actlawsociety

The Law Society of the Australian Capital Territory: Contract for Sale

Schedule

Land	The unexpired term of the Lease	Unit	UP No.	Block	Section	Division/District
				11	9	Deakin
		and known as 5 Northcote Crescent, Deakin ACT				
Seller	Full name	Aleksandar Miladinovic & Mojgan Miladinovic				
	ACN/ABN					
	Address					
Seller Solicitor	Firm	Terracon Legal				
	Email	conveyancing@terraconlegal.com.au				
	Phone	02 6128 0755	Ref: Jordan Davis-Kimber			
	DX/Address	30 Bougainville Street, Griffith ACT 2603				
Stakeholder	Name	Hive Property (act) Pty Ltd				
Seller Agent	Firm	Hive Property (ACT) Pty Ltd				
	Email	josh@hiveproperty.co				
	Phone	0437 799 234	Ref: Josh Morrissey			
	DX/Address	Level 1, 4 Campion Street Deakin ACT 2600				
Restriction on Transfer	*Mark as applicable*	☒ Nil	☐ section 370	☐ section 280	☐ section 306	☐ section 351
Land Rent	*Mark one*	☒ Non-Land Rent Lease	☐ Land Rent Lease			
Occupancy	*Mark one*	☒ Vacant possession	☐ Subject to tenancy			
Breach of covenant or unit articles	Description *(Insert other breaches)*	As disclosed in the Required Documents and this Contract for Sale (if any)				
Goods	Description	Fixed floor coverings, light fittings, window treatments as inspected				
Date for Registration of Units Plan		Not applicable				
Date for Completion		30 days from the Date of this Contract				
Electronic Transaction?		☐ No	☒ Yes, using Nominated ELN:	PEXA		
Land Tax to be adjusted?		☐ No	☒ Yes			
Residential Withholding Tax		New residential premises?		☒ No	☐ Yes	
		Potential residential land?		☒ No	☐ Yes	
		Buyer required to make a withholding payment?		☒ No	☐ Yes (insert details on p.3)	
Foreign Resident Withholding Tax		~~Relevant Price more than $750,000.00?~~		~~☐ No~~	~~☐ Yes~~	
		Clearance Certificates attached for all the Sellers?		☒ No	☐ Yes	

An agent may only complete the details in this black box and exchange this contract. See page 3 for more information.				
Buyer	Full name			
	ACN/ABN			
	Address			
Buyer Solicitor	Firm			
	Email			
	Phone		Ref:	
	DX/Address			
Price	Price	$	(GST inclusive unless otherwise specified)	
	Less deposit	$	(10% of Price)	☐ Deposit by Instalments (clause 52 applies)
	Balance	$		
Date of this Contract				

Co-Ownership	*Mark one (show shares)*	☐ Joint tenants	☐ Tenants in common in the following shares:

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

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

Seller Disclosure Documents

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

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

If the Property is off-the-plan:

- ☐ Proposed plan
- ☐ Inclusions list

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

- ☐ Inclusions list
- ☐ Disclosure Statement

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

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

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

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

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

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

GST

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

Tenancy

- ☐ Tenancy Agreement
- ☐ No written Tenancy Agreement exists

Invoices

- ☒ Building and Compliance Inspection Report
- ☒ Pest Inspection Report

Asbestos

- ☒ Asbestos Advice
- ☐ Current Asbestos Assessment Report

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

Interest rate if the defaulting party is the Seller	0% per annum
Interest rate if the defaulting party is the Buyer	10% per annum
Amount to be applied towards legal costs and disbursements incurred by the party not at fault	$660.00(GST inclusive)

Tenancy Summary

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

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

Name		Phone	
Address			

RW Amount

(residential withholding payment) — further details

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

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

Cooling Off Period

(for residential property only)

1 The Buyer may rescind this Contract at any time before 5pm on the 5th Business Day after the day this Contract is made except if any circumstance in paragraph 2 applies.

2 There is no cooling off period if:

- the Buyer is a corporation; or
- the Property is sold by tender; or
- the Property is sold by auction; or
- before signing this Contract, the Buyer gives the Seller a certificate in the form required by the Sale of Residential Property Act signed by the Buyer Solicitor; or
- this Contract is made on the same day the Property was offered for sale by auction but passed in and the Buyer was recorded in the bidders record as a bidder or a person for whom a bidder was bidding.

3 A Buyer exercising the cooling off right by rescinding this Contract forfeits 0.25% of the Price. The Seller is entitled to recover the amount forfeited from the Deposit and the Buyer is entitled to a refund of any balance.

Block 11 Section 9 Deakin
5 Northcote Crescent, Deakin ACT

Warnings

1 The Lease may be affected by the *Residential Tenancies Act 1997* (ACT) or the *Leases (Commercial & Retail) Act 2001* (ACT).

2 If a consent to transfer is required by law, see clause 4 as to the obligations of the parties.

3 As some risks associated with the Property pass from the Seller to Buyer on the Date of this Contract, (except if the Property is a Unit) the Buyer should take out insurance on the Property on the Date of this Contract.

4 The Buyer will usually have to pay stamp duty on the purchase of the Land. The Buyer may incur penalties if the Buyer does not pay the stamp duty within the required time.

5 There are serious risks to a Buyer releasing the Deposit before Completion. The Buyer should take legal advice before agreeing to release the Deposit.

6 The Buyer should consider the application of the Territory Plan and other planning and heritage issues before signing this Contract.

7 If the Lease is a concessional lease then restrictions on transfer and other dealings may apply.

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Disputes

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

Exchange of Contract

1 An Agent, authorised by the Seller, may:

- insert:
  - the name and address of, and contact details for, the Buyer;
  - the name and address of, and contact details for, the Buyer Solicitor;
  - the Price;
  - the Date of this Contract,
- insert in, or delete from, the Goods; and
- exchange this Contract.

2 An Agent must not otherwise insert, delete or amend this Contract.

3 **The Agent must not exchange this Contract unless expressly authorised by the Seller or (if a solicitor is acting for the Seller) by the Seller or the Seller Solicitor.**

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

1. Definitions and interpretation

1.1 Definitions appear in the Schedule and as follows:

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

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

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

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

Balance of the Price means the Price less the Deposit;

Breach of Covenant means:

- a Development not approved under the Planning Act including a development for which design and siting approval has not been obtained;
- a breach of the Building and Development Provision;
- a breach of any obligation of the Seller in a registered restrictive covenant affecting the Lease;
- a breach of any other term of the Lease;
- a breach of the articles of the Owners Corporation (if the Property is a Unit); or
- an Unapproved Structure;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Covenant includes a restrictive covenant;

5 Block 11 Section 6 Dunlop
Lincoln Crescent Dunlop ACT

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

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

Deposit means the deposit forming part of the Price;

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

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

Development has the meaning in the Planning Act;

Development Statement has the meaning in the Unit Titles Act;

Disclosure Statement has the meaning in the Property Act;

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

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

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

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

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

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

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

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

Income includes the rents and profits derived from the Property;

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

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

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

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

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

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

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

Legislation Act means the *Legislation Act 2001*;

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

Lot has the meaning in the Community Title Act;

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

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

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

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

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

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

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

Prescribed Building has the meaning in the Building Act;

Prescribed Terms has the meaning in the Residential Tenancies Act;

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

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

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

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

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

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

Block 1 Section 9 Dealing
Northcote Crescent, Deakin, ACT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1.2 In this Contract:

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

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

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

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

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

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

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

2. Terms of payment

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

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

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

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

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

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

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

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

Block 41 Section 99 Parkin ACT
Not for Sale
Nicholson Crescent

3. Title to the Lease

3.1 The Lease is or will before Completion be granted under the Planning Act.

3.2 The Lease is transferred subject to its provisions.

3.3 The title to the Lease is or will before Completion be registered under the Land Titles Act.

3.4 The title to the Lease must be transferred free from all Affecting Interests except as otherwise provided.

3.5 The Buyer cannot insist on any Affecting Interests being removed from the title to the Lease before Completion provided, on Completion, the Seller gives the Buyer any documents and registration fees necessary to remove the Affecting Interests.

4. Restrictions on transfer

4.1 The Lease is not subject to any restrictions on transfer other than any Restriction on Transfer.

4.2 If the Lease is subject to a Restriction on Transfer under the Planning Act due to non-compliance with the Building and Development Provision then this Contract is subject to the grant of the approval referred to in section 370 of the Planning Act. A Restriction on Transfer referring to "section 370" refers to this restriction.

4.3 If the Lease is a lease of the type referred to in section 279 of the Planning Act then this Contract is subject to the approval in accordance with the Planning Act. A Restriction on Transfer referring to "section 280" refers to this restriction.

4.3A If the Lease is subject to a Restriction on Transfer under section 306 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in sections 306 and 307 of the Planning Act. A Restriction on Transfer referring to "section 306" refers to this restriction.

4.3B If the Lease is subject to a Restriction on Transfer under section 351 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in section 351 of the Planning Act. A Restriction on Transfer referring to "section 351" refers to this restriction.

4.4 Immediately after the Date of this Contract the Seller must do everything reasonably necessary to remove the restriction or obtain the consent required. If requested in writing, the Buyer must join in any application of the Seller and must do everything reasonably necessary to enable the Seller to obtain the consent. The Seller must pay all associated fees in connection with the application.

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

5. Particulars of title and submission of transfer

5.1 Unless clause 5.3 applies the Seller need not provide particulars of title.

5.2 No later than 7 days before the Date for Completion, the Buyer must give the Seller a transfer of the Lease in the form prescribed by the Land Titles Act, to be returned by the Seller to the Buyer on Completion in registrable form.

5.3 If the Seller is not the registered proprietor of the Lease at the Date of this Contract, the Seller must give to the Buyer no later than 14 days before the Date for Completion a copy of the instrument and any other documents necessary to enable the Seller to be registered as proprietor.

6. Buyer rights and limitations

6.1 If the Buyer establishes before Completion that except as disclosed in this Contract there is any Unapproved Structure on the Property, then the Buyer may:

6.1.1 require the Seller to arrange for the Unapproved Structure to be approved before Completion; and

6.1.2 if the Unapproved Structure is not approved before Completion, rescind or complete and sue the Seller for damages.

6.2 If the Buyer establishes, immediately before Completion, that, except as disclosed in this Contract:

6.2.1 the Property is subject to an encumbrance other than the encumbrances shown on the title to the Lease; or

6.2.2 the Buyer is not entitled to vacant possession,

then the Buyer may either:

6.2.3 rescind; or

6.2.4 complete and sue the Seller for damages.

6.3 The Buyer is not entitled to make any requisitions on the title to the Property.

6.4 The Buyer cannot make a claim or objection or rescind or terminate in respect of:

6.4.1 a Service for the Property being a joint service or passing through another property, or any Service for another property passing through the Property;

6.4.2 a wall being or not being a party wall or the Property being affected by an

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1 Munnoote Crescent Deakin ACT

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

6.4.3 any change in the Property due to fair wear and tear before Completion;

6.4.4 a promise, representation or statement about this Contract, the Property or the Lease, not made in this Contract;

6.4.5 any Breach of Covenant described in the Schedule or disclosed elsewhere in this Contract;

6.4.6 the ownership or location of any dividing fence;

6.4.7 the ownership of any fuel storage tank; and

6.4.8 anything disclosed in this Contract (except an Affecting Interest).

7. Seller warranties

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

7.1.1 the Seller will be able to complete at Completion;

7.1.2 the Seller has no knowledge of any unsatisfied judgment, order or writ affecting the Property;

7.1.3 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property; and

7.1.4 the Seller is not aware of any material change in the matters disclosed in the Required Documents.

7.2 The Seller warrants that on Completion:

7.2.1 the Seller will be or will be able to be the registered proprietor of the Lease and will own the rest of the Property free from any Affecting Interests;

7.2.2 the Seller will have the capacity to complete;

7.2.3 there will be no unsatisfied judgment, order or writ affecting the Property;

7.2.4 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property;

7.2.5 the Seller is not aware of any encroachments by or upon the Property except as disclosed. This warranty does not extend to the location of any dividing fence;

7.2.6 there will be no Breach of Covenant except as disclosed in this Contract; and

7.2.7 unless disclosed in the Schedule or elsewhere in this Contract, the Lease is a Non-Land Rent Lease and not a Land Rent Lease.

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

8. Adjustments

8.1 The Seller is entitled to the Income and is liable for all Land Charges up to and including Completion after which the Buyer will be entitled to the Income and liable for the Land Charges, provided the Seller will be liable for all land tax in respect of the Property if the 'Land Tax to be adjusted?' option on the Schedule is marked 'No'.

8.2 The parties must pay any adjustment of the Income and Land Charges calculated under clause 8.1 on Completion.

8.3 Any concessional Land Charges must be adjusted on the concessional amount of those Land Charges.

8.4 If any of the Land Charges have not been assessed on Completion, the Buyer will be entitled to retain in the Buyer Solicitor trust account from the Balance of the Price an amount sufficient to pay the Seller's proportion of those Land Charges.

8.5 Attached are copies of the relevant invoices for the cost of obtaining the Building and Compliance Inspection Report and Pest Inspection Report. The Buyer must pay to the Seller the cost of obtaining the Building and Compliance Inspection Report and the Pest Inspection Report as required by section 18 of the Sale of Residential Property Act on Completion.

9. Terms of possession

9.1 The Seller must give the Buyer vacant possession of the Property on Completion unless otherwise marked in the Schedule.

9.2 If the Property is sold subject to a tenancy, the Seller has:

9.2.1 attached to this Contract a copy of the signed Tenancy Agreement; or

9.2.2 completed the tenancy summary on page 2 of this Contract.

9.3 If the Property is sold subject to a tenancy:

9.3.1 the Seller warrants that except as disclosed in this Contract:

(a) if applicable, the rental bond has been provided in accordance with the Residential Tenancies Act;

(b) if applicable, the Seller has complied with the Residential Tenancies Act;

Block 1 Section 6 Denman Prospect Street, Denman Prospect ACT

(c) if applicable, the Seller has no notice of any application by the tenant for the release of the rental bond;

(d) no notices relating to the tenancy have been served on the Seller or any agent of the Seller or on the tenant other than as disclosed in this Contract and there are no outstanding claims or disputes with the tenant;

(e) there is no unremedied breach of the Tenancy Agreement by the tenant or the Seller; and

(f) if applicable, the Tenancy Agreement incorporates:

(i) the Prescribed Terms; and

(ii) any other terms approved by the Residential Tenancies Tribunal.

9.3.2 The Seller must hand to the Buyer on Completion:

(a) any written Tenancy Agreement to which this Contract is subject;

(b) a notice of attornment;

(c) if applicable, any notice required to be signed by the Seller to transfer the rental bond by the Office of Rental Bonds to the Buyer; and

(d) if applicable, any other notice required to be signed by the Seller under the Residential Tenancies Act.

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

10. Inspection and condition of Property

10.1 The Buyer may on reasonable notice to the Seller and at reasonable times inspect the Property before Completion.

10.2 The Seller must leave the Property clean and tidy on Completion.

11. Inspection of building file

11.1 The Seller must, if requested by the Buyer, give to the Buyer all authorities necessary to enable the Buyer (or Buyer's nominee) to inspect and obtain at the Buyer's expense, copies of:

11.1.1 any document in relation to the Land and Improvements held by any government or statutory authority; and

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

12. Additional Seller obligations

12.1 Except for any Breach of Covenant disclosed in this Contract, the Seller must before Completion:

12.1.1 comply with any notice issued by any authority before the Date of this Contract which requires work to be done or money to be spent on or in relation to the Property or the Lease;

12.1.2 obtain approval for any Development conducted on the Land;

12.1.3 comply with the Lease to the extent to which the Seller is required to comply up to Completion;

12.1.4 comply with any obligations on the Seller in a registered restrictive covenant affecting the Lease; and

12.1.5 give the Buyer notice of any material change (other than fair wear and tear) the Seller becomes aware of in the matters disclosed in the Required Documents, since the date of each of the relevant Required Documents.

13. Electronic transaction

13.1 In this clause 13, the following words mean:

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

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

Conveyancing Transaction has the meaning given in the Participation Rules;

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

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

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

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

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

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

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

Electronic Workspace has the meaning given in the Participation Rules;

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

ELN has the meaning given in the Participation Rules;

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

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

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

Land Registry has the meaning given in the Participation Rules;

Lodgment Case has the meaning given in the Participation Rules;

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

Nominated ELN means the ELN specified in the Schedule;

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

Populate means to complete data fields in the Electronic Workspace;

Prescribed Requirement has the meaning given in the Participation Rules;

Subscribers has the meaning given in the Participation Rules; and

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

13.2 This Conveyancing Transaction is to be conducted as an Electronic Transaction and this Contract is amended as required if:

13.2.1 this Contract says that it is an Electronic Transaction; or

13.2.2 the parties otherwise agree that it is to be conducted as an Electronic Transaction.

13.3 However, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:

13.3.1 if the title to the Lease is not Electronically Tradeable or the transfer of the Lease is not eligible be lodged electronically; or

13.3.2 if, at any time after the Effective Date, but at least 14 days before the Date for Completion, a party serves a notice on the other party stating a valid reason why it cannot be conducted as an Electronic Transaction.

13.4 If, because of clause 13.3.2, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:

13.4.1 each party must:

(a) bear equally any disbursements or fees; and

(b) otherwise bear that party's own costs;

incurred because this Conveyancing Transaction was to be conducted as an Electronic Transaction; and

13.4.2 if a party has paid all of a disbursement or fee which by reason of this clause, is to be borne equally by the parties, that amount must be adjusted on Completion.

13.5 If this Conveyancing Transaction is to be conducted as an Electronic Transaction:

13.5.1 to the extent that any other provision of this Contract is inconsistent with this clause, the provisions of this clause prevail and this Contract is amended to give full effect to the Electronic Transaction;

13.5.2 without limiting clause 13.5.1, clause 5.2 does not apply;

13.5.3 the parties must conduct the Electronic Transaction:

(a) in accordance with the Participation Rules and the ECNL; and

(b) using the Nominated ELN, unless the parties otherwise agree;

13.5.4 a party must pay the fees and charges payable by that party to the ELN and the

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Land Registry as a result of this transaction being an Electronic Transaction; and

13.5.5 a document which is an Electronic Document is served as soon as it is first Digitally Signed in the Electronic Workspace on behalf of the party required to serve it.

13.6 The Seller must within 7 days of the Effective Date:

13.6.1 create an Electronic Workspace;

13.6.2 Populate the Electronic Workspace with Title Data, the Date for Completion and, if applicable, Mortgagee Details; and

13.6.3 invite the Buyer and any Discharging Mortgagee to the Electronic Workspace.

13.7 If the Seller has not created an Electronic Workspace in accordance with clause 13.6, the Buyer may create an Electronic Workspace. If the Buyer creates the Electronic Workspace the Buyer must:

13.7.1 Populate the Electronic Workspace with Title Data;

13.7.2 create and Populate the Electronic Transfer;

13.7.3 Populate the Electronic Workspace with the Date for Completion and a nominated Completion Time; and

13.7.4 invite the Seller and any Incoming Mortgagee to join the Electronic Workspace.

13.8 Within 7 days of receiving an invitation from the Seller to join the Electronic Workspace, the Buyer must:

13.8.1 join the Electronic Workspace;

13.8.2 create and Populate the Electronic Transfer;

13.8.3 invite any Incoming Mortgagee to join the Electronic Workspace; and

13.8.4 Populate the Electronic Workspace with a nominated Completion Time.

13.9 If the Buyer has created the Electronic Workspace the Seller must within 7 days of being invited to the Electronic Workspace:

13.9.1 join the Electronic Workspace;

13.9.2 Populate the Electronic Workspace with Mortgagee Details, if applicable; and

13.9.3 invite any Discharging Mortgagee to join the Electronic Workspace.

13.10 To complete the financial settlement schedule in the Electronic Workspace:

13.10.1 the Seller must provide the Buyer with Adjustment Figures at least 2 Business Days before the Date for Completion;

13.10.2 the Buyer must confirm the Adjustment Figures at least 1 Business Day before the Date for Completion; and

13.10.3 if the Buyer must make a GSTRW Payment and / or an FRCGW Remittance, the Buyer must Populate the Electronic Workspace with the payment details for the GSTRW Payment or FRCGW Remittance payable to the ATO at least 2 Business Days before the Date for Completion.

13.11 Before Completion, the parties must ensure that:

13.11.1 all Electronic Documents which a party must Digitally Sign to complete the Electronic Transaction are Populated and Digitally Signed;

13.11.2 all certifications required by the ECNL are properly given; and

13.11.3 they do everything else in the Electronic Workspace which that party must do to enable the Electronic Transaction to proceed to Completion.

13.12 If Completion takes place in the Electronic Workspace:

13.12.1 payment electronically on Completion of the Balance of the Price in accordance with clause 2.6 is taken to be payment by a single unendorsed bank cheque; and

13.12.2 clauses 51.4.3, 51.4.4, 53.8 and 53.9 do not apply.

13.13 If the computer systems of any of the Land Registry, the ELN, the ATO or the Reserve Bank of Australia are inoperative for any reason at the Completion Time agreed by the parties, a failure to complete this Contract for that reason is not a default under this Contract on the part of either party.

13.14 If the computer systems of the Land Registry are inoperative for any reason at the Completion Time agreed by the parties, and the parties agree that financial settlement is to occur despite this, then on financial settlement occurring:

13.14.1 all Electronic Documents Digitally Signed by the Seller, any discharge of mortgage, withdrawal of caveat or other Electronic Document forming part of the Lodgment Case for the Electronic Transaction shall be taken to have been unconditionally and irrevocably delivered to the Buyer or

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

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

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

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

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

14. Off the plan purchase and Compliance Certificate

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

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

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

15. Goods

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

15.2 The Goods are included in the Price.

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

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

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

16. Errors and misdescriptions

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

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

16.1.2 if the error is not corrected before Completion:

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

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

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

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

17. Compensation claims by Buyer

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

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

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

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

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

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

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

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

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the Stakeholder in trust for the Seller and the Buyer;

(c) the claim must be finalised by an arbitrator appointed by the parties or, if an appointment is not made within 28 days of Completion, by an arbitrator appointed by the President of the Law Society of the Australian Capital Territory at the request of a party;

(d) the decision of the arbitrator is final and binding;

(e) the costs of the arbitration must be shared equally by the parties unless otherwise determined by the arbitrator. For clarity, the arbitrator has the power to award indemnity costs on a legal basis against either party;

(f) the Buyer is not entitled, in respect of the claim, to more than the total amount claimed and the costs of the Buyer;

(g) interest on the amount held, after deduction of all taxes and bank charges, Stakeholder administration fee and other similar charges and expenses, must be paid to the parties equally or as otherwise determined by the arbitrator; and

(h) the claim lapses if the parties do not appoint an arbitrator and neither party asks the President of the Law Society of the Australian Capital Territory to appoint an arbitrator within 90 days after Completion and the amount held by the Stakeholder must be paid immediately to the Seller without any further authority being necessary.

18. Notice to Complete and Default Notice

18.1 If Completion does not take place in accordance with clause 2.8, either party may, at any time after the Date for Completion, serve the other party a Notice to Complete.

18.2 A Notice to Complete must appoint a time during business hours and a date being not less than 14* days after service of the Notice to Complete (excluding the date of service) by which and a place in Canberra at which to complete this Contract.

18.3 At the time the Notice to Complete is served the party serving the Notice to Complete must:

18.3.1 not be in default; and

18.3.2 be ready willing and able to complete but for some default or omission of the other party.

18.4 Completion at the time date and place specified in the Notice to Complete is an essential term.

18.5 Where one party is in default (other than failing to complete) the other party may at any time after the default serve the party in default a Default Notice.

18.6 A Default Notice:

18.6.1 must specify the default;

18.6.2 must require the party served with the Default Notice to rectify the default within 7* days after service of the Default Notice (excluding the date of service), except in the case of a Default Notice for the purposes of clause 52.6, in which case the period specified in clause 52.6 will apply; and

18.6.3 cannot be used to require a party to complete this Contract.

18.7 At the time the Default Notice is served, the party serving the Default Notice must not be in default.

18.8 The time specified in a Default Notice to rectify the specified default is an essential term.

18.9 Clauses 19 or 20 will apply as appropriate where the party served does not comply with the Notice to Complete or the Default Notice which complies with this clause.

18.10 If the party serving a notice under this clause varies the time referred to in the notice at the request of the other party, the time agreed to in the variation remains an essential term. The consent to the variation must be in writing and be served on the other party.

18.11 The parties agree that the time referred to in clauses 18.2 and 18.6.2 is fair and reasonable.

19. Termination — Buyer default

19.1 If the Buyer does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term then the Seller may by notice served on the Buyer terminate and may then keep, or recover and keep, the Deposit (except so much of it as exceeds 10% of the Price) and either:

19.1.1 sue the Buyer for breach; or

19.1.2 resell the Property and any deficiency arising on the resale and all expenses of and incidental to the resale or attempted resale and the Buyer's default are

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* Alter as necessary

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

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

20. Termination — Seller default

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

20.1.1 terminate and seek damages; or

20.1.2 enforce without further notice any other rights and remedies available to the Buyer.

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

21. Rescission

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

21.1.1 the Deposit and all other money paid by the Buyer must be refunded to the Buyer immediately without any further authority being necessary; and

21.1.2 neither party is liable to pay the other any amount for damages, costs or expenses.

22. Damages for delay in Completion

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

22.1.1 if the defaulting party is the Seller, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion;

22.1.2 if the defaulting party is the Buyer, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion; and

22.1.3 the amount this Contract says on page 2 to be applied towards any legal costs and disbursements incurred by the party not at fault if Completion occurs later than 7 days after the Date for Completion.

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

22.3 The parties agree that:

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

22.3.2 the damages must be paid on Completion.

23. Foreign Buyer

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

23.2 This clause is an essential term.

24. GST

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

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

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

24.3.1 the Relevant Party must adjust or pay at that time any GST added to or included in the amount; but

24.3.2 if this Contract says this sale is a taxable supply, and payment would entitle the Relevant Party to claim an input tax credit, the adjustment or payment is to be worked out by deducting any input tax credit to which the party receiving the adjustment or payment is or was entitled multiplied by the GST Rate.

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

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24.4.1 the parties agree the supply of the Property is the supply of a going concern;

24.4.2 the Seller must on Completion supply to the Buyer all of the things that are necessary for the continued operation of the enterprise;

24.4.3 the Seller must carry on the enterprise until Completion;

24.4.4 the Buyer warrants to the Seller that on Completion the Buyer will be registered or required to be registered; and

24.4.5 if for any reason (and despite clauses 24.1 and 24.4.1) the sale of the Property is not the supply of a going concern but is a taxable supply:

(a) the Buyer must pay to the Seller on demand the amount of any GST payable by the Seller in respect of the sale of the Property; and

(b) the Buyer indemnifies the Seller against any loss or expense incurred by the Seller in respect of that GST and any breach of clause 24.4.5(a).

24.5 If this Contract says the margin scheme applies:

24.5.1 the Seller warrants that it can use the margin scheme; and

24.5.2 the Buyer and Seller agree that the margin scheme is to apply,

in respect of the sale of the Property.

24.6 If this Contract says the sale is a taxable supply, does not say the margin scheme applies to the sale of the Property, and the sale is in fact not a taxable supply, then the Seller must pay the Buyer on Completion an amount of one-eleventh of the Price.

24.7 Unless the margin scheme applies the Seller must, on Completion, give the Buyer a tax invoice for any taxable supply by the Seller by or under this Contract.

25. Power of attorney

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

26. Notices claims and authorities

26.1 Notices, claims and authorities required or authorised by this Contract must be in writing.

26.2 To serve a notice a party must:

26.2.1 leave it at; or

26.2.2 send it by a method of post requiring acknowledgment of receipt by the addressee to,

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

26.2.3 serve it on that party's solicitor in any of the above ways; or

26.2.4 deliver it to an appropriate place in the facilities of a document exchange system in which the recipient solicitor has receiving facilities (and in the latter case service is deemed effected on the Business Day following delivery); or

26.2.5 transmit it by email to a party's solicitor to the email address for that solicitor as stated in the Schedule or as notified by that solicitor to the other solicitor as the email address for service under this Contract.

26.3 A party's solicitor may give a notice, claim or authority on behalf of that party.

27. Unit title

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

28. Definitions and interpretation

28.1 A reference in these clauses 28 to 39 inclusive to a section or Part is a reference to a section or Part of the Unit Titles Management Act.

28.2 For the purposes of a claim for compensation pursuant to clause 39, the provisions of clause 17 will apply provided that clause 17.1.1(c) is amended to read "the Buyer does not give notice to the Seller waiving the claim, or so much of it as exceeds 5% of the Price within 14 days after receiving the notice".

29. Title to the Unit

29.1 Clauses 3.1, 3.2 and 3.3 do not apply.

29.2 The Unit Title is or will before Completion be granted under the Planning Act and is or will before Completion be registered under the *Land Titles (Unit Titles) Act 1970* (ACT).

29.3 The Unit Title is transferred subject to the Units Plan under which the lease to the Unit is held.

30. Buyer rights limited

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

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

31. Adjustment of contribution

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

32. Inspection of Unit

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

33. Seller warranties

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

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

(a) defects arising through fair wear and tear; and

(b) defects disclosed in this Contract;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

34. Damage or destruction before Completion

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

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

35. Notice to Owners Corporation

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

36. Unit Title Certificate

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

Part of Section 6 Draft Non-Resident Buyer Act

37. Unregistered Units Plan

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

37.1 This clause 37 applies if at the Date of this Contract, the Units Plan has not been registered.

37.2 The Seller must attach a copy of the proposed Units Plan or a sketch plan showing the location and dimensions of the Unit sufficient to enable the Buyer to determine the location and dimensions of the Unit in relation to other units and the Common Property in the proposed development.

37.3 If the Units Plan is not registered by the date specified in the Schedule, or elsewhere in this Contract, the Buyer may at any time after that date by notice served on the Seller require that the Units Plan be registered within 14 days of the service of the notice. If the Units Plan is not registered within the time limited by the notice the Buyer may at any time after expiry of the time in the notice rescind and clause 21 will apply.

37.4 If the Seller notifies the Buyer that the Units Plan is registered before rescission under this clause, the Buyer will not be entitled to rescind under this clause.

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

37.5.1 any minor variations to the Unit between the plan attached, and the Units Plan registered by the Registrar General; or

37.5.2 any minor alterations required by an authority or the Registrar General in the number, size, location or Unit Entitlement of any other unit in the Units Plan or in or to the Common Property provided the proportion of the Unit Entitlement of the Unit to the other units in the Units Plan is not varied.

In this clause, a minor variation is any variation less than 5% to either the size or value of the Unit described in the plan attached.

37.6 After the Owners Corporation has been constituted under section 8, the Seller must cause the Owners Corporation to comply with the rules of the Owners Corporation and with Parts 2, 3, 4, 5 and 7 to the extent to which the Owners Corporation is required by law to comply with those provisions up to the Date for Completion.

37.7 The Seller must not permit the Owners Corporation to vary the rules of the Owners Corporation from those set out in Schedule 4 of the Unit Title Management Act.

37.8 If clause 37.1 applies, the Seller must give to the Buyer a Unit Title Certificate at the Buyer's expense at least 7 days before Completion.

37.9 The parties acknowledge that the following must form part of the Contract:

37.9.1 a Disclosure Statement for the Unit that complies with the requirements of section 260 of the Property Act; and

37.9.2 if a right to approve the keeping of animals during the Developer Control Period is reserved — details of the reservation, including the kind and number of animals.

37.10 The Seller warrants that the information disclosed in the Disclosure Statement, including information in any Disclosure Update Notice, is accurate.

38. Rescission of Contract

38.1 The Buyer may, by written notice given to the Seller, rescind this Contract if:

38.1.1 there would be a breach of a warranty provided in any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4 or 33.3, were this Contract completed at the time it is rescinded; or

38.1.2 there would be a breach of a warranty provided in clause 37.10:

(a) were this Contract completed at the time it is rescinded; and

(b) the Buyer is significantly prejudiced by the breach,

and the breach does not relate to an amendment to the Development Statement that is an Excluded Change.

38.2 A notice must be given:

38.2.1 under clause 38.1.1:

(a) if this Contract is entered before the Units Plan for the Unit is registered — not later than 3 days before the Buyer is required to complete this Contract; or

(b) in any other case — not later than 14 days after the later of the following happens:

(i) the Date of this Contract; and

(ii) another period agreed between the Buyer and Seller ends; or

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

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

39. Claims for compensation

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

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

39.2.1 tell the Seller:

(a) about the breach; and

(b) that the Buyer will complete this Contract; and

39.2.2 claim compensation for the breach.

39.3 A notice under clause 39.2 must be given:

39.3.1 if this Contract is entered before the Units Plan for the Unit is registered — not later than 3 days before the Buyer is required to complete this Contract; or

39.3.2 in any other case — not later than 14 days after the later of the following happens:

(a) the Buyer's copy of the Contract is received by the Buyer;

(b) another period agreed between the Buyer and Seller ends.

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

40. Community title

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

41. Definitions and interpretation

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

42. Buyer rights limited

42.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for compensation in respect of any breach of the lease of the Common Property or breach of rules or by-laws of the Community Title Body Corporate disclosed in this Contract.

43. Adjustment of contribution

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

44. Inspection of property

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

45. Unregistered Community Title Scheme

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

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

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

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

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

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

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

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

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

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

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

46. Incomplete development of Community Title Scheme

46.1 This clause 46 applies if at the Date of this Contract, development of the Community Title Scheme has not completed.

46.2 Until the development of a Community Title Scheme is finished, the Developer warrants to the Buyer that the development will be carried out in accordance with the scheme.

46.3 Without limiting the damages recoverable for breach of the warranty in clause 46.2, the Buyer may recover damages for the loss of a reasonably expected capital appreciation of the Lot that would have resulted from completion of the development in accordance with the terms of the Community Title Scheme.

47. Incomplete development of Lot

47.1 This clause 47 applies if at the Date of this Contract, the Lot is to be developed or further developed in accordance with the Community Title Scheme. For clarity, this clause does not apply if an unconditional Compliance Certificate has issued before the Date of this Contract and the Seller gives to the Buyer evidence acceptable to the Registrar General that an unconditional Compliance Certificate has issued for the Lot, or if the Seller gives an unconditional Compliance Certificate to the Buyer on Completion.

47.2 The Buyer becomes bound to develop the Lot in accordance with the Community Title Scheme.

47.3 The Seller must give written notice of the proposed sale of the Lot to the Planning and Land Authority.

47.4 The Buyer must:

47.4.1 give to the Planning and Land Authority a written undertaking to develop the Lot in accordance with the Community Title Scheme (if a form is approved for an undertaking, the form must be used); and

47.4.2 give the Planning and Land Authority any security required by the Planning and Land Authority, within 28 days after notice of the transaction was given to the Planning and Land Authority, for the development of the Lot in accordance with the Community Title Scheme.

48. Required first or top sheet

48.1 The Seller must give to the Buyer, before the Buyer enters into this Contract, a Section 67 Statement.

48.2 The Section 67 Statement must:

48.2.1 state that the Lot is included in a Community Title Scheme that imposes obligations on the owner of the Lot;

48.2.2 state the name and address of:

(a) the body corporate of the scheme; or

(b) if it is the duty of the Community Title Body Corporate manager to act for the Community Title Body Corporate in supplying Section 56 Certificates — the manager;

48.2.3 state the amount of annual contributions currently fixed by the Community Title Body Corporate as payable by the owner of the Lot;

48.2.4 identify improvements on common property of the scheme for which the owner of the Lot is responsible;

48.2.5 be signed by the Seller or a person authorised by the Seller; and

48.2.6 be substantially complete.

48.3 The Seller must attach to this Contract, as a first or top sheet, a copy of the Section 67 Statement given to the Buyer under clause 48.1.

48.4 The Buyer may rescind this Contract if:

48.4.1 the Seller has not complied with clauses 48.1 and 48.3; and

48.4.2 Completion has not taken place.

49. Notice to Community Title Body Corporate

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

50. Section 56 Certificate

50.1 The Seller must give to the Buyer a Section 56 Certificate at least 7 days before Completion.

50.2 On Completion, the Buyer must pay to the Seller the fee charged for the Section 56 Certificate.

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51. Foreign Resident Withholding Tax

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

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

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

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

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

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

Relevant Price means the higher of:

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

as at the Date of this Contract;

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

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

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

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

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

51.4 If neither clauses 51.2 or 51.3 apply, then:

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

51.4.2 the Buyer must:

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

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

no later than 5 days before the Date for Completion;

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

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

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

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

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

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

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

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

52. Deposit by Instalments

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

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

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

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52.3.1 5% of the Price by cheque on the Date of this Contract (**First Instalment**); and

52.3.2 the balance of the Deposit (if it has not already been paid) by unendorsed bank cheque on the Date for Completion (**Second Instalment**);

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

52.4 The Deposit becomes the Seller's property on Completion or on the earlier termination of this Contract by the Seller for the Buyer's default.

52.5 If the First Instalment of the Deposit is:

52.5.1 not paid on time and in accordance with clause 52.3; or

52.5.2 paid by cheque and the cheque is not honoured on first presentation,

the Buyer is in default and the Seller may terminate this Contract immediately by written notice to the Buyer (without the notice otherwise necessary under clause 18) and clause 19 applies. If the Seller does not terminate this Contract in accordance with this clause 52.5, then this Contract remains on foot, subject to this clause 52.5, until either the Seller terminates the Contract pursuant to this clause 52.5, or waives the benefit of this clause 52.5 pursuant to clause 52.8.

52.6 If the Second Instalment of the Deposit is not paid on time in accordance with clause 52.3, then the Seller cannot immediately terminate the Contract for the Buyer's breach of an essential condition. The Seller must make timing of the payment of the Second Instalment an essential condition of the Contract by serving on the Buyer a Default Notice requiring the Buyer to pay the Second Instalment within 14* days after service of the Default Notice (excluding the date of service).

52.7 For clarity, the Buyer must pay the full Price to the Seller, on or before Completion.

52.8 These clauses 52.2 to 52.8 inclusive are for the benefit of the Seller. The Seller may at any time before this Contract is terminated notify the Buyer in writing that the benefit of these clauses 52.2 to 52.8 inclusive is waived.

53. Residential Withholding Tax

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

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

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

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

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

53.2 The Seller must provide the Buyer with the RW Amount Information no later than 7 days after the Date of this Contract.

53.3 If the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'no' or if no selection is made, the Seller warrants to the Buyer that the Buyer is not required to make a payment under section 14-250 in relation to the supply of the Property from the Seller to the Buyer.

53.4 The following clauses 53.5 to 53.9 inclusive only apply if the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'yes'.

53.5 Subject to any adjustments to the Price that may arise after the date that the RW Amount Information is provided in accordance with clause 53.2 and which affect the RW Amount, the Seller warrants to the Buyer on the date that the RW Amount Information is provided to the Buyer that the Seller has provided the Buyer with the information required under section 14 255 of the Withholding Law in relation to the supply of the Property from the Seller to the Buyer, and that this information is true and correct to the Seller's knowledge.

53.6 The Buyer must provide the Seller with a copy of the 'GST property settlement withholding notification online form' confirmation email (or emails, if applicable) issued to the Buyer by the ATO no later than:

53.6.1 21 days after a written request from the Seller; or

53.6.2 7 days prior to the Date for Completion,

whichever is the earlier.

53.7 The Buyer must provide the Seller with evidence of submission by the Buyer to the ATO of the 'GST property settlement date confirmation online form', with such evidence to be provided prior to or on Completion.

Not Official Section 53 Only ACT Present Day

* Alter as necessary

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53.8 The Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the RW Amount.

53.9 In relation to the unendorsed bank cheque required by clause 53.8, the Buyer must:

53.9.1 forward the unendorsed bank cheque to the ATO immediately after Completion; and

53.9.2 provide the Seller with evidence of payment of the RW Amount to the ATO.

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SPECIAL CONDITIONS

1. GENERAL

(a) To the extent that the printed terms of the ACT Law Society Contract 2024 (General Conditions) are inconsistent with these special conditions, these special conditions override the General Conditions.

(b) The General Conditions are amended as follows:

i. clause 2.3 is amended by deleting the words “in cash (up to $3,000)” and inserting in its place “by electronic funds transfer (noting payment is received once cleared in the recipient’s account and not at the time of transfer from the payee’s account)”;

ii. clause 2.6 is amended by deleting the words “or in cash (up to $200)”;

iii. clauses 4.2 to 4.5 are deleted in their entirety;

iv. clause 10.1 is amended by inserting the words “on no more than two (2) occasions” between the words “Property” and “before Completion.”;

v. clause 10.2 is amended by including the following words at the end of the sentence “in the opinion of the Seller, acting reasonably (and the Seller is not required to carry out or undertake any patching or painting works if the relevant damage was present on or before the Date of this Contract)”;

vi. clause 13.6 is amended by replacing the words “within 7 days of the Effective Date” with the words “as soon as reasonably practicable following the Date of this Contract and no later than 14 days before the Date for Completion”;

vii. clauses 13.10.1 and 13.10.2 are deleted;

viii. clause 14 is deleted;

ix. clause 17.1.1(a) is amended by deleting the number “5” and inserting “1”;

x. clause 17.1.2(a) is amended by deleting the number “5” and inserting “1”;

xi. clause 22.1.2 is amended by replacing “7 days” with “2 days”;

xii. clause 22.1.3 is amended by replacing the words “if Completion occurs later than 7 days after the Date for Completion” with “, however, this clause 22.1.3 only applies where the Buyer is the party at fault”;

xiii. clause 23 is deleted;

xiv. Clauses 27 – 50 (inclusive) are deleted in their entirety.

2. ENTIRE AGREEMENT

(a) This Contract:

i. sets out the entire understanding between the parties concerning the subject matter of this Contract; and

ii. it supersedes any prior arrangement, contract, advice or material provided to the Buyer.

(b) The Buyer confirms that it has not relied on any warranty or representation from the Seller or the Agent or any other person acting on behalf of the Seller concerning the Property.

3. KEYS

(a) The Seller will provide the Buyer with keys necessary to gain access to the Improvements on the Land.

(b) The Buyer must not make any objection or claim, cause any delay or raise any issue regarding the keys provided by the Seller to the Buyer under this clause.

4. CONDITION OF PROPERTY

(a) The Buyer warrants that the Buyer is satisfied with the condition of the Property including any defects and contamination.

(b) The Buyer:

i. acknowledges that the Improvements may be subject to or require compliance with current building laws under which the Improvements were constructed; and

ii. agrees that a failure to comply with any such laws will not constitute a defect in the Seller's title.

(c) The Seller does not warrant or provide the Buyer with any assurance that the Property is free from contamination.

(d) The Buyer acknowledges that it has made, or has had the opportunity to make, its own investigations concerning contamination on or in the Property and relies entirely on those investigations in entering this Contract.

(e) On and from the Date of this Contract, the Buyer will:

i. be responsible and liable for any damage or destruction to the Property; and

ii. accept all insurable risk concerning the Property,

except to the extent caused by the negligent act or omission of the Seller.

(f) The Buyer must not make any claim, requisition, delay Completion, terminate or rescind this Contract due to:

i. any encroachment by or on the Property;

ii. anything that was discoverable by the Buyer, or on behalf of the Buyer, or anything that should have been within the knowledge of the Buyer;

iii. any omission or mistake in the measurement or description of the Property or Seller;

iv. any outstanding requirement to erect additional fencing or amend the existing fencing on the Property;

v. any loss, damage or need for further works (whether repair or otherwise) to the Property;

vi. the requirements of an authority (whether made before or after the Date for Completion);

vii. any contamination on or in the Property;

viii. any non-compliance of the Property with any law; or

ix. the existence or non-existence of any services or utilities.

(g) The Buyer must not make any objection or claim, raise any issue, cause any delay, or rescind, purport to rescind or terminate this Contract concerning the deterioration of any landscaped or garden areas in or on the Property between the Date of this Contract and Completion (including, but not limited to, the length of grass, and the presence of weeds, leaves and similar debris).

5. ADJUSTMENTS

If Completion does not occur on the Date for Completion due to an act or omission of the Buyer, the parties agree that all Land Charges in clause 8.1 will be adjusted from the Date for Completion.

6. NOTICE TO COMPLETE

If the Seller issues a Notice to Complete or a Default Notice in accordance with clause 18, the Buyer must allow an adjustment in favour of the Seller on Completion equal to the amount of $330.00 (GST inclusive) as an additional contribution toward the Seller's legal costs.

7. SELLER AGENT

(a) The Buyer warrants that it was not introduced directly or indirectly to either the Seller or the Property by any person other than the Seller Agent or in circumstances that would otherwise give rise to any claim or demand for commission or remuneration with respect to the sale of the Property.

(b) The Buyer indemnifies the Seller against any claim or demand for commission or remuneration by any person other than the Seller Agent arising from a breach of the warranty in clause 7(a).

8. FIRB APPROVAL

(a) The Buyer warrants to the Seller that:

i. it does not require any approvals under the Australian Government's foreign investment policy to acquire the Property; and

ii. the Treasurer cannot make an order under Part II of the *Foreign Acquisitions and Takeovers Act 1975* (Cth) regarding the acquisition of the Property by the Buyer.

(b) The Buyer indemnifies the Seller against all liability or loss suffered or incurred by the Seller which arises directly or indirectly from a breach of any of the obligations of the Buyer under this clause 8.

(c) This clause 8 is an essential term of this Contract.

9. BUYER WARRANTY

The Buyer warrants:

(a) they are not prohibited by any legislation or laws from entering this Contract; and

(b) that each Buyer has the authority and power to enter this Contract.

10. DEATH & MENTAL ILLNESS

(a) If the Buyer (or one of the buyers, if there are multiple buyers) dies or becomes mentally ill, the Seller may rescind this Contract by issuing a notice in writing to the Buyer or its solicitor.

(b) If this Contract is rescinded in accordance with this clause 10, then clause 21 will apply.

11. INSOLVENCY EVENT

(a) If an Insolvency Event occurs before Completion, the Seller will be permitted to terminate this Contract by providing written notice effective immediately and clause 19 will apply.

(b) For the purposes of this clause, an **'Insolvency Event**' means:

i. the Buyer goes into liquidation;

ii. the Buyer has a summons or application presented or an order made for it to be wound up;

iii. the Buyer has an administrator or receiver appointed over any part of its assets;

iv. the Buyer enters into a scheme, deed of arrangement, assignment or composition for the benefit of its creditors.

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12. NON-MERGER

Any obligation for the Buyer to make any payment under this Contract will not merge on Completion.

13. ELECTRONIC TRANSACTION

(a) For the purposes of this clause 13:

i. **Platform** means an electronic conveyancing platform specified by the Seller or its solicitor from time to time, by written notice to the Buyer.

(b) For the purposes of the *Electronic Transactions Act 2001* (ACT) and the *Electronic Transactions Act 1999* (Cth), each party consents to:

i. the electronic signing of this Contract;

ii. the electronic exchange of this Contract;

iii. the electronic Completion of this Contract (if available at the time of Completion); and

iv. notices being served or received under this Contract electronically, including by email,

whether performed via the Platform or otherwise.

(c) The parties warrant that:

i. the electronically signed and exchanged Contract; and

ii. if reasonably required by any party, a print out of the Contract which has been electronically signed and exchanged,

is sufficient evidence of:

i. the parties' intention to enter into and be bound by the Contract;

ii. the parties' consent to conducting this Contract electronically; and

iii. the Contract itself being a document which is in writing and signed in a manner that results in a binding agreement.

(d) Where the Buyer is a corporation, the Buyer warrants that:

i. it has complied with its constitution and any provisions of the *Corporations Act 2001* (Cth) that apply to the Buyer as replaceable rules;

ii. the persons signing on behalf of the Buyer:

a. have been duly appointed;

b. have the authority to exercise the powers and perform the duties customarily exercised or performed by that kind of officer or agent of a similar company;

c. properly perform their duties to the Buyer

d. hold the office or role that they hold out that they occupy, when signing this Contract;

iii. it considers that this Contract has been duly executed with the intention of the Buyer being bound to perform this Contract.

(e) The parties acknowledge and agree that:

i. this Special Condition does not diminish the obligations of the parties to:

a. provide the transfer and other documents or instruments on paper, signed and duly attested in accordance with the *Land Titles Act 1925* (ACT);

b. sign and duly attest, in accordance with *Civil Law (Property) Act 2006* (ACT):

1. documents, pursuant to a power of attorney; and

2. deeds generally; and

ii. the parties will do all things necessary to give effect to this Contract, whether electronically or otherwise.

(f) The Seller's solicitor will provide to the Buyer's solicitor within seven (7) days from the date of this Contract:

i. an authorised copy of the Printed Terms;

ii. the duly executed transfer, as required by clause 5.2 of the Printed Terms; and

iii. if the Contract is executed under a power of attorney for the Seller, the original front page of the Contract signed and by that attorney and duly witnessed as required by section 227(4) of the *Civil Law (Property) Act 2006* (ACT), with the security certificate from the Platform confirming electronic exchange.

(g) The parties warrant that a signed original front page of this Contract is held and can be produced if reasonably requested by any party, if not already handed over in accordance with this clause 13.

14. DIRECTOR GUARANTEE AND INDEMNITY

(a) If the Buyer is a corporation that is not listed on the Australian Stock Exchange or is a company limited by guarantee under the *Corporations Act 2001* (Cth), then each director of the Buyer must provide a personal guarantee in the form of the Deed of Guarantee and Indemnity attached as Annexure A (**Guarantee & Indemnity Deed**).

(b) If any Guarantor has not signed the Guarantee & Indemnity Deed within 7 days from the Date of this Contract, the Seller may immediately terminate this Contract by serving a written notice to the Buyer or its solicitor.

ANNEXURE A – GUARANTEE & INDEMNITY DEED

In this Deed:

(a) Guarantor means each director of the Buyer as at the Date of this Contract; and

(b) Any capitalised terms used in this Deed which are not defined have the corresponding meaning given to them in the Contract for Sale which this Deed forms an Annexure to.

(c) In consideration of the Seller entering the Contract at the request of each Guarantor, each Guarantor guarantees to the Seller the payment of all money payable by the Buyer under this Contract and the performance of all other obligations imposed on the Buyer under this Contract.

(d) Each Guarantor indemnifies the Seller against any loss, claim, damage, action, cost, liability, expense or payment incurred by the Seller in connection with or arising from any breach or default by the Buyer of its obligations under this Contract.

(e) Each Guarantor must pay on demand any money due to the Seller under the indemnity in clause (c).

(f) Each Guarantor is jointly and severally liable with the Buyer to the Seller for the performance of the Buyer's obligations under this Contract and any damage incurred by the Seller due to the Buyer's failure to perform its obligations under this Contract.

(g) Each guarantee and indemnity provided under the terms of this Deed is continuing and binds each Guarantor despite:

i. the death, bankruptcy or liquidation of any Guarantor;

ii. the resignation of any Guarantor as a director of the Buyer;

iii. any waiver or extension of time granted from the Seller to the Buyer;

iv. the Contract being held invalid or incomplete for any reason;

v. Completion of the Contract; or

vi. improper execution by the Buyer to the Contract.

(h) Each Guarantor warrants that their obligations under this Deed are valid and binding, they are entering this Deed as an adult above the age of 18 and are not acting in any capacity as a trustee and have been given an opportunity to seek independent legal and financial advice before entering this Deed.

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Executed as a Deed

DATED:

SIGNED AND SEALED by the **GUARANTOR** in the presence of:

Signature of **GUARANTOR**	Signature of Witness
Name of **GUARANTOR**	Name of Witness

SIGNED AND SEALED by the **GUARANTOR** in the presence of:

Signature of **GUARANTOR**	Signature of Witness
Name of **GUARANTOR**	Name of Witness

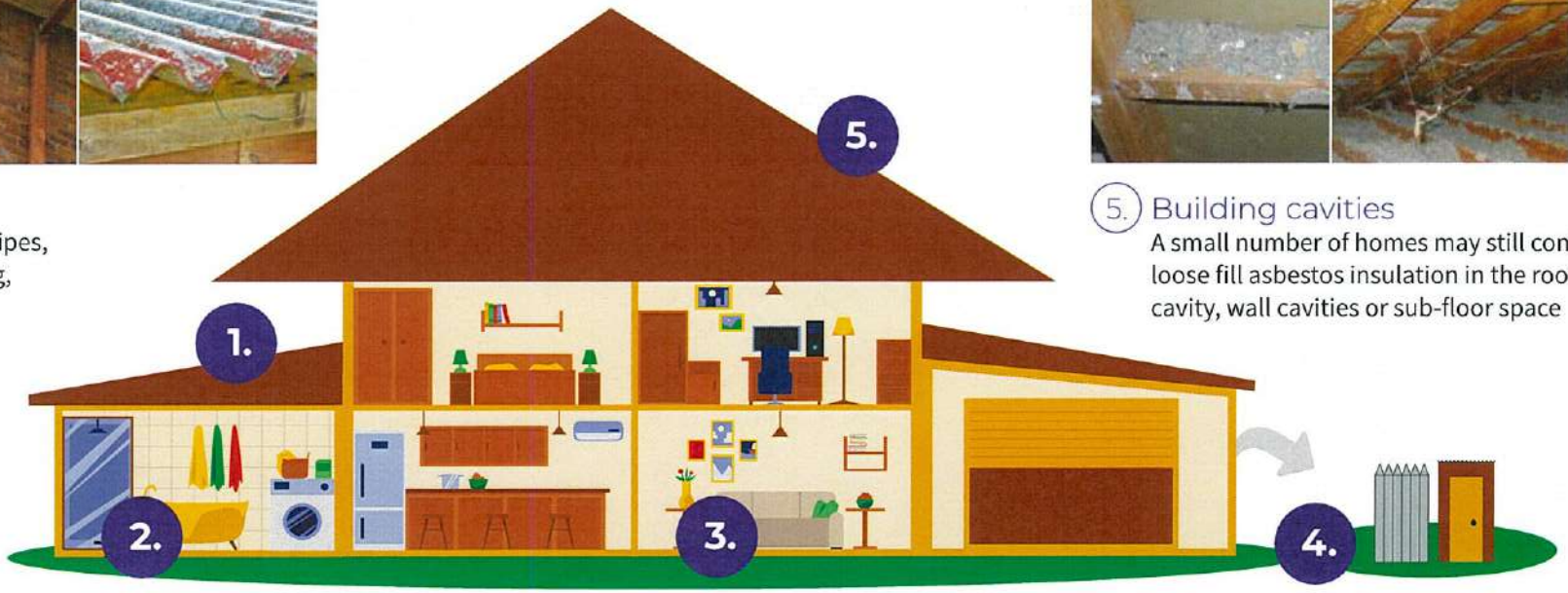
If a home was built before 1990
it may contain dangerous asbestos material

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.

Product	Title Details
Date/Time	27/01/2026 10:03AM
Customer Reference	20258139
Order ID	20260127000240
Cost	$35.00

Volume 585 **Folio** 42 **Edition** 5

AUSTRALIAN CAPITAL TERRITORY

TITLE SEARCH

LAND

Deakin Section 9 Block 11 on Deposited Plan 316

Lease commenced on 14/07/1951, granted on 05/10/1951, terminating on 13/07/2050

Area is 1789 square metres or thereabouts

Proprietor

Tenants in Common

ALEKSANDAR MILADINOVIC

105 LONDON CCT, CANBERRA CITY ACT 2601

as 1/100 Shares

Tenants in Common

MOJGAN MILADINOVIC

13 CANTERBURY CRES, DEAKIN ACT 2600

as 99/100 Shares

REGISTERED ENCUMBRANCES AND INTERESTS

Original title is **Volume** 23 **Folio** 2250

Restrictions

Purpose Clause: Refer Crown Lease

S.180 Land Act 1991: Compliance/Completion Cert Issued

Registered Date	Dealing Number	Description
18/03/2022	3146466	Mortgage to NATIONAL AUSTRALIA BANK LIMITED (ACN: 004 044 937)

End of interests

ADMINISTRATIVE INTERESTS

Administrative interests information is **not** guaranteed by the Registrar-General, and the Registrar-General nor an authorised entity incurs liability for any omission, misstatement or inaccuracy in the information.

Territory Planning Authority - For further information concerning the following administrative interests, please refer to decided development application information available at https://www.planning.act.gov.au/ or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The Territory Planning Authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date

This data (excluding administrative interests) is certified correct by the Registrar-General at 10:03:45 on 27/01/2026

Unregistered dealings have not been formally recorded in the register.

202139021	Development Application	04/08/2021	MERIT TRACK - MINOR NOTIFICATION	APPROVAL CONDITIONAL	24/09/2021

Description
PROPOSAL FOR NEW DWELLING - demolition of existing dwelling, and construction of a new two storey dwelling with basement carparking, swimming pool, landscaping and associated works.

This data (excluding administrative interests) is certified correct by the Registrar-General at 10:03:45 on 27/01/2026
Unregistered dealings have not been formally recorded in the register.

Entered in Register Book Vol 23 Folio 2250

M.S. Johnston Deputy Registrar of Titles.

15th November 1957

THE COMMONWEALTH OF AUSTRALIA.

Australian Capital Territory.

The City Area Leases Ordinance 1936-1947.

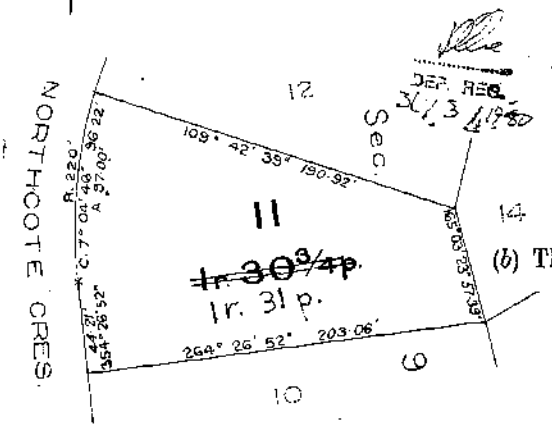
Lease GRANTED pursuant to the *City Area Leases Ordinance* 1936–1947 and the Regulations thereunder on the fifth day of October One thousand nine hundred and fifty-one WHEREBY the Commonwealth of Australia (hereinafter called the "Commonwealth") grants to ARTHUR BARRY JAMESON of Canberra in the Australian Capital Territory Public Servant

DEP. REG. 3/3/1980

(hereinafter called the "Lessee") ALL THAT piece or parcel of land situate in the City Area in the Australian Capital Territory containing an area of ——— acres 1 roods 31 ~~30½~~ perches or thereabouts and being Block 11 Section 9 Division of Deakin as delineated on Sub-divisional Plan Number 316 in the office of the Registrar of Titles at Canberra in the said Territory and being the land shown by pink colour on the plan endorsed hereon RESERVING unto the Commonwealth all minerals TO HOLD unto the Lessee for the term of ninety-nine years commencing on the fourteenth day of July One thousand nine hundred and fifty-one to be used by the Lessee for residential purposes only YIELDING AND PAYING THEREFOR during the first twenty (20) years of the said term rent at the rate of twenty pounds per annum and after the expiration of the said first twenty years during the remainder of the said term rent at the rate of Five pounds per centum per annum of the unimproved value of the said land as determined from time to time upon re-appraisement of the said value under any Statute Ordinance or Regulation.

1. THE lessee covenants with the Commonwealth as follows:—

(a) That the lessee will in respect of the first year of the said term pay to the Minister on behalf of the Commonwealth or to such person as may be authorized by the Minister for that purpose at Canberra in the said Territory the rent hereby reserved in advance without any deduction whatsoever and that the lessee will during the remainder of the said term pay the rent hereby reserved at the rate aforesaid in the following manner namely in advance for the period commencing on the fourteenth day of July and ending on the thirtieth day of September One thousand nine hundred and fifty-two and thereafter by quarterly payments in advance on the FIRST day of October the FIRST day of January the FIRST day of April and the FIRST day of July in each year to the Minister or to such person as may from time to time be authorized by the Minister for that purpose at Canberra aforesaid without any deductions whatsoever the first of such quarterly payments to be made on the FIRST day of October One thousand nine hundred and fifty-two;



Scale : 80 Feet to an inch.

(b) That the lessee will pay to the Minister on behalf of the Commonwealth or to such person as may be authorized as aforesaid at Canberra in the said Territory as additional rent a sum at the rate of Eight pounds per centum (8%) per annum of rent payable under this lease which may remain unpaid for one calendar month after the day appointed for payment thereof computed from the expiration of the said calendar month to the date upon which such payment is made such additional rent to be added to and paid with the said amount of rent;

5392.

(*c*) That the lessee will within six months — from the commencement of the said term or within such further time as may be approved in writing by the Commonwealth or the Minister on behalf of the Commonwealth for that purpose commence to erect one building only (with necessary and usual outbuildings and fences) on the said land at a cost not less than the sum of four thousand ———————— pounds and in accordance with plans and specifications prepared by the lessee and previously submitted to and approved in writing by the Commonwealth or the Minister on behalf of the Commonwealth and that the lessee will complete the erection of the said building at a cost not less than the said sum and in accordance with the said plans and specifications and in accordance with every Statute Ordinance and Regulation applicable thereto within twelve months ——from the commencement of the said term or within such further time as may be approved in writing by the Commonwealth or the Minister on behalf of the Commonwealth;

(*d*) That the lessee will at all times during the said term maintain repair and keep in repair all buildings and erections on the said land all to the satisfaction of the Minister;

(*e*) That the lessee will not without the previous approval in writing of the Commonwealth or the Minister on behalf of the Commonwealth erect any building on the said land or make any structural alterations in any building erected on the said land;

(*f*) To use the said land for residential purposes ———————— only;

(*g*) If and whenever the lessee fails to repair or keep in repair any building or erection on the said land the Commonwealth or the Minister on behalf of the Commonwealth may by notice in writing to the lessee specifying the wants of repairs require the lessee to effect repairs in accordance with the said notice or to remove the building or erection and if after the expiration of one calendar month from the date of the said notice or such longer time as the Commonwealth or the Minister on behalf of the Commonwealth may in writing allow the lessee has not effected the said repairs or removed the building or erection the Minister or any person or persons duly authorized by the Commonwealth or the Minister in that behalf with or without carts or other vehicles horses or other animals may enter upon the said land and effect the said repairs or (if the Minister is of opinion the building or erection is beyond reasonable repair) may demolish and remove the building or erection and all expenses incurred by the Commonwealth or the Minister in effecting such repairs or in demolishing and removing the building or erection shall be paid by the lessee to the Commonwealth on demand and from the date of such demand until paid shall for all purposes of this lease be deemed to be rent payable under this lease and unpaid by the lessee;

(*h*) To permit any person or persons authorized by the Commonwealth or the Minister on behalf of the Commonwealth in that behalf to enter upon the said land at all reasonable times and in any reasonable manner and inspect the said land and any buildings erections and improvements thereon.

2. THE Commonwealth covenants with the lessee—

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

(*b*) That the unimproved value of the said land shall be re-appraised for the purpose of determining the rent payable under this lease only in the twentieth year of the term of this lease and in every twentieth year thereafter.

3. IT IS MUTUALLY COVENANTED AND AGREED as follows:—

(*a*) That if—

(i) any rent payable under this lease shall remain unpaid for twelve calendar months next after the date appointed for payment thereof (whether such rent shall have been formally demanded or not); or

(ii) a building in accordance with sub-clause (*c*) of Clause 1 of this lease is not commenced and completed within the periods specified in the said sub-clause ; or

(iii) after completion of a building as aforesaid the said land is at any time not used for a period of two years for the purpose for which this lease is granted

the Commonwealth or the Minister on behalf of the Commonwealth may determine this lease but without prejudice to any claim which the Commonwealth or the Minister on behalf of the Commonwealth may have against the lessee in respect of any breach of the covenants on the part of the lessee to be observed or performed ;

(*b*) That acceptance of rent by the Commonwealth or the Minister or a person authorized by the Minister for that purpose during or after any period referred to in paragraph (ii) or (iii) of sub-clause (*a*) of this Clause shall not prevent or impede the exercise by the Commonwealth or the Minister on behalf of the Commonwealth of the powers conferred upon it by sub-clause (*a*) of this clause ;

(*c*) If at the expiration of this lease the Minister shall have decided not to subdivide the said land and that it is not required for any Commonwealth purpose and shall have declared the said land to be available for lease the lessee shall be entitled to a further lease of the said land for such further term and at such rent and subject to such conditions (including re-appraisement of rent) as may then be provided or permitted by Statute Ordinance or Regulation. If the Minister shall have decided to subdivide the said land the lessee shall be entitled to a lease under the Statutes Ordinances and Regulations then in force of any one block which forms part of the said land and which the Minister shall have declared to be available for lease ;

(*d*) That in this lease the expression "Minister" shall mean the Minister of State of the Commonwealth for the time being administering the *City Area Leases Ordinance* 1936–1947 including any amendments thereof or any Statute or Ordinance substituted therefor or the member of the Executive Council of the Commonwealth for the time being performing the duties of such Minister and shall include the authority or person for the time being authorized by the Minister or by law to exercise the powers and functions of the Minister under the *City Area Leases Ordinance* 1936–1947 including any amendments thereof or any Statute or Ordinance substituted therefor ;

(*e*) That any notice requirement demand consent or other communication to be given to or served upon the lessee by the Commonwealth or the Minister under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Minister and delivered to or sent in a prepaid letter addressed to the lessee at the said land or at the usual or last-known address of the lessee or affixed in a conspicuous position on the said land ;

(*f*) That if the lessee shall consist of one person the word "Lessee" shall where the context so admits or requires be deemed to include the lessee and the executors administrators and assigns of the lessee ;

(*g*) That if the lessee shall consist of two or more persons the word "Lessee" shall where the context so admits or requires in the case of a tenancy in common be deemed to include the said persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and the administrators executors and assigns of the survivor of them ;

(*h*) That if the lessee shall be a corporation the word "Lessee" shall where the context so admits or requires be deemed to include such corporation and its successors and assigns.

IN WITNESS whereof this Lease has been executed in the name of the Commonwealth of Australia by the Minister and by the lessee.

SIGNED SEALED AND DELIVERED by JOHN NOBLE CORE ROGERS delegate of the Minister of State for the Interior of the Commonwealth of Australia in the presence of—

J. Rogers

Public Servant
Canberra.

SIGNED SEALED AND DELIVERED by the Lessee in the presence of—

A B. Jamieson

No 7435 MORTGAGE from the within named Arthur Barkley Jamieson to Director of War Service Homes. Produced 10th April 1952 at forty minutes past one o'clock in the afternoon and entered 21st April 1952 at five minutes past three o'clock in the afternoon.

B. Martin
Registrar of Titles.

No. 7928 TRANSFER from the within named Arthur Barkley Jamieson to Arthur Barclay Jamieson of Canberra in the Australian Capital Territory Public Servant and Cecile Louise Jamieson his wife as joint tenants of the land within described.

Produced 3rd October 1952 at fifty-five minutes past three o'clock in the after noon and entered 10th February 1953 at forty-eight minutes past eight o'clock in the fore noon.

Mrs. Cahuac
Deputy Registrar of Titles.

Certificate of Completion No. 1194
Dated 8 July 1953
Registered 7th October 1958
B. Martin
Deputy Registrar of Titles

No. 17464 MORTGAGE from the said Arthur Barclay Jamieson and Cecile Louise Jamieson to Commonwealth Trading Bank of Australia

Produced 3rd October 1958 and entered 7th October 1958 at five minutes past two o'clock in the after noon.

B. Martin
Deputy Registrar of Titles

Satisfactory proof produced to me on 13th November 1968 of the within Lease has been complied with.

No. 85937 DISCHARGE OF MORTGAGE 17464

Produced 13th November 1968 and entered 4th December 1968 at five minutes past four o'clock in the after noon.

No. 85938 DISCHARGE OF MORTGAGE 17464

Produced 13th November 1968 and entered 4th December 1968 at ten minutes past four o'clock in the after noon.

No. 85939 TRANSFER from the said Arthur Barclay Jamieson and Cecile Louise Jamieson to Allan John Hatcher of 5 Northcote Crescent Deakin in the Australian Capital Territory Pharmacist and Diana Gwyneth Owen Hatcher his wife as joint tenants of the land within described.

Produced 13th November 1968 and entered 4th December 1968 at twenty minutes past four o'clock in the after noon.

No. 85999 MORTGAGE from the said Allan John Hatcher and Diana Gwyneth Owen Hatcher to National Bank Savings Bank Limited

Produced 15th November 1968 and entered 4th December 1968 at thirty minutes past four o'clock in the after noon.

No. 86000 MORTGAGE from the said Allan John Hatcher and Diana Gwyneth Owen Hatcher to The National Bank [illegible]

Produced 15th November 1968 and entered 4th December 1968 at forty minutes past four o'clock in the after noon.

Deputy Registrar of Titles

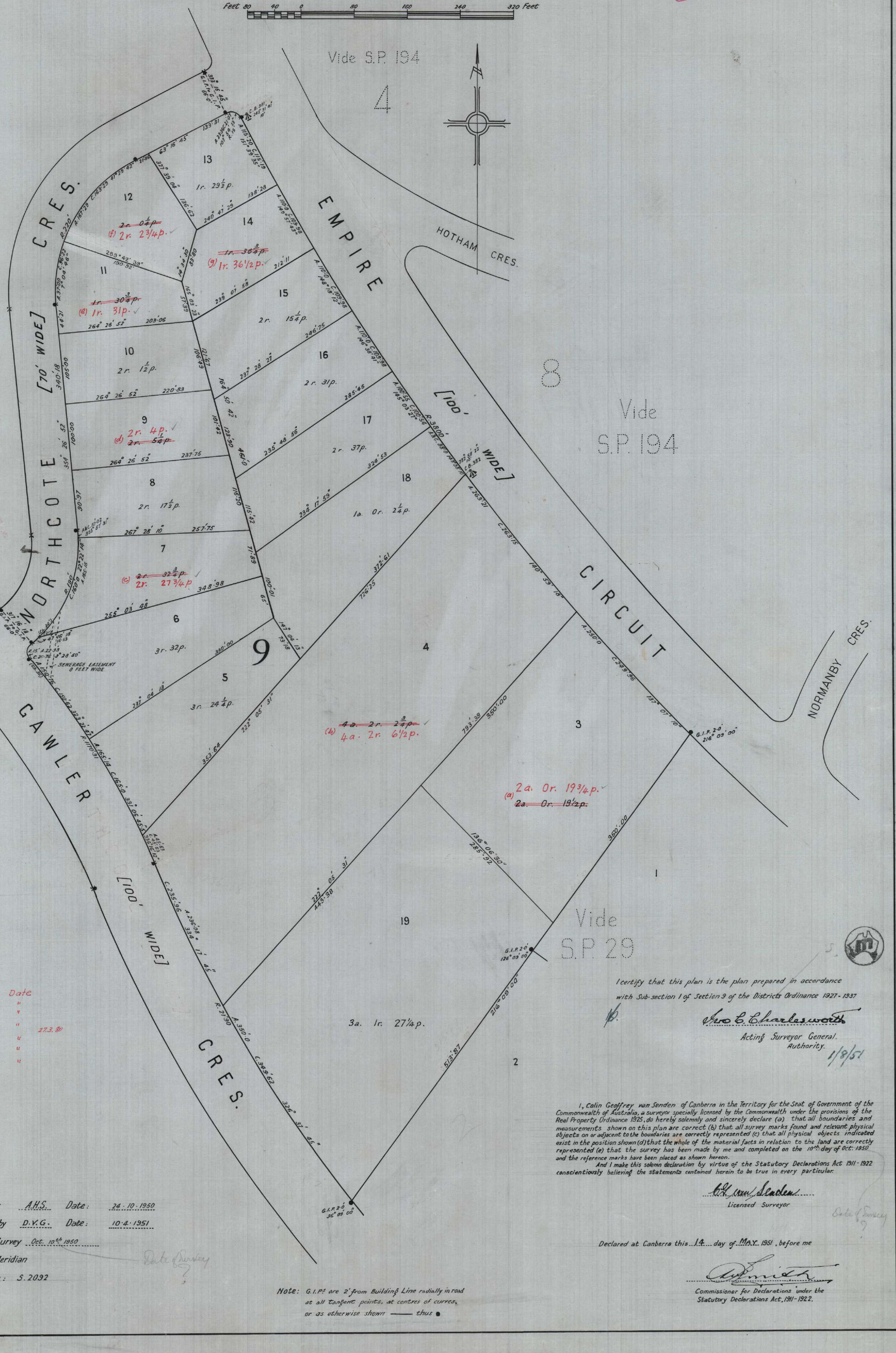
Volume 685 Folio 17 TITLES

Plan of
Subdivision of Section 9.[Part]
DIVISION OF DEAKIN
CANBERRA CITY DISTRICT
AUSTRALIAN CAPITAL TERRITORY

DEPOSITED PLAN No. S.P 316

Deposited in the office of the Registrar of Titles at Canberra in the Australian Capital Territory
the day of , 19
at minutes past o'clock in the noon
Approved J. B. Button.
Registrar of Titles

SCALE
Feet 80 40 0 80 160 240 320 Feet



Amendments

	Area	Date
(a)	"	"
(b)	"	"
(c)	"	"
(d)	" Rd. Newhold	" 27.3.80
(e)	"	"
(f)	"	"
(g)	"	"

Drawn by A.H.S. Date: 24·10·1950
Examined by D.V.G. Date: 10·4·1951
Date of Survey Oct. 10th 1950
Strom Meridian
Field Book: S.2092

Note: G.I.P.s are 2' from Building Line radially in road at all tangent points, at centres of curves, or as otherwise shown —— thus ●

I certify that this plan is the plan prepared in accordance with Sub-section 1 of Section 9 of the Districts Ordinance 1927-1937

Geo C. Charlesworth
Acting Surveyor General.
Authority.
1/8/51

I, Colin Geoffrey van Senden of Canberra in the Territory for the Seat of Government of the Commonwealth of Australia, a surveyor specially licensed by the Commonwealth under the provisions of the Real Property Ordinance 1925, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented (c) that all physical objects indicated exist in the position shown (d) that the whole of the material facts in relation to the land are correctly represented (e) that the survey has been made by me and completed on the 10th day of Oct: 1950 and the reference marks have been placed as shown hereon.

