

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: **Medium**

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	4.5 Stars
Inspection Date	Thursday, March 5 th 2026
Name of Assessor	Ben Halse
Reference Number	68579
Address of Property Inspected	4 Hann St, Griffith ACT 2603
Client	Dodds & Hilton
Block and Section	Block 11 Section 38 GRIFFITH
Year original residence COU was issued	1940
Block size (approximately)	1119m ²
House size (approximately)	Residence: 246.43m ² Garage/Basement/Laundry: 87.34m ² Store: 20.05m ²
Weather conditions at time of Inspection	Fine - Previous rain
Occupancy Status	Occupied

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

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

PROPERTY CONSTRUCTION DETAILS

Flooring	Timber bearers and joists and concrete slab
External walls	Brick veneer and double brick
Roof framing	Timber: Truss roof framing and conventionally pitched roof framing
Roof cladding	Terracotta roof tiles
Glazing	Single and double-glazed windows
Cooktop	Electric induction cooktop
Oven	Electric oven
Dishwasher	Bosch

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

GENERAL ACCESS LIMITATIONS

Internal	At the time of inspection, the building was heavily 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 house due to vegetation against the perimeter of the building Inspection was limited in areas around the fence line due to vegetation restricting access
Roof void	NOTE. Inspection around the eaves was restricted due to low pitch and clearance to allow bodily access in this area. This allows only for a limited visual inspection from a distance to be carried out. Other restrictions found in the roof void: Insulation on top of ceiling restricting visual inspection of the ceiling framing Ducting flex throughout the roof space restricting access in areas
Subfloor	The visual inspection of the subfloor framing was restricted due to under floor insulation installed and low crawl space below the dining room
On-top of roof	The inspection was restricted to visually looking from a 3.6m ladder lent against the gutter in several areas around the building
Garage and store	The inspection of the garage and store was restricted due to stored goods being kept in the area at the time of inspection

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

DEFINITIONS

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

ENTRANCE

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

LOUNGE/DINING ROOM

Ceiling	Minor cracking was noted in the cornice. Repairs are optional
Walls	Good
Door and door hardware	Good
Floor coverings	Good

FAMILY/MEALS ROOM

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

KITCHEN

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Kitchen cupboards	Good
Bench top	Good
Splashback	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

HALLWAY

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

STAIRWELL

Ceiling	Good
Walls	Good
Floor coverings	Good
Handrail	Good

BEDROOM 1

Ceiling	A minor water stain was noted in the ceiling. A moisture meter was used and indicated elevated levels. Recommend undertaking further investigation and repairs to the roof to prevent further water leakage Addendum 27/05/2026: We have been advised that works to the roof tiles have been completed by Bird Roofing Canberra. Documentation referencing the completed works has been attached to the rear of the Building Report. Recommend monitoring
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Walk in wardrobe	Good

BEDROOM 2

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

BEDROOM 3

Ceiling	Good
Walls	Various areas of minor cracking were noted in the walls. This is caused through normal building movement and is not considered to be excessive cracking
Door and door hardware	Good
Floor coverings	Good
Wardrobe	Good

BEDROOM 4/STUDY

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	Various areas of minor cracking were noted in the walls. This is caused through normal building movement and is not considered to be excessive cracking
Door and door hardware	Good
Floor coverings	Good
Wardrobe	Good

ENSUITE

Ceiling	Good
Walls	Minor fractured wall tiles were noted around the window. The tiles are still considered to be in serviceable condition and repairs are optional
Door and door hardware	Moisture damage and timber decay was noted to the lower door architrave. A moisture meter was used at the time of the inspection, indicating elevated moisture. Recommend further investigation of the shower area and repairs by a qualified tradesperson
Floor coverings	Good
Water leakage in shower area?	There was a small leak noted between the shower screen adjacent the toilet when the shower was run. Recommend re-sealing Due to the water around drainage pipe in the subfloor and the timber decay noted to the door architrave, recommend engaging a qualified tradesperson for further assessment of the shower area and repairs as required Addendum 27/05/2026: We have been advised that works to the shower void have been completed by Prestige Plumbing & Drains Pty Ltd. Documentation with the description of works completed, along with an invoice, has been attached to the rear of the Pest Report
Vanity/Basins	Good
Taps	The shower head is leaking when the shower is turned on. Recommend repairs or replacement of the shower head
Toilet suite	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

BATHROOM

Ceiling	There is evidence of patching in the ceiling
Walls	A minor fractured wall tile was noted around the window. The tile is still considered to be in serviceable condition and repairs are optional
Door and door hardware	Good
Floor coverings	Good
Water leakage in shower area?	An inspection from under the floor indicated elevated moisture and water staining to the framing below indicating that the shower is leaking. Recommend engaging a qualified tradesperson to rectify Addendum 27/05/2026: We have been advised that works to the shower void have been completed by Prestige Plumbing & Drains Pty Ltd. Documentation with the description of works completed, along with an invoice, has been attached to the rear of the Pest Report
Vanity/Basin	Good
Taps	Good
Bath	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

POWDER ROOM

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

LAUNDRY

Ceiling	Good
Walls	Various areas of minor cracking were noted in the walls. This is caused through normal building movement and is not considered to be excessive cracking
Door and door hardware	Good
Floor coverings	Good
Laundry tub	Good
Splashback	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

COOL ROOM

Ceiling	Good
Walls	Good
Door and door hardware	Minor staining was noted to the lower door jamb. A moisture meter was used at the time of the inspection, indicating elevated moisture. Recommend further investigation and repairs by a qualified tradesperson
Floor coverings	Good

ROOF CAVITY

Construction	Good
--------------	------

SUBFLOOR

Subfloor soil conditions	Areas of the subfloor soil were damp below bedroom 3, the hallway, bathroom area and under bedroom 1 at the time of inspection. Recommend repairs to the exterior drainage by a plumber/drainier. There had been previous rain before the inspection
Ventilation	Restricted due to the construction type of the house (brick cavity), with internal brick walls in the subfloor region minimising cross ventilation. Recommend increasing the ventilation to help assist in drying out the subfloor areas
Floor structure	A water stain was noted to the framing under the bathroom shower area. A moisture meter was used and indicated elevated levels. Recommend engaging a qualified tradesperson to rectify. Repairs to the floor were not required at the time of inspection Addendum 27/05/2026: We have been advised that works to the bathroom and ensuite shower voids have been completed by Prestige Plumbing & Drains Pty Ltd. Documentation with the description of works completed, along with an invoice, has been attached to the rear of the Pest Report
Plumbing	Areas of moisture were noted to the soil below the ensuite plumbing. Recommend further investigation and repairs by a qualified tradesperson Addendum 27/05/2026: We have been advised that works to the bathroom and ensuite shower voids have been completed by Prestige Plumbing & Drains Pty Ltd. Documentation with the description of works completed, along with an invoice, has been attached to the rear of the Pest Report
Access doors to subfloor areas	Good

EXTERIOR

Driveway and paths	Several areas of cracking and movement noted in the driveway. The cracking and movement found is typical for a home of this age
Roof covering	Several chipped tiles were noted on the roof. A section of the tiles above bedroom 1 are sitting incorrectly and a tile in the valley above the powder room has slid down. Recommend repairs to these areas by a roofer Addendum 27/05/2026: We have been advised that works to the roof tiles have been completed by Bird Roofing Canberra. Documentation referencing the completed works has been attached to the rear of the Building Report. Recommend monitoring

EXTERIOR - CONTINUED

Roof pointing	The roof pointing is generally good; however, there are some areas of minor cracking/flaking
Roof flashings	Good
Eaves	Good
Fascia	Areas of general weathering and timber decay noted in several end sections of the timber fascia. General repairs would extend the lifespan of the timbers
Gutters	The gutters are in a fair/serviceable condition. They are showing early signs of corrosion.
External walls	Various areas of minor cracking noted in the external walls. The cracking found was not of major structural significance
Windows	Good
Fences	Fences are in a fair/serviceable condition
Gates	Good
Deck/terrace	Good
Site drainage	Due to the high moisture levels noted in the subfloor soil, it is recommended to engage a plumber/drainier to rectify the site drainage. The strip drain along the driveway requires general maintenance

GARAGE

Slab	Good. Some minor cracking of the concrete was noted. The cracking found is considered normal
Ceiling	Good
Walls	Various areas of minor cracking noted in the external walls. The cracking found was not of major structural significance. Bubbling paint was noted to sections of the wall adjacent the external stairs. This is a sign of moisture transferring through the masonry wall. Recommend repairs by a qualified tradesperson to ensure this does not worsen in the future
Garage door	Good
Is an auto opener installed on the roller door?	Yes
Access door	Good

STORE

Suspended slab	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good

DEFINITIONS

Above Average: The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

Average: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

Below Average: The Building and its parts show some significant defects and/or very poor non-tradesman like workmanship and/or long-term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Client: The person or persons, for whom the Inspection Report was carried out or their Principal (i.e., the person or persons for whom the report is being obtained).

Building Consultant: A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 'Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings'. The consultant must also meet any Government licensing requirement, where applicable.

Building & Site: The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and storm water run-off within 30 m of the building, but within the property boundaries. In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the nominated residence and does not include inspection of common property.

Readily Accessible Areas: Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length.

Structure: The loadbearing part of the building, comprising the Primary Elements.

Primary Elements: Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams, or columns. The term 'Primary Elements' also includes other structural building elements including those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

Secondary Elements: Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

Finishing Elements: The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor, and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

Major Defect: A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor Defect: A defect other than a Major Defect.

Safety Hazard: Any item that may constitute an immediate or imminent risk to life, health, or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

Tests: Where appropriate the carrying out of tests using the following procedures and instruments:

Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

IMPORTANT ADVICE

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

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

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

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

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

Bird Roofing Canberra

2 Jenolan St
Harrison ACT 2914
+61411147950
birdroofing1981@gmail.com
ABN 80 130 302 611



"The Best Roofing at The Best Price"

Tax Invoice

INVOICE TO
Graham Dodds
4 Hann Street Griffith
Griffith ACT 2602

INVOICE 1310
DATE 30/03/2026
DUE DATE 30/03/2026

DATE	DESCRIPTION	QTY
	Remove Ridge caps and replace broken tile and replace with new tile then re bedd and point ridge caps	1
	Removal of all roofing rubbish and building materials from the site	1
	Cost of labour and materials	1

	SUBTOTAL	500.00
	GST TOTAL	50.00
	TOTAL	550.00

	BALANCE DUE	A\$550.00

Customer Payment Options: Cash, Cheque or Direct Deposit

Account Name: Mr James Bird
Commonwealth Bank
BSB: 062915
A/C: 10380202
(Please include Invoice or Quote number in payment details.)

All mortar work is guaranteed for 10 years with 100% customer satisfaction.

Insurance: All work is covered by Public Liability Insurance to the sum of 10 million dollars.

THANK YOU FOR CHOOSING BIRD ROOFING FOR ALL YOUR ROOFING NEEDS!

Timber Pest Report



SUMMARY SHEET

Property Address: 4 Hann St, Griffith ACT 2603
Client: Dodds & Hilton
Inspection Date: Thursday, March 5th 2026
Inspection carried out by: Michael Robinson

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

Visible evidence of borers of seasoned timbers was found. Please refer to section 3.0 of the Pest Report for further information.

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 due to underfloor insulation and low crawl space below the dining room.

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 heavily furnished at the time of inspection.

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

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

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 Lyctus borer workings was found in several timber bearers and joists in the subfloor region. The damage has been caused by Lyctus brunneus (powderpost beetle) and is not of structural concern. No repairs or treatment are required.

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.
- Timber decay was found in the base of the ensuite door architrave.

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 the showers in the main bathroom and ensuite were leaking.

Addendum 27/05/2026: We have been advised that works to the Ensuite and bathroom shower voids have been completed by Prestige Plumbing & Drains Pty Ltd. Documentation with the description of works completed, along with an invoice, has been attached to the rear of the Pest Report

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: Areas of the subfloor soil were damp at the time of inspection below bedroom 3, the hallway, bathroom area and under bedroom 1.

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: Restricted, due to the cavity brick construction of the house with internal brick walls in the subfloor region minimising cross ventilation.

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

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

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

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

Where external concrete slab edges are not exposed, there is a high risk of concealed termite entry.

In some buildings built since July 1995, the edge of the slab forms part of the termite shield system. In these buildings an Inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf, or landscaping etc. Where this is the case, you should arrange to have the slab edge exposed for Inspection.

Concealed termite entry may already be taking place but could not be detected at the time of the Inspection. This may have resulted in concealed timber damage.

NB. A very high proportion of termite attacks are over the slab edge. Covering the slab edge makes concealed entry easy. This is particularly true of infill type slab construction. Termite activity and/or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2.

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

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

5.7 Termite shields: 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. Joints in the shielding should have been soldered during the installation. If it is observed that the joints 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.



Prestige Plumbing & Drains

4 Hann St, Griffith Plumbing Report

Plumbing Company Name: Prestige Plumbing & Drains

ABN: 75 671 484 012 ACN: 671 484 012 Licence No: 2024963

Property Owners Name: Graham Dodds

Property Address: 4 Hann ST, Griffith ACT 2603, Australia

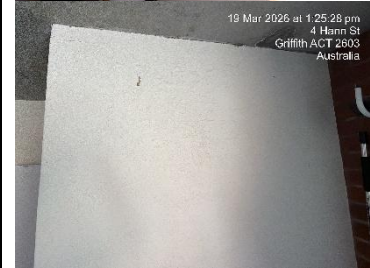
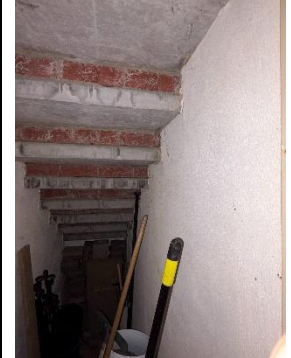
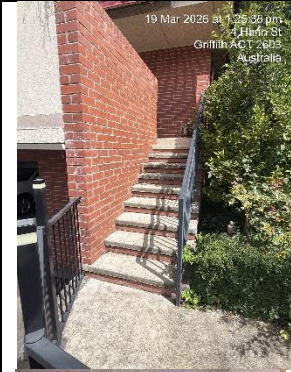
BLOCK: 11 SECTION: 38 SUBURB: GRIFFITH

Date of Inspection: Thursday 19th March 2026

Issue Summary / Briefing

Attend site to investigate plumbing issues identified within previously supplied plumbing report Carry out further inspection and testing of affected systems and fixtures Identify root cause of reported defects where reasonably accessible Undertake rectification works to plumbing defects as best as practicable within accessible areas Test affected fixtures/systems upon completion to confirm functionality

Table with 2 columns: PHOTOS and DISCRIPTION OF WORKS COMPLETED/ IDENTIFICATION AND EVIDENCE OF ISSUE. It contains two rows of photo evidence and corresponding investigation summaries.



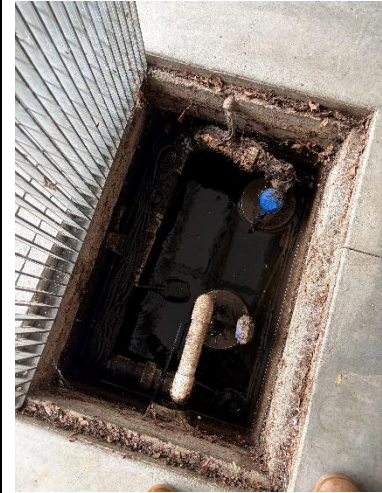
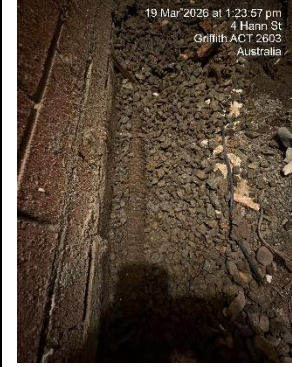
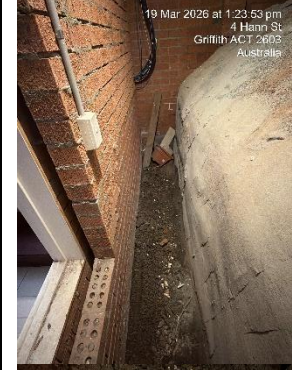
Investigation Summary:

- Investigated water ingress beneath basement staircase causing paint bubbling
- Issue likely due to inadequate sealing between staircase and adjacent brick wall
- Recommend internal waterproofing of the wall or sealing of the junction to prevent further ingress



Investigation Summary:

- Damaged and deteriorated seals identified to shower bases, allowing water ingress into basement sub-floor
- Existing sealant removed and 2 x showers resealed using high-grade polyurethane to restore waterproof integrity



Investigation Summary:

- Inspected basement retaining wall agricultural (agg) drain; system found to be in good working condition
- Checked basement stormwater pit, including submersible pumps and float switches; all components confirmed operational at time of inspection

Prestige Plumbing & Drains

Phone: 0448 539 319 Email: aaron@prestigepd.com.au

PROPOSED SOLUTION TO PREVENT RECURRENCE OF ISSUE:

Proposed Preventative Solution:

- Removed existing deteriorated sealant and resealed 2 x showers using high-grade polyurethane to restore waterproof integrity
- Inspected basement retaining wall agricultural (agg) drain; system found to be in good working condition
- Checked basement stormwater pit, including submersible pumps and float switches; all components operational at time of inspection
- Investigated water ingress beneath basement staircase causing paint bubbling; recommend waterproofing the internal wall or sealing the junction between staircase and adjacent brick wall to prevent further ingress
- Inspected leaking roof; client has engaged a roofing contractor to undertake repairs following the inspection

Yours sincerely,



Aaron Klease
Prestige Plumbing & Drains Pty Ltd

Prestige Plumbing & Drains

Phone: 0448 539 319 Email: aaron@prestigepd.com.au

TAX INVOICE

Graham Dodds

Invoice Date
22 Mar 2026

Invoice Number
INV-0689

Reference
4 Hann St Griffith

ABN
75 671 484 012

PRESTIGE PLUMBING &
DRAINS PTY LTD

48 Polilight St
DUNLOP ACT 2615

AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Scope of Works:	1.00	620.00	10%	620.00
Remove existing deteriorated sealant from 2 x shower bases Clean and prepare surfaces to ensure proper adhesion Reseal 2 x shower bases using high-grade pool-grade polyurethane sealant Cost Breakdown: Labour: \$530.00 + GST Materials: \$90.00 + GST Notes: -Works include full removal of existing sealant and application of new sealant only -No allowance for rectification of underlying waterproofing or structural issues -Any additional defects identified during works will be reported separately				
Document and Supply Plumbing Report	1.00	150.00	10%	150.00
Subtotal				770.00
TOTAL GST 10%				77.00
TOTAL AUD				847.00

Due Date: 5 Apr 2026

Bank Details

Bank: Commonwealth Bank

Acc Name: Prestige Plumbing and Drains Pty Ltd

BSB: 062-913

Account: 1129 6155

Reference: Invoice Number

All works comply with:

AS/NZS 3500 – Plumbing & Drainage

AS/NZS 5601 – Gas Installations

Gas Safety Act & Water/Sewerage Act

Nation Construction Code –

Payment Terms

This is a payment claim under the Building and Construction Industry Security of Payment Act 2009 (NSW/ACT).

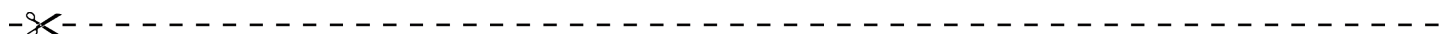
Client must pay in line with the Act.

Client covers all costs for debt recovery (legal, admin, collection fees).
Time spent on recovery will be charged at our standard rate.
Overdue invoices may incur 10% p.a. interest, calculated daily.

Warranty

Includes a 12-month warranty on workmanship.
Manufacturer warranties apply to all materials supplied.
Does not cover misuse, third-party damage, or unauthorised changes.

Materials remain Contractor's property until fully paid. Unused or unpaid materials may be removed from site.



PAYMENT ADVICE

Customer	Graham Dodds
Invoice Number	INV-0689
Amount Due	847.00
Due Date	5 Apr 2026

To: PRESTIGE PLUMBING & DRAINS PTY LTD
48 Polilight St
DUNLOP ACT 2615
AUSTRALIA

Amount Enclosed _____
Enter the amount you are paying above

Compliance Report



COMPLIANCE REPORT

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

Property Address: 4 Hann St, Griffith ACT 2603
Block & Section: Block 11 Section 38 GRIFFITH
Inspection Date: Thursday, March 5th 2026

APPROVAL STATUS

Description	Plan number	Certificate of occupancy date	Approval status
Residence	100 GRIFFITH	15/05/1940	Approved.
Additions to Residence – see letter	324 GRIFFITH	-	Please refer to ACTPLA note below.
Additions & Alterations	3059/A	29/08/1979	Approved.
Additions & Alterations including Portico & Deck	061076/A+/B	05/12/2006	Approved.
Front gate and brick piers	-	-	This structure is unapproved as it has been constructed forward of the front building line. Development approval is required.
Infill of front entry brickwork and screen doors	-	-	This work is unapproved. Building approval is required.
Left side timber fence extension	-	-	This structure is unapproved as it exceeds 2.3m in height from natural ground level. Development approval is required.
Installation of walls to create cool room adjacent laundry	-	-	This work is exempt from approval. No action is required.

ACTPLA COMMENTS

- No Certificate of Occupancy required for plan 324 GRIFFITH also known as plan number 3059 – refer to letter dated 13/06/1997

SURVEY REPORT

Survey Report completed by	Date Survey report was completed	Comments
John Thomas Hill Goodwin	Wednesday, 13 March 1940	There are no apparent encroachments upon this land or by this property on adjoining lands or street.
Landmark Surveys	Monday, 26 June 2006	This survey applies to the additions to the residence. There are no apparent encroachments upon this land or by this property on adjoining lands or street.

Conveyancing File



CONVEYANCING BUILDING FILE INDEX

SUBURB: **GRIFFITH** SECTION: **38** BLOCK: **11** UNIT: **N/A** EX GOV: **NO**

COU ISSUED Y/N	PLAN NUMBER	FOLIO NO.	DESCRIPTION OF WORK	AMEND	DETAILS	PERMIT NUMBER	COU PLAN NO. & DATE
Y	100 GRIFFITH	-	RESIDENCE				
		-				100 GRIFFITH	
		-					100 GRIFFITH 15/05/1940
N/A	324 GRIFFITH	-	ADDITIONS TO RESIDENCE (SEE LETTER)				
Y	3059/A	-	ADDITIONS & ALTERATIONS				
		-				3059/A	
		-					3059/A 29/08/1979
Y	061076/A	-	ADDITIONS & ALTERATIONS INCLUDING PORTICO & DECK			061076/A	
Y	061076/B	-		Y			
		-					061076/A+/B 05/12/2006

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

Drainage Plan Number: 1026

Survey: Y (02)

Comments: NO COU REQUIRED FOR PLAN 324 GRIFFITH ALSO KNOWN AS PLAN NUMBER 3059 – REFER TO LETTER DATED 13/06/1997

CONVEYANCING PART 2

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

	<u>Yes</u>	<u>No</u>
1. (a) Is this a government or ex government house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If yes, is there a building file with approvals on it?	<input type="checkbox"/>	<input type="checkbox"/>
2. Is there any record of incomplete building work on the building file? If yes - file copies attached	<input 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 type="checkbox"/>	<input checked="" 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 B20XXXX only but will be referenced as B20XXXX/A on the Certificate of Occupancy and Use. Any amendments to the original approval will be issued with the project number and an alphanumeric digit. The first amendment will be identified as B20XXXX/B, the second amendment B20XXXX/C etc. Not all eDevelopment plans will be stamped with the plan number.

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

Search officer comments (if any?)

Search officer initials: Tony

Cost of application: \$ 144.79

Date completed:

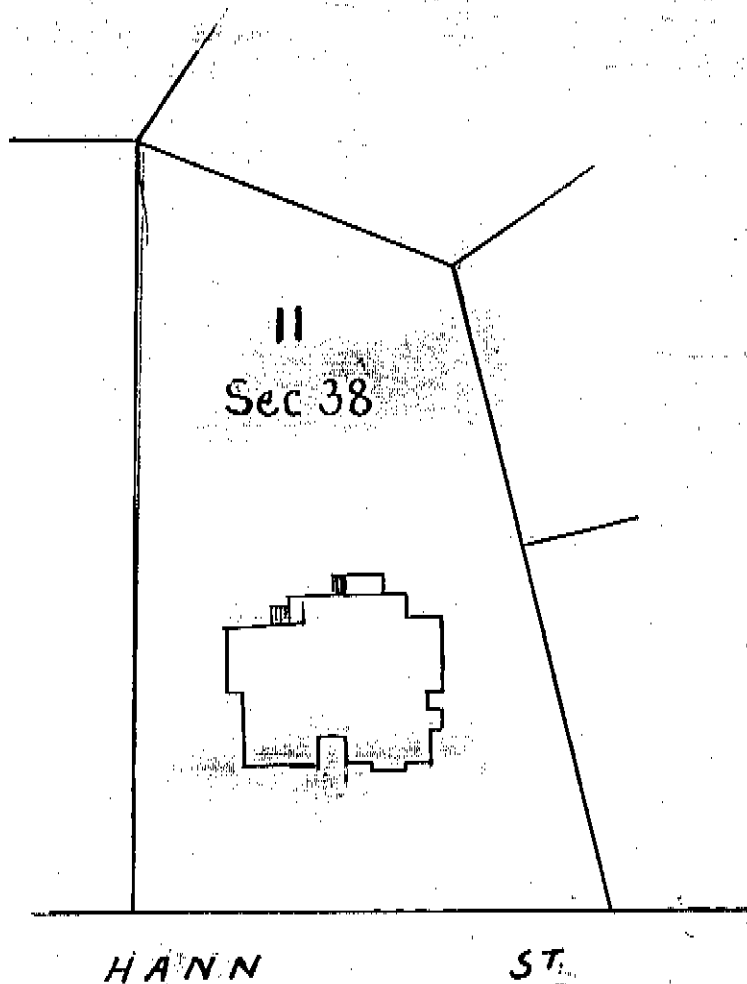
27/02/2026

IDENTIFICATION SURVEY

BLOCK N^o 11 SECTION N^o 38

DISTRICT OF C R I F F I T H

Scale 40 feet to 1 inch



B. H. D.

I John Thomas Hill Goodwin certify that the Buildings and other Improvements erected on Block 11 Section 38 are wholly within the Block Boundaries and in the position delineated hereon, and that there is no encroachment upon adjoining lands.

