

Standard conditions for conduct of public auctions of residential property

- 1 The auctioneer may make 1 bid for the seller of the property at any time during the auction.
- 2 Each person bidding must be entered on the bidders record.
- 3 The auctioneer may refuse any bid.
- 4 The auctioneer may decide the amount by which the bidding is to be advanced.
- 5 The auctioneer may withdraw the property from sale at any time.
- 6 The auctioneer may refer a bid to the seller at any time before the end of the auction.
- 7 If there is a dispute about a bid, the auctioneer may resubmit the property for sale at the last undisputed bid or start the bidding again.
- 8 If there is a dispute about a bid, the auctioneer is the sole arbiter and the auctioneer's decision is final.
- 9 The sale is subject to a reserve price unless the auctioneer announces otherwise.
- 10 The highest recorded bidder will be the buyer, subject to any reserve price.
- 11 If a reserve price has been set for the property and the property is passed in below the reserve price, the seller must first negotiate with the highest bidder for the purchase of the property.
- 12 The buyer must sign the contract and pay the deposit immediately after the fall of the hammer.

Schedule

Land	The unexpired term of the Lease	Unit	UP No.	Block	Section	Division/District
				29	31	Hackett
		and known as 22 Selwyn Street, Hackett ACT 2602				
Seller	Full name	Brittany Elizabeth Champness & Andrew David Champness				
	ACN/ABN					
	Address	22 Selwyn Street, Hackett, ACT 2602				
Seller Solicitor	Firm	Jamonts Legal Advisory				
	Email	janukshi@jamontslegal.com.au				
	Phone	0450 153 007	Ref JJ:PY:20262436			
	DX/Address	Unit 5 /18 Bentham Street, Yarralumla ACT 2600				
Stakeholder	Name	Hive Property Trust Account				
Seller Agent	Firm	Hive Property				
	Email	bree@hivecbr.com.au				
	Phone	0450 566 150	Ref Bree Prince			
	DX/Address	Level 1/4 Campion Street, Deakin, ACT 2600				
Restriction on Transfer	Mark as applicable	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> section 370 <input type="checkbox"/> section 280 <input type="checkbox"/> section 306 <input type="checkbox"/> section 351				
Land Rent	Mark one	<input checked="" type="checkbox"/> Non-Land Rent Lease <input type="checkbox"/> Land Rent Lease				
Occupancy	Mark one	<input checked="" type="checkbox"/> Vacant possession <input type="checkbox"/> Subject to tenancy				
Breach of covenant or unit articles	Description (Insert other breaches)	As disclosed in the Required Documents				
Goods	Description	Fixed floor coverings, window treatments and light fittings as inspected				
Date for Registration of Units Plan	Not applicable					
Date for Completion	On or before 30 days from the Date of this Contract					
Electronic Transaction?	<input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes, using Nominated ELN: PEXA			
Land Tax to be adjusted?	<input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes			
Residential Withholding Tax	New residential premises?			<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes
	Potential residential land?			<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes
	Buyer required to make a withholding payment?			<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes (insert details on p.3)
Foreign Resident Withholding Tax	Relevant Price more than \$750,000.00?			<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes
	Clearance Certificates attached for all the Sellers?			<input type="checkbox"/> No		<input type="checkbox"/> Yes

An agent may only complete the details in this black box and exchange this contract. See page 3 for more information.

Buyer	Full name					
	ACN/ABN					
	Address					
Buyer Solicitor	Firm					
	Email					
	Phone		Ref			
	DX/Address					
Price	Price					(GST inclusive unless otherwise specified)
	Less deposit					(10% of Price)
	Balance					<input type="checkbox"/> Deposit by Instalments (clause 52 applies)
Date of this Contract						

Co-Ownership	Mark one (show shares)	<input type="checkbox"/> Joint tenants	<input type="checkbox"/> Tenants in common in the following shares:
---------------------	------------------------	--	---

Read This Before Signing: Before signing this Contract you should ensure that you understand your rights and obligations. You should read the important notes on page 3. You should get advice from your solicitor.

Seller signature	Buyer signature
Seller witness name and signature	Buyer witness name and signature

Seller Disclosure Documents

The following marked documents are attached and form part of this Contract. The Buyer acknowledges that by execution of this Contract the Buyer certifies in writing that the Buyer received the marked documents prior to entering into this Contract.

- Crown lease of the Land (including variations)
- Current certified extract from the land titles register showing all registered interests affecting the Property
- Deposited Plan for the Land
- Energy Efficiency Rating Statement
- Encumbrances shown on the land titles register (excluding any mortgage or other encumbrance to be discharged)
- If there is an encumbrance not shown on the land titles register — a statement about the encumbrance complying with the Civil Law (Sale of Residential Property) Regulations
- Lease Conveyancing Inquiry Documents for the Property
- Building Conveyancing Inquiry Document (except if:
 - the Property is a Class A Unit
 - the residence on the Property has not previously been occupied or sold as a dwelling; or
 - this Contract is an “off-the-plan purchase”)
- Building and Compliance Inspection Report(s) (except if section 9(2)(a)(ii) or section 9(2)(a)(iii) of the Sale of Residential Property Act applies).
- Pest information (except if the property is a Class A Unit or is a residence that has never been occupied): Pest Inspection Report(s).
- Regulated Swimming Pool documentation required under section 9 (1)(ja) of the Sale of Residential Property Act (on and from 1 May 2024).

If the Property is off-the-plan:

- Proposed plan
- Inclusions list

If the Property is a Unit where the Units Plan is not registered:

- Inclusions list
- Disclosure Statement

If the Property is a Unit where the Units Plan is registered:

- Units Plan concerning the Property
- Current certified extract from the land titles register showing all registered interests affecting the Common Property
- Unit Title Certificate
- Registered variations to rules of the Owners Corporation
- (If the Unit is an Adaptable Housing Dwelling) drawings and plans demonstrating compliance with Australian Standard AS 4299-1995 (Adaptable Housing) as in force from time to time
- (If the Owners Corporation is a party to a Building Management Statement) Building Management Statement

If the Property is a Lot that is part of a Community Title Scheme:

- Section 67 Statement, as first or top sheet
- Community Title Master Plan
- Community Title Management Statement

If the Property is a Lot that will form part of a Community Title Scheme:

- Proposed Community Title Master Plan or sketch plan
- Proposed Community Title Management Statement

GST

- Not applicable
- Input taxed supply of residential premises
- Taxable supply (including new residential premises)
- GST-free supply of going concern
- Margin scheme applies

Tenancy

- Tenancy Agreement
- No written Tenancy Agreement exists

Invoices

- Building and Compliance Inspection Report
- Pest Inspection Report

Asbestos

- Asbestos Advice
- Current Asbestos Assessment Report

Damages for delay in Completion – applicable interest rate and legal costs and disbursements amount (see clause 22)

Interest rate if the defaulting party is the Seller	0	% per annum
Interest rate if the defaulting party is the Buyer	10	% per annum
Amount to be applied towards legal costs and disbursements incurred by the party not at fault	\$ 550	(GST inclusive)

Tenancy Summary

Premises		Expiry date	
Tenant name		Rent	
Commencement date		Rent review date	
Term		Rent review mechanism	

Managing Agent Details for Owners Corporation or Community Title Scheme (if no managing agent, secretary)

Name		Phone	
Address			

RW Amount

(residential withholding payment) — further details

The supplier will frequently be the Seller. However, sometimes further information will be required as to which entity is liable for GST (eg if the Seller is part of a GST group, where the GST representative has the GST liability). If more than one supplier, provide details for each supplier.

Supplier	Name			
	ABN		Phone	
	Business address			
	Email			
Residential Withholding Tax	Supplier's portion of the RW Amount:		\$	
	RW Percentage:			%
	RW Amount (ie the amount that the Buyer is required to pay to the ATO):		\$	
	Is any of the consideration not expressed as an amount in money?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	
	If 'Yes', the GST inclusive market value of the non-monetary consideration:		\$	
Other details (including those required by regulation or the ATO forms):				

Cooling Off Period

(for residential property only)

- 1 The Buyer may rescind this Contract at any time before 5pm on the 5th Business Day after the day this Contract is made except if any circumstance in paragraph 2 applies.
- 2 There is no cooling off period if:
 - the Buyer is a corporation; or
 - the Property is sold by tender; or
 - the Property is sold by auction; or
 - before signing this Contract, the Buyer gives the Seller a certificate in the form required by the Sale of Residential Property Act signed by the Buyer Solicitor; or
 - this Contract is made on the same day the Property was offered for sale by auction but passed in and the Buyer was recorded in the bidders record as a bidder or a person for whom a bidder was bidding.
- 3 A Buyer exercising the cooling off right by rescinding this Contract forfeits 0.25% of the Price. The Seller is entitled to recover the amount forfeited from the Deposit and the Buyer is entitled to a refund of any balance.

Warnings

- 1 The Lease may be affected by the *Residential Tenancies Act 1997 (ACT)* or the *Leases (Commercial & Retail) Act 2001 (ACT)*.
- 2 If a consent to transfer is required by law, see clause 4 as to the obligations of the parties.
- 3 As some risks associated with the Property pass from the Seller to Buyer on the Date of this Contract, (except if the Property is a Unit) the Buyer should take out insurance on the Property on the Date of this Contract.
- 4 The Buyer will usually have to pay stamp duty on the purchase of the Land. The Buyer may incur penalties if the Buyer does not pay the stamp duty within the required time.
- 5 There are serious risks to a Buyer releasing the Deposit before Completion. The Buyer should take legal advice before agreeing to release the Deposit.
- 6 The Buyer should consider the application of the Territory Plan and other planning and heritage issues before signing this Contract.
- 7 If the Lease is a concessional lease then restrictions on transfer and other dealings may apply.

Disputes

If there is a dispute, the Law Society encourages the use of informal procedures such as negotiation, independent expert appraisal or mediation to resolve the dispute.

Exchange of Contract

- 1 An Agent, authorised by the Seller, may:
 - insert:
 - the name and address of, and contact details for, the Buyer;
 - the name and address of, and contact details for, the Buyer Solicitor;
 - the Price;
 - the Date of this Contract,
 - insert in, or delete from, the Goods; and
 - exchange this Contract.
- 2 An Agent must not otherwise insert, delete or amend this Contract.
- 3 **The Agent must not exchange this Contract unless expressly authorised by the Seller or (if a solicitor is acting for the Seller) by the Seller or the Seller Solicitor.**

The Seller agrees to sell and the Buyer agrees to buy the Property for the Price on these terms:

1. Definitions and interpretation

- 1.1 Definitions appear in the Schedule and as follows:

Affecting Interests means any mortgage, encumbrance, lease, lien, charge, notice, order, caveat, writ, or other interest;

Adaptable Housing Dwelling has the meaning in the Sale of Residential Property Act;

Agent has the meaning in the Sale of Residential Property Act;

ATO means the Australian Taxation Office, and includes the Commissioner for Taxation;

Balance of the Price means the Price less the Deposit;

Breach of Covenant means:

- a Development not approved under the Planning Act including a development for which design and siting approval has not been obtained;
- a breach of the Building and Development Provision;

- a breach of any obligation of the Seller in a registered restrictive covenant affecting the Lease;
- a breach of any other term of the Lease;
- a breach of the articles of the Owners Corporation (if the Property is a Unit); or
- an Unapproved Structure;

Building Act means the *Building Act 2004* (ACT);

Building and Development Provision has the meaning in the Planning Act;

Building Conveyancing Inquiry Document has the meaning in the Sale of Residential Property Act;

Building and Compliance Inspection Report has the meaning in the Sale of Residential Property Act;

Building Management Statement has the meaning in the Land Titles Act;

Business Day means any day other than a Saturday, Sunday, public holiday or bank holiday in the Australian Capital Territory;

Class A Unit has the meaning in the Sale of Residential Property Act;

Common Property for a Unit has the meaning in the Unit Titles Act;

Common Property for a Lot that forms part of a Community Title Scheme has the meaning in the Community Title Act;

Community Title Act means the *Community Title Act 2001* (ACT);

Community Title Body Corporate means the entity referred to as such in the Community Title Act;

Community Title Management Statement has the meaning in the Community Title Act;

Community Title Master Plan has the meaning in the Community Title Act;

Community Title Scheme has the meaning in the Community Title Act;

Completion means the time at which this Contract is completed and **Completed** has a corresponding meaning;

Compliance Certificate means a certificate issued for the Lease under section 296 of the *Planning and Development Act 2007*, Division 10.12.2 of the Planning Act or under section 28 of the *City Area Leases Act 1936* or under section 180 of the Land Act;

Covenant includes a restrictive covenant;

Default Notice means a notice in accordance with clause 18.5 and clause 18.6

Default Rules has the meaning in the Unit Titles Management Act;

Deposit means the deposit forming part of the Price;

Developer in respect of a Lot has the meaning in the Community Title Act;

Developer Control Period has the meaning in the Unit Titles Management Act;

Development has the meaning in the Planning Act;

Development Statement has the meaning in the Unit Titles Act;

Disclosure Statement has the meaning in the Property Act;

Disclosure Update Notice has the meaning in section 260(2) of the Property Act;

Encumbrance has the meaning in the Sale of Residential Property Act but excludes a mortgage;

Energy Efficiency Rating Statement has the meaning in the Sale of Residential Property Act;

Excluded Change has the meaning in section 259A(4) of the Property Act;

General Fund Contribution has the meaning in section 78(1) of the Unit Titles Management Act;

GST has the meaning in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth);

GST Rate means the prevailing rate of GST specified as a percentage;

Improvements means the buildings, structures and fixtures erected on and forming part of the Land;

Income includes the rents and profits derived from the Property;

Land Act means the *Land (Planning & Environment) Act 1991* (ACT);

Land Charges means rates, land rent, land tax and other taxes and outgoings of a periodic nature in respect of the Property;

Land Rent Act means the *Land Rent Act 2008* (ACT);

Land Rent Lease means a Lease that is subject to the Land Rent Act;

Land Titles Act means the *Land Titles Act 1925* (ACT);

Lease means the lease of the Land having the meaning in the Planning Act;

Lease Conveyancing Inquiry Document has the meaning in the Sale of Residential Property Act;

Legislation Act means the *Legislation Act 2001*;

Liability of the Owners Corporation means any actual or contingent liability of the Owners Corporation attributable to the Unit on a Unit Entitlement basis (other than normal operating expenses) or expenditure to be made by the Owners Corporation to fulfil its obligations under the Unit Titles Management Act;

Lot has the meaning in the Community Title Act;

Non-Land Rent Lease means a Lease that is not subject to the Land Rent Act;

Notice to Complete means a notice in accordance with clause 18.1 and clause 18.2 requiring a party to complete;

Owners Corporation means the Owners Corporation for the Unit constituted or to be constituted under the Unit Titles Management Act following registration of the Units Plan;

Pest Inspection Report has the meaning in the Sale of Residential Property Act;

Pest Treatment Certificate has the meaning in the Sale of Residential Property Act;

Planning Act means the *Planning Act 2023* (ACT);

Planning and Land Authority has the meaning in the Legislation Act;

Prescribed Building has the meaning in the Building Act;

Prescribed Terms has the meaning in the Residential Tenancies Act;

Property means the unexpired term of the Lease, the Improvements and the Goods, or (if the Land is a Unit) the unexpired term of the Unit Lease, the Improvements and the Goods;

Property Act means the *Civil Law (Property) Act 2006* (ACT);

Required Documents has the meaning in the Sale of Residential Property Act and includes a Unit Title Certificate but excludes a copy of this Contract;

Rescission Notice has the meaning in the Sale of Residential Property Act;

Residential Tenancies Act means the *Residential Tenancies Act 1997* (ACT);

Sale of Residential Property Act means the *Civil Law (Sale of Residential Property) Act 2003* (ACT);

Section 56 Certificate means a certificate for a Lot issued under section 56 of the Community Title Act;

Section 67 Statement means a statement for a Lot complying with section 67(2)-(4) of the Community Title Act;

Service includes air, communication, drainage, electricity, garbage, gas, oil, radio, sewerage, telephone, television, or water service;

Staged Development has the meaning given by section 17(4) of the Unit Titles Act;

Tenancy Agreement includes a lease for any term and whether for residential purposes or otherwise;

Unapproved Structure has the meaning in the Sale of Residential Property Act;

Unit means the Unit referred to in the Schedule and which has the meaning in the Unit Titles Act;

Unit Entitlement for the Unit has the meaning in the Unit Titles Act;

Unit Title is the Lease together with the rights of the registered lessee of the Unit;

Unit Title Certificate means a certificate for the Unit issued under section 119 of the Unit Titles Management Act;

Unit Titles Act means the *Unit Titles Act 2001* (ACT);

Unit Titles Management Act means the *Unit Titles (Management) Act 2011* (ACT);

Units Plan means all the documents relating to the subdivision of the Land registered as the Units Plan for the Unit under the *Land Titles (Unit Titles) Act 1970*; and

Withholding Law means Subdivision 14 of Schedule 1 of the *Taxation Administration Act 1953* (Cth) and associated provisions.

1.2 In this Contract:

- a reference to the Seller or to the Buyer includes the executors, administrators and permitted assigns of any of them, if an individual, and the successors or permitted assigns of any of them, if a corporation;
- the singular includes the plural, and the plural includes the singular;
- a reference to a person includes a body corporate;
- a term not otherwise defined has the meaning in the Legislation Act; and
- a reference to an Act includes a reference to any subordinate legislation made under it or any Act which replaces it.

1.3 Headings are inserted for convenience only and are not part of this Contract.

1.4 If the time for something to be done or to happen is not a Business Day, the time is extended to the next Business Day, except in the case of clause 2.1.

1.5 A reference to “this Contract” extends to the Schedule, any annexure, additional clauses and attachments forming part of this Contract.

1.6 If there is more than one buyer or more than one seller the obligations which they undertake bind them jointly and individually.

1.7 Where the Buyer consists of more than one person, as between themselves, they agree to buy the Property in the specified manner of Co-ownership or if one alternative is not marked, as joint tenants.

1.8 Without limiting clause 13, the parties agree that for the purposes of the *Electronic Transactions Act 2001* (ACT) and the *Electronic Transactions Act 1999* (Cth), this Contract may be signed and/or exchanged electronically.

2. Terms of payment

2.1 The Buyer must pay the Deposit on the Date of this Contract, to the Stakeholder or, if no Stakeholder is named, then to the Seller.

2.2 The Deposit becomes the Seller’s property on Completion.

2.3 The Deposit may be paid by cheque or in cash (up to \$3,000.00) but if it is not paid on time or, if it is paid by cheque which is not honoured on first presentation, the Buyer is in default.

2.4 If the Buyer is in default under clause 2.3, then immediately and without the notice otherwise necessary under clause 18, clause 19 applies.

2.5 On Completion the Buyer must give the Seller an authority directing the Stakeholder to account to the Seller for the Deposit.

2.6 On Completion the Buyer must pay to the Seller in Canberra the Balance of the Price by unendorsed bank cheque, or in cash (up to \$200.00).

2.7 Any money payable to the Seller by the Buyer or the Stakeholder must be paid to the Seller or as the Seller Solicitor directs in writing and payment in accordance with that direction will be sufficient discharge to the person paying.

2.8 Completion must take place on the Date for Completion or as otherwise determined by this Contract and if not specified or determined, within a reasonable time.

3. Title to the Lease

- 3.1 The Lease is or will before Completion be granted under the Planning Act.
- 3.2 The Lease is transferred subject to its provisions.
- 3.3 The title to the Lease is or will before Completion be registered under the Land Titles Act.
- 3.4 The title to the Lease must be transferred free from all Affecting Interests except as otherwise provided.
- 3.5 The Buyer cannot insist on any Affecting Interests being removed from the title to the Lease before Completion provided, on Completion, the Seller gives the Buyer any documents and registration fees necessary to remove the Affecting Interests.

4. Restrictions on transfer

- 4.1 The Lease is not subject to any restrictions on transfer other than any Restriction on Transfer.
- 4.2 If the Lease is subject to a Restriction on Transfer under the Planning Act due to non-compliance with the Building and Development Provision then this Contract is subject to the grant of the approval referred to in section 370 of the Planning Act. A Restriction on Transfer referring to “section 370” refers to this restriction.
- 4.3 If the Lease is a lease of the type referred to in section 279 of the Planning Act then this Contract is subject to the approval in accordance with the Planning Act. A Restriction on Transfer referring to “section 280” refers to this restriction.
- 4.3A If the Lease is subject to a Restriction on Transfer under section 306 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in sections 306 and 307 of the Planning Act. A Restriction on Transfer referring to “section 306” refers to this restriction.
- 4.3B If the Lease is subject to a Restriction on Transfer under section 351 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in section 351 of the Planning Act. A Restriction on Transfer referring to “section 351” refers to this restriction. Immediately after the Date of this Contract the Seller must do everything reasonably necessary to remove the restriction or obtain the consent required. If requested in writing, the Buyer must join in any application of the Seller and must do everything reasonably necessary to enable the Seller to obtain the consent. The Seller must pay all associated fees in connection with the application.

- 4.4 If the consent referred to in clauses 4.2, 4.3, 4.3A or 4.3B is not granted by the Date for Completion then either party may rescind this Contract (provided that the party seeking to rescind is not then in default) and clause 21 applies.

5. Particulars of title and submission of transfer

- 5.1 Unless clause 5.3 applies the Seller need not provide particulars of title.
- 5.2 No later than 7 days before the Date for Completion, the Buyer must give the Seller a transfer of the Lease in the form prescribed by the Land Titles Act, to be returned by the Seller to the Buyer on Completion in registrable form.
- 5.3 If the Seller is not the registered proprietor of the Lease at the Date of this Contract, the Seller must give to the Buyer no later than 14 days before the Date for Completion a copy of the instrument and any other documents necessary to enable the Seller to be registered as proprietor.

6. Buyer rights and limitations

- 6.1 If the Buyer establishes before Completion that except as disclosed in this Contract there is any Unapproved Structure on the Property, then the Buyer may:
 - 6.1.1 require the Seller to arrange for the Unapproved Structure to be approved before Completion; and
 - 6.1.2 if the Unapproved Structure is not approved before Completion, rescind or complete and sue the Seller for damages.
- 6.2 If the Buyer establishes, immediately before Completion, that, except as disclosed in this Contract:
 - 6.2.1 the Property is subject to an encumbrance other than the encumbrances shown on the title to the Lease; or
 - 6.2.2 the Buyer is not entitled to vacant possession, then the Buyer may either:
 - 6.2.3 rescind; or
 - 6.2.4 complete and sue the Seller for damages.
- 6.3 The Buyer is not entitled to make any requisitions on the title to the Property.
- 6.4 The Buyer cannot make a claim or objection or rescind or terminate in respect of:
 - 6.4.1 a Service for the Property being a joint service or passing through another property, or any Service for another property passing through the Property;
 - 6.4.2 a wall being or not being a party wall or the Property being affected by an

easement for support or not having the benefit of an easement for support;

- 6.4.3 any change in the Property due to fair wear and tear before Completion;
- 6.4.4 a promise, representation or statement about this Contract, the Property or the Lease, not made in this Contract;
- 6.4.5 any Breach of Covenant described in the Schedule or disclosed elsewhere in this Contract;
- 6.4.6 the ownership or location of any dividing fence;
- 6.4.7 the ownership of any fuel storage tank; and
- 6.4.8 anything disclosed in this Contract (except an Affecting Interest).

7. Seller warranties

7.1 The Seller warrants that at the Date of this Contract:

- 7.1.1 the Seller will be able to complete at Completion;
- 7.1.2 the Seller has no knowledge of any unsatisfied judgment, order or writ affecting the Property;
- 7.1.3 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property; and
- 7.1.4 the Seller is not aware of any material change in the matters disclosed in the Required Documents.

7.2 The Seller warrants that on Completion:

- 7.2.1 the Seller will be or will be able to be the registered proprietor of the Lease and will own the rest of the Property free from any Affecting Interests;
- 7.2.2 the Seller will have the capacity to complete;
- 7.2.3 there will be no unsatisfied judgment, order or writ affecting the Property;
- 7.2.4 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property;
- 7.2.5 the Seller is not aware of any encroachments by or upon the Property except as disclosed. This warranty does not extend to the location of any dividing fence;
- 7.2.6 there will be no Breach of Covenant except as disclosed in this Contract; and
- 7.2.7 unless disclosed in the Schedule or elsewhere in this Contract, the Lease is a

Non-Land Rent Lease and not a Land Rent Lease.

- 7.3 The Seller gives no warranties as to the present state of repair of any of the Improvements or condition of the Land, except as required by law.

8. Adjustments

- 8.1 The Seller is entitled to the Income and is liable for all Land Charges up to and including Completion after which the Buyer will be entitled to the Income and liable for the Land Charges, provided the Seller will be liable for all land tax in respect of the Property if the 'Land Tax to be adjusted?' option on the Schedule is marked 'No'.
- 8.2 The parties must pay any adjustment of the Income and Land Charges calculated under clause 8.1 on Completion.
- 8.3 Any concessional Land Charges must be adjusted on the concessional amount of those Land Charges.
- 8.4 If any of the Land Charges have not been assessed on Completion, the Buyer will be entitled to retain in the Buyer Solicitor trust account from the Balance of the Price an amount sufficient to pay the Seller's proportion of those Land Charges.
- 8.5 Attached are copies of the relevant invoices for the cost of obtaining the Building and Compliance Inspection Report and Pest Inspection Report. The Buyer must pay to the Seller the cost of obtaining the Building and Compliance Inspection Report and the Pest Inspection Report as required by section 18 of the Sale of Residential Property Act on Completion.

9. Terms of possession

- 9.1 The Seller must give the Buyer vacant possession of the Property on Completion unless otherwise marked in the Schedule.
- 9.2 If the Property is sold subject to a tenancy, the Seller has:
 - 9.2.1 attached to this Contract a copy of the signed Tenancy Agreement; or
 - 9.2.2 completed the tenancy summary on page 2 of this Contract.
- 9.3 If the Property is sold subject to a tenancy:
 - 9.3.1 the Seller warrants that except as disclosed in this Contract:
 - (a) if applicable, the rental bond has been provided in accordance with the Residential Tenancies Act;
 - (b) if applicable, the Seller has complied with the Residential Tenancies Act;

- (c) if applicable, the Seller has no notice of any application by the tenant for the release of the rental bond;
- (d) no notices relating to the tenancy have been served on the Seller or any agent of the Seller or on the tenant other than as disclosed in this Contract and there are no outstanding claims or disputes with the tenant;
- (e) there is no unremedied breach of the Tenancy Agreement by the tenant or the Seller; and
- (f) if applicable, the Tenancy Agreement incorporates:
 - (i) the Prescribed Terms; and
 - (ii) any other terms approved by the Residential Tenancies Tribunal.

9.3.2 The Seller must hand to the Buyer on Completion:

- (a) any written Tenancy Agreement to which this Contract is subject;
- (b) a notice of attornment;
- (c) if applicable, any notice required to be signed by the Seller to transfer the rental bond by the Office of Rental Bonds to the Buyer; and
- (d) if applicable, any other notice required to be signed by the Seller under the Residential Tenancies Act.

9.3.3 The Buyer indemnifies the Seller in relation to any liability which the Seller incurs or to which the Seller is subject under the tenancy because of matters occurring after Completion.

10. Inspection and condition of Property

- 10.1 The Buyer may on reasonable notice to the Seller and at reasonable times inspect the Property before Completion.
- 10.2 The Seller must leave the Property clean and tidy on Completion.

11. Inspection of building file

- 11.1 The Seller must, if requested by the Buyer, give to the Buyer all authorities necessary to enable the Buyer (or Buyer's nominee) to inspect and obtain at the Buyer's expense, copies of:
 - 11.1.1 any document in relation to the Land and Improvements held by any government or statutory authority; and

- 11.1.2 any notices issued by any authority in relation to the Land and Improvements.

12. Additional Seller obligations

- 12.1 Except for any Breach of Covenant disclosed in this Contract, the Seller must before Completion:
 - 12.1.1 comply with any notice issued by any authority before the Date of this Contract which requires work to be done or money to be spent on or in relation to the Property or the Lease;
 - 12.1.2 obtain approval for any Development conducted on the Land;
 - 12.1.3 comply with the Lease to the extent to which the Seller is required to comply up to Completion;
 - 12.1.4 comply with any obligations on the Seller in a registered restrictive covenant affecting the Lease; and
 - 12.1.5 give the Buyer notice of any material change (other than fair wear and tear) the Seller becomes aware of in the matters disclosed in the Required Documents, since the date of each of the relevant Required Documents.

13. Electronic transaction

- 13.1 In this clause 13, the following words mean:

Adjustment Figures mean details of the adjustments to be made to the Price under this Contract;

Completion Time means the time of day on the Date for Completion when the Electronic Transaction is to be Completed;

Conveyancing Transaction has the meaning given in the Participation Rules;

Digitally Signed has the meaning given in the Participation Rules and **Digitally Sign** has a corresponding meaning;

Discharging Mortgagee means any discharging mortgagee, chargee, covenant chargee or caveator whose provision of a Digitally Signed discharge of mortgage, discharge of charge or withdrawal of caveat is required in order for unencumbered title to the Lease to be transferred to the Buyer;

ECNL means the *Electronic Conveyancing National Law (ACT) Act 2020 (ACT)*;

Effective Date means the date on which the Conveyancing Transaction is agreed to be an Electronic Transaction under clause 13.2.2 or, if clause 13.2.1 applies, the Date of this Contract;

Electronic Document means a caveat, a Crown lease or an instrument as defined in the Land Titles Act which may be created and Digitally Signed in an Electronic Workspace;

Electronic Transaction means a Conveyancing Transaction to be conducted for the parties by their legal representatives as Subscribers using an ELN and in accordance with the ECNL and the Participation Rules;

Electronic Transfer means a transfer of the Lease under the Land Titles Act to be prepared and Digitally Signed in the Electronic Workspace established for the purposes of the parties' Conveyancing Transaction;

Electronic Workspace has the meaning given in the Participation Rules;

Electronically Tradeable means a land title dealing that can be lodged electronically;

ELN has the meaning given in the Participation Rules;

FRCGW Remittance means a remittance which the Buyer must make in accordance with the Withholding Law and clauses 51.4 to 51.8;

GSTRW Payment means a payment which the Buyer must make in accordance with the Withholding Law and clauses 53.5 to 53.9;

Incoming Mortgagee means any mortgagee who is to provide finance to the Buyer on the security of the Lease and to enable the Buyer to pay the whole or part of the price;

Land Registry has the meaning given in the Participation Rules;

Lodgment Case has the meaning given in the Participation Rules;

Mortgagee Details mean the details which a party to the Electronic Transaction must provide about any Discharging Mortgagee of the Land as at Completion;

Nominated ELN means the ELN specified in the Schedule;

Participation Rules mean the participation rules as determined by the ECNL;

Populate means to complete data fields in the Electronic Workspace;

Prescribed Requirement has the meaning given in the Participation Rules;

Subscribers has the meaning given in the Participation Rules; and

Title Data means the details of the title to the Lease made available to the Electronic Workspace by the Land Registry.

