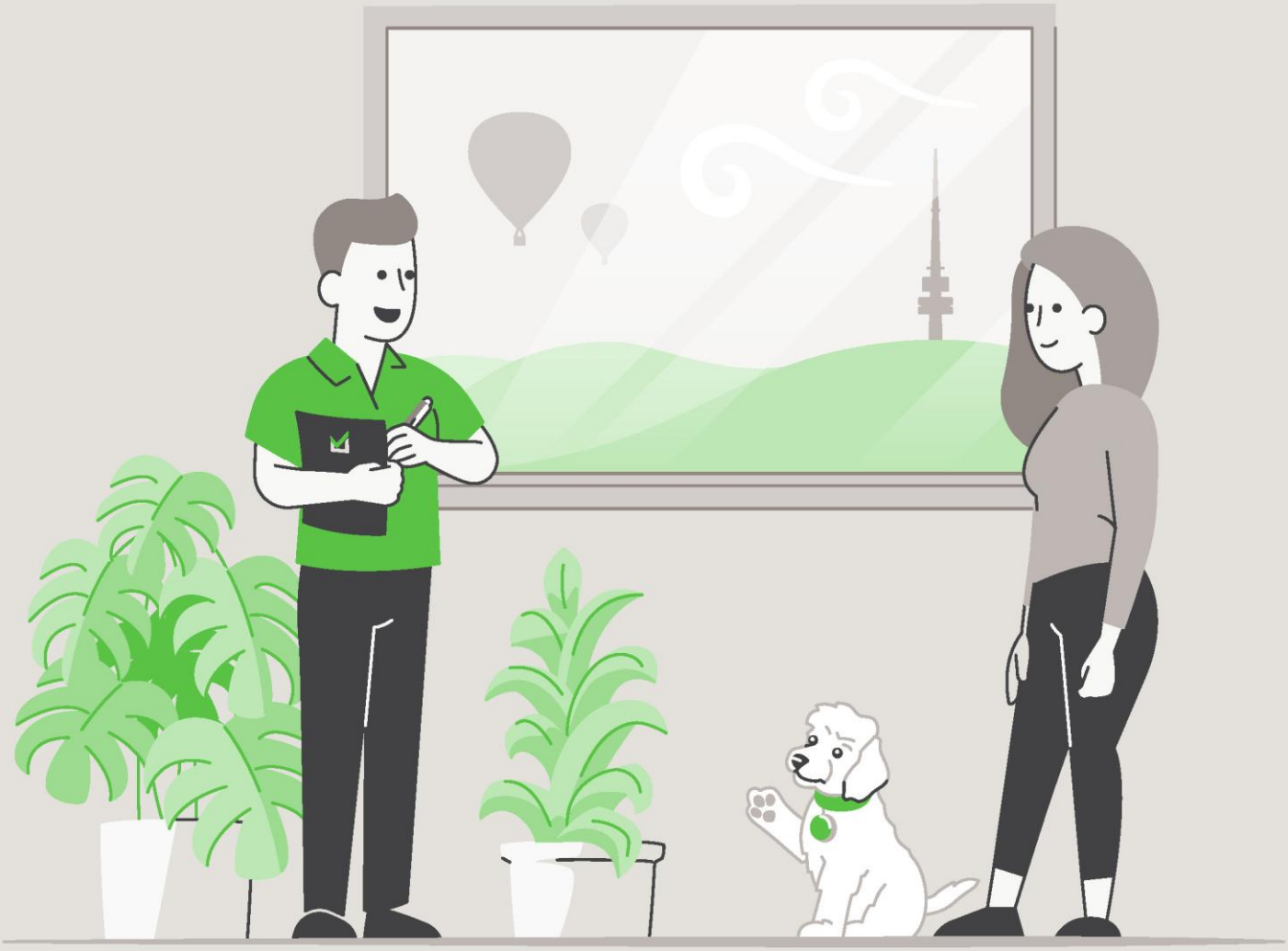
ACT PROPERTY INSPECTIONS

22 Selwyn Street,
Hackett ACT 2602

Report prepared: Friday, April 24th 2026

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

Report



MASTER BUILDERS AUSTRALIAN CAPITAL TERRITORY

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LIMITED LIABILITY TO A PURCHASER WITHIN THE AUSTRALIAN CAPITAL TERRITORY

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

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

(a) The inspection was carried out no earlier than three months before the day the property was first advertised or offered for sale or listed by an agent; and

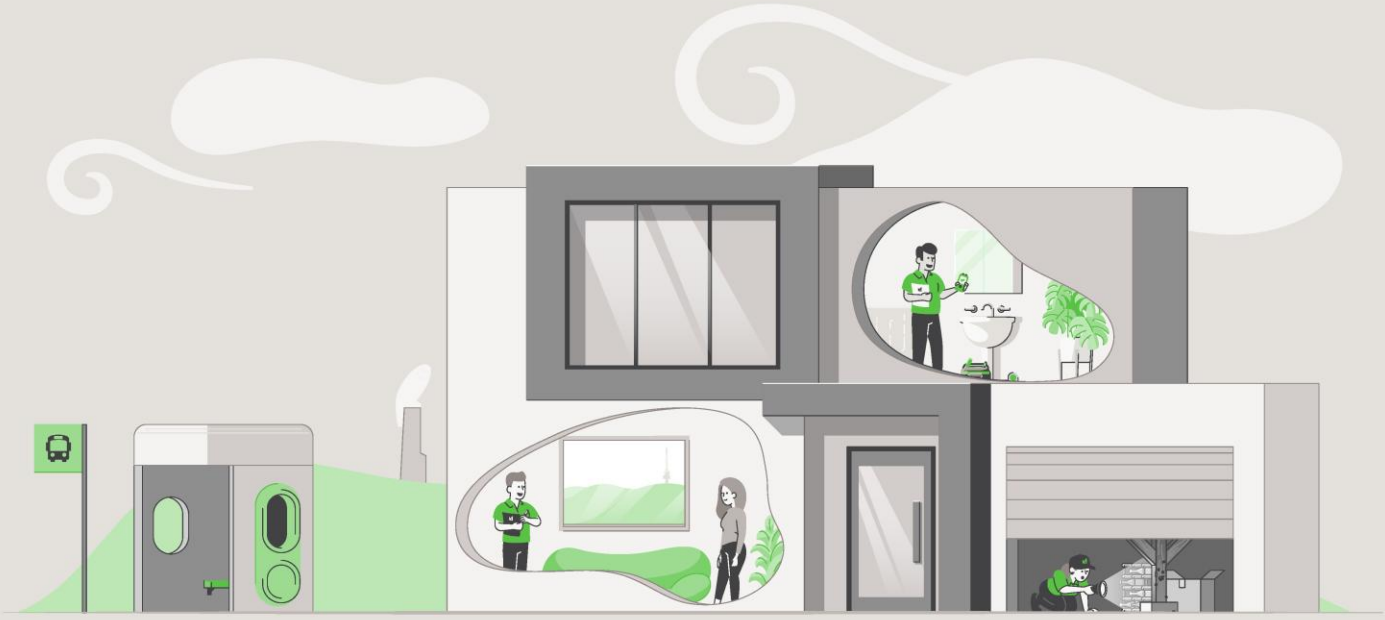
(b) The date on which the contract was entered into was not more than 180 days after the date of the inspection.

(c) The report is provided to the Purchaser prior to or at the time the Contract for Sale is entered into between the Purchaser and vendor.

(d) The service requested is the Standard Inspection Report.

ACT PROPERTY INSPECTIONS

Building Report



CONCLUSION AND SUMMARY

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

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

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

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

The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: **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	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	0.5 Stars
Inspection Date	Friday, April 24th 2026
Name of Assessor	Tom Strickland
Reference Number	69269
Address of Property Inspected	22 Selwyn Street, Hackett ACT 2602
Client	Champness
Block and Section	Block 29 Section 31 HACKETT
Block size (approximately)	708m^2
House size This measurement has been obtained by scaling off the provided drawings and should be used as an approximate guide only.	Upper Level: 58.90m^2 Lower Level: 111.40m^2 Total: 170.30m^2 Carport: 53.20m^2
Weather conditions at time of Inspection	Fine
Occupancy Status	Unoccupied (furnished/styled)

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

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

PROPERTY CONSTRUCTION DETAILS

Flooring	Timber bearer and joists to the main living areas. Concrete slab to the lower wet areas
External walls	Brick veneer and weatherboard cladding
Roof framing	Timber: Truss roof framing
Roof cladding	Concrete roof tiles
Glazing	Single and double-glazed windows
Cooktop	Electric cooktop
Oven	Electric oven
Dishwasher	Fisher and Paykel double dish drawer

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

GENERAL ACCESS LIMITATIONS

Internal	At the time of inspection, the building was furnished. This allows for a limited inspection in areas not restricted by furnishings, stored goods, floor mats, etc.
External	Inspection was limited in areas around the fence line due to vegetation restricting access. No inspection was made under the rear timber deck due to no available access
Roof void	NOTE. Inspection around the eaves was restricted due to low pitch and clearance to allow bodily access in this area. This allows only for a limited visual Inspection from a distance to be carried out. Other restrictions found in the roof void: Insulation on top of ceiling restricting visual inspection of the ceiling framing. Ducting flex throughout the roof space restricting access in areas
Subfloor	The visual inspection of the subfloor framing was restricted in areas due to under floor ducting and low crawl space. The visual inspection of the subfloor framing was restricted 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
Enclosed carport	The inspection of the garage was restricted due to stored goods being kept in the area at the time of inspection

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

DEFINITIONS

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

ENTRANCE

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

LIVING ROOM

Ceiling	There are signs of slight sagging in the ceiling (plasterboard separation). This is typical for a home of this age and can be left as is and monitored
Walls	Good
Door and door hardware	Good
Floor coverings	Good

DINING ROOM

Ceiling	Good
Walls	Good
Floor coverings	Good

KITCHEN

Ceiling	Good
Walls	Good
Door and door hardware	The striker plate on the door jamb needs adjustment to allow the door to latch
Floor coverings	Good
Kitchen cupboards	Good
Bench top	Good
Splashback	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

STAIRWELL

Ceiling	Good
Walls	Good
Floor coverings	Good
Handrail	The upper floor handrail/balustrade has been built lower than 1m in height. Although compliant at the time of construction, consideration should be made to increasing the height to 1m to comply with current standards

BEDROOM 1

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

BEDROOM 2

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	A small section of the carpet has been cut out. Recommend repairs
Wardrobe	Good

BEDROOM 3

Ceiling	Good
Walls	Good
Door and door hardware	The striker plate on the door jamb needs adjustment to allow the door to latch
Floor coverings	Good
Wardrobe	Good

BEDROOM 4

Ceiling	Good
Walls	Good
Door and door hardware	The door is binding. Recommend adjustment/maintenance
Floor coverings	Good
Wardrobe	Good

BEDROOM 5

Ceiling	Good
Walls	Good
Door and door hardware	The striker plate on the door jamb needs adjustment to allow the door to latch
Floor coverings	Good

BATHROOM – LOWER LEVEL

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Shower screen	A shower screen has not been installed. Recommend installing a shower screen
Floor and wall tiles in shower area	Good
Vanity/Basin	The silicone joint between the basin and the wall requires re-application of silicone. This is part of normal ongoing maintenance
Taps	Good
Bath	The bath has marks and signs of general wear; however, it is still in serviceable condition. The silicone joint around the perimeter of the bath needs to be re-done as part of ongoing maintenance
Toilet suite	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

BATHROOM – UPPER LEVEL

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Shower screen	Good
Floor and wall tiles in shower area	Areas of the grout have come away from between the tiles in the shower area. Recommend repairs by a qualified tradesperson. Minor cracked tiles noted in the shower base. It is advised to seal over the cracked tiles with a bathroom silicone and monitor
Vanity/Basin	The silicone joint between the basin and the wall requires re-application of silicone. This is part of normal ongoing maintenance
Taps	Good
Toilet suite	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

LAUNDRY

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

ROOF CAVITY

Construction	Good
Is sarking installed under the roof lining?	There are several tears found in the reflective foil under the roof lining. Small leaks may occur from condensation. Recommend patching the tears using a foil tape

SUBFLOOR

Subfloor soil conditions	The subfloor soil was generally dry at the time of inspection
Ventilation	Good
Floor structure	Good
Access door to subfloor area	The access door requires repairs

EXTERIOR

Driveway and paths	Good. No major cracking noted
Roof covering	Good
Roof pointing	The roof pointing is generally good; however, there are some areas of minor cracking/flaking
Eaves	Good
Fascia	Areas of general weathering and timber decay noted in several end sections of the timber fascia. Recommend re-painting the fascia to slow the weathering process
Gutters	The gutters require clearing out in areas
External walls	Good. No major cracking noted
Windows	Several broken windowpanes were noted. Recommend replacement by a glazier
Fences	Areas of the timber fence need general repairs and maintenance
Gate	The gate requires repairs for ease of operation

EXTERIOR – CONTINUED

Deck	Good
Pergola	The gutter on the pergola requires clearing out
Retaining walls	Some minor cracking was found in the retaining walls. The walls are still retaining the ground adequately. Apart from monitoring, no action is required
Site drainage	The site generally drains away from the perimeter of the building

ENCLOSED CARPORT

Roof covering	Good
Gutters	The gutters require clearing out in areas
Slab	Good. No major cracking noted
Garage door	Good
Is an auto opener installed on the roller door?	Yes

DEFINITIONS

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

IMPORTANT ADVICE

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

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

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

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

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

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

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

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

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

SCOPE AND LIMITATIONS

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

1) This Report is not an all-encompassing Report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the Inspection. Whether or not a defect is considered significant or not, depends to a large extent upon the age and type of the building inspected. This Report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural Report. Should you require any advice of a structural nature you should contact a structural engineer.

2) This is a visual Inspection only, limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The Inspection DID NOT include breaking apart, dismantling, removing, or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances, or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

3) This Report does not and cannot make comment upon: Defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the Inspection and whether this will affect the detection of leaks or other defects (e.g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from **surface** water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly, this Report is NOT a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property.

NB. Such matters may, upon request, be covered under the terms of a 'Special-Purpose Property Report'.

4) Consumer Complaints Procedure: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, you must notify us as soon as possible of the dispute or claim by email, fax, or mail. You must allow us (which includes persons nominated by us) to visit the property (which visit must occur within twenty eight (28) days of your notification to us) and give us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the Inspection.

If you are not satisfied with our response, you must within twenty one (21) days of your receipt of our written response, refer the matter to a Mediator nominated by us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties, and as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation, then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

(a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and

(b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment, then such payment shall be made within twenty one (21) days of the order.

NB. In the event that you do not comply with the above Complaints Procedure and commence litigation against us, then you agree to fully indemnify us against any awards, costs, legal fees, and expenses incurred by us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

5) Asbestos Disclaimer: "No Inspection for Asbestos was carried out at the property, and no Report on the presence or absence of Asbestos is provided".

Buildings built prior to 1982 may have wall and/or ceiling sheeting, and other products including roof sheeting that contains Asbestos. Even buildings built after this date, up until the early 90s, may contain some Asbestos. Sheeting should be fully sealed. If you are concerned, the building was built prior to 1990, or if asbestos is noted as present within the property, then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting, or removing sheeting or products containing Asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert.

6) Mould (Mildew and non-wood decay fungi) Disclaimer: Mildew and non-wood decay fungi are commonly known as mould. However, mould and their spores may cause health problems or allergic reactions, such as asthma and dermatitis in some people. No Inspection for mould was carried out at the property, and no Report on the presence or absence of mould is provided. If mould is noted as present within the property, or if you notice mould and you are concerned as to the possible health risk resulting from its presence, then you should seek advice from your local Council, State or Commonwealth Government Health Department, or a qualified expert such as an Industry Hygienist.

7) Magnesite Flooring Disclaimer: No Inspection for Magnesite Flooring was carried out at the property, and no Report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.

8) Estimating Disclaimer: Any estimates provided in this Report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this Report.

9) Note: If the Client has any doubt about the purpose, scope, and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report. The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

IMPORTANT DISCLAIMER

Disclaimer Liability: No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for Inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

Disclaimer of Liability to Third Parties: Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this Report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property, then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement, then they may rely on the Report subject to the terms and conditions of this agreement and the Report itself.

NB. In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations, the Report resulting from this Inspection may be passed to the purchaser as part of the sale process, providing it is carried out no more than three months prior to listing and is not more than six months old.

Limited Liability to a Purchaser within the Australian Capital Territory only: Within the Australian Capital Territory (ACT) and in accordance with the ACT Civil Law (Sale of Residential Property) Act 2003 and Regulations, a copy of the Report may be attached to the Contract for Sale.

WARNING: The Purchaser is advised that this Report reflects the condition of the property existing at the time of the Inspection (Inspection Date) and may not reflect the current state. It is, therefore, very strongly recommended that you promptly arrange for another Inspection and Report in accordance with Australian Standard AS4349.1 to be carried out prior to the expiration of the 'Cooling off Period' and settlement.

This is not a Compliance Report strictly in accordance with Civil Law (Sale of Residential Property) Regulations: The Report may contain copies of any approved plans, building approvals, building permit and Certificates of Occupancy. However, any comments made by the person who prepared the Report as to whether or not, in the opinion of the Inspector, the structures on the land substantially comply with the approved plans (if any) are made on the basis of a cursory glance of the plans and not upon a detailed examination. Any opinion expressed as to whether or not any building approval or approval under the Land (Planning and Environment) Act, 1991, is based on the limited knowledge and belief, at the time, of the Inspector. The Purchaser is advised that a Special Purpose Report is available through the Inspector to advise more fully in respect to these matters. The structures may have been damaged by pests, storm, strong wind or fire or the Vendor may have carried out alterations and/or additions to the Property since the Inspection Date. The Report may no longer reflect the true condition of the Property. The structure(s) may no longer be in accordance with the attached plans etc. IT IS STRONGLY RECOMMENDED that, if the Purchaser has any concerns in respect to the compliance of the structures, a Special Purpose Report be obtained. Alternatively, the Purchaser should rely upon his, her or their own enquiries.

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

OTHER INSPECTIONS AND REPORTS REQUIRED

It is strongly recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property. Obtaining these Reports will better equip the purchaser to make an informed decision. Although appliances may be listed in the Report, they have not been tested as this is outside the scope of the standard Building Inspection. Other Inspections we recommend the purchaser obtains before making their decision are:

- Electrical Inspection,
- Plumbing Inspection,
- Structural (Engineer),
- Geotechnical Inspection,
- Drainage Inspection,
- Asbestos Inspection,
- Mould Inspection,
- Gas fitting Inspection,
- Appliances Inspection,
- Air-conditioning Inspection,
- Alarm/Intercom/Data Systems,
- Hydraulics Inspection,
- Mechanical Services,
- Hazards Inspection,
- Fire/Chimney Inspection,
- Estimating Report,
- Garage Door Mechanical,
- Durability exposed surfaces

SMOKE DETECTORS

The occupier/purchaser should satisfy themselves as to the working condition of the smoke detectors, if installed. It is highly recommended that suitable smoke detectors be installed in all residential properties. AS 3786 advises that smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to advise on those installed or install these detectors.

CRACKING OF BUILDING ITEMS

Regardless of the type of crack(s), a Pre-Purchase Building Inspector carrying out a Pre-Purchase Inspection within the scope of a visual Inspection is unable to determine the expected consequences of the cracks.

Obtaining Information regarding the below all fall outside the scope of this Pre-Purchase Inspection:

(a) The nature of the foundation material on which the building is resting,
(b) The design of the footings,
(c) The site landscape,
(d) The history of the cracks and,
(e) Carrying out an invasive Inspection.

However, the information obtained from the five items above is valuable in determining the expected consequences of the cracking and any remedial work needed. Cracks that are small in width and length on the day of the Inspection may have the potential to develop over time into structural problems for the homeowner, resulting in major expensive rectification work being carried out. If cracks have been identified in the Report above, then a Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase**.**

NOTICE TO THE PURCHASER (ACT ONLY)

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

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

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

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

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

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

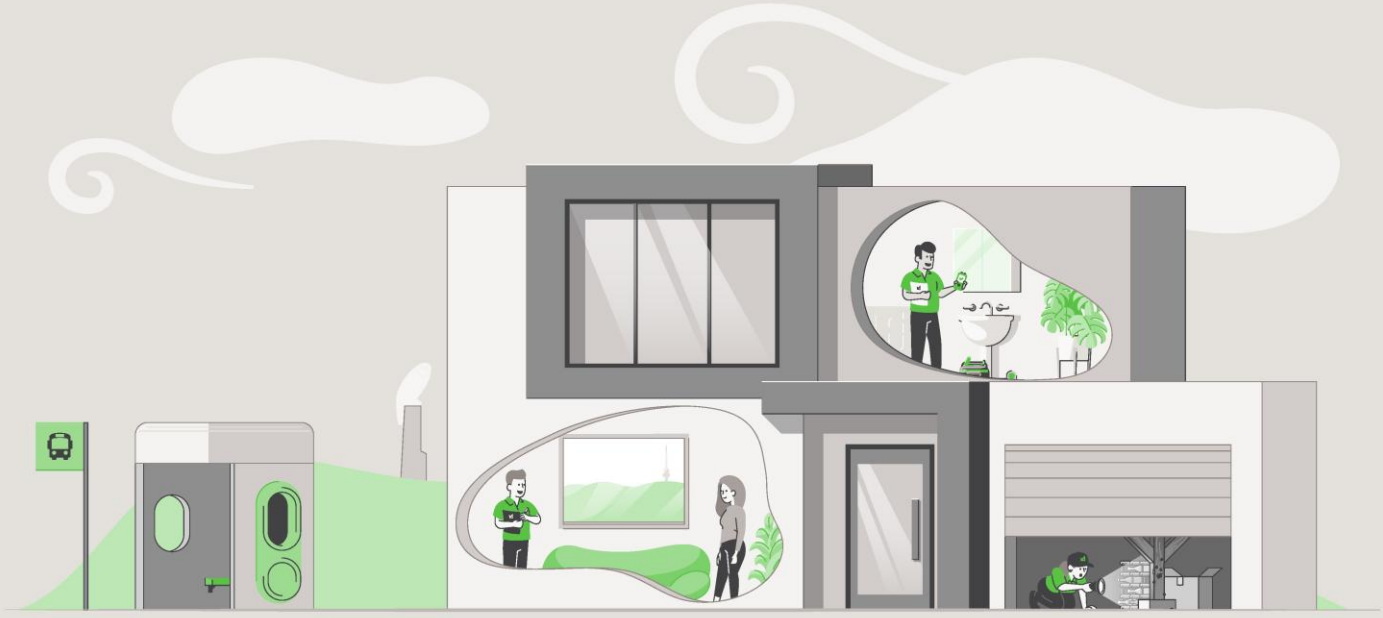
1. I/We have read and understood the 'Limited Liability to a Purchaser within the Australian Capital Territory only' clause of the Report, and this Notice to the Purchaser. I/We have not arranged for another inspection and report in respect of the property, and it is my/our intention to **rely upon the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

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

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

ACT PROPERTY INSPECTIONS

Timber Pest Report



SUMMARY SHEET

Property Address:	22 Selwyn Street, Hackett ACT 2602
Client:	Champness
Inspection Date:	Friday, April 24th 2026
Inspection carried out by:	Tom Strickland

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

1.0 ACCESS LIMITATIONS

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

2.0 TERMITE ACTIVITY

No active subterranean termites (live specimens) were found.

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

3.0 BORER ACTIVITY

No visible evidence of borers of seasoned timbers was found.

4.0 DECAY FUNGI

Evidence of timber wood decay was found. Please refer to Section 4.0 of the Pest Report.

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

CONDITIONS OF THIS INSPECTION

Important Information:

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

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

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

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

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

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

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

Scope of Report:

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

Limitations:

The Client acknowledges:

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

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

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

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

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

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

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

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

Determining extent of Damage:

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

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

Disclaimer of Liability:

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

1.0 ACCESS LIMITATIONS

1.1 Area(s) inspected:

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

1.2 Common area(s) not inspected:

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

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

Ceiling framing timbers were concealed by insulation. 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 roof space restricting access in areas. Areas of the timber fence were concealed by vegetation. The visual inspection of the subfloor framing was restricted in areas due to under floor ducting and low crawl space. The visual inspection of the subfloor framing was restricted due to underfloor insulation. No inspection was made under the rear timber deck due to no available access.

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

1.4 The property was furnished/styled at the time of inspection.

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

1.5 Undetected timber pest risk assessment is considered Moderate.

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

2.0 TERMITE ACTIVITY

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

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

2.3 A termite nest was not found.

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

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

2.5 Very important:

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

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

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

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

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

2.7 Termite management: A durable notice (termite management notice) was not found during the inspection, indicating a barrier system has not been installed.

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

2.8 General remarks:

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

3.0 BORER ACTIVITY

3.1 No visible evidence of borers was found.

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

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

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

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

4.0 DECAY FUNGI

4.1 Evidence of damage caused by wood decay (rot) fungi was found.

- **Timber decay was found in areas of the timber fence.**
- **Timber decay was found in several end sections of the timber fascia.**

NB. If any evidence of fungal decay or damage is reported, you should consult a building expert to determine the full extent of damage, and the estimated cost of repairs or timber.
General Description of Attack Decaying wood contains sufficient moisture to retain its original shape and may have sufficient strength to withstand normal loads. In contrast decayed wood is reduced both in moisture content and size as indicated by cracking either along or across the grain or fibres coming apart in a stringy manner. Decayed wood will have undergone considerable strength reduction.
Economic Significance Fungal decay can cause at one extreme, structural failure of the affected timber, and at the other purely superficial surface damage. The most critical determination is that of which timber is affected and decaying because decay will most likely spread (unless sources of moisture are quickly removed). Affected and decayed timber may warrant timber replacement, but the rot should not spread unless a new moisture source becomes available in that area.
Where evidence of decayed timber exists, competent advice (e.g., from a licensed or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work. It is important to correct any condition conducive to attack prior to replacing decayed wood.
Where evidence of decaying timber exists, competent advice (e.g., from a licensed or registered building contractor) should be sought to remove the condition(s) conducive to attack, and to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.
Where the full extent of damage or the overall condition of the timber is undetermined a further inspection is strongly recommended by a competent person (e.g., from a licensed or registered building contractor). This may require monitoring of the timber over a period and include the assessment of conditions conducive to attack in different weather conditions (e.g., to determine the adequacy of existing drainage).
Management Program Remove any conditions conducive to attack (e.g., lack of ventilation or the presence of excessive moisture). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.

