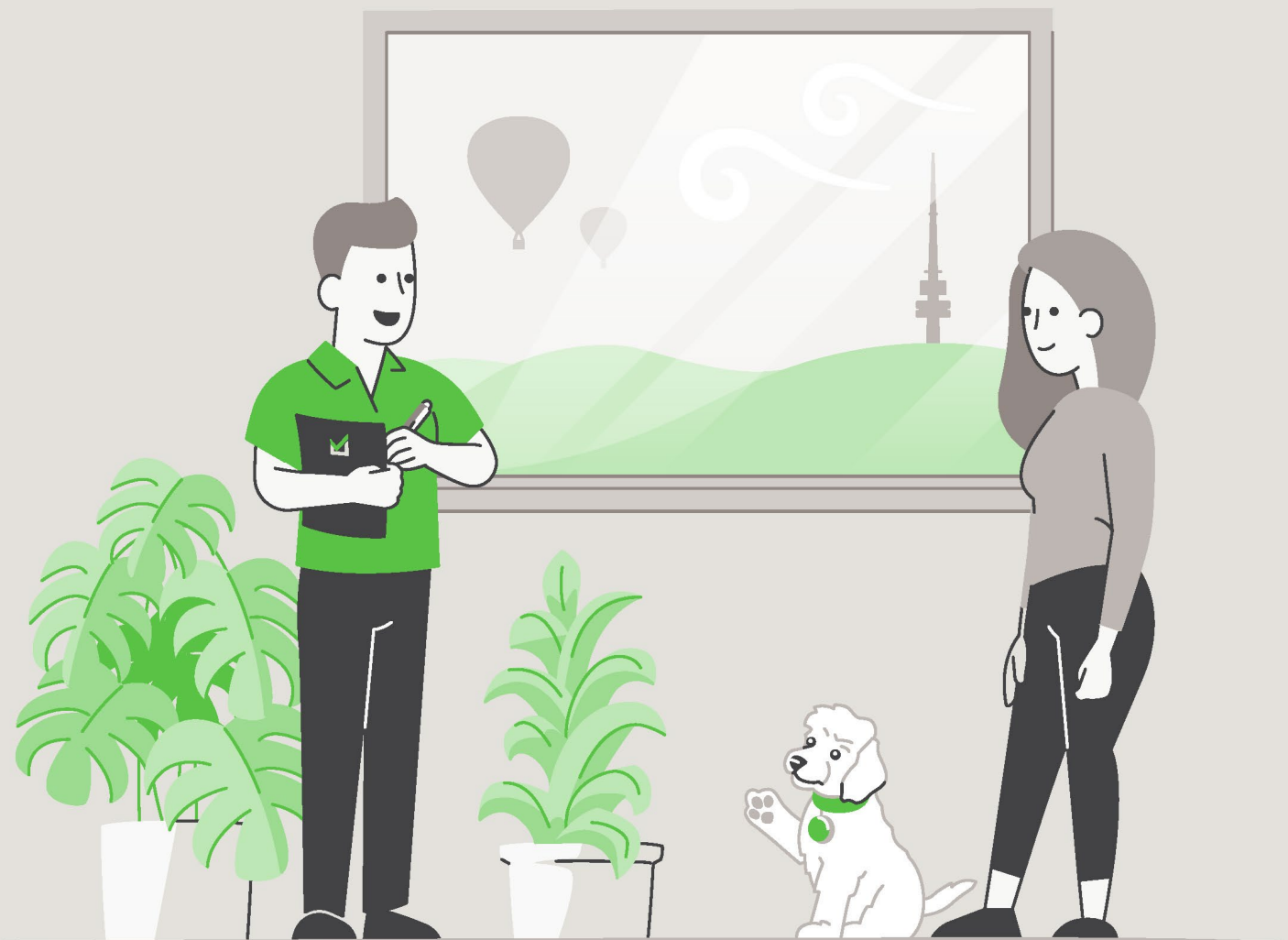


Report



LIMITED LIABILITY TO A PURCHASER WITHIN THE AUSTRALIAN CAPITAL TERRITORY

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

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

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

Building Report



CONCLUSION AND SUMMARY

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

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

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

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

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

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

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

PROPERTY STATISTICS

Building Report	Average
Compliance Report	Please read full compliance report section of the report
Pest Inspection	No active subterranean termites (live specimen) were found
Energy Efficiency Rating	6.0 Stars
Inspection Date	Wednesday, June 3 rd 2026
Name of Assessor	Ben Halse
Reference Number	70129
Address of Property Inspected	119 Irvine St, Watson ACT 2602
Client	Poulakis
Block and Section	Block 19 Section 47 WATSON
Year original residence COU was issued	2019
Block size (approximately)	753m ²
House size (approximately)	Residence: 216.70m ² Garage: 44.20m ² Original Brick Garage: 50.20m 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 slab
External walls	Predominately brick veneer
Roof framing	Timber: Truss roof framing
Roof cladding	Colorbond roof cladding
Glazing	Double glazed windows
Cooktop	Electric cooktop
Oven	Electric oven
Dishwasher	Fisher and Paykel

*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	No inspection was made to sections of the residence and/or structures built on the side boundary Inspection was limited in areas around the fence line due to vegetation restricting access
Roof void	NOTE. Inspection around the eaves was restricted due to low pitch and clearance to allow bodily access in this area. This allows only for a limited visual inspection from a distance to be carried out. Other restrictions found in the roof void: Insulation on top of ceiling restricting visual inspection of the ceiling framing Ducting flex throughout the roof space restricting access in areas The inspection of the roof void was restricted in areas due to the low roof pitch
On-top of roof	The inspection was restricted to visually looking from a 3.6m ladder lent against the gutter in several areas around the building
Garage and rear brick garage	The inspection of the garages was restricted due to stored goods being kept in the area at the time of inspection

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

DEFINITIONS

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

ENTRANCE

Ceiling	A minor water stain was noted in the ceiling around the downlight. A moisture meter used at time of inspection, indicating no elevated moisture levels present. Recommend monitoring.
Walls	Good
Door and door hardware	Good
Floor coverings	Good

LOUNGE ROOM

Ceiling	Good
Walls	Good
Floor coverings	Good

LIVING ROOM

Ceiling	A minor water stain was noted in the skylight shaft adjacent the kitchen. A moisture meter was used at the time of inspection, indicating elevated moisture levels. Recommend undertaking repairs to the roof to prevent further water leakage by a qualified tradesperson.
Walls	Good
Floor coverings	Good

KITCHEN

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

HALLWAY

Ceiling	Minor cracking was noted in the ceiling. This is caused through normal building movement and is not considered to be excessive cracking.
Walls	Good
Floor coverings	Good

MASTER BEDROOM

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

BEDROOM 2

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

BEDROOM 3

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

BEDROOM 4

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

ENSUITE

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Water leakage in shower area?	There was no water leakage detected.
Floor and wall tiles in shower area	The silicone joint between the floor/wall and internal junctions are deteriorating. Areas of grout have also come away. Recommend repairs by a qualified tradesperson.
Vanity/Basin	Movement was noted to the vanity top. Recommend monitoring and if further movement is noted undertaking repairs.
Taps	Good
Toilet suite	Good
Exhaust fan	The exhaust fan was operational at the time of inspection.

BATHROOM

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

POOL BATHROOM

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Water leakage in shower area?	There was no water leakage detected.
Floor and wall tiles in shower area	The silicone joint to internal wall junctions is deteriorating. Recommend repairs by a qualified tradesperson.
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	Swelling was noted to the lower door jamb. A moisture meter was used at the time of inspection, indicating no moisture present. Recommend monitoring. The internal door is slightly catching on the floor. Recommend adjustment.
Floor coverings	Good
Laundry tub	Good
Splashback	Good
Exhaust fan	An exhaust fan is not installed. Recommend installation of a suitable exhaust fan.

ROOF CAVITY

Construction	Good
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GARAGE

Slab	Good. No major cracking noted.
Ceiling	Good
Walls	Good
Garage door	Good
Is an auto opener installed on the roller door?	Yes
Access doors	The bottom of the external door frame is showing signs of general weathering.

ORIGINAL BRICK GARAGE

Structure	Areas of sagging and movement were noted to roof structure. Decay was also noted to sections of the framing. Recommend repairs to the affected sections.
Roof covering	The metal roof covering is showing signs of corrosion. Several nails and sheets are lifting. Recommend repairs by a roofer.
Gutters	The guttering has dislodged and requires repairs/replacement.
Slab	Moderate cracking and movement were noted in the concrete.
Walls	Minor cracking noted to various areas, however, moderate cracking and movement was noted to sections of the side walls. If further movement occurs, recommend further review by a structural engineer. Water ingress was noted to the rear wall. Recommend repairs by a qualified tradesperson to prevent further water entering the structure.
Garage door	Good
Is an auto opener installed on the roller door?	Yes
Access door	The access door is binding. Adjustment is required.

EXTERIOR

Driveway and paths	Good. Some minor cracking of the concrete was noted. The cracking found is considered normal.
Roof covering	Good
Roof flashings	Water staining was noted to the front wall above the entry door and to the eave quad under the alfresco. Recommend further investigation to the flashings above and repairs as required to prevent further water leakage.
Eaves	The eave lining is in fair condition with areas requiring general maintenance/ repairs.
Fascia	Good
Gutters	The gutters are holding water in areas. Recommend clearing the gutters from debris to promote the rainwater runoff to drain towards the downpipes.
Downpipes	Various downpipes are showing signs of minor leakage. Recommend repairs.
External walls	Areas of minor cracking noted in the external walls. Cracking is more visible in rendered homes due to the flat painted surface. The cracking found was not of structural significance. Several areas of cracked and drummy render noted around the rear garage access door. Consideration should be given to repairs by a renderer.
Weep holes	The base of several weep holes around the lounge room are blocked by concrete paths. Recommend lowering the ground levels away from the weep holes.
Windows	Good
Are garden beds and paths kept below damp-proof course?	The ground levels adjacent lounge room have been constructed higher than the damp proof course. Recommend lowering ground levels to these areas.
Fences/brick walls	Areas of the timber fence are in need of replacement. Various areas of minor cracking noted in the brick walls and areas of cracked render were also noted. Repairs are optional.
Alfresco	Good
Alfresco kitchenette	The sink spout is loose. Recommend repairs.
Pool area	Several cracked/drummy floor tiles were noted. Recommend repairs by a qualified tradesperson.
Pool safety	The front metal pool gate is not self-closing and is considered a safety hazard. Recommend immediate repairs. As the pool safety barrier does not match the approved plans, recommend certifier assessment and approval to ensure there are no potential safety hazards.
Site drainage	The site generally drains away from the perimeter of the building.

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

Minor Defect: A defect other than a Major Defect.

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

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

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

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

IMPORTANT ADVICE

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

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

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

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

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

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

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

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

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

SCOPE AND LIMITATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IMPORTANT DISCLAIMER

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

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

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

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

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

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

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

OTHER INSPECTIONS AND REPORTS REQUIRED

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

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

SMOKE DETECTORS

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

CRACKING OF BUILDING ITEMS

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

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

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

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

NOTICE TO THE PURCHASER (ACT ONLY)

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

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

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

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

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

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

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

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

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

Timber Pest Report



SUMMARY SHEET

Property Address: 119 Irvine St, Watson ACT 2602
Client: Poulakis
Inspection Date: Wednesday, June 3rd 2026
Inspection carried out by: Ben Halse

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

1.0 ACCESS LIMITATIONS

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

2.0 TERMITE ACTIVITY

No active subterranean termites (live specimens) were found.

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

3.0 BORER ACTIVITY

No visible evidence of borers of seasoned timbers was found.

4.0 DECAY FUNGI

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

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

CONDITIONS OF THIS INSPECTION

Important Information:

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

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

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

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

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

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

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

Scope of Report:

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

Limitations:

The Client acknowledges:

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

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

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

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

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

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

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

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

Determining extent of Damage:

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

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

Disclaimer of Liability:

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

1.0 ACCESS LIMITATIONS

1.1 Area(s) inspected:

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

1.2 Common area(s) not inspected:

No Inspection was made, and no Report will be submitted, of inaccessible area(s).

These include, but may not be limited to; cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios, inaccessible parts of the subfloors, inaccessible parts of the roof void, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, and hollow blocks/posts etc.

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

Ceiling framing timbers were concealed by insulation. Clothing and other stored items concealed timbers in cupboards and built in robes/closets. Furniture and stored items concealed some of the skirting boards and architraves inside the house. Ducting flex throughout the roof space restricting access in areas. Areas of the roof void was restricted by low crawl space. Areas of the timber fence were concealed by vegetation. No inspection was made to sections of the residence and/or structures built on the side boundary.

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

1.4 The property was furnished at the time of inspection.

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

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

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

2.0 TERMITE ACTIVITY

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

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

2.3 A termite nest was not found.

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

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

2.5 Very important:

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

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

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

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

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

2.7 Termite management: A durable notice (termite management notice) was found during the inspection, indicating a barrier system has 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 *Calymnaderus incisus* (Queensland pine beetle). Attack mainly occurs to softwoods especially pine timbers such as floorboards that have been in service for at least ten years. Should any structural timbers be attacked by Anobiid borers it is often difficult to determine what extent the borer damage has weakened such timbers and replacement is often the only way of ensuring safety from collapse.

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

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

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

4.0 DECAY FUNGI

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

- Timber decay was found in areas of the timber fence.

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

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

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

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

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

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

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

5.0 CONDITIONS THAT ARE CONDUCTIVE TO TIMBER PESTS

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

Water leaks, especially in or into the subfloor, or against the external walls; increase the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. Hot water overflows should be plumbed away from the building.

NB. We claim no expertise in building, and if any leaks were reported, you should consult a plumber or other building expert to determine the full extent of damage, and the estimated cost of repairs.

5.2 Moisture/drainage: 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: The base of several weep holes around the lounge room are blocked by concrete paths.

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

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

Termite Shields (Ant Caps) should be in good order and condition, so termite workings are exposed and visible. This helps prevent termites from gaining undetected entry. Joins in the shielding should have been soldered during the installation. If it is observed that the joins in the shielding have not been soldered, then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation. If considered inadequate, a builder or other building expert should be consulted.

Other physical shield systems are not visible to inspection and no comment is made on such systems.

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

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

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

6.0 OVERALL ASSESSMENT OF THE PROPERTY

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

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

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

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

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

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

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

DEFINITIONS

Timber Pest Attack: Means Timber Pest Activity and/or Timber Pest Damage.

Timber Pest Activity: Means telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

Timber Pest Damage: Means noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

Major Safety Hazard: Means any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

Conditions Conducive to Timber Pest Attack: Means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

Readily Accessible Areas: Means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e., 400 mm high by 600 mm wide); and areas at the eaves of accessible roof spaces that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

Client: Means the person or persons for whom the Timber Pest Detection Report was carried out or their Principal (i.e., the person or persons for whom the report was being obtained).

Timber Pest Detection Consultant: Means a person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

Building and Site: Means the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

Timber Pests: Means one or more of the following woods destroying agents which attack timber in service and affect its structural properties:

Chemical Delignification: The breakdown of timber through chemical action.

