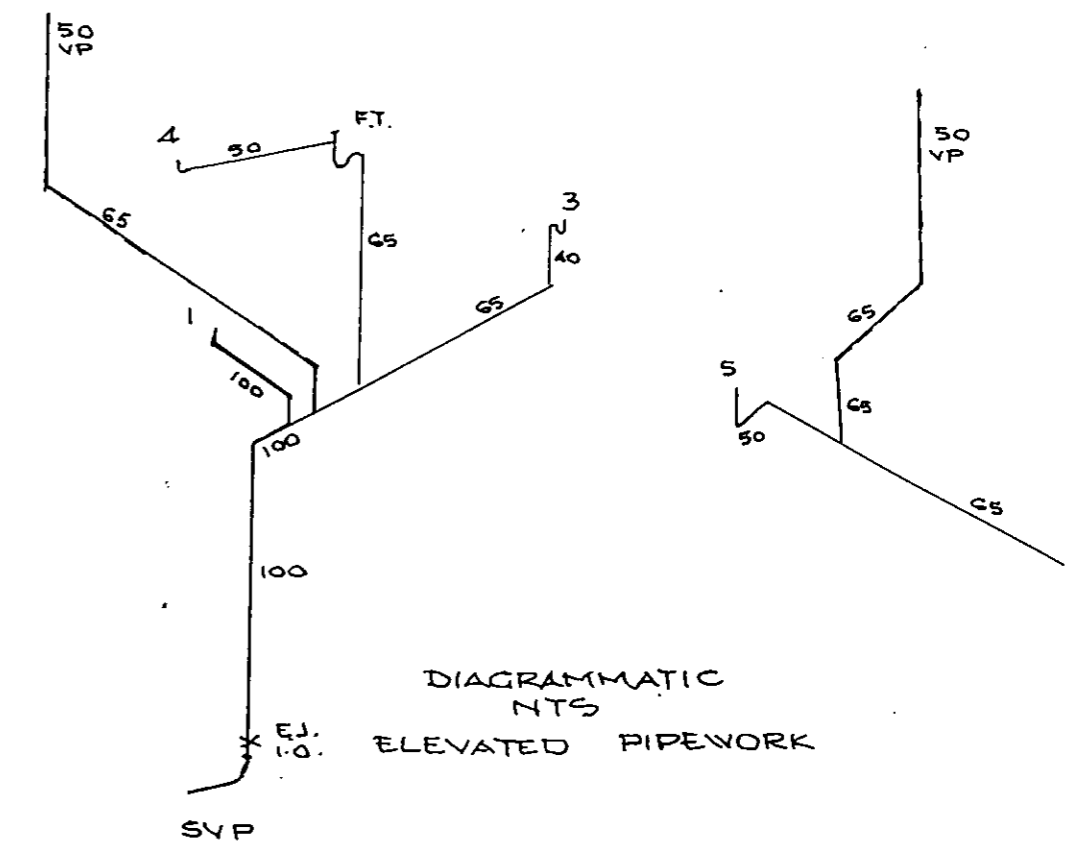
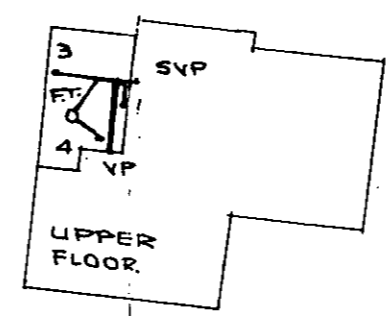
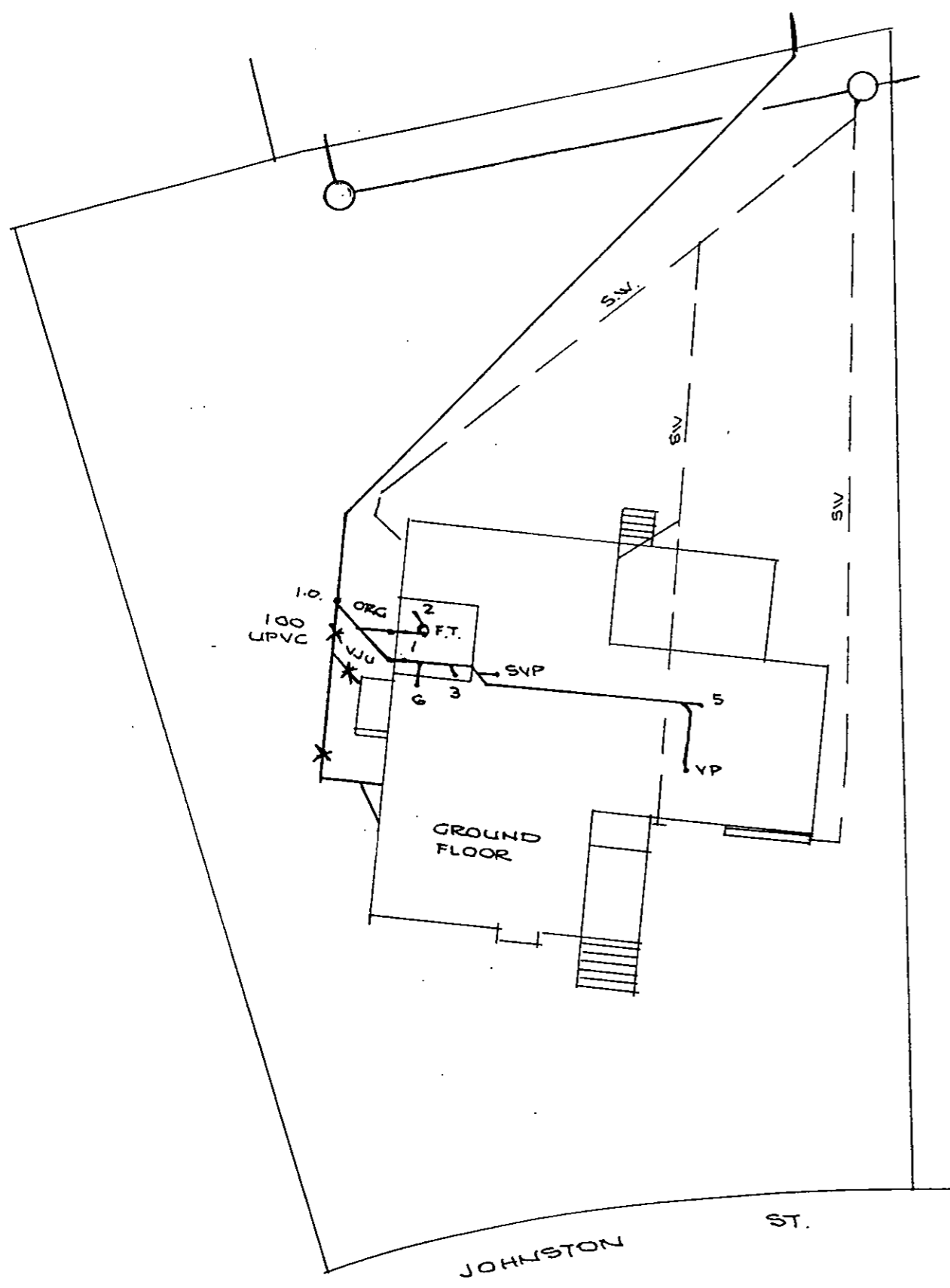
NOTE: All work to be executed in accordance with Canberra Sewerage & Water Supply Regulations & A.S. 3500