And I make this solemn declaration by virtue of the Statutory Declarations Act 1911-1922 conscientiously believing the statements contained herein to be true in every particular.

C.G. van Senden
Licensed Surveyor

Declared at Canberra this 14 day of MAY 1951, before me

Commissioner for Declarations under the Statutory Declarations Act, 1911-1922.

Checked 10/1/51

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

PHONE: 62071923

LEASE CONVEYANCING ENQUIRY

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

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

Unit	0	Block	11	Section	9	Suburb	DEAKIN

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

	No	Yes
1. Have any notices been issued relating to the Crown Lease?	(X)	( )
2. Is the Lessor aware of any notice of a breach of the Crown Lease?	(X)	( )
3. Has a Certificate of Compliance been issued? (N/A ex-Government House) ☐	( )	(X)

Certificate Number: Dated: 13-NOV-68

4. Has an application for Subdivision been received under the Unit Titles Act? (see report)

5. Has the Property been nominated for provisional registration, provisionally registered or registered in accordance with provisions of the Heritage Act 2004? (see report)

6. If an application has been determined, is the land subject to an Environmental Impact Statement under Chapter 8 of the Planning & Development Act 2007, or part 6.3 of the Planning Act 2023? (see report)

7. Has a development application been received, or approval (applications lodged prior to 2 April 1992 will not be included)? (see report)

8. Has an application been received or approved for Dual Occupancy? (applications lodged prior to 2 April 1992 will not be included) (see report)

9. Has an Order been made in respect of the Land pursuant to Part 11.3 of the Planning & Development Act 2007 or Part 12.3 of the Planning Act 2023? (see report)

10 Contaminated Land Search - Is there information recorded by Environment ACT regarding the contamination status of the land? (see report)

Applicant's Name : InfoTrack, InfoTrack
E-mail Address : actenquiries@infotrack.com.au
Client Reference : 20258139 - 184368546

Date: 27-JAN-26 10:22:40

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

INFORMATION ABOUT THE PROPERTY

DEAKIN Section 9/Block 11

-

Area(m2): 1,796.0
Unimproved Value: $2,550,000 **Year:** 2025
Subdivision Status: Application not received under the Unit Titles Act.

Heritage Status: Nil.

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

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

DEVELOPMENT APPLICATIONS ON THE PROPERTY (SINCE APRIL 1992)

Application DA202139021 **Lodged** 04-AUG-21 **Type** See Subclass

-- Application Details ----------

Description
PROPOSAL FOR NEW DWELLING - demolition of existing dwelling, and construction of a new two storey dwelling with basement carparking, swimming pool, landscaping and associated works.

-- Site Details ----------

District	Division	Section	Block(s)	Unit
Canberra Central	Deakin	9	11-11	

-- Involved Parties ----------

Role	Name
Lessee	Mojgan Miladinovic
Lessee	Aleksandar Miladinovic
Applicant	Turco & Associates Pty Ltd

-- Activities ----------

Activity Name	Status
Merit Track	Approval Conditional

Application DA20006818 **Lodged** 16-NOV-00 **Type** Single Dwelling

-- Application Details ----------

Description
ADDITIONS AND ALTERATIONS

-- Site Details ----------

District	Division	Section	Block(s)	Unit
Canberra Central	Deakin	9	11-11	

-- Involved Parties ----------

Role	Name
Applicant	Schneemann

-- Activities ----------

Activity Name	Status
Ba Single House	Approved

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

Application DA933560 **Lodged** 08-JUN-93 **Type** Single Dwelling

-- Application Details ----------

Description

-- Site Details ----------

District	Division	Section	Block(s)	Unit
Canberra Central	Deakin	9	11-11	

-- Involved Parties ----------

Role	Name
Applicant	Lester Firth & Associates

-- Activities ----------

Activity Name	Status
Residential Design & Siting	Approved

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

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

Sect	Blk	DA No.	Description	Overlay Policy	Status
9	12	202544182	FURTHER INFORMATION ON DA202544182-S167A PROPOSAL FOR DUAL OCCUPANCY. Further information on development application for Construction of two storey new second dwelling to form a dual occupancy, proposed garage, courtyard wall, landscaping and associated works which is still under consideration - the further information includes revised plans, in response to TPU, the Territory Plan, and Evo Energy.	Approval Conditional	18-SEP-25

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

LAND USE POLICIES

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

CONTAMINATED LAND SEARCH

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

ASBESTOS SEARCH

ACT Government records indicate that asbestos (loose fill or otherwise) is not present on this land. However, the accuracy of this information is not guaranteed. If the property was built prior to 1 January 2004, you should make your own enquiries and obtain reports (from a licensed Asbestos Assessor) in relation to the presence of loose-fill asbestos insulation (and other forms of asbestos e.g. bonded asbestos) on the premises.

CAT CONTAINMENT AREAS

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

URBAN FOREST ACT 2023

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

---- END OF REPORT ----

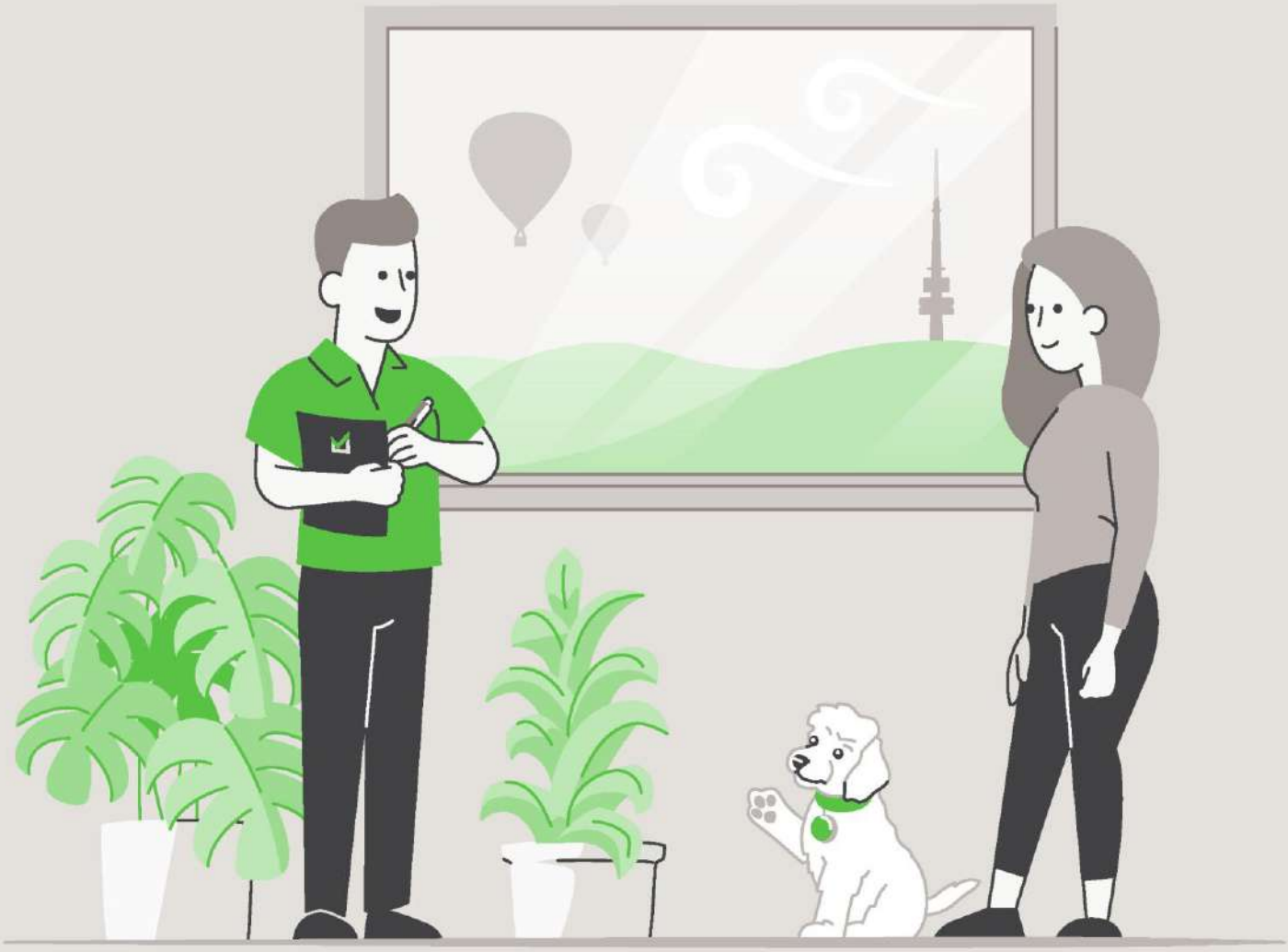
ACT PROPERTY INSPECTIONS

5 Northcote Crescent,
Deakin ACT 2600

Report prepared: Wednesday, June 17th 2026

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

Report



MASTER BUILDERS AUSTRALIAN CAPITAL TERRITORY

REIACT REAL ESTATE INSTITUTE OF THE AUSTRALIAN CAPITAL TERRITORY

Level 1, 33 Altree Court,
Phillip ACT 2606

PO Box 576
Erindale Centre ACT 2903

02 6232 4540
info@actpropertyinspections.com.au

ABN 33 600 397 466
actpropertyinspections.com.au

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	4.0 Stars
Inspection Date	Wednesday, June 17th 2026
Name of Assessor	Michael Kane
Reference Number	70589
Address of Property Inspected	5 Northcote Cres, Deakin ACT 2600
Client	Miladinovic
Block and Section	Block 11 Section 9 DEAKIN
Year original residence COU was issued	2025
Block size (approximately)	1796m^2
House size (approximately)	Upper Level: 175.10m^2 Ground Level: 271.60m^2 Lower Level: 63.70m^2 Garage: 72.50m^2 Pool Cabana: 20.40m^2
Weather conditions at time of Inspection	Fine
Occupancy Status	Occupied

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

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

PROPERTY CONSTRUCTION DETAILS

Flooring	Concrete and timber flooring
External walls	Brick veneer and light weight cladding
Roof framing	Timber: Truss roof framing
Roof cladding	Colorbond roof cladding
Glazing	Double glazed windows
Cooktops	Electric cooktops
Ovens	Electric ovens
Dishwasher	A dishwasher has been installed

*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	The inspection of the roof void was restricted to a visual inspection from the roof access point in bedroom 4 due to the low roof pitch not allowing bodily access. Insulation and ducting on top of ceiling restricting visual inspection of the ceiling framing
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	A full inspection was carried out inside the garage

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

DEFINITIONS

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

ENTRANCE

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

FORMAL LIVING

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

GUEST LIVING

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

KITCHEN/FAMILY/DINING

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
Walk in pantry	Good

HALLWAY

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

STAIRWELLS

Ceiling	Good
Walls	Good
Floor coverings	Good
Ceiling	Good

MEDIA ROOM

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

GYM

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

MUD ROOM

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

MASTER SUITE

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Walk in wardrobe	Good

BEDROOM 2

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

BEDROOM 3

Ceiling	Good
Walls	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
Walk in wardrobe	Good

GUEST BEDROOM

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

ENSUITE – MASTER SUITE

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
Toilet suite	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

ENSUITE – BEDROOM 2

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

ENSUITE – BEDROOM 3

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

ENSUITE – BEDROOM 4

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

ENSUITE – GUEST BEDROOM

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

POWDER ROOM – ADJACENT MEDIA ROOM

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

POWDER ROOM – ADJACENT GUEST BEDROOM

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

LAUNDRY

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

POOL CABANA

Structure	Good
Roof covering	Good
Roof pointing	Good
Fascia	Good
Gutters	Good
Ceiling	Good
Walls	Good. No major cracking noted
Floor coverings	Good

SHOWER ROOM TO POOL CABANA

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

EXTERIOR

Driveway and paths	Good. No major cracking noted
Eaves	Good
Fascia	Good
Gutters	Good. The gutters appear to be in functional condition
External walls	Good. No major cracking noted
Windows	Good
Fences	Good
Gate	Good
Alfresco	Good
Entertainment area adjacent family room	Good
Retaining walls/pool edge	Recommend installation of a safety barrier where the fall potential is greater than 1m
Pool storage	Good
Site drainage	The site generally drains away from the perimeter of the building

GARAGE

Ceiling	Good
Walls	Good
Garage door	Good
Is an auto opener installed on the roller door?	Yes
Access door	Good

DEFINITIONS

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

IMPORTANT ADVICE

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

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

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

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

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water during rainfall and stormwater runoff and have the water directed away from the house or to storm water pipes by a licensed plumber/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:	5 Northcote Cres, Deakin ACT 2600
Client:	Miladinovic
Inspection Date:	Wednesday, June 17th 2026
Inspection carried out by:	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:

Ceiling framing timbers were concealed by insulation and ducting flex. 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. The inspection of the roof void was restricted to a visual inspection from the roof access point in bedroom 4 due to the low roof pitch not allowing bodily access.

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

1.4 The property was furnished 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 termite management notice was not found in the meter box; however, due to the age of the residence a barrier system should have 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 were clear allowing the free flow of air.

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.

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.**

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

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

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

DEFINITIONS

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

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

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

Reasonable access:

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

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

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

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

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

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

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

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

A more invasive physical inspection is available and recommended:

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

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

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

A price is available on request.

Concrete slab homes:

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

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

Subterranean termites:

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

Important note:

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

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

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

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

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

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

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

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

Risk management options:

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

CONTACT THE INSPECTOR

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

NOTICE TO THE PURCHASER

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

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

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

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

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

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

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

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

ACT PROPERTY INSPECTIONS

Compliance Report



COMPLIANCE REPORT

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

Property Address: 5 Northcote Cres, Deakin ACT 2600
Block & Section: Block 11 Section 9 DEAKIN
Inspection Date: Wednesday, June 17th 2026

APPROVAL STATUS

Description	Plan number	Certificate of occupancy date	Approval status
Demolition of Residence & Garage	B2022643/A	24/04/2025	Approved.
New Residence, Basement (Gym, Media, Laundry, Mud Room) New Garage, Retaining & Courtyard Walls, Water Tank & Alfresco	B20223622/A/B	05/05/2025	Approved.
New Swimming Pool, Safety Barrier & Associated Pool Structures (Cabana, Sauna WC, Storage)	B20224287/A/B	24/06/2025	Approved.
Front chain link fence	-	-	This structure is unapproved as it has been constructed forward of the front building line. Development approval is required.

SURVEY REPORT

Survey Report completed by	Date Survey report was completed	Comments
M & M Surveys	Saturday, 1 July 2023	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: DEAKIN **SECTION:** 9 **BLOCK:** 11 **UNIT:** N/A **EX GOV:** NO

COU ISSUED Y/N	PLAN NUMBER	FOLIO NO.	DESCRIPTION OF WORK	AMEND	DETAILS	PERMIT NUMBER	COU PLAN NO. & DATE
Y	B2022643/A	-	DEMOLITION OF RESIDENCE & GARAGE			B2022643/A	
		-					B2022643/A 24/04/2025
Y	B20223622/A	-	NEW RESIDENCE, BASEMENT (GYM, MEDIA, LAUNDRY, MUDROOM) NEW GARAGE, RETAINING & COURTYARD WALLS WATER TANK & ALFRESCO			B20223622/A	
Y	B20223622/B	-		Y			
		-					B20223622/A/B 05/05/2025
Y	B20224287/A	-	NEW SWIMMING POOL, SAFTEY BARRIER & ASSOCIATED POOL STRUCTURES (CABANA, SAUNA, WC, STORAGE)			B20224287/A	
Y	B20224287/B	-		Y			
		-					B20224287/A/B 24/06/2025
		-					
		-					

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

Drainage Plan Number: 1794

Survey: Y (01)

Comments:

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:

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

If requested:

	Yes	No
• Drainage Plan(s)	☒	☐

ASBESTOS

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

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

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

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

Search officer comments (if any?)

Search officer initials: Tony

Job# 48498
1 July 2023

Status Living
building@statusliving.com.au

Re: 5 Northcote Crescent, Deakin

Dear Sir or Madam

As instructed, we have surveyed the land at Deakin, in the Division of Deakin, District of Canberra Central, having a total frontage of frontage of 43.035 metres to Northcote Crescent, being **Block 11 Section 9 Deposited Plan No. 316** as shown in the sketch on Page 2.

Upon this land stand the concrete foundations buildings in the course of erection to be on completion a single residence and pool house.

The sketch shows the position of the concrete foundations relative to the boundaries and levels of the concrete slab on Australian Height Datum (A.H.D).

Other than as stated or referred to above, there are no apparent encroachments upon this land or by this property on adjoining lands or street.

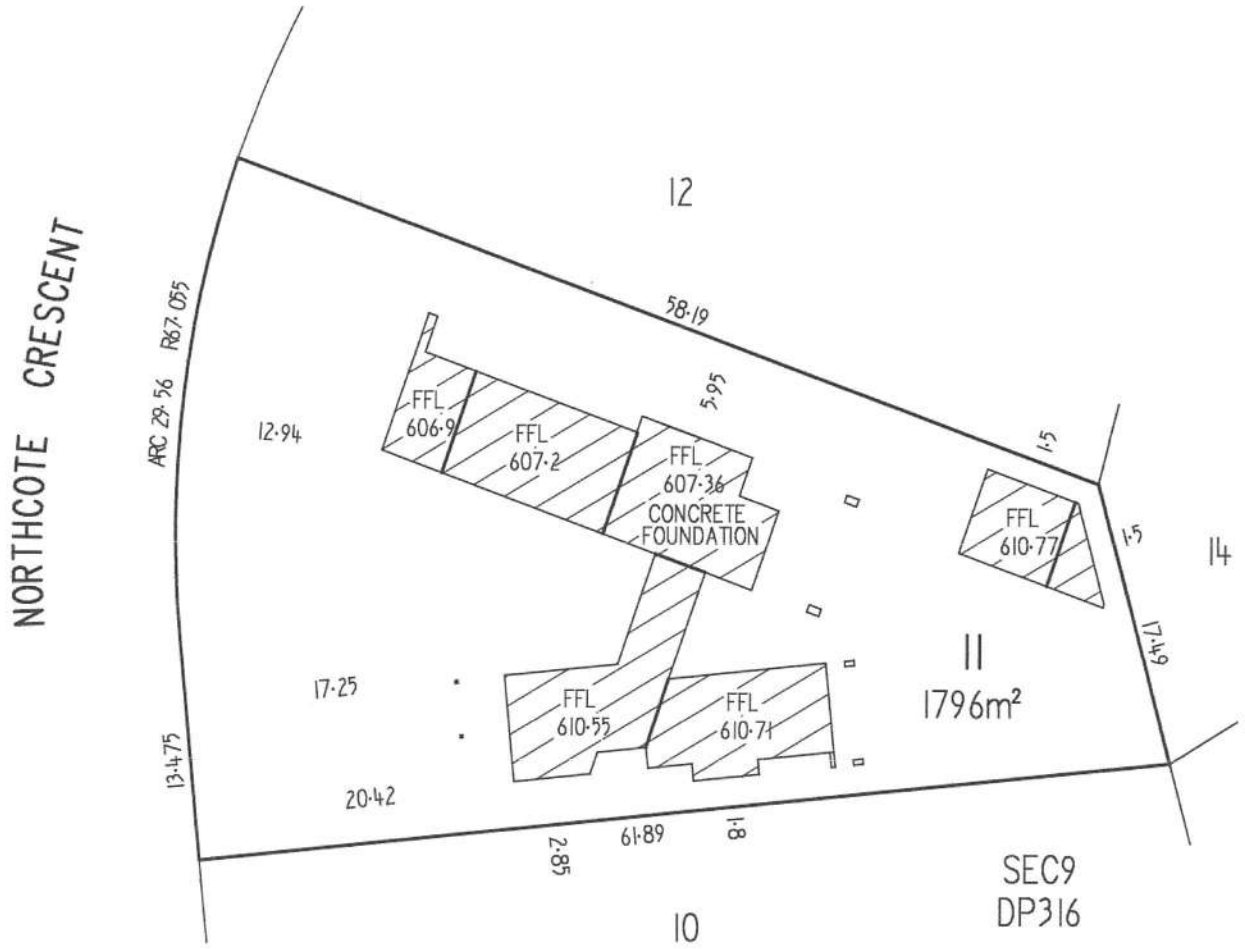
Yours faithfully

Andrew Spain
Registered Surveyor

KLEVEN SPAIN
Survey Consultants

2/1 Fisher Square Fisher ACT 2611
P.O. Box 3977 Weston Creek ACT 2611
☎ 02 6287 3096 | 0413 522 293
🖷 02 6287 3590 | www.klevenspain.com
✉ klevenspain@bigpond.com

ABN 33 277 452 611
Telephone (02) 6241 0012
Facsimile (02) 6241 0013
Email admin@mmsurveys.com.au
Address Unit 1/68 Dacre Street, Mitchell ACT 2911
Post PO Box 851, Mitchell ACT 2911



SCALE 1:400
LENGTHS ARE IN METRES

ABN 33 277 452 611
Telephone (02) 6241 0012
Facsimile (02) 6241 0013
Email admin@mmsurveys.com.au
Address Unit 1/68 Dacre Street, Mitchell ACT 2911
Post PO Box 851, Mitchell ACT 2911

Certificate of Completion of Demolition

Certificate No.: **B2022643C1**

Access Canberra Land, Planning and Building Services

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

This Certificate is issued in accordance with Section 71 (2) of the Building Act 2004.

The demolition of the building works listed on this certificate has been completed in accordance with the prescribed requirements.

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	11	9	DEAKIN	CANBERRA CENTRAL	Australian Capital Territory

Plans
B2022643/A

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
1a(I)	Demolition	RESIDENCE		NA		B2022643N1	INDETAIL DESIGN & CONSTRUCTION PTY LTD
10a	Demolition	GARAGE		NA		B2022643N1	INDETAIL DESIGN & CONSTRUCTION PTY LTD

Comments

Important Note:

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

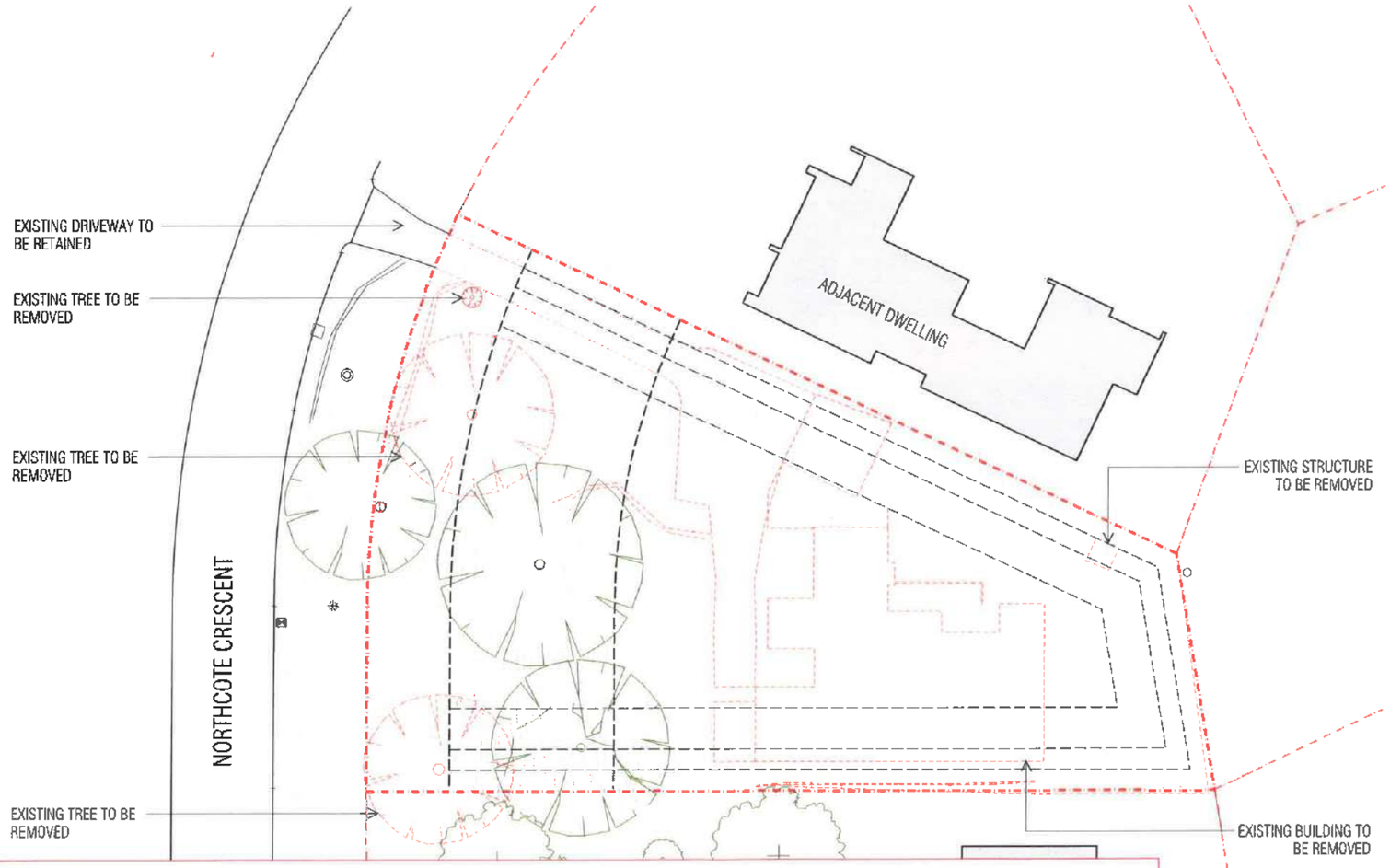
Issued by: Lee Liao

Delegate of the ACT Construction Occupations Registrar.

Issued on: 24/04/2025

Building Approval
Is issued under section 28 of the Building Act 2004
CBS Residential Certifiers Pty Ltd

18/02/2022 Licence No: 2019937



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 182
Delegate name TIAKA BORAIAH
Date 2/12/2021

Verge trees are not approved for removal Urban Treescapes require an LMPP which indicates the methodology in writing & in plan which includes the following;

Prior to and during Construction period

1. No works shall be undertaken without first undertaking Dial Before You Digs https://www.1100.com.au/ to ensure any infrastructure is identified and protected during the works.
2. No work, that includes but is not limited to, excavation (e.g. for services including gas, water, sewer, stormwater, electricity, telecommunications, footings and irrigation) or modification of existing ground levels and placement of site sheds, building materials, equipment, fill or vehicles shall occur within the fenced off tree protection zone (dripline + 2 metres) without prior permission from TCCS Urban Treescapes.
3. Services that need to be installed within the tree protection zone of the tree shall be under bored unless otherwise agreed in writing by TCCS Urban Treescapes.
4. No further excavation within the dripline of the retained tree is supported without consultation with TCCS Urban Treescapes.

Site Access

1. Access onto site shall be through the main driveway only.

Protective Fencing

1. Verge protection fencing shall be installed prior to any works commencing, including demolition and remains in place until construction works are completed and shall be;
   - continuous 1800 mm high chain wire protective fence, with concrete bases
   - around the TPZ (canopy +2m) of any tree which may be impacted by the construction works and no closer than a minimum distance of 3m from the trunk of the tree on all sides unless otherwise agreed to in writing by TCCS Urban Trees
   - 1.2m from back from the kerb
   - 600mm inset from driveway access

Tree Root Protection

1. Any excavation works within the TPZ (canopy +2m) of tree 1 is to be carried out in accordance with section 7.6.2 of TCCS AA-REF-04.
2. As most tree roots are in the top 300mm of the soil profile, exploratory works to identify roots within proposed construction zone must be done by hand trenching or Hydro vac to a depth of 300mm along the line of the TPZ.
3. Hydro excavation works must be carried out with no greater than 1500psi using a fan shaped nozzle and not by direct jet spray activities as these works must not remove the bark from the roots.
4. Where tree roots > 30mm are uncovered and require trimming, they must be cut cleanly with equipment specifically designed for this purpose by suitably qualified arborist. THIS WOULD BE A HOLDING POINT WHERE URBAN TREESCAPES WOULD INSPECT THE SITE BEFORE ANY WORKS COMMENCE. The contact person is required to notify a TCCS officer on 62051574 or email TCCS.UrbanTreesDIDCoord@act.gov.au
5. Maintain the good health of the trees that have had disturbance in their root zone by continual watering, at no time shall the disturbed area be allowed to dry out to the detriment of the trees health.
6. Any uncovered tree roots shall be covered immediately with geotextile or hessian fabric and watered regularly to ensure roots don't dry out.
7. Any wash down of tools or chemicals including concrete wash is not permitted within the tree protection zone (canopy +2 metres) or to run off into the verge.
8. Any damage to the tree/ tree roots which causes the tree to decline, will require tree replacement at the developers expense.

If the driveway is to be replaced, then the following conditions also apply;

Tree root Protection and removal of existing driveway

1. The existing driveway must stay in place until all other works are completed
2. No machinery is to be allowed within the verge or TPZ without approval from TCCS Urban Trees. The contact person is required to notify a TCCS officer on 62051574 or email TCCS.UrbanTreesDIDCoord@act.gov.au
3. Trenching shall be to the depth of the material to be removed.
4. To ensure no root damage occurs, the removal of the existing driveway /path pavement shall be carefully done in small sections and only to the depth of the existing material, so as not to break up material and cause damage to tree roots.
5. Care must be taken with the removal of pavement and subbase to ensure no roots are pulled away in the process.
6. Protect exposed roots from desiccation by tightly watering or covering with hessian which must be kept moist.
7. Any damage to the tree/ tree roots which causes the tree to decline, will require tree replacement at the developers expense.

Proposed driveway

1. All construction work of the new driveway crossover shall be the last is to be completed prior to excavation and removal of the existing driveway.
2. The driveway excavation will not exceed 175mm.
3. Any construction activities additional to those documented on the plan are prohibited without further approval from TCCS.
4. As per Clause 6.2 in AA-REF-04 proposed service excavation on public land needs to be identified on the LMPP.

Verge Reinstatement

1. Verge must be decompacted prior to reinstatement
2. Excavation around tree root zone must be done by hand in a radial manner from the trunk outward to a MAX depth of 25mm
3. Reinstate verge soil with a 50/50 mix of Type 2 & Type 3 TOPSOIL as per MITS-09A-Topsoil-1-0 (A28771472).pdf to match finished levels.
4. Mulch shall be recommended by the arborist and irrigation is to be undertaken for a minimum of six months following any root damage.

WATER SUPPLY - DEMOLITION WORKS ACTEWAGL REQUIREMENTS FOR DEMOLITION WORK WHICH HAS THE POTENTIAL TO DAMAGE ACTEW ASSETS OR RESULT IN CONTAMINATION OF THE POTABLE WATER SUPPLY, THE PROPERTY OWNER (OR THEIR DESIGN OR CONSTRUCTION AGENT) IS RESPONSIBLE TO:
1. WHERE AN ACTEW WATER MAIN TRAVERSES A PROPERTY (AND WHERE AN ACTEW WATER MAIN IS OUTSIDE THE PROPERTY BOUNDARY BUT PROPOSED DEMOLITION WORKS MAY IMPACT ON THE WATER MAINS PIPE-PROTECTION-ENVELOPE), OBTAIN ACCURATE WATER NETWORK SURVEY PLANS FROM ACTEWAGL OR FROM A SITE SURVEY BY A REGISTERED SURVEYOR, SHOW WATER ASSET LOCATIONS (INCLUDING MAINS, VALVES AND HYDRANTS) ON RELEVANT DEMOLITION PLANS (WITH OFF-SET DIMENSIONS TO SITE BOUNDARIES).
2. IDENTIFY THE LOCATION OF THE ACTEW ISOLATION VALVE AND WATER METER ON THE SITE PLAN (WITH OFF-SET DIMENSIONS FROM SITE BOUNDARIES).
3. RECORD THE CONDITION OF THE WATER CONNECTION PIPE, ISOLATION VALVE, WATER METER, VERGE HYDRANTS, VERGE NETWORK VALVES, ETC. CALL ACTEWAGL TO REPAIR DAMAGED COMPONENTS. PHONE 131 193. A FAILURE TO IDENTIFY ANY FAULTS BEFORE DEMOLITION WORKS COMMENCE MAY RESULT IN THE PROPERTY OWNER (OR THEIR CONTRACTORS) BEING HELD RESPONSIBLE TO PAY FOR THE REPAIR OF DAMAGE CAUSED BY A FAILURE TO ADEQUATELY PROTECT THOSE ASSETS DURING THE DEMOLITION OR BUILDING CONSTRUCTION WORKS.
4. ENGAGE A LICENSED PLUMBER TO DISCONNECT THE INTERNAL PLUMBING SERVICE AT THE WATER METER BEFORE ANY DEMOLITION WORKS COMMENCE.
5. WHERE FURTHER CONSTRUCTION WORKS IS PLANNED, INSTALL A TEMPORARY HOSE COCK ADJACENT TO THE METER. RETAIN THE METER, METER BOX AND HOSE COCK FOR THE DURATION OF ANY BUILDING WORKS. IDENTIFY, FLAG, BARRICADE AND PROTECT THE METER ASSEMBLY FROM DEMOLITION OPERATIONS AND ACCIDENTAL DAMAGE. TO AVOID ACCIDENTAL WASTAGE, TURN OFF THE ISOLATION VALVE UNTIL REQUIRED.
6. WHERE FURTHER CONSTRUCTION WORKS IS NOT PROPOSED TO COMMENCE WITHIN 12 MONTHS FROM THE DATE DEMOLITION WORKS COMMENCE, PERMANENT DISCONNECTION AND REMOVAL OF THE METER MAY BE REQUIRED. PLEASE CONSULT WITH ACTEWAGL.
7. FLAG AND PROTECT NETWORK ISOLATION VALVES AND HYDRANTS (ON THE VERGE) FROM DEMOLITION OPERATIONS AND ACCIDENTAL DAMAGE.
8. ADVISE ACTEWAGL THAT THE DEMOLITION IS COMPLETE. (ACTEWAGL MAY TAKE THE OPPORTUNITY TO INSTALL A NEW ISOLATION VALVE AND METER SSEMBLY TO THE CURRENT ACTEW STANDARD).

CONTACTS:
ALL WATER NETWORK ENQUIRIES SHOULD BE MADE TO THE WATER ENQUIRIES LINE: 6248 3555 (PRESS 2 FOR WATER) OR BY VISITING THE CUSTOMER SERVICE COUNTER AT 12 HOSKINS STREET MITCHELL DURING BUSINESS HOURS.

SEWER CONNECTIONS
DEMOLITION WORKS
ACTEWAGL REQUIREMENTS FOR DEMOLITION WORK WHICH HAS THE POTENTIAL TO DAMAGE ACTEW ASSETS OR RESULT IN DISCHARGE OF STORMWATER OR OTHER UNAPPROVED WASTES (OTHER THAN DOMESTIC SEWAGE) TO THE ACTEW SEWERAGE NETWORK.
THE PROPERTY OWNER (OR THEIR DESIGN OR CONSTRUCTION AGENT) IS RESPONSIBLE TO:
1. WHERE AN ACTEW SEWER MAIN TRAVERSES A PROPERTY OR AN ACTEW SEWER MAIN IS OUTSIDE THE PROPERTY BOUNDARY (AND PROPOSED DEMOLITION WORKS MAY IMPACT ON THE SEWER MAINS PIPE-PROTECTION-ENVELOPE), OBTAIN ACCURATE SEWER NETWORK SURVEY PLANS FROM ACTEWAGL OR FROM A SITE SURVEY BY A REGISTERED SURVEYOR. SHOW SEWER ASSET LOCATIONS (INCLUDING MANHOLE, BOUNDARY RISER AND TIE LOCATION) ON RELEVANT DEMOLITION PLANS (WITH OFF-SET DIMENSIONS FROM SITE BOUNDARIES).
2. RECORD THE CONDITION OF MANHOLE COVERS, ETC. CALL ACTEWAGL TO REPAIR DAMAGED COMPONENTS. PHONE 131 193. A FAILURE TO IDENTIFY ANY FAULTS BEFORE DEMOLITION WORKS COMMENCE MAY RESULT IN THE PROPERTY OWNER (OR THEIR CONTRACTORS) BEING HELD RESPONSIBLE TO PAY FOR THE REPAIR OF DAMAGE CAUSED BY A FAILURE TO ADEQUATELY PROTECT THOSE ASSETS DURING THE DEMOLITION OR BUILDING CONSTRUCTION WORKS.
3. ENGAGE A LICENSED DRAINER TO DISCONNECT THE INTERNAL SANITARY DRAINS BEFORE ANY DEMOLITION WORKS COMMENCE. THE DISCHARGE OF DEBRIS, STORMWATER OR OTHER UNAPPROVED LIQUID WASTES (OTHER THAN DOMESTIC SEWAGE) IS AN OFFENCE UNDER THE UTILITIES ACT 2000.
4. IDENTIFY, FLAG, BARRICADE AND PROTECT THE SANITARY DRAINAGE RISER (INSTALLED) AND MANHOLES FROM DEMOLITION OPERATIONS.
5. WHERE FURTHER CONSTRUCTION WORKS IS PLANNED, SANITARY DRAINS ARE TO BE TEMPORARILY SEALED OFF BY CAPPING NO CLOSER THAN 3 METRES FROM THE ACTEW TIE. EXCAVATION AND CAPPING IS TO BE UNDERTAKEN BY LICENSED DRAINERS AT THE CUSTOMER EXPENSE.
THE CAPPING POINT IS TO BE STAKED BEHIND THE CAP AND IDENTIFIED AT GROUND LEVEL.
NOTE: THE SUBSEQUENT BUILDING CONTRACTOR WILL BE REQUIRED TO MAKE A NEW SANITARY DRAINAGE CONNECTION AT THE DESIGNATED TIE (NOT AT THE TEMPORARY CAP).
THIS MAY REQUIRE THE REMOVAL OF OLD JUMP-UPS IN THE CUSTOMER SANITARY DRAINS.
WHEN THE TIE IS EXPOSED IT IS DESIRABLE TO ASK ACTEWAGL TO INSPECT THE BRANCH-LINE TO ENSURE IT IS IN GOOD CONDITION.
6. WHERE FURTHER CONSTRUCTION WORKS IS NOT PROPOSED TO COMMENCE WITHIN 12 MONTHS FROM THE DATE DEMOLITION WORKS COMMENCE, PERMANENT DISCONNECTION MAY BE REQUIRED. PLEASE CONSULT WITH ACTEWAGL
7. ADVISE ACTEWAGL THAT THE DEMOLITION IS COMPLETE.
CONTACTS:
ALL WATER NETWORK ENQUIRIES SHOULD BE MADE TO THE WATER ENQUIRIES LINE: 6248 3555 (PRESS 2 FOR WATER) OR BY VISITING THE CUSTOMER SERVICE COUNTER AT 12 HOSKINS STREET
MITCHELL DURING BUSINESS HOURS.

GENERAL NOTES:
1. OWNER TO ENGAGE LICENCED CONTRACTOR TO ASSESS EXISTING STRUCTURES AND DETERMINE HAZARDOUS MATERIALS AND ASBESTOS PRIOR TO DEMOLITION.
2. ANY HAZARDOUS MATERIALS AND ASBESTOS LOCATED ON THE EXISTING BUILDING TO BE DISPOSED OF BY A LICENSED CONTRACTOR.
3. SERVICES DISCONNECTIONS IN ACCORDANCE WITH UTILITY REQUIREMENTS
4. ELECTRICITY TO BE DISCONNECTED IN ACCORDANCE WITH ACTEW REQUIREMENTS. MAINTAIN TEMPORARY SUPPLY FOR CONSTRUCTION.
5. ALSO REFER CIVIL ENGINEERS DOCUMENTATION

www.turcoassociates.com.au turcoandassociates

Residential Builders' Warranty Insurance
Certificate of Insurance

QBE Insurance (Australia) Ltd
Level 18, 388 George St.
Sydney Act 2000
Phone: PHONE:8275 9999
Fax: 02 8275 9330
ABN: 78 003 191 035
AFS License No: 239545

Policy Number 180025788BWI-14

ALEKSANDAR MILADINOVIC
5 NORTHCOTE CRES
DEAKIN
2600

Name of intermediary
AON HIA (NSW/ACT)
GPO BOX 2188
CANBERRA ACT 2601

Account number
180006684
Date issued
15/08/2022

Policy schedule details

Certificate in respect of insurance

Residential Building Work by Contractors

A contract of insurance complying with the Building Act 2004 and Regulations has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of Residential Building Work as described in the Schedule herein.

In respect of	NEW SINGLE DWELLING CONSTRUCTION CONTRACT
At	BLOCK 11 SECTION 9 5 NORTHCOTE CRESCENT DEAKIN ACT 2600
Carried out by	BUILDER MOMIR MILADINOVIC ABN: 40 722 835 705
Declared contract price	$400,000.00
Contract date	05/08/2022
Builders registration no.	19894687
Building owner / Beneficiary	ALEKSANDAR MILADINOVIC

Subject to the Building Act 2004, Regulations and the conditions of the Insurance contract, cover will be provided to the Building Owner/ Beneficiary named in the domestic building contract and to the successors in title to the Building Owner/Beneficiary or the immediate successor in title to the builder or developer who did the work and subsequent successors in title.

For and behalf of QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:
This certificate must be read in conjunction with the Policy Wording and kept in a safe place.
These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

To confirm the registration of this document, please visit the QBE Certificate Register via https://www.qbe.com/au/home-insurance/builders-insurance. By matching the details on this certificate with the details included in the register, it confirms your Certificate of Insurance was issued by QBE.

QM1824-0422

Certificate of Occupancy and Use

Certificate No.: **B20223622C1**

Access Canberra Land, Planning and Building Services

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

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

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

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	11	9	DEAKIN	CANBERRA CENTRAL	Australian Capital Territory

Plans
B20223622/A
B20223622/B

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
1a(I)	New	RESIDENCE	Residence	NA		B20223622N1	MOMIR MILADINOVIC
1a(I)	New	RESIDENCE	Basement (gym, media, laundry, mud room)	NA		B20223622N1	MOMIR MILADINOVIC
10a	New	GARAGE	Basement (garage)	NA		B20223622N1	MOMIR MILADINOVIC
10b	Other	SEE DESCRIPTION	Retaining and courtyard walls	NA		B20223622N1	MOMIR MILADINOVIC
10b	Other	SEE DESCRIPTION	Water tank	NA		B20223622N1	MOMIR MILADINOVIC
10a	Other	SEE DESCRIPTION	Alfresco	NA		B20223622N1	MOMIR MILADINOVIC

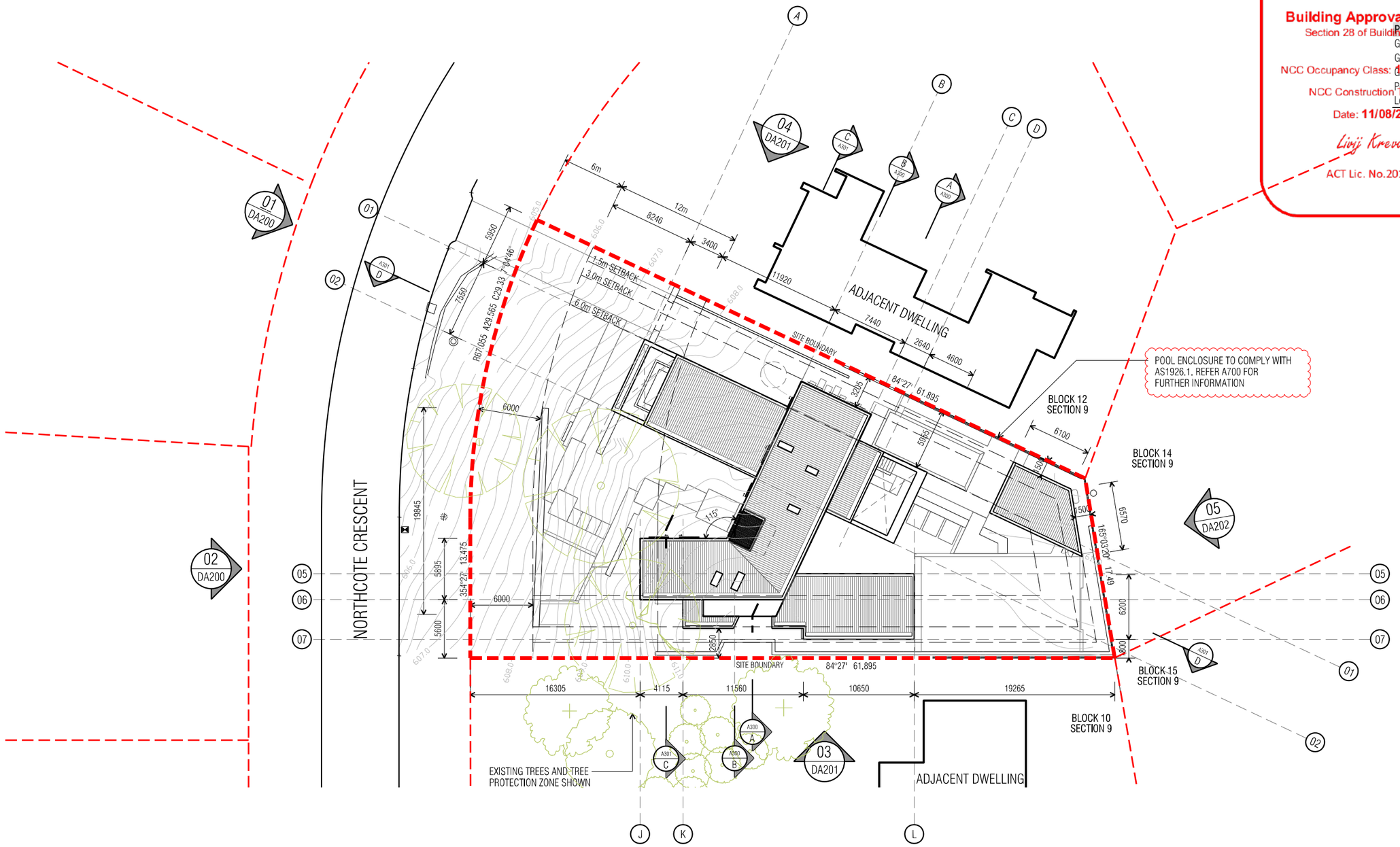
Comments **Important Note:**

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

Issued by: Sian OSullivan

Delegate of the ACT Construction Occupations Registrar.

Issued on: 05/05/2025



AREA SCHEDULE		
Site Area		1,796
Plot Ratio		50%
	Developable Area	898.0
PROPOSED AREAS		
Garage		72.5
Gym, Media, Laundry, Mud Roon		63.7
Ground Floor		271.6
Pool Cabana		20.4
Level 01		175.1
	Total GFA	467.1
	Total Incl. Basement	603.3
	Plot Ratio	26.0%

SELECT STRUCTURE
BUILDING CERTIFICATION

Building Approval issued under Section 28 of Building Act 2004

NCC Occupancy Class: **1a(i), 10a, 10b**

NCC Construction Type: **N/A**

Date: **11/08/2022**

Livij Krevatin

ACT Lic. No.2010979

DATE	AI NO.	COMMENT	REV.
22/07/22		REVISED POOL BARRIER FENCING	02
29/07/22		ISSUED FOR BUILDING APPROVAL	03

DATE	AI NO.	COMMENT	REV.

CONSTRUCTION

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Location

Suite 30, 2 King Street Deakin
Canberra ACT 2600
+61 6162 0735
e: canberra@turcoassociates.com.au
w: turcoassociates.com.au

turco and associates

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NOTE:
ALL WORKS TO BE COUNSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REGULATIONS. CARRY OUT ALL WORK IN THE BEST AND TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT.

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PROJECT
NORTHCOTE HOUSE

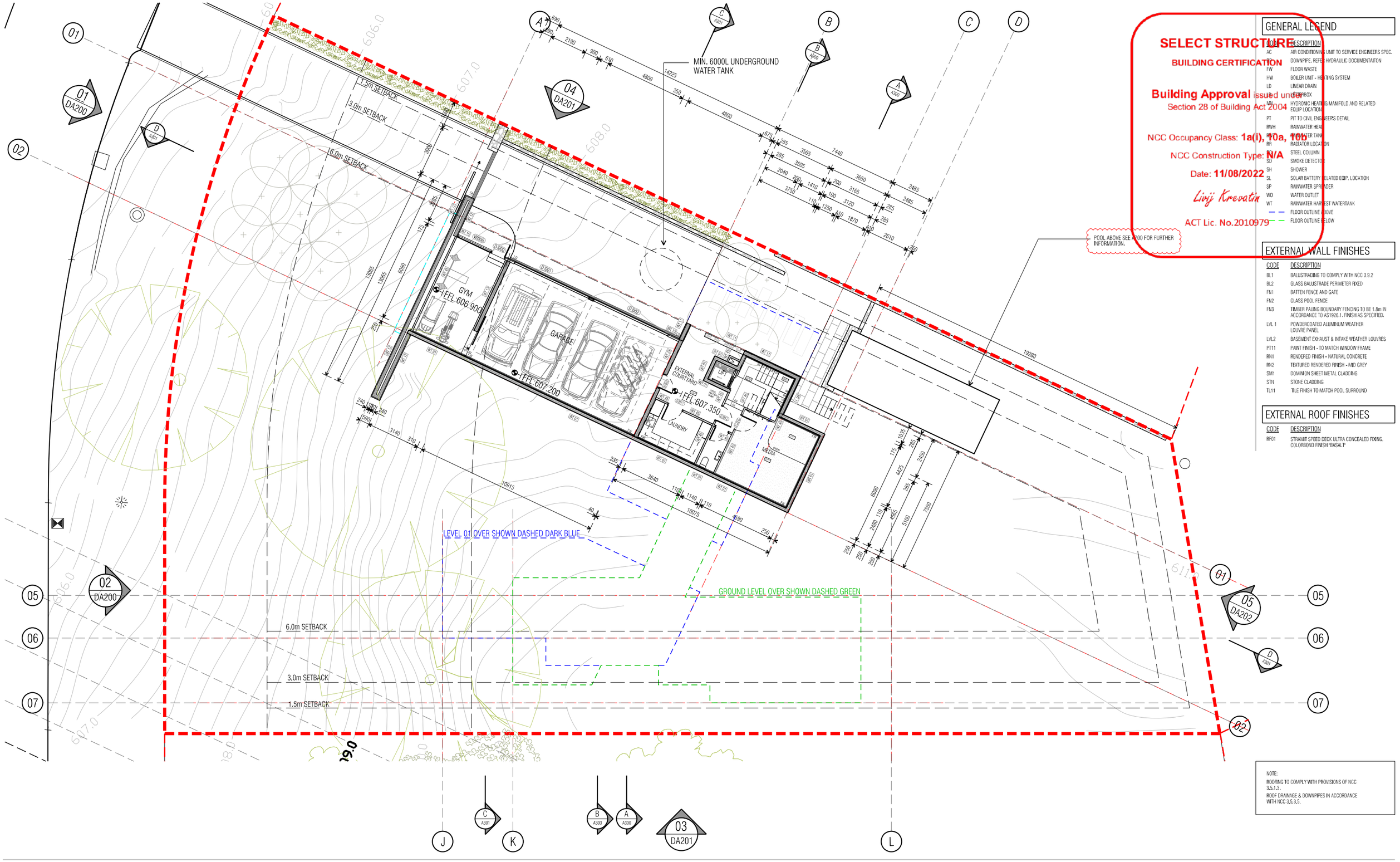
CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

GENERAL NOTES:
DO NOT SCALE FROM THIS DRAWING, USE GIVEN DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF SHOP DRAWINGS OR FABRICATION. ANY DISCREPANCIES ARE TO BE REFERRED TO THE ARCHITECT/ENGINEER/DESIGNER PRIOR TO THE COMMENCEMENT OF WORK.

DRAWING TITLE
SITE PLAN

SCALE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	MP	MT
JOB NO.	DATE	
TA2056	29/07/2022	
STATUS	DRAWING NO.	REVISION
WD	A001	03



SELECT STRUCTURES

BUILDING CERTIFICATION

Building Approval issued under Section 28 of Building Act 2004

NCC Occupancy Class: **1a(i), 10a, 10b**

NCC Construction Type: **N/A**

Date: **11/08/2022**

Livij Krevatin

ACT Lic. No.2010979

GENERAL LEGEND

CODE	DESCRIPTION
AC	AIR CONDITIONING UNIT TO SERVICE ENGINEERS SPEC.
DP	DOWNPIPE, REFER HYDRAULIC DOCUMENTAITON
FW	FLOOR WASTE
HW	BOILER UNIT - HEATING SYSTEM
LD	LINEAR DRAIN
MB	METER BOX
MV	HYDRONIC HEATING MANIFOLD AND RELATED EQUIP LOCATION
PT	PIT TO CIVIL ENGINEERS DETAIL
RWH	RAINWATER HEAD
RT	RAINWATER TANK
RR	RADIATOR LOCATION
SC	STEEL COLUMN
SD	SMOKE DETECTOR
SH	SHOWER
SL	SOLAR BATTERY RELATED EQIP. LOCATION
SP	RAINWATER SPREADER
WO	WATER OUTLET
WT	RAINWATER HARVEST WATERTANK
	FLOOR OUTLINE ABOVE
	FLOOR OUTLINE BELOW

EXTERNAL WALL FINISHES

CODE	DESCRIPTION
BL1	BALUSTRADING TO COMPLY WITH NCC 3.9.2
BL2	GLASS BALUSTRADE PERIMETER FIXED
FN1	BATTEN FENCE AND GATE
FN2	GLASS POOL FENCE
FN3	TIMBER PALING BOUNDARY FENCING TO BE 1.8m IN ACCORDANCE TO AS1926.1. FINISH AS SPECIFIED.
LVL 1	POWDERCOATED ALUMINUM WEATHER LOUVRE PANEL
LVL2	BASEMENT EXHAUST & INTAKE WEATHER LOUVRES
PT11	PAINT FINISH - TO MATCH WINDOW FRAME
RN1	RENDERED FINISH – NATURAL CONCRETE
RN2	TEXTURED RENDERED FINISH - MID GREY
SM1	DOMINION SHEET METAL CLADDING
STN	STONE CLADDING
TL11	TILE FINISH TO MATCH POOL SURROUND

EXTERNAL ROOF FINISHES

CODE	DESCRIPTION
RF01	STRAMIT SPEED DECK ULTRA CONCEALED FIXING. COLORBOND FINISH "BASALT"

NOTE:
ROOFING TO COMPLY WITH PROVISIONS OF NCC 3.5.1.3.
ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.5.

DATE	AI NO.	COMMENT	REV.
11/07/22		REVISED POOL BARRIER FENCING	06
29/07/22		ISSUED FOR BUILDING APPROVAL	07

CONSTRUCTION

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Location

Suite 30, 2 King Street Deakin
Canberra ACT 2600
+61 6162 0735
e: canberra@turcoassociates.com.au
w: turcoassociates.com.au

turco and associates

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

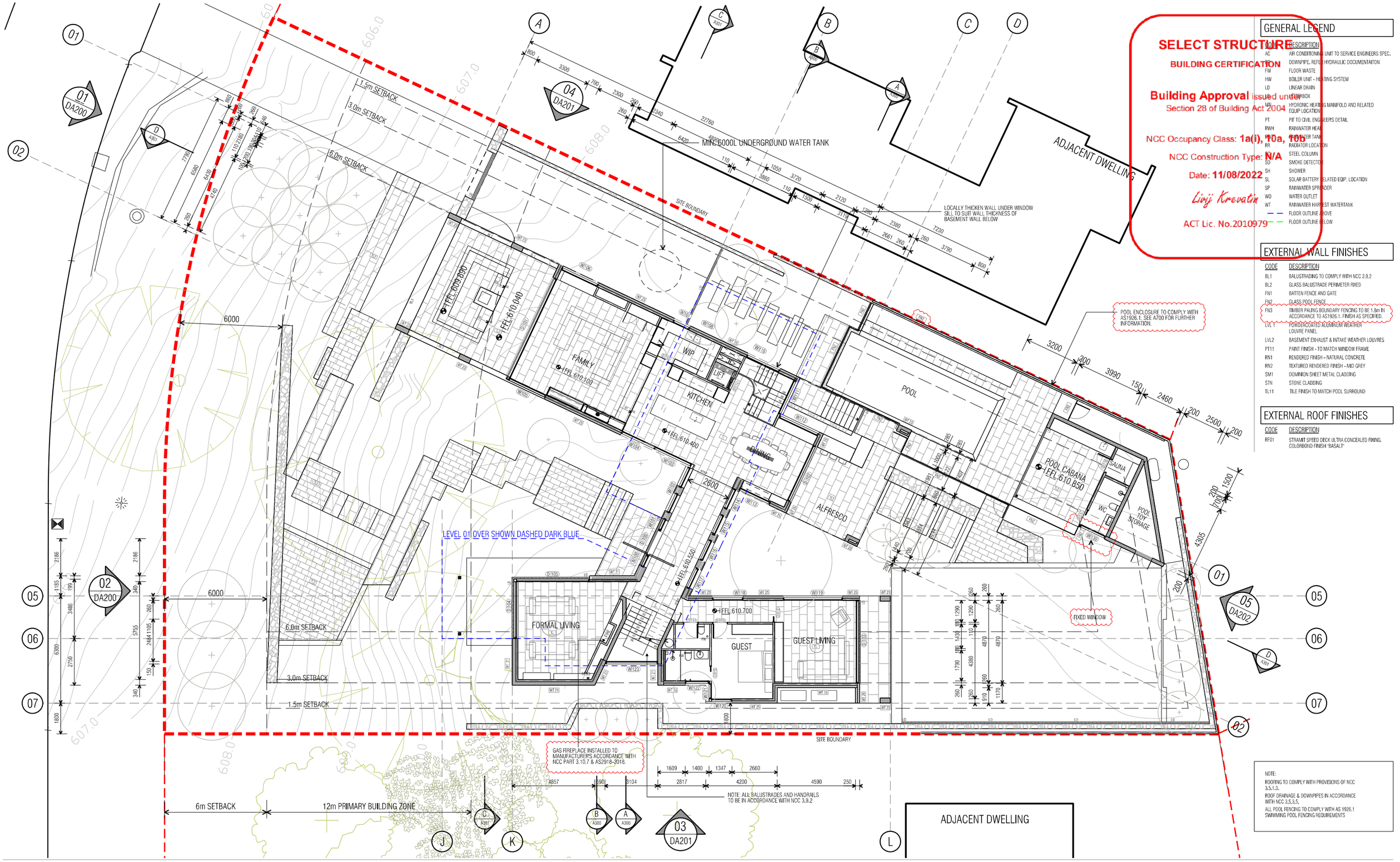
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DRAWING TITLE
FLOOR PLANS
BASEMENT

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT

JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
WD	A100	07



SELECT STRUCTURES

BUILDING CERTIFICATION

Building Approval issued under Section 28 of Building Act 2004

NCC Occupancy Class: **1a(i), 10a, 10b**

NCC Construction Type: **N/A**

Date: **11/08/2022**

Livij Krevatin

ACT Lic. No.2010979

GENERAL LEGEND

CODE	DESCRIPTION
AC	AIR CONDITIONING UNIT TO SERVICE ENGINEERS SPEC.
DP	DOWNPIPE, REFER HYDRAULIC DOCUMENTAITON
FW	FLOOR WASTE
HW	BOILER UNIT - HEATING SYSTEM
LD	LINEAR DRAIN
MB	METER BOX
MN	HYDRONIC HEATING MANIFOLD AND RELATED EQUIP LOCATION
PT	PIT TO CIVIL ENGINEERS DETAIL
RWH	RAINWATER HEAD
RT	RAINWATER TANK
RR	RADIATOR LOCATION
SC	STEEL COLUMN
SD	SMOKE DETECTOR
SH	SHOWER
SL	SOLAR BATTERY RELATED EQIP. LOCATION
SP	RAINWATER SPREADER
WO	WATER OUTLET
WT	RAINWATER HARVEST WATERTANK
	FLOOR OUTLINE ABOVE
	FLOOR OUTLINE BELOW

EXTERNAL WALL FINISHES

CODE	DESCRIPTION
BL1	BALUSTRADING TO COMPLY WITH NCC 3.9.2
BL2	GLASS BALUSTRADE PERIMETER FIXED
FN1	BATTEN FENCE AND GATE
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LVL1	POWDERCOATED ALUMINUM WEATHER LOUVRE PANEL
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RN1	RENDERED FINISH – NATURAL CONCRETE
RN2	TEXTURED RENDERED FINISH - MID GREY
SM1	DOMINION SHEET METAL CLADDING
STN	STONE CLADDING
TL11	TILE FINISH TO MATCH POOL SURROUND

EXTERNAL ROOF FINISHES

CODE	DESCRIPTION
RF01	STRAMIT SPEED DECK ULTRA CONCEALED FIXING. COLORBOND FINISH "BASALT"

NOTE:
ROOFING TO COMPLY WITH PROVISIONS OF NCC 3.5.1.3.
ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.5.
ALL POOL FENCING TO COMPLY WITH AS 1926.1 SWIMMING POOL FENCING REQUIREMENTS

DATE	AI NO.	COMMENT	REV.
11/07/22		REVISED POOL BARRIER FENCING	06
29/07/22		REVISED NOTES AND POOL HOUSE WINDOW	07
29/07/22		ISSUED FOR BUILDING APPROVAL	07

CONSTRUCTION

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Location

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e: canberra@turcoassociates.com.au
w: turcoassociates.com.au

turco and associates

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

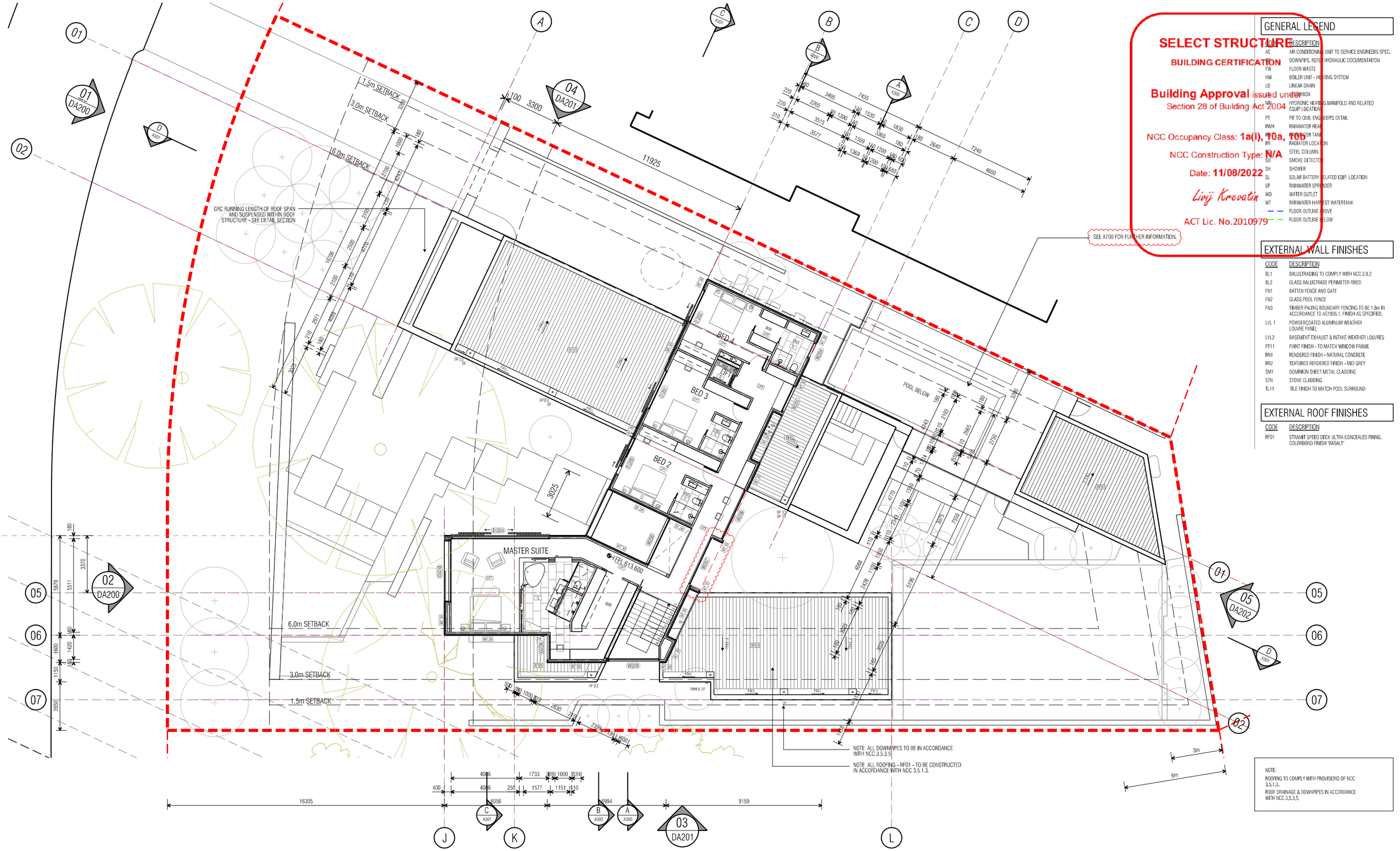
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DRAWING TITLE
FLOOR PLANS
GROUND PLAN

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT

JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
WD	A101	07



SELECT STRUCTURES

BUILDING CERTIFICATION

Building Approval issued under Section 28 of Building Act 2004

NCC Occupancy Class: **1a(i), 10a, 10b**

NCC Construction Type: **N/A**

Date: **11/08/2022**

Livij Krevatin

ACT Lic. No.2010979

GENERAL LEGEND

CODE	DESCRIPTION
AC	AIR CONDITIONING UNIT TO SERVICE ENGINEERS SPEC.
DP	DOWNPIPE, REFER HYDRAULIC DOCUMENTAITON
FW	FLOOR WASTE
HW	BOILER UNIT - HEATING SYSTEM
LD	LINEAR DRAIN
MB	METER BOX
MN	HYDRONIC HEATING MANIFOLD AND RELATED EQUIP LOCATION
PT	PIT TO CIVIL ENGINEERS DETAIL
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RWT	RAINWATER TANK
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SD	SMOKE DETECTOR
SH	SHOWER
SL	SOLAR BATTERY RELATED EQIP. LOCATION
SP	RAINWATER SPREADER
WO	WATER OUTLET
WT	RAINWATER HARVEST WATERTANK
	FLOOR OUTLINE ABOVE
	FLOOR OUTLINE BELOW

EXTERNAL WALL FINISHES

CODE	DESCRIPTION
BL1	BALUSTRADING TO COMPLY WITH NCC 3.9.2
BL2	GLASS BALUSTRADE PERIMETER FIXED
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RN2	TEXTURED RENDERED FINISH - MID GREY
SM1	DOMINION SHEET METAL CLADDING
STN	STONE CLADDING
TL11	TILE FINISH TO MATCH POOL SURROUND

EXTERNAL ROOF FINISHES

CODE	DESCRIPTION
RF01	STRAMIT SPEED DECK ULTRA CONCEALED FIXING. COLORBOND FINISH "BASALT"

NOTE:
ROOFING TO COMPLY WITH PROVISIONS OF NCC 3.5.1.3.
ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.5.

DATE	AI NO.	COMMENT	REV.
11/07/22		REVISED POOL BARRIER FENCING	07
29/07/22		ISSUED FOR BUILDING APPROVAL	08

CONSTRUCTION

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Location

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Suite 30, 2 King Street Deakin
Canberra ACT 2600
+61 6162 0735
e: canberra@turcoassociates.com.au
w: turcoassociates.com.au

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

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DRAWING TITLE
FLOOR PLANS
FIRST FLOOR

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT

JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
WD	A102	08

SELECT STRUCTURES

BUILDING CERTIFICATION

Building Approval issued under Section 28 of Building Act 2004

NCC Occupancy Class: 1a(i), 10a, 10b

NCC Construction Type: N/A

Date: 11/08/2022

Livij Krevatin

ACT Lic. No.2010979

SEE A700 FOR FURTHER INFORMATION.

GRC RUNNING LENGTH OF ROOF SPAN AND SUSPENDED WITHIN ROOF STRUCTURE - SEE DETAIL SECTION

POOL BELOW

GENERAL LEGEND

CODE	DESCRIPTION
AC	AIR CONDITIONING UNIT TO SERVICE ENGINEERS SPEC.
DP	DOWNPIPE, REFER HYDRAULIC DOCUMENTAITON
FW	FLOOR WASTE
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	FLOOR OUTLINE BELOW

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EXTERNAL ROOF FINISHES

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ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.5.

DATE	AI NO.	COMMENT	REV.
11/07/22		REVISED POOL BARRIER FENCING	06
29/07/22		ISSUED FOR BUILDING APPROVAL	07

CONSTRUCTION

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Location

Suite 30, 2 King Street Deakin
Canberra ACT 2600
+61 6162 0735
e: canberra@turcoassociates.com.au
w: turcoassociates.com.au

turco and associates

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

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DRAWING TITLE
FLOOR PLANS
ROOF

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT

JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
WD	A103	07

CONSTRUCTION WASTE MANAGEMENT TABLE			REUSE / RECYCLING OF CONSTRUCTION WASTE						DISPOSAL AT LANDFILL			
			ONSITE			OFFSITE						
TYPE OF MATERIALS	ESTIMATED		PROPOSED REUSE AND RECYCLING ON SITE	ESTIMATED		NAME OF RECEIVING RECYCLING OUTLET AND OR REUSE SITES	ESTIMATED		NAME OF LANDFILL SITE	ESTIMATED		NAME OF CONSTRUCTION TRANSPORTING WASTE
	VOL (M³)	WT (T)		VOL (M³)	WT (T)		VOL (M³)	WT (T)		VOL (M³)	WT (T)	
EXCAVATION MATERIAL												
GREEN WASTE												
BRICKS												
CONCRETE												
TIMBER (SPECIFY)												
PLASTERBOARD												
CARDBOARD												
PLASTICS												
MIXED WASTE												
OTHER (SPECIFY)												
TOTAL												
	PERCENTAGE OF TOTAL											

SELECT STRUCTURE

BUILDING CERTIFICATION

Building Approval issued under Section 28 of Building Act 2004

NCC Occupancy Class: 1a(i), 10a, 10b

NCC Construction Type: N/A

Date: 11/08/2022

Livij Krevatin

ACT Lic. No.2010979

MAINTENANCE SCHEDULE

MONTHLY

TOP UP OVER STABILISED CONSTRUTION ENTRY MATERIAL AND TOP UP AS REQUIRED.

WEEKLY

CHECK AND REINSTATE SILT CONTROL FENCES.