J. M. Goodwin

Licensed Surveyor
Dated March 13th 1940



26 June 2006

Mr. K Harvey
Chapman Constructions
PO Box 3985
MANUKA ACT 2603

Our Ref: 247
Sheet 1 of 2

Dear Sir,

RE: Land in the Division of Griffith, being Block 11, Section 38 as shown on Deposited Plan Number 215, containing an area of 1119 square metres and shown edged red on the sketch.

The boundaries of the land described above have been surveyed and it is found that –

Brick walls for a proposed extension with garage underneath have been erected wholly within the boundaries of the land.

The floor level for the proposed extension is matches the floor level of the existing residence, adopted from the Upper Floor Plan (Drawing No. WD06) = 577.17.

The garage floor slab FFL = 574.57 relative to the upper floor level FFL.

The dimensions of the land, and the location of the proposed extension which is shown hatched, are shown on the sketch.

Distances from walls to adjacent boundaries are shown in red in metres.

Philip Allpress
Yours sincerely

Philip Allpress
REGISTERED SURVEYOR

LAND, CONSTRUCTION AND BOUNDARY SURVEY
15/53-65 Wollongong St Fyshwick
PO Box 1110 Fyshwick ACT 2609
PH 02 62809608 FAX 02 62809696
ABN 94 104 700 307 ACN 104 700 307

DRAINAGE EASEMENT
2.44 WIDE

SEC. 38



11
1119m²

BRICK EXTENSION
GARAGE UNDER

EXISTING RESIDENCE

Siting OK

HANN ST.

 LANDMARK SURVEYS 15/53-65 Wollongong St. P.O. Box 1110 Fyshwick ACT 2609 Ph. (02) 6280 9608	Date of Survey 26/6/06	Scale 1:250@A4	Project BLOCK 11 SECTION 38 DIVISION of GRIFFITH DP 215	 Signature of Registered Surveyor Date: 26/6/06
	SHEET 2 of 2			
	Surveyors Reference 247-10EN1			

AUSTRALIAN CAPITAL TERRITORY.
CIVIC BRANCH.

DEPARTMENT OF THE INTERIOR.

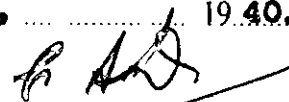
N^o 660

Building and Services Ordinance 1924-1938.
Canberra Building Regulations.

CERTIFICATE OF COMPLETION.

THIS IS TO CERTIFY that a building has been completed by.....**H. H. Reeve**.....
on Block.....**11**.....of Section.....**38**.....at.....**Griffith, A.C.T.**,
for.....**B. D. Bull**.....the Lessee of the
said Block, in accordance with the plans and specification approved therefor, and
in accordance with the provisions of the Canberra Building Regulations made under
the *Building and Services Ordinance 1924-1938.*

Dated this.....**fifteenth** day of.....**May**, 19**40**.....



Proper Authority.

FRONT ELEVATION

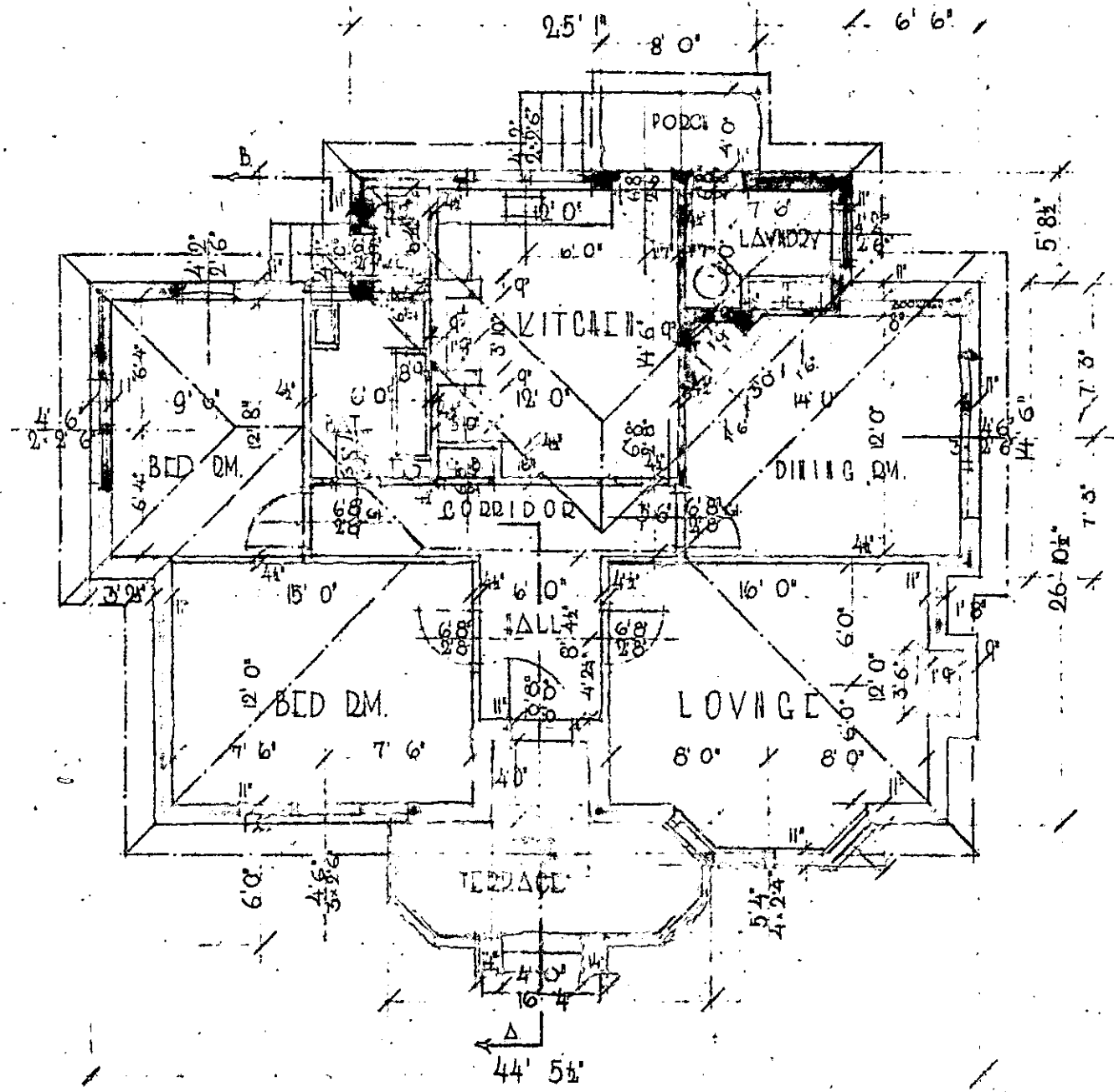
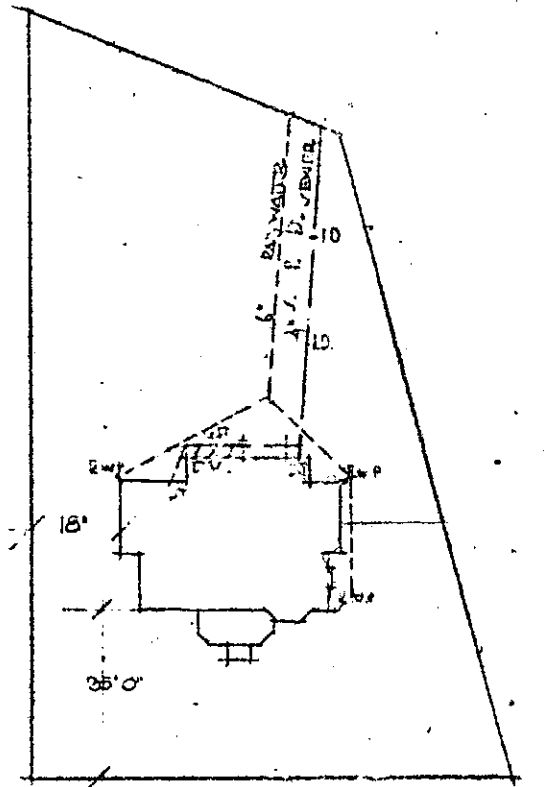
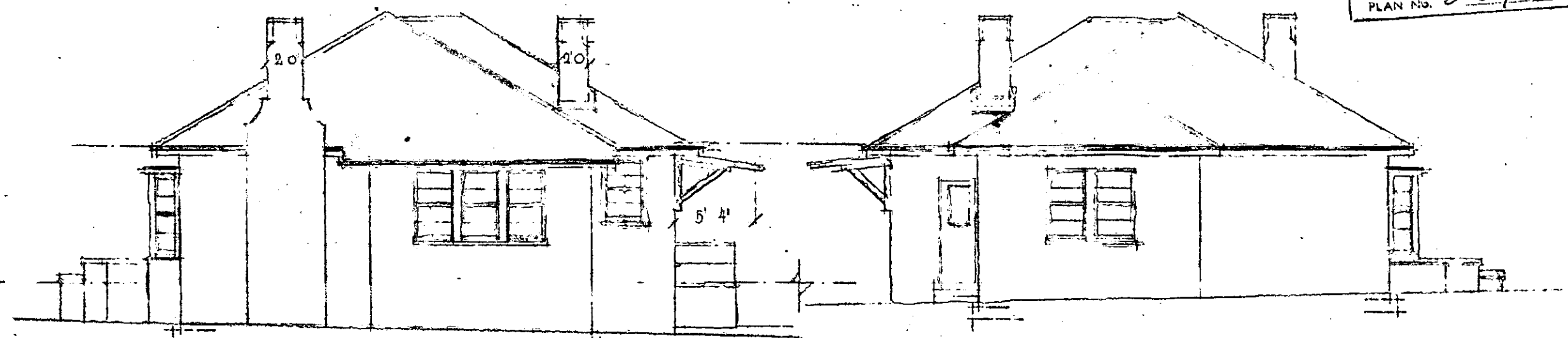
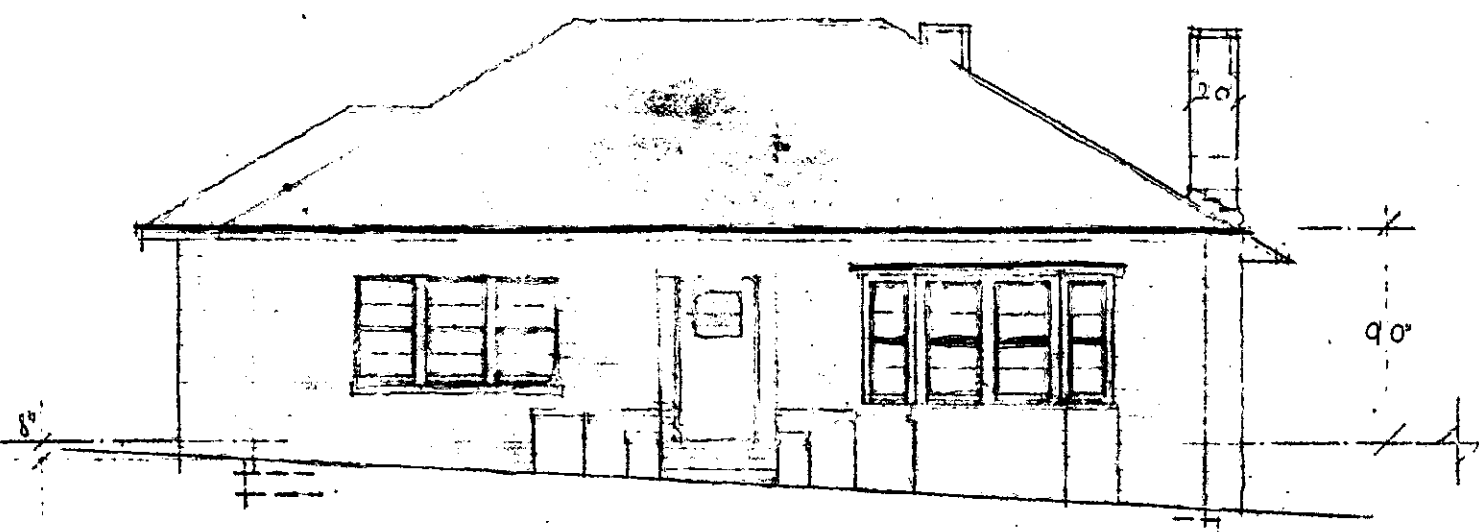
SIDE ELEVATION

SIDE ELEVATION

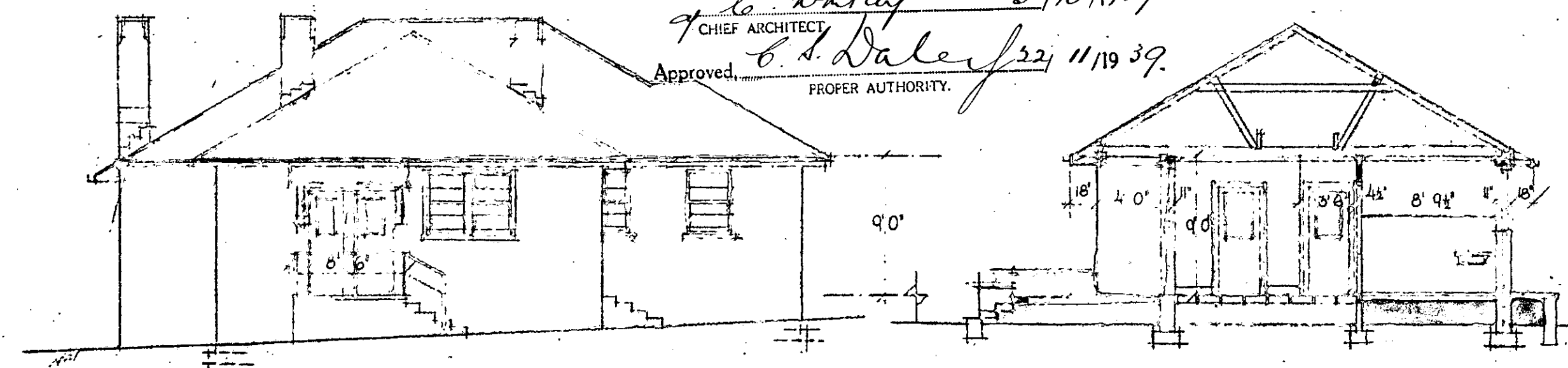
SITE PLAN

A.C.T. LANDS AND SURVEY
CANBERRA BUILDING REGULATIONS
PLAN No. 3059

SCALE 40' 1"



BACK ELEVATION



PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL

EXAMINED BY *L. Thornton* 4/10/1939
ENGINEER FOR WATER SUPPLY AND SEWERAGE

H. Wilson 3/10/1939
CHIEF ELECTRICAL ENGINEER

G. C. Whalley 3/10/1939
CHIEF ARCHITECT

Approved *G. S. Daley* 22/11/1939
PROPER AUTHORITY.

SECTION A-B

FIGURED DIMENSION/ ONLY TO BE TAKEN.
NO SCALING - IF PERMISSIBLE. CONTRACTOR/
MVT VERIFY. ALL DIMEN/ION/ AT THE JOB
BEFORE COMMENCING ANY WORK OR MAKING
ANY TOP DRAWING.

THIS IS THE PLAN REFERRED TO IN THE CONDITION/
OF CONTRACT DATED THIS DAY OF 1939
AND SIGNED BY W/

RESIDENCE OF F. BVLL ESQ
BLOCK II SEC. 38 GRIFITH

SCALE 8' 1"

ARCHITECT KENNETH H. OLIPHANT A.R.A.I.A.
CANBERRA 28th AVG 1939 A.C.T.

PROPRIETOR _____ WITNES/ _____ CONTRACTOR _____ WITNES/ _____

Kenneth H. Oliphant
A.R.A.I.A.

AUSTRALIAN CAPITAL TERRITORY.
DEPARTMENT OF THE INTERIOR.

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

APPLICATION FOR APPROVAL AS TO DESIGN ONLY.

To—
THE PROPER AUTHORITY,
CIVIC BRANCH,
DEPARTMENT OF THE INTERIOR,
CANBERRA, A.C.T.

I, K. H. Ouphan

of Canberra, being the holder of

* "An Archi-
tect's "or" a
Builder's " as
the case may
be.

* Architect Licence under the Canberra Building Regulations,

hereby apply for the approval of the proper authority to the design of a building
proposed to be erected for use as Additions to Residence

on Block 11 of Section 38 at Griffith

for F. Bull Sq the Lessee of the said Block.

Herewith are submitted two copies of the drawings and specification for the
said building, prepared and signed by an architect holding an Architect's Licence
under the said Regulations.

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

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

*Plans handed
to Mr. Ouphan,
4-7-51
G. J. O.
4/7*

Dated this 24th day of May 1951.

Signature K. H. Ouphan

FOR OFFICE USE ONLY.

PAID TO
COMMONWEALTH PUBLIC ACCOUNT.

(VIDE CASH REGISTER RECEIPT

NO. 29788 DATED 24 MAY 1951

ATTACHED).

CASHIER,
FOR RECEIVER OF PUBLIC MONIES
DEPARTMENT OF THE INTERIOR.

24 MAY

DATE

PLANS NUMBERED 324 Griffiths

LEASE BUILDING COVENANT.....

APPROVED.

~~NOT APPROVED.~~

Proper Authority.

6/6/1951



34

Mrs Clare Wilson
7 Homes Cres
Campbell ACT 2612

Dear Mrs Wilson

Residence and structures Block 11 Section 38 Griffith

I refer to your letter of 4 June 1997 requesting a Certificate of Occupancy and use (or an equivalent) for the above premise.

As the residence was built in 1951 and no certificate of fitness was applied for or issued at that time, the department is not in a position to be able to issue a current Certificate of Occupancy and Use. Under these circumstances it is current policy to inspect the premise and determine whether the department on behalf of the ACT Government have any reason for concern about the structures on the land and advise accordingly.

An inspection of the residence and associated structures by a departmental building surveyor was undertaken on 12 June 1997 in respect of prescribed requirements under the Building Act. I am now able to formally advise you on behalf of this department and the ACT Government that the building works are considered to be structurally sufficient, safe and stable. Design and siting essentially conforms to the original approved plan. Accordingly, the existing building works are all considered satisfactory.

Therefore, there is no present or foreseeable future intention of government to take any action or serve any notice on the leaseholder in respect of the residence or existing structures upon the land. This letter may serve as evidence suitable for the issue of a Certificate of Lease Compliance on the leasehold property.

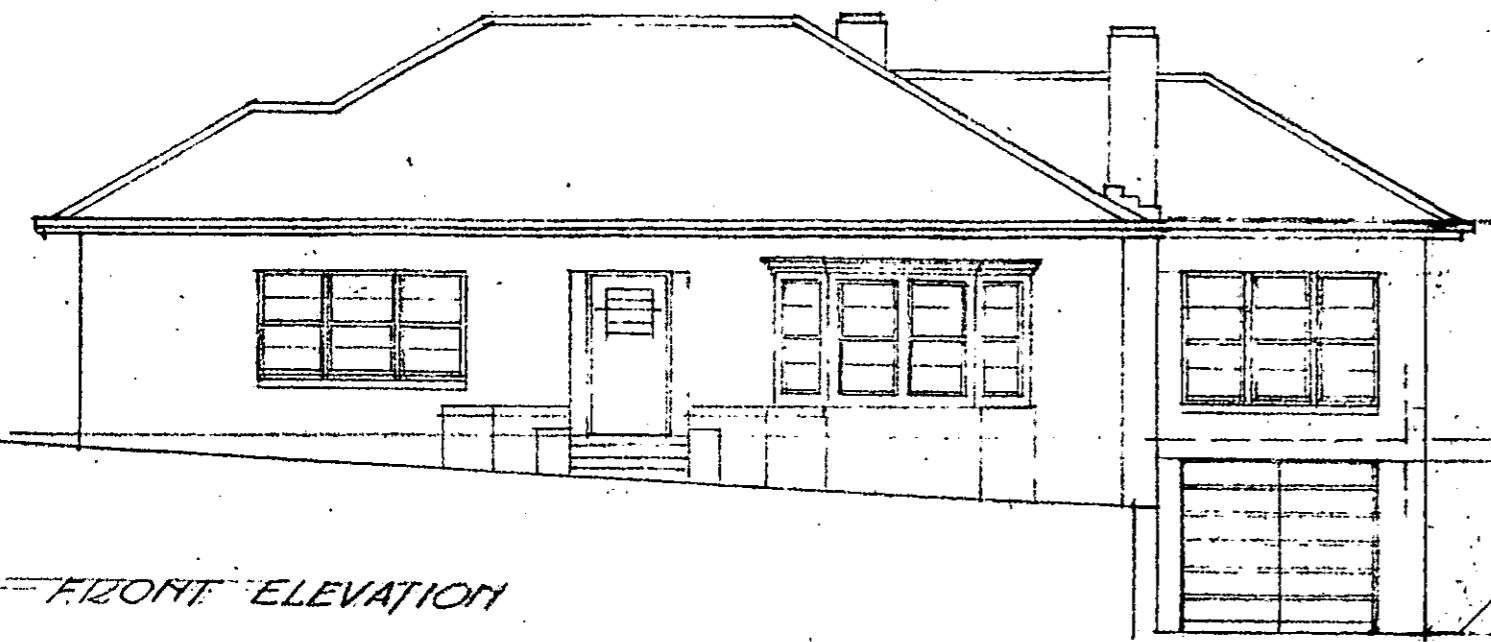
Yours sincerely

Bill Dagger
Manager Building Survey
ACT Building Electrical and Plumbing Control
13 June 1997

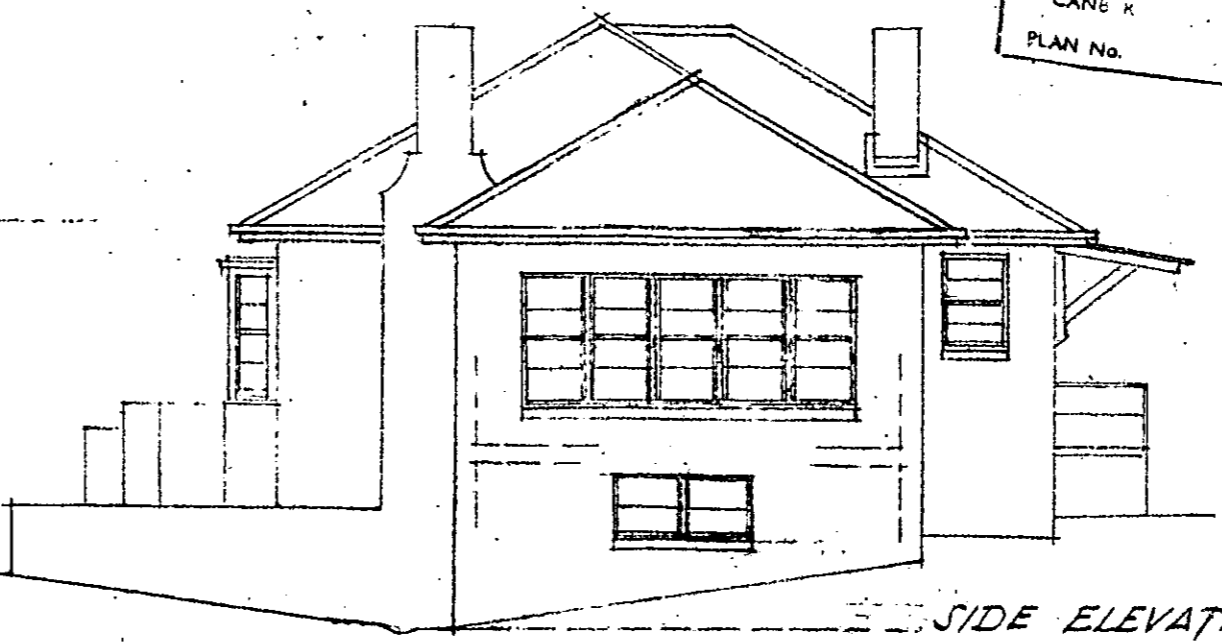


Planning and Land Management
Building B, Level 1, Callam Offices, Easty Street, Phillip
GPO Box 1908 Canberra ACT 2601 • Telephone: (06) 207 6277 • Facsimile: (06) 207 7475
A.C.T. Government Homepage: <http://www.act.gov.au>

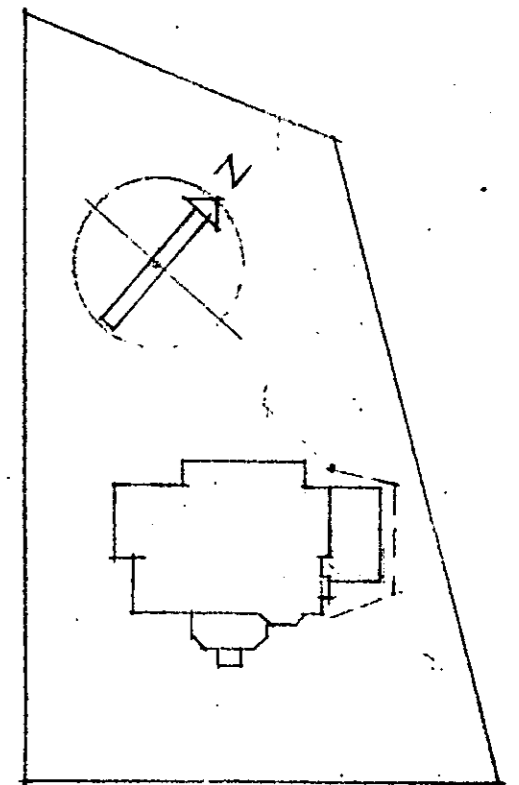
A.C.T. CANE K
PLAN No. 3059
MAYOR'S OFFICE
REGULATIONS