SCALE - METRIC 1:200

ORG TO COMPLY WITH  
CL. 4.6 - AS3500.

FIXTURES		No. off	No. off
1. WATER CLOSET	1	6. TROUGHS	-
2. BATH	1	7. URINAL	-
3. BASIN	2	8. CLEANERS SINK	-
4. SHOWER	1		
5. SINK	1		

ADDITIONAL WORK  
WORK AS EXECUTED



DIAGRAMMATIC  
NTS  
ELEVATED PIPEWORK

Where every precaution is taken to ensure the accuracy of the notes and or drawings, no responsibility and or liability will be accepted for any errors and or omissions in the text and or illustrations. It is the contractors responsibility to establish the location of all existing services prior to commencing work.

**NOTES**

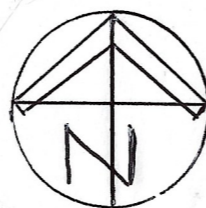
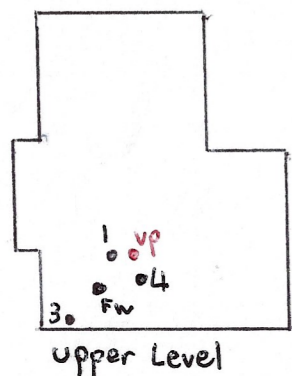
- Drains AS laid shown in BLUE lines.
- Existing drains shown in GREEN lines.
- Existing drains X'ed in RED to be abolished to approval.
- Drains to be supported on or from solid ground.
- Unplasticised Polyvinyl Chloride Pipe Drains (U.P.V.C.) including STACKS to be constructed in accordance with AS 1260 and Canberra Codes of Practice.
- Inspection Openings must be provided at the property boundary; on each W.C. or slop-hopper branch; at intervals of not more than 30 metres spaced equidistant where possible; immediately upstream or downstream of all jump-ups.
- Drains under building must be retested - if test fails - replace with RRVC or UPVC.
- This Plan to be read in conjunction with approved Architectural Plans and Specifications.
- Sewer branch to be located on site before any work is commenced.

APPROVAL OF THIS PLAN IS GIVEN SUBJECT TO THE WORK BEING CARRIED OUT IN ACCORDANCE WITH THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS

*[Signature]*  
SEWERAGE ENGINEER

25/6/1986

Work as executed



**DRAINAGE PLAN NO.** 4416  
**PLAN OF SANITARY DRAINAGE**  
**SCALE:** 1 : 200 Drawn by A. Auzmendi 26/9/22  
**BLOCK:** 11 **SECTION** 94 **SUBURB** Narrabundah  
**ADDRESS:** 4 Johnston Street  
**OWNER:** Luke Katlewski

**REFERENCE :**

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

**FIXTURES:**

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

TOTAL

**NOTES :**

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

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

CHECKED BY:

*Greene Ord* 29.09.22

# Energy Efficiency Rating



## UNDERSTANDING YOUR ENERGY EFFICIENCY RATING (EER)

---

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

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

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

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

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

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

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

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

### **How can I improve my energy efficiency rating?**

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

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

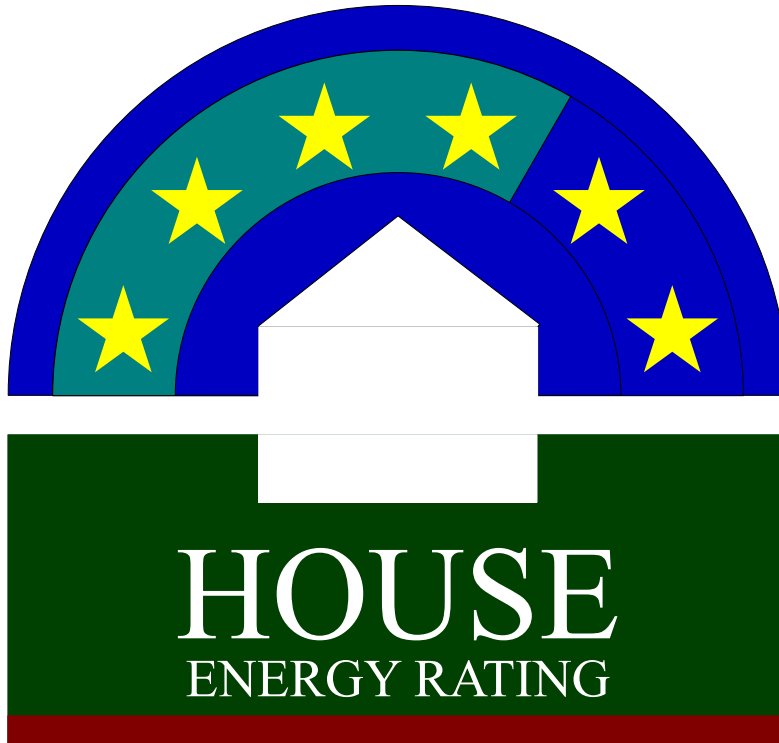
The ACT Government has two software systems in place to generate energy efficiency ratings:

