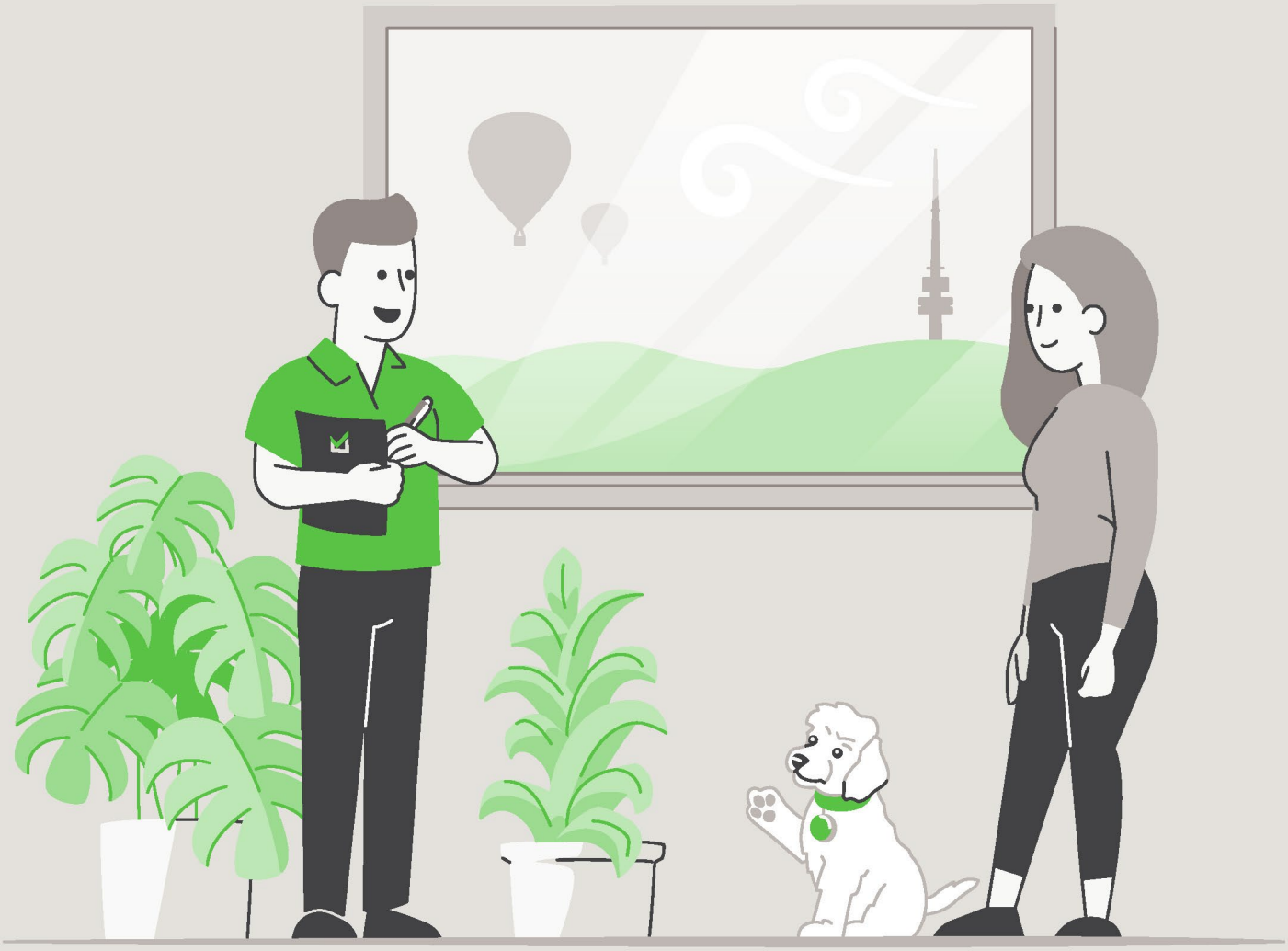
ACT PROPERTY INSPECTIONS

34 May Maxwell Crescent,
Gilmore ACT 2905

Report prepared: Tuesday, June 2nd 2026

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

Report



MASTER BUILDERS AUSTRALIAN CAPITAL TERRITORY

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LIMITED LIABILITY TO A PURCHASER WITHIN THE AUSTRALIAN CAPITAL TERRITORY

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

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

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

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

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

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

ACT PROPERTY INSPECTIONS

Building Report

CONCLUSION AND SUMMARY

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

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

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

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

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

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

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

PROPERTY STATISTICS

Building Report	Above Average
Compliance Report	Please read full compliance report section of the report
Pest Inspection	No active subterranean termites (live specimen) were found
Energy Efficiency Rating	2.0 Stars
Inspection Date	Tuesday, June 2nd 2026
Name of Assessor	Thomas Dryburgh and Duncan Clark
Reference Number	70275
Address of Property Inspected	34 May Maxwell Crescent, Gilmore ACT 2905
Client	Chandler
Block and Section	Block 2 Section 37 GILMORE
Year original residence COU was issued	1986
Block size (approximately)	768m^2
House size (approximately)	Residence: 160.50m^2 Garage: 43.20m^2 Carport: 40.40m^2 Rear pergola: 33.60m^2
Weather conditions at time of Inspection	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	Concrete slab
External walls	Brick veneer
Roof framing	Timber: Truss roof framing
Roof cladding	Concrete roof tiles
Glazing	Single glazed windows
Cooktop	Electric cooktop
Oven	Electric oven
Dishwasher	Miele

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

GENERAL ACCESS LIMITATIONS

Internal	At the time of inspection, the building was furnished. This allows for a limited inspection in areas not restricted by furnishings, stored goods, floor mats, etc.
External	A full inspection was carried out to the exterior of the building
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
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	The inspection of the garage was restricted due to stored goods being kept in the area at the time of inspection The shower was not tested at the time of inspection, due to stored items

*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

ENTRY

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

LOUNGE ROOM

Ceiling	Good
Walls	Good
Floor coverings	Good

DINING ROOM

Ceiling	Good
Walls	Good
Floor coverings	Good

KITCHEN/FAMILY

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

MASTER BEDROOM

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

BEDROOM 2

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

BEDROOM 3

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

BEDROOM 4

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

ENSUITE

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Shower screen	Good
Water leakage in shower area?	There was no water leakage detected
Floor and wall tiles in shower area	Good
Vanity/Basin	Good
Taps	Good
Toilet suite	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

BATHROOM

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Shower screen	Good
Water leakage in shower area?	There was no water leakage detected
Floor and wall tiles in shower area	Good
Vanity/Basin	Good
Taps	Good
Bath	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

TOILET

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

LAUNDRY

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Laundry tub	Good
Splashback	Good

ROOF CAVITY

Construction	Good

GARAGE

Roof covering	Due to the water staining in the ceiling, recommend further investigation and repairs by a qualified tradesperson
Fascia	Good
Gutters	Good
Slab	Good. Some minor cracking of the concrete was noted. The cracking found is considered normal
Ceiling	There is water damage to the ceiling lining. Recommended repairs by a qualified tradesperson
Walls	Various areas of minor to moderate cracking and movement noted in the external walls. The cracking and movement found is typical for a structure of this age and is not of major structural significance
Access door	Good

GARAGE BATHROOM

Ceiling	Fair
Walls	Fair
Door and windows	Fair – The window has not been sealed which is allowing water to ingress inside the bathroom. Recommend repairs by a qualified tradesperson
Floor coverings	Fair
Shower screen	The shower door has not been installed
Water leakage in shower area?	The shower was not tested due to stored items in the area
Vanity/Basin	Good

EXTERIOR

Driveway and paths	Several areas of cracking and movement noted in the concrete driveway. Recommend rectification to eliminate the trip hazard
Roof covering	Good
Roof pointing	Good
Roof flashings	Good
Eaves	Good
Fascia	Areas of general weathering and flaking paint noted on the timber fascia. Recommend re-painting the fascia to slow the weathering process
Gutters	The gutters are in good condition but require clearing out in areas
Downpipes	The downpipes are blocked. Recommend clearing debris
External walls	Various areas of minor cracking noted in the external walls. The cracking found was not of major structural significance
Windows	There are several gaps between the windows and the external walls. Consideration should be given to installing trims/flashings to these areas
Fences	Good
Gate	Good

EXTERIOR - CONTINUED

Pergola	Due to the size of the roofed area of the pergola, we recommend installing a gutter and having this connected to the storm water drains
Front porch	Good
Carport	The cladding on the gable end is suffering from weathering, recommended repairs to slow the weathering process
Retaining walls	Some movement was noted in the retaining walls. The walls are still retaining the ground adequately. Apart from monitoring, no action is required
Site drainage	The site generally drains away from the perimeter of the building

DEFINITIONS

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

IMPORTANT ADVICE

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

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

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

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

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

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

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

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

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

SCOPE AND LIMITATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IMPORTANT DISCLAIMER

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

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

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

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

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

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

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

OTHER INSPECTIONS AND REPORTS REQUIRED

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

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

SMOKE DETECTORS

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

CRACKING OF BUILDING ITEMS

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

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

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

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

NOTICE TO THE PURCHASER (ACT ONLY)

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

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

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

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

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

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

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

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

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

ACT PROPERTY INSPECTIONS

Timber Pest Report

SUMMARY SHEET

Property Address:	34 May Maxwell Crescent, Gilmore ACT 2905
Client:	Chandler
Inspection Date:	Tuesday, June 2nd 2026
Inspection carried out by:	Thomas Dryburgh and Duncan Clark

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

1.0 ACCESS LIMITATIONS

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

2.0 TERMITE ACTIVITY

No active subterranean termites (live specimens) were found.

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

3.0 BORER ACTIVITY

No visible evidence of borers of seasoned timbers was found.

4.0 DECAY FUNGI

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

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

CONDITIONS OF THIS INSPECTION

Important Information:

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

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

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

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

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

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

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

Scope of Report:

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

Limitations:

The Client acknowledges:

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

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

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

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

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

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

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

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

Determining extent of Damage:

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

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

Disclaimer of Liability:

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

1.0 ACCESS LIMITATIONS

1.1 Area(s) inspected:

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

1.2 Common area(s) not inspected:

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

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

Ducting flex throughout the roof space restricting access in areas. Areas of the internal framing timbers of the garage were concealed by stored items. 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.

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

1.4 The property was furnished at the time of inspection.

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

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

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

2.0 TERMITE ACTIVITY

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

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

2.3 A termite nest was not found.

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

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

2.5 Very important:

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

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

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

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

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

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

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

2.8 General remarks:

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

3.0 BORER ACTIVITY

3.1 No visible evidence of borers was found.

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

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

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

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

4.0 DECAY FUNGI

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

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

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

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

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

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

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

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

5.0 CONDITIONS THAT ARE CONDUCIVE TO TIMBER PESTS

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

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

5.2 Moisture/drainage: Not applicable as the home is built on a concrete slab.

Lack of Adequate Subfloor Ventilation Inadequate ventilation provides a condition suitable for timber pest infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space. Where evidence of a lack of adequate ventilation has been identified in the report, the Client should seek competent advice (e.g., from a licensed or registered building contractor) regarding upgrading ventilation. The Presence of Excessive Moisture Ground levels around the building should be maintained in such a way to minimise water entering under the building. Also, the ground surface in subfloor areas should be kept graded to ensure that moisture does not pond or accumulate in any area. Where necessary, sub-surface drains should be installed and maintained to assist with drainage around and under the building. Likewise, the presence of excessive moisture can often be directly related to ventilation limitations and the resultant high humidity. Also, plumbing oversights and defects such as a leaking drain or tap will provide a microclimate conducive to timber pest attack. Where necessary, the Client should seek competent advice (e.g., from a licensed or registered plumbing contractor) to determine the adequacy of existing drainage and remove any conditions conducive to the presence of excessive moisture. The building may need to be monitored over a period of time to detect or confirm a damp problem. The presence of dampness (including moisture) is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. Importantly, precipitation at or near the time of inspection does not necessarily guarantee that a damp problem will automatically be evident due to such circumstances as prevailing wind conditions or intensity of rainfall. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise, whether services have been used for some time prior to an inspection being carried out will affect the detection of dampness.

5.3 Ventilation: Not applicable as the home is built on a concrete slab.

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

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

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

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

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

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

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

5.7 Termite shields: Not applicable as the home is built on a concrete slab.

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

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

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

5.9 Other area(s) and/or situations that appear conducive to (may attract) subterranean termite infestation: Medium to large trees and stumps within a 50 metre radius of the property, due to the nesting conditions. The landscaped timbers, due to the food source.

6.0 OVERALL ASSESSMENT OF THE PROPERTY

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

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

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

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

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

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

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

DEFINITIONS

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

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

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

Reasonable access:

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

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

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

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

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

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

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

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

A more invasive physical inspection is available and recommended:

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

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

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

A price is available on request.

Concrete slab homes:

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

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

Subterranean termites:

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

Important note:

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

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

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

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

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

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

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

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

Risk management options:

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

CONTACT THE INSPECTOR

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

NOTICE TO THE PURCHASER

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

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

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

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

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

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

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

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

ACT PROPERTY INSPECTIONS

Compliance Report

ACT PROPERTY INSPECTIONS

COMPLIANCE REPORT

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

Property Address: 34 May Maxwell Crescent, Gilmore ACT 2905
Block & Section: Block 2 Section 37 GILMORE
Inspection Date: Tuesday, June 2nd 2026

APPROVAL STATUS

Description	Plan number	Certificate of occupancy date	Approval status
Brick Veneer Residence	69730	08/08/1986	Approved.
Inground Swimming Pool	69730/A+/B	10/03/1989	Approved. **Note:** This structure has been removed/infilled. Further approval is required. Please see below.
Steel Garage	69730/C	28/08/1989	Approved. **Note:** The garage has been extended/additions. Further approval is required. Please see below.
Brick Carport	69730/D	09/05/1991	Approved.
Installation of Slow Combustion Heater	69730/E	26/04/1990	Approved. **Note:** This item has been removed
In ground swimming pool (previously approved under plan 69730/A+/B)	-	-	The swimming pool has been demolished/infilled. Building approval is required.
Steel Garage (previously approved under plan 69730/C)	-	-	This structure is unapproved as the extension/addition has increased the area of the garage roof. Building approval required. This structure has been built inside a service easement. Should access be required to the easement by the service provider, this structure may need to be removed at the owner's expense.
Installation of slow combustion fire in garage	-	-	This item is unapproved. Building approval is required
Installation of a bathroom to the garage	-	-	This work is exempt from building approval.