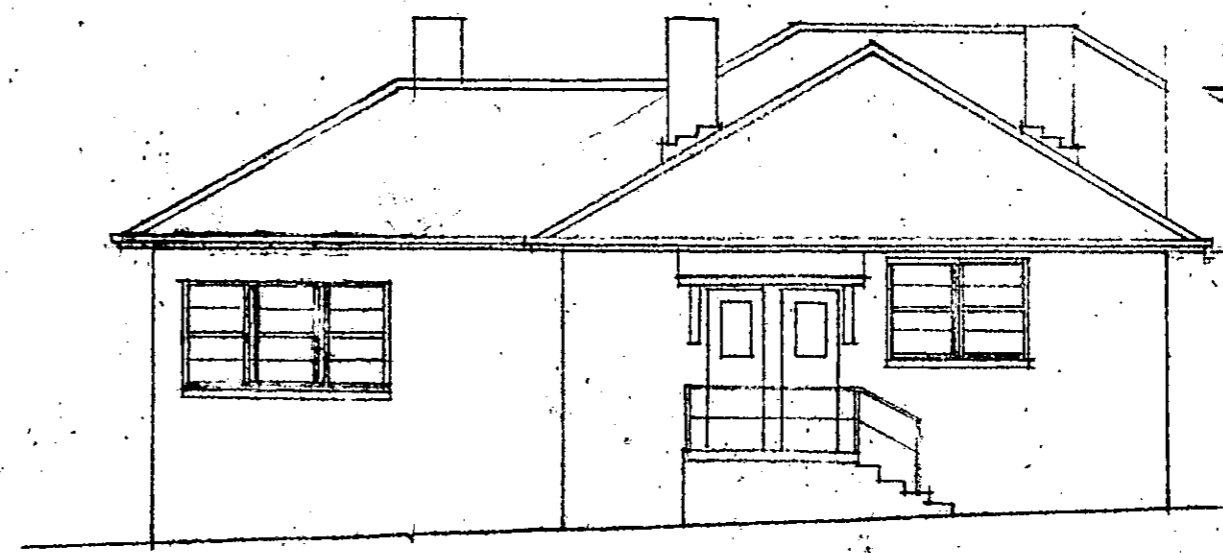
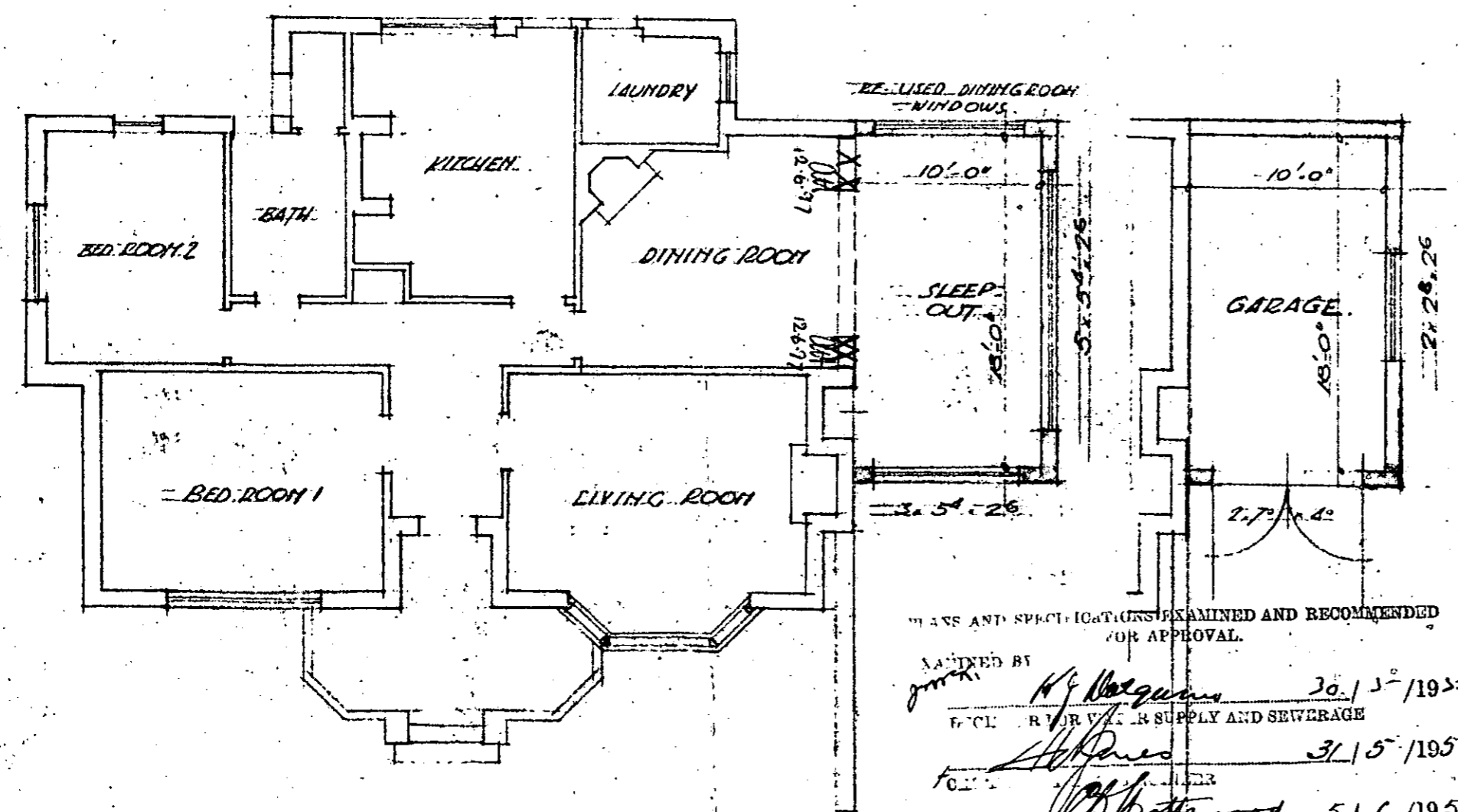
FRONT ELEVATION



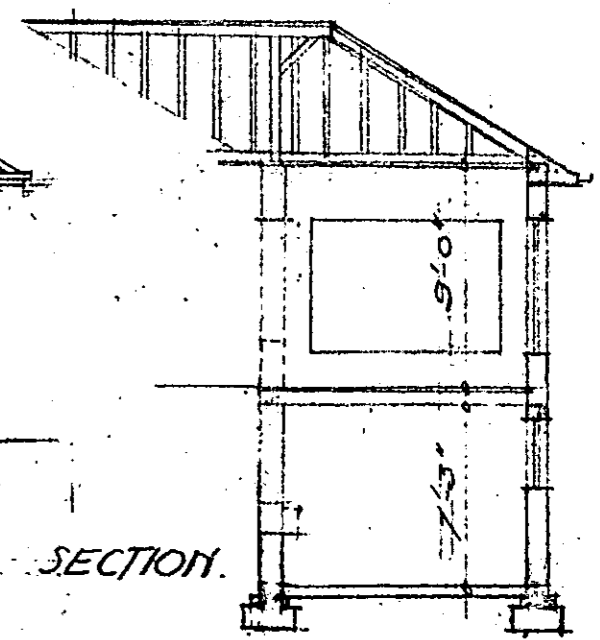
SIDE ELEVATION



H.A.N. STREET
BLOCK PLAN
SCALE 1/40" = 1'-0"



BACK ELEVATION



SECTION

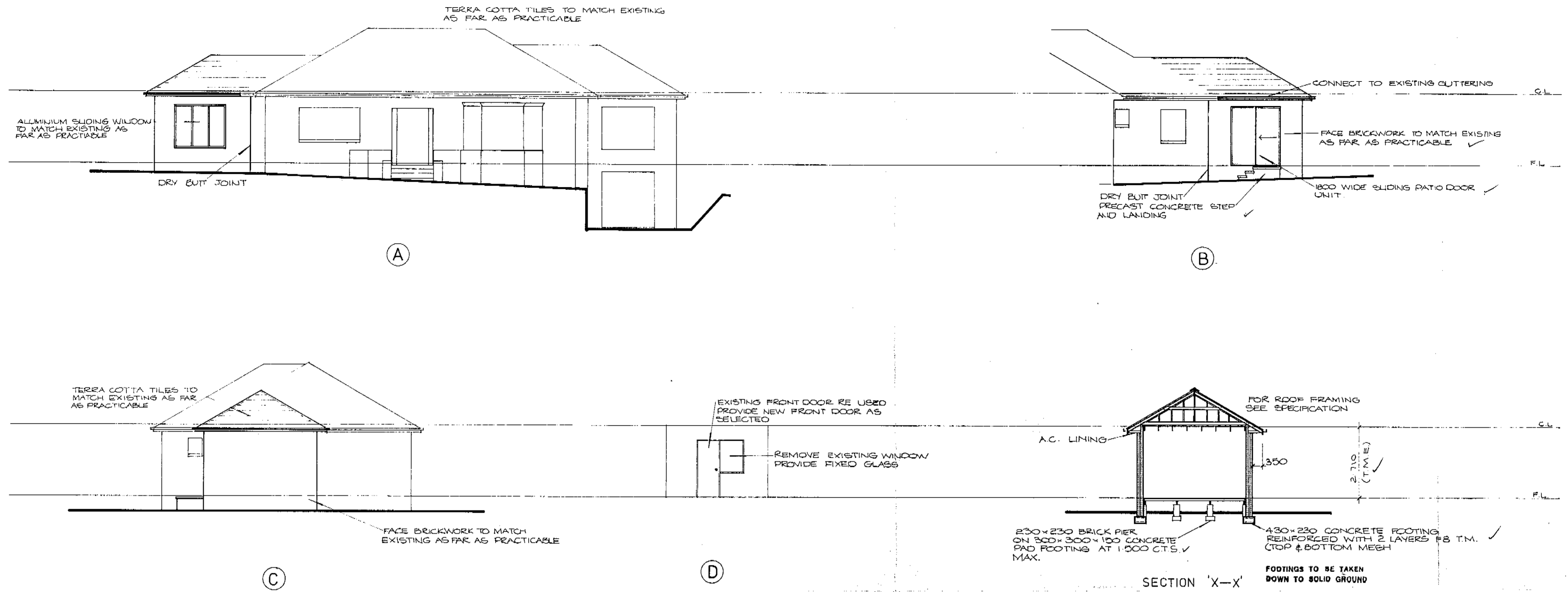
PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL.
EXAMINED BY *[Signature]* 30/15/1957
FOR REVIEW OF SUPPLY AND SEWERAGE
FOR *[Signature]* 31/15/1957
CIVIC ARCHITECT *[Signature]* 5/16/1957
APPROVED *[Signature]* 6/6/1957
PROPER AUTHORITY

ADDITIONS TO RESIDENCE FOR F. BULL ESQ.
BLOCK 11 - SECTION 38 - GRIFFITH
SCALE 1/8" = 1'-0"
KENNETH H. OLIPHANT A.R.A.I.A ARCHITECT CANBERRA. 014

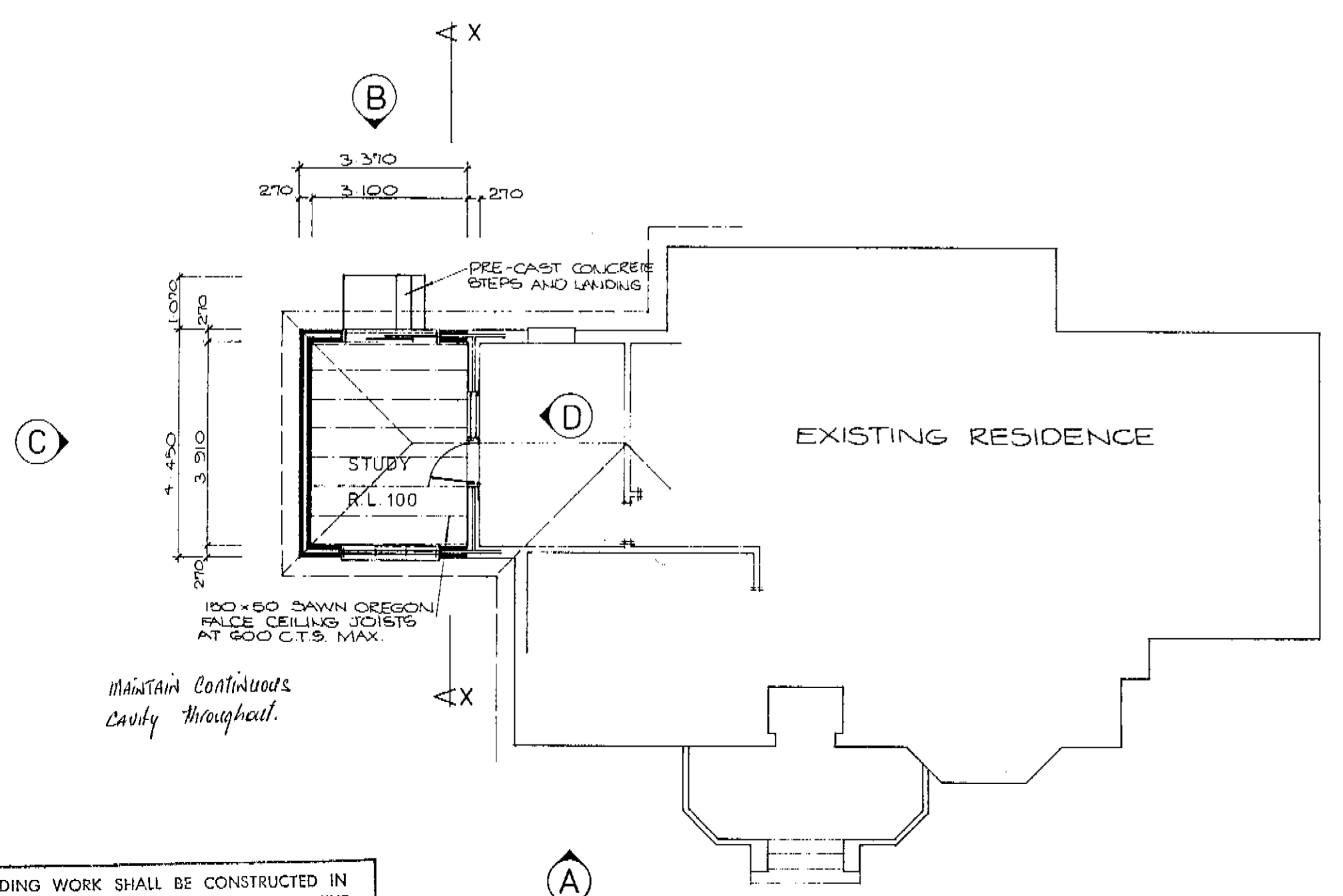
PLANS/FILE No. 3059/12
 Received Building Section
 30 MAR 1979
 Dept. of the Capital Territory

512

PLANS AND SPECIFICATIONS EXAMINED
 AND RECOMMENDED FOR APPROVAL BY
 10/19/79
 ENGINEER FOR WATER SUPPLY AND SEWERAGE
 / 19
 / 19
 / 19
 TECHNICAL OFFICER
 APPROVED FOR CONSTRUCTION BY THE
 BUILDING CONTROL OFFICER
 CLASS OF LICENSURE 5
 CLASS OF LICENSURE
 23/3/79
 ROLLER



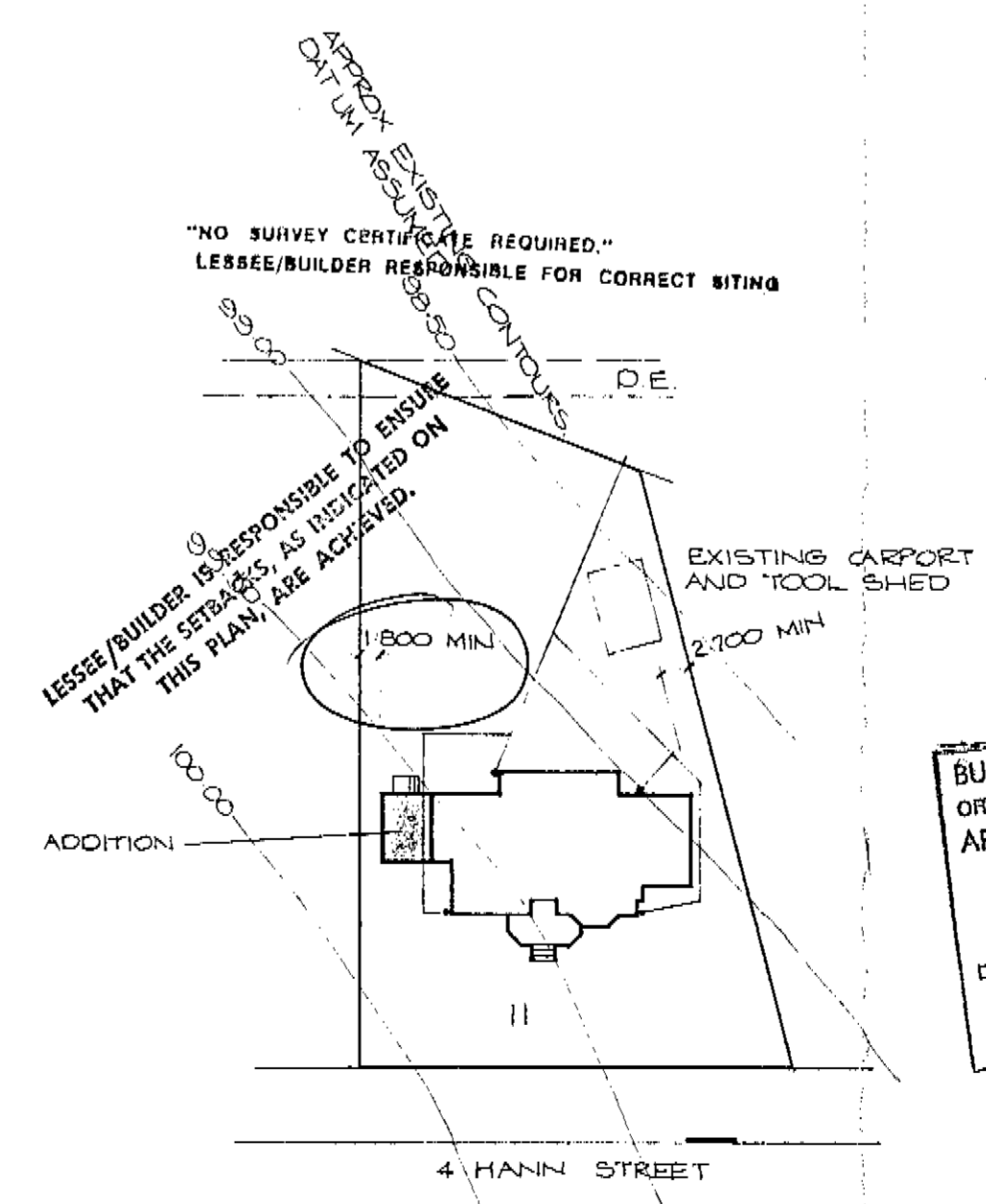
E L E V A T I O N S



PLAN

CONSTRUCTION MUST COMPLY WITH A.S. 1684-1975 LIGHT TIMBER FRAMING CODE

SPECIFICATION
 CONCRETE STRENGTH: FOOTING 15 Mpa ✓
 COVER: COVER 25mm ALL ROUND ✓
 FLOOR FRAME
 BEARERS: 100x75 H.W. AT 1500 C.T.S. MAX. ✓
 JOISTS: 100x80 H.W. AT 450 C.T.S. MAX. ✓
 ROOF FRAME
 TOP PLATE: 100x50 H.W. FIXED TO BRICKWORK BY MEANS OF GALVANISED HOOP IRON STRAPS BUILT INTO BRICK MIN OF 12 COURSES DOWN ✓
 CEILING JOIST: 100x38 H.W. AT 450 C.T.S. MAX. ✓
 RAFTERS: 125x38 H.W. AT 450 C.T.S. MAX ✓
 COLLAR TIES: 100x38 H.W. TO EVERY SECOND JOIST ✓
 RIDGE: 100x38 H.W. ✓
 HIP: 150x50 H.W. ✓
 HANGER: 200x38 H.W. ✓



SITE PLAN
 SCALE 1:300

BUILDINGS (DOMESTIC APPL) ACT
 ORDINANCE 1964 AS AMENDED
 APPROVAL GRANTED
 -6 APR 1979
 DELEGATE
 TRADITIONAL CAPITAL DEVELOPMENT COMMISSION

- NOTES
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE, GENERALLY WHOLE NUMBERS INDICATE MILLIMETRES, DECIMALIZED FIGURES INDICATE METRES.
 - ALL DIMENSIONS SUBJECT TO CHECKING ON SITE AND ADJUSTMENT TO SUIT SITE CONDITIONS AS MAY BE NECESSARY.
 - IN CASE OF DISCREPANCIES CONSULTANTS SHOULD BE NOTIFIED AND INSTRUCTIONS OBTAINED BEFORE PROCEEDING.
 - ALL WORK TO BE CARRIED OUT IN A PROPER AND WORKMANLIKE MANNER, TO A STANDARD NOT LESS THAN THAT OF THE EXISTING BUILDING AND FINISHES.
 - ALL WORK TO COMPLY WITH A.C.T. BUILDING MANUAL AND BUILDING CONTROLLER'S REQUIREMENTS.

ALTERATIONS AND ADDITIONS TO BRICK RESIDENCE FOR F. BULL

11/38 GRIFFITH

AREA	: 15 m ² ADDITIONS
SCALES	: 1:100, 1:500
DRAWN	: W. J.
DATE	: 28.3.79
CHECKED	: P. E.
PROPRIETOR'S CONCURRENCE	: <i>F. Bull</i> X
DATED	: 28.3.79
NO.	7912

HOME & GENERAL BUILDING CONSULTANTS PTY. LTD.
 PHONE: 95 1530, 95 6897

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



ACT Building, Electrical and Plumbing Control

GPO Box 1908, Canberra ACT 2601

Certificate of Occupancy and Use

Certificate No. **061076N1C1**

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

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.

Builder CHAPMAN CONSTRUCTION CANBERRA PTY LTD	Suburb GRIFFITH	Section 38	Block 11
Notice of Intention to Start Work Number 061076N1	Plans 061076/A /B		

Building Work

Nature of Work	Project/Item Description	Unit	Other Description	Class of Occupancy	Type of Construction
ALTERATIONS TO	RESIDENCE		AND ADDITIONS INCLUDING FRONT PORTICO & DECK	1a(i) & 10	NA

Comments

Important note:

1. Residential building statutory warranties and residential insurance 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.

N. Marquette

NATALIE MARQUETTE
Delegate of the Registrar

5/12/2006

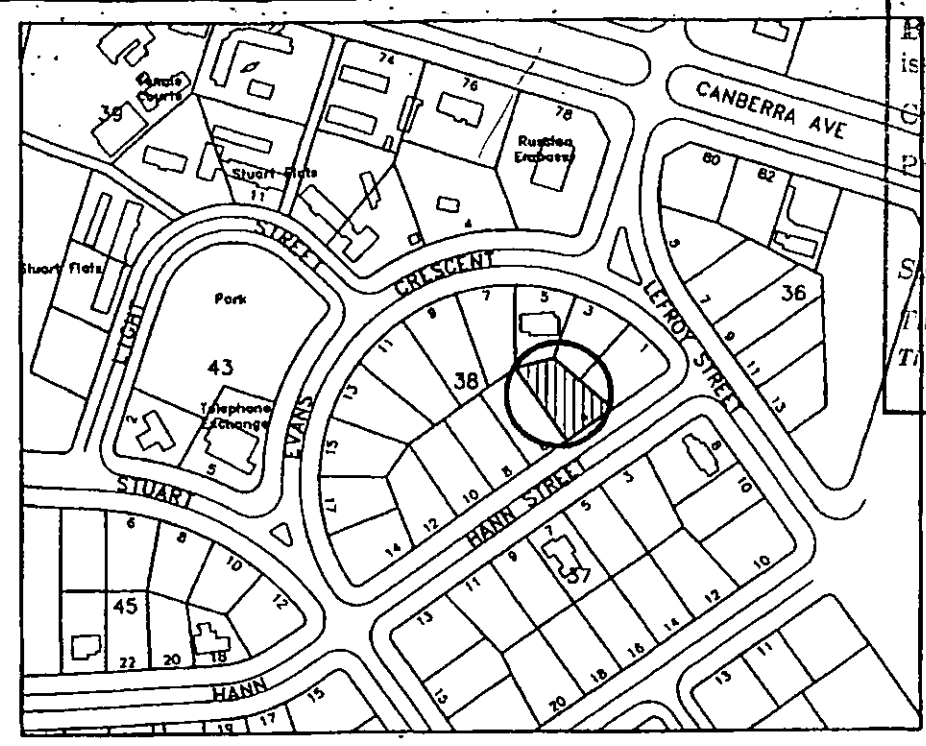
Date

ACT Metropolitan Building Certifiers P/L
Building Approval: Building Approval, or part thereof, issued under Section 28 of the *Building Act 2004*.
 Class of Occupancy: T.A. 9.10.2 Type of Construction: POINT
 Project No: B Licence No: 200428123
 Signature: *[Signature]* 20.3.06
 This Set of Plans Contains 13 Sheets, No 1 to 13
 This approval is valid for 3 years from the date shown above provided work is commenced within 2 years of the date of the BA approval

NOTICE OF DECISION - LAND (PLANNING AND ENVIRONMENT) ACT 1991
APPROVAL GRANTED
 PURSUANT TO SECTION 230
 Delegate name: WALID ELHASSAN
 Date Approval Takes Effect: 7/3/2006

AREAS

SITE AREA - 1045.1 sqm
EXISTING AREA - 152.61 sqm
EXTENDED LIVING AREA (Excl.Stair) - 93.82 sqm
TOTAL LIVING AREA - 248.43 sqm
BASEMENT GARAGE/LAUNDRY AREA - 87.34 sqm
TOTAL FLOOR AREA - 333.80 sqm



LOCALITY PLAN

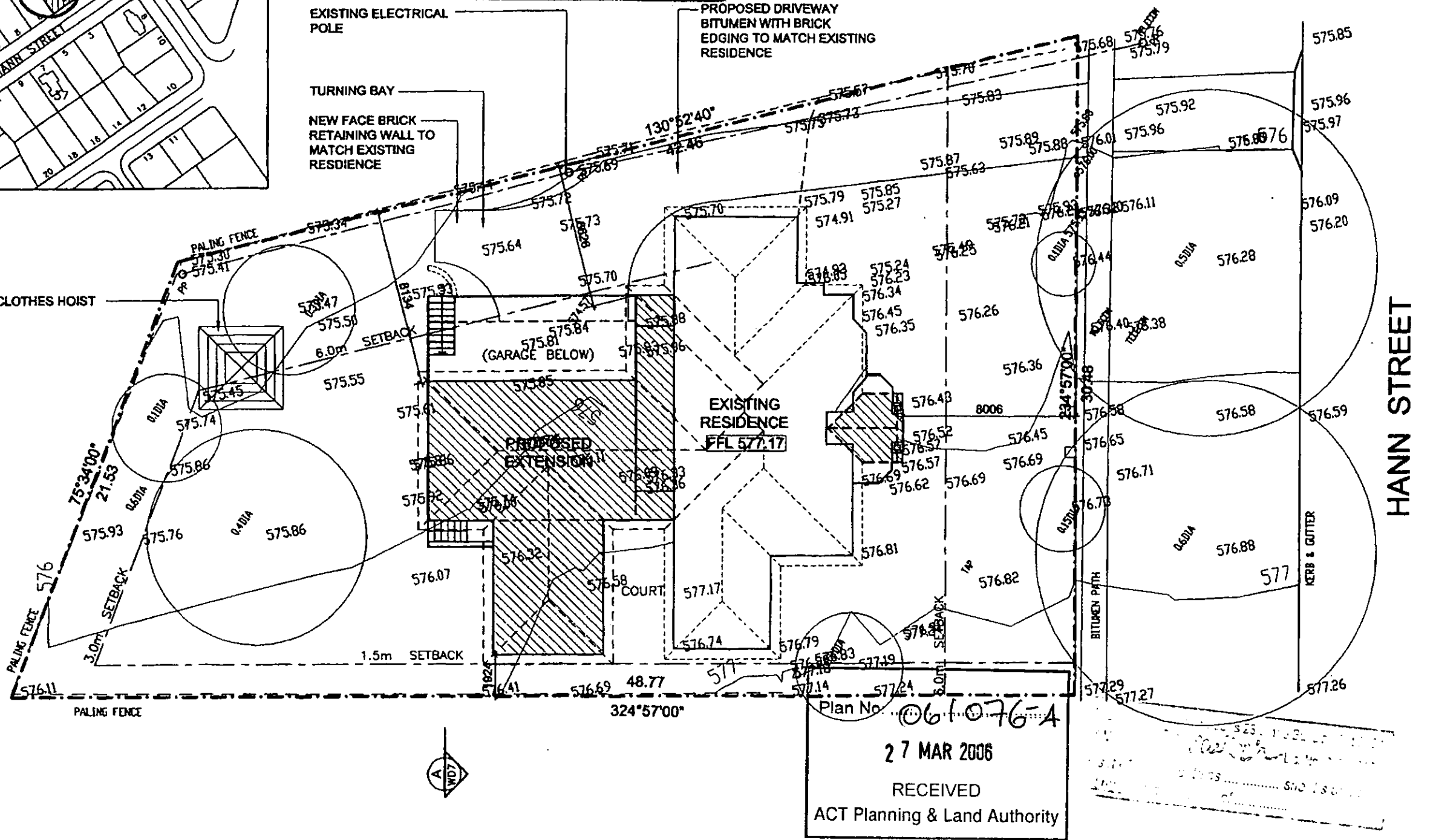
The following inspections are required on this project:

<input checked="" type="checkbox"/> Footings	<input checked="" type="checkbox"/> Slab/s	<input checked="" type="checkbox"/> Stormwater
<input type="checkbox"/> Floor Frame	<input checked="" type="checkbox"/> Pre Sheet	<input type="checkbox"/> Final
<input type="checkbox"/> Other.....		