DAILY

SWEEP AND REMOVE ANY DIRT TRACKED ONTO PUBLIC ROADS BY VEHICLES. ALL NECESSARY STEPS SHOULD BE TAKEN AS PRACTICAL AND RASONABLE TO MINIMISE DUST POLLUTION ON LAND DEVELOPMENT AND CONSTRUCTION SITE.

DURING / AFTER WET WEATHER

LIMIT VEHICLE CONSTRUCTION ACCESS TO SITE DURING AND IMMEDIATELY FOLLOWING WET WEATHER.

DUST MANAGEMENT

A WATER CART OR SUFFICIENT WATER SPRAYS SHALL BE MADE AVAILABLE IN DRY AND WINDY CONDITIONS TO MAINTAIN DUST SUPPRESSION.
WATER SHALL BE APPLIED TO SUPPRESS DUST FROM OPEN EARTHWORKS AS WELL AS UNPROTECTED STOCKPILES.
STOCKPILES SHALL BE EITHER COVERED OR SEEDED TO PREVENT DUST.
AREAS OF COMPLETED EARTHWORKS SHALL BE PROGRESSIVELY REHABILITATED WITH DRYLAND GRASS AND FENCED OFF AS SOON AS PRACTICABLE TO PREVENT FURTHER EROSION.
THE CONTRACTOR SHALL CONTACT WATER UTILITY TO OBTAIN AN EXEMPTION TO USE WATER ON THE SITE.

ALL PROPOSED SERVICE CONNECTIONS / DISCONNECTIONS IF ANY IN THE VERGE MUST BE DESIGNED AND UNDERTAKEN WITHOUT DAMAGE TO THE STREET TREES.

THE VERGE AND STREET TREES ARE TO BE PROTECTED WITH TEMPORARY FENCING TO PREVENT ANY USE DURING CONSTRUCTION. THE FENCING MUST BE PLACED SO THAT THE VERGE IS PROTECTED BUT ACCESS TO THE PEDESTRIAN NETWORK IS PROVIDED AT ALL TIMES.

NO CONSTRUCTION MATERIALS TO BE STORED ON VERGES
NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGES
NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES.

FENCE OF ANY EXISTING VERGE TREE; FENCING TO BE ERECTED BEFORE THE COMMENCEMENT OF ANY SITE WORK AND REMOVED AT COMPLETION OF ALL CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT THE PROJECT. FENCING MUST NOT BE REMOVED FOR SERVICE INSTALLATION ACROSS THE VERGE UNLESS APPROVED BY TAMS.

ALL, IF ANY, STREET TREES ARE TO BE RETAINED AND KEPT UNDAMAGED. EXISTING CROWN CLEARANCE IS NOT TO BE ALTERED. ENSURE CONSTRUCTION EQUIPMENT CAN PASS BENEATH THE LOWEST LIMB THROUGH THE DRIVEWAY ACCESS. CROWNS AND APEX OF CANOPIES ARE NOT TO BE ALTERED OR REDUCED. ENSURE LIFTING EQUIPMENT AND LOAD CAN CLEAR HEIGHT AND WIDTH OF TREE CROWN WITHOUT DAMAGE TO THE CROWN.

- BUILDER IS RESPONSIBLE FOR THE REINSTATEMENT OF ALL DAMAGE INCURRED TO LAND, VEGETATION, SERVICES , PATHS AND ROADS AS A RESULT OF THIS CONSTRUCTION WORK.

- NO EXCESS SOIL WILL BE REMOVED FROM SITE, ALL SPOIL TO BE REUSED ON SITE.

- ALL EXCESS SOIL ON STREET TO BE SWEPT UP, DAILY CHECK REQUIRED BY BUILDER

DEVELOPMENT TO COMPLY WITH THE ENVIRONMENTAL PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007.

PROPOSED DWELLING EXTENT

CONSTRUCTION ACCESS POINT

DRIVEWAY

AREA TO BE EXCAVATED TO DEPTH OF 150mm AND FILLED WITH EITHER BLUE METAL 15mm AGGREGATE OR RECYCLED CONCRETE / BRICK AGGREGATE AND MAINTAINED IN NEAT AND TIDY CONDITION THROUGHOUT CONSTRUCTION.

TEMPORARY FENCING TO 1.8m TO PROTECT SITE TREES AS PER DEPARTMENT GUIDELINES.

PROPOSED CABANA STRUCTURE

NORTHCOTE CRESCENT

TEMPORARY FENCING TO 1.8m AS PER DEPARTMENT GUIDELINES.

GEOTEXTILE FABRIC SEDIMENT CONTROL FENCE OR HAYBALES FOR DURATION OF CONSTRUCTION.

TEMPORARY FENCING TO 1.8m TO PROTECT SITE TREES AS PER DEPARTMENT GUIDELINES.

GARBAGE ENCLOSURE

SITE SHED
CUT / WASH AREA
SITE TOILETS

RUBBISH DISPOSAL CONTAINER FOR FOOD AND PAPER ETC TO COMPLY WITH CDC REQUIREMENTS TO HAVE SEALED LID.

DATE	AI NO.	COMMENT	REV.
29/17/22		ISSUED FOR BUILDING APPROVAL	REV.

CONSTRUCTION

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Location

Suite 30, 2 King Street Deakin
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turco and associates

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NOTE:
ALL WORKING TO BE CONSTRUCTED IN ACCORDANCE WITH THE THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REGULATIONS. CARRY OUT ALL WORK IN THE BEST AND TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED

PROJECT
NORTHCOTE HOUSE

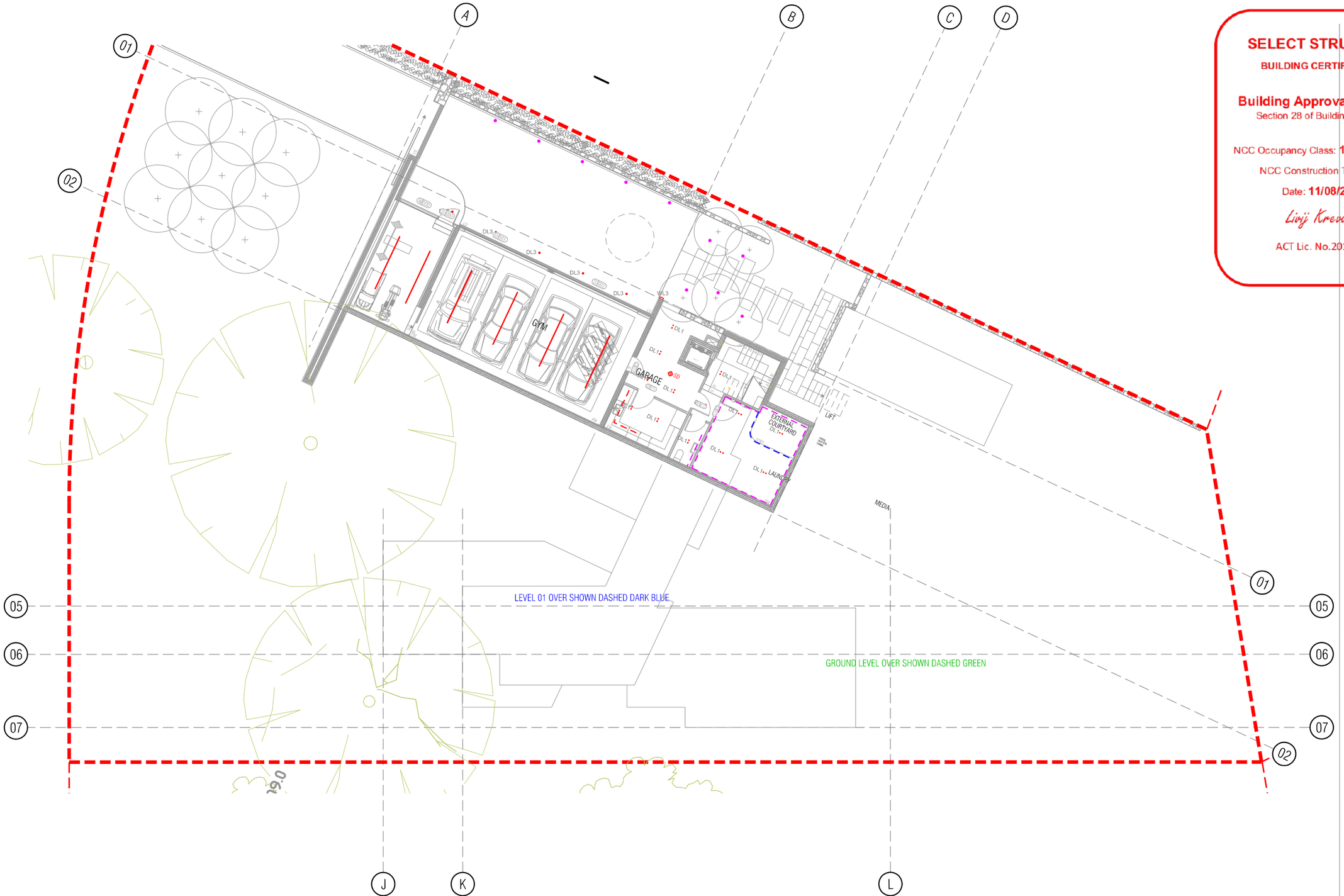
CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

GENERAL NOTES:
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DRAWING TITLE
LMPP PLAN

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT
JOB NO.	DATE	
TA2056	29/07/2022	
STATUS	DRAWING NO.	REVISION
WD	A105	03



SELECT STRUCTURE

BUILDING CERTIFICATION

Building Approval issued under
Section 28 of Building Act 2004

NCC Occupancy Class: 1a(i), 10a, 10b

NCC Construction Type: N/A

Date: 11/08/2022

Livij Krevatin

ACT Lic. No.2010979

LIGHTING LEGEND

CODE	DESCRIPTION
DL1	DOWNLIGHT TYPE 1
DL2	DOWNLIGHT TYPE 2
DL3	DOWNLIGHT TYPE 3 (EXTERNAL)
	LED STRIP LIGHT IN JOINERY - REFER TO JOINERY DETAILS
	LED STRIP LIGHT IN CEILING
	LED STRIP LIGHT IN FLOOR
PL1	PENDANT LIGHT TYPE 1
PL2	PENDANT LIGHT TYPE 2
WL1	WALL LIGHT TYPE 1
WL2	WALL LIGHT TYPE 2 (EXTERNAL)
WL3	WALL LIGHT TYPE 3 (EXTERNAL)
	SUGGESTED LOCATION FOR LAMP
s	WALL SWITCH
sd	WALL SWITCH WITH DIMMER
ss	WALL SWITCH WITH SENSOR
zs	ZETR WALL SWITCH WITH DIMMER
	SENSOR LOCATION (TBC)

ELECTRICAL LEGEND

CODE	DESCRIPTION
	DOUBLE GPO - GENERAL USE
	GPO - BUILT IN EQUIPMENT/APPLIANCE/TV
	ZETR GPO - GENERAL USE
SD	SMOKE ALARM AS3786 DOMESTIC TYPE- TO COMPLY WITH NCC 3.7.5

- REFER TO JOINERY AND INTERNAL ELEVATION DRAWINGS FOR FURTHER INFORMATION RELATING TO LIGHTING
- REFER TO SERVICES ENGINEER REGARDING REQUIREMENTS OF ALL CONCEALED SERVICES
- REFER TO ELEC ENGINEER DOCUMENTATION REGARDING ELEC/COMMS REQUIREMENTS, PRODUCT SELECTION, SWITCHING.
- ALL LIGHT GLOBES TO BE WARM WHITE WHERE POSSIBLE
- EXTERNAL LIGHTING AND ELECTRICAL INSTALLATIONS INSTALLED TO AUSTRALIAN STANDARDS.
- FRIDGES TO HAVE REQUIRED WATER AND GPOs
- OVENS TO HAVE REQUIRED GAS AND GPOs

LANDSCAPE LIGHTING LEGEND

CODE	DESCRIPTION
	ACCENT UP LIGHT
	PATH LIGHT LINEAR
	STRIPLIGHTS UNDER STEPEDGE
	EXTERNAL WALL LIGHTS

- ALL LANDSCAPE LIGHTING IS ON SUNSET SENSOR / TIMER

DATE	AI NO.	COMMENT	REV.
29/07/22		ISSUED FOR BUILDING APPROVAL	04

CONSTRUCTION

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Location

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turco and associates

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

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BLOCK	SECTION	DIVISION
11	09	DEAKIN

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DRAWING TITLE
REFLECTED CEILING PLAN
BASEMENT

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT

JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
WD	A120	04



SELECT STRUCTURE

BUILDING CERTIFICATION

Building Approval issued under
Section 28 of Building Act 2004

NCC Occupancy Class: 1a(i), 10a, 10b

NCC Construction Type: N/A

Date: 11/08/2022

Livij Krevatin

ACT Lic. No.2010979

LIGHTING LEGEND

CODE	DESCRIPTION
DL1	DOWNLIGHT TYPE 1
DL2	DOWNLIGHT TYPE 2
DL3	DOWNLIGHT TYPE 3 (EXTERNAL)
	LED STRIP LIGHT IN JOINERY - REFER TO JOINERY DETAILS
	LED STRIP LIGHT IN CEILING
	LED STRIP LIGHT IN FLOOR
PL1	PENDANT LIGHT TYPE 1
PL2	PENDANT LIGHT TYPE 2
WL1	WALL LIGHT TYPE 1
WL2	WALL LIGHT TYPE 2 (EXTERNAL)
WL3	WALL LIGHT TYPE 3 (EXTERNAL)
	SUGGESTED LOCATION FOR LAMP
s	WALL SWITCH
sd	WALL SWITCH WITH DIMMER
ss	WALL SWITCH WITH SENSOR
zs	ZETA WALL SWITCH WITH DIMMER
	SENSOR LOCATION (TBC)

ELECTRICAL LEGEND

CODE	DESCRIPTION
	DOUBLE GPO - GENERAL USE
	GPO - BUILT IN EQUIPMENT/APPLIANCE/TV
	ZETA GPO - GENERAL USE
SD	SMOKE ALARM AS3786 DOMESTIC TYPE- TO COMPLY WITH NCC 3.7.5

- REFER TO JOINERY AND ENTERNAL ELEVATION DRAWINGS FOR FURTHER INFORMATION RELATING TO LIGHTING
- REFER TO SERVICES ENGINEER REGARDING REQUIREMENTS OF ALL CONCEALED SERVICES
- REFER TO ELEC ENGINEER DOCUMENTATION REGARDING ELEC/COMMS REQUIREMENTS, PRODUCT SELECTION, SWITCHING
- ALL LIGHT GLOBES TO BE WARM WHITE WHERE POSSIBLE
- EXTERNAL LIGHTING AND ELECTRICAL INSTALLATIONS INSTALLED TO AUSTRALIAN STANDARDS
- FRIDGES TO HAVE REQUIRED WATER AND GPO's
- OVENS TO HAVE REQUIRED GAS AND GPO's

LANDSCAPE LIGHTING LEGEND

CODE	DESCRIPTION
	ACCENT UP LIGHT
	PATH LIGHT LINEAR
	STRIP LIGHTS UNDER STEPEDGE
	EXTERNAL WALL LIGHTS

- ALL LANDSCAPE LIGHTING IS ON SUNSET SENSOR / TIMER

DATE	AI NO.	COMMENT	REV.
29/07/22		ISSUED FOR BUILDING APPROVAL	04

CONSTRUCTION

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STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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BLOCK	SECTION	DIVISION
11	09	DEAKIN

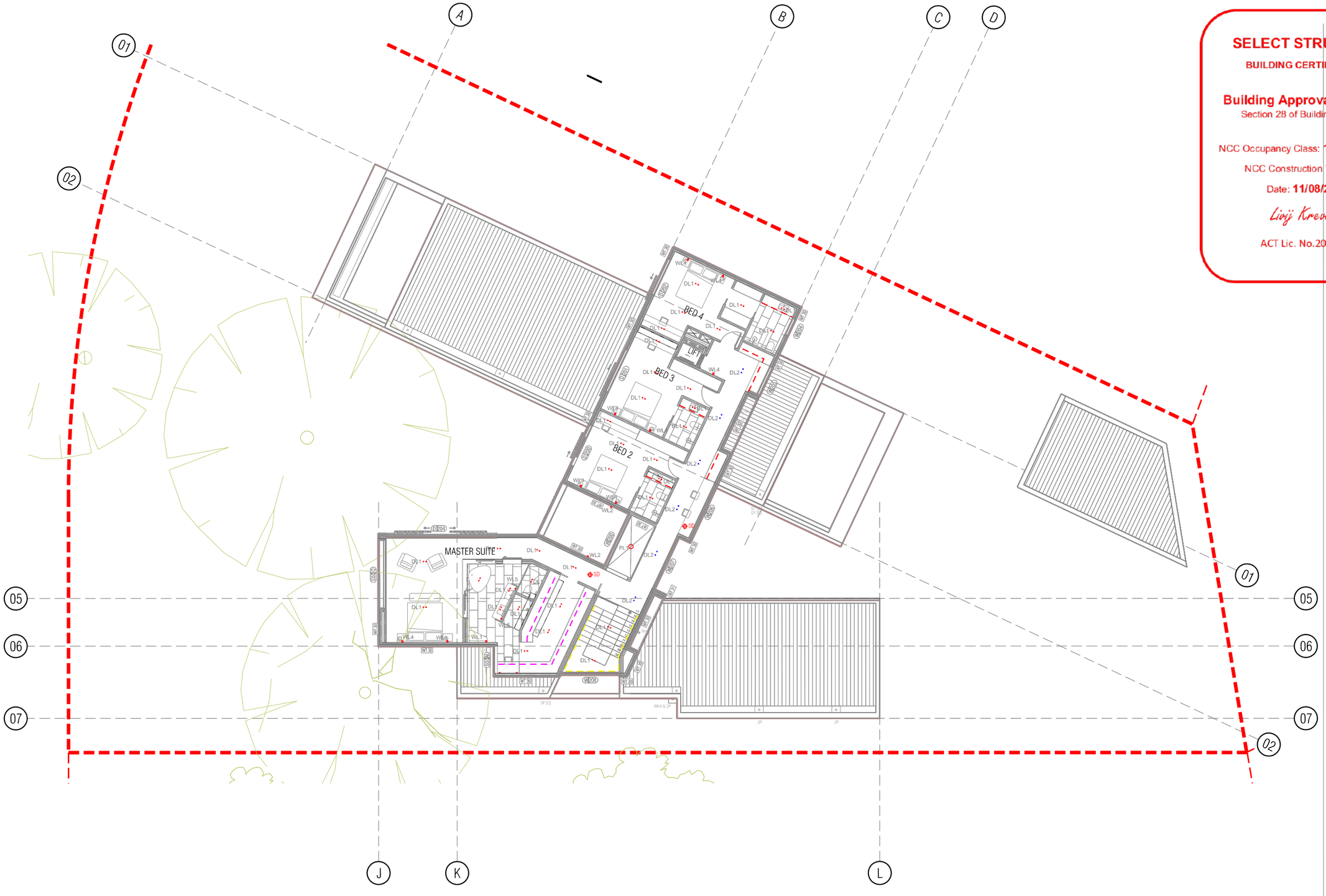
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DRAWING TITLE
REFLECTED CEILING PLAN
GROUND PLAN

SCALE	DRAWN	CHECKED
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JOB NO.	DATE
TA2056	29/07/2022

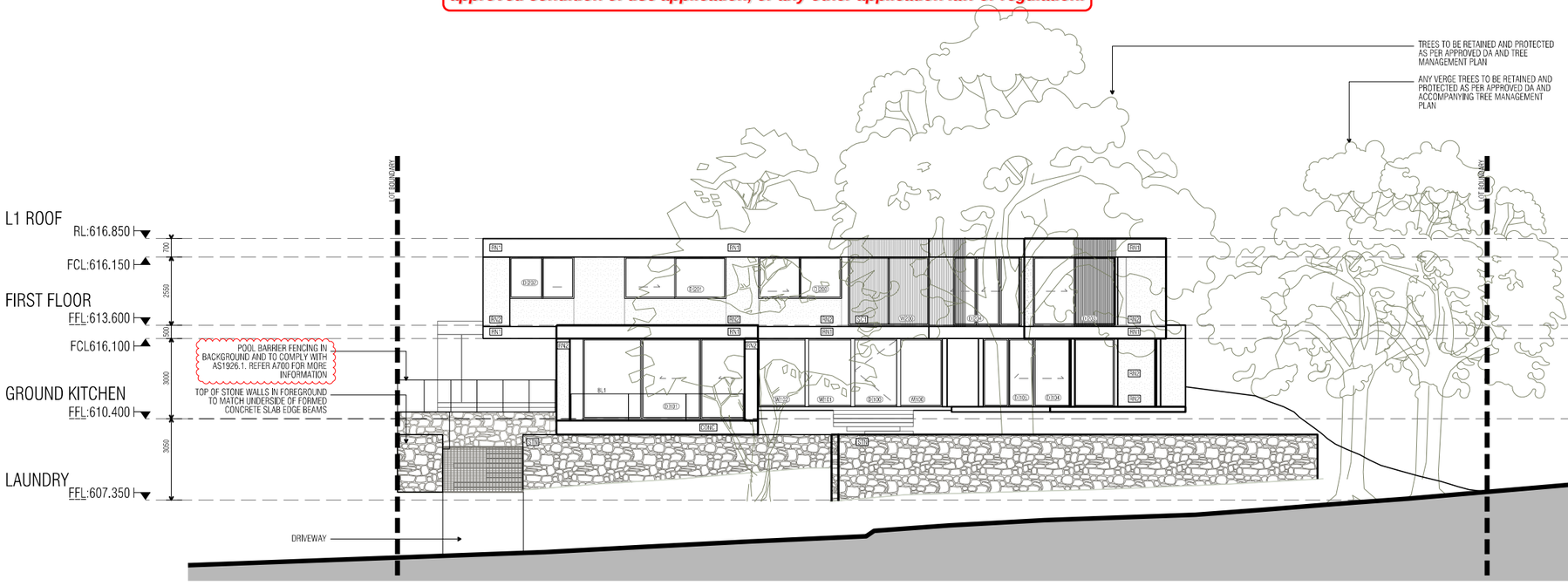
STATUS	DRAWING NO.	REVISION
WD	A121	04


A
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C
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01
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06
07
J
K
L
BED 4
BED 3
BED 2
LIFT
MASTER SUITE
WL1
WL2
WL3
WL4
WL5
DL1
DL2
PL1
SD
WT 30
WT 20
WT 10
WT 15
WT 25
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WT 170
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WT 190
WT 200
WT 210
WT 220
WT 230
WT 240
WT



02 STREET ELEVATION
1:100 @ A1

EXTERNAL WALL CLADDING SYSTEM
Cladding system to be compliant and installed with all relevant provisions of:
****The National Construction Code;***
****The Building Code of Australia;***
****The Australian Standards;***
approved condition of use application, or any other application law or regulation.



01 STREET ELEVATION
1:100 @ A1

SELECT STRUCTURE
BUILDING CERTIFICATION

Building Approval issued under
Section 28 of Building Act 2004

NCC Occupancy Class: **1a(i), 10a, 10b**
NCC Construction Type: **N/A**
Date: **11/08/2022**

Livij Krevatin

ACT Lic. No.2010979

EXTERNAL WALL FINISHES

CODE	DESCRIPTION
BL1	BALUSTRADING TO COMPLY WITH NCC 3.9.2
BL2	GLASS BALUSTRADE PERIMETER FIXED
FN1	BATTEN FENCE AND GATE
FN2	GLASS POOL FENCE
FN3	TIMBER PALING BOUNDARY FENCING TO BE 1.8m IN ACCORDANCE TO AS1926.1. FINISH AS SPECIFIED.
LVL 1	POWDERCOATED ALUMINUM WEATHER LOUVRE PANEL
LVL 2	BASEMENT EXHAUST & INTAKE WEATHER LOUVRES
PT17	PAINT FINISH - TO MATCH WINDOW FRAME
RN1	RENDERED FINISH - NATURAL CONCRETE
RN2	TEXTURED RENDERED FINISH - MID GREY
SM1	DOMINION SHEET METAL CLADDING
STN	STONE CLADDING
TL11	TILE FINISH TO MATCH POOL SURROUND

DATE	AI NO.	COMMENT	REV.
11/07/22		REVISED POOL BARRIER FENCING	02
29/07/22		ISSUED FOR BUILDING APPROVAL	03

CONSTRUCTION

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STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NOTE:
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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

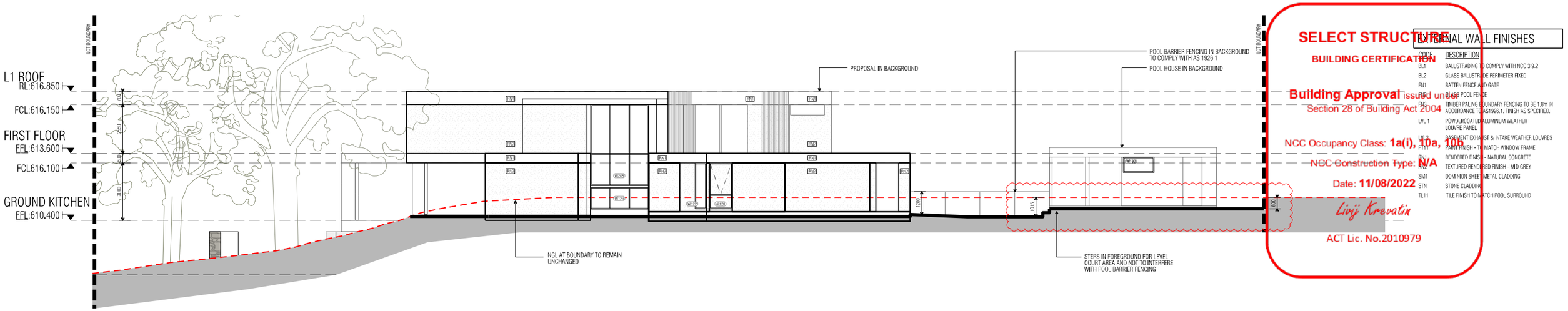
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DRAWING TITLE
ELEVATIONS
SHEET 01

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT

JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
WD	A200	03



03 SOUTH ELEVATION
1:100 @ A1

SELECT STRUCTURE
BUILDING CERTIFICATION

Building Approval issued under Section 28 of Building Act 2004

NCC Occupancy Class: **1a(i), 10a, 10b**

NCC Construction Type: **N/A**

Date: **11/08/2022**

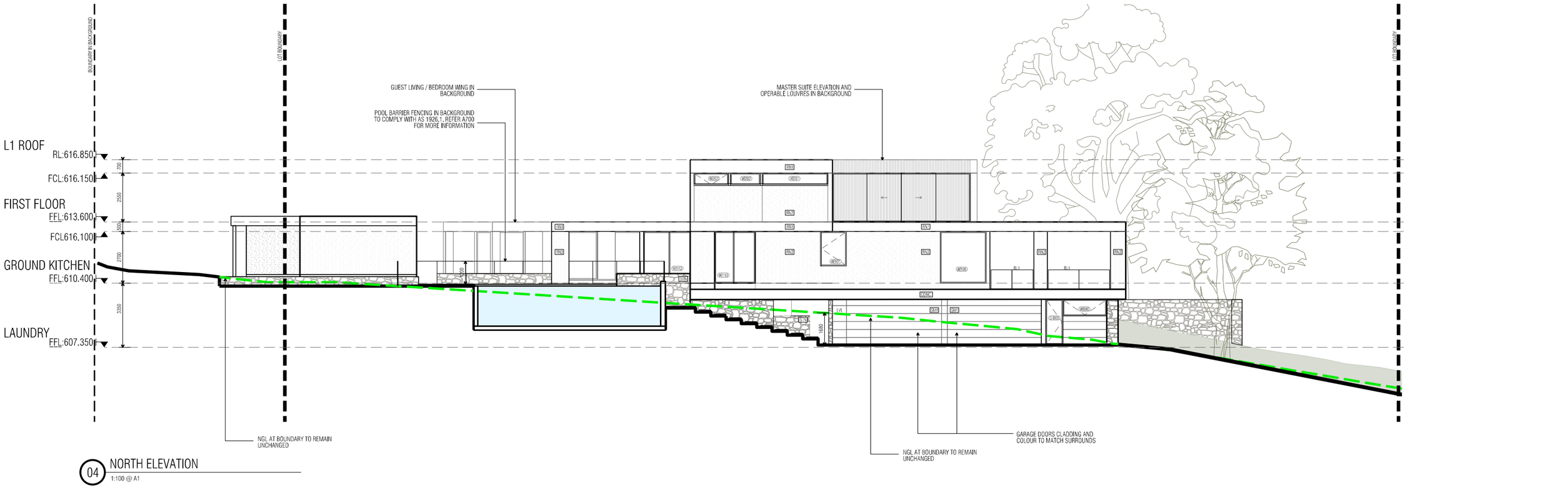
Livij Krevatin

ACT Lic. No.2010979

EXTERNAL WALL FINISHES

CODE	DESCRIPTION
BL1	BALUSTRADING TO COMPLY WITH NCC 3.9.2
BL2	GLASS BALUSTRADE PERIMETER FIXED
FN1	BATTEN FENCE AND GATE
FN2	GLASS POOL FENCE
FN3	TIMBER PALING BOUNDARY FENCING TO BE 1.8m IN ACCORDANCE TO AS1926.1. FINISH AS SPECIFIED.
LVL 1	POWDERCOATED ALUMINUM WEATHER LOUVRE PANEL
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RN1	RENDERED FINISH - NATURAL CONCRETE
RN2	TEXTURED RENDERED FINISH - MID GREY
SM1	DOMINION SHEET METAL CLADDING
STN	STONE CLADDING
TL11	TILE FINISH TO MATCH POOL SURROUND

EXTERNAL WALL CLADDING SYSTEM
Cladding system to be compliant and installed with all relevant provisions of:
****The National Construction Code;***
****The Building Code of Australia;***
****The Australian Standards;***
approved condition of use application, or any other application law or regulation.



04 NORTH ELEVATION
1:100 @ A1

DATE	AI NO.	COMMENT	REV.
11/07/22		REVISED POOL BARRIER FENCING	02
29/07/22		REVISED POOL HOUSE WINDOW	03
29/07/22		ISSUED FOR BUILDING APPROVAL	03
08/08/22		REVISED NOTES	04

DATE	AI NO.	COMMENT	REV.

CONSTRUCTION

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STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

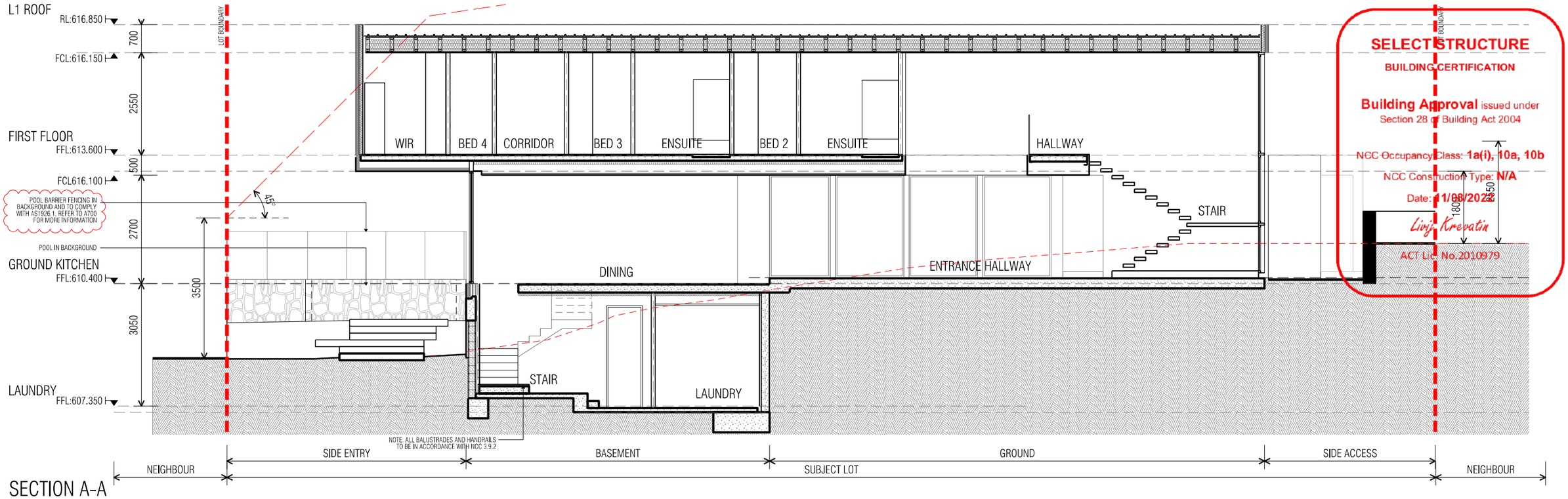
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DRAWING TITLE
ELEVATIONS
SHEET 02

SCALE	DRAWN	CHECKED
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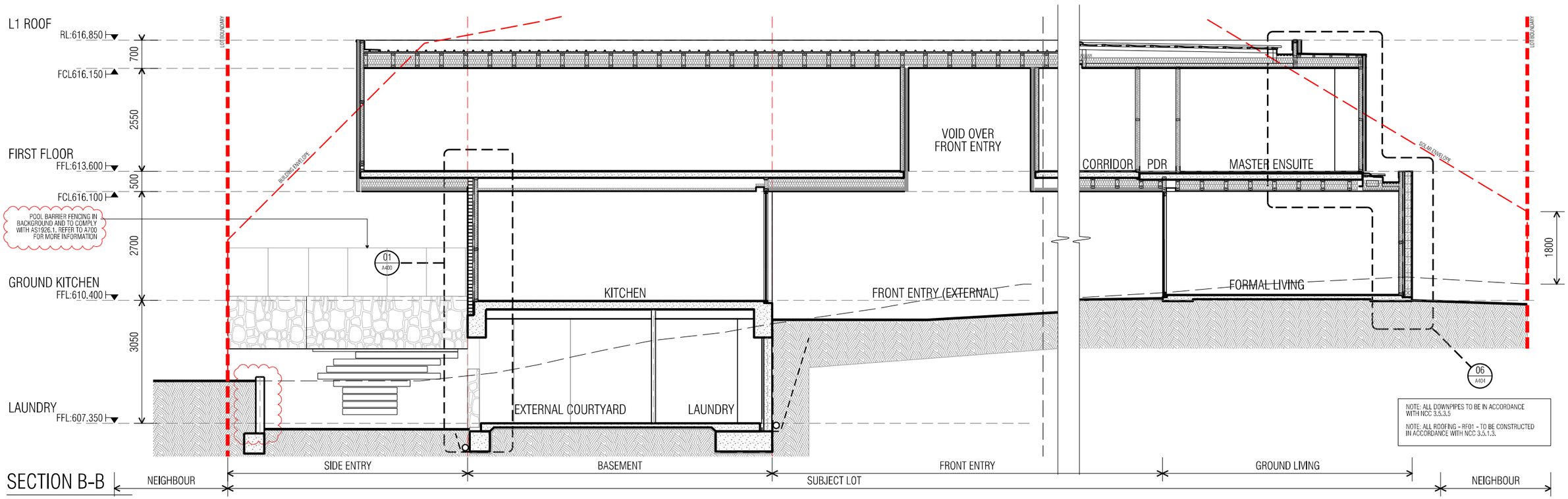
JOB NO.	DATE
TA2056	08/08/2022

STATUS	DRAWING NO.	REVISION
WD	A201	04



SECTION A-A

SELECT STRUCTURE
BUILDING CERTIFICATION
Building Approval issued under Section 28 of Building Act 2004
NCC Occupancy Class: 1a(i), 10a, 10b
NCC Construction Type: N/A
Date: 11/08/2022
Liviu Krevatin
ACT Lic. No.2010979



SECTION B-B

DATE	AI NO.	COMMENT	REV.
11/07/2022		REVISED POOL BARRIER FENCING	06
29/07/2022		REVISED RETAINING WALL	07
29/07/2022		ISSUED FOR BUILDING APPROVAL	07

CONSTRUCTION

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Location

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w: turcoassociates.com.au

turco and associates

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NOTE:
ALL WORKING TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REGULATIONS. CARRY OUT ALL WORK IN THE BEST AND TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT.

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

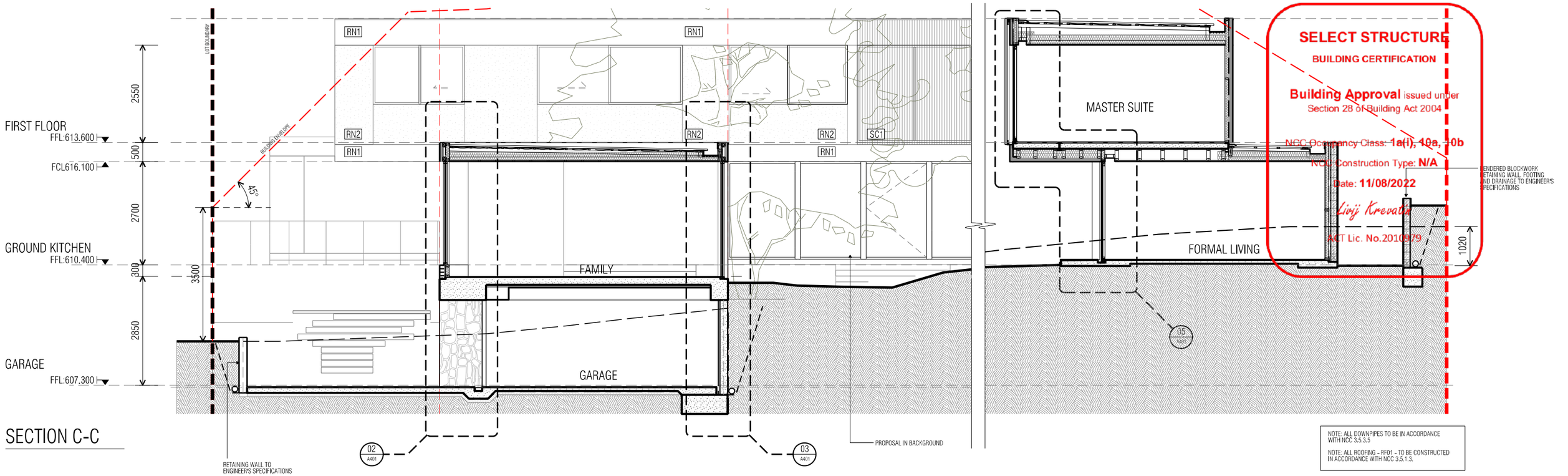
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DRAWING TITLE
SECTIONS
SECTION SHEET 01

SCALE	DRAWN	CHECKED
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JOB NO.	DATE
TA2056	29/07/2022

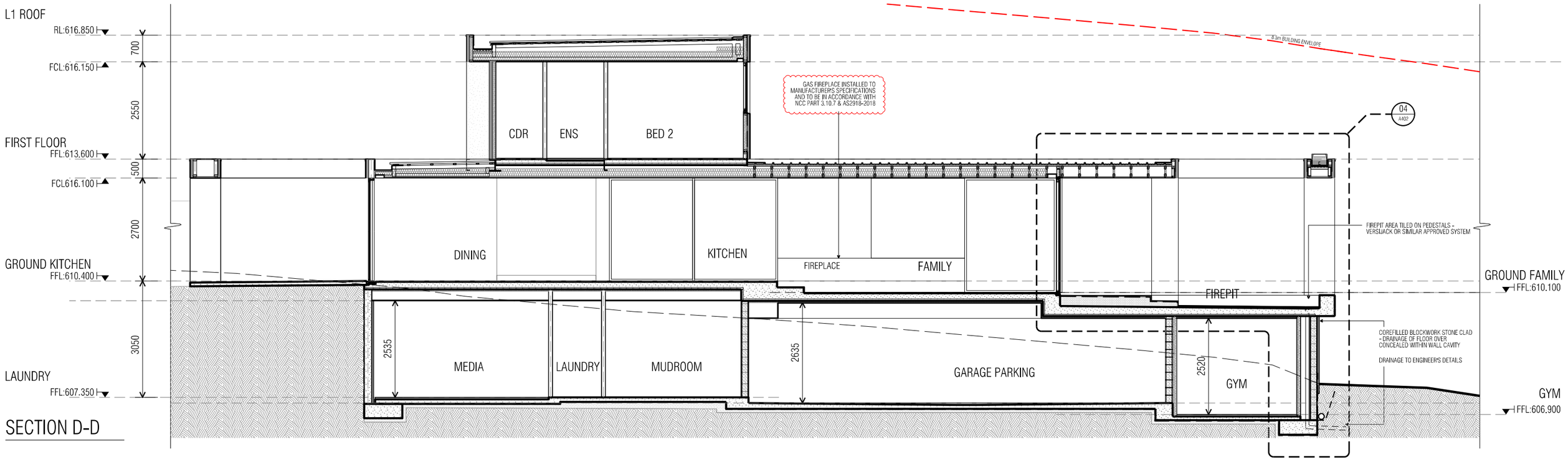
STATUS	DRAWING NO.	REVISION
WD	A300	07



SECTION C-C

NOTE: ALL DOWNPIPES TO BE IN ACCORDANCE WITH NCC 3.5.3.5

NOTE: ALL ROOFING - RF01 - TO BE CONSTRUCTED IN ACCORDANCE WITH NCC 3.5.1.3.



SECTION D-D

DATE	AI NO.	COMMENT	REV.
29/07/2022		REVISED NOTES	06
29/07/2022		ISSUED FOR BUILDING APPROVAL	06

CONSTRUCTION

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Location

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STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NOTE:
ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REGULATIONS. CARRY OUT ALL WORK IN THE BEST AND TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED

PROJECT
NORTHCOTE HOUSE

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BLOCK	SECTION	DIMSION
11	09	DEAKIN

GENERAL NOTES:
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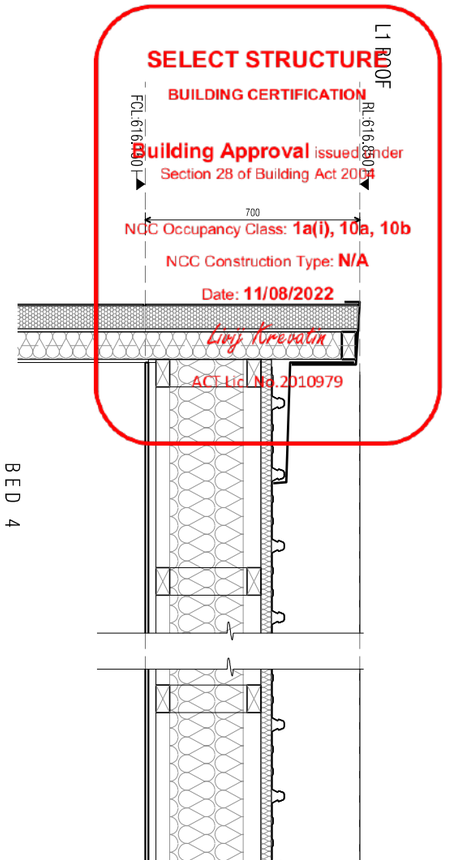
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SECTIONS
SECTION SHEET 02

SCALE	DRAWN	CHECKED
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JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
WD	A301	06

SELECT STRUCTURES
BUILDING CERTIFICATION
Building Approval issued under Section 28 of Building Act 2004
NCC Occupancy Class: 1a(i), 10a, 10b
NCC Construction Type: N/A
Date: 11/08/2022
Lindi Kreutzin
ACT Lic No.2010979



GENERAL NOTES:

ALL SWING DOORS WITHIN 1200mm OF TOILET PAN TO HAVE LIFT OFF HINGES.

ALL LINEAR DRAINS TO HAVE A MINIMUM WATER HOLDING DEPTH OF 40mm WHERE A 150mm STEP DOWN HAS NOT BEEN PROVIDED.

ALL SUMPS / RAINWATER HEADS ARE TO BE PROVIDED WITH AN OVERFLOW PROVISION.

ROOFING TO COMPLY WITH PROVISIONS OF NCC 3.5.1.3.

ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.5.

ALL STAIRS TO HAVE A NON-SLIP RATING OF P3 OR R10 MINIMUM.

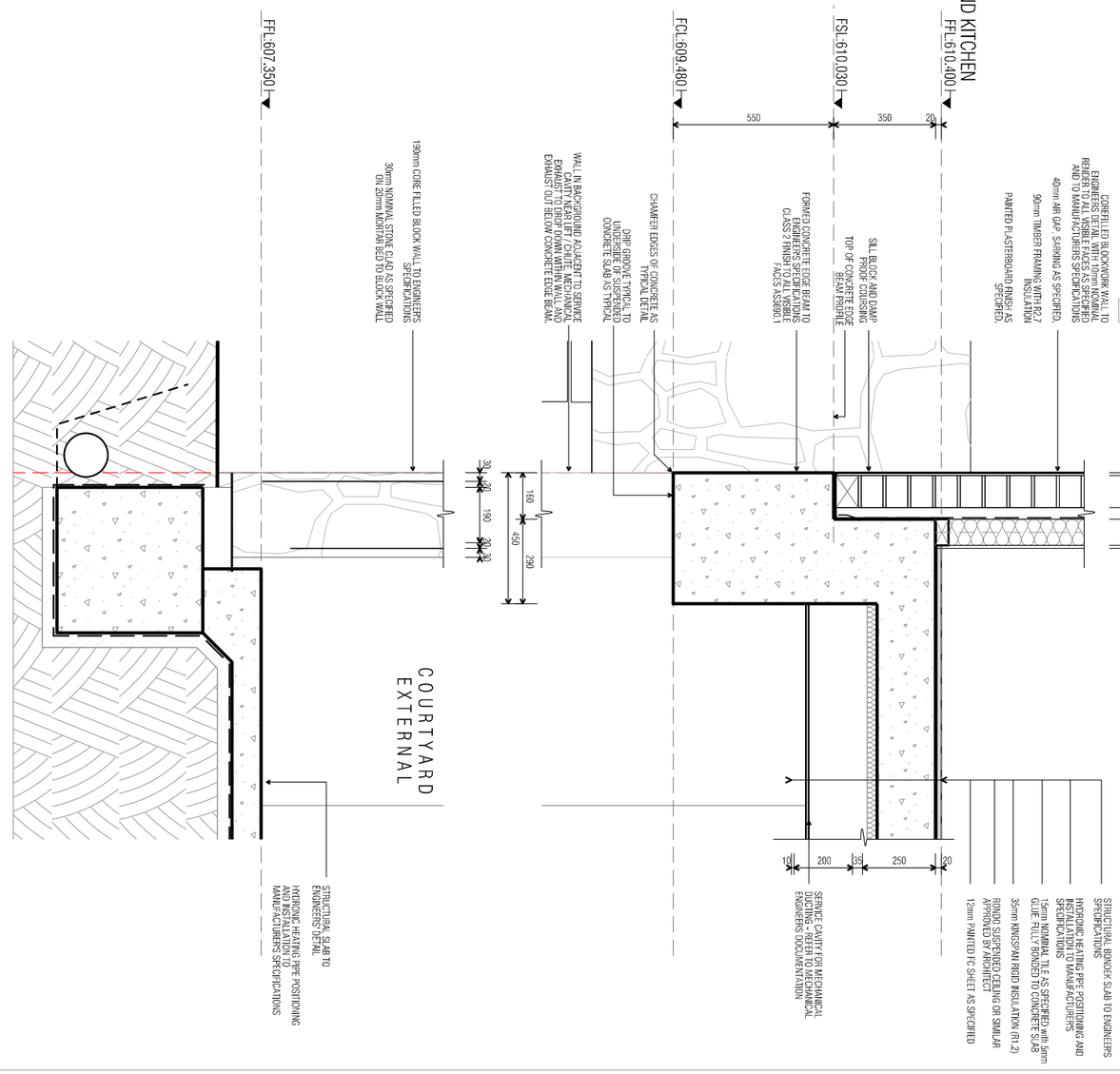
GLAZING TO AS1288 & 2047.

STAIRS TO BE BUILT IN ACCORDANCE WITH NCC 2019 PART 3.9.1.2.

WET AREAS TO BE BUILT IN ACCORDANCE WITH NCC 2019 PART 3.8.1 - WET AREAS AND EXTERNAL WATERPROOFING.
ALL EXHAUST FANS ARE TO BE DUCTED DIRECTLY TO THE OUTSIDE AIR VIA DUCTS.

ALL TIMBER FRAMING TO COMPLY WITH THE PROVISIONS OF NCC 3.4.3

EXTERNAL



01 COURTYARD DETAIL
300 1:10 @ A1

DATE	AI NO.	COMMENT	REV.
29/07/22		ISSUED FOR BUILDING APPROVAL	05

DATE	AI NO.	COMMENT	REV.

CONSTRUCTION

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STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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BLOCK	SECTION	DIVISION
11	09	DEAKIN

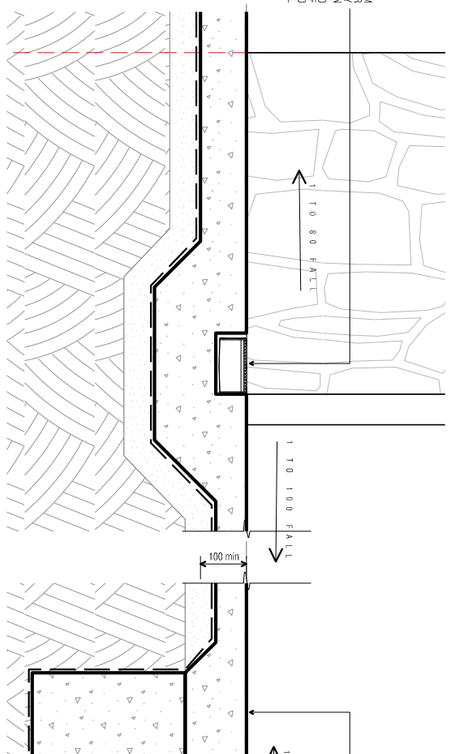
GENERAL NOTES:
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DRAWING TITLE
SECTION DETAILS
SHEET 00

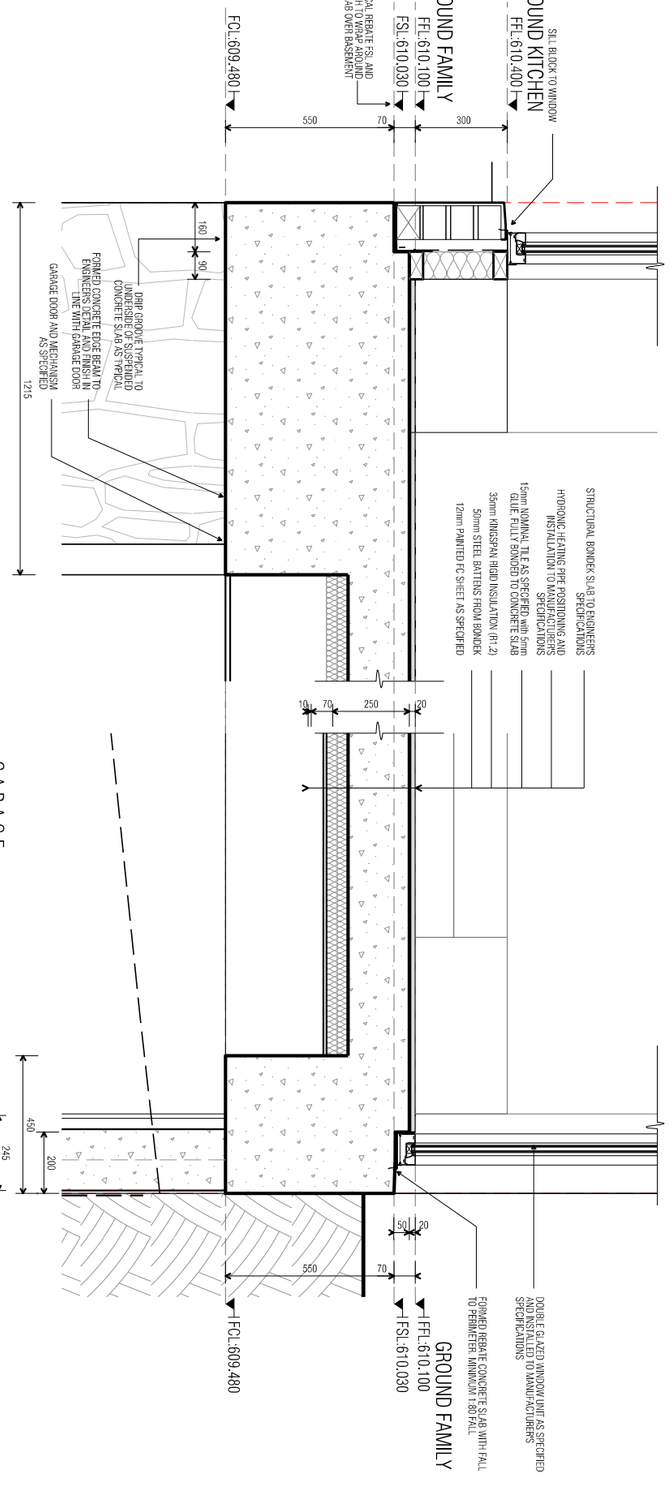
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JOB NO.	DATE
TA2056	~~08/06/22~~ 11/08/2022

STATUS	DRAWING NO.	REVISION
WD	A400	05

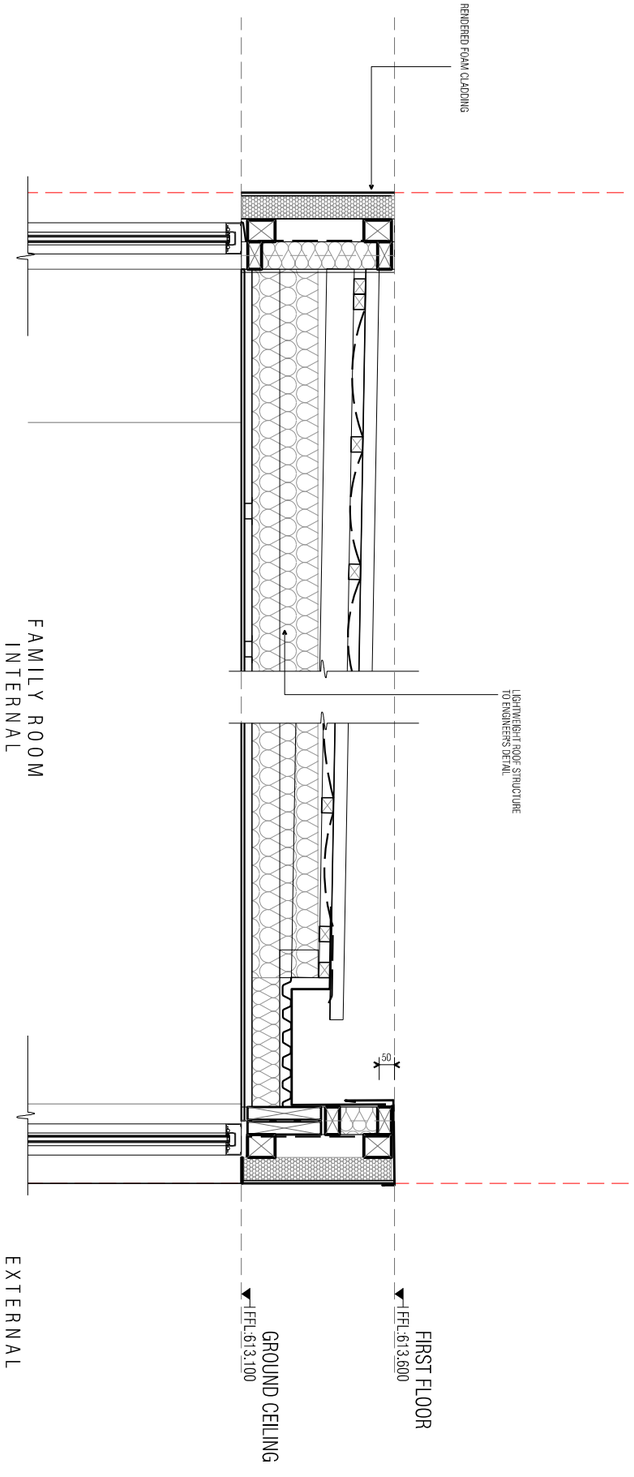


02 GARAGE DOOR DETAIL
301 1:10 @ A1



03 GARAGE TYPICAL RETAINING DETAIL
301 1:10 @ A1

GARAGE INTERNAL



FAMILY ROOM INTERNAL

SELECT STRUCTURE
BUILDING CERTIFICATION
Building Approval issued under Section 59 of Building Act 2004
NCC Occupancy Class: 1a(i), 10a, 10b
NCC Construction Type: N/A
Date: 19/08/2022
ACT Lic. No.2010979

GENERAL NOTES:
ALL EXTERNAL DOORS WITHIN 1200mm OF TOILET PAN TO HAVE LIFT-OFF HINGES.
ALL WATER DRAINS ABOVE MINIMUM WATER HOLDING DEPTH TO BE 50mm WIDE, A 50mm STEP DOWN HAS NOT BEEN PROVIDED WITH ANY DOOR.
ALL WINDOWS FRAMWORK TO BE PROVIDED WITH A MINIMUM OF 10mm WEEP HOLES.
ROOF DRAINAGE TO COMPLY WITH NCC 3.5.3.
SANITARY DRAINAGE & DRAINPIPES ACCORDANCE WITH NCC 3.3.
ALL GLAZING TO BE BUILT IN ACCORDANCE WITH NCC 2019 PART 3.6.
GLAZING TO HAVE A NON-SLIP PATTERN OF FOR WET AREAS AS PER AS1288 & 2047.
ALL WORKS TO BE BUILT IN ACCORDANCE WITH NCC 2019 PART 3.12.5.5
ALL GAS TO BE RUN IN ACCORDANCE WITH NCC 2019
ALL EXHAUST FANS ARE TO BE DUCTED DIRECTLY TO THE OUTSIDE AIR VIA DUCTS.
ALL TIMBER FRAMING TO COMPLY WITH THE PROVISIONS OF NCC 3.4.3

DATE	AI NO.	COMMENT	REV.
29/07/22		ISSUED FOR BUILDING APPROVAL	05

DATE	AI NO.	COMMENT	REV.

CONSTRUCTION

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STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NOTE:
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PROJECT
NORTHCOTE HOUSE

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BLOCK	SECTION	DIVISION
11	09	DEAKIN

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DRAWING TITLE
SECTION DETAILS
SHEET 02

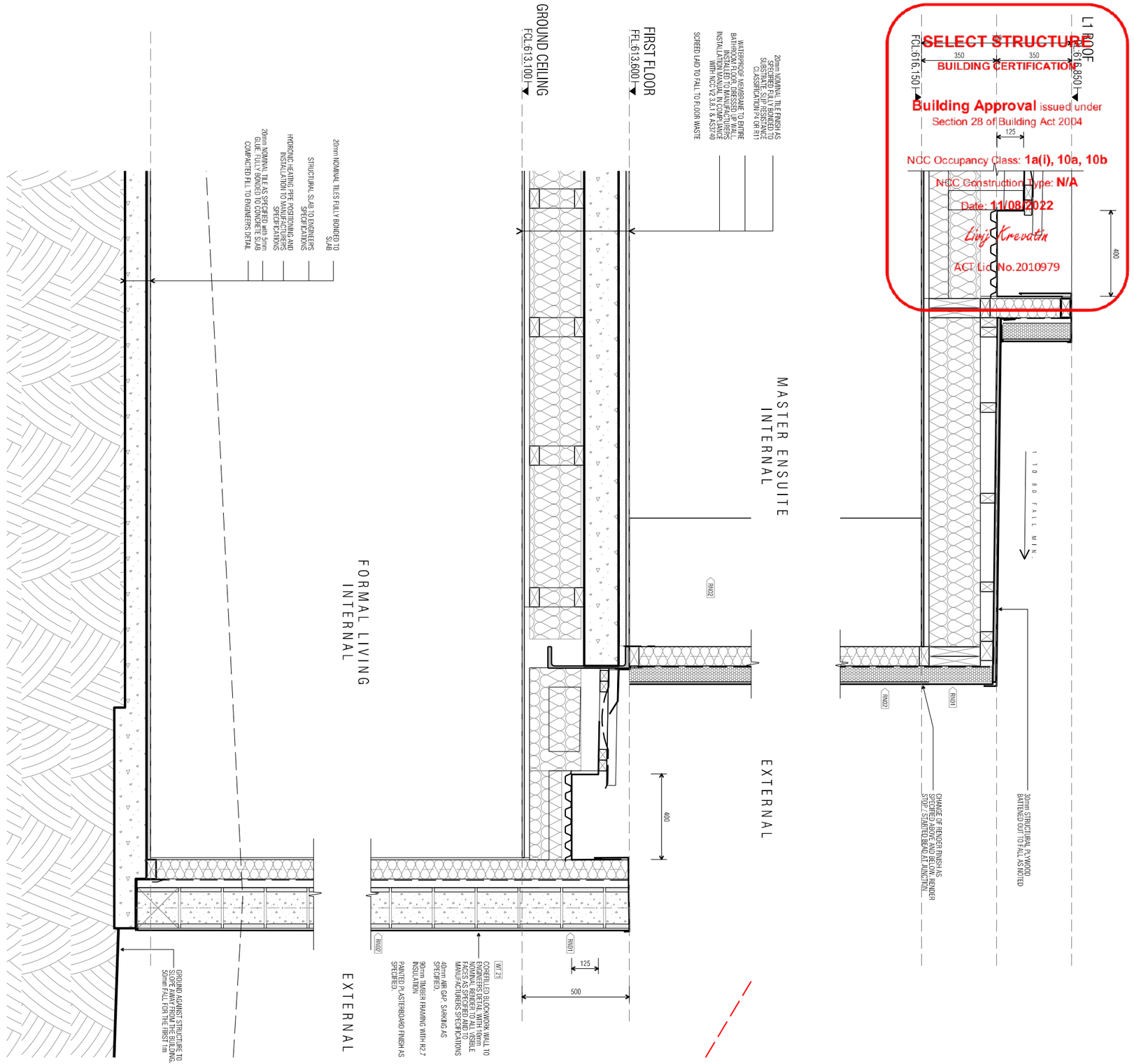
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JOB NO.	DATE
TA2056	28/06/2022

STATUS	DRAWING NO.	REVISION
WD	A401	05

SELECT STRUCTURE
BUILDING CERTIFICATION
Building Approval issued under
Section 28 of Building Act 2004
TGC Class: 1a(i) 10a 10b
NCC Construction Type: 5B
Date: 13/08/2022
Luji Krevatin
ACT Lic No: 20109792

GENERAL NOTES
ALL SWING DOORS WITHIN 1200mm OF TOILET PAN TO HAVE LOCK OFF DEVICES.
ALL LINEN CUPBOARDS TO HAVE A MINIMUM WATER HOLDING DEPTH OF 20mm WHERE A 50mm STEP DOWN HAS NOT BEEN PROVIDED.
ALL BATHROOMS, ENSUITES AND POWDER ROOMS ARE TO PROVIDED WITH MECHANICAL EXHAUST VENTILATION WITH PRESSURE DIFFERENTIAL OF NOT LESS THAN 25 PASCALS WHEN ASSUMING A DOOR OPENING AREA OF 0.33m² AND DOOR HEIGHT OF 2.04m AND WIDTH OF 0.72m.
ROOFING TO COMPLY WITH PROVISIONS OF NCC 3.5.1.3.
ALL EXTERNAL GLAZING TO BE PROVIDED WITH FLYSCREENS IN ACCORDANCE WITH NCC 3.5.3.
ALL STAIRS TO HAVE HANDRAILS AND BALUSTRADES IN ACCORDANCE WITH NCC 2019 PART 3.9.2.
ALL WATER PROOFING TO BE IN ACCORDANCE WITH NCC 2019 PART 3.8.1.
ALL TIMBER FRAMING TO COMPLY WITH AS1684 OR AS1720.
ALL TIMBER FRAMING TO BE TREATED TO H2 IN ACCORDANCE WITH AS1604



GENERAL NOTES:

ALL SWING DOORS WITHIN 1200mm OF TOILET PAN TO HAVE LIFT OFF HINGES.

ALL LINEAR DRAINS TO HAVE A MINIMUM WATER HOLDING DEPTH OF 50mm WHERE A 50mm STEP DOWN HAS NOT BEEN PROVIDED.

ALL SUMPS / RAINWATER HEADS ARE TO BE PROVIDED WITH AN OVERFLOW PROVISION.

FLOORING TO COMPLY WITH PROVISIONS OF NCC 3.5.1.3.

ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.3.

ALL STAIRS TO HAVE A NON-SLIP RATING OF P3 OR R10 MINIMUM.

GLAZING TO AS1288 & 2047.

STAIRS TO BE BUILT IN ACCORDANCE WITH NCC 2019 PART 3.9.1.2.

WET AREAS TO BE BUILT IN ACCORDANCE WITH NCC 2019 PART 3.8.1. WET AREAS AND EXTERNAL WATERPROOFING. ALL EXHAUST FANS ARE TO BE DUCTED DIRECTLY TO THE OUTSIDE AIR VIA DUCTS.

ALL TIMBER FRAMING TO COMPLY WITH THE PROVISIONS OF NCC 3.4.3

DATE	AI NO.	COMMENT	REV.
29/07/22		ISSUED FOR BUILDING APPROVAL	02

DATE	AI NO.	COMMENT	REV.

CONSTRUCTION

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PROJECT

NORTHCOTE HOUSE

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BLOCK	SECTION	DIVISION
11	09	DEAKIN

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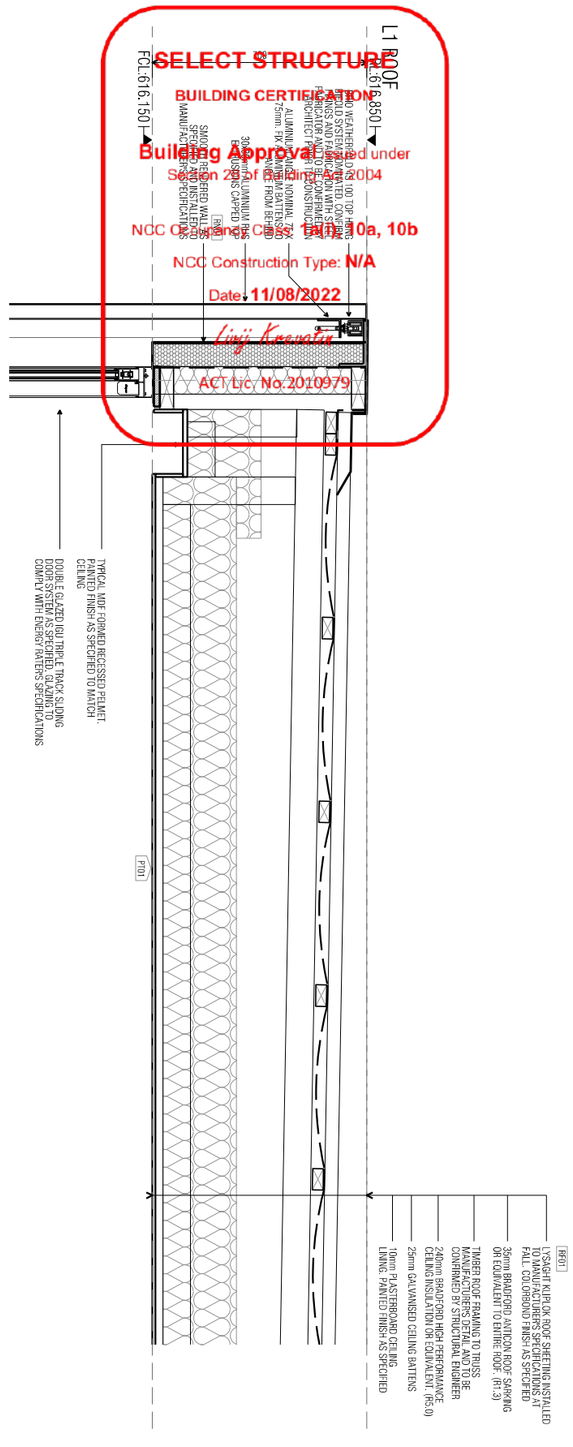
DRAWING TITLE

SECTION DETAILS
SHEET 03

SCALE	DRAWN	CHECKED
1:10 @A1 1:20 @A3	MP	MT

JOB NO.	DATE
TA2056	08/08/2022

STATUS	DRAWING NO.	REVISION
WD	A403	02



GENERAL NOTES.

ALL SWING DOORS WITHIN 1200mm OF TOILET PAN TO HAVE LIFT OFF HINGES.

ALL LINEAR DRAINS TO HAVE A MINIMUM WATER HOLDING DEPTH OF 50mm WHERE A 50mm STEP DOWN HAS NOT BEEN PROVIDED.

ALL SUMPS / RAINWATER HEADS ARE TO BE PROVIDED WITH AN OVERFLOW PROVISION.

ROOFING TO COMPLY WITH PROVISIONS OF NCC 3.5.1.3.

ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.3.

ALL STAIRS TO HAVE A NON-SLIP RATING OF P3 OR R10 MINIMUM.

GLAZING TO AS1288 & 2047.

STAIRS TO BE BUILT IN ACCORDANCE WITH NCC 2019 PART 3.9.1.2.

WET AREAS TO BE BUILT IN ACCORDANCE WITH NCC 2019 PART 3.8.1. WET AREAS AND EXTERNAL WATERPROOFING. ALL EXHAUST FANS ARE TO BE DUCTED DIRECTLY TO THE OUTSIDE AIR VIA DUCTS.

ALL TIMBER FRAMING TO COMPLY WITH THE PROVISIONS OF NCC 3.4.3

DATE	AI NO.	COMMENT	REV.
29/07/22		ISSUED FOR BUILDING APPROVAL	02

DATE	AI NO.	COMMENT	REV.

CONSTRUCTION

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STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT

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BLOCK	SECTION	DIVISION
11	09	DEAKIN

GENERAL NOTES:

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DRAWING TITLE

SECTION DETAILS
SHEET 04

SCALE	DRAWN	CHECKED
1:10 @A1 1:20 @A3	MP	MT

JOB NO.	DATE
TA2056	~~08/08/2022~~

STATUS	DRAWING NO.	REVISION
WD	A404	02

BLOCK: 11 SECTION 09, DEAKIN

GENERAL NOTES

G1 These drawings shall be read in conjunction with other consultants' drawings and specifications and with other such written instructions as may be issued during the course of the Contract. Any discrepancy shall be referred to the Engineer before proceeding with the work.
G2 All dimensions are in millimetres, U.N.O. (unless noted otherwise).
G3 No dimension shall be obtained by scaling the drawings.
G4 All levels and setting out dimensions shown on the drawings shall be checked on site prior to the commencement of the work.
G5 During construction the structure shall be maintained in a stable condition and no part shall be overstressed.
G6 Damp-proofing & sealing details shall be in accordance with Architect's details. All joints in concrete elements shall be suitably sealed or damp-proofed.

FOUNDATIONS

F1 Refer Slab Design Criteria for classification of site.
F2 All foundations must be stable and uniform throughout.
F3 Footings shall be placed centrally under walls and columns, U.N.O.