Fungal Decay: The microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include Mould, which is a type of fungus that does not structurally damage wood.

Wood Borers: Wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber.

Termites: Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

Tests: Means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Timber Pests. Instrument testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Instrument Testing: Means where appropriate the carrying out of Tests using the following techniques and instruments:

- (a) Electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements.
- (b) Stethoscope - an instrument used to hear sounds made by termites within building elements.
- (c) Probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g., bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and
- (d) Sounding - a technique where timber is tapped with a solid object.

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

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

Reasonable access:

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

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

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

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

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

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

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

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

A more invasive physical inspection is available and recommended:

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

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

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

A price is available on request.

Concrete slab homes:

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc. then it is possible for termites to affect concealed entry into the property, and they can then cause extensive damage to concealed framing timbers. Even the most experienced Inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is in the roof, it should be expected that concealed framing timbers will be extensively damaged. With a concrete slab home, it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions. It is strongly recommended that you have a Termite Inspection in accordance with AS 3660.2 carried out every 6 to 12 months.

Subterranean termites:

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

Important note:

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

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

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

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

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

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

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

Where evidence of termite attack exists to any trees or tree stumps a more conclusive search should be undertaken. This may require the tree or stump to be drilled to determine the existence of a termite nest. In addition, the soundness and stability of any standing trees identified as being affected by termite attack should be confirmed. Always seek further advice from the Consultant.

Previous Treatments Where evidence of a possible termite treatment was located, the Client should obtain and keep on file all relevant documents pertaining to the extent of the treatment, any service warranties and advice in regard to the building owner's obligation to maintain the treatment and/or barrier. If evidence of a previous treatment of termite infestation is noted, and appropriate documentation is not available, the Client must assume that the termite infestation may still be active in areas of the property not inspected. Accordingly, a re-treatment may be required. Always seek further advice from the Consultant.

Frequency of Future Inspections Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

Inspections at intervals not exceeding twelve (12) months are recommended. Where the termite risk is high or the building type susceptible to termite attack, more frequent inspections (3-6 months) should be undertaken.

Risk management options:

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this inspection report. The Client should further investigate any high-risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high, or the building type is susceptible to attack. To further reduce the risk of subterranean termite attacks, implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS 3660 stresses that subterranean termites can bridge, or breach barrier systems and inspection zones and that thorough regular inspection of the building are necessary.

CONTACT THE INSPECTOR

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

If you have any questions at all or require any clarification, then contact the Inspector prior to acting on this Report.

NOTICE TO THE PURCHASER

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

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

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

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

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

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

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

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

Compliance Report



COMPLIANCE REPORT

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

Property Address: 119 Irvine St, Watson ACT 2602
Block & Section: Block 19 Section 47 WATSON
Inspection Date: Wednesday, June 3rd 2026

APPROVAL STATUS

Description	Plan number	Certificate of occupancy date	Approval status
Brick Garage	7034/A	27/08/1976	Approved. Note: Alterations have occurred. Please see below.
Concrete Swimming Pool	7034/F	12/04/1983	Approved. Note: The swimming pool safety barrier does not match the approved plans. Please see below.
Additions and Alterations to Residence (includes Pergola and Courtyard Wall)	081611/A	14/10/2010	Approved.
Additions and Alterations to Residence including Pergola	82956/A/B	-	A Certificate of Occupancy has not been awarded for this work. Note: The original residence has been demolished. The remaining courtyard walls do not match this approval. Please see below.
Demolition of Residence – Asbestos Removal (Mr Fluffy)	B20162550/A	09/09/2016	Approved.
New Residence, Garage, Alfresco & Portico	B20173295/A/B	02/08/2019	Approved.
Swimming pool safety barrier, including masonry courtyard walls	-	-	This structure is unapproved as it does not match the approved plans, has been constructed forward of the building and areas of the masonry wall exceed 1.8m in height. Certifier assessment and approval is required.
Rear masonry wall	-	-	This structure is unapproved as it exceeds 1.8m in height and sections have been constructed forward of the building line. Building and Development approval is required.

APPROVAL STATUS – CONTINUED

Description	Plan number	Certificate of occupancy date	Approval status
Brick garage alterations (previously approved under plan 7034/A): - Removal of the front middle pier - Removal of internal posts - Installation of rear windows	-	-	This work is unapproved as structural changes have occurred. Building approval is required.
Alterations: - Change of alfresco external wall cladding to FC sheet - Creation of walkway between pantry and laundry - Installation of living room skylights	-	-	This work is exempt from approval. No action is required.

Note: As a Pool/Spa has been installed it will require one of the following: Exemption Certificate, Compliance Certificate, Swimming Pool Disclosure Statement or Certificate of Occupancy for the pool/spa and safety barrier that is not older than 5 years.

ACTPLA COMMENTS

- No Certificate of Occupancy issued for 82956/A/B – Final only.
- No further details for pool fencing on plan B20173295/A/B.

SURVEY REPORT

Survey Report completed by	Date Survey report was completed	Comments
Selfe Surveys	Friday, 12 January 2018	There are no apparent encroachments upon this land or by this property on adjoining lands or street.

Conveyancing File



CONVEYANCING BUILDING FILE INDEX

SUBURB: **WATSON**

SECTION: **47**

BLOCK: **19**

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	7034/A	-	BRICK GARAGE				
		-				7034/A	
		-					7034/A 27/08/1976
Y	7034/F	-	CONCRETE SWIMMING POOL				
		-				7034/F	
		-					7034/F 12/04/1983
Y	081611/A	-	ADDITIONS AND ALTERATIONS TO RESIDENCE (INCLUDES PERGOLA)			081611/A	
		-	(INCLUDES COURTYARD WALL)				081611/A 14/10/2010
N	82956/A	-	ADDITIONS AND ALTERATIONS TO RESIDENCE INCLUDING PERGOLA)			82956/A	
N	82956/B	-		Y			
		-	(FINAL – 01/09/2010)				
Y	B20162550/A	-	DEMOLITION OF RESIDENCE – ASBESTOS REMOVAL (MR FLUFFY)			B20162550/A	
		-					B20162550/A 09/09/2016
Y	B20173295/A	-	NEW RESIDENCE, GARAGE, ALFRESCO AND PORTICO			B20173295/A	
Y	B20173295/B	-		Y			
		-					B20173295/A/B 02/08/2019

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

Drainage Plan Number: 6453

Survey: Y (1)

Comments: NO COU ISSUED FOR 82956/A/B – FINAL ONLY.

NO FURTHER DETAILS FOR POOL FENCING ON PLAN B20173295/A/B.

CONVEYANCING PART 2

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

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

If available, copies of the following documents are provided:

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

If requested:

• Drainage Plan(s)	☒	☐
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ASBESTOS

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

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

www.asbestos.act.gov.au

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

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

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

Search officer comments (if any?)

Search officer initials: Ash C

Cost of application: \$ 144.79

Date completed:

18/05/2026

PS.DS – 53684
12 January 2018



Oakleigh Projects
PO Box 367
MITCHELL ACT 2911

Dear Sir

As instructed, we have surveyed land at Watson, in the Division of Watson, District of Canberra Central, having frontages of 19.84 metres to Irvine Street, an arc of 7.18 metres, to a total frontage of 21.33 metres to Foster Place, being **Block 19 Section 47 Deposited Plan Numbered 1123** as shown in the sketch plan below.

Upon this land stand the concrete foundation of a building in the course of erection to be on completion a cottage residence.

The sketch shows the position of the foundation relative to the boundaries.

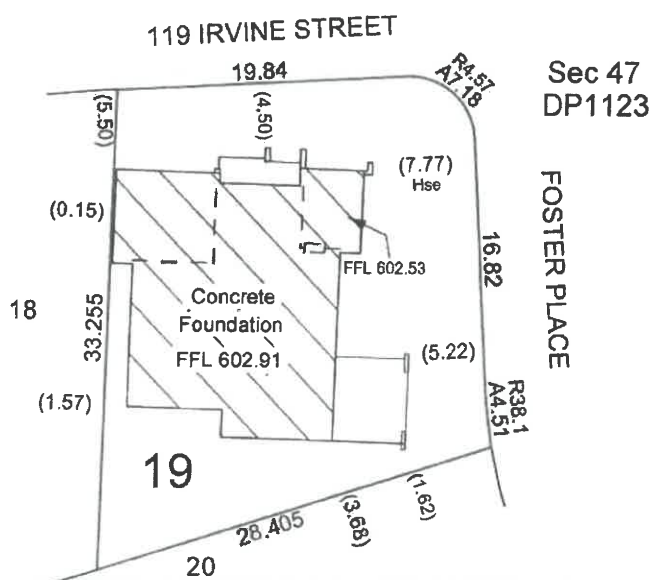
Other than as stated or referred to above, there are no apparent encroachments upon this land or by this property on adjoining lands or street(s).

Yours faithfully
SELF SURVEYS PTY LTD

A handwritten signature in black ink, appearing to read 'Peter Selfe'.

Peter Selfe
Registered Surveyor

cc. Chief Surveyor



PO Box 230
GUNGAHLIN ACT 2912

SCALE 1:500 N
LENGTHS ARE IN METRES

Mobile: 0404 046 021
Email: info@selfesurveys.com.au
ABN 90 172 686 014

CERTIFICATE OF FITNESS

(CLASS 1 AND X OCCUPANCY ONLY)

BL1/8(9/75)

It is hereby certified that the building consisting of a Brick garage.

..... situated on

Block 19	Section 47	Division Watson
or situated at		

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

Approved plan no.

7034/A.

Type of construction*

Class of occupancy*

Number of storeys

Permit no.

17376.

Name of permit holder

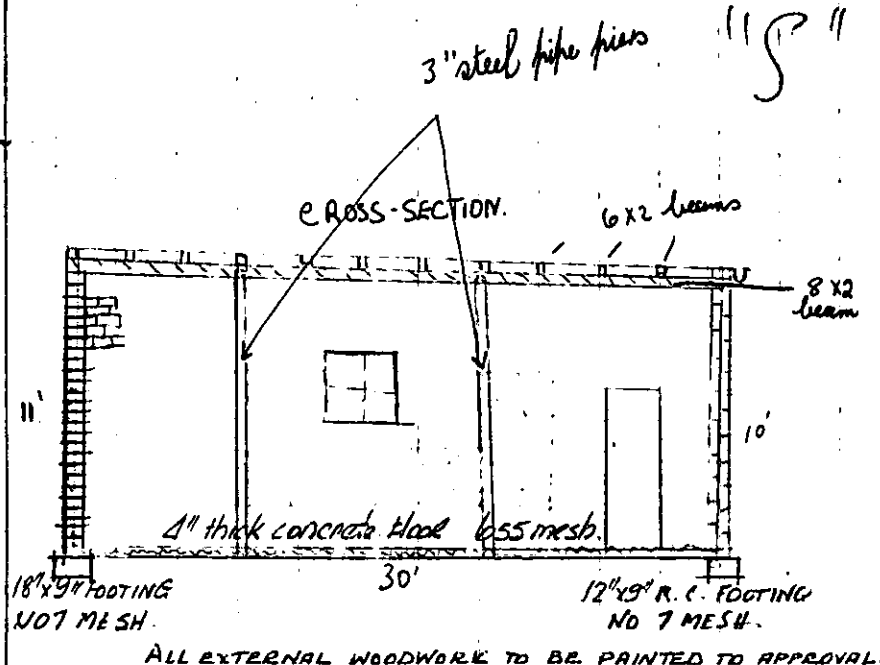
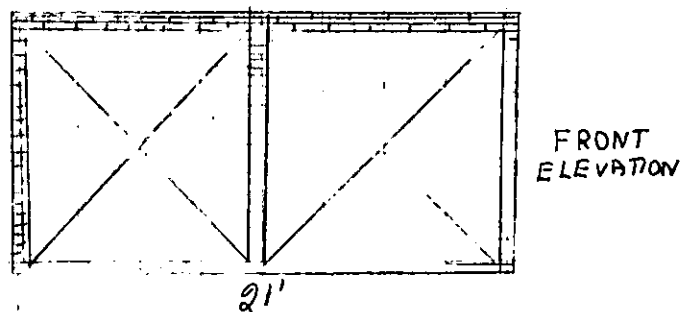
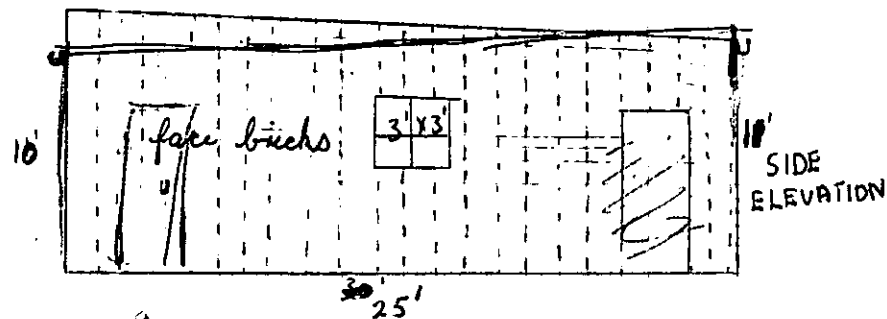
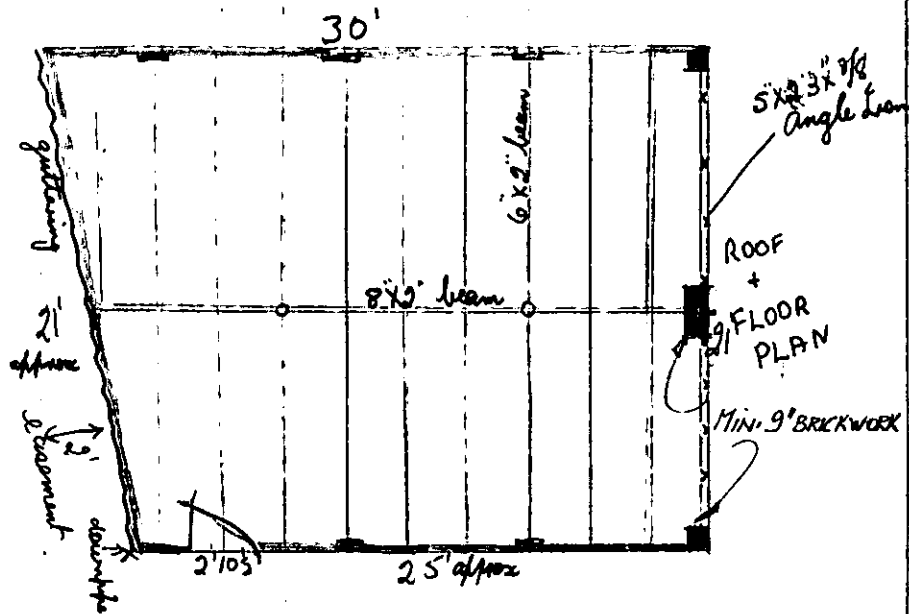
J. Ford.

as defined in the Building Manual
A.C.T.