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

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

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

# FirstRate Report



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

**4 STARS**

**SCORE: -6 POINTS**

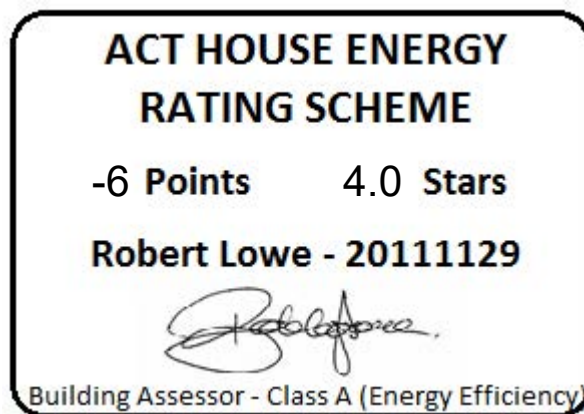
**Name:** Pudlyk

**Ref No:** 68677

**House Title:** Block 11 Section 94 NARRABUNDAH

**Date:** 06-03-2026

**Address:** 4 Johnston Street, Narrabundah ACT 2604



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

## IMPROVING YOUR RATING

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

Star Rating	POOR			AVERAGE				GOOD			V. GOOD	
	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★★	★★★★★★★★★		
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	-6											
Potential	19											

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

### Design options

### Additional points

Change added floor insulation	R 2.5	5
Change glass to Double Glazing	100 %	7
Change curtain to Heavy Drapes & Pelmets		10
Add northerly blinds	100 %	1
Add westerly blinds	100 %	3

## ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

<b>Current Rating</b>	<b>-6</b>	<b>★★★★</b>
-----------------------	-----------	-------------

Largest windows in the dwelling;

**Direction : North**

**Area : 23 m<sup>2</sup>**

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.**

<b>ORIENTATION</b>	<b>POINT SCORE</b>	<b>STAR RATING</b>
<b>1. North</b>	<b>-6</b>	<b>★★★★</b>
<b>2. North East</b>	<b>-6</b>	<b>★★★★</b>
<b>3. East</b>	<b>-8</b>	<b>★★★★</b>
<b>4. South East</b>	<b>-13</b>	<b>★★★☆☆</b>
<b>5. South</b>	<b>-17</b>	<b>★★★</b>
<b>6. South West</b>	<b>-16</b>	<b>★★★☆☆</b>
<b>7. West</b>	<b>-12</b>	<b>★★★☆☆</b>
<b>8. North West</b>	<b>-9</b>	<b>★★★★</b>

FirstRate Mode
Climate: 24

**RATING SUMMARY for: Block 11 Section 94 NARRABUNDAH, 4 Johnston Street, Narrabundah ACT 2604**

Assessor's Name:

Net Conditioned Floor Area: 228.6 m<sup>2</sup>

			Points		
Feature			Winter	Summer	Total
<b>CEILING</b>			<b>7</b>	<b>1</b>	<b>8</b>
Surface Area:	3	Insulation: 6			
<b>WALL</b>			<b>0</b>	<b>-1</b>	<b>-1</b>
Surface Area:	-4	Insulation: 4	Mass: -2		
<b>FLOOR</b>			<b>3</b>	<b>-1</b>	<b>2</b>
Surface Area:	1	Insulation: -2	Mass: 3		
<b>AIR LEAKAGE (Percentage of score shown for each element)</b>			<b>6</b>	<b>0</b>	<b>6</b>
Fire Place	0 %	Vented Skylights	0 %		
Fixed Vents	0 %	Windows	48 %		
Exhaust Fans	11 %	Doors	23 %		
Down Lights	0 %	Gaps (around frames)	19 %		
<b>DESIGN FEATURES</b>			<b>0</b>	<b>1</b>	<b>1</b>
Cross Ventilation	1				
<b>ROOF GLAZING</b>			<b>0</b>	<b>0</b>	<b>0</b>
Winter Gain	0	Winter Loss	0		