LOADING

L1 Superimposed floor loads are generally in accordance with AS 1170.1 or as noted in Table L4.
L2 Wind loads are in accordance with AS/NZS 1170.2 as follows:
Region : A Terrain category 3 wind classification N2
L3 Earthquake loads are in accordance with AS 1170.4 as follows:
a = 0.08 S = 1.0 I = 1.0, U.N.O.
L4 Live loads & additional dead loads: (to AS/NZS 1170.1)

Area subject to loading	Live Load		Add. Dead Load
	Uniform	Point	
Floors - Internal	1.50 kPa	1.80 kN	0.50 kPa
Floors - External & Garage	3.00 kPa	1.80 kN	1.00 kPa
Roof Areas	0.25 kPa	1.40 kN	0.15 kPa

MASONRY

M1 All workmanship and materials shall be in accordance with AS 3700.
M2 Characteristic compressive strength of masonry (f'uc) = 24 MPa

Durability Requirements			
Mortar	Salt Attack Resistance Grade	Built In Component	Min. Cover to Reinforcement & Tendons in Grouted Cavities
M2	Protected	R1 (Galv'd 300 g/m² each side)	5
M3	General Purpose	R3 (Galv'd 470 g/m² each side)	15
M4	Exposure	R4 (Stainless)	30

M3 All masonry walls supporting slabs and beams shall have a pre-greased two layer galvanised steel slip joint between concrete and masonry.
M4 All masonry walls supporting or supported by concrete floors shall be provided with vertical joints to match any control joints in the concrete.
M5 Non load bearing walls shall be separated from concrete above by 12 mm thick closed cell polyethylene strip.
M6 Provide vertical control joints at 8 metres maximum centres, and 4 metres maximum from corners in masonry walls, and between new & existing brickwork.
M7 Masonry retaining walls are to be backfilled with either of the following material:
- Coarse grained soil with low silt content
- Residual soil containing stones
- Fine silty sand
- Granular materials with low clay content

REINFORCED CONCRETE

C1 All workmanship and materials shall be in accordance with AS 3600 current edition, except where varied by the contract documents.
C2 Concrete quality shall be as follows (subject to note C4 being satisfied):

Element	Slump mm	Max. Agg. Size mm	Cement Type	f'c at 28 Days MPa
Footings	80	20	Normal	20
Slabs on Ground	80	20	Portland	25
Suspended Floors	80	20	Type A	32

C3 Engineer to approve any admixtures used in concrete mix.
C4 Cover to reinforcement shall be obtained by the use of approved bar chairs. All chairs to be placed at 750 maximum centres.
C5 Minimum clear concrete cover to reinforcement including ties and stirrups (other than residential slabs on ground or footings) shall be as follows uno.

Exposure Classification	Minimum Cover (mm)				
	Concrete Strength (f'c)				
	20 MPa	25 MPa	32 MPa	40 MPa	>50 MPa
A1	20	20	20	20	20
A2	(50)	30	25	20	20
B1	-	(60)	40	30	25
B2	-	-	(65)	45	35
C	-	-	-	(70)	50

For bracketed figures refer to AS 3600 current edition table 4.10.3.2

C6 Residential slab on ground and footings cover requirements:
(Minimum concrete grade N20)
- Unprotected ground: 40 mm
- External exposure: 40 mm
- Membrane in contact with ground: 30 mm
- Internal surface: 20 mm
- Strip & pad footing: 40 mm

C7 All concrete shall be mechanically vibrated. Vibrators shall not be used to spread concrete.
C8 Sizes of concrete elements do not include thickness of applied finishes.
C9 No holes or chases other than those shown on the structural drawings shall be made in concrete members without the prior approval of the Engineer.
C10 Construction joints where not shown shall be located to the approval of the Engineer.
C11 Curing of all concrete is to be achieved by keeping surfaces continuously wet for a period of 3 days, and prevention of loss of moisture for a total of 7 days followed by gradual drying out. Approved sprayed on compounds may be used where no floor finishes are proposed. Polythene sheeting or wet hessian may be used if protected from wind and traffic.
C12 Construction support propping is to be left in place where needed to avoid over stressing the structure due to construction loading. No masonry or partition walls are to be constructed on suspended levels until all propping is removed and the slab has absorbed its dead load deflection.
C13 Conduits, pipes, etc. shall only be placed in the middle one third of slab depth and spread at not less than 3 diameters.
C14 Reinforcement symbols :
N - Denotes deformed grade 500 normal ductility reinforcing bars to AS/NZS 4671.
R - Denotes plain round grade 250 normal ductility reinforcing bars to AS/NZS 4671.
SL - Denotes deformed grade 500 low ductility reinforcing mesh to AS/NZS 4671.
RL - Denotes deformed grade 500 low ductility reinforcing mesh to AS/NZS 4671.
L--TM - Denotes deformed grade 500 low ductility trench mesh to AS/NZS 4671.
C15 Reinforcement is represented diagrammatically; it is not necessarily shown in true projection.
C16 Splices in reinforcement shall be made only in positions shown or otherwise approved by the Engineer.
C17 Fabric reinforcement shall have splices made so that the overlap, measured between the outermost transverse wires of each sheet of fabric, is not less than the spacing of those wires plus 25 mm.
C18 Welding of reinforcement shall not be permitted unless shown on the structural drawings or approved by the Engineer.

STRUCTURAL STEEL

S1 All workmanship and materials shall be in accordance with AS 4100, AS 1163, AS 1554.1 and AS/NZS 4600.
S2 The structural design has been based on the following steel grades, U.N.O:
Hot rolled universal beams, columns, channels & angles: 300PLUS
Circular, square & rectangular hollow sections: C350/C450LO
Cold formed open DuraGal profiles: C400/C450LO
Cold formed lipped Cee & Zed purlins: G550/G500/G450
S3 The structural design has been based on MBPMA nominal size Cee & Zed lipped purlins. All purlin profiles shall be in accordance with the MBPMA specifications.
S4 Qualifications of welding procedures and personnel shall conform to Section 4 of AS 1554.1. Non destructive testing of welds shall include 100% visual inspection and additional testing as shown on the drawings.
All welds shall be 6 mm continuous fillet type SP, U.N.O. All butt welds shall be complete penetration in accordance with AS 1554.1, U.N.O.
Commercial bolts to AS 1111, snug tightened
High strength structural bolts to AS 1562, snug tightened
High strength structural bolts to AS 1562, fully tensioned bearing joint to AS 1511
High strength structural bolts to AS 1562, fully tensioned friction joint to AS 1511
All bolts shall be M16 8.8/S, with a minimum of 2 bolts per connection, U.N.O.
S7 High strength TF & TB bolts shall be installed using approved load indicator washers, or in accordance with the part turn method nominated in AS 4100.
S8 Gusset plates shall be 10 mm thick, grade 300PLUS steel, U.N.O.
S9 Concrete encased steelwork shall be wrapped with SL41 fabric and shall have a minimum of 50 mm cover, U.N.O.
S10 Steelwork not encased shall have the following surface treatment :

Exposure Classification	Steelwork Protection Required
A1 / A2	Power tool clean to AS1627 Class 1 1 Coat Alkyd Primer (Zinc Phosphate)
B1	Abrasive blast to AS1627 Class 2.5 1 Coat Inorganic Zinc Silicate
B2	Hot Dipped Galvanised to AS4680

S11 Where sealed tube members are hot dip galvanised, the fabricator shall provide drill holes as necessary.
S12 All transport and erection damage, site welds etc., shall be reinstated to an equivalent finish to adjacent steelwork

SITE PREPARATION FOR SLABS ON GROUND

P1 Strip topsoil containing organic matter. Proof roll fill sub grade and remove any soft zones.
P2 Where additional fill is required to the underside of slabs on ground, non cohesive materials such as sand and gravel dust shall be placed by "controlled" compaction in horizontal layers of 200 mm (loose) maximum depth. This fill shall be compacted to at least 95% of Standard Maximum Dry Density (SMDD).
P3 For slabs on ground, sand 50 mm approximate thickness is to be spread as a levelling layer and well watered down.
P4 Damp-proofing membrane unpunctured and taped at laps, is to be placed over the sand, sufficient membrane being provided at edges to return under brickwork. Where no brickwork, tape membrane to side of footing below ground.

FOUNDATION MAINTENANCE

FOUNDATION SOILS : All soils are affected by water. Silts are weakened by water and some sands can settle if heavily watered, but most problems arise on clay foundations. Clays swell and shrink due to changes in moisture content and the potential amount of the movement is implied in the site classification in Australian Standard AS2870, which is specified as follows:

A Stable (Non-reactive).
S Slightly Reactive.
M Moderately Reactive.
H Highly Reactive.
E Extremely Reactive.

CLASS A & S SITES : Sands, silts and clays shall be protected from becoming extremely wet by adequate attention to site drainage and prompt repair of plumbing leaks.

CLASS M, H & E SITES : Sites classified as M, H, or E shall be maintained at essentially stable moisture conditions and extremes of wetting and drying prevented. This will require attention to the following :

Drainage of the site : The site shall be graded or drained so that water cannot pond against or near the house. The ground immediately adjacent to the house shall be graded to a uniform fall of 50 mm minimum away from the house over the first metre. The sub floor space for houses with suspended floors shall be graded or drained to prevent ponding where this may affect the performance of the footing system. The site drainage requirements shall be maintained for the economic life of the building.

Limitations on gardens : The development of the gardens shall not interfere with the drainage requirements or the sub floor ventilation and weep hole drainage systems. Garden beds adjacent to the house should be avoided. Care should be taken to avoid over watering of gardens close to the house footings.

Restrictions on trees and shrubs : Planting of trees should be avoided near the foundation of a house or neighbouring house on reactive sites as they can cause damage due to drying of the clay at substantial distances. To reduce, but not eliminate, the possibility of damage, tree planting should be restricted to a distance from the house of :

1.50 x mature height for Class E sites
1.00 x mature height for Class H sites
0.75 x mature height for Class M sites

Where rows or groups of trees are involved, the distance from the building should be increased. Removal of trees from the site can also cause similar problems.

Repair of leaks : Leaks in plumbing, including storm water and sewerage drainage should be repaired promptly.

The level to which these measures are implemented depends on the reactivity of the site. The measures apply mainly to masonry houses and masonry veneer houses. For frame houses clad with timber or sheeting, lesser precautions may be appropriate.

BONDEK/CONDECK FORMWORK

B1 U.N.O. BONDEK/CONDECK PANELS SHALL BE 1.00Mmm BMT
B2 PANELS ARE TO BE SECURELY FIXED OR HELD DOWN TO PREVENT DISPLACEMENT DUE TO CONSTRUCTION LOADING OR WIND UPLIFT PRIOR TO CONCRETING
B3 FIX PANELS TO STEELWORK BY PUDDLE WELDING DRIVE PINS OR OTHER SUITABLE METHODS. SLIP JOINTS SHALL BE LOCATED AS SHOWN
B4 FIXING TO MASONRY IS NOT NECESSARY PROVIDED CONCRETE IS PLACED IMMEDIATELY AFTER PANELS ARE LAID. TOP COURSE OF BRICKWORK IS TO BE STRAIGHT AND LEVEL. IF REQUIRED, PROVIDE LAYER OF SMOOTH HARD MORTAR SLIP JOINTS SHALL BE PROVIDED AT ALL MASONRY U.N.O.
B5 BEFORE CONCRETE IS PLACED, ANY ACCUMULATED DEBRIS, GREASE OR ANY OTHER SUBSTANCE WILL NEED TO BE REMOVED TO ENSURE CLEAN BONDING SURFACE. ANY PONDED RAINWATER SHOULD BE REMOVED BY BLOWING OR SWEEPING
B6 FASTENING OF SIDE LAP JOINTS SHALL BE IN ACCORDANCE WITH LYSAGHT PUBLICATIONS, AND GENERALLY ONE No. 10-24x16mm SELF-DRILLING TAPPING SCREW IS REQUIRED MID-SPAN FOR SUPPORT SPACING OF 2750mm OR GREATER. FOR POINT LOADS RATINGS OR EXPOSED SOFFITS ADDITIONAL FIXING MAY BE REQUIRED
B7 U.N.O PROPPING SHALL BE IN ACCORDANCE WITH LYSAGHT PUBLICATIONS
B8 PROPS SHALL NOT BE REMOVED UNTIL CONCRETE HAS REACHED SUFFICIENT STRENGTH

LEGEND

DENOTES LOAD BEARING BRICK WALL OVER
DENOTES CORE FILLED BLOCK WALL OVER
DENOTES NON LOAD BEARING WALL OVER
DENOTES NON LOAD BEARING WALL UNDER
DENOTES LOAD BEARING MASONRY WALL UNDER
DENOTES LOAD BEARING 190 DINCEL WALL
DENOTES LOAD BEARING STUD WALL OVER
DENOTES SLAB PENETRATION
XX DENOTES SLAB STEP DEPTH
??? DENOTES MINIMUM SLAB DEPTH
DENOTES SLAB DATUM
SB1(-150) DENOTES STEEL BEAM 150mm BELOW SLAB DATUM
S.J DENOTES SAWN JOINT. REFER TO DETAILS.
K.J DENOTES KEY JOINT. REFER TO DETAILS.
DS DENOTES DOUBLE STUD
TS DENOTES TRIPLE STUD
PS DENOTES F11x4.5 THICK PLYWOOD SHEET STRUCTURAL BRACING. REFER TO TIMBER FRAMING CODE FOR FIXING.
MSX DENOTES 30x0.8 METAL STRAP CROSS BRACING. REFER TO TIMBER FRAMING CODE AS1684 FOR FIXING
SC1 DENOTES CONTINUOUS STEEL COLUMN
SC1(O) DENOTES STEEL COLUMN OVER
SC1(U) DENOTES STEEL COLUMN UNDER
SC1(O) SC1(U) DENOTES STEEL COLUMN UNDER & OVER

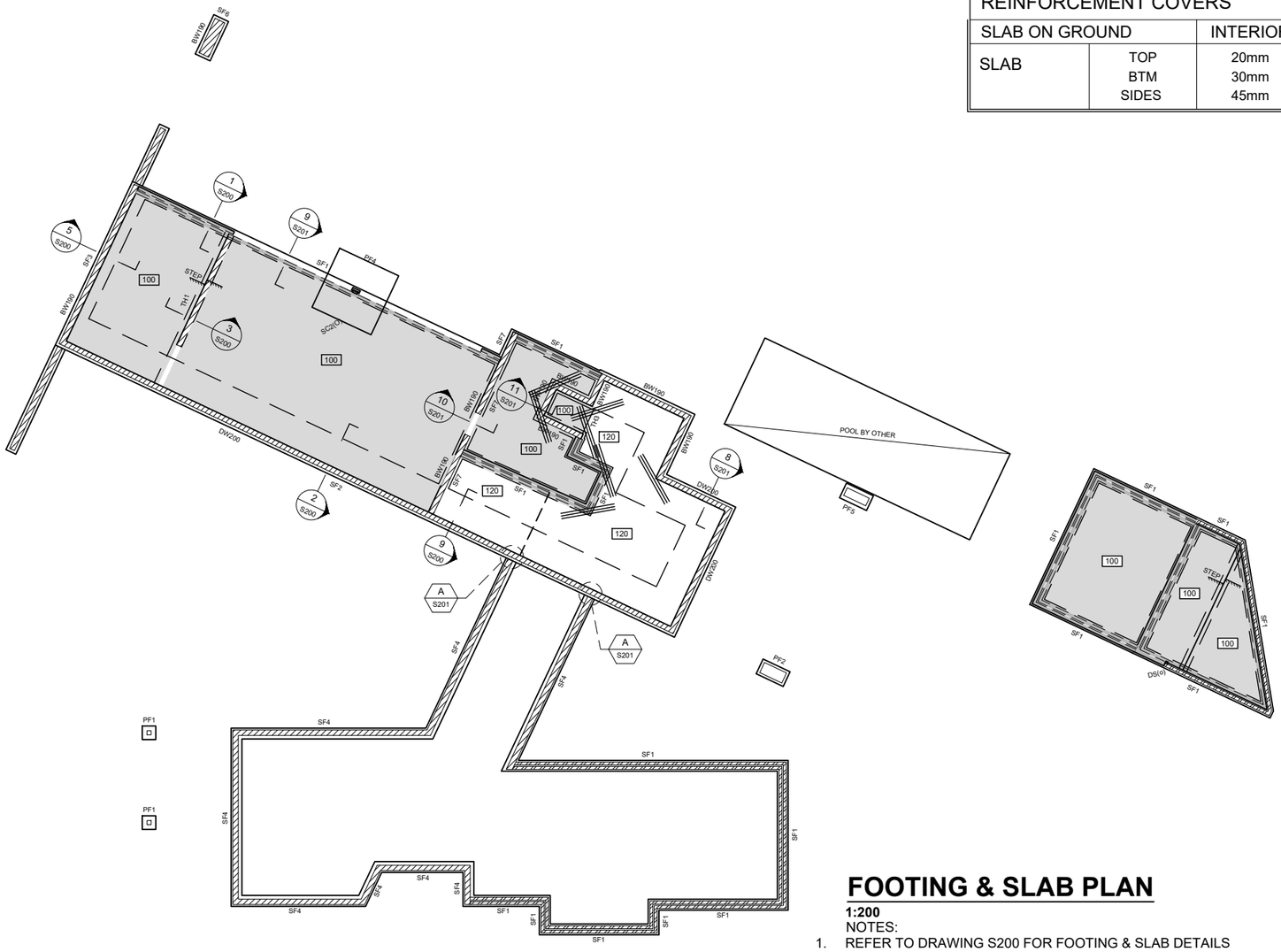
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0m 0.5 1 1.5 2 2.5
1:50 @A1 1:100 @A3

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A	FOR CC	10.09.2021	A.N	U.H	X.X
B	FOR CC	16.10.2021	A.N	U.H	X.X
C	FOR CC	10.02.2022	A.N	U.H	X.X

CLIENT: ALEKSANDAR MILADINOVIC - TURCO
PROJECT: NEW RESIDENCE
SITE ADDRESS: BLOCK:11 SECTION 09, DEAKIN
SCALE: 1:100
DATE: 10.02.2022
DWG No.: S000
PROJECT No.: 21-944
REVISION: X
DRAWING TITLE: GENERAL NOTES



REINFORCEMENT COVERS

SLAB ON GROUND		INTERIOR	EXTERIOR
SLAB	TOP	20mm	45mm
	BTM	30mm	30mm
	SIDES	45mm	45mm

ELEMENT / CONCRETE QUALITY	STRENGTH f'c	MAX SIZE AGG. mm	SLUMP mm	CEMENT TYPE	ADMIXTURE
FOOTINGS	20	20	80	GP	-
PIERS	20	20	80	GP	-
SLAB ON GROUND	25	20	80	GP	-

REFER TO GENERAL NOTES FOR REINFORCEMENT COVER

FOOTING SCHEDULE

MARK	DESCRIPTION	SIZE	COMMENTS
PF1	PAD FOOTING	500 D x 500 x 500 W	MASS CONCRETE
PF2	PAD FOOTING	500 D x 600 x 1100 W	MASS CONCRETE
PF3	PAD FOOTING	500 D x 500 x 600 W	MASS CONCRETE
PF4	PAD FOOTING	500 D x 2400 x 2400 W	N16-200 TOP & BTM DIRECTIONS
PF5	PAD FOOTING	600 x 1100 W TO POOL DEPTH	MASS CONCRETE
SF1	STRIP FOOTING	500 D x 300 W	L11TM-200 TOP & BTM + 400mm L11TM CLIP SPACER
SF2	STRIP FOOTING	300 D x 1400 W	SL82 TOP & BTM + L11TM-200 TOP & BTM
SF3	STRIP FOOTING	300 D x 700 W	SL82 TOP & BTM
SF4	STRIP FOOTING	300 D x 400 W	SL82 TOP & BTM
SF5	STRIP FOOTING	300 D x 1400 W	SL82 TOP & BTM + L11TM-200 TOP & BTM
SF6	STRIP FOOTING	500 D x 600 W	2/L11TM-200 TOP & BTM + 400mm L11TM CLIP SPACER
SF7	STRIP FOOTING	500 D x 400 W	L11TM-300 TOP & BTM + 400mm L11TM CLIP SPACER
TH1	THICKENING	300 D x 300 W	L11TM-200 BTM
TH2	THICKENING	300 D x 300 W	L11TM-200 BTM
TH3	THICKENING	300 D x 1470 x 1230	N12-200 TOP & BTM BOTH DIRECTIONS
RW	RETAINING WALL	REFER DETAIL	REFER DETAIL

FOOTING & SLAB PLAN

1:200

NOTES:

1. REFER TO DRAWING S200 FOR FOOTING & SLAB DETAILS
2. ALL FOOTINGS TO BEAR ON SAME STRATA & ON NATURAL SOLID GROUND OTHERWISE BORED PIERS MAY BE REQUIRED UNDER.
3. ALL EXTERNAL SLABS TO BE 100 THICK WITH SL82 FABRIC IN TOP, 30 COVER
4. PROVIDE CONTINUOUS VAPOR BARRIER OR DAMP-PROOFING MEMBRANE OVER 50mm SAND UNDER ALL SLABS ACCORDING TO THE BCA FIG 3.2.2.3
5. ARTICULATE ALL BRICKWORK & DRAINAGE TO BCA
6. BUILDER TO REPORT SITE CONDITION TO STRUCTURAL ENGINEER AFTER THE SITE CUT & FILL IS COMPLETE
7. EXTENT OF SLAB ON FILL IS INDICATIVE AND TO BE CONFIRMED ON SITE PIERS ARE NOT REQUIRED UNDER SLAB IF FILL DOES NOT EXCEED 400mm.

NOTE:

SITE CLASSIFICATION WAS NOT PROVIDED AT THE TIME OF ISSUING THOSE PLAN.
FOOTING ARE DESIGNED FOR CLASS 'M'.
BUILDER OR OWNER NEED TO ENGAGE A GEOTECHNICAL ENGINEER TO PREPARE A SITE CLASSIFICATION IF IT IS NOT AVAILABLE THROUGH LAND DEVELOPER.
NOTIFY OUR OFFICE IF SITE CLASS IS DIFFERENT FROM 'M'
BEFORE COMMENCEMENT OF WORK ON SITE.

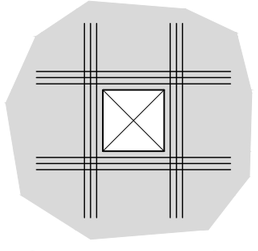
NOTE:

TRUSS LAYOUT TO BE FORWARDED TO ANH CONSULTING ENGINEERS BEFORE COMMENCEMENT OF WORK ON SITE

DO NOT LOAD INTERNAL WALLS WITHOUT PERMISSION OF A STRUCTURAL ENGINEER

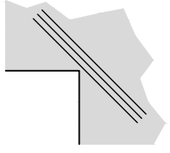
TIMBER TRUSSES, ROOF BRACING, WALL FRAMING, LINTELS
WALL BRACING AND EXISTING ROOF SUPPORT TRUSSES BY FRAMING COMPANY.

TYPICAL SLAB TRIMMER DETAILS



PROVIDE 3 N12 BARS TOP EXTEND 600 MIN. PAST EACH EDGE OF THE PENETRATION. APPLY TO LARGER THAN 150 x 150 PENETRATION.

SLAB PENETRATION TRIMMER



3 N12-2000 LONG (75 SPACING) TRIMMERS BARS AT ALL RE-ENTRANT CORNERS, TIED TO UNDERSIDE OF TOP REINFORCEMENT.

SLAB RE-ENTRANT CORNER TRIMMER

WALL LEGEND

- BW190 - 190 BLOCKWORK
- DW200 - 200 DINCEL WALL

SLAB ON GROUND NOTES

100 — DENOTES EXTENT OF 100 THICK SLAB ON 400mm MAXIMUM COMPACTED FILL REINFORCED WITH SL82 MESH TOP CONTINUOUS THROUGHOUT PLUS ANY EXTRAS AS NOTED ON PLAN AND IN DETAILS.

REFER TO TABLE BELOW FOR CONCRETE COVERS

NOTES TO BE READ IN CONJUNCTION WITH PLANS AND TYPICAL DETAILS

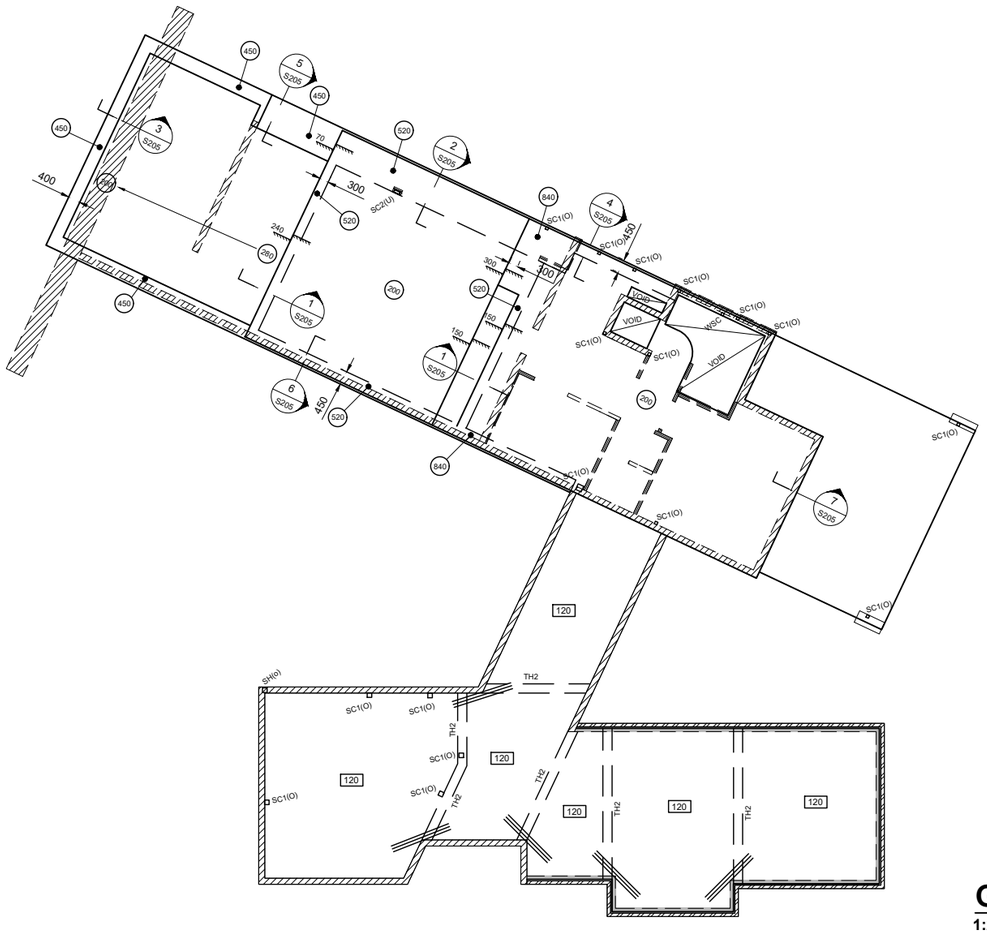
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0m 0.5 1 1.5 2 2.5
1:50 @A1 1:100 @A3

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A	FOR CC	10.10.2021	A.N	U.H	X.X
B	FOR CC	26.11.2021	A.N	U.H	X.X
C	FOR CC	18.05.2022	A.N	U.H	X.X

CLIENT: ALEKSANDAR MILADINOVIC - TURCO
PROJECT: NEW RESIDENCE
SITE ADDRESS: BLOCK: 11 SECTION 09, DEAKIN
SCALE: 1:200 | DATE: 18.05.2022 | DWG No.: S100
PROJECT No.: 21-944 | REVISION: X
DRAWING TITLE: FOOTING & SLAB PLAN



GROUND FLOOR SLAB PLAN

1:200

NOTES:

1. REFER TO DRAWING S200 FOR FOOTING & SLAB DETAILS
2. ALL FOOTINGS TO BEAR ON SAME STRATA & ON NATURAL SOLID GROUND OTHERWISE BORED PIERS MAY BE REQUIRED UNDER.
3. ALL EXTERNAL SLABS TO BE 100 THICK WITH SL82 FABRIC IN TOP, 30 COVER
4. PROVIDE CONTINUOUS VAPOR BARRIER OR DAMP-PROOFING MEMBRANE OVER 50mm SAND UNDER ALL SLABS ACCORDING TO THE BCA FIG 3.2.2.3
5. ARTICULATE ALL BRICKWORK & DRAINAGE TO BCA
6. BUILDER TO REPORT SITE CONDITION TO STRUCTURAL ENGINEER AFTER THE SITE CUT & FILL IS COMPLETE
7. EXTENT OF SLAB ON FILL IS INDICATIVE AND TO BE CONFIRMED ON SITE PIERS ARE NOT REQUIRED UNDER SLAB IF FILL DOES NOT EXCEED 400mm.

ELEMENT / CONCRETE QUALITY	STRENGTH f'c	MAX SIZE AGG. mm	SLUMP mm	CEMENT TYPE	ADMIXTURE
FOOTINGS	20	20	80	GP	-
PIERS	20	20	80	GP	-
SUSPENDED SLAB	32	20	80	GP	-
SLAB ON GROUND	32	20	80	GP	-

REFER TO GENERAL NOTES FOR REINFORCEMENT COVER

FOOTING SCHEDULE

MARK	DESCRIPTION	SIZE	COMMENTS
TH2	THICKENING	300 D x 300 W	L11TM-200 BTM

NOTE:

TRUSS LAYOUT TO BE FORWARDED TO ANH CONSULTING ENGINEERS BEFORE COMMENCEMENT OF WORK ON SITE

DO NOT LOAD INTERNAL WALLS WITHOUT PERMISSION OF A STRUCTURAL ENGINEER

TIMBER TRUSSES, ROOF BRACING, WALL FRAMING, LINTELS WALL BRACING AND EXISTING ROOF SUPPORT TRUSSES BY FRAMING COMPANY.

SLAB ON GROUND NOTES

100 — DENOTES EXTENT OF 100 THICK SLAB ON 400mm MAXIMUM COMPACTED FILL REINFORCED WITH SL81 MESH TOP CONTINUOUS THROUGHOUT PLUS ANY EXTRAS AS NOTED ON PLAN AND IN DETAILS.

120 — DENOTES EXTENT OF 120 THICK SLAB REINFORCED WITH SL82 MESH TOP & SL72 MESH BTM CONTINUOUS THROUGHOUT PLUS ANY EXTRAS AS NOTED ON PLAN AND IN DETAILS.

REFER TO TABLE BELOW FOR CONCRETE COVERS

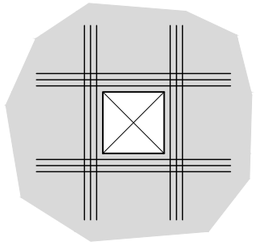
NOTES TO BE READ IN CONJUNCTION WITH PLANS AND TYPICAL DETAILS

REINFORCEMENT COVERS			
SLAB ON GROUND		INTERIOR	EXTERIOR
SLAB	TOP	20mm	45mm
	BTM	30mm	30mm
	SIDES	45mm	45mm

STEEL & TIMBER MEMBER SCHEDULE

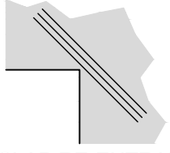
MARK	DESCRIPTION	SIZE	COMMENTS
SC2	STEEL COLUMN	250 x 150 x 9 SHS	
WSC	WALL STIFFENER COLUMN	100 x 100 x 10 SHS	

TYPICAL SLAB TRIMMER DETAILS



PROVIDE 3 N12 BARS TOP EXTEND 600 MIN. PAST EACH EDGE OF THE PENETRATION. APPLY TO LARGER THAN 150 x 150 PENETRATION.

SLAB PENETRATION TRIMMER



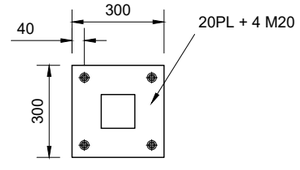
3 N12-2000 LONG (75 SPACING) TRIMMERS BARS AT ALL RE-ENTRANT CORNERS, TIED TO UNDERSIDE OF TOP REINFORCEMENT.

SLAB RE-ENTRANT CORNER TRIMMER

BONDEK NOTES

200 — ALL SLABS TO BE 200 THICK WITH SL81 MESH TOP THROUGHOUT LAID LAST WITH 20 COVER PLUS EXTRA REINFORCEMENT AS NOTED ON PLAN

250 — ALL SLABS TO BE 250 THICK WITH SL81 MESH TOP THROUGHOUT LAID LAST WITH 20 COVER PLUS EXTRA REINFORCEMENT AS NOTED ON PLAN



BASE PLATE DETAIL

1:20

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0m 0.5 1 1.5 2 2.5
1:50 @A1 1:100 @A3

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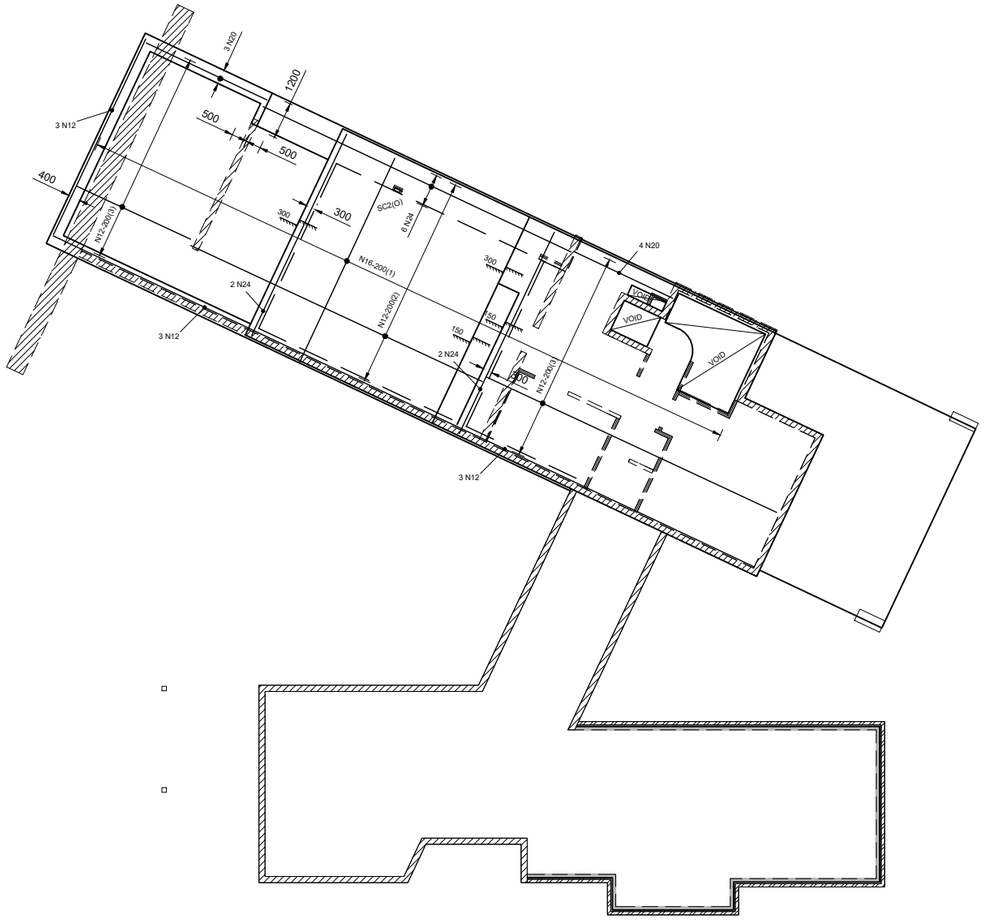
REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED
A	FOR CC	10.10.2021	A.N	U.H	X.X
B	FOR CC	26.11.2021	A.N	U.H	X.X
C	FOR CC	18.05.2022	A.N	U.H	X.X

CLIENT: ALEKSANDAR MILADINOVIC - TURCO

PROJECT: NEW RESIDENCE

SITE ADDRESS: BLOCK: 11 SECTION 09, DEAKIN

SCALE: 1:200 | DATE: 18.05.2022 | DWG No.: S101
PROJECT No.: 21-944 | REVISION: X
DRAWING TITLE: GROUND FLOOR SLAB PLAN & LOWER TIMBER MARKING PLAN



BOTTOM REINFORCEMENT PLAN

1:200

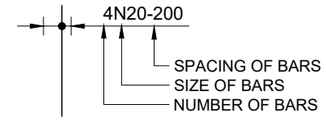
REINFORCEMENT NOTES

R1. ALL SLABS TO BE REINFORCED AS NOTED ON PLAN U.N.O. IN DETAILS.

R2. FOR REINFORCEMENT TO HOBS, STAIRS, ETC REFER TO DETAILS.

R3. REINFORCEMENT CROSSING PENETRATIONS IS TO BE DISPLACED, NOT CUT.

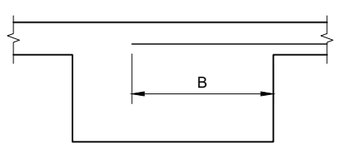
R4. BAR TAG NOTATION:



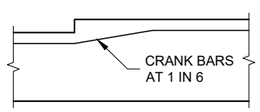
ALL SLAB REINFORCEMENT TO BE LAID IN SEQUENCE INDICATED BELOW:

- LAID FIRST N12-250(1)
- LAID SECOND N12-250(2)
- LAID THIRD N12-250(3)
- LAID FOURTH N12-250(4)

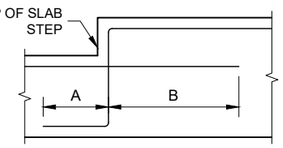
REINFORCEMENT COVERS			
		INTERNAL	EXTERNAL
SLAB	TOP	20mm	45mm
	BTM	30mm	30mm
	SIDES	45mm	45mm



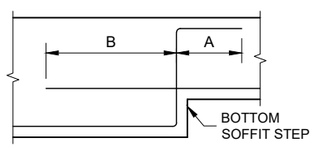
SLAB REO EXTENDING INTO BEAM



WET AREA SETDOWN



TOP OF SLAB STEP



BOTTOM OF SLAB STEP

TYPICAL REINFORCEMENT BAR LAP AT STEPS		
BAR DIA.	A	B
N12	200	600
N16	300	800
N20	400	1000
N24	500	1200
N28	600	1400
N32	700	1600
N36	800	1800

SLAB REINFORCEMENT MIN. SPLICE SCHEDULE	
BAR	LAP (mm)
UP TO N12	480
N16	640
N20	800
N24	960
N28	1120
N32	1280
N36	1440

STANDARD COG SCHEDULE	
BAR	COG (mm)
UP TO N12	200
N16	200
N20	245
N24	295
N28	340
N32	390
N36	440

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0m 0.5 1 1.5 2 2.5
1:50 @A1 1:100 @A3

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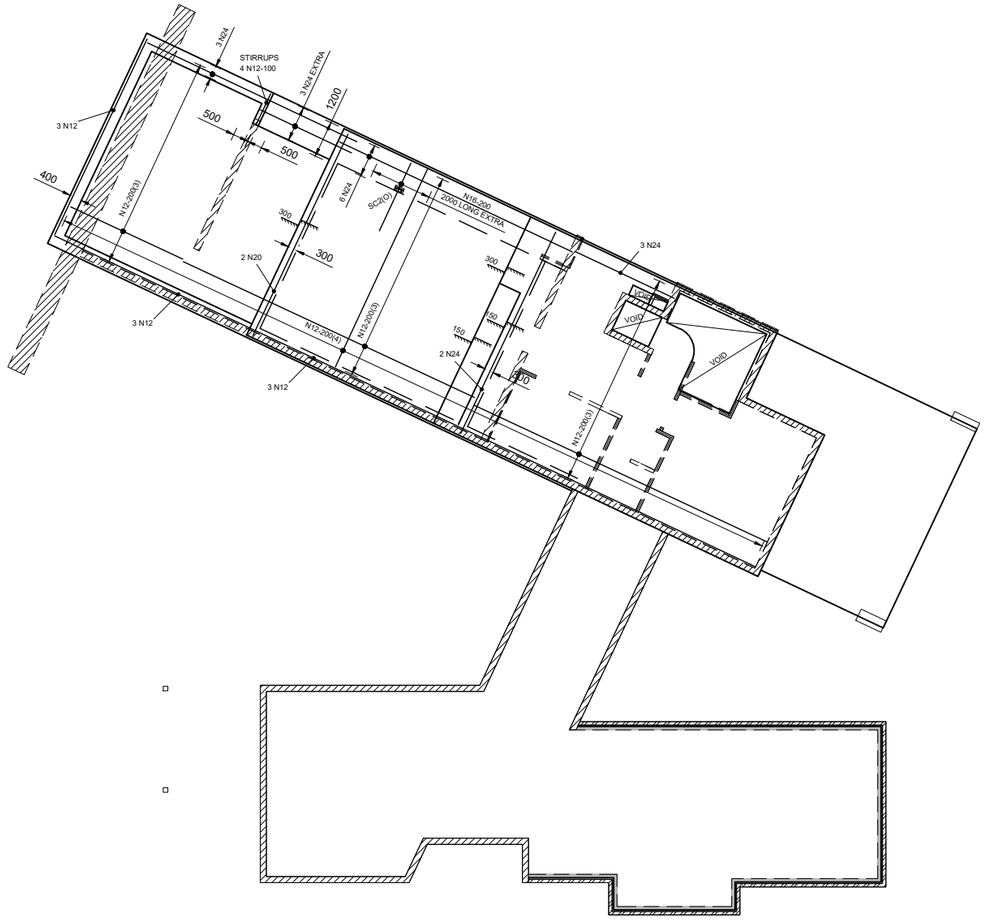
REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED
A	FOR CC	25.09.2021	A.N	U.H	X.X
B	FOR CC	16.10.2021	A.N	U.H	X.X
C	FOR CC	18.05.2022	A.N	U.H	X.X

CLIENT: ALEKSANDAR MILADINOVIC - TURCO

PROJECT: NEW RESIDENCE

SITE ADDRESS: BLOCK: 11 SECTION 09, DEAKIN

SCALE: 1:200 | DATE: 18.05.2022 | DWG No.: S102
PROJECT No.: 21-944 | REVISION: X
DRAWING TITLE: BOTTOM REINFORCEMENT PLAN



TOP REINFORCEMENT PLAN

1:200

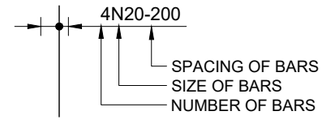
REINFORCEMENT NOTES

R1. ALL SLABS TO BE REINFORCED AS NOTED ON PLAN U.N.O. IN DETAILS.

R2. FOR REINFORCEMENT TO HOBS, STAIRS, ETC REFER TO DETAILS.

R3. REINFORCEMENT CROSSING PENETRATIONS IS TO BE DISPLACED, NOT CUT.

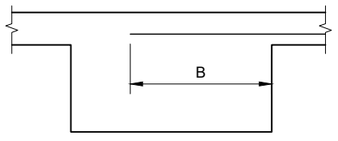
R4. BAR TAG NOTATION:



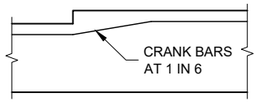
ALL SLAB REINFORCEMENT TO BE LAID IN SEQUENCE INDICATED BELOW:

- LAID FIRST N12-250(1)
- LAID SECOND N12-250(2)
- LAID THIRD N12-250(3)
- LAID FOURTH N12-250(4)

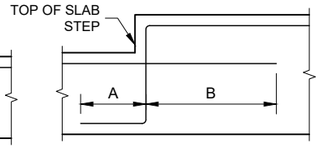
REINFORCEMENT COVERS			
		INTERNAL	EXTERNAL
SLAB	TOP	20mm	45mm
	BTM	30mm	30mm
	SIDES	45mm	45mm



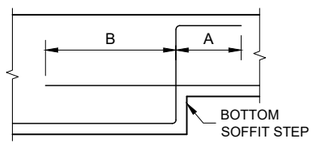
SLAB REO EXTENDING INTO BEAM



WET AREA SETDOWN



TOP OF SLAB STEP



BOTTOM OF SLAB STEP

TYPICAL REINFORCEMENT BAR LAP AT STEPS		
BAR DIA.	A	B
N12	200	600
N16	300	800
N20	400	1000
N24	500	1200
N28	600	1400
N32	700	1600
N36	800	1800

SLAB REINFORCEMENT MIN. SPLICE SCHEDULE	
BAR	LAP (mm)
UP TO N12	480
N16	640
N20	800
N24	960
N28	1120
N32	1280
N36	1440

STANDARD COG SCHEDULE (COG)	
BAR	COG (mm)
UP TO N12	200
N16	200
N20	245
N24	295
N28	340
N32	390
N36	440

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0m 0.5 1 1.5 2 2.5
1:50 @A1 1:100 @A3

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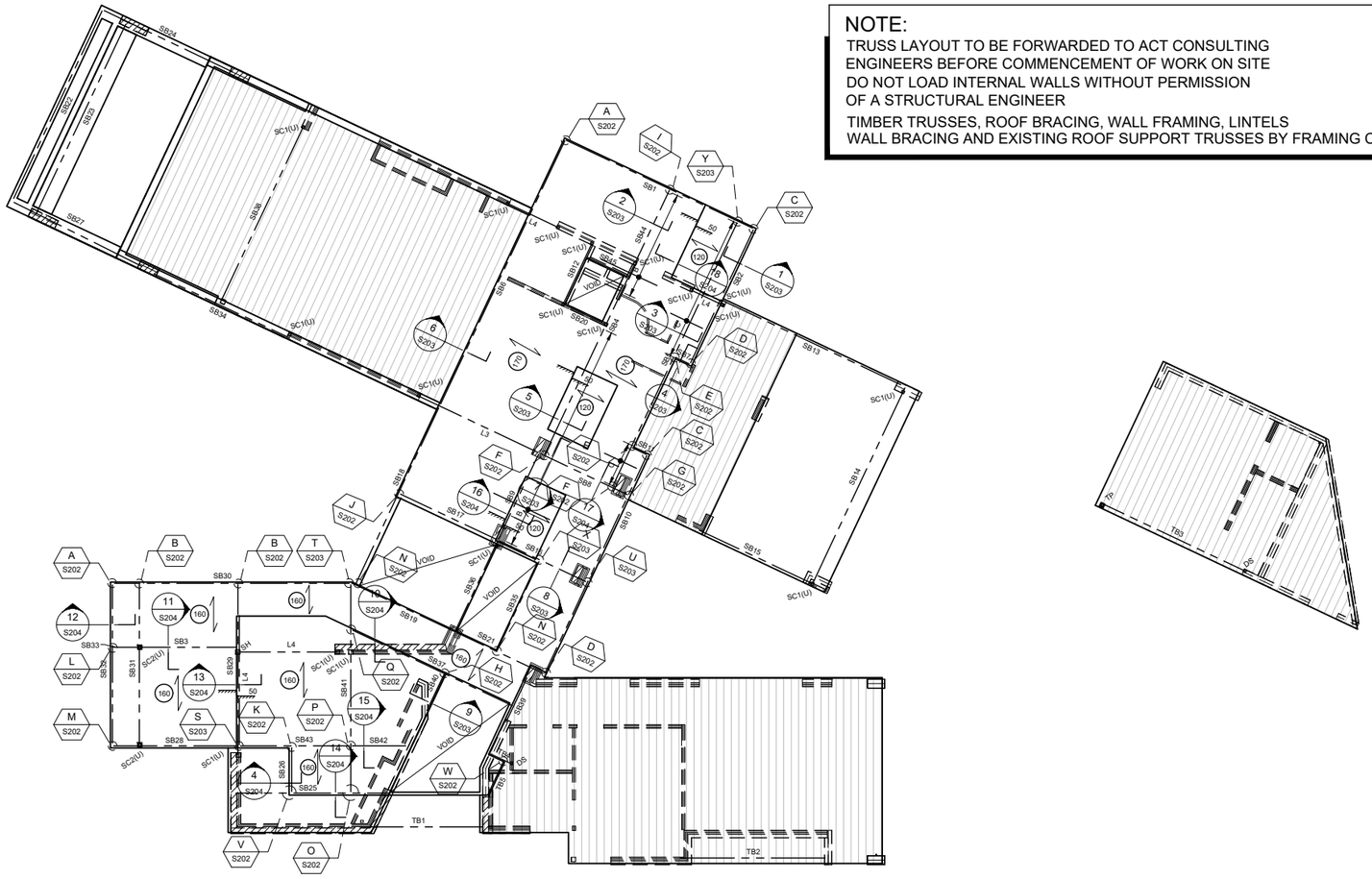
REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED
A	FOR CC	25.09.2021	A.N	U.H	X.X
B	FOR CC	16.10.2021	A.N	U.H	X.X
C	FOR CC	18.05.2022	A.N	U.H	X.X

CLIENT: ALEKSANDAR MILADINOVIC - TURCO

PROJECT: NEW RESIDENCE

SITE ADDRESS: BLOCK: 11 SECTION 09, DEAKIN

SCALE: 1:200 | DATE: 18.05.2022 | DWG No.: S103
PROJECT No.: 21-944 | REVISION: X
DRAWING TITLE: TOP REINFORCEMENT PLAN



NOTE:

TRUSS LAYOUT TO BE FORWARDED TO ACT CONSULTING ENGINEERS BEFORE COMMENCEMENT OF WORK ON SITE
DO NOT LOAD INTERNAL WALLS WITHOUT PERMISSION OF A STRUCTURAL ENGINEER

TIMBER TRUSSES, ROOF BRACING, WALL FRAMING, LINTELS WALL BRACING AND EXISTING ROOF SUPPORT TRUSSES BY FRAMING COMPANY.

STEEL & TIMBER MEMBER SCHEDULE

MARK	DESCRIPTION	SIZE	COMMENTS
DS	DOUBLE STUD	2/90 x 45 MGP10	
SC1	STEEL COLUMN	89 x 89 x 3.5 SHS	
SC2	STEEL COLUMN	89 x 89 x 5 SHS	GROUT FILLED CAVITY
SH	STEEL HANGER	75 x 75 x 5 SHS	
TP	TIMBER POST	90 x 90	
TB1	TIMBER BEAM	2/150 x 45 LVL	
TB2	TIMBER BEAM	2/200 x 45 LVL	
TB3	TIMBER BEAM	2/300 x 45 LVL	
TB4	TIMBER BEAM	2/300 x 45 LVL	
TB5	TIMBER BEAM	2/300 x 45 LVL	
SB1	STEEL BEAM	380 PFC	SAME LEVEL AS SB6
SB2	STEEL BEAM	380 PFC	
SB3	STEEL BEAM	200UB29	
SB4	STEEL BEAM	310UB40	
SB5	STEEL BEAM	310UC137	
SB6	STEEL BEAM	380 PFC	
SB7	STEEL BEAM	180 PFC	
SB8	STEEL BEAM	250UB37	
SB9	STEEL BEAM	250UB37	SAME LEVEL AS SB8
SB10	STEEL BEAM	180 PFC	SAME LEVEL AS SB7
SB11	STEEL BEAM	180 PFC	SAME LEVEL AS SB7
SB12	STEEL BEAM	180 PFC	SAME LEVEL AS SB7
SB13	STEEL BEAM	250 PFC	
SB14	STEEL BEAM	250 PFC	
SB15	STEEL BEAM	250 PFC	
SB16	STEEL BEAM	200 PFC	
SB17	STEEL BEAM	180 PFC	SAME LEVEL AS SB7
SB18	STEEL BEAM	380 PFC	SAME LEVEL AS SB6
SB19	STEEL BEAM	180 PFC	SAME LEVEL AS SB7
SB20	STEEL BEAM	180 PFC	SAME LEVEL AS SB7
SB21	STEEL BEAM	180 PFC	SAME LEVEL AS SB7
SB22	STEEL BEAM	250 PFC	
SB23	STEEL BEAM	250 PFC	
SB24	STEEL BEAM	250 PFC	
SB25	STEEL BEAM	250 PFC	
SB26	STEEL BEAM	180 PFC	
SB27	STEEL BEAM	250 PFC	
SB28	STEEL BEAM	250 PFC	SAME LEVEL AS SB32
SB29	STEEL BEAM	310UC96	
SB30	STEEL BEAM	380 PFC (PRECAMBER 16mm)	SAME LEVEL AS SB6
SB31	STEEL BEAM	310UC158	
SB32	STEEL BEAM	250 PFC	
SB33	STEEL BEAM	200UB29	SAME LEVEL AS SB3
SB34	STEEL BEAM	180 PFC	
SB35	STEEL BEAM	180 PFC	SAME LEVEL AS SB7
SB36	STEEL BEAM	150 PFC	
SB37	STEEL BEAM	250 PFC	

STEEL & TIMBER MEMBER SCHEDULE

MARK	DESCRIPTION	SIZE	COMMENTS
SB38	STEEL BEAM	180 PFC	
SB39	STEEL BEAM	180 PFC	
SB40	STEEL BEAM	180 PFC	
SB41	STEEL BEAM	310UC158	PRECAMBER 9mm
SB42	STEEL BEAM	250UB25	
SB43	STEEL BEAM	250UB25	SAME LEVEL AS SB42
SB44	STEEL BEAM	200UB22	
SB45	STEEL BEAM	180 PFC	SAME LEVEL AS SB7
L1	STEEL LINTEL	200 PFC	
L2	STEEL LINTEL	200 PFC	
L3	STEEL LINTEL	300 PFC	
L4	STEEL LINTEL	250 PFC	
A	N12@300, 2600 LONG TOP EXTRA TIED UNDER TOP FABRIC		
B	N12@400, 2100 LONG TOP EXTRA TIED UNDER TOP FABRIC		
C	N12@400, 1200 LONG TOP EXTRA TIED UNDER TOP FABRIC		

UPPER FLOOR BONDEK SLAB PLAN

1:200

BONDEK NOTES

DENOTES 1.00 BMT BONDEK SLAB SPAN DIRECTION (BY LYSAGHTS OR APPROVED EQUIVALENT)

120 — ALL SLABS TO BE 120 THICK WITH SL82 MESH TOP THROUGHOUT LAID LAST WITH 20 COVER PLUS EXTRA REINFORCEMENT AS NOTED ON PLAN

160 — ALL SLABS TO BE 160 THICK WITH SL82 MESH TOP THROUGHOUT LAID LAST WITH 20 COVER PLUS EXTRA REINFORCEMENT AS NOTED ON PLAN

170 — ALL SLABS TO BE 170 THICK WITH SL82 MESH TOP THROUGHOUT LAID LAST WITH 20 COVER PLUS EXTRA REINFORCEMENT AS NOTED ON PLAN

ELEMENT / CONCRETE QUALITY	STRENGTH f'c	MAX SIZE AGG. mm	SLUMP mm	CEMENT TYPE	ADMIXTURE
SLAB ON BONDEK	32	20	80	GP	

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0m 0.5 1 1.5 2 2.5
1:50 @A1 1:100 @A3

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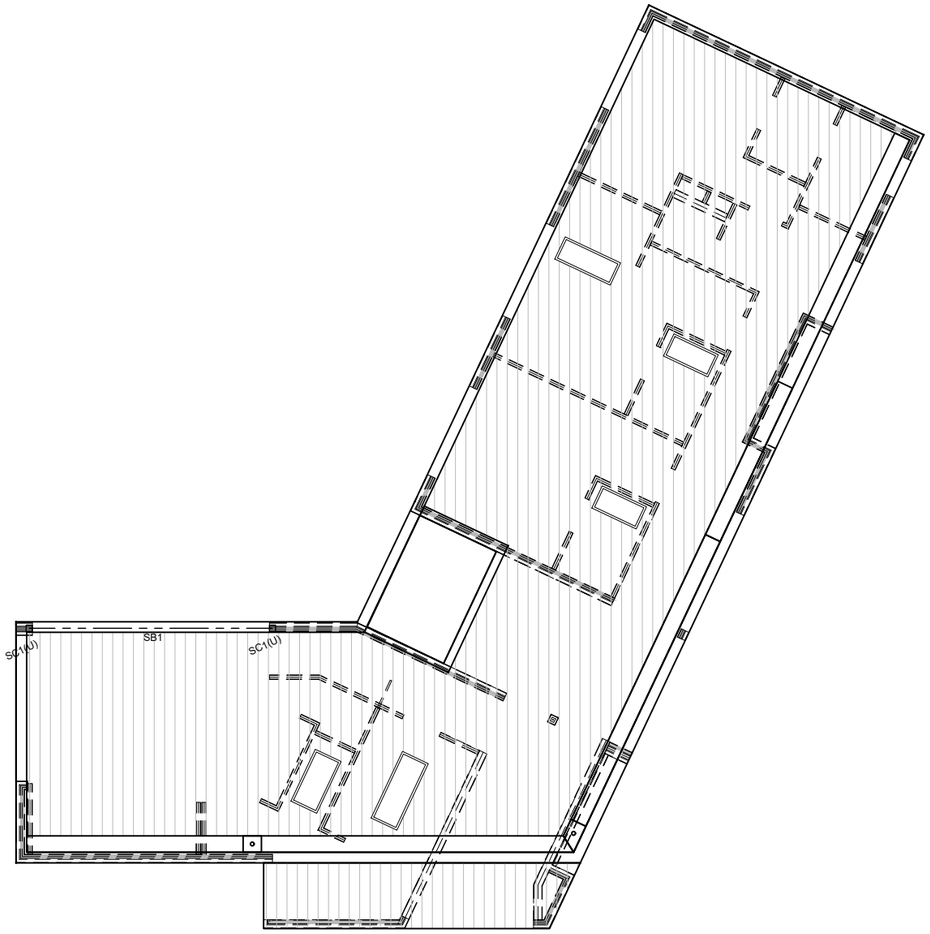
REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED
A	FOR CC	10.10.2021	A.N	U.H	X.X
B	FOR CC	26.11.2021	A.N	U.H	X.X
C	FOR CC	18.05.2022	A.N	U.H	X.X

CLIENT: ALEKSANDAR MILADINOVIC - TURCO

PROJECT: NEW RESIDENCE

SITE ADDRESS: BLOCK: 11 SECTION 09, DEAKIN

SCALE: 1:200 | DATE: 18.05.2022 | DWG No.: S104
PROJECT No.: 21-944 | REVISION: X
DRAWING TITLE: UPPER FLOOR BONDEK SLAB PLAN



ROOF SUPPORT STRUCTURE

1:150

NOTE:
ALL LVL TIMBER MEMBERS MUST BE WEATHER PROTECTED.
ADVISE OUR OFFICE OTHERWISE

STEEL & TIMBER MEMBER SCHEDULE

MARK	DESCRIPTION	SIZE	COMMENTS
SC1	STEEL COLUMN	89 x 89 x 3.5 SHS	
SB1	STEEL BEAM	250 PFC	

NOTE:
TRUSS LAYOUT TO BE FORWARDED TO ACT CONSULTING ENGINEERS BEFORE COMMENCEMENT OF WORK ON SITE

DO NOT LOAD INTERNAL WALLS WITHOUT PERMISSION OF A STRUCTURAL ENGINEER

TIMBER TRUSSES, ROOF BRACING, WALL FRAMING, LINTELS WALL BRACING AND EXISTING ROOF SUPPORT TRUSSES BY FRAMING COMPANY.

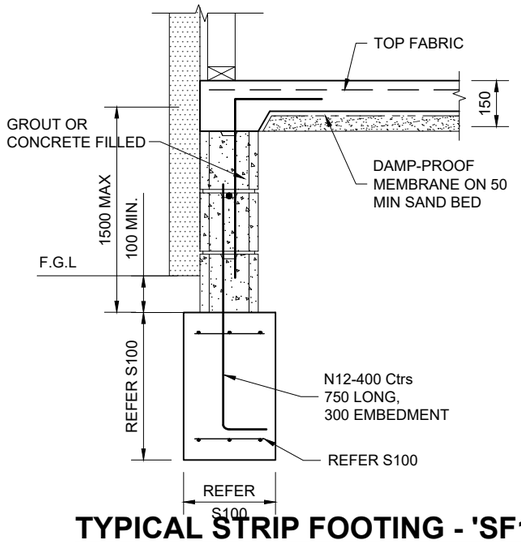
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A	FOR CC	10.09.2021	A.N	U.H	X.X
B	FOR CC	16.10.2021	A.N	U.H	X.X
C	FOR CC	10.02.2022	A.N	U.H	X.X

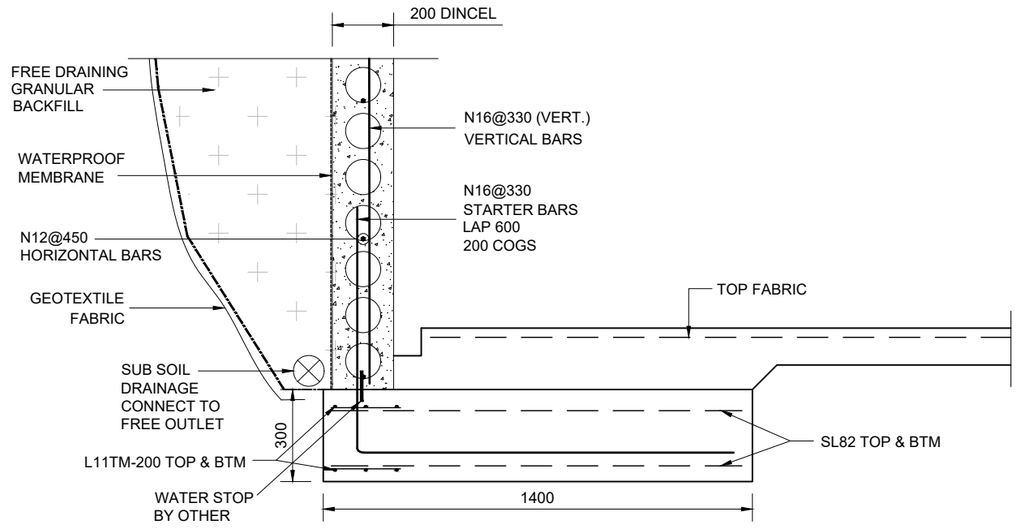
CLIENT: ALEKSANDAR MILADINOVIC - TURCO
PROJECT: NEW RESIDENCE
SITE ADDRESS: BLOCK: 11 SECTION 09, DEAKIN
SCALE: 1:150
DATE: 10.02.2022
DWG No.: S105
PROJECT No.: 21-944
REVISION: X
DRAWING TITLE: ROOF SUPPORT STRUCTURE



TYPICAL STRIP FOOTING - 'SF1'

SECTION 1 / S100

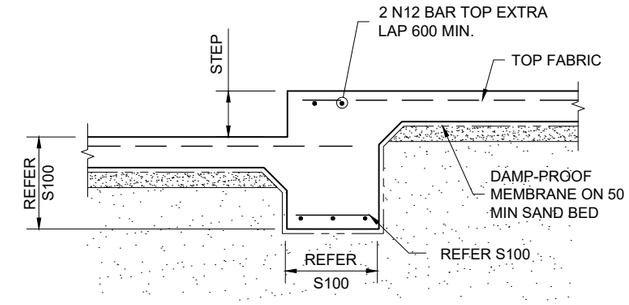
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STRIP FOOTING - 'SF2'

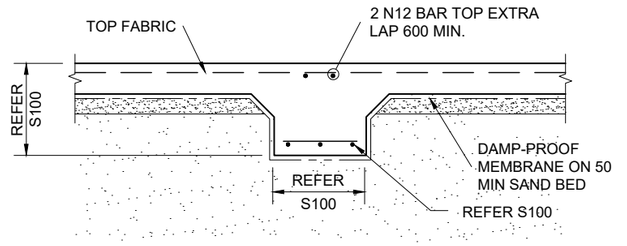
SECTION 2 / S100

1:20



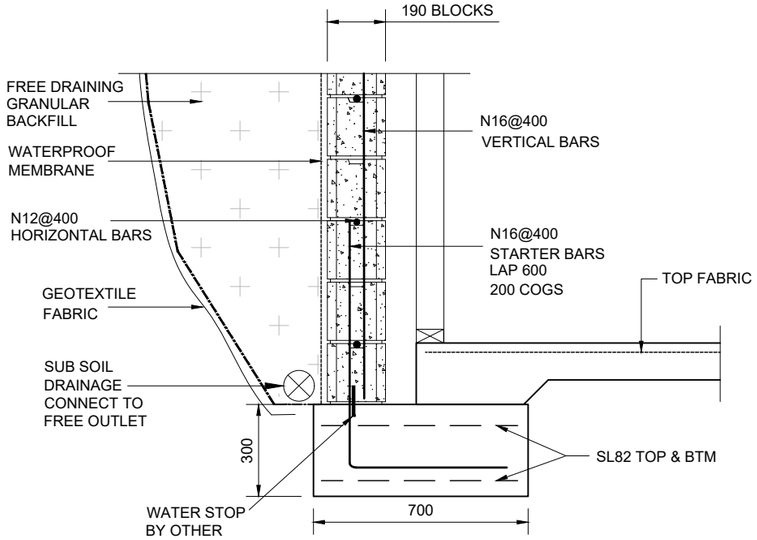
SECTION 3 / S100

1:20



SECTION 4 / S100

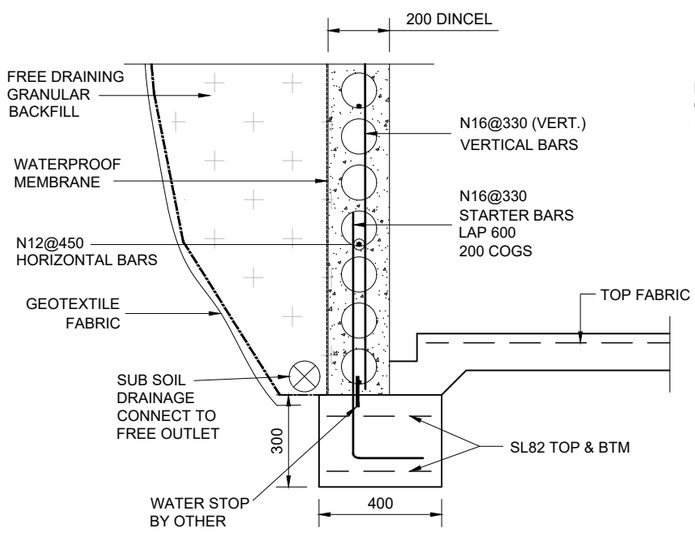
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TYPICAL STRIP FOOTING - 'SF3'

SECTION 5 / S100

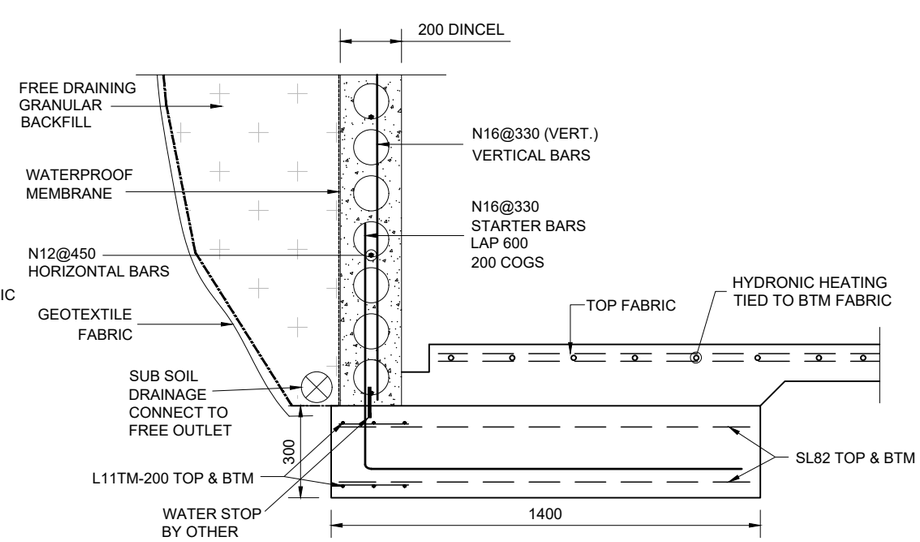
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TYPICAL STRIP FOOTING - 'SF4'

SECTION 6 / S100

1:20



STRIP FOOTING - 'SF2'

SECTION 9 / S100

1:20

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1:50 @A1 1:100 @A3

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A	FOR CC	10.10.2021	A.N	U.H	X.X
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CLIENT: ALEKSANDAR MILADINOVIC - TURCO

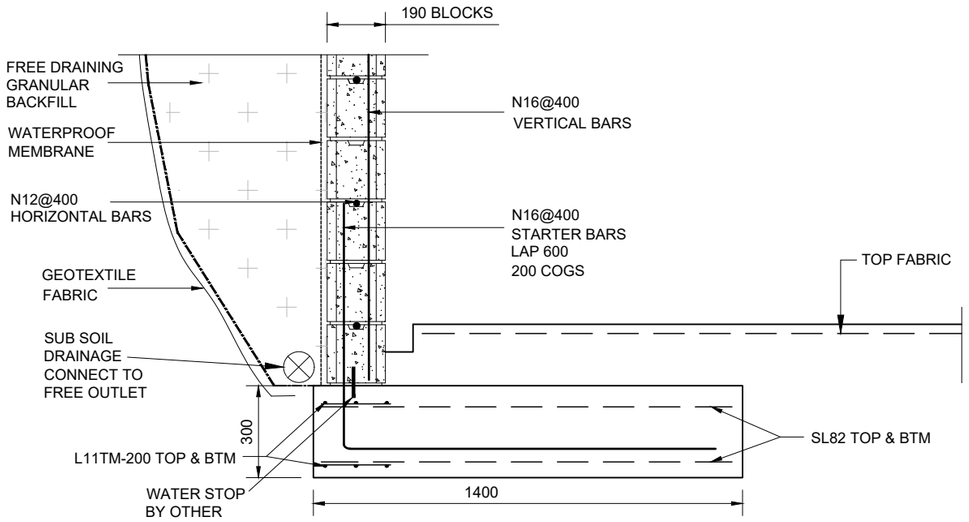
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SITE ADDRESS: BLOCK:11 SECTION 09, DEAKIN

SCALE: 1:100 | DATE: 18.05.2022 | DWG No.: S200

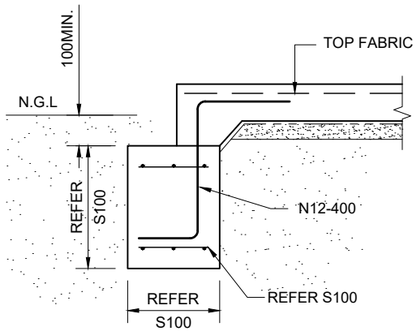
PROJECT No.: 21-944 | REVISION: X

DRAWING TITLE: FOOTING & SLAB DETAILS

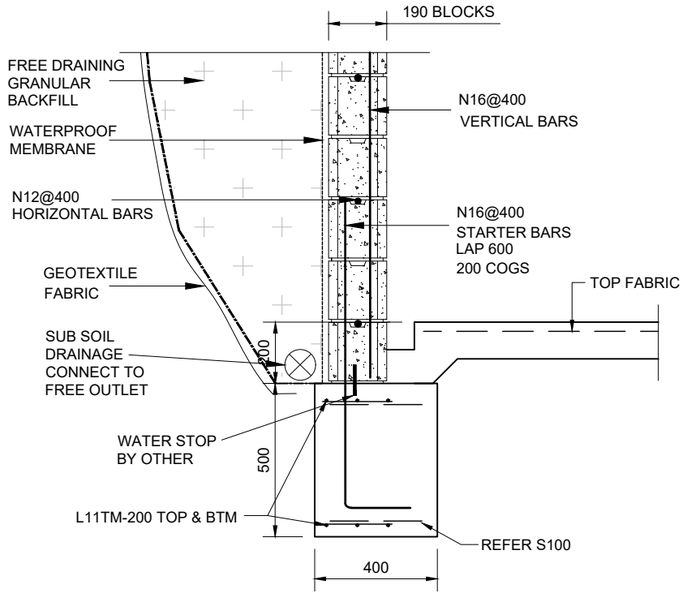


TYPICAL STRIP FOOTING - 'SF5'