5.0 CONDITIONS THAT ARE CONDUCIVE TO TIMBER PESTS

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

Water leaks, especially in or into the subfloor, or against the external walls; increase the likelihood of termite attack. Leaking showers or leaks from other `wet areas' also increase the likelihood of concealed termite attack. Hot water overflows should be plumbed away from the building.
NB. We claim no expertise in building, and if any leaks were reported, you should consult a plumber or other building expert to determine the full extent of damage, and the estimated cost of repairs.

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

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: Adequate.

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

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

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

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

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

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

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

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

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

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

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

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

6.0 OVERALL ASSESSMENT OF THE PROPERTY

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

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

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

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

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

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

DEFINITIONS

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

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

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

Reasonable access:

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

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

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

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

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

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

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

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

A more invasive physical inspection is available and recommended:

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

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

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

A price is available on request.

Concrete slab homes:

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

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

Subterranean termites:

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

Important note:

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

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

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

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

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

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

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

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

Risk management options:

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

CONTACT THE INSPECTOR

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

NOTICE TO THE PURCHASER

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

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

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

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

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

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

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

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

ACT PROPERTY INSPECTIONS

Compliance Report

COMPLIANCE REPORT

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

Property Address: 22 Selwyn Street, Hackett ACT 2602
Block & Section: Block 29 Section 31 HACKETT
Inspection Date: Friday, April 24th 2026

APPROVAL STATUS

Description	Plan number	Certificate of occupancy date	Approval status
Ex Government Residence	-	-	Approved.
Timber Additions to Residence	40926+/A	04/11/1975	Approved.
Brick Veneer Addition and Carport	40926/B+/C	10/11/1977	Approved. **Note:** The carport has been altered & requires further approval. Please see below
Verandah	40926/D	20/06/1983	Approved.
New Fireplace	B20181880/A	31/10/2018	Approved.
Enclosure of the carport (previously approved under plan # 40926/B+/C)	-	-	This structure is unapproved as more than two of the carport's sides have been partially or wholly enclosed, converting the structure into a garage. Building approval is required.
Enclosure of porch and removal of external laundry door	-	-	This work is unapproved as the residence is now permanently open to a Class 10a structure and the gross floor area of the residence has increased. Building approval is required.
Rear deck	-	-	This structure is unapproved as areas of the deck exceed 1m in height. Building approval is required.

ACTPLA COMMENTS

- This is an Ex Government Residence

SURVEY REPORT

Survey Report completed by	Date Survey report was completed	Comments
Sowden, Wells & Associates	Wednesday, 19 October 1977	This survey is regarding the Addition and Carport. There are no apparent encroachments upon this land or by this property on adjoining lands or street.

ACT PROPERTY INSPECTIONS

Conveyancing File

CONVEYANCING BUILDING FILE INDEX

SUBURB: HACKETT **SECTION:** 31 **BLOCK:** 29 **UNIT:** N/A **EX GOV:** YES

COU ISSUED Y/N	PLAN NUMBER	FOLIO NO.	DESCRIPTION OF WORK	AMEND	DETAILS	PERMIT NUMBER	COU PLAN NO. & DATE
Y	40926	1	TIMBER ADDITIONS TO RESIDENCE				
		5				40926	
Y	40926/A	6		Y			
		20					40926+A 04/11/1975
Y	40926/B	21	B/V ADDITION AND CARPORT				
Y	40926/C	23			Y		
		25				40926/B	
		35					40926/B+C 10/11/1977
Y	40926/D	39	VERANDAH				
		42				40926/D	
		52					40926/D 20/06/1983
Y	B20181880/A	-	NEW FIREPLACE			B20181880/A	
		-					B20181880/A 31/10/2018

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

Drainage Plan Number: 6875

Survey: Y (01)

Comments: THIS IS AN EX-GOVT RESIDENCE

CONVEYANCING PART 2

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

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

If available, copies of the following documents are provided:

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

If requested:

	Yes	No
• Drainage Plan(s)	☒	☐

ASBESTOS

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

Please note: Development Approval plans will not be included in this report (We do not receive Development Approval Plans unless they are part of a Building Approval in which case they become Building Approval Plans), if development approval was granted you can request copies of the Development Approval plans from ACEPDcustomerservices@act.gov.au**.**

Please Note: Building approvals that have been generated via eDevelopment will be issued with a project number prefixed by the letter B. Initial building approval documentation will be identified with project number B20XXXXX only but will be referenced as B20XXXX/A on the Certificate of Occupancy and Use. Any amendments to the original approval will be issued with the project number and an alphanumeric digit. The first amendment will be identified as B20XXXX/B, the second amendment B20XXXX/C etc. Not all eDevelopment plans will be stamped with the plan number.

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

Search officer comments (if any?)

Search officer initials: Tony Cost of application: $ 144.79 Date completed: 01/04/2026

31

40926

SOWDEN, WELLS & ASSOCIATES PTY. LTD.
CONSULTING LAND SURVEYORS
34 BOUGAINVILLE STREET
MANUKA, A.C.T. 2603

TELEPHONE 95 9468

P.O. Box 277
MANUKA, A.C.T. 2603

Directors:
GRAHAM SOWDEN, M.I.S. (Aust.)
MICHAEL A. WELLS, M.I.S. (Aust.)
DESMOND J. LILLEY, M.I.S. (Aust.)

PRIVATE TELEPHONES
95-9142
73-1679
88-4261

REF. 13950

19th Oct. 1977.

Mr. J. Ellison,
67 Antill St.,
DOWNER, A.C.T.

Dear Sir,

I have surveyed part of Block 29, Section 31, Division of HACKETT in the Canberra Central District, Australian Capital Territory as delineated on Deposited Plan No.1186, containing an area of 28 perches more or less and having a frontage of 70 feet to Selwyn Street, such being shown by red edging on the sketch plan endorsed hereon.

Upon this land stands a residence known as No.22 Selwyn Street with a brick addition and carport attached thereto. The sketch shows the position of the addition and the carport relative to the boundaries.

The addition and carport are erected wholly within the boundaries of the land.

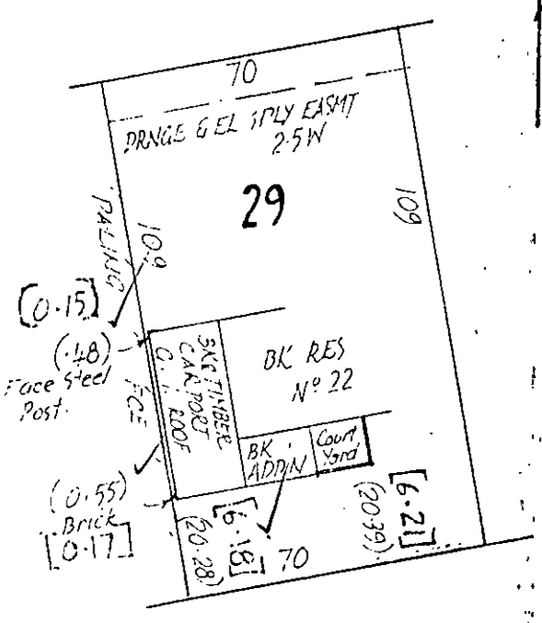
The land is fenced as shown on the sketch.

There are no encroachments by or upon the subject land.

Yours faithfully,

D Lilley

REGISTERED SURVEYOR.



N

BK 1/11/77.

SEC 31
D.P. 1186
40 FT. TO AN INCH
MEASUREMENTS IN [RED] ARE METRIC

20

Department of the Capital Territory
Building Section

CERTIFICATE OF FITNESS
(CLASS 1 AND X OCCUPANCY ONLY) BL1/8(9/75)

Australian Capital Territory
Building Ordinance 1972 - 74
(Part V)

It is hereby certified that the building consisting of Timber Additions to Residence

situated on

Block	Section	Division
29	31	HACKETT
or situated at		

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

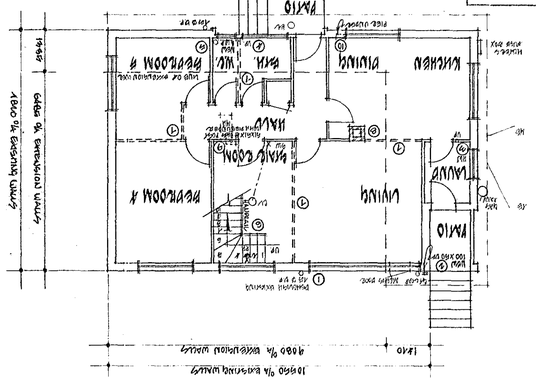
Approved plan no. 40926 & 40926/A		
Type of construction *	Class of occupancy*	Number of storeys
Permit no. 25310	Name of permit holder CAPE COD ROOFING PTY. LTD.	

*As defined in the Building Manual A.C.T.

41 [illegible]

Deputy Building Controller

4/11/25



40926

Si|3

REAR ELEVATION

FIRST FLOOR NOTES

RE USE EXISTING TILES TO FRONT ELEVATION TO REAR ELEVATION PROVIDE NEW CEMENT TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE ALL OVER DOUBLE SIDED ALUMINIUM FOIL

LINE ALL OVERHANGS WITH 4.5 MM A.C.

200X31 FASCIA & BARGE BOARDS

0.55 GAUGE G.I. QUAD GUTTERS

200 MM HORIZONTAL WEATHERTEX CLADDING TO EXTERNAL WALLS

CLEAR ANODISED ALUMINIUM FRAME WINDOWS AS SPECIFIED ON FIRST FLOOR PLAN COMPLETE WITH FLYSCREENS

EXISTING ROOF FRAME, EAVES, GUTTERS, DPS ETC WHERE NOT BEING BUILT OVER TO REMAIN U.N.O.

SIDE ELEVATION

SECTION A-A

FRONT ELEVATION

SIDE ELEVATION

FLOOR JOIST PLAN

150 UC SPLAY DETAIL X

BUILDINGS (DESIGN AND SITING)
ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
24 MAR 1975
DELEGATE
NATIONAL CAPITAL
DEVELOPMENT COMMISSION

GROUND FLOOR PLAN

GROUND FLOOR NOTES

1. DEMOLISH EXISTING D.P. & BLOCK INLET
2. PROVIDE NEW 100X50 D.P. CONNECTED TO REMAINING EAVES SECTION TO REAR AND TO EXISTING STORMWATER DRAIN.
3. JOIN TO EXISTING HOT WATER UNIT & CONNECT TO NEW FIXTURES OVER
4. EXTEND EXISTING V.P. TO CLEAR NEW ROOF
5. DEMOLISH EXISTING CAST IRON V.P. & REPLACE WITH NEW S.W.P. CONNECTED TO FIXTURES OVER
6. CLOSED TYPE TIMBER TREAD STAIRCASE WITH STRINGERS COMPLETE WITH HANDRAIL

   WIDTH 950
   RISERS 183
   TREADS 240
   RELOCATE POWER POINT & CEILING LIGHT
7. INTERNAL WALLS INDICATED BY BROKEN LINES TO BE REMOVED BY OWNER IN FUTURE.
   MASTER BUILDER TO ASSUME THESE WALLS DO NOT EXIST
8. DEMOLISH EXISTING CHIMNEY & EXTEND SLOW COMBUSTION FLUE TO CLEAR NEW ROOF
9. 65X65X4 MM RHS POST BUILT INTO NON STRUCTURAL WALL WITH 230X230 DETACHED BRICK PIER UNDER ON THREE COURSES OF 356 BRICK FOOTING. PACK TO UNDERSIDE OF FLOOR.
10. CHECK FOR PIER UNDER. IF NO PIER PROVIDE 230X110 ATTACHED BRICK PIER TO BEAR ON EXISTING STRIP FOOTING & PACK TO UNDERSIDE OF FLOOR

ALL SURFACES AFFECTED BY DEMOLITION TO BE MADE GOOD TO MATCH ADJACENT SURFACES AS CLOSE AS POSSIBLE

FIRST FLOOR PLAN

NO SURVEY CERTIFICATE REQUIRED

SITE PLAN

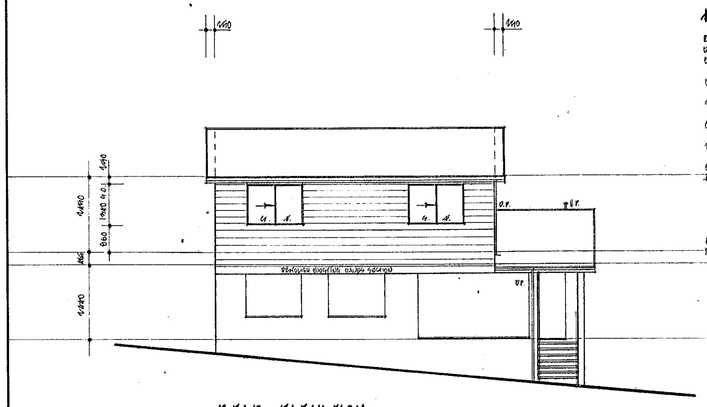
No.	AMENDMENTS	DRWN.	APP.	DATE
4	PREPARED FOR APPROVAL			
3	ENGINEERS AMENDMENTS			
2	ESTIMATE TO CLIENT	G.O.		3/2/75
1	PREPARED FOR ESTIMATE	G.O.		28/1/75

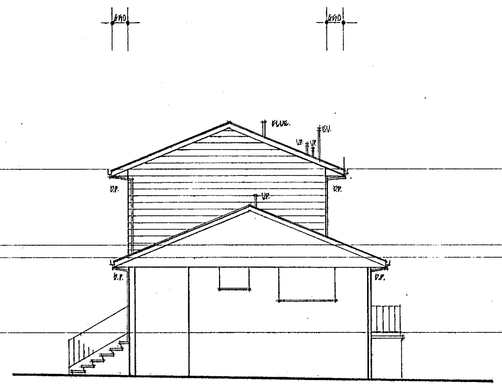
PROPOSED CONVERSION
MR. B.M. & MRS. A.M. O'CONNOR.
22 SELWYN. STREET. HACKETT. A.C.T.

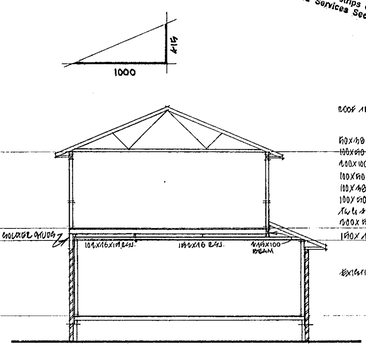
CAPE COD ROOFING PTY. LTD.
CONVERSION SPECIALISTS
17-19 ALTREE COURT, PHILLIP. 2606
MASTER BUILDERS • TEL. 811611

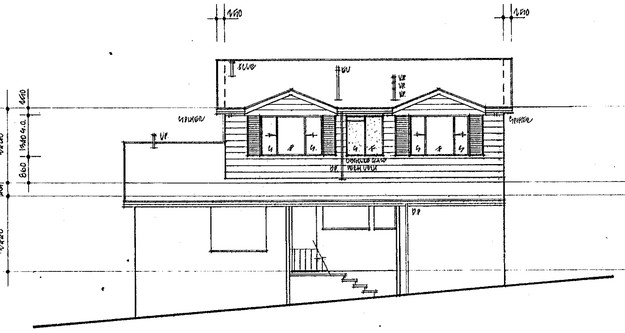
DO NOT SCALE OFF DRAWING.
ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

SCALE: 1:100 DRAWING No.: [illegible] 1/1









40926

PLANS/FILE No. ~~[illegible]~~/A
Received Building Section
26 MAR 1975 31/3
Dept. of the Capital Territory

Building to be constructed in accordance with the Building Manual
All materials and equipment to be confined to the leased area.
Applications to use nature strips or other unleased land to be lodged in writing with Land Services Section

REAR ELEVATION

FIRST FLOOR NOTES

RE USE EXISTING TILES TO FRONT ELEVATION. TO REAR ELEVATION PROVIDE NEW CEMENT TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE ALL OVER DOUBLE SIDED ALUMINIUM FOIL

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EXISTING ROOF FRAME, EAVES, GUTTERS, DPS ETC WHERE NOT BEING BUILT OVER TO REMAIN U.N.O.

SIDE ELEVATION

SECTION A/A

ROOF TRUSSES AT 600 C/S TO MANUFACTURERS SPECIFICATION

50X38 SOFFIT RAFTERS
100X50 TOP PLATE
200X100 HEAD
100X50 SILL PLATE
100X38 STUDS AT 450 C/S MAX
100X50 BOTTOM PLATE
T&G FLOORING
200X50 FLOOR JOISTS AT 450 C/S MAX
150X75 PACKING AT 2100 C/S MAX

EXISTING CEILING & CEILING JOISTS TO REMAIN U.N.O.

FRONT ELEVATION

SIDE ELEVATION

EXISTING EXTERNAL WALLS BRICK VENEER
EXISTING STRUCTURAL INTERNAL WALLS SHOWN SHADED
EXISTING NON STRUCTURAL INTERNAL WALLS NOT SHADED
EXISTING WALLS INDICATED BY BROKEN LINES TO BE REMOVED BY OWNER IN FUTURE

PROVIDE SOLID BLOCKING AT ENDS OF ALTERNATE JOISTS
EXISTING CEILING JOISTS RUN FRONT TO REAR
PROVIDE 150X75 PACKING UNDER 200 JOISTS

FLOOR JOIST PLAN

150 UC SPLAY DETAIL X

GROUND FLOOR NOTES

1. DEMOLISH EXISTING D.P. & SILT PIT
2. PROVIDE NEW 100X50 D.P. CONNECTED TO REMAINING EAVES SECTION TO REAR AND TO EXISTING STORMWATER DRAIN.
3. JOIN TO EXISTING HOT WATER UNIT & CONNECT TO NEW FIXTURES OVER
4. EXTEND EXISTING V.P. TO CLEAR NEW ROOF. BUILD INTO NEW WALL OVER
5. EXTEND EXISTING S.V. TO CLEAR NEW ROOF. BUILD 50MM PIPE INTO NEW WALL OVER
6. CLOSED TYPE TIMBER TREAD STAIRCASE WITH STRINGERS COMPLETE WITH HANDRAIL
   WIDTH 950
   RISERS 183
   TREADS 240
   RELOCATE POWER POINT & CEILING LIGHT
   SPLAY CEILING FOR HEAD HEIGHT.
7. INTERNAL WALLS INDICATED BY BROKEN LINES TO BE REMOVED BY OWNER IN FUTURE
   MASTER BUILDER TO ASSUME THESE WALLS DO NOT EXIST
8. DEMOLISH EXISTING CHIMNEY & EXTEND SLOW COMBUSTION FLUE TO CLEAR NEW ROOF
9. 75X75X4 MM RHS POST BUILT INTO NON STRUCTURAL WALL WITH 230X230 DETACHED BRICK PIER UNDER ON THREE COURSES OF 356 BRICK FOOTING. PACK TO UNDERSIDE OF FLOOR.
10. CHECK FOR PIER UNDER. IF NO PIER PROVIDE 230X110 ATTACHED BRICK PIER TO BEAR ON EXISTING STRIP FOOTING & PACK TO UNDERSIDE OF FLOOR

    ALL SURFACES AFFECTED BY DEMOLITION TO BE MADE GOOD TO MATCH ADJACENT SURFACES AS CLOSE AS POSSIBLE

11. NEW SWP. CONNECT TO NEW FIXTURES OVER & TO EXISTING S.P.D.

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SITE PLAN

APPROVED IN RESPECT OF NOMINATED AMENDMENTS ONLY

AMENDMENTS
1. WINDOW PEAKS & SHUTTERS & WIDER WINDOWS TO FRONT ELEVATION
2. LAYOUT OF SHOWER ROOM FIXTURES & DOOR CHANGED.
3. NEW SWP

AMENDED DRAINAGE PLAN REQUIRED.

BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
3 APR 1975
DELEGATE Jackman
NATIONAL CAPITAL DEVELOPMENT COMMISSION

No.	AMENDMENTS	DRWN.	APP.	DATE
8	RESUBMITTED FOR APPROVAL CLIENTS VARIATION	S.O.		26/3/75
7	CLIENTS VARIATION	R.P.		18-3-75
6	FINAL CONSTRUCTION	S.O.		10/3/75
5	PREPARED FOR CONTRACT	R.P.		5-3-75
4	PREPARED FOR APPROVAL	S.O.		18/2/75
3	ENGINEERS AMENDMENTS	S.O.		18/2/75
2	ESTIMATE TO CLIENT	S.O.		3/2/75
1	PREPARED FOR ESTIMATE	S.O.		27/1/75

PROPOSED CONVERSION
MR. B.M. & MRS. A.M. O'CONNOR.
22 SELWYN. STREET. HACKETT. A.C.T.

CAPE COD ROOFING PTY. LTD.
CONVERSION SPECIALISTS
17-19 ALTREE COURT, PHILLIP. 2606
MASTER BUILDERS • TEL. 811611

DO NOT SCALE OFF DRAWING.
ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

SCALE: 1:100
DRAWING No.: 2222/75 1/1

35

Department of the Capital Territory
Building Section

CERTIFICATE OF FITNESS
(CLASS [redacted] AND X OCCUPANCY ONLY) BL1/8(9/75)

Australian Capital Territory
Building Ordinance 1972-74
(Part V)

It is hereby certified that the building consisting of Brick Veneer Addition & Carport

.....

.....

..... situated on

Block	Section	Division
29	31	Hackett
or situated at		

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

Approved plan no.		
40926/B & 40926/C		
Type of construction*	Class of occupancy*	Number of storeys
Permit no.	Name of permit holder	
954	N H McKay	

*As defined in the Building Manual A.C.T.

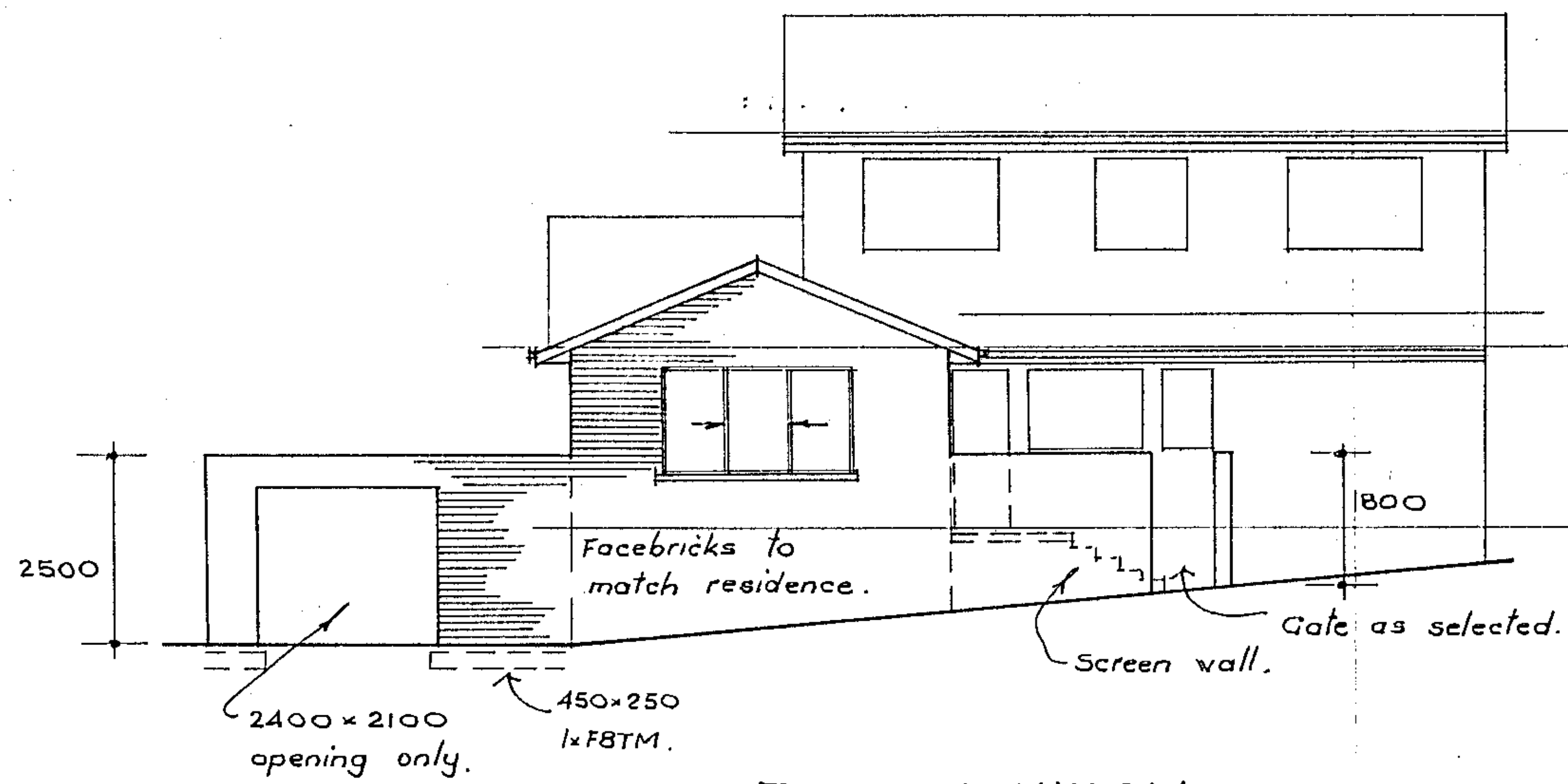
No 2022 44 of 87

Deputy Building Controller

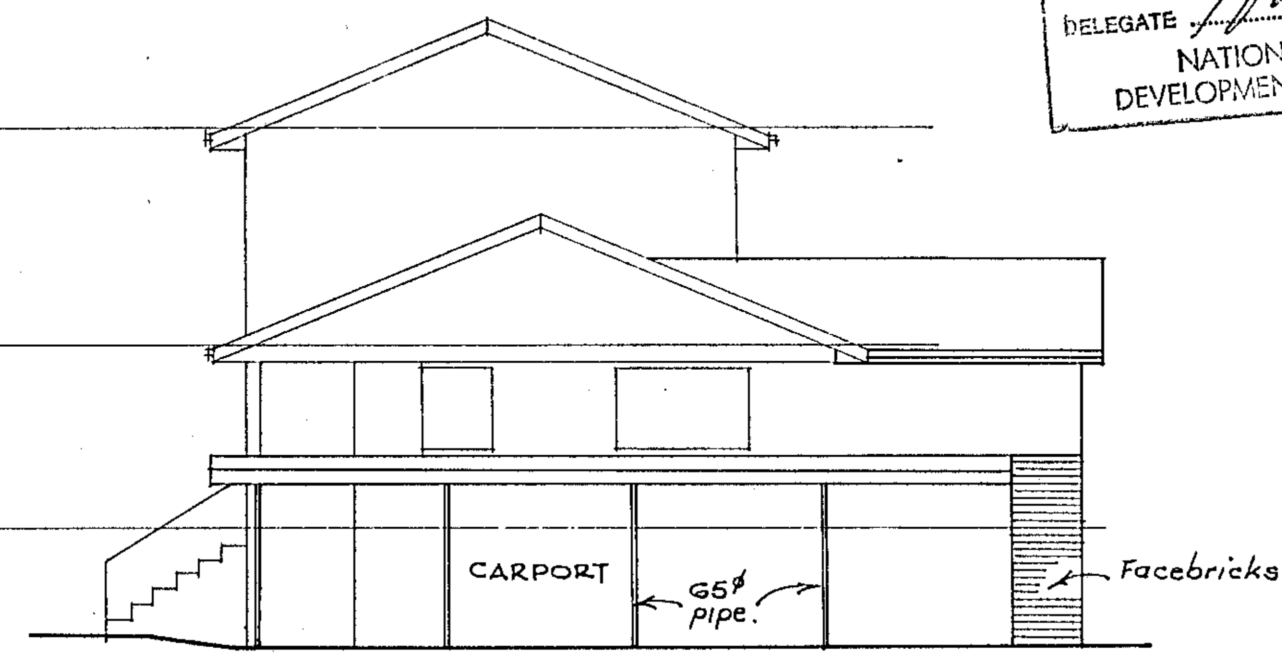
10/11/77

BUILDINGS (DESIGN ...) ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
27 APR 1977
DELEGATE
NATIONAL CAPITAL DEVELOPMENT COMMISSION