APPROVAL STATUS - CONTINUED

Description	Plan number	Certificate of occupancy date	Approval status
Rear pergola	-	-	This structure is unapproved as the roof area exceeds 25m^2 and is over 3m in height. Building approval is required.
Front retaining walls	-	-	This structure is unapproved as it has been constructed forward of the front building line and is higher than 0.4m above natural ground level. Development approval is required.
Garden shed (under carport)	-	-	This structure is exempt from approval. No action is required
Installation of additional windows to garage	-	-	This work is exempt from approval. No action is required

SURVEY REPORT

Survey Report completed by	Date Survey report was completed	Comments
John W. Foxlee	Monday, 23 June 1986	There are no apparent encroachments upon this land or by this property on adjoining lands or street.

ACT PROPERTY INSPECTIONS

Conveyancing File

CONVEYANCING BUILDING FILE INDEX

SUBURB: GILMORE **SECTION:** 37 **BLOCK:** 2 **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	69730	2	BRICK VENEER RESIDENCE				
		4				69730	
		14					69730 08/08/1986
Y	69730/A	16	INGROUND SWIMMING POOL				
Y	69730/B	17			Y		
		26				69730/A/B	
Y	69730/C	27	STEEL GARAGE				
		33					69730/A+/B 10/03/1989
		40				69730/C	
		44					69730/C 28/08/1989
Y	69730/D	47	BRICK CARPORT				
Y	69730/E	49	INSTALLATION OF SLOW COMBUSTION HEATER				
		54				69730/E	
		70				69730/D	
		58					69730/E 26/04/1990
		78					69730/D 09/05/1991

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

Drainage Plan Number: 46102

Survey: Y (1)

Comments:

ACT Government | Access Canberra

ACCESS CANBERRA TO COMPLETE

CONVEYANCING PART 2

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

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

If available, copies of the following documents are provided:

• Certificate/s of Occupancy and Use	☒	☐
• Survey Certificates	☒	☐
• Unit Plan/Unit Entitlements (if property is unit titled)	☐	☒
• Approved Building Plans	☒	☐
• Ex- government Building Plans*	☐	☒

If requested:

• Drainage Plan(s)	☒	☐

ASBESTOS

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

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

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

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

Search officer comments (if any?)

Search officer initials: Ashleigh | Cost of application: $ 144.79 | Date completed: 26/05/2026

Surveyor's Certificate

PA 19/6/86

11

John W. Foxlee (B.Surv.) M.I.S.(Aust.)
Registered Surveyor

42 Yiman Street,
Waramanga, A.C.T. 2611
P.O. Box 472
Manuka, A.C.T. 2603
Telephones: 88 1257
95 9392

PLANS/FILE No. 69730

Block: 2 Section: 37 Division: GILMORE. Title:

D. & A. Cavic Esq.,

Dear Sir,

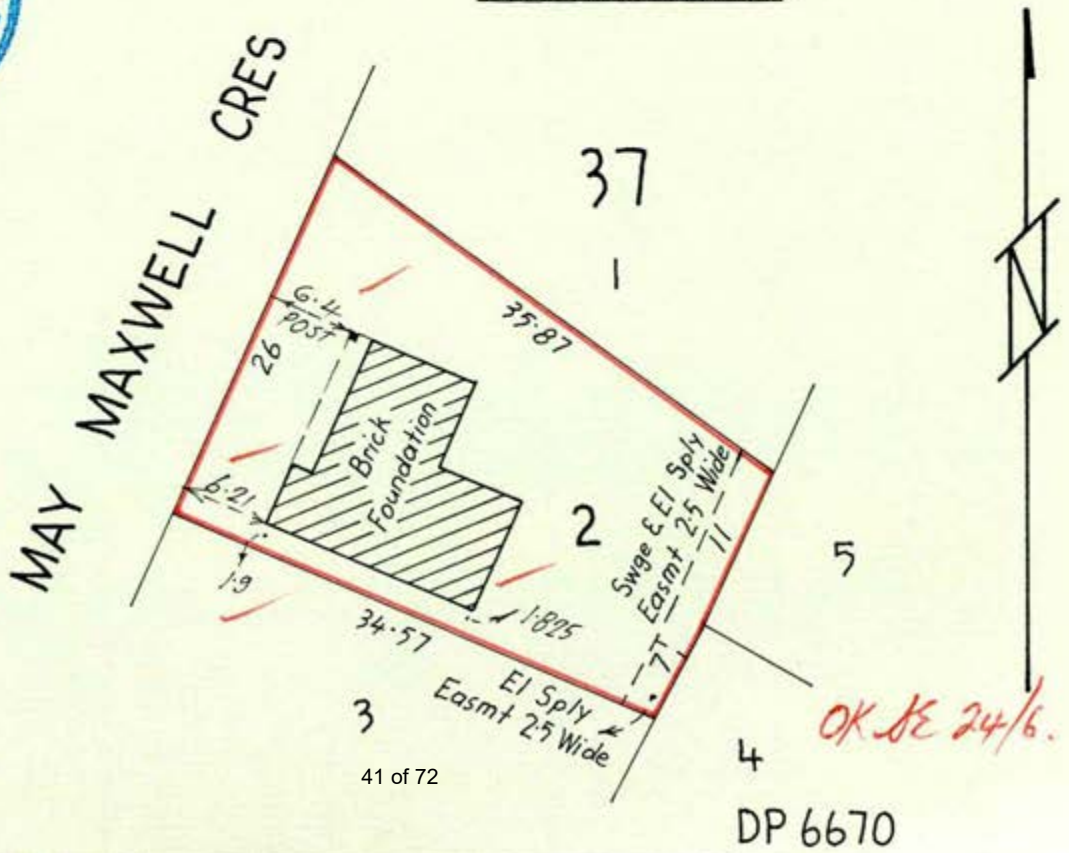
I certify having surveyed the land being Block 2, Section 37, Division of GILMORE in the Tuggeranong District of the Australian Capital Territory, as delineated in Deposited Plan No. 6670 lodged at the office of the Registrar of Titles, Canberra City. The block has an area of 768 square metres or thereabouts and has a frontage to May Maxwell Crescent.

Upon this land stands the brick foundation of a residence in the course of erection. The position of this brickwork in relation to the boundaries of the land is shown on the sketch plan endorsed hereon.

The foundation is contained wholly within the boundaries of the land and there are no encroachments by or upon the said land.

Yours faithfully,

John Foxlee. 23.6.86
REGISTERED SURVEYOR.



Department of Territories
BUILDING SECTION

BL1/8(6/86)

CERTIFICATE OF OCCUPANCY OR USE

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

Brick Veneer Residence

situated at

Block	Section	Division
2	37	Gilmore
or situated at		

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

Approved plan Nos.		
69730		
Type of construction*	Class of occupancy*	(*as defined in the Building Manual A.C.T.)
5	1	
Permit No.	Name of permit holder	
82799	O. Cavic	

Endorsements

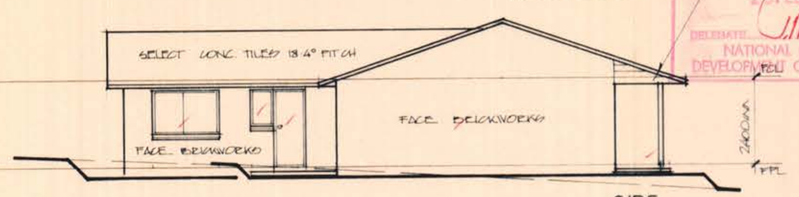
The issue of this Certificate does not affect the liability of a person to comply with the provisions of a law of the Territory (including the Building Ordinance) relating to the building work nor does it authorise the use of the land contrary to a provision, covenant or condition of lease.

No. 65805

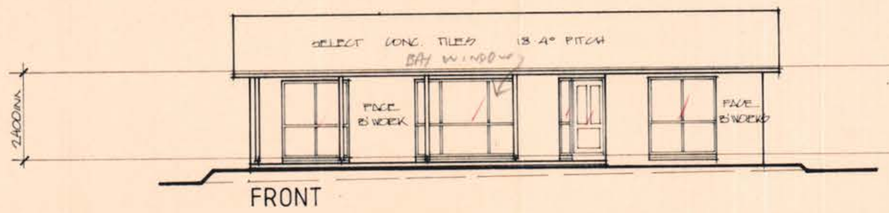
Deputy Building Controller

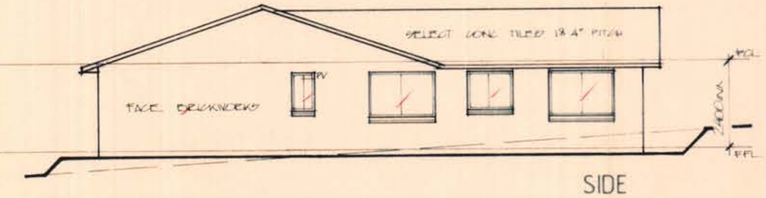
8,8,86
date

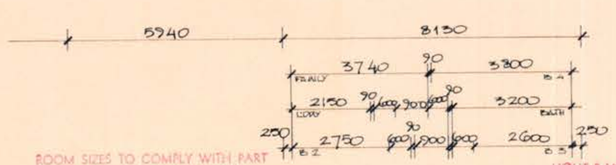
SEE OVERLEAF



ELEVATIONS
1:100



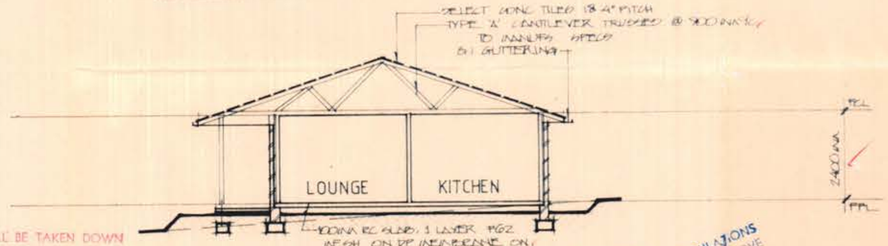




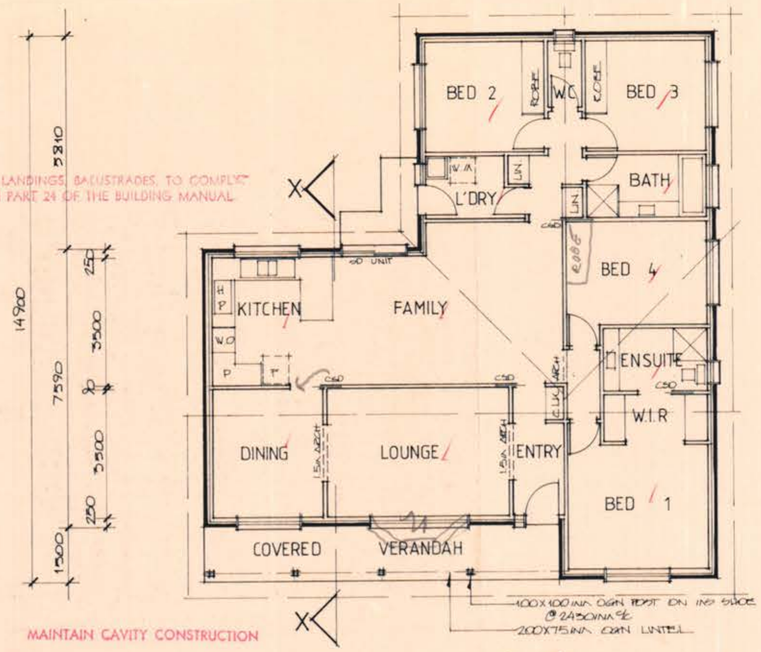
ROOM SIZES TO COMPLY WITH PART 49 OF THE BUILDING MANUAL

LIGHT & VENTILATION TO COMPLY WITH PART 50 OF THE BUILDING MANUAL ACT

CONSTRUCTION MUST COMPLY WITH A.S. 1684.—1979 TIMBER FRAMING CODE AND RELEVANT SUPPLEMENTS

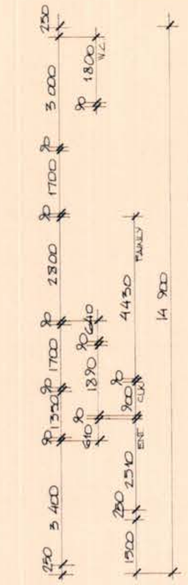


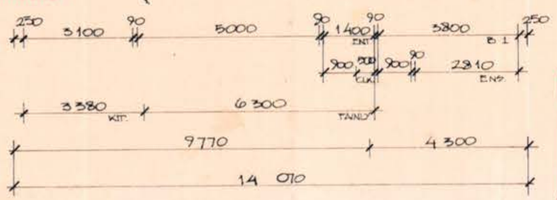
SECTION X-X
1:100



STEPS, LANDINGS, BALUSTRADES, TO COMPLY WITH PART 24 OF THE BUILDING MANUAL

MAINTAIN CAVITY CONSTRUCTION





FLOOR PLAN
1:100

FOOTINGS SHALL BE TAKEN DOWN TO 'STABLE' FOUNDATION MATERIAL. ENGINEERS CERTIFICATION MAY BE REQUESTED DURING FOOTING INSPECTION BY THE BUILDING AUTHORITY.