Please provide 24 hours notice when booking inspections

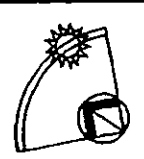
The following installation or inspection certificates are required at the prescribed inspection stages

<input type="checkbox"/> Soil Classification	<input type="checkbox"/> Structural Steel
<input type="checkbox"/> Footing	<input checked="" type="checkbox"/> Truss
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Wet Seal
<input checked="" type="checkbox"/> Survey	<input checked="" type="checkbox"/> Glass
<input checked="" type="checkbox"/> Termite Treatment	<input type="checkbox"/> Smoke Detector



SITE PLAN

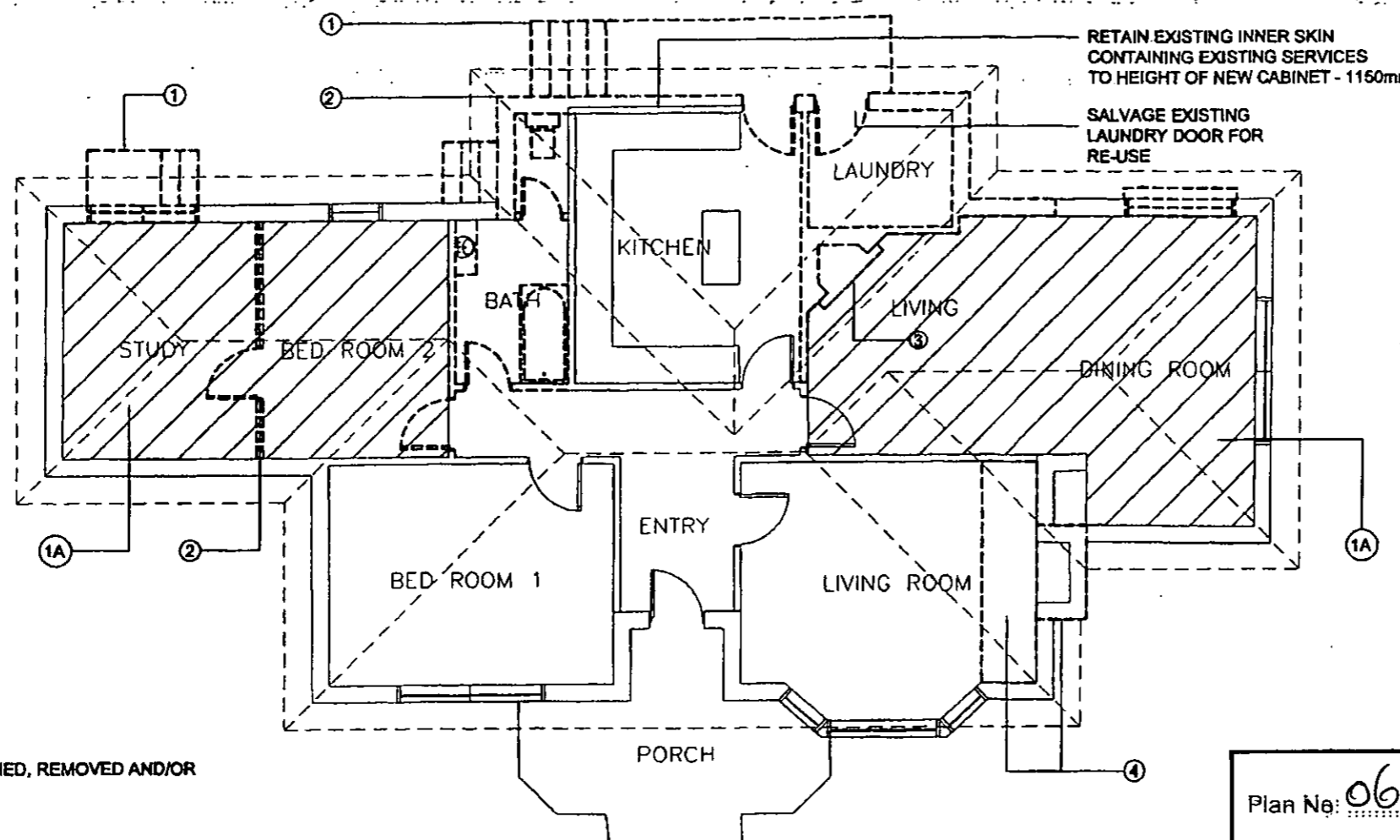
PROPOSED ALTERATIONS / ADDITIONS FOR K AND C GILLESPIE BLOCK 11, SECTION 38, GRIFFITH



ISSUE	Drawn	Scale	Project No.
Preliminary	DK	1:200	0360
Tender			
Construction			
Verified	Date	Revision	Drawing No.
Approved	18.01.06		WD03
Reviewed			

Plan No. 061076-A
 27 MAR 2006
 RECEIVED
 ACT Planning & Land Authority

DINA Architects
 DOWSE WOOD ARCHITECTS
 A.B.N. 43 097 300 325
 A.C.N. 097 300 325
 SUITE 10 14 LONSDALE ST
 BRADDON ACT 2012
 Tel: 62304888 Fax: 62304899



KEY:
 [---] - ITEMS TO BE DEMOLISHED, REMOVED AND/OR RELOCATED

General conditions
 Complete the works within the contract period in accordance with the drawings.
 Comply with regulations and by-laws of authorities with jurisdiction over the works and including those relating to water supply, gas, sewerage, health and electricity. Give all notices and pay all fees required by the authorities.
 All work to comply with the Building Code of Australia and relevant Australian Standards and Local Building Regulations. Work shown or described on the drawings or in the schedule is to be carried out whether drawn and not specified or vice versa. The requirements of regulations take precedence over the drawings. Written dimensions take precedence over scaled. Detail drawings take precedence over general drawings.
 Check all dimensions on site before commencing construction or producing shop drawings or fabricating components. Note: drawings of the existing are approximate only and are for general information and do not form part of the contract. Tenders are to visit the site and familiarise themselves with all existing conditions. No extra claims for failing to allow for existing conditions will be admissible.
 Allow occupants to continue in secure possession and occupancy of the premises for the required period.
 Make available safe access for occupants;
 Arrange work to minimise nuisance to occupants and ensure their safety; and
 Do not interfere with or damage property, which is to remain on or adjacent to the site.
 Attend to existing services as follows:
 - If the service is to be continued, repair, divert or relocate as required. If such a service crosses the line of a required trench, or will lose support when the trench is excavated, provide permanent support for the existing service.
 - If the service is to be abandoned, cut and seal or disconnect, and make safe.
 Proposals: Submit proposals for action to be taken with respect to existing services before starting this work. Minimise the number and duration of interruptions.
 Before practical completion, clean throughout, including interior and exterior surfaces exposed to view. Vacuum carpeted and soft surfaces. Clean debris from site, roofs, gutters, downpipes and drainage systems. Remove waste, surplus materials and rubbish.
 - All new internal walls and ceilings are to be repainted with 3 coats, Dulux wash and wear. All existing woodwork and new external woodwork to be refinished with 3 coats Dulux gloss enamel, applied to manufacturer's specification. All timber work to be painted to match existing and/or at request of client.
 - All external walls of house and Garage to be finished with face brick to match existing.
 - All colours to be decided by Client and/or Interior designer and to be finalised before the commencement of work.
 - All existing walls to be made good as a result of demolition or damage during.
 - All joinery to be supplied and installed by the builder.
 - Provide new electrical wiring and outlets throughout extension to WD10 and WD11.
 - Upgrade existing house and switchboard with new ELCB. New switchboard to be located in cupboard off meals area. Advise on status of existing house wiring for possible upgrade.
 - Existing security system to be extended to new living areas. Client to advise if builder is responsible for the works.

Plan No: 061076-A
 27 MAR 2006
 RECEIVED
 ACT Planning & Land Authority

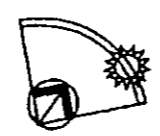
Building Approval issued under s.28 of the Building Act 2003
 David McCulloch *David McCulloch* Lic. No. 210120
 This set of plans contains 13 sheets and 1 sheet numbered 2 of 13

NOTICE OF DECISION
 LAND (PLANNING AND ENVIRONMENT) ACT 1991
APPROVAL GRANTED
 PURSUANT TO SECTION 230
 Delegate name WALID ELHASSAN
 Date Approval Takes Effect 7/3/2006

DEMOLITION PLAN

DEMOLITION
 1A. Remove existing carpet to areas shown and store (as per client's direction) for future re-use. Provide temporary protection to all other existing floor areas.
 1. Demolish and remove existing stairs, landing and roof structure. Waste to be reused and/or disposed of at landfill.

**PROPOSED ALTERATIONS / ADDITIONS
 FOR K AND C GILLESPIE
 BLOCK 11, SECTION 38, GRIFFITH**



ISSUE	Drawn	Scale	Project No.
Preliminary	DK	1:100	0360
Tender			
Construction			
Verified	Date	Revision	Drawing No.
Approved	18.01.06		W004
Reviewed			

Drawn	Scale	Project No.
DK	1:100	0360
Date	Revision	Drawing No.
18.01.06		W004



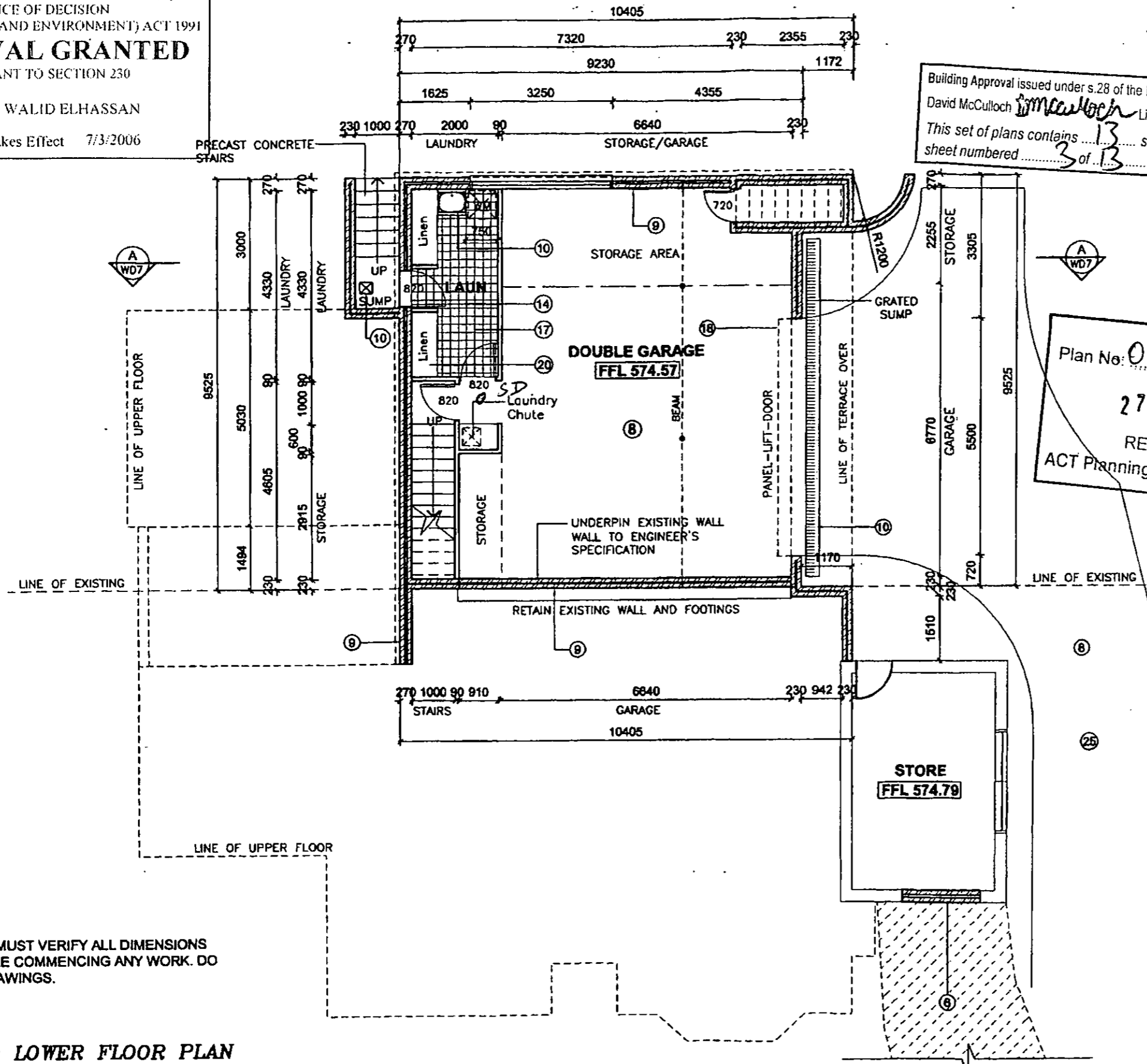
DOWSE NORWOOD ARCHITECTS
 A.B.N. 43 097 309 325
 A.C.N. 097 309 325
 SUITE 10 14 LONSDALE ST
 BRADSHAW ACT 2612
 Tel: 02304888 Fax: 02304899

NOTICE OF DECISION
LAND (PLANNING AND ENVIRONMENT) ACT 1991
APPROVAL GRANTED
PURSUANT TO SECTION 230

Delegate name WALID ELHASSAN

Date Approval Takes Effect 7/3/2006

Building Approval issued under s.28 of the Building Act 2004
David McCulloch *McCulloch* Lic. No. 200428123
This set of plans contains 13 sheets and this sheet numbered 3 of 13



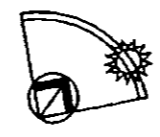
2. Provide temporary support to existing roof structure and demolish internal and external walls to extent shown. Bricks to be salvaged for re-use or recycled. Existing services to be treated as outlined above. Provide temporary wall protection from inclement weather if required. Provide temporary safety handrail if required.
3. Demolish existing fireplace. Re-structure roof as required to support ceiling and roof framing. If roof tiles are required to be removed at this stage (in all areas), provide protection from inclement weather. All tiles to be stored in a safe place for re-use. Kitchen joinery and existing areas should be protected at all times. Any damage to these areas is the responsibility of the builder and is to be repaired. Existing ceiling to Lounge/dining area to be removed.
4. Remove existing timber joinery, to expose fire place behind. Disposal /re-use at the discretion of proprietor.
- 4a. Disconnect existing main lines running to existing hot water system. Relocate heater to position shown. Cut existing brickwork to allow for new door to existing garage. Exact size to be confirmed with door and /or frame manufacturer.
5. Remove existing garage door. Disposal and/or salvage at discretion of Client. Provide temporary support and remove exposed concrete lintel.
- 5A. Remove existing aluminium window and sliding door. Disposal at discretion of Client.
- SCOPE OF NEW WORKS
6. Existing footings to be checked by Structural Engineer or new Reinforced concrete strip footings to extent of new brickwork to comply with AS2870 and Engineer's Specification. Provide new brickwork to fill opening to engineers detail. Brickwork to be waterproofed as required, to natural ground line. Remove existing sump and provide aggregated drain connected to stormwater mains. Existing stones to retaining walls and stairs to be removed for re-use. All effected downpipes to be reconnected to existing mains, as required. Backfill area with excavated soil from rear extension.
7. Structural stability of existing Entry porch piers to be confirmed by Engineer. Continue existing piers with common brickwork (rendered and painted to match existing base) to form new portico, as per plan. Provide face brick feature soldier course as per elevation. Provide structural support lintels to Manufacturer's Specification. New timber roof trusses to manufacturer's Specification. Roof tiles, gutter and fascia to match existing.
8. Provide temporary support to existing floor structure and footing to existing rear wall. Excavate area required for new lower floor and driveway. Excavations to driveway, as per section (WD09) and/or ACTEWAGL requirements. Bricks exposed to eastern wall of sleep out, as result of excavation, to be cleaned of dirt and debris. Finish achieved to be that of existing brickwork.
9. Provide new Reinforced concrete strip footings to extent of new lower floor walls to comply with AS2870 and Engineer's Specification. Existing footings (to existing rear wall) to be underpinned as required by Engineers Specification. New lower floor brickwork to AS3700 and Engineers Specification. Waterproofing of new walls to NGL to BCA. All exposed brickwork to match existing. Walls to be painted internally, to paint manufacturer's Specification. Colour TBA by Client / Interior Designer.
10. Provide new drainage points to garage, laundry, bath and ensuite services to AS3500 and Engineers Specification. New fittings to Client's Schedule. New downpipes and grated sump to Engineers Specification, connected to existing lines. Confirmation of invert levels of existing ties to be established for connection. Refer to Engineer's plan.

Plan No: 061076A
27 MAR 2006
RECEIVED
ACT Planning & Land Authority

NOTE:
CONTRACTOR MUST VERIFY ALL DIMENSIONS
ON SITE BEFORE COMMENCING ANY WORK. DO
NOT SCALE DRAWINGS.

PROPOSED LOWER FLOOR PLAN

**PROPOSED ALTERATIONS / ADDITIONS
FOR K AND C GILLESPIE
BLOCK 11, SECTION 38, GRIFFITH**



ISSUE	Drawn	Scale	Project No.
Preliminary	DK	1:100	0360
Tender			
Construction			
Verified	Date	Revision	Drawing No.
Approved	18.01.06		WD05
Reviewed			

Drawn	Scale	Project No.
DK	1:100	0360
Date	Revision	Drawing No.
18.01.06		WD05

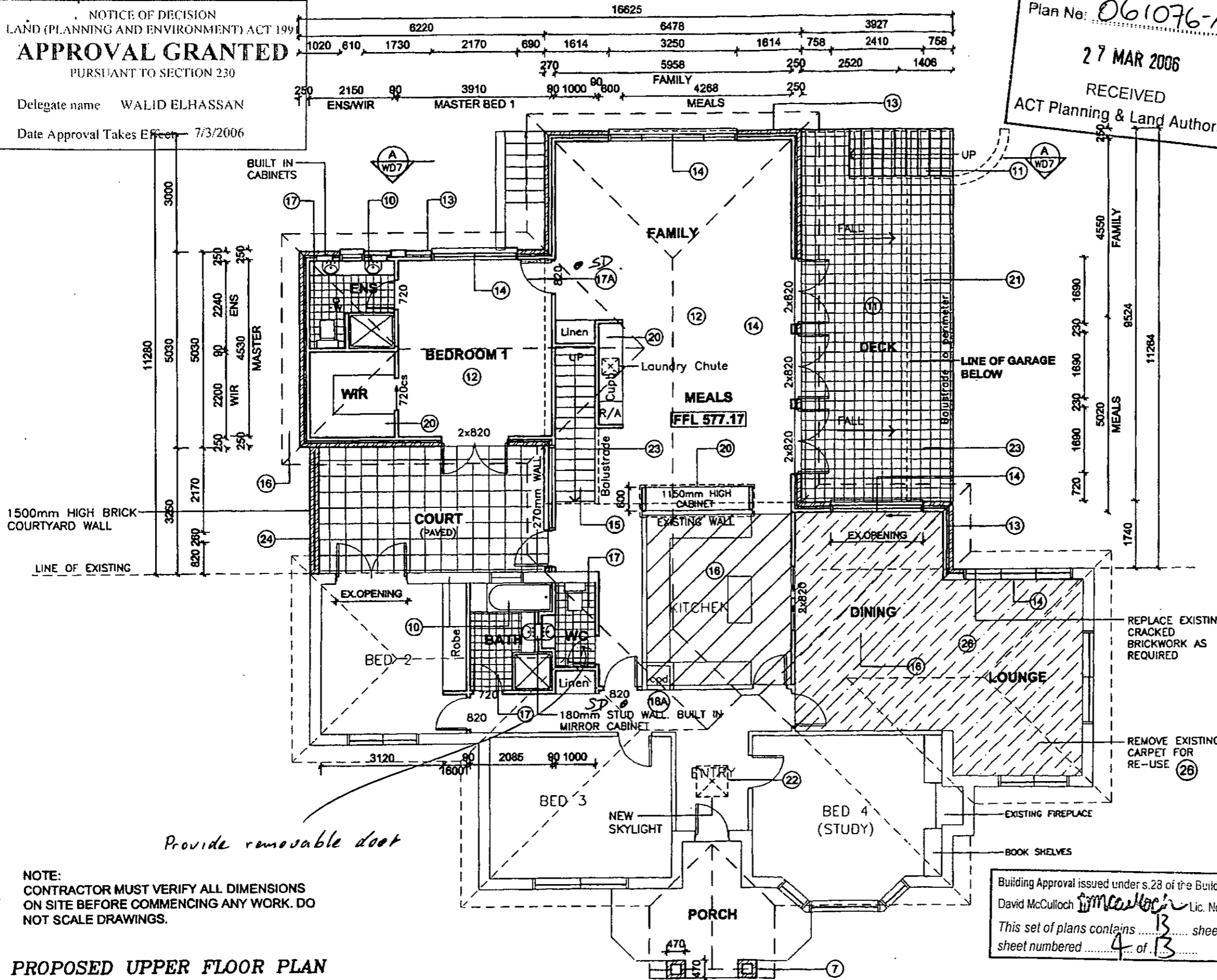


DONE NORWOOD ARCHITECTS
A.B.N. 43 097 309 325
A.C.N. 097 309 325
SUITE 10 14 LORSDALE ST
BRADDON ACT 2012
Tel: 62304888 Fax: 62304699

NOTICE OF DECISION
LAND (PLANNING AND ENVIRONMENT) ACT 1997
APPROVAL GRANTED
PURSUANT TO SECTION 230

Delegate name WALID ELHASSAN
Date Approval Takes Effect 7/3/2006

Plan No: 061076-A
27 MAR 2006
RECEIVED
ACT Planning & Land Authority



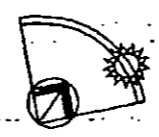
11. Provide new suspended Reinforced concrete floor structure and stair to Engineers specification to new terrace. Floor level to be lowered to BCA requirements. Provide temporary handrail to terrace area to BCA standards.
12. New suspended timber floor to Engineers Specification. Floor finish to be good quality hardwood timber, to client selection. Finish to be clear, 'Bonatech' Mega Water Based Polyurethane - Satin. Provide R2.0 insulation throughout new floor and 10mm plasterboard ceiling to underside, fixed to Manufacturer's Specification.
13. New 250mm brick veneer walls. Brickwork to AS 3700 to match existing face brickwork. Timber framing to AS1684. Structural framework to Engineer's Specification and relevant Australian Standards. Provide R2.0 insulation to all external walls. Plasterboard lining internally, to be stopped and painted to match existing.
14. Provide new single glazed, double hung timber windows, to match existing. Provide external cedar doors and sliding doors, as per plan/elevation. Floor joists to be notched out if required. New window to lounge (existing dining) to suit existing opening. Cracked brickwork between this window and new extension to be replaced. Provision to Security mesh to all glazing at the discretion of the client, before the production of windows. Existing Laundry door to be re-used to new laundry and resplit if required. Colour TBA Client/Interior designer. Provide necessary steel and timber lintels and supports to Engineers specification to all openings. Openings required to be confirmed with window manufacturer's schedule.
15. Supply and install new timber hardwood stairs to manufacturers specification. Finish to match hardwood floor to new living areas.
16. Remove existing tiles where required and store in safe place for re-use. Provide adequate support to existing roof structure, where required to Engineer's Specification. New timber roof trusses to manufacturer's specification. Roof tiles to match existing. Provide fascia/leaves and gutter and downpipes to match existing, to be painted. Colour TBA by Proprietor. Painted, 10mm plasterboard ceiling throughout extended areas, fixed to Manufacturer's Specification. Cornices throughout to match existing in lounge/dining area. Ceiling to new Lounge and Dining area to be retained (if viable). Kitchen ceiling TO BE REPLACED. Provide R4.0 insulation throughout.
- 16A. Existing heating/airconditioning system to be extended to new areas. Existing return air (located in cupboard to entry) to be relocated to new cupboard in meals area.
17. Wetseal to laundry, bathroom, ensuite and WC, by certified tradesman. New plumbing services to AS3500. New Rinnai 26 hot water unit to service Ensuite and Laundry. Provide temperature control pad to Ensuite only. Location as per electrical plan WD10. Existing Hot water heater (relocated to new store) to service Bath and WC. Bath and Ensuite Tiles - Allow \$70.00/m² for supply of tiles only (walls). Allow \$50.00/m² for supply of tiles only (Floors). Provide tiles to height of 2.0m to all walls. Laundry and WC - Tiled skirting to perimeter walls except to required splashback heights behind vanities, washing machine and tub. Allowance \$50.00/m² for WC and \$35.00/m² for Laundry throughout.
- 17A. Internal doors, Architraves, skirting and cornice to match existing house. Colours TBA by Proprietor/Interior Designer. Supply and Fix of Door hardware by Client.
18. Provide new B&D 'Statesman' garage door and automatic opener (with three remote control units), installed to manufacturer's Specification. Colour TBA by Client and/or Interior Designer.