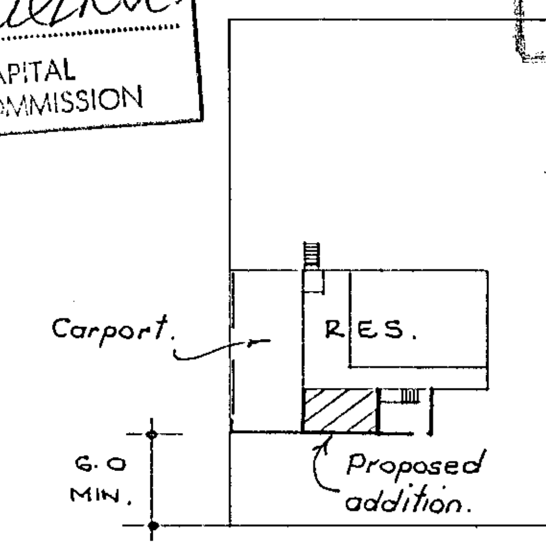
... No. 40926/B
... Building Section
19 APR 1977 S1/2
Dept. of the Capital Territory



FRONT ELEVATION



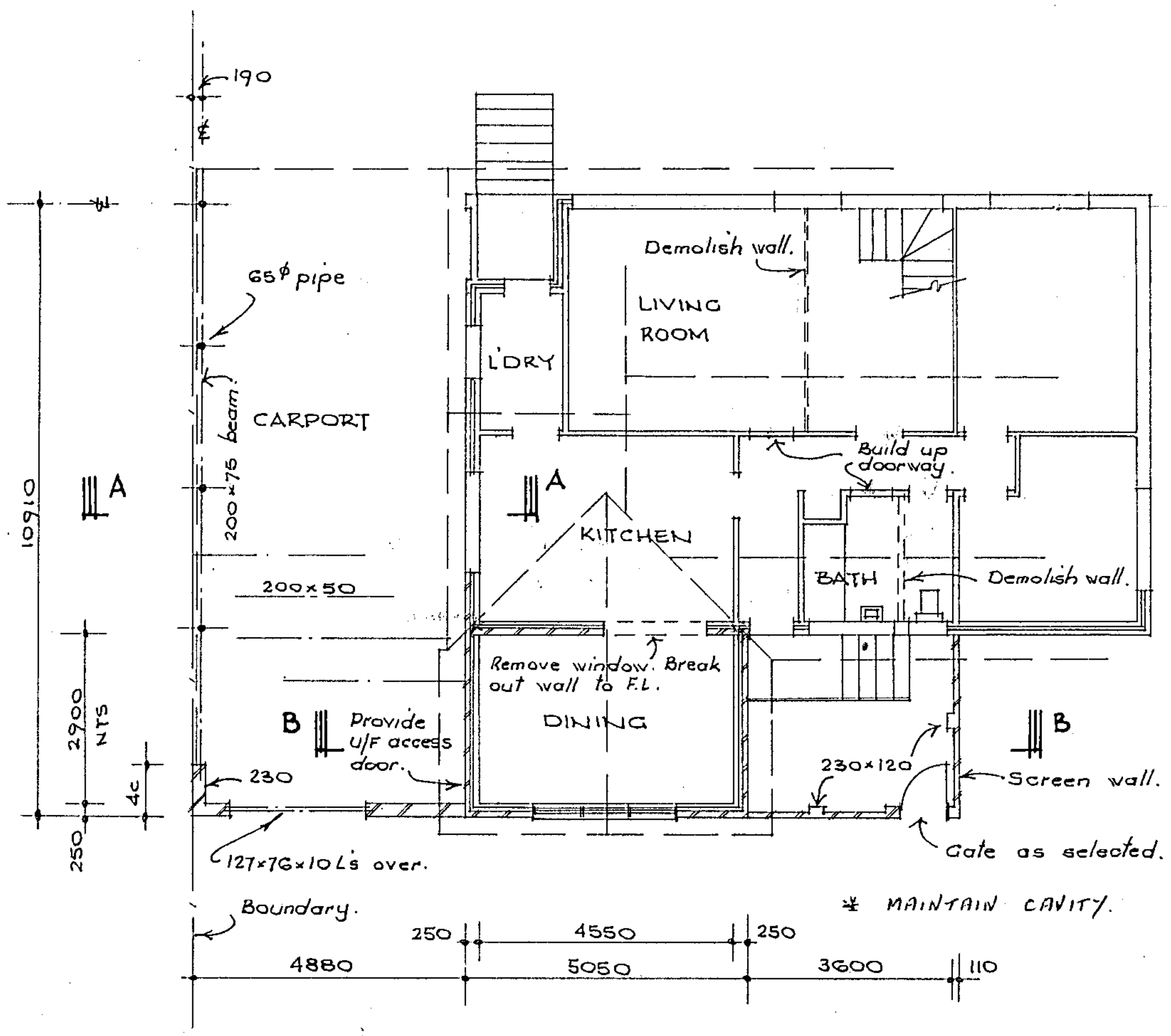
L. H. ELEVATION



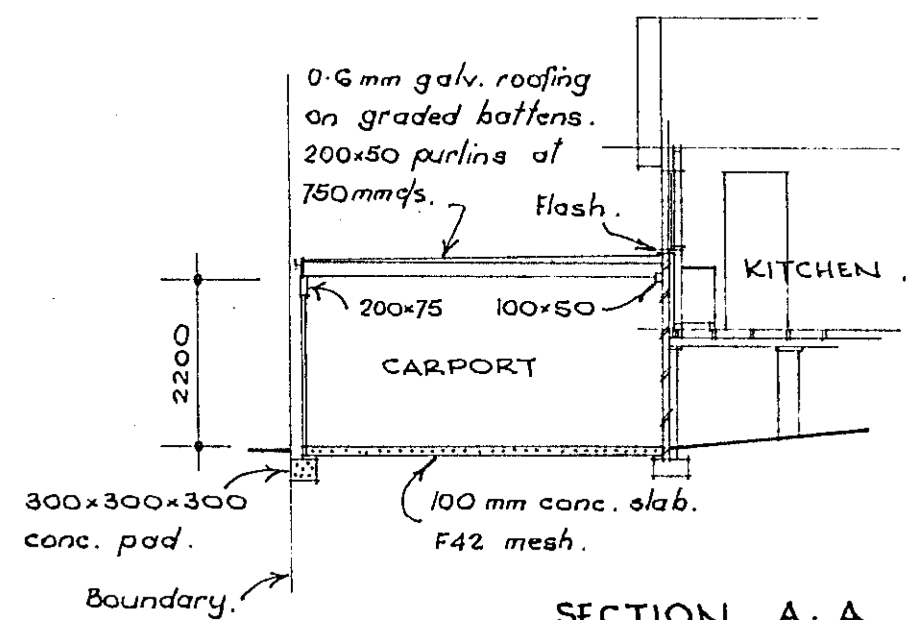
SITE PLAN

Scale 1:500

NOTE: NO PART OF CARPORT ROOF TO ENCROACH OVER SIDE BOUNDARY.



GROUND FLOOR PLAN

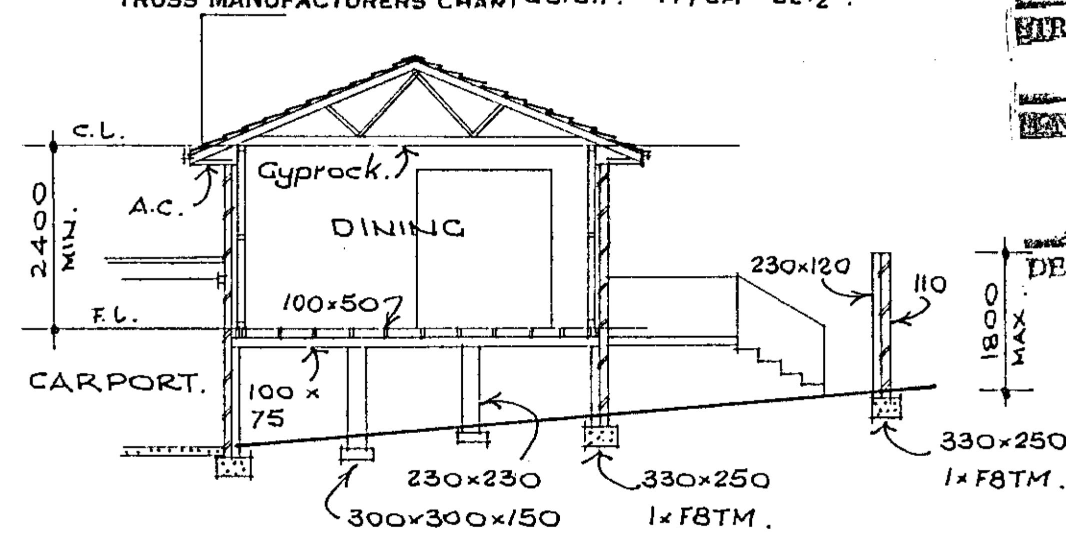


SECTION A.A

DEPTH OF FILL UNDER SLAB NOT TO EXCEED 400 mm

LINTEL SIZES AS PER TRUSS MANUFACTURERS CHART

Roof trusses. See attached detail. PITCH 22½°.



FOOTINGS TO BE TAKEN DOWN TO SOLID GROUND

SECTION B-B

Building to be constructed in accordance with the Building Manual A.C.T.
All materials and equipment to be confined to the leased area. Applications to use nature strips or other unleased land to be made in writing with Land Services Section

PLANS AND SPECIFICATIONS ... RECOMMENDED FOR APPROVAL

ENGINEER FOR WATER SUPPLY AND SEWERAGE	/ /19
CHIEF ELECTRICAL ENGINEER	/ /19
STRUCTURAL ENGINEER	/ /19
... TECHNICAL OFFICER	/ /19
DEPUTY ... CONTROLLER	27/6/1976

... CONSTRUCTION BY THE HOLDER ... CLASS LICENCE

AREAS:

ADDITION 15.9 M^2

CARPORT 53.0 M^2

GENERAL NOTES:

PROVIDE DOWNPIPES AS REQUIRED AND CONNECT TO STORMWATER.
PROVIDE SUB-FLOOR VENTILATION, OR DIRECT VENTILATION TO UNDER-FLOOR AREA — MIN. 0.002 M^2 per Metre run.
ALL ELECTRICAL WORK TO A.C.T.E.A. REQ.
FLOOR, & WALLS TO 1800 mm DADO IN WET AREAS TO BE IMPERVIOUS MATERIAL. BRICK WALLS TO BE RENDERED SMOOTH & IMPERVIOUS.
STEEL DECK ROOFING (if indicated) TO BE FIXED TO MANUF. INSTRUCTIONS. MIN. FALL 25 mm IN 1500 mm.
UNLESS NOTED OTHERWISE, WINDOWS SHOWN ARE 'DOWELL' ALUMINIUM UNITS. PROVIDE FLY SCREENS TO OPENING SASHES.

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

McINNES DRAUGHTING.
N.C.R. HOUSE 5 BADHAM STREET, DICKSON, A.C.T. PHONE 480747

FOR: B. M. & A. M. O'CONNOR

CARPORT, & ADDITION TO RESIDENCE
BLOCK 29 SECTION 31
HACKETT. A.C.T.

SCALE: 1:100	PROJECT: 7677/242	SHEET 1 OF 2	DRAWING NUMBER 1333
DRAWN: M. McI	AREA.		
DATE: APR. 1977			

CANBERRA ROOF TRUSSES PTY. LTD.

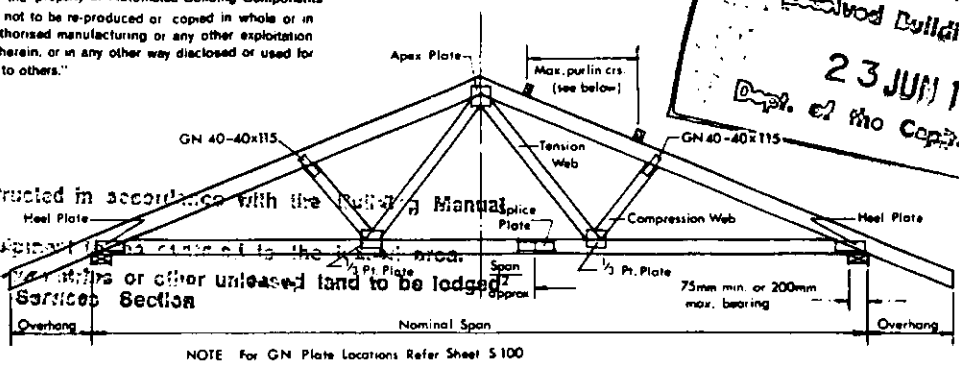
179 GLADSTONE ST., FYSHWICK, A.C.T. 2609 TELEPHONE: 951044

P.O. BOX 299, FYSHWICK, A.C.T. 2609

BLOCK: 29 SPAN: 4800

SECTION: 31 OVERHANG: 450

SUBURB: HACKETT PITCH: 22½°



NOTE For GN Plate Locations Refer Sheet S 100

Building to be constructed in accordance with the Building Manual A.C.T

All materials and equipment [illegible] to the [illegible] area.

Applications to use materials or other unleased land to be lodged in writing with Land Services Section

FOR BRACING INSTRUCTIONS - SEE REVERSE SIDE.

MAXIMUM SPAN CHART (In Millimetres)

		GRADE	12.5°	15°	17.5°	20°	22.5°	25°	27.5°
TOP CHORD	75 mm x 38 mm	F14	6600	6600	6800	6800	6600	6400	6400
	75 mm x 38 mm	F17	7000	7200	7200	6800	6800	6600	6600
	100 mm x 38 mm	F14	9000	9200	9200	9000	8800	8600	8400
	100 mm x 38 mm	F17	9600	9800	9400	9200	9000	8800	8800
	125 mm x 38 mm	F14	11000	11000	11000	11000	11000	11000	11000
BOTTOM CHORD	75 mm x 38 mm	F14	8500	8300	8100	8000	7900	7900	7800
	75 mm x 38 mm	F17	8800	8600	8600	8600	8600	8600	8600
	100 mm x 38 mm	F14	11000	10800	10700	10600	10500	10500	10400
	100 mm x 38 mm	F17	11000	11000	11000	11000	10900	10900	10800
	125 mm x 38 mm	F14	11000	11000	11000	11000	11000	11000	11000
COMPR. WEB	50 mm x 38 mm	F14	11000	11000	11000	11000	11000	10800	10200
TENSION WEB	50 mm x 38 mm	F14	11000	11000	11000	11000	11000	11000	11000

MAXIMUM OVERHANG

TOP CHORD	75 mm x 38 mm	600 mm	600 mm
	100 mm x 38 mm	800 mm	800 mm
	125 mm x 38 mm	1000 mm	1000 mm
	150 mm x 38 mm	1200 mm	1200 mm
	175 mm x 38 mm	1400 mm	1500 mm

CAMBER CHART

SPAN	GRADE	12.5°	15°	17.5°	20°	22.5°	25°	27.5°
6000 mm	F14	9 mm	6 mm	6 mm	3 mm	3 mm	3 mm	3 mm
	F17	9 mm	6 mm	6 mm	3 mm	3 mm	3 mm	3 mm
8000 mm	F14	15 mm	12 mm	9 mm	6 mm	6 mm	3 mm	3 mm
	F17	15 mm	9 mm	6 mm	6 mm	6 mm	3 mm	3 mm
10000 mm	F14	24 mm	18 mm	12 mm	9 mm	6 mm	6 mm	6 mm
	F17	24 mm	18 mm	12 mm	9 mm	6 mm	6 mm	6 mm
11000 mm	F14	30 mm	21 mm	15 mm	12 mm	9 mm	6 mm	6 mm
	F17	30 mm	21 mm	15 mm	12 mm	9 mm	6 mm	6 mm

TRUSS DESIGN DATA	
1. Truss spans as indicated	6. Timber Type: S1 to S5
2. Max. Truss Crs: 900 mm	7. Maximum Undersize: 3 mm
3. Roof Material: Tiles	8. Grades As Noted:
4. Purlin or Batten Crs: 340 mm	9. Moisture Content: Green
5. Ceiling Material: 10mm Plaster	10. Design Wind Velocity: 160km/h
	11. Pitch As Noted

Automated Building Components (AUST.) PTY. LTD.
KALIMNA AVENUE, SPRINGVALE, 3171 VICTORIA TELEPHONE 546 8866

Type A Truss

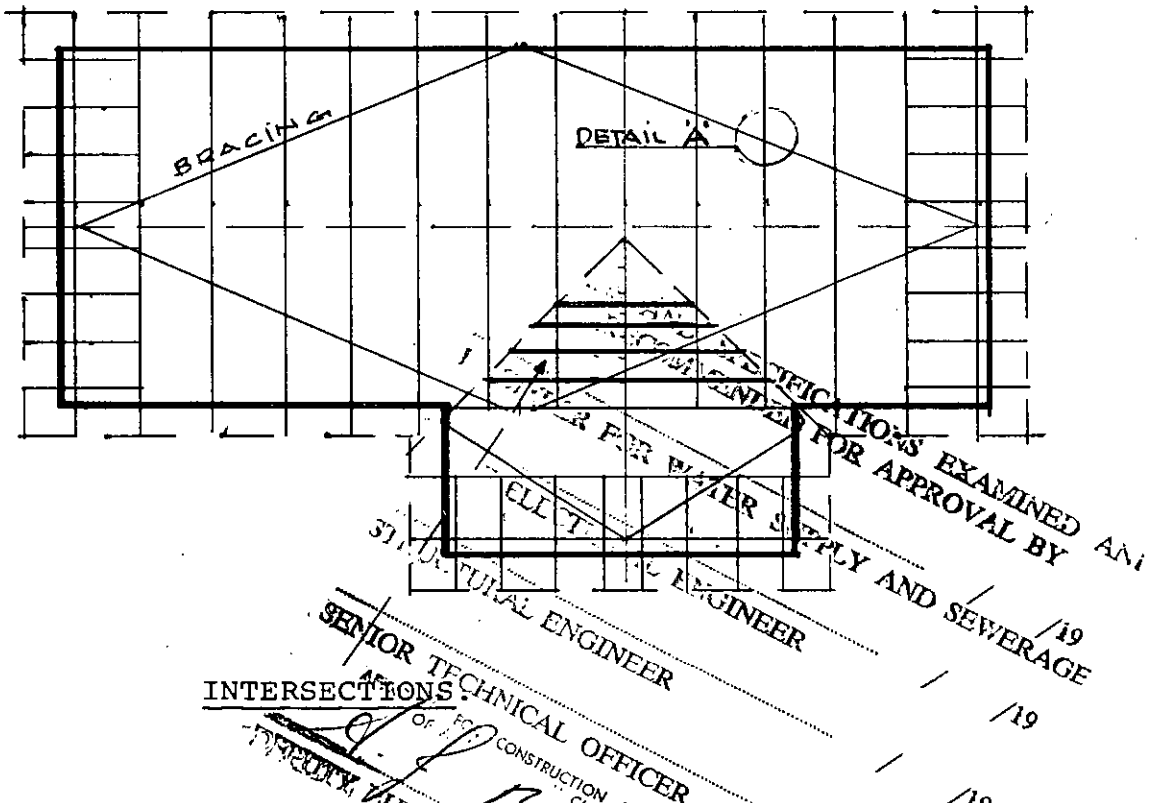
Designed by: [illegible] B.E. Certified by: [illegible] B.E.

Date: 19.9.73 Drawing No. ACRT 152 AHT 900/1

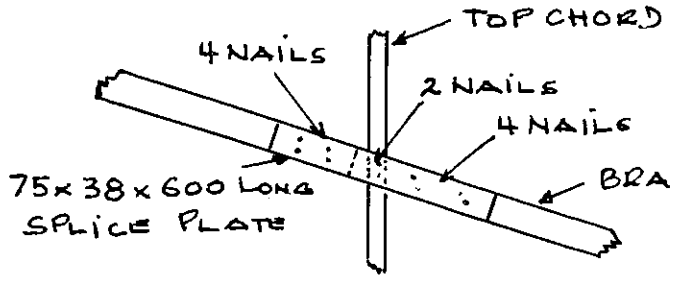
MAXIMUM SPAN CHART									
	PLATE SIZE	GROUP	12.5°	15°	17.5°	20°	22.5°	25°	27.5°
HEEL PLATE	40-75 x 170	J2 + J3	7200	8400	9900	10500	10800	11000	11000
	40-75 x 200	J2 + J3	8900	10100	11000	11000	11000	11000	11000
	40-75 x 230	J2 + J3	10500	11000	11000	11000	11000	11000	11000
	40-75 x 290	J2 + J3	11000	11000	11000	11000	11000	11000	11000
SPLICE PLATE	40-55 x 170	J2 + J3	9900	11000	11000	11000	11000	11000	11000
	40-55 x 200	J2 + J3	11000	11000	11000	11000	11000	11000	11000
APEX PLATES	40-115 x 115	J2 + J3	7700	8300	10400	11000	11000	11000	11000
	40-115 x 145	J2 + J3	10300	12200	12200	12200	12200	12200	12200
	40-150 x 145	J2 + J3	12200	12200	12200	12200	12200	12200	12200
1/3 PT.	40-115 x 85	J2 + J3	8300	11000	11000	11000	11000	11000	11000
	40-150 x 145	J2 + J3	11000	11000	11000	11000	11000	11000	11000

BRACING INSTRUCTIONS

75 x 38 Bracing nailed to underside of each truss top chord with 2 nails. Splice is required to detail "A".



Battens @ 380 Max. Crs. fixed to top chords of trusses. If Saddle trusses are used @ 900 crs., fix 2 Battens between saddle trusses at approx. 300 crs.



DETAIL 'A'

Department of the Capital Territory
BUILDING SECTION

BL 1/8(6/80)

CERTIFICATE OF OCCUPANCY OR USE

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

Verandah

situated at

Block	Section	Division
29	31	Hackett
or situated at		

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

Approved plan Nos. 40926/D		
Type of construction * 5	Class of occupancy * X	(*as defined in the Building Manual A.C.T.)
Permit No. 47373	Name of permit holder C. A. Burns	

Endorsements

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

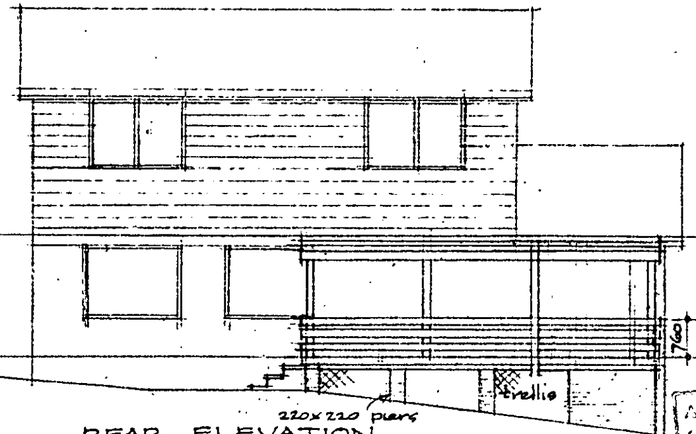
The issue of this Certificate does not affect the liability of a person to comply with the provisions of a law of the Territory (including the Building Ordinance) relating to the building work nor does it authorise the use of the land contrary to a provision, covenant or condition of lease .