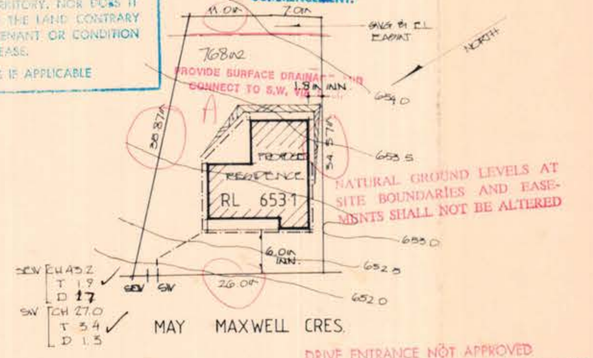
THIS APPROVAL DOES NOT SUPERSEED THE REQUIREMENTS OF THE ACT BUILDING MANUAL

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS "C" LICENCE.
CLASS OF OCCUPANCY: RESIDENCE 1
OUTBUILDINGS X
3 MAR 1986
DEPUTY BUILDING CONTROLLER

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 IS APPLICABLE

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

LOCATION OF STORMWATER TIE TO BE VERIFIED WITH D. T. & C. BEFORE COMMENCEMENT.



NATURAL GROUND LEVELS AT SITE BOUNDARIES AND EASEMENTS SHALL NOT BE ALTERED

DRIVE ENTRANCE NOT APPROVED
TO COMPLY WITH REQUIREMENTS OF GENERAL SERVICES SECTION REGARDING DRIVEWAY DESIGN

SITE PLAN
1:500

BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
24 FEB 1986
DELEGATE
NATIONAL CAPITAL DEVELOPMENT COMMISSION

PLANS/FILE No.
Received Building Section
13 FEB 1986
Dept. Territories & Local Government

5/2

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY
27/2/1986
ENGINEER FOR WATER SUPPLY AND SEWERAGE
CHIEF ELECTRICAL ENGINEER
STRUCTURAL ENGINEER

AMENDMENTS

TIMBER SCHEDULE

PLATES	F5 RADIATA 90×45 & 90×35 Top to L.B. Walls 90×35 Top to N.L.B. Walls 90×35 Bottom fixed to slab
STUDS	F5 RADIATA 90×35@450c/c L.B. Walls 90×35@600c/c N.L.B. Walls 90×35@450c/c Wet area walls
LINTELS	As per truss manufacturers charts

RESIDENCE TO BE SITED BY A REGISTERED SURVEYOR
NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE
BUIDER TO CHECK ALL DIMENSIONS BEFORE STARTING ANY BUILDING WORK
TERRAIN CATEGORY 3
WIND LOADING 33m/s

FOOTING SIZES

One storey masonary wall not exceeding 4·2m in height (excluding gable) base..230 wide 450×250
110 wide 310×250
Two storey masonary wall not exceeding 7·2m in height (excluding gable) base..350 wide 550×250
..230 wide 450×250
One storey masonary veneer wall not exceeding 4·2m in height (excluding gable)
base..110 wide 310×250
Two storey masonary veneer wall not exceeding 7·2m in height (excluding gable)
base..110 wide 380×250
Masonary internal walls height not exceeding 4·2m
base..110 wide 310×250
Masonary free standing walls height not exceeding 1·8m
base..110 wide 250×250
..230 wide 310×250
100×100 F7 Oregon posts on ms shoe..350×350×450

REINFORCEMENT

WIDTH OF FOOTING	MIN No. BARS/LAYER F8TM	10mmΦ	12mmΦ
250	2	2	2
310	3	3	2
380	3	4	2
450	4	5	3
550	5	5	3

SUB BASE SUPPORTING CONCRETE FLOORS TO BE COMPACTED. FILL DEPTH NOT TO EXCEED 400mm WITHOUT APPROVAL

PROPOSED RESIDENCE FOR D. & A CAVIC

ON

BLK 2
SEC 37
SUB GILMORE

AREA RES. 160·5 m2 ver. 14·7 m2

VRD DRAFTING SERVICE
PHONE 918117

SCALE	DATE	DRAWN BY	CHECKED
AS NOTED A2 NOTED	11.2.86		

ACT ADMINISTRATION
BUILDING SECTION

BL1 B(2 85)

33

CERTIFICATE OF OCCUPANCY OR USE

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

In-Ground Swimming Pool

situated at

Block	Section	Division
2	37	Gilmore
or situated at		

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

Approved plan Nos. 69730/A + 69730/B		
Type of construction * N/A	Class of occupancy * 10	(*as defined in the Building Manual A.C.T.)
Permit No. 107946	Name of permit holder E. Cossart OWNER-BUILDER	

Endorsements

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

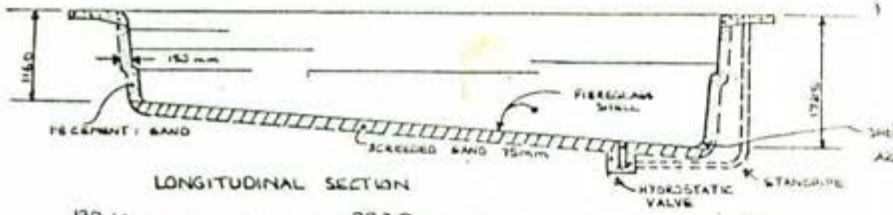
073385

Deputy Building Controller

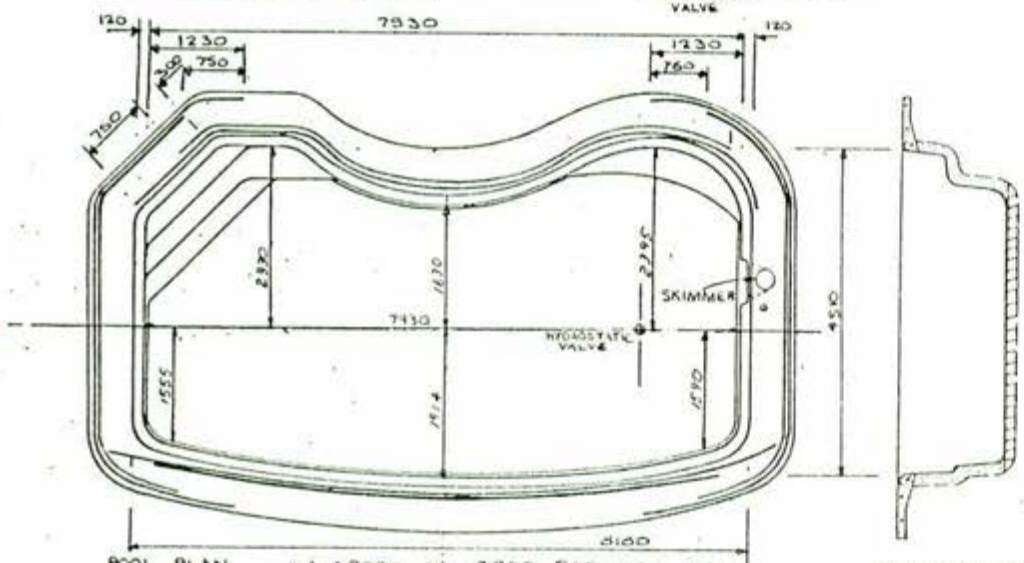
10/3/89
date

SEE OVERLEAF

BELMONT 8 METRE



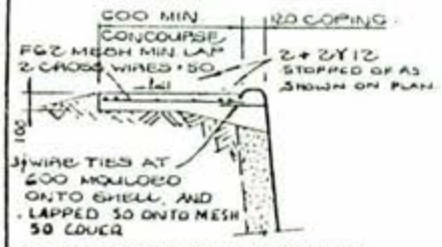
LONGITUDINAL SECTION



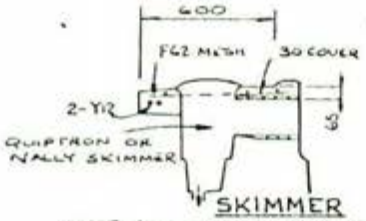
POOL PLAN : L • 7930 W • 3800 D: SHALLOW 1020 DEEP 1585

CROSS SECTION

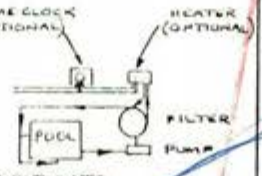
SCALE 1:50



CONCOURSE & COPING



SKIMMER



PLUMBING & WIRING

NOTE: POOL WATER LEVEL SHOULD NOT BE LOWERED BELOW NORMAL OPERATING LEVEL OR POOL EMPTIED WITHOUT REFERENCE TO POOL MANUFACTURER NOTICE ADVISING THIS TO BE FIXED TO PUMP

SPECIFICATION

GENERAL: THE BUILDER SHALL COMPLY WITH THE RELEVANT BYE-LAWS AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION OVER THE WORK

FOUNDATION: THE FOUNDATION MATERIAL IS TO BE UNIFORM AND CAPABLE OF PROVIDING A SAFE BEARING PRESSURE OF 50 kPa SOIL AROUND THE POOL SHALL BE ABLE TO SUPPORT THE PRESSURE FROM THE WATER WHEN THE POOL IS FULL. THE SUMP AT THE HYDROSTATIC VALVE IS TO BE DRAINED TO A GRAVITY OUTLET OPEN TO THE ATMOSPHERE OR TO A STANDPIPE WHERE FOUNDATION MATERIAL DOES NOT COMPLY WITH ABOVE OR WHERE THE GROUND WATER LEVEL IS ABOVE THE BASE OF THE POOL, THE PROJECT SHOULD BE REFERRED TO THE ENGINEER

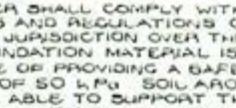
POOL MANUFACTURE: THE FIBREGLASS SHELL IS TO BE MANUFACTURED IN ACCORDANCE WITH AS 1838

INSTALLATION: THE POOL IS TO BE INSTALLED IN ACCORDANCE WITH AS 1839 THE SAND BASE SHALL BE SCREEDED AND COMPACTED TO PROVIDE A UNIFORM SUPPORT FOR THE SHELL THE 1:8 CEMENT : SAND BACKFILL IS TO BE PLACED IN LAYERS AROUND THE POOL AS THE POOL IS FILLED AND DAMPENED WITH A WATERING CAN OR SPRINKLER

CONCRETE: WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 1480 CONCRETE IS TO HAVE A CHARACTERISTIC STRENGTH F'c = 20 MPa AND SLUMP 75 MAX SURROUND SLAB IS TO BE FINISHED TO A SMOOTH WOOD FLOAT FINISH

FILTER: INSTALLATION IS TO HAVE A SKIMMER BOX AND MIN. 2 m² DIATOMACEOUS EARTH FILTER PIPING IS TO BE 38 DIA. HIGH PRESSURE P V C PIPES AND FITTINGS TO ALL SUCTION AND RETURN LINES.

REACTIVE SOILS POOL IS DESIGNED FOR SOIL TYPE H AS DEFINED IN AS 2870



PIPES FORMED ON WALLS & UNDER STEPS

TYPICAL 3 ϕ WIRE TIE

STRUCTURAL DETAILS EXAMINED & APPROVED

27/6/95

E. J. PERRY ME NSW MIE Aust

CONSULTING ENGINEER Ph (02) 37 3280

175 NEW SOUTH HEAD RD EDGECLIFF N.S.W 2027

PROPOSED FIBREGLASS SWIMMING POOL

UNITED FIBREGLASS INDUSTRIES PTY LTD

HEAD OFFICE & FACTORY: 1 PRINCES HIGHWAY YALLAH N.S.W 2530

CORRESPONDENCE: PO BOX 26 DAPTO N.S.W 2530

DISTRIBUTED BY: BUILDER

DATE: SCALE: AS SHOWN DRAWN: JS

DRAWING No 959A

UNITED FIBREGLASS INDUSTRIES ENGINEERING DIVISION

2-37 GILMORE

2 - 37 - GILMORE

SITE PLAN REQ BLN 14/7/95

69730/A

24 JUN 1988

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

SEE ATTACHED SITE PLAN ?