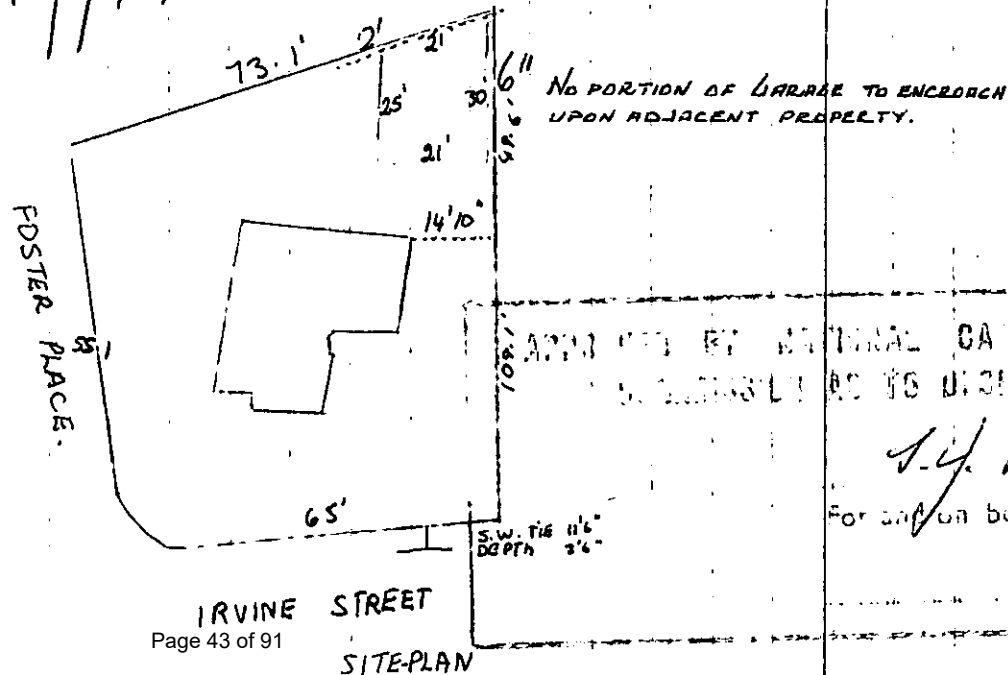
No

30735 Page 42 of 91

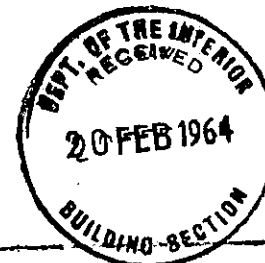
A. J. Boas 27.8.76.
Deputy Building Controller



19/47 WATSON



- AGENTS AND SUBMITTERS
SANDHIA BUILDING REGULATIONS
PLAN NO. 7034A
- Walls to be of 4 1/2 thick bricks with 9"x9" brick piers.
- Roof: 8"x2" timber beam down centre, 6"x2" beams across galvanised iron (no overhang), gutters + downpipe (connected to stormwater drain).
- Foundations: 3/4 river gravel + sand mixture reinforced
- Floor: 5" slab concrete.
- Doors: 2 tilt-a-door with timber frame.



APPROVED BY NATIONAL CAPITAL DEVELOPMENT
FOR AND ON BEHALF OF THE COMMISSION

S. J. Brooks p. 16
25/2/64



CERTIFICATE OF OCCUPANCY OR USE

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

CONCRETE SWIMMING POOL

situated at

Block 19	Section 47	Division WATSON
or situated at		

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

Approved plan Nos. 7034/F		
Type of construction * II	Class of occupancy * X	(* as defined in the Building Manual A.C.T.)
Permit No. 46874	Name of permit holder J. MORRO	

Endorsements

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

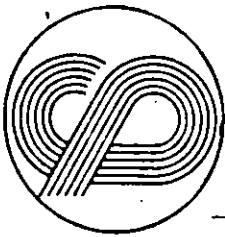
24953

MR Gope

Deputy Building Controller

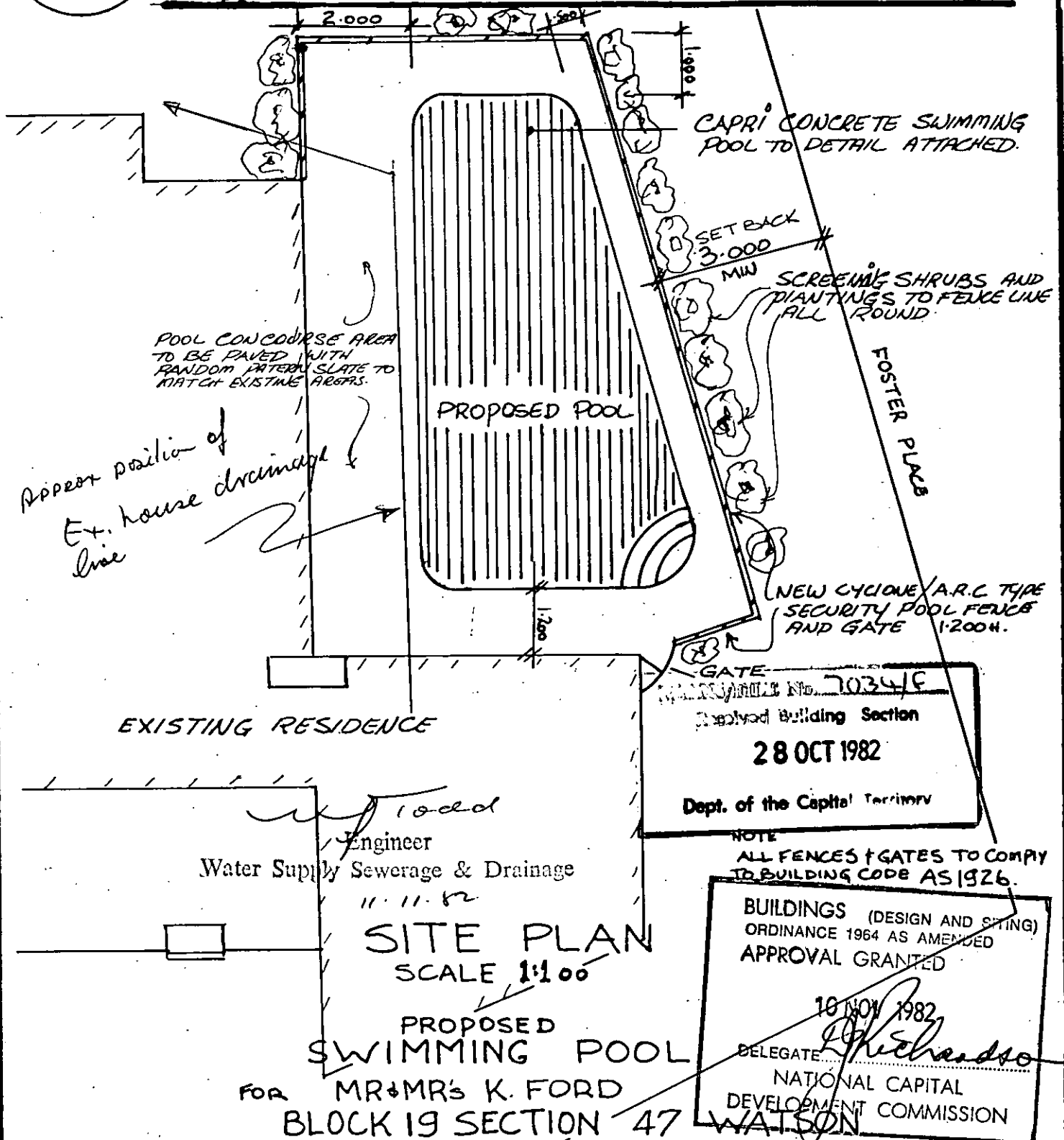
12.4.83

date



Capri Pools

DISTRIBUTIONS (CANBERRA)



PROPRIETOR'S CONCURRENCE

DATE 24/10/82

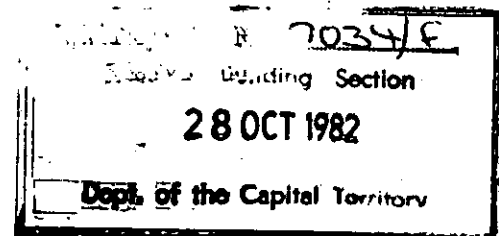
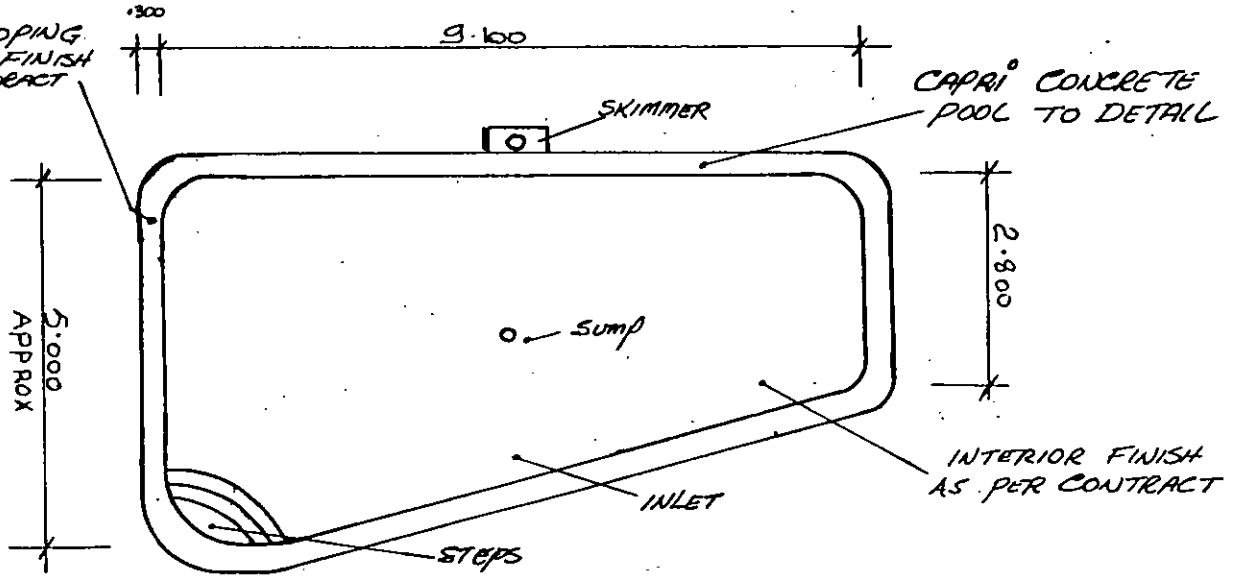
CAPRI POOLS DISTRIBUTIONS
P.O. BOX 63 SCULLIN A.C.T. 2614
PHONE 548182.



Capri Pools

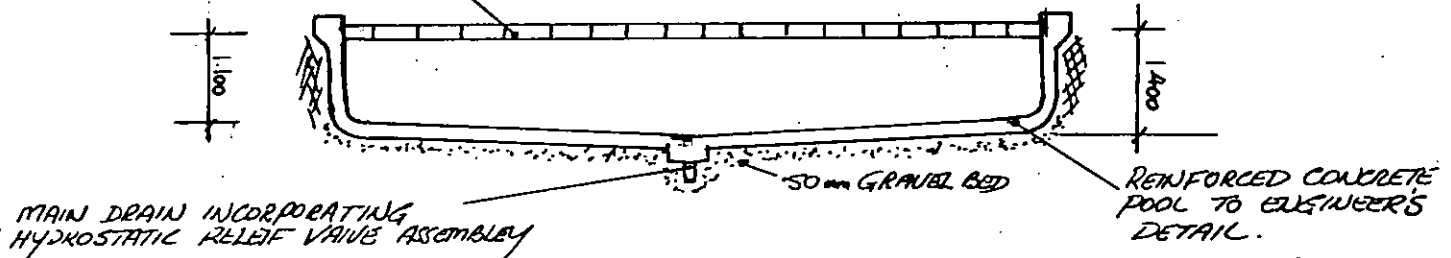
DISTRIBUTIONS (CANBERRA)

• 300 WIDE COPING
ALL ROUND FINISH
AS PER CONTRACT



PLAN.

1 ROW CERAMIC TILES TO W.L.



SECTION
SCALE 1:100

NOTE:
POSITION OF STEPS, SKIMMER AND
INLET POSITIONS ARE TYPICAL ONLY
ACTUAL POSITION DETERMINED ON SITE

PROPOSED
SWIMMING POOL
For MR & MRS K. FORD
BLOCK 19 SECTION 47 WATSON

1/6
11

PROPRIETORS CONCURRENCE

DATE

CAPRI POOL'S DISTRIBUTION'S
P.O. BOX 63 SCULLIN A.C.T. 2614
PHONE 548182.

IR. FORD
 J 47 WATSON.

File. Ref.

Dear Sir/Madam,

BLOCK 19 SECTION 47 SUBURB WATSON.

Sketch plans ... ATTACHED ...
 have been considered and there is no
 objection to you now proceeding to the
 preparation of working drawings subject to
 the following amendments or further work on
 the aspects of design set out below:

- ① FENCE TO BE SET BACK
3.0m NOT 2.5m.
- ② SHARP CORNER TO BE
SQUARED OFF
- ③ FENCE TO BE OPEN
STEEL SAFETY TYPE.

Please note that it has been possible to
 assess the plans only to the level of detail
 shown in your drawings and Design and Siting
 Approval is subject to satisfactory design
 at the working plans stage.