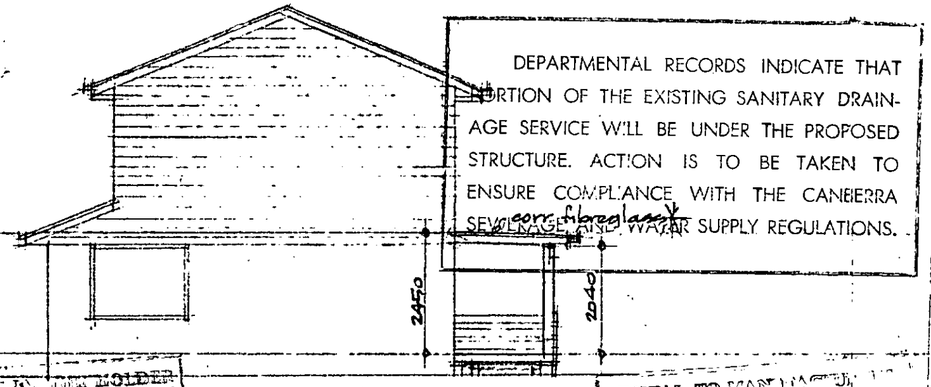
25902

Deputy Building Controller

20/6/83
date

SEE OVERLEAF





DEPARTMENTAL RECORDS INDICATE THAT PORTION OF THE EXISTING SANITARY DRAINAGE SERVICE WILL BE UNDER THE PROPOSED STRUCTURE. ACTION IS TO BE TAKEN TO ENSURE COMPLIANCE WITH THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS.

corr. fibreglass*

INSTAL TO MANUFACTURER'S SPECIFICATION *

PLANS/FILE No. 409260
Received Building Section
14 JUL 1982
Dept. of the Capital Territory

S1/2

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY

ENGINEER FOR WATER SUPPLY AND SEWERAGE 30/7/1982

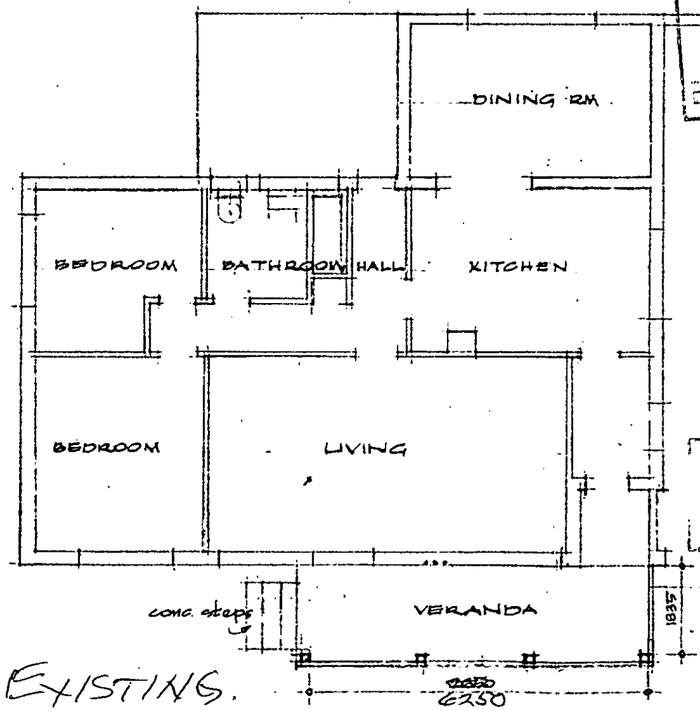
CHIEF ELECTRICAL ENGINEER ... / /19

STRUCTURAL ENGINEER ... / /19

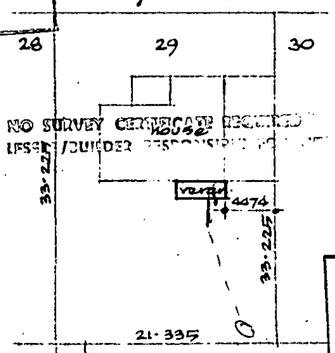
APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS "C" ... CLASS OF BUILDINGS X

DEPUTY BUILDING CONTROLLER ... AUG 1982

STAIN & NANO PAINT PAIN TO COMPLY WITH 94 OF THE BUILDING MANUAL ACT



GROUND FLOOR PLAN



SITE PLAN

BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
29 JUL 1982
DELEGATE ...
NATIONAL CAPITAL DEVELOPMENT COMMISSION

BRIEF SPECIFICATION

* ROOFING • Corr. fibreglass fixed with brass screws.
FRAMING • Ceil. joists 125x45 Oregon, nogged with 90x45 Oregon.
Wall plate 125x40 Oregon bolted to wall.
Facia 125x45 Oregon.
Bressumer 140x45 over 95x95 Oregon, posts.
Balustrade 3/145x45 Oregon rails. 2 bolts per post.
Floor - 70x20 h.w. decking 5 apart on 50 wide joists 420 apart

Scales • 1:100 1:500
Drawing • S/2
Drawn by • Clarence A. Bunn, Architect
Date • 22 June 82

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

CONDITIONS AS APPLICABLE

EXISTING.

VERANDA AT 22 SELWYN STREET, HACKETT

A.C.T. ARCHITECTURAL SERVICES P/L, 174 BELCONNEN WAY, SCULLIN 2614. PH. 54 2168

Certificate of Occupancy and Use

Certificate No.: **B20181880C1**

Access Canberra Building Services

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

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

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

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	29	31	HACKETT	CANBERRA CENTRAL	Australian Capital Territory

Plans
B20181880/A

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
1a(I)	Other	DA EXEMPT-SEE DESCRIPTION	Install New Fireplace	NA		B20181880N1	CHAMPNESS BUILDERS PTY LTD

Comments **Important Note:**

1. Residential building statutory warranties and residential insurance do 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: Kerryn Dobb

Delegate of the ACT Construction Occupations Registrar.

Issued on: 31/10/2018

22 Selwyn Street Hackett

Fire place

SITE WORK NOTICE

The work shown on the plans is an **"exempt development"** complying with:

(a) Schedule 1, s1.20 & s1.25 of the Planning & Development Regulation 2008.

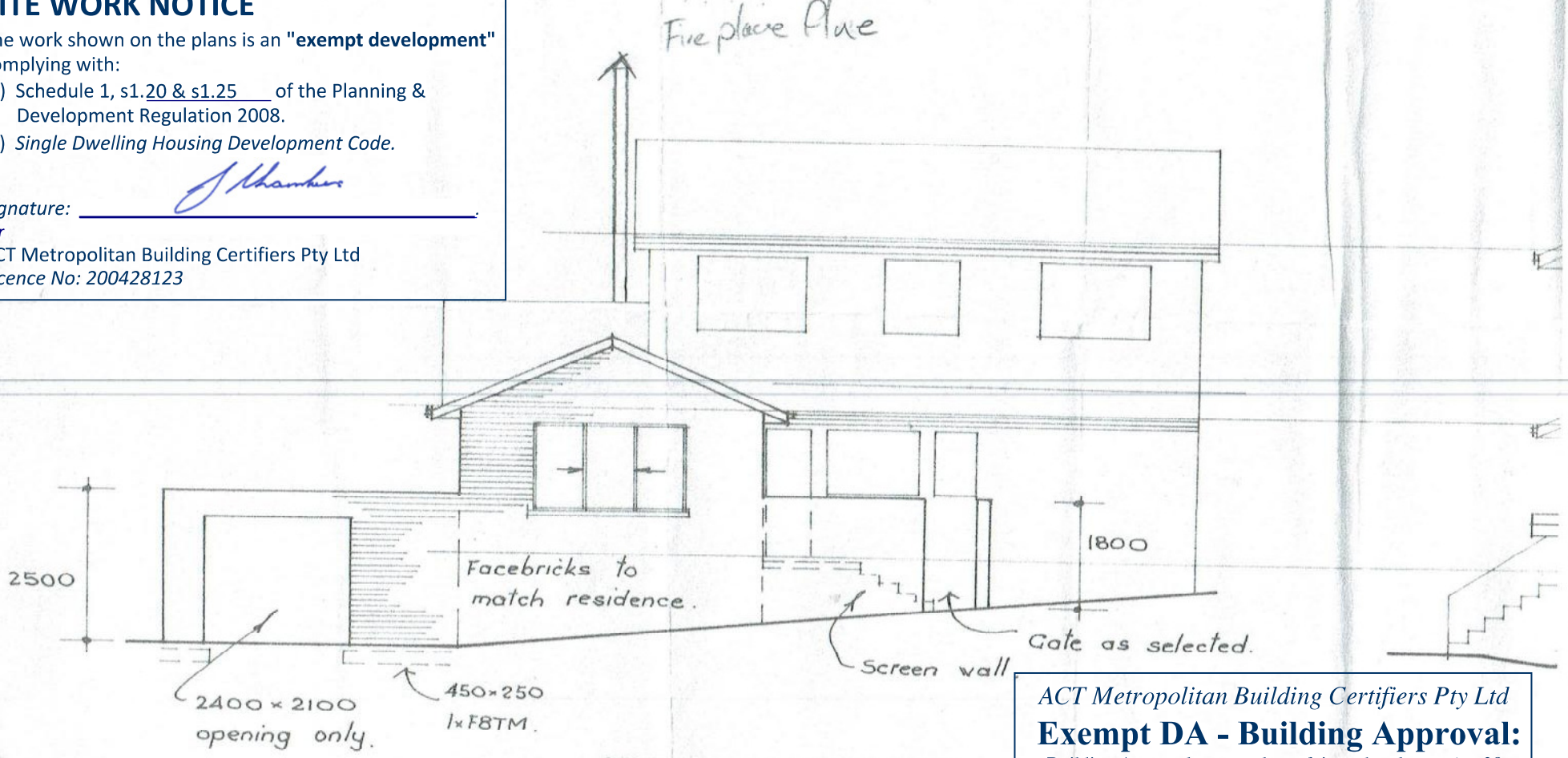
(b) *Single Dwelling Housing Development Code.*

Signature: _____.

For

ACT Metropolitan Building Certifiers Pty Ltd

Licence No: 200428123



FRONT ELEVATION

The following inspections are required on this project:

Footings: ❑ Slab/s: ❑ Floor frame: ❑

Wall frame: ❑ Roof frame: ❑ S/W: ❑

Pre-sheet: ❑ Final: ☑ Other: ❑.....

Please provide adequate notice when booking inspections

ACT Metropolitan Building Certifiers Pty Ltd

Exempt DA - Building Approval:

Building Approval, or part thereof, issued under *section 28* of the *Building Act 2004*

Class of Occupancy: 1a(i)

Type of Construction: N/A

Project No: 18/0128 Licence No: *200428123*

Signature: Date: 22/05/2018

This set of plans contains: 4 Sheets, No 1 to 4

This Approval expires 3 years after the date of this Building Approval OR two years after the date that development begins, whichever occurs first.

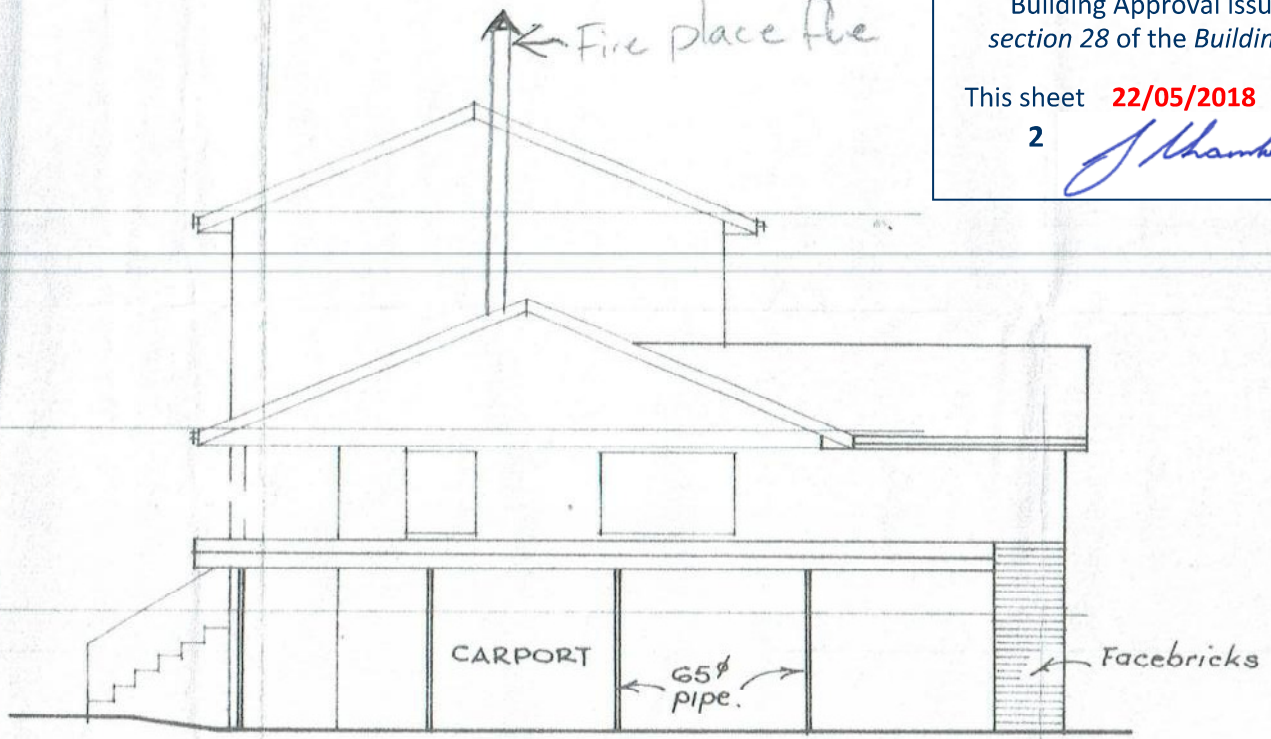
22 Selwyn Street Hackett

Fire place

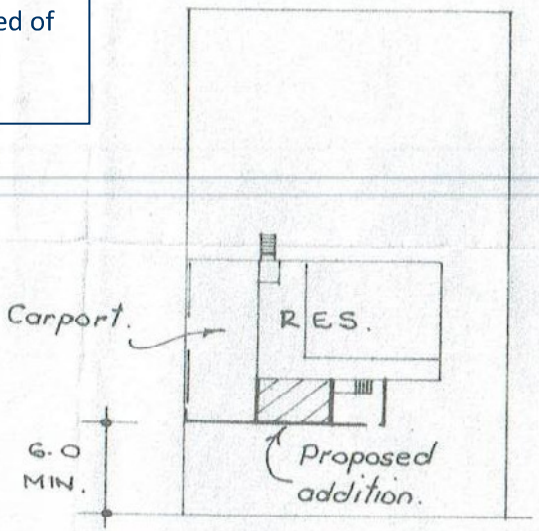
Glenn Chambers Lic. No: 200428123

Building Approval issued under
section 28 of the *Building Act 2004*

This sheet **22/05/2018** numbered of
2 **4**



L. H. ELEVATION



SELWYN ST.

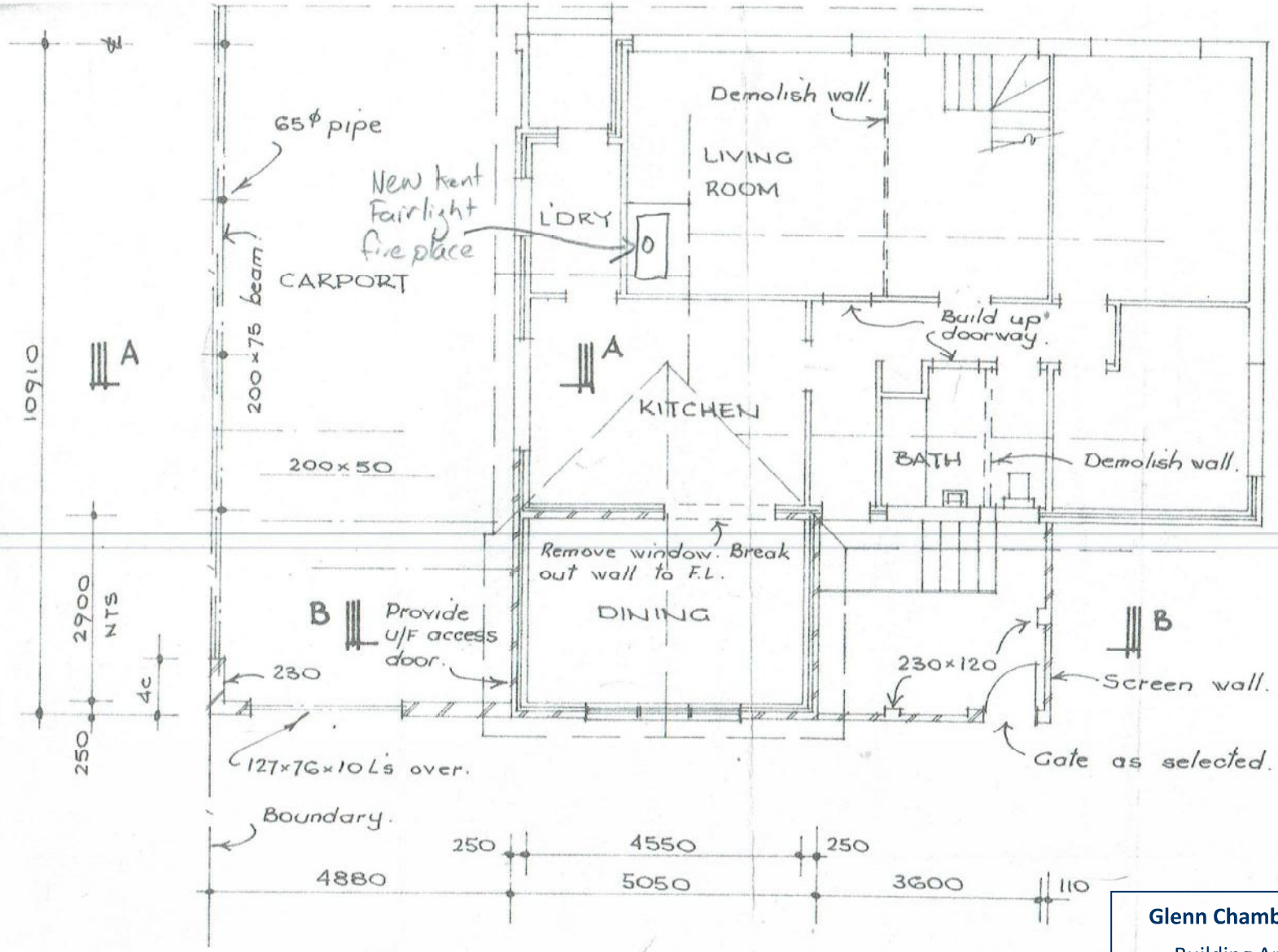
SITE PLAN

Scale 1:500

NOTE : NO PART OF CARPORT ROOF TO ENCROACH OVER SIDE BOUNDARY.

0·6 mm galv. roofing

GENERAL NOTES :



GROUND FLOOR PLAN

Glenn Chambers Lic. No: 200428123

Building Approval issued under *section 28* of the *Building Act 2004*

This sheet **22/05/2018** numbered of

3 **4**

22 Selwyn Street Hackett

Fire place.

3.7.3.5 Installation of free standing heating appliances

The installation of a free standing heating appliance must comply with the following:

(a) The appliance must—

(i) be installed with safety clearances determined by testing in accordance with AS/NZS 2918; or

(ii) be located not less than 1.2 m from adjoining walls (other than a masonry wall); or

(iii) have a heat shield between the adjoining wall (other than a masonry wall) and the heating appliance in accordance with Figure 3.7.3.4.

(b) Where a heat shield is used, it must be installed in accordance with Figure 3.7.3.4 and it must be not less than 90 mm thick masonry constructed in accordance with Part 3.3.

(c) The heating appliance must be installed on a hearth—

(i) complying with 3.7.3.2(b) and (c), except that the hearth must extend 400 mm from the appliance in accordance with Figure 3.7.3.4; or

(ii) where a heat shield is installed, in accordance with Figure 3.7.3.4.

(d) The flue must—

(i) have been tested and passed the tests required by AS/NZS 2918; and

(ii) be installed in accordance with Figure 3.7.3.5; and

(iii) terminate in accordance with Figure 3.7.3.2.

(e) Flue types or installation of flues in areas not specifically covered by Figures 3.7.3.4 and 3.7.3.5 must be installed in accordance with AS/NZS 2918.

Figure 3.7.3.4
ACCEPTABLE LOCATION OF FREE STANDING HEATING APPLIANCES

Diagram a. ELEVATION

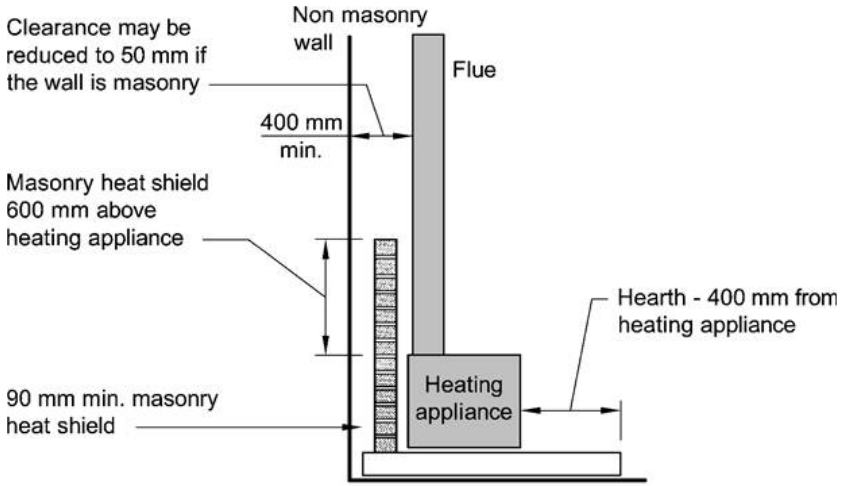


Diagram b. PLAN VIEW

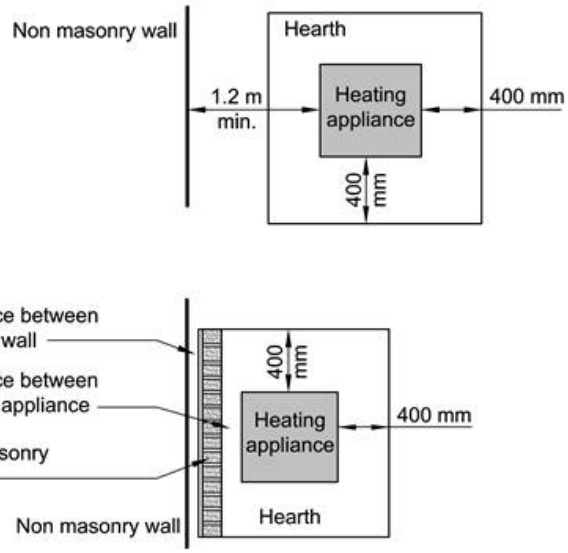
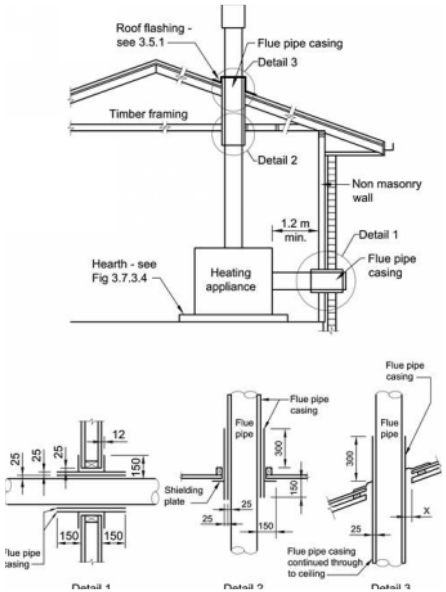


Figure 3.7.3.5
ACCEPTABLE FLUE INSTALLATION DETAILS



Glenn Chambers Lic. No: 200428123

Building Approval issued under *section 28* of the *Building Act 2004*

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Note: Flue pipe size — 150 mm maximum (for other sizes see AS/NZS 2918).

Owners Manual For

KENT **Fairlight**

Wood Heater

Glenn Chambers *Lic. No: 200428123*

Accompanying document

This sheet **1** **22/05/2018** numbered of **15**

PLEASE ENSURE ALL PACKAGING MATERIALS ARE REMOVED FROM THE FIREBOX BEFORE YOUR FIRST FIRE.

Tested and approved to Australian Standards AS/NZS 2918:2001 and AS/NZS 4013/4012:2014.

Prior to installation check with your state and local authorities regarding any specific regulations that may apply.

Please keep these instructions for future reference.

Burn hardwood only.

Australian Home Heating Association Inc.

Landcare Australia

Pricotech proudly supports the activities of Landcare Australia through its membership of the AHHA

FIRST THINGS FIRST...

Congratulations on your purchase of a quality Kent wood heater. This product is designed according to strict environmental, quality and safety standards and should give you years of trouble free home heating.

Read these instructions carefully to get the most out of your heater and to ensure safe and satisfactory heater performance. In particular, we would like to draw your attention to these warnings.

Be careful of what you burn:

* Use only dry, well seasoned hardwood.
* Do not use coal or briquettes.
* **WARNING: DO NOT USE FLAMMABLE LIQUIDS OR AEROSOLS TO START OR REKINDLE THE FIRE.**
* Do not burn garbage in the firebox as garbage can cause a dangerous soot build up and increase the amount of smoke your heater produces.
* Do not burn chemically treated timber as the poisonous gases given off could damage your stove.
* CAUTION: THE USE OF SOME TYPES OF PRESERVATIVE-TREATED WOOD AS FUEL CAN BE HAZARDOUS.
* Do not place any types of builders board eg fibro, cement sheeting (or any other materials not specified and tested by the manufacturer) inside the firebox.

Protect yourself and your family from burns:

* **WARNING: OPEN AIR CONTROL BEFORE OPENING FIRING DOOR.**
* The exterior surfaces of the heater will become hot during operation. For protection of children, the elderly or infirm, provide a firescreen to prevent contact with the appliance in operation.
* To protect against injury from burns, use caution when operating the appliance. In particular, when loading the firebox, provide adequate protection for your hands.

Use your heater according to these instructions:

* CAUTION: THIS APPLIANCE SHOULD BE MAINTAINED AND OPERATED AT ALL TIMES IN ACCORDANCE WITH THESE INSTRUCTIONS.
* **DO NOT BURN WITH DOOR OPEN.**
* CAUTION: THIS APPLIANCE SHOULD NOT BE OPERATED WITH A CRACKED GLASS.
* Do not throw logs into the firebox. Always place logs carefully.
* Do not overfire (allow firebox to glow red) as this could damage your firebox.
* **WARNING: ANY MODIFICATION OF THE APPLIANCE THAT HAS NOT BEEN APPROVED IN WRITING BY THE TESTING AUTHORITY IS CONSIDERED AS BREACHING AS/NZS 4013.**
* The appliance or flue system should not be modified in any way without the written approval of the manufacturer.