- 13.2 This Conveyancing Transaction is to be conducted as an Electronic Transaction and this Contract is amended as required if:
- 13.2.1 this Contract says that it is an Electronic Transaction; or
 - 13.2.2 the parties otherwise agree that it is to be conducted as an Electronic Transaction.
- 13.3 However, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:
- 13.3.1 if the title to the Lease is not Electronically Tradeable or the transfer of the Lease is not eligible to be lodged electronically; or
 - 13.3.2 if, at any time after the Effective Date, but at least 14 days before the Date for Completion, a party serves a notice on the other party stating a valid reason why it cannot be conducted as an Electronic Transaction.
- 13.4 If, because of clause 13.3.2, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:
- 13.4.1 each party must:
 - (a) bear equally any disbursements or fees; and
 - (b) otherwise bear that party's own costs; incurred because this Conveyancing Transaction was to be conducted as an Electronic Transaction; and
 - 13.4.2 if a party has paid all of a disbursement or fee which by reason of this clause, is to be borne equally by the parties, that amount must be adjusted on Completion.
- 13.5 If this Conveyancing Transaction is to be conducted as an Electronic Transaction:
- 13.5.1 to the extent that any other provision of this Contract is inconsistent with this clause, the provisions of this clause prevail and this Contract is amended to give full effect to the Electronic Transaction;
 - 13.5.2 without limiting clause 13.5.1, clause 5.2 does not apply;
 - 13.5.3 the parties must conduct the Electronic Transaction:
 - (a) in accordance with the Participation Rules and the ECNL; and
 - (b) using the Nominated ELN, unless the parties otherwise agree;
 - 13.5.4 a party must pay the fees and charges payable by that party to the ELN and the

- Land Registry as a result of this transaction being an Electronic Transaction; and
- 13.5.5 a document which is an Electronic Document is served as soon as it is first Digitally Signed in the Electronic Workspace on behalf of the party required to serve it.
- 13.6 The Seller must within 7 days of the Effective Date:
- 13.6.1 create an Electronic Workspace;
- 13.6.2 Populate the Electronic Workspace with Title Data, the Date for Completion and, if applicable, Mortgagee Details; and
- 13.6.3 invite the Buyer and any Discharging Mortgagee to the Electronic Workspace.
- 13.7 If the Seller has not created an Electronic Workspace in accordance with clause 13.6, the Buyer may create an Electronic Workspace. If the Buyer creates the Electronic Workspace the Buyer must:
- 13.7.1 Populate the Electronic Workspace with Title Data;
- 13.7.2 create and Populate the Electronic Transfer;
- 13.7.3 Populate the Electronic Workspace with the Date for Completion and a nominated Completion Time; and
- 13.7.4 invite the Seller and any Incoming Mortgagee to join the Electronic Workspace.
- 13.8 Within 7 days of receiving an invitation from the Seller to join the Electronic Workspace, the Buyer must:
- 13.8.1 join the Electronic Workspace;
- 13.8.2 create and Populate the Electronic Transfer;
- 13.8.3 invite any Incoming Mortgagee to join the Electronic Workspace; and
- 13.8.4 Populate the Electronic Workspace with a nominated Completion Time.
- 13.9 If the Buyer has created the Electronic Workspace the Seller must within 7 days of being invited to the Electronic Workspace:
- 13.9.1 join the Electronic Workspace;
- 13.9.2 Populate the Electronic Workspace with Mortgagee Details, if applicable; and
- 13.9.3 invite any Discharging Mortgagee to join the Electronic Workspace.
- 13.10 To complete the financial settlement schedule in the Electronic Workspace:
- 13.10.1 the Seller must provide the Buyer with Adjustment Figures at least 2 Business Days before the Date for Completion;
- 13.10.2 the Buyer must confirm the Adjustment Figures at least 1 Business Day before the Date for Completion; and
- 13.10.3 if the Buyer must make a GSTRW Payment and / or an FRCGW Remittance, the Buyer must Populate the Electronic Workspace with the payment details for the GSTRW Payment or FRCGW Remittance payable to the ATO at least 2 Business Days before the Date for Completion.
- 13.11 Before Completion, the parties must ensure that:
- 13.11.1 all Electronic Documents which a party must Digitally Sign to complete the Electronic Transaction are Populated and Digitally Signed;
- 13.11.2 all certifications required by the ECNL are properly given; and
- 13.11.3 they do everything else in the Electronic Workspace which that party must do to enable the Electronic Transaction to proceed to Completion.
- 13.12 If Completion takes place in the Electronic Workspace:
- 13.12.1 payment electronically on Completion of the Balance of the Price in accordance with clause 2.6 is taken to be payment by a single unendorsed bank cheque; and
- 13.12.2 clauses 51.4.3, 51.4.4, 53.8 and 53.9 do not apply.
- 13.13 If the computer systems of any of the Land Registry, the ELN, the ATO or the Reserve Bank of Australia are inoperative for any reason at the Completion Time agreed by the parties, a failure to complete this Contract for that reason is not a default under this Contract on the part of either party.
- 13.14 If the computer systems of the Land Registry are inoperative for any reason at the Completion Time agreed by the parties, and the parties agree that financial settlement is to occur despite this, then on financial settlement occurring:
- 13.14.1 all Electronic Documents Digitally Signed by the Seller, any discharge of mortgage, withdrawal of caveat or other Electronic Document forming part of the Lodgment Case for the Electronic Transaction shall be taken to have been unconditionally and irrevocably delivered to the Buyer or

the Buyer's mortgagee at the time of financial settlement; and

13.14.2 the Seller shall be taken to have no legal or equitable interest in the Property.

13.15 If the parties do not agree about the delivery before Completion of one or more documents or things that cannot be delivered through the Electronic Workspace, the party required to deliver the documents or things:

13.15.1 holds them on Completion in escrow for the benefit of the other party; and

13.15.2 must immediately after Completion deliver the documents or things to, or as directed by the party entitled to them.

14. Off the plan purchase and Compliance Certificate

14.1 If the Lease contains a Building and Development Provision which has not been complied with at the Date of this Contract, and clause 4.2 does not apply:

14.1.1 where the Seller is obliged to construct Improvements by Completion, before the Date for Completion, the Seller must at the Seller's expense complete the construction of the Improvements promptly and in a good and workmanlike manner substantially in accordance with the proposed plan, specifications and inclusions list attached; and

14.1.2 on or before Completion, the Seller must at the Seller's expense give to the Buyer evidence that a Compliance Certificate has been obtained.

15. Goods

15.1 The Seller gives no warranties as to the present state of repair of any of the Goods except as required by law.

15.2 The Goods are included in the Price.

15.3 The Seller warrants that the Goods are unencumbered and that the Seller has the right to sell them.

15.4 The Goods become the Buyer's property on Completion.

15.5 Except for fair wear and tear, the Seller must give the Goods to the Buyer on Completion in the same state of repair they are in at the Date of this Contract.

16. Errors and misdescriptions

16.1 If, before Completion, the Buyer becomes aware of an error in the description of the Property the Buyer may:

16.1.1 identify whether the error is material or not material, and ask the Seller to arrange for the error to be corrected before Completion; and

16.1.2 if the error is not corrected before Completion:

(a) for an error that is material — rescind this Contract, or complete this Contract and make a claim for compensation; and

(b) for an error that is not material — complete this Contract and make a claim for compensation.

16.2 This clause applies even if the Buyer did not take notice of or rely on anything in this Contract containing or giving rise to the error or misdescription.

16.3 The Buyer is not entitled to compensation to the extent the Buyer knew the true position before the Date of this Contract.

17. Compensation claims by Buyer

17.1 To make a claim for compensation (including a claim under clause 16) the Buyer must give notice to the Seller before Completion specifying the amount claimed and:

17.1.1 the Seller can rescind if in the case of a claim that is not a claim for delay:

(a) the total amount claimed exceeds 5% of the Price;

(b) the Seller gives notice to the Buyer of an intention to rescind; and

(c) the Buyer does not give notice to the Seller waiving the claim within 14 days after receiving the notice; and

17.1.2 if the Seller does not rescind under clause 17.1.1, the parties must complete and:

(a) the lesser of the total amount claimed and 5% of the Price must be paid out of the Price to, and held by, the Stakeholder until the claim is finalised or lapses;

(b) the amount held is to be invested by the Stakeholder (at the risk of the party who becomes entitled to it) with an Australian bank in an interest-bearing account at call in the name of

- the Stakeholder in trust for the Seller and the Buyer;
- (c) the claim must be finalised by an arbitrator appointed by the parties or, if an appointment is not made within 28 days of Completion, by an arbitrator appointed by the President of the Law Society of the Australian Capital Territory at the request of a party;
- (d) the decision of the arbitrator is final and binding;
- (e) the costs of the arbitration must be shared equally by the parties unless otherwise determined by the arbitrator. For clarity, the arbitrator has the power to award indemnity costs on a legal basis against either party;
- (f) the Buyer is not entitled, in respect of the claim, to more than the total amount claimed and the costs of the Buyer;
- (g) interest on the amount held, after deduction of all taxes and bank charges, Stakeholder administration fee and other similar charges and expenses, must be paid to the parties equally or as otherwise determined by the arbitrator; and
- (h) the claim lapses if the parties do not appoint an arbitrator and neither party asks the President of the Law Society of the Australian Capital Territory to appoint an arbitrator within 90 days after Completion and the amount held by the Stakeholder must be paid immediately to the Seller without any further authority being necessary.

18. Notice to Complete and Default Notice

- 18.1 If Completion does not take place in accordance with clause 2.8, either party may, at any time after the Date for Completion, serve the other party a Notice to Complete.
- 18.2 A Notice to Complete must appoint a time during business hours and a date being not less than 14* days after service of the Notice to Complete (excluding the date of service) by which and a place in Canberra at which to complete this Contract.
- 18.3 At the time the Notice to Complete is served the party serving the Notice to Complete must:
 - 18.3.1 not be in default; and

- 18.3.2 be ready willing and able to complete but for some default or omission of the other party.
- 18.4 Completion at the time date and place specified in the Notice to Complete is an essential term.
- 18.5 Where one party is in default (other than failing to complete) the other party may at any time after the default serve the party in default a Default Notice.
- 18.6 A Default Notice:
 - 18.6.1 must specify the default;
 - 18.6.2 must require the party served with the Default Notice to rectify the default within 7* days after service of the Default Notice (excluding the date of service), except in the case of a Default Notice for the purposes of clause 52.6, in which case the period specified in clause 52.6 will apply; and
 - 18.6.3 cannot be used to require a party to complete this Contract.
- 18.7 At the time the Default Notice is served, the party serving the Default Notice must not be in default.
- 18.8 The time specified in a Default Notice to rectify the specified default is an essential term.
- 18.9 Clauses 19 or 20 will apply as appropriate where the party served does not comply with the Notice to Complete or the Default Notice which complies with this clause.
- 18.10 If the party serving a notice under this clause varies the time referred to in the notice at the request of the other party, the time agreed to in the variation remains an essential term. The consent to the variation must be in writing and be served on the other party.
- 18.11 The parties agree that the time referred to in clauses 18.2 and 18.6.2 is fair and reasonable.

19. Termination — Buyer default

- 19.1 If the Buyer does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term then the Seller may by notice served on the Buyer terminate and may then keep, or recover and keep, the Deposit (except so much of it as exceeds 10% of the Price) and either:
 - 19.1.1 sue the Buyer for breach; or
 - 19.1.2 resell the Property and any deficiency arising on the resale and all expenses of and incidental to the resale or attempted resale and the Buyer's default are

* Alter as necessary

recoverable by the Seller from the Buyer as liquidated damages provided the Seller has entered into a contract for the resale of the Property within 12 months of termination.

- 19.2 In addition to any money kept or recovered under clause 19.1, the Seller may retain on termination any other money paid by the Buyer as security for any damages awarded to the Seller arising from the Buyer's default provided that proceedings for the recovery of damages are commenced within 12 months of termination.

20. Termination – Seller default

- 20.1 If the Seller does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term the Buyer may by notice served on the Seller either:

- 20.1.1 terminate and seek damages; or
- 20.1.2 enforce without further notice any other rights and remedies available to the Buyer.

- 20.2 If the Buyer terminates, the Stakeholder is authorised to refund to the Buyer immediately any money paid on account of the Price.

21. Rescission

- 21.1 Unless section 15 of the Sale of Residential Property Act applies, if this Contract is rescinded, it is rescinded from the beginning, and unless the parties otherwise agree:

- 21.1.1 the Deposit and all other money paid by the Buyer must be refunded to the Buyer immediately without any further authority being necessary; and
- 21.1.2 neither party is liable to pay the other any amount for damages, costs or expenses.

22. Damages for delay in Completion

- 22.1 If Completion does not occur by the Date for Completion, due to the default of either party, the party who is at fault must pay the other party as liquidated damages on Completion:

- 22.1.1 if the defaulting party is the Seller, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion;
- 22.1.2 if the defaulting party is the Buyer, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion; and
- 22.1.3 the amount this Contract says on page 2 to be applied towards any legal costs and disbursements incurred by the party not

at fault if Completion occurs later than 7 days after the Date for Completion.

- 22.2 Whether or not percentages are inserted in clauses 22.1.1 or 22.1.2 the party at fault must pay the amount specified in clause 22.1.3 in addition to any other damages to which the party not at fault is entitled both at law and under this Contract.

- 22.3 The parties agree that:

- 22.3.1 the amount of any damages payable under clause 22.1.1 or clause 22.1.2 to the party not in default is a genuine and honest pre-estimate of loss to that party for the delay in Completion, and
- 22.3.2 the damages must be paid on Completion.

23. Foreign Buyer

- 23.1 The Buyer warrants the Commonwealth Treasurer cannot prohibit and has not prohibited the transfer of the Lease under the *Foreign Acquisitions and Takeovers Act 1975* (Cth).

- 23.2 This clause is an essential term.

24. GST

- 24.1 If a party must pay the Price or provide any other consideration to another party under this Contract, GST is not to be added to the Price or amount, unless this Contract provides otherwise.

- 24.2 If the Price is stated in the Schedule to exclude GST and the sale of the Property is a taxable supply, the Buyer must pay to the Seller on Completion an amount equal to the GST payable by the Seller in relation to the supply.

- 24.3 If under this Contract a party (Relevant Party) must make an adjustment, pay an amount to another party (excluding the Price but including the Deposit if it is released or forfeited to the Seller) or pay an amount payable by or to a third party:

- 24.3.1 the Relevant Party must adjust or pay at that time any GST added to or included in the amount; but
- 24.3.2 if this Contract says this sale is a taxable supply, and payment would entitle the Relevant Party to claim an input tax credit, the adjustment or payment is to be worked out by deducting any input tax credit to which the party receiving the adjustment or payment is or was entitled multiplied by the GST Rate.

- 24.4 If this Contract says this sale is the supply of a going concern:

- 24.4.1 the parties agree the supply of the Property is the supply of a going concern;
- 24.4.2 the Seller must on Completion supply to the Buyer all of the things that are necessary for the continued operation of the enterprise;
- 24.4.3 the Seller must carry on the enterprise until Completion;
- 24.4.4 the Buyer warrants to the Seller that on Completion the Buyer will be registered or required to be registered; and
- 24.4.5 if for any reason (and despite clauses 24.1 and 24.4.1) the sale of the Property is not the supply of a going concern but is a taxable supply:
 - (a) the Buyer must pay to the Seller on demand the amount of any GST payable by the Seller in respect of the sale of the Property; and
 - (b) the Buyer indemnifies the Seller against any loss or expense incurred by the Seller in respect of that GST and any breach of clause 24.4.5(a).
- 24.5 If this Contract says the margin scheme applies:
 - 24.5.1 the Seller warrants that it can use the margin scheme; and
 - 24.5.2 the Buyer and Seller agree that the margin scheme is to apply, in respect of the sale of the Property.
- 24.6 If this Contract says the sale is a taxable supply, does not say the margin scheme applies to the sale of the Property, and the sale is in fact not a taxable supply, then the Seller must pay the Buyer on Completion an amount of one-eleventh of the Price.
- 24.7 Unless the margin scheme applies the Seller must, on Completion, give the Buyer a tax invoice for any taxable supply by the Seller by or under this Contract.

25. Power of attorney

- 25.1 Any party who signs this Contract or any document in connection with it under a power of attorney must, on request and without cost, provide the other party with a true copy of the registered power of attorney.

26. Notices claims and authorities

- 26.1 Notices, claims and authorities required or authorised by this Contract must be in writing.
- 26.2 To serve a notice a party must:
 - 26.2.1 leave it at; or

- 26.2.2 send it by a method of post requiring acknowledgment of receipt by the addressee to, the address of the person to be served as stated in the Schedule or as notified by that person to the other as that person's address for service under this Contract; or
- 26.2.3 serve it on that party's solicitor in any of the above ways; or
- 26.2.4 deliver it to an appropriate place in the facilities of a document exchange system in which the recipient solicitor has receiving facilities (and in the latter case service is deemed effected on the Business Day following delivery); or
- 26.2.5 transmit it by email to a party's solicitor to the email address for that solicitor as stated in the Schedule or as notified by that solicitor to the other solicitor as the email address for service under this Contract.
- 26.3 A party's solicitor may give a notice, claim or authority on behalf of that party.

27. Unit title

- 27.1 The following clauses 28 to 39 inclusive apply if the Property is a Unit.

28. Definitions and interpretation

- 28.1 A reference in these clauses 28 to 39 inclusive to a section or Part is a reference to a section or Part of the Unit Titles Management Act.
- 28.2 For the purposes of a claim for compensation pursuant to clause 39, the provisions of clause 17 will apply provided that clause 17.1.1(c) is amended to read "the Buyer does not give notice to the Seller waiving the claim, or so much of it as exceeds 5% of the Price within 14 days after receiving the notice".

29. Title to the Unit

- 29.1 Clauses 3.1, 3.2 and 3.3 do not apply.
- 29.2 The Unit Title is or will before Completion be granted under the Planning Act and is or will before Completion be registered under the *Land Titles (Unit Titles) Act 1970 (ACT)*.
- 29.3 The Unit Title is transferred subject to the Units Plan under which the lease to the Unit is held.

30. Buyer rights limited

- 30.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for compensation in respect of any Breach of Covenant of the Unit Title, any breach of the

lease of the Common Property or breach of rules of the Owners Corporation disclosed in this Contract.

31. Adjustment of contribution

31.1 Any adjustment under clause 8 must include an adjustment of the contributions to the Owners Corporation under section 78 and section 89 of the Unit Titles Management Act.

32. Inspection of Unit

32.1 For the purposes of clause 10.1 Property includes the Common Property.

33. Seller warranties

33.1 The Seller warrants that at the Date of this Contract:

33.1.1 to the Seller's knowledge, there are no unfunded latent or patent defects in the Common Property or Owners Corporation assets, other than the following:

- (a) defects arising through fair wear and tear; and
- (b) defects disclosed in this Contract;

33.1.2 the Owners Corporation records do not disclose any defects to which the warranty in clause 33.1.1 applies;

33.1.3 to the Seller's knowledge, there are no actual, contingent or expected unfunded liabilities of the Owners Corporation that are not part of the Owners Corporation's normal operating expenses, other than liabilities disclosed in this Contract;

33.1.4 the Owners Corporation records do not disclose any liabilities of the Owners Corporation to which the warranty in clause 33.1.3 applies;

33.1.5 the Seller or any occupier of the Unit has not committed any act or omission which may cause the Owners Corporation to incur any costs or perform any repairs;

33.1.6 there is no amount payable to the Owners Corporation by the Seller other than a contribution due under section 78 and section 89 of the Unit Titles Management Act; and

33.1.7 except for an unregistered Units Plan, the rules of the Owners Corporation are, as appropriate:

- (a) as set out in Schedule 4 to the Unit Titles Management Act; or

(b) in respect of a corporation established under the *Unit Titles Act 1970 (repealed)* and that was in existence immediately prior to 30 March 2012, the articles in force immediately prior to 30 March 2012; or

(c) in respect of a corporation established under the Unit Titles Act and that was in existence immediately prior to 30 March 2012, the articles in force immediately prior to 30 March 2012;

except for any alterations to those rules registered under section 108.

33.2 For clauses 33.1.1 to 33.1.4 inclusive, a Seller is taken to have knowledge of a thing if the Seller has actual knowledge, or ought reasonably to have knowledge, of that thing.

33.3 The Seller warrants that at Completion to the Seller's knowledge, there are no circumstances (other than circumstances disclosed in this Contract) in relation to the affairs of the Owners Corporation likely to significantly prejudice the Buyer.

33.4 For the purposes of clause 7, Property includes the Common Property.

33.5 These warranties are in addition to those given in clause 7.

34. Damage or destruction before Completion

34.1 If the Unit is destroyed or substantially damaged before Completion not due to the fault of either party then either party may by notice to the other rescind and clause 21 applies.

34.2 For the purposes of clause 34.1, the Unit is deemed to be substantially damaged if though not destroyed is unfit for the use to which it was being put at the Date of this Contract or, if not being used at that time, for the purpose permitted by the Unit Title.

35. Notice to Owners Corporation

35.1 The parties must comply with the rules of the Owners Corporation in relation to notification of the sale and purchase of the Unit.

36. Unit Title Certificate

36.1 On Completion the Buyer must pay to the Seller the fee as determined by the Minister pursuant to section 119(7) of the Units Title Management Act for the Unit Title Certificate attached.

37. Unregistered Units Plan

Warning: The following clauses 37, 38 and 39 do not encompass all obligations, rights and remedies under Part 2.9 of the Property Act for off the plan contracts.

- 37.1 This clause 37 applies if at the Date of this Contract, the Units Plan has not been registered.
- 37.2 The Seller must attach a copy of the proposed Units Plan or a sketch plan showing the location and dimensions of the Unit sufficient to enable the Buyer to determine the location and dimensions of the Unit in relation to other units and the Common Property in the proposed development.
- 37.3 If the Units Plan is not registered by the date specified in the Schedule, or elsewhere in this Contract, the Buyer may at any time after that date by notice served on the Seller require that the Units Plan be registered within 14 days of the service of the notice. If the Units Plan is not registered within the time limited by the notice the Buyer may at any time after expiry of the time in the notice rescind and clause 21 will apply.
- 37.4 If the Seller notifies the Buyer that the Units Plan is registered before rescission under this clause, the Buyer will not be entitled to rescind under this clause.
- 37.5 The Buyer cannot make any objection or requisition on title or claim for compensation in respect of:
- 37.5.1 any minor variations to the Unit between the plan attached, and the Units Plan registered by the Registrar General; or
- 37.5.2 any minor alterations required by an authority or the Registrar General in the number, size, location or Unit Entitlement of any other unit in the Units Plan or in or to the Common Property provided the proportion of the Unit Entitlement of the Unit to the other units in the Units Plan is not varied.
- In this clause, a minor variation is any variation less than 5% to either the size or value of the Unit described in the plan attached.
- 37.6 After the Owners Corporation has been constituted under section 8, the Seller must cause the Owners Corporation to comply with the rules of the Owners Corporation and with Parts 2, 3, 4, 5 and 7 to the extent to which the Owners Corporation is required by law to comply with those provisions up to the Date for Completion.
- 37.7 The Seller must not permit the Owners Corporation to vary the rules of the Owners

Corporation from those set out in Schedule 4 of the Unit Title Management Act.

- 37.8 If clause 37.1 applies, the Seller must give to the Buyer a Unit Title Certificate at the Buyer's expense at least 7 days before Completion.
- 37.9 The parties acknowledge that the following must form part of the Contract:
- 37.9.1 a Disclosure Statement for the Unit that complies with the requirements of section 260 of the Property Act; and
- 37.9.2 if a right to approve the keeping of animals during the Developer Control Period is reserved — details of the reservation, including the kind and number of animals.
- 37.10 The Seller warrants that the information disclosed in the Disclosure Statement, including information in any Disclosure Update Notice, is accurate.

38. Rescission of Contract

- 38.1 The Buyer may, by written notice given to the Seller, rescind this Contract if:
- 38.1.1 there would be a breach of a warranty provided in any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4 or 33.3, were this Contract completed at the time it is rescinded; or
- 38.1.2 there would be a breach of a warranty provided in clause 37.10:
- (a) were this Contract completed at the time it is rescinded; and
- (b) the Buyer is significantly prejudiced by the breach,
- and the breach does not relate to an amendment to the Development Statement that is an Excluded Change.
- 38.2 A notice must be given:
- 38.2.1 under clause 38.1.1:
- (a) if this Contract is entered before the Units Plan for the Unit is registered — not later than 3 days before the Buyer is required to complete this Contract; or
- (b) in any other case — not later than 14 days after the later of the following happens:
- (i) the Date of this Contract; and
- (ii) another period agreed between the Buyer and Seller ends; or

38.2.2 under clause 38.1.2 – at any time before the Buyer is required to complete this Contract.

38.3 If the Buyer rescinds this Contract, the Seller must repay any amount paid to the Seller towards the purchase of the Unit and otherwise the provisions of clause 21 will apply.

39. Claims for compensation

39.1 This clause 39 applies if, before Completion, the Buyer reasonably believes that, except as disclosed in this Contract, there would be a breach of a warranty established under any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4, 33.3 or 37.10 were this Contract to be completed.

39.2 The Buyer may, by written notice given to the Seller:

39.2.1 tell the Seller:

- (a) about the breach; and
- (b) that the Buyer will complete this Contract; and

39.2.2 claim compensation for the breach.

39.3 A notice under clause 39.2 must be given:

- 39.3.1 if this Contract is entered before the Units Plan for the Unit is registered – not later than 3 days before the Buyer is required to complete this Contract; or
- 39.3.2 in any other case – not later than 14 days after the later of the following happens:
 - (a) the Buyer's copy of the Contract is received by the Buyer;
 - (b) another period agreed between the Buyer and Seller ends.

39.4 The Buyer may not claim compensation under this clause 39 only because of the breach of a warranty related to an amendment to the Development Statement that is an Excluded Change.

40. Community title

40.1 The following clauses 41 to 50 inclusive apply if the Property is, or will on Completion form, a Lot within a Community Title Scheme.

41. Definitions and interpretation

41.1 A reference in these clauses 40 to 50 inclusive to a section or Part is a reference to a section or Part of the Community Title Act.

42. Buyer rights limited

42.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for

compensation in respect of any breach of the lease of the Common Property or breach of rules or by-laws of the Community Title Body Corporate disclosed in this Contract.

43. Adjustment of contribution

43.1 Any adjustment under clause 8 must include an adjustment of the contributions to the fund under section 45.

44. Inspection of property

44.1 For the purposes of clause 10.1 Property includes the Common Property.

45. Unregistered Community Title Scheme

45.1 This clause 45 applies if at the Date of this Contract, the Community Title Scheme has not registered.

45.2 The Seller must attach a copy of the proposed Community Title Master Plan, or a sketch plan showing the location and dimensions of the Lot sufficient to enable the Buyer to determine the location and dimensions of the Lot in relation to other lots and the Common Property in the proposed scheme.

45.3 The Seller must attach a copy of the proposed Community Title Management Statement.

45.4 The Buyer cannot make any objection or requisition on title or claim for compensation in respect of:

45.4.1 any minor variations to the Lot between the plan attached, and the registered Community Title Master Plan; or

45.4.2 any minor alterations required by an authority or the Registrar General in the number, size, location or entitlement of any other Lot in the Community Title Scheme or in or to the Common Property provided the proportion of the entitlement of the Lot to the other lots in the Community Title Scheme is not varied; or

45.4.3 any minor variations between the proposed Community Title Management Statement and the registered Community Title Management Statement.

In this clause, a minor variation is any variation less than 5% to either the size or value of the Lot described in the plan attached and referred to in the proposed Community Title Management Statement.

45.5 The Seller must not permit the Community Title Body Corporate to vary the by-laws of the

Community Title Scheme from those set out in Schedule 1 of the Community Title Act, unless otherwise disclosed in this Contract.

- 45.6 After the Community Title Body Corporate has been constituted under section 30, the Seller must cause the Community Title Body Corporate to comply with Part 8 to the extent to which the Community Title Body Corporate is required by law to comply with those provisions up to the Date for Completion.

46. Incomplete development of Community Title Scheme

- 46.1 This clause 46 applies if at the Date of this Contract, development of the Community Title Scheme has not completed.
- 46.2 Until the development of a Community Title Scheme is finished, the Developer warrants to the Buyer that the development will be carried out in accordance with the scheme.
- 46.3 Without limiting the damages recoverable for breach of the warranty in clause 46.2, the Buyer may recover damages for the loss of a reasonably expected capital appreciation of the Lot that would have resulted from completion of the development in accordance with the terms of the Community Title Scheme.

47. Incomplete development of Lot

- 47.1 This clause 47 applies if at the Date of this Contract, the Lot is to be developed or further developed in accordance with the Community Title Scheme. For clarity, this clause does not apply if an unconditional Compliance Certificate has issued before the Date of this Contract and the Seller gives to the Buyer evidence acceptable to the Registrar General that an unconditional Compliance Certificate has issued for the Lot, or if the Seller gives an unconditional Compliance Certificate to the Buyer on Completion.
- 47.2 The Buyer becomes bound to develop the Lot in accordance with the Community Title Scheme.
- 47.3 The Seller must give written notice of the proposed sale of the Lot to the Planning and Land Authority.
- 47.4 The Buyer must:
- 47.4.1 give to the Planning and Land Authority a written undertaking to develop the Lot in accordance with the Community Title Scheme (if a form is approved for an undertaking, the form must be used); and
- 47.4.2 give the Planning and Land Authority any security required by the Planning and Land Authority, within 28 days after notice of the transaction was given to the

Planning and Land Authority, for the development of the Lot in accordance with the Community Title Scheme.

48. Required first or top sheet

- 48.1 The Seller must give to the Buyer, before the Buyer enters into this Contract, a Section 67 Statement.
- 48.2 The Section 67 Statement must:
- 48.2.1 state that the Lot is included in a Community Title Scheme that imposes obligations on the owner of the Lot;
- 48.2.2 state the name and address of:
- (a) the body corporate of the scheme; or
- (b) if it is the duty of the Community Title Body Corporate manager to act for the Community Title Body Corporate in supplying Section 56 Certificates – the manager;
- 48.2.3 state the amount of annual contributions currently fixed by the Community Title Body Corporate as payable by the owner of the Lot;
- 48.2.4 identify improvements on common property of the scheme for which the owner of the Lot is responsible;
- 48.2.5 be signed by the Seller or a person authorised by the Seller; and
- 48.2.6 be substantially complete.
- 48.3 The Seller must attach to this Contract, as a first or top sheet, a copy of the Section 67 Statement given to the Buyer under clause 48.1.
- 48.4 The Buyer may rescind this Contract if:
- 48.4.1 the Seller has not complied with clauses 48.1 and 48.3; and
- 48.4.2 Completion has not taken place.

49. Notice to Community Title Body Corporate

- 49.1 The parties must comply with the rules and by-laws of the Community Title Body Corporate in relation to notification of the sale and purchase of the Lot.

50. Section 56 Certificate

- 50.1 The Seller must give to the Buyer a Section 56 Certificate at least 7 days before Completion.
- 50.2 On Completion, the Buyer must pay to the Seller the fee charged for the Section 56 Certificate.

51. Foreign Resident Withholding Tax

Warning: The questions in the Schedule regarding the Relevant Price and the Clearance Certificates are not binding, and are included to remind the parties of their obligations under the Withholding Law.

Warning: The following clauses 51.1 to 51.8 are subject to the Withholding Law, and do not encompass all obligations under the Withholding Law.

51.1 In this clause 51 the following words have the following meanings:

CGT Asset has the meaning in the *Income Tax Assessment Act 1997*;

Clearance Certificate means a certificate issued under section 14-220 of the Withholding Law that covers the date of Completion;

Relevant Percentage means the percentage amount stated in section 14-200(3)(a) and 14-205(4)(a) of the Withholding Law;

Relevant Price means the higher of:

- the Price (including GST); and
- the market value of the CGT Assets sold under this Contract;

as at the Date of this Contract;

Variation Certificate means a certificate issued under section 14-235 of the Withholding Law that covers the date of Completion;

Withholding Amount means, subject to clauses 51.6 and 51.7, the Relevant Percentage of the first element of the CGT Asset's cost base (for all CGT Assets sold under this Contract) as at the Date of this Contract; and

Withholding Law means Subdivision 14-D of Schedule 1 of the *Taxation Administration Act 1953* and associated provisions.

51.2 If the Relevant Price is less than the dollar amount stated in section 14-215(1)(a) of the Withholding Law as at the Date of this Contract, the parties acknowledge that there are no obligations under the Withholding Law.

51.3 If Clearance Certificates for all the Sellers are provided to the Buyer prior to Completion, the parties acknowledge that there are no obligations under the Withholding Law.

51.4 If neither clauses 51.2 or 51.3 apply, then:

51.4.1 the Seller must provide to the Buyer any information required to enable the Buyer to comply with clause 51.4.2(a), within 5 days of written request from the Buyer;

51.4.2 the Buyer must:

(a) lodge a purchaser payment notification form with the ATO; and

(b) give evidence of compliance with clause 51.4.2(a) to the Seller;

no later than 5 days before the Date for Completion;

51.4.3 the Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the Withholding Amount; and

51.4.4 the parties must both, on the date of Completion, attend the offices of an authorised collection agent of the ATO to deposit the bank cheque referred to in clause 51.4.3 in payment of the Withholding Amount following Completion.