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY

ENGINEER FOR WATER SUPPLY AND SEWERAGE 7/7/95

CIVIL ELECTRICAL ENGINEER 21/7/95 SEE NOTE *

STRUCTURAL ENGINEER

SITE PLAN

SCALE: 1:200

5/2

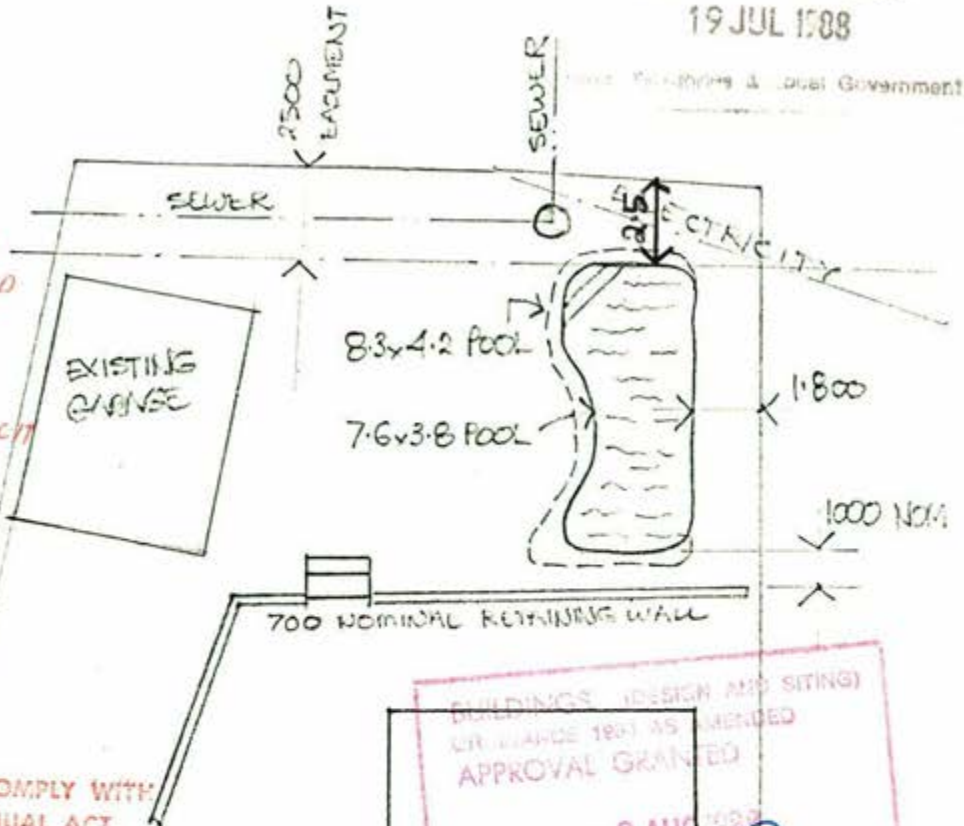
1/2

45 of 72

Plan Sheet No. 69730/B

19 JUL 1988

Local Government



NOTE : THE DEPARMENT WILL NOT ACCEPT RESPONSIBILITY FOR DAMAGE TO POOL SHOULD WORK NEED TO BE DONE IN EASEMENT.

NO PART OF POOL TO ENCROACH EASEMENT

51/2

NOISE LEVEL OF PUMP & FILTER TO COMPLY WITH PART 52.7a OF THE BUILDING MANUAL ACT

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS " D " LICENCE.
CLASS OF OCCUPANCY: RESIDENCE 1
OUTBUILDINGS X

12-8-88

DEPUTY BUILDING CONTROLLER

BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
- 9 AUG 1988
DELEGATE
NATIONAL CAPITAL DEVELOPMENT COMMISSION

EXISTING RESIDENCE

FENCES AND GATES TO COMPLY WITH AS 1926

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY

10 AUG 1988

ENGINEER FOR WATER SUPPLY AND SEWERAGE

/ /19

CHIEF ELECTRICAL ENGINEER

/ /19

STRUCTURAL ENGINEER

NO SURVEY CERTIFICATE REQUIRED
LESSEE/BUILDER RESPONSIBLE FOR CORRECT SITING

CREE

MAYWELL

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.

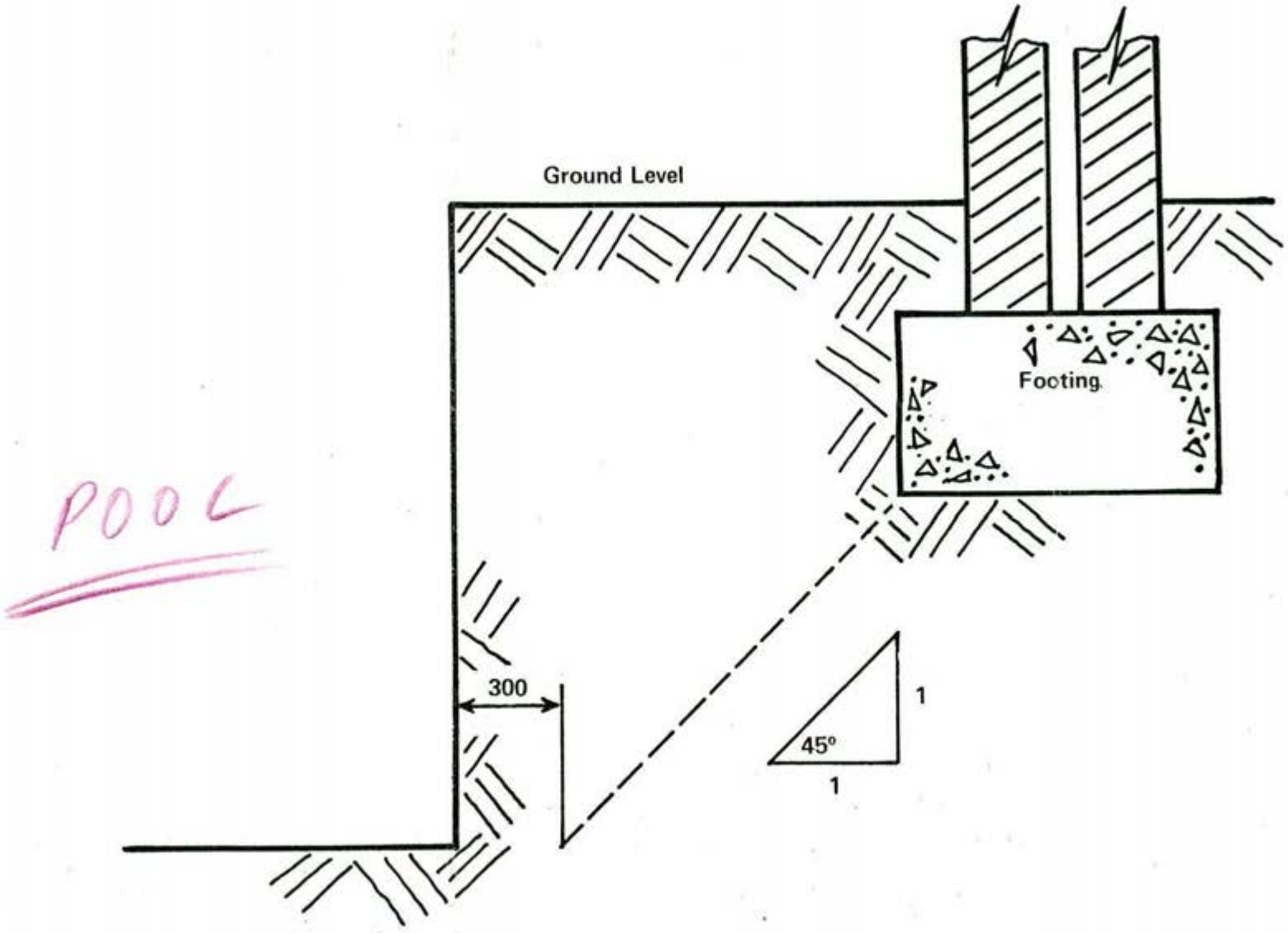
MODIFICATIONS IF APPLICABLE

SITE PLAN SHOWING PROPOSED POOL AT 2/37 GILMORE

E. COSSIART

PH 814500

69730/B



POOL

SEE A.C.T. BUILDING MANUAL 31.1.(2a)

A.C.T. Administration
Building Section

Certificate of Occupancy or Use

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

Steel Garage

situated at

Block	Section	Division
2	37	Gilmore

or situated at

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

Approved plan Nos.		
69730|C		
Type of construction* N|A	Class of occupancy* 10	(*as defined in the Building Manual A.C.T.)
Permit No. 111476	Name of permit holder E. Cossart OWNER-BUILDER	

Endorsements

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

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

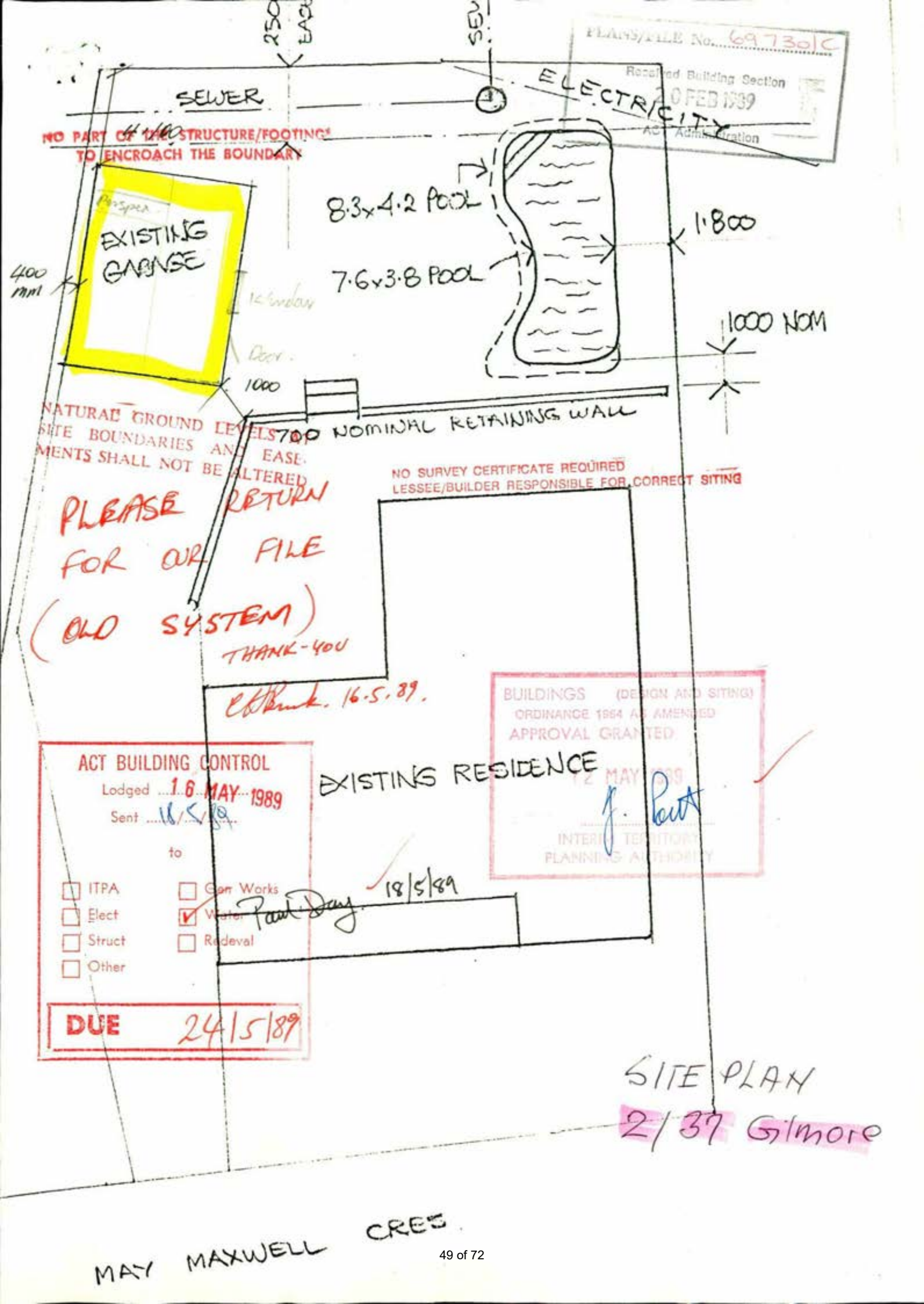
71601

Duly Building Controller

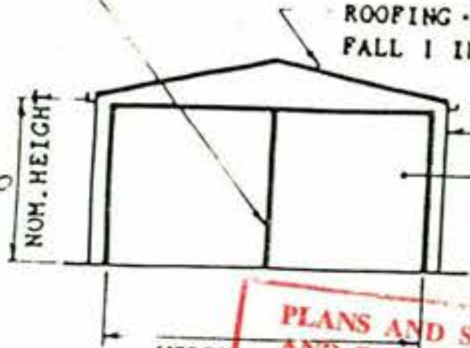
28/8/89
Date

BL1/8 (5/89)

SEE OVERLEAF


PLANS/FILE No. 69730/C
Received Building Section
10 FEB 1989
ACT Administration
SEWER
ELECTRICITY
NO PART OF THE STRUCTURE/FOOTINGS TO ENCROACH THE BOUNDARY
EXISTING GARAGE
8.3x4.2 POOL
7.6x3.8 POOL
1800
1000 NOM
400 mm
1000
700 NOMINAL RETAINING WALL
NATURAL GROUND LEVELS OF SITE BOUNDARIES AND EASEMENTS SHALL NOT BE ALTERED
NO SURVEY CERTIFICATE REQUIRED
LESSEE/BUILDER RESPONSIBLE FOR CORRECT SITING
PLEASE RETURN FOR OUR FILE (OLD SYSTEM) THANK-YOU
16.5.89.
BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
12 MAY 1989
INTERIM TERRITORY PLANNING AUTHORITY
ACT BUILDING CONTROL
Lodged 16 MAY 1989
Sent 16/5/89
to
ITPA
Elect
Struct
Other
Gen Works
Water
Redeval
18/5/89
DUE 24/5/89
EXISTING RESIDENCE
SITE PLAN
2/37 Gilmore
MAY MAXWELL CRES

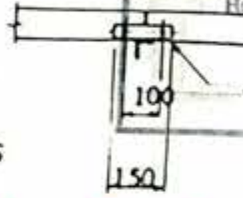
SLIDING DOORS OR TWIN LIFT UP DOORS WITH CENTRE POST - OPTIONAL TO DOUBLE GARAGE