The heater can get very hot, so watch obvious fire hazards:

* Do not place clothing or other combustible materials on top of the heater.
* **WARNING: DO NOT USE FLAMMABLE LIQUIDS OR AEROSOLS OR PLACE THESE IN THE VICINITY OF THIS APPLIANCE WHEN IT IS OPERATING.**
* **WARNING: DO NOT STORE FUEL WITHIN HEATER INSTALLATION CLEARANCES.**
* Do not store flammable liquids near the heater.

Exclusion of Liability

Whilst every care has been taken in formulating these instructions, no responsibility whatsoever will attach to and/or claim lie against, the manufacturer and/or the distributor of the heater as a result of any failure to follow the whole or any part of the instructions and/or as a result of incorrect information herein and/or any omission here from.

INSTALLATION – GENERAL NOTES

BEFORE BEGINNING

Before beginning the installation of your wood heater, you should note the following precautions:

* **WARNING: THE APPLIANCE AND FLUE-SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH AS/NZS 2918 AND THE APPROPRIATE REQUIREMENTS OF THE RELEVANT BUILDING CODE OR CODES.**
* **WARNING: APPLIANCES INSTALLED IN ACCORDANCE WITH THIS STANDARD SHALL COMPLY WITH THE REQUIREMENTS OF AS/NZS 4013 WHERE REQUIRED BY THE REGULATORY AUTHORITY I.E. THE APPLIANCE SHALL BE IDENTIFIABLE BY A COMPLIANCE PLATE WITH THE MARKING 'TESTED TO AS/NZS 4013.**
* **WARNING: ANY MODIFICATION OF THE APPLIANCE THAT HAS NOT BEEN APPROVED IN WRITING BY THE TESTING AUTHORITY IS CONSIDERED TO BE IN BREACH OF THE APPROVAL GRANTED FOR COMPLIANCE WITH AS/NZS 4013.**
* CAUTION: CRACKED AND BROKEN COMPONENTS, e.g. GLASS PANELS, MAY RENDER THE INSTALLATION UNSAFE.
* It is strongly recommended that a certified/qualified installer perform the installation.
* You may need to get council approval prior to installation.
* You should also check with your insurer for any requirements they may have.

FLUE INSTALLATION

The correct flue system is critical to the performance of your wood heater. It must either be tested with the heater or be a default flue kit.

The flue must be sealed where it enters the heater at the flue spigot.

We recommend you use an appropriate Maxiheat flue kit.

CAUTION: MIXING OF APPLIANCE OR FLUE-SYSTEM COMPONENTS FROM DIFFERENT SOURCES OR MODIFYING THE DIMENSIONAL SPECIFICATION OF COMPONENTS MAY RESULT IN HAZARDOUS CONDITIONS. WHERE SUCH ACTION IS CONSIDERED, THE MANUFACTURER SHOULD BE CONSULTED IN THE FIRST INSTANCE.

FLUE HEIGHT REQUIREMENTS

Your flue must extend the required height above your roof to promote sufficient draught. If the flue is not high enough, the heater will not "draw" properly causing smoke to spill back into the room.

The following conditions should be observed:

* The minimum height of the active flue must be 4.6m in length measured from the top of the hearth to the flue termination point.
* If the flue terminates within 3 m from the highest point of the roof, then the flue must be a minimum of 0.6 m above the highest point.
* If the flue terminates further than 3 m from the highest point of the roof, then the flue must be a minimum of 1 m above roof penetration.
* The flue must clear any ridge or obstruction within a 3m radius by a minimum of 1m.

The installer must ensure that the heater and flue are correctly and safely installed in accordance with AS/NZS 2918.

There are other variables that can affect draught (eg trees or tall buildings nearby). If you have the correct flue height and still have problems, consult your dealer.

Glenn Chambers *Lic. No: 200428123*
Accompanying document

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INSTALLATION – FREESTANDING MODEL ONLY

LOCATION

Select a location for your wood heater with great care.

* Do not place your heater in areas of high traffic, near furniture or draperies.
* Check that the intended location will not interfere with ceiling joists, rafters, valleys and ridges.

HEARTH REQUIREMENTS

If your wood heater is to be installed on carpet, timber or any other combustible material, you must place a hearth (also known as a floor protector) underneath the heater. Please observe the following:

* The hearth must consist of at least 7.5 mm thick compressed fibre cement sheet with a thermal conductivity not greater than 0.33 W/m°K
* The top surface of the hearth must be no less than 40 mm above the floor.
* The hearth must be no less than 1150 mm wide
* It is not recommended that you make your own hearth
* The hearth and heater assembly must be placed on a firm and level surface.

HEARTH CLEARANCES

It is necessary to ensure that the heater is positioned on the hearth so that the following requirements are observed:

* The front of the hearth should extend past the front of the heater by 400 mm.
* The side of the hearth should extend past the firebox opening by minimum 200 mm on each side.

HEATER CLEARANCES

It is vital that the heater be installed the proper distance from combustible surfaces like wood, gyprock and curtains. These minimum distances, which you need to observe for your particular heater are stated below. The diagrams show both parallel and corner installations.

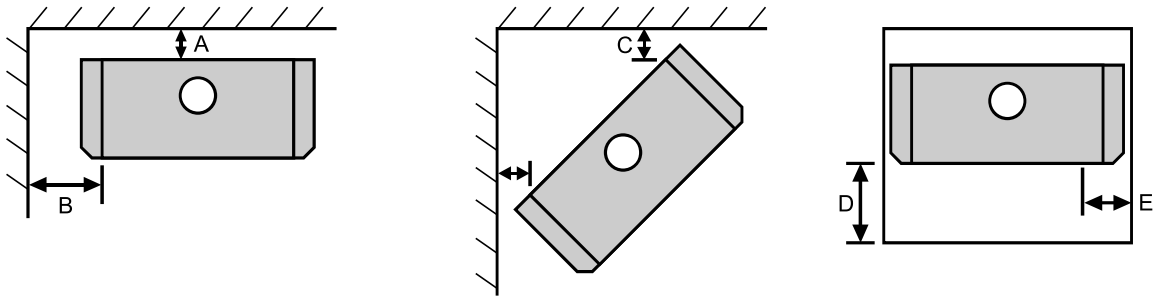
Please note the heater clearances are to the upper body of the heater and not to the bench.

Failure to maintain these minimum distances may result in a fire for which your insurer may refuse to cover.

REDUCED CLEARANCES

These clearances can be reduced with proper heat shielding. Basically a noncombustible surface is placed between the heater and the combustible wall. It is vital that an unobstructed air flow be maintained between the two surfaces to remove excess heat.

Parallel I Corner Installation Hearth Clearances



Clearances	A	B	C	D	E
Fairlight	All dimensions are in millimetres				
with Maxiheat Ironbark flue kit (MXFKT3K), includes double shield (1 inner + 1 outer)	175	375	10	400	200
with Maxiheat Decromesh Default flue kit with inner (MXRSISS) between active and decromesh and outer (MXRSOB) shield on rear	200	350	10	400	200

INSTALLATION – INSERT MODEL ONLY

Your insert heater comes with a zero clearance outer casing, which allows it to be fitted into a combustible wall using the frame dimensions and clearances below.

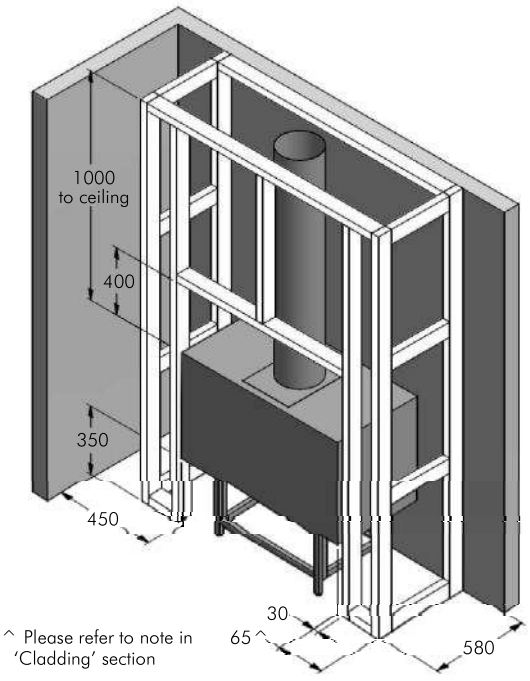
The appliance must be installed by a qualified wood heater installer according to the latest version of AS2918. Please note that the enclosure must be sealed from external draughts and vermin.

CLEARANCES TO COMBUSTIBLES

The diagram below shows the minimum clearances (in millimetres) from the zero clearance box to combustible materials.

The clearances include distances to the timber framing, any side walls and to the ceiling.

- There must be no less than 350 mm between the floor and the bottom of the zero clearance box (this refers to the bottom face of the support channels).
- There must be no less than 30 mm between the side of the zero clearance box and any combustible material.
- There must be no less than 450 mm between combustible side wall and the side of the zero clearance box.
- There must be no less than 400 mm between the top of the zero clearance box to any internal structural timbers. Please note you may need to use a metal brace to support the cladding directly above the heater.



HEARTH CONSTRUCTION

If you are installing your heater on a combustible heat-sensitive floor, then you must use a hearth with your heater.

The hearth shall consist of no less than 5 mm thick compressed fibre cement sheet. The cement sheet shall have thermal conductivity not greater than 0.33 W/m°K.

The hearth must extend a minimum of 300 mm in front of the heater and no less than 200 mm from either side of the door opening. The hearth must be a minimum 1150 mm wide.

CLADDING

The frame and cladding must extend to the ceiling.

The front wall of the enclosure must consist of non-combustible material. The non-combustible material must extend from the floor protector to a minimum height of 1000 mm above the top of the zero clearance box.

For ease of construction, it is recommended that the full height of the front wall be constructed of non-combustible material.

The non-combustible material must extend no less than 65 mm either side of the zero clearance box. If desired, the width of the front wall may be extended.

Glenn Chambers *Lic. No: 200428123*
Accompanying document

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INSTALLATION – INSERT MODEL ONLY

CLADDING INSTALLATION

Please note that the heater fascia is smaller than the front of the zero clearance outer casing. So, when you are fitting the cladding to your enclosure, you will need to 'sandwich' the cladding in between the heater fascia and the zero clearance casing.

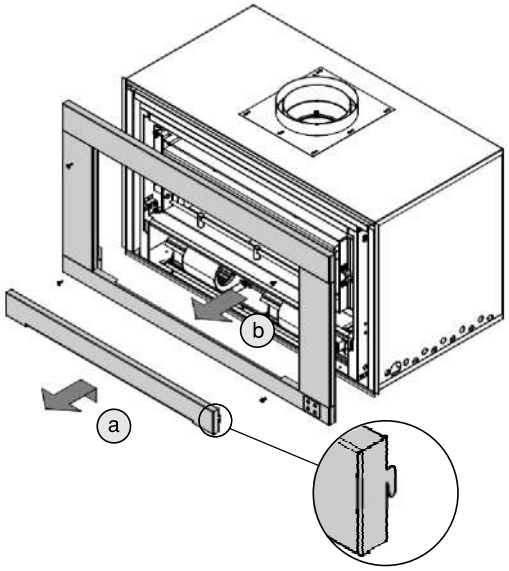
Please refer to the following steps to assist you in fitting the cladding to the front of your enclosure.

Before you proceed, we recommend you remove the door by lifting it up and off the hinge bracket.

1

Remove the Fascia

a. Firstly, remove the bottom bar from the fascia assembly. Lift the bottom bar up and away from the fascia assembly.



b. The fascia body is attached by 4 screws. Remove these screws and set them aside. Carefully slide the fascia forward to remove.

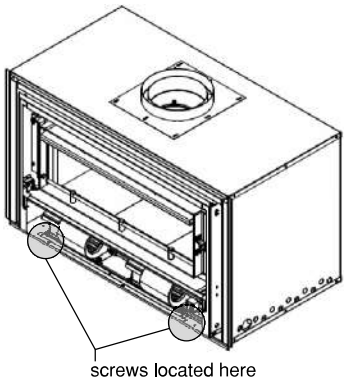
Please be aware that the fan wiring is connected to the rear of the fascia. This wiring will need to disconnected prior to installing the cladding. You will need to reconnect the wiring, so please take note of the connections.

If unsure of any electrical connections or any problems arise, please contact an electrical contractor.

2

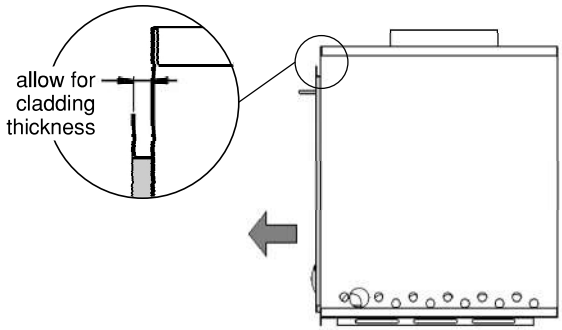
Reposition Heater Body

There are 2 screws holding the heater body to the zero clearance casing. These are located at the bottom, in front of the fans. Undo these 2 screws and set aside.



Slide the heater body forward to allow for the cladding to fit in between the zero clearance casing and the heater body.

The gap shown below only needs to accommodate the thickness of the cladding.

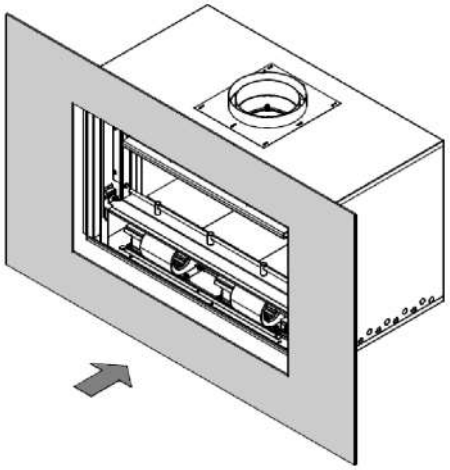


3

Cladding Cutout Dimensions

The cutout for the cladding should be 585 mm high by 980 mm wide.

The bottom of the cutout should sit up against the base of the heater body casing.



Follow step 1 in reverse to reattach the fascia.

INSTALLATION – INSERT MODEL ONLY

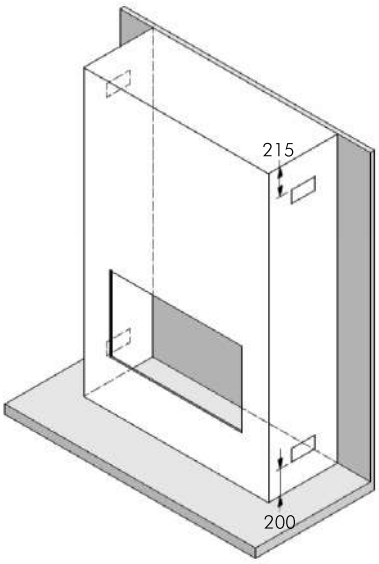
VENTILATION

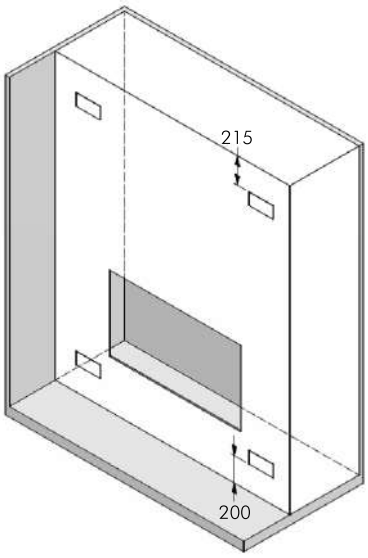
Ventilation to the enclosure is required to allow air to flow through the enclosure and maximum heat return. The air vents can be placed on the sides of the enclosure or on the front.

The vents need to have a minimum open area of 19,600 mm^2 (9,800 mm^2 top and 9,800 mm^2 bottom) and must be placed at the top and bottom of the enclosure.

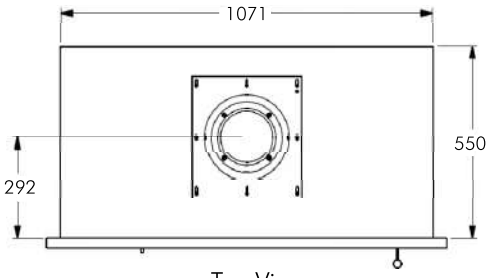
The bottom air vents must not be installed any higher than 200 mm above the floor and the top air vents must not be installed any lower than 215 mm from the ceiling.

Examples of typical installations are shown in the following diagrams:

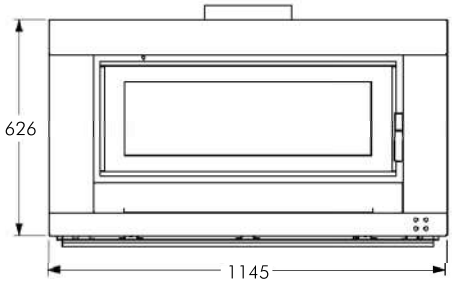




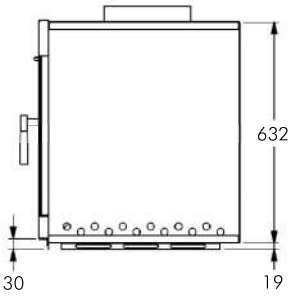
HEATER DIMENSIONS



Top View



Front View



Side View

Glenn Chambers *Lic. No: 200428123*

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ASSEMBLING YOUR NEW HEATER
– BENCH FOR FREESTANDING MODEL

The heater body can be placed on the bench in three different positions: centred, to the left or to the right.

We recommend you place the bench in its final position before fixing the heater body into place.

Before you fix the heater body to the bench, you will need to assemble the fan air deflector and reposition the fans.

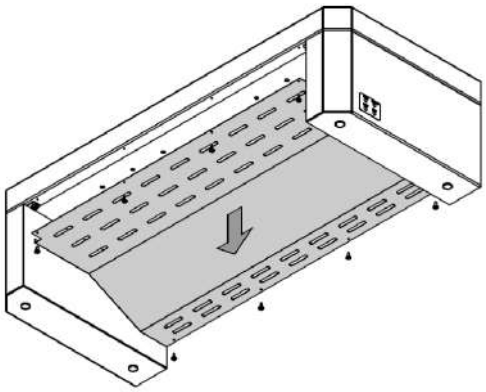
Please note that the bench comes pre-assembled with the fans positioned in the centre.

1

Remove the Cover Panel

For access to the heater body mounting holes and fans, you will need to remove the cover panel on the underside of the bench.

Undo the 8 screws holding the cover panel in place. Set these aside.

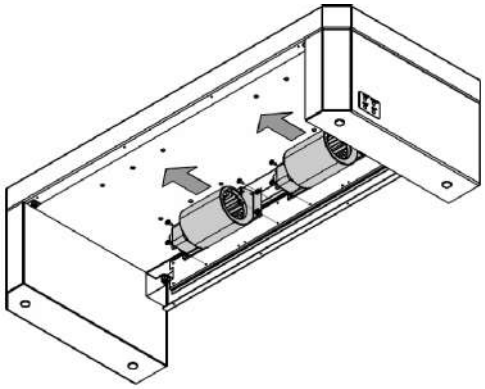


2

Assembling the Fan Air Deflector

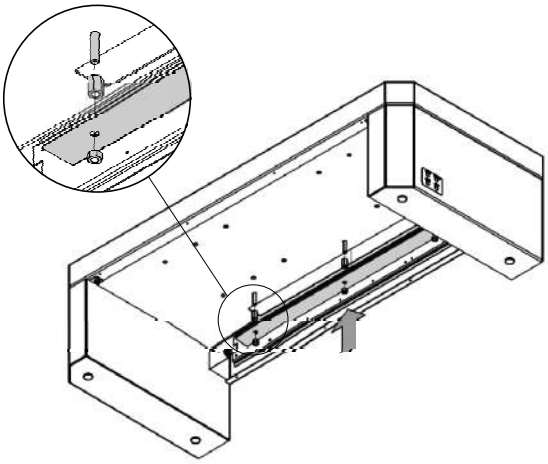
Before you assemble the air deflector, you will need to remove the two fans in the bench.

Undo the 8 screws holding fans in place. Set these aside.



Use  x 3,  x 3 and  x 3

Insert the bolts through the top of the bench and fix into place with the hex spacers. Put the fan air deflector into place and secure with the nuts.

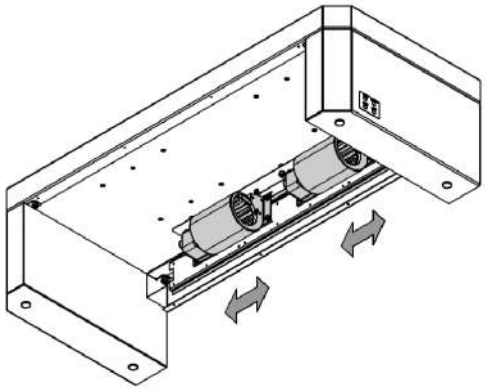


3

Positioning the Fans

Place the fans into the desired position and fix into place with the screws that were set aside in step 2.

The mounting hole locations for the fans are shown on the following page.



Glenn Chambers *Lic. No: 200428123*

Accompanying document

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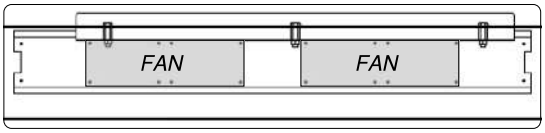
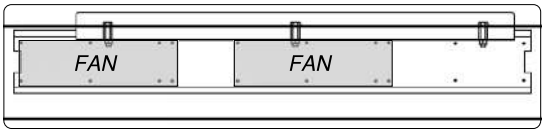
ASSEMBLING YOUR NEW HEATER
– BENCH FOR FREESTANDING MODEL

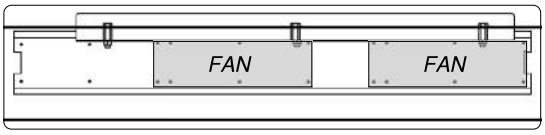
If you would like to position your heater body in the *centre*, place the fans in the locations shown below:



If you would like to position your heater body to the *left*, place the fans in the locations shown below:



If you would like to position your heater body to the *right*, place the fans in the locations shown below:

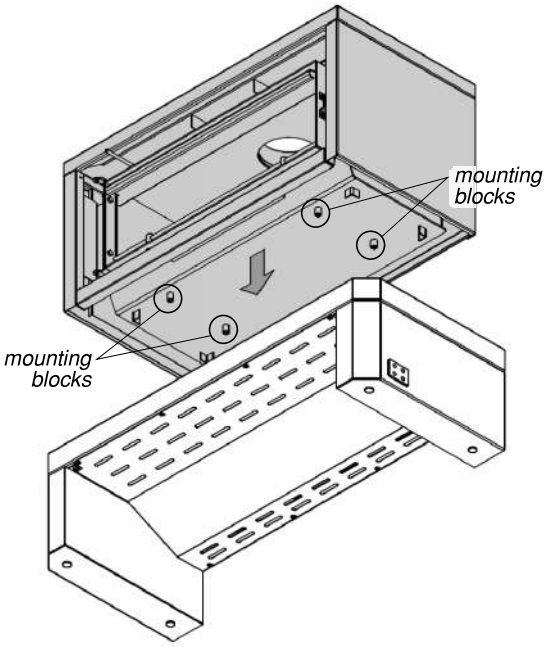


4

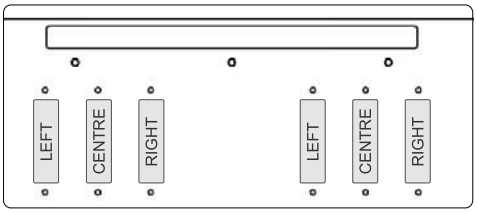
Mount Heater Body to Bench

For ease of assembly, we recommend you remove the firebricks, brick retainers and door from the heater body before placing it onto the bench.

Position the heater body onto the bench. Take care not to damage the bench surface.

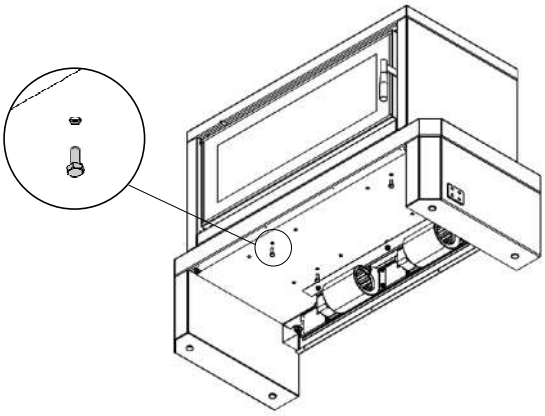


Align the mounting blocks with the holes in the top face of the bench. The holes to be used are outlined below.



Use  x 4

Secure the heater body to the bench with the 4 bolts (provided).



Replace the cover panel and fix into place with the 8 screws.

Glenn Chambers *Lic. No: 200428123*
Accompanying document

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ASSEMBLING YOUR NEW HEATER – FREESTANDING AND INSERT MODEL

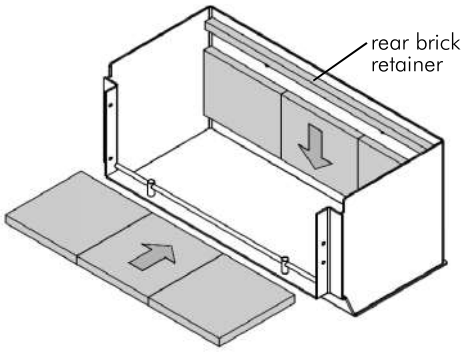
Once your heater is in place, there is only a simple matter of putting the firebricks and baffle plate into place and your heater is ready to use.

FIREBRICKS AND BAFFLE PLATE

The firebricks and baffle plate MUST be installed prior to operating the appliance. Refer to the following diagrams to ensure that they are installed correctly.

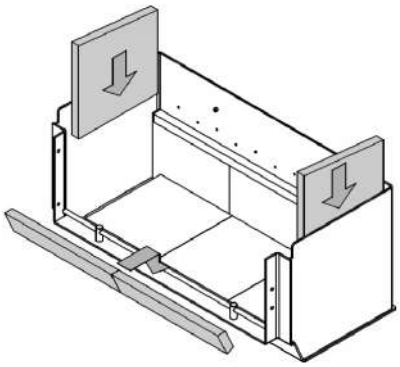
Place the rear and bottom firebricks in first. Please note that these firebricks are similar in size. The rear firebricks are 200 mm high by 275 mm wide. The bottom firebricks are 270 mm deep by 255 mm wide.