51.5 If clause 51.4 applies and the parties do not comply with clause 51.4.4:

51.5.1 the Buyer indemnifies the Seller for any loss or damage resulting from the Buyer's delay in remitting and/or failure to remit the Withholding Amount to the ATO; and

51.5.2 the Buyer charges the Property (for the benefit of the Seller) with the Buyer's obligations under this clause 51.5.

51.6 Where the Seller gives the Buyer a Variation Certificate prior to Completion, the Withholding Amount is the amount stated in the Variation Certificate.

51.7 Where Clearance Certificates for some but not all of the Sellers are provided to the Buyer prior to Completion, then the Withholding Amount is reduced by the same percentage as the percentage ownership of the Property of the Sellers that are subject to a Clearance Certificate.

51.8 Where a Clearance Certificate is provided by a Seller to the Buyer, the Seller warrants to the Buyer that that Seller is the entity referred to in the Clearance Certificate and is the relevant taxpayer for capital gains tax payable on the sale of the CGT Assets sold under this Contract.

52. Deposit by Instalments

52.1 The following clauses 52.2 to 52.8 inclusive only apply if the 'Deposit by Instalments' option on the Schedule is selected.

52.2 Clauses 2.1, 2.2, 2.3 and 2.4 are deleted.

52.3 The Buyer must pay the Deposit to the Stakeholder. The Seller agrees to accept the payment of the Deposit in two instalments as follows:

- 52.3.1 5% of the Price by cheque on the Date of this Contract (**First Instalment**); and
- 52.3.2 the balance of the Deposit (if it has not already been paid) by unendorsed bank cheque on the Date for Completion (**Second Instalment**);

and in every respect time is of the essence for payment of the First Instalment in this clause 52.3.1.

- 52.4 The Deposit becomes the Seller's property on Completion or on the earlier termination of this Contract by the Seller for the Buyer's default.
- 52.5 If the First Instalment of the Deposit is:
 - 52.5.1 not paid on time and in accordance with clause 52.3; or
 - 52.5.2 paid by cheque and the cheque is not honoured on first presentation,
 the Buyer is in default and the Seller may terminate this Contract immediately by written notice to the Buyer (without the notice otherwise necessary under clause 18) and clause 19 applies. If the Seller does not terminate this Contract in accordance with this clause 52.5, then this Contract remains on foot, subject to this clause 52.5, until either the Seller terminates the Contract pursuant to this clause 52.5, or waives the benefit of this clause 52.5 pursuant to clause 52.8.
- 52.6 If the Second Instalment of the Deposit is not paid on time in accordance with clause 52.3, then the Seller cannot immediately terminate the Contract for the Buyer's breach of an essential condition. The Seller must make timing of the payment of the Second Instalment an essential condition of the Contract by serving on the Buyer a Default Notice requiring the Buyer to pay the Second Instalment within 14* days after service of the Default Notice (excluding the date of service).
- 52.7 For clarity, the Buyer must pay the full Price to the Seller, on or before Completion.
- 52.8 These clauses 52.2 to 52.8 inclusive are for the benefit of the Seller. The Seller may at any time before this Contract is terminated notify the Buyer in writing that the benefit of these clauses 52.2 to 52.8 inclusive is waived.

53. Residential Withholding Tax

Warning: The following clauses 53.1 to 53.9 are subject to the Withholding Law, and do not encompass all obligations under the Withholding Law.

- 53.1 In this clause 53 the following words have the following meanings:

RW Amount means the amount which the Buyer must pay under section 14-250 of the Withholding Law;

RW Amount Information means the completed RW Amount details referred to on page 3 of this Contract; and

RW Percentage means the percentage amount stated in section 14-250(6), (8) and (9) of the Withholding Law, as applicable to the supply of the Property from the Seller to the Buyer.

- 53.2 The Seller must provide the Buyer with the RW Amount Information no later than 7 days after the Date of this Contract.
- 53.3 If the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'no' or if no selection is made, the Seller warrants to the Buyer that the Buyer is not required to make a payment under section 14-250 in relation to the supply of the Property from the Seller to the Buyer.
- 53.4 The following clauses 53.5 to 53.9 inclusive only apply if the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'yes'.
- 53.5 Subject to any adjustments to the Price that may arise after the date that the RW Amount Information is provided in accordance with clause 53.2 and which affect the RW Amount, the Seller warrants to the Buyer on the date that the RW Amount Information is provided to the Buyer that the Seller has provided the Buyer with the information required under section 14 255 of the Withholding Law in relation to the supply of the Property from the Seller to the Buyer, and that this information is true and correct to the Seller's knowledge.
- 53.6 The Buyer must provide the Seller with a copy of the 'GST property settlement withholding notification online form' confirmation email (or emails, if applicable) issued to the Buyer by the ATO no later than:
 - 53.6.1 21 days after a written request from the Seller; or
 - 53.6.2 7 days prior to the Date for Completion, whichever is the earlier.
- 53.7 The Buyer must provide the Seller with evidence of submission by the Buyer to the ATO of the 'GST property settlement date confirmation online form', with such evidence to be provided prior to or on Completion.

* Alter as necessary

- 53.8 The Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the RW Amount.
- 53.9 In relation to the unendorsed bank cheque required by clause 53.8, the Buyer must:
- 53.9.1 forward the unendorsed bank cheque to the ATO immediately after Completion; and
 - 53.9.2 provide the Seller with evidence of payment of the RW Amount to the ATO.

Block 29 Section 31 Hackett

SPECIAL CONDITIONS

54. DEFINITIONS

In this contract:

- (a) **Bond** means an unconditional bond or bank guarantee issued by a reputable bond provider based in Australia on terms that are satisfactory to the Seller (in the Seller's absolute discretion);
- (b) **Contract** means this Contract including the General Conditions, these Special Conditions and any Schedule, Appendix or Annexure;
- (c) **FATA** means *Foreign Acquisitions and Takeovers Act 1975* (Cth)
- (d) **Foreign Person** means:
 - i. a "foreign person" as defined in section 21A as the meaning is extended by section 4(6) of the FATA; or
 - ii. a "person to whom this section applies" within the meaning of section 26A as section 26A is affected by section 5A of the FATA.
- (e) **General Conditions** General Conditions means the ACT Law Society Contract for Sale CS09-2021 or as updated by the Law Society from time to time.
- (f) **Loss** includes any cost, liability, loss, fine, penalty, suit, claim, damage or proceeding.
- (g) **Raise Issue** means any of (and any combination of) the following:
 - i. make any claim (for damages or otherwise);
 - ii. make any requisition;
 - iii. object;
 - iv. deduct, or seek to deduct, from any monies otherwise payable to the Seller;
 - v. retain, or seek to retain, any monies otherwise payable to the Seller;
 - vi. rescind this Contract;
 - vii. terminate this Contract;
 - viii. require works to be undertaken to the Building or Land;
 - ix. require any documents, certificates, approvals or similar; or
 - x. delay Completion.

55. GENERAL

- (a) This Contract cannot be varied, except in in writing, which must be agreed to and executed by all parties.

- (b) A right created by this Contract cannot be waived except in writing signed by the party entitled to that right. Delay by a party in exercising a right does not constitute a waiver of that right, nor will a waiver (either wholly or in part) by a party of a right operate as a subsequent waiver of the same right or any other right of that party.
- (c) Each party must promptly execute all documents and do all things necessary or desirable to give full effect to the arrangements contained in this Contract.
- (d) The laws applicable in the Australian Capital Territory govern this Contract, and the parties submit to the non-exclusive jurisdiction of the courts of the State or Territory and any courts competent to hear appeals from those courts.
- (e) If a clause or part of a clause is unenforceable, voidable, invalid or illegal, it must be read down so as to be enforceable, valid and legal. If this is not possible, the clause (or where possible, the offending part) is taken to be severed from this Contract without affecting the enforceability, validity or legality of the remaining clauses (or parts of the clauses) which will continue in full force and effect. This clause has no effect if the severance alters the basic nature of this Contract or is contrary to public policy.
- (f) A right or obligation of a party that can operate or have effect on or after the completion, expiration, termination or rescission of this Contract will not merge on the occurrence of that event but will remain in full force and effect.
- (g) This Contract is properly executed if each party executes either this document or an identical document. In the latter case, this Contract takes effect when the separately executed documents are exchanged between the parties.
- (h) To the extent that General Conditions are inconsistent with these special conditions, these special conditions override the General Conditions.

56. GENERAL CONDITION AMENDMENTS

To the extent as permitted by law the General Conditions are amended as follows:

- (a) clause 22.1.2 is amended by replacing the words "7 days" with the words "2 days";
- (b) clause 26.2 is deleted and replaced with the following:
 - i. 26.2 To serve a notice a party must:
 - 1. 26.2.1 leave it at; or
 - 2. 26.2.2 send it by a method of post requiring acknowledgement of receipt by the addressee; or
 - 3. 26.2.3 send it by facsimile or electronic mail; or

4. 26.2.4 by delivering to an appropriate place in the facilities of a document exchange system,

to the address of the person to be served as stated in the Schedule, or as notified by that person to the other as that person's address for service under this Contract, or to that party's solicitor.

- (c) insert additional clause 26.4 as follows:

- i. 26.4 A notice is given:
 1. 26.4.1 if hand delivered, on the date of delivery;
 2. 26.4.2 if sent by facsimile transmission, on the date that the sender's facsimile machine records that the facsimile has been successfully transmitted in its entirety;
 3. 26.4.3 if sent by electronic mail, on the date the sender's electronic mail delivery system records that the electronic mail has been successfully transmitted in its entirety;
 4. 26.4.4 sent by prepaid ordinary mail within Australia, on the date being 2 Business Days after the date of posting; or
 5. 26.4.5 sent by prepaid express post International airmail between countries, on the date that is 7 Business Days after the date of posting.

57. CONDITION OF PROPERTY

- (a) The Buyer warrants to the Seller that the Buyer is satisfied with the condition of the Property at the Date of this Contract including any legal and physical defects (latent or patent), infestations and dilapidation.
- (b) The Buyer acknowledges that the Seller has disclosed any Unapproved Structures on the Land and that, unless otherwise provided in this Contract. The Buyer must not Raise Issue or require the Seller to obtain the relevant approvals for the Unapproved Structures.
- (c) The Buyer acknowledges that the Seller makes no warranty as to the status of any contamination that may or may not be present on the Property including the soil, ground water or substrata. The Buyer relies on its own enquiries with regard to any contamination on the Property. The Buyer must not Raise Issue with regard to any contamination which may or may not be present on the Property.
- (d) The Buyer must not Raise Issue due to any matter in relation to the Seller or the Property which was disclosed to the Buyer, or was reasonably capable of being found or discovered by the Buyer had the Buyer undertaken the usual enquiries, investigations and searches about the Property as would reasonably be expected of a prudent Buyer, in a proper and diligent manner.

- (e) Notwithstanding any matter in clause 57(d) the Buyer may not Raise Issue in relation to any of the following matters:
- i. any encroachment by or on the Property;
 - ii. any dispute regarding any dividing fence;
 - iii. requirements of an authority in relation to the Property;
 - iv. non-compliance of the Property with any law;
 - v. the existence or non-existence of any services or utilities to or through the Property.

58. KEYS

The Seller will provide the Buyer with keys necessary to gain access to the dwelling on the Land, as well as any other keys in possession of the Seller on Completion. The Buyer must not Raise Issue regarding any keys provided, or not provided, by the Seller on Completion.

59. ADJUSTMENTS

- (a) If Completion does not occur on the Date for Completion due to the default of the Buyer, the Buyer acknowledges that Land Charges under General Condition 8.1 will be adjusted from the Date for Completion.
- (b) The Buyer acknowledges that notwithstanding clause 59(a), the Seller will remain entitled to the Income up to the date of Completion.

60. SELLER AGENT

- (a) The Buyer warrants that it was not introduced directly or indirectly to the Seller, or the Property, by any person other than the Seller Agent, or in circumstances that would give rise to any claim for commission or remuneration with respect to the sale of the Property by any other person.
- (b) The Buyer indemnifies the Seller against any Loss arising from a breach of the warranty in clause 60(a).

61. ENTIRE AGREEMENT

The Buyer agrees that this Contract sets out the entire understanding between the parties concerning the subject matter of this Contract and that it supersedes any prior arrangement, contract or other agreement in relation to the subject matter of this Contract.

62. RELIANCE AND REPRESENTATIONS

The Buyer warrants to the Seller that it has entered into this Contract entirely on its own investigations and enquiries and does not rely on any representation by the Seller, Seller Solicitor or Seller Agent in relation to any matter in relation to the Property or this Contract.

63. FIRB APPROVAL

- (a) The Buyer warrants to the Seller that it does not require any approvals under the Australian Government's foreign investment policy to acquire the Property

("FIRB Approval") and that the Treasurer cannot make an order under Part II of the FATA regarding the acquisition of the Property by the Buyer.

- (b) The Buyer indemnifies the Seller against all liability or loss suffered or incurred by the Seller which arises directly or indirectly from a breach of any of the obligations of the Buyer under this clause 63.

64. DIRECTOR GUARANTEE AND INDEMNITY

If the Buyer is a corporation that is not listed on the Australian Stock Exchange or is a company limited by guarantee under the *Corporations Act 2001* (Cth), the Buyer acknowledges and confirms the following:

- (a) each director of the Buyer must and will provide a signed personal guarantee in the form of the Guarantee and Indemnity attached as Annexure A on the Date of this Contract ('Guarantee'); and
- (b) that each director of the Buyer has, on the Date of this Contract, properly executed the Guarantee attached to this Contract and agree to guarantee that corporation's performance of its obligations under this Contract.
- (c) The Buyer acknowledges and agrees that this Clause 64 is an essential term of this Contract.

65. INSOLVENCY AND INCAPACITY

- (a) If the Buyer is a corporation and:
- i. petition is presented for the winding up of the Buyer and is not stayed, withdrawn or discharged within 21 days or a resolution is passed by the Buyer for its winding up;
 - ii. an administrator or controller (as defined in section 9 of the *Corporations Act 2001* (Cth)) is appointed over the whole or any part of the assets or undertakings of the Buyer;
 - iii. a liquidator is appointed in respect of the undertakings of the Buyer;
 - iv. becomes insolvent (as defined in section 9 of the *Corporations Act 2001* (Cth));
 - v. the Buyer enters any arrangement with its creditors in relation to the affairs of the Buyer,

then the Buyer will be deemed to be in default of this Contract and the Seller may terminate this Contract and General Condition 19 will apply.

- (b) A notice of termination under this clause 65 will not take effect during any stay period, as the term is defined in Section 451(E)(2) of the *Corporations Act 2001* (Cth)
- (c) If the Buyer is an individual and:
- i. dies; or
 - ii. becomes incapable to manage their affairs due to unsoundness of mind,

then either party may rescind this Contract and General Condition 21 will apply.

66. ELECTRONIC SIGNATURE CONDITION

- (a) The Buyer and the Seller consents to:
 - i. The electronic exchange of this Contract; and
 - ii. Notices being served or received under this Contract electronically, including by email.
- (b) Each party agrees to accept:
 - i. Electronic signatures;
 - ii. A wet-ink signature; or
 - iii. A copy of a wet signature.
- (c) The parties warrant that this is sufficient evidence of:
 - i. The parties' intention to enter into and be bound by the Contract;
 - ii. The parties' consent to conducting this Contract electronically; and
 - iii. The Contract itself being a document which is in writing and signed in a manner that results in a binding agreement.

67. DEPOSIT BOND

- (a) If the Seller agrees to accept the Deposit by way of Bond, the Bond must be for the full Deposit amount and clause 52 does not apply.
- (b) Subject to this clause 67, the delivery of the Bond on the Date of this Contract to the Stakeholder or the Seller Solicitor will be deemed to be payment of the Deposit in accordance with the terms of this Contract.
- (c) The Buyer must pay the amount stipulated in the Bond to the Seller by unendorsed bank cheque on Completion.
- (d) If:
 - i. the Seller serves a written notice on the Buyer claiming forfeiture of the Deposit to the Seller;
 - ii. the Bond expires, or is due to expire, prior to the Date for Completion, and is not replaced by another Bond or cash deposit no less than 30 days prior to the expiry date of the Bond; or
 - iii. in the Seller's reasonable opinion, the Bond provider is, or will be, unable to pay the amount stipulated in the Bond, when required by the Seller.
- (e) If the Seller serves on the Buyer a written notice claiming to forfeit the Deposit, then to the extent that the amount has not already

been paid by the bond provider who issued the Bond, the Buyer must immediately pay the Deposit or so much of the Deposit as has not been paid to the Stakeholder or the Seller Solicitor.

- (f) If the bond provider who issued the Bond goes into administration, liquidation or has a receiver appointed for any reason, the Buyer must within 24 hours either:
 - i. pay the Deposit due and payable under the terms of this Contract by way of electronic funds transfer or unendorsed bank cheque to the Stakeholder; or
 - ii. provide another Bond to the Seller.
- (g) The parties agree and acknowledge that this clause 67 is an essential condition of this Contract.

ANNEXURE A: GUARANTEE AND INDEMNITY

In this Guarantee & Indemnity:

- (a) Guarantor means each director of the Buyer as at the Date of this Contract.
- (b) Any capitalised terms used in this Guarantee & Indemnity which are not defined have the corresponding meaning given to them in the Contract which this Guarantee & Indemnity forms an Annexure to.
- (c) In consideration of the Seller entering the Contract with the Buyer at the request of each Guarantor, each Guarantor guarantees to the Seller the payment of all money payable by the Buyer under the Contract and the performance of all other obligations imposed on the Buyer under the Contract.
- (d) Each Guarantor indemnifies the Seller against any Loss incurred by the Seller in connection with or arising from any breach or default by the Buyer of its obligations under the Contract.
- (e) Each Guarantor must pay on demand any money due to the Seller under the Guarantee & Indemnity.
- (f) Each Guarantor is jointly and severally liable with the Buyer to the Seller for the performance of the Buyer's obligations under the Contract and any damage incurred by the Seller due to the Buyer's failure to perform its obligations under the Contract.
- (g) Each and every guarantee and indemnity provided under the terms of this Guarantee & Indemnity are continuing and binds each Guarantor despite:
 - i. the death, bankruptcy or liquidation of any Guarantor;
 - ii. the resignation of any Guarantor as a director of the Buyer;
 - iii. any waiver or extension of time granted from the Seller to the Buyer;
 - iv. the Contract being held invalid or incomplete for any reason;
 - v. Completion of the Contract; or
 - vi. improper execution by the Buyer to the Contract.
- (h) Each Guarantor warrants that:
 - i. their obligations under this Guarantee & Indemnity are valid and binding;
 - ii. they are entering this Guarantee & Indemnity as an adult above the age of 18;
 - iii. are not acting in any capacity as a trustee; and
 - iv. have been given an opportunity to seek independent legal and financial advice before entering this Guarantee & Indemnity.

Executed by in the presence of:

.....
Signature

.....
Signature of Witness

.....
Name of Guarantor
(Please print)

.....
Name of Witness
(Please print)

**AUSTRALIAN CAPITAL TERRITORY
TITLE SEARCH**

LAND

Hackett Section 31 Block 29 on Deposited Plan 1186

Lease commenced on 07/12/1971, granted on 11/12/1972, terminating on 06/12/2070

Area is 708 square metres or thereabouts

Proprietor

Andrew David Champness

22 Selwyn Street Hackett ACT 2602

Brittany Elizabeth Champness

22 Selwyn Street Hackett ACT 2602

as Joint Tenants

REGISTERED ENCUMBRANCES AND INTERESTS

Original title is **Volume 433 Folio 57**

Restrictions

Purpose Clause: Refer Crown Lease

S.28A City Area Leases Act 1936: 5 Years From Grant Date

Registered Date	Dealing Number	Description
05/05/2017	2087918	Mortgage to Police Bank Limited

End of interests

SECTION 28A CITY AREA LEASES
ORDINANCE 1936-1971 APPLIES
 THE COMMONWEALTH OF AUSTRALIA
AUSTRALIAN CAPITAL TERRITORY
 The City Area Leases Ordinance 1936-1971

Entered in Register Book Vol. 493 Folio 57

Registrar of Titles

LS 3/17 (1971)

5 FEB 73

LEASE GRANTED pursuant to the City Area Leases Ordinance 1936-1971 and the Regulations thereunder on the ELEVENTH _____ day of DECEMBER _____ One thousand nine hundred and SEVENTY TWO _____

WHEREBY the Commonwealth of Australia (hereinafter called the "Commonwealth") grants to BRIAN MICHEAL O'CONNOR of 22 Selwyn Street Hackett in the Australian Capital Territory Service Station Proprietor and ANNE MARGARET O'CONNOR his wife as joint tenants _____

(hereinafter called the "Lessee")

ALL THAT piece or parcel of land situate in the City Area in the Australian Capital Territory containing an area of _____ acres _____ roods _____ 28 _____ perches or thereabouts and being Block _____ 29 _____ Section _____ 31 _____ Division of _____ Hackett _____ as delineated on Deposited Plan Number _____ 1186 _____ in the office of the Registrar of Titles at Canberra in the said Territory and being the land shown by pink colour on the plan annexed hereto RESERVING unto the Commonwealth all minerals TO HOLD unto the Lessee for the term of ninety-nine years commencing on the _____ seventh _____ day of _____ December _____ One thousand nine hundred and _____ seventy one _____ to be used by the Lessee for residential purposes only YIELDING AND PAYING THEREFOR during the said term rent at the rate of five cents per annum if and when demanded.

1. THE Lessee covenants with the Commonwealth as follows:

- (a) That the Lessee will pay to the Minister or to the person as may be authorized by the Minister for that purpose at Canberra in the said Territory the rent hereinbefore reserved within one month of the date of any demand made by the Minister relating thereto and served on the Lessee;
- (b) That the Lessee will at all times during the said term maintain repair and keep in repair all buildings and erections on the said land all to the satisfaction of the Minister;
- (c) That the Lessee will not without the previous approval in writing of the Commonwealth or the Minister on behalf of the Commonwealth erect any building on the said land or make any structural alterations in any building erected on the said land;
- (d) To use the said land for residential purposes only;
- (e) If and whenever the Lessee fails to repair or keep in repair any building or erection on the said land the Commonwealth or the Minister on behalf of the Commonwealth may by notice in writing to the Lessee specifying the wants of repairs require the Lessee to effect repairs in accordance with the said notice or to remove the building or erection and if after the expiration of one calendar month from the date of the said notice or such longer time as the Commonwealth or the Minister on behalf of the Commonwealth may in writing allow the Lessee has not effected the said repairs or removed the building or erection the Minister or any person or persons duly authorized by the Commonwealth or the Minister in that behalf with such equipment as is necessary may enter upon the said land and effect the said repairs or (if the Minister is of opinion the building or erection is beyond reasonable repair) may demolish and remove the building or erection and all expenses incurred by the Commonwealth or the Minister in effecting such repairs or in demolishing and removing the building or erection shall be paid by the Lessee to the Commonwealth on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Commonwealth by the Lessee;
- (f) To permit any person or persons authorized by the Minister to enter upon the said land at all reasonable times and in any reasonable manner and inspect the said land and any buildings erections and improvements thereon.

2. THE Commonwealth covenants with the Lessee:

- (a) That the Lessee may at any time upon payment of all rent and other moneys due to and demanded by the Commonwealth under this lease surrender this lease to the Commonwealth but subject to any law of the Territory to the contrary the Lessee shall not be entitled to receive any compensation from the Commonwealth in respect of such surrender or in respect of any buildings erections or improvements upon the said land.

3. IT IS MUTUALLY COVENANTED AND AGREED as follows:

- (a) That if the said land is at any time not used for a period of one year for the purpose for which this lease is granted the Commonwealth or the Minister on behalf of the Commonwealth may determine this lease but without prejudice to any claim which the Commonwealth or the Minister on behalf of the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed;
- (b) That acceptance of rent by the Commonwealth or the Minister or a person authorized by the Minister for that purpose during or after any period referred to in sub-clause (a) of this clause shall not prevent or impede the exercise by the Commonwealth or the Minister on behalf of the Commonwealth of the powers conferred upon it by sub-clause (a) of this clause;

- (c) If at the expiration of this lease the Minister shall have decided not to subdivide the said land and that it is not required for any Commonwealth purpose and shall have declared the said land to be available for lease the Lessee shall be entitled to a further lease of the said land for such further term and at such rent and subject to such conditions as may then be provided or permitted by Statute Ordinance or Regulation;
- (d) That in this lease the expression "Minister" shall mean the Minister of State of the Commonwealth for the time being administering the City Area Leases Ordinance 1936-1971 including any amendments thereof or any Statute or Ordinance substituted therefor or the member of the Executive Council of the Commonwealth for the time being performing the duties of such Minister and shall include the authority or person for the time being authorized by the Minister or by law to exercise those powers and functions of the Minister;
- (e) That any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Minister and delivered to or sent in a prepaid letter addressed to the Lessee at the said land or at the usual or last-known address of the Lessee or affixed in a conspicuous position on the said land;
- (f) That if the Lessee shall consist of one person the word "Lessee" shall where the context so admits or requires be deemed to include the Lessee and the executors administrators and assigns of the Lessee;
- (g) That if the Lessee shall consist of two or more persons the word "Lessee" shall where the context so admits or requires in the case of a tenancy in common be deemed to include the said persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and the executors administrators and assigns of the survivor of them;
- (h) That if the Lessee shall be a corporation the word "Lessee" shall where the context so admits or requires be deemed to include such corporation and its successors and assigns;
- (i) That Section 28A of the City Area Leases Ordinance 1936-1971 shall apply to this lease.

IN WITNESS whereof the Commonwealth and the Lessee have executed this lease.

SIGNED SEALED AND DELIVERED
by **RAYMOND JOHN SCHOER**
Delegate of the Minister for and on behalf
of the Commonwealth in the presence of

[Signature]

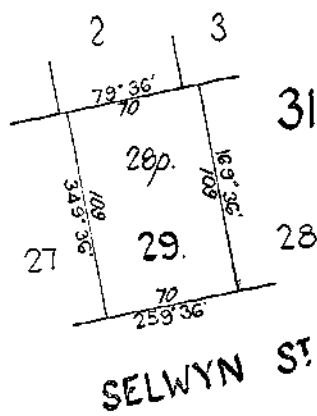
Public Servant
Canberra

SIGNED SEALED AND DELIVERED
by the Lessee in the presence of

[Signature]

[Signature]
[Signature]
[Signature]


COMMISSIONER FOR DECLARATIONS





*Benjamin
 Coleman
 [Signature]*

Scale: 80 Feet to an inch


"This is the plan referred to in the lease of
 Block ~~29~~ - Section ~~31~~ - Division of ~~HACKETT~~
 granted on the ~~ELEVENTH~~ day of ~~DECEMBER~~ - 1972
 as being annexed thereto."


No. 147799 MORTGAGE from the WITHIN NAMED
BRIAN MICHAEL O'CONNOR AND ANNE MARGARET O'CONNOR
to Commonwealth of Australia
Produced 26th JANUARY 1973 entered
13th FEBRUARY 1973 at FIVE minutes past
o'clock in the AFTER noon

Registrar of Titles


No. 404048 DISCHARGE OF MORTGAGE No. 404048
Entered 23rd November 1984 at ten o'clock in
the fore noon

B. E. TURVEY Deputy
Registrar of Titles


No. 200212 MORTGAGE from the WITHIN NAMED
BRIAN MICHAEL O'CONNOR AND ANNE MARGARET
O'CONNOR TO THE COMMERCIAL SAVINGS BANK OF
AUSTRALIA LIMITED
Produced 28th APRIL 1975 and entered
14th MAY 1975 AT THIRTY minutes past
o'clock in the AFTER noon

Registrar of Titles


DISCHARGED AND
CERTIFICATE OF TITLE ISSUED

No. 404045 DISCHARGE OF MORTGAGE No. 147799
Entered 22nd July 1982 at two o'clock in
the after noon

Registrar of Titles

No. 404046 DISCHARGE OF MORTGAGE No. 200212
Entered 22nd July 1982 at two o'clock in
the after noon

Registrar of Titles

No. 404047 TRANSFER TO Eugene Leroy
Smith of 22 Selwyn Street Hackett
Geologist and Patricia Louise Smith
his wife as joint tenants
of the land within described
Entered 22nd July 1982 at two o'clock in
the after noon

Registrar of Titles

No. 404048 MORTGAGE TO CIVIC CO-OPERATIVE
PERMANENT BUILDING SOCIETY LIMITED
Entered 22nd July 1982 at two o'clock in
the after noon

Registrar of Titles

No. 454327 NOTICE OF DEATH Proof having been
furnished to me of the death of Eugene Leroy Smith
the surviving joint
tenant Patricia Louise Smith is now
Registered Sole Proprietor of the land within described
Entered 7th March 1984 at Two o'clock in
the After noon

Chris Price
G. A. PRICE Deputy
Registrar of Titles

AMENDED

BY D.P. No. 1844

ON 26TH JUNE 1967

AMENDED

BY D.P. No. 2953

ON 31. 8. 1972

AMENDED

BY D.P. No. 3271

ON 6. 7. 1973

AMENDED

BY D.P. No. 3796

ON 13-12-1974

AMENDED

BY D.P. No. 4992

ON 31ST JANUARY 1979

34

D.P.1184

AMENDED

BY D.P. No. 5321

ON 11-12-1981

AMENDED

BY D.P. No. 5631

ON 14-12-1981

35

D.P.1184



* PROPOSED ELECTRIC SUPPLY (E) SERVICE EASEMENT 8' WIDE

(E) AMENDED BY REQUEST OF L.I.O.
REF. FOLIO No. 631 ON FILE No. 82.263
Anthony Owen 14-1-74 12/23/74

REFERENCE & PERMANENT MARKS
• Denotes G.I.P. in road 6 radially from T.P.
▲ " C.B. " " 6 " " T.P.
(Except as otherwise shown)

I, WILLIAM MORRIS TWEEDIE, of Canberra, a surveyor specially licensed by the Commonwealth under the provisions of the Real Property Ordinance 1925-1961 do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the survey has been made in accordance with my supervision and completed on the 1st day of July 1963 and the reference marks have been placed as shown hereon.

And I make this solemn declaration by virtue of the Statutory Declarations Act 1959 conscientiously believing the statements contained therein to be true in every particular.

Azimuth: A-B (Strom)

Declared at Canberra the 2nd day of July 1963 before me *Kenn O'Shara*
Commissioner for Declarations under the Statutory Declarations Act 1959.

I certify that this plan is the plan prepared in accordance with sub-section 1 of section 9 of the Districts Ordinance 1927-1959.

W.M. Tweedie
Licensed Surveyor.

A. Boyle
Commonwealth Surveyor-General.

PLAN OF
SEC. 19; BLKS 11-20, SEC. 28
SEC. 31-33, 36
DIVISION: HACKETT
DISTRICT: CANBERRA CITY
AUSTRALIAN CAPITAL TERRITORY.

Scale: — 80 feet to an inch.

Field Books: K2014

Deposited in the office of the Registrar of Titles at Canberra in the Australian Capital Territory the nineteenth day of July 1963 at eleven minutes past the o'clock in the fore noon.

Approved *A.P. Morrison*
Registrar of Titles.

DEPOSITED PLAN.
1186



LEASE CONVEYANCING ENQUIRY

Your response is sought to the following questions in relation to:

LAND: Please provide details of the land you are enquiring about.

Unit	0	Block	29	Section	31	Suburb	HACKETT
-------------	----------	--------------	-----------	----------------	-----------	---------------	----------------

Leased by the Australian Capital Territory on behalf of the Commonwealth under the Land (Planning and Environment) Act 1991, Planning & Development Act 2007 and Planning Act 2023.