SECTION 8 / S100
1:20

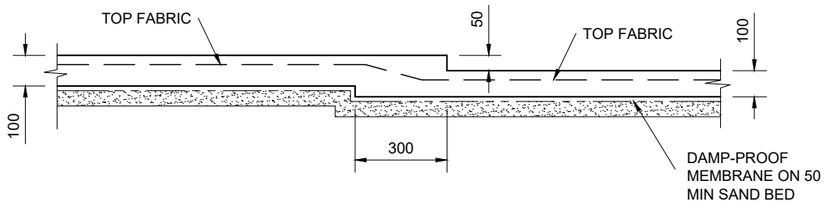


SECTION 9 / S100
1:20



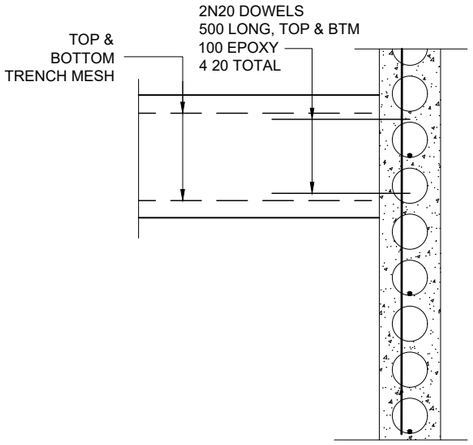
TYPICAL 'SF7' DETAIL

SECTION 10 / S100
1:20

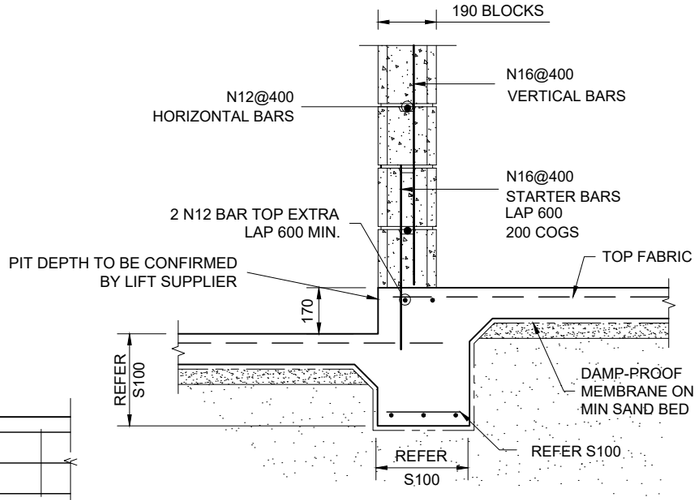


TYPICAL SET DOWN TO WET AREAS IF REQUIRED

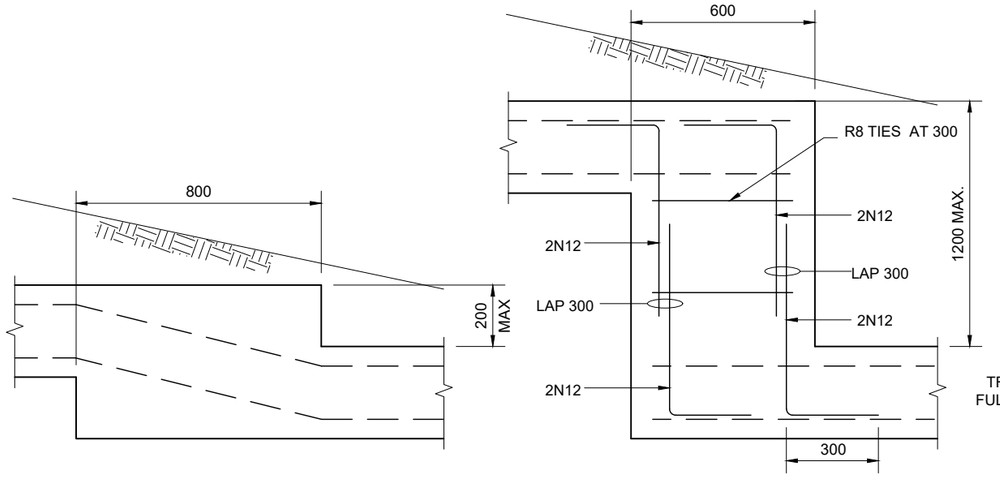
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DETAIL A / S100
1:20

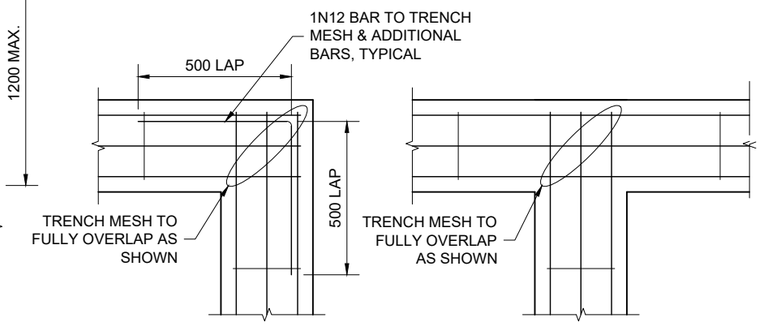


SECTION 11 / S100
1:20



TYPICAL FOOTING STEP DETAIL (ELEVATION)

1:20



TYPICAL FOOTING CORNER DETAILS (PLAN)

1:20

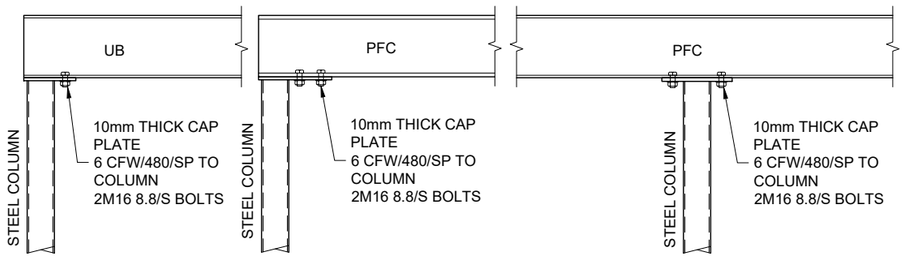
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1:50 @A1 1:100 @A3

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B	FOR CC	16.10.2021	A.N	U.H	X.X
C	FOR CC	18.05.2022	A.N	U.H	X.X

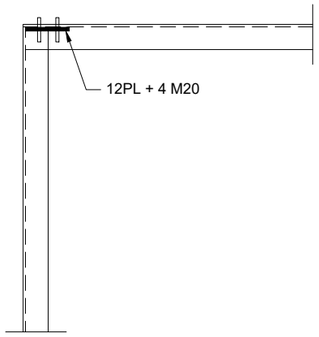
CLIENT: ALEKSANDAR MILADINOVIC - TURCO
PROJECT: NEW RESIDENCE
SITE ADDRESS: BLOCK:11 SECTION 09, DEAKIN
SCALE: 1:100
DATE: 18.05.2022
DWG No.: S201
PROJECT No.: 21-944
REVISION: X
DRAWING TITLE: FOOTING & SLAB DETAILS



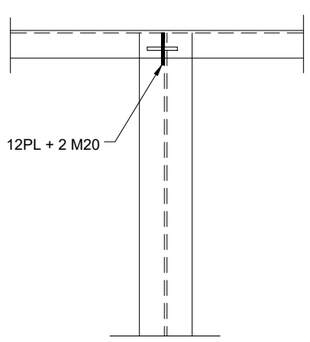
TYPICAL COLUMN CAP DETAILS

1:20

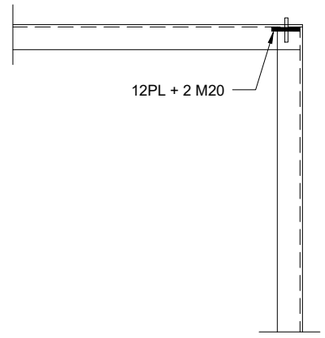
BEAMS TO BE LOCATED CENTRALLY OVER COLUMN TYPICAL
ALTERNATIVELY SITE WELD USING 6 CFW/480/SP ALL ROUND



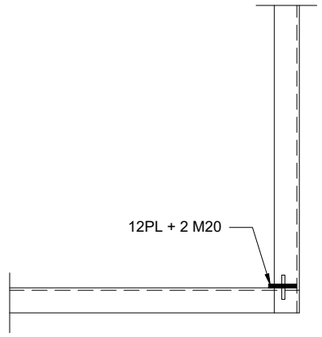
DETAIL A — S104
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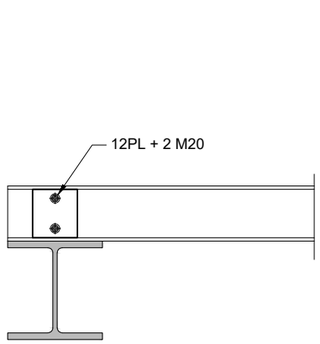
DETAIL B — S104
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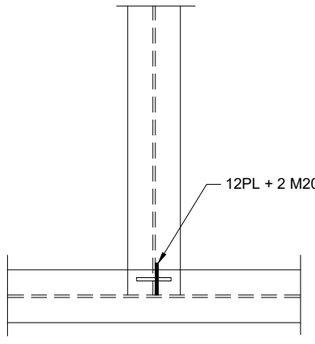
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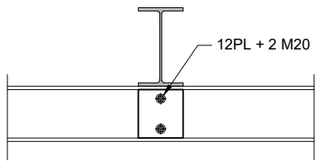
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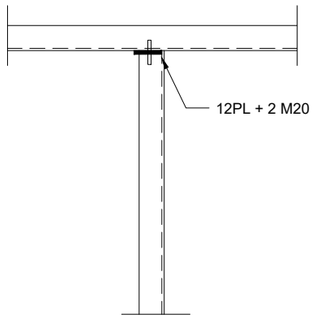
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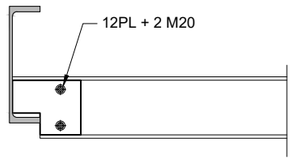
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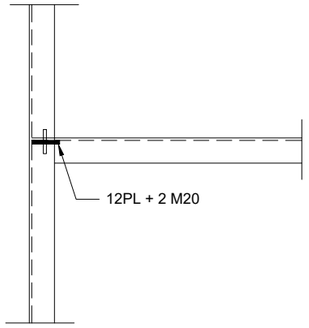
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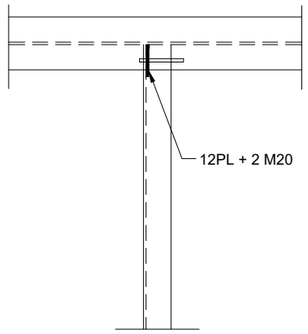
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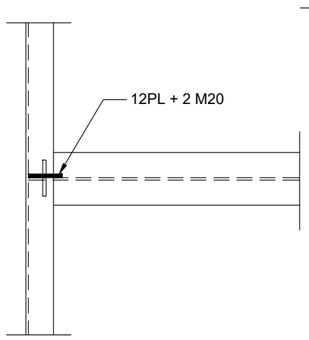
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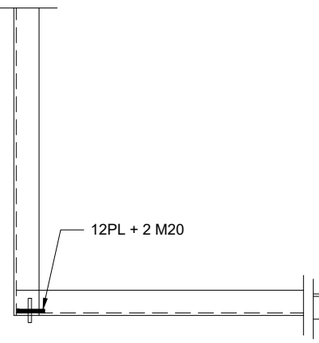
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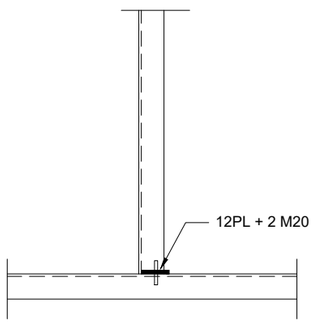
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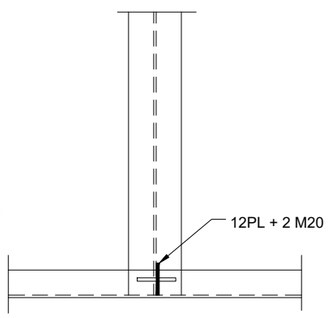
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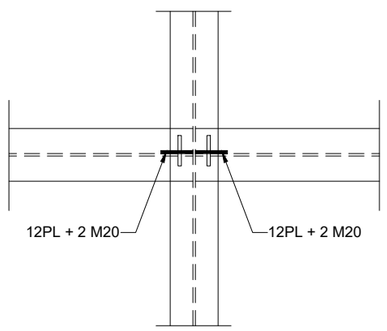
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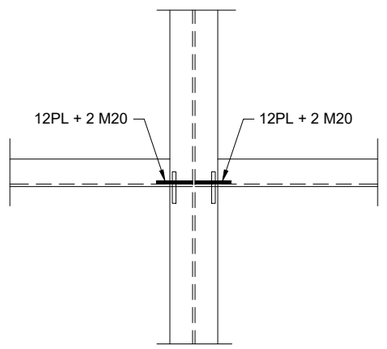
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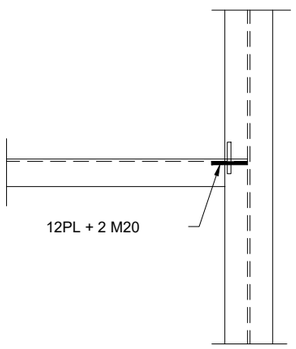
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DETAIL P — S104
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DETAIL Q — S104
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DETAIL R — S104
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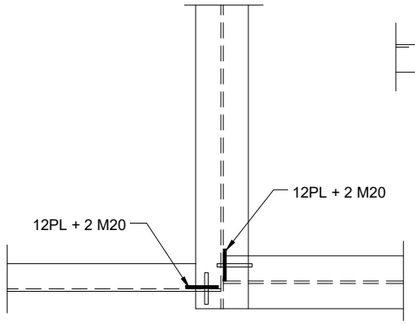
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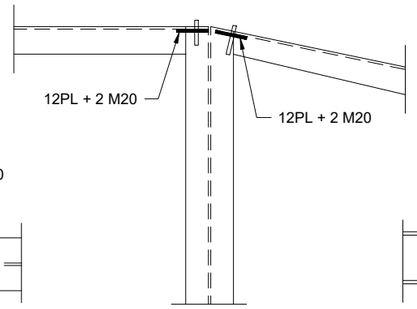
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A	FOR CC	10.10.2021	A.N	U.H	X.X
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C	FOR CC	28.04.2022	A.N	U.H	X.X

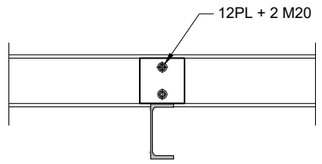
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PROJECT: NEW RESIDENCE
SITE ADDRESS: BLOCK: 11 SECTION 09, DEAKIN
SCALE: 1:100
DATE: 28.04.2022
DWG No.: S202
PROJECT No.: 21-944
REVISION: X
DRAWING TITLE: DETAILS & SECTIONS



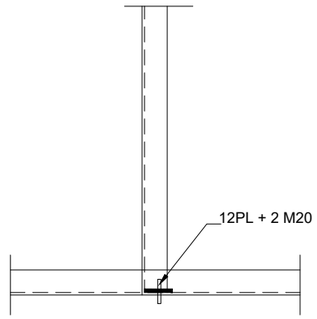
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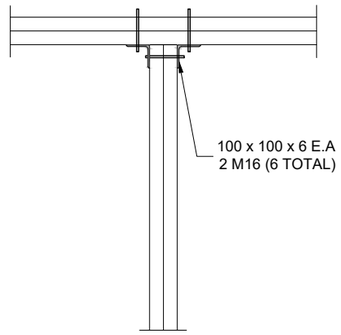
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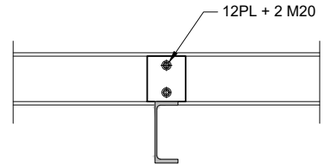
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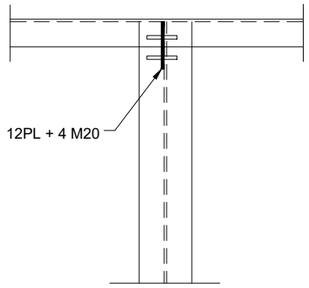
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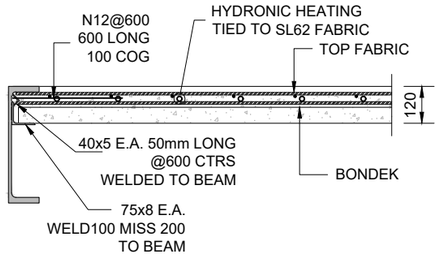
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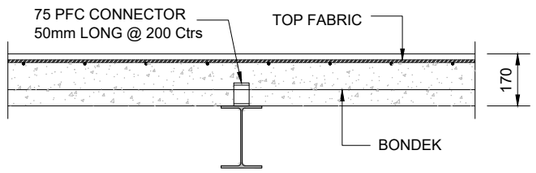
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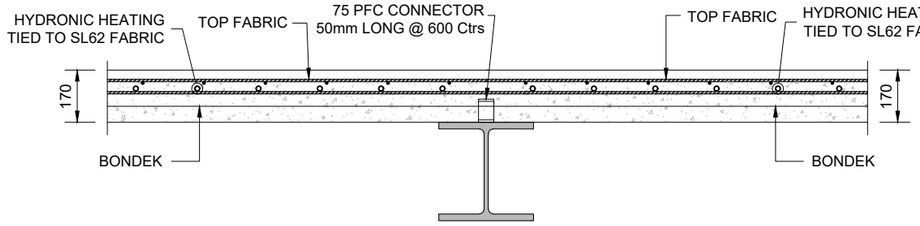
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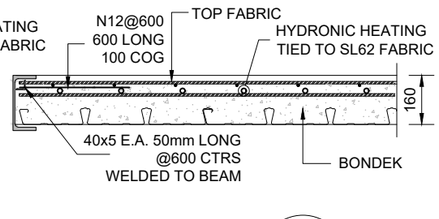
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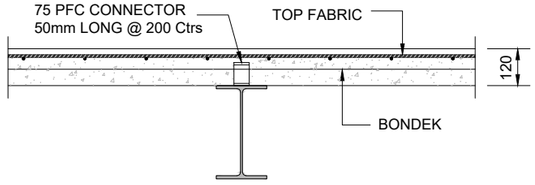
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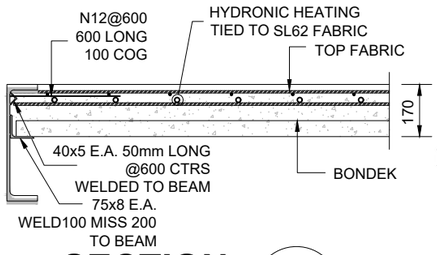
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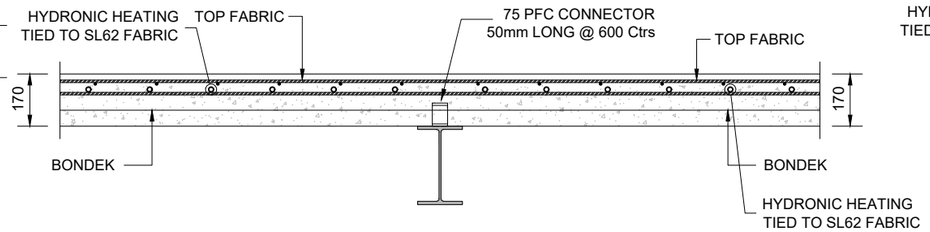
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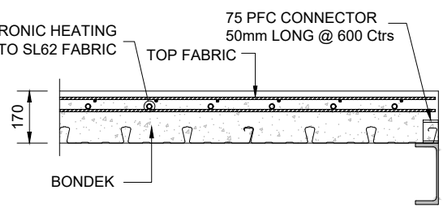
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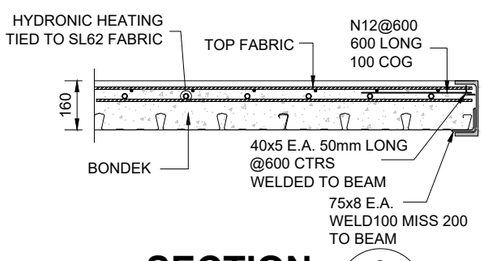
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SECTION 7 / S104
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SECTION 8 / S104
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SECTION 9 / S104
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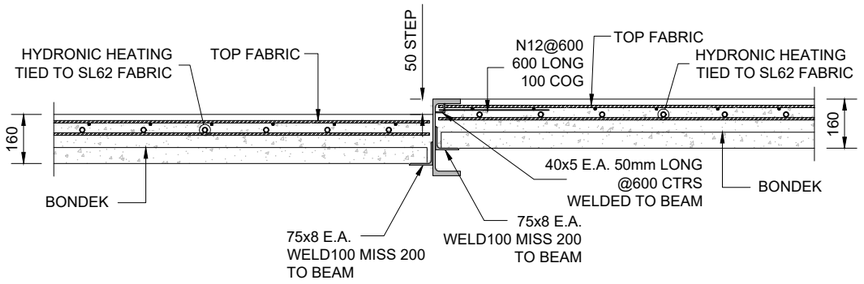
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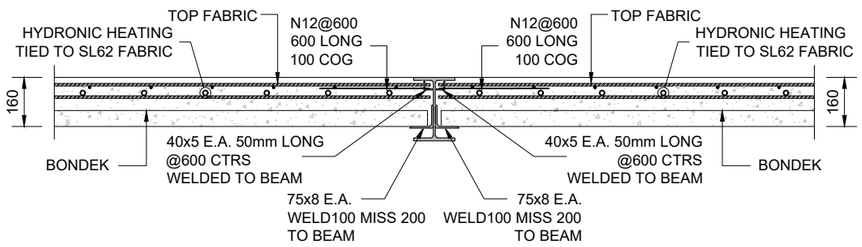
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A	FOR CC	10.10.2021	A.N	U.H	X.X
B	FOR CC	16.10.2021	A.N	U.H	X.X
C	FOR CC	28.04.2022	A.N	U.H	X.X

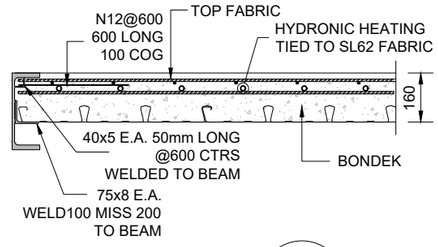
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PROJECT: NEW RESIDENCE
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SCALE: 1:100 | DATE: 28.04.2022 | DWG No.: S203
PROJECT No.: 21-944 | REVISION: X
DRAWING TITLE: DETAILS & SECTIONS



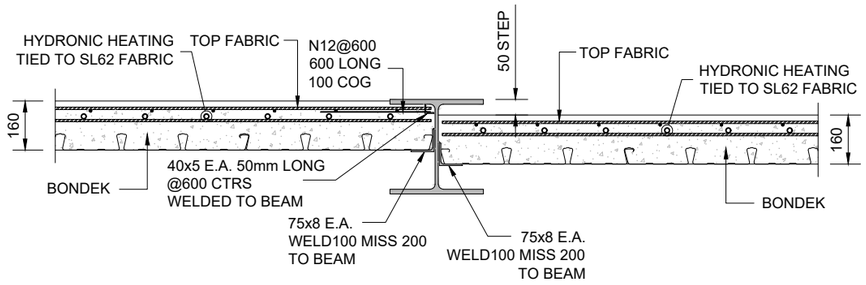
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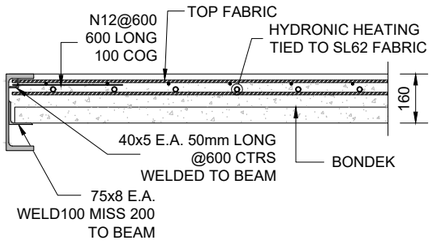
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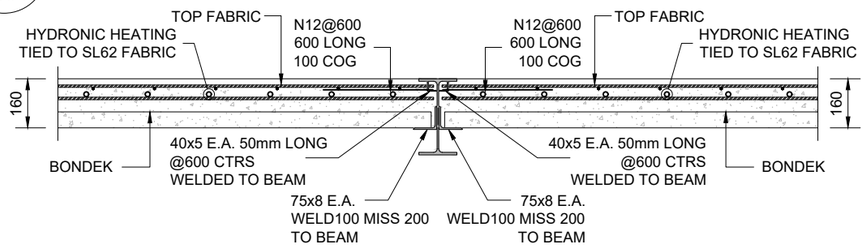
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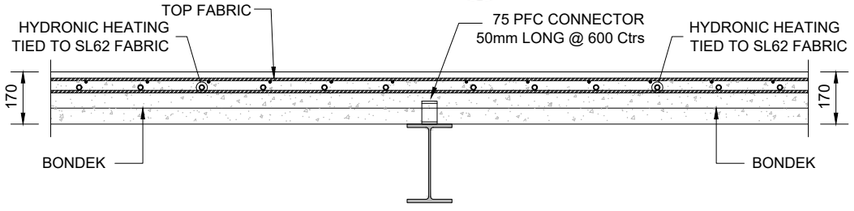
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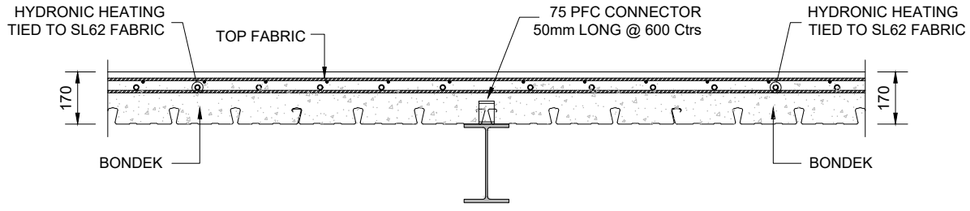
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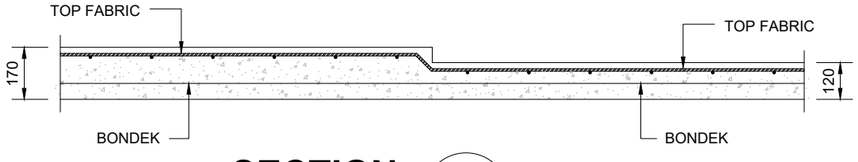
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SECTION 16 / S104
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SECTION 17 / S104
1:10



SECTION 18 / S104
1:10

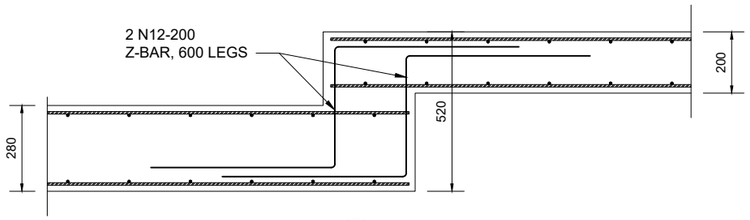
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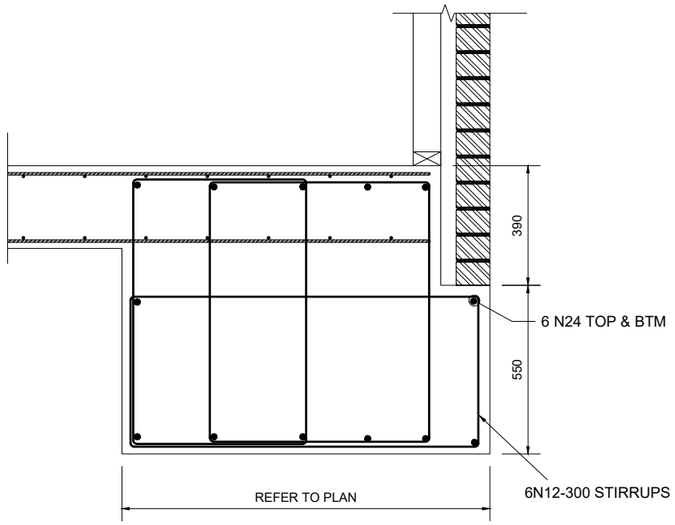
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A	FOR CC	10.10.2021	A.N	U.H	X.X
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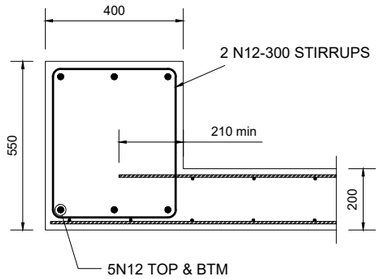
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PROJECT No.: 21-944 | REVISION: X
DRAWING TITLE: DETAILS & SECTIONS



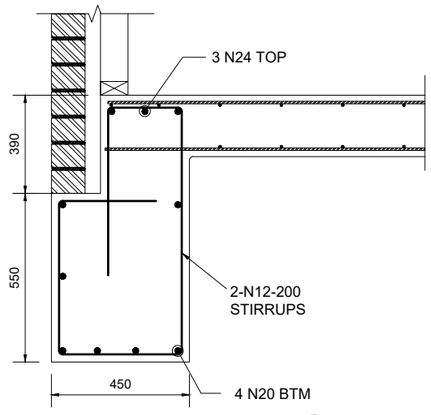
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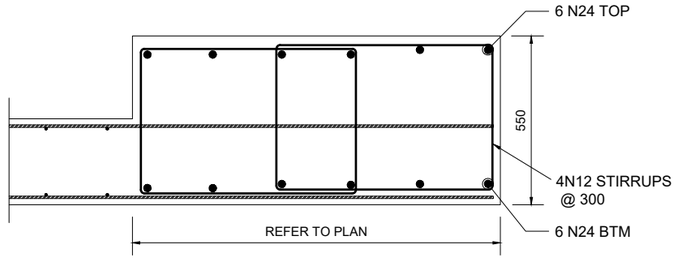
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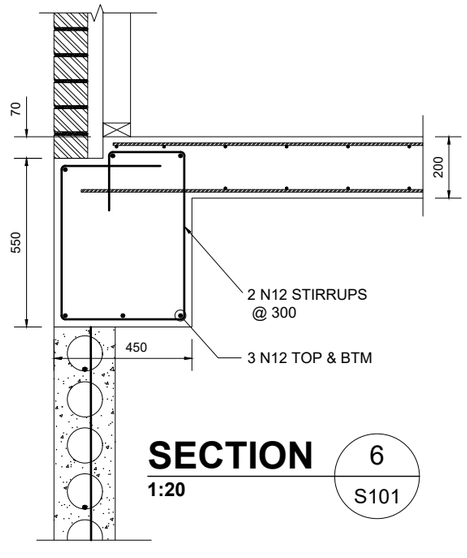
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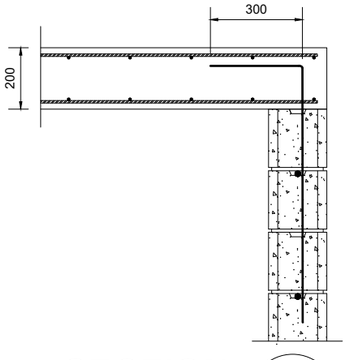
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SECTION 5 / S101
1:20



SECTION 6 / S101
1:20



SECTION 7 / S101
1:20

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0m 0.5 1 1.5 2 2.5
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B	FOR CC	16.10.2021	A.N	U.H	X.X
C	FOR CC	18.05.2022	A.N	U.H	X.X

CLIENT: ALEKSANDAR MILADINOVIC - TURCO

PROJECT: NEW RESIDENCE

SITE ADDRESS: BLOCK: 11 SECTION 09, DEAKIN

SCALE: 1:100 | DATE: 18.05.2022 | DWG No.: S205
PROJECT No.: 21-944 | REVISION: X
DRAWING TITLE: DETAILS & SECTIONS

AMENDMENT

FFL as per Survey ID

Select Structure Certification

Building Approval is amended under Section 32 of Building Act 2004

Date: **03/03/2025**

Linji Krevatin

ACT Lic. No. 2023473

MIN. 6000L UNDERGROUND WATER TANK

ADJACENT DWELLING

SITE BOUNDARY

1.5m SETBACK

3.0m SETBACK

6.0m SETBACK

LOCALLY THICKEN WALL UNDER WINDOW SILL TO SUIT WALL THICKNESS OF BASEMENT WALL BELOW

POOL ENCLOSURE TO COMPLY WITH AS1926.1. SEE A700 FOR FURTHER INFORMATION.

FFL 609.880

FFL 610.040

FAMILY

FFL 610.100

WIP

LIFT

KITCHEN

FFL 610.400

DINING

POOL

FFL 610.550

ALFRESCO

POOL CABANA
FFL: 610.77

SAUNA

WC

POOL TOY STORAGE

FFL 610.700

FORMAL LIVING

GUEST

GUEST LIVING

FIXED WINDOW

LEVEL 01 OVER SHOWN DASHED DARK BLUE

GAS FIREPLACE INSTALLED TO MANUFACTURER'S ACCORDANCE WITH NCC PART 3.10.7 & AS2918-2018.

NOTE: ALL BALLUSTRADES AND HANDRAILS TO BE IN ACCORDANCE WITH NCC 3.9.2

6m SETBACK

12m PRIMARY BUILDING ZONE

ADJACENT DWELLING

NOTE:
ROOFING TO COMPLY WITH PROVISIONS OF NCC 3.5.1.3.
ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.5.
ALL POOL FENCING TO COMPLY WITH AS 1926.1 SWIMMING POOL FENCING REQUIREMENTS

GENERAL LEGEND

CODE	DESCRIPTION
AC	AIR CONDITIONING UNIT TO SERVICE ENGINEERS SPEC.
DP	DOWNPIPE, REFER HYDRAULIC DOCUMENTAITON
FW	FLOOR WASTE
HW	BOILER UNIT - HEATING SYSTEM
LD	LINEAR DRAIN
LB	LETTERBOX
MN	HYDRONIC HEATING MANIFOLD AND RELATED EQUIP LOCATION
PT	PIT TO CIVIL ENGINEERS DETAIL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
RR	RADIATOR LOCATION
SC	STEEL COLUMN
SD	SMOKE DETECTOR
SH	SHOWER
SL	SOLAR BATTERY RELATED EQIP. LOCATION
SP	RAINWATER SPREADER
WO	WATER OUTLET
WT	RAINWATER HARVEST WATERTANK
	FLOOR OUTLINE ABOVE
	FLOOR OUTLINE BELOW

EXTERNAL WALL FINISHES

CODE	DESCRIPTION
BL1	BALUSTRADING TO COMPLY WITH NCC 3.9.2
BL2	GLASS BALUSTRADE PERIMETER FIXED
FN1	BATTEN FENCE AND GATE
FN2	GLASS POOL FENCE
FN3	TIMBER PALING BOUNDARY FENCING TO BE 1.8m IN ACCORDANCE TO AS1926.1. FINISH AS SPECIFIED.
LVL 1	POWDERCOATED ALUMINUM WEATHER LOUVRE PANEL
LVL2	BASEMENT EXHAUST & INTAKE WEATHER LOUVRES
PT11	PAINT FINISH - TO MATCH WINDOW FRAME
RN1	RENDERED FINISH – NATURAL CONCRETE
RN2	TEXTURED RENDERED FINISH - MID GREY
SM1	DOMINION SHEET METAL CLADDING
STN	STONE CLADDING
TL11	TILE FINISH TO MATCH POOL SURROUND

EXTERNAL ROOF FINISHES

CODE	DESCRIPTION
RF01	STRAMIT SPEED DECK ULTRA CONCEALED FIXING. COLORBOND FINISH "BASALT"

DATE	AI NO.	COMMENT	REV.
11/07/22		REVISED POOL BARRIER FENCING	06
29/07/22		REVISED NOTES AND POOL HOUSE WINDOW	07
29/07/22		ISSUED FOR BUILDING APPROVAL	07

CONSTRUCTION

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Location

Suite 30, 2 King Street Deakin
Canberra ACT 2600
+61 6162 0735
e: canberra@turcoassociates.com.au
w: turcoassociates.com.au

turco and associates

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NOTE:
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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

GENERAL NOTES:
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DRAWING TITLE
FLOOR PLANS
GROUND PLAN

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT

JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
WD	A101	07

Certificate of Occupancy and Use

Certificate No.: **B20224287C1**

Access Canberra Land, Planning and Building Services

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

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

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

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	11	9	DEAKIN	CANBERRA CENTRAL	Australian Capital Territory

Plans
B20224287/A
B20224287/B

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
10b	New	SWIMMING POOL	Swimming pool	NA		B20224287N1	RICCARDO PAT Guseli
10b	New	SWIMMING POOL	Swimming pool safety barrier	NA		B20224287N1	RICCARDO PAT Guseli
10a	Other	SEE DESCRIPTION	Associated pool structures (cabana, sauna, wc, storage)	NA		B20224287N2	MOMIR MILADINOVIC

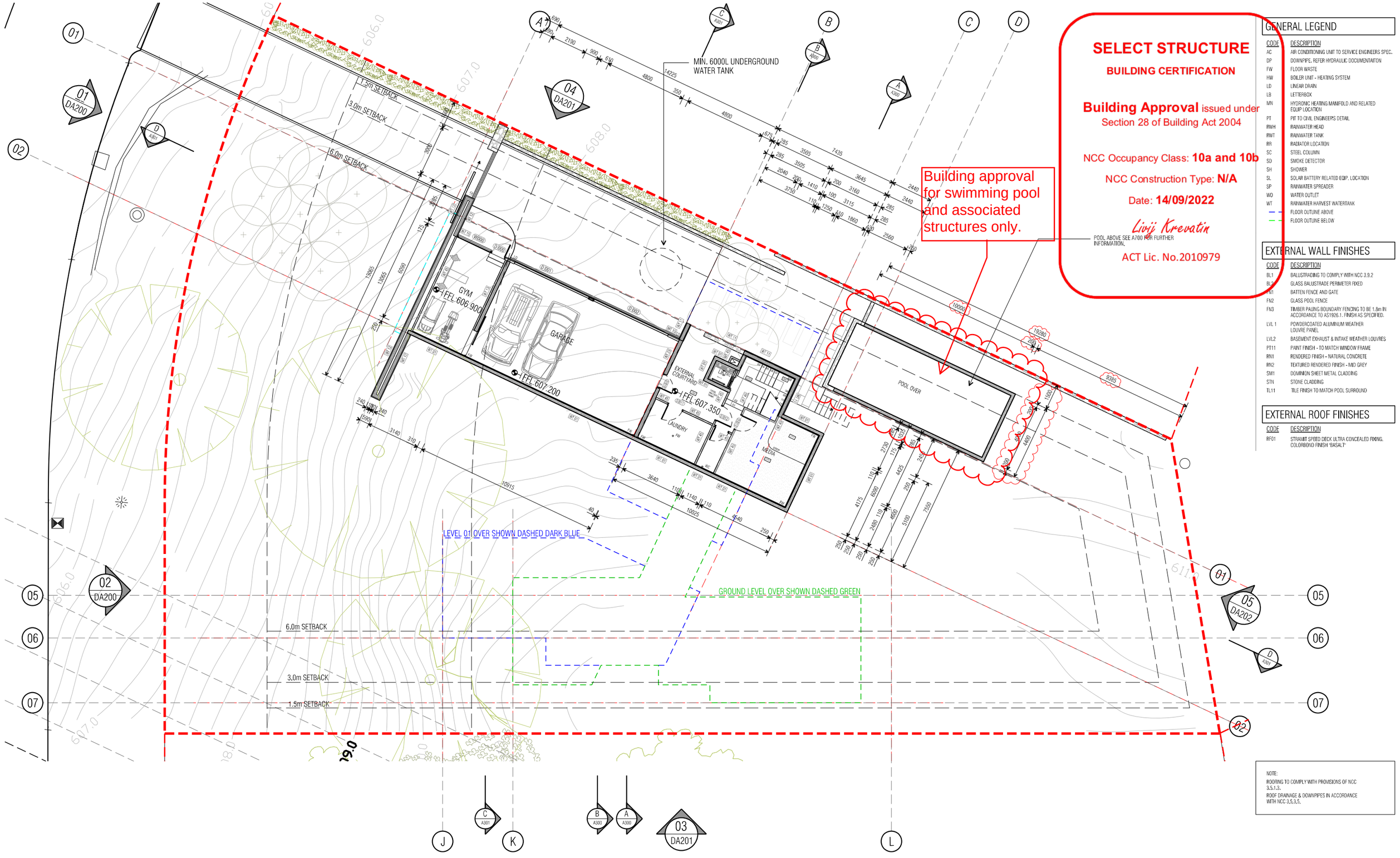
Comments **Important Note:**

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

Issued by: Sian OSullivan

Delegate of the ACT Construction Occupations Registrar.

Issued on: 24/06/2025



Building approval for swimming pool and associated structures only.

SELECT STRUCTURE

BUILDING CERTIFICATION

Building Approval issued under Section 28 of Building Act 2004

NCC Occupancy Class: **10a and 10b**

NCC Construction Type: **N/A**

Date: **14/09/2022**

Livij Krevatin

ACT Lic. No.2010979

GENERAL LEGEND

CODE	DESCRIPTION
AC	AIR CONDITIONING UNIT TO SERVICE ENGINEERS SPEC.
DP	DOWNPIPE, REFER HYDRAULIC DOCUMENTAITON
FW	FLOOR WASTE
HW	BOILER UNIT - HEATING SYSTEM
LD	LINEAR DRAIN
LB	LETTERBOX
MN	HYDRONIC HEATING MANIFOLD AND RELATED EQUIP LOCATION
PT	PIT TO CIVIL ENGINEERS DETAIL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
RR	RADIATOR LOCATION
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SD	SMOKE DETECTOR
SH	SHOWER
SL	SOLAR BATTERY RELATED EQIP. LOCATION
SP	RAINWATER SPREADER
WO	WATER OUTLET
WT	RAINWATER HARVEST WATERTANK
- - -	FLOOR OUTLINE ABOVE
- - -	FLOOR OUTLINE BELOW

EXTERNAL WALL FINISHES

CODE	DESCRIPTION
BL1	BALUSTRADING TO COMPLY WITH NCC 3.9.2
BL2	GLASS BALUSTRADE PERIMETER FIXED
FN1	BATTEN FENCE AND GATE
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FN3	TIMBER PALING BOUNDARY FENCING TO BE 1.8m IN ACCORDANCE TO AS1926.1. FINISH AS SPECIFIED.
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RN1	RENDERED FINISH - NATURAL CONCRETE
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SM1	DOMINION SHEET METAL CLADDING
STN	STONE CLADDING
TL11	TILE FINISH TO MATCH POOL SURROUND

EXTERNAL ROOF FINISHES

CODE	DESCRIPTION
RF01	STRAMIT SPEED DECK ULTRA CONCEALED FIXING. COLORBOND FINISH "BASALT"

NOTE:
ROOFING TO COMPLY WITH PROVISIONS OF NCC 3.5.1.3.
ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.5.

DATE	AI NO.	COMMENT	REV.
11/07/22		REVISED POOL BARRIER FENCING	06
29/07/22		ISSUED FOR BUILDING APPROVAL	07
11/08/22		DIMENSIONS UPDATED	08
02/09/22		POOL UPDATED	09

CONSTRUCTION

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Location

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turco and associates

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

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DRAWING TITLE
FLOOR PLANS
BASEMENT

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT

JOB NO.	DATE
TA2056	02/09/22

STATUS	DRAWING NO.	REVISION
WD	A100	09

SELECT STRUCTURE

BUILDING CERTIFICATION

Building Approval issued under Section 28 of Building Act 2004

NCC Occupancy Class: **10a and 10b**

NCC Construction Type: **N/A**

Date: **14/09/2022**

Livij Krevatin

ACT Lic. No.2010979

Building approval for swimming pool and associated structures only.

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11/07/22		REVISED POOL BARRIER FENCING	06
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29/07/22		ISSUED FOR BUILDING APPROVAL	07
11/08/22		DIMENSIONS UPDATED	08
02/09/22		POOL UPDATED	09

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-	-	-
-	-	-
-	-	-
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-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

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DRAWING TITLE
FLOOR PLANS
GROUND PLAN

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT

JOB NO.	DATE
TA2056	02/09/22

STATUS	DRAWING NO.	REVISION
WD	A101	09

SELECT STRUCTURE

BUILDING CERTIFICATION

Building Approval issued under Section 28 of Building Act 2004

NCC Occupancy Class: **10a and 10b**

NCC Construction Type: **N/A**

Date: **14/09/2022**

Livij Krevatin

ACT Lic. No.2010979

Building approval for swimming pool and associated structures only.

SEE A700 FOR FURTHER INFORMATION.

GENERAL LEGEND

CODE	DESCRIPTION
AC	AIR CONDITIONING UNIT TO SERVICE ENGINEERS SPEC.
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TL11	TILE FINISH TO MATCH POOL SURROUND

EXTERNAL ROOF FINISHES

CODE	DESCRIPTION
RF01	STRAMIT SPEED DECK ULTRA CONCEALED FIXING. COLORBOND FINISH "BASALT"

NOTE: ALL DOWNPIPES TO BE IN ACCORDANCE WITH NCC 3.5.3.5

NOTE: ALL ROOFING - RF01 - TO BE CONSTRUCTED IN ACCORDANCE WITH NCC 3.5.1.3.

NOTE:
ROOFING TO COMPLY WITH PROVISIONS OF NCC 3.5.1.3.
ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.5.

DATE	AI NO.	COMMENT	REV.
11/07/22		REVISED POOL BARRIER FENCING	07
29/07/22		ISSUED FOR BUILDING APPROVAL	08
02/09/22		POOL UPDATED	09

CONSTRUCTION

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Location

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e: canberra@turcoassociates.com.au
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turco and associates

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

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DRAWING TITLE
FLOOR PLANS
FIRST FLOOR

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT
JOB NO.	DATE	
TA2056	02/09/22	
STATUS	DRAWING NO.	REVISION
WD	A102	09

SELECT STRUCTURE

BUILDING CERTIFICATION

Building Approval issued under
Section 28 of Building Act 2004

NCC Occupancy Class: **10a and 10b**

NCC Construction Type: **N/A**

Date: **14/09/2022**

Livij Krevatin

ACT Lic. No.2010979

Building approval for swimming pool and associated structures only.

SEE A700 FOR FURTHER INFORMATION.

GRC RUNNING LENGTH OF ROOF SPAN AND SUSPENDED WITHIN ROOF STRUCTURE - SEE DETAIL SECTION

POOL BELOW

GENERAL LEGEND

CODE	DESCRIPTION
AC	AIR CONDITIONING UNIT TO SERVICE ENGINEERS SPEC.
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DATE	AI NO.	COMMENT	REV.
11/07/22		REVISED POOL BARRIER FENCING	06
29/07/22		ISSUED FOR BUILDING APPROVAL	07
02/09/22		POOL UPDATED	08

CONSTRUCTION

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STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIMSION
11	09	DEAKIN

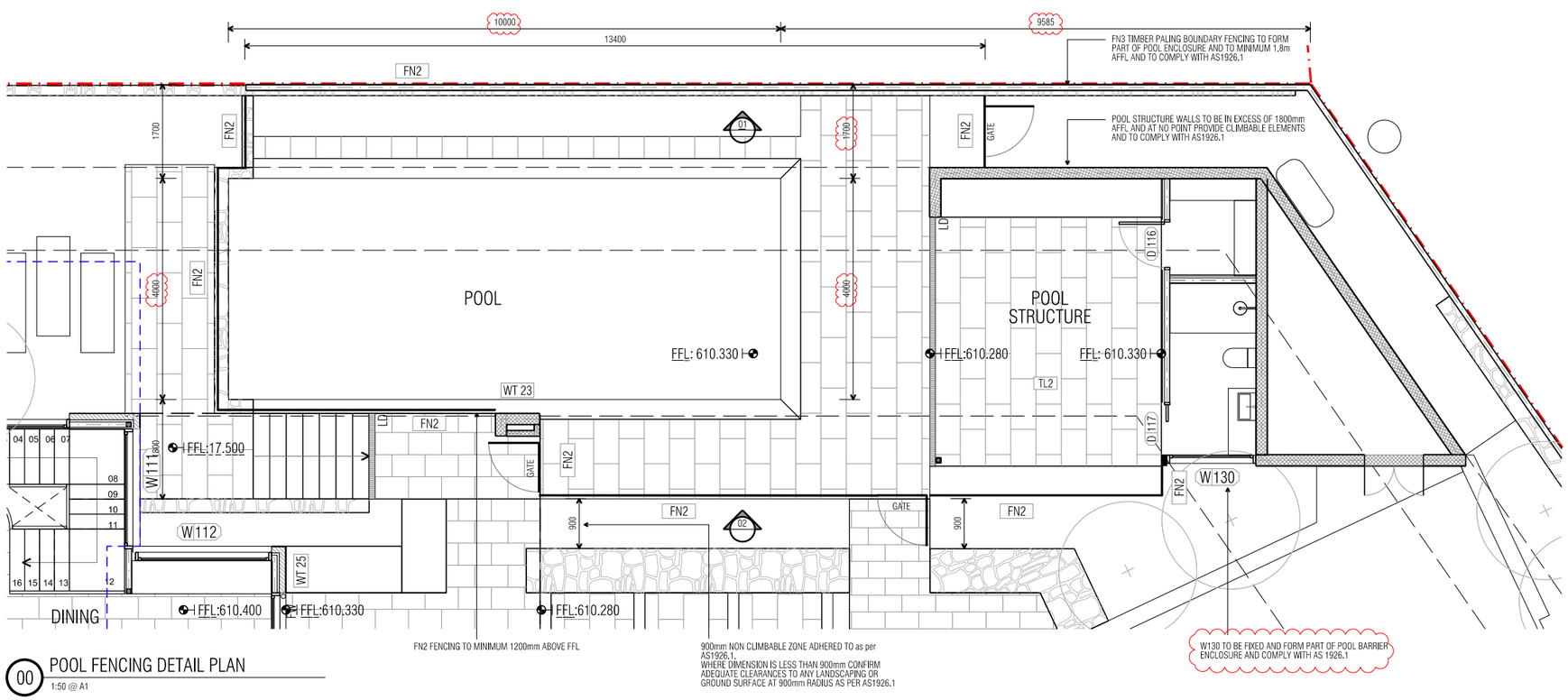
GENERAL NOTES:
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DRAWING TITLE
FLOOR PLANS
ROOF

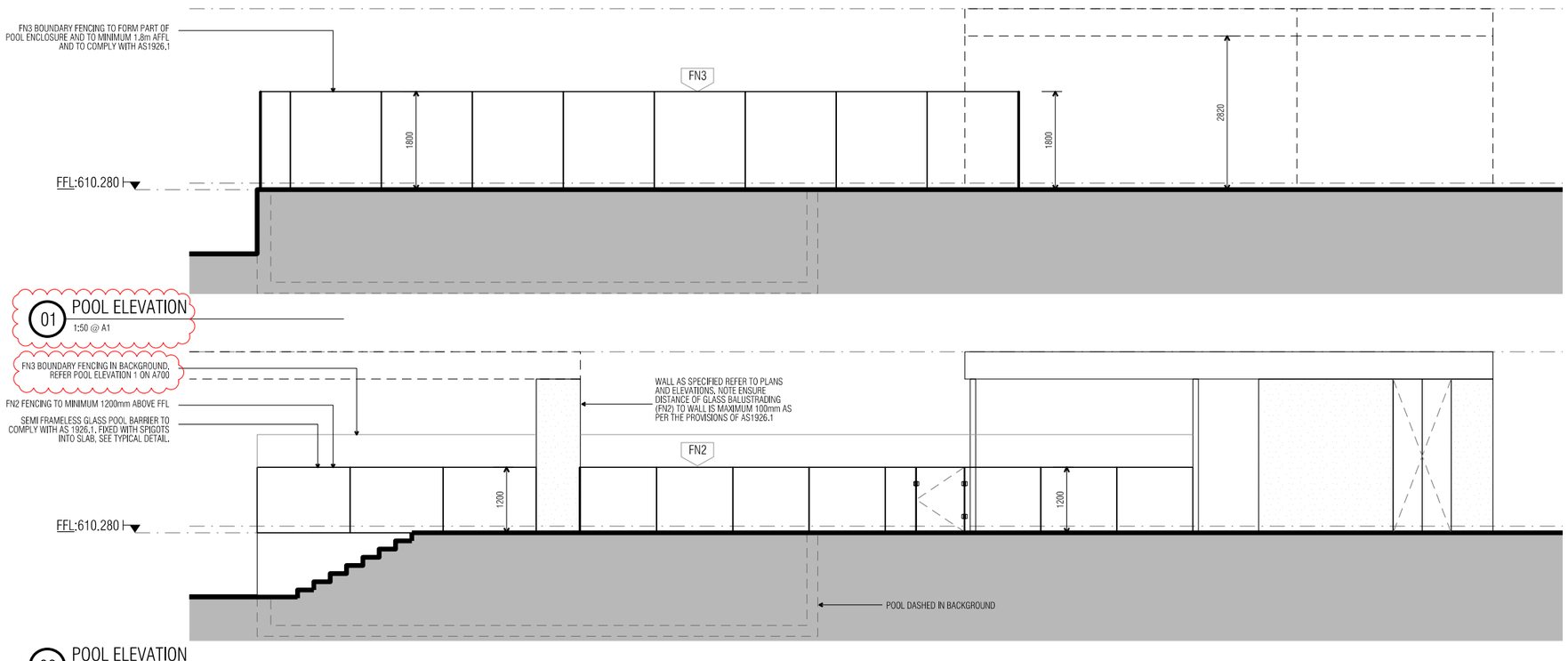
SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT

JOB NO.	DATE
TA2056	02/09/22

STATUS	DRAWING NO.	REVISION
WD	A103	08



00 POOL FENCING DETAIL PLAN
1:50 @ A1



SELECT STRUCTURE

BUILDING CERTIFICATION

Building Approval issued under Section 28 of Building Act 2004

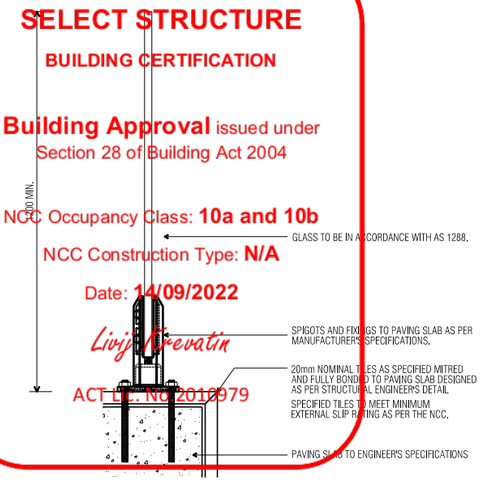
NCC Occupancy Class: **10a and 10b**

NCC Construction Type: **N/A**

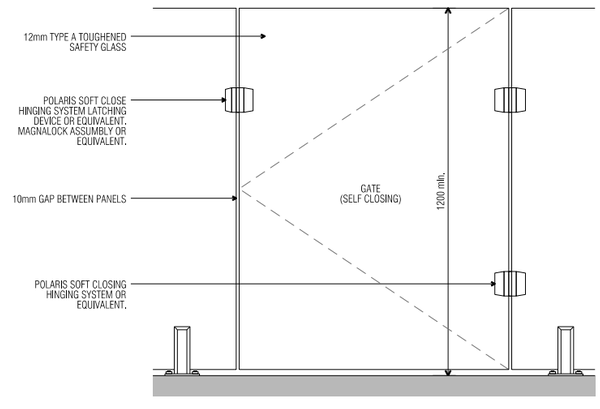
Date: **14/09/2022**

Livija Krevatin

ACT LIC. No. 20109979



03 TYPICAL POOL BARRIER DETAIL
1:5 @ A1



04 TYPICAL POOL GATE ELEVATION
1:10 @ A1

GENERAL NOTES

POOL BARRIER FENCING TO BE MINIMUM 1200mm AFFL AND CLEARANCES TO POOL FENCING TO ADHERE TO REQUIREMENTS OF AS1926.1

ALL POOL BARRIER GATES ARE TO SWING OUTWARDS AND BE SELF CLOSING, SELF LATCHING AND FULLY SATISFY REQUIREMENTS OF AS 1926.1

ALL POOL DRAWINGS ARE TO BE REFERRED TO SELECTED POOL CONTRACTOR FOR THEIR APPROVAL AND COMPLIANCE IN ACCORDANCE WITH AS1926.1

ANY CHANGES TO POOL ENCLOSURE EXTENT, FIXING DETAILS, OR GLASS SPECIFICATIONS ARE TO ENSURE COMPLIANCE IN ACCORDANCE WITH AS1926.1

DATE	AI NO.	COMMENT	REV.
11/07/2022		REVISED POOL GATE & BARRIER DETAIL	01
29/07/2022		REVISED NOTES, ISSUED FOR BUILDING APPROVAL	02
06/09/2022		REVISED POOL DIMENSIONS	03
14/09/2022		REVISED POOL DIMENSIONS	04

DATE	AI NO.	COMMENT	REV.

CONSTRUCTION

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Location

turco and associates
Suite 30, 2 Kling Street Deakin
Canberra ACT 2600
+61 6162 0735
e: canberra@turcoassociates.com.au
w: turcoassociates.com.au

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NOTE:

ALL WORKS TO BE COUNSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REGULATIONS. CARRY OUT ALL WORK IN THE BEST AND TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED

PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

GENERAL NOTES:

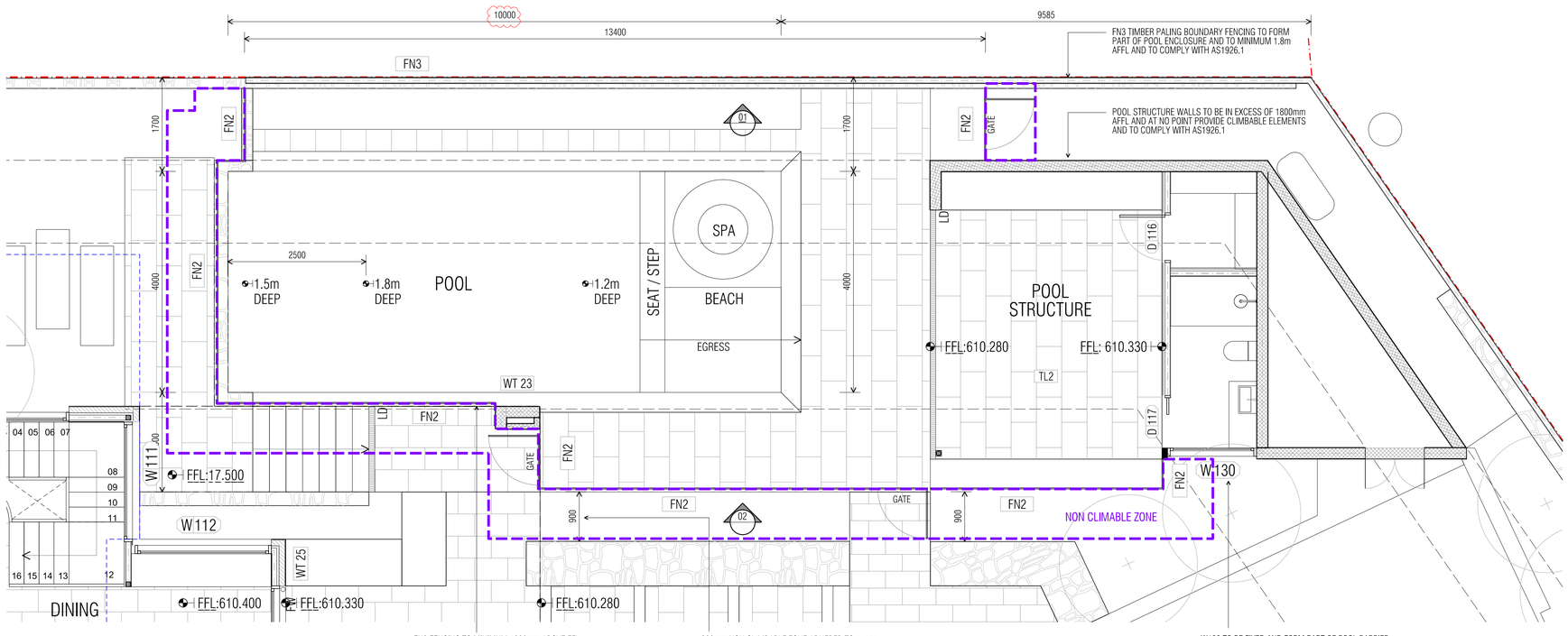
DO NOT SCALE FROM THIS DRAWING. USE GIVEN DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF SHOP DRAWINGS OR FABRICATION. ANY DISCREPANCIES ARE TO BE REFERRED TO THE ARCHITECT/ENGINEER/DESIGNER PRIOR TO THE COMMENCEMENT OF WORK.

DRAWING TITLE
POOL BARRIER DETAILS
SHEET 01

SCALE	DRAWN	CHECKED
1:50 @A1 1:100 @A3	MP	MT

JOB NO.	DATE
TA2056	14.09.22

STATUS	DRAWING NO.	REVISION
WD	A700	04

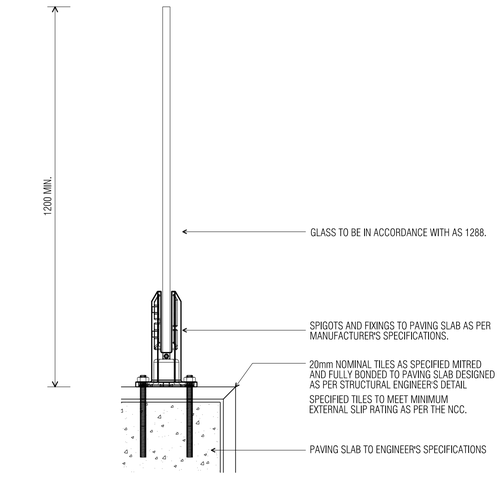


FN2 FENCING TO MINIMUM 1200mm ABOVE FFL

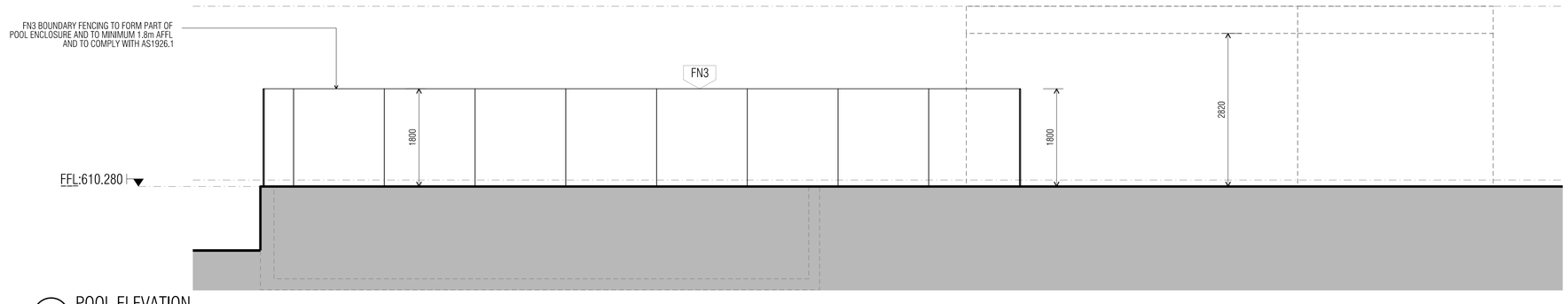
900mm NON CLIMBABLE ZONE ADHERED TO as per AS1926.1
WHERE DIMENSION IS LESS THAN 900mm CONFIRM ADEQUATE CLEARANCES TO ANY LANDSCAPING OR GROUND SURFACE AT 900mm RADIUS AS PER AS1926.1

W130 TO BE FIXED AND FORM PART OF POOL BARRIER ENCLOSURE AND COMPLY WITH AS 1926.1

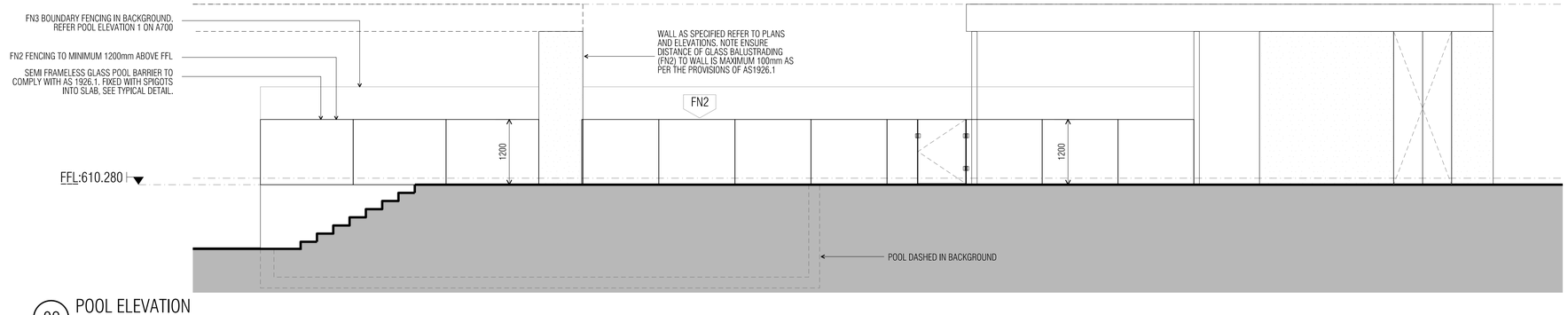
00 POOL FENCING DETAIL PLAN
1:50 @ A1



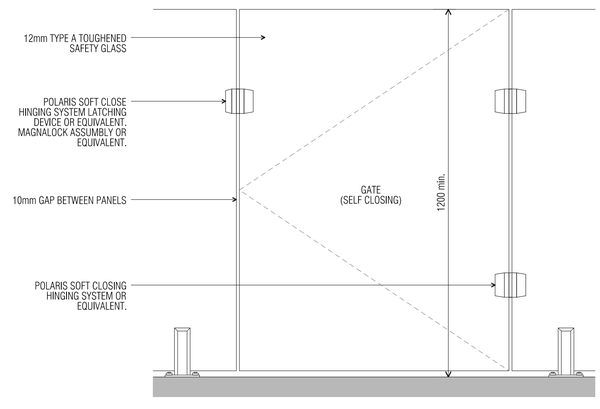
03 TYPICAL POOL BARRIER DETAIL
1:5 @ A1



01 POOL ELEVATION
1:50 @ A1



02 POOL ELEVATION
1:50 @ A1



04 TYPICAL POOL GATE ELEVATION
1:10 @ A1

LEGEND

AREA DENOTES NON CLIMABLE ZONE

GENERAL NOTES

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DATE	AI NO.	COMMENT	REV.
11/07/2022		REVISED POOL GATE & BARRIER DETAIL	01
29/07/2022		REVISED NOTES, ISSUED FOR BUILDING APPROVAL	02
06/09/2022		REVISED POOL DIMENSIONS	03
14/09/2022		REVISED POOL DIMENSIONS	04
27/09/2022		NCZ AND POOL EGRESS ADDED TO PLAN	05

DATE	AI NO.	COMMENT	REV.

CONSTRUCTION

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Location

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Suite 30, 2 King Street Deakin
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STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

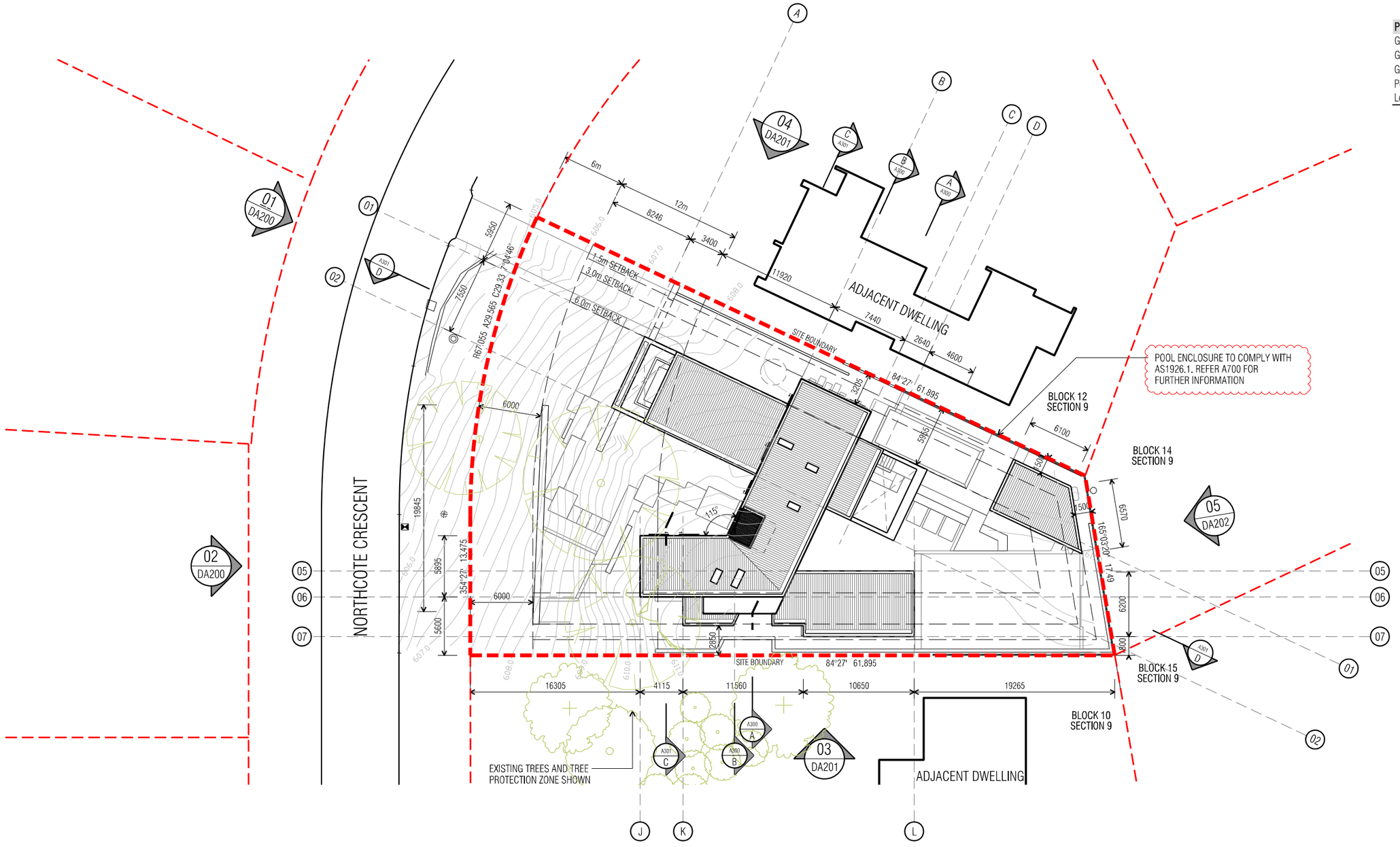
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DRAWING TITLE
POOL BARRIER DETAILS
SHEET 01

SCALE	DRAWN	CHECKED
1:50 @A1 1:100 @A3	MP	MT

JOB NO.	DATE
TA2056	27.09.22

STATUS	DRAWING NO.	REVISION
WD	A700	05



AREA SCHEDULE

Site Area	1,796
Plot Ratio	50%
Developable Area	**898.0**

PROPOSED AREAS

Garage	72.5
Gym, Media, Laundry, Mud Room	63.7
Ground Floor	271.6
Pool Cabana	20.4
Level 01	175.1
Total GFA	**467.1**
Total Incl. Basement	**603.3**
Plot Ratio	26.0%

Select Structure Certification

Building Approval is amended under Section 32 of Building Act 2004

Date: **03/03/2025**

Linij Krevatin

ACT Lic. No. 2023473

DATE	AI NO.	COMMENT	REV.
22/07/22		REVISED POOL BARRIER FENCING	02
29/07/22		ISSUED FOR BUILDING APPROVAL	03

DATE	AI NO.	COMMENT	REV.