NOTE:
CONTRACTOR MUST VERIFY ALL DIMENSIONS
ON SITE BEFORE COMMENCING ANY WORK. DO
NOT SCALE DRAWINGS.

Building Approval issued under s.28 of the Building Act 2004
David McCulloch *David McCulloch* Lic. No. 20042
This set of plans contains 13 sheet/s and
sheet numbered 4 of 13

PROPOSED UPPER FLOOR PLAN

**PROPOSED ALTERATIONS / ADDITIONS
FOR K AND C GILLESPIE
BLOCK 11, SECTION 38, GRIFFITH**

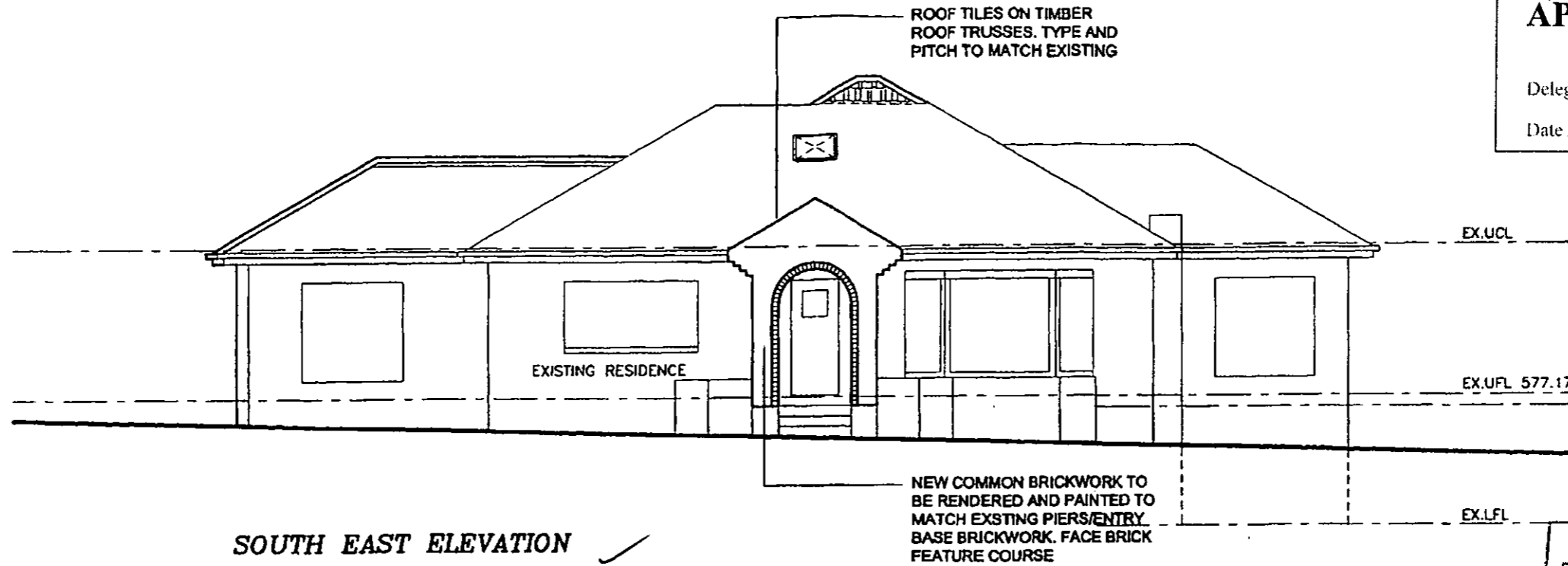


ISSUE	Drawn	Scale	Project No.
Preliminary	DK	1:100	0360
Tender			
Construction			
Verified	Date	Revision	Drawing No.
Approved	18.01.06		W006
Reviewed			

DOVSE NORWOOD ARCHITECTS
A.B.N. 43 097 309 325
A.C.N. 097 309 325
SUITE 10 14 LONSDALE ST
BRADDON ACT 2612
Tel: 02304688 Fax: 02304699

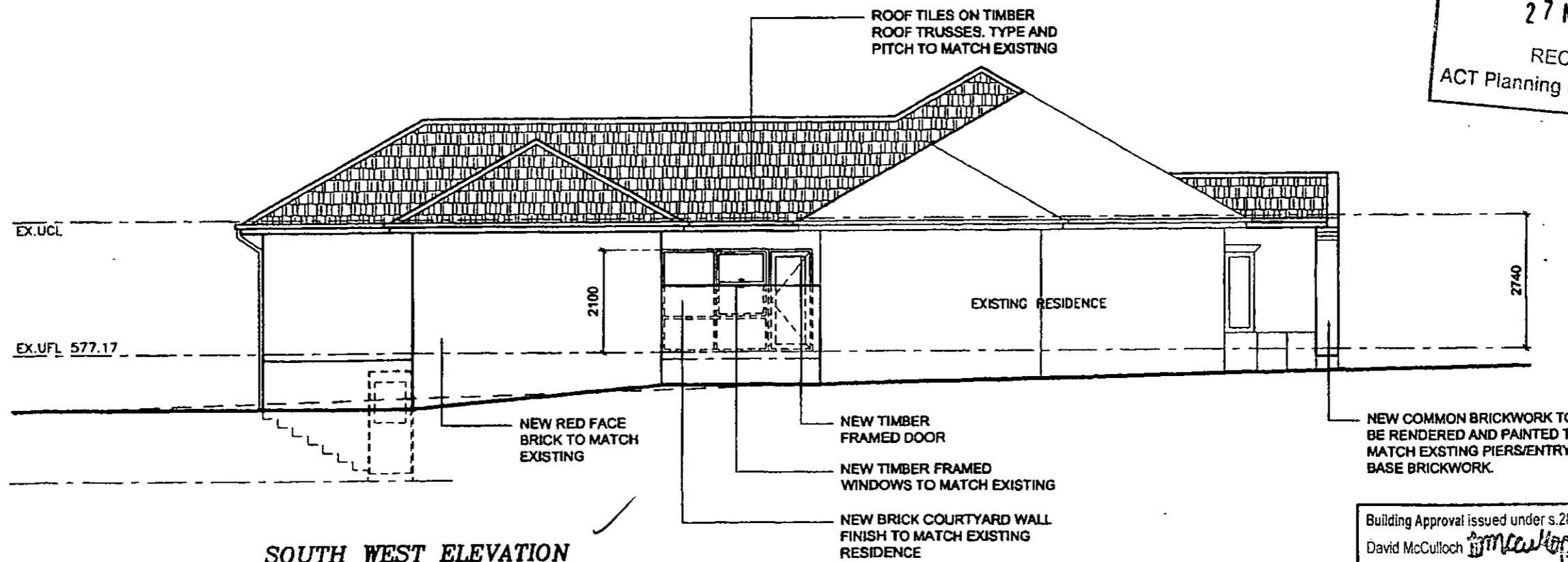
NOTICE OF DECISION
 LAND (PLANNING AND ENVIRONMENT) ACT 1991
APPROVAL GRANTED
 PURSUANT TO SECTION 230

Delegate name WALID ELHASSAN
 Date Approval Takes Effect 7/3/2006



SOUTH EAST ELEVATION ✓

Plan No: 061076-A
 27 MAR 2006
 RECEIVED
 ACT Planning & Land Authority



SOUTH WEST ELEVATION ✓

Building Approval issued under s.28 of the Building Act 2004
 David McCulloch *David McCulloch* Lic. No. 200428123
 This set of plans contains 13 sheet/s and this sheet numbered 5 of 13

ELEVATIONS

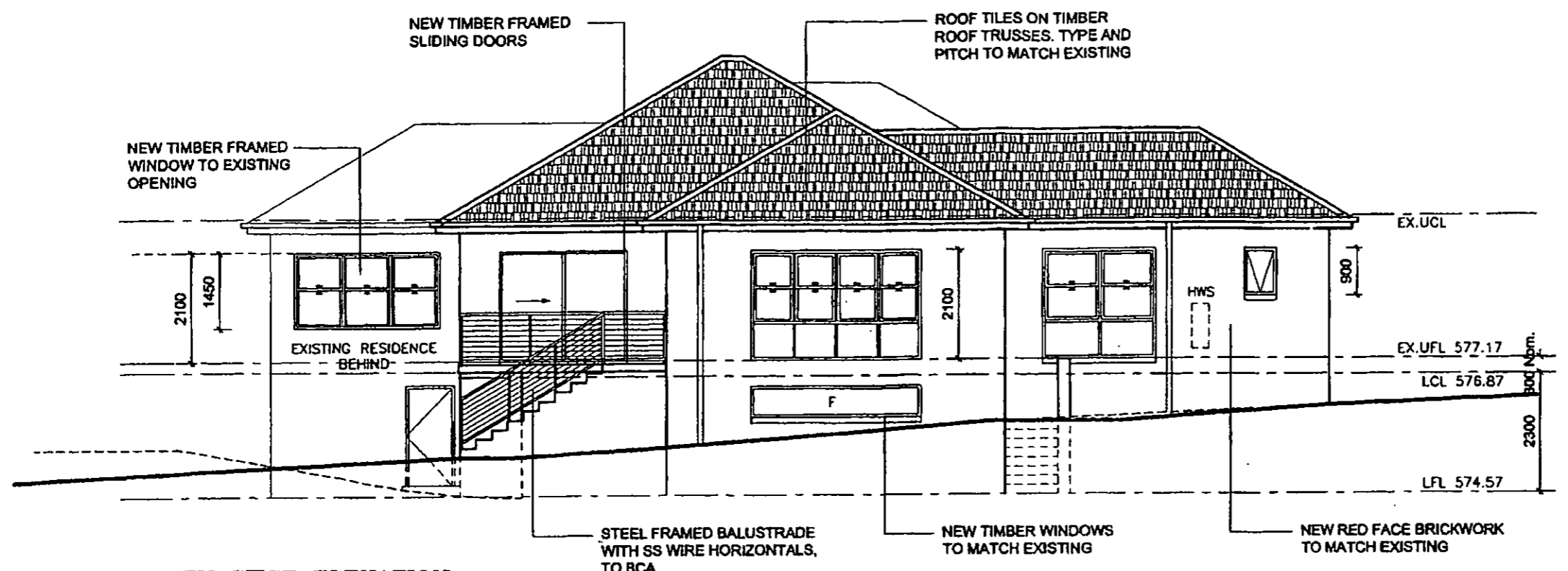
**PROPOSED ALTERATIONS / ADDITIONS
 FOR K AND C GILLESPIE
 BLOCK 11, SECTION 38, GRIFFITH**

ISSUE		
Preliminary	<input type="checkbox"/>	
Tender	<input type="checkbox"/>	
Construction	<input type="checkbox"/>	
Verified	Approved	Reviewed

Drawn	Scale	Project No.
DK	1:100	0360
Date	Revision	Drawing No.
18.01.06		WD08

DNA Architects
 DOWSE NORWOOD ARCHITECTS
 A.B.N. 43 097 309 325
 A.C.N. 097 309 325
 SUITE 10 14 LONSDALE ST
 BRADDON ACT 2612
 Tel: 62304688 Fax: 62304699

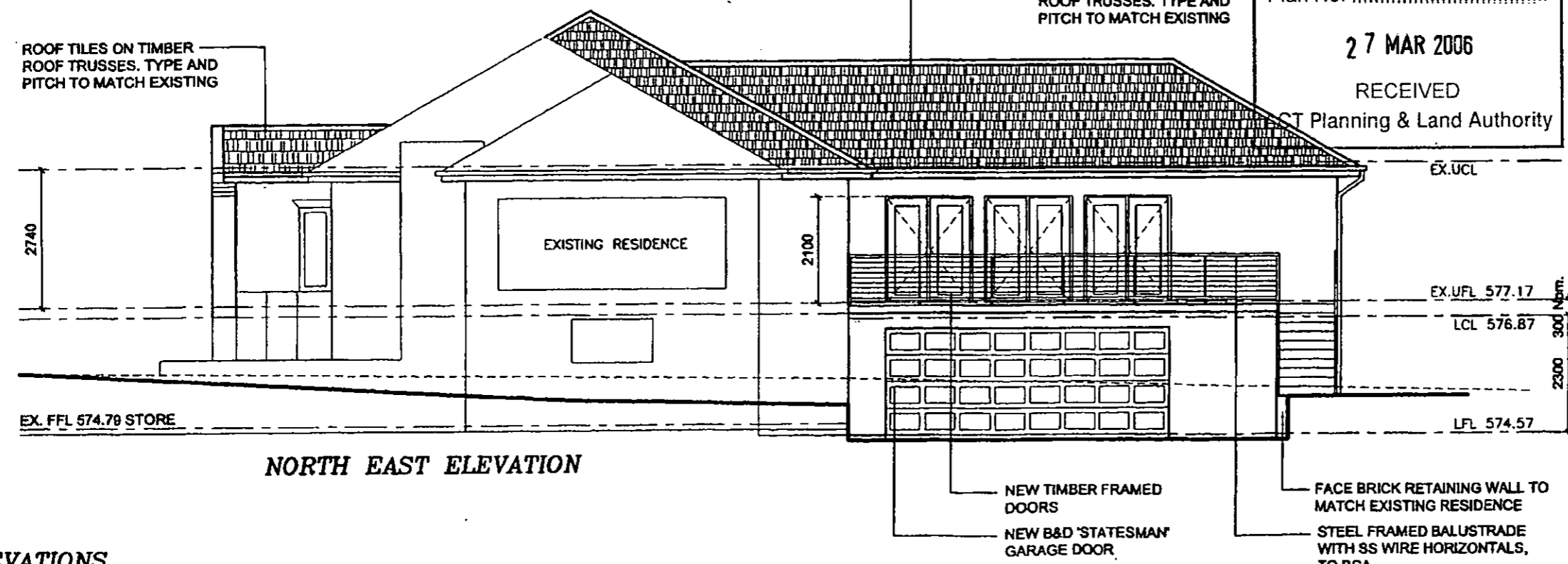
19. Provide new electrical services and fittings to Electrical layout plan (WD10 and WD11) and AS3000. Make allowance for new meter, switchboard and wiring to extended areas and fittings throughout. Existing wiring to be investigated on site to ascertain adequacy and is to be replaced if required.
20. Supply and install new cabinet to client requirements. Joinery type and finish to match existing kitchen. Provide new melamine shelving (including laundry chute) to Cupboards, WIR, and Linen as per Client requirements. New shelves to Study to be Base cupboard with upper shelving. Finish in Timber veneer with solid edging throughout. Make allowance of \$1000.00 each for WC and Bath vanities and \$1500.00 for ensuite vanity. Finishes as per client's/Interior Designer's Specification.
21. Provide terracotta tiled finish to terrace area (including stair). Tiles to client selection, allow \$35.00/m² for supply only. Waterproof slab with flexible fibre reinforced membrane to Manufacturer's Specification.
22. New skylight installed to manufacturer's specification. Truform double glazed skylight boxed in white painted plasterboard to ceiling diffuser. Insulate perimeter with R2.0 insulation. Allow for supply and installation.
23. New internal and external balustrade to BCA standard. Painted metal frame with SS wire horizontals or similar, colour TBA by Client/Interior designer.
24. Provide new Reinforced concrete strip footings to extent of new courtyard wall / Retaining wall to comply with AS2870 and Engineer's Specification. New brickwork to AS3700 to match existing. Backfill area courtyard area to 200mm from floor area. Provide new paving to courtyard area. Type and colour TBA by Client/Interior Designer. Allow \$100.00/m² for supply and lay.
25. New bitumen driveway. Provide paved edge throughout to match existing brickwork. Preparation of substrate and laying of bitumen surface to be performed by qualified tradesperson.
26. Remove existing carpet to Lounge/Dining area and store for re-use. Relay in new Bed 1/WIR area. Provide new Hardwood timber floor over existing floor structure throughout Lounge/dining area (previously carpeted) to match flooring in new family area (Finish and type).
27. Provide new Federation Green Hills Villa Detach Family Hoist with Beige Line Colour. Location to Client's selection. Install to Manufacturer's specification.



NORTH WEST ELEVATION

STEPS, LANDINGS, BALUSTRADES TO COMPLY WITH PART 3.9 BUILDING CODE OF AUSTRALIA

Plan No: 061076-A
 27 MAR 2006
 RECEIVED
 ST Planning & Land Authority



NORTH EAST ELEVATION

ELEVATIONS

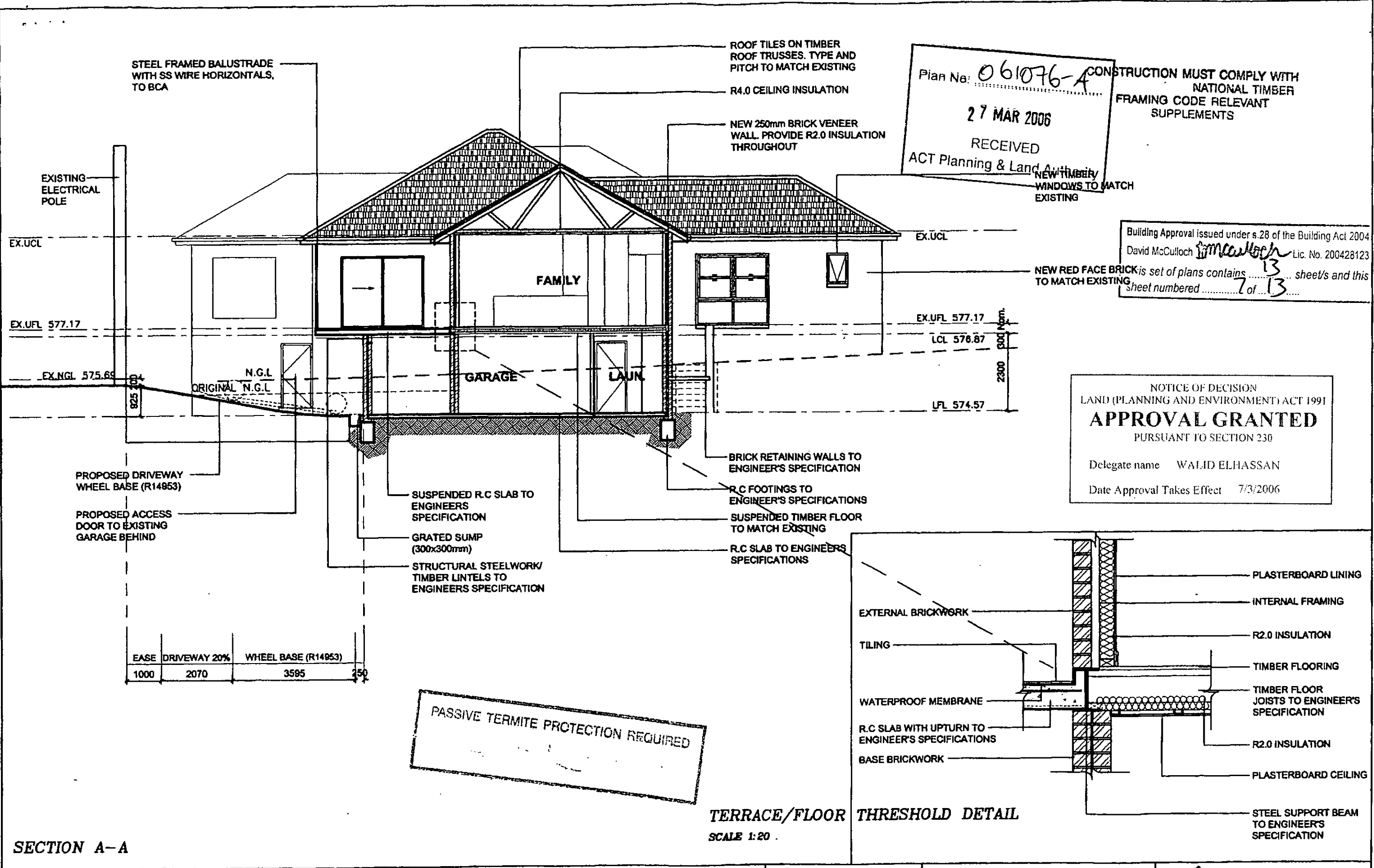
Building Approval issued under s.28 of the Building Act 2004
 David McCulloch *[Signature]* Lic. No. 200426123
 This set of plans contains 13 sheet/s and this sheet numbered 6 of 13

NOTICE OF DECISION
 LAND (PLANNING AND ENVIRONMENT) ACT 1991
APPROVAL GRANTED
 PURSUANT TO SECTION 230
 Delegate name WALID ELHASSAN
 Date Approval Takes Effect 7/3/2006

**PROPOSED ALTERATIONS / ADDITIONS
 FOR K AND C GILLESPIE
 BLOCK 11, SECTION 38, GRIFFITH**

ISSUE	Drawn	Scale	Project No.
Preliminary	DK	1:100	0360
Tender			
Construction			
Verified	Date	Revision	Drawing No.
Approved	18.01.06		WD07
Reviewed			

DONE NORWOOD ARCHITECTS
 A.B.N. 43 097 309 325
 A.C.N. 097 309 325
 SUITE 10 14 LONSDALE ST
 BRADDON ACT 2612
 Tel: 02304888 Fax: 02304898



Plan No: 061076-A
 27 MAR 2006
 RECEIVED
 ACT Planning & Land Authority

CONSTRUCTION MUST COMPLY WITH
 NATIONAL TIMBER
 FRAMING CODE RELEVANT
 SUPPLEMENTS

Building Approval issued under s.28 of the Building Act 2004
 David McCulloch *David McCulloch* Lic. No. 200428123
 is set of plans contains 13 sheet/s and this
 sheet numbered 7 of 13

NOTICE OF DECISION
 LAND (PLANNING AND ENVIRONMENT) ACT 1991
APPROVAL GRANTED
 PURSUANT TO SECTION 230
 Delegate name WALID ELHASSAN
 Date Approval Takes Effect 7/3/2006

SECTION A-A

PROPOSED ALTERATIONS / ADDITIONS
 FOR K AND C GILLESPIE
 BLOCK 11, SECTION 38, GRIFFITH

TERRACE/FLOOR THRESHOLD DETAIL
 SCALE 1:20

ISSUE			Drawn	Scale	Project No.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DK	1:100	0360
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date	Revision	Drawing No.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18.01.06		WD09

DOWSE MORWOOD ARCHITECTS
 A.B.N. 43 097 309 325
 A.C.N. 097 309 325
 SUITE 10 14 LONSDALE ST
 BRADDON ACT 2612
 Tel: 82304688 Fax: 62304689

DEMOLITION PROCEDURE *

- A) PROPOSED METHOD-DISMANTLE ROOF, TIMBER TRUSSES AND TIMBER BEAMS FOR SALVAGE AND RE-USE. REMOVAL OF ALL GLASS AND WINDOWS FOR RE-USE. BRICK WALLS TO BE DISMANTLED BY HAND AND SOLD. ANY BROKEN REMAINS TO BE CRUSHED FOR RECYCLING. INTERNAL GYPSUM WALL SAND FRAMES TO BE DISMANTLED BY HAND AND TAKEN TO TIP. THE REMAIN WOULD THEN BE MADE UP OF CONCRETE SLABS AND VERANDAHS AND CONCRETE DRIVEWAYS AND CARPARKING. THIS WOULD BE DELIVERED TO CANBERRA RECYCLERS AT PIALLAGO FOR RECYCLING.
- B) POLLUTION - AS PER ACT POLLUTION CONTROL LAWS.
- C) ASBESTOS FIBRO SHEET WHERE ENCOUNTERED LICENSED ASBESTOS REMOVING CONTRACTOR, ACCORDING TO ACT ASBESTOS REMOVAL STANDARDS.
- D) EXISTING SERVICES - ELECTRICITY TO BE DISCONNECTED AS PER ACTEW REQUIREMENTS AND RECONNECTED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF WHERE REQUIRED. WATER SUPPLY TO BE CAPPED OFF WHERE NECESSARY TO ALLOW FOR CONSTRUCTION. TELEPHONE LINE TO BE RELOCATED IF NECESSARY TO TELSTRA REQUIREMENTS.