Place the rear brick retainer over the rear firebricks.

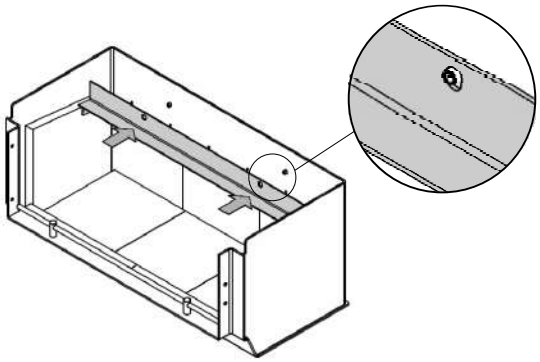


The side firebricks have an angled cut on the top edge. Place these firebricks into the firebox so that the shorter edge is at the rear of the firebox and the longer edge is at the front.

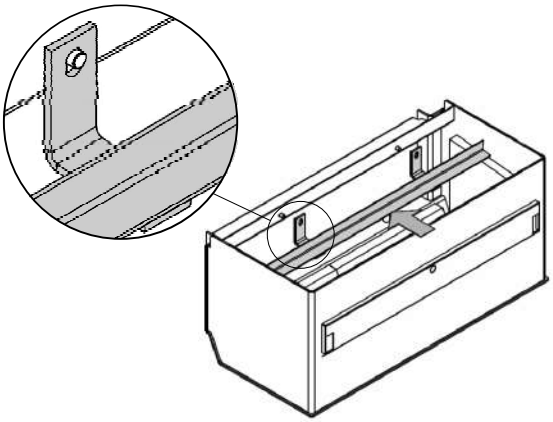
The top face of the front firebricks are cut at an angle. Place these firebricks into the firebox so that the top face sits horizontally.



Next, place the rear baffle holder into the firebox. This sits on top of the side firebricks at the rear of the firebox. There are two locating holes in the holder that sit over pins in the rear of the firebox.

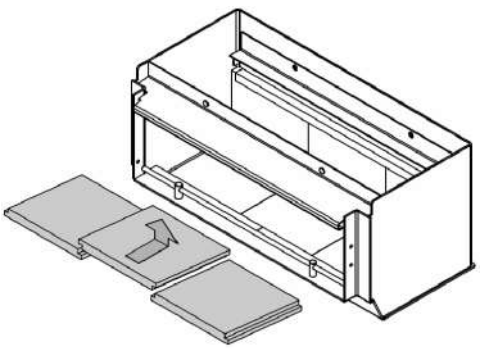


Place the front baffle holder into the firebox. This sits on top of the side firebricks towards the front of the firebox. There are two locating holes in the holder that sit over pins at the front of the firebox.



The baffle comes in 3 pieces with cutouts along the edges to allow them to nest together.

Place the two side baffle pieces in first, then put the middle baffle piece in place.



WOOD SELECTION

Few things affect the performance of your heater as much as the fuel you burn. Take note of the following:

WHAT NOT TO BURN

* Softwood (except kindling)
* Wet or unseasoned wood
* Treated or painted timber
* Saltwater wood
* Coal or charcoal
* Garbage, plastic etc
* Any solvents, kerosene, petrol or any flammable liquid.

WHAT TO BURN

Quite simply, dry seasoned hardwood.

From when wood is first cut down, it takes up to 12 months of dry storage for the wood to season properly. The seasoning process is underway when cracks begin to appear at the ends of cut timber.

Use of moist or unseasoned wood will result in excessive smoke, longer startup times, a lazy flame that requires more air to stay alight, creosote build up in the flue and on the door glass, and a much less powerful fire. The reason is simple. Heat that would normally be going into the room is wasted boiling water that is trapped inside the wood. This poor performance costs you money in wasted fuel and increased maintenance.

It is difficult to determine if wood is dry just by looking at it. If you can hear the wood sizzle and hiss, or can see moisture bubbling from the wood surface, then your wood is too wet. In practice, the best thing you can do is to be sure of the source. Buy your wood from reputable wood merchants. Make sure you store the wood correctly.

WOOD STORAGE

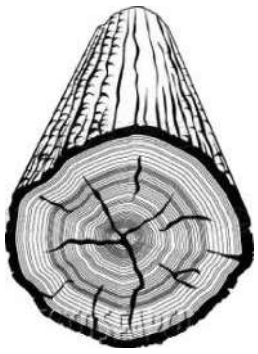
It is important that wood be stored under cover. Even wood that is years old will absorb large quantities of moisture if exposed to the elements.

It is advisable that wood is stacked to allow some air flow in and around the logs. This will help keep the wood dry.

WOOD SPLITTING

It is best to have on hand a good range of wood sizes to help control the fire. The rule of thumb is: the hotter the fire, the bigger the log you can put in.

* You need very small pieces of kindling to get the fire started efficiently.
* Small pieces up to about 50mm thick are good when the fire is still being established, or when you want to revive a fire that has burnt low.
* Larger logs are excellent for long burns once the fire is well established.



USING YOUR HEATER

Before using your wood heater, study this entire section carefully. It will assist you in achieving maximum efficiency and enjoyment.

Please ensure all packaging materials are removed from the firebox before your first fire.

CURING THE PAINT

Various parts of your heater have been coated with high quality paints to protect them and to give them an attractive finish. You will need to "break-in" your heater to harden or cure these coatings.

While curing, be careful not to touch the painted surfaces as the paint will be quite soft.

The basic rule is: cure slowly, over about three burns, without a hot fire. During the curing process it is normal for some smoke and smell to be given off from the surface of the heater. Each time, some windows should be opened to allow the paint odours to escape. Using a fan also helps disperse the odours. For this reason it is best done during the day.

1. The first fire should be kindling only and should last for about 20 minutes. Leave the door slightly ajar to stop the door rope from sticking.
2. Once the heater has cooled down, repeat the process.
3. The third fire should be a normal fire of at least 45 minutes.

By this time, your heater should be cured. In colder conditions, , it may take slightly longer. The house should be ventilated until all odours are gone.

OPERATING THE AIR CONTROL

You can control whether your heater burns on high or low with the air control lever found on the front of the heater. The high and low position is clearly marked on your heater.

For low burns - Use this setting for low burning, or for extended burn times.

For medium burns - This is the optimal setting for normal use.

For high burns - Use this setting for starting the fire and for at least 30 minutes after loading and reloading.

LIGHTING THE FIRE

Wood burns most efficiently when placed in a very hot fire. These procedures are designed to bring your firebox to the right temperature as quickly as possible.

Put the air control on high.

Place a large amount of kindling in a criss-cross pattern over a firelighter. Make sure plenty of air can get into the stack and around each piece of kindling.

Add a few small pieces of wood on top.

Ignite the firelighter.

Continue to add small pieces of wood until a bed of hot glowing coals is established.

Place two or three thoroughly dry split logs (about 80-100mm diameter) on the well established fire. Logs will burn better if they are placed with their ends near the glass, ie front to back.

Leave the air control on high for about 30 minutes. After this time, the firebox should be hot enough for normal operation, so you can turn down to medium or low.

Adding fresh wood cools the fire down, so when you need to replenish the fuel, turn the air control to high for about 30 minutes to bring the firebox temperatures back up to normal

Always leave the air control on high for at least 30 minutes after reloading.

USING YOUR HEATER

A FEW HINTS

Wood should be stacked front to back - with the ends facing the door - and with space between them for air to flow around.

The door should remain closed at all times except when first establishing the fire and when loading.

There are many factors that can affect the way your heater burns, including flue height, wood type, shape, amount, the way it is stacked, wind conditions and outside air temperatures to name a few. You will find that before long you will get to know how your heater works best for you.

OVERNIGHT BURNS

Large unsplit logs are the best fuel to use.

Make sure you have a good strong bed of glowing coals and the heater is hot before loading the logs.

Place a load of wood on the strong base fire and coals, shut the door and leave on high for about 30 minutes or until the logs are charred all over.

Turn down to low.

RESTARTING AFTER AN OVERNIGHT BURN

Adjust air control to high.

Rake the hot coals.

Place some kindling and small logs on the coals.

Once the fire is established, start putting on larger logs.

REMOVING ASHES

When the ashes are level with the firebox opening, it's time for a clean out. This should only be done when the firebox has completely cooled. Removing hot ashes is hazardous.

Push chunks of charred wood to one side. These will burn in the next fire, so it would be a shame to waste them. Using a metal scoop, remove excess ash and place in a metal container.

When disposing of the ashes, keep them in a metal or other non-combustible container with a tight fitting lid. Move them outdoors immediately to an area clear of combustible materials. Do not place them in plastic receptacles.

DOOR HANDLE

The door handle on your heater will become very hot during operation, especially during high burns.

We recommend you wear gloves to open the door.

HEATER FAN

Your Kent heater is fitted with two fans. The fan should only be used on "high" or "boost" when the air control is on the maximum setting.

The fan should never be used when the air setting is on "low" or overnight setting.

We also recommend not using the fan until 30 minutes after the fire is first lit.

Glenn Chambers *Lic. No: 200428123*
Accompanying document

This sheet **13** **22/05/2018** numbered of **15**

CARE AND MAINTENANCE

Your heater has been designed as a heavy duty appliance capable of withstanding normal operating conditions.

CARE

The firebox liners where fitted must be treated with care. Avoid throwing logs into the firebox as this may fracture the liners.

CLEANING

To clean painted surfaces, wipe over with a soft, damp cloth. Do not use harsh solvents and cleaning agents as these can damage the coating. Buff dry with a soft, dry cloth.

If your heater is installed in a coastal environment, where salt air will come in contact with the heater, this cleaning process should be performed weekly to avoid the salt causing deterioration of the paint and subsequently rust.

Sometimes black deposits will build up on the inside of the door glass. To remove this build up, rub gently with a plastic scourer pad moistened with water and detergent. Then use the damp and dry cloths as before. Hot glass cleaner is also available from your heater retailer.

ROUTINE MAINTENANCE SCHEDULE

At beginning of the season:

* Inspect and clean the flue system. To do this, remove the baffle plate and flue cowl, and clean out with a flue brush.
* Check the painted surfaces. If there is any wear, for instance from cleaning or abrasion, touch up paint is available from your dealer.

At end of season

* Inspect the door glass for any cracks and replace if necessary.
* Inspect door rope and seals and replace if necessary.
* Inspect firebox for wear or excessive corrosion.
* Inspect firebricks where fitted and replace if broken.
* Check that the air slide moves smoothly. If it is sticky, lubricate it with high temperature grease available from your local hardware store.

CREOSOTE BUILD UP

When the heater is continually burnt with lower than normal fire temperatures, eg due to unseasoned wood, higher than acceptable amounts of smoke are produced which condense on the inside of the flue. This builds up as a black, tar-like deposit called creosote.

A thin layer of creosote inside the flue is normal and will not cause a problem. Once there is a layer more than 3mm thick, problems can occur.

1. If the layer is thick enough, it restricts the flue and can cause insufficient draw and even smoke spillage back into the house.
2. More seriously, creosote is combustible, and can ignite. A flue fire is easy to detect, involving a roaring sound, a vibration of the flue, and sometimes flames and sparks shoot out of the top of the flue.

To avoid creosote build up and the fires that may result, burn seasoned wood with the air control set to medium or high for most of the time.

To remove creosote when it does build up, remove the baffle plate and flue cowl, and use a flue brush to clean the flue system. To remove the baffle plate, slide the plate up on one side and then down around the brackets on the other.

In case of a flue fire, do not panic. Your flue system has been constructed to withstand high temperatures. Immediately close the air control down to its lowest setting. Do not open the door. Once the fire has extinguished, you should have your flue system inspected by a qualified service person.

CARING FOR THE ENVIRONMENT

Caring for our planet means reducing pollution and managing our resources intelligently. Every resource we use today we are borrowing from our future generations.

The key to successfully meeting our future energy requirements lies in our ability to manage existing resources wisely. Unlike fossil fuels such as oil, coal and gas, wood can be managed on a sustainable basis.

This is why wood is one of the wisest, most cost effective and environmentally efficient forms of home heating available today.

You can make a further positive contribution to the environment by following these important steps:-

OPERATING YOUR HEATER

* Always burn good, dry hardwood. This will yield the greatest amount of heat for the least amount of fuel.
* Never burn green or unseasoned wood, or wood that is wet. This will waste energy, cause excessive smoke and reduce the performance of your wood heater.
* Do not allow your wood to smoulder. Your fire should always burn brightly and cleanly. Check the flue occasionally to see if there is any excessive smoke.

OTHER THINGS YOU CAN DO

* Ensure your home is adequately insulated. This will reduce your energy requirements, and lessen your fuel bills, or the need to gather fuel. This in turn reduces pollution.
* Do not overheat your home! If you feel hot even when wearing light clothing, then you are wasting energy.
* Install ceiling fans in the main rooms. These are an excellent investment in year round comfort. Because hot air rises, ceiling fans push this hot air back closer to ground level to keep you warmer.

LANDCARE

A portion of the sale of your heater is donated directly to Landcare by the Australian Home Heating Association.

Landcare is one of the most proactive community based environmental groups in Australia today. Almost 5000 Landcare groups have sprouted across Australia and like the millions of trees Landcare has planted, they're still growing. One of three farmers is a member of Landcare.

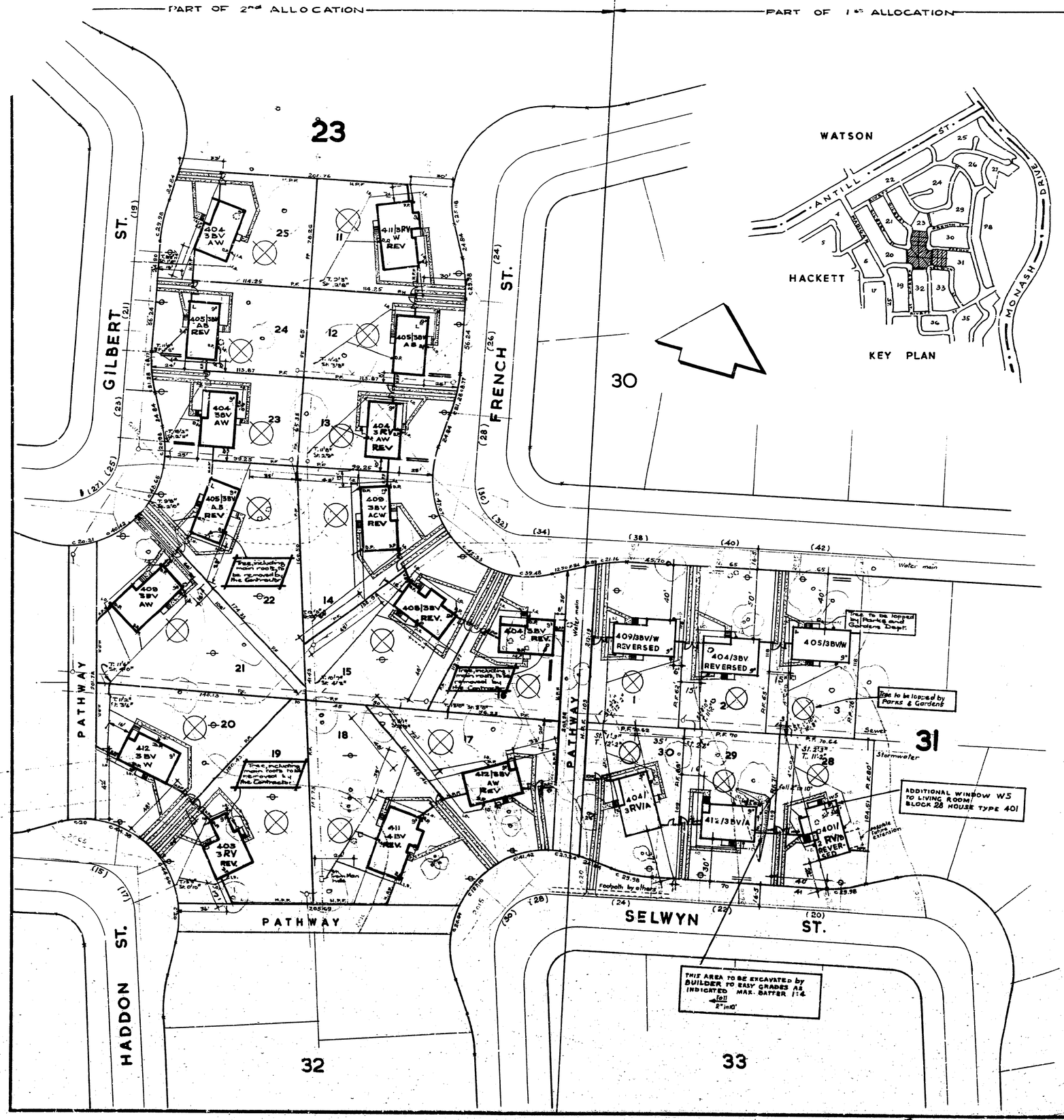
These groups get involved in activities like tree planting and revegetation, weed removal, fencing, feral animal control, water quality monitoring, nature surveys, riverbank repair, and sustainable agricultural techniques.

Landcare groups are usually formed because there is a problem. Locals notice changes in their environment and decide to do something about it. Landcare groups can grow out of neighbouring farms, or neighbours in the city that share a local park. Landcare groups are working on all imaginable ecosystems in Australia, from dry and dusty central Australia, to tropical rainforests of Queensland and the mountains in Tasmania.

WOOD HEATING IS GOOD HEATING

PART OF 2nd ALLOCATION

PART OF 1st ALLOCATION



SCHEDULE OF EXTERNAL TREATMENT.

SECTION	BLOCK	HOUSE TYPE	BRICKWORK	ROOF – CONCRETE TILES.
23	11	411	RANCH BLOCK, DARK DES. SAND	GREY / GREEN
	12	405	CANBERRA CLAY	GREY / GREEN
	13	404	RANCH BLOCK, DARK DES. SAND	GREY / GREEN
	14	409	CANBERRA CLAY	75% CHARCOAL / 25% GREY GREEN
	15	408	RANCH BLOCK, LIGHT DESERT SAND	75% CHARCOAL / 25% GREY GREEN
	16	404	CANBERRA CLAY	75% CHARCOAL / 25% GREY GREEN
	17	412	PALE MAUVE CONCRETE BRICKS CL45	CHARCOAL
	18	411	CANBERRA CLAY	CHARCOAL
	19	403	RANCH BLOCK, DARK DESERT SAND	OLIVE GREEN
	20	412	CANBERRA CLAY	GREY / GREEN
	21	409	CANBERRA CLAY	CHARCOAL
	22	405	NATURAL GREY CONCRETE BRICK	75% CHARCOAL / 25% GREY GREEN
	23	404	CANBERRA CLAY	75% CHARCOAL / 25% GREY GREEN
	24	405	PALE MAUVE CONCRETE BRICKS CL45	GREY / GREEN
	25	404	RED CONCRETE BRICKS	GREY / GREEN
31	1	409	Warm grey concrete (CL53)	Red / Black
	2	404	Pale mauve concrete (CL45)	Red / Black
	3	405	Dark grey concrete brick	Red / Black
	28	401	Ranch block dark des. sand	Red / Black
	29	412	Canberra clay	Red / Black
	30	404	Ranch block dark des. sand	Red / Black

LEGEND:

- ⊗ Rotary clothes hoist.
- ⊖ Standpipe and tap 4'0" from the front boundary, and where shown in the backs of blocks 18–22
- P.F. Paling fence to sides and back of block.
- H.P.F. Horizontal paling fence.
- 9" Figure on corner of buildings indicates minimum height of D.P.C. above finished ground leve
- Indicates that house is square to boundary adjoining symbol.
- (20) House number.
- St. 8'0" Stormwater Drain branch is at depth indicated.
- T. 11'2" Indicates tie dimension from block peg to stormwater branch parallel with drain.
- Concrete paths and drive strips. (Concrete paths inside gates which are in line with a drive strip are to be constructed as a drive strip.)

NOTE: The provision of concrete drive strips from property line to kerb in accordance with Drawing No CCS 59/1893C/2, is included in this Building Contract. Type 'A' drive.

○ – Trees removed by others

APPROVED BY N.C.D.C. 19-1-63.

1. Stormwater Drainage Section 22 10.7.63

AMENDMENTS

COMMONWEALTH OF AUSTRALIA.

DEPARTMENT OF WORKS.

A.C.T.

HACKETT SEC: 23 BLOCKS: 11 – 25. SEC: 31 BL. 1 – 3 & 28 – 30.

ON BEHALF OF THE NATIONAL CAPITAL DEVELOPMENT COMMISSION

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION

SUPERVISING ARCHITECT: 6.6.63

PRINCIPAL ARCHITECT:

SCALE: 1" = 40'

DRAWN BY: D.H.

CHECKED BY:

DATE:

DRAWN

DIRECTOR OF WORKS: 22.5.63

R

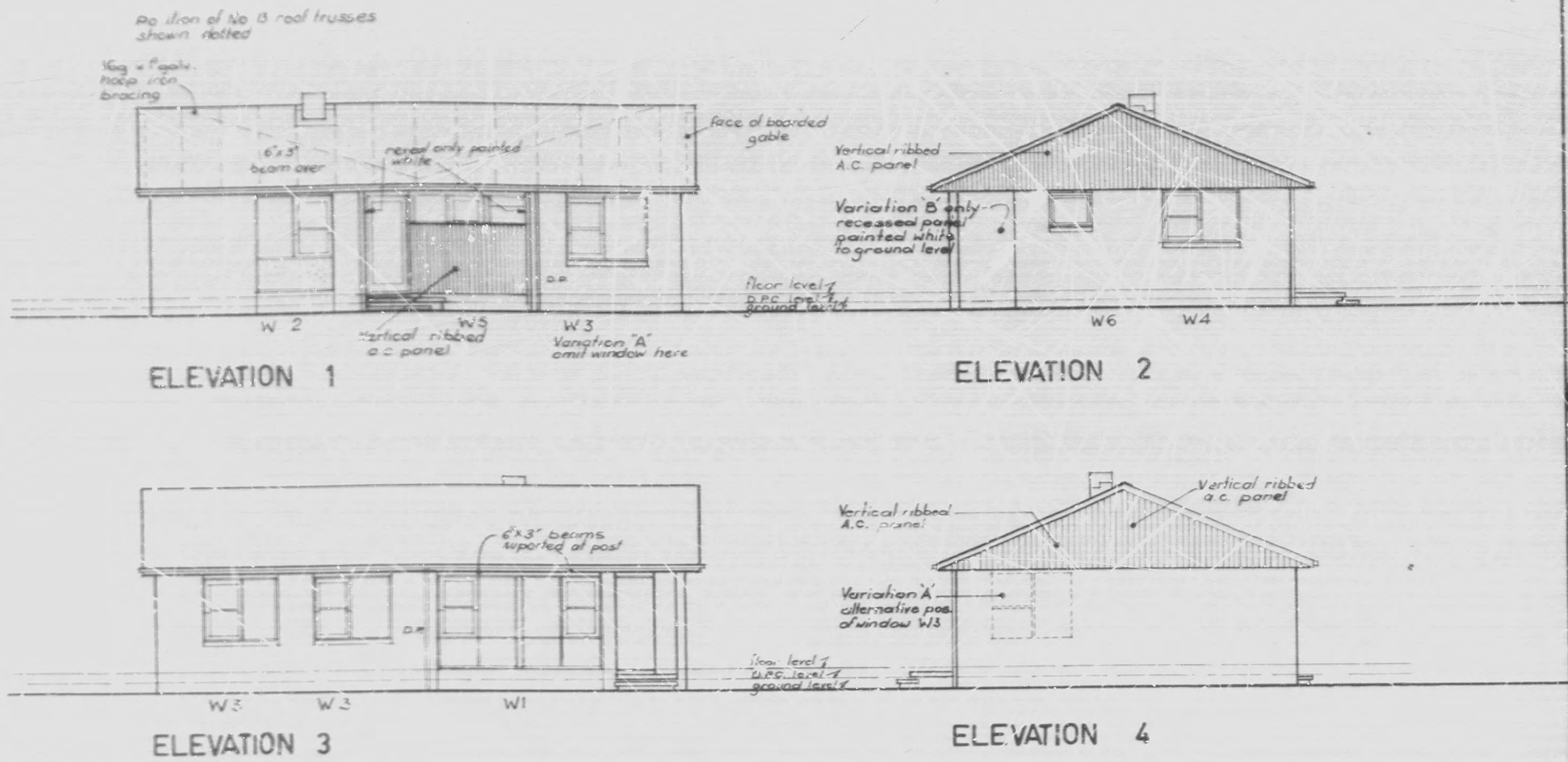
PARTS OF 1st AND 2nd ALLOCATIONS OF LONG TERM CONTRACT No 4 (125 HOUSES)

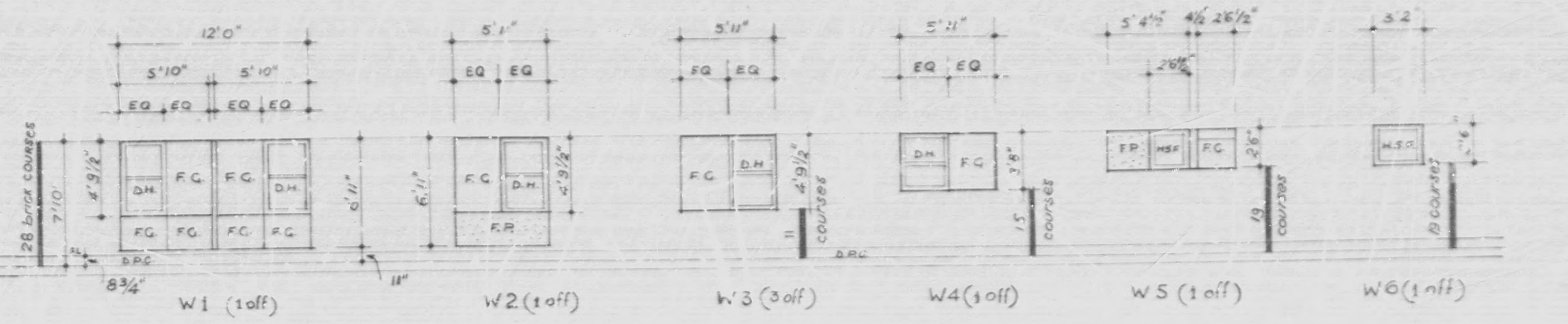
St. depths & tie drawg. NCC61/114B

CA 62-710M.