CONSTRUCTION

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turco and associates

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

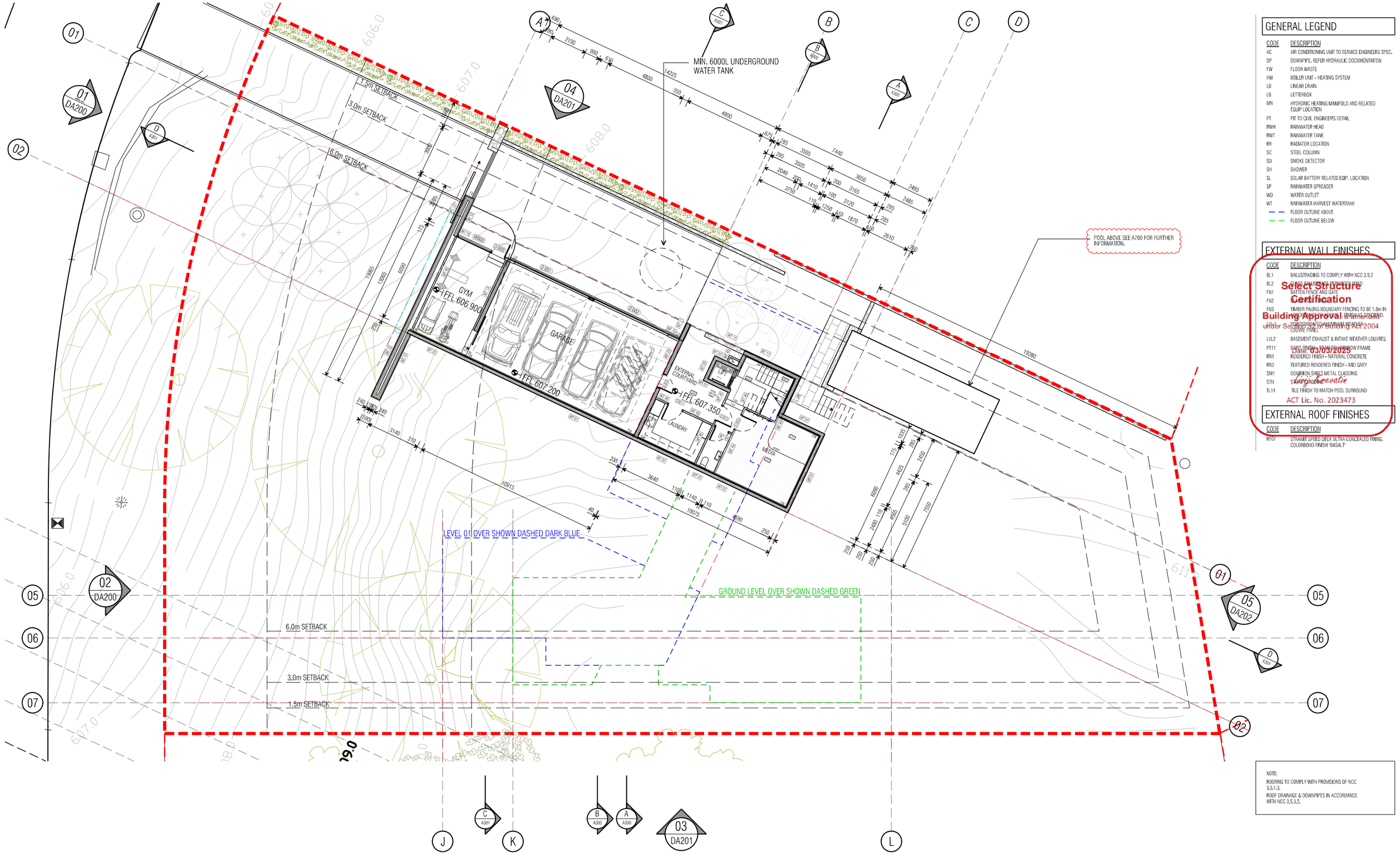
CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

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DRAWING TITLE
SITE PLAN

SCALE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	MP	MT
JOB NO.	DATE	
TA2056	29/07/2022	
STATUS	DRAWING NO.	REVISION
WD	A001	03



GENERAL LEGEND

CODE	DESCRIPTION
AC	AIR CONDITIONING UNIT TO SERVICE ENGINEERS SPEC.
DP	DOWNPIPE, REFER HYDRAULIC DOCUMENTAITON
FW	FLOOR WASTE
HW	BOILER UNIT - HEATING SYSTEM
LD	LINEAR DRAIN
LB	LETTERBOX
MN	HYDRONIC HEATING MANIFOLD AND RELATED EQUIP LOCATION
PT	PIT TO CIVIL ENGINEERS DETAIL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
RR	RADIATOR LOCATION
SC	STEEL COLUMN
SD	SMOKE DETECTOR
SH	SHOWER
SL	SOLAR BATTERY RELATED EQIP. LOCATION
SP	RAINWATER SPREADER
WO	WATER OUTLET
WT	RAINWATER HARVEST WATERTANK
- - -	FLOOR OUTLINE ABOVE
- - -	FLOOR OUTLINE BELOW

EXTERNAL WALL FINISHES

CODE	DESCRIPTION
BL1	BALUSTRADING TO COMPLY WITH NCC 3.9.2
BL2	GLASS BALUSTRADE PERIMETER PVED
FN1	BATTEN FENCE AND GATE
FN2	[illegible]
FN3	TIMBER PALING BOUNDARY FENCING TO BE 1.8m IN [illegible] FINISH AS SPECIFIED.
LVL1	POWDERCOATED ALUMINUM WEATHER LOUVRE PANEL
LVL2	BASEMENT EXHAUST & INTAKE WEATHER LOUVRES
PT11	PAINT FINISH TO WINDOW FRAME
RN1	RENDERED FINISH - NATURAL CONCRETE
RN2	TEXTURED RENDERED FINISH - MID GREY
SM1	DOMINION SHEET METAL CLADDING
STN	STONE CLADDING
TL11	TILE FINISH TO MATCH POOL SURROUND

EXTERNAL ROOF FINISHES

CODE	DESCRIPTION
RF01	STRAMIT SPEED DECK ULTRA CONCEALED FIXING. COLORBOND FINISH "BASALT"

Select Structure Certification
Building Approval is amended under Section 88 of Building Act 2004
Date: 01/08/2025
Name: Ivan Iveratin
ACT Lic. No. 2023473

NOTE:
ROOFING TO COMPLY WITH PROVISIONS OF NCC 3.5.1.3.
ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.5.

DATE	AI NO.	COMMENT	REV.
11/07/22		REVISED POOL BARRIER FENCING	06
29/07/22		ISSUED FOR BUILDING APPROVAL	07

CONSTRUCTION

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Location

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Canberra ACT 2600
+61 6162 0735
e: canberra@turcoassociates.com.au
w: turcoassociates.com.au

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

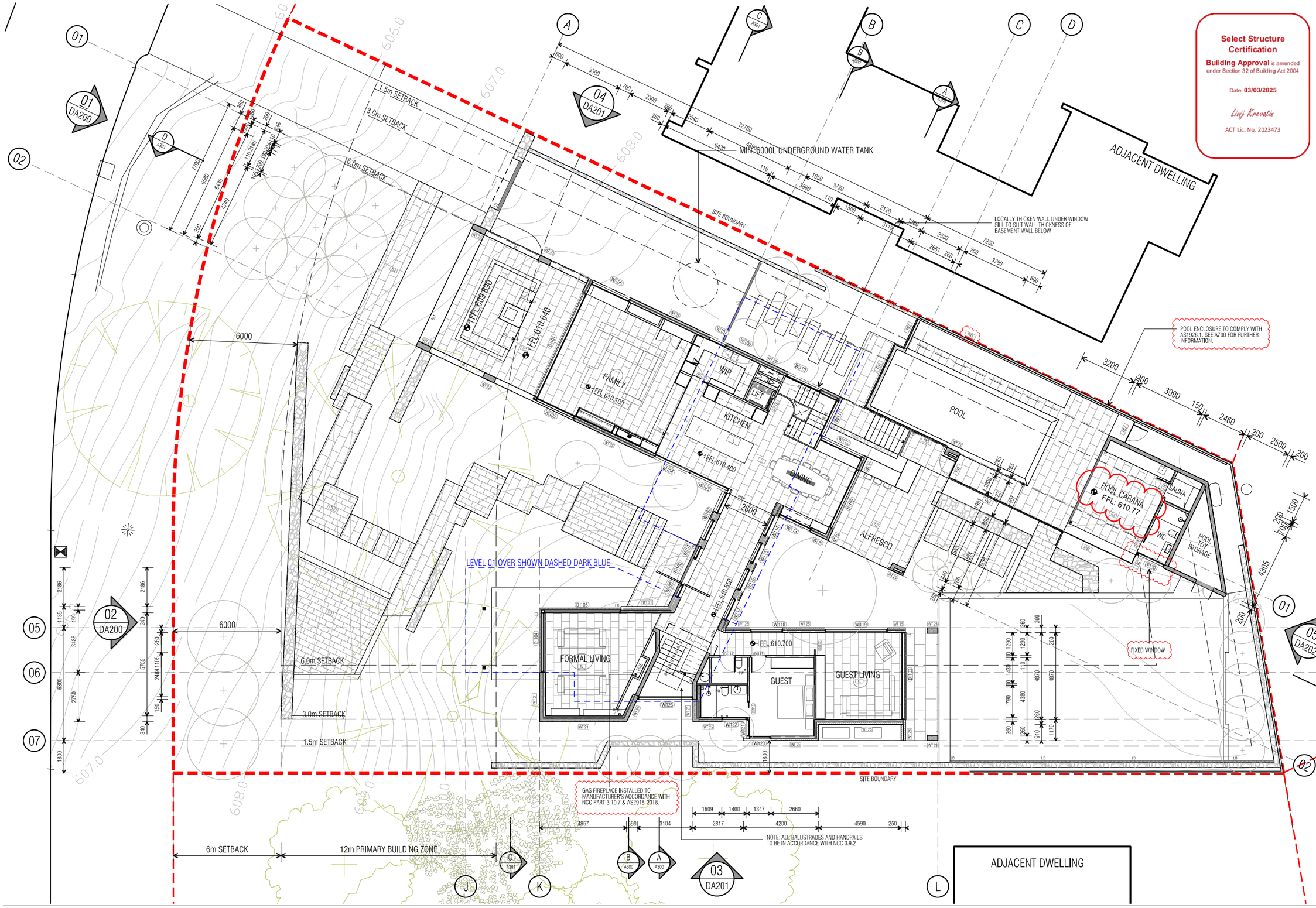
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DRAWING TITLE
FLOOR PLANS
BASEMENT

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT

JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
WD	A100	07



Select Structure Certification

Building Approval is amended under Section 32 of Building Act 2004

Date: **03/03/2025**

Linji Krevatin

ACT Lic. No. 2023473

GENERAL LEGEND

CODE	DESCRIPTION
AC	AIR CONDITIONING UNIT TO SERVICE ENGINEERS SPEC.
DP	DOWNPIPE, REFER HYDRAULIC DOCUMENTAITON
FW	FLOOR WASTE
HW	BOILER UNIT - HEATING SYSTEM
LD	LINEAR DRAIN
LB	LETTERBOX
MN	HYDRONIC HEATING MANIFOLD AND RELATED EQUIP LOCATION
PT	PIT TO CIVIL ENGINEERS DETAIL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
RR	RADIATOR LOCATION
SC	STEEL COLUMN
SD	SMOKE DETECTOR
SH	SHOWER
SL	SOLAR BATTERY RELATED EQIP. LOCATION
SP	RAINWATER SPREADER
WO	WATER OUTLET
WT	RAINWATER HARVEST WATERTANK
	FLOOR OUTLINE ABOVE
	FLOOR OUTLINE BELOW

EXTERNAL WALL FINISHES

CODE	DESCRIPTION
BL1	BALUSTRADING TO COMPLY WITH NCC 3.9.2
BL2	GLASS BALUSTRADE PERIMETER FIXED
FN1	BATTEN FENCE AND GATE
FN2	GLASS POOL FENCE
FN3	TIMBER PALING BOUNDARY FENCING TO BE 1.8m IN ACCORDANCE TO AS1926.1. FINISH AS SPECIFIED.
LVL 1	POWDERCOATED ALUMINUM WEATHER LOUVRE PANEL
LVL2	BASEMENT EXHAUST & INTAKE WEATHER LOUVRES
PT11	PAINT FINISH - TO MATCH WINDOW FRAME
RN1	RENDERED FINISH – NATURAL CONCRETE
RN2	TEXTURED RENDERED FINISH - MID GREY
SM1	DOMINION SHEET METAL CLADDING
STN	STONE CLADDING
TL11	TILE FINISH TO MATCH POOL SURROUND

EXTERNAL ROOF FINISHES

CODE	DESCRIPTION
RF01	STRAMIT SPEED DECK ULTRA CONCEALED FIXING. COLORBOND FINISH "BASALT"

NOTE:
ROOFING TO COMPLY WITH PROVISIONS OF NCC 3.5.1.3.
ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.5.
ALL POOL FENCING TO COMPLY WITH AS 1926.1 SWIMMING POOL FENCING REQUIREMENTS

DATE	AI NO.	COMMENT	REV.
11/07/22		REVISED POOL BARRIER FENCING	06
29/07/22		REVISED NOTES AND POOL HOUSE WINDOW	07
29/07/22		ISSUED FOR BUILDING APPROVAL	07

CONSTRUCTION

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Location

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Canberra ACT 2600
+61 6162 0735
e: canberra@turcoassociates.com.au
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turco and associates

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

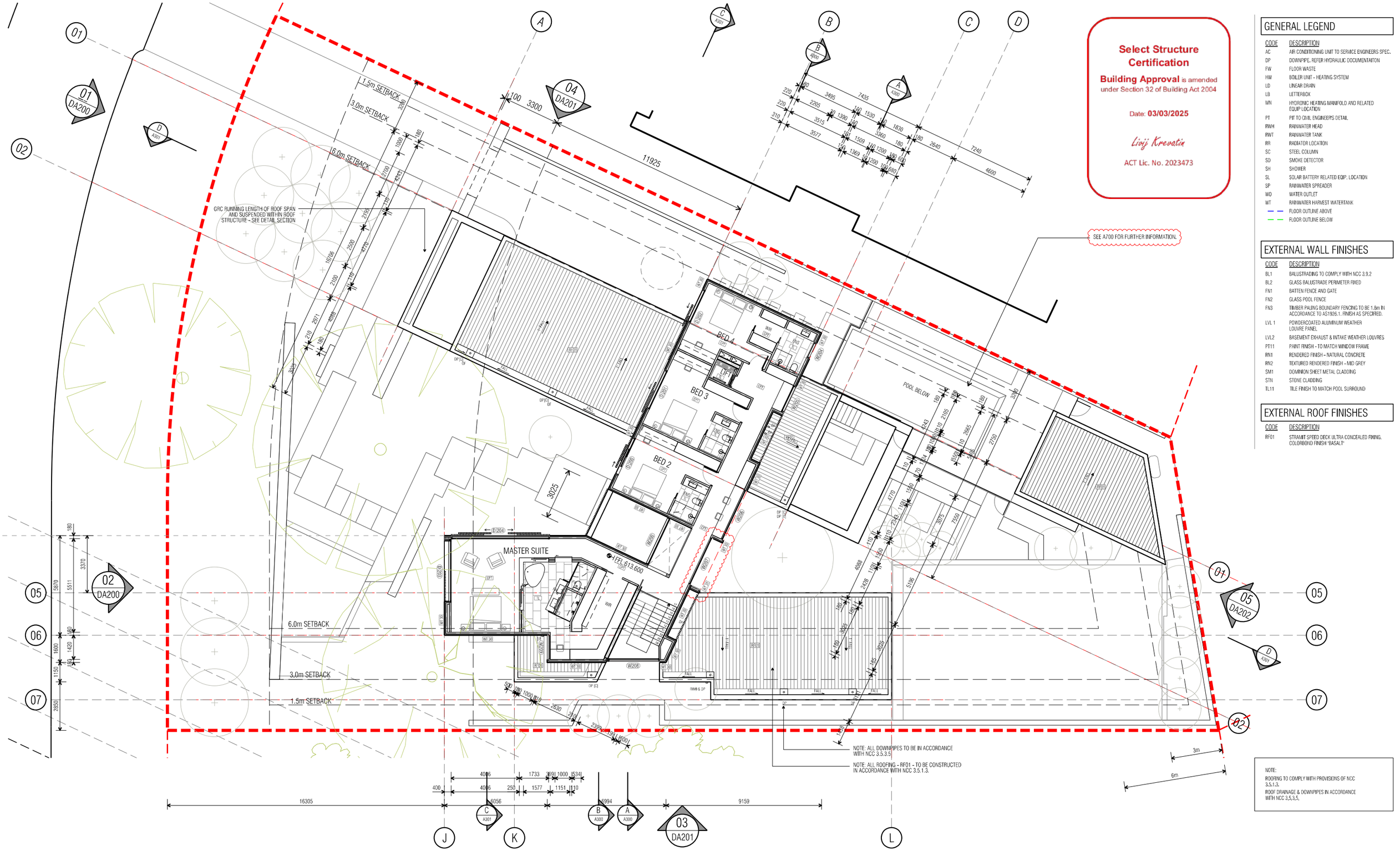
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DRAWING TITLE
FLOOR PLANS
GROUND PLAN

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT

JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
WD	A101	07



Select Structure Certification

Building Approval is amended under Section 32 of Building Act 2004

Date: **03/03/2025**

Livij Krevatin

ACT Lic. No. 2023473

GENERAL LEGEND

CODE	DESCRIPTION
AC	AIR CONDITIONING UNIT TO SERVICE ENGINEERS SPEC.
DP	DOWNPIPE, REFER HYDRAULIC DOCUMENTAITON
FW	FLOOR WASTE
HW	BOILER UNIT - HEATING SYSTEM
LD	LINEAR DRAIN
LB	LETTERBOX
MN	HYDRONIC HEATING MANIFOLD AND RELATED EQUIP LOCATION
PT	PIT TO CIVIL ENGINEERS DETAIL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
RR	RADIATOR LOCATION
SC	STEEL COLUMN
SD	SMOKE DETECTOR
SH	SHOWER
SL	SOLAR BATTERY RELATED EQIP. LOCATION
SP	RAINWATER SPREADER
WO	WATER OUTLET
WT	RAINWATER HARVEST WATERTANK
- - -	FLOOR OUTLINE ABOVE
- - -	FLOOR OUTLINE BELOW

EXTERNAL WALL FINISHES

CODE	DESCRIPTION
BL1	BALUSTRADING TO COMPLY WITH NCC 3.9.2
BL2	GLASS BALUSTRADE PERIMETER FIXED
FN1	BATTEN FENCE AND GATE
FN2	GLASS POOL FENCE
FN3	TIMBER PALING BOUNDARY FENCING TO BE 1.8m IN ACCORDANCE TO AS1926.1. FINISH AS SPECIFIED.
LVL 1	POWDERCOATED ALUMINUM WEATHER LOUVRE PANEL
LVL2	BASEMENT EXHAUST & INTAKE WEATHER LOUVRES
PT11	PAINT FINISH - TO MATCH WINDOW FRAME
RN1	RENDERED FINISH – NATURAL CONCRETE
RN2	TEXTURED RENDERED FINISH - MID GREY
SM1	DOMINION SHEET METAL CLADDING
STN	STONE CLADDING
TL11	TILE FINISH TO MATCH POOL SURROUND

EXTERNAL ROOF FINISHES

CODE	DESCRIPTION
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ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.5.

DATE	AI NO.	COMMENT	REV.
11/07/22		REVISED POOL BARRIER FENCING	07
29/07/22		ISSUED FOR BUILDING APPROVAL	08

CONSTRUCTION

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STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
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-	-	-

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NORTHCOTE HOUSE

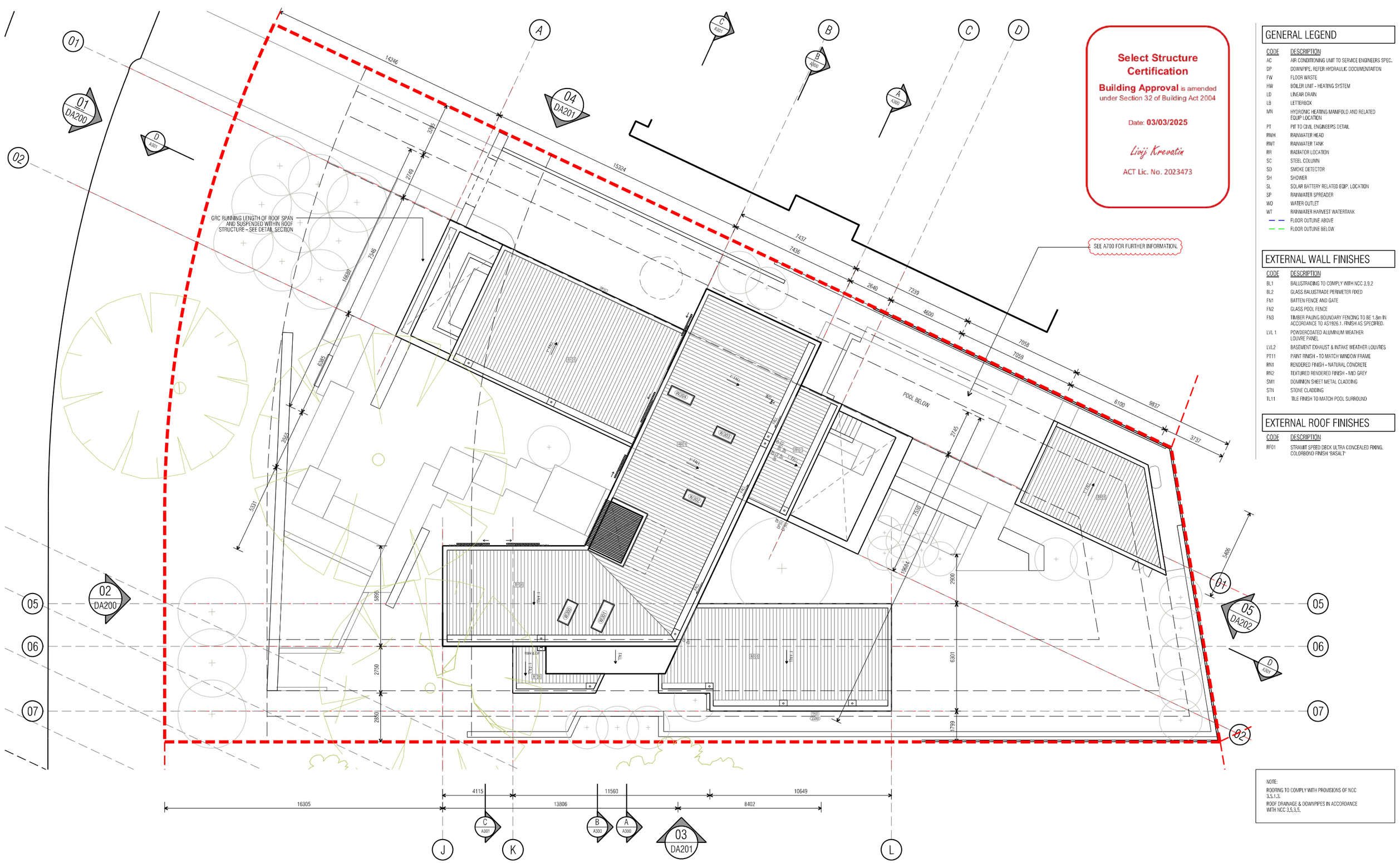
CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

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DRAWING TITLE
FLOOR PLANS
FIRST FLOOR

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT
JOB NO.	DATE	
TA2056	29/07/2022	
STATUS	DRAWING NO.	REVISION
WD	A102	08



Select Structure Certification

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Date: **03/03/2025**

Livij Krevatin

ACT Lic. No. 2023473

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CODE	DESCRIPTION
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EXTERNAL WALL FINISHES

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BL2	GLASS BALUSTRADE PERIMETER FIXED
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RN2	TEXTURED RENDERED FINISH - MID GREY
SM1	DOMINION SHEET METAL CLADDING
STN	STONE CLADDING
TL11	TILE FINISH TO MATCH POOL SURROUND

EXTERNAL ROOF FINISHES

CODE	DESCRIPTION
RF01	STRAMIT SPEED DECK ULTRA CONCEALED FIXING. COLORBOND FINISH "BASALT"

NOTE:
ROOFING TO COMPLY WITH PROVISIONS OF NCC 3.5.1.3.
ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.5.

DATE	AI NO.	COMMENT	REV.
11/07/22		REVISED POOL BARRIER FENCING	06
29/07/22		ISSUED FOR BUILDING APPROVAL	07

CONSTRUCTION

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Location

Suite 30, 2 King Street Deakin
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+61 6162 0735
e: canberra@turcoassociates.com.au
w: turcoassociates.com.au

turco and associates

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NOTE:
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ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED

PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

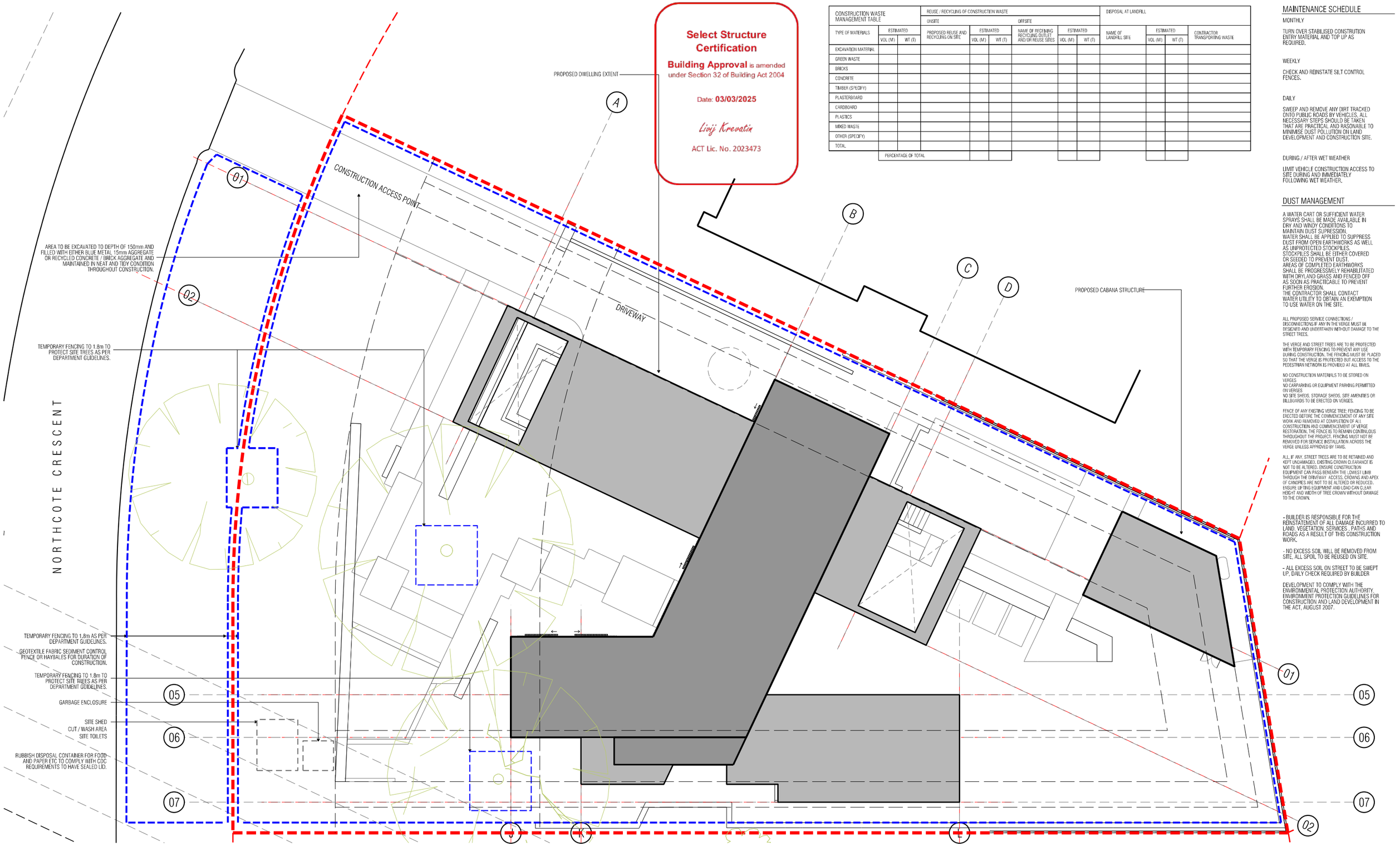
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DRAWING TITLE
FLOOR PLANS
ROOF

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT

JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
WD	A103	07



Select Structure Certification

Building Approval is amended under Section 32 of Building Act 2004

Date: **03/03/2025**

Livij Krevatin

ACT Lic. No. 2023473

CONSTRUCTION WASTE MANAGEMENT TABLE			REUSE / RECYCLING OF CONSTRUCTION WASTE						DISPOSAL AT LANDFILL			
			ONSITE			OFFSITE						
TYPE OF MATERIALS	ESTIMATED		PROPOSED REUSE AND RECYCLING ON SITE	ESTIMATED		NAME OF RECEIVING RECYCLING OUTLET AND OR REUSE SITES	ESTIMATED		NAME OF LANDFILL SITE	ESTIMATED		CONTRACTOR TRANSPORTING WASTE
	VOL (M³)	WT (T)		VOL (M³)	WT (T)		VOL (M³)	WT (T)		VOL (M³)	WT (T)	
EXCAVATION MATERIAL												
GREEN WASTE												
BRICKS												
CONCRETE												
TIMBER (SPECIFY)												
PLASTERBOARD												
CARDBOARD												
PLASTICS												
MIXED WASTE												
OTHER (SPECIFY)												
TOTAL												
	PERCENTAGE OF TOTAL											

MAINTENANCE SCHEDULE

MONTHLY

TURN OVER STABILISED CONSTRUTION ENTRY MATERIAL AND TOP UP AS REQUIRED.

WEEKLY

CHECK AND REINSTATE SILT CONTROL FENCES.

DAILY

SWEEP AND REMOVE ANY DIRT TRACKED ONTO PUBLIC ROADS BY VEHICLES. ALL NECESSARY STEPS SHOULD BE TAKEN THAT ARE PRACTICAL AND RASONABLE TO MINIMISE DUST POLLUTION ON LAND DEVELOPMENT AND CONSTRUCTION SITE.

DURING / AFTER WET WEATHER

LIMIT VEHICLE CONSTRUCTION ACCESS TO SITE DURING AND IMMEDIATELY FOLLOWING WET WEATHER.

DUST MANAGEMENT

A WATER CART OR SUFFICIENT WATER SPRAYS SHALL BE MADE AVAILABLE IN DRY AND WINDY CONDITIONS TO MAINTAIN DUST SUPRESSION.
WATER SHALL BE APPLIED TO SUPPRESS DUST FROM OPEN EARTHWORKS AS WELL AS UNPROTECTED STOCKPILES.
STOCKPILES SHALL BE EITHER COVERED OR SEEDED TO PREVENT DUST.
AREAS OF COMPLETED EARTHWORKS SHALL BE PROGRESSIVELY REHABILITATED WITH GRYLAND GRASS AND FENCED OFF AS SOON AS PRACTICABLE TO PREVENT FURTHER EROSION.
THE CONTRACTOR SHALL CONTACT WATER UTILITY TO OBTAIN AN EXEMPTION TO USE WATER ON THE SITE.

ALL PROPOSED SERVICE CONNECTIONS / DISCONNECTIONS IF ANY IN THE VERGE MUST BE DESIGNED AND UNDERTAKEN WITHOUT DAMAGE TO THE STREET TREES.

THE VERGE AND STREET TREES ARE TO BE PROTECTED WITH TEMPORARY FENCING TO PREVENT ANY USE DURING CONSTRUCTION. THE FENCING MUST BE PLACED SO THAT THE VERGE IS PROTECTED BUT ACCESS TO THE PEDESTRIAN NETWORK IS PROVIDED AT ALL TIMES.

NO CONSTRUCTION MATERIALS TO BE STORED ON VERGES
NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGES
NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES.

FENCE OF ANY EXISTING VERGE TREE; FENCING TO BE ERECTED BEFORE THE COMMENCEMENT OF ANY SITE WORK AND REMOVED AT COMPLETION OF ALL CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT THE PROJECT. FENCING MUST NOT BE REMOVED FOR SERVICE INSTALLATION ACROSS THE VERGE UNLESS APPROVED BY TAMS.

ALL, IF ANY, STREET TREES ARE TO BE RETAINED AND KEPT UNDAMAGED. EXISTING CROWN CLEARANCE IS NOT TO BE ALTERED. ENSURE CONSTRUCTION EQUIPMENT CAN PASS BENEATH THE LOWEST LIMB THROUGH THE DRIVEWAY ACCESS. CROWNS AND APEX OF CANOPIES ARE NOT TO BE ALTERED OR REDUCED. ENSURE LIFTING EQUIPMENT AND LOAD CAN CLEAR HEIGHT AND WIDTH OF TREE CROWN WITHOUT DAMAGE TO THE CROWN.

- BUILDER IS RESPONSIBLE FOR THE REINSTATEMENT OF ALL DAMAGE INCURRED TO LAND, VEGETATION, SERVICES , PATHS AND ROADS AS A RESULT OF THIS CONSTRUCTION WORK.

- NO EXCESS SOIL WILL BE REMOVED FROM SITE, ALL SPOIL TO BE REUSED ON SITE.

- ALL EXCESS SOIL ON STREET TO BE SWEPT UP, DAILY CHECK REQUIRED BY BUILDER

DEVELOPMENT TO COMPLY WITH THE ENVIRONMENTAL PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007.

DATE	AI NO.	COMMENT	REV.
29/17/22		ISSUED FOR BUILDING APPROVAL	REV.

DATE	AI NO.	COMMENT	REV.

CONSTRUCTION

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Location

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Canberra ACT 2600
+61 6182 8735
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w: turcoassociates.com.au

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NOTE:
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PROJECT
NORTHCOTE HOUSE

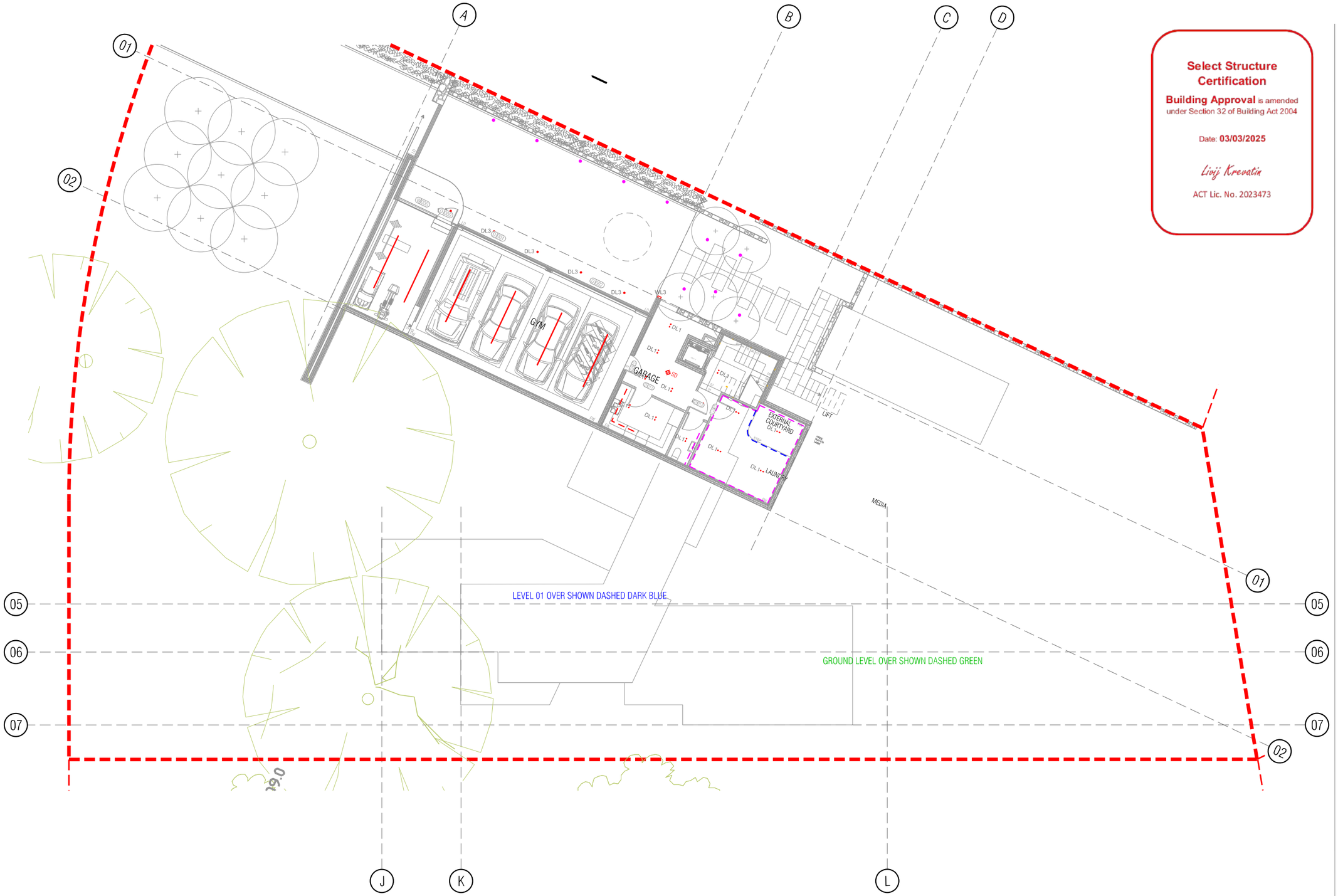
CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

GENERAL NOTES:
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DRAWING TITLE
LMPP PLAN

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT
JOB NO.	DATE	
TA2056	29/07/2022	
STATUS	DRAWING NO.	REVISION
WD	A105	03



Select Structure Certification

Building Approval is amended under Section 32 of Building Act 2004

Date: **03/03/2025**

Livij Krevatin

ACT Lic. No. 2023473

LIGHTING LEGEND

CODE	DESCRIPTION
DL1	DOWNLIGHT TYPE 1
DL2	DOWNLIGHT TYPE 2
DL3	DOWNLIGHT TYPE 3 (EXTERNAL)
	LED STRIP LIGHT IN JOINERY - REFER TO JOINERY DETAILS
	LED STRIP LIGHT IN CEILING
	LED STRIP LIGHT IN FLOOR
PL1	PENDANT LIGHT TYPE 1
PL2	PENDANT LIGHT TYPE 2
WL1	WALL LIGHT TYPE 1
WL2	WALL LIGHT TYPE 2 (EXTERNAL)
WL3	WALL LIGHT TYPE 3 (EXTERNAL)
	SUGGESTED LOCATION FOR LAMP
s	WALL SWITCH
sd	WALL SWITCH WITH DIMMER
ss	WALL SWITCH WITH SENSOR
z	ZETR WALL SWITCH
zs	ZETR WALL SWITCH WITH DIMMER
	SENSOR LOCATION (TBC)

ELECTRICAL LEGEND

CODE	DESCRIPTION
	DOUBLE GPO - GENERAL USE
	GPO - BUILT IN EQUIPMENT/APPLIANCE/TV
	ZETR GPO - GENERAL USE
SD	SMOKE ALARM AS3786 DOMESTIC TYPE- TO COMPLY WITH NCC 3.7.5

- REFER TO JOINERY AND INTERNAL ELEVATION DRAWINGS FOR FURTHER INFORMATION RELATING TO LIGHTING.
- REFER TO SERVICES ENGINEER REGARDING REQUIREMENTS OF ALL CONCEALED SERVICES.
- REFER TO ELEC ENGINEER DOCUMENTATION REGARDING ELEC/COMMS REQUIREMENTS, PRODUCT SELECTION, SWITCHING.
- ALL LIGHT GLOBES TO BE WARM WHITE WHERE POSSIBLE.
- EXTERNAL LIGHTING AND ELECTRICAL INSTALLATIONS INSTALLED TO AUSTRALIAN STANDARDS.
- FRIDGES TO HAVE REQUIRED WATER AND GPOs
- OVENS TO HAVE REQUIRED GAS AND GPOs

LANDSCAPE LIGHTING LEGEND

CODE	DESCRIPTION
	ACCENT UP LIGHT
	PATH LIGHT LINEAR
	STRIPLIGHTS UNDER STEPEDGE
	EXTERNAL WALL LIGHTS

- ALL LANDSCAPE LIGHTING IS ON SUNSET SENSOR / TIMER

DATE	AI NO.	COMMENT	REV.
29/07/22		ISSUED FOR BUILDING APPROVAL	04

CONSTRUCTION

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Location

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w: turcoassociates.com.au

turco and associates

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

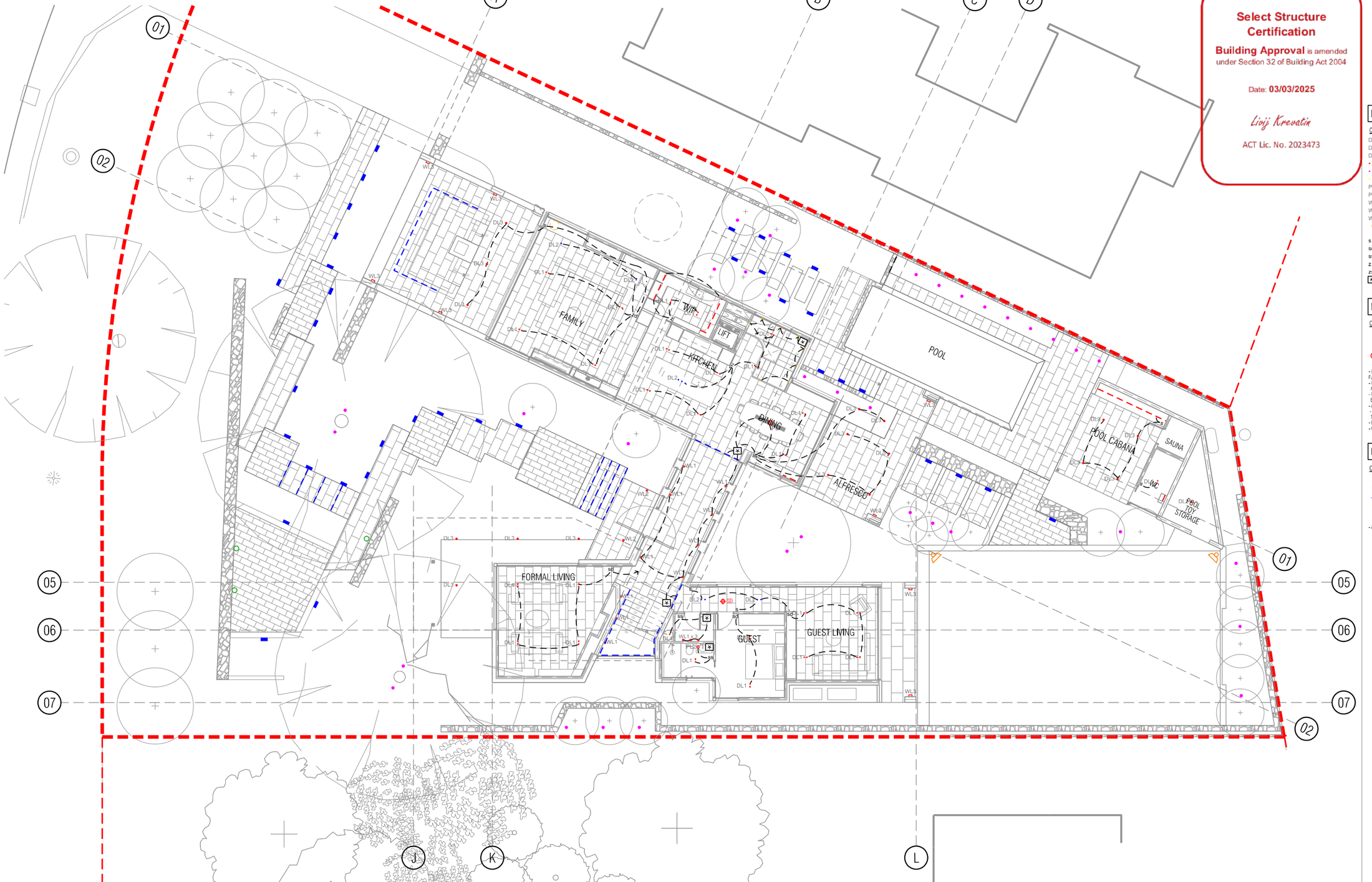
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DRAWING TITLE
REFLECTED CEILING PLAN
BASEMENT

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT

JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
WD	A120	04



Select Structure Certification

Building Approval is amended under Section 32 of Building Act 2004

Date: **03/03/2025**

Livij Krevatin

ACT Lic. No. 2023473

LIGHTING LEGEND

CODE	DESCRIPTION
DL1	DOWNLIGHT TYPE 1
DL2	DOWNLIGHT TYPE 2
DL3	DOWNLIGHT TYPE 3 (EXTERNAL)
	LED STRIP LIGHT IN JOINERY - REFER TO JOINERY DETAILS
	LED STRIP LIGHT IN CEILING
	LED STRIP LIGHT IN FLOOR
PL1	PENDANT LIGHT TYPE 1
PL2	PENDANT LIGHT TYPE 2
WL1	WALL LIGHT TYPE 1
WL2	WALL LIGHT TYPE 2 (EXTERNAL)
WL3	WALL LIGHT TYPE 3 (EXTERNAL)
	SUGGESTED LOCATION FOR LAMP
s	WALL SWITCH
sd	WALL SWITCH WITH DIMMER
ss	WALL SWITCH WITH SENSOR
z	ZETR WALL SWITCH
zs	ZETR WALL SWITCH WITH DIMMER
	SENSOR LOCATION (TBC)

ELECTRICAL LEGEND

CODE	DESCRIPTION
	DOUBLE GPO - GENERAL USE
	GPO - BUILT IN EQUIPMENT/APPLIANCE/TV
	ZETA GPO - GENERAL USE
SD	SMOKE ALARM AS3786 DOMESTIC TYPE- TO COMPLY WITH NCC 3.7.5

- REFER TO JOINERY AND INTERNAL ELEVATION DRAWINGS FOR FURTHER INFORMATION RELATING TO LIGHTING.
- REFER TO SERVICES ENGINEER REGARDING REQUIREMENTS OF ALL CONCEALED SERVICES.
- REFER TO ELEC ENGINEER DOCUMENTATION REGARDING ELEC/COMMS REQUIREMENTS, PRODUCT SELECTION, SWITCHING.
- ALL LIGHT GLOBES TO BE WARM WHITE WHERE POSSIBLE.
- EXTERNAL LIGHTING AND ELECTRICAL INSTALLATIONS INSTALLED TO AUSTRALIAN STANDARDS.
- FRIDGES TO HAVE REQUIRED WATER AND GPO's
- OVENS TO HAVE REQUIRED GAS AND GPO's

LANDSCAPE LIGHTING LEGEND

CODE	DESCRIPTION
	ACCENT UP LIGHT
	PATH LIGHT LINEAR
	STRIP LIGHTS UNDER STEPEDGE
	EXTERNAL WALL LIGHTS

- ALL LANDSCAPE LIGHTING IS ON SUNSET SENSOR / TIMER

DATE	AI NO.	COMMENT	REV.
29/07/22		ISSUED FOR BUILDING APPROVAL	04

CONSTRUCTION

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w: turcoassociates.com.au

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

GENERAL NOTES:

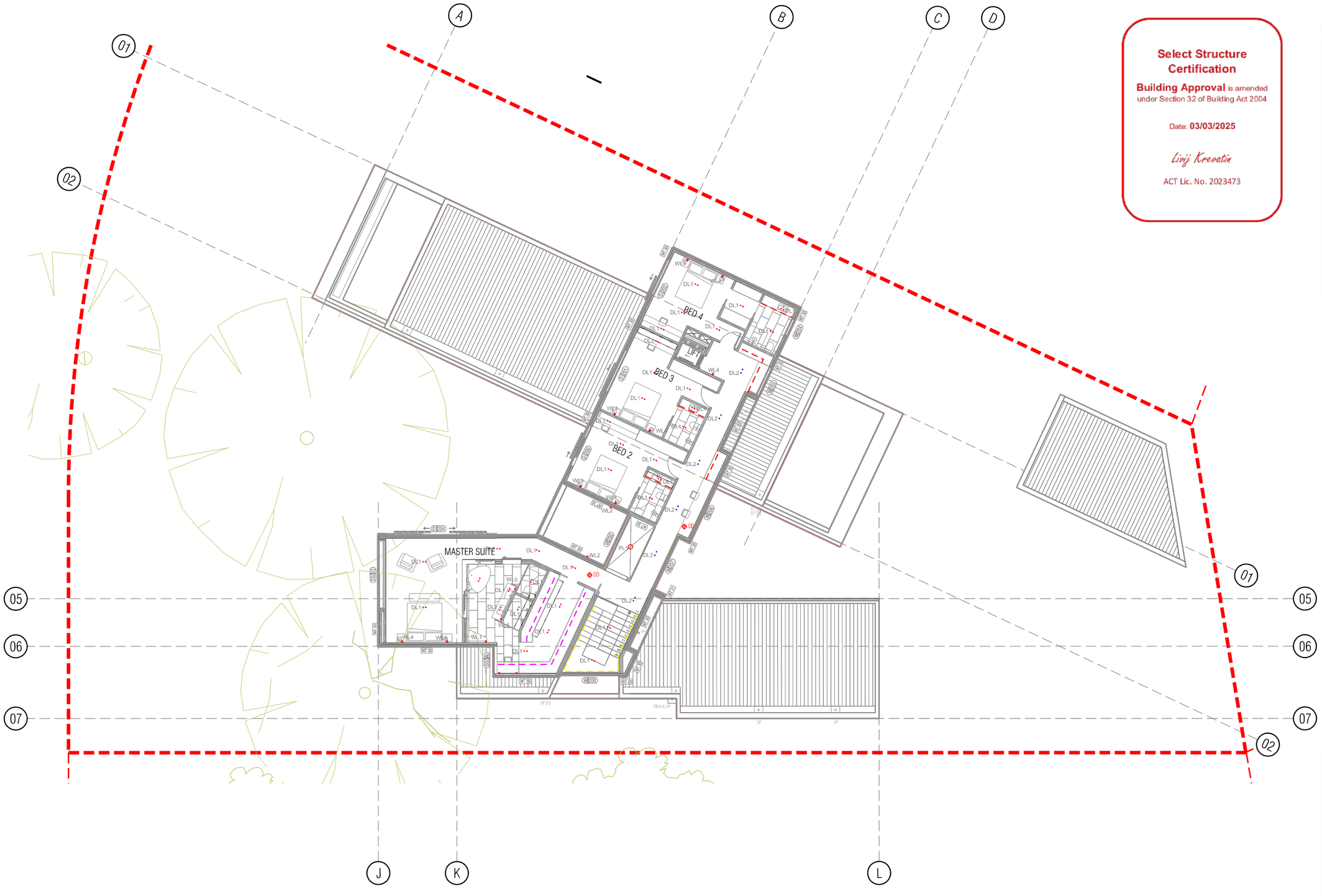
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DRAWING TITLE
REFLECTED CEILING PLAN
GROUND PLAN

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT

JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
WD	A121	04



Select Structure Certification

Building Approval is amended under Section 32 of Building Act 2004

Date: **03/03/2025**

Livij Krevatin

ACT Lic. No. 2023473

LIGHTING LEGEND

CODE	DESCRIPTION
DL1	DOWNLIGHT TYPE 1
DL2	DOWNLIGHT TYPE 2
DL3	DOWNLIGHT TYPE 3 (EXTERNAL)
	LED STRIP LIGHT IN JOINERY - REFER TO JOINERY DETAILS
	LED STRIP LIGHT IN CEILING
	LED STRIP LIGHT IN FLOOR
PL1	PENDANT LIGHT TYPE 1
PL2	PENDANT LIGHT TYPE 2
WL1	WALL LIGHT TYPE 1
WL2	WALL LIGHT TYPE 2 (EXTERNAL)
WL3	WALL LIGHT TYPE 3 (EXTERNAL)
	SUGGESTED LOCATION FOR LAMP
s	WALL SWITCH
sd	WALL SWITCH WITH DIMMER
ss	WALL SWITCH WITH SENSOR
z	ZETR WALL SWITCH
zs	ZETR WALL SWITCH WITH DIMMER
	SENSOR LOCATION (TBC)

ELECTRICAL LEGEND

CODE	DESCRIPTION
	DOUBLE GPO - GENERAL USE
	GPO - BUILT IN EQUIPMENT/APPLIANCE/TV
	ZETR GPO - GENERAL USE
SD	SMOKE ALARM AS3786 DOMESTIC TYPE- TO COMPLY WITH NCC 3.7.5

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- OVENS TO HAVE REQUIRED GAS AND GPO's

LANDSCAPE LIGHTING LEGEND

CODE	DESCRIPTION
	ACCENT UP LIGHT
	PATH LIGHT LINEAR
	STRIP LIGHTS UNDER STEPEDGE
	EXTERNAL WALL LIGHTS

- ALL LANDSCAPE LIGHTING IS ON SUNSET SENSOR / TIMER

DATE	AI NO.	COMMENT	REV.
29/07/22		ISSUED FOR BUILDING APPROVAL	04

CONSTRUCTION

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STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

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DRAWING TITLE
REFLECTED CEILING PLAN
FIRST FLOOR

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT
JOB NO.	DATE	
TA2056	29/07/2022	
STATUS	DRAWING NO.	REVISION
WD	A122	04

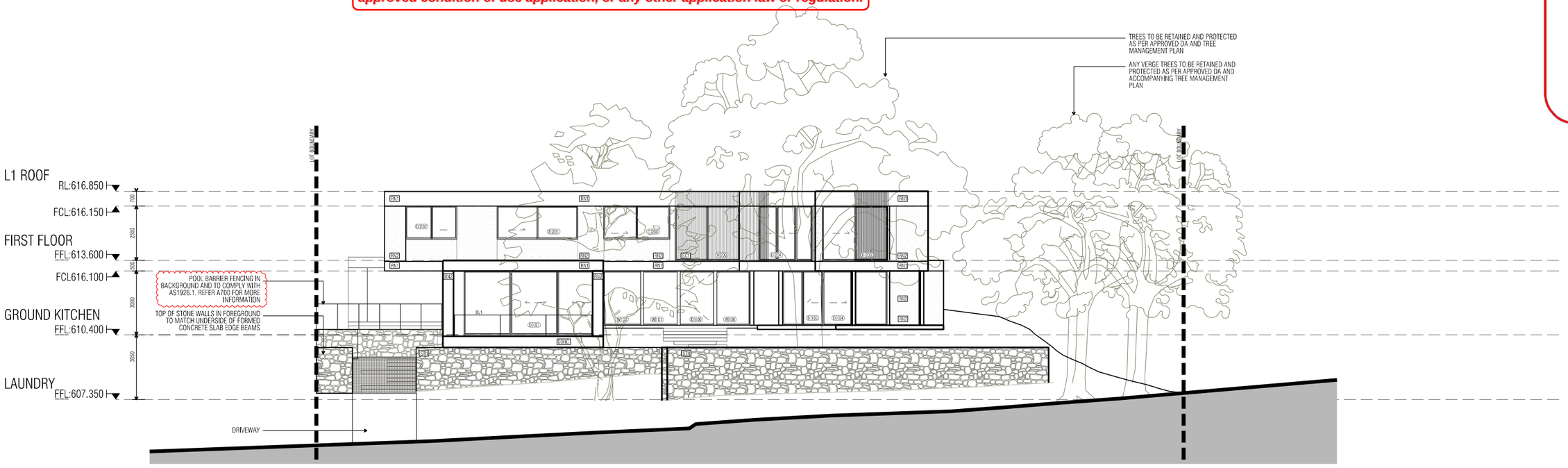


02 STREET ELEVATION
1:100 @ A1

EXTERNAL WALL FINISHES	
CODE	DESCRIPTION
BL1	BALUSTRADING TO COMPLY WITH NCC 3.9.2
BL2	GLASS BALUSTRADE PERIMETER FIXED
FN1	BATTEN FENCE AND GATE
FN2	GLASS POOL FENCE
FN3	TIMBER PALING BOUNDARY FENCING TO BE 1.8m IN ACCORDANCE TO AS1926.1. FINISH AS SPECIFIED.
LVL 1	POWDERCOATED ALUMINUM WEATHER LOUVRE PANEL
LVL2	BASEMENT EXHAUST & INTAKE WEATHER LOUVRES
PT11	PAINT FINISH - TO MATCH WINDOW FRAME
RN1	RENDERED FINISH - NATURAL CONCRETE
RN2	TEXTURED RENDERED FINISH - MID GREY
SM1	DOMINION SHEET METAL CLADDING
STN	STONE CLADDING
TL11	TILE FINISH TO MATCH POOL SURROUND

EXTERNAL WALL CLADDING SYSTEM
Cladding system to be compliant and installed with all relevant provisions of:
****The National Construction Code;***
****The Building Code of Australia;***
****The Australian Standards;***
approved condition of use application, or any other application law or regulation.

Select Structure Certification
Building Approval is amended under Section 32 of Building Act 2004
Date: **03/03/2025**
Livij Krevatin
ACT Lic. No. 2023473



01 STREET ELEVATION
1:100 @ A1

DATE	AI NO.	COMMENT	REV.
11/07/22		REVISED POOL BARRIER FENCING	02
29/07/22		ISSUED FOR BUILDING APPROVAL	03

CONSTRUCTION

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STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

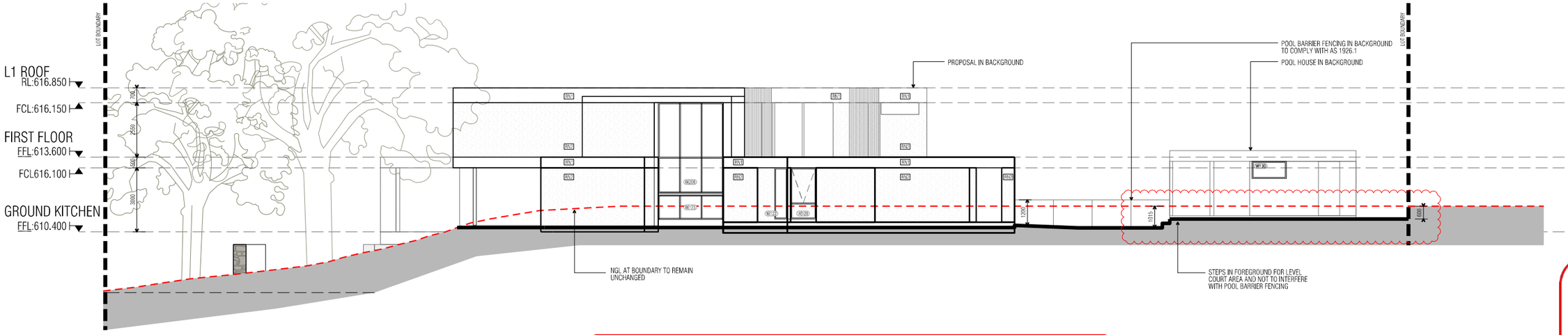
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DRAWING TITLE
ELEVATIONS
SHEET 01

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT

JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
WD	A200	03



03 SOUTH ELEVATION
1:100 @ A1

EXTERNAL WALL FINISHES

CODE	DESCRIPTION
BL1	BALUSTRADING TO COMPLY WITH NCC 3.9.2
BL2	GLASS BALUSTRADE PERIMETER FIXED
FN1	BATTEN FENCE AND GATE
FN2	GLASS POOL FENCE
FN3	TIMBER PALING BOUNDARY FENCING TO BE 1.8m IN ACCORDANCE TO AS1926.1. FINISH AS SPECIFIED.
LVL1	POWDERCOATED ALUMINUM WEATHER LOUVRE PANEL
LVL2	BASEMENT EXHAUST & INTAKE WEATHER LOUVRES
PT11	PAINT FINISH - TO MATCH WINDOW FRAME
RN1	RENDERED FINISH - NATURAL CONCRETE
RN2	TEXTURED RENDERED FINISH - MID GREY
SM1	DOMINION SHEET METAL CLADDING
STN	STONE CLADDING
TL11	TILE FINISH TO MATCH POOL SURROUND

EXTERNAL WALL CLADDING SYSTEM
Cladding system to be compliant and installed with all relevant provisions of:
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****The Building Code of Australia;***
****The Australian Standards;***
approved condition of use application, or any other application law or regulation.

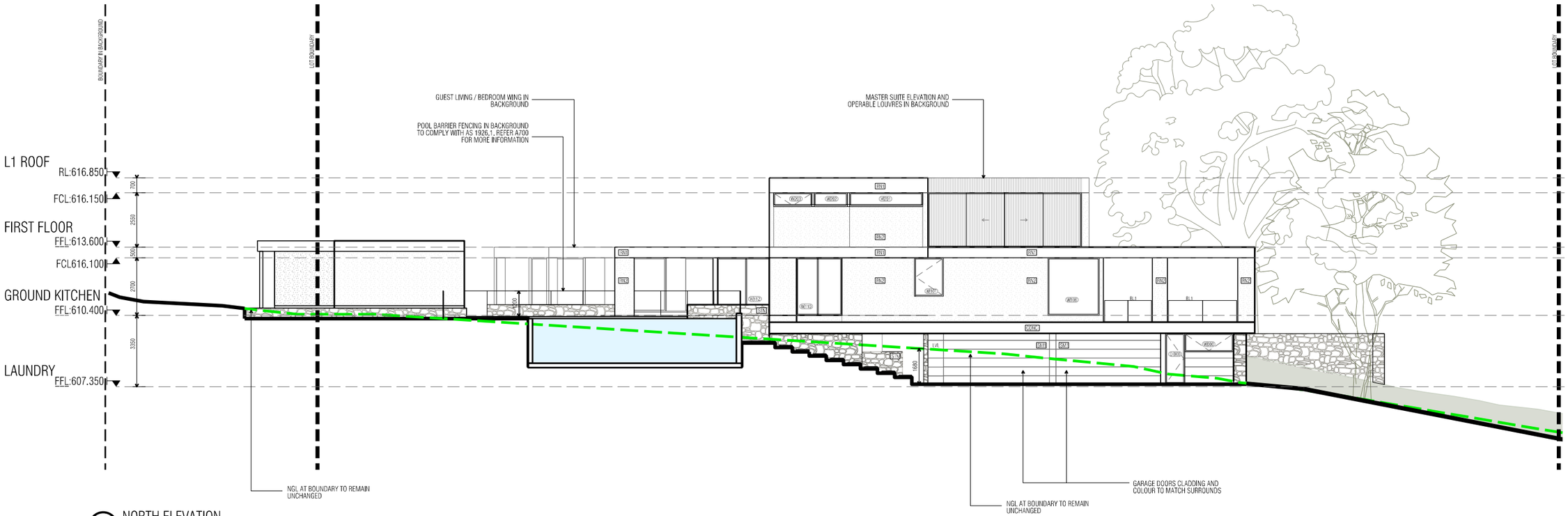
Select Structure Certification

Building Approval is amended under Section 32 of Building Act 2004

Date: **03/03/2025**

Livij Krevatin

ACT Lic. No. 2023473



04 NORTH ELEVATION
1:100 @ A1

DATE	AI NO.	COMMENT	REV.
11/07/22		REVISED POOL BARRIER FENCING	02
29/07/22		REVISED POOL HOUSE WINDOW	03
29/07/22		ISSUED FOR BUILDING APPROVAL	03
08/08/22		REVISED NOTES	04

DATE	AI NO.	COMMENT	REV.

CONSTRUCTION

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Location

turco and associates
Suite 30, 2 King Street Deakin
Canberra ACT 2600
+61 6162 0735
e: canberra@turcoassociates.com.au
w: turcoassociates.com.au

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NOTE:
ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REGULATIONS. CARRY OUT ALL WORK IN THE BEST AND TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED

PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
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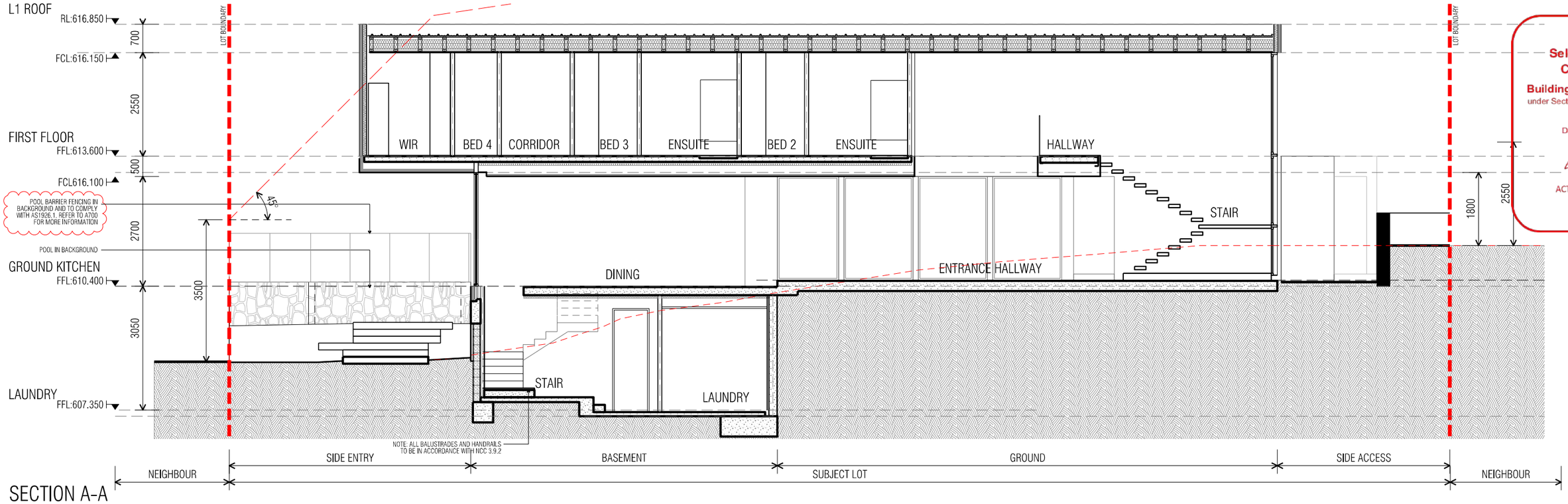
GENERAL NOTES:
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DRAWING TITLE
ELEVATIONS
SHEET 02

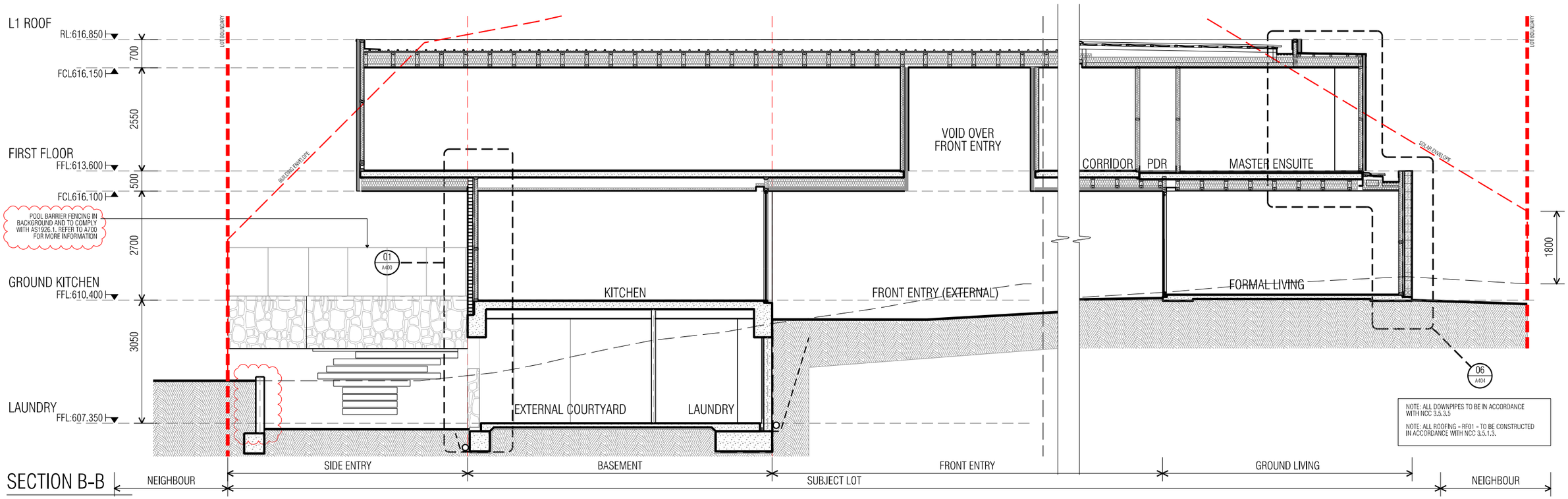
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1:100 @A1 1:200 @A3	MP	MT

JOB NO.	DATE
TA2056	08/08/2022

STATUS	DRAWING NO.	REVISION
WD	A201	04



SECTION A-A



SECTION B-B

Select Structure Certification

Building Approval is amended under Section 32 of Building Act 2004

Date: **03/03/2025**

Livij Krevatin

ACT Lic. No. 2023473

DATE	AI NO.	COMMENT	REV.
11/07/2022		REVISED POOL BARRIER FENCING	06
29/07/2022		REVISED RETAINING WALL	07
29/07/2022		ISSUED FOR BUILDING APPROVAL	07

CONSTRUCTION

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STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NOTE:
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BLOCK	SECTION	DIVISION
11	09	DEAKIN

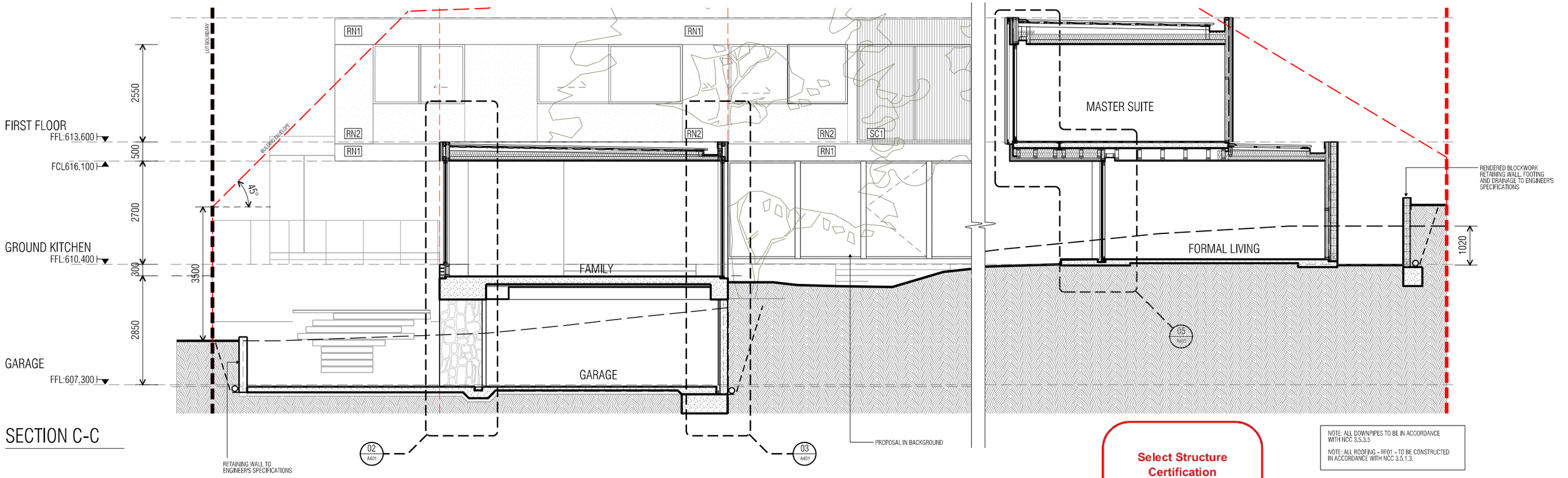
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DRAWING TITLE
SECTIONS
SECTION SHEET 01

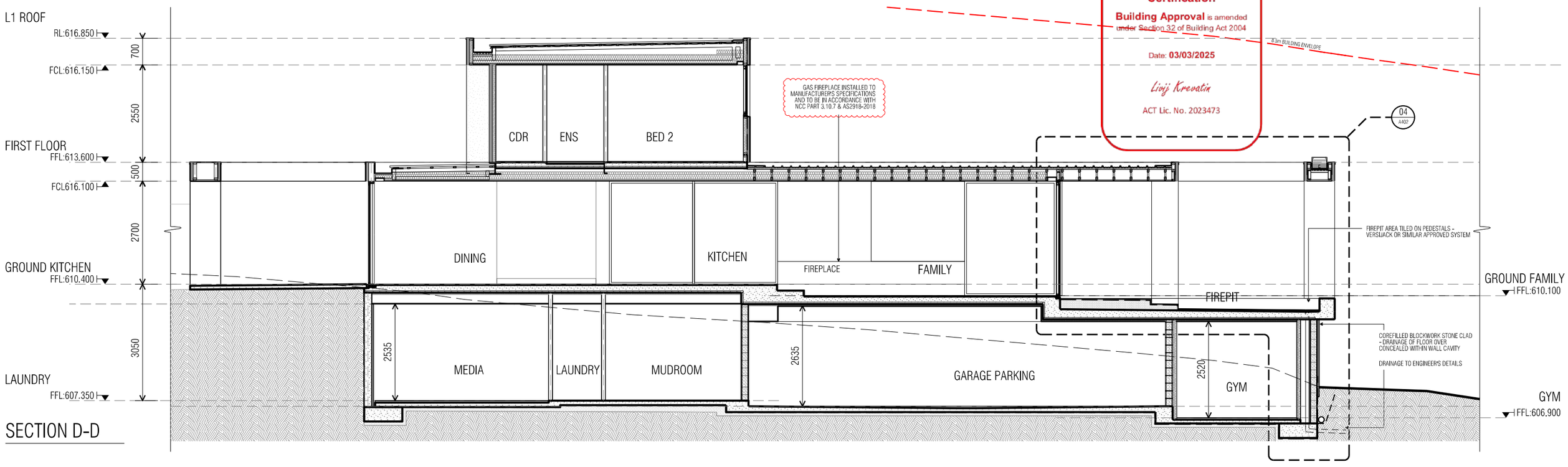
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JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
WD	A300	07



SECTION C-C



SECTION D-D

Select Structure Certification

Building Approval is amended under Section 32 of Building Act 2004

Date: **03/03/2025**

Livij Krevatin

ACT Lic. No. 2023473

NOTE: ALL DOWNPIPES TO BE IN ACCORDANCE WITH NCC 3.5.3.5

NOTE: ALL ROOFING - RF01 - TO BE CONSTRUCTED IN ACCORDANCE WITH NCC 3.5.1.3.