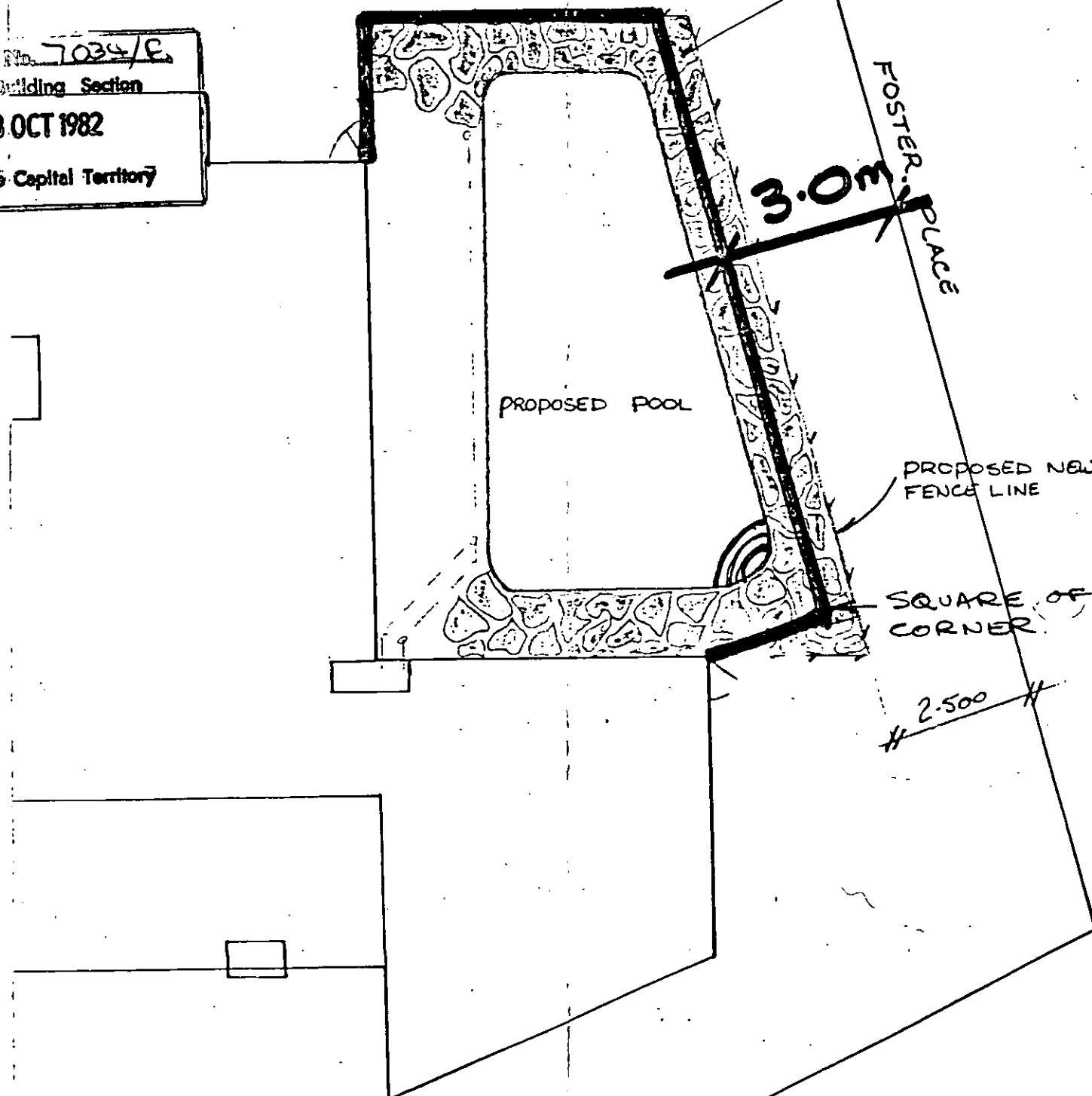
Yours faithfully,

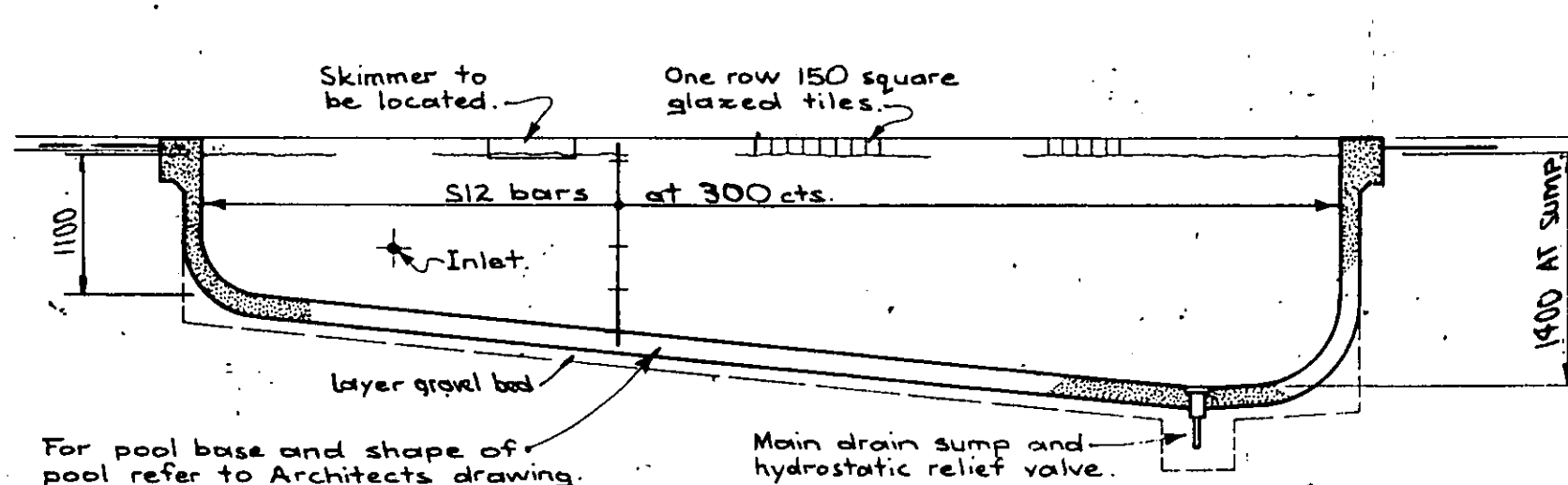
K.J. Curtis

K.J. CURTIS
 SECRETARY AND MANAGER

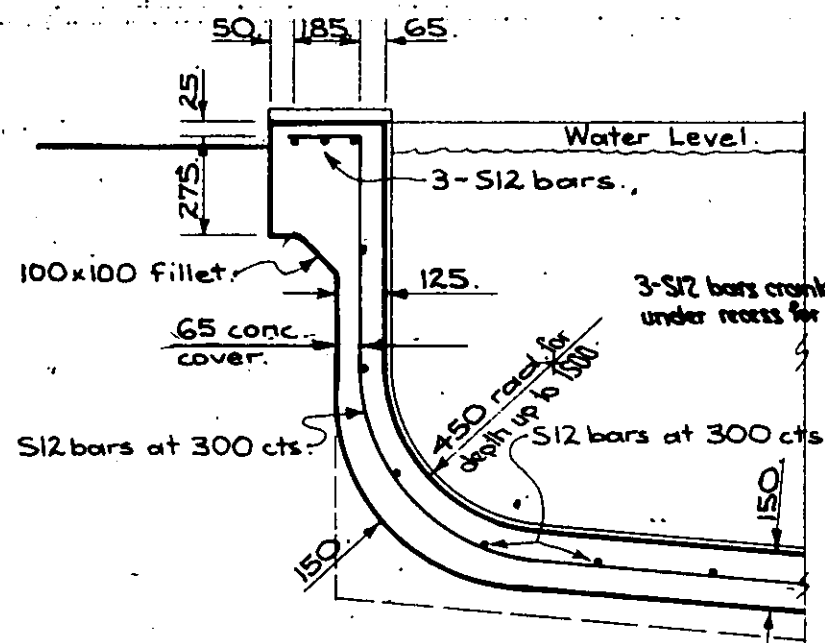
Date: 6/10/82

Address:

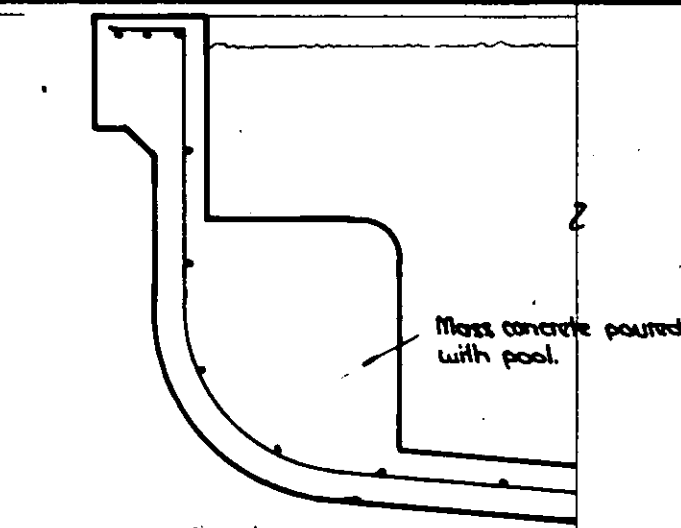




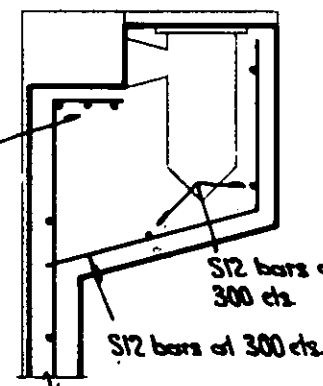
TYPICAL LONGITUDINAL SECTION.



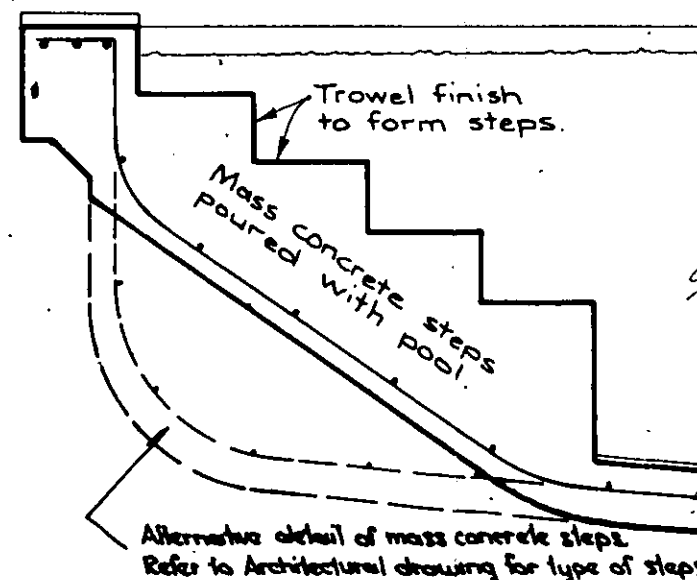
TYPICAL SHALLOW END SECTION.



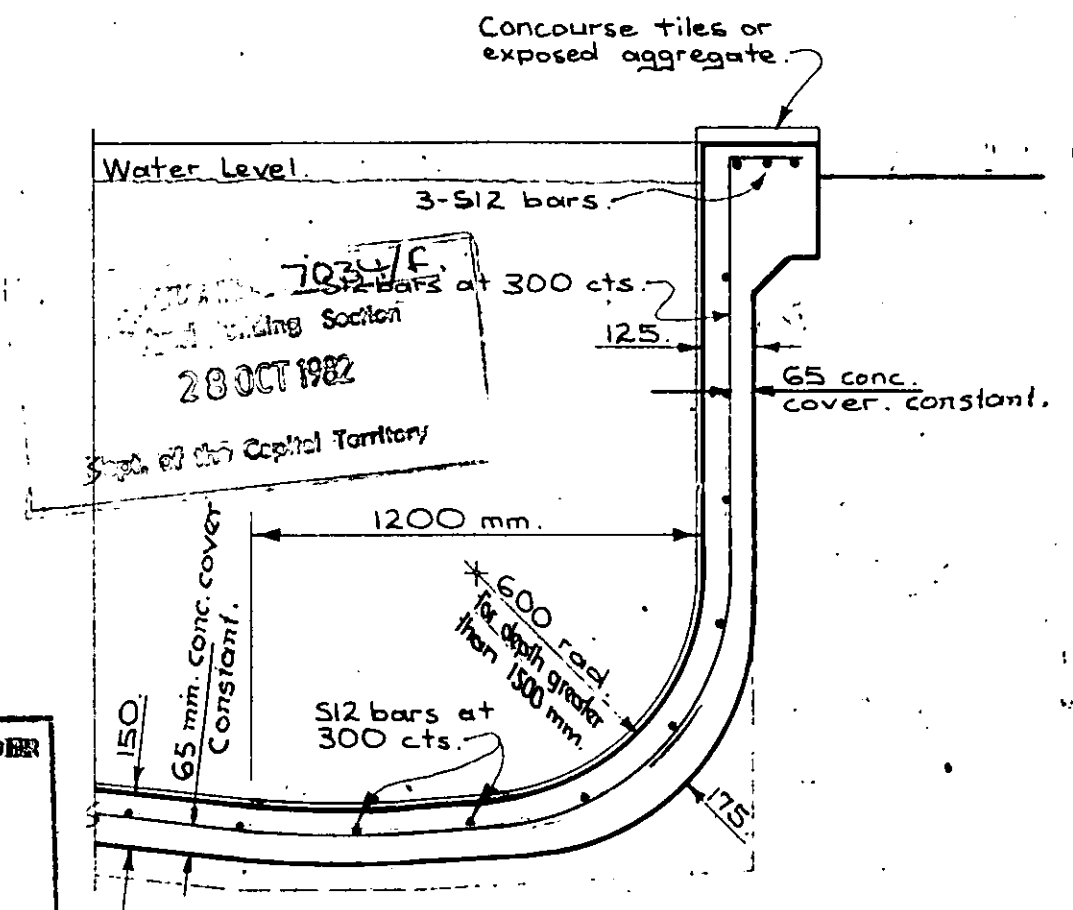
IF APPLICABLE —
TYPICAL SECTION - SWIM-OUT.
 For location see Architectural drawing.



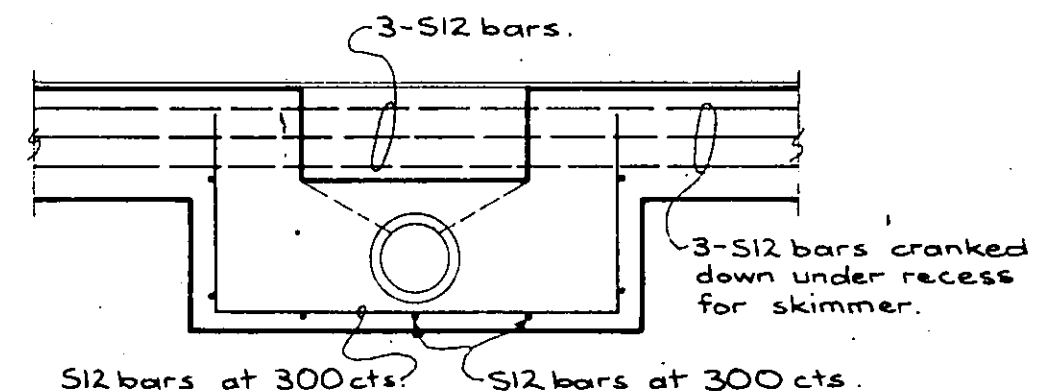
TYPICAL SKIMMER SECTION.



TYPICAL STEPS DETAIL.



TYPICAL DEEP END SECTION.



TYPICAL SKIMMER PLAN.

Concrete design strength to be 20 MPa.
 Maximum slump permissible to be 80 mm.

**PROPOSED SWIMMING POOL AT
 BLOCK 19, SECTION 41, WATSON, A.C.T.
 FOR Mr. & Mrs. K. FORD**

STRUCTURAL DETAILS.