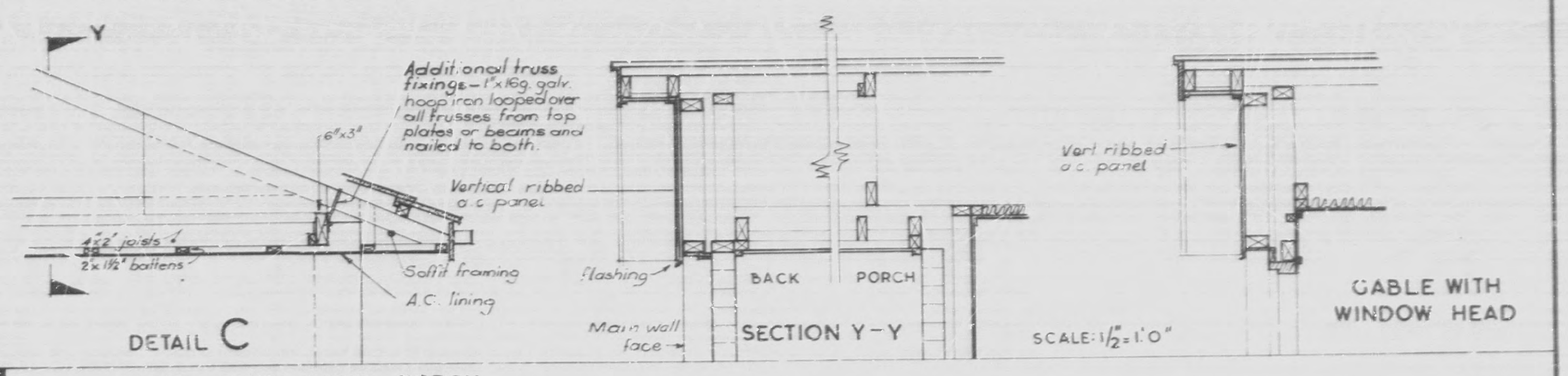
NOTE: FOR GENERAL DETAILS OF JOINERY REFER TO HOUSING DETAILS, 1960 SHEET 4

LEGEND:
F.G. = FIXED GLASS
H.S.F. = HOPPER SASH ON FRICTION STAYS
D.H. = DOUBLE HUNG WINDOW
F.G.V. = FIXED GLASS VENTED
F.P. = FIXED PANEL (SANDWICH TYPE)

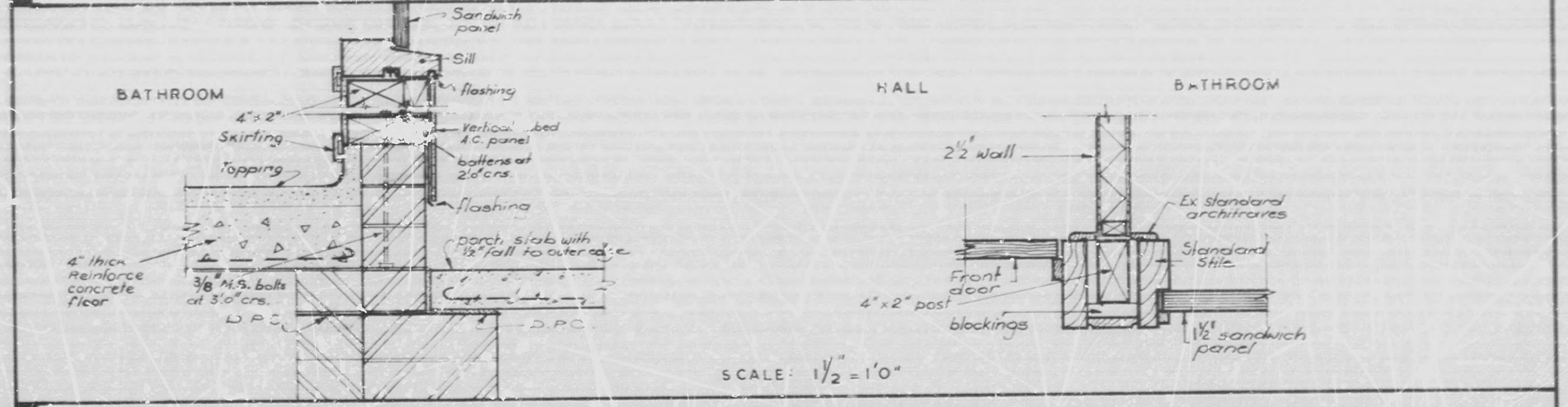




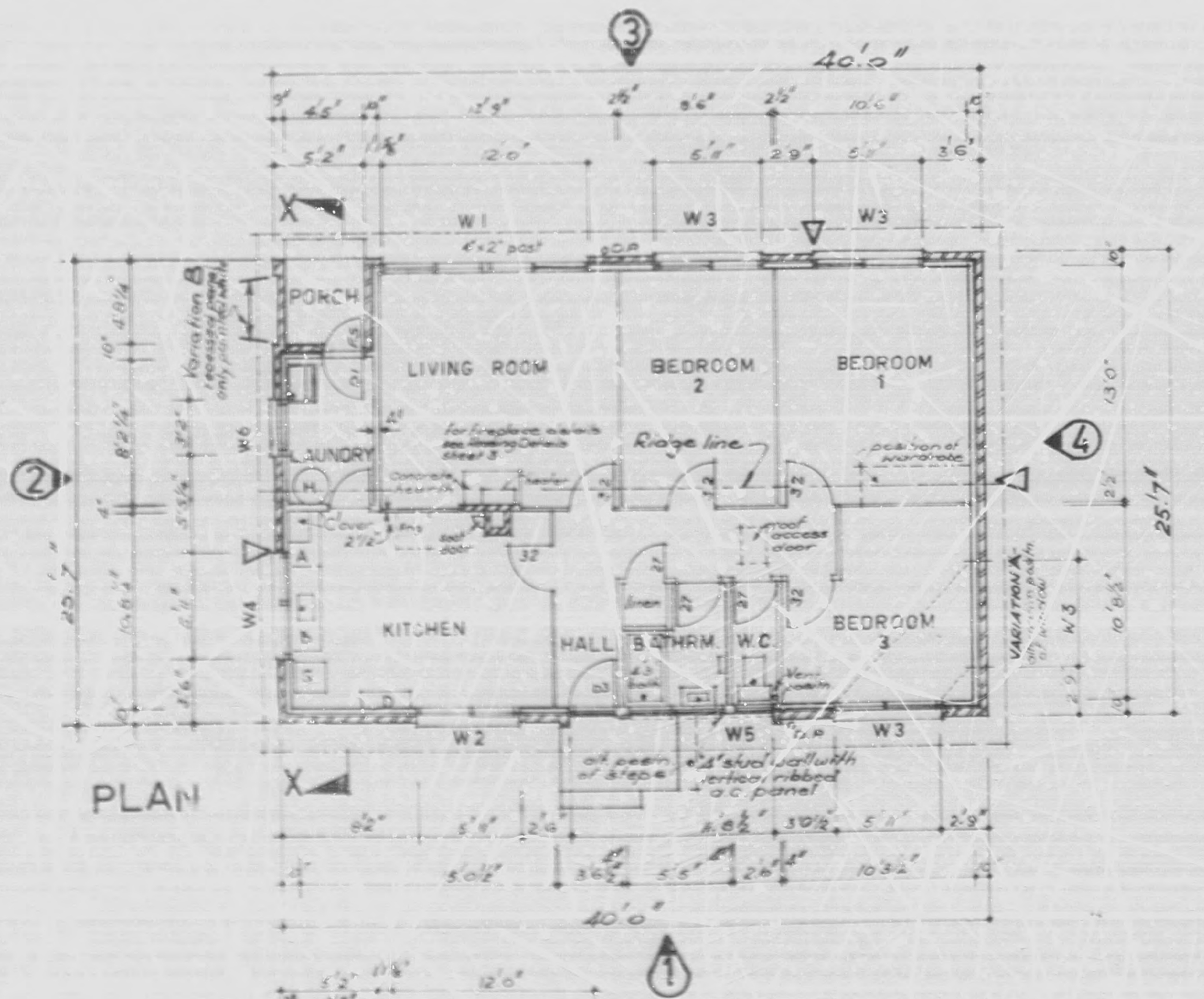
WINDOW SCHEDULE



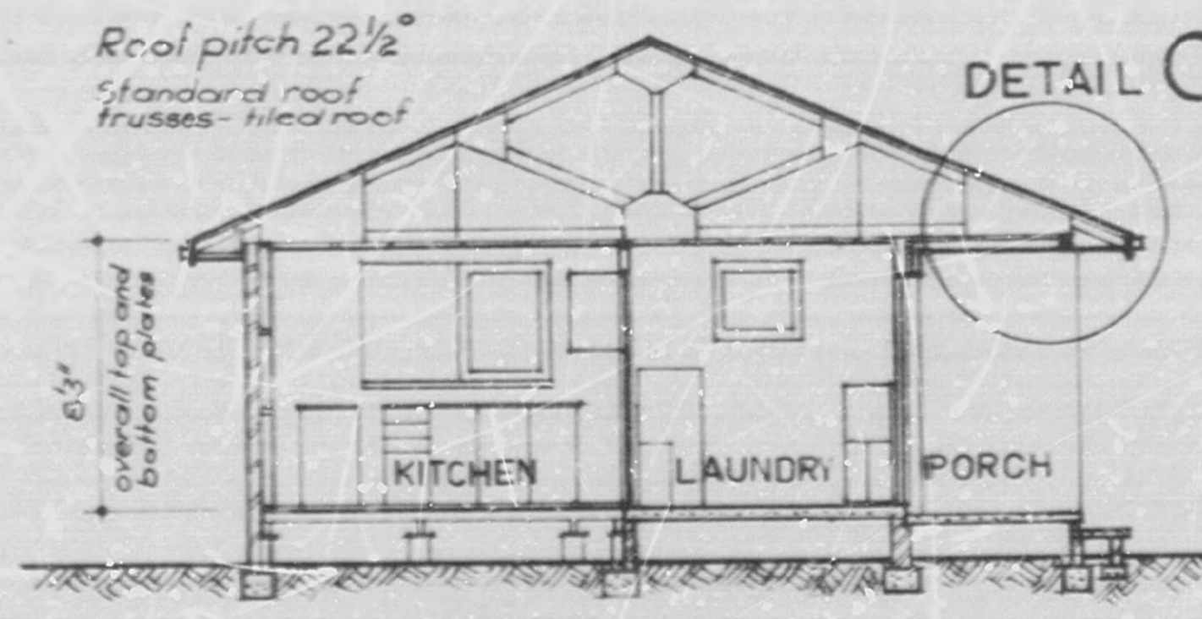
GABLE AND BACK PORCH



WALL AT FRONT PORCH



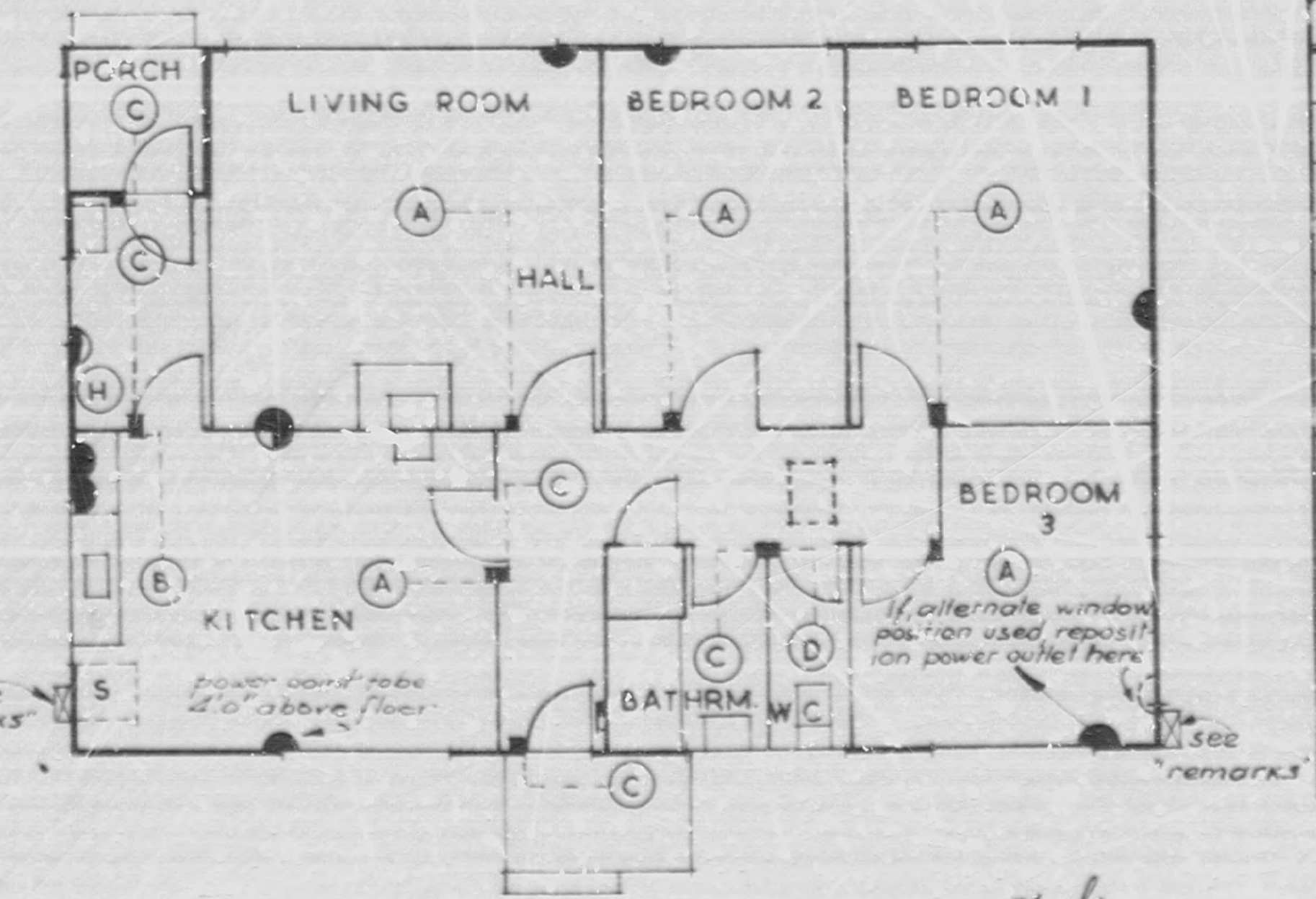
Additional fixings to all trusses - See detail C



SECTION X - X

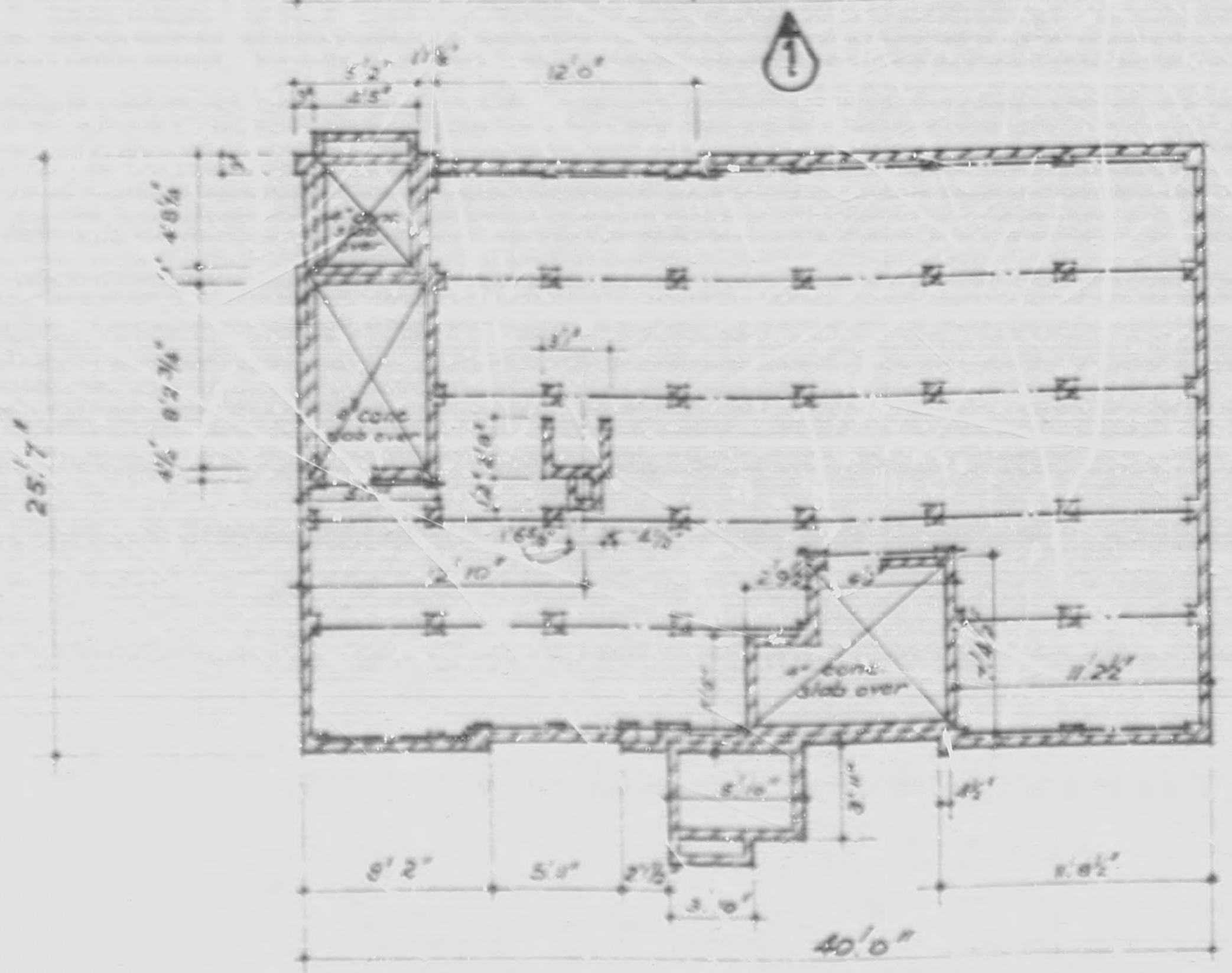
NOTES:

1. CONCRETE BRICKS — when these are used for external walls of this house, provide vertical expansion joints where indicated thus ▷
2. Note variation 'A' & B on plan. Amendment is to be incorporated in house when variation letter is shown on site plan.
3. For position of steps to porches refer to site plan.
4. Balustrades are to be provided to landings as required by detail sheet 3.
5. Downpipe positions should be checked with site plan.
6. Wardrobe to be installed where shown in bedroom 1 when indicated by 'W' on site plan.
7. If house type is being built as attached pair, party wall has to extend to underside of tiles.

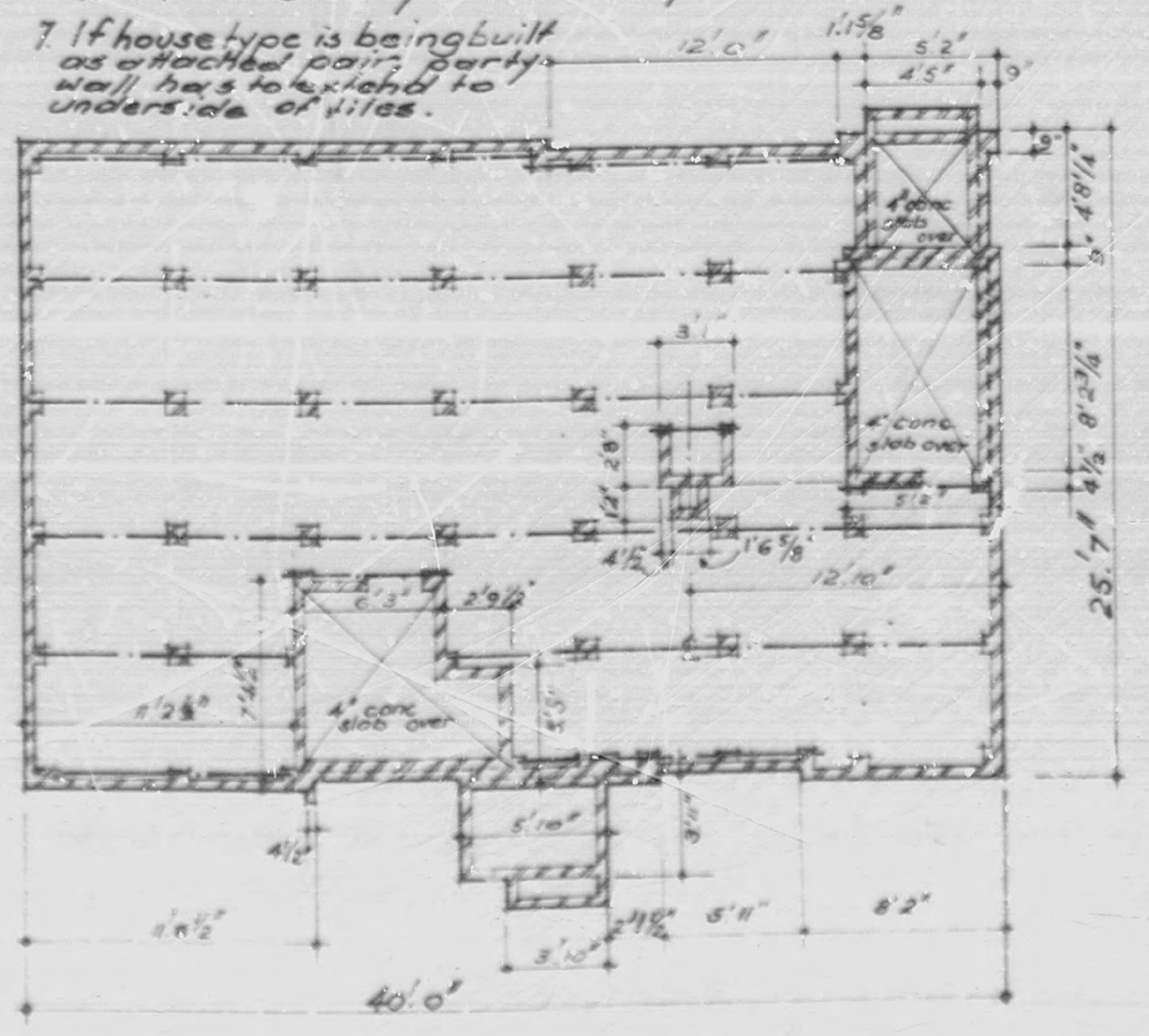


Symbol	Description		No. off	Remarks
(A)	Ceiling point	75W	5	
(B)	" "	100W	1	
(C)	" "	60W	5	2 external light points on soffit of eaves
(D)	" "	40W	1	
	10A Flush power outlet		8	
	10A Flush refrigerator outlet		1	P point at floor level, switch 4'6" above floor
	Washing machine outlet		1	
S	Stove connection			2-7/.036 cables
	5A one way flush wall switch		12	
(H)	Water Heater		1	
	Distribution board		1	
	KWH meter board		1	Position on same side of house as drive strips
------	Switch wire			

Concurred: W. Flowers 30.4.64.
(Principal Electrical Engineer)



PLAN OF FOOTING WALLS



REVERSED PLAN OF FOOTING WALLS

ELECTRICAL INSTALLATION & SYMBOL SCHEDULE

Description	Date	Initial	No.	Subject
10 amp Socket to Laundry	20.10.61	R.F.		Housing Detail Sheets 1,3,4
Concrete floors to laundry & Kitchen p.p. 4'0" above floor	29.3.62 22.8	R.F. MWT		
1. Asbestos cement panel 4"x2" post between Hall & Bathrm. (width of W5)	6.11.62	V.Z.		
2. Position of front landing position of light point at landing	7.2.63	V.Z.		
3. Additional truss fixings 4. p.p. in laundry deleted	11.7.63 23.8.63	V.Z.		
5. Window 5 dimensions	28.11.63			
6. Laundry lengthened some p.p. repositioned Switchboard repositioned	16.4.64	DV		
AMENDMENTS			ASSOCIATED DOCUMENTS	

COMMONWEALTH OF AUSTRALIA
DEPARTMENT OF WORKS, A.C.T.

CANBERRA HOUSING

WORKING DRAWING 412/3BV

ASSESSED GROSS AREA: 1025 SQ

ON BEHALF OF THE NATIONAL CAPITAL DEVELOPMENT COMMISSION

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION

SUPERVISING ARCHITECT 30/4/64
PRINCIPAL ARCHITECT
DIRECTOR OF WORKS

SCALE 1/8" TO 1'0" OR AS SHOWN
DATE 30.4.64
FILE

DRAWN
TRACED D.V. V.Z.
CHECKED 30.4.64

DRAWING NUMBER CA62/188 M/6
AMEND. P

MICROBOX

DEPARTMENT OF WORKS.
CANBERRA.

PLAN OF DRAINAGE.

FOR

Owner THE COMMONWEALTH OF AUSTRALIA.

LOTS 1, 2, 3, 28, 29 & 30. SECTION 31.