DATE	AI NO.	COMMENT	REV.
29/07/2022		REVISED NOTES	06
29/07/2022		ISSUED FOR BUILDING APPROVAL	06

CONSTRUCTION

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Location

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STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

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BLOCK	SECTION	DIVISION
11	09	DEAKIN

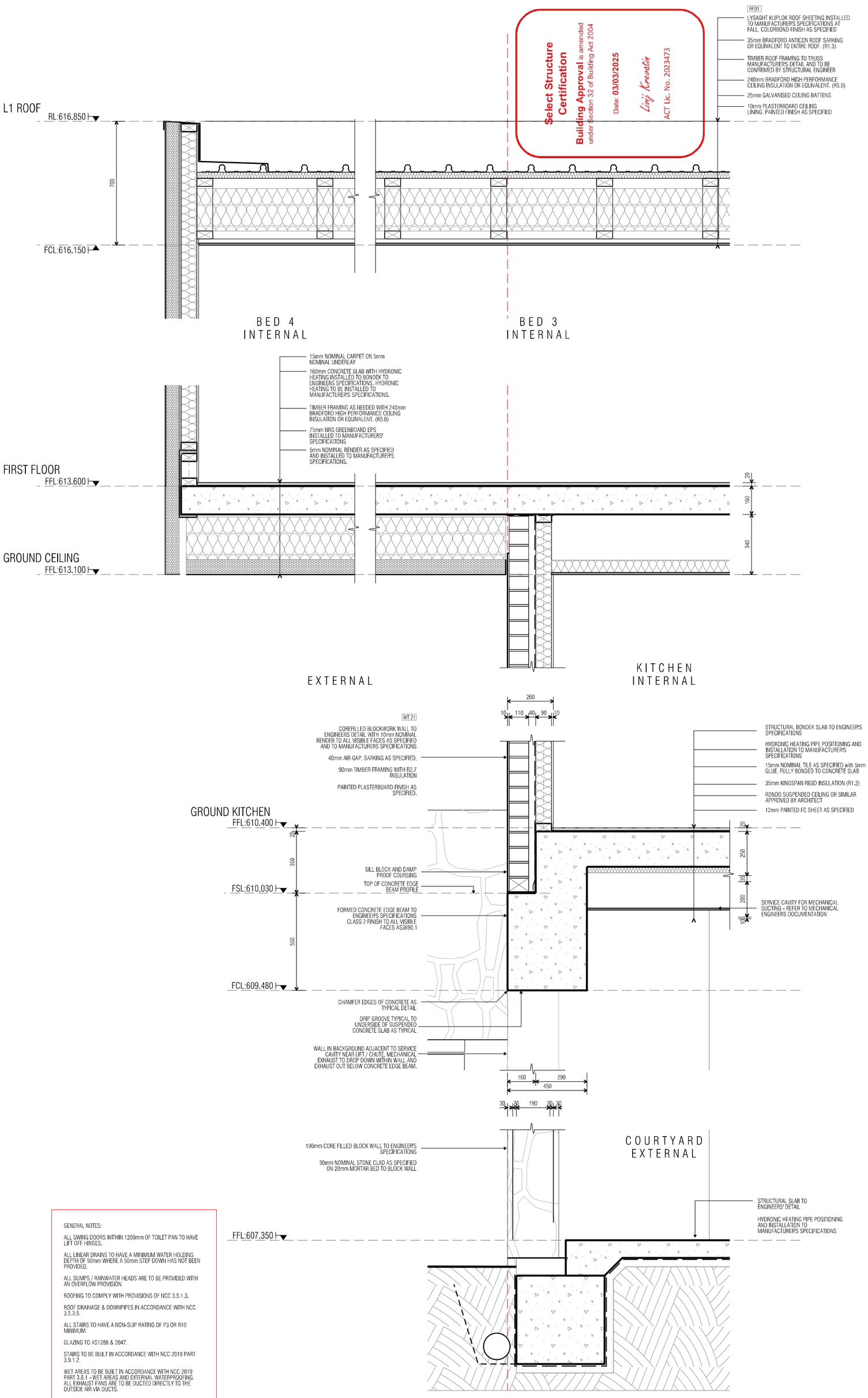
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DRAWING TITLE
SECTIONS
SECTION SHEET 02

SCALE	DRAWN	CHECKED
1:50 @A1 1:100 @A3	MP	MT

JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
WD	A301	06



GENERAL NOTES:

ALL SWING DOORS WITHIN 1200mm OF TOILET PAN TO HAVE LIFT OFF HINGES.

ALL LINEAR DRAINS TO HAVE A MINIMUM WATER HOLDING DEPTH OF 50mm WHERE A 50mm STEP DOWN HAS NOT BEEN PROVIDED.

ALL SUMPS / RAINWATER HEADS ARE TO BE PROVIDED WITH AN OVERFLOW PROVISION.

ROOFING TO COMPLY WITH PROVISIONS OF NCC 3.5.1.3.

ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.5.

ALL STAIRS TO HAVE A NON-SLIP RATING OF P3 OR R10 MINIMUM.

GLAZING TO AS1288 & 2047.

STAIRS TO BE BUILT IN ACCORDANCE WITH NCC 2019 PART 3.9.1.2.

WET AREAS TO BE BUILT IN ACCORDANCE WITH NCC 2019 PART 3.8.1 - WET AREAS AND EXTERNAL WATERPROOFING. ALL EXHAUST FANS ARE TO BE DUCTED DIRECTLY TO THE OUTSIDE AIR VIA DUCTS.

ALL TIMBER FRAMING TO COMPLY WITH THE PROVISIONS OF NCC 3.4.3

01 / 300 COURTYARD DETAIL
1:10 @ A1

REV.	DATE	AT/NO.	COMMENT
-			
-			
-			
-			
-			
-			

REV.	DATE	AT/NO.	COMMENT
05	29/07/22		ISSUED FOR BUILDING APPROVAL

CONSTRUCTION

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BLOCK 11 SECTION 09 DIVISION DEAKIN

GENERAL NOTES
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NOTE:
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ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

DRAWING TITLE
SECTION DETAILS
SHEET 00

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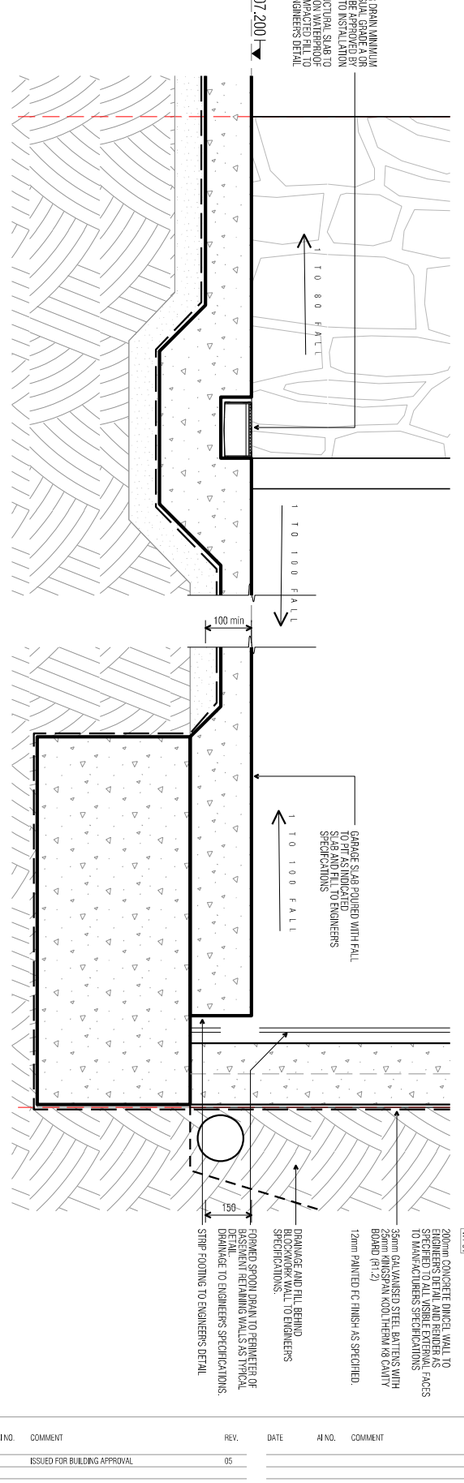
JOB NO. TA2056 DATE 08/06/22

STATUS WD DRAWING NO. A400 REVISION 05

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Page 100 of 133

Location



02 GARAGE DOOR DETAIL
301 1:10 @ A1

03 GARAGE TYPICAL RETAINING DETAIL
301 1:10 @ A1

GENERAL NOTES:

ALL SWING DOORS WITHIN 1200mm OF TOILET PAN TO HAVE LIFT OFF HINGES.

ALL LINEAR DRAINS TO HAVE A MINIMUM WATER HOLDING DEPTH OF 50mm WHERE A 50mm STEP DOWN HAS NOT BEEN PROVIDED.

ALL SUMPS / RAINWATER HEADS ARE TO BE PROVIDED WITH AN OVERFLOW PROVISION.

ROOFING TO COMPLY WITH: PROVISIONS OF NCC 3.5.1.3.

ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.3.

ALL STAIRS TO HAVE A NON-SLIP RATING OF P3 OR R10 MINIMUM.

GLAZING TO AS1288 & 2047.

STAIRS TO BE BUILT IN ACCORDANCE WITH NCC 2019 PART 3.9.1.2

WET AREAS TO BE BUILT IN ACCORDANCE WITH NCC 2019 PART 10.2 TABLE 10.2.1 & MANUFACTURERS DETAILS. ALL EXHAUST FANS ARE TO BE DUCTED DIRECTLY TO THE OUTSIDE AIR VIA DUCTS.

ALL TIMBER FRAMING TO COMPLY WITH THE PROVISIONS OF NCC 3.4.3

Select Structure Certification

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Date: **03/03/2025**

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ACT Lic. No. 2023473

DATE	AI NO.	COMMENT	REV.
29/07/22		ISSUED FOR BUILDING APPROVAL	05

DATE	AI NO.	COMMENT	REV.

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Location

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STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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BLOCK	SECTION	DIVISION
11	09	DEAKIN

GENERAL NOTES:

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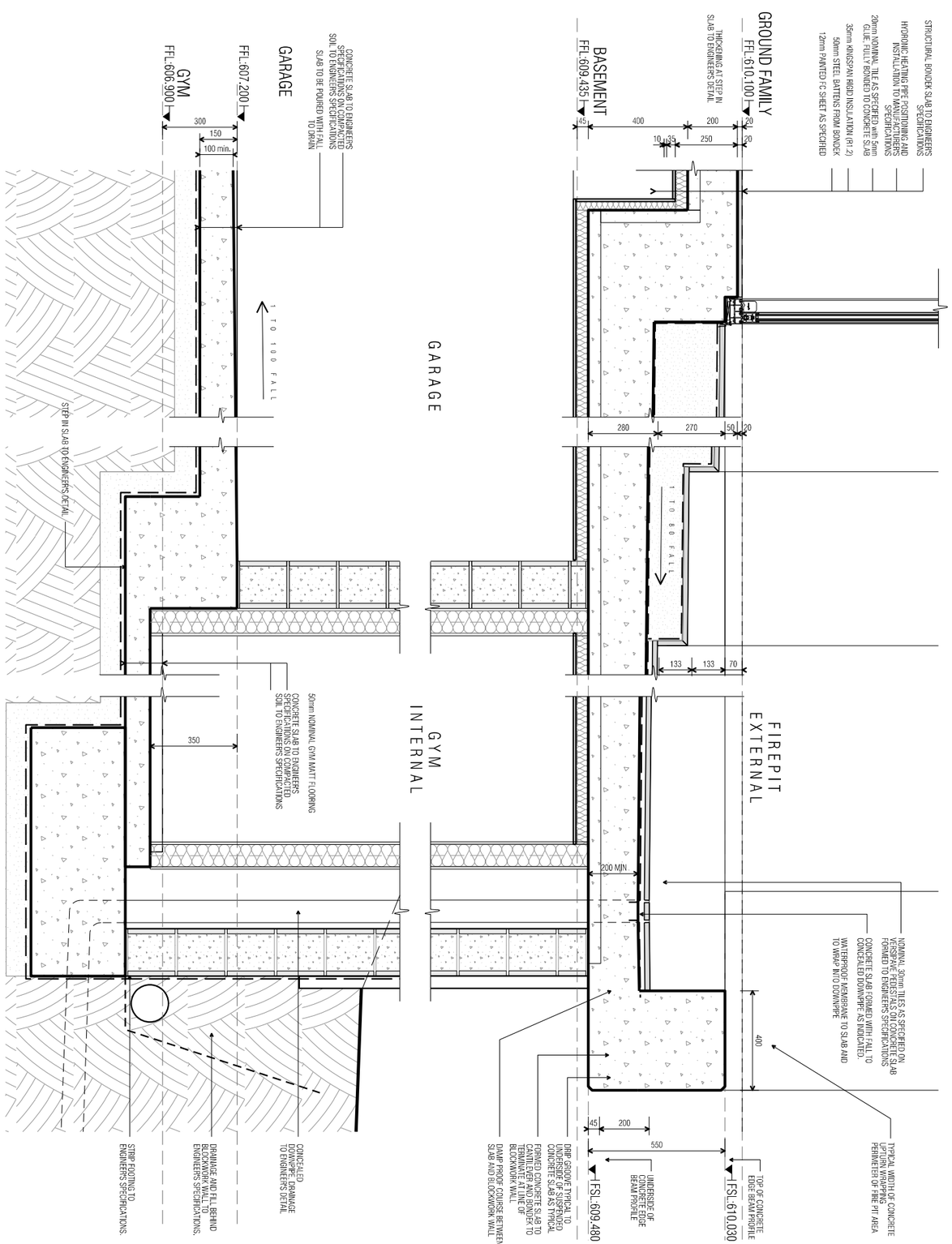
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SECTION DETAILS
SHEET 02

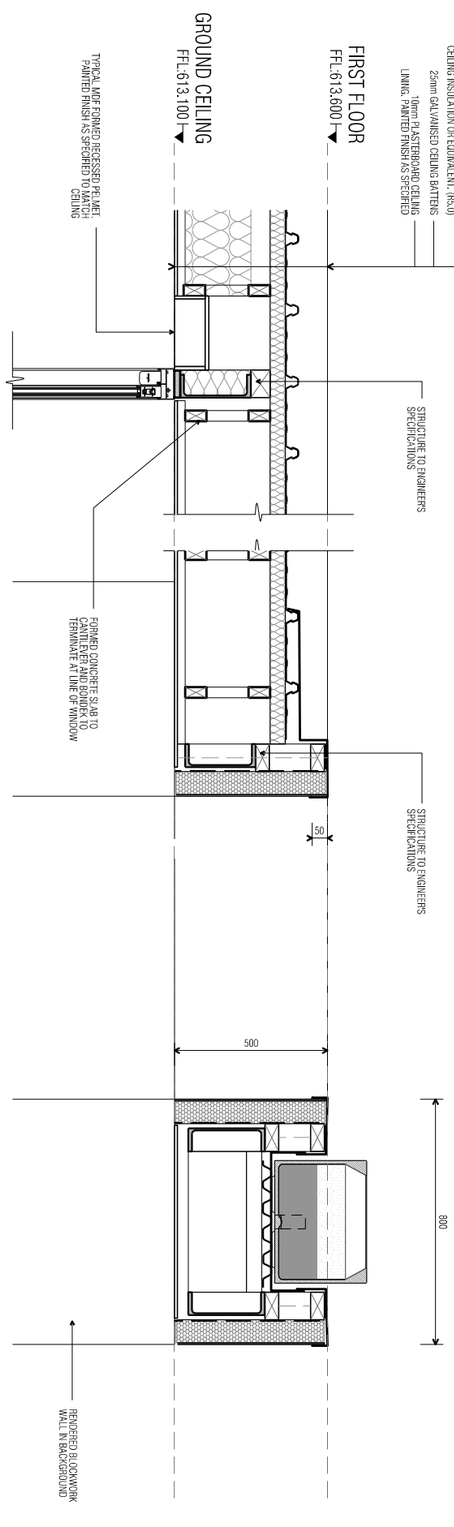
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1:10 @A1 1:20 @A3	MP	MT

JOB NO.	DATE
TA2056	~~08/08/22~~ 03/03/2025

STATUS	DRAWING NO.	REVISION
WD	A401	05



04 BASEMENT & BBQ AREA DETAILS
301 1:10 @ A1



GENERAL NOTES:
ALL SWING DOORS WITHIN 1200mm OF TOILET PAN TO HAVE LIFT OFF HINGES.
ALL LINEAR DRAINS TO HAVE A MINIMUM WATER HOLDING DEPTH OF 90mm WHERE A 50mm STEP DOWN HAS NOT BEEN PROVIDED.
ALL SUMPS / RAINWATER HEADS ARE TO BE PROVIDED WITH AN OVERFLOW PROVISION.
ROOFING TO COMPLY WITH PROVISIONS OF NCC 3.5.1.3.
ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.5.
ALL STAIRS TO HAVE A NON-SLIP RATING OF P3 OR R10 MINIMUM.
GLAZING TO AS1288 & 2047.
STAIRS TO BE BUILT IN ACCORDANCE WITH NCC 2019 PART 3.9.1.2.
WET AREAS TO BE BUILT IN ACCORDANCE WITH NCC 2019 PART 10.2. WATERPROOFING AND FLASHING.
ALL EXHAUST FANS ARE TO BE DUCTED DIRECTLY TO THE OUTSIDE AIR VIA DUCTS.
ALL TIMBER FRAMING TO COMPLY WITH THE PROVISIONS OF NCC 3.4.3

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29/07/22		ISSUED FOR BUILDING APPROVAL	05

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turco and associates

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
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NORTHCOTE HOUSE

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BLOCK	SECTION	DIVISION
11	09	DEAKIN

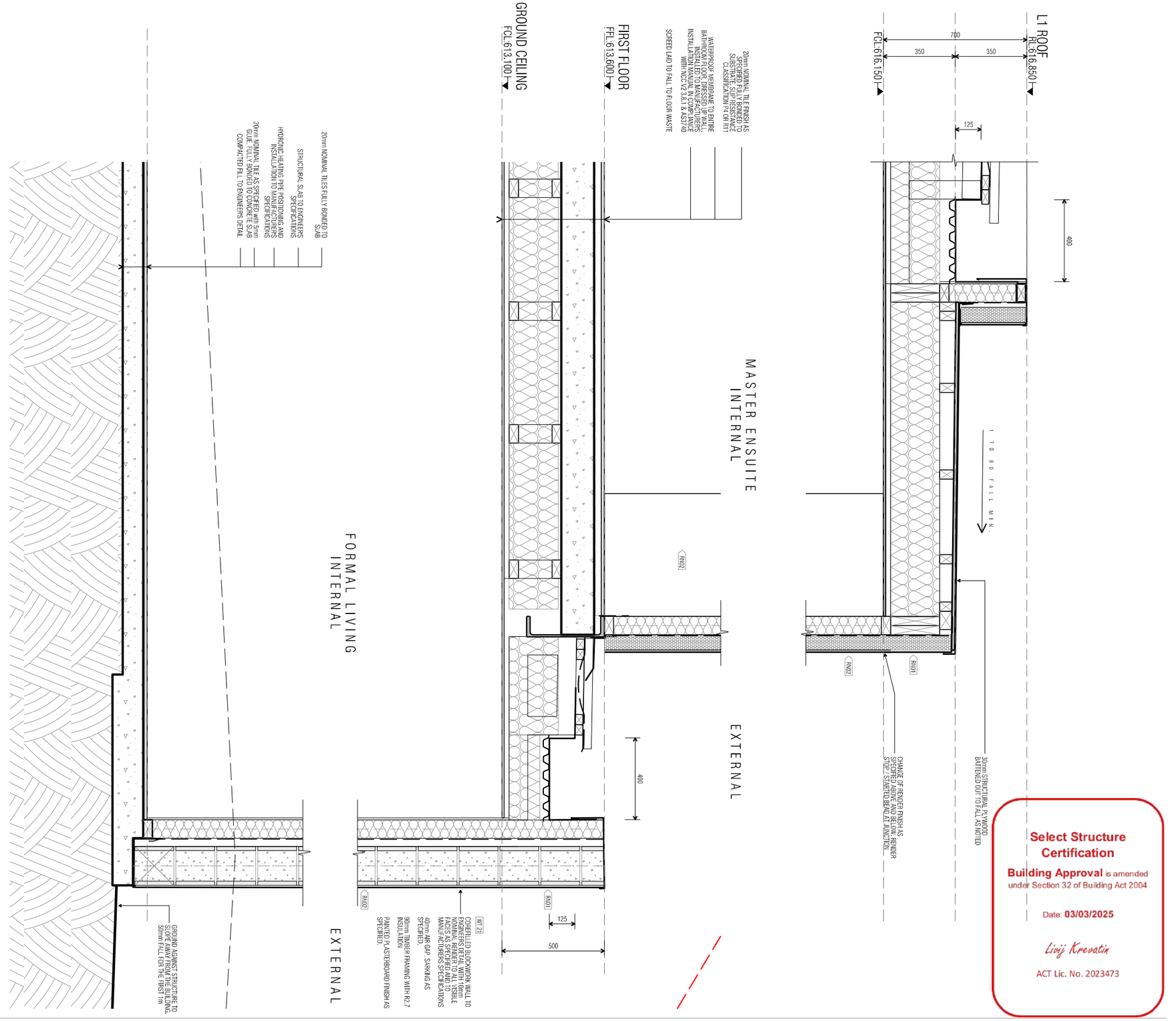
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DRAWING TITLE
SECTION DETAILS
SHEET 02

SCALE	DRAWN	CHECKED
1:10 @A1 1:20 @A3	MP	MT

JOB NO.	DATE
TA2056	~~08/08/22~~

STATUS	DRAWING NO.	REVISION
WD	A402	05



GENERAL NOTES:

ALL SWING DOORS WITHIN 1200mm OF TOILET PAN TO HAVE LIFT OFF HINGES.

ALL LINEAR DRAINS TO HAVE A MINIMUM WATER HOLDING DEPTH OF 50mm WHERE A 30mm STEP DOWN HAS NOT BEEN PROVIDED.

ALL SUMPS / RAINWATER HEADS ARE TO BE PROVIDED WITH AN OVERFLOW PROVISION.

ROOFING TO COMPLY WITH PROVISIONS OF NCC 3.5.1.3.

ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.3.

ALL STAIRS TO HAVE A NON-SLIP RATING OF P3 OR R10 MINIMUM.

GLAZING TO AS1288 & 2047.

STAIRS TO BE BUILT IN ACCORDANCE WITH NCC 2019 PART 3.9.1.2.

WET AREAS TO BE BUILT IN ACCORDANCE WITH NCC 2019 PART 3.8.1. WET AREAS AND EXTERNAL WATERPROOFING.
ALL EXHAUST FANS ARE TO BE DUCTED DIRECTLY TO THE OUTSIDE AIR VIA DUCTS.

ALL TIMBER FRAMING TO COMPLY WITH THE PROVISIONS OF NCC 3.4.3

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Livij Krevatin

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DATE	AI NO.	COMMENT	REV.
29/07/22		ISSUED FOR BUILDING APPROVAL	02

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STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
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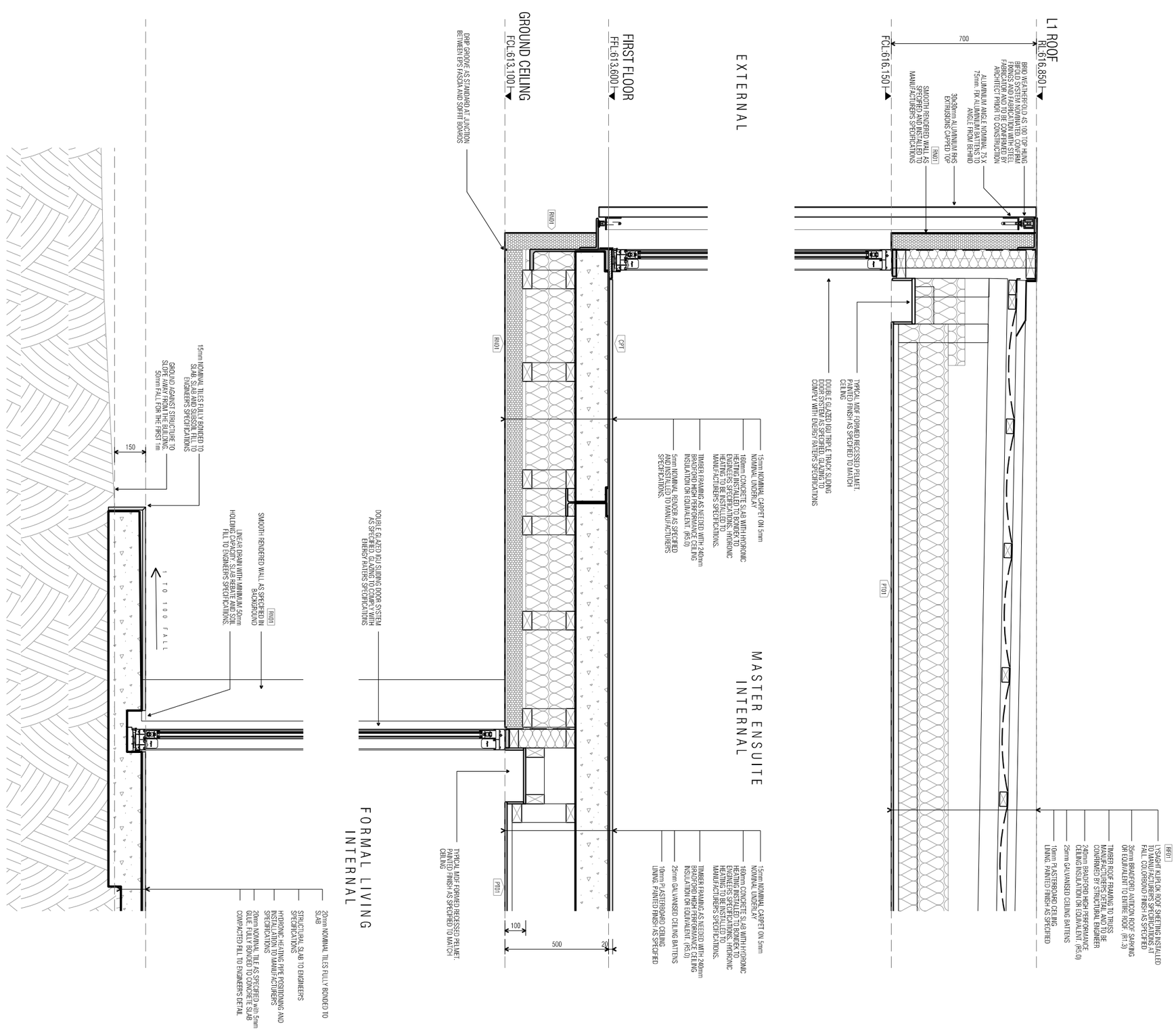
BLOCK	SECTION	DIVISION
11	09	DEAKIN

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DRAWING TITLE
SECTION DETAILS
SHEET 03

SCALE	DRAWN	CHECKED
1:10 @A1 1:20 @A3	MP	MT
JOB NO.	DATE	
TA2056	~~08/08/22~~ 03/03/2025	

STATUS	DRAWING NO.	REVISION
WD	A403	02



GENERAL NOTES.

ALL SWING DOORS WITHIN 1200mm OF TOILET PAN TO HAVE LIFT OFF HINGES.

ALL LINEAR DRAINS TO HAVE A MINIMUM WATER HOLDING DEPTH OF 50mm WHERE A 50mm STEP DOWN HAS NOT BEEN PROVIDED.

ALL SUMPS / RAINWATER HEADS ARE TO BE PROVIDED WITH AN OVERFLOW PROVISION.

ROOFING TO COMPLY WITH PROVISIONS OF NCC 3.5.1.3.

ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.3.

ALL STAIRS TO HAVE A NON-SLIP RATING OF P3 OR R10 MINIMUM.

GLAZING TO AS1288 & 2047.

STAIRS TO BE BUILT IN ACCORDANCE WITH NCC 2019 PART 3.9.1.2.

WET AREAS TO BE BUILT IN ACCORDANCE WITH NCC 2019 PART 3.8.1. WET AREAS AND EXTERNAL WATERPROOFING.
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ALL TIMBER FRAMING TO COMPLY WITH THE PROVISIONS OF NCC 3.4.3

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-	-	-
-	-	-
-	-	-
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BLOCK	SECTION	DIVISION
11	09	DEAKIN

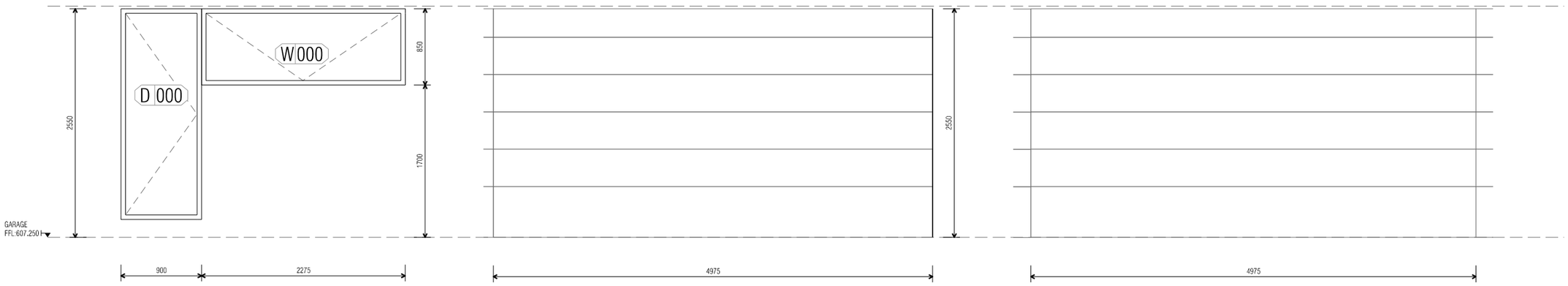
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DRAWING TITLE
SECTION DETAILS
SHEET 04

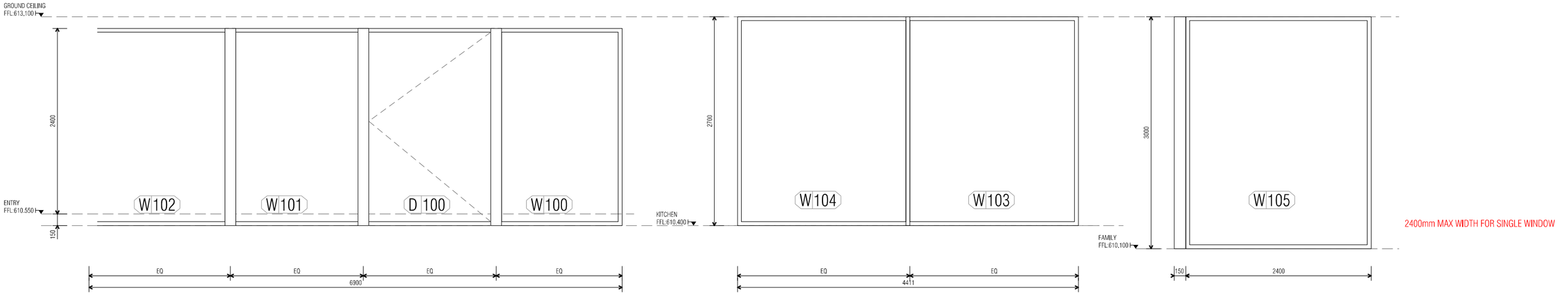
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1:10 @A1 1:20 @A3	MP	MT

JOB NO.	DATE
TA2056	~~28/06/22~~ 22

STATUS	DRAWING NO.	REVISION
WD	A404	02



FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	HINGE / AWNING
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N



2400mm MAX WIDTH FOR SINGLE WINDOW

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	FIXED
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

Protection of openable windows to be installed in accordance with BCA 3.9.2.6

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	FIXED
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	FIXED
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

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Date: **03/03/2025**

Linj Krevatin

ACT Lic. No. 2023473

DATE	AI NO.	COMMENT	REV.
29/07/2022		ISSUED FOR BUILDING APPROVAL	02

CONSTRUCTION

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Location

Suite 30, 2 King Street Deakin
Canberra ACT 2600
+61 6162 0735
e: canberra@turcoassociates.com.au
w: turcoassociates.com.au

turco and associates

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NOTE:

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

GENERAL NOTES:

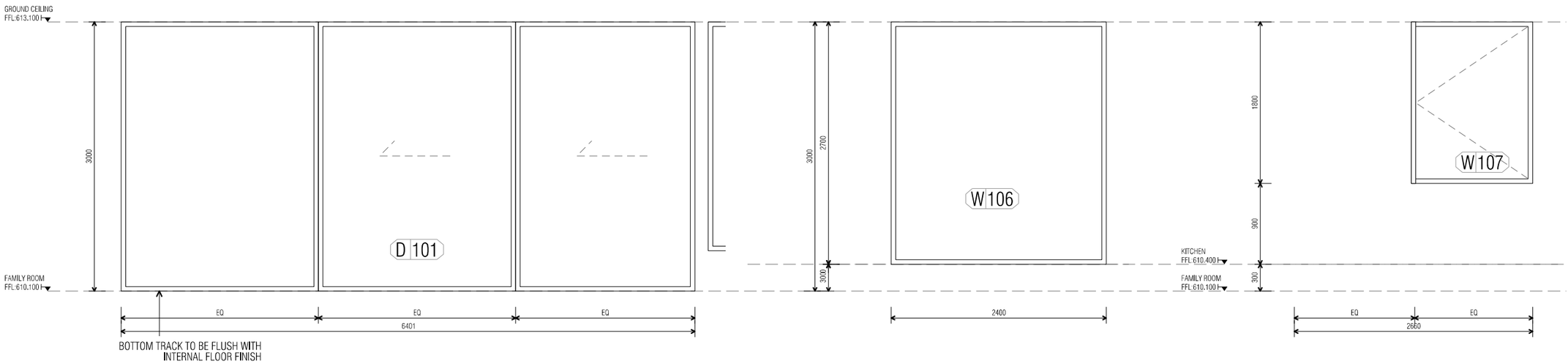
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DRAWING TITLE
WINDOW & DOOR SCHEDULE
SCHEDULE 01

SCALE	DRAWN	CHECKED
1:25 @A1 1:50 @A3	MP	MT

JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
WD	A600	02



FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	FIXED
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

Protection of openable windows to be installed in accordance with BCA 3.9.2.6

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	FIXED
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	SLIDING
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

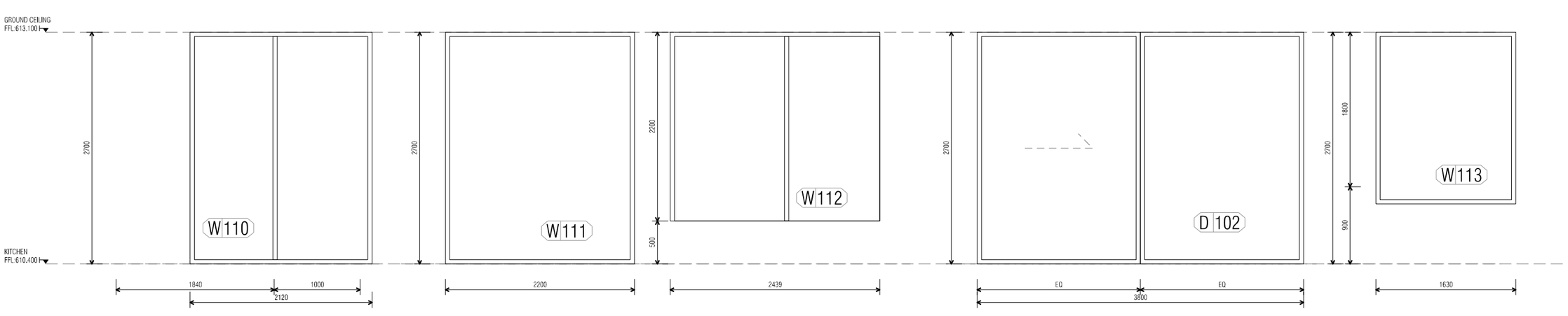
Select Structure Certification

Building Approval is amended under Section 32 of Building Act 2004

Date: **03/03/2025**

Linj Krevatin

ACT Lic. No. 2023473



FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	SLIDING
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	FIXED
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	FIXED
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	SLIDING
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	FIXED
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

DATE	AI NO.	COMMENT	REV.
29/07/2022		ISSUED FOR BUILDING APPROVAL	02

DATE	AI NO.	COMMENT	REV.

CONSTRUCTION

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STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

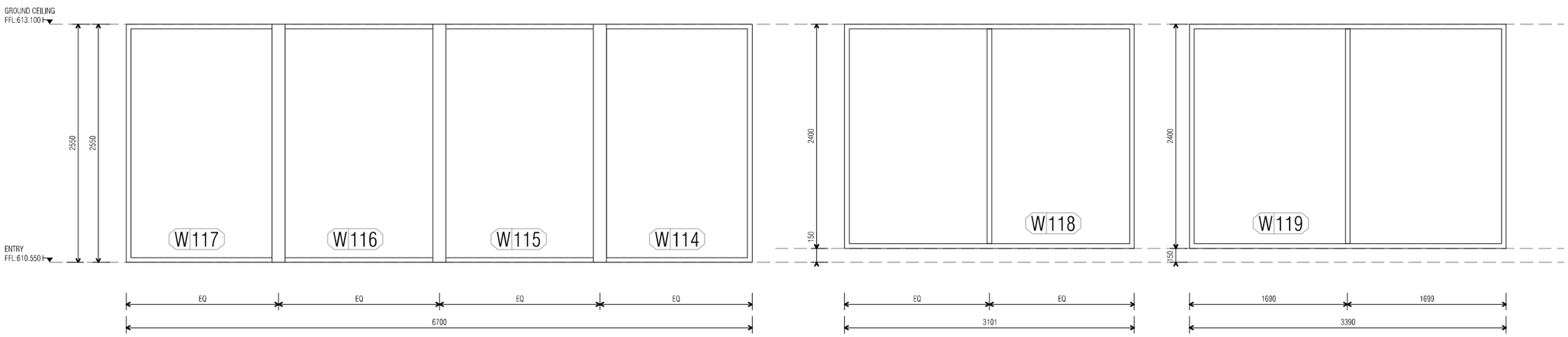
GENERAL NOTES:
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DRAWING TITLE
WINDOW & DOOR SCHEDULE
SCHEDULE 01

SCALE	DRAWN	CHECKED
1:25 @A1 1:50 @A3	MP	MT

JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
DD	A601	02



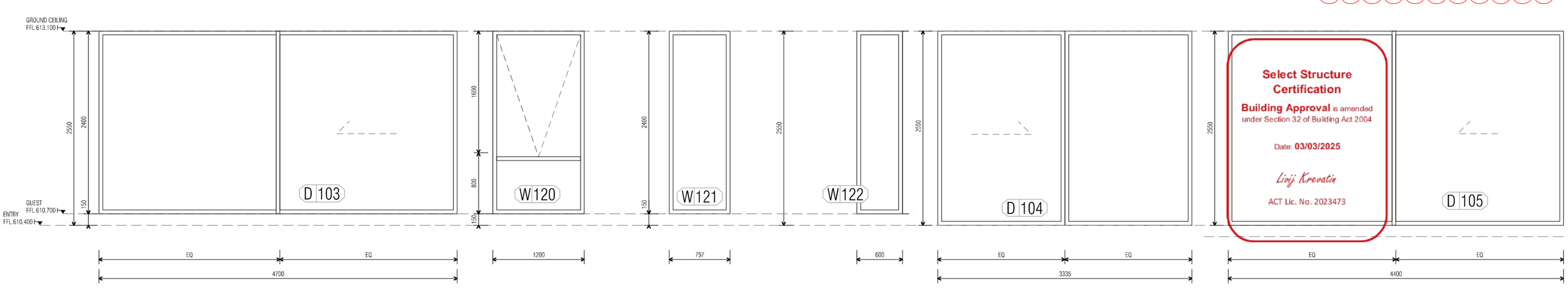
FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	FIXED
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

Protection of openable windows to be installed in accordance with BCA 3.9.2.6

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	FIXED
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	SLIDING
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	FIXED
BLIND / CURTAIN TYPE	B2
SOLID BAND	N
FLYSCREEN	N



FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	SLIDING
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	AWNING / FIXED
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	FIXED
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	FIXED
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	SLIDING
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	SLIDING
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

DATE	AI NO.	COMMENT	REV.
29/07/2022		WINDOW 130 ADDED	02
29/07/2022		ISSUED FOR BUILDING APPROVAL	02

DATE	AI NO.	COMMENT	REV.

CONSTRUCTION

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Location

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STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

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DRAWING TITLE
WINDOW & DOOR SCHEDULE
SCHEDULE 02

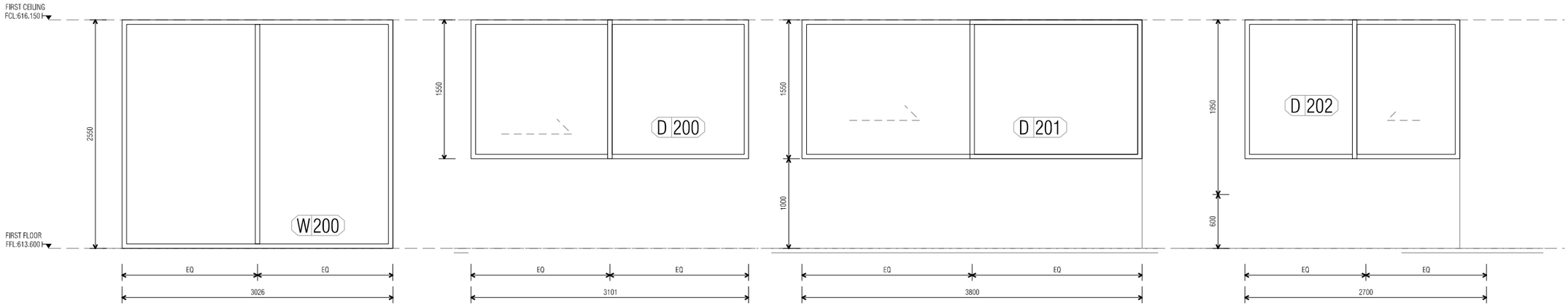
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1:25 @A1 1:50 @A3	MP	MT

JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
DD	A602	02

Select Structure Certification
Building Approval is amended under Section 32 of Building Act 2004
Date: 03/03/2025
Liwj Krevatin
ACT Lic. No. 2023473

Protection of openable windows to be installed in accordance with BCA 3.9.2.6

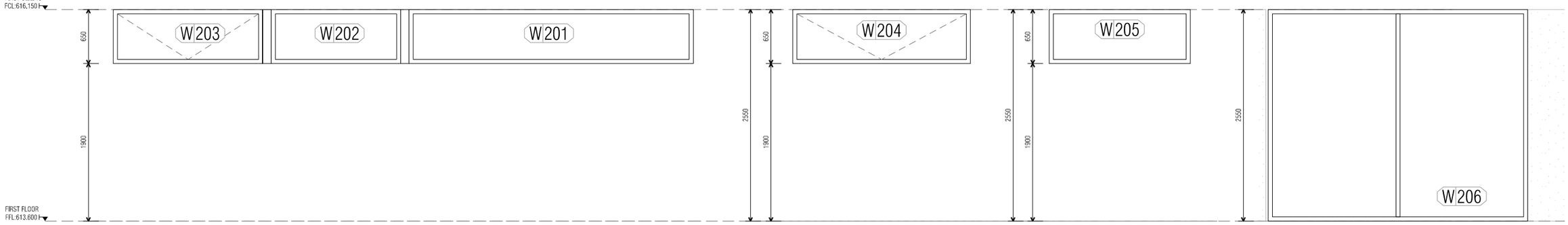


FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	FIXED
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	SLIDING
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	SLIDING
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	SLIDING
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N



FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	AWNING / FIXED
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	AWNING
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	FIXED
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

FRAME TYPE	FT2
GLAZING TYPE	G2
OPENING TYPE	SLIDING
BLIND / CURTAIN TYPE	B2
SOLID BAND	Y
FLYSCREEN	N

Select Structure Certification

Building Approval is amended under Section 32 of Building Act 2004

Date: **03/03/2025**

Linij Krevatin

ACT Lic. No. 2023473

DATE	AI NO.	COMMENT	REV.
29/07/2022		ISSUED FOR BUILDING APPROVAL	02
08/08/2022		REVISED WINDOW DETAILS	03

DATE	AI NO.	COMMENT	REV.

CONSTRUCTION

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

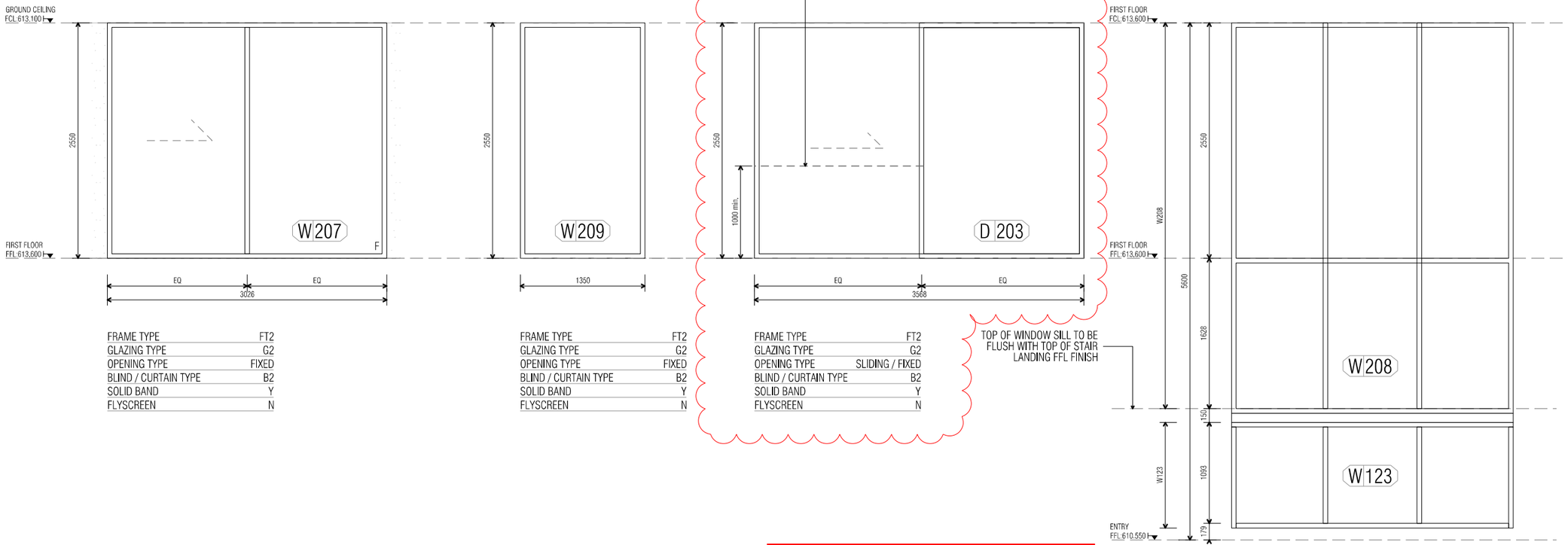
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DRAWING TITLE
WINDOW & DOOR SCHEDULE
SCHEDULE 03

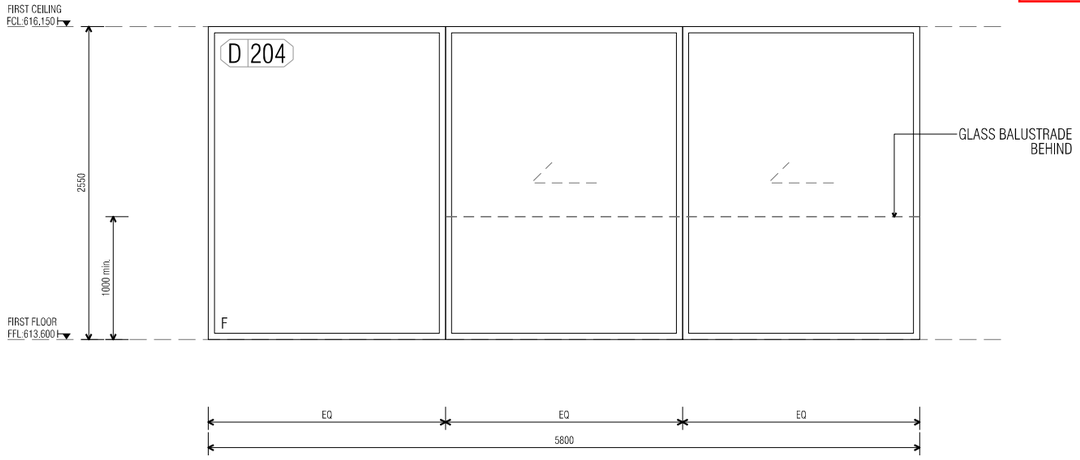
SCALE	DRAWN	CHECKED
1:25 @A1 1:50 @A3	MP	MT

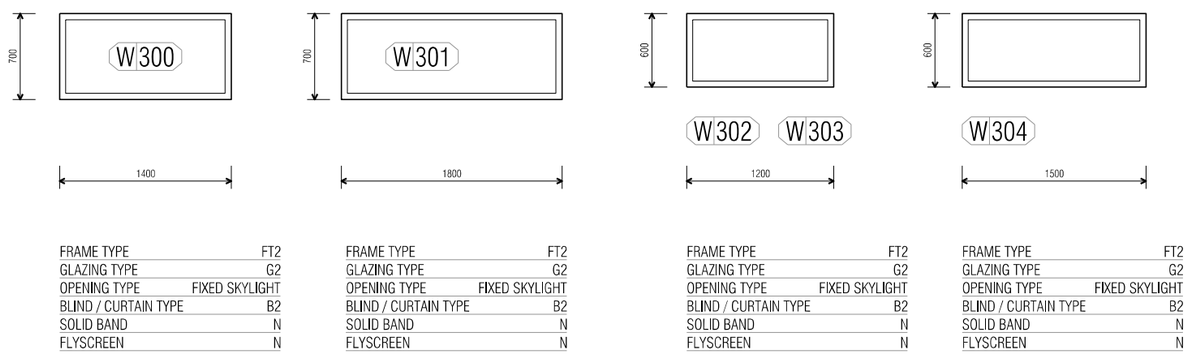
JOB NO.	DATE
TA2056	08/08/2022

STATUS	DRAWING NO.	REVISION
DD	A603	03



Protection of openable windows to be installed in accordance with BCA 3.9.2.6





Select Structure Certification

Building Approval is amended under Section 32 of Building Act 2004

Date: **03/03/2025**

Linij Krevatin

ACT Lic. No. 2023473

DATE	AI NO.	COMMENT	REV.
29/07/2022		REVISED WINDOW	02
29/07/2022		ISSUED FOR BUILDING APPROVAL	02
08/08/2022		REVISED WINDOW	03

DATE	AI NO.	COMMENT	REV.

CONSTRUCTION

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turco and associates

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-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

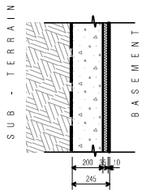
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DRAWING TITLE
WINDOW & DOOR SCHEDULE
SCHEDULE 04

SCALE	DRAWN	CHECKED
1:25 @A1 1:50 @A3	MP	MT

JOB NO.	DATE
TA2056	08/08/2022

STATUS	DRAWING NO.	REVISION
DD	A604	03



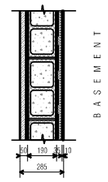
WALL TYPE 01

BASEMENT: CONCRETE DINCEL WALL LINED & INSULATED

CONTROLLED BACKFILL	
WATERPROOF MEMBRANE OR EQUIVALENT SYSTEM	
200mm CONCRETE DINCEL WALL TO ENGINEER'S DETAIL	
35mm GALVANISED STEEL BATTEN	
25mm KINGSPAN KOOLTHERM K8 CAVITY BOARD (R1.2)	
12mm THICK FC BOARD, PAINTED FINISH AS SPECIFIED	

PERFORMANCE REQUIREMENTS

REQUIRED THERMAL PERFORMANCE "R VALUE"	N/A
REQUIRED FIRE PERFORMANCE "FRL"	N/A
REQUIRED ACOUSTIC PERFORMANCE "Rw+Ctr"	N/A
DISCONTINUOUS CONSTRUCTION	N



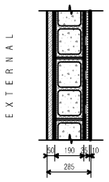
WALL TYPE 10

BASEMENT: STONE CLAD BLOCKWORK WALL INSULATED

40mm NOMINAL THICKNESS STONE CLADDING ON 10mm BEDDING	
190mm CORE FILLED BLOCK WALL TO ENGINEERS DETAIL	
35mm GALVANISED STEEL BATTEN	
25mm KINGSPAN KOOLTHERM K8 CAVITY BOARD (R1.2)	
12mm THICK FC BOARD, PAINTED FINISH AS SPECIFIED	

PERFORMANCE REQUIREMENTS

REQUIRED THERMAL PERFORMANCE "R VALUE"	N/A
REQUIRED FIRE PERFORMANCE "FRL"	N/A
REQUIRED ACOUSTIC PERFORMANCE "Rw+Ctr"	N/A
DISCONTINUOUS CONSTRUCTION	N



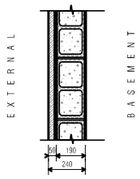
WALL TYPE 11

BASEMENT: STONE CLAD BLOCKWORK WALL INSULATED

40mm NOMINAL THICKNESS STONE CLADDING ON 10mm BEDDING	
190mm CORE FILLED BLOCK WALL TO ENGINEERS DETAIL	
35mm GALVANISED STEEL BATTEN	
25mm KINGSPAN KOOLTHERM K8 CAVITY BOARD (R1.2)	
12mm THICK FC BOARD, PAINTED FINISH AS SPECIFIED	

PERFORMANCE REQUIREMENTS

REQUIRED THERMAL PERFORMANCE "R VALUE"	N/A
REQUIRED FIRE PERFORMANCE "FRL"	N/A
REQUIRED ACOUSTIC PERFORMANCE "Rw+Ctr"	N/A
DISCONTINUOUS CONSTRUCTION	N



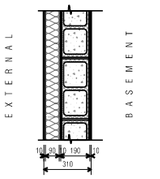
WALL TYPE 12

BASEMENT: STONE CLAD BLOCKWORK WALL INSULATED

40mm NOMINAL THICKNESS STONE CLADDING ON 10mm BEDDING	
190mm CORE FILLED BLOCK WALL TO ENGINEERS DETAIL	
35mm GALVANISED STEEL BATTEN	
25mm KINGSPAN KOOLTHERM K8 CAVITY BOARD (R1.2)	
12mm THICK FC BOARD, PAINTED FINISH AS SPECIFIED	

PERFORMANCE REQUIREMENTS

REQUIRED THERMAL PERFORMANCE "R VALUE"	N/A
REQUIRED FIRE PERFORMANCE "FRL"	N/A
REQUIRED ACOUSTIC PERFORMANCE "Rw+Ctr"	N/A
DISCONTINUOUS CONSTRUCTION	N



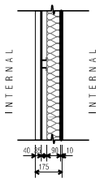
WALL TYPE 13

BASEMENT: STONE CLAD BLOCKWORK WALL INSULATED

40mm NOMINAL THICKNESS STONE CLADDING ON 10mm BEDDING	
190mm CORE FILLED BLOCK WALL TO ENGINEERS DETAIL	
35mm GALVANISED STEEL BATTEN	
25mm KINGSPAN KOOLTHERM K8 CAVITY BOARD (R1.2)	
12mm THICK FC BOARD, PAINTED FINISH AS SPECIFIED	

PERFORMANCE REQUIREMENTS

REQUIRED THERMAL PERFORMANCE "R VALUE"	N/A
REQUIRED FIRE PERFORMANCE "FRL"	N/A
REQUIRED ACOUSTIC PERFORMANCE "Rw+Ctr"	N/A
DISCONTINUOUS CONSTRUCTION	N



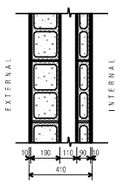
WALL TYPE 15

BASEMENT INTERNAL: FC LINED LIGHTWEIGHT WALL (BASEMENT)

40mm DEEP LYSAGHT ENSEAM SHEET METAL CLADDING	
35mm TOPHAT ROLLED STEEL SECTION.	
ENVIROSEAL PROCTORWRAP VAPOUR PERMEABLE WALL WRAP	
92mm GALVANISED STEEL WALL FRAME TO AUS STANDARDS	
90mm BRADFORD GOLD HI PERFORMANCE INSULATION BETWEEN STUDS. (R2.7)	
12mm THICK FC BOARD. FINISH AS SPECIFIED	

PERFORMANCE REQUIREMENTS

REQUIRED THERMAL PERFORMANCE "R VALUE"	N/A
REQUIRED FIRE PERFORMANCE "FRL"	N/A
REQUIRED ACOUSTIC PERFORMANCE "Rw+Ctr"	N/A
DISCONTINUOUS CONSTRUCTION	N



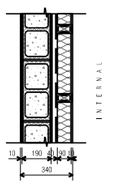
WALL TYPE 20

EXTERNAL: 190mm CORE FILLED BLOCKWORK WALL

CONSTRUCTION	
RENDER AS SPECIFIED NOMINAL 10mm	
190mm COREFILLED BLOCKWORK WALL TO ENGINEER'S SPECIFICATIONS.	
110mm CAVITY	
90mm BLOCKWORK WALL	
NOMINAL 10mm RENDER AS SPECIFIED	

PERFORMANCE REQUIREMENTS

REQUIRED THERMAL PERFORMANCE "R VALUE"	N/A
REQUIRED FIRE PERFORMANCE "FRL"	N/A
REQUIRED ACOUSTIC PERFORMANCE "Rw+Ctr"	N/A
DISCONTINUOUS CONSTRUCTION	N



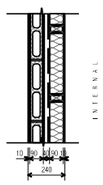
WALL TYPE 21

BASEMENT / INTERNAL: CORE FILLED BLOCK WALL

RENDER AS SPECIFIED NOMINAL 10mm	
190mm CORE FILLED BLOCK WALL TO ENGINEER'S DETAIL	
40mm AIR GAP	
ENVIROSEAL PROCTORWRAP VAPOUR PERMEABLE WALL WRAP	
90mm TIMBER FRAME TO AS1684	
88mm BRADFORD SOUND SCREEN INSULATION BETWEEN STUDS, (R2.5)	
13mm PLASTERBOARD, FINISH AS SPECIFIED. WATER RESISTANT PLASTERBOARD FOR WET AREAS.	

PERFORMANCE REQUIREMENTS

REQUIRED THERMAL PERFORMANCE "R VALUE"	N/A
REQUIRED FIRE PERFORMANCE "FRL"	N/A
REQUIRED ACOUSTIC PERFORMANCE "Rw+Ctr"	N/A
DISCONTINUOUS CONSTRUCTION	N



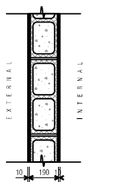
WALL TYPE 22

GROUND / INTERNAL: BLOCK VENEER WALL

RENDER AS SPECIFIED NOMINAL 10mm	
90mm BLOCKWORK WALL	
40mm AIR GAP	
ENVIROSEAL PROCTORWRAP VAPOUR PERMEABLE WALL WRAP	
90mm TIMBER FRAME TO AS1684	
88mm BRADFORD SOUND SCREEN INSULATION BETWEEN STUDS, (R2.5)	
13mm PLASTERBOARD, FINISH AS SPECIFIED. WATER RESISTANT PLASTERBOARD FOR WET AREAS.	

PERFORMANCE REQUIREMENTS

REQUIRED THERMAL PERFORMANCE "R VALUE"	N/A
REQUIRED FIRE PERFORMANCE "FRL"	N/A
REQUIRED ACOUSTIC PERFORMANCE "Rw+Ctr"	N/A
DISCONTINUOUS CONSTRUCTION	N



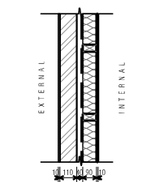
WALL TYPE 23

BASEMENT / INTERNAL: CORE FILLED BLOCK WALL

RENDER AS SPECIFIED NOMINAL 10mm	
190mm CORE FILLED BLOCK WALL TO ENGINEERS DETAIL	
RENDER AS SPECIFIED NOMINAL 10mm	

PERFORMANCE REQUIREMENTS

REQUIRED THERMAL PERFORMANCE "R VALUE"	N/A
REQUIRED FIRE PERFORMANCE "FRL"	N/A
REQUIRED ACOUSTIC PERFORMANCE "Rw+Ctr"	N/A
DISCONTINUOUS CONSTRUCTION	N



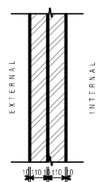
WALL TYPE 25

BASEMENT / INTERNAL: RENDERED BRICK VENEER

RENDER AS SPECIFIED NOMINAL 10mm	
110mm BRICK UNIT	
40mm AIR GAP CAVITY	
ENVIROSEAL PROCTORWRAP VAPOUR PERMEABLE WALL WRAP	
90mm TIMBER FRAME TO AS1684	
88mm BRADFORD SOUND SCREEN INSULATION BETWEEN STUDS, (R2.5)	
13mm PLASTERBOARD, FINISH AS SPECIFIED. WATER RESISTANT PLASTERBOARD FOR WET AREAS.	

PERFORMANCE REQUIREMENTS

REQUIRED THERMAL PERFORMANCE "R VALUE"	N/A
REQUIRED FIRE PERFORMANCE "FRL"	N/A
REQUIRED ACOUSTIC PERFORMANCE "Rw+Ctr"	N/A
DISCONTINUOUS CONSTRUCTION	N



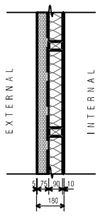
WALL TYPE 26

BASEMENT / INTERNAL: DOUBLE BRICK RENDERED

RENDER AS SPECIFIED NOMINAL 10mm TO ALL VISIBLE FACES	
110mm BRICK UNIT	
10mm MORTAR	
110mm BRICK UNIT	
RENDER AS SPECIFIED NOMINAL 10mm TO ALL VISIBLE FACES	

PERFORMANCE REQUIREMENTS

REQUIRED THERMAL PERFORMANCE "R VALUE"	N/A
REQUIRED FIRE PERFORMANCE "FRL"	N/A
REQUIRED ACOUSTIC PERFORMANCE "Rw+Ctr"	N/A
DISCONTINUOUS CONSTRUCTION	N



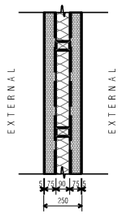
WALL TYPE 30

EXTERNAL: 75mm FOAM BOARD CLAD LIGHTWEIGHT WALL

CONSTRUCTION	
RENDER AS SPECIFIED NOMINAL 10mm	
75mm EPS BOARD EXTERNAL WALL SYSTEM (R1.9)	
25mm TIMBER BATTEN	
ENVIROSEAL PROCTORWRAP VAPOUR PERMEABLE WALL WRAP	
90mm TIMBER FRAME TO AS1684	
90mm BRADFORD GOLD HI PERFORMANCE INSULATION BETWEEN STUDS. (R2.7)	
13mm PLASTERBOARD. FINISH AS SPECIFIED. WATER RESISTANT PLASTERBOARD FOR WET AREAS.	

PERFORMANCE REQUIREMENTS

REQUIRED THERMAL INSULATION (R VALUE)	R2.8
REQUIRED FIRE PERFORMANCE "FRL"	N/A
REQUIRED ACOUSTIC PERFORMANCE "Rw+Ctr"	N/A
DISCONTINUOUS CONSTRUCTION	N



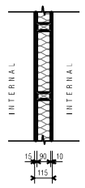
WALL TYPE 31

EXTERNAL: 75mm FOAM BOARD CLAD LIGHTWEIGHT WALL

CONSTRUCTION	
RENDER AS SPECIFIED NOMINAL 10mm	
75mm EPS BOARD EXTERNAL WALL SYSTEM (R1.9)	
25mm TIMBER BATTEN	
ENVIROSEAL PROCTORWRAP VAPOUR PERMEABLE WALL WRAP	
90mm TIMBER FRAME TO AS1684	
90mm BRADFORD GOLD HI PERFORMANCE INSULATION BETWEEN STUDS. (R2.7)	
13mm PLASTERBOARD. FINISH AS SPECIFIED. WATER RESISTANT PLASTERBOARD FOR WET AREAS.	

PERFORMANCE REQUIREMENTS

REQUIRED THERMAL INSULATION (R VALUE)	R2.8
REQUIRED FIRE PERFORMANCE "FRL"	N/A
REQUIRED ACOUSTIC PERFORMANCE "Rw+Ctr"	N/A
DISCONTINUOUS CONSTRUCTION	N



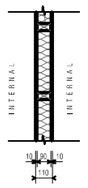
WALL TYPE 40

INTERNAL: INSULATED PARTITION WALL

15mm NOMINAL THICKNESS TIMBER VENEER AS SPECIFIED TO ALL VISIBLE FACES	
90mm TIMBER FRAME TO AS1684	
88mm BRADFORD SOUND SCREEN INSULATION BETWEEN STUDS. (R2.5)	
13mm PLASTERBOARD. FINISH AS SPECIFIED. WATER RESISTANT PLASTERBOARD FOR WET AREAS.	

PERFORMANCE REQUIREMENTS

REQUIRED THERMAL PERFORMANCE "R VALUE"	N/A
REQUIRED FIRE PERFORMANCE "FRL"	N/A
REQUIRED ACOUSTIC PERFORMANCE "Rw+Ctr"	N/A
DISCONTINUOUS CONSTRUCTION	N



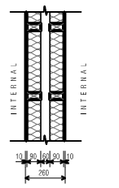
WALL TYPE 41

INTERNAL: INSULATED PARTITION WALL

13mm PLASTERBOARD, FINISH AS SPECIFIED. WATER RESISTANT PLASTERBOARD FOR WET AREAS.	
90mm TIMBER FRAME TO AS1684	
88mm BRADFORD SOUND SCREEN INSULATION BETWEEN STUDS. (R2.5)	
13mm PLASTERBOARD. FINISH AS SPECIFIED. WATER RESISTANT PLASTERBOARD FOR WET AREAS.	

PERFORMANCE REQUIREMENTS

REQUIRED THERMAL PERFORMANCE "R VALUE"	N/A
REQUIRED FIRE PERFORMANCE "FRL"	N/A
REQUIRED ACOUSTIC PERFORMANCE "Rw+Ctr"	N/A
DISCONTINUOUS CONSTRUCTION	N



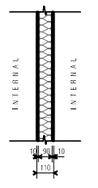
WALL TYPE 42

INTERNAL: INSULATED DOUBLE PARTITION CAVITY WALL

13mm PLASTERBOARD, FINISH AS SPECIFIED. WATER RESISTANT PLASTERBOARD FOR WET AREAS.	
90mm TIMBER FRAME TO AS1684	
88mm BRADFORD SOUND SCREEN INSULATION BETWEEN STUDS. (R2.5)	
13mm PLASTERBOARD. FINISH AS SPECIFIED. WATER RESISTANT PLASTERBOARD FOR WET AREAS.	

PERFORMANCE REQUIREMENTS

REQUIRED THERMAL PERFORMANCE "R VALUE"	N/A
REQUIRED FIRE PERFORMANCE "FRL"	N/A
REQUIRED ACOUSTIC PERFORMANCE "Rw+Ctr"	N/A
DISCONTINUOUS CONSTRUCTION	N



WALL TYPE 45

INTERNAL: INSULATED DOUBLE PARTITION CAVITY WALL

13mm PLASTERBOARD, FINISH AS SPECIFIED. WATER RESISTANT PLASTERBOARD FOR WET AREAS.	
90mm STEEL FRAME	
88mm BRADFORD SOUND SCREEN INSULATION BETWEEN STUDS. (R2.5)	
13mm PLASTERBOARD. FINISH AS SPECIFIED. WATER RESISTANT PLASTERBOARD FOR WET AREAS.	

PERFORMANCE REQUIREMENTS

REQUIRED THERMAL PERFORMANCE "R VALUE"	N/A
REQUIRED FIRE PERFORMANCE "FRL"	N/A
REQUIRED ACOUSTIC PERFORMANCE "Rw+Ctr"	N/A
DISCONTINUOUS CONSTRUCTION	N

FINISHES CODES

W6 MC1
WALL TYPE / WALL FINISH

WALL TYPES LEGEND

CODE	DESCRIPTION
WT 01	EXT: 200mm DINCEL RETAINING WALL
WT 02	EXT: 200mm RENDERED DINCEL RETAINING WALL
WT 10	EXT: 190mm COREFILLED BLOCKWORK VENEER
WT 11	EXT: 50mm FOAM BOARD CLAD LIGHTWEIGHT WALL
WT 15	EXT: SHEET METAL CLAD WALL
WT 20	EXT: 190mm COREFILLED BLOCKWORK VENEER CAVITY WALL
WT 21	EXT: 190mm COREFILLED BLOCKWORK VENEER RENDERED
WT 22	EXT: 90mm BLOCKWORK VENEER RENDERED
WT 23	EXT: 190mm COREFILLED BLOCKWORK TO VISIBLE FACES
WT 40	INT: INSULATED PARTITION WALL
WT 41	INT: INSULATED PARTITION WALL
WT 42	INT: INSULATED PARTITION CAVITY WALL

NOTE: REFER TO FLOOR PLANS AND DETAILS FOR LOCALISED PACKING OUT OR THICKENING OF WALLS.

EXTERNAL WALL CLADDING SYSTEM
Cladding system to be compliant and installed with all relevant provisions of:
****The National Construction Code;***
****The Building Code of Australia;***
****The Australian Standards;***
approved condition of use application, or any other application law or regulation.

Select Structure Certification

Building Approval is amended under Section 32 of Building Act 2004

Date: **03/03/2025**

Livij Krevatin

ACT Lic. No. 2023473

DATE	AI NO.	COMMENT	REV.
11/02/22		REVISED WALL TYPES	01
29/07/22		ISSUED FOR BUILDING APPROVAL	03

DATE	AI NO.	COMMENT	REV.