NOTICE OF DECISION,
LAND (PLANNING AND ENVIRONMENT) ACT 1991
APPROVAL GRANTED
PURSUANT TO SECTION 230

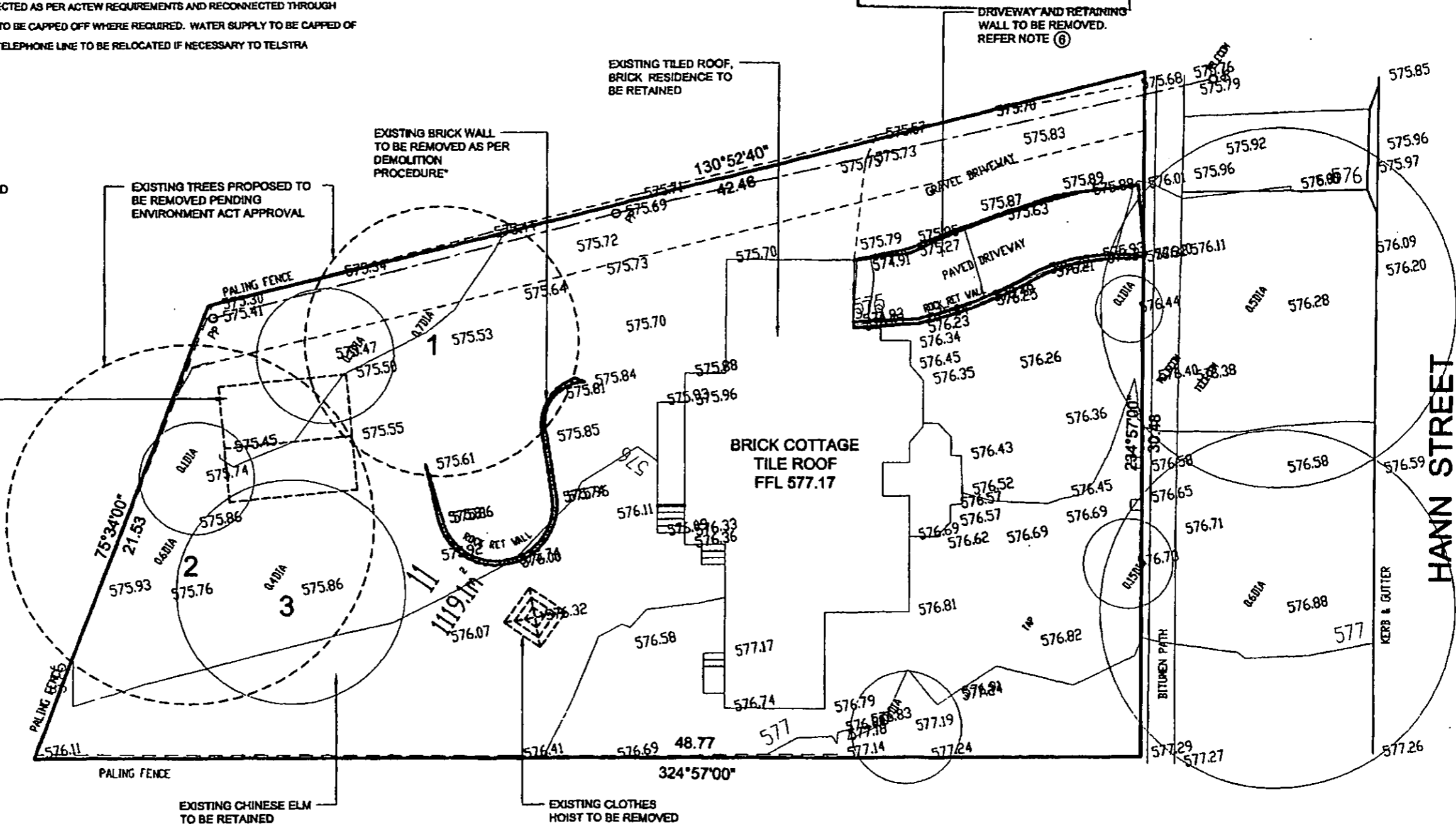
Delegate name WALID ELHASSAN
Date Approval Takes Effect 7/3/2006

Plan No: 061076-A
27 MAR 2006
RECEIVED
ACT Planning & Land Authority

Building Approval issued under s.28 of the Building Act 2004
David McCulloch *DMcCulloch* Lic. No. 200428123
This set of plans contains 13 sheet/s and this sheet numbered 9 of 13

- KEY:
- - - - - ITEMS TO BE DEMOLISHED, REMOVED AND/OR RELOCATED
 - ITEMS TO BE REUSED AND RELOCATED

EXISTING METAL SHED AND CARPORT TO BE REMOVED. LEVEL NATURAL GROUND FOR NEW CLOTHES LINE LOCATION.



TREE SURVEY

SPECIES	TRUNK SIZE/ CANOPY SIZE	CONDITION
1	EUCALYPTUS 700mm dia / 12m FAIR	
2	EUCALYPTUS 600mm dia / 15m FAIR	
3	CHINESE ELM 400mm dia / 10m GOOD	

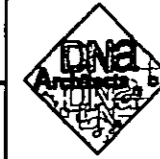
DEMOLITION PLAN/TREE SURVEY

**PROPOSED ALTERATIONS / ADDITIONS
FOR K AND C GILLESPIE
BLOCK 11, SECTION 38, GRIFFITH**

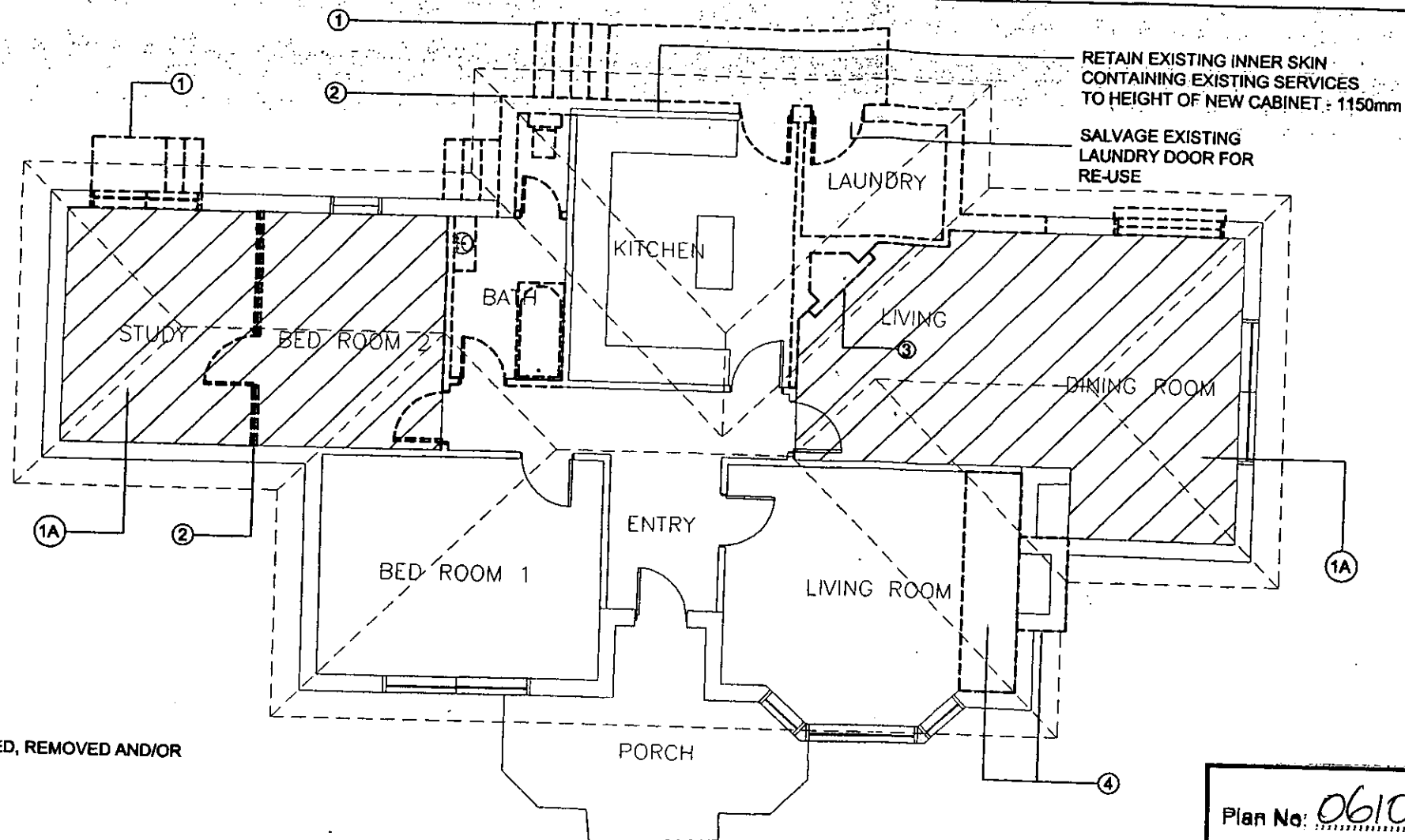


ISSUE	Drawn	Scale	Project No.
Preliminary	DK	1:200	0360
Tender			
Construction			
Verified	Approved	Reviewed	Date
			18.01.06

Date	Revision	Drawing No.
18.01.06		W001



DOVSE NORWOOD ARCHITECTS
A.B.N. 43 097 309 325
A.C.N. 097 309 325
SUITE 10 14 LONSDALE ST
BRADDON ACT 2612
Tel: 02304688 Fax: 02304699



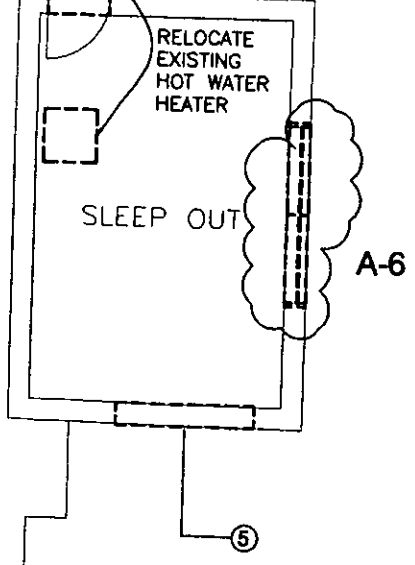
General conditions
 Complete the works within the contract period in accordance with the drawings.
 Comply with regulations and by-laws of authorities with jurisdiction over the works and including those relating to water supply, gas, sewerage, health and electricity. Give all notices and pay all fees required by the authorities.
 All work to comply with the Building Code of Australia and relevant Australian Standards and Local Building Regulations. Work shown or described on the drawings or in the schedule is to be carried out whether drawn and not specified or vice versa. The requirements of regulations take precedence over the drawings. Written dimensions take precedence over scaled. Detail drawings take precedence over general drawings.
 Check all dimensions on site before commencing construction or producing shop drawings or fabricating components. Note: drawings of the existing are approximate only and are for general information and do not form part of the contract. Tenders are to visit the site and familiarise themselves with all existing conditions. No extra claims for failing to allow for existing conditions will be admissible.
 Allow occupants to continue in secure possession and occupancy of the premises for the required period.
 Make available safe access for occupants;
 Arrange work to minimise nuisance to occupants and ensure their safety; and
 Do not interfere with or damage property, which is to remain on or adjacent to the site.
 Attend to existing services as follows:
 - If the service is to be continued, repair, divert or relocate as required. If such a service crosses the line of a required trench, or will lose support when the trench is excavated, provide permanent support for the existing service.
 - If the service is to be abandoned, cut and seal or disconnect, and make safe.
 Proposals: Submit proposals for action to be taken with respect to existing services before starting this work. Minimise the number and duration of interruptions.
 Before practical completion, clean throughout, including interior and exterior surfaces exposed to view. Vacuum carpeted and soft surfaces. Clean debris from site, roofs, gutters, downpipes and drainage systems. Remove waste, surplus materials and rubbish.
 - All new internal walls and ceilings are to be repainted with 3 coats, Dulux wash and wear. All existing woodwork and new external woodwork to be finished with 3 coats Dulux gloss enamel, applied to manufacturer's specification. All timber work to be painted to match existing and/or at request of client.
 - All external walls of house and Garage to be finished with face brick to match existing.
 - All colours to be decided by Client and/or interior designer and to be finalised before the commencement of work.
 - All existing walls to be made good as a result of demolition or damage during.
 - All joinery to be supplied and installed by the builder.
 - Provide new electrical wiring and outlets throughout extension to WD10 and WD11.
 - Upgrade existing house and switchboard with new ELCB. New switchboard to be located in cupboard off meals area.
 Advise on status of existing house wiring for possible upgrade.
 - Existing security system to be extended to new living areas. Client to advise if builder is responsible for the works.

KEY:
 [---] - ITEMS TO BE DEMOLISHED, REMOVED AND/OR RELOCATED

Plan No: 061076-B
 29 NOV 2006
 RECEIVED
 ACT Planning & Land Authority

Delegate of the Authority
 [Signature]
 11 JUL 2006
 APPROVAL AMENDED
 Pursuant to Section 247 in respect of the nominated amendments only
 Land (Planning and Environment) Act 1997

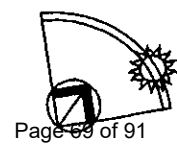
ACT Metropolitan Building Certifiers P/L
 Amended Approval: Amendment to Building Approval, or part thereof, issued under Section 32 of the Building Act 2004.
 Class of Occupancy: 19 & 109 Type of Construction: N/A
 Project No: B Licence No: 200428123
 Signature: [Signature] 25.11.06
 This Set of Plans Contains: 6 Sheets, No 1 to 6
 This approval is valid for the same period as the approval it amends



DEMOLITION PLAN

DEMOLITION
 1A. Remove existing carpet to areas shown and store (as per client's direction) for future re-use. Provide temporary protection to all other existing floor areas.
 1. Demolish and remove existing stairs, landing and roof structure. Waste to be reused and/or disposed of at landfill.

PROPOSED ALTERATIONS / ADDITIONS
 FOR K AND C GILLESPIE
 BLOCK 11, SECTION 38, GRIFFITH



ISSUE		
Preliminary	<input type="checkbox"/>	
Tender	<input type="checkbox"/>	
Construction	<input type="checkbox"/>	
Verified	Approved	Reviewed

Drawn	Scale	Project No.
DK	1:100 @ A3	0360
Date	Revision	Drawing No.
3.07.06	A	WDO4

DOWSE NORWOOD ARCHITECTS
 A.B.N. 43 097 309 325
 A.C.N. 097 309 325
 SUITE 10 14 LONSDALE ST
 BRADDON ACT 2612
 Tel: 62304688 Fax: 62304699

NOTE:
CONTRACTOR MUST VERIFY ALL DIMENSIONS
ON SITE BEFORE COMMENCING ANY WORK. DO
NOT SCALE DRAWINGS.



2. Provide temporary support to existing roof structure and demolish internal and external walls to extent shown. Bricks to be salvaged for re-use or recycled. Existing services to be treated as outlined above. Provide temporary wall protection from inclement weather if required. Provide temporary safety handrail if required.
3. Demolish existing fireplace. Re-structure roof as required to support ceiling and roof framing. If roof tiles are required to be removed at this stage (in all areas), provide protection from inclement weather. All tiles to be stored in a safe place for re-use. Kitchen joinery and existing areas should be protected at all times. Any damage to these areas is the responsibility of the builder and is to be repaired. Existing ceiling to Lounge/dining area to be removed.
4. Remove existing timber joinery, to expose fire place behind. Disposal /re-use at the discretion of proprietor.
- 4a. Disconnect existing main lines running to existing hot water system. Relocate heater to position shown. Cut existing brickwork to allow for new door to existing garage. Exact size to be confirmed with door and /or frame manufacturer.
5. Remove existing garage door. Disposal and/or salvage at discretion of Client. Provide temporary support and remove exposed concrete lintel.
- 5A. Remove existing aluminium window and sliding door. Disposal at discretion of Client.

Plan No: 061076-B
29 NOV 2006
RECEIVED
ACT Planning & Land Authority

- SCOPE OF NEW WORKS
6. Existing footings to be checked by Structural Engineer or new Reinforced concrete strip footings to extent of new brickwork to comply with AS2870 and Engineer's Specification. Provide new brickwork to fill opening to engineers detail. Brickwork to be waterproofed as required, to natural ground line. Remove existing sump and provide aggregated drain connected to stormwater mains. Existing stones to retaining walls and stairs to be removed for re-use. All effected downpipes to be reconnected to existing mains, as required. Backfill area with excavated soil from rear extension.
 7. Structural stability of existing Entry porch piers to be confirmed by Engineer. Continue existing piers with common brickwork (rendered and painted to match existing base) to form new portico, as per plan. Provide face brick feature soldier course as per elevation. Provide structural support Lintels to Manufacturer's Specification. New timber roof trusses to manufacturers Specification. Roof tiles, gutter and fascia to match existing.
 8. Provide temporary support to existing floor structure and footing to existing rear wall. Excavate area required for new lower floor and driveway. Excavations to driveway, as per section (WD09) and/or ACTEWAGL requirements. Bricks exposed to eastern wall of sleep out, as result of excavation, to be cleaned of dirt and debris. Finish achieved to be that of existing brickwork.
 9. Provide new Reinforced concrete strip footings to extent of new lower floor walls to comply with AS2870 and Engineer's Specification. Existing footings (to existing rear wall) to be underpinned as required by Engineers Specification. New lower floor brickwork to AS3700 and Engineers Specification. Waterproofing of new walls to NGL to BCA. All exposed brickwork to match existing. Walls to be painted internally, to paint manufacturer's Specification. Colour TBA by Client / Interior Designer.
 10. Provide new drainage points to garage, laundry, bath and ensuite services to AS3500 and Engineers Specification. New fittings to Client's Schedule. New downpipes and grated sump to Engineers Specification, connected to existing lines. Confirmation of invert levels of existing ties to be established for connection. Refer to Engineer's plan.

Land (Planning and Environment) Act 1995
APPROVAL AMENDED
Pursuant to Section 247 in respect of
the nominated amendments only
11 NOV 2006
[Signature]
Delegate of the Authority

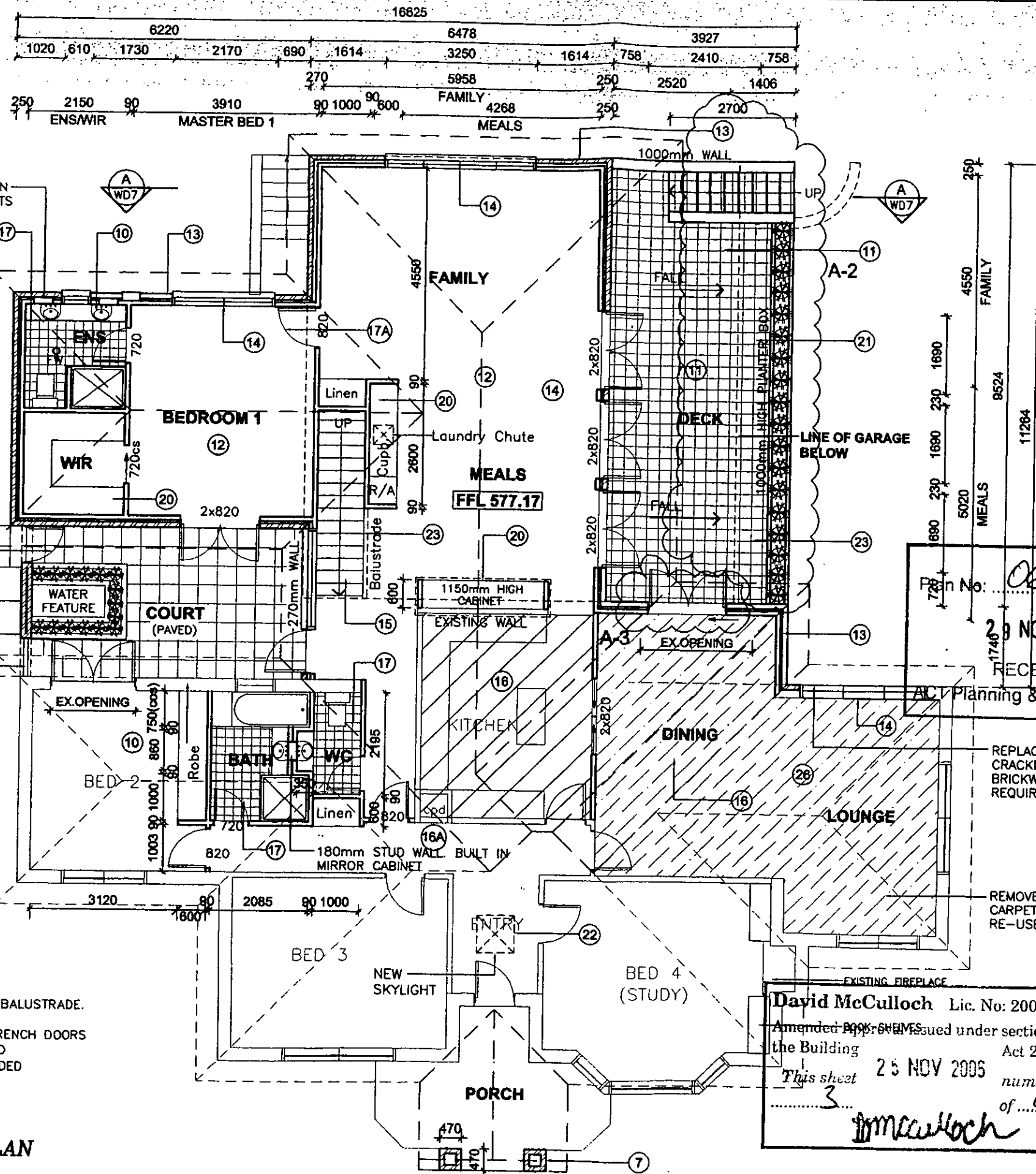
David McCulloch Lic. No: 200428123
Amended Approval issued under section 32 of
the Building Act 2004
This sheet 25 NOV 2006 numbered 2 of 6
[Signature]

- AMMENDMENTS - (3.07.06)
- A- 1: INTERNAL DOOR TO LAUNDRY RELOCATED
 - 2: EAVE OVER TERRACE INCREASED 1500mm. PLANTER ADDED TO TERRACE TO REPLACE BALUSTRADE. BRICK WALLS ADDED TO TERRACE STAIR
 - 3: SLIDING DOOR TO TERRACE CHANGED TO FRENCH DOORS
 - 4: SQUARE OPENING TO FRONT ENTRY PORTICO
 - 5: WATER FEATURE/GATES TO COURTYARD ADDED
 - 6: WINDOW REMOVED FROM STORE ROOM

PROPOSED LOWER FLOOR PLAN

**PROPOSED ALTERATIONS / ADDITIONS
FOR K AND C GILLESPIE
BLOCK 11, SECTION 38, GRIFFITH**

 Page 70 of 91	ISSUE Preliminary <input type="checkbox"/> Tender <input type="checkbox"/> Construction <input type="checkbox"/> Verified <input type="checkbox"/> Approved <input type="checkbox"/> Reviewed <input type="checkbox"/>	Drawn DK	Scale 1:100@A3	Project No. 0360	 DOWSE NORWOOD ARCHITECTS A.B.N. 43 097 309 325 A.C.N. 097 309 325 SUITE 10 14 LONSDALE ST BRADDON ACT 2612 Tel: 62304888 Fax: 62304899
	Date 3.07.06	Revision A	Drawing No. WD05		



11. Provide new suspended Reinforced concrete floor structure and stair to Engineers specification to new terrace. Floor level to be lowered to BCA requirements. Provide temporary handrail to terrace area to BCA standards.
12. New suspended timber floor to Engineers Specification. Floor finish to be good quality hardwood timber, to client selection. Finish to be clear, 'Bonatech' Mega Water Based Polyurethane - Satin. Provide R2.0 Insulation throughout new floor and 10mm plasterboard ceiling to underside, fixed to Manufacturer's Specification.
13. New 250mm brick veneer walls. Brickwork to AS 3700 to match existing face brickwork. Timber framing to AS1684. Structural framework to Engineer's Specification and relevant Australian Standards. Provide R2.0 Insulation to all external walls. Plasterboard lining internally, to be stopped and painted to match existing.
14. Provide new single glazed, double hung timber windows, to match existing. Provide external cedar doors and sliding doors, as per plan/elevation. Floor joists to be notched out if required. New window to lounge (existing dining) to suit existing opening. Cracked brickwork between this window and new extension to be replaced. Provision to Security mesh to all glazing at the discretion of the client, before the production of windows. Existing Laundry door to be re-used to new laundry and repainted if required. Colour TBA Client/Interior designer. Provide necessary steel and timber lintels and supports to Engineers specification to all openings. Openings required to be confirmed with window manufacturer's schedule.
15. Supply and install new timber hardwood stairs to manufacturers specification. Finish to match hardwood floor to new living areas.
16. Remove existing tiles where required and store in safe place for re-use. Provide adequate support to existing roof structure, where required to Engineer's Specification. New timber roof trusses to manufacturer's specification. Roof tiles to match existing. Provide fascia/eaves and gutter and downpipes to match existing, to be painted. Colour TBA by Proprietor. Painted, 10mm plasterboard ceiling throughout extended areas, fixed to Manufacturer's Specification. Cornices throughout to match existing in lounge/dining area. Ceiling to new Lounge and Dining area to be retained (if viable). Kitchen ceiling TO BE REPLACED. Provide R4.0 Insulation throughout.
- 16A. Existing heating/airconditioning system to be extended to new areas. Existing return air (located in cupboard to entry) to be relocated to new cupboard in meals area.
17. Wetseal to laundry, bathroom, ensuite and WC, by certified tradesman. New plumbing services to AS3500. New Rrenal 26 hot water unit to service Ensuite and Laundry. Provide temperature control pad to Ensuite only. Location as per electrical plan WD10. Existing Hot water heater (relocated to new store) to service Bath and WC. Bath and Ensuite Tiles - Allow \$70.00/m² for supply of tiles only (walls). Allow \$50.00/m² for supply of tiles only (Floors). Provide tiles to height of 2.0m to all walls. Laundry and WC - Tiled skirting to perimeter walls except to required splashback heights behind vanities, washing machine and tub. Allowance \$50.00/m² for WC and \$35.00/m² for Laundry throughout.
- 17A. Internal doors, Architraves, skirting and cornice to match existing house. Colours TBA by Proprietor/Interior Designer. Supply and Fix of Door hardware by Client.
18. Provide new B&D 'Statesman' garage door and automatic opener (with three remote control units), installed to manufacturer's Specification. Colour TBA by Client and/or Interior Designer.