<b>WINDOWS</b>							<b>-5</b>	<b>-15</b>	<b>-20</b>
Window Direction	Area		Point Scores				Total		
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain				
<b>N</b>	23	10%	-14	16	-4	-2			
<b>E</b>	18	8%	-12	11	-4	-5			
<b>S</b>	5	2%	-3	1	-1	-3			
<b>W</b>	20	9%	-12	9	-6	-10			
<b>Total</b>	<b>66</b>	<b>29%</b>	<b>-42</b>	<b>37</b>	<b>-15</b>	<b>-20</b>			

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

The contribution of heavyweight materials to the window score is 0 points

			Winter	Summer	Total
<b>RATING</b>	<b>★★★★</b>	<b>SCORE</b>	<b>12</b>	<b>-16</b>	<b>-6*</b>

\* includes -2 points from Area Adjustment

# Detailed House Data

## House Details

ClientName Pudlyk  
HouseTitle Block 11 Section 94 NARRABUNDAH  
StreetAddress 4 Johnston Street, Narrabundah ACT 2604  
FileCreated 06-03-2026

## Climate Details

State  
Town Canberra  
Postcode 2600  
Zone 24

## Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Timber	Enclosed	No	No	No	Float Timb	R0.0	91.5m <sup>2</sup>
2	Concrete Slab on ground	No Subfloor	No	No	No	Carp	R0.0	42.0m <sup>2</sup>
3	Concrete Slab on ground	No Subfloor	No	No	No	Float Timb	R0.0	10.0m <sup>2</sup>
4	Timber	NA	Yes	No	No	Carp	R0.0	22.0m <sup>2</sup>
5	Timber	NA	Yes	No	No	Float Timb	R0.0	22.1m <sup>2</sup>
6	Timber	NA	Yes	No	No	Tiles	R0.0	6.0m <sup>2</sup>
7	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	7.5m <sup>2</sup>
8	Timber	Enclosed	No	No	No	Float Timb	R1.5	50.0m <sup>2</sup>

## Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R1.5	46.2m	2.4m
2	Brick Veneer	No	R2.0	26.9m	2.4m
3	Weatherboard	No	R2.0	2.4m	2.4m
4	Framed: FC Sheet Clad	No	R1.5	32.6m	2.4m

## Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	No	R4.0	201.0m <sup>2</sup>

## Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	E	1.7m	2.7m	No	SG	TIMB	HB	No	0.5m	0.5m	0.0m
2	N	1.7m	1.7m	No	SG	TIMB	HB	No	0.5m	0.5m	0.0m
3	E	1.7m	1.7m	No	SG	TIMB	HB	No	0.5m	0.5m	0.0m
4	S	1.1m	1.7m	No	SG	TIMB	HB	No	0.5m	0.5m	0.0m
5	S	1.1m	1.1m	No	SG	TIMB	NC	No	0.5m	0.5m	0.0m
6	W	0.5m	2.7m	No	SG	TIMB	HB	No	0.5m	0.5m	0.0m
7	N	1.7m	1.5m	No	SG	TIMB	HB	No	0.5m	0.5m	0.0m
8	N	2.1m	2.7m	No	SG	TIMB	HB	No	0.5m	0.5m	0.0m
9	E	2.1m	0.8m	No	SG	TIMB	HB	No	0.5m	0.5m	0.0m
10	E	2.1m	2.7m	No	SG	TIMB	HB	No	0.5m	0.5m	0.0m
11	S	0.5m	1.5m	No	SG	TIMB	HB	No	0.5m	0.5m	0.0m
12	S	0.5m	1.5m	No	SG	TIMB	HB	No	0.5m	0.5m	0.0m
13	W	1.2m	1.8m	No	SG	TIMB	HB	No	0.5m	0.5m	0.0m
14	W	1.2m	1.8m	No	SG	TIMB	HB	No	0.5m	0.5m	0.0m
15	W	1.2m	1.8m	No	SG	TIMB	HB	No	0.5m	0.5m	0.0m
16	N	2.1m	3.6m	No	DG	TIMB	HB	No	0.5m	0.5m	0.0m
17	W	2.1m	4.8m	No	DG	TIMB	HB	No	0.5m	0.5m	0.0m
18	W	2.1m	0.9m	No	DG	TIMB	HB	No	0.5m	0.5m	0.0m