FRONT VIEW

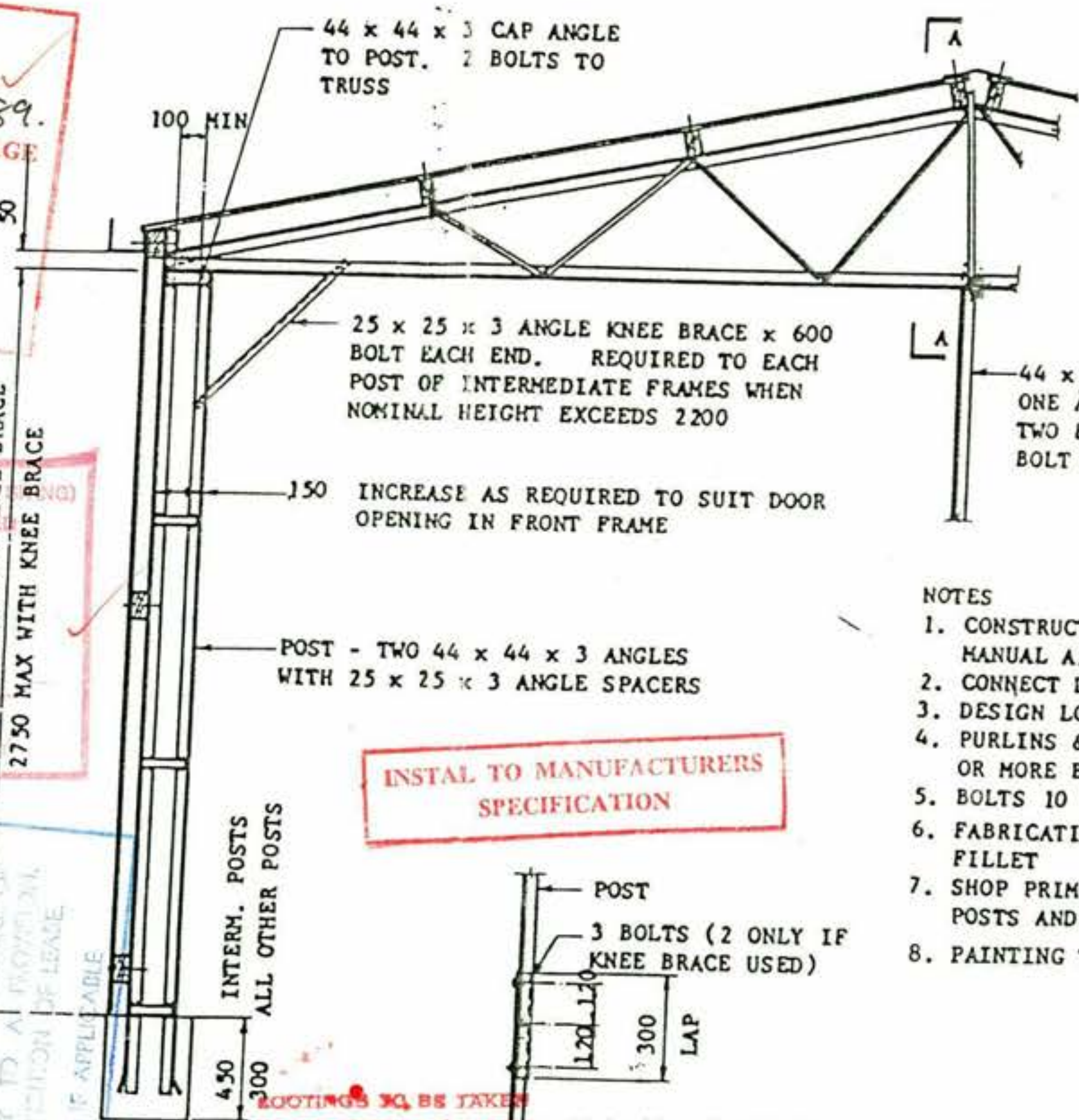
TRUSS CONFIGURATION SPANS 4250 & UNDER

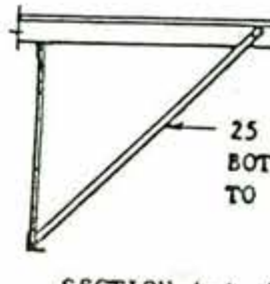
TRUSS MEMBERS:
CHORDS 44 x 44 x 3 ANGLE
LAP & WELD AT RIDGE AND ENDS
WEBS 12 SQ. BAR 75 MIN
WELD EACH END.



44 x 44 x 3 ANGLE CLEAT AT JOINT IN PURLINS & GIRTS - WHERE LENGTH EXCEEDS 7200

8/12

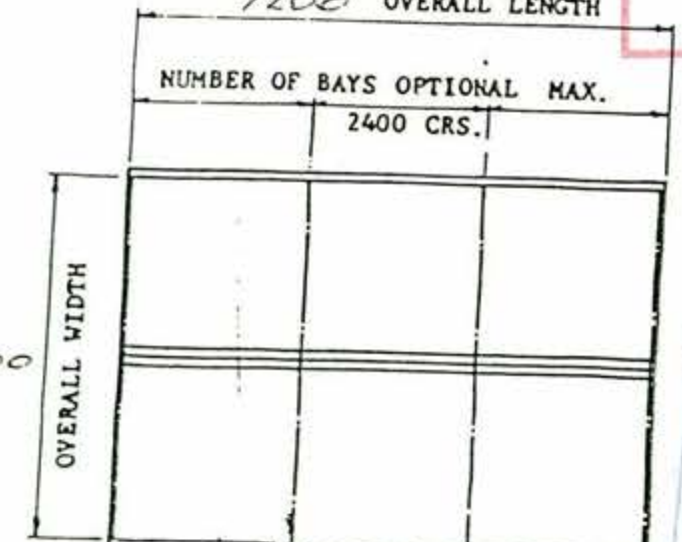

44 x 44 x 3 CAP ANGLE TO POST. 2 BOLTS TO TRUSS
100 MIN
50
A
25 x 25 x 3 ANGLE KNEE BRACE x 600 BOLT EACH END. REQUIRED TO EACH POST OF INTERMEDIATE FRAMES WHEN NOMINAL HEIGHT EXCEEDS 2200
44 x 44 x 3 ANGLE POST TO REAR FRAME. ONE AT MID SPAN FOR SPANS TO 4800 TWO EQUALLY SPACED FOR SPANS OVER 4800 BOLT TO TRUSS
150 INCREASE AS REQUIRED TO SUIT DOOR OPENING IN FRONT FRAME
NOM. HEIGHT 2200 MAX WITHOUT KNEE BRACE
2750 MAX WITH KNEE BRACE
POST - TWO 44 x 44 x 3 ANGLES WITH 25 x 25 x 3 ANGLE SPACERS
INTERM. POSTS
ALL OTHER POSTS
450
300
375 SQ. INTERMEDIATE POSTS
225 SQ. FRONT & REAR POSTS
INCREASE AS REQUIRED TO GIVE 50 COVER OF CONCRETE OVER STEEL



SECTION A-A HAND OPTIONAL

(SIZE, TYPE, POSITION & NUMBER OPTIONAL)

SIDE VIEW



PLAN (NOT TO SCALE)

INSTAL TO MANUFACTURERS SPECIFICATION

FOOTINGS TO BE TAKEN DOWN TO SOLID GROUND

POST
3 BOLTS (2 ONLY IF KNEE BRACE USED)
120
120
300
LAP
44 x 44 x 3 ANGLE EXTENSION WHERE HEIGHT EXCEEDS THAT OF STD. POST

NOTES
1. CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING MANUAL A.C.T.
2. CONNECT DOWNPIPES TO EXISTING STORMWATER
3. DESIGN LOADS TO AS CA34 PARTS I & II WIND CATEGORY 3
4. PURLINS & GIRTS TO BE 75 x 50 * CONTINUOUS OVER TWO OR MORE BAYS
5. BOLTS 10 Ø IN 12 Ø HOLES *OREGON OR HW
6. FABRICATION TO BE TO AS1250 & 1554 WELDS 5 CONTINUOUS FILLET
7. SHOP PRIME STEELWORK EXCEPT FOR EMBEDDED SURFACES OF POSTS AND EXTENSIONS
8. PAINTING TO DEPARTMENTAL APPROVAL

46102

STRUCTURAL DETAILS WITH TRUSS CONFIGURATION FOR SPANS OVER 4250 TO 6000

COPYRIGHT

MR E COSSART	BLOCK 2 SECTION 37
STANDARD STEEL FRAME GARAGE MANUFACTURED BY COLLINS GARAGES	PO BOX 328 FYSHWICK PH.
RAY FRANZI M.I.E. AUST. CONSULTING ENGINEER PH. 51 1149 P.O. BOX 7 JAMISON CENTRE A.C.T. 2614	SCALE 1:100 1:20 DWG. NO. G2 C

KITCHEN.

LAYER FG2
NBRANE ON
ON 400mm MAX COMPACTED FILL

69730/C

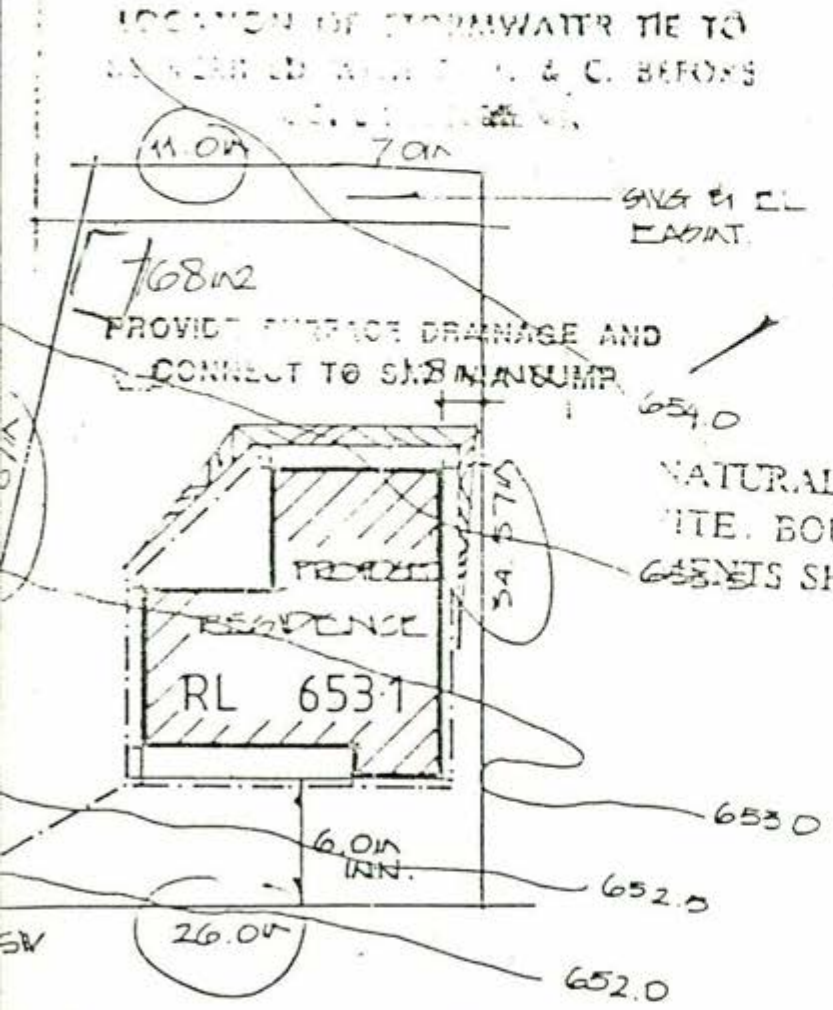
PLANS/FILE No.

Received Building Section
20 FEB 1989
ACT Administration

1:100

SUB BASE SUPPORTING CONCRETE FLOORS TO BE COMPACTED. FILL DEPTH NOT TO EXCEED 400mm WITHOUT APPROVAL.

LOCATION OF STORMWATER TIE TO
& C. BEROWS



MAY MAXWELL CRES.

DRIVE ENTRANCE NOT APPROVED
COMPLY WITH REQUIREMENTS OF GENERAL SERVICES
SECTION REGARDING DRIVEWAY DESIGN

ITE PLAN

Department of Urban Services
ACT Building Control

Certificate of Occupancy or Use

78

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

Brick Carport

situated at

Block	Section	Division
2	37	Gilmore
or situated at		

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

Approved plan Nos.		
69730/0		
Type of construction*	Class of occupancy*	(*as defined in the Building Manual A.C.T.)
NA	10	
Permit No.	Name of permit holder	
130858	Leemhuis P.J	

Endorsements

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

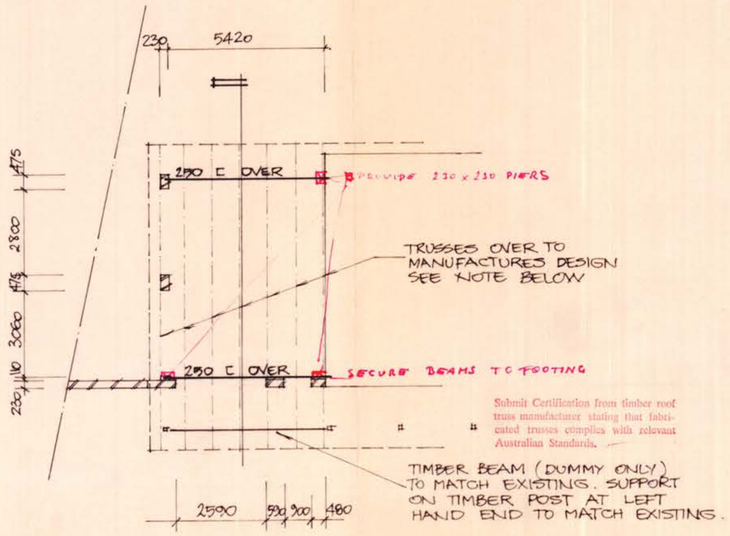
83766

L.J Binkhorst
Deputy Building Controller

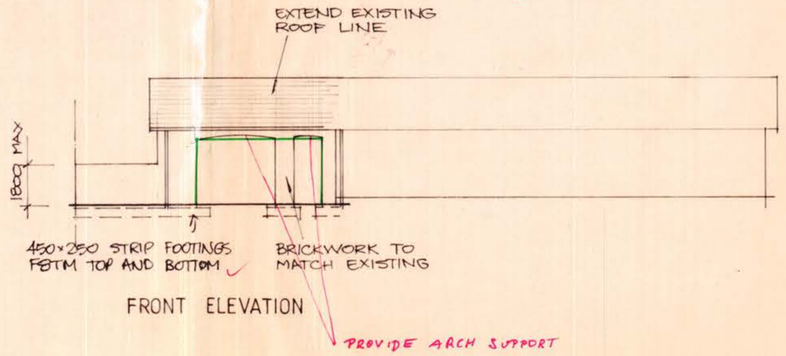
09.05.91
Date

BL1/8 (5/90)