Client: - Comp. Pools Distributions

Date: - October 1982

K.S. SELICK & ASSOCIATES.
 Consulting Civil & Structural Engineers.
 Thetis Court, Bougainville St.,
 Manuka, A.C.T. 959693.
 124 Best St., Wagga, N.S.W. 212181

Scale: - 1:50 & 1:20
 Checked: - K.S. SELLICK
 Drawn: - A.J.A.
 Dwg. No: - 4350-1

**ACT Building, Electrical and Plumbing Control**

GPO Box 1908, Canberra ACT 2601

Certificate of Occupancy and Use

Certificate No. **081611N1C1**

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

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

Builder ARINA POULAKIS	Suburb WATSON	Section 47	Block 19
Notice of Intention to Start Work Number 081611N1	Plan 081611/A		

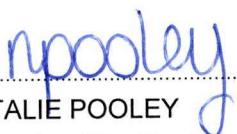
Building Work

Nature of Work	Project Item Description	Unit	Other Description	Class of Occupancy	Type of Construction
ADDITIONS TO	RESIDENCE		AND ALTERATIONS (INCLUDES PERGOLA)	1a(i) & 10	NA

Comments STAGE 1. THIS CERTIFICATE INCLUDES COURTYARD WALL AND FOOTINGS TO NW CORNER (BATH AND TERRACE)

Important note:

1. Residential building statutory warranties and residential insurance does not apply in relation to building work.
2. The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the Territory (including this Act) relating to the building or portion of the building.


NATALIE POOLEY
Delegate of the Registrar

14 / 10 / 2010
Date

ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE. DRAWING PRACTICE TO AS1100. BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. ALL WORK TO BCA AND RELEVANT SAA CODES.

Notes

Timber Durability

External - Above Ground - Exposed

Durability Class 1 or 2 timber with

sapwood removed or

preservative to H3

Softwood preservative treated to H3

Verge Management

No vehicles and/or materials

to be stored on the verge.

Easement check
ROADS ACT - PLAN APPROVED
The information contained in this plan complies with Roads ACT requirements and is subject to the following condition(s):

Please note: A failure to accurately locate Roads ACT stormwater, sub-soil drains or street lighting assets prior to the commencement of building works could result in damage and costs for which the property owner will be liable.

Date: 27.3.08

Signed:

AREA

EXISTING RESIDENCE - 169.3m²

PROPOSED ADDITION - 14.0m²

PROPOSED TERRACE - 5.1m²

PROPOSED PERGOLA - 9.5m²

BLOCK AREA - 753.7m²

SITE PLAN

PROTECTION OF VERGE TREES

ALL VERGE TREES ARE TO BE RETAINED AND KEPT UNDAMAGED
MAINTAIN PROTECTIVE ENCLOSURE CONSISTING OF CHAIN MESH PANELS AS COMPLETE ENCLOSURE AROUND EXISTING TREES

COURTYARD WALL CONSTRUCTION

NO STRIP FOOTINGS WITHIN THE TREE PROTECTION ZONE.

4.5m TREE PROTECTION ZONE FROM TRUNK

LAND (PLANNING AND ENVIRONMENT) ACT 1991

APPROVAL GRANTED

PURSUANT TO SECTION 230
SUBJECT TO THE CONDITIONS SET OUT IN THE
NOTICE OF DECISION
PURSUANT TO SECTION 245

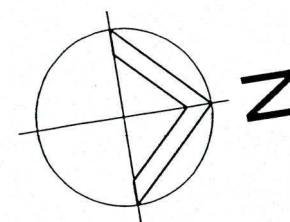
Delegate name MICHAELA WATTS

Date 15/2/2008

Plan No: 081611/A

- 5 MAY 2008

RECEIVED
ACT Planning & Land Authority



ATTENTION

THE APPROVED PLAN MUST BE
READ IN CONJUNCTION WITH
ALL CONDITIONS SET OUT IN
THE APPROVAL LETTER.

E1	courtyard wall extended	17.01.08
E2	note added to plan	17.01.08
E3	verge tree added	17.01.08
D	development approval	18.10.07
C	DA revisions	12.09.07
B	development approval	10.09.07
A	design study 01	07.09.07
issue	amendment	date

ollie studio

PO Box 6297
O'CONNOR ACT 2602
0414 843 293
tara@olliestudio.com.au

project: Additions + Alterations
at: 119 Irvine Street
for: Exclusive Space
title: Site Plan

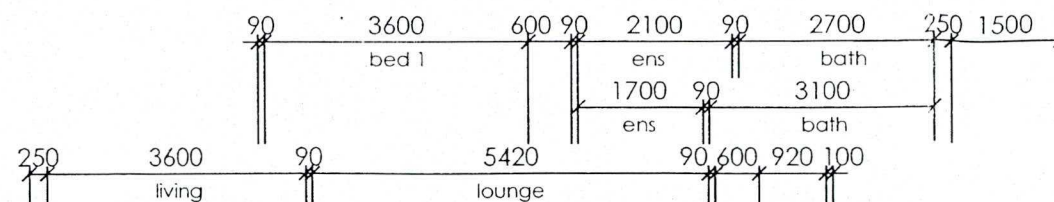
scale: 1:200 @ A3

drawn: TLP | sheet: 1 of 4

dwg: J177BA1A | revision: E

block	section	suburb
19	47	WATSON

All windows, doors, gates, fencing and all access related to the existing pool shall be constructed in accordance with AS1926.1



Sliding doors open to pool area
to be self closing.

Provide glazed external door to kitchen.

Builder to refer to engineers details to position footing for verandah columns and bracing.

1 MAY 2008
2 OF 5
Date issued

**BUILDING
APPROVAL**

Issued under s.28 of
the *Building Act 2004*

**BCA CERTIFIERS
AUSTRALIA PTY LTD**

Lic. No: 200714

R J Foley

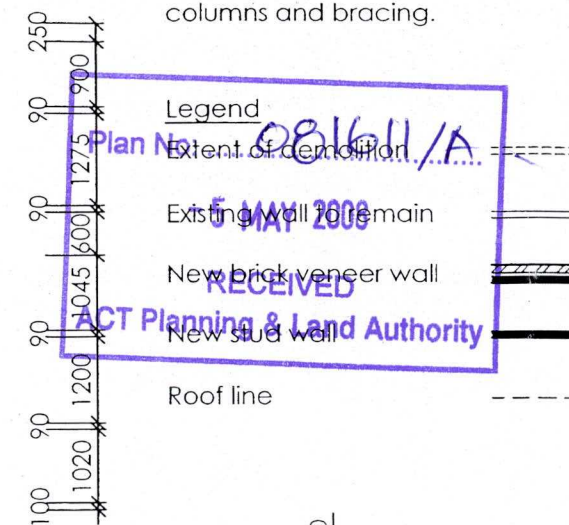
Plan No. 081611/A

Existing wall to remain

New brick veneer wall

Planning & Land Authority

Roof line



APPROVAL GRANTED

PURSUANT TO SECTION 230
SUBJECT TO THE CONDITIONS SET OUT IN THE
NOTICE OF DECISION
PURSUANT TO SECTION 245

Delegate name MICHAELA WATTS

Date 15/2/2008

E1	courtyard wall extended	17.01.08
E2	note added to plan	17.01.08
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D	development approval	18.10.07
C	DA revisions	12.09.07
B	development approval	10.09.07
A	design study 01	07.09.07
issue	amendment	date

ollie studio



PO Box 6297
O'CONNOR ACT 2602
0414 843 293
tara@olliestudio.com.au

project: Additions + Alterations
at: 119 Irvine Street
for: Exclusive Space
title: Floor Plan

scale: 1:100 @ A3

drawn: TLP	sheet: 2 of 4
------------	---------------

dwg: J177BA2A	revision: E
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block	section	suburb
19	47	WATSON

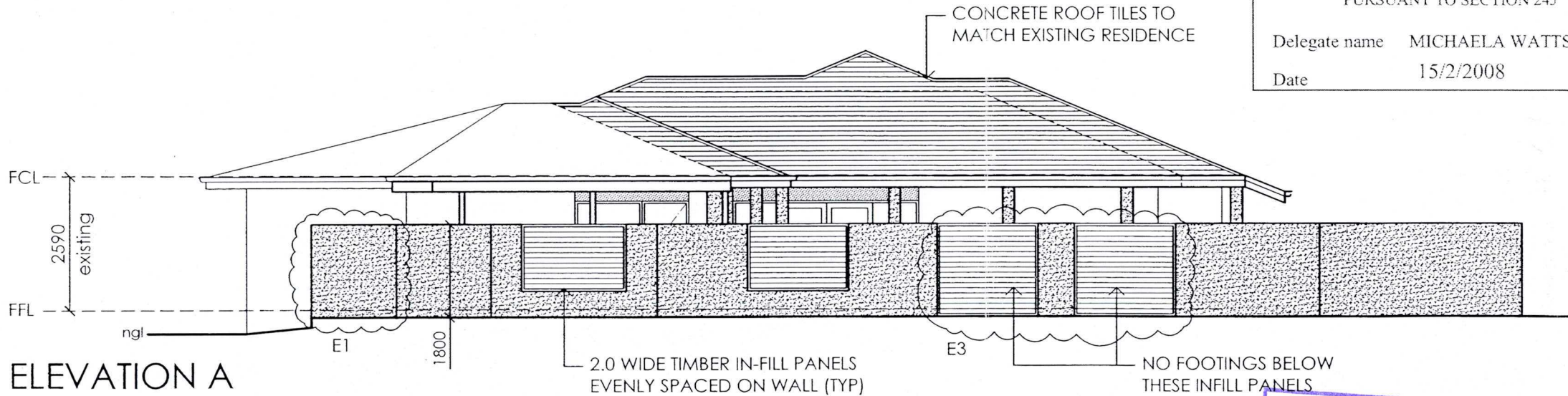
FLOOR PLAN

"PLANNING APPROVAL"



ELEVATION A
COURTYARD WALL ONLY PARTLY SHOWN FOR CLARITY

LAND (PLANNING AND ENVIRONMENT) ACT 1991
APPROVAL GRANTED
PURSUANT TO SECTION 230
SUBJECT TO THE CONDITIONS SET OUT IN THE
NOTICE OF DECISION
PURSUANT TO SECTION 245
Delegate name MICHAELA WATTS
Date 15/2/2008

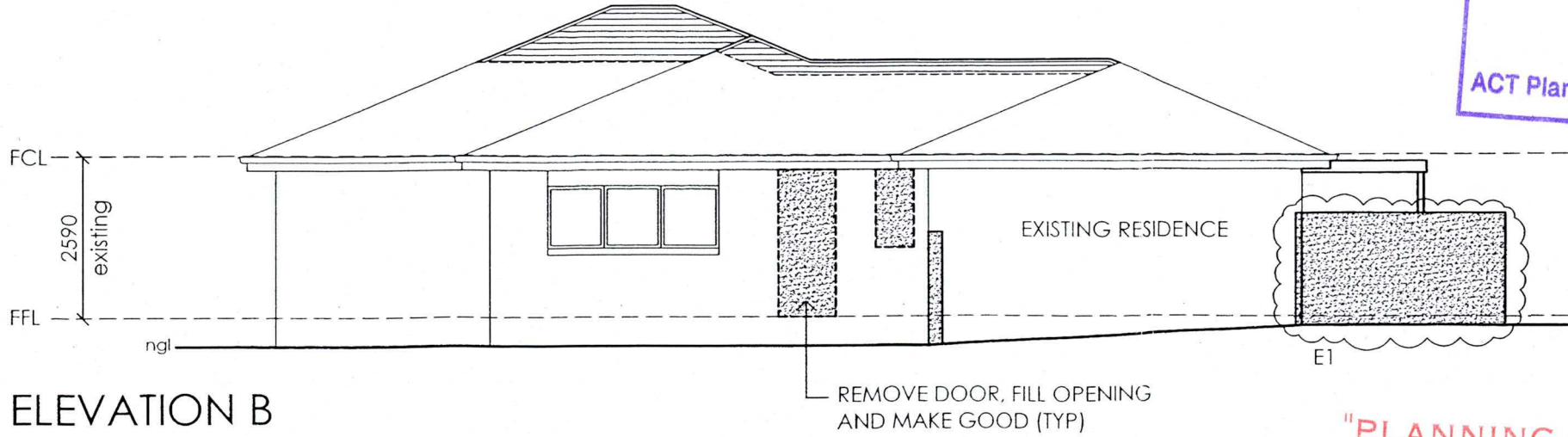


ELEVATION A
SHOWING COURTYARD WALL

E1	courtyard wall extended	17.01.08
E2	note added to plan	17.01.08
E3	verge tree added	17.01.08
D	development approval	18.10.07
C	DA revisions	12.09.07
B	development approval	10.09.07
A	design study 01	07.09.07
issue	amendment	date

Plan No: 081611/A
- 5 MAY 2008
RECEIVED
ACT Planning & Land Authority

ollie studio
PO Box 6297
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0414 843 293
tara@olliestudio.com.au

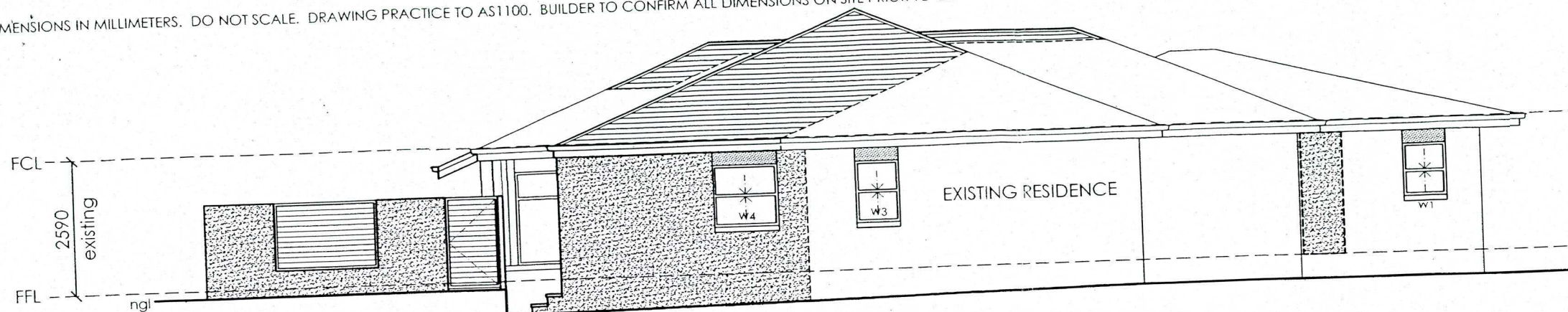


ELEVATION B

"PLANNING APPROVAL"

project:	Additions + Alterations	
at:	119 Irvine Street	
for:	Exclusive Space	
title:	Elevations	
scale: 1:100 @ A3		
drawn: TLP	sheet: 3 of 4	
dwg: J177BA3A	revision: E	
block	section	suburb
19	47	WATSON

ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE. DRAWING PRACTICE TO AS1100. BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. ALL WORK TO BCA AND RELEVANT SAA CODES.