- | | No | Yes |
|--|-----------|--------------|
| 1. Have any notices been issued relating to the Crown Lease? | (X) | () |
| 2. Is the Lessor aware of any notice of a breach of the Crown Lease? | (X) | () |
| 3. Has a Certificate of Compliance been issued? (N/A ex-Government House) <input checked="" type="checkbox"/> | () | () |
| Certificate Number: N/A | | |
| Dated: | | |
| 4. Has an application for Subdivision been received under the Unit Titles Act? | | (see report) |
| 5. Has the Property been nominated for provisional registration, provisionally registered or registered in accordance with provisions of the Heritage Act 2004? | | (see report) |
| 6. If an application has been determined, is the land subject to an Environmental Impact Statement under Chapter 8 of the Planning & Development Act 2007, or part 6.3 of the Planning Act 2023? | | (see report) |
| 7. Has a development application been received, or approval (applications lodged prior to 2 April 1992 will not be included)? | | (see report) |
| 8. Has an application been received or approved for Dual Occupancy? (applications lodged prior to 2 April 1992 will not be included) | | (see report) |
| 9. Has an Order been made in respect of the Land pursuant to Part 11.3 of the Planning & Development Act 2007 or Part 12.3 of the Planning Act 2023? | | (see report) |
| 10 Contaminated Land Search - Is there information recorded by Environment ACT regarding the contamination status of the land? | | (see report) |

Applicant's Name : InfoTrack, InfoTrack
 E-mail Address : actenquiries@infotrack.com.au
 Client Reference : 20262436 - 190692934

Date: 02-APR-26 08:52:35



ACCESS CANBERRA
LAND, PLANNING & BUILDING SERVICES
8 Darling Street
MITCHELL ACT 2911

02-APR-2026 08:52

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 1 of 2

INFORMATION ABOUT THE PROPERTY

HACKETT Section 31/Block 29

Area(m2): 708.8
Unimproved Value: \$842,000 **Year:** 2025
Subdivision Status: Application not received under the Unit Titles Act.

Heritage Status: Nil.

Environment Assessment: The Land is not subject to an Environmental Impact Statement under Chapter 8 of the Planning & Development ACT 2007, or part 6.3a of the Planning Act 2023.

DEVELOPMENT APPLICATIONS ON THE PROPERTY (SINCE APRIL 1992)

No Applications Found.

DEVELOPMENT APPLICATIONS ON THE ADJACENT PROPERTIES (LAST 2 YEARS ONLY)

The information on development applications on adjacent blocks is to assist purchasers to be aware of possible nearby development activity. Please note however, it doesn't cover all development activity. Exempt activities can include but are not limited to, new residences, additions to residences, certain sheds, carports and pergolas etc. Information on exempt developments can be found at <https://www.planning.act.gov.au/applications-and-assessments/development-applications/check-if-you-need-a-da>

LAND USE POLICIES

To check the current land use policy in the suburb that you are buying a property in, please check the Territory Plan online at <https://www.legislation.act.gov.au/ni/2023-540/>

CONTAMINATED LAND SEARCH

Information is not recorded by the Environment Protection Authority regarding the contamination status of this land. However, this does not absolutely rule out the possibility of contamination and should not be interpreted as a warranty that there is no contamination. To be completely sure, independent tests should be arranged.

ASBESTOS SEARCH

ACT Government records indicate that asbestos (loose fill or otherwise) is not present on this land. However, the accuracy of this information is not guaranteed. If the property was built prior to 1 January 2004, 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 e.g. bonded asbestos) on the premises.



ACCESS CANBERRA
LAND, PLANNING & BUILDING SERVICES
8 Darling Street
MITCHELL ACT 2911

02-APR-2026 08:52

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 2 of 2

CAT CONTAINMENT AREAS

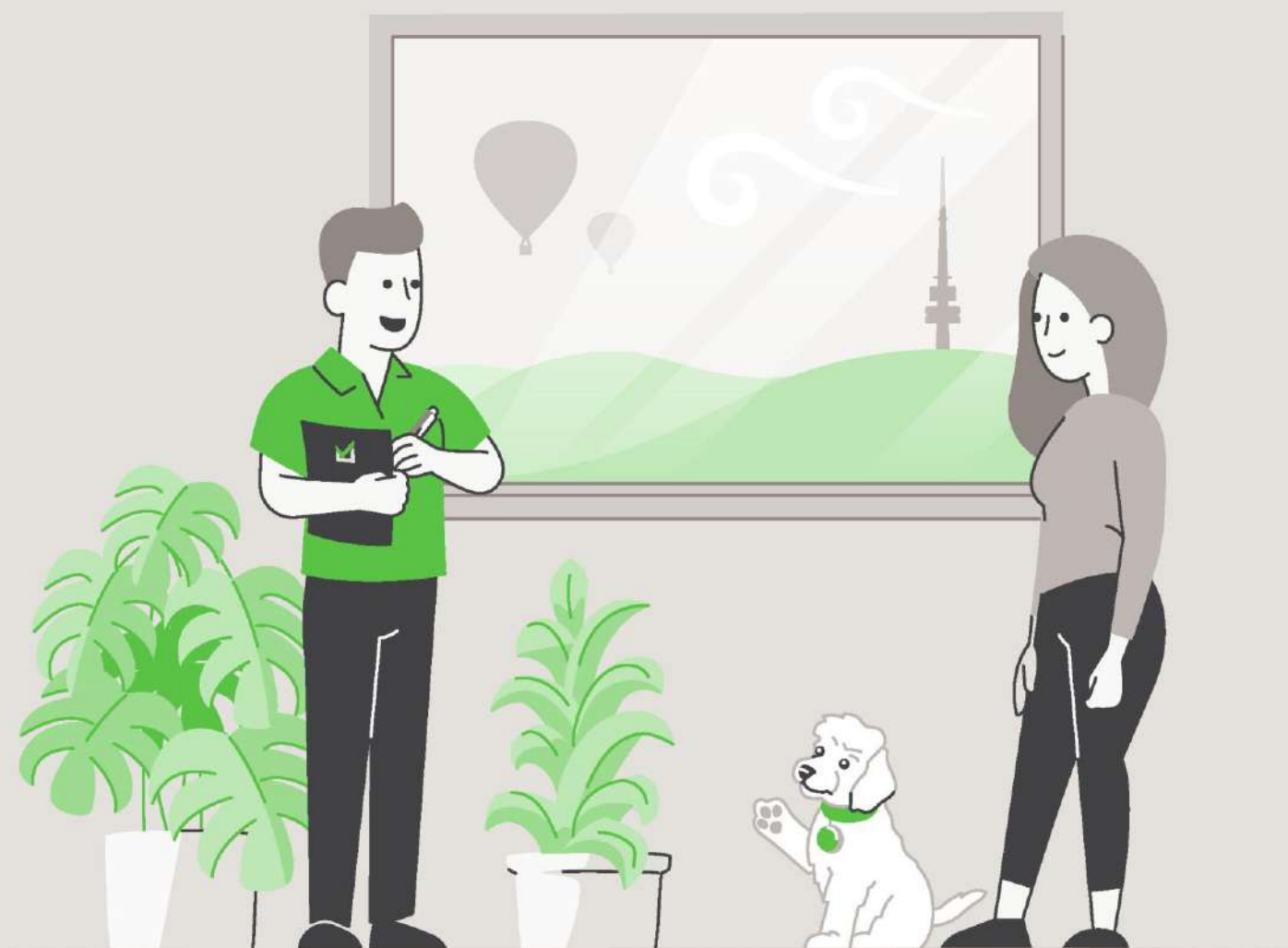
Cat containment has been extended across the ACT for cats born on or after 1 July 2022. Containment means keeping your cat on your premise 24 hours a day. This can include your house or apartment, enclosed area in a backyard or courtyard, a cat crate or leash. Cats born before 1 July 2022 do not have to be contained unless they live in one of the 17 currently declared cat containment suburbs. All cats (regardless of age) located in the following suburbs must be contained to their premise 24 hours a day. However, cats can be walked on a leash and harness under effective control in all containment suburbs: BONNER, COOMBS, CRACE, DENMAN PROSPECT, FORDE, JACKA, LAWSON, MOLONGLO, MONCRIEFF, STRATHNAIRN, THE FAIR in north WATSON, THROSBY, WRIGHT, GUNGAHLIN TOWN CENTRE, MACNAMARA, TAYLOR and WHITLAM. More information on cat containment is available at <https://www.cityservices.act.gov.au/pets-and-wildlife/domestic-animals/cats/cat-containment> or by phoning Access Canberra on 13 22 81.

URBAN FOREST ACT 2023

The Urban Forest Act 2023 (or Tree Protection Act 2005 where applicable) protects individual trees of importance and urban forest areas that require particular protection. A Tree Register has been established and can be found on the Transport Canberra and City Services website https://www.cityservices.act.gov.au/trees-and-nature/trees/act_tree_register or for further information please call Access Canberra on 132281.

----- END OF REPORT -----

Report



LIMITED LIABILITY TO A PURCHASER WITHIN THE AUSTRALIAN CAPITAL TERRITORY

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

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

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

Building Report



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 24 th 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/drainier.

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

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

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

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

SCOPE AND LIMITATIONS

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

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 CONDUCTIVE 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.

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.

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.

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

If available, copies of the following documents are provided:

- | | | |
|--|-------------------------------------|-------------------------------------|
| • Certificate/s of Occupancy and Use | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Survey Certificates | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Unit Plan/Unit Entitlements (if property is unit titled) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Approved Building Plans | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Ex- government Building Plans* | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If requested:

- | | | |
|--------------------|-------------------------------------|--------------------------|
| • Drainage Plan(s) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------|-------------------------------------|--------------------------|

ASBESTOS

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

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

www.asbestos.act.gov.au

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 B20XXXXX/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 B20XXXXX/B, the second amendment B20XXXXX/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

SOWDEN, WELLS & ASSOCIATES PTY. LTD.

CONSULTING LAND SURVEYORS

34 BOUGAINVILLE STREET
MANUKA, A.C.T. 2603



31
40926
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.

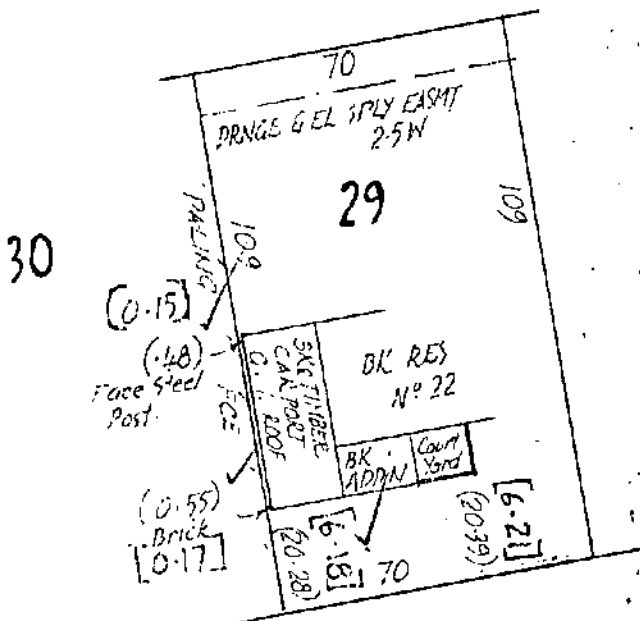
The addition and carport are erected wholly within the boundaries of the land.

The land is fenced as shown on the sketch.

There are no encroachments by or upon the subject land.

Yours faithfully,

REGISTERED SURVEYOR.



BK 1/11/77

SEC 31

D.P. 1186

40 FT. TO AN INCH
MEASUREMENTS IN [RED] ARE METRIC

SELWYN ST

Department of the Capital Territory

Building Section

CERTIFICATE OF FITNESS

(CLASS 5-7 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 29	Section 311	Division 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 ²²⁷⁵⁰ [Signature] **4/11/75**
 Deputy Building Controller

FIRST FLOOR NOTES

1. EXISTING ROOFING TO REMAIN EXCEPT TO REAR ELEVATION PROVIDING NEW DRAINAGE SYSTEM TO MATCH EXISTING AT REAR AS POSSIBLE ALL NEW ROOFING TO BE ALUMINUM PANELS WITH 2" X 4" RAFTERS.

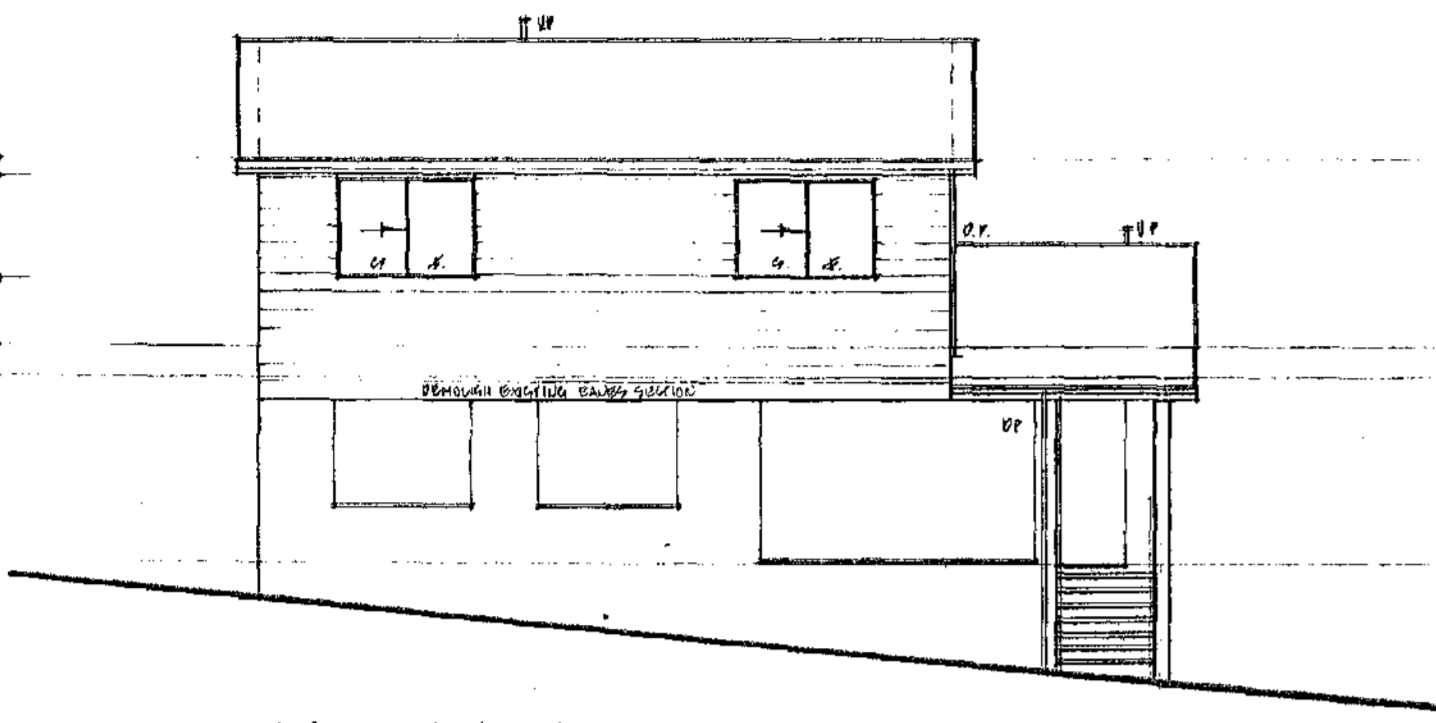
2. 200# G. G. & BRASS BOARDS

3. 0.75" G. G. & BRASS BOARDS

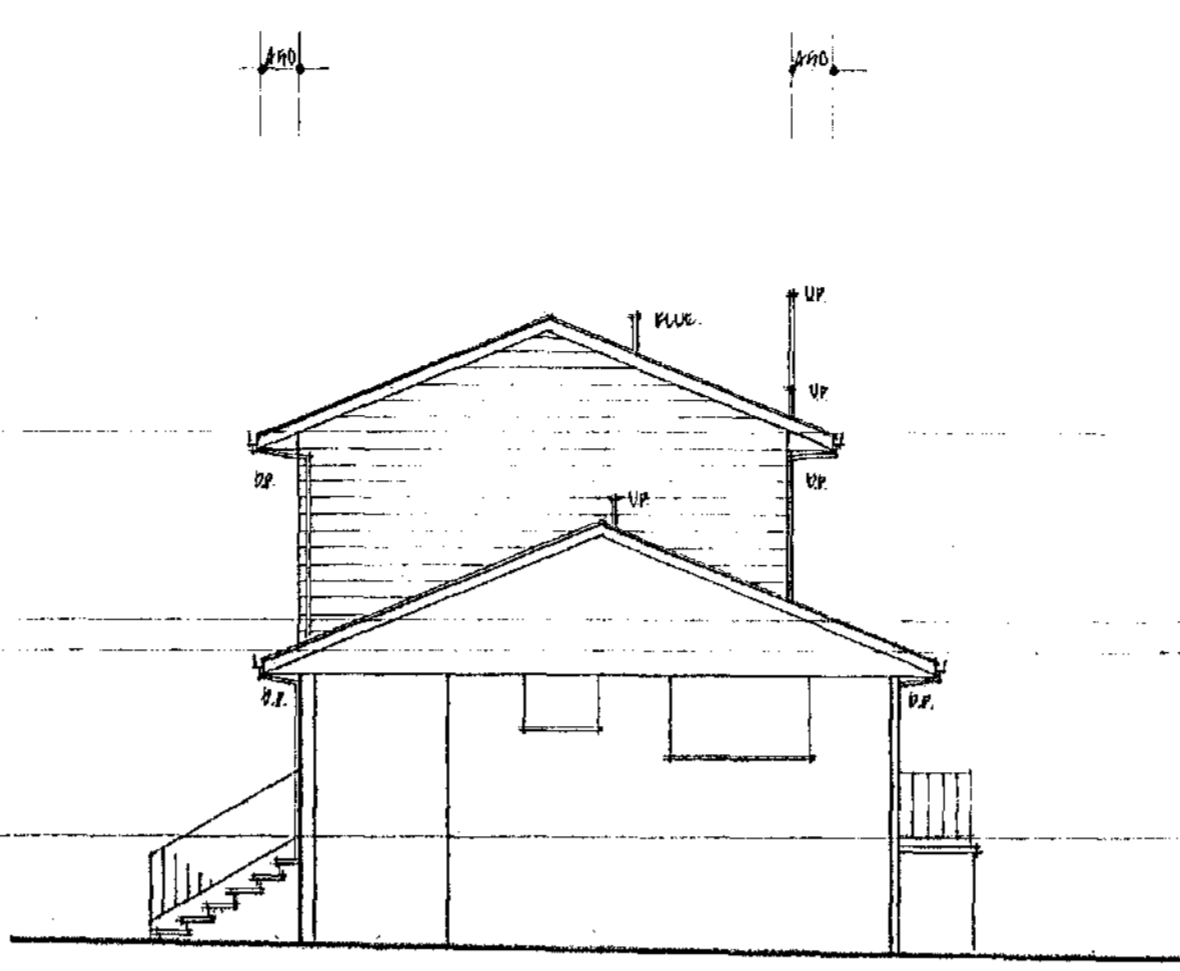
4. 1/2" INS. POLYSTYRENE INSULATION TO EXTERIOR WALLS

5. CLEAR ALUMINUM FRAMES WITH 1/4" X 1/4" GLASS AT REAR FLOOR PLAN CORNER WINDOW

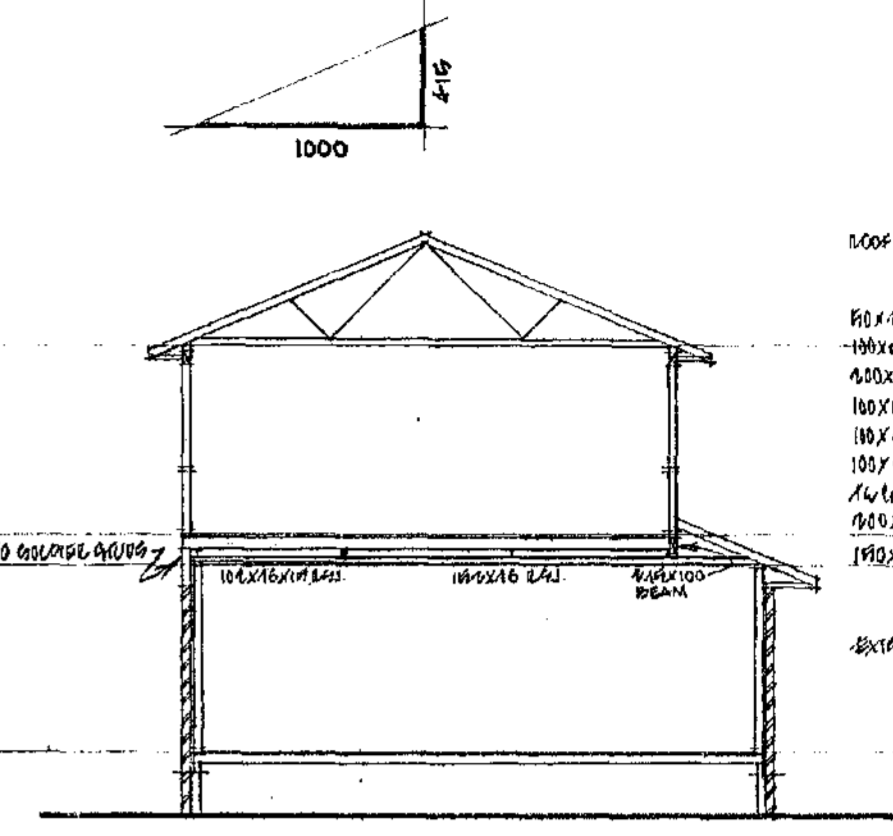
6. EXISTING ROOF FRAMES, RAFTERS, & BRACES NOT BEING REINFORCED TO REMAIN IN PLACE



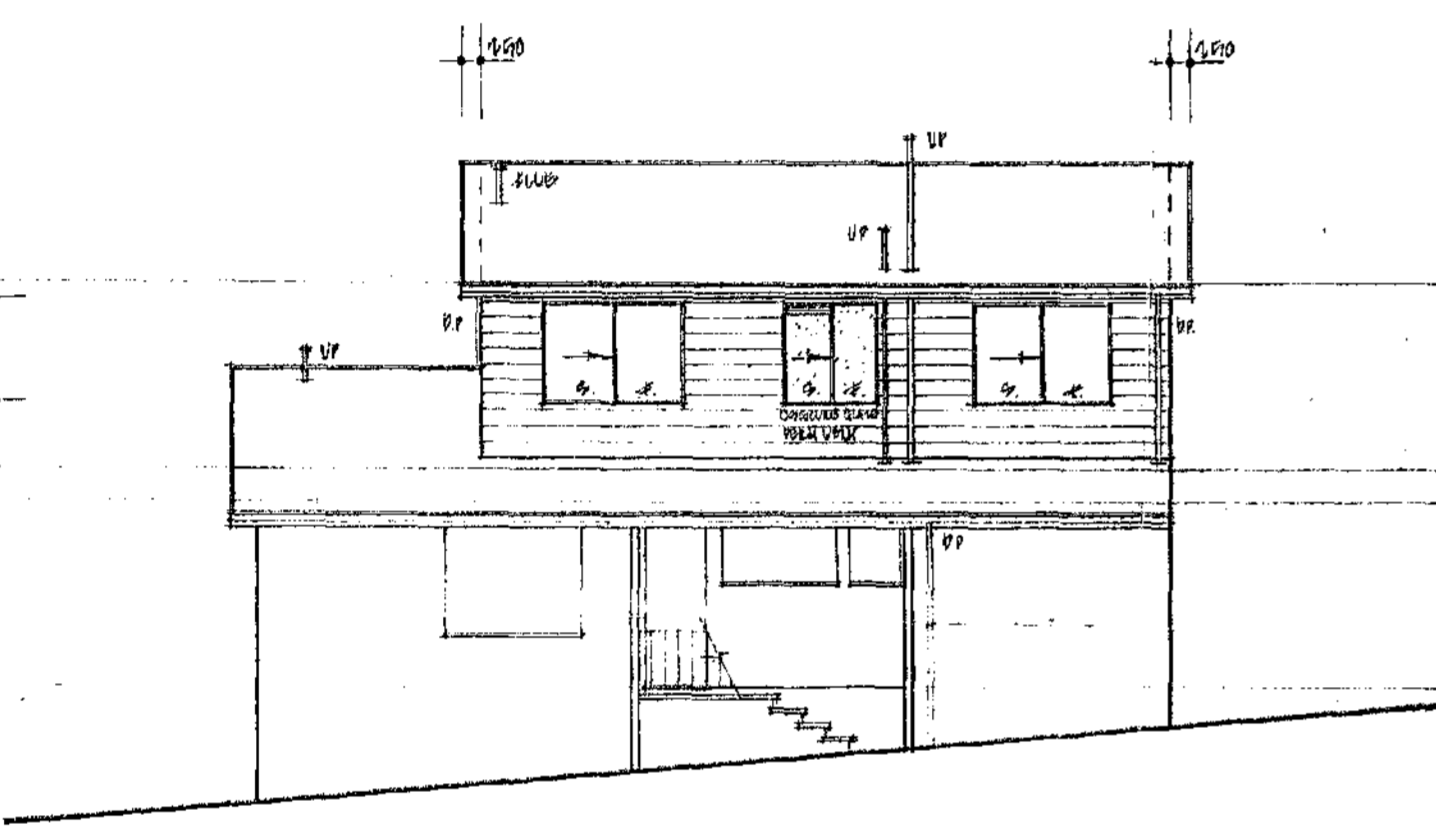
REAR ELEVATION



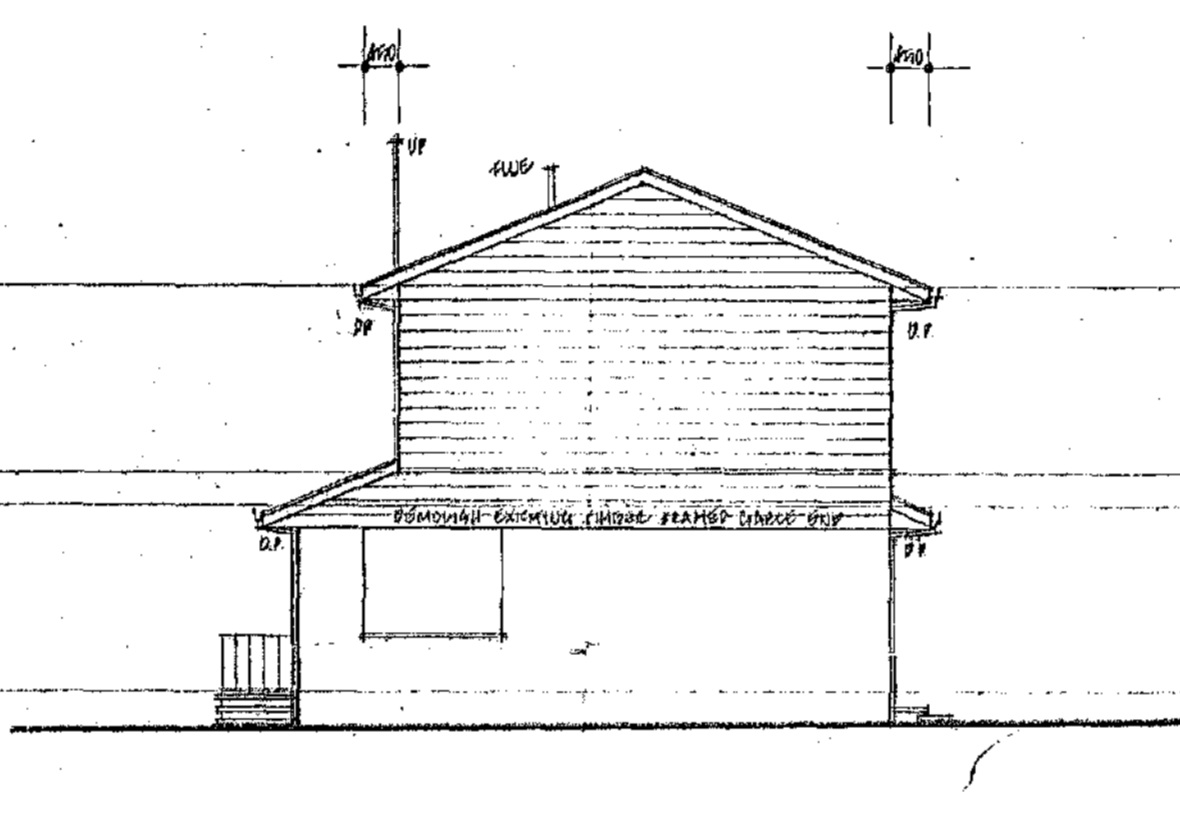
SIDE ELEVATION



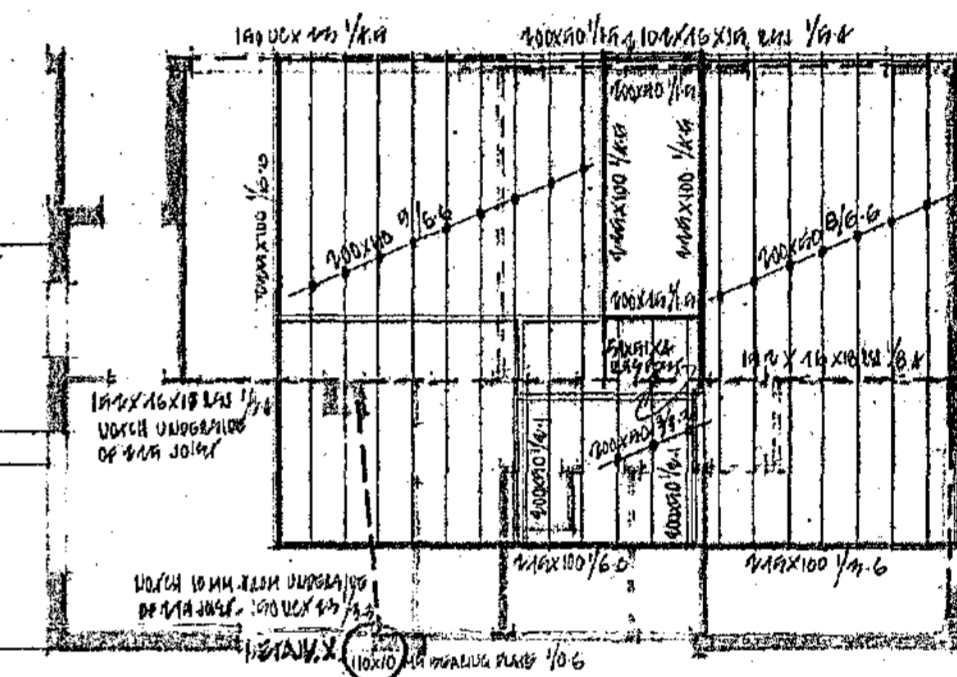
SECTION A/A



FRONT ELEVATION



SIDE ELEVATION



FLOOR JOINT PLAN

ROOF JOISTS AT 20" O.C. TO MATCH EXISTING

EXISTING ROOFING TO REMAIN EXCEPT TO REAR ELEVATION PROVIDING NEW DRAINAGE SYSTEM TO MATCH EXISTING AT REAR AS POSSIBLE ALL NEW ROOFING TO BE ALUMINUM PANELS WITH 2" X 4" RAFTERS.