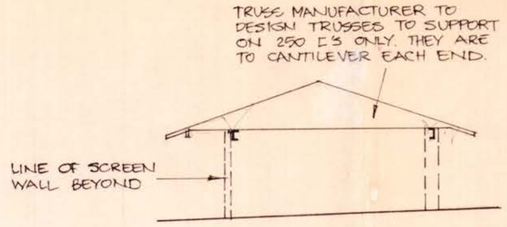
SEE OVERLEAF



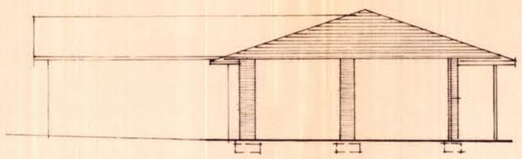
PART PLAN



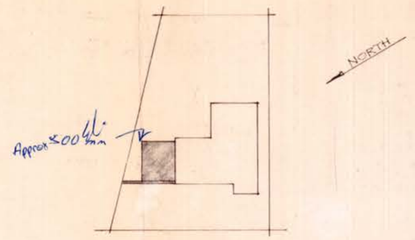
FRONT ELEVATION



SECTION



SIDE ELEVATION



PROPOSED ADDITIONS TO
RESIDENCE AT
2 / 37 GILMORE

2/2

P/N 69730/D

ACT Administration
Office of City Management

GPO Box 158, Canberra, ACT 2601
Telephone (062) 46 2211
Facsimile: 491057

S 1/2

ATTENTION PERMIT HOLDER

The plans have been approved subject to building work being constructed in accordance with the ACT Building Manual/Building Code of Australia and ACT Appendix, and any modifications as may have been approved.

Building work shall be constructed in accordance with the approved plans, 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 land contrary to a provision, convenant or condition of lease.

To assist the Building Inspector, suppliers, and others to locate your site it is requested that you display the name of PERMIT HOLDER and the BUILDERS LICENCE NUMBER together with the BLOCK AND SECTION at the front of the building site in letters at least 100mm high.

Additions, alterations or demolition work must not be commenced until the presence of asbestos has been checked. Asbestos material should only be removed by a LICENSED ASBESTOS REMOVAL CONTRACTOR. See Building Notes No. 40 and 41, or discuss with the Asbestos Control Office on telephone 47 3522.

It is an offence under the Water Pollution Ordinance to discharge water from construction sites, where vegetation is disturbed, other than in an approved way. For advise contact the Pollution Control Authority on telephone 46 2077.

All materials and equipment to be confined to the leased area. Applications to use nature strips, or other unleased land, to be lodged in writing with ACT Building Control. Include a site plan and details of proposed public safety measures.

In the past ACT Building Control has experienced difficulty in certain problem areas of building work. For this reason the permit holder is to take special care in the following, as may be relevant to this project.

1. No part of the excavation, structure or its footings is to encroach the site boundary.
2. Natural ground levels at site boundaries and easements shall not be altered. Retaining walls may be required.
3. Footings shall be taken down to 'stable' foundation material. Engineers certification may be requested by ACT Building Control.
4. The sub base supporting concrete floors is to be compacted. Fill depth is not to exceed 400mm without approval. A compaction certificate may be requested by ACT Building Control.
5. Timber frame construction must comply with AS 1684-1979 and relevant supplements.
6. Lintel sizes must comply with truss manufacturers charts, AS 1684-1979, or as per special approved details, where given.
7. Some permit holders, when building extensions, forget to maintain cavity construction where new work joins existing. Remember to maintain cavity construction.
8. Provide sarking and antiponding boards where the roof pitch makes this necessary.
9. Provide through and stepped flashing to all exposed gables and Brickwork
10. Chimney tray and purging to be correctly installed to brick fireplace.
11. Light and ventilation must comply with Part F4 of the Building Code of Australia or part 50 of the ACT Building Manual.
12. Where mechanical ventilation is provided it must be ducted through to outside air.
13. Construction of steps, landings, and balustrades to comply with Part D2 of the Building Code of Australia or Part 24 of the ACT Building Manual.
14. Garage construction to comply with Part C4.9 of the Building Code of Australia or Clause 16.28a of the ACT Building Manual.
15. Where surface water is likely to be a problem surface drainage is to be provided and connected to the stormwater line via a sump having a 75mm deep silt trap.
16. Any water supply or sewer drainage plans/details on this set of drawings are not approved under the Canberra Sewerage and Water Supply Regulations.
17. Provide underground service conduits as per ACTEA drawing 8912-02. Meter box to have panel of minimum size 575mm x 355mm (meter only) or 575mm x 565mm (meter and switchboard).

If any of the following boxes are ticked the permit holder/lessee is to note the instruction/information in the related paragraph.

[4] No survey certificate is required, the lessee/builder is responsible for correct siting.
[4] The plans indicate new work, a new building permit is therefore required and must be taken out prior to commencing construction/installation.
[ ] The plans include work subject to the Canberra Sewerage and Water Supply Regulations. The work must be carried out by a licensed plumber/drainer.
[ ] The building work was existing prior to plan approval under the Building Act 1972. No inspections were carried out during construction under Section 36.
[ ] Records held at ACT Building Control indicate fill on this site.
[ ] An additional fee is payable $..... for this plan approval and must be paid before the plans are released.

SPECIAL NOTE TO PERMIT HOLDERS: It is compulsory for you to correctly complete the "Notification and Compliance Statement" required for each stage of inspection and to lodge it with ACT Building Control at the correct time. If you fail to complete the statement correctly, it causes extra work and time delays for you and for ACT Building Control, and will delay or prevent, the issue of a Certificate of Occupancy or Use. Under Section 59A of the ACT Building Act 1972 the penalty for giving the Building Controller false or misleading information is imprisonment for a period not exceeding 6 months, or a fine not exceeding $1000,00, or both.

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS " C " LICENCE.
CLASS OF OCCUPANCY: RESIDENCE 1
OUTBUILDINGS X

Karl Hauer 12-12-89
.....
DEPUTY BUILDING CONTROLLER

APPROVAL VALID FOR 12 MONTHS ONLY

VALUATION $ 14125

APPROVED IN RESPECT OF NOMINATED AMENDMENTS No's ONLY, ANY OTHER VARIATIONS TO THE ORIGINALLY APPROVED PLAN ARE NOT APPROVED.

.....
DEPUTY BUILDING CONTROLLER

DETAILS ONLY - APPROVED

.....
DEPUTY BUILDING CONTROLLER

THIS SET CONTAINS 2 SHEETS
NUMBERED 1/2 TO 2/2
INCLUSIVE AND SHOULD REMAIN INTACT

PLANS LODGED UNDER
B. C. A. ☐
BUILDING MANUAL ☑

1/2

A.C.T. Administration
Building Section

58

Certificate of Occupancy or Use

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

INSTALLATION OF S/C HEATER

situated at

Block	Section	Division
2	37	GILMORE
or situated at		

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

Approved plan Nos.		
69730 / E		
Type of construction*	Class of occupancy*	(*as defined in the Building Manual A.C.T.)
N/A	1	
Permit No.	Name of permit holder	
117953	A VINCENC	

Endorsements

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

note applicant interviewed & advised to

073148

explination of

26/4/90

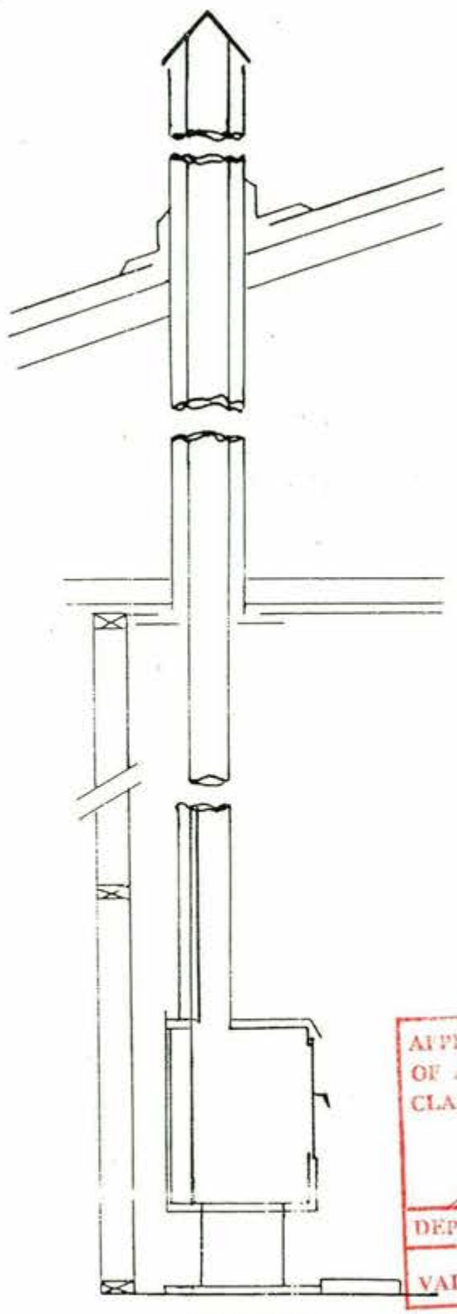
Deputy Building Controller — Date

BL1/8 (5/89)

SEE OVERLEAF

THE ENERGY CENTRE

S12



STANDARD WEATHERPROOF COWL

LEAD FLASHING TO EXISTING TILED ROOF

EXISTING ROOF STRUCTURE

TRIPLE SKIN FLUE WITH 25mm AIR GAP
10mm FROM HEAT SENSITIVE MATERIAL

STANDARD METAL CEILING RING

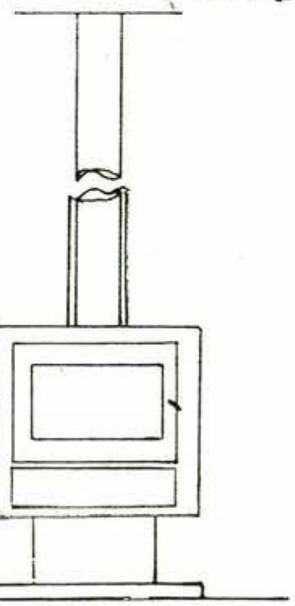
EXISTING PLASTER BOARD CEILING 2400mm

STANDARD S/S SINGLE SKIN FLUE

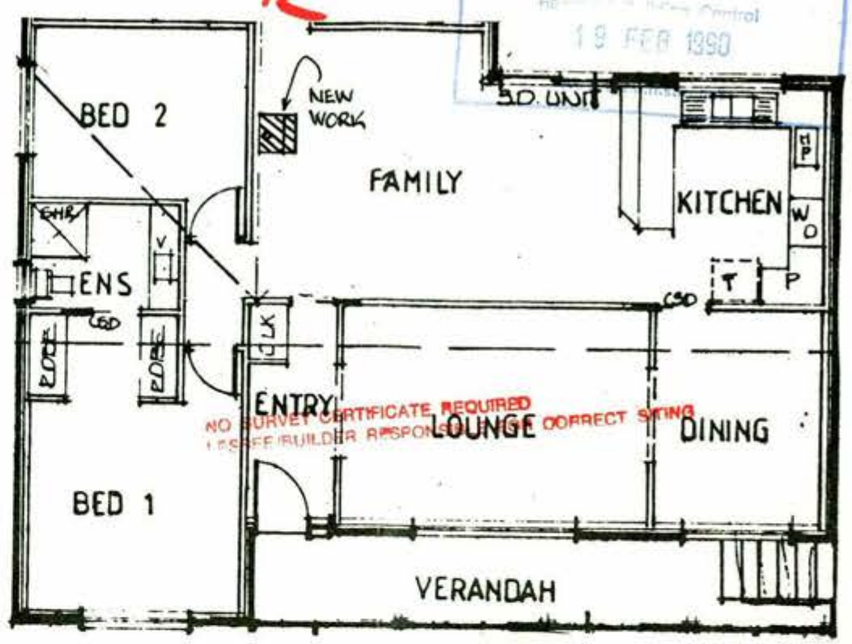
FLUE MOUNTED HEAT SHIELD WITH 25mm
VENTILATED AIR GAP

EXISTING PLASTER BOARD WALL

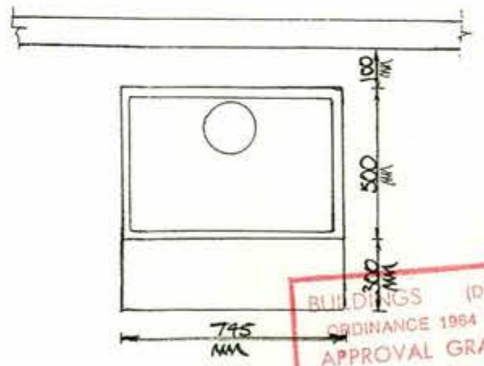
SECTION



ELEVATION



LOCATION PLAN



PLAN

PLANNING No. 69730/E
Received in Head Office Planning Control
19 FEB 1990

NO SURVEY CERTIFICATE REQUIRED
LESSEE/BUILDER RESPONSIBLE FOR CORRECT SITING

APPROVED FOR CONSTRUCTION BY THE HOLDER
OF A CLASS "D" LICENCE.
CLASS OF OCCUPANCY: RESIDENCE 1
OUTBUILDINGS X
16 FEB 1990
DEPUTY PLANNING CONTROLLER
VALUATION

THIS APPROVAL DOES NOT
SUPERSEED THE REQUIREMENTS OF
THE B.C.A.