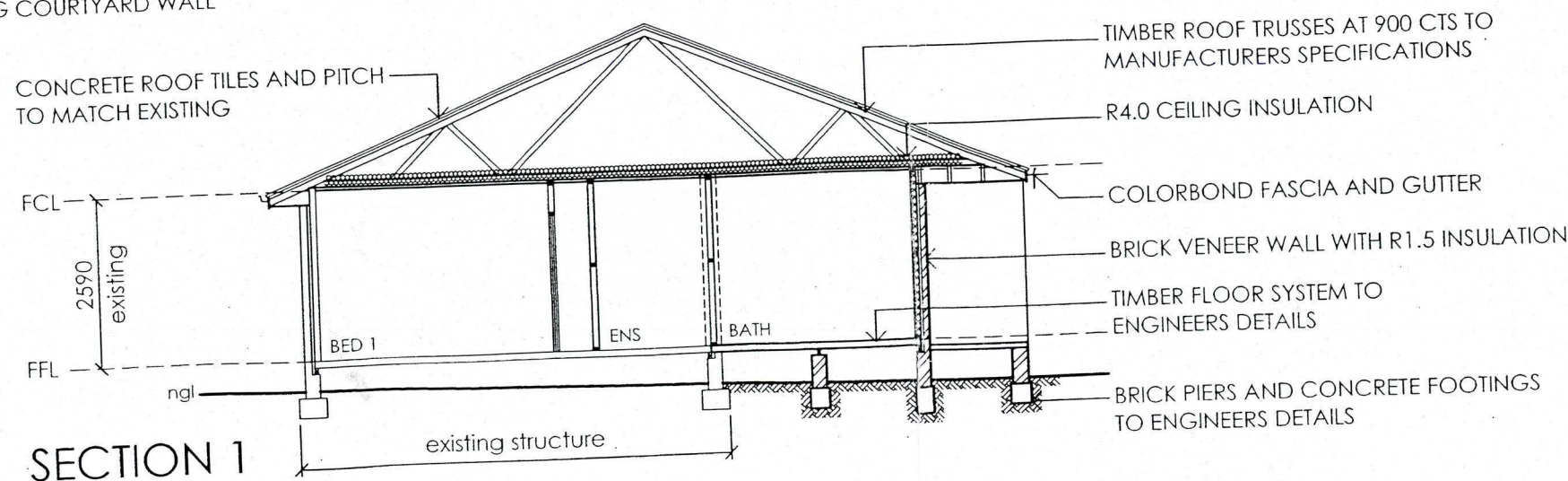
ELEVATION C



ELEVATION D
COURTYARD WALL NOT SHOWN FOR CLARITY



ELEVATION D
SHOWING COURTYARD WALL



LAND (PLANNING AND ENVIRONMENT) ACT 1991
APPROVAL GRANTED
PURSUANT TO SECTION 230
SUBJECT TO THE CONDITIONS SET OUT IN THE
NOTICE OF DECISION
PURSUANT TO SECTION 245
Delegate name MICHAELA WATTS
Date 15/2/2008

"PLANNING APPROVAL"

Plan No: 081611A
- 5 MAY 2008
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ACT Planning & Land Authority



1 MAY 2008
4 OF 5
APPROVAL
Issued under s.28 of
the Building Act 2004
BCA CERTIFIERS
AUSTRALIA PTY LTD
Lic. No: 200714
R J Foley

issue	amendment	date
E1	courtyard wall extended	17.01.08
E2	note added to plan	17.01.08
E3	verge tree added	17.01.08
D	development approval	18.10.07
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B	development approval	10.09.07
A	design study 01	07.09.07

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tara@olliestudio.com.au

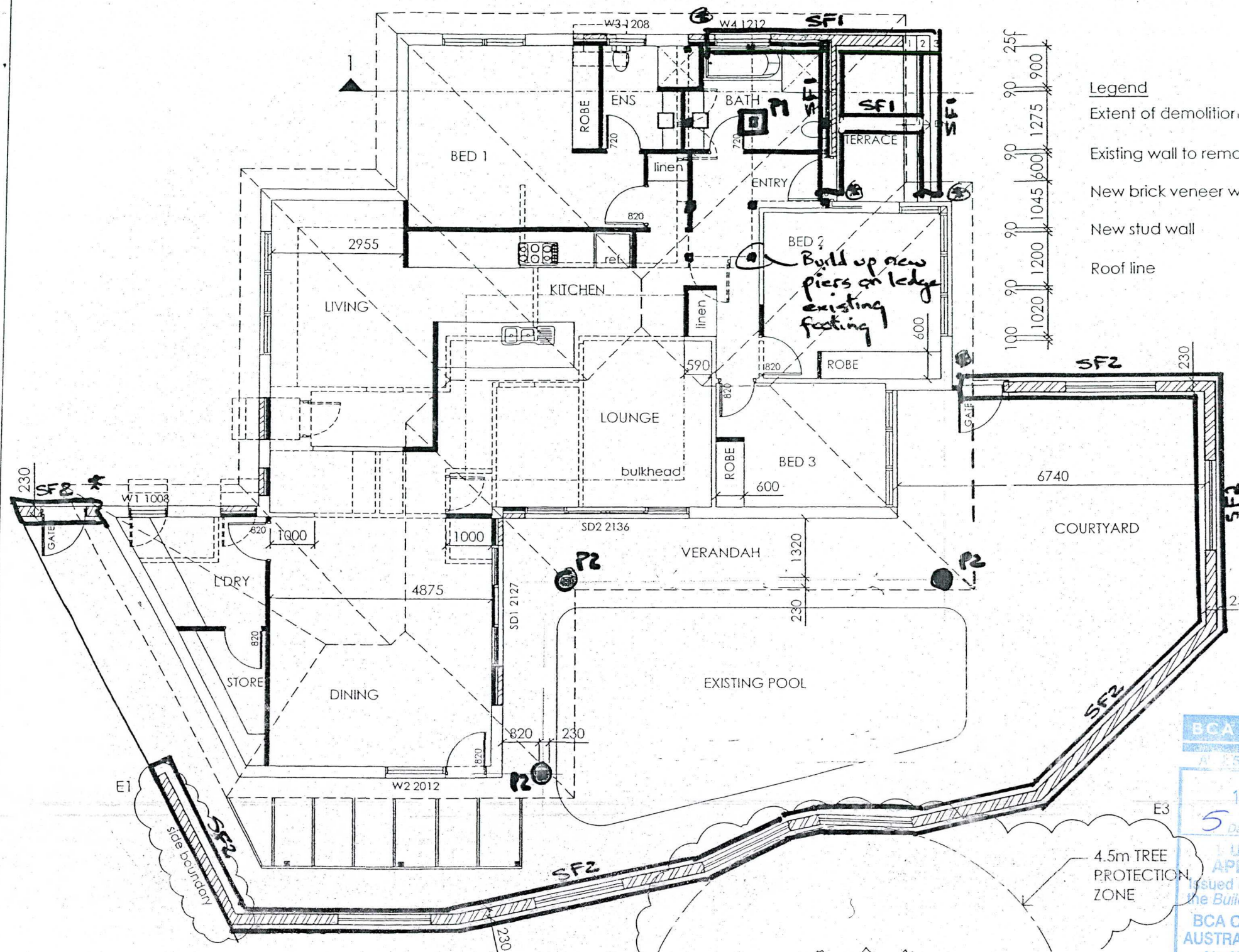
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at: 119 Irvine Street
for: Exclusive Space
title: Elevations + Section

scale: 1:100 @ A3

drawn: TLP | sheet: 4 of 4

dwg: J177BA4A | revision: E

block	section	suburb
19	47	WATSON



- Legend
- Extent of demolition
 - Existing wall to remain
 - New brick veneer wall
 - New stud wall
 - Roof line

FOOTING PLAN

FOOTINGS

- The builder at all times during the course of construction, maintain the existing structure in a stable condition.
- Footings shall be founded on firm undisturbed natural ground with a maximum design bearing pressure of 150kPa.
- Minimum founding depth into natural ground shall be 600mm.
- Footings have been designed to accord with AS 2870 for an "M" class site.

If material better than moderately reactive soils are encountered when bulk excavations and detailed excavations are carried out the footings may then be adjusted by the engineer to accord with the requirements of the revised site classification.

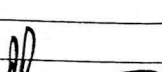
- All strip footings to be SF1 unless otherwise noted
 - SF1 500mm deep x 300mm wide, reinforced with 3-L11TM top & bottom
 - SF2 400mm deep x 450mm wide, reinforced with 4-L11TM top & bottom

Cover to reinforcement in strip footings 40mm.

- Where new footing abuts existing footing drill and grout 2N16 dowels x 400mm long at least 100mm into existing. Noted * on plan.
- Pad footings "P1" for floor framing to be 450mm square mass concrete or 450 diameter bored piers founded 650mm into natural ground.
- Pad footings for verandah columns "P2" to be 400mm bored piers carried down to 300mm below in invert level of the pool. Reinforce piers with 4N12 bars and R6 ligatures at 450mm ccs, 75 cover.
- Concrete to footings grade N25. Concrete for blinding under footings if required to be grade N10. Concrete to footings to be adequately vibrated in accordance with AS2870.
- No walls are to act as retaining walls unless constructed in accordance with the detail of the typical masonry gravity or random rock retaining walls.

Plan No: 081611/A
 - 5 MAY 2008
 RECEIVED
 ACT Planning & Land Authority

BCA Certified
 1 MAY 2008
 5 OF 5
 BUILDING APPROVAL
 Issued under s.28 of the Building Act 2004
 BCA CERTIFIERS AUSTRALIA PTY LTD
 Lic. No: 200714
 R J Foley

			PROJECT: POULAKIS ROAD ALTS 19/47 WATSON	DRAWING TITLE: FOOTING PLAN	 CONSULTING ENGINEERS	DATE: April 08
						DRAWN: RDR
						SCALE: 1:100
						JOB No: CRO80201
						DRAWING No/Rev: S1
30.4.08	A	BA issue 		All dimensions to be verified on site before making any shop drawings or commencing any work. The copyright of this drawing remains with Northrop Engineers PTY LTD.	Tel (02) 6285 1822 Fax (02) 6285 1863 Canberra Sydney Newcastle Wollongong Northrop Engineers Pty Ltd ABN 82 064 775 088	
DATE	REVISION	ISSUE AMMENDMENT				

INSPECTION RECORD

Ph. (02) 6285 1199

Fax. (02) 6285 2795

BUILDER

Ms A Poulakis
119 Irvine St
WATSON ACT 2602

Faxed

PROJECT SUBURB WATSON BLOCK 19 SECTION 4
PROJECT ADDRESS 119 Irvine St
PROJECT DESCRIPTION Alts and addr PLAN NUMBER 08956/A

INSPECTION STAGE

- ☐ Footings ☐ Storm water ☐ Slab ☐ Reinforced Concrete Member
☐ Presheet ☒ Final ☐ Other

As a result of this inspection I certify the building work stage complies

with Section 42 of the Building Act 2004 ☒ Yes (see General Remarks, if any) ☐ No (see directions)

REINSPECTION REQUIRED

☐ Yes ☒ No

AMENDED PLANS REQUIRED

☐ Yes

The following directions are provided to achieve compliance:

1. SURVEY REPORT IS REQUIRED @ DPC STAGE

All work was completed prior to permit
expiry.

NOTE: The amended plan requested on
22/2/09 is not required as the windows
in the laundry were existing and
unchanged

the other changes noted were minor
inter-act changes to layout of laundry,
Bed 2 and 3 cupboards, and are exempt
work.

PROVIDE CERTIFICATIONS & CLEARANCES AT EACH STAGE OF BUILDING WORK IN ACCORDANCE
WITH "SCHEDULE A" OF THE BUILDING APPROVAL LETTER. SEE OVER FOR LIST OF CERTIFICATES

CERTIFIED ☐ BCA CERTIFIERS AUST. PTY LTD 200714BY: ☐ I ANLEZARK LIC NO 199816240☐ R J FOLEY LIC NO 200216270☐ C J YOUNG LIC NO 19905162

REFERENCED DOCUMENTATION/PLANS:

APPROVAL LAPSE DATE

INSPECTED

BY:

R J Foley

DATE: 1.1.10

ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE. DRAWING PRACTICE TO AS1100. BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. ALL WORK TO BCA AND RELEVANT SAA CODES.

Notes
Timber Durability
 External - Above Ground - Exposed
 Durability Class 1 or 2 timber with
 sapwood removed or
 preservative to H3

Softwood preservative treated to H3

Verge Management
 No vehicles and/or materials
 to be stored on the verge.

AREA
 EXISTING RESIDENCE - 169.3m²
 PROPOSED ADDITION - 14.0m²
 PROPOSED TERRACE - 5.1m²
 PROPOSED PERGOLA - 9.5m²

BLOCK AREA - 753.7m²

SITE PLAN

PROTECTION OF VERGE TREES
 ALL VERGE TREES ARE TO BE RETAINED AND
 KEPT UNDAMAGED
 MAINTAIN PROTECTIVE ENCLOSURE
 CONSISTING OF CHAIN MESH PANELS AS
 COMPLETE ENCLOSURE AROUND EXISTING
 TREES

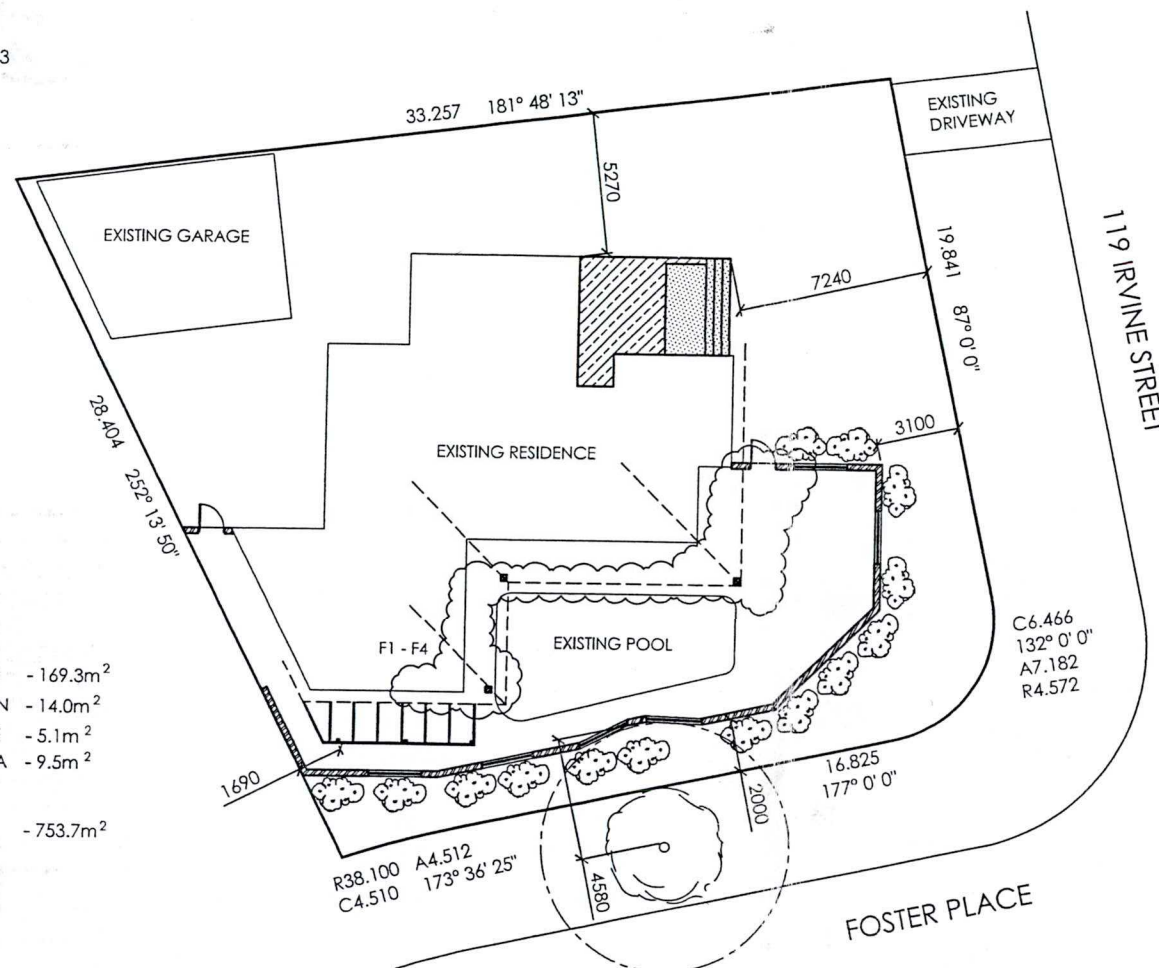
COURTYARD WALL CONSTRUCTION
 NO STRIP FOOTINGS WITHIN
 THE TREE PROTECTION ZONE.