200# G. G. & BRASS BOARDS

0.75" G. G. & BRASS BOARDS

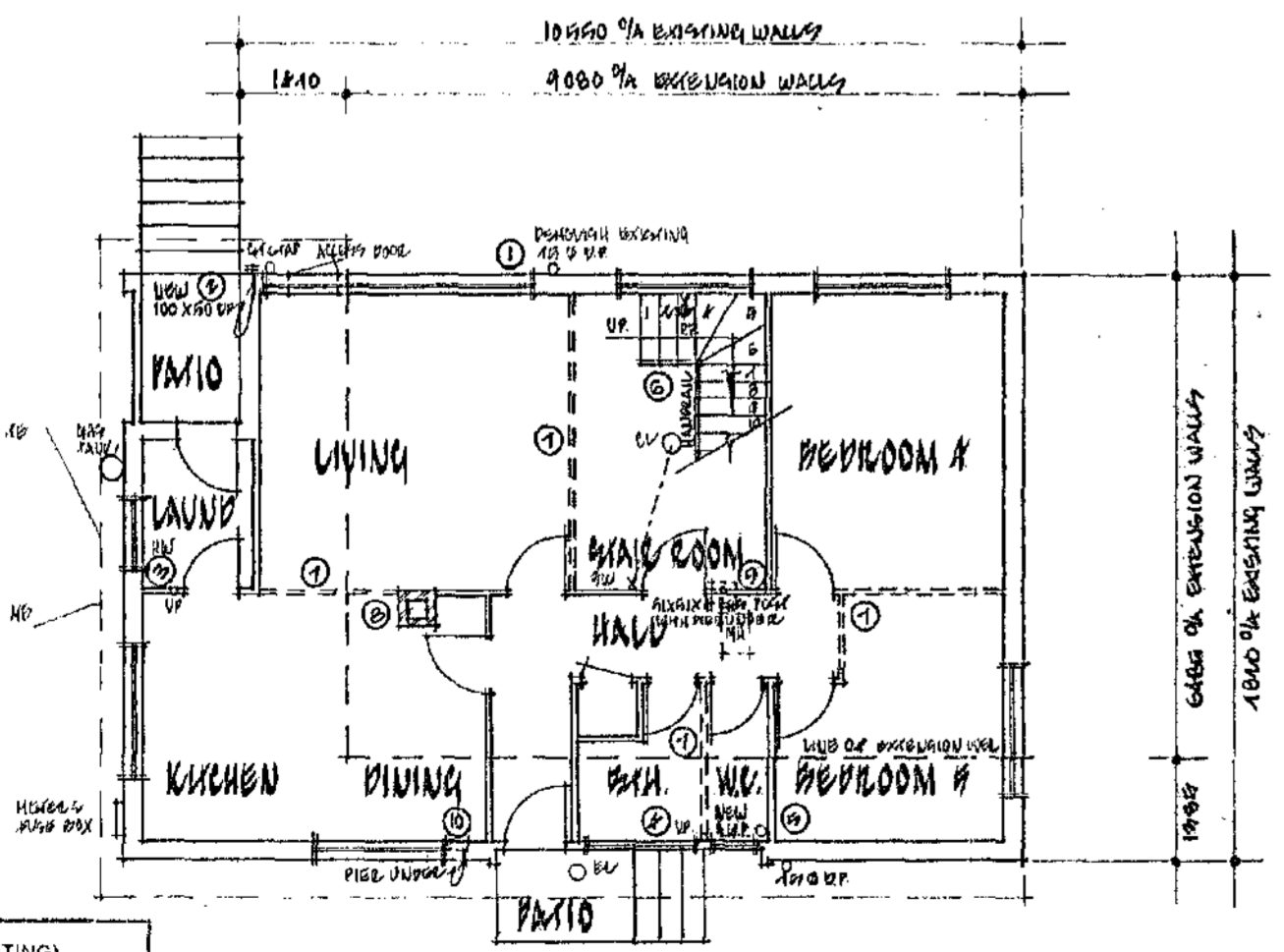
1/2" INS. POLYSTYRENE INSULATION TO EXTERIOR WALLS

CLEAR ALUMINUM FRAMES WITH 1/4" X 1/4" GLASS AT REAR FLOOR PLAN CORNER WINDOW

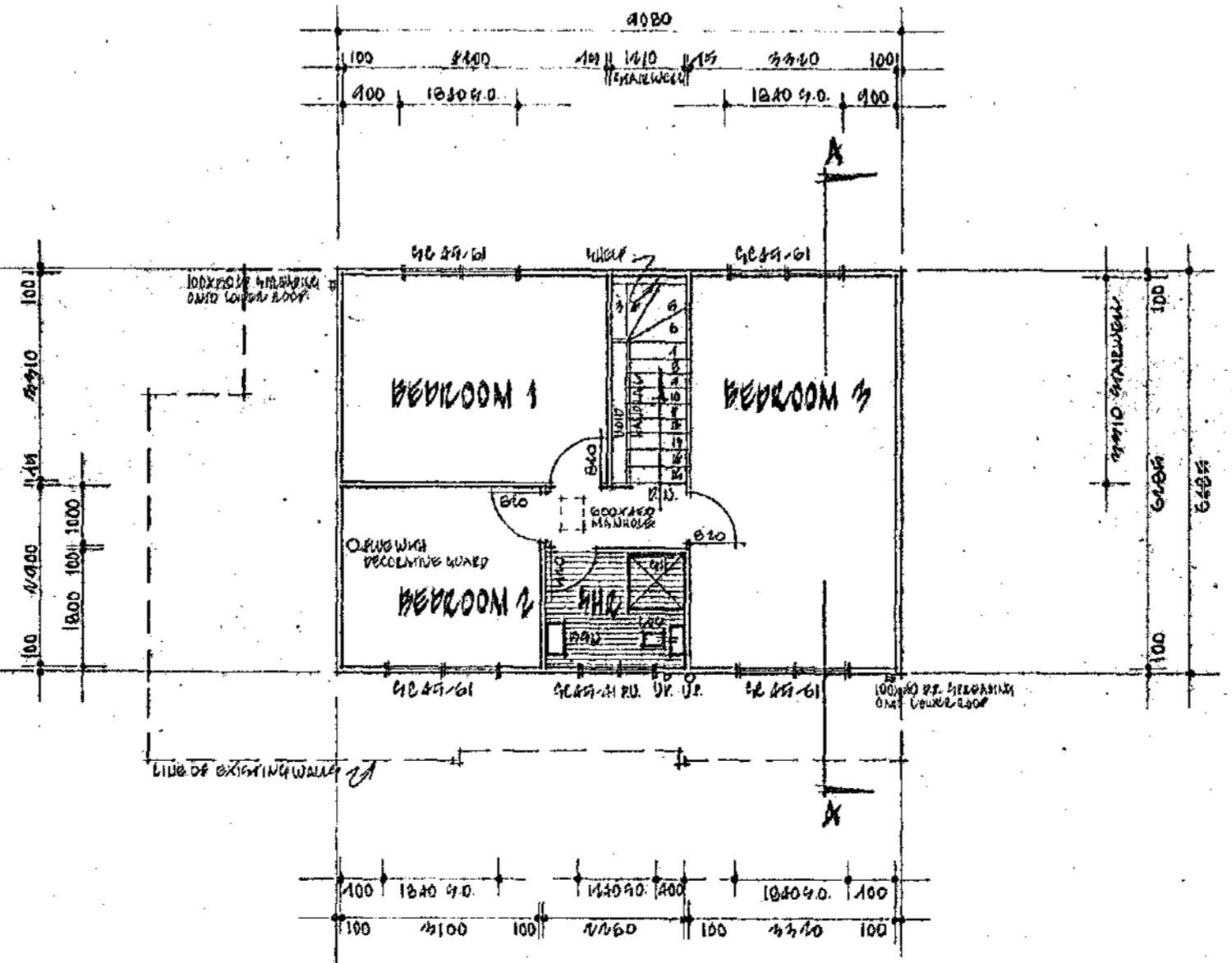
EXISTING ROOF FRAMES, RAFTERS, & BRACES NOT BEING REINFORCED TO REMAIN IN PLACE

GROUND FLOOR NOTES

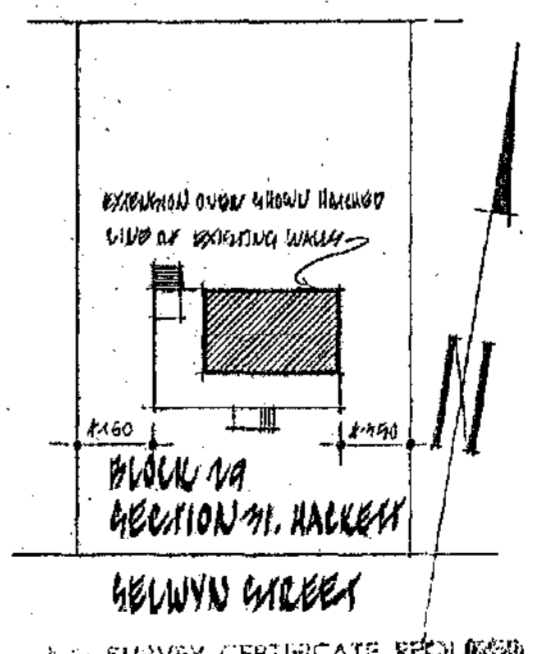
1. DEMOLISH EXISTING ST. & REAR TOWER
2. PROVIDE NEW ROOFING SYSTEM TO REAR AND TO EXISTING POLYSTYRENE INSULATION
3. 200# G. G. & BRASS BOARDS TO REAR AND TO EXISTING POLYSTYRENE INSULATION
4. 0.75" G. G. & BRASS BOARDS TO REAR AND TO EXISTING POLYSTYRENE INSULATION
5. 1/2" INS. POLYSTYRENE INSULATION TO EXTERIOR WALLS
6. CLEAR ALUMINUM FRAMES WITH 1/4" X 1/4" GLASS AT REAR FLOOR PLAN CORNER WINDOW
7. EXISTING ROOF FRAMES, RAFTERS, & BRACES NOT BEING REINFORCED TO REMAIN IN PLACE
8. EXISTING ROOFING TO REMAIN EXCEPT TO REAR ELEVATION PROVIDING NEW DRAINAGE SYSTEM TO MATCH EXISTING AT REAR AS POSSIBLE ALL NEW ROOFING TO BE ALUMINUM PANELS WITH 2" X 4" RAFTERS.
9. 200# G. G. & BRASS BOARDS TO REAR AND TO EXISTING POLYSTYRENE INSULATION
10. 0.75" G. G. & BRASS BOARDS TO REAR AND TO EXISTING POLYSTYRENE INSULATION
11. 1/2" INS. POLYSTYRENE INSULATION TO EXTERIOR WALLS
12. CLEAR ALUMINUM FRAMES WITH 1/4" X 1/4" GLASS AT REAR FLOOR PLAN CORNER WINDOW
13. EXISTING ROOF FRAMES, RAFTERS, & BRACES NOT BEING REINFORCED TO REMAIN IN PLACE
14. EXISTING ROOFING TO REMAIN EXCEPT TO REAR ELEVATION PROVIDING NEW DRAINAGE SYSTEM TO MATCH EXISTING AT REAR AS POSSIBLE ALL NEW ROOFING TO BE ALUMINUM PANELS WITH 2" X 4" RAFTERS.
15. 200# G. G. & BRASS BOARDS TO REAR AND TO EXISTING POLYSTYRENE INSULATION
16. 0.75" G. G. & BRASS BOARDS TO REAR AND TO EXISTING POLYSTYRENE INSULATION
17. 1/2" INS. POLYSTYRENE INSULATION TO EXTERIOR WALLS
18. CLEAR ALUMINUM FRAMES WITH 1/4" X 1/4" GLASS AT REAR FLOOR PLAN CORNER WINDOW
19. EXISTING ROOF FRAMES, RAFTERS, & BRACES NOT BEING REINFORCED TO REMAIN IN PLACE
20. EXISTING ROOFING TO REMAIN EXCEPT TO REAR ELEVATION PROVIDING NEW DRAINAGE SYSTEM TO MATCH EXISTING AT REAR AS POSSIBLE ALL NEW ROOFING TO BE ALUMINUM PANELS WITH 2" X 4" RAFTERS.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE PLAN

BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED APPROVAL GRANTED

14 MAR 1975

DELEGATE *[Signature]*

NATIONAL CAPITAL DEVELOPMENT COMMISSION

NO.	AMENDMENTS	DRWN.	APP.	DATE
1	PREPARED FOR SUBMITTAL			
2				
3				
4				
5				

PROPOSED CONVERSION

MR. B. M. & MRS. A. M. O'CONNOR

10 BELWYN STREET, HADLEY, N.S.

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.

THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF CAPE COD ROOFING PTY. LTD. AND MUST NOT BE REPRODUCED, USED OR COPIED FOR ANY PROJECT WITHOUT WRITTEN AUTHORITY FROM CAPE COD ROOFING PTY. LTD.

SCALE: 1:100 DRAWING No. 11/11/75

Department of the Capital Territory
Building Section

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

CERTIFICATE OF FITNESS

(CLASS AND X OCCUPANCY ONLY)

BL1/8(9/75)

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

situated on

Block <u>29</u>	Section <u>31</u>	Division <u>Hackett</u>
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. <u>40926/B & 40926/C</u>		
Type of construction*	Class of occupancy*	Number of storeys
Permit no. <u>954</u>	Name of permit holder <u>N H M^c Kay</u>	

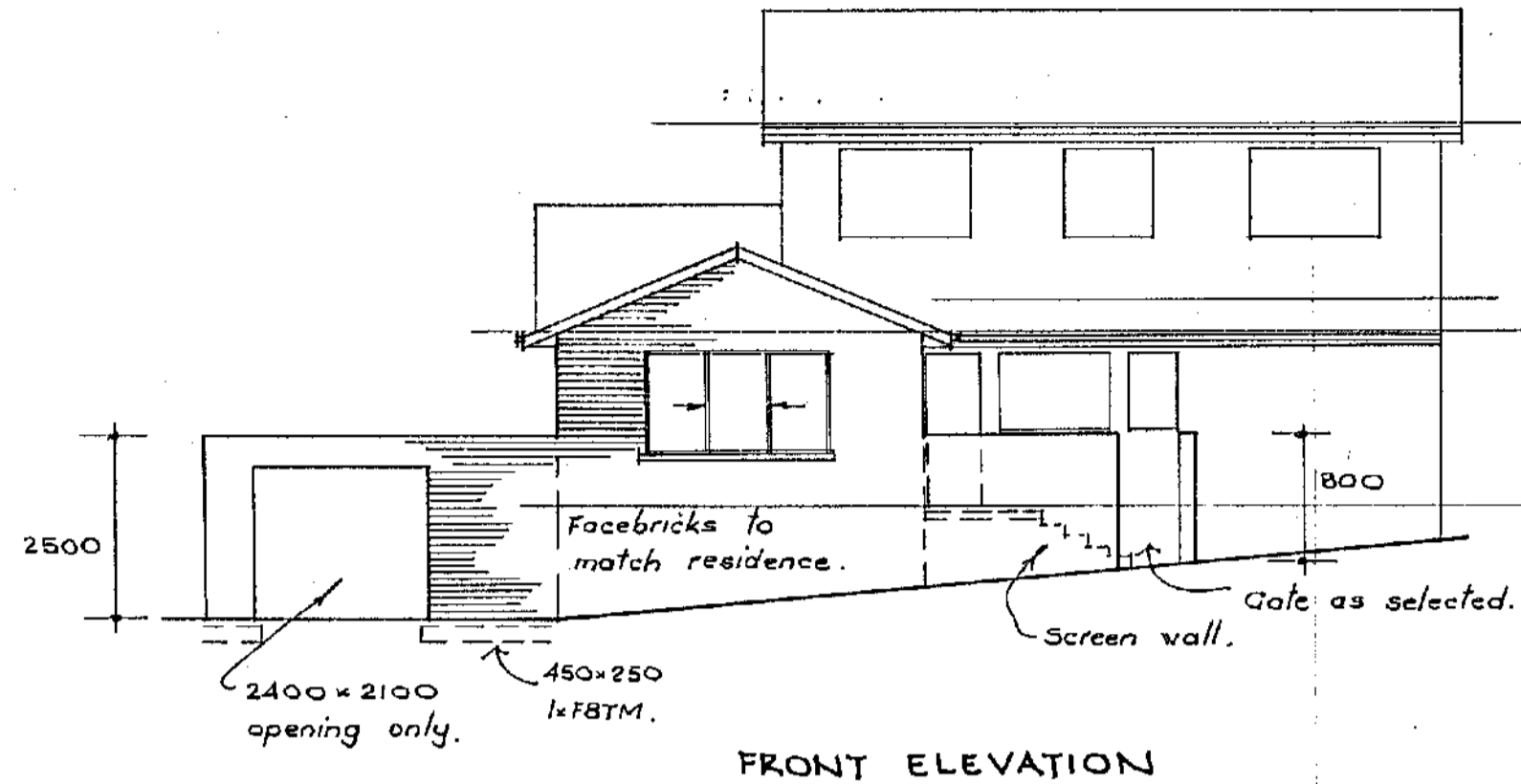
*As defined in the Building Manual
A.C.T.

No 2022 44 of 87

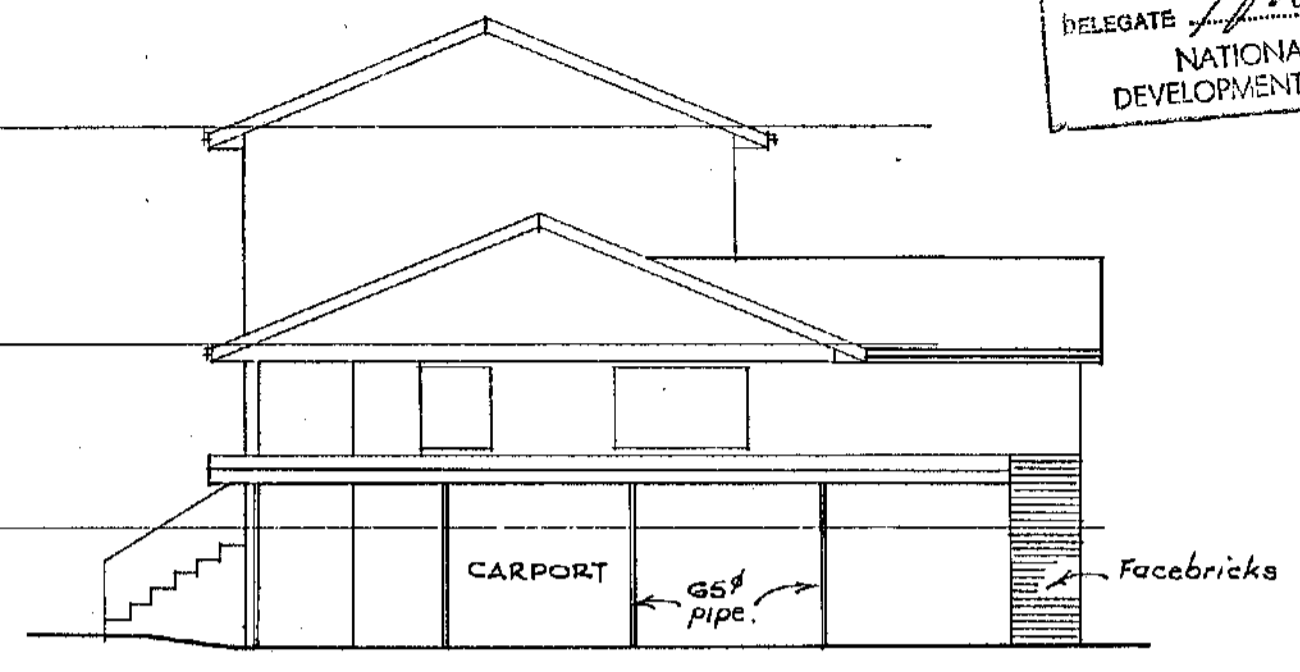
[Signature]
Deputy Building Controller
10/11/77

BUILDINGS (CONSTRUCTION) ACT
 ORDINANCE 1964 AS AMENDED
 APPROVAL GRANTED
 27 APR 1977
 DELEGATE *M. Muller*
 NATIONAL CAPITAL
 DEVELOPMENT COMMISSION

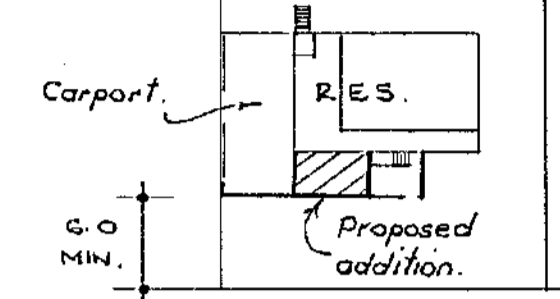
PERMIT No. 40926/B
 Revised Building Section
 19 APR 1977 S1
 Dept. of the Capital Territory



FRONT ELEVATION

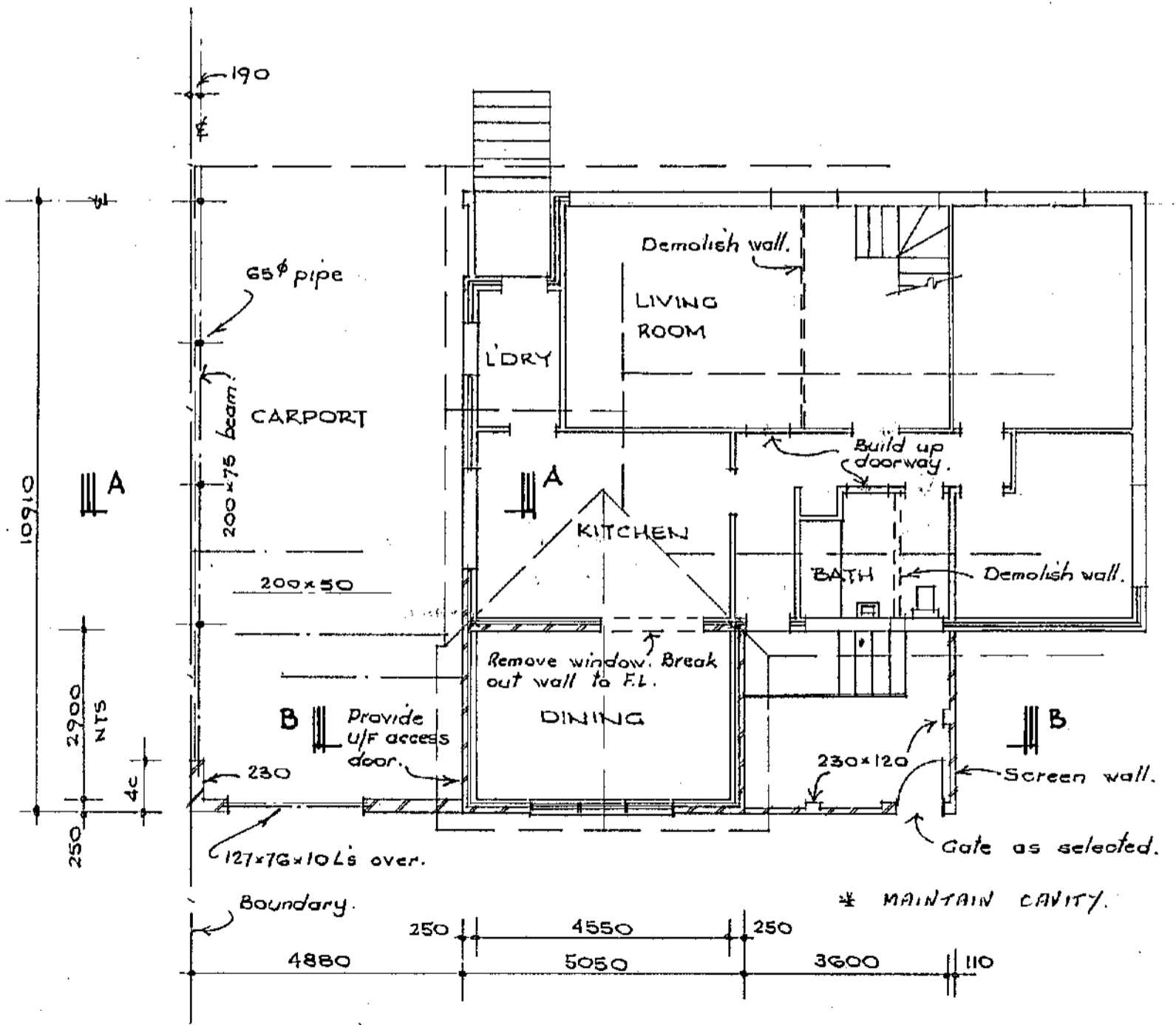


L. H. ELEVATION

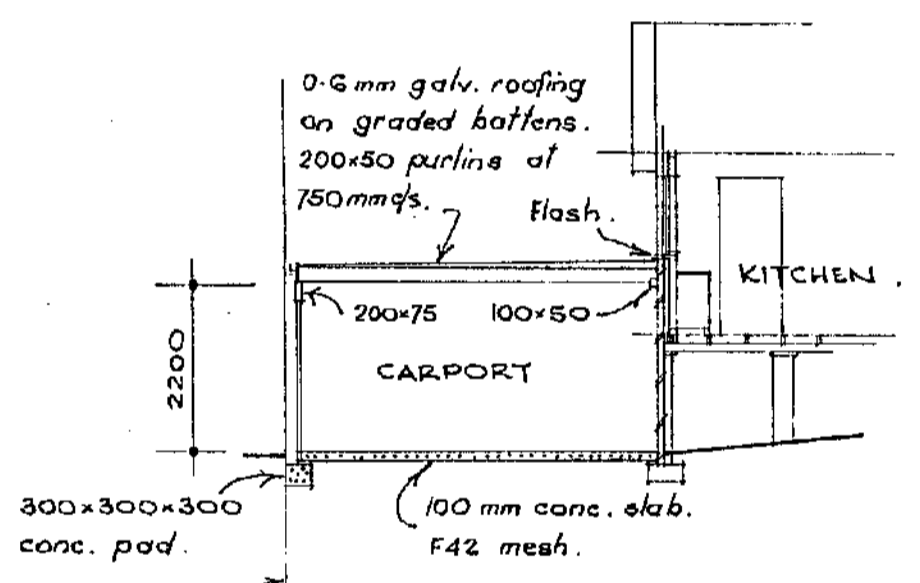


SELWYN ST.
 SITE PLAN
 Scale 1:500

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

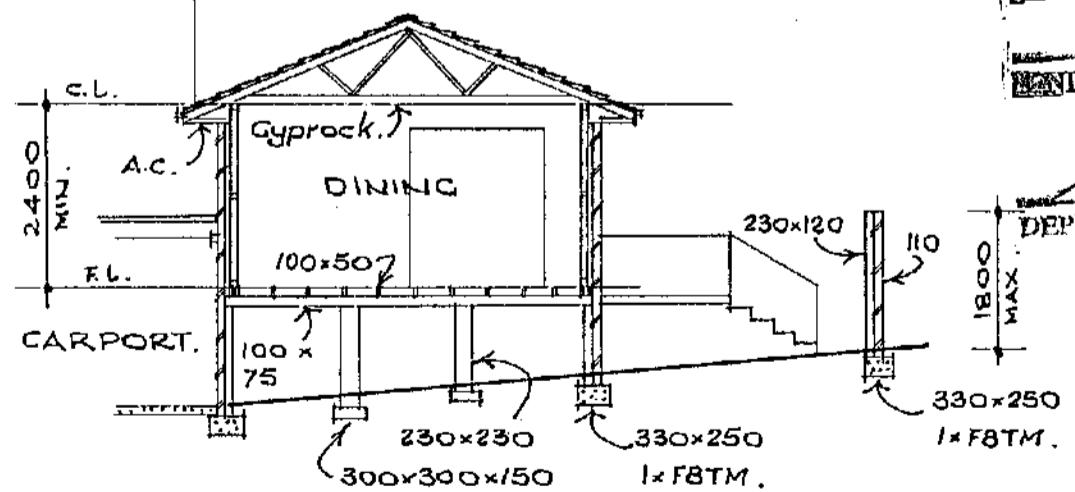


GROUND FLOOR PLAN



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 22 1/2°



SECTION B-B

FOOTINGS TO BE TAKEN DOWN TO SOLID GROUND

Building to be constructed in accordance with the Building M. and E. Act
 All materials and equipment to be certified to the relevant standards
 Any fittings to use native strips or other untested land to be provided in writing with Land Services Section

PLANS AND SPECIFICATIONS FOR THIS PROJECT RECOMMENDED FOR APPROVAL BY THE
 ENGINEER FOR WATER SUPPLY AND SEWERAGE / /19
 CHIEF ELECTRICAL ENGINEER / /19
 STRUCTURAL ENGINEER / /19
 DEPUTY TECHNICAL OFFICER
 ALL CONSTRUCTION BY THE HOLDER OF THIS CLASS LICENSE
 DEPUTY CONTROLLER 27/6/1976

GENERAL NOTES:
 PROVIDE DOWNPIPES AS REQUIRED AND CONNECT TO STORMWATER.
 PROVIDE SUB-FLOOR VENTILATION, OR DIRECT VENTILATION TO UNDER-FLOOR AREA - MIN. 0.002 M² per Metres run.
 ALL ELECTRICAL WORK TO A.C.T.E.A. REQ. FLOOR, & WALLS TO 1800 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.T. 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.

AREAS:
 ADDITION 15.9 M²
 CARPORT 53.0 M²

SCALE: 1:100	PROJECT: 1677/242	SHEET: 1 OF 2	DRAWING NUMBER: 1333
DRAWN: M. M.C.I.	AREA:		
DATE: APR. 1977			

CANBERRA ROOF TRUSSES PTY. LTD.

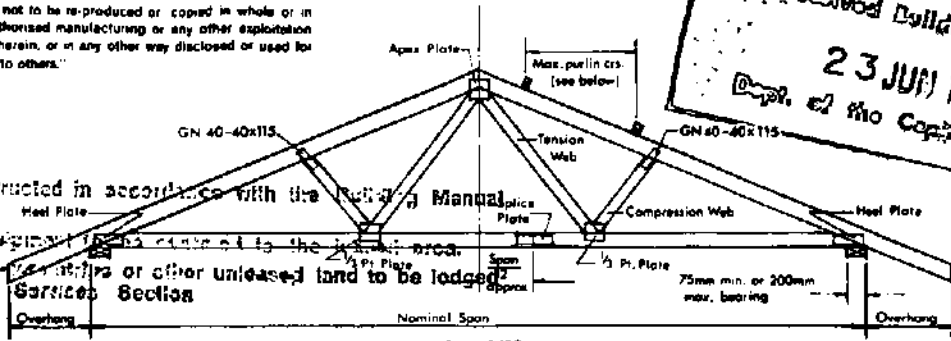
179 GLADSTONE ST., Fyshwick, A.C.T. 2609 TELEPHONE: 951044
 P.O. BOX 299, Fyshwick, A.C.T. 2609

29
 BLOCK: 31 SPAN: 4800
 SECTION: HACKETT OVERHANG: 450
 PITCH: 22 1/2°
 SUBURB: HACKETT

"This drawing and/or data sheet, and the confidential proprietary information thereon, is the property of Automated Building Components (Aust) Pty. Ltd. and is not to be re-produced or copied in whole or in part, or used for unauthorised manufacturing or any other exploitation of the item disclosed therein, or in any other way disclosed or used for furnishing information to others."