BUILDINGS (DESIGN AND SITING)
ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
16 FEB 1990
INTERIM TERRITORY
PLANNING AUTHORITY

NOTE: EXISTING STRUCTURES SUCH AS WALLS AND ROOFING MEMBERS ARE SYMBOLS ONLY: DIMENSIONS ARE NOT TO BE SCALES OF ACTUAL DRAWING

NOTES
INSTALLATION TO COMPLY WITH MANUFACTURES SPECIFICATIONS
INSTALLATION TO COMPLY WITH AUSTRALIAN STANDARD 2918
FIREPLACE ARROW TYPE 1700A

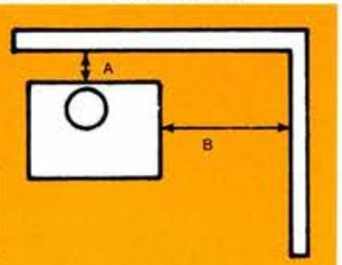
PERMIT HOLDER FULLY RESPONSIBLE FOR CORRECT INSTALLATION

MR & MRS COSSART
BLOCK 2 SECTION 37
GILMORE

PROPOSED FIREPLACE
DRAWN J BELL
SCALE 1:20 1:100

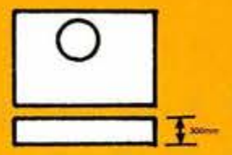
Installation & Dimension Guide

Freestanding Models. Tested to Australian Standard 2918.



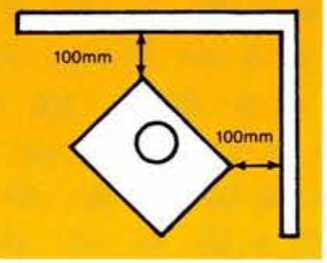
STANDARD INSTALLATION

MODEL	A	B
1200	125	275
1700	100	200

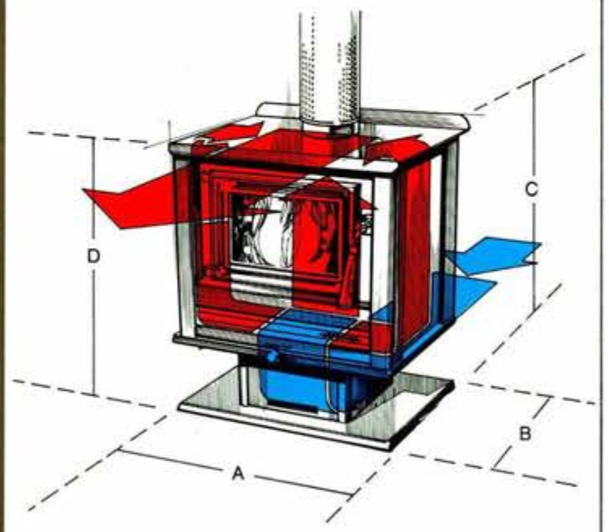


HEARTH

Hearth required to extend 300mm infront of unit for 1200 and 1700.



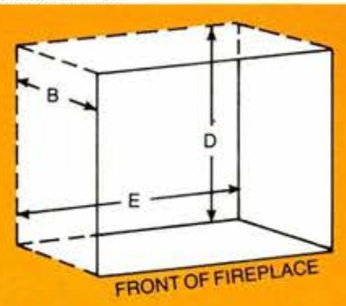
CORNER INSTALLATION 1200 and 1700



MODEL	A	B	C	D	Flue Dia.	Wt. Kg.	App heat cap. Kw/Hr*
1200	625	450	703	665	150	125	15
1700	745	500	860	820	150	130	17

* Based on fully loaded heater burning good quality dry hard wood.

Fireplace Insert Model

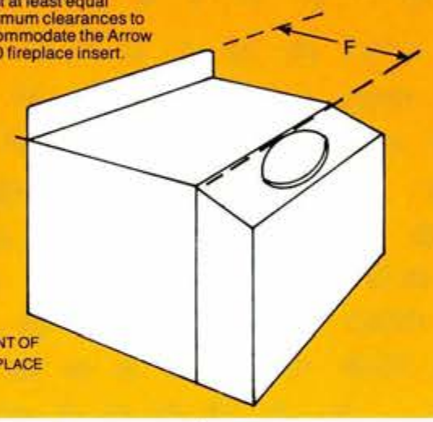


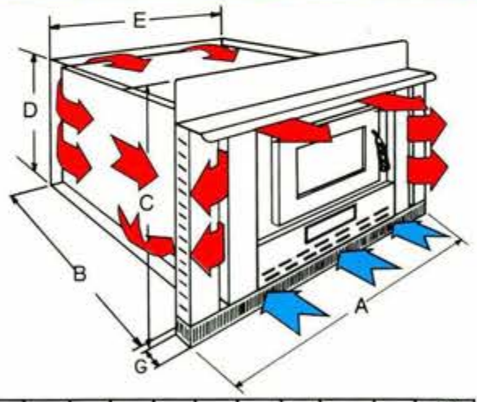
How to Measure

Use a rigid ruler to measure the fireplace opening and cavity as shown in the diagram. Your fireplace measurements must at least equal minimum clearances to accommodate the Arrow 1900 fireplace insert.

Clearance required for Model 1900

Interior Height	(D)	670
Interior Depth	(B)	440
Interior Width	(E)	700





MODEL	A	B	C	D	E	F	G	Flue Diam	Wt. Kg.	App heat cap. Kw/Hr*
1900	1000	415	772	665	695	243	115	150	150	21

* Based on fully loaded heater burning good quality dry hard wood.

Everyone warms to ARROW WOOD STOVES

ARR 2947

Arrow Australia Pty. Ltd.
Inc. in Vic.
3 Keith Campbell Court,
Scoresby, Victoria. 3179.
Phone: (03) 763 2233.
Member of Australian Solid Fuel Woodheating Association.

Australia's leading wood heater designs.

NEW FIRELITE HEATER RANGE

Everyone warms to ARROW® WOOD STOVES

New Arrow Firelite Heaters - Arrow quality and technology in a new range of wood heaters.

Meet the new range of Arrow Firelite heaters that maintain all the construction strengths and design technology of the established range but have price levels to meet every budget.

Following the success of the Firelite Model 1200, Arrow proudly launches the larger Model 1700 free standing heater and the fireplace insert Model 1900 to complete a full range of unbeatable wood heaters for Australian winters.

Leading Design

The Firelite range shares the contemporary Streamline styling and maintains the unique Arrow heat exchange system that maximises the transfer of heat from the fire into your home. A revolutionary air intake system forces pre-heated air over the door into the firebox and through the firebase to help keep the glass clean and give easy ignition and total combustion. A powerful 2 speed inbuilt fan forces air around four sides of the firebox and out into the cold parts of your home. They are true space heaters that do not rely on radiated heat to warm one room only. The Arrow Firelite range pushes heat all through your home. By correct location and use of your Arrow, many rooms can be kept cosy all through winter!

The Strongest Construction

The renowned Arrow strength of construction is continued with the Firelite range. Heavy gauge steel with welded seams ensure distortion free, long life. (Ordinary heaters are made from thin sheet metal pop riveted together). Arrow is the strongest heater made in Australia

The ¼" steel firebox has a firebrick base and is airtight to allow complete control of the burning rate with a finger tip slide control. It allows overnight burning for warm mornings without messy relighting of the fire. Simply open the door, throw on more fuel and you are back to full heat.

The large doors with high impact glass gives a panoramic view of the flames plus easy loading of fuel. Arrow heaters are painted with the world's highest quality heat resistant silicone heater paint.

Installation is easy and inexpensive. The free standing models can be placed directly on your floor (even carpet!) without expensive, permanent hearths. They can be placed as close as 4" (100mm) to a combustible walls. The fireplace insert fits straight into existing standard masonry fireplaces without structural alterations. (See back page for installation and product details).

Arrow heaters meet Australian Standard 2918. The Firelite range of heaters have been approved to burn briquettes at a recommended ratio of 75% wood to 25% briquettes.

The facts behind Australia's leading wood heater design - Arrow.

Arrow wood heaters are at the forefront of the wood heating market in both Australia and the U.S.A..
Consider these important facts:

1. The Arrow design revolutionised wood heating in Australia in 1981 and created the market for modern wood heaters.
2. Over 100,000 Australian families are kept warm by an Arrow design heater and the number increases every year.
3. Arrow is the wood heater made in Australia to pass the Underwriters Laboratory (U.L. Inc.) tests in the U.S.A. These are the toughest tests in the world for safety, quality, workmanship, operator instructions etc. for complete public safety.

Now read why Arrow is the leading wood heater design in Australia.

Easy To Use

Large Loading Door - opens wide to load the fuel. Extra large, high impact glass brings the view of the flames back into the room! Hardwood handle stays cool to touch, safety latch mechanism helps prevent accidental opening and blow-back. Air wash system helps keep glass clean (and provides money saving secondary combustion).

Finger Tip Control - a simple slide-damper controls the burn rate. By closing down the air-tight firebox, you get overnight burning for continuous heat through the night. No messy relighting!

Safety First - Arrow's unique construction gives 'touch-safe' sides and back to the heaters when the fan is in use. The safety door catch prevents accidental opening.

Five Year Warranty - Arrow back their promises of quality construction with a Five Year Warranty on the firebox plus all other components for 12 months. Details in Installation & Operation Manual.

Options - Gold Trim: Available for doors and side columns (see photographs). Flames reflected in gold!

Floor Protector: A lightweight, colour-matched floor protector for all free standing models. It holds your selection of tiles across the front to complete your decor.

Hot Water Booster Coil: Exceptionally large coil to boost your low pressure hot water system is available for all models.

ASK YOUR EXPERT ARROW DEALER FOR ADVICE ON WHICH MODEL WOULD SUIT YOUR NEEDS.

Model 1200

The 1200 has been a huge success for Arrow. Designed to heat the compact home, the 1200 heats up to 12 squares.

The powerful 2 speed inbuilt fan, pushes heat to the cold corners of your home. The firebox holds logs up to 15" long (380mm).

The 1200 photographed includes optional gold door trim.

Free Standing Models

Model 1700

The 1700 is designed for the normal size home and with correct location and use the powerful inbuilt 2 speed fan will comfortably heat a number of rooms of your home. The firebox holds logs up to 18" long (460mm).

The 1700 photographed features optional gold door trim.

Fireplace Insert Model

Model 1900

The 1900 insert is designed to heat up to 20 squares using the efficient heat exchange system and powerful 2 speed inbuilt fan. The firebox holds logs up to 24" long (610mm) that are easily loaded through the large glass door which gives a beautiful view of the dancing flames.

It is recommended to burn briquettes at a ratio of 75% wood to 25% briquettes.

PLAN OF SANITARY DRAINAGE DRAINAGE PLAN No. 46102

OWNER D.&A. CAVIC

BLOCK 2 SECTION 37 GILMORE A.C.T.

—REFERENCES—

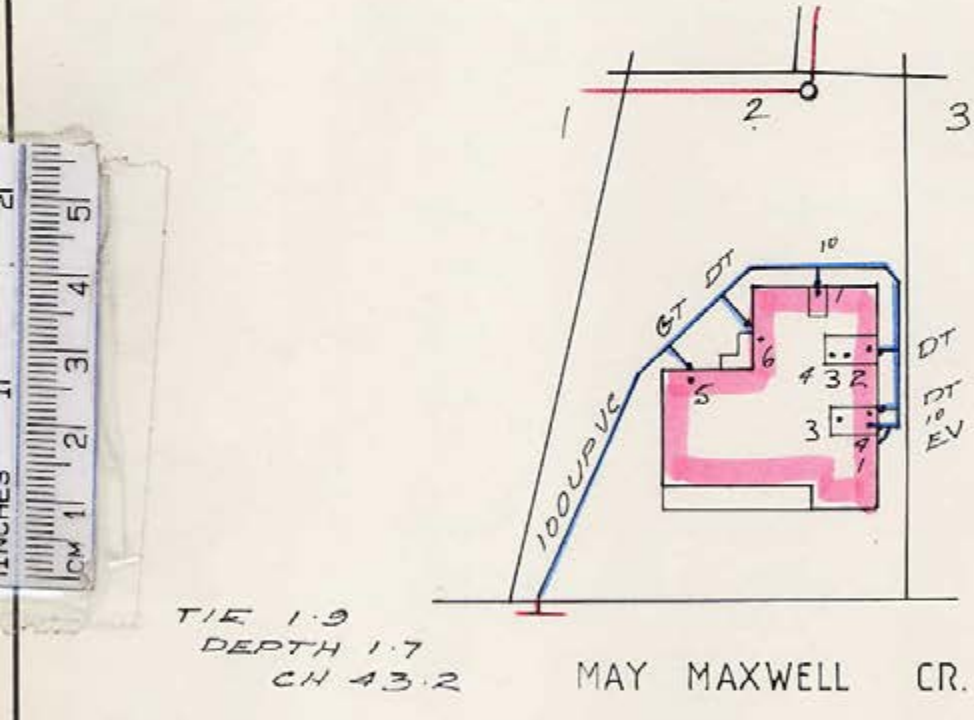
D.T.	Disconnect Trap	V.C.P.	Virtified Clay Pipe	I.C.	Inspection Chamber	F.T.	Floor Trap
E.V.	Educt Vent	C.I.P.	Cast Iron Pipe	M.H.	Man Hole	S.V.P.	Soil Vent Pipe
G.T.	Gully Trap	I.O.	Inspection Opening	V.P.	Ventilating Pipe	V.R.	Vertical Riser
J.U	Jump Up	F.P.	Fixed Point	E.J.	Expansion Joint		

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

—SCALE:METRIC 1:500—

—FIXTURES—

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



NOTES: INSPECTION OPENINGS TO BE PROVIDED AT THE TIE POSITION: ON EACH W.C. OR SLOPHOPPER BRANCH: AT INTERVALS OF NOT MORE THAN 30 METRES SPACED EQUIDISTANT WHERE POSSIBLE: IMMEDIATELY UPSTREAM AND DOWNSTREAM OF JUMP-UPS.
DRAINS TO BE LAID ARE SHOWN IN BLUE LINES. THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS.
DRAINS TO BE DELETED SHOWN BY RED X. EXISTING DRAINS SHOWN IN GREEN LINES.
POSITION OF BRANCH TO BE LOCATED BEFORE ANY WORK IS COMMENCED.
UNPLASTICISED POLYVINYL CHLORIDE PIPE DRAINS (UPVC). INCLUDING STACKS TO BE CONSTRUCTION IN ACCORDANCE WITH AS CA67 1972 AS CA69 1972 AS 2032 1977 AND CANBERRA CODES OF PRACTICE. VITRIFIED CLAY PIPES (V.C.P.) TO BE INSTALLED IN ACCORDANCE WITH AS 1693 AND AS A164

Designed by GEOFF MOORE DESIGN P L 806294
Plumbing & Drainage Consultants

DRAWN GM 3.86 REF B496

26.3.86
SEWERAGE ENGINEER

ACT PROPERTY INSPECTIONS

Energy Efficiency Rating

UNDERSTANDING YOUR ENERGY EFFICIENCY RATING (EER)

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

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

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

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

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

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

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

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

How can I improve my energy efficiency rating?