4.5m TREE PROTECTION
 ZONE FROM TRUNK

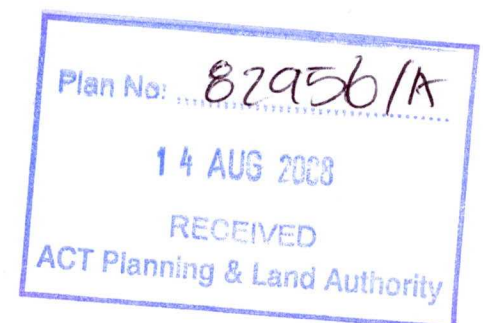
PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY

Delegate name MICHAELA WATTS

Date 17/7/2008



<table border="1"> <tr> <td>F</td> <td>as noted on floor plan</td> <td>01.04.08</td> </tr> <tr> <td>E1</td> <td>courtyard wall extended</td> <td>17.01.08</td> </tr> <tr> <td>E2</td> <td>note added to plan</td> <td>17.01.08</td> </tr> <tr> <td>E3</td> <td>verge tree added</td> <td>17.01.08</td> </tr> <tr> <td>D</td> <td>development approval</td> <td>18.10.07</td> </tr> <tr> <td>C</td> <td>DA revisions</td> <td>12.09.07</td> </tr> <tr> <td>B</td> <td>development approval</td> <td>10.09.07</td> </tr> <tr> <td>A</td> <td>design study 01</td> <td>07.09.07</td> </tr> <tr> <td>issue</td> <td>amendment</td> <td>date</td> </tr> </table>		F	as noted on floor plan	01.04.08	E1	courtyard wall extended	17.01.08	E2	note added to plan	17.01.08	E3	verge tree added	17.01.08	D	development approval	18.10.07	C	DA revisions	12.09.07	B	development approval	10.09.07	A	design study 01	07.09.07	issue	amendment	date
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ollie studio 																												
PO Box 6297 O'CONNOR ACT 2602 0414 843 293 tara@olliestudio.com.au																												
project: Additions + Alterations at: 119 Irvine Street for: Exclusive Space title: Site Plan																												
scale: 1:200 @ A3																												
drawn: TLP	sheet: 1 of 5																											
dwg: J177BA1B	revision: F																											
block 19	section 47																											
suburb WATSON																												



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Note
All windows, doors, gates, fencing and all access related to the existing pool shall be constructed in accordance with AS1926.1

Amendments
G1- sliding door width increased.
G2- W2 changed to fixed panel.
G3- wdw deleted, sliding door + landing added.
G4- courtyard wall revised.
G5- W4 added.

Construction Notes

All doors, gates, windows, courtyard wall elements and fencing providing access to pool area to be in accordance with AS1926.1.

Provide glazed external door to kitchen.

Builder to refer to engineers details to position footing for verandah columns and bracing.

Legend

Extent of demolition -----
Existing wall to remain =====
New brick veneer wall [hatched]
New stud wall [solid]
Roof line [dashed]

12 NOV 2008
Date Issued 2
BUILDING APPROVAL
is amended under
s.32 of the Building
Act 2004
BCA CERTIFIERS
AUSTRALIA PTY LTD
Lic. No: 200714
SLL

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
PURSUANT TO SECTION 198
IN RESPECT OF THE NOMINATED
AMENDMENTS ONLY

Delegate name MICHAELA WATTS

Date 29/9/2008

Plan No: 082956/A

13 NOV 2008

G	as noted on floor plan	05.08.08
F	as noted on floor plan	01.04.08
E1	courtyard wall extended	17.01.08
E2	note added to plan	17.01.08
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A	design study 01	07.09.07
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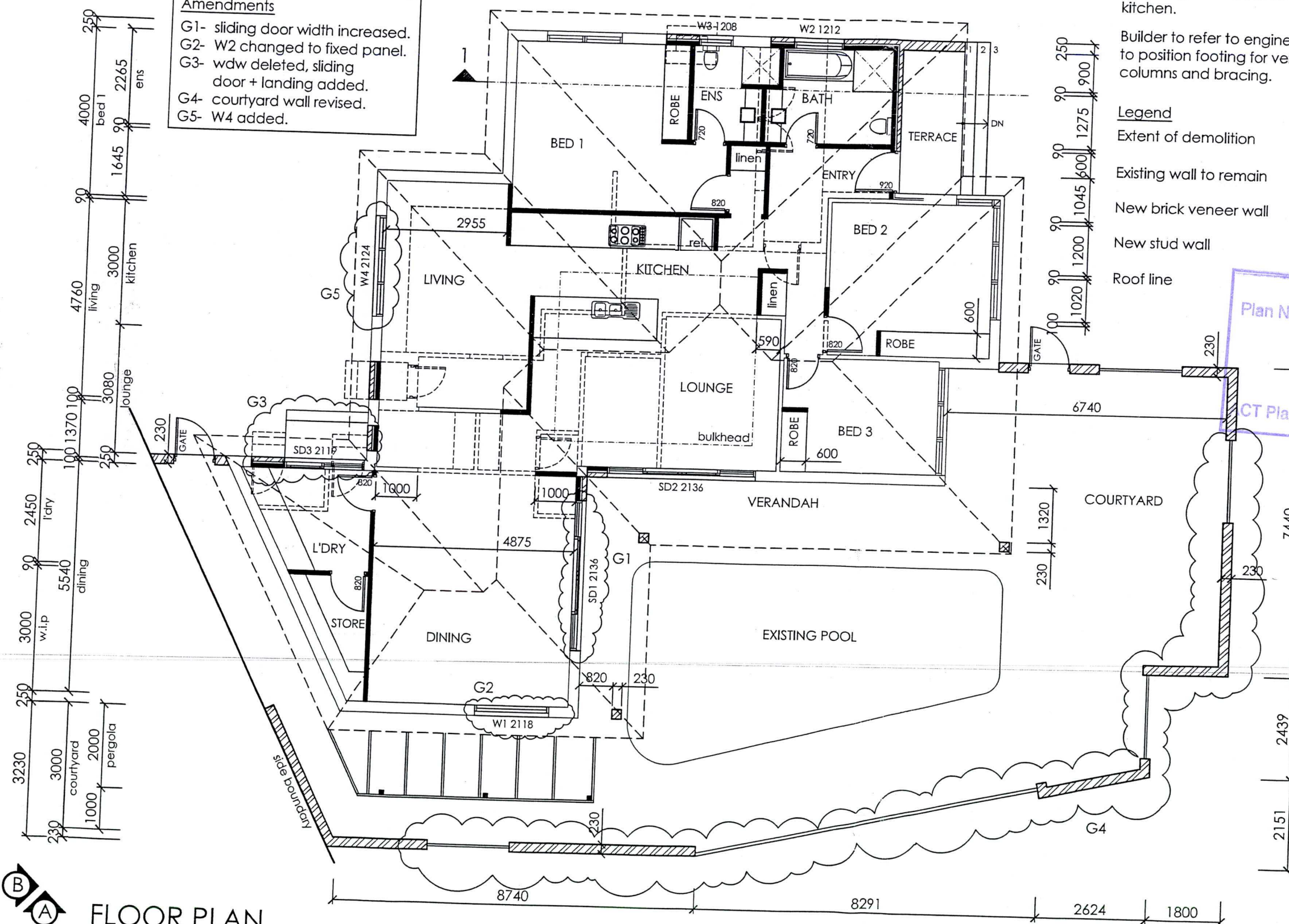
project: Additions + Alterations
at: 119 Irvine Street
for: Exclusive Space
title: Floor Plan

scale: 1:100 @ A3

drawn: TLP sheet: 2 of 5

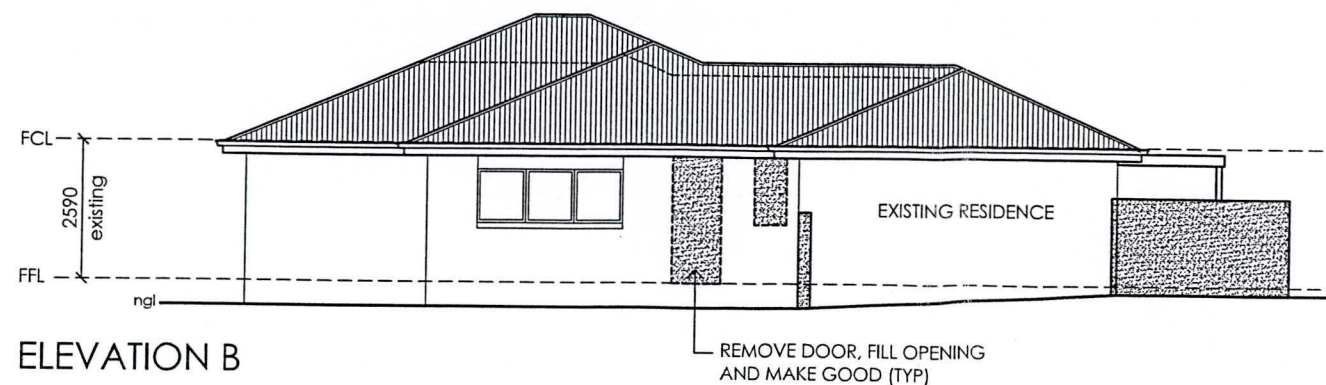
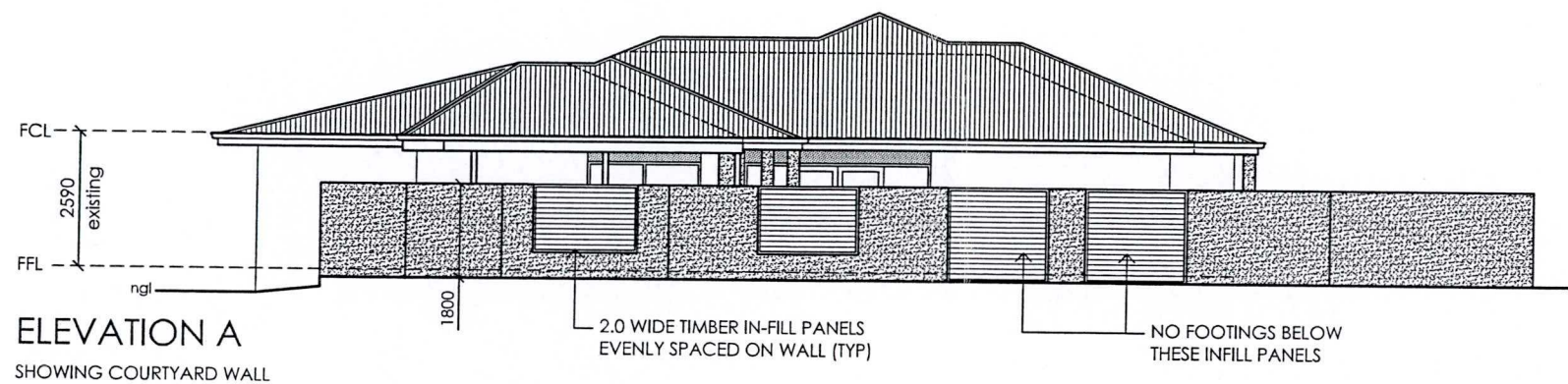
dwg: J177BA2B revision: G

block	section	suburb
19	47	WATSON



FLOOR PLAN
for assessment

ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE. DRAWING PRACTICE TO AS1100. BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. ALL WORK TO BCA AND RELEVANT SAA CODES.



F	as noted on floor plan	01.04.08
E1	courtyard wall extended	17.01.08
E2	note added to plan	17.01.08
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O'CONNOR ACT 2602
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project: Additions + Alterations
at: 119 Irvine Street
for: Exclusive Space
title: Elevations

scale: 1:100 @ A3

drawn: TLP sheet: 3 of 5

dwg: J177BA3B revision: F

block	section	suburb
19	47	WATSON



13 AUG 2008

Date issued

BUILDING APPROVAL

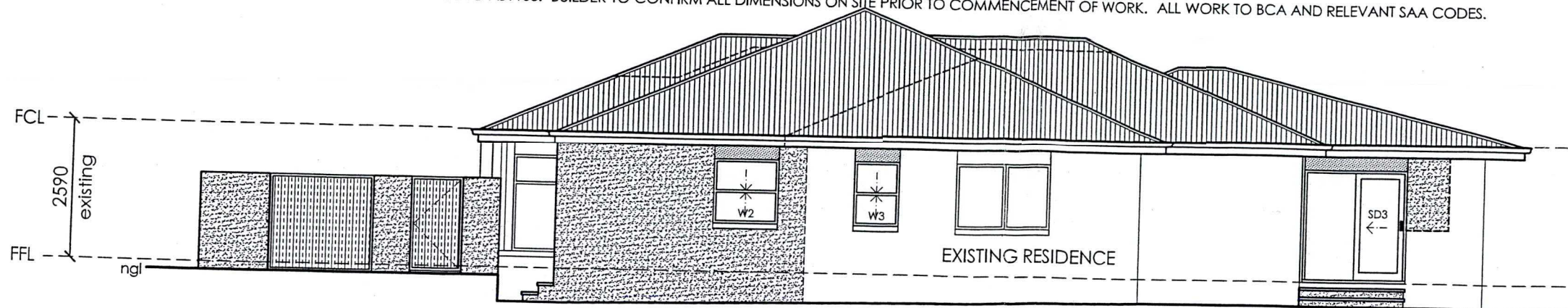
Issued under s.28 of the Building Act 2004