PLAN FILE No. 40926/C
 Received Building Section
 23 JUN 1977 S11
 Dept. of the Capital Territory

Building to be constructed in accordance with the Building Manual A.C.T.
 All materials and equipment to be used on the site or other unleased land to be lodged in writing with Land Services Section



NOTE For GN Plate Locations Refer Sheet S100

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	6500	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	8600
	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		8. Timber Type: S1 to S5		Automated Building Components KALIMNA AVENUE, SPRINGVALE, 3171 VICTORIA (AUST) PTY. LTD. TELEPHONE: 548 8888	
1. Truss spans as indicated		7. Maximum Undersize: 3 mm			
2. Max. Truss Crs: 900 mm		8. Grades As Noted:		Type A Truss Designed by: <i>[Signature]</i> Certified by: <i>[Signature]</i> Date: 19.9.73 Drawing No. CRT 152 AIT 900/1	
3. Roof Material: Tiles		9. Moisture Content: Green			
4. Purlin or Batten Crs: 340 mm		10. Design Wind Velocity: 160km/h			
5. Ceiling Material: 10mm Plaster		11. Pitch As Noted			



CERTIFICATE OF OCCUPANCY OR USE

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

Verandah

situated at

Block <i>29</i>	Section <i>31</i>	Division <i>Flackett</i>
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. <i>40926/D</i>		
Type of construction * <i>5</i>	Class of occupancy * <i>X</i>	(* as defined in the Building Manual A.C.T.)
Permit No. <i>47373</i>	Name of permit holder <i>C. A. Bunn</i>	

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

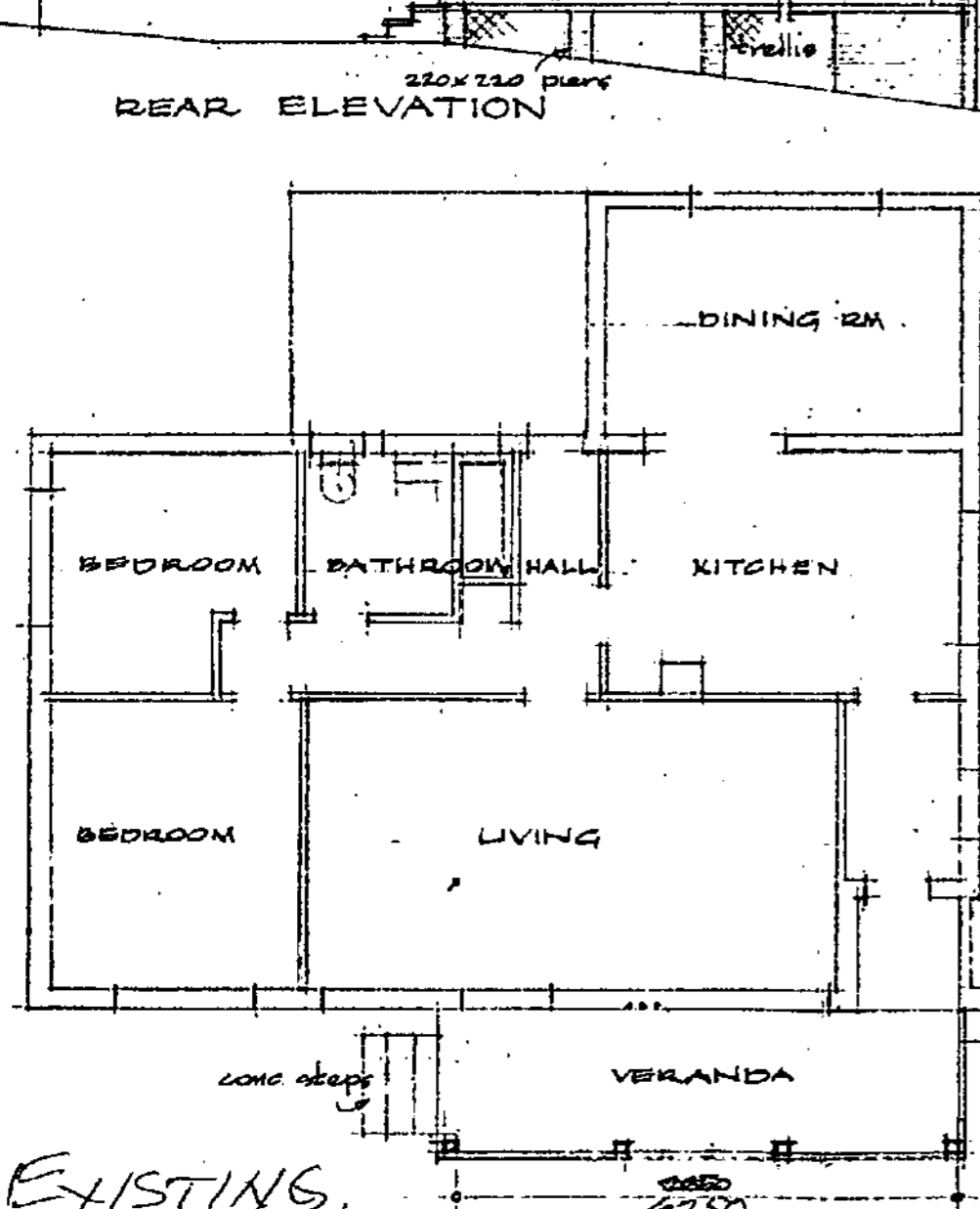
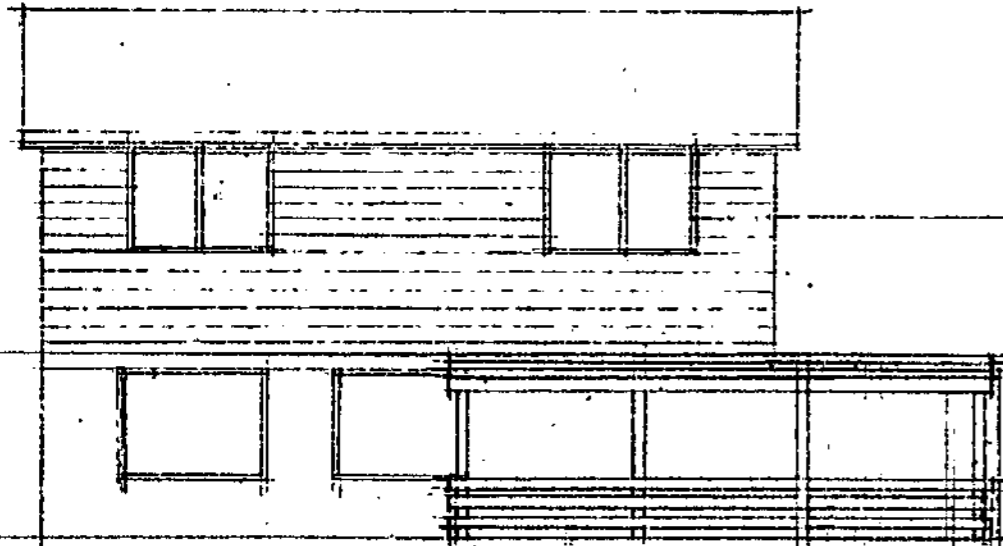
Wilson

Deputy Building Controller

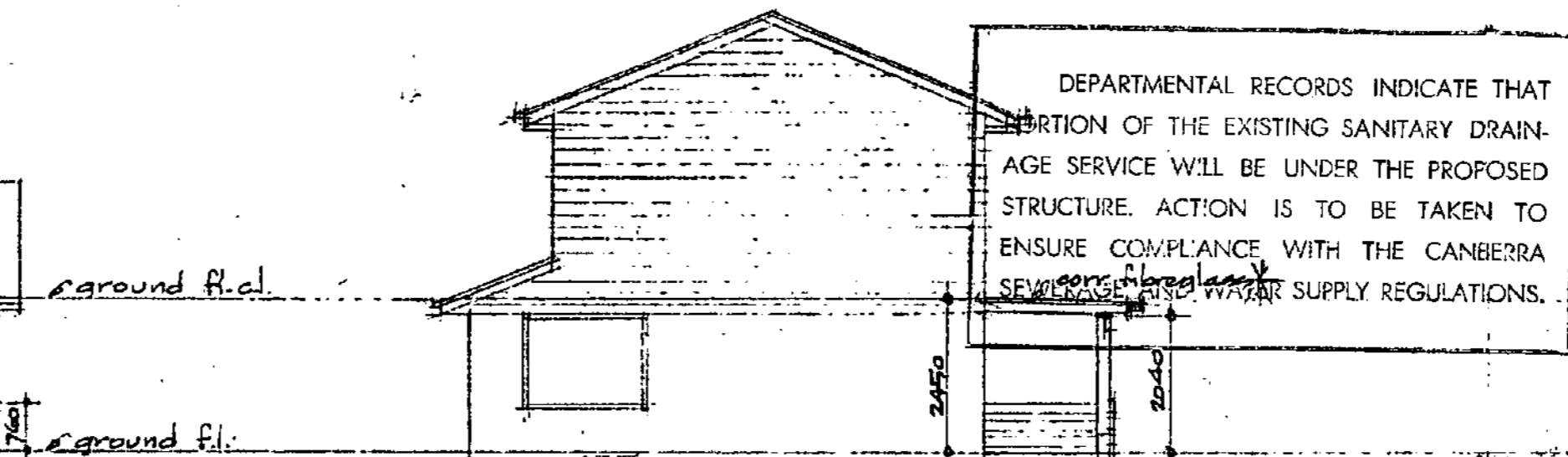
20.6.83

date

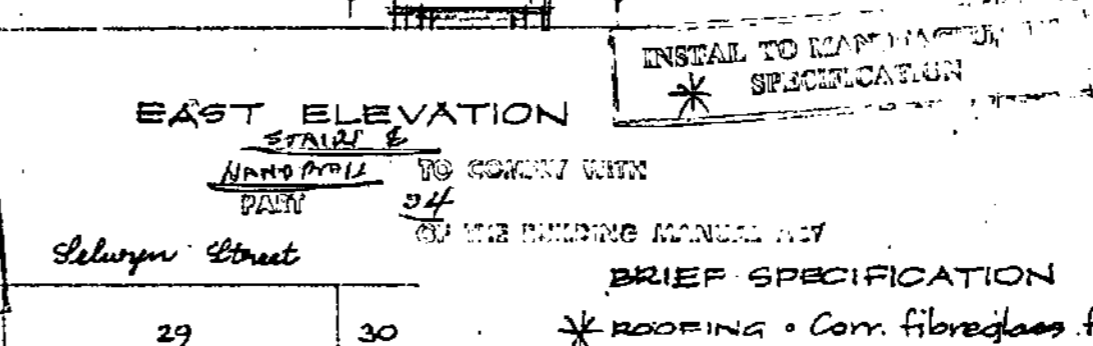
SEE OVERLEAF



EXISTING. VERANDA AT 22 SELWYN STREET, HACKETT



APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS 'C' CLASS OF CONTRACTOR'S LICENSE I
Arthur 1982
 DEPUTY BUILDING CONTROLLER



BUILDINGS (DESIGN AND S.I.L.C.)
 ORDINANCE 1964 AS AMENDED
 APPROVAL GRANTED
 29 JUL 1982
 DELEGATE: *D. Stubbins*
 NATIONAL CAPITAL DEVELOPMENT COMMISSION

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

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.

INSTALL TO MATCH FACTORY SPECIFICATION

BRIEF SPECIFICATION

- * ROOFING • Com. fibreglass fixed with brass screws.
- * FRAMING • Ceil. joists 125 x 45 Oregon, noggled with 90 x 45 Oregon.
- Wall pls. 125 x 40 Oregon bolted to wall.
- Facia 125 x 45 Oregon.
- Bressumer 140 x 45 over 95 x 95 Oregon posts.
- Balustrade 3/145 x 45 Oregon rails. 2 bolts per post.
- Floor - 70 x 20 h.w. decking 5 apart on 50 wide joists 420 apart

PLANS/FILE No. 4092610
 Received Building Section
 14 JUL 1982
 Dept. of the Capital Territory

S/2

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY
Clarence A. Bunn 30/7/1982
 ENGINEER FOR WATER SUPPLY AND SEWERAGE
 CHIEF ELECTRICAL ENGINEER / /19
 STRUCTURAL ENGINEER / /19

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, EXCEPT AS TO A PROVISION, CONSTANT OR CONDITION OF USE.



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(l)	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

Issued on: 31/10/2018

Delegate of the ACT Construction
Occupations Registrar.

22 Selwyn Street Hackett

Five place

SITE WORK NOTICE

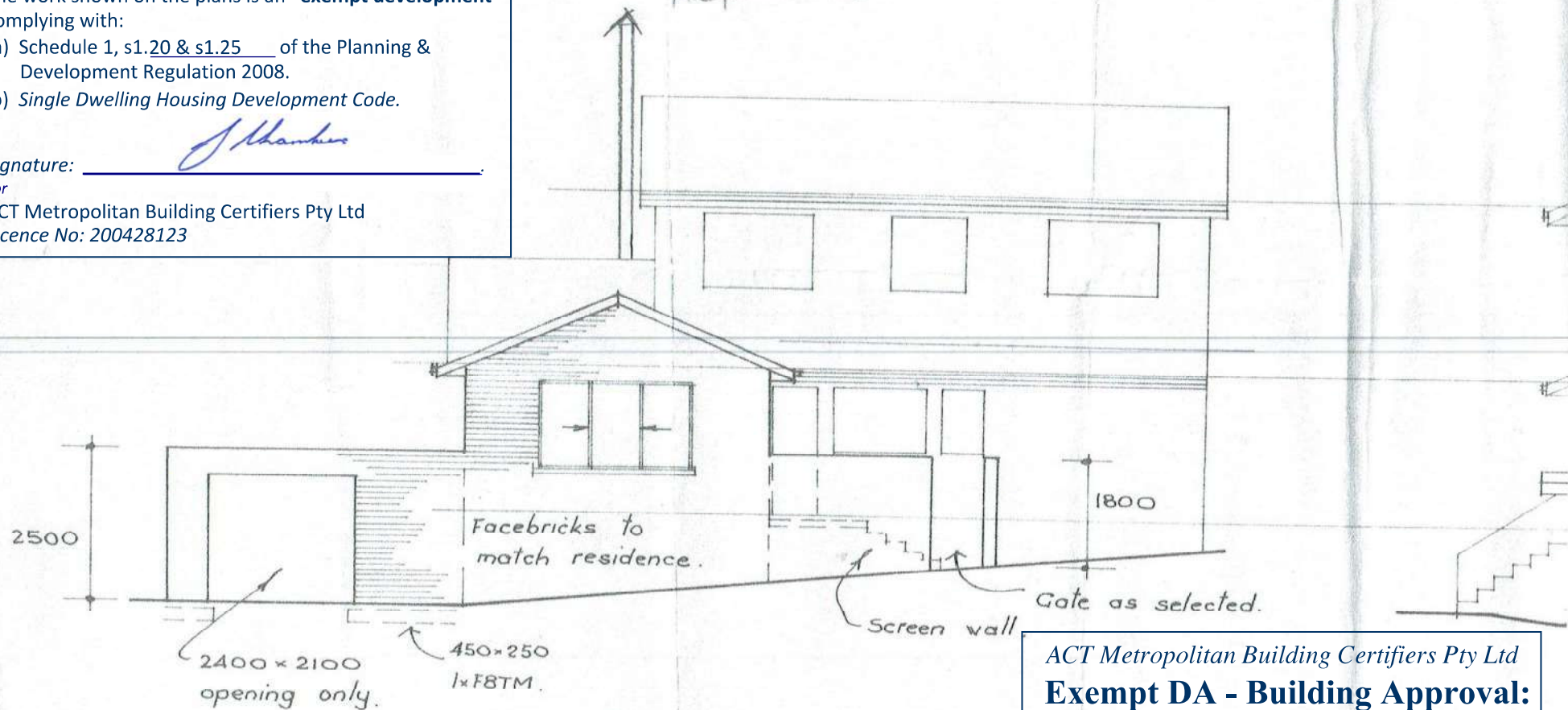
The work shown on the plans is an "exempt development" complying with:

- (a) Schedule 1, s1.20 & s1.25 of the Planning & Development Regulation 2008.
- (b) Single Dwelling Housing Development Code.

Signature: J. Chambers

For
ACT Metropolitan Building Certifiers Pty Ltd
Licence No: 200428123

Fire place flue



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: J. Chambers 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

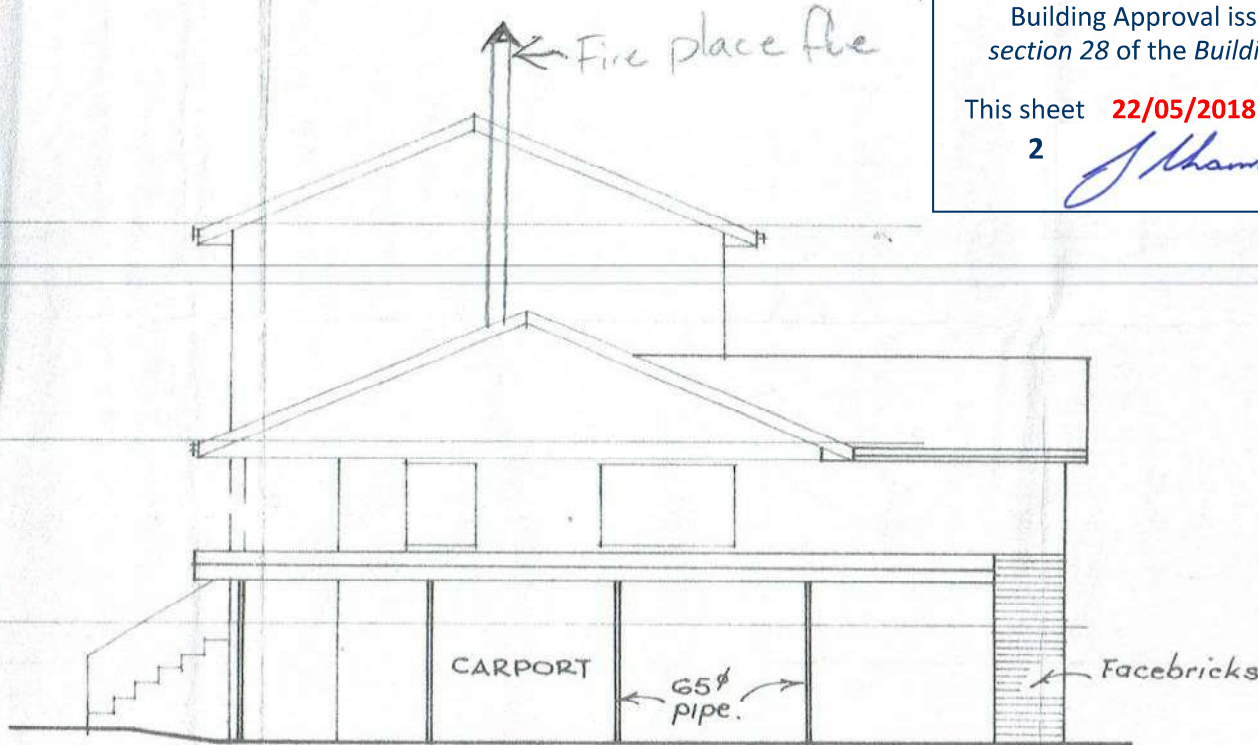
Building Approval issued under
section 28 of the Building Act 2004

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

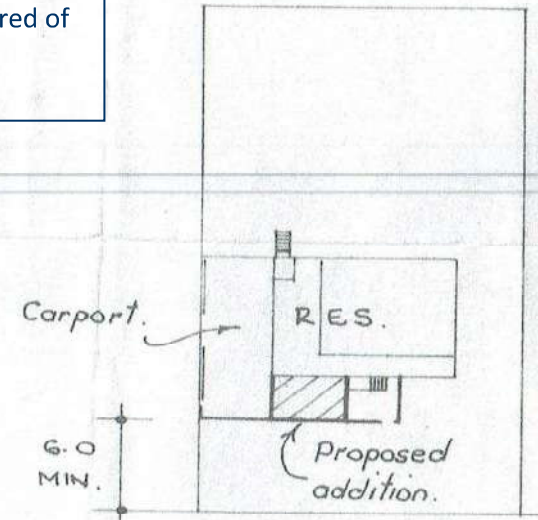
2

J. Chambers

4



L. H. ELEVATION



SELWYN ST.

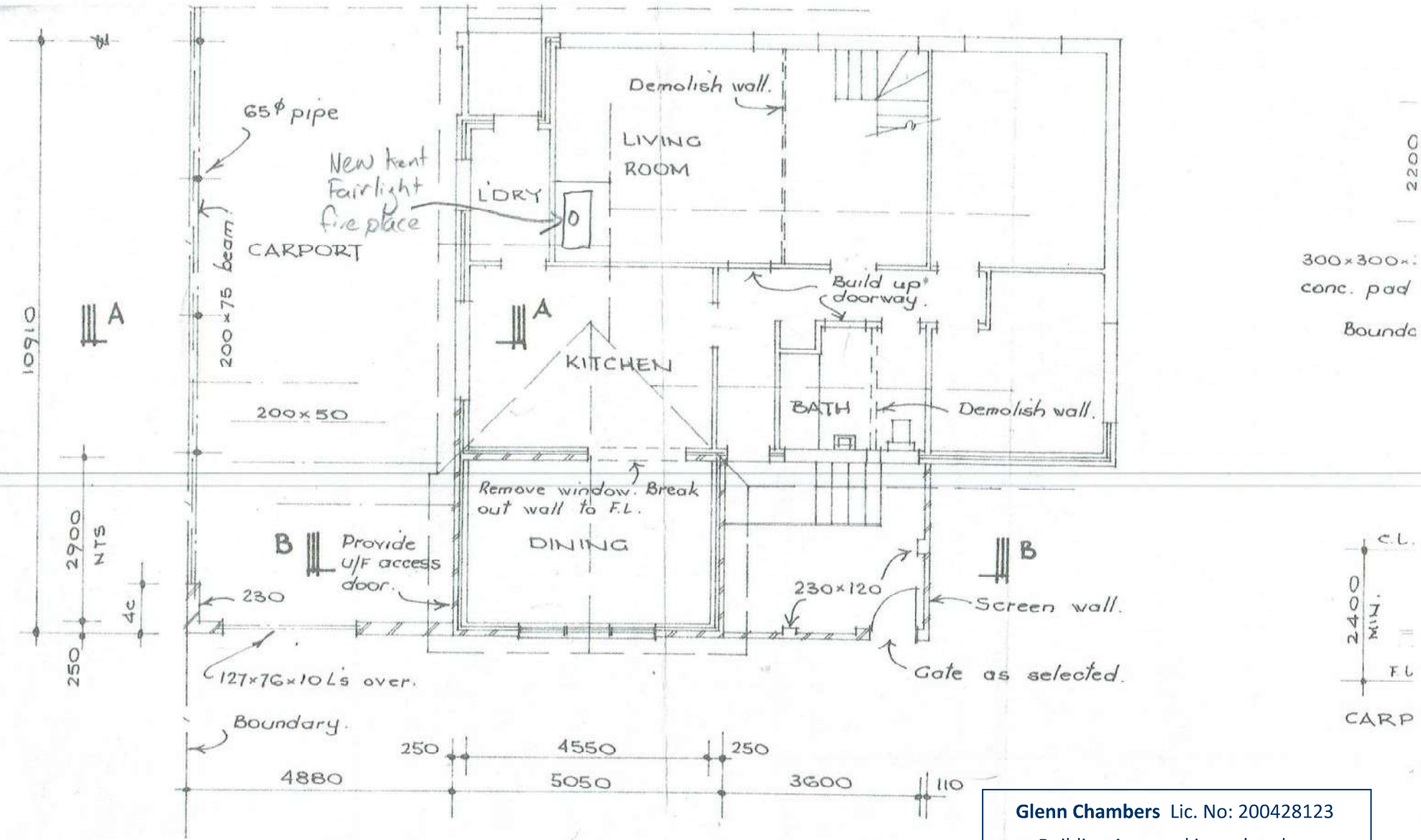
SITE PLAN

Scale 1:500

NOTE : NO PART OF CARPORT ROOF
TO ENCRQACH 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 *J. Chambers* 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

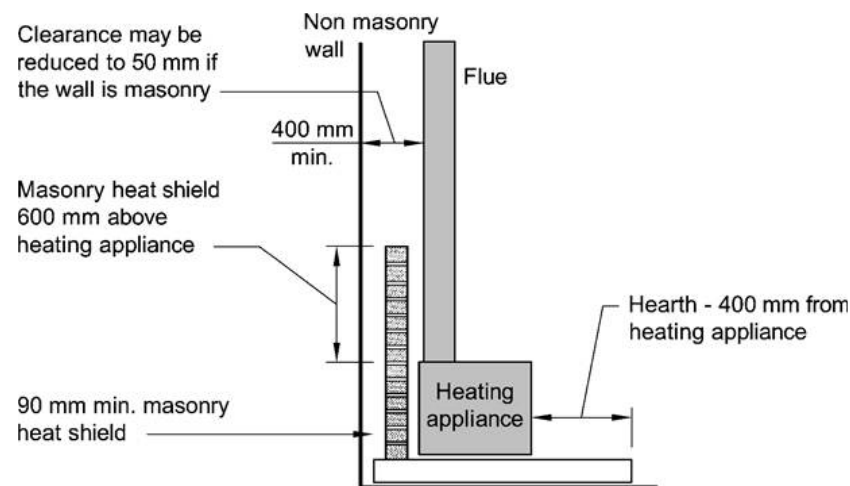


Diagram b. PLAN VIEW

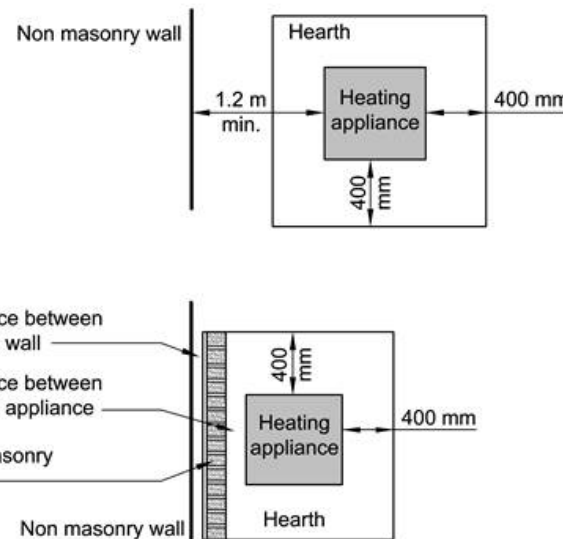
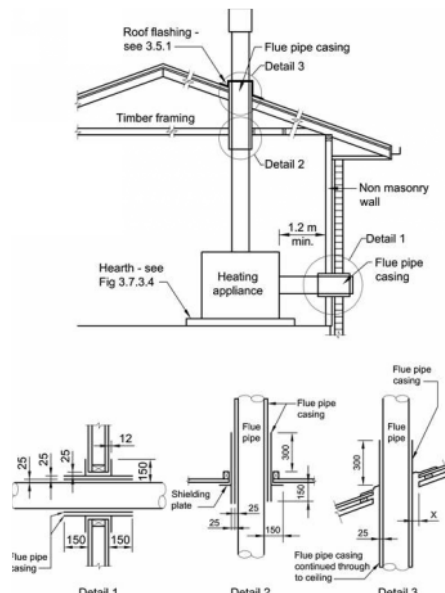


Figure 3.7.3.5
ACCEPTABLE FLUE INSTALLATION DETAILS



Glenn Chambers Lic. No: 200428123
 Building Approval issued under
section 28 of the Building Act 2004
 This sheet **22/05/2018** numbered of
4 *Glenn Chambers* **4**

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 **22/05/2018** numbered of
1 **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.



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



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

This sheet **22/05/2018** numbered of
3 **15**



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:

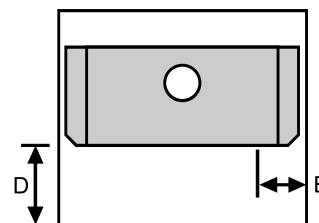
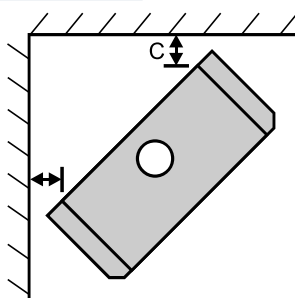
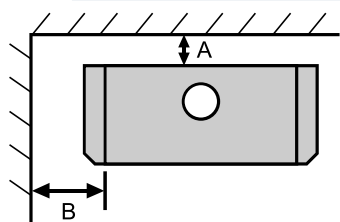
- * The hearth must consist of at least 7.5 mm thick compressed fibre cement sheet with a thermal conductivity not greater than 0.33 W/m²K
- * The top surface of the hearth must be no less than 40 mm above the floor.
- * The hearth must be no less than 1150 mm wide
- * It is not recommended that you make your own hearth
- * The hearth and heater assembly must be placed on a firm and level surface.

Glenn Chambers Lic. No: 200428123
Accompanying document

This sheet **22/05/2018** numbered of
4 **15**

Parallel I

Corner Installation



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.

Clearances	A	B	C	D	E
Fairlight					
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.

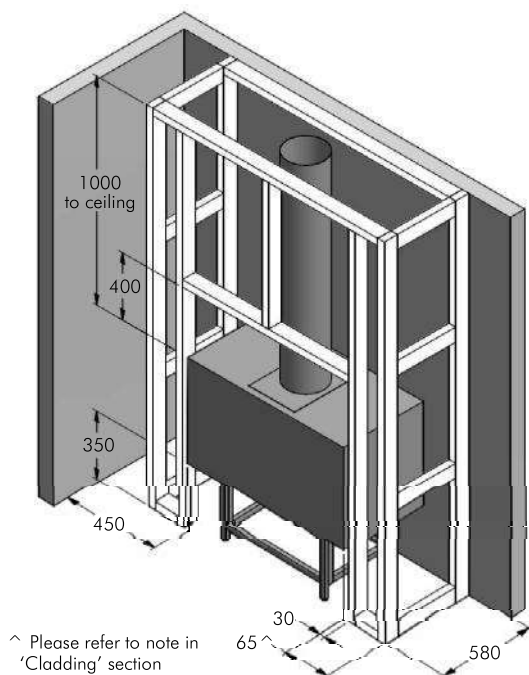
The appliance must be installed by a qualified wood heater installer according to the latest version of AS2918. Please note that the enclosure must be sealed from external draughts and vermin.

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/m²K.

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

This sheet **22/05/2018** numbered of
5 **15**

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.

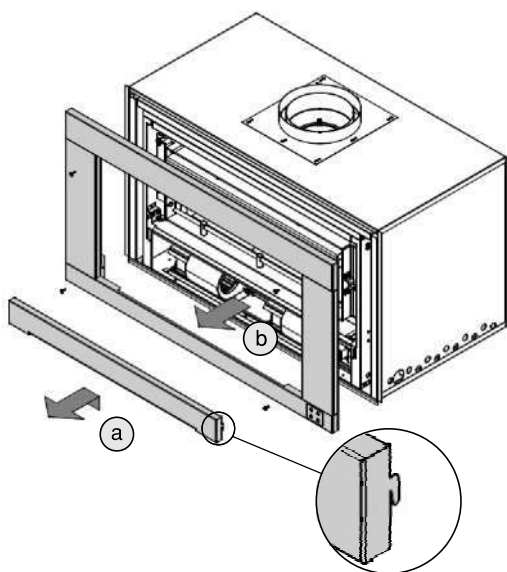
Please refer to the following steps to assist you in fitting the cladding to the front of your enclosure.

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 be 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.

Glenn Chambers Lic. No: 200428123
Accompanying document

This sheet **22/05/2018** numbered of
6 **15**

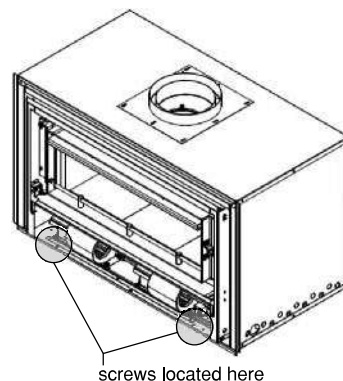
Glenn Chambers

60 of 87

2

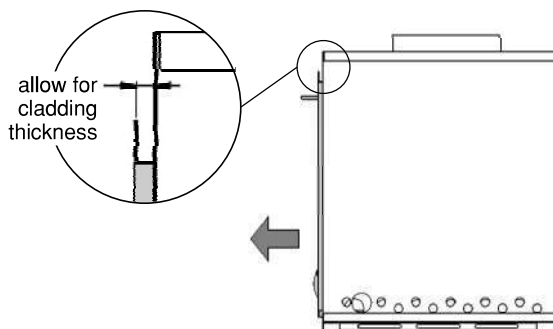
Reposition Heater Body

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.