19	N	1.2m	3.6m	No	DG	TIMB	HB	No	0.5m	0.5m	0.0m
20	E	1.2m	2.7m	No	DG	TIMB	HB	No	0.5m	0.5m	0.0m
21	S	0.9m	0.9m	Yes	DG	TIMB	NC	No	0.5m	0.5m	0.0m

### Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
1	E	1.7m	2.7m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	2.5m	0.3m
2	N	1.7m	1.7m	0.0m	0.0m	0.0m	0.0m	4.0m	0.5m	0.0m	0.0m
8	N	2.1m	2.7m	0.0m	0.0m	0.0m	0.0m	8.0m	2.0m	0.0m	0.0m
16	N	2.1m	3.6m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	8.0m	0.5m
17	W	2.1m	4.8m	0.0m	0.0m	0.0m	0.0m	8.0m	0.0m	0.0m	0.0m
21	S	0.9m	0.9m	0.0m	0.0m	0.0m	0.0m	1.5m	0.0m	0.0m	0.0m

### Sky Light Details

ID	Dir	Tilt	Type	Shade	Utility	Width	Length
1	N	0 degrees	Double Clear	No	No	0.7m	0.7m

### Zoning Details

Is there Cross Flow Ventilation ?      Good

### Air Leakage Details

Location      Suburban  
 Is there More than One Storey ?      Yes  
 Is the Stairwell Separated by Doors ?      No  
 Is the Entry open to the Living Area ?      Yes  
 Is the Entry Door Weather Stripped ?      Yes  
 Area of Heavyweight Mass      0m<sup>2</sup>  
 Area of Lightweight Mass      0m<sup>2</sup>

	Sealed	UnSealed
Chimneys	0	0
Vents	0	0
Fans	2	0
Downlights	0	0
Skylights	0	0
Utility Doors	1	1
External Doors	0	0