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

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

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

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

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

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

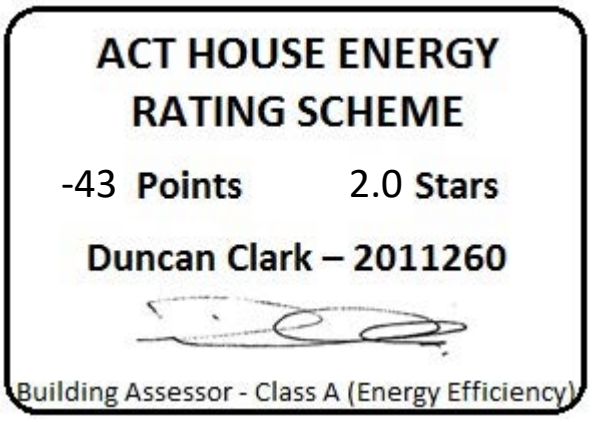
FirstRate Report

HOUSE
ENERGY RATING

YOUR HOUSE ENERGY RATING IS: ★★ **2 STARS**
in Climate: 24

SCORE: -43 POINTS

Name:	Chandler	**Ref No:**	70275
House Title:	Block 2 Section 37 GILMORE	**Date:**	02-06-2026
Address:	34 May Maxwell Cres, Gilmore ACT 2905		

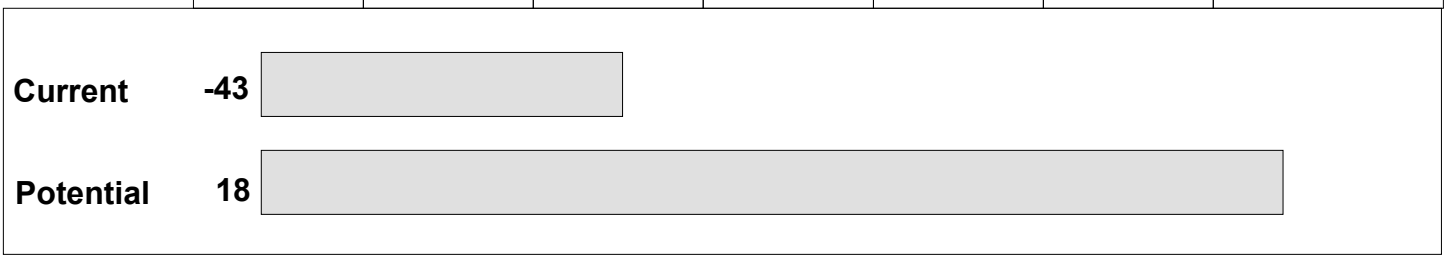


This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

IMPROVING YOUR RATING

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

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



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

Design options		**Additional points**
Change added wall insulation	R 2	37
Change curtain to	Heavy Drapes & Pelmets	20
Change northerly pergola / eaves	.6 m	1
Change easterly pergola / eaves	.6 m	2

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	**-43**	★★

Largest windows in the dwelling;

Direction : NNW

Area : 10 m²

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

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

ORIENTATION	POINT SCORE	STAR RATING
1. North West	-45	★☆
2. North	-41	★★
3. North East	-38	★★
4. East	-39	★★
5. South East	-44	★★
6. South	-48	★☆
7. South West	-51	★☆
8. West	-49	★☆

FirstRate Mode
Climate: 24

RATING SUMMARY for: **Block 2 Section 37 GILMORE, 34 May Maxwell Cres, Gilmore ACT 2905,**

Assessor's Name:

Net Conditioned Floor Area: **132.2 m²**

Feature						Points		
						Winter	Summer	Total
CEILING						**2**	**0**	**2**
Surface Area:	0	Insulation:	2					
WALL						**-34**	**0**	**-33**
Surface Area:	-11	Insulation:	-23	Mass:	0			
FLOOR						**10**	**0**	**10**
Surface Area:	0	Insulation:	-4	Mass:	14			
AIR LEAKAGE (Percentage of score shown for each element)						**5**	**0**	**5**
Fire Place	0 %	Vented Skylights	0 %					
Fixed Vents	0 %	Windows	30 %					
Exhaust Fans	29 %	Doors	30 %					
Down Lights	0 %	Gaps (around frames)	12 %					
DESIGN FEATURES						**0**	**0**	**0**
Cross Ventilation	0							
ROOF GLAZING						**0**	**0**	**0**
Winter Gain	0	Winter Loss	0					
WINDOWS						**-30**	**-6**	**-36**

Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
NNE	1	1%	-2	1	0	-1
ENE	3	2%	-5	0	0	-4
SSE	6	5%	-10	1	0	-10
WSW	6	5%	-11	4	-3	-9
WNW	1	1%	-2	1	0	-2
NNW	10	8%	-21	13	-2	-10
Total	27	21%	-51	21	-6	-36

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

The contribution of heavyweight materials to the window score is -1 points			Winter	Summer	Total
RATING	★★	**SCORE**	**-47**	**-5**	**-43***

*** includes 8 points from Area Adjustment**

Detailed House Data

House Details

ClientName	Chandler
HouseTitle	Block 2 Section 37 GILMORE
StreetAddress	34 May Maxwell Cres, Gilmore ACT 2905
FileCreated	02-06-2026

Climate Details

State	
Town	
Postcode	0
Zone	24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	Vinyl	R0.0	45.0m²
2	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	5.0m²
3	Concrete Slab on ground	No Subfloor	No	No	No	Carp	R0.0	95.4m²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R0.0	52.8m	2.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	No	R3.0	145.4m²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	NNW	2.0m	1.5m	No	SG	ALSTD	VB	No	1.8m	1.8m	0.2m
2	WNW	2.0m	0.6m	No	SG	ALSTD	VB	No	1.8m	1.8m	0.2m
3	NNE	2.0m	0.6m	No	SG	ALSTD	VB	No	1.8m	1.8m	0.2m
4	NNW	2.0m	1.8m	No	SG	ALSTD	VB	No	2.0m	2.0m	0.2m
5	SSE	1.0m	1.8m	No	SG	ALSTD	VB	No	5.8m	5.8m	0.2m
6	SSE	2.1m	1.8m	No	SG	TIMB	VB	No	5.8m	5.8m	0.2m
7	ENE	0.9m	0.5m	Yes	SG	ALSTD	VE	No	5.9m	5.9m	0.2m
8	ENE	1.2m	1.8m	No	SG	ALSTD	VE	No	5.9m	5.9m	0.2m
9	SSE	0.9m	0.6m	No	SG	ALSTD	VE	No	0.0m	0.0m	0.0m
10	WSW	1.2m	1.8m	No	SG	ALSTD	VB	No	0.6m	0.6m	0.2m
11	WSW	1.0m	1.2m	Yes	SG	ALSTD	VE	No	0.6m	0.6m	0.2m
12	WSW	1.2m	1.8m	No	SG	ALSTD	VB	No	0.6m	0.6m	0.2m
13	WSW	1.0m	0.6m	No	SG	ALSTD	VE	No	0.6m	0.6m	0.2m
14	NNW	2.0m	1.8m	No	SG	ALSTD	VE	Yes	2.0m	0.6m	0.2m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
5	SSE	1.0m	1.8m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	5.8m	3.0m
6	SSE	2.1m	1.8m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	5.8m	0.6m
7	ENE	0.9m	0.5m	0.0m	0.0m	0.0m	0.0m	5.9m	1.0m	0.0m	0.0m
8	ENE	1.2m	1.8m	0.0m	0.0m	0.0m	0.0m	5.9m	3.0m	0.0m	0.0m

Zoning Details

Is there Cross Flow Ventilation ?	Good

Air Leakage Details

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

	Sealed	UnSealed
Chimneys	0	0
Vents	0	0
Fans	0	1
Downlights	0	0
Skylights	0	0
Utility Doors	0	3
External Doors	0	0

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

ACT PROPERTY INSPECTIONS

Insurance Certificates & Tax Invoice

If a home was built before 1990

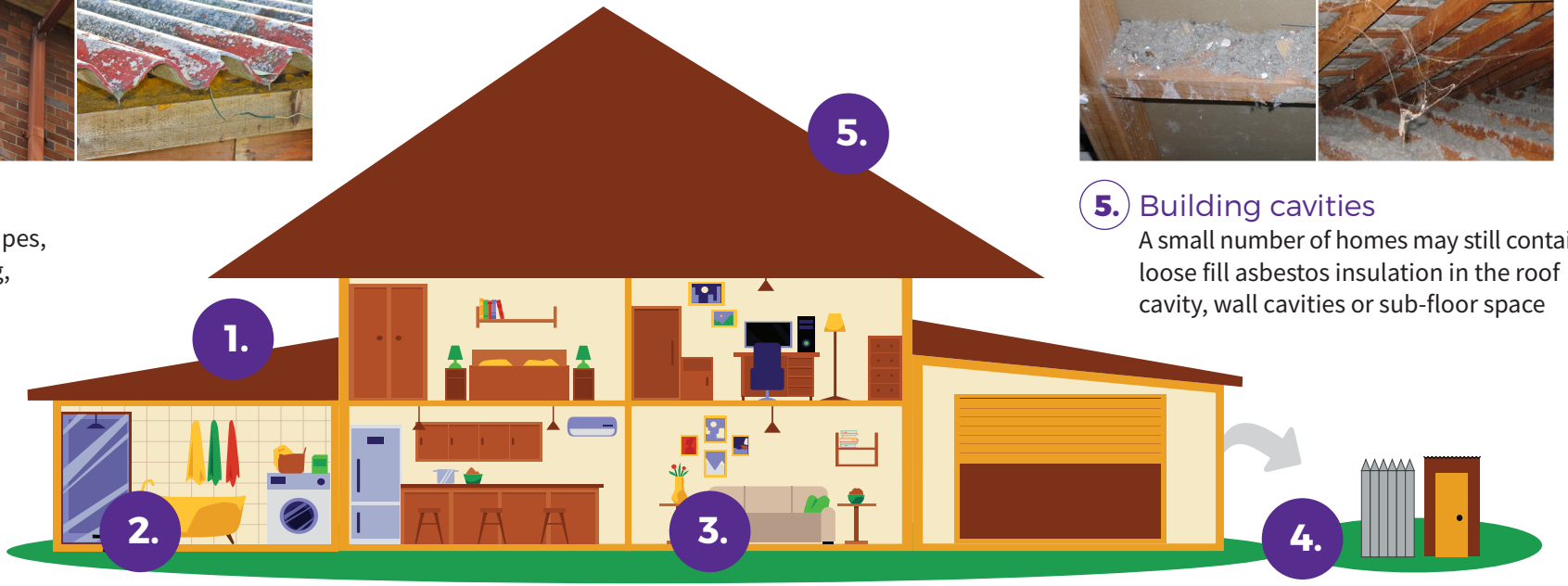
it may contain dangerous asbestos material

ACT Government

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

1. Exterior

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



5. Building cavities

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

2. Wet areas - bathroom, laundry and kitchen

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

3. Internal areas

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

4. Backyard

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

If a home was built before 1990

it may contain dangerous asbestos material

ACT Government

Assess the risk

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

Asbestos materials become dangerous when:

Broken or in poor condition

Damaged accidentally

Disturbed during renovation or repairs

Loose fill asbestos insulation

Manage asbestos safely

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

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

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

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

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

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

TO WHOM THIS MAY CONCERN

9th March 2026

Certificate of Currency

Dear Sir or Madam,

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

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

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

Issued on behalf of Price Forbes & Partners

Adam Power
Executive Director

TAX INVOICE

Jason Chandler & Janet Chandler
34 May Maxwell Cres
GILMORE ACT 2905
AUSTRALIA

Invoice Date
21 May 2026

Invoice Number
INV-70275

Reference
34 May Maxwell Cres,
Gilmore ACT 2905, Australia

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: 17 Nov 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