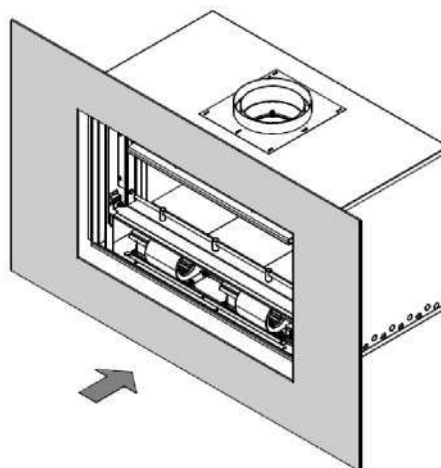


3

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

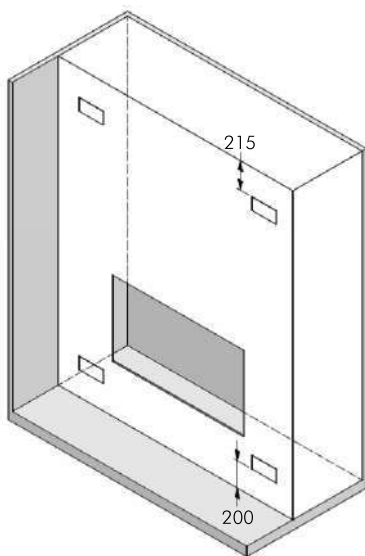
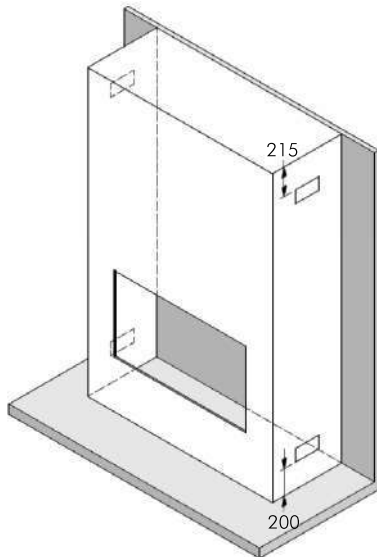
VENTILATION

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.

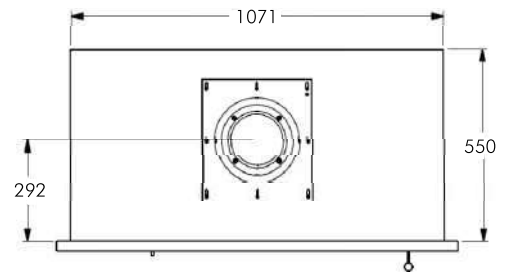
The vents need to have a minimum open area of 19,600 mm² (9,800 mm² top and 9,800 mm² bottom) and must be placed at the top and bottom of the enclosure.

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.

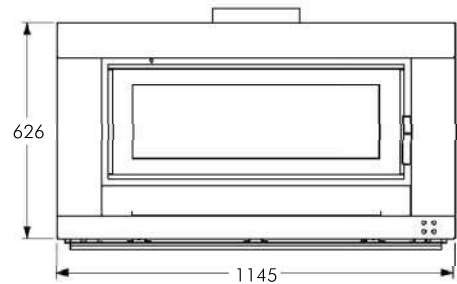
Examples of typical installations are shown in the following diagrams:



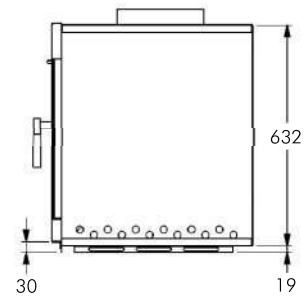
HEATER DIMENSIONS



Top View



Front View



Side View

Glenn Chambers Lic. No: 200428123
 Accompanying document

This sheet **22/05/2018** numbered of
7 **15**

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.

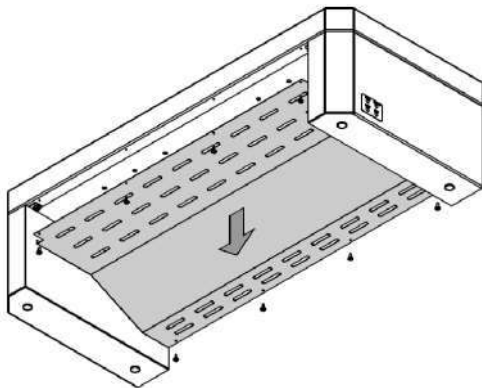
Please note that the bench comes pre-assembled with the fans positioned in the centre.

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.

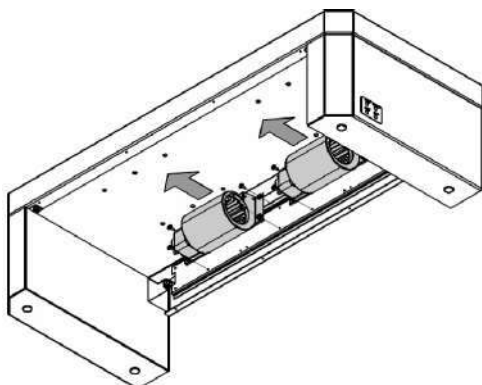


2

Assembling the Fan Air Deflector

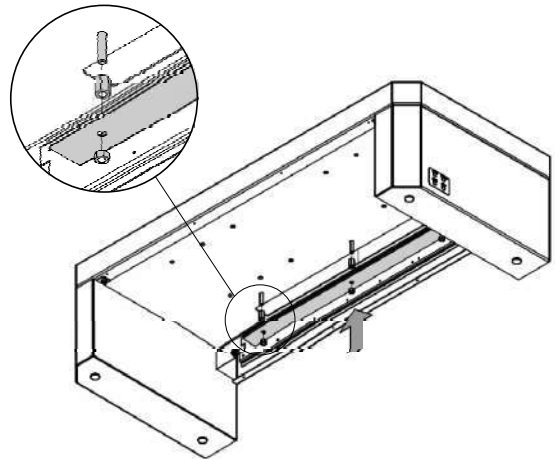
Before you assemble the air deflector, you will need to remove the two fans in the bench.

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



Use  x3,  x3 and  x3

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.

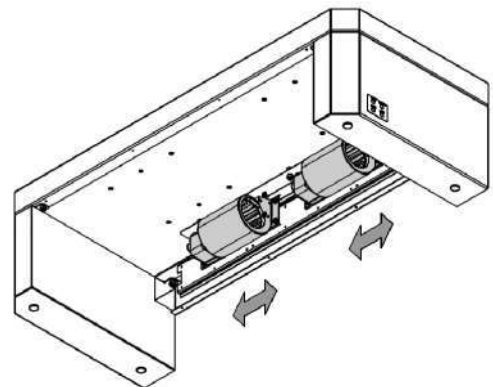


3

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

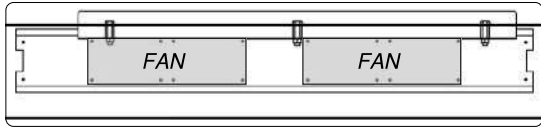
This sheet **22/05/2018** numbered of
8 **15**

Glenn Chambers

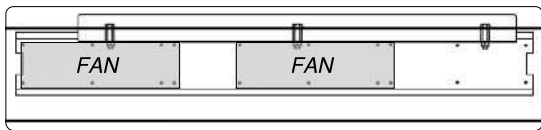
ASSEMBLING YOUR NEW HEATER

– BENCH FOR FREESTANDING MODEL

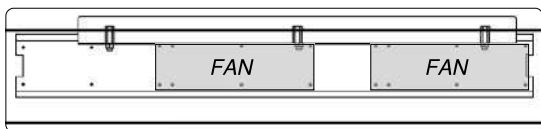
If you would like to position your heater body in the *centre*, place the fans in the locations shown below:



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:

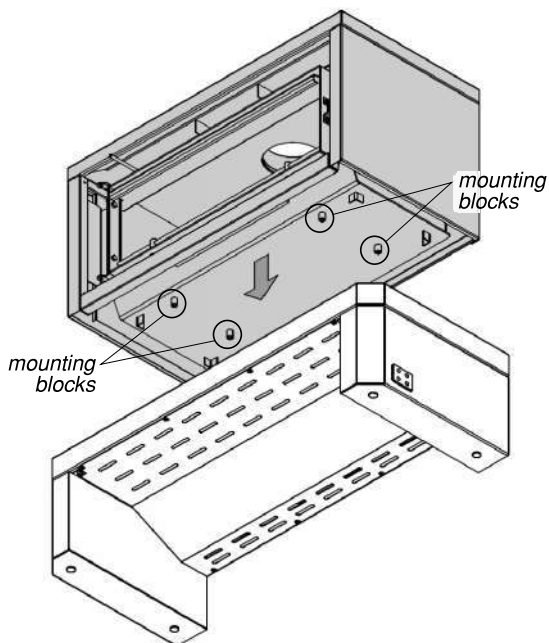


4

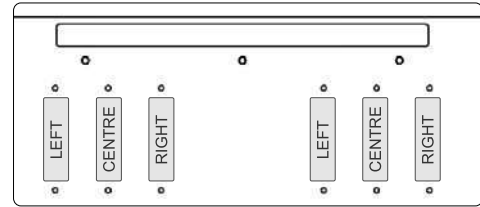
Mount Heater Body to Bench

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.

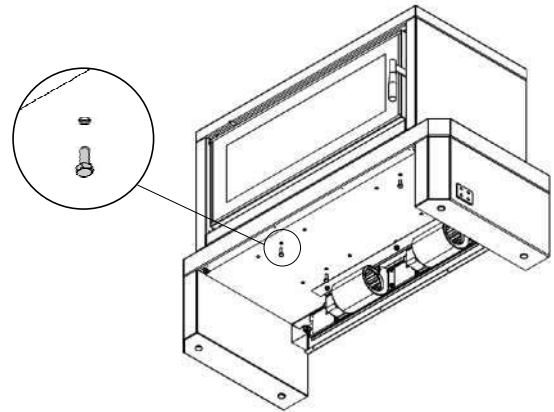


Align the mounting blocks with the holes in the top face of the bench. The holes to be used are outlined below.



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

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

9

15



ASSEMBLING YOUR NEW HEATER

– FREESTANDING AND INSERT MODEL

Glenn Chambers Lic. No: 200428123
Accompanying document

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.

This sheet **22/05/2018** numbered of
10 **15**

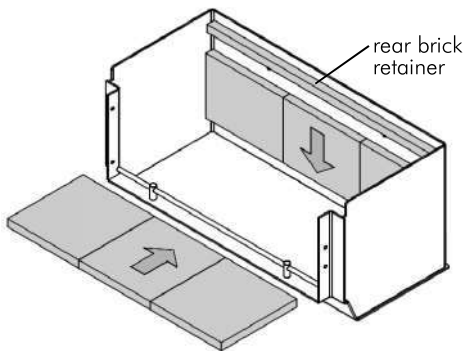
J. Chambers

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.

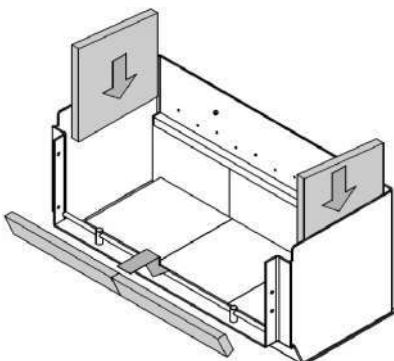
Place the rear and bottom firebricks in first. Please note that these firebricks are similar in size. The rear firebricks are 200 mm high by 275 mm wide. The bottom firebricks are 270 mm deep by 255 mm wide.

Place the rear brick retainer over the rear firebricks.

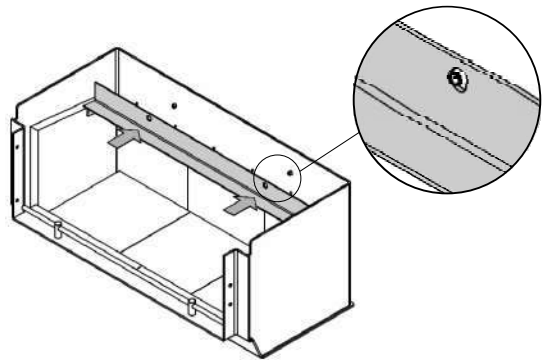


The side firebricks have an angled cut on the top edge. Place these firebricks into the firebox so that the shorter edge is at the rear of the firebox and the longer edge is at the front.

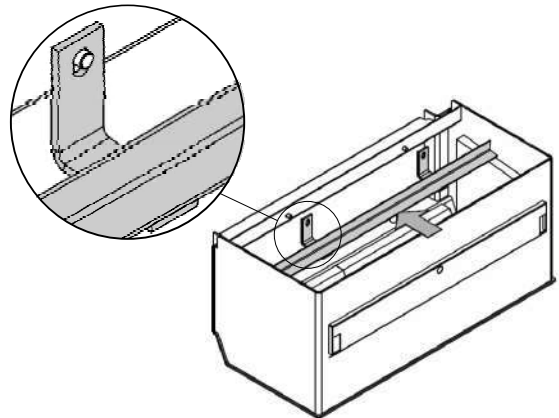
The top face of the front firebricks are cut at an angle. Place these firebricks into the firebox so that the top face sits horizontally.



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.

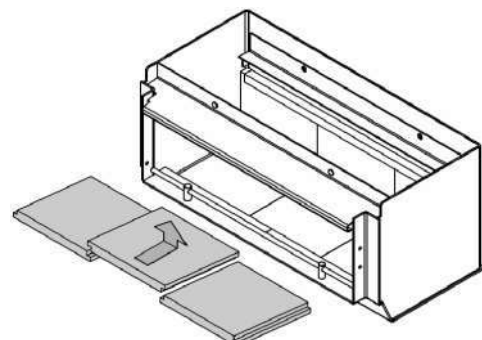


Place the front baffle holder into the firebox. This sits on top of the side firebricks towards the front of the firebox. There are two locating holes in the holder that sit over pins at the front of the firebox.



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

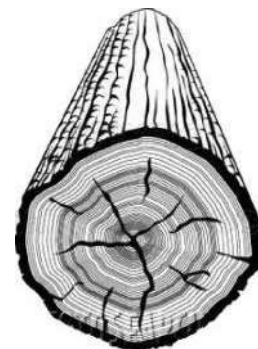
It is important that wood be stored under cover. Even wood that is years old will absorb large quantities of moisture if exposed to the elements.

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.



Glenn Chambers Lic. No: 200428123 <i>Accompanying document</i>
This sheet 22/05/2018 numbered of
11  15

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.

Glenn Chambers Lic. No: 200428123
Accompanying document

This sheet **22/05/2018** numbered of
12 **15**



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 **22/05/2018** numbered of
13 **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.

Glenn Chambers Lic. No: 200428123

Accompanying document

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

14

15



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.

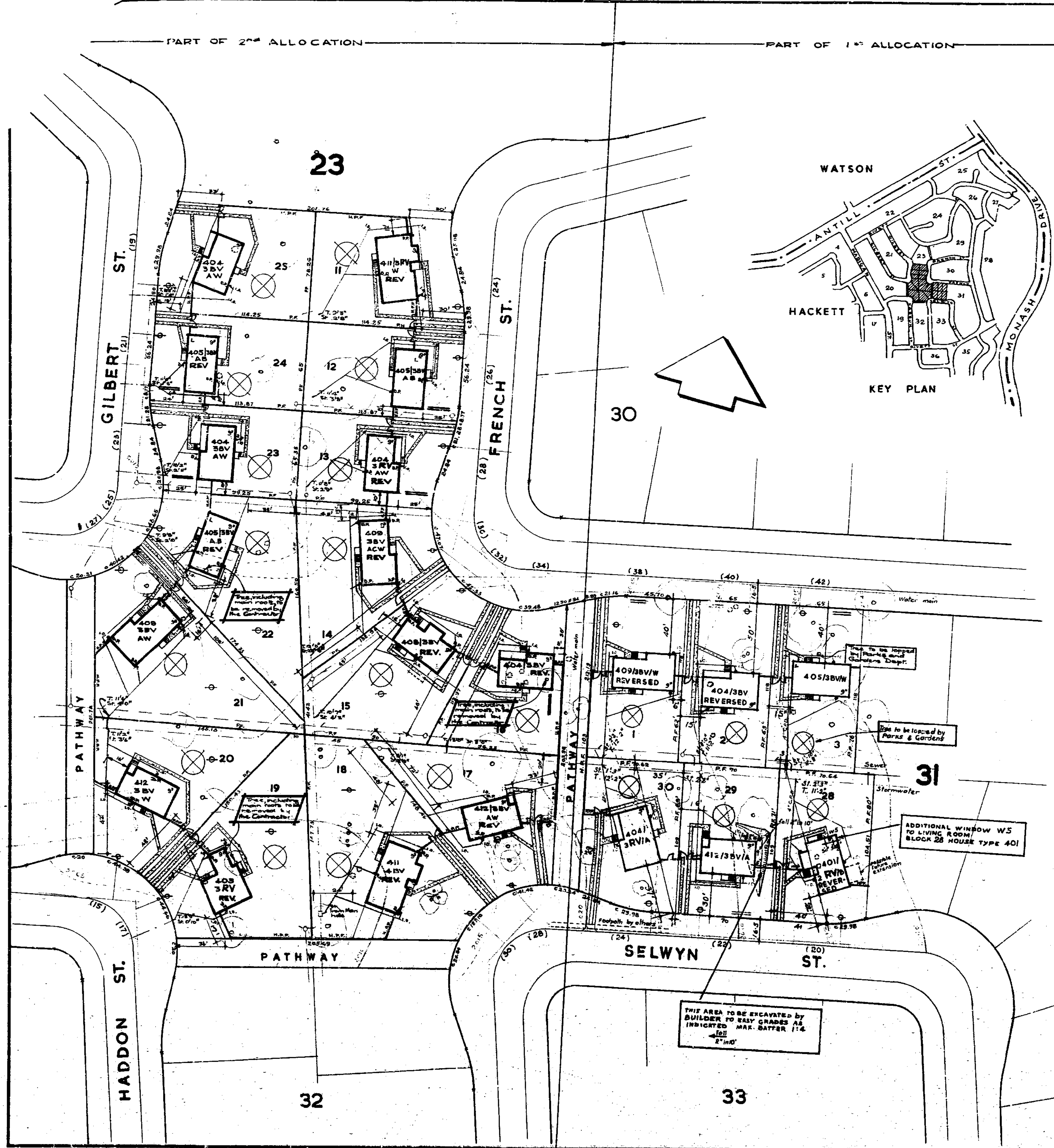
Glenn Chambers Lic. No: 200428123

Accompanying document

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



WOOD HEATING IS GOOD HEATING



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 (CL33)	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 top 4.0' from the front boundary, and when shown in the backs of blocks 18-22
 - Paling fence to sides and back of block.
 - Horizontal paling fence.
 - Figure on corner of buildings indicates minimum height of D.P.C. above finished ground level
 - Indicates that house is square to boundary adjoining symbol.
 - (20) House number.
 - St. 8" 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. CC5 59/189C/2, is included in this Building Contract. Type 'A' drive.
- - Trees removed by others

THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE COMMONWEALTH OF AUSTRALIA (DEPARTMENT OF WORKS) COPYRIGHT ACT 1912 1950 AND MUST NOT BE RETAINED COPIED OR USED WITHOUT THE AUTHORITY OF THE COMMONWEALTH.

APPROVED BY N.C.D.C. 19.1.63.

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

DATE: 6.6.63
SCALE: 1" = 40'
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: [Blank]
DRAWN: [Blank]

AMENDMENTS

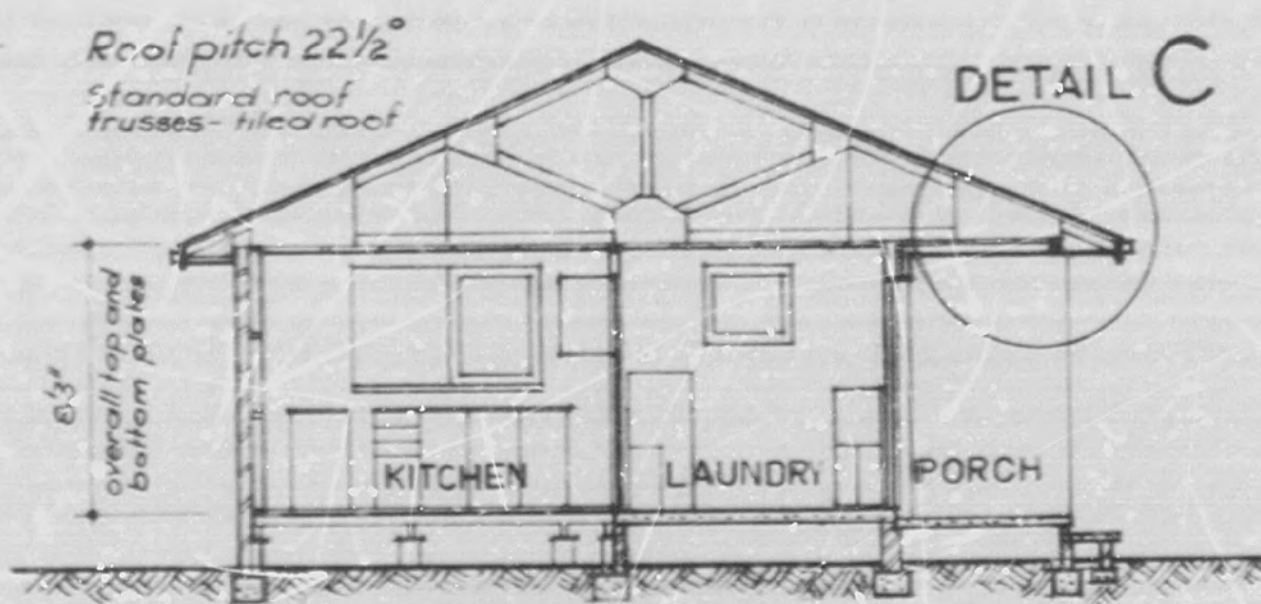
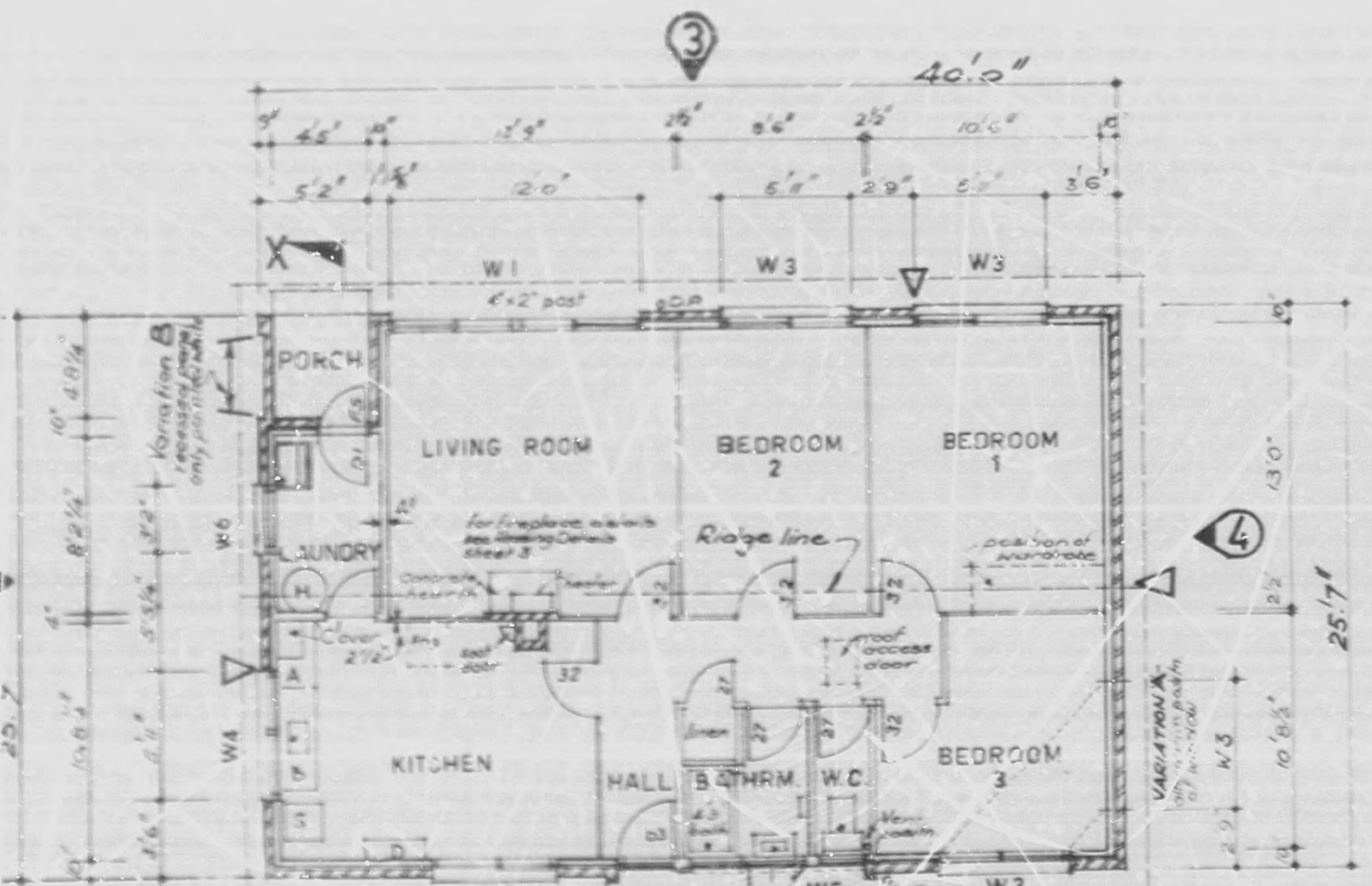
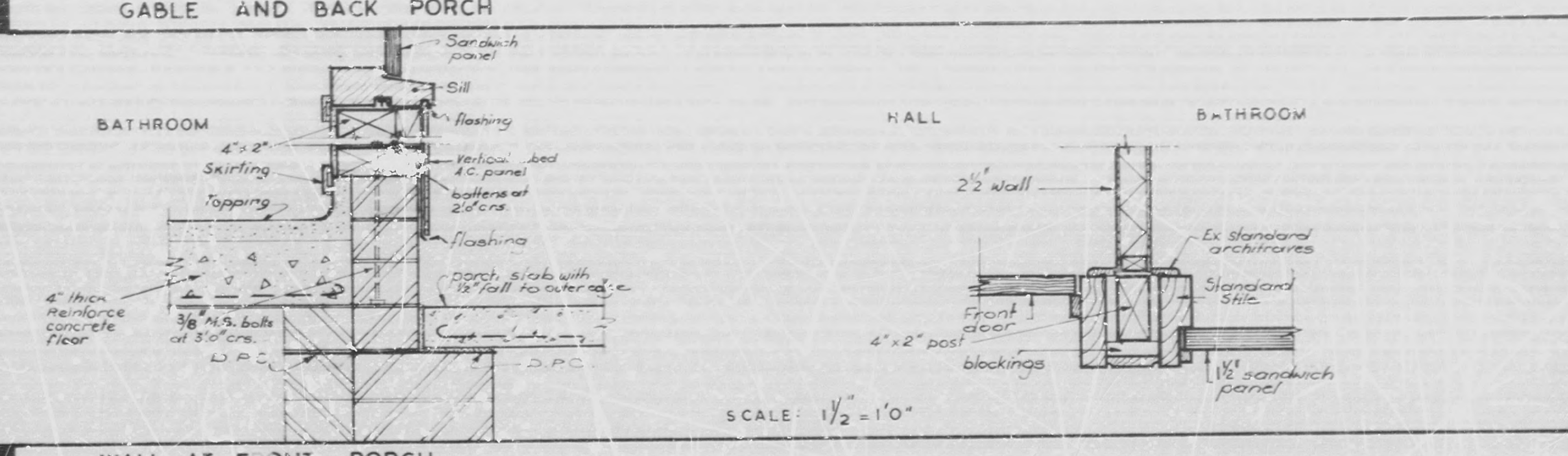
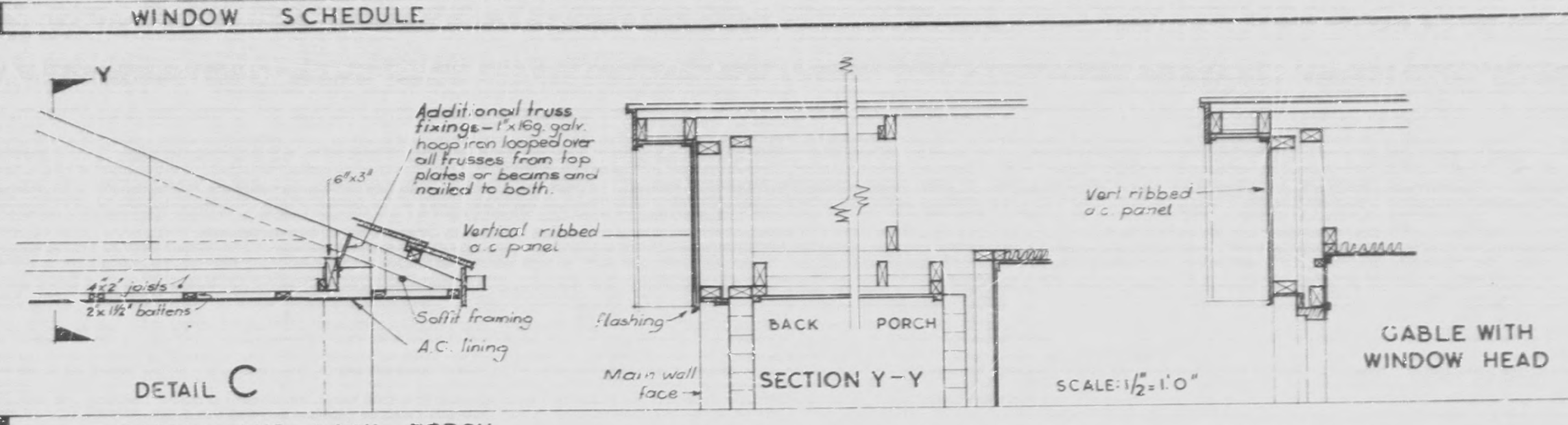
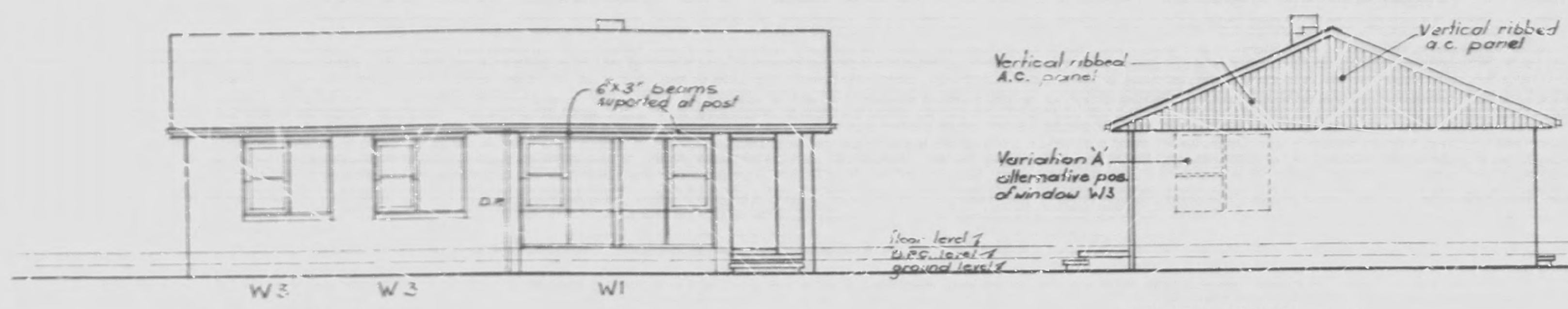
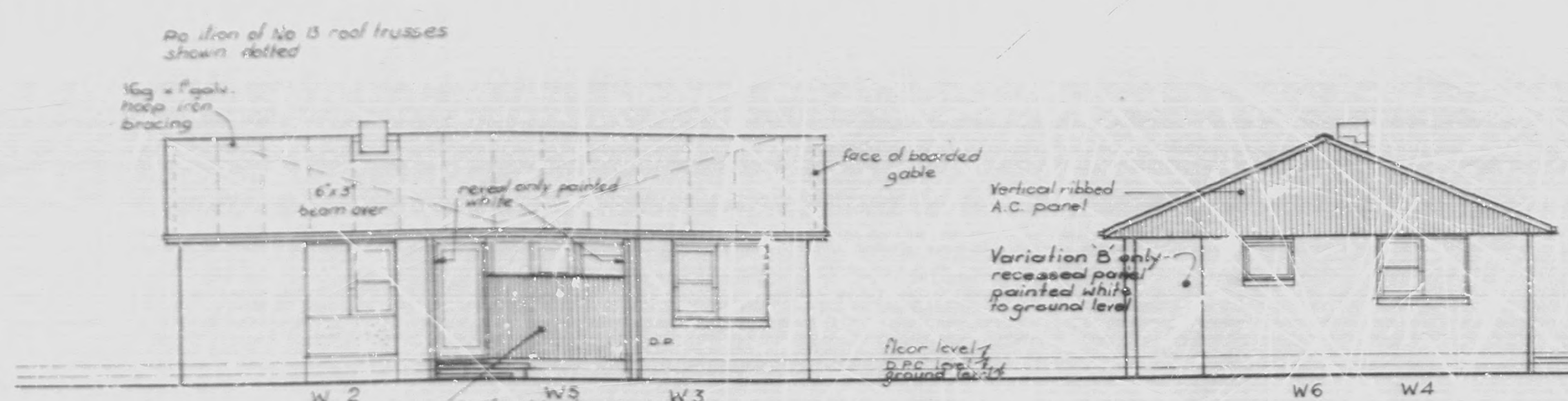
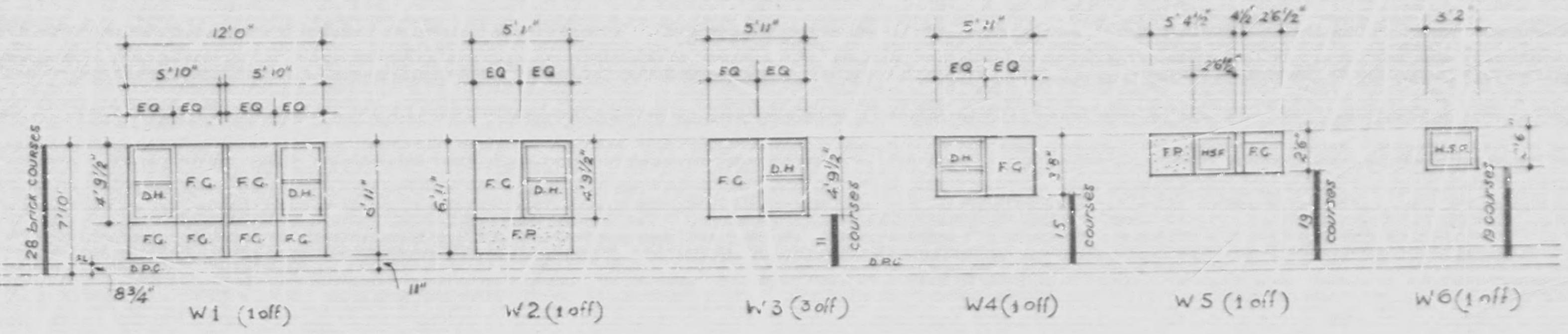
DIRECTOR OF WORKS: 32.5.63