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

# Insurance Certificates & Tax Invoice

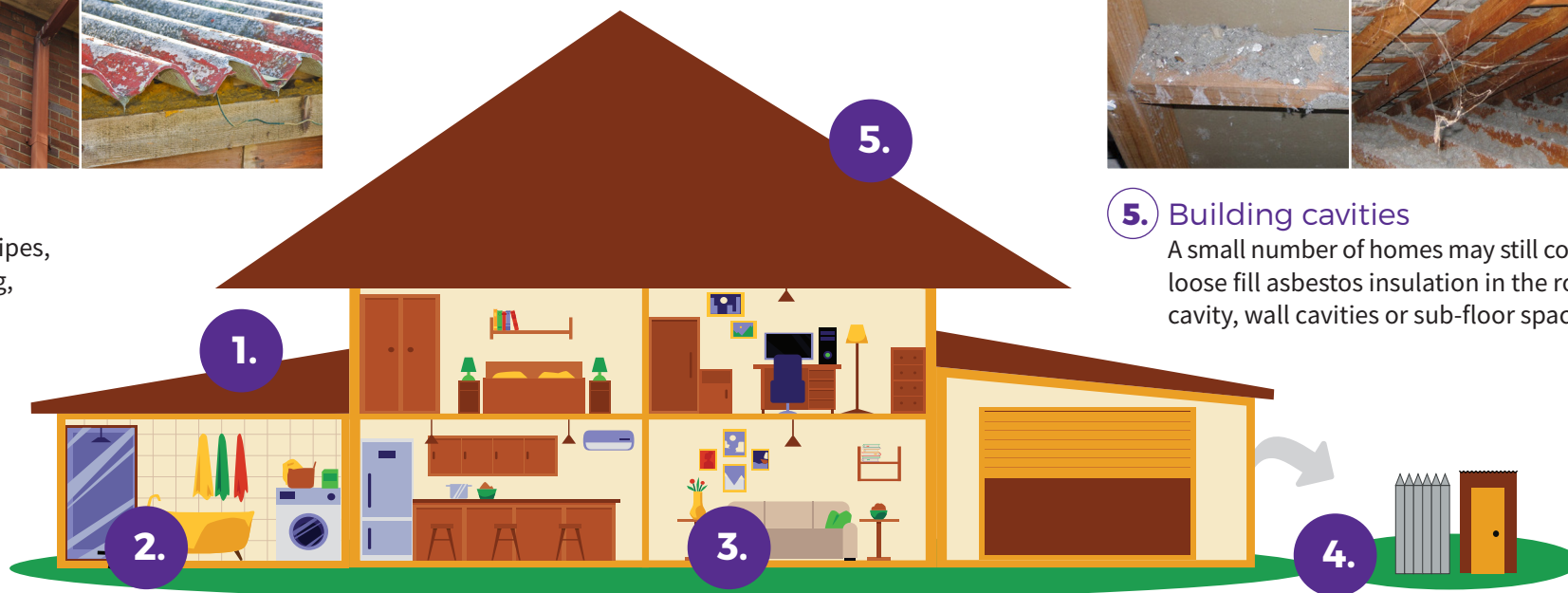


# If a home was built before 1990 it may contain dangerous asbestos material

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



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



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



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



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



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

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

## Assess the risk

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

### Asbestos materials become dangerous when:



Broken or in poor condition



Damaged accidentally



Disturbed during renovation or repairs



Loose fill asbestos insulation



## Manage asbestos safely

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

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

## Pest Controllers Combined Liability Certificate of Currency

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

**INSURED:** ACT Property Inspections Pty Ltd

**BUSINESS DESCRIPTION:** General Pest & Weed Control  
Timber Pest Inspections  
Termite Barrier Installations  
Pre-Purchase House Pest Inspections  
Building Inspections (Non Pest Related)  
Energy Efficiency Ratings  
Compliance Reports

**POLICY REFERENCE:** 09A349653PLB

**PERIOD OF INSURANCE:** From: 4.00pm on 30/03/2025  
To: 4.00pm on 30/03/2026

**POLICY CLASS:** Pest Controllers Combined Liability

**SUMS INSURED:** **Section 1: General Public & Products Liability**

**\$20,000,000** Our maximum liability in respect of any claim or series of claims for Personal Injury, Property Damage or Advertising Liability caused by or arising out of any one occurrence; and

**\$20,000,000** Our total aggregate liability during any one period of insurance for all claims arising out of Your Product

**Section 2: Professional Indemnity**

**\$5,000,000** Our maximum liability in respect of any Claim or any series of Claims inclusive of costs and expenses.

**\$10,000,000** Our total aggregate liability for all Claims inclusive of costs and expenses.

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

Date Issued: 28 March 2025



**ACT  
PROPERTY  
INSPECTIONS**

# TAX INVOICE

Kristy Pudlyk  
4 Johnston St  
NARRABUNDAH ACT 2604  
AUSTRALIA

**Invoice Date**  
2 Mar 2026

**Invoice Number**  
INV-68677

ACT Property Inspections  
(02) 6232 4540  
Unit 1, 33 Atree 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
			<b>TOTAL AUD</b>	<b>1,810.00</b>

## Due Date: 29 Aug 2026

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

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

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

### Payment Options

Pexa : please quote the invoice number as the reference

Direct Deposit : BSB: 012084 Account Number: 194679655

Account Name: ACT Property Inspections Pty Ltd

Please reference your name and invoice number

Cheques : please make payable to ACT Property Inspections Pty Ltd

[View and pay online now](#)