BCA CERTIFIERS AUSTRALIA PTY LTD

Lic. No: 200714

R J Foley



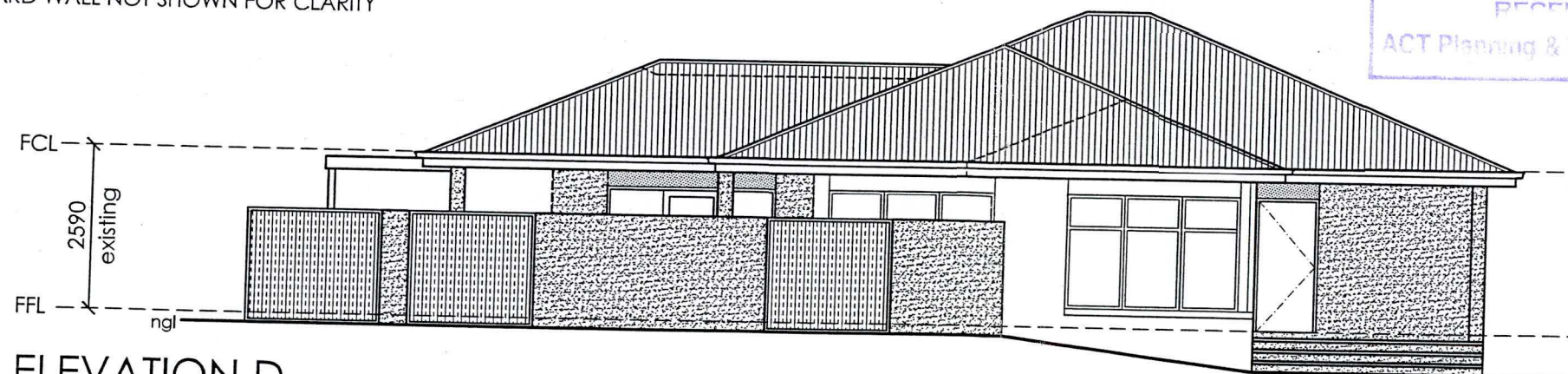


ELEVATION C



ELEVATION D

COURTYARD WALL NOT SHOWN FOR CLARITY



ELEVATION D

SHOWING COURTYARD WALL

Plan No: 082956/A
13 NOV 2008
RECEIVED
ACT Planning & Land Authority



G	as noted on floor plan	05.08.08
F	as noted on floor plan	01.04.08
E1	courtyard wall extended	17.01.08
E2	note added to plan	17.01.08
E3	verge tree added	17.01.08
D	development approval	18.10.07
C	DA revisions	12.09.07
B	development approval	10.09.07
A	design study 01	07.09.07
issue	amendment	date

ollie studio

PO Box 6297
O'CONNOR ACT 2602
0414 843 293
tara@olliestudio.com.au

project: Additions + Alterations
at: 119 Irvine Street
for: Exclusive Space
title: Elevations + Section

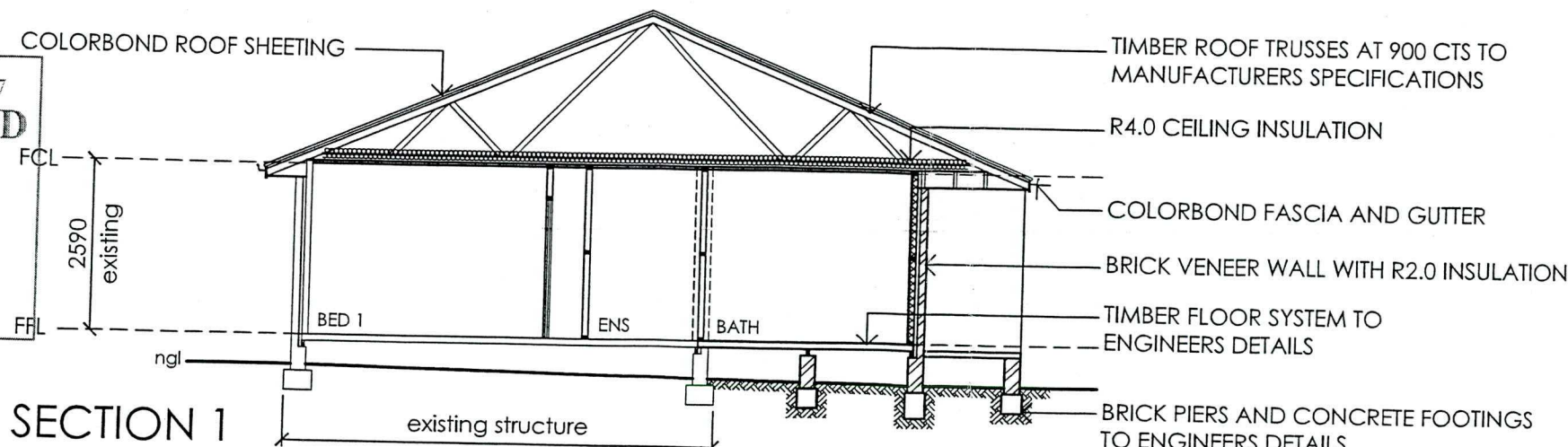
scale: 1:100 @ A3

drawn: TLP | sheet: 4 of 5

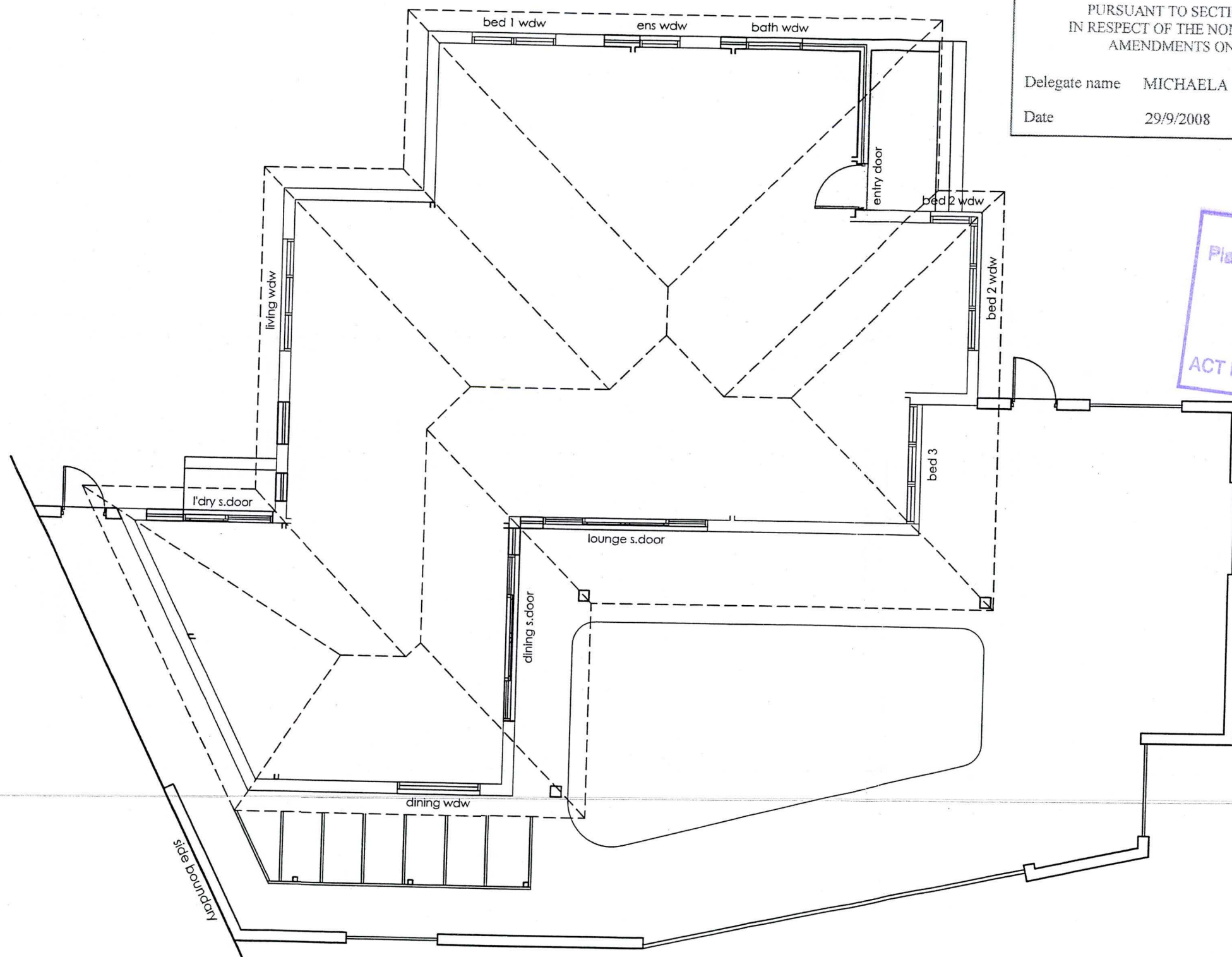
dwg: J177BA4B | revision: G

block	section	suburb
19	47	WATSON

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
PURSUANT TO SECTION 198
IN RESPECT OF THE NOMINATED
AMENDMENTS ONLY
Delegate name MICHAELA WATTS
Date 29/9/2008



SECTION 1



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY
 Delegate name MICHAELA WATTS
 Date 29/9/2008

Plan No:
 13 NOV 2008
 RECEIVED
 ACT Planning & Land Authority

119,7'S 7'6"
 12 NOV 2008
 Date Issued 5
BUILDING APPROVAL
 is amended under
 s.32 of the Building
 Act 2004
 BCA CERTIFIERS
 AUSTRALIA PTY LTD
 Lic. No: 200714
 SLL

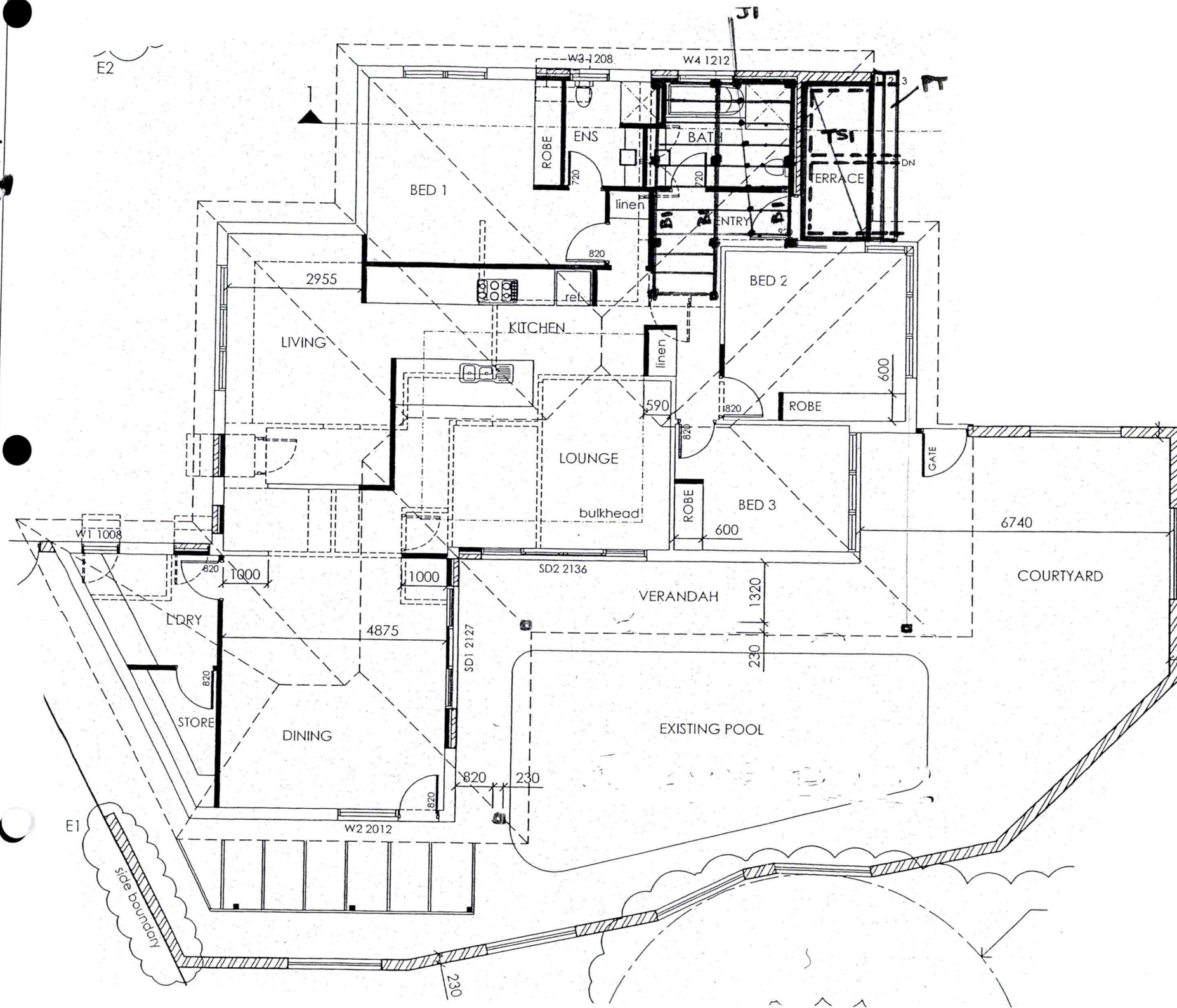
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F	as noted on floor plan	01.04.08
E1	courtyard wall extended	17.01.08
E2	note added to plan	17.01.08
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A	design study 01	07.09.07
issue	amendment	date

ollie studio
 PO Box 6297
 O'CONNOR ACT 2602
 0414 843 293
 tara@olliestudio.com.au

project: Additions + Alterations
 at: 119 Irvine Street
 for: Exclusive Space
 title: Floor Plan

scale: 1:100 @ A3
 drawn: TLP | sheet: 5 of 5
 dwg: J177BA5B | revision: G
 block | section | suburb
 19 | 47 | WATSON

FLOOR PLAN
 for public register + notification



FLOOR & SLAB PLAN

FLOOR FRAMING

- The floor framing shall be constructed in accordance with the contract drawings and comply with the requirements of AS1720 & AS1684.
- Design live loads are 1.5kPa.
- The framing shall be as per the schedule below:

Mark	Member	Comments
B1	2/120 x 35 MGP10	Continuous bearers
J1	90 x 45 MGP10	Joists at 450mm ccs

TERRACE SLAB

- Design live loads are 2.0kPa.
- Slab TS1 shall be 100mm thick, reinforced with SL82 mesh, 30mm bottom cover and formed on fill as formwork or lost formwork and supported upon flanking brickwork as shown.
- Precast concrete treads PT shall be supported upon masonry walls below to standard detail.
- Isolate edge slab and masonry walls with 10mm Ableflex foam strip.
- Concrete to slabs grade N25
- Adequately cure the slab by spraying with an approved curing agent or by other approved method

Plan No: **829561A**
14 AUG 2008
 DISCOVERED
 Planning & Land Authority

13 AUG 2008
 APPROVAL
 under s.28 of
 the Building Act 2004
**BCA CERTIFIERS
 AUSTRALIA PTY LTD**
 Lic. No: 200714
R J Foley

PROJECT:
**PULAKIS ROAD ALTS
 19/47 WATSON**

DRAWING TITLE:
**FLOOR FRAMING &
 SLAB PLAN**

All dimensions to be verified on site before making any shop drawings or commencing any work. The copyright of this drawing remains with Northrop Engineers PTY LTD.

NORTHROP
 CONSULTING ENGINEERS