PARTS OF 1ST AND 2ND ALLOCATIONS OF LONG TERM CONTRACT No 4 (128 HOUSES)
St. depth & tie drawing. NCCG1/114B

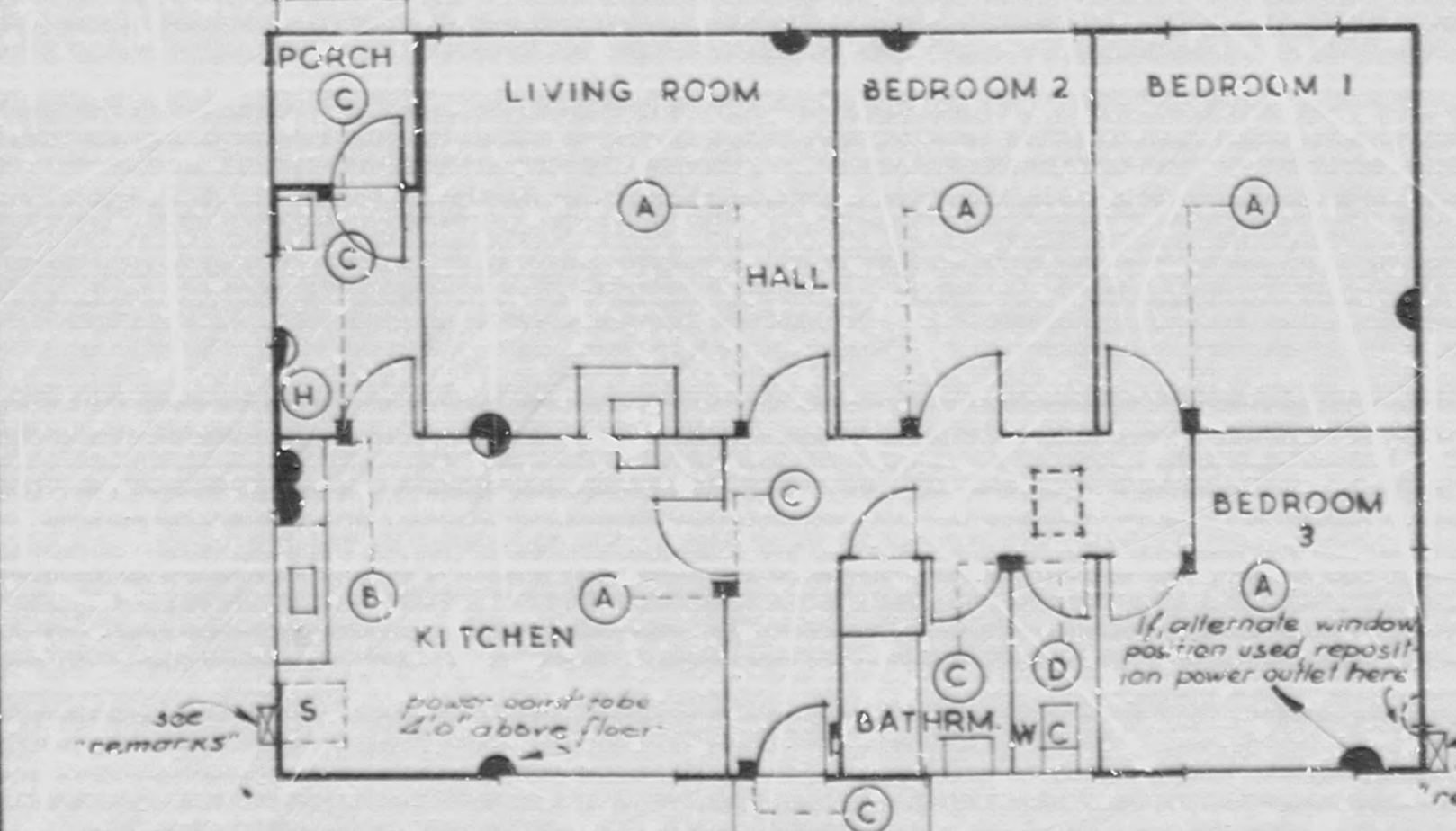
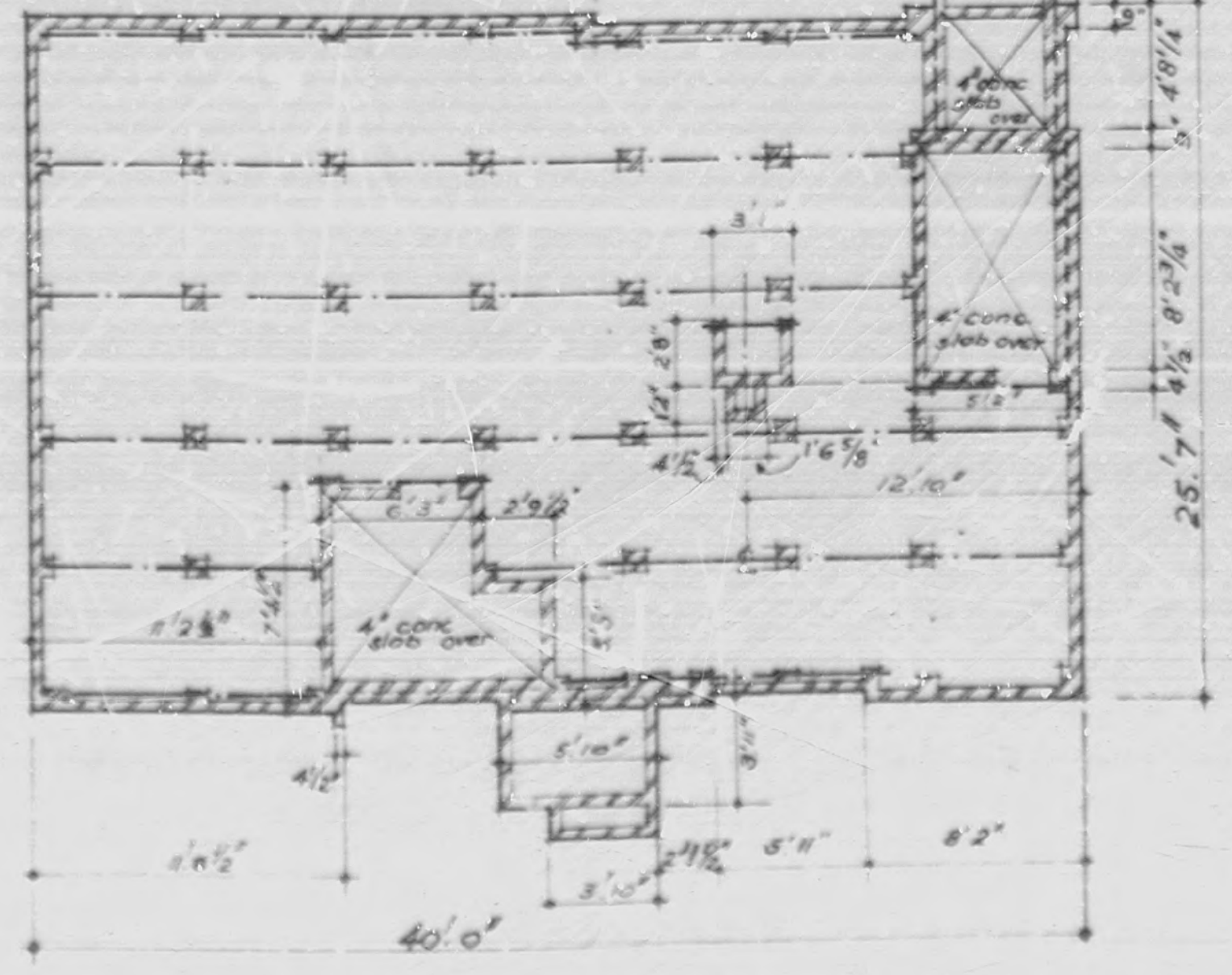
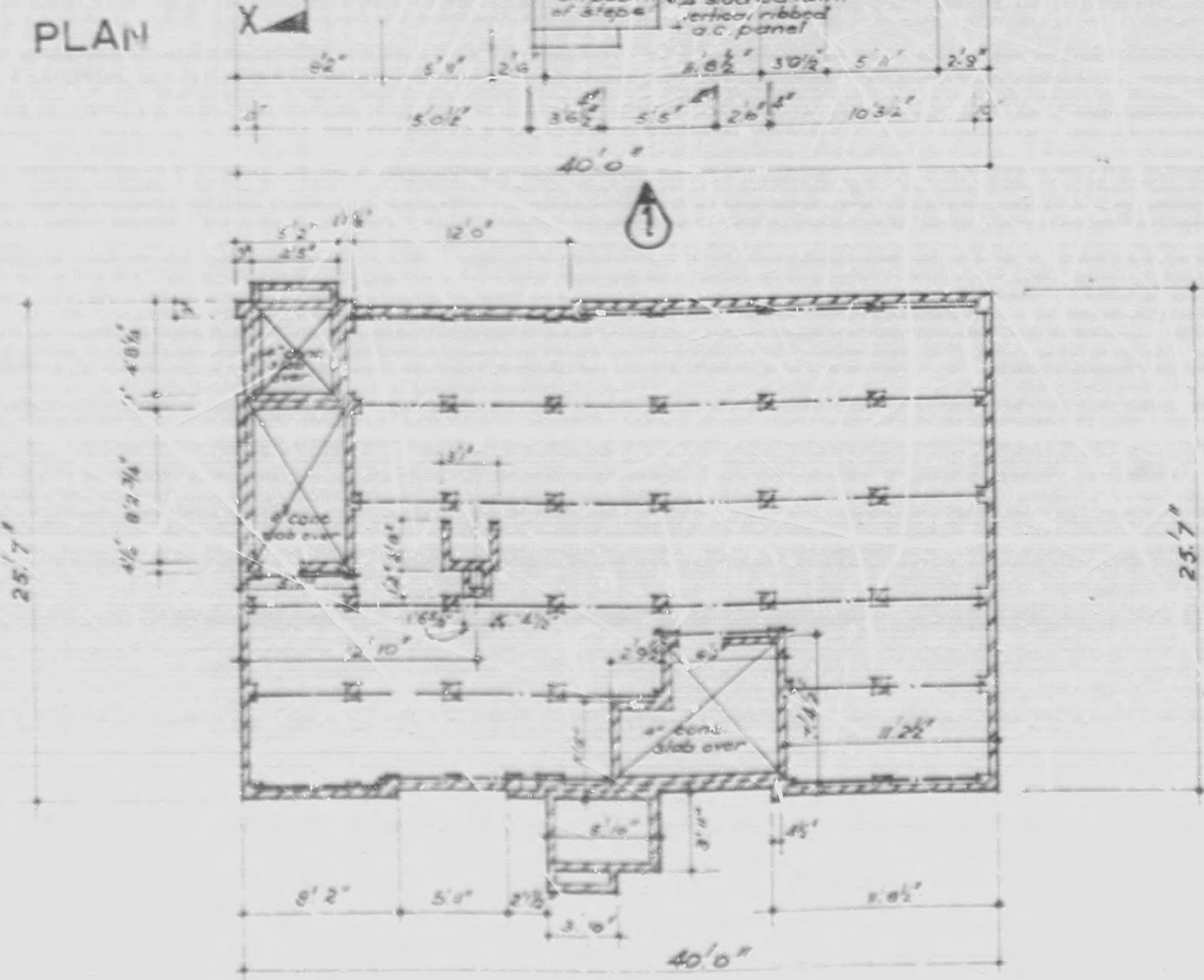
CA. 62.710M

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

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



- 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 5.
 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 on artificial ground, party wall has to be raised to underside of sills.



Symbol	Description	No off	Remarks
(A)	Ceiling point	75W	5
(B)	"	100W	1
(C)	"	60W	5
(D)	"	40W	1
(E)	10A Flush power outlet	0	
(F)	10A Flush refrigerator outlet	1	1/2" point of floor level, switch 4'6" above floor
(G)	Washing machine outlet	1	
(H)	Stove connection	2	2-1/2" case covers
(I)	5A one way flush wall switch	12	
(J)	Water Heater	1	
(K)	Distribution board	1	
(L)	KWH meter board	1	Position on some side of house or drive stragg
(M)	Switch wire		

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	25.3.62	R.F.		
Kitchen p.p. 4'0" above floor	22.4	M.H.		
Asbestos cement panel	6.1.62	V.Z.		
4" x 2" post between Hall & Bathrm (width of W3)				
Position of front landing	7.3.63	V.Z.		
Position of front landing position of shift point of landing				
Additional truss fixings	11.7.63			
4 p.p. in laundry deleted	23.8.63	V.Z.		
Window dimensions	28.4.63			
Laundry lengthened some p.p. repositioned	16.4.64	D.V.		

THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE COMMONWEALTH OF AUSTRALIA (Department of Works) COPYRIGHT ACT 1912 AND MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE AUTHORITY OF THE COMMONWEALTH.

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	Scale 1/8" TO 1'0"	Drawn	TRCED	CV 1/2
Principal Architect	OR AS SHOWN	Checked		
Date 30.4.64	Drawing Number	File		

CA62/188 M/6

PLAN OF DRAINAGE.

FOR

Owner

THE COMMONWEALTH OF AUSTRALIA.

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

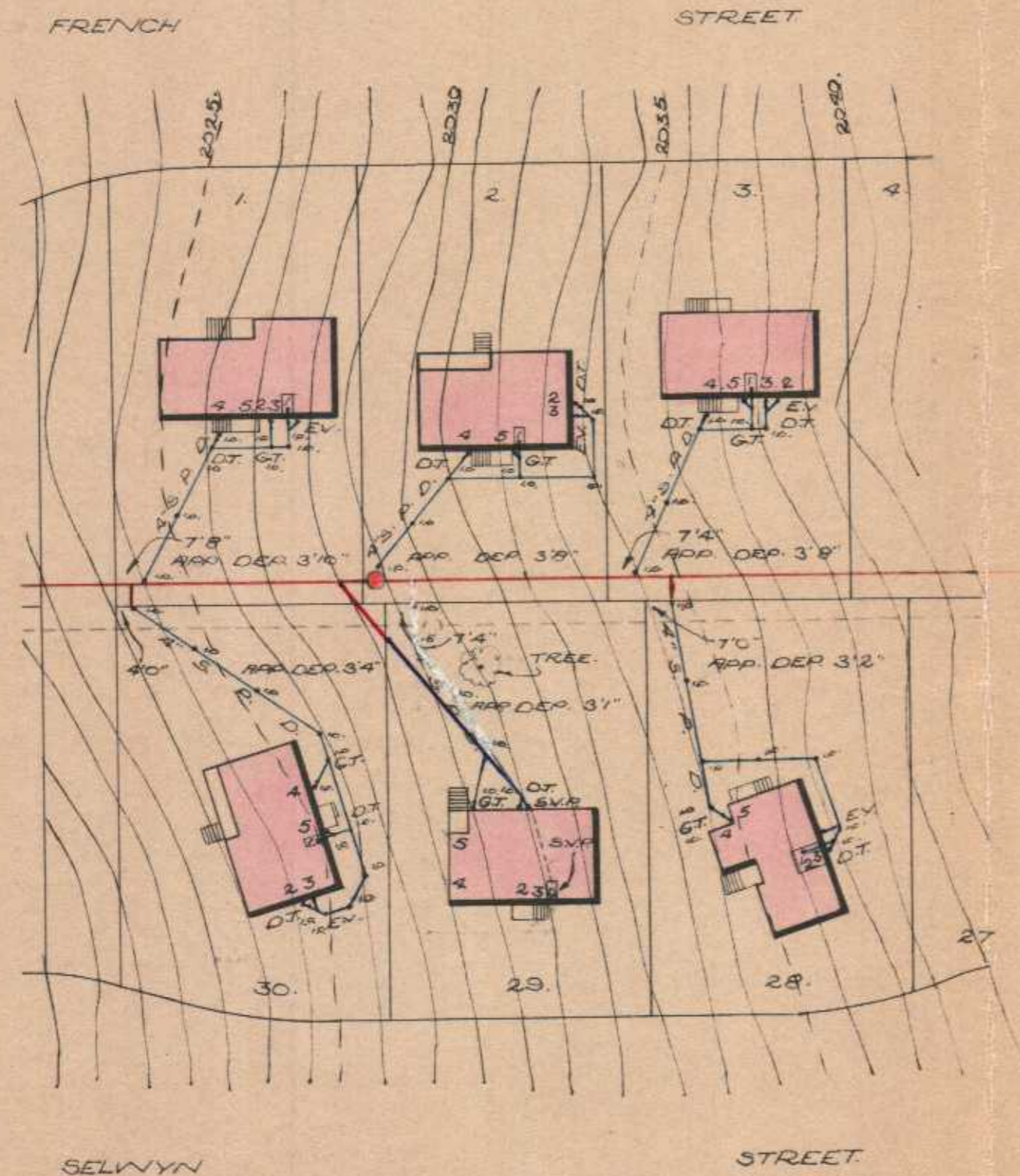
DISTRICT: HACKETT A.C.T.

REFERENCE.

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

Scale 40 feet to 1 inch.

(See Regulations.)



- FIXTURES
- No 1 W. Closet. (Internal)
 - .. 2. Bath.
 - .. 3. Lav. Basin.
 - .. 4. Sink.
 - .. 5. Trough.

CONSTRUCTED DETAIL
SANITARY PLUMBING AND
DRAINAGE WORK TESTED
AND ACCEPTED 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 disconnecter
trap.

Designed by R. Low 28-5-63

[Signature]
Engineer,
28/5/1963.

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

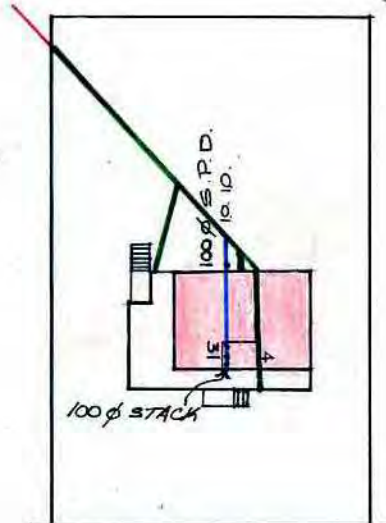
NOTE: All work to be executed in accordance with the Canberra Sewerage and Water Supply Regulations



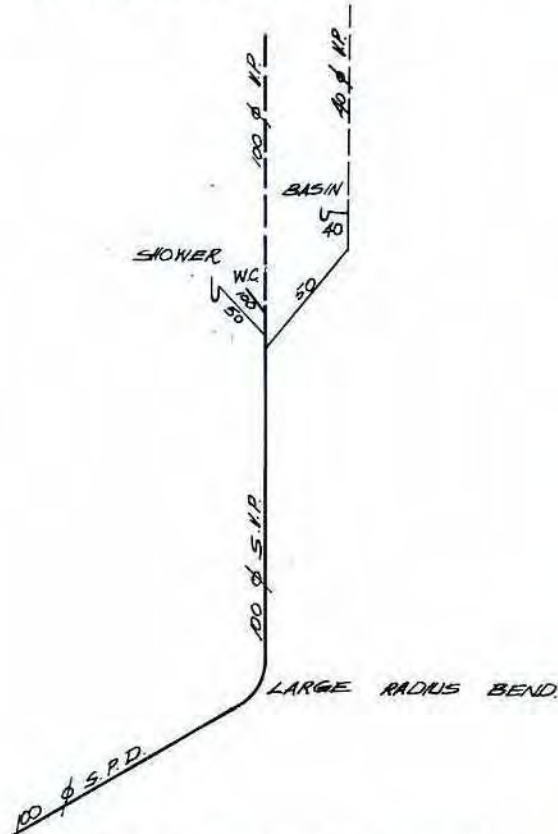
FIXTURES: *FIRST FLOOR*

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

ADDITIONAL WORK.



SELWYN STREET



SANITARY PLYMBING 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 NO 1, 3, 4 TO BE CONNECTED UNDER THE APPROVED SINGLE PIPE PARTIALLY VENTED SYSTEM OF SANITARY PLYMBING.
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. Willabee
Sewerage Engineer

28.4.1975

DESIGNED BY: CAPE COD ROOFING PTY. LTD.

PLAN OF SANITARY DRAINAGE

DRAINAGE PLAN No. **6875 D**

OWNER P. SMITH

BLOCK 29 SECTION 31 HACKETT A.C.T.

— REFERENCE —

- | | | | |
|------------------------|-----------------------------|-------------------------|-----------------------|
| D.T. Disconnecter 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

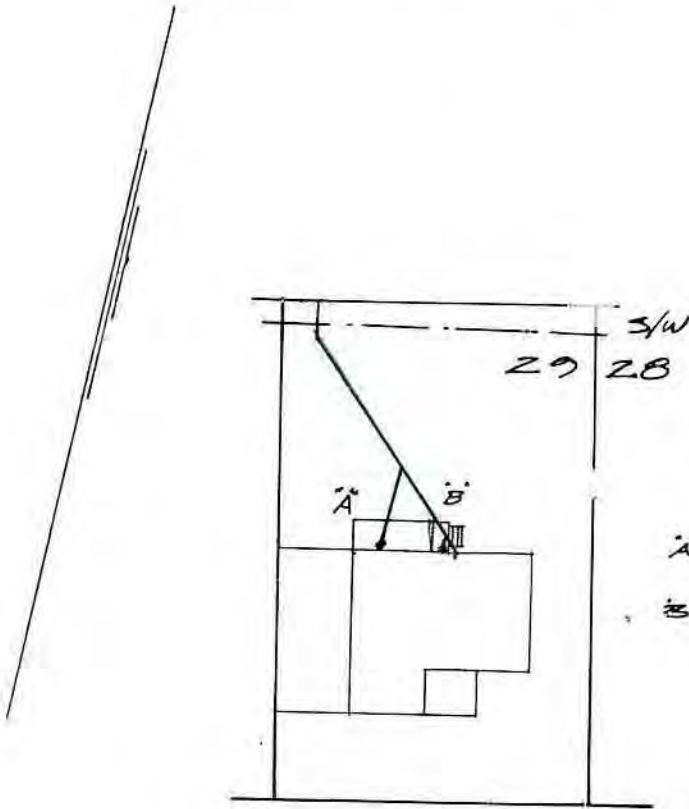
— SCALE: METRIC 1:500 —

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. GA 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*

REF J731

74 of 87

W. S. Teed
 SEWERAGE ENGINEER

25.8.82

Energy Efficiency Rating



UNDERSTANDING YOUR ENERGY EFFICIENCY RATING (EER)

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

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

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

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

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

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

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

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

How can I improve my energy efficiency rating?

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

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

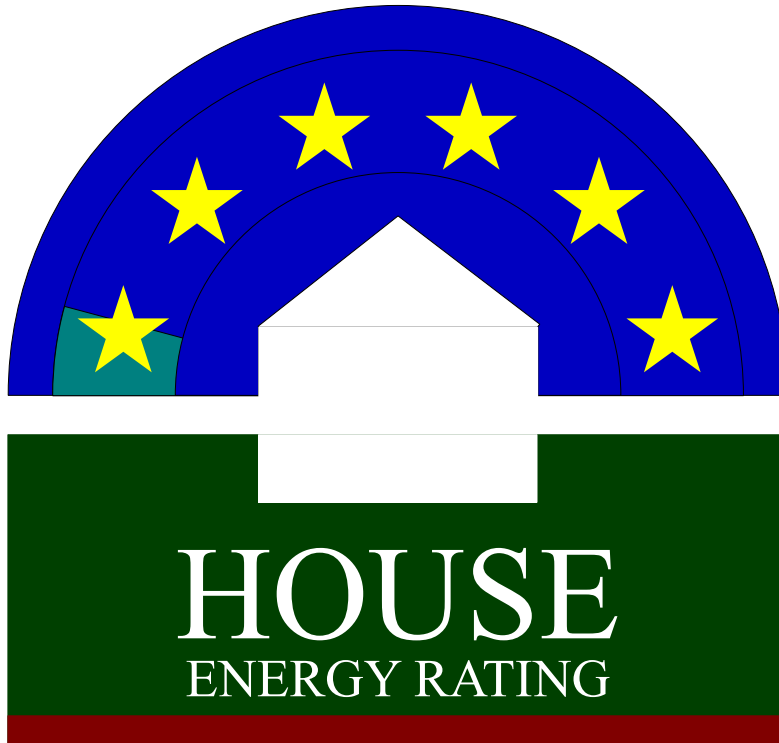
The ACT Government has two software systems in place to generate energy efficiency ratings:

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

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

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

FirstRate Report



YOUR HOUSE ENERGY RATING IS: ☆
in Climate: 24

.5 STARS

SCORE: -83 POINTS

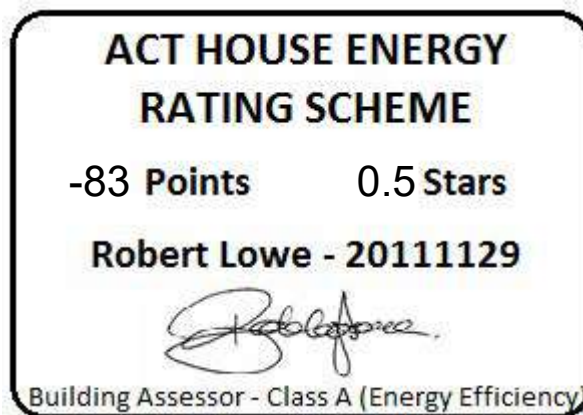
Name: Champness

Ref No: 69269

House Title: Block 29 Section 31 HACKETT

Date: 24-04-2026

Address: 22 Selwyn St, Hackett ACT 2602



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

IMPROVING YOUR RATING

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

Star Rating	POOR			AVERAGE				GOOD				V. GOOD
	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★★	★★★★★★★★★	★★★★★★★★★★	
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	-83											
Potential	18											

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 & Pelmet	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

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

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	70.1m ²
2	Attic - Low Ventilation	No	Yes	R5.0	28.9m ²

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

	<u>Sealed</u>	<u>UnSealed</u>
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

Insurance Certificates & Tax Invoice

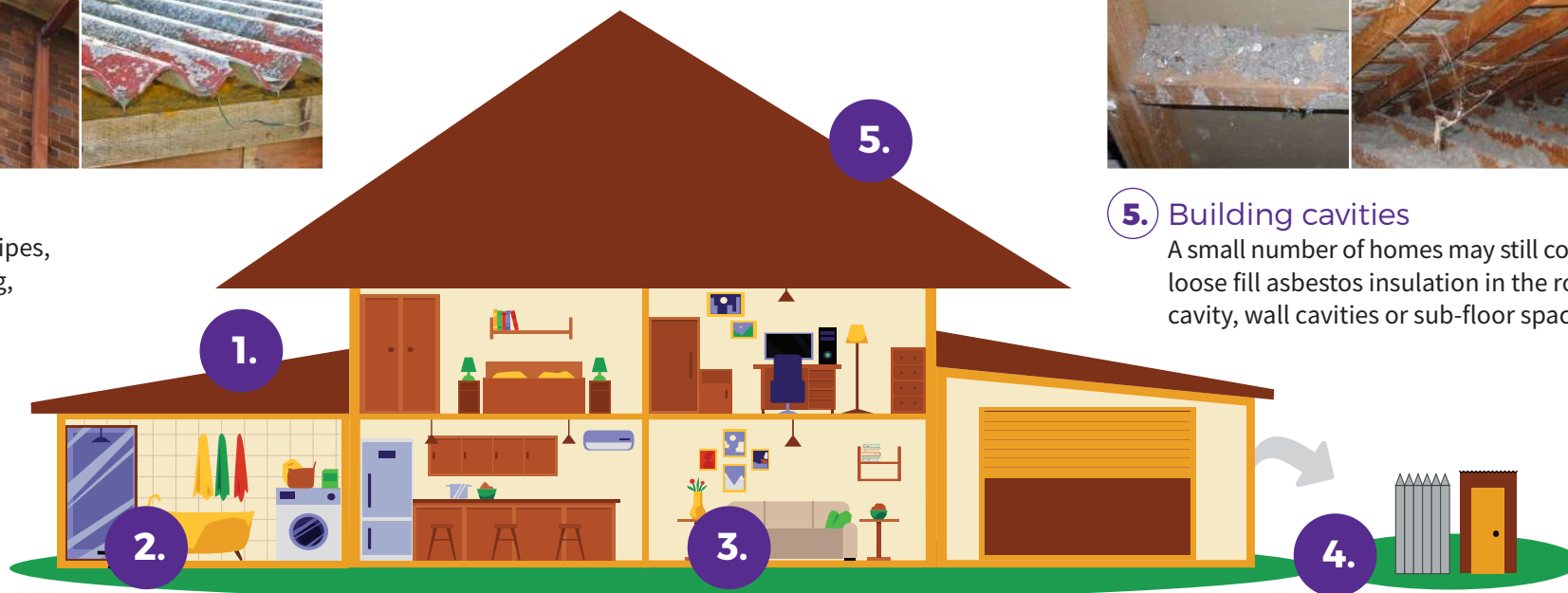


If a home was built before 1990 it may contain dangerous asbestos material

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



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



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



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



- 3.** Internal areas
wall and ceiling panels, carpet underlay,
textured 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

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

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 Atree 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



**ACT
PROPERTY
INSPECTIONS**

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](#)