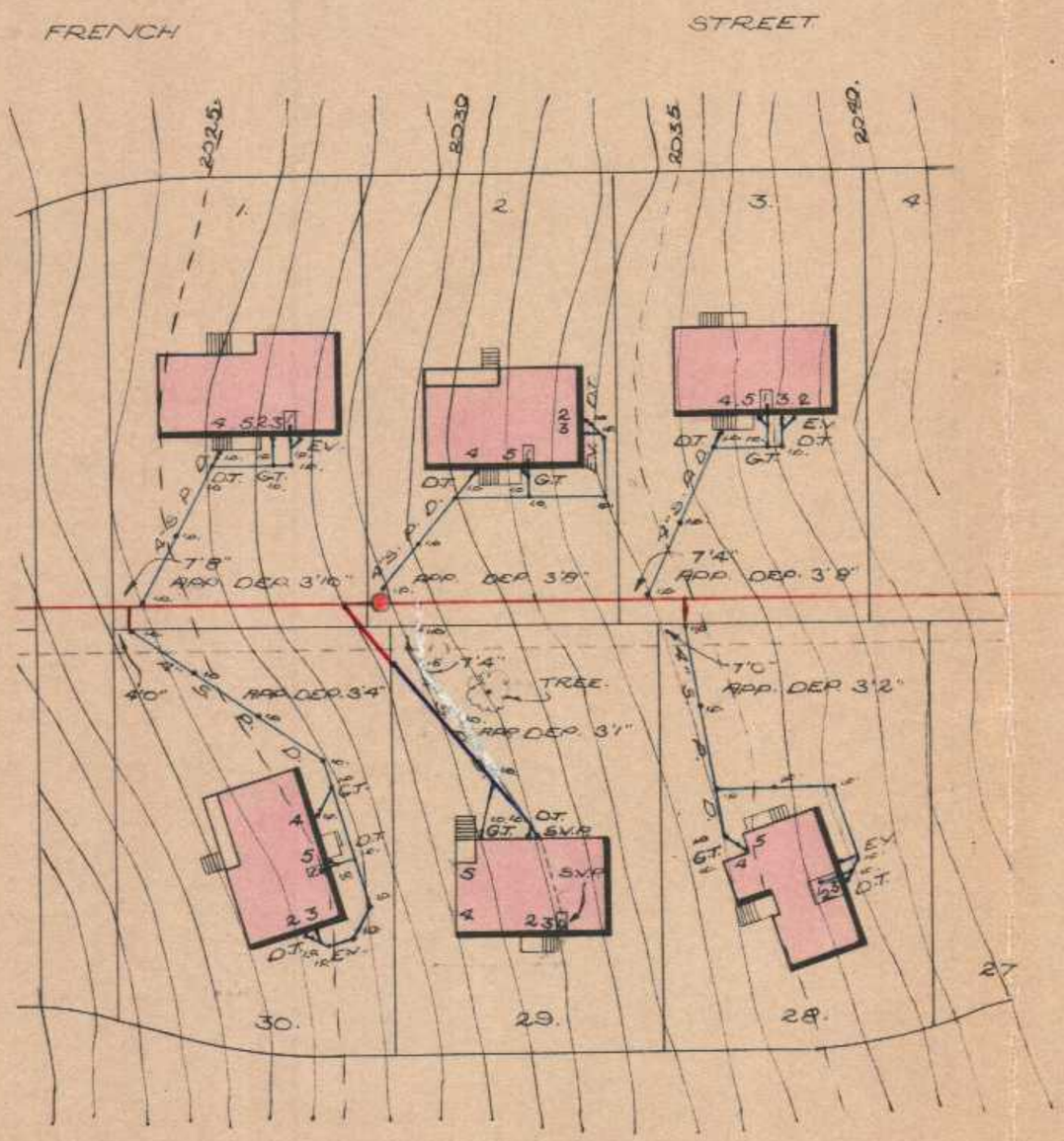
DISTRICT: HACKETT A.C.T.

Drainage Plan No. 6875.

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. Disconnector Trap.	G.W.I.P. Galv. Wrought Iron Pipe.	S.I.V.P. Soil Induct Vent Pipe.
G.D.T. Gully Disconnector 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. Lav. Basin.
" 4. Sink.
" 5. Trough.

CONSTRUCTED DETAIL
SANITARY PLUMBING AND DRAINAGE WORK TESTED AND APPROVED BY INSPECTOR
Mr. [signature]
18.12.63

NOTES.

Drains to be laid shown in blue lines.
This plan to be read in conjunction with architectural plans and specification.
Drains on lot 30 to be laid at the best grade obtainable.
On lot 29 fixtures 5 & 4 to discharge to gully trap and fixtures 2 & 3 to discharge to disconnector trap.

[signature]
Engineer,
28/5/1963.

Designed by R. Low. 28-5-63

6368/62.

By Authority: A. J. Arthur, Commonwealth Govt. Printer, Canberra.

REFERENCE

DRAINAGE PLAN No. 6875B

G.T. GULLY TRAP
D.T. DISCONNECTOR TRAP
C.I.P. CAST IRON PIPE
E.J. EXPANSION JOINT
S.P.D. STONEWARE PIPE DRAIN
S.V.P. SOIL VENT PIPE
V.P. VENTILATING PIPE
U.P.V.C.P.D. U.P.V.C. PIPE DRAIN
E.V. EDUCT VENT
I.O. INSPECTION OPENING
F.P. FIXED POINT

PLAN OF SANITARY DRAINAGE

FOR

OWNER: B.M & A.M. O'CONNOR

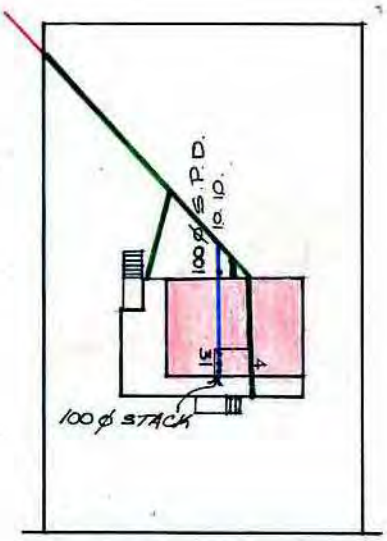
BLOCK: 29 SECTION: 31 HACKETT A.C.T.

SCALE: 1:500

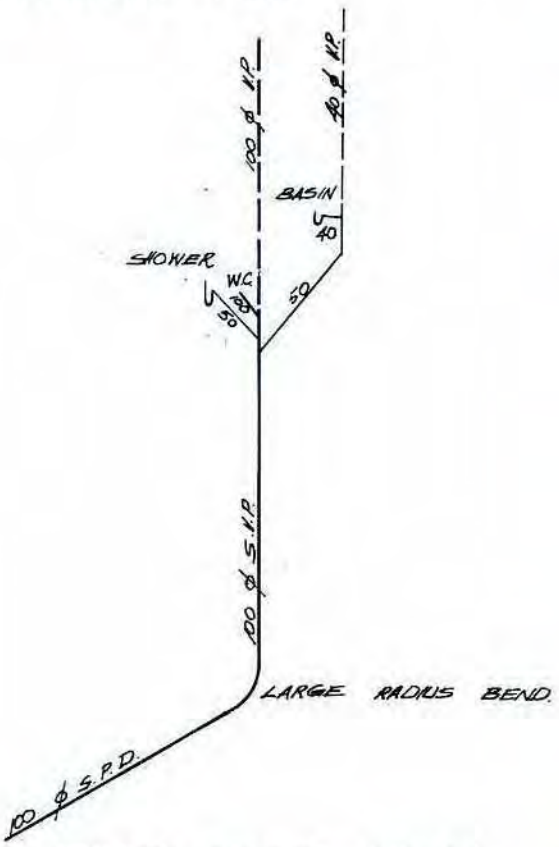
NOTE: All work to be executed in accordance with the Canberra Sewerage and Water Supply Regulations

FIXTURES: FIRST FLOOR

1. W.CLOSET
2. BATH
3. SHOWER
4. BASIN
5. SINK
6. TROUGH
7. W.MACHINE



ADDITIONAL WORK.



SANITARY PLUMBING DIAGRAM. (NOT TO SCALE)

NOTE:

1. DRAINS TO BE LAID SHOWN IN BLUE LINES
2. THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS
3. DRAINS TO BE SUPPORTED ON OR FROM SOLID GROUND
4. SEWER BRANCH TO BE LOCATED ON SITE BEFORE ANY WORK IS COMMENCED
5. EXISTING DRAINS SHOWN IN GREEN LINES
6. EXISTING DRAINS X'ed IN RED TO BE ABOLISHED TO APPROVAL
7. FIXTURES N° 1, 3, 4 TO BE CONNECTED UNDER THE APPROVED SINGLE PIPE PARTIALLY VENTED SYSTEM OF SANITARY PLUMBING.
8. LARGE RADIUS BEND MUST BE USED AT FOOT OF S.V.P. STACK.
9. PROPOSED ADDITIONS TINTED PINK.
10. ADEQUATE SUB-FLOOR CLEARANCE FOR FUTURE INSPECTIONS AND MAINTENANCE.

W. Whillabee
Sewerage Engineer
28.4.1975

DESIGNED BY: CAPE COD ROOFING PTY. LTD.

INCHES 1 2

PLAN OF SANITARY DRAINAGE

DRAINAGE PLAN No. 6875 D

OWNER P. SMITH

BLOCK 29 **SECTION** 31 HACKETT **A.C.T.**

— REFERENCE —

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

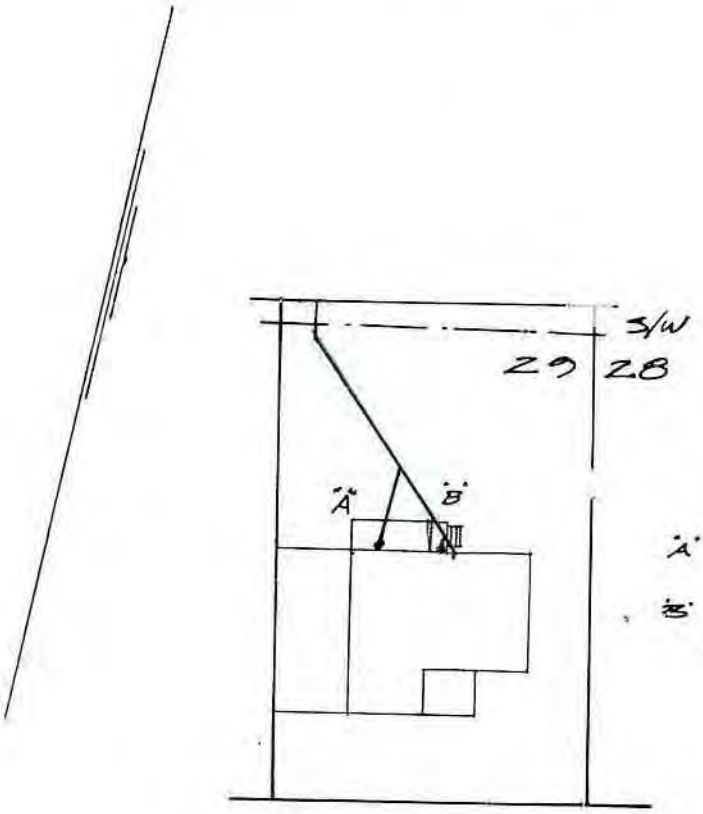
NOTE: All work to be executed in accordance with Canberra Sewerage & Water Supply Regulations

– SCALE: METRIC 1:500 –

ADDITIONAL WORK

– FIXTURES –

		NO. OFF
1.	WATER CLOSET	( )
2.	BATH	( )
3.	BASIN	( )
4.	SHOWER	( )
5.	SINK	( )
6.	TROUGHS	( )



'A' CHANGE GT - DT & RAISE ABOVE PATIO.
'B' CHANGE DT - GT & MAKE GT ACCESSABLE

NOTES: DRAINS TO BE LAID ARE SHOWN IN BLUE LINES. THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS.
DRAINS TO BE DELETED SHOWN BY RED X. EXISTING DRAINS SHOWN IN GREEN LINES.
POSITION OF BRANCH TO BE LOCATED BEFORE ANY WORK IS COMMENCED.
~~DRAINS TO BE LAID IN (U.P.V.C.) UNPLASTICISED POLYVINYL CHLORIDE IN ACCORDANCE WITH A.S.A. CA 67 1972 AND CANBERRA CODE OF PRACTICE ISSUE 1 JULY 1974.~~

Designed by MOORE & SMITH PTY. LTD. Phone 80 5226
Plumbing & Drainage Consultants

DRAWN GM 8/82 REF J731

SEWERAGE ENGINEER 25·8·82

ACT PROPERTY INSPECTIONS

Energy Efficiency Rating

UNDERSTANDING YOUR ENERGY EFFICIENCY RATING (EER)

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

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

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

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

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

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

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

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

How can I improve my energy efficiency rating?

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

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

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

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

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

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

FirstRate Report

HOUSE
ENERGY RATING

YOUR HOUSE ENERGY RATING IS: ☆ **.5 STARS**
in Climate: 24

SCORE: -83 POINTS

Name:	Champness	**Ref No:**	69269
House Title:	Block 29 Section 31 HACKETT	**Date:**	24-04-2026
Address:	22 Selwyn St, Hackett ACT 2602		

ACT HOUSE ENERGY RATING SCHEME

-83 **Points** 0.5 **Stars**

Robert Lowe - 20111129

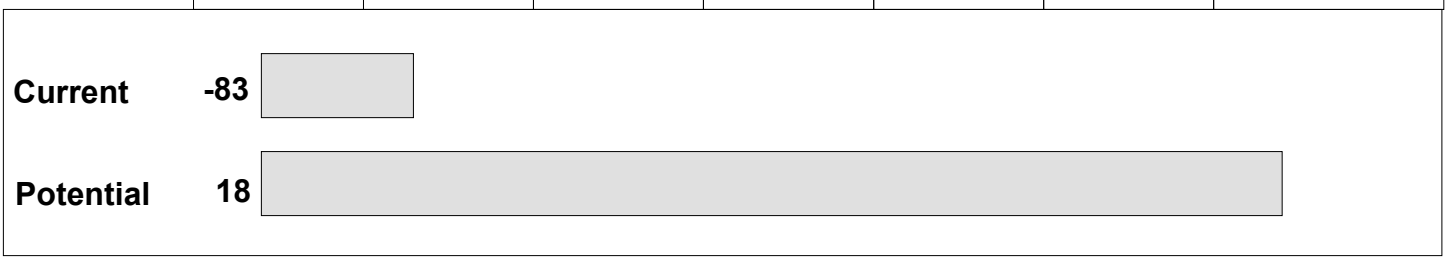
Building Assessor - Class A (Energy Efficiency)

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

IMPROVING YOUR RATING

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

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



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

Design options		**Additional points**
Change ceiling insulation	R 4	1
Change added wall insulation	R 2.5	61
Change glass to Double Glazing	100 %	9
Change frame to	PVC	11
Change curtain to	Heavy Drapes & Pelmets	19

ORIENTATION

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

Current Rating	**-83**	☆

Largest windows in the dwelling;

Direction : North

Area : 16 m²

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

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

ORIENTATION	POINT SCORE	STAR RATING
1. North	-83	☆
2. North East	-84	☆
3. East	-90	No Stars
4. South East	-91	No Stars
5. South	-84	☆
6. South West	-87	No Stars
7. West	-92	No Stars
8. North West	-91	No Stars

FirstRate Mode
Climate: 24

RATING SUMMARY for: **Block 29 Section 31 HACKETT, 22 Selwyn St, Hackett ACT 2602,**

Assessor's Name:

Net Conditioned Floor Area: **114.6 m²**

Feature						Points		
						Winter	Summer	Total
CEILING						**7**	**0**	**7**
Surface Area:	4	Insulation:	4					
WALL						**-62**	**-7**	**-69**
Surface Area:	-38	Insulation:	-23	Mass:	-8			
FLOOR						**9**	**-3**	**6**
Surface Area:	-2	Insulation:	8	Mass:	0			
AIR LEAKAGE (Percentage of score shown for each element)						**-3**	**-1**	**-4**
Fire Place	0 %	Vented Skylights	0 %					
Fixed Vents	0 %	Windows	20 %					
Exhaust Fans	0 %	Doors	51 %					
Down Lights	0 %	Gaps (around frames)	29 %					
DESIGN FEATURES						**0**	**1**	**1**
Cross Ventilation	1							
ROOF GLAZING						**0**	**0**	**0**
Winter Gain	0	Winter Loss	0					
WINDOWS						**-18**	**-17**	**-36**

Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
N	16	14%	-26	23	-11	-14
E	2	2%	-4	4	-1	-1
S	13	11%	-22	7	-5	-20
W	2	2%	-3	3	-1	-1
Total	34	30%	-55	36	-17	-36

* 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 -2 points			Winter	Summer	Total
RATING	☆	**SCORE**	**-68**	**-27**	**-83***

*** includes 12 points from Area Adjustment**

Detailed House Data

House Details

ClientName	Champness
HouseTitle	Block 29 Section 31 HACKETT
StreetAddress	22 Selwyn St, Hackett ACT 2602
FileCreated	24-04-2026

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	R2.0	84.0m²
2	Timber	Enclosed	No	No	No	Tiles	R2.0	15.0m²
3	Timber	NA	Yes	No	No	Carp	R1.5	28.9m²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R0.0	27.8m	2.4m
2	Brick Veneer	No	R0.0	11.5m	2.4m
3	Weatherboard	No	R0.0	28.8m	2.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	No	R3.0	70.1m²
2	Attic - Low Ventilation	No	Yes	R5.0	28.9m²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	S	1.8m	0.6m	No	SG	TIMB	NC	No	0.7m	0.7m	0.3m
2	S	1.5m	2.4m	No	SG	ALSTD	NC	No	0.5m	0.5m	1.0m
3	W	1.0m	0.8m	No	SG	TIMB	NC	Yes	1.0m	0.0m	0.0m
4	W	1.0m	0.8m	No	SG	ALSTD	NC	Yes	1.0m	0.0m	0.0m
5	W	0.7m	0.9m	Yes	SG	TIMB	NC	No	0.0m	0.0m	0.0m
6	N	2.0m	1.8m	No	DG2	TIMB	CW	No	1.0m	1.0m	0.0m
7	N	2.1m	1.7m	No	SG	ALSTD	CW	No	1.0m	1.0m	0.0m
8	N	1.4m	1.7m	No	DG2	TIMB	NC	No	0.0m	0.0m	0.0m
9	N	1.4m	0.8m	No	DG2	TIMB	HB	No	0.0m	0.0m	0.0m
10	N	1.4m	0.8m	No	SG	ALSTD	HB	No	0.0m	0.0m	0.0m
11	E	1.4m	0.8m	No	SG	TIMB	HB	No	0.0m	0.0m	0.0m
12	E	1.4m	0.8m	No	SG	ALSTD	HB	No	0.0m	0.0m	0.0m
13	S	0.7m	0.7m	Yes	SG	TIMB	NC	No	0.7m	0.7m	0.1m
14	S	0.7m	1.5m	Yes	SG	TIMB	NC	No	0.7m	0.7m	0.1m
15	S	1.3m	2.0m	No	SG	ALSTD	NC	No	0.6m	0.6m	0.5m
16	S	1.3m	1.2m	Yes	SGT	ALSTD	VE	No	0.6m	0.6m	0.1m
17	S	1.3m	2.0m	No	SG	ALSTD	VE	No	0.6m	0.6m	0.5m
18	N	1.3m	1.8m	No	SG	ALSTD	NC	No	0.6m	0.6m	0.1m
19	N	1.3m	1.8m	No	SG	ALSTD	NC	No	0.6m	0.6m	0.1m

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	S	1.8m	0.6m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	3.1m	0.2m
13	S	0.7m	0.7m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	3.0m	2.8m

14	S	0.7m	1.5m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	3.0m	1.1m

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 ?	No
Area of Heavyweight Mass	0m²
Area of Lightweight Mass	0m²

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

Unflued Gas Heaters	0
Percentage of Windows Sealed	98%
Windows - Average Gap	Small
External Doors - Average Gap	Small
Gaps & Cracks Sealed	No

ACT PROPERTY INSPECTIONS

Insurance Certificates & Tax Invoice

If a home was built before 1990

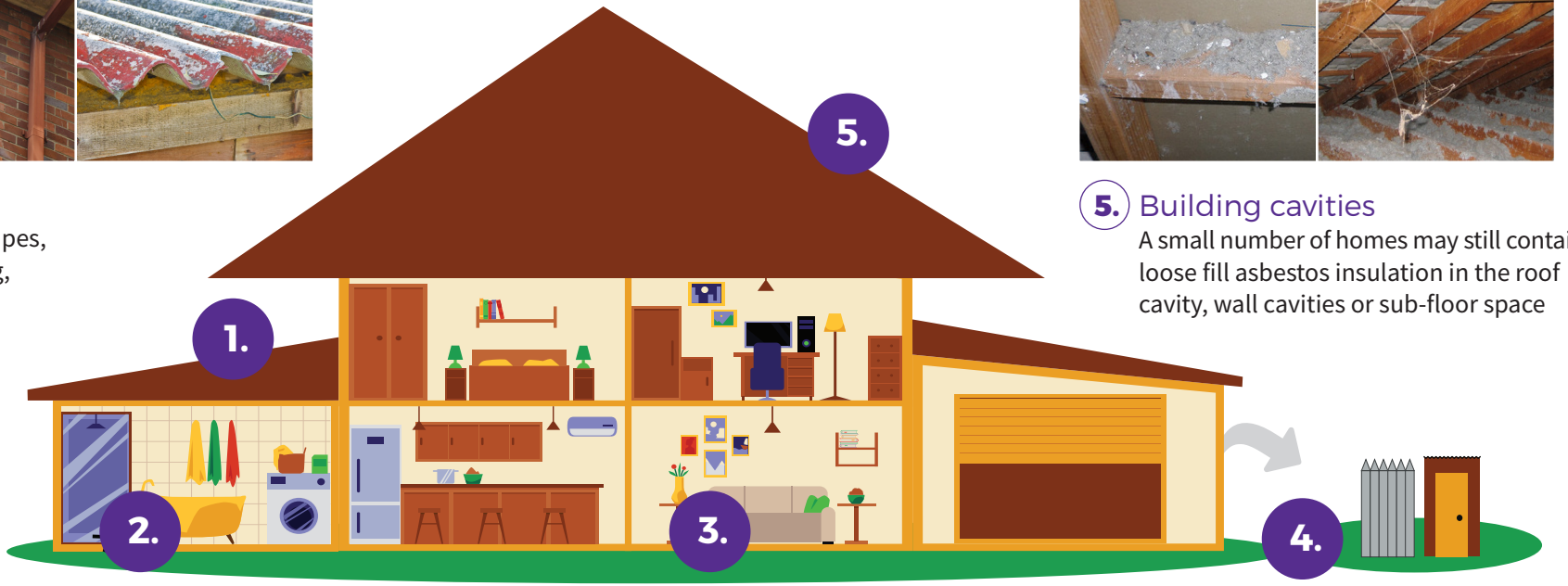
it may contain dangerous asbestos material

ACT Government

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

1. Exterior

roof sheeting, gutters, downpipes, ridge capping, eaves, cladding, electrical switchboards



5. Building cavities

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

2. Wet areas - bathroom, laundry and kitchen

wall and ceiling panels, vinyl floor tiles, backing for wall tiles and splashbacks, hot water pipe insulation

3. Internal areas

wall and ceiling panels, carpet underlay, textured paints, insulation in domestic heaters

4. Backyard

fences, sheds, garages, carports, dog kennels, buried or dumped waste, letterboxes, swimming pools

If a home was built before 1990

it may contain dangerous asbestos material

ACT Government

Assess the risk

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

Asbestos materials become dangerous when:

Broken or in poor condition

Damaged accidentally

Disturbed during renovation or repairs

Loose fill asbestos insulation

Manage asbestos safely

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

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

For more information, visit www.worksafe.act.gov.au or call Access Canberra contact centre – 13 22 81

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

*Advice based on the Asbestos Safety and Eradication Agency's residential asbestos disclosure research.

priceforbes
Price Forbes & Partners
The Minster Building
21 Mincing Lane
London
EC3R 7AG
www.priceforbes.com

TO WHOM THIS MAY CONCERN

9th March 2026

Certificate of Currency

Dear Sir or Madam,

We, the undersigned Insurance Brokers acting on behalf of the Insured, hereby certify that the following described insurance is in force at this date.

TYPE OF INSURANCE:	Professional Indemnity Insurance
INSURED:	ACT Property Inspections Pty Ltd.
ADDRESS OF INSURED:	Unit 1/33 Altree Court, Phillip ACT 2606, Australia.
POLICY NUMBER:	B0507OE2600060
PERIOD:	From: 30th March 2026 to: 30th March 2027 At 4pm Local Standard Time at the Principal Address of the Insured.
LIMIT OF LIABILITY:	AUD 5,000,000 in the annual aggregate inclusive of costs and expenses plus one reinstatement.
INSURERS:	100% Lloyd's of London

This letter is provided as a matter of information only and confers no rights on the holder. Our duties in relation to this insurance are to our client and we accept no duty of care or responsibility to you or any other third party and any liability to you or a third party is excluded. This letter does not amend, extend, or alter the coverage afforded by the policy, nor does it purport to set out all of the policy terms, conditions and exclusions. The policy terms, conditions, limits, and exclusions may alter after the date of this document or the insurance may terminate or be cancelled, and the limits shown may be reduced to pay claims. We have no obligation to advise you of any changes which may be made to the policy or to advise you of their cancellation or termination.

Issued on behalf of Price Forbes & Partners

Adam Power
Executive Director

TAX INVOICE

Brittany Champness & Andrew Champness
22 Selwyn St
HACKETT ACT 2602
AUSTRALIA

Invoice Date
27 Mar 2026

Invoice Number
INV-69269

ACT Property Inspections
(02) 6232 4540
Unit 1, 33 Altree Ct
PHILLIP ACT 2606
ABN: 33 600 397 466

Description	Quantity	Unit Price	GST	Amount AUD
ACTPLA Fees - No GST	1.00	186.70	GST Free	186.70
Property Report	1.00	1,475.73	10%	1,475.73
Energy Efficiency Report (Complimentary)	1.00	0.00		0.00
Deferred Payment (Complimentary)	1.00	0.00		0.00
			Subtotal	1,662.43
			TOTAL GST 10%	147.57
			TOTAL AUD	**1,810.00**

Due Date: 23 Sep 2026
Payment terms – Deferred payment account. This account should be paid in full within 14 days on the earlier of:
(a) Settlement of the property
(b) If the Property has not been listed for sale within 3 months of the Property Inspection Date
(c) If the property is no longer listed for sale
(d) 180 days after the Property Inspection Date

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

Payment Options

Pexa : please quote the invoice number as the reference

Direct Deposit : BSB: 012084 Account Number: 194679655
Account Name: ACT Property Inspections Pty Ltd
Please reference your name and invoice number

Cheques : please make payable to ACT Property Inspections Pty Ltd

View and pay online now