Land (Planning and Environment) Act 1991
APPROVAL AMENDED
 Pursuant to Section 247 in respect of the nominated amendments only

11 JUL 2006
Chit Chit
 Delegate of the Authority

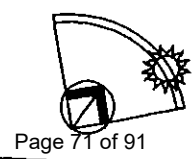
Plan No: 061076-B
 28 NOV 2006
 RECEIVED
 Planning & Land Authority

David McCulloch Lic. No: 200428123
 Amended BOOK SHEETS issued under section 32 of the Building Act 2004
 This sheet 3 numbered of 6
dmcculloch

- AMMENDMENTS - (3.07.06)
- A- 1: INTERNAL DOOR TO LAUNDRY RELOCATED
 - 2: EAVE OVER TERRACE INCREASED 1500mm. PLANTER ADDED TO TERRACE TO REPLACE BALUSTRADE. BRICK WALLS ADDED TO TERRACE STAIR
 - 3: SLIDING DOOR TO TERRACE CHANGED TO FRENCH DOORS
 - 4: SQUARE OPENING TO FRONT ENTRY PORTICO
 - 5: WATER FEATURE/GATES TO COURTYARD ADDED
 - 6: WINDOW REMOVED FROM STORE ROOM

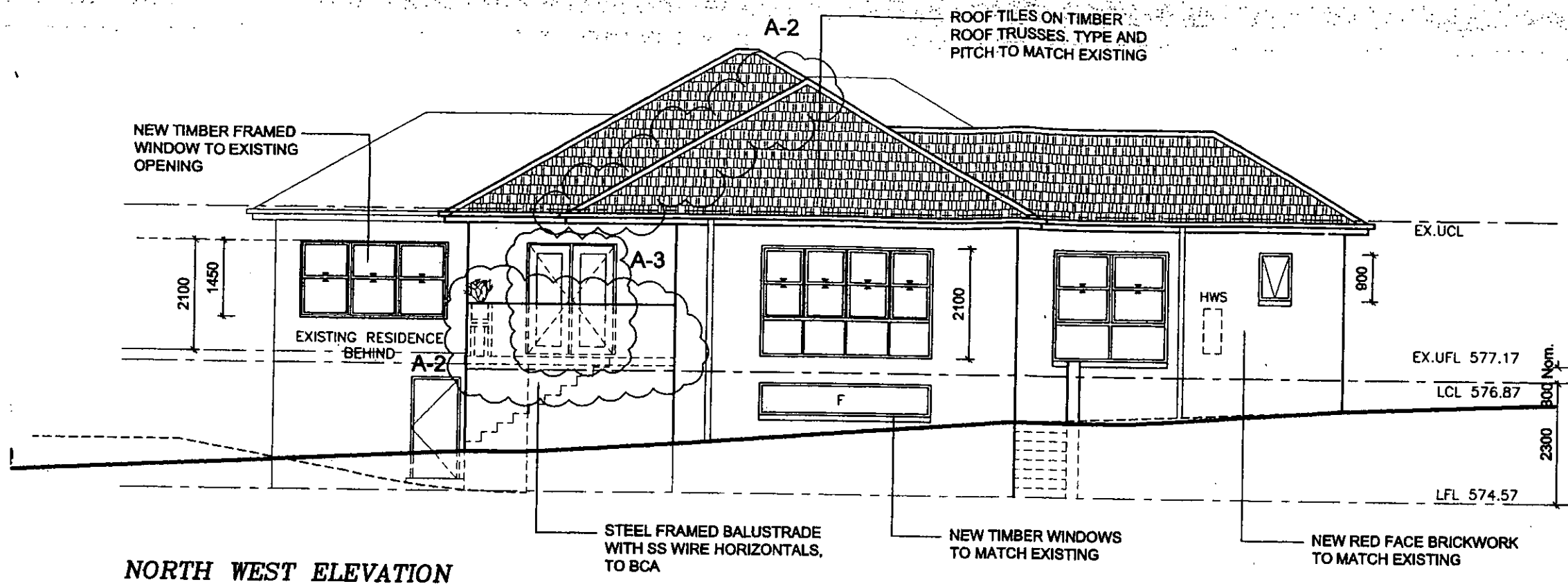
PROPOSED UPPER FLOOR PLAN

PROPOSED ALTERATIONS / ADDITIONS FOR K AND C GILLESPIE BLOCK 11, SECTION 38, GRIFFITH

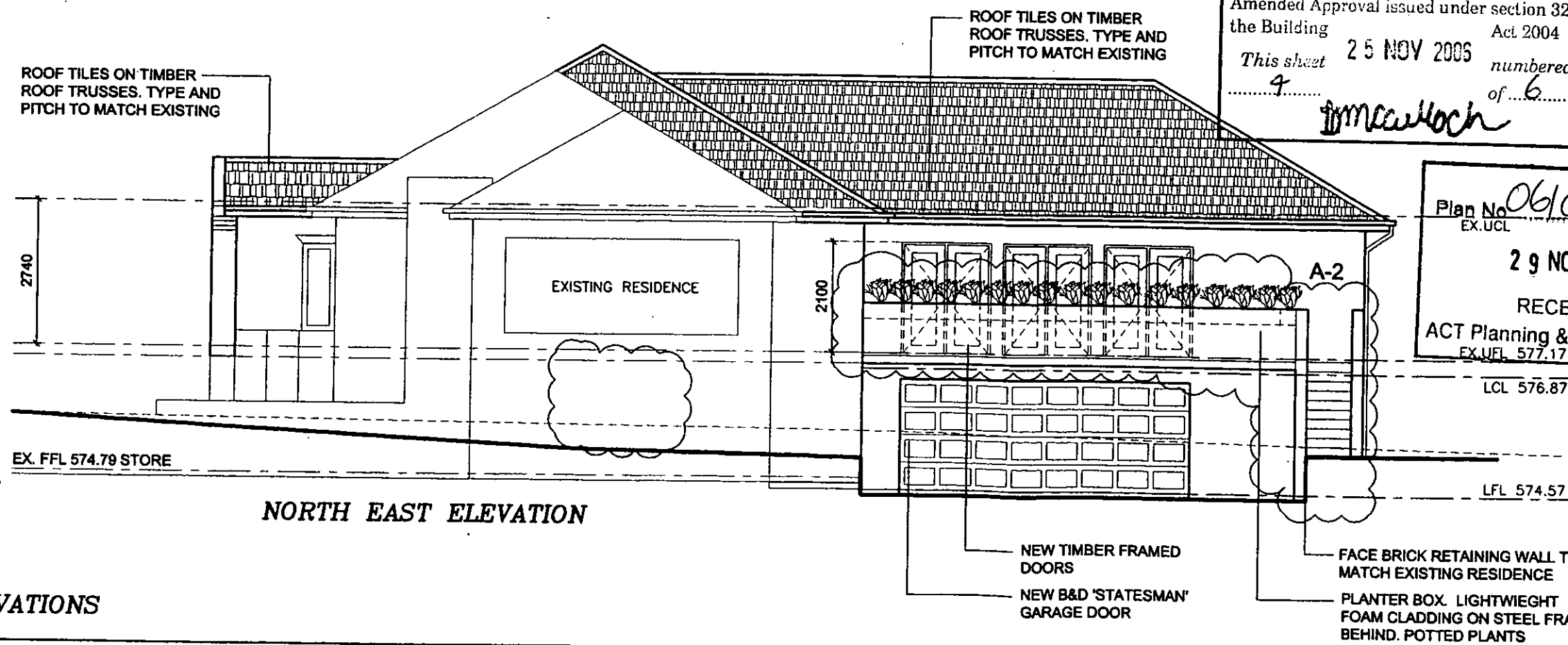


ISSUE	Drawn	Scale	Project No.
Preliminary	DK	1:100 @ A3	0360
Tender			
Construction			
Verified	Date	Revision	Drawing No.
Approved	3.07.06	A	WD06
Reviewed			

DWA
DOWSE NORWOOD ARCHITECTS
 A.B.N. 43 097 309 325
 A.C.N. 097 309 325
 SUITE 10 14 LONSDALE ST
 BRADDON ACT 2612
 Tel: 62304888 Fax: 62304699



NORTH WEST ELEVATION



NORTH EAST ELEVATION

David McCulloch Lic. No: 200428123
 Amended Approval issued under section 32 of the Building Act 2004
 This sheet 25 NOV 2005 numbered 4 of 6
dmcculloch

Plan No. 06/076-B
 EX.UCL
 29 NOV 2006
 RECEIVED
 ACT Planning & Land Authority
 EX.UFL 577.17

Land (Planning and Environment) Act 1991
APPROVAL AMENDED
 Pursuant to Section 247 in respect of the nominated amendments only
 11 JUL 2006
[Signature]
 Delegate of the Authority

- 19. Provide new electrical services and fittings to Electrical layout plan (WD10 and WD11) and AS3000. Make allowance for new meter, switchboard and wiring to extended areas and fittings throughout. Existing wiring to be investigated on site to ascertain adequacy and is to be replaced if required.
- 20. Supply and install new cabinet to client requirements. Joinery type and finish to match existing kitchen. Provide new melamine shelving (including laundry chute) to Cupboards, WIR, and Linen as per Client requirements. New shelves to Study to be Base cupboard with upper shelving. Finish in Timber veneer with solid edging throughout. Make allowance of \$1000.00 each for WC and Bath vanities and \$1500.00 for ensuite vanity. Finishes as per client's/Interior Designer's Specification.
- 21. Provide terracotta tiled finish to terrace area (including stair). Tiles to client selection, allow \$35.00/m² for supply only. Waterproof slab with flexible fibre reinforced membrane to Manufacturer's Specification.
- 22. New skylight installed to manufacturer's specification. Truform double glazed skylight boxed in white painted plasterboard to ceiling diffuser. Insulate perimeter with R2.0 insulation. Allow for supply and installation.
- 23. New Internal and external balustrade to BCA standard. Painted metal frame with SS wire horizontals or similar, colour TBA by Client/Interior designer.
- 24. Provide new Reinforced concrete strip footings to extent of new courtyard wall / Retaining wall to comply with AS2870 and Engineer's Specification. New brickwork to AS3700 to match existing. Backfill area courtyard area to 200mm from floor area. Provide new paving to courtyard area. Type and colour TBA by Client/Interior Designer. Allow \$100.00/m² for supply and lay.
- 25. New bitumen driveway. Provide paved edge throughout to match existing brickwork. Preparation of substrate and laying of bitumen surface to be performed by qualified tradesperson.
- 26. Remove existing carpet to Lounge/Dining area and store for re-use. Relay in new Bed 1/WIR area. Provide new Hardwood timber floor over existing floor structure throughout Lounge/dining area (previously carpeted) to match flooring in new family area (Finish and type).
- 27. Provide new Federation Green Hills 'Villa Delux Family Hoist' with Beige Line Colour. Location to Client's selection. Install to Manufacturer's specification.

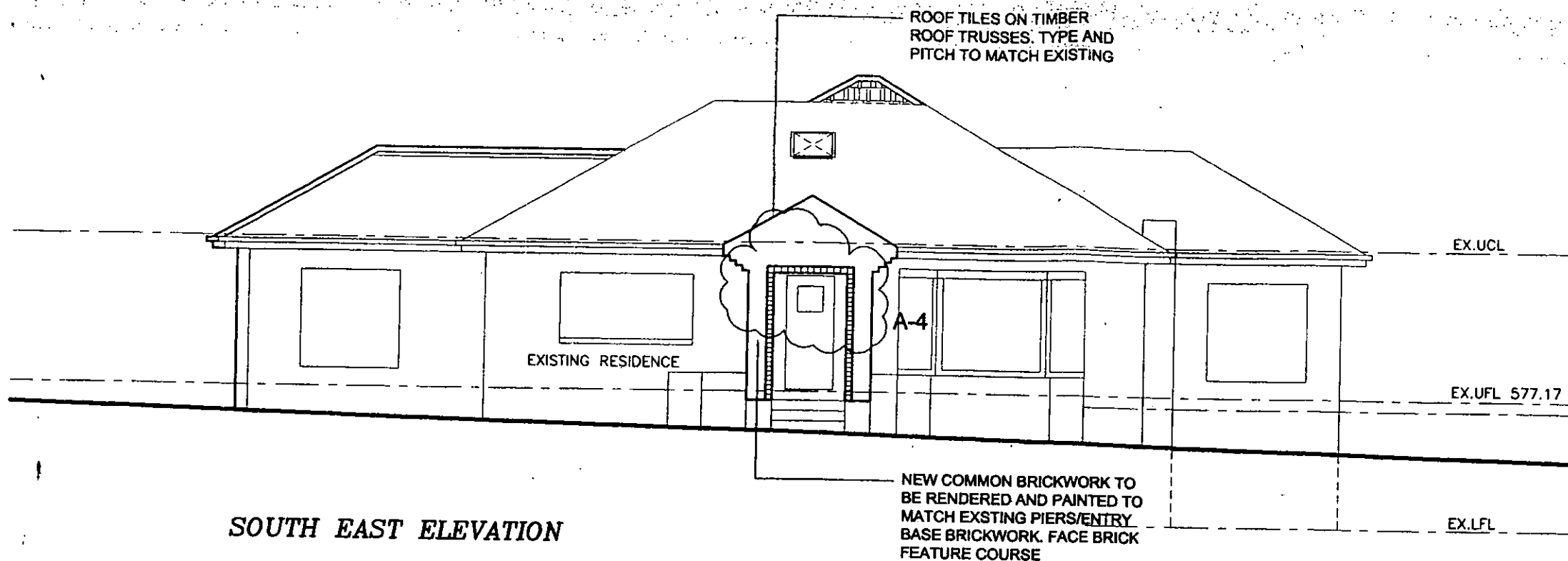
- AMENDMENTS - (3.07.06)
- A- 1: INTERNAL DOOR TO LAUNDRY, RELOCATED
 - 2: EAVE OVER TERRACE INCREASED 1500mm. PLANTER ADDED TO TERRACE TO REPLACE BALUSTRADE. BRICK WALLS ADDED TO TERRACE STAIR
 - 3: SLIDING DOOR TO TERRACE CHANGED TO FRENCH DOORS
 - 4: SQUARE OPENING TO FRONT ENTRY PORTICO
 - 5: WATER FEATURE/GATES TO COURTYARD ADDED
 - 6: WINDOW REMOVED FROM STORE ROOM

ELEVATIONS

**PROPOSED ALTERATIONS / ADDITIONS
 FOR K AND C GILLESPIE
 BLOCK 11, SECTION 38, GRIFFITH**

ISSUE			Drawn	Scale	Project No.
Preliminary		<input type="checkbox"/>	DK	1:100@A3	0360
Tender		<input type="checkbox"/>			
Construction		<input type="checkbox"/>			
Verified	Approved	Reviewed	Date	Revision	Drawing No.
			18.01.06	A.	WD07

DOWSE NORWOOD ARCHITECTS
 A.B.N. 43 097 309 325
 A.C.N. 097 309 325
 SUITE 10 14 LONSDALE ST
 BRADDON ACT 2612
 Tel: 62304688 Fax: 62304699

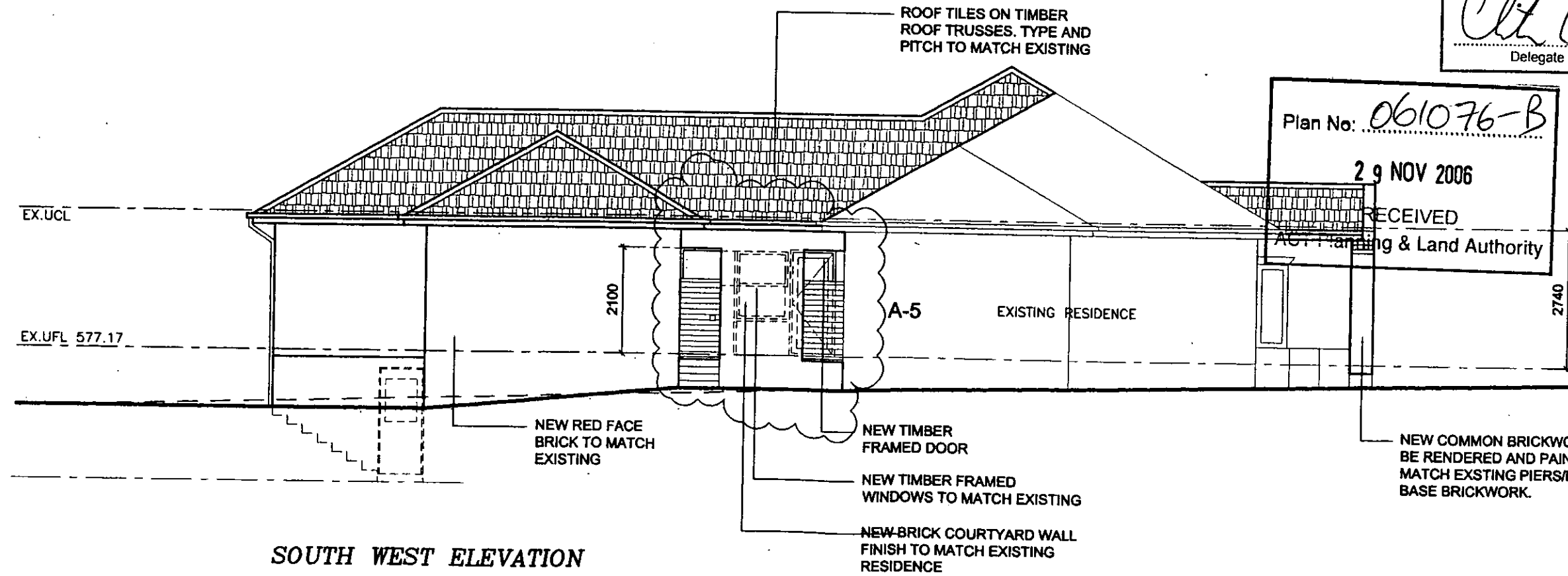


SOUTH EAST ELEVATION

- AMMENDMENTS (3.07.06)
- A- 1: INTERNAL DOOR TO LAUNDRY RELOCATED
 - 2: EAVE OVER TERRACE INCREASED 1500mm. PLANTER ADDED TO TERRACE TO REPLACE BALUSTRADE. BRICK WALLS ADDED TO TERRACE STAIR
 - 3: SLIDING DOOR TO TERRACE CHANGED TO FRENCH DOORS
 - 4: SQUARE OPENING TO FRONT ENTRY PORTICO
 - 5: WATER FEATURE/GATES TO COURTYARD ADDED
 - 6: WINDOW REMOVED FROM STORE ROOM

David McCulloch Lic. No: 200428123
 Amended Approval issued under section 32 of the Building Act 2004
 This sheet 25 NOV 2006 numbered of 6
David McCulloch

Land (Planning and Environment) Act 1991
APPROVAL AMENDED
 Pursuant to Section 247 in respect of the nominated amendments only
 11 JUL 2006
Cliff Ch...
 Delegate of the Authority



SOUTH WEST ELEVATION

Plan No: 061076-B
 29 NOV 2006
 RECEIVED
 ACT Planning & Land Authority

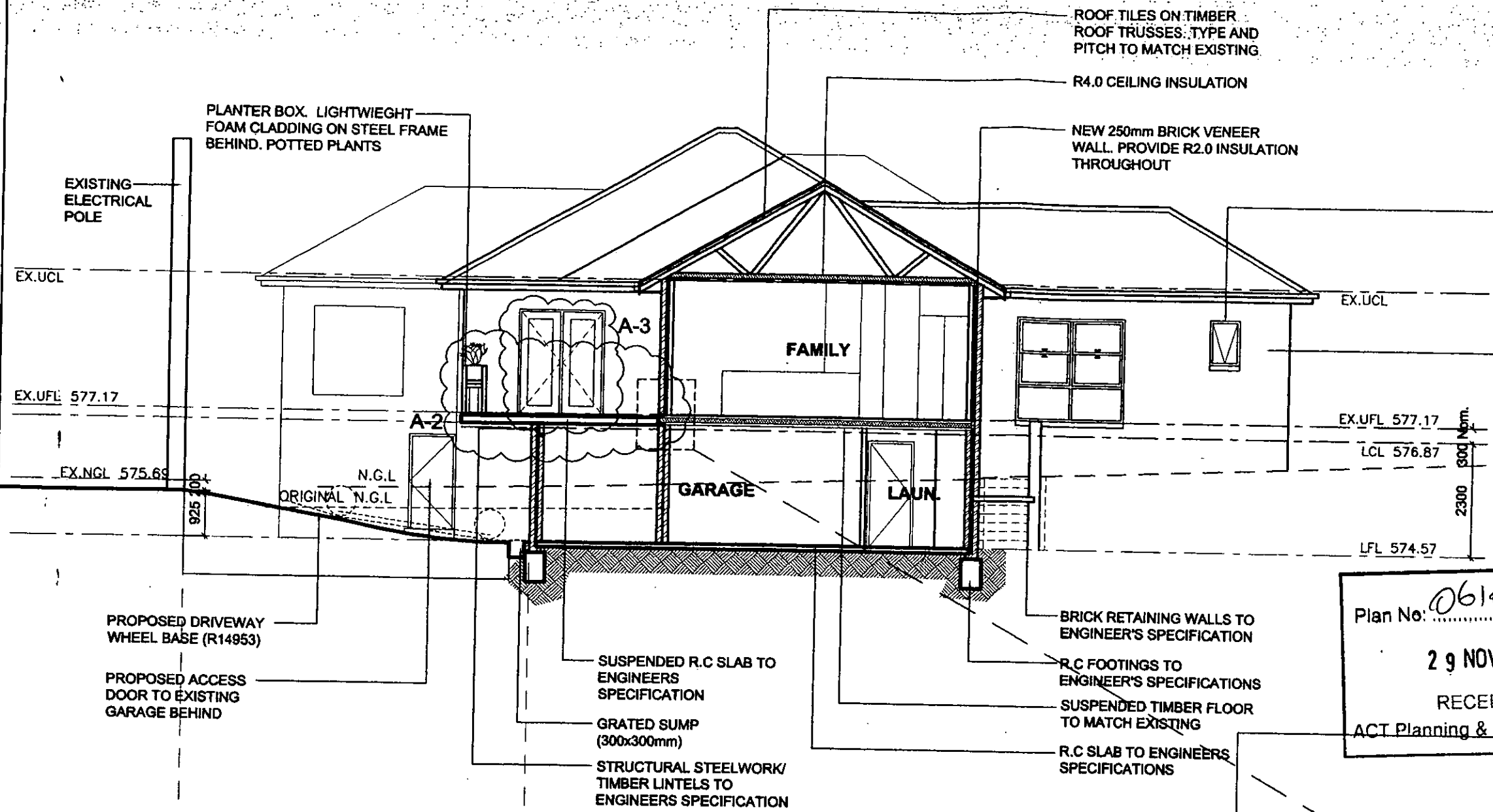
ELEVATIONS

PROPOSED ALTERATIONS / ADDITIONS
 FOR K AND C GILLESPIE
 BLOCK 11, SECTION 38, GRIFFITH

ISSUE	Drawn	Scale	Project No.
Preliminary <input type="checkbox"/>	DK	1:100@A3	0360
Tender <input type="checkbox"/>	Date	Revision	Drawing No.
Construction <input type="checkbox"/>	3.07.06	A	WD08
Verified <input type="checkbox"/>	Approved <input type="checkbox"/>	Reviewed <input type="checkbox"/>	

DNA Architects
DOWSE NORWOOD ARCHITECTS
 A.B.N. 43 097 309 325
 A.C.N. 087 309 325
 SUITE 10 14 LONSDALE ST
 BRADDON ACT 2612
 Tel: 62304688 Fax: 62304699

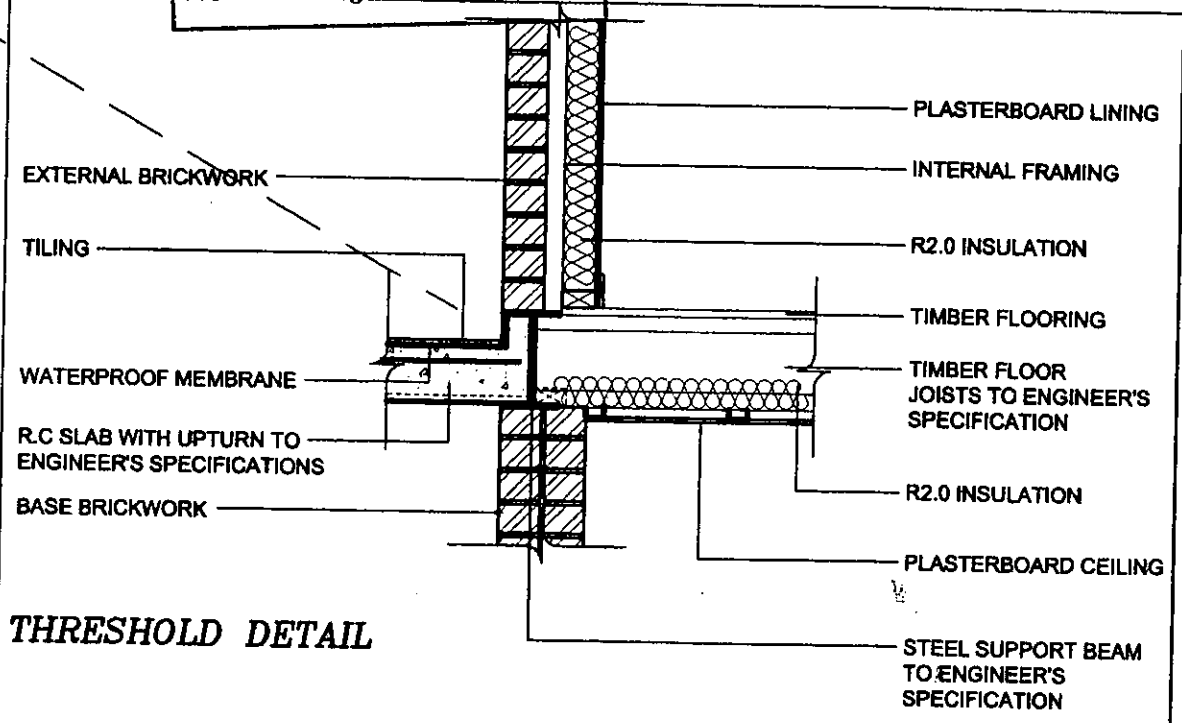
David McCulloch Lic. No: 200428123
 Amended Approval issued under section 32 of
 the Building Act 2004
 This sheet 25 NOV 2006 numbered
 6 of 6
David McCulloch



NEW TIMBER WINDOWS TO MATCH EXISTING
 NEW RED FACE BRICK TO MATCH EXISTING

Land (Planning and Environment) Act 1991
APPROVAL AMENDED
 Pursuant to Section 247 in respect of the nominated amendments only
 11 JUL 2006
Alt. Ch.
 Delegate of the Authority

Plan No: 061076-B
 29 NOV 2006
 RECEIVED
 ACT Planning & Land Authority



SECTION A-A

TERRACE/FLOOR THRESHOLD DETAIL
 SCALE 1:20

EASE	DRIVEWAY 20%	WHEEL BASE (R14953)	
1000	2070	3595	250

- AMMENDMENTS - (3.07.06)
- A- 1: INTERNAL DOOR TO LAUNDRY RELOCATED
 - 2: EAVE OVER TERRACE INCREASED 1500mm. PLANTER ADDED TO TERRACE TO REPLACE BALUSTRADE. BRICK WALLS ADDED TO TERRACE STAIR
 - 3: SLIDING DOOR TO TERRACE CHANGED TO FRENCH DOORS
 - 4: SQUARE OPENING TO FRONT ENTRY PORTICO
 - 5: WATER FEATURE/GATES TO COURTYARD ADDED
 - 6: WINDOW REMOVED FROM STORE ROOM

**PROPOSED ALTERATIONS / ADDITIONS
 FOR K AND C GILLESPIE
 BLOCK 11, SECTION 38, GRIFFITH**

ISSUE			Drawn	Scale	Project No.
Preliminary <input type="checkbox"/>			DK	1:100	0360
Tender <input type="checkbox"/>					
Construction <input type="checkbox"/>			Date	Revision	Drawing No.
Verified <input type="checkbox"/>	Approved <input type="checkbox"/>	Reviewed <input type="checkbox"/>	3.07.06	A	WD09

DNA Architects
DORSE NORWOOD ARCHITECTS
 A.B.N. 43 097 309 325
 A.C.N. 097 309 325
 SUITE 10 14 LONSDALE ST
 BRADDON ACT 2612
 Tel: 62304688 Fax: 62304699

DEPARTMENT OF THE INTERIOR.

WORKS AND SERVICES BRANCH.

Detail Plan No. 506

Drainage Plan No. 1026

PLAN OF DRAINAGE.

FOR

Owner F. BULL

Architect K OLIPHANT

DISTRICT: Griffith Block 11, Section 38

REFERENCE:

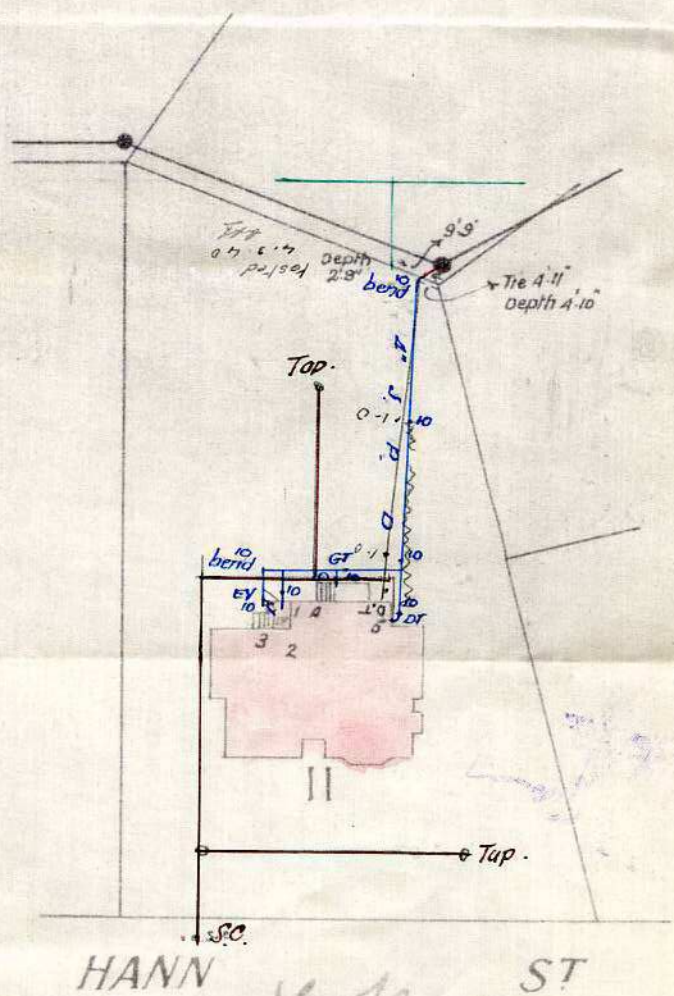
- | | | |
|---------------------------------|-----------------------------------|---------------------------------|
| B.T. Boundary Trap. | S.T. Silt Trap. | E.V. Educt Vent. |
| G.T. Gully Trap. | C.I.P. Cast Iron Pipe. | I.V. Induct Vent. |
| D.T. Disconnecter Trap. | G.W.I.P. Galv. Wrought Iron Pipe. | 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. |

Scale—40 feet to 1 inch.

(See Regulations.)

- Fittings Internal
- 1 closet
 - 2 Bath
 - 3 Lav Basin
 - 4 K. Sink
 - 5 Troughs

G Top ~~is~~ enclosed in brick work cement rendered & top & apron provided
 Pipes under building & where 2 1/2" of cover is not obtainable ~~is~~ surrounded with 6" of cement concrete
 Position of reticulation & storm water branches are ~~to~~ determined by measurements shown on plan.
 Storage tank for closet cistern to be provided whenever ordered by the Director General
 Drains ~~to~~ be laid are shown in blue lines
 Storm water drains as laid are shown in green lines

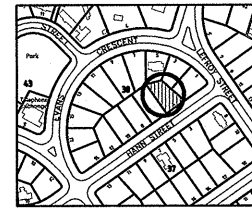


Work carried out to this Plan.

Designed by J. Holt 14. 2. 40

L. Thomson
 Engineer.
 14. 2. 1936





DRAINAGE PLAN NUMBER: 1026

OWNER K & C GILLESPIE
BLOCK 11 SECTION 38
SUBURB GRIFFITH

PLAN OF SANITARY DRAINAGE
 DESIGNED TO AS3500

LEGEND

- EXISTING SEWER MAIN
- EXISTING STORMWATER MAIN
- EXISTING WATER MAIN
- SEWER LINES
- - - VENT PIPE
- DOMESTIC WATER
- NON-POTABLE WATER
- FIRE SERVICE
- THERMOSTATIC MIXING VALVE
- 25L HWU
- H STANDARD STREET HYDRANT
- SC STOP COCK
- WM WATER METER
- ↓ THRUST BLOCK

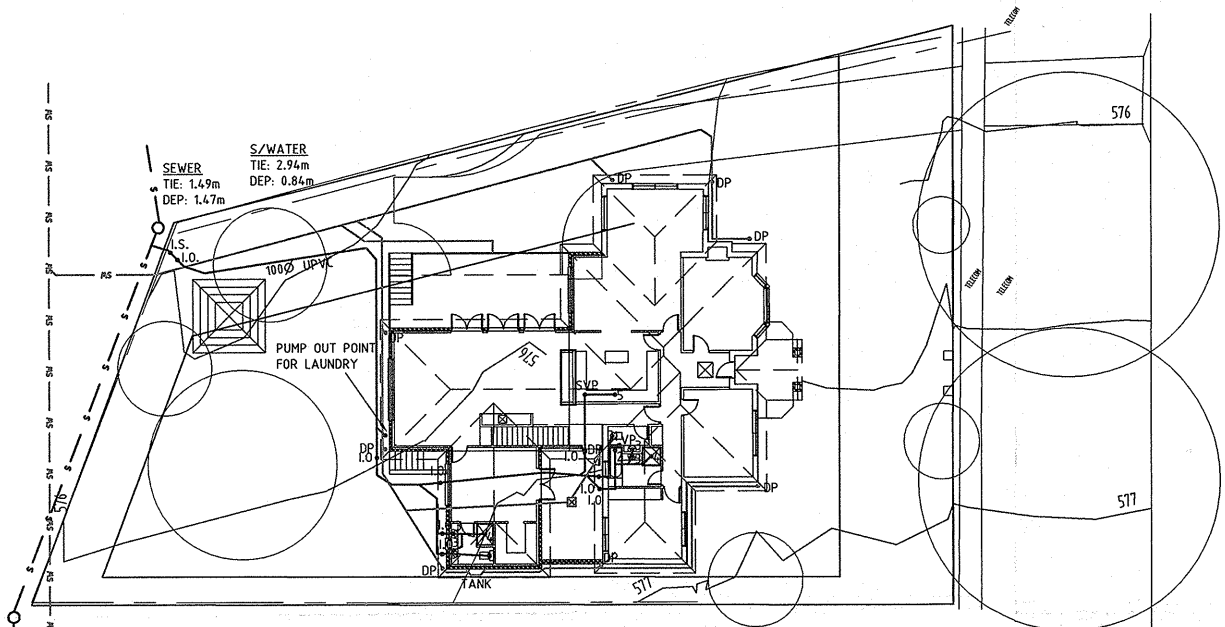


SANITARY FIXTURES

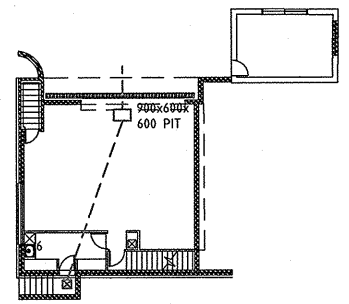
1 WC	2
2 BATH	1
3 BASIN	4
4 SHOWER	2
5 KITCHEN SINK	1
6 LAUNDRY TROUGH	1
7 URINAL	-
8 CLEANER'S SINK	-
9 BIDET	-
TOTAL	11

REFERENCE

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

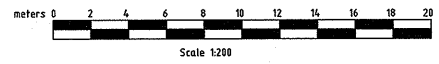


GROUND PLAN



BASEMENT PLAN

WORK AS EXECUTED



PLUMBING PLAN APPROVED

APPROVED BY _____
 REG. NUMBER _____
 DATE _____

Issue No.	Description	Date	Auth.	Issue No.	Description	Date	Auth.
A	WORK AS EXECUTED	22.06.06					

Client
K & C GILLESPIE

sellick consultants
 14 lonsdale st braddon act 2612
 p: 02 6257 2706 f: 02 6247 2203
 sellickconsultants.com.au

Project
PROPOSED ADDITIONS
BLOCK 11 SECTION 38
GRIFFITH
ACT

Designed by
 AW
 Drawn by
 AS
 Approved
 Date
 MARCH 06

Title
HYDRAULIC SERVICES

Scale
 1:200 @ A2
 Job No.
 03891
 Drawing No.
 H01
 Rev.
 A

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?

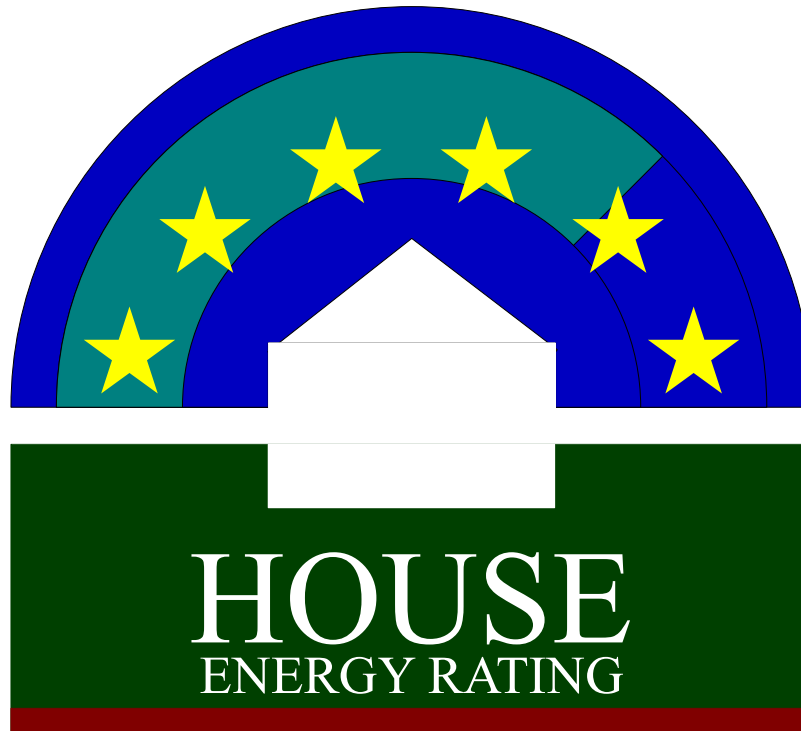
The ACT Government has two software systems in place to generate energy efficiency ratings:

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: ★★☆☆☆ **4.5 STARS**
in Climate: 24 **SCORE: -1 POINTS**

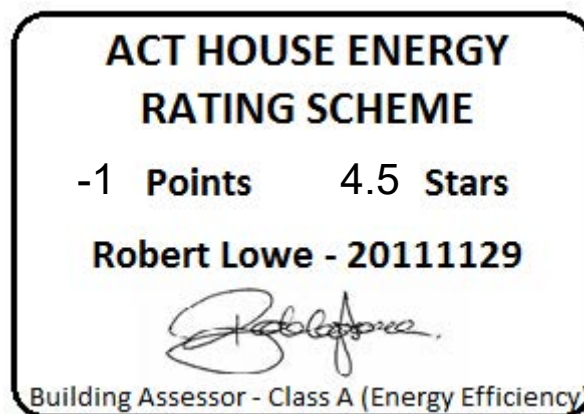
Name: Dodds & Hilton

Ref No: 68579

House Title: Block 11 Section 38 GRIFFITH

Date: 05-03-2026



Address: 4 Hann St, Griffith ACT 2603



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

IMPROVING YOUR RATING

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

	POOR			AVERAGE				GOOD			V. GOOD	
Star Rating	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★★	★★★★★★★★★		
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	-1											
Potential	17											

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

Design options

Additional points

Change glass to Double Glazing
Change curtain to

100 %
Heavy Drapes & Pelmet

8
10

ORIENTATION

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

Current Rating	-1	★★★★☆
-----------------------	----	-------

Largest windows in the dwelling;

Direction : South East

Area : 20 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. South East	0	★★★★☆
2. South	3	★★★★☆
3. South West	0	★★★★☆
4. West	-5	★★★★
5. North West	-4	★★★★
6. North	0	★★★★☆
7. North East	2	★★★★☆
8. East	-1	★★★★☆

FirstRate Mode
Climate: 24

RATING SUMMARY for: Block 11 Section 38 GRIFFITH, 4 Hann St, Griffith ACT 2603,

Assessor's Name:

Net Conditioned Floor Area: 231.1 m²

			Points			
Feature			Winter	Summer	Total	
CEILING			11	1	11	
Surface Area:	0	Insulation: 11				
WALL			1	2	2	
Surface Area:	-3	Insulation: 4	Mass: 2			
FLOOR			10	-3	6	
Surface Area:	0	Insulation: 6	Mass: 0			
AIR LEAKAGE (Percentage of score shown for each element)			9	0	9	
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	60 %			
Exhaust Fans	7 %	Doors	0 %			
Down Lights	0 %	Gaps (around frames)	34 %			
DESIGN FEATURES			0	1	1	
Cross Ventilation	1					
ROOF GLAZING			0	0	0	
Winter Gain	0	Winter Loss	0			
WINDOWS			-12	-16	-28	
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
NE	16	7%	-9	10	-3	-2
SE	20	9%	-15	6	-4	-12
SW	6	3%	-5	2	-1	-4
NW	20	9%	-14	13	-9	-9
Total	62	27%	-42	31	-16	-28

* 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	★★★★☆	18	-17	-1*

* includes -3 points from Area Adjustment

Detailed House Data

House Details

ClientName Dodds & Hilton
HouseTitle Block 11 Section 38 GRIFFITH
StreetAddress 4 Hann St, Griffith ACT 2603
FileCreated 05-03-2026

Climate Details

State
Town Canberra
Postcode 2600
Zone 24

Floor Details

<u>ID</u>	<u>Construction</u>	<u>Sub Floor</u>	<u>Upper</u>	<u>Shared</u>	<u>Foil</u>	<u>Carpet</u>	<u>Ins RValue</u>	<u>Area</u>
1	Timber	Enclosed	No	No	No	Carp	R2.5	80.0m ²
2	Timber	Enclosed	No	No	No	Tiles	R2.5	8.0m ²
3	Timber	Enclosed	No	No	No	No	R0.5	50.0m ²
4	Timber	Enclosed	No	No	No	No	R2.5	117.4m ²

Wall Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Ins RValue</u>	<u>Length</u>	<u>Height</u>
1	Brick Cavity	No	R1.0	34.2m	2.7m
2	Brick Cavity	No	R1.0	11.0m	2.7m
3	Brick Veneer	No	R2.5	37.5m	2.7m
4	Brick Veneer	No	R2.5	11.0m	2.7m

Ceiling Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Foil</u>	<u>Ins RValue</u>	<u>Area</u>
1	Attic - Standard	No	No	R7.0	255.4m ²

Window Details

<u>ID</u>	<u>Dir</u>	<u>Height</u>	<u>Width</u>	<u>Utility</u>	<u>Glass</u>	<u>Frame</u>	<u>Curtain</u>	<u>Blind</u>	<u>Fixed & Adj Eave</u>	<u>Fixed Eave</u>	<u>Head to Eave</u>
1	SE	1.6m	2.0m	No	SG	TIMB	HB	No	0.4m	0.4m	0.1m
2	SE	1.6m	3.3m	No	SG	TIMB	HB	No	0.0m	0.0m	0.0m
3	SE	2.0m	1.0m	No	SG	TIMB	NC	No	3.0m	3.0m	0.0m
4	SE	1.0m	2.7m	No	SG	TIMB	HB	No	0.6m	0.6m	0.4m
5	SE	1.6m	2.4m	No	SG	TIMB	HB	No	0.6m	0.6m	0.4m
6	NW	2.0m	1.7m	No	SG	TIMB	HB	No	0.4m	0.4m	0.4m
7	NW	1.3m	0.9m	No	SG	TIMB	NC	No	0.4m	0.4m	0.0m
8	SW	2.1m	0.9m	No	SG	TIMB	NC	No	1.0m	1.0m	0.4m
9	SW	2.0m	2.1m	No	SG	TIMB	NC	No	1.0m	1.0m	0.4m
10	SE	2.0m	1.7m	No	SG	TIMB	HB	No	0.4m	0.4m	0.4m
11	NW	0.8m	0.5m	No	DGT	TIMB	NC	No	0.6m	0.6m	0.4m
12	NW	2.0m	2.1m	No	DG	TIMB	HB	No	0.6m	0.6m	0.4m
13	NW	2.0m	3.2m	No	SG	TIMB	VE	No	0.6m	0.6m	0.4m
14	NE	2.0m	1.6m	No	DG	TIMB	HB	Yes	2.0m	2.0m	0.4m
15	NE	2.0m	1.6m	No	DG	TIMB	HB	Yes	2.0m	2.0m	0.4m
16	NE	2.0m	1.6m	No	DG	TIMB	HB	Yes	2.0m	2.0m	0.4m
17	NW	1.6m	2.7m	No	SG	TIMB	HB	No	0.6m	0.6m	0.4m
18	NE	1.6m	4.0m	No	SG	TIMB	HB	No	0.6m	0.6m	0.4m

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	SE	1.6m	2.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	2.0m	0.8m
3	SE	2.0m	1.0m	0.0m	0.0m	0.0m	0.0m	1.6m	0.0m	1.6m	0.0m
6	NW	2.0m	1.7m	4.0m	4.0m	12.3m	0.3m	0.0m	0.0m	10.0m	6.0m
7	NW	1.3m	0.9m	4.0m	4.0m	13.1m	-1.4m	0.0m	0.0m	10.0m	1.0m
8	SW	2.1m	0.9m	0.0m	0.0m	0.0m	0.0m	6.0m	0.0m	6.0m	2.4m
9	SW	2.0m	2.1m	0.0m	0.0m	0.0m	0.0m	6.0m	1.0m	6.0m	0.0m
10	SE	2.0m	1.7m	4.0m	4.0m	13.4m	-11.1m	10.0m	1.0m	0.0m	0.0m
12	NW	2.0m	2.1m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	4.0m	1.0m
16	NE	2.0m	1.6m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	5.0m	1.0m
17	NW	1.6m	2.7m	0.0m	0.0m	0.0m	0.0m	2.0m	1.0m	0.0m	0.0m

Zoning Details

Is there Cross Flow Ventilation ? Good

Air Leakage Details

Location Suburban
 Is there More than One Storey ? No
 Is the Entry open to the Living Area ? No
 Area of Heavyweight Mass 0m²
 Area of Lightweight Mass 0m²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	1	0
Downlights	0	0
Skylights	0	0
Utility Doors	1	0
External Doors	0	0

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

Insurance Certificates & Tax Invoice



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

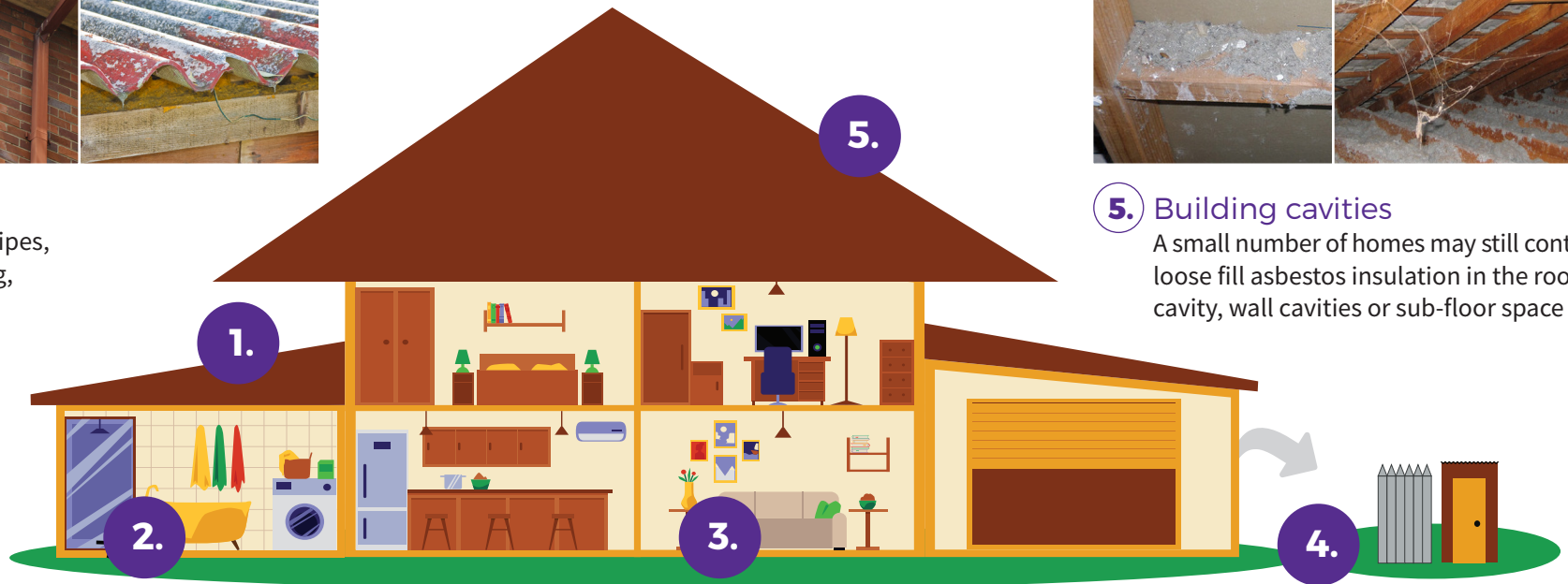
Identify where asbestos materials might be. Five common places are:



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



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



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



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



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

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

Assess the risk

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

Asbestos materials become dangerous when:



Broken or in poor condition



Damaged accidentally



Disturbed during renovation or repairs



Loose fill asbestos insulation



Manage asbestos safely

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

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

Pest Controllers Combined Liability Certificate of Currency

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

INSURED: ACT Property Inspections Pty Ltd

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

POLICY REFERENCE: 09A349653PLB

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

POLICY CLASS: Pest Controllers Combined Liability

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

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

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

Section 2: Professional Indemnity

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

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

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

Date Issued: 28 March 2025

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

Graham Dodds & Susan Hilton
4 Hann St
GRIFFITH ACT 2603
AUSTRALIA

Invoice Date
3 Mar 2026

Invoice Number
INV-68579

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

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

Due Date: 30 Aug 2026

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

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

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

Payment Options

Pexa : please quote the invoice number as the reference

Direct Deposit : BSB: 012084 Account Number: 194679655

Account Name: ACT Property Inspections Pty Ltd

Please reference your name and invoice number

Cheques : please make payable to ACT Property Inspections Pty Ltd

[View and pay online now](#)



**ACT
PROPERTY
INSPECTIONS**

RECEIPT

Graham Dodds & Susan Hilton
4 Hann St
GRIFFITH ACT 2603
AUSTRALIA

Payment Date
3 Mar 2026

Sent Date
4 Mar 2026

ABN:
33 600 397 466

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

Total AUD paid	1,810.00
-----------------------	-----------------

Invoice Date	Reference	Payment Reference	Invoice Total	Amount Paid	Still Owing
3 Mar 2026	INV-68579	Payment	1,810.00	1,810.00	0.00
			Total AUD	1,810.00	0.00