CONSTRUCTION

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Location

turco and associates
Suite 30, 2 King Street Deakin
Canberra ACT 2600
+61 6162 0735
e: canberra@turcoassociates.com.au
w: turcoassociates.com.au

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NOTE:
ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REGULATIONS. CARRY OUT ALL WORK IN THE BEST AND TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED

PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

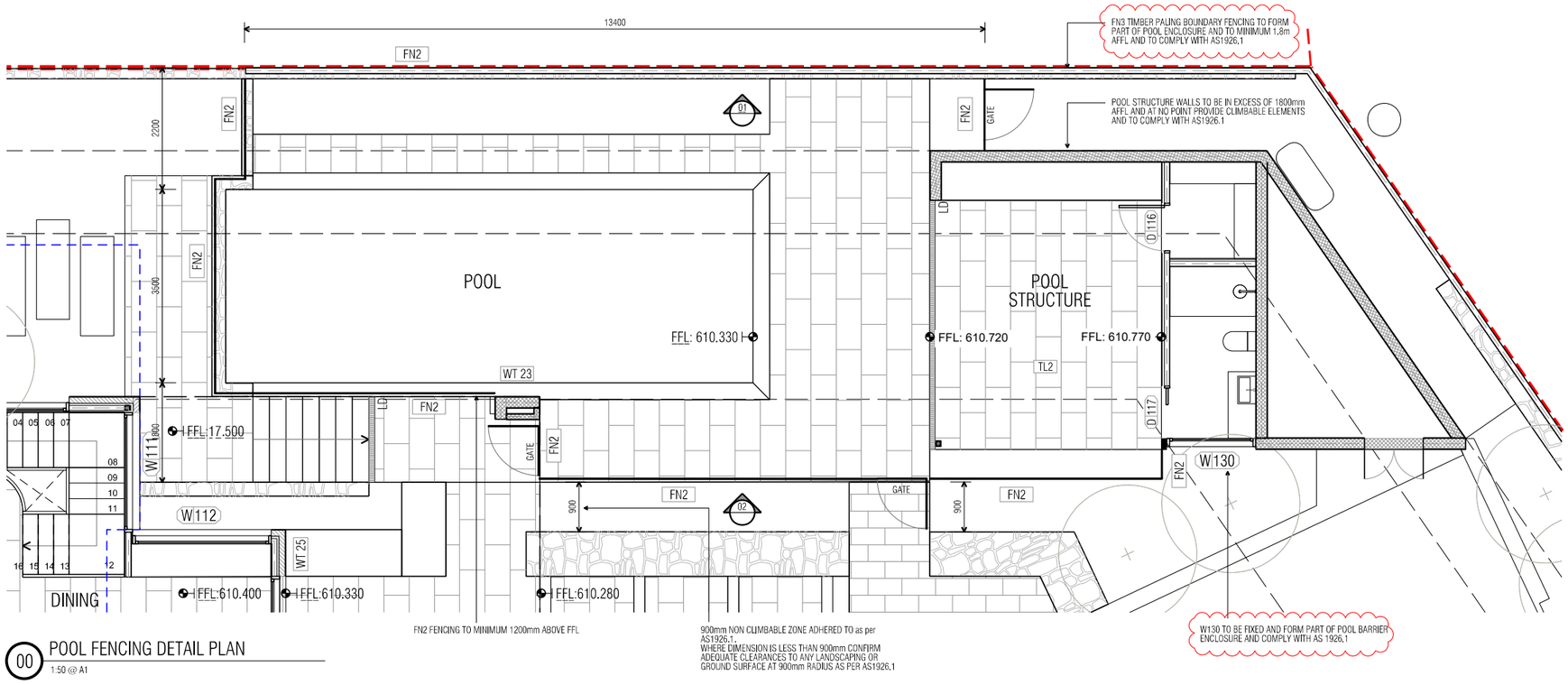
GENERAL NOTES:
DO NOT SCALE FROM THIS DRAWING, USE GIVEN DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF SHOP DRAWINGS OR FABRICATION. ANY DISCREPANCIES ARE TO BE REFERRED TO THE ARCHITECT/ENGINEER/DESIGNER PRIOR TO THE COMMENCEMENT OF WORK.

DRAWING TITLE
WALL SCHEDULE
SCHEDULE 01

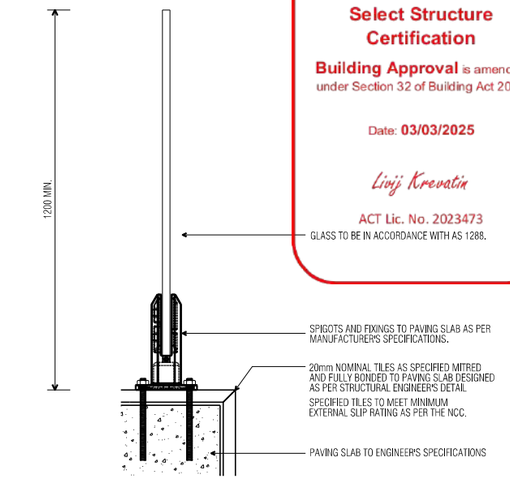
SCALE	DRAWN	CHECKED
1:20 @A1 1:40 @A3	MP	MT

JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
DD	A620	03



00 POOL FENCING DETAIL PLAN
1:50 @ A1



03 TYPICAL POOL BARRIER DETAIL
1:5 @ A1

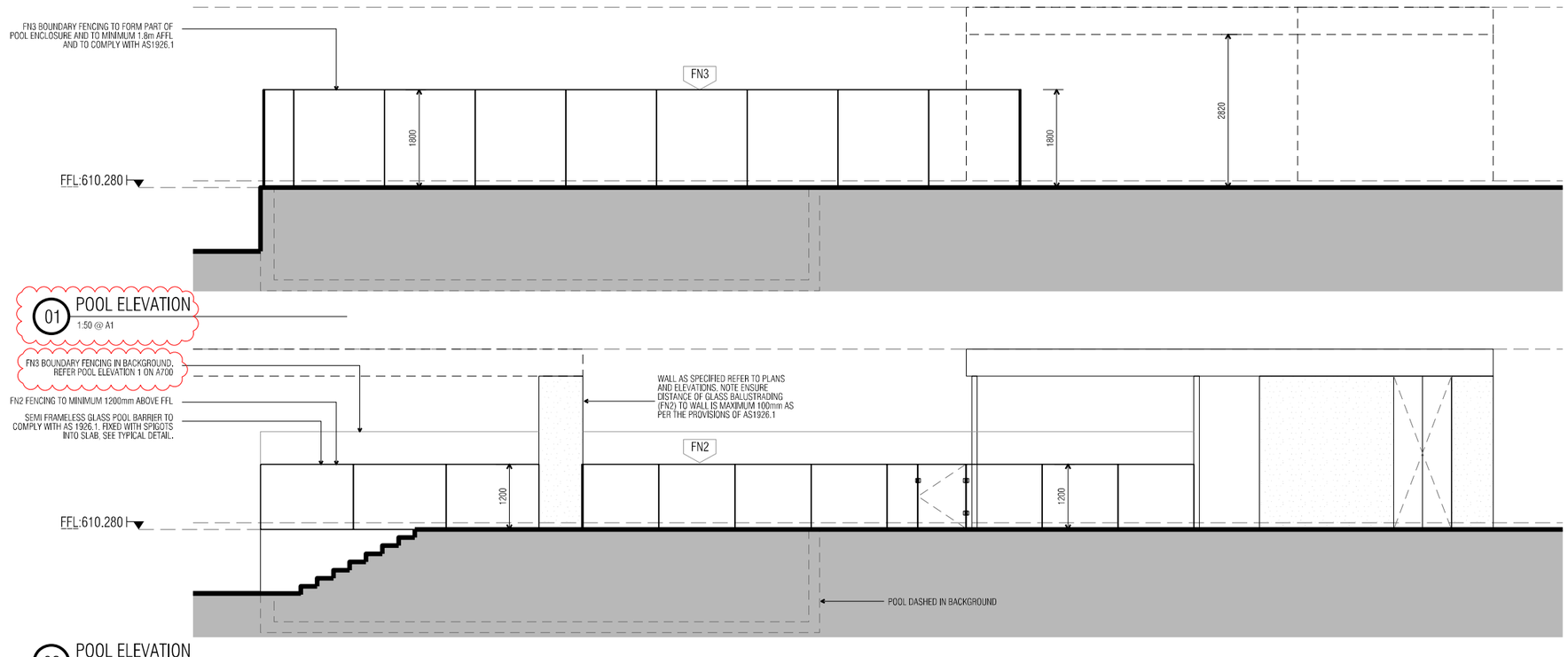
Select Structure Certification

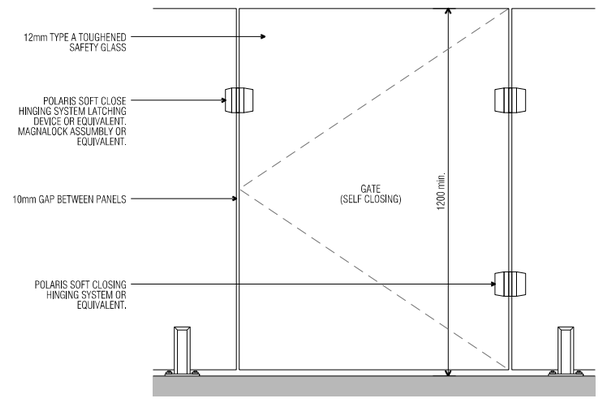
Building Approval is amended under Section 32 of Building Act 2004

Date: **03/03/2025**

Livij Krevatin

ACT Lic. No. 2023473





04 TYPICAL POOL GATE ELEVATION
1:10 @ A1

GENERAL NOTES

POOL BARRIER FENCING TO BE MINIMUM 1200mm AFFL AND CLEARANCES TO POOL FENCING TO ADHERE TO REQUIREMENTS OF AS1926.1

ALL POOL BARRIER GATES ARE TO SWING OUTWARDS AND BE SELF CLOSING, SELF LATCHING AND FULLY SATISFY REQUIREMENTS OF AS 1926.1

ALL POOL DRAWINGS ARE TO BE REFERRED TO SELECTED POOL CONTRACTOR FOR THEIR APPROVAL AND COMPLIANCE IN ACCORDANCE WITH AS1926.1

ANY CHANGES TO POOL ENCLOSURE EXTENT, FIXING DETAILS, OR GLASS SPECIFICATIONS ARE TO ENSURE COMPLIANCE IN ACCORDANCE WITH AS1926.1

DATE	AI NO.	COMMENT	REV.
11/07/2022		REVISED POOL GATE & BARRIER DETAIL	01
29/07/2022		REVISED NOTES, ISSUED FOR BUILDING APPROVAL	02

DATE	AI NO.	COMMENT	REV.

CONSTRUCTION

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Location

Suite 30, 2 King Street Deakin
Canberra ACT 2600
+61 6162 0735
e: canberra@turcoassociates.com.au
w: turcoassociates.com.au

turco and associates

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NOTE:

ALL WORKING TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REGULATIONS. CARRY OUT ALL WORK IN THE BEST AND TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED

PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

GENERAL NOTES:

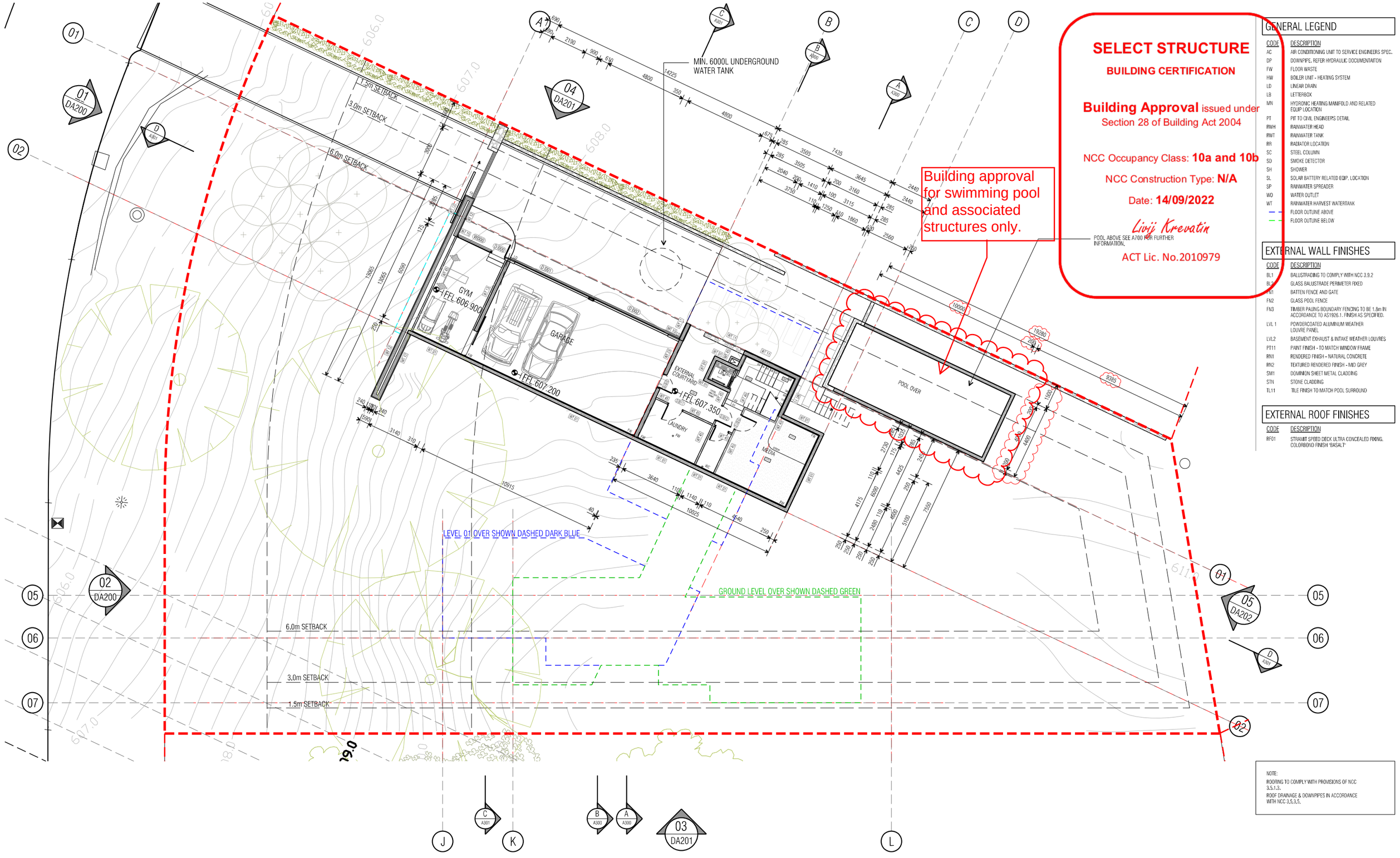
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DRAWING TITLE
POOL BARRIER DETAILS
SHEET 01

SCALE	DRAWN	CHECKED
1:50 @A1 1:100 @A3	MP	MT

JOB NO.	DATE
TA2056	29/07/2022

STATUS	DRAWING NO.	REVISION
WD	A700	02



Building approval for swimming pool and associated structures only.

SELECT STRUCTURE

BUILDING CERTIFICATION

Building Approval issued under Section 28 of Building Act 2004

NCC Occupancy Class: **10a and 10b**

NCC Construction Type: **N/A**

Date: **14/09/2022**

Livij Krevatin

ACT Lic. No.2010979

GENERAL LEGEND

CODE	DESCRIPTION
AC	AIR CONDITIONING UNIT TO SERVICE ENGINEERS SPEC.
DP	DOWNPIPE, REFER HYDRAULIC DOCUMENTAITON
FW	FLOOR WASTE
HW	BOILER UNIT - HEATING SYSTEM
LD	LINEAR DRAIN
LB	LETTERBOX
MN	HYDRONIC HEATING MANIFOLD AND RELATED EQUIP LOCATION
PT	PIT TO CIVIL ENGINEERS DETAIL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
RR	RADIATOR LOCATION
SC	STEEL COLUMN
SD	SMOKE DETECTOR
SH	SHOWER
SL	SOLAR BATTERY RELATED EQIP. LOCATION
SP	RAINWATER SPREADER
WO	WATER OUTLET
WT	RAINWATER HARVEST WATERTANK
- - -	FLOOR OUTLINE ABOVE
- - -	FLOOR OUTLINE BELOW

EXTERNAL WALL FINISHES

CODE	DESCRIPTION
BL1	BALUSTRADING TO COMPLY WITH NCC 3.9.2
BL2	GLASS BALUSTRADE PERIMETER FIXED
FN1	BATTEN FENCE AND GATE
FN2	GLASS POOL FENCE
FN3	TIMBER PALING BOUNDARY FENCING TO BE 1.8m IN ACCORDANCE TO AS1926.1. FINISH AS SPECIFIED.
LVL 1	POWDERCOATED ALUMINUM WEATHER LOUVRE PANEL
LVL2	BASEMENT EXHAUST & INTAKE WEATHER LOUVRES
PT11	PAINT FINISH - TO MATCH WINDOW FRAME
RN1	RENDERED FINISH - NATURAL CONCRETE
RN2	TEXTURED RENDERED FINISH - MID GREY
SM1	DOMINION SHEET METAL CLADDING
STN	STONE CLADDING
TL11	TILE FINISH TO MATCH POOL SURROUND

EXTERNAL ROOF FINISHES

CODE	DESCRIPTION
RF01	STRAMIT SPEED DECK ULTRA CONCEALED FIXING. COLORBOND FINISH "BASALT"

NOTE:
ROOFING TO COMPLY WITH PROVISIONS OF NCC 3.5.1.3.
ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.5.

DATE	AI NO.	COMMENT	REV.
11/07/22		REVISED POOL BARRIER FENCING	06
29/07/22		ISSUED FOR BUILDING APPROVAL	07
11/08/22		DIMENSIONS UPDATED	08
02/09/22		POOL UPDATED	09

CONSTRUCTION

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Location

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+61 6162 0735
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w: turcoassociates.com.au

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIMSION
11	09	DEAKIN

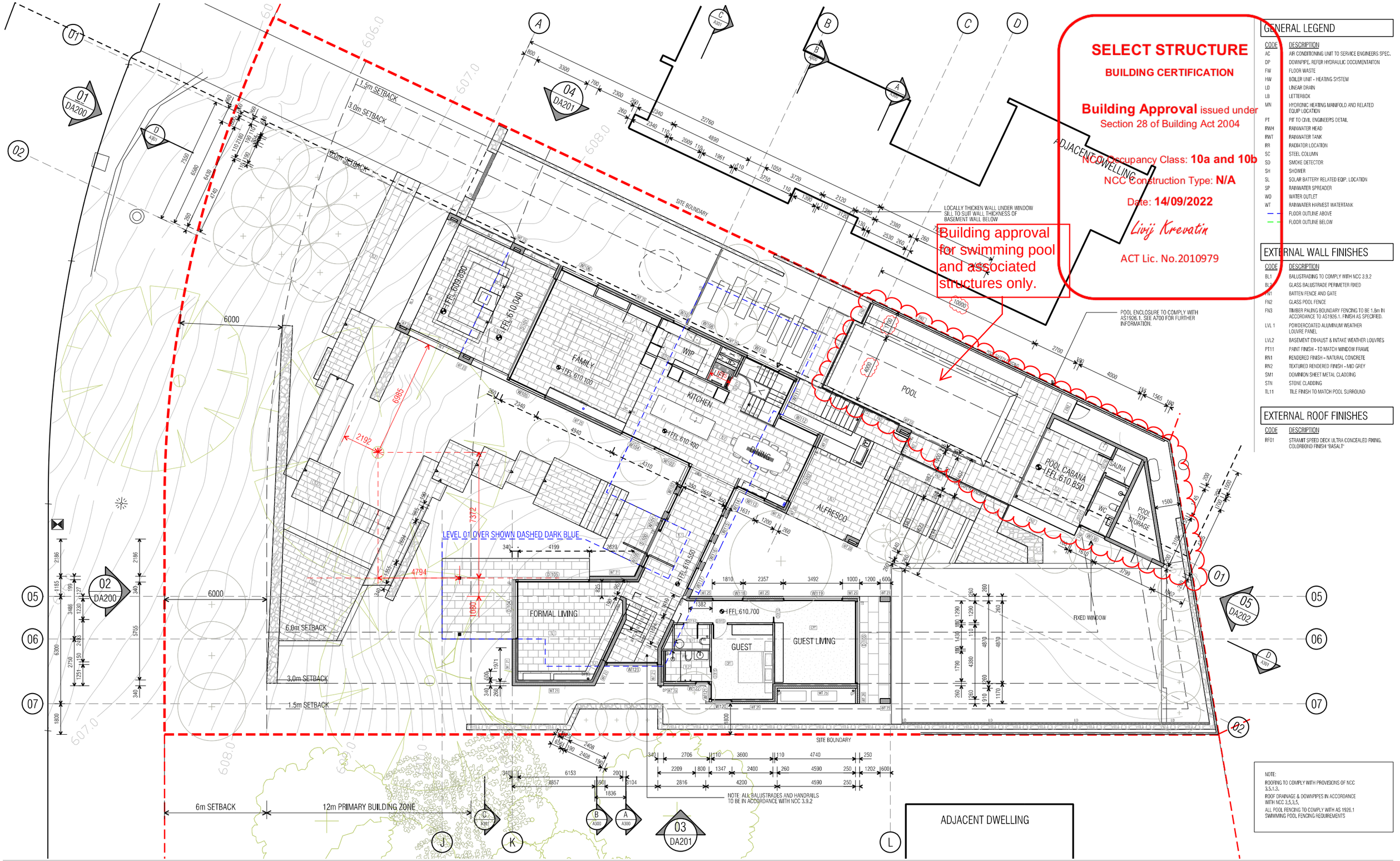
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DRAWING TITLE
FLOOR PLANS
BASEMENT

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT

JOB NO.	DATE
TA2056	02/09/22

STATUS	DRAWING NO.	REVISION
WD	A100	09



DATE	AI NO.	COMMENT	REV.
11/07/22		REVISED POOL BARRIER FENCING	06
29/07/22		REVISED NOTES AND POOL HOUSE WINDOW	07
29/07/22		ISSUED FOR BUILDING APPROVAL	07
11/08/22		DIMENSIONS UPDATED	08
02/09/22		POOL UPDATED	09

DATE	AI NO.	COMMENT	REV.

CONSTRUCTION

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Location

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turco and associates

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NOTE:
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ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED

PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

GENERAL NOTES:
DO NOT SCALE FROM THIS DRAWING. USE GIVEN DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF SHOP DRAWINGS OR FABRICATION. ANY DISCREPANCIES ARE TO BE REFERRED TO THE ARCHITECT/ENGINEER/DESIGNER PRIOR TO THE COMMENCEMENT OF WORK.

DRAWING TITLE
FLOOR PLANS
GROUND PLAN

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT

JOB NO.	DATE
TA2056	02/09/22

STATUS	DRAWING NO.	REVISION
WD	A101	09

SELECT STRUCTURE

BUILDING CERTIFICATION

Building Approval issued under Section 28 of Building Act 2004

NCC Occupancy Class: **10a and 10b**

NCC Construction Type: **N/A**

Date: **14/09/2022**

Livij Krevatin

ACT Lic. No.2010979

Building approval for swimming pool and associated structures only.

SEE A700 FOR FURTHER INFORMATION.

GENERAL LEGEND

CODE	DESCRIPTION
AC	AIR CONDITIONING UNIT TO SERVICE ENGINEERS SPEC.
DP	DOWNPIPE, REFER HYDRAULIC DOCUMENTAITON
FW	FLOOR WASTE
HW	BOILER UNIT - HEATING SYSTEM
LD	LINEAR DRAIN
LB	LETTERBOX
MN	HYDRONIC HEATING MANIFOLD AND RELATED EQUIP LOCATION
PT	PIT TO CIVIL ENGINEERS DETAIL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
RR	RADIATOR LOCATION
SC	STEEL COLUMN
SD	SMOKE DETECTOR
SH	SHOWER
SL	SOLAR BATTERY RELATED EQIP. LOCATION
SP	RAINWATER SPREADER
WO	WATER OUTLET
WT	RAINWATER HARVEST WATERTANK
	FLOOR OUTLINE ABOVE
	FLOOR OUTLINE BELOW

EXTERNAL WALL FINISHES

CODE	DESCRIPTION
BL1	BALUSTRADING TO COMPLY WITH NCC 3.9.2
BL2	GLASS BALUSTRADE PERIMETER FIXED
FN1	BATTEN FENCE AND GATE
FN2	GLASS POOL FENCE
FN3	TIMBER PALING BOUNDARY FENCING TO BE 1.8m IN ACCORDANCE TO AS1926.1. FINISH AS SPECIFIED.
LVL 1	POWDERCOATED ALUMINUM WEATHER LOUVRE PANEL
LVL2	BASEMENT EXHAUST & INTAKE WEATHER LOUVRES
PT11	PAINT FINISH - TO MATCH WINDOW FRAME
RN1	RENDERED FINISH – NATURAL CONCRETE
RN2	TEXTURED RENDERED FINISH - MID GREY
SM1	DOMINION SHEET METAL CLADDING
STN	STONE CLADDING
TL11	TILE FINISH TO MATCH POOL SURROUND

EXTERNAL ROOF FINISHES

CODE	DESCRIPTION
RF01	STRAMIT SPEED DECK ULTRA CONCEALED FIXING. COLORBOND FINISH "BASALT"

NOTE: ALL DOWNPIPES TO BE IN ACCORDANCE WITH NCC 3.5.3.5

NOTE: ALL ROOFING - RF01 - TO BE CONSTRUCTED IN ACCORDANCE WITH NCC 3.5.1.3.

NOTE:
ROOFING TO COMPLY WITH PROVISIONS OF NCC 3.5.1.3.
ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.5.

DATE	AI NO.	COMMENT	REV.
11/07/22		REVISED POOL BARRIER FENCING	07
29/07/22		ISSUED FOR BUILDING APPROVAL	08
02/09/22		POOL UPDATED	09

CONSTRUCTION

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Location

Suite 30, 2 King Street Deakin
Canberra ACT 2600
+61 6162 0735
e: canberra@turcoassociates.com.au
w: turcoassociates.com.au

turco and associates

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NOTE:
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PROJECT
NORTHCOTE HOUSE

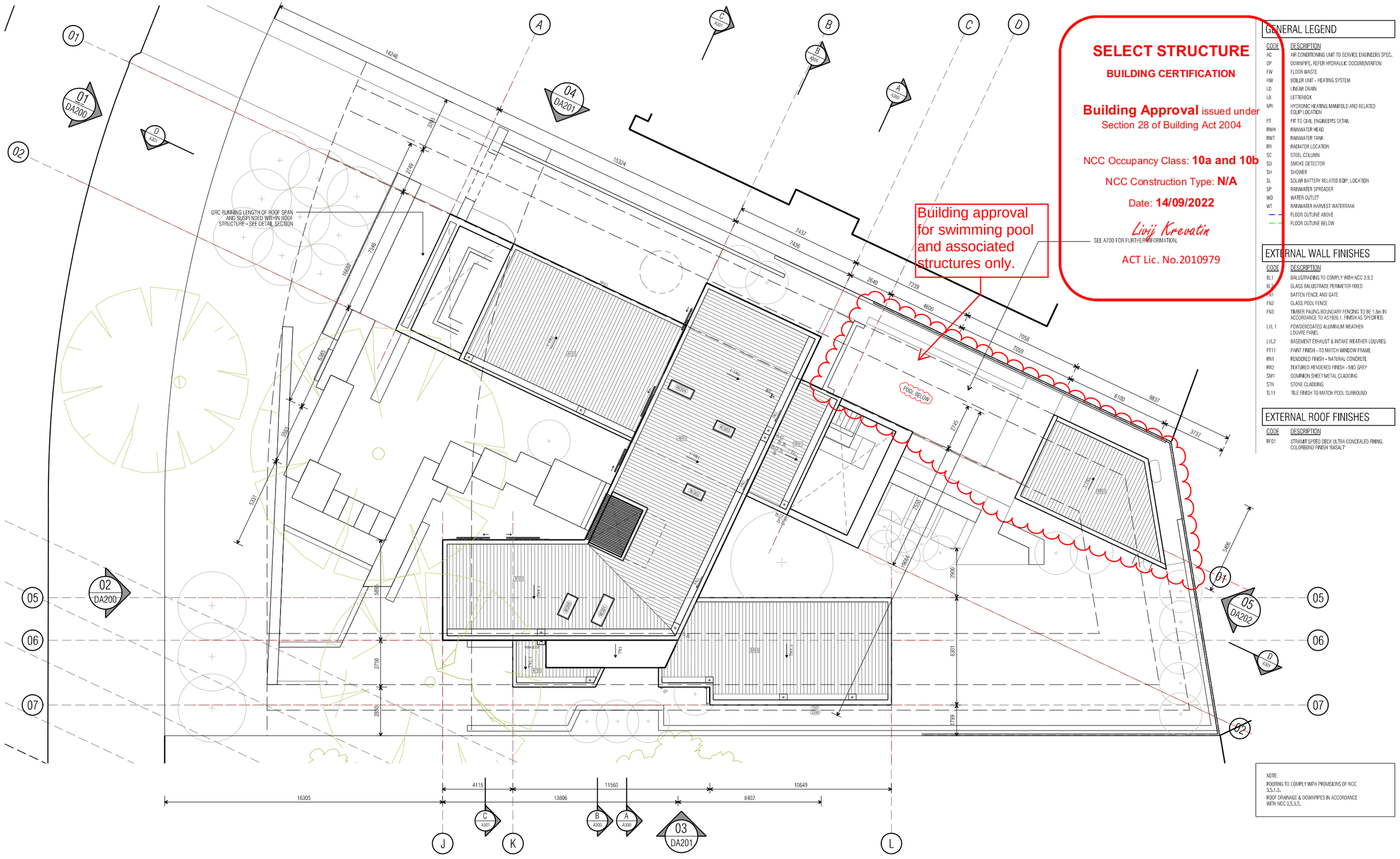
CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

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DRAWING TITLE
FLOOR PLANS
FIRST FLOOR

SCALE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	MP	MT
JOB NO.	DATE	
TA2056	02/09/22	
STATUS	DRAWING NO.	REVISION
WD	A102	09



GENERAL LEGEND

CODE	DESCRIPTION
AC	AIR CONDITIONING UNIT TO SERVICE ENGINEERS SPEC.
DP	DOWNPIPE, REFER HYDRAULIC DOCUMENTAITON
FW	FLOOR WASTE
HW	BOILER UNIT - HEATING SYSTEM
LD	LINEAR DRAIN
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RWT	RAINWATER TANK
RR	RADIATOR LOCATION
SC	STEEL COLUMN
SD	SMOKE DETECTOR
SH	SHOWER
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EXTERNAL ROOF FINISHES

CODE	DESCRIPTION
RF01	STRAMIT SPEED DECK ULTRA CONCEALED FIXING. COLORBOND FINISH "BASALT"

NOTE:
ROOFING TO COMPLY WITH PROVISIONS OF NCC 3.5.1.3.
ROOF DRAINAGE & DOWNPIPES IN ACCORDANCE WITH NCC 3.5.3.5.

DATE	AI NO.	COMMENT	REV.
11/07/22		REVISED POOL BARRIER FENCING	06
29/07/22		ISSUED FOR BUILDING APPROVAL	07
02/09/22		POOL UPDATED	08

CONSTRUCTION

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Location

turco and associates
Suite 30, 2 King Street Deakin
Canberra ACT 2600
+61 6162 0735
e: canberra@turcoassociates.com.au
w: turcoassociates.com.au

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIMSION
11	09	DEAKIN

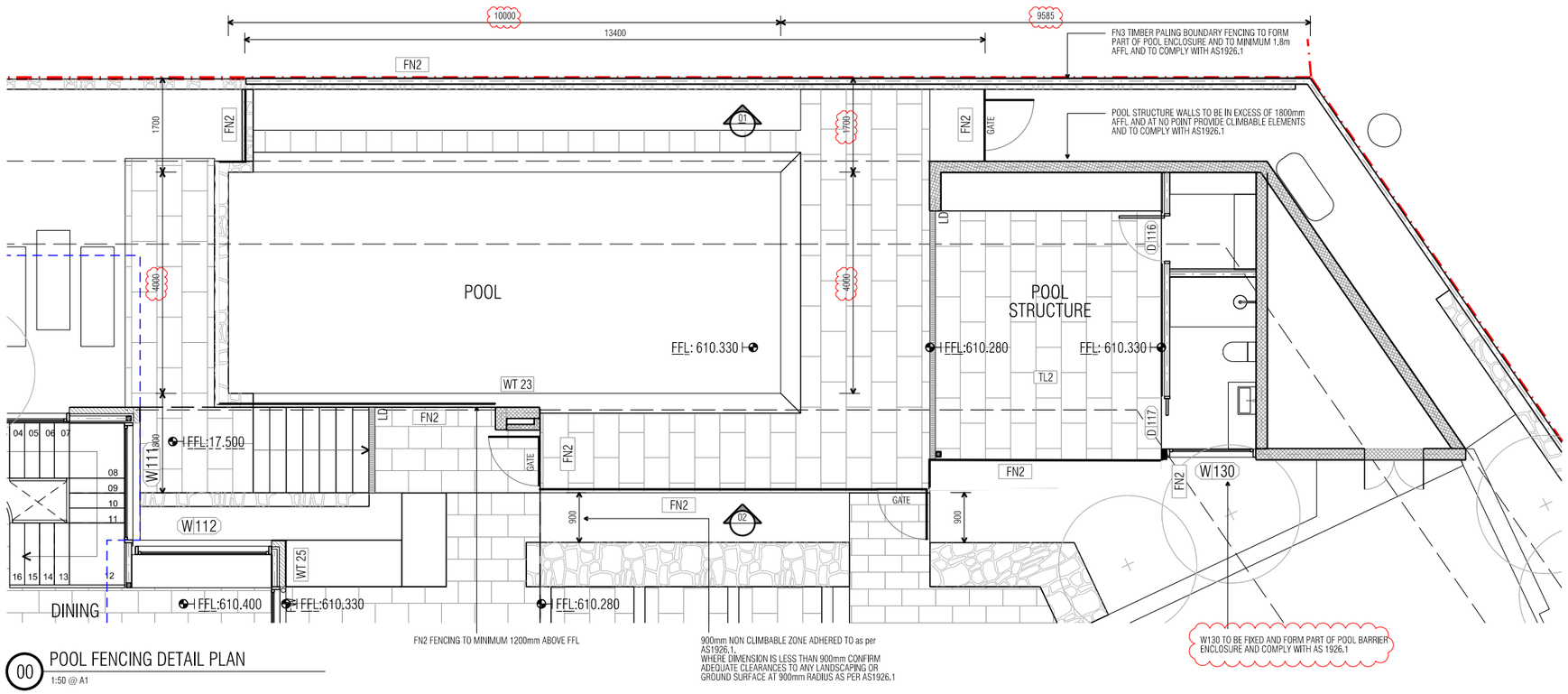
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DRAWING TITLE
FLOOR PLANS
ROOF

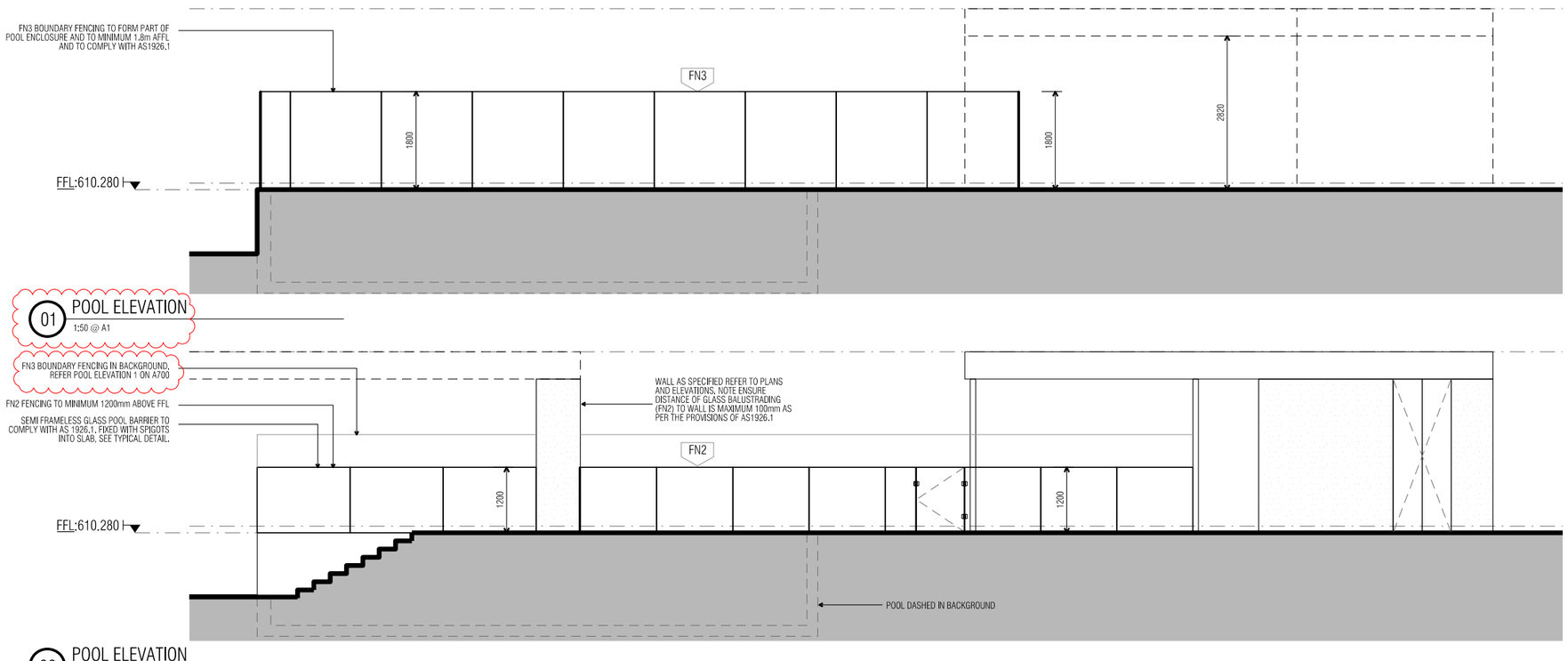
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1:100 @A1 1:200 @A3	MP	MT

JOB NO.	DATE
TA2056	02/09/22

STATUS	DRAWING NO.	REVISION
WD	A103	08



00 POOL FENCING DETAIL PLAN
1:50 @ A1



01 POOL ELEVATION
1:50 @ A1

02 POOL ELEVATION
1:50 @ A1

SELECT STRUCTURE

BUILDING CERTIFICATION

Building Approval issued under Section 28 of Building Act 2004

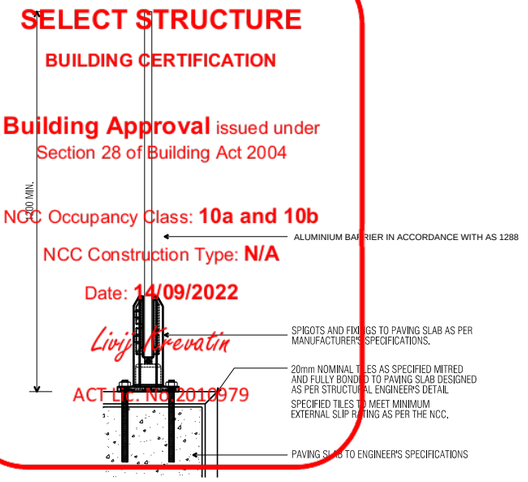
NCC Occupancy Class: **10a and 10b**

NCC Construction Type: **N/A**

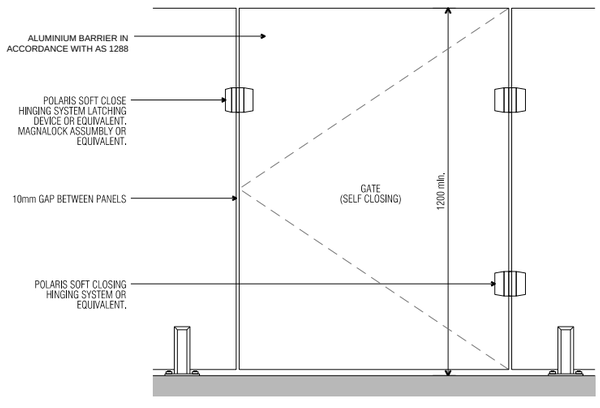
Date: **14/09/2022**

Liviu Grevatin

ACT LIC. No 20100979



03 TYPICAL POOL BARRIER DETAIL
1:5 @ A1



04 TYPICAL POOL GATE ELEVATION
1:10 @ A1

GENERAL NOTES

POOL BARRIER FENCING TO BE MINIMUM 1200mm AFFL AND CLEARANCES TO POOL FENCING TO ADHERE TO REQUIREMENTS OF AS1926.1

ALL POOL BARRIER GATES ARE TO SWING OUTWARDS AND BE SELF CLOSING, SELF LATCHING AND FULLY SATISFY REQUIREMENTS OF AS 1926.1

ALL POOL DRAWINGS ARE TO BE REFERRED TO SELECTED POOL CONTRACTOR FOR THEIR APPROVAL AND COMPLIANCE IN ACCORDANCE WITH AS1926.1

ANY CHANGES TO POOL ENCLOSURE EXTENT, FIXING DETAILS, OR GLASS SPECIFICATIONS ARE TO ENSURE COMPLIANCE IN ACCORDANCE WITH AS1926.1

DATE	AI NO.	COMMENT	REV.
11/07/2022		REVISED POOL GATE & BARRIER DETAIL	01
29/07/2022		REVISED NOTES, ISSUED FOR BUILDING APPROVAL	02
06/09/2022		REVISED POOL DIMENSIONS	03
14/09/2022		REVISED POOL DIMENSIONS	04

DATE	AI NO.	COMMENT	REV.

CONSTRUCTION

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Location

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+61 6162 0735
e: canberra@turcoassociates.com.au
w: turcoassociates.com.au

STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER
-	-	-
-	-	-
-	-	-
-	-	-

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PROJECT
NORTHCOTE HOUSE

CLIENT
ALEKSANDAR

BLOCK	SECTION	DIVISION
11	09	DEAKIN

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DRAWING TITLE
POOL BARRIER DETAILS
SHEET 01

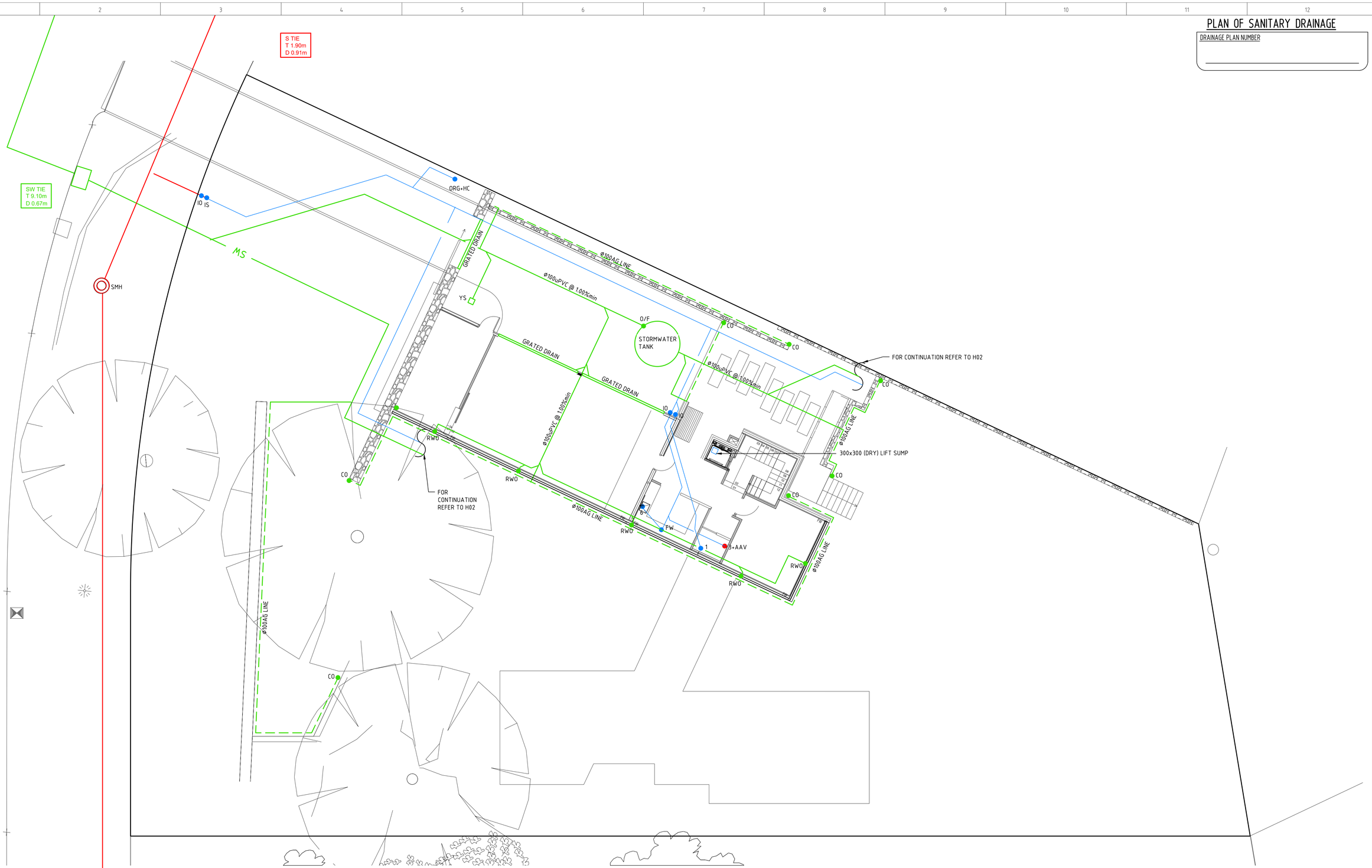
SCALE	DRAWN	CHECKED
1:50 @A1 1:100 @A3	MP	MT

JOB NO.	DATE
TA2056	14.09.22

STATUS	DRAWING NO.	REVISION
WD	A700	04

PLAN OF SANITARY DRAINAGE

DRAINAGE PLAN NUMBER



WORK AS EXECUTED

ACT CONSULTING ENGINEERS
CIVIL • STRUCTURAL • HYDRAULIC
5 TORRENS STREET BRADDON, ACT, 2612
WWW.ACTCE.COM.AU - OFFICE@ACTCE.COM.AU - 02 6103 0671

0 1 2 3 4 5m

SCALE 1:100 @ A1

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NORTH:

REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED
A	INTERIM PLAN - FOR REVIEW	06.09.2021	JP	JP	IK
B	INTERIM PLAN - FOR REVIEW	03.03.2022	JP	JP	IK
C	WORK AS EXECUTED	07.04.2025	JP	JP	IK

CLIENT: ALEXANDER MILADINOVIC

PROJECT: PROPOSED RESIDENCE

SITE ADDRESS: BLOCK 11 SECTION 9 DEAKIN

SCALE: 1:100@A1

DATE: 06.09.2021

DWG No.: H01

PROJECT No.: 21-944

REVISION: C

DRAWING TITLE: HYDRAULIC SERVICES BASEMENT FLOOR PLAN

PLAN OF SANITARY DRAINAGE

DRAINAGE PLAN NUMBER



WORK AS EXECUTED

ACT CONSULTING ENGINEERS
CIVIL • STRUCTURAL • HYDRAULIC
5 TORRENS STREET BRADDON, ACT, 2612
WWW.ACTCE.COM.AU - OFFICE@ACTCE.COM.AU - 02 6103 0671

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NORTH:

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A	INTERIM PLAN - FOR REVIEW	06.09.2021	JP	JP	IK
B	INTERIM PLAN - FOR REVIEW	03.03.2022	JP	JP	IK
C	WORK AS EXECUTED	07.04.2025	JP	JP	IK

CLIENT: ALEXANDER MILADINOVIC

PROJECT: PROPOSED RESIDENCE

SITE ADDRESS: BLOCK 11 SECTION 9 DEAKIN

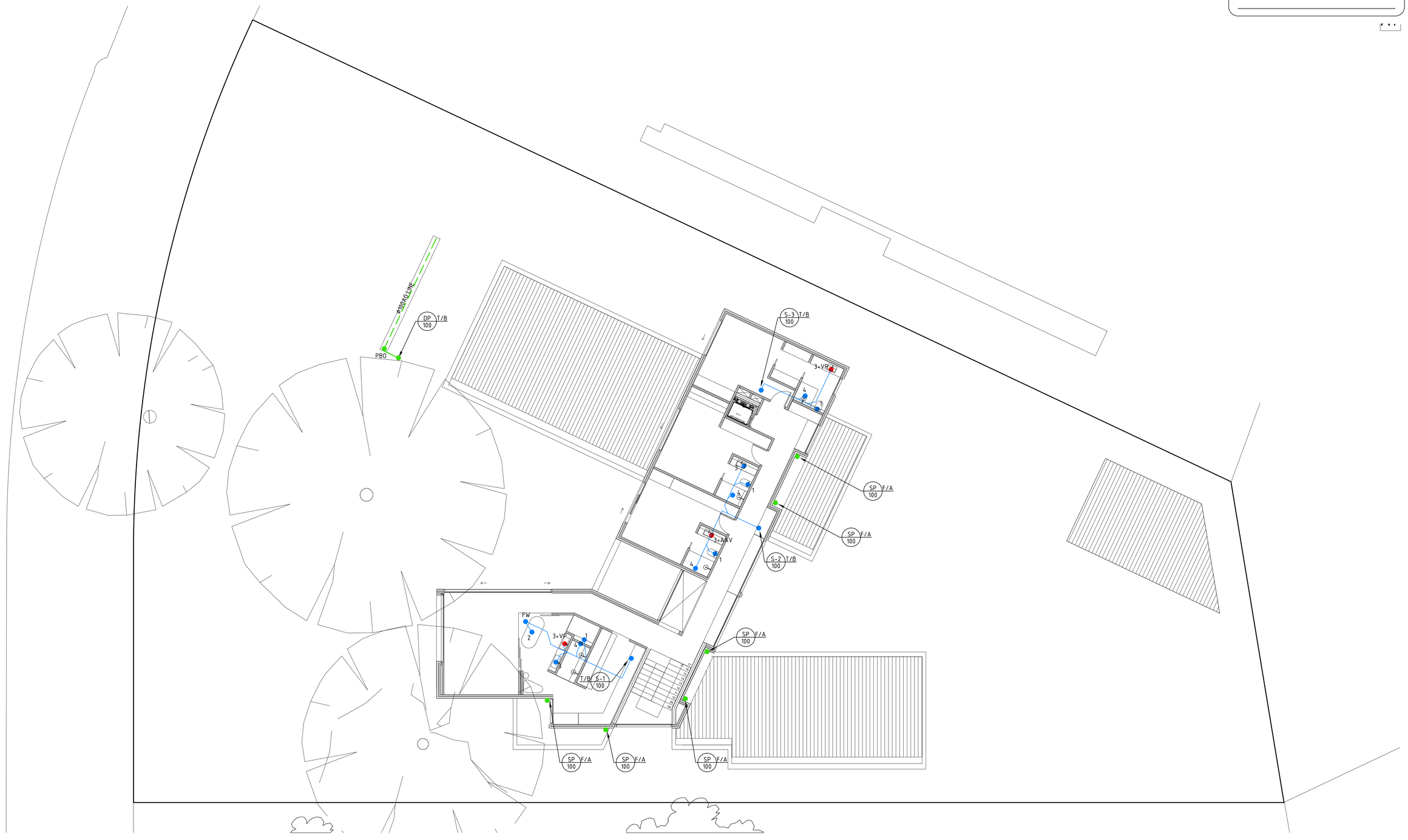
SCALE: 1:100@A1 | DATE: 06.09.2021 | DWG No.: H02

PROJECT No.: 21-944 | REVISION: C

DRAWING TITLE: HYDRAULIC SERVICES GROUND FLOOR PLAN

PLAN OF SANITARY DRAINAGE

DRAINAGE PLAN NUMBER



WORK AS EXECUTED

ACT CONSULTING ENGINEERS
CIVIL • STRUCTURAL • HYDRAULIC
5 TORRENS STREET BRADDON, ACT, 2612
WWW.ACTCE.COM.AU - OFFICE@ACTCE.COM.AU - 02 6103 0671

0 1 2 3 4 5m

SCALE 1:100 @ A1

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NORTH:

REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED
A	INTERIM PLAN - FOR REVIEW	06.09.2021	JP	JP	IK
B	INTERIM PLAN - FOR REVIEW	03.03.2022	JP	JP	IK
C	WORK AS EXECUTED	07.04.2025	JP	JP	IK

CLIENT: ALEXANDER MILADINOVIC

PROJECT: PROPOSED RESIDENCE

SITE ADDRESS: BLOCK 11 SECTION 9 DEAKIN

SCALE: 1:100@A1 | DATE: 06.09.2021 | DWG No.: H02

PROJECT No.: 21-944 | REVISION: C

DRAWING TITLE: HYDRAULIC SERVICES FIRST FLOOR PLAN

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: ★★★★ **4 STARS**
in Climate: 24

SCORE: -10 POINTS

Name:	Miladinovic	**Ref No:**	70589
House Title:	Block 11 Section 9 DEAKIN	**Date:**	17-06-2026
Address:	5 Northcote Cres, Deakin ACT 2600		

ACT HOUSE ENERGY RATING SCHEME

-10 Points 4.0 Stars

Robert Lowe - 20111129

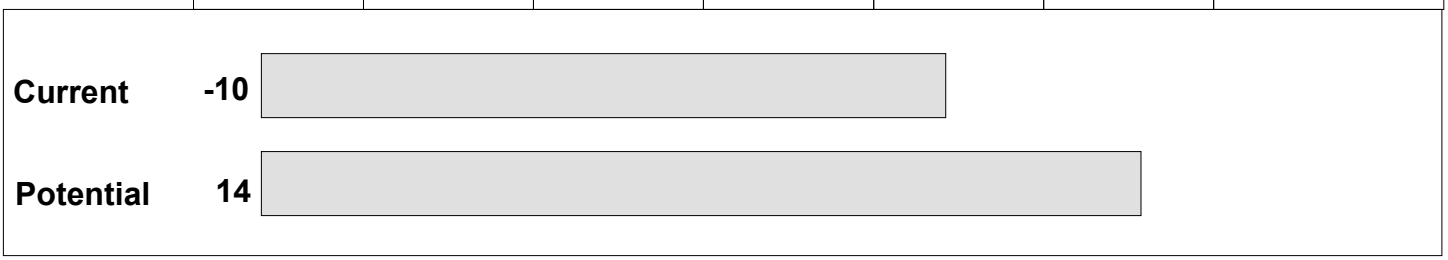
Building Assessor - Class A (Energy Efficiency)

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

IMPROVING YOUR RATING

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

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



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

Design options		**Additional points**
Change curtain to	Heavy Drapes & Pelmets	19
Add northerly blinds	100 %	2
Add westerly blinds	100 %	3

ORIENTATION

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

Current Rating	**-10**	★★★★

Largest windows in the dwelling;

Direction : WNW

Area : 65 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. West	**-8**	★★★★
2. North West	**-7**	★★★★
3. North	**-4**	★★★★
4. North East	**-4**	★★★★
5. East	**-9**	★★★★
6. South East	**-13**	★★★☆
7. South	**-10**	★★★☆
8. South West	**-11**	★★★☆

FirstRate Mode
Climate: 24

RATING SUMMARY for: **Block 11 Section 9 DEAKIN, 5 Northcote Cres, Deakin ACT 2600,**

Assessor's Name:

Net Conditioned Floor Area: **419.4 m²**

Feature						Points		
						Winter	Summer	Total
CEILING						**12**	**0**	**12**
Surface Area:	5	Insulation:	9					
WALL						**7**	**-1**	**6**
Surface Area:	-1	Insulation:	8	Mass:	-1			
FLOOR						**9**	**-1**	**8**
Surface Area:	3	Insulation:	-1	Mass:	5			
AIR LEAKAGE (Percentage of score shown for each element)						**7**	**0**	**7**
Fire Place	0 %	Vented Skylights	0 %					
Fixed Vents	0 %	Windows	49 %					
Exhaust Fans	15 %	Doors	17 %					
Down Lights	0 %	Gaps (around frames)	19 %					
DESIGN FEATURES						**0**	**1**	**1**
Cross Ventilation	1							
ROOF GLAZING						**-1**	**-3**	**-4**
Winter Gain	2	Winter Loss	-2					
WINDOWS						**0**	**-31**	**-31**

Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
N	12	3%	-3	6	-2	1
NNE	25	6%	-7	12	-4	1
E	12	3%	-3	4	-2	-1
ESE	49	12%	-15	15	-6	-6
S	18	4%	-6	3	-2	-5
SSW	20	5%	-6	2	-2	-5
WSW	8	2%	-2	3	-2	-2
W	2	1%	-1	0	0	-1
WNW	65	15%	-19	16	-10	-13
NNW	10	2%	-3	3	-1	-1
Total	222	53%	-65	65	-31	-31

* 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 9 points			Winter	Summer	Total
RATING	★★★★	**SCORE**	**34**	**-35**	**-10***

*** includes -8 points from Area Adjustment**

Detailed House Data

House Details

ClientName	Miladinovic
HouseTitle	Block 11 Section 9 DEAKIN
StreetAddress	5 Northcote Cres, Deakin ACT 2600
FileCreated	17-06-2026

Climate Details

State	
Town	Canberra
Postcode	2600
Zone	24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Timber	NA	Yes	No	No	Tiles	R0.0	32.0m²
2	Timber	NA	Yes	No	No	Carp	R0.0	154.6m²
3	Concrete Slab on ground	No Subfloor	No	No	No	Carp	R0.0	50.0m²
4	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	85.4m²
5	Suspended Slab	Enclosed	No	No	No	Tiles	R4.0	136.2m²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R2.5	84.6m	2.7m
2	Framed: FC Sheet Clad	No	R6.0	84.9m	2.6m
3	Brick Veneer	No	R2.5	30.0m	3.0m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Low Ventilation	No	Yes	R5.0	271.6m²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
2	NNE	2.6m	2.0m	No	DG2	ALIMPR	HB	No	0.0m	0.0m	0.0m
3	ESE	2.6m	2.2m	No	DG2	ALIMPR	HB	No	0.0m	0.0m	0.0m
4	NNE	2.6m	2.0m	No	DG2	ALIMPR	HB	No	0.0m	0.0m	0.0m
5	NNE	2.2m	2.3m	No	DG2	ALIMPR	HB	No	2.4m	2.4m	0.0m
6	ESE	2.6m	4.5m	No	DG2	ALIMPR	HB	No	2.4m	2.4m	0.0m
7	SSW	1.8m	1.5m	No	DG2	ALIMPR	HB	No	2.4m	2.4m	0.0m
8	ESE	2.6m	1.3m	No	DG2	ALIMPR	NC	No	0.6m	0.6m	0.0m
9	ESE	2.6m	1.3m	No	DG2	ALIMPR	NC	No	0.6m	0.6m	0.0m
10	ESE	2.6m	1.3m	No	DG2	ALIMPR	NC	No	0.6m	0.6m	0.0m
11	ESE	2.6m	1.3m	No	DG2	ALIMPR	NC	No	0.6m	0.6m	0.0m
12	ESE	2.6m	1.3m	No	DG2	ALIMPR	NC	No	0.6m	0.6m	0.0m
13	N	2.4m	1.7m	No	DG2	ALIMPR	HB	No	0.0m	0.0m	0.0m
14	N	2.4m	3.4m	No	DG2	ALIMPR	HB	No	0.0m	0.0m	0.0m
15	E	2.4m	4.8m	No	DG2	ALIMPR	HB	No	0.0m	0.0m	0.0m
16	S	2.4m	1.1m	No	DG2	ALIMPR	HB	No	0.0m	0.0m	0.0m
17	W	2.4m	0.9m	No	DG2	ALIMPR	HB	No	0.0m	0.0m	0.0m
18	S	2.4m	0.7m	No	DG2	ALIMPR	NC	No	0.0m	0.0m	0.0m
19	S	5.0m	2.8m	No	DG2	ALIMPR	NC	No	0.0m	0.0m	0.0m
20	WNW	2.4m	3.6m	No	DG2	ALIMPR	NC	No	0.0m	0.0m	0.0m
21	WNW	2.4m	4.0m	No	DG2	ALIMPR	HB	Yes	2.4m	0.0m	0.0m
22	WNW	3.0m	3.0m	No	DG2	ALIMPR	HB	No	4.0m	4.0m	0.0m
23	WNW	1.5m	2.4m	No	DG2	ALIMPR	HB	Yes	1.5m	0.0m	0.0m
24	WNW	1.5m	2.4m	No	DG2	ALIMPR	HB	Yes	1.5m	0.0m	0.0m
25	WNW	1.5m	2.4m	No	DG2	ALIMPR	HB	Yes	1.5m	0.0m	0.0m
26	ESE	2.4m	1.0m	No	DG2	ALIMPR	NC	No	0.0m	0.0m	0.0m
27	ESE	2.0m	3.1m	No	DG2	ALIMPR	NC	No	0.0m	0.0m	0.0m

28	ESE	2.0m	3.1m	No	DG2	ALIMPR	NC	No	0.0m	0.0m	0.0m
29	WSW	2.4m	3.4m	No	DG2	ALIMPR	HB	No	0.0m	0.0m	0.0m
30	NNW	2.4m	4.3m	No	DG2	ALIMPR	HB	No	2.0m	2.0m	0.0m
31	WNW	2.4m	0.6m	No	DG2	ALIMPR	HB	No	4.0m	4.0m	0.2m
32	WNW	2.4m	0.6m	No	DG2	ALIMPR	HB	No	4.0m	4.0m	0.2m
33	WNW	2.4m	1.2m	No	DG2	ALIMPR	HB	No	4.0m	4.0m	0.2m
34	WNW	2.4m	1.2m	No	DG2	ALIMPR	HB	No	4.0m	4.0m	0.2m
35	SSW	2.7m	4.0m	No	DG2	ALIMPR	HD	No	4.0m	4.0m	0.2m
36	SSW	3.0m	2.2m	No	DG2	ALIMPR	HD	No	0.0m	0.0m	0.0m
37	WNW	3.0m	6.0m	No	DG2	ALIMPR	HD	No	0.0m	0.0m	0.0m
38	NNE	2.7m	2.2m	No	DG2	ALIMPR	HD	No	0.0m	0.0m	0.0m
39	NNE	1.6m	2.2m	No	DG2	ALIMPR	HB	No	0.0m	0.0m	0.0m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
5	NNE	2.2m	2.3m	0.0m	0.0m	0.0m	0.0m	2.4m	0.0m	0.0m	0.0m
7	SSW	1.8m	1.5m	3.0m	5.0m	9.6m	-8.1m	0.0m	0.0m	6.9m	0.0m
8	ESE	2.6m	1.3m	0.0m	0.0m	0.0m	0.0m	3.0m	0.0m	7.0m	5.0m
9	ESE	2.6m	1.3m	0.0m	0.0m	0.0m	0.0m	3.0m	2.0m	7.0m	4.0m
10	ESE	2.6m	1.3m	0.0m	0.0m	0.0m	0.0m	3.0m	3.0m	7.0m	3.0m
11	ESE	2.6m	1.3m	0.0m	0.0m	0.0m	0.0m	3.0m	5.0m	7.0m	1.0m
12	ESE	2.6m	1.3m	0.0m	0.0m	0.0m	0.0m	3.0m	5.0m	7.0m	1.0m
13	N	2.4m	1.7m	3.0m	5.0m	3.0m	0.0m	6.9m	1.0m	0.0m	0.0m
17	W	2.4m	0.9m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	10.0m	0.0m
20	WNW	2.4m	3.6m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	3.0m	0.0m
22	WNW	3.0m	3.0m	0.0m	0.0m	0.0m	0.0m	4.0m	0.0m	4.0m	0.0m
33	WNW	2.4m	1.2m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	10.0m	1.4m
34	WNW	2.4m	1.2m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	10.0m	0.0m
35	SSW	2.7m	4.0m	0.0m	0.0m	0.0m	0.0m	6.0m	0.0m	0.0m	0.0m

Sky Light Details

ID	Dir	Tilt	Type	Shade	Utility	Width	Length
1	N	0 degrees	Double Clear	No	No	1.0m	2.1m
2	N	0 degrees	Double Clear	No	No	1.0m	1.8m
3	N	0 degrees	Double Clear	No	No	0.5m	1.2m
4	N	0 degrees	Double Clear	No	No	0.5m	1.2m
5	N	0 degrees	Double Clear	No	No	0.5m	1.2m
6	N	0 degrees	Double Clear	No	No	0.5m	1.2m

Zoning Details

Is there Cross Flow Ventilation ?	Good

Air Leakage Details

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

	Sealed	UnSealed
Chimneys	0	0
Vents	0	0
Fans	5	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	0
External Doors	0	0

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

Gaps & Cracks Sealed	Yes

ACT PROPERTY INSPECTIONS

Insurance Certificates & Tax Invoice



If a home was built before 1990

it may contain dangerous asbestos material

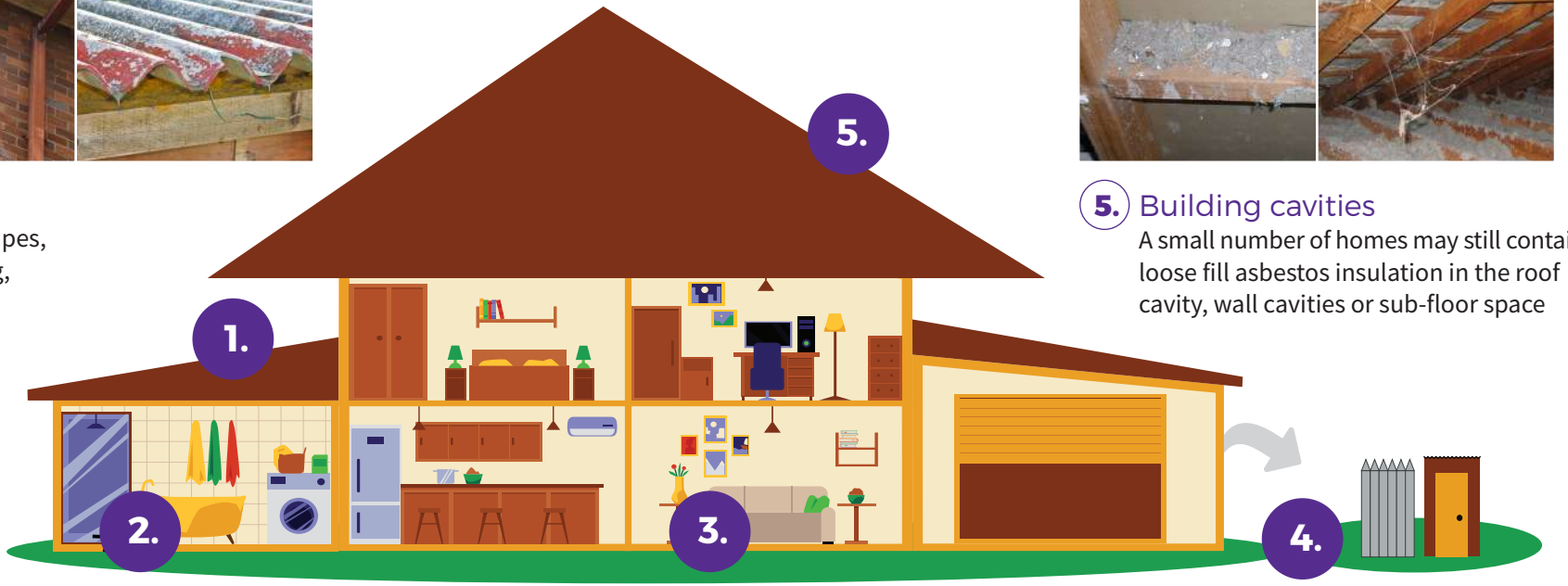
ACT Government

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

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

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.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

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

TO WHOM THIS MAY CONCERN

9th March 2026

Certificate of Currency

Dear Sir or Madam,

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

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

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

Issued on behalf of Price Forbes & Partners



Adam Power
Executive Director

TAX INVOICE

Aleksandar Miladinovic & Mojgan Miladinovic
5 Northcote Cres
DEAKIN ACT 2600
AUSTRALIA

Invoice Date
10 Jun 2026

Invoice Number
INV-70589

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
New Property Report	1.00	822.73	10%	822.73
			Subtotal	822.73
			TOTAL GST 10%	82.27
			TOTAL AUD	**905.00**

Due Date: 7 Dec 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

TAX INVOICE

Aleksandar Miladinovic & Mojgan Miladinovic
5 Northcote Cres
DEAKIN ACT 2600
AUSTRALIA

Invoice Date
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View and pay online now

TERRACON

SWIMMING POOL DISCLOSURE STATEMENT - NOTICE TO BUYER

This Disclosure Statement is given in accordance with section 9(1)(ja) of the *Civil Law (Sale of Residential Property) Act 2003* (ACT).

For the purposes of this Disclosure Statement, 'Owner' has the meaning given to that term in the *Building Act 2004* (ACT).

The information provided in this Disclosure Statement is given:

- to the best of the Owner's knowledge and belief; and
- as accurately as the Owner has been able to find out.

Item	Required Information	Comments
1.	When did the Owner purchase the premises?	The Owner purchased the Property in 2021
2.	When were the premises built?	Refer to the Building Inspection Report attached to this Contract.
3.	If the premises were built by the Owner, when was building approval for the premises granted?	Refer to the Building Inspection Report attached to this Contract.
4.	When was construction of the pool completed?	2025
5.	When were any alterations to the pool completed?	No alterations since the pool was approved on 24/06/2025
6.	Does a standing exemption apply to the pool?	N/A
7.	If a standing exemption applies to the pool, what are the circumstances for the exemption?	N/A

Disclosure obligations for a property with a regulated swimming pool during the transition period

The ACT Government has introduced reforms to home swimming pool safety, with a focus on swimming pool safety barriers. The reforms commence on 1 May 2024, with a four-year transition period for homeowners to make sure that their swimming pool or spa has a safety barrier compliant with the prescribed safety standards or obtain an exemption.

The scheme applies to 'regulated swimming pools', which are home swimming pools or spas:

- that are capable of containing water to a depth greater than 30cm; and
- are associated with a residential building such as a house, unit, townhouse or block of apartments.

This includes in-ground and above-ground pools, temporary and permanent pools, wading pools, demountable pools, portable pools, kids' pools and spas, however, does not include an inflatable pool that does not have a filtration system.

Disclosure requirements during the transition period

On sale of a property

The scheme imposes requirements for information about the safety standard of a regulated swimming pool to be disclosed on the sale of a property. From 1 May 2024 until 30 April 2028 (i.e. during the transition period), homeowners with a regulated swimming pool must disclose specified documents to inform prospective purchasers of the new requirements and their potential application to the regulated swimming pool.

Date of pool construction	Before 1 May 2013	Between 1 May 2013 and 30 April 2023	On or after 1 May 2023
During transition period (from 1 May 2024 to 30 April 2028)			
Must disclose prescribed information about the pool or spa if selling or leasing	Yes	Yes	Yes
Prescribed information includes:	Exemption certificate; compliance certificate; swimming pool disclosure statement; certificate of occupancy for the pool and safety barriers that is not older than five years		Compliance certificate; swimming pool disclosure statement; certificate of occupancy for the pool and safety barriers that is not older than five years
Must disclose ministerially issued guidance material about the obligations arising under Part 5A of the *Building Act 2004*	Yes	Yes	No

During the transition period, all homeowners who are selling a property with a regulated swimming pool that was built, altered or installed prior to 1 May 2023 must provide the Pool Owners Guidance Material which outlines the obligations on owners of premises on which a regulated swimming pool is located. The Pool Owners Guidance Material can be found on the Home Swimming Pool Safety Reforms webpage on the ACT Government planning

website and will be available on the ACT legislation register after notification. This requirement does not apply to pools built, altered or installed on or after 1 May 2023.

In addition to this, all homeowners who are selling a property with regulated swimming pool must provide at least **one** of the following documents (prescribed information):

1. Swimming pool disclosure statement; or
2. Certificate of occupancy (that covers the pool and the safety barrier) that is not older than 5 years; or
3. Compliance certificate; or
4. Exemption certificate (Ministerial exemption only)

Documents mentioned at 3 and 4 are not required to be used for disclosure until after the transition period, as it is not a requirement to have one of these until it becomes mandatory to have a compliant regulated swimming pool on 1 May 2028. Certificates of occupancy are an existing requirement under the Building Act and thus can be used when in existence to meet disclosure obligations during the transition period.

On lease of a property

Requirements for disclosure for rental properties will be added to the statute book during the transition period. Prior to the legal requirements being established the Renting Book has been amended to encourage disclosure along the same lines as for the sale of a property during the transition period.

Swimming pool disclosure statement

If a swimming pool disclosure statement is being provided to meet the prescribed information disclosure requirement, it should contain information to the best of the homeowner's knowledge and belief, and as accurately as the person has been able to find out.

Homeowners are only expected to disclose information reasonably within their knowledge as to the age or compliance status of a regulated swimming pool. For example, this could be the date that the home was purchased (with an existing swimming pool or spa), or the date of a backyard renovation which included the swimming pool area.

An example of a swimming pool disclosure statement is provided on the following page.

How to find out information about a swimming pool or spa

If a homeowner wanted to seek out information about the likely installation date or safety standard of a swimming pool or spa or safety barrier, they could engage the services of an authorised person, pool installer or SPASA member (SPASA Australia | SPASA). They could also seek information from Access Canberra who may hold information if a certificate of occupancy was issued for the pool or the pool has been subject to an inspection (Building file searches - Access Canberra (act.gov.au)).

More information

For more information on the reforms and what they mean for you and your pool, visit the Home Swimming Pool Safety Reforms webpage on the ACT Government planning website: https://www.planning.act.gov.au/projects-priorities/home-swimming-pool-safety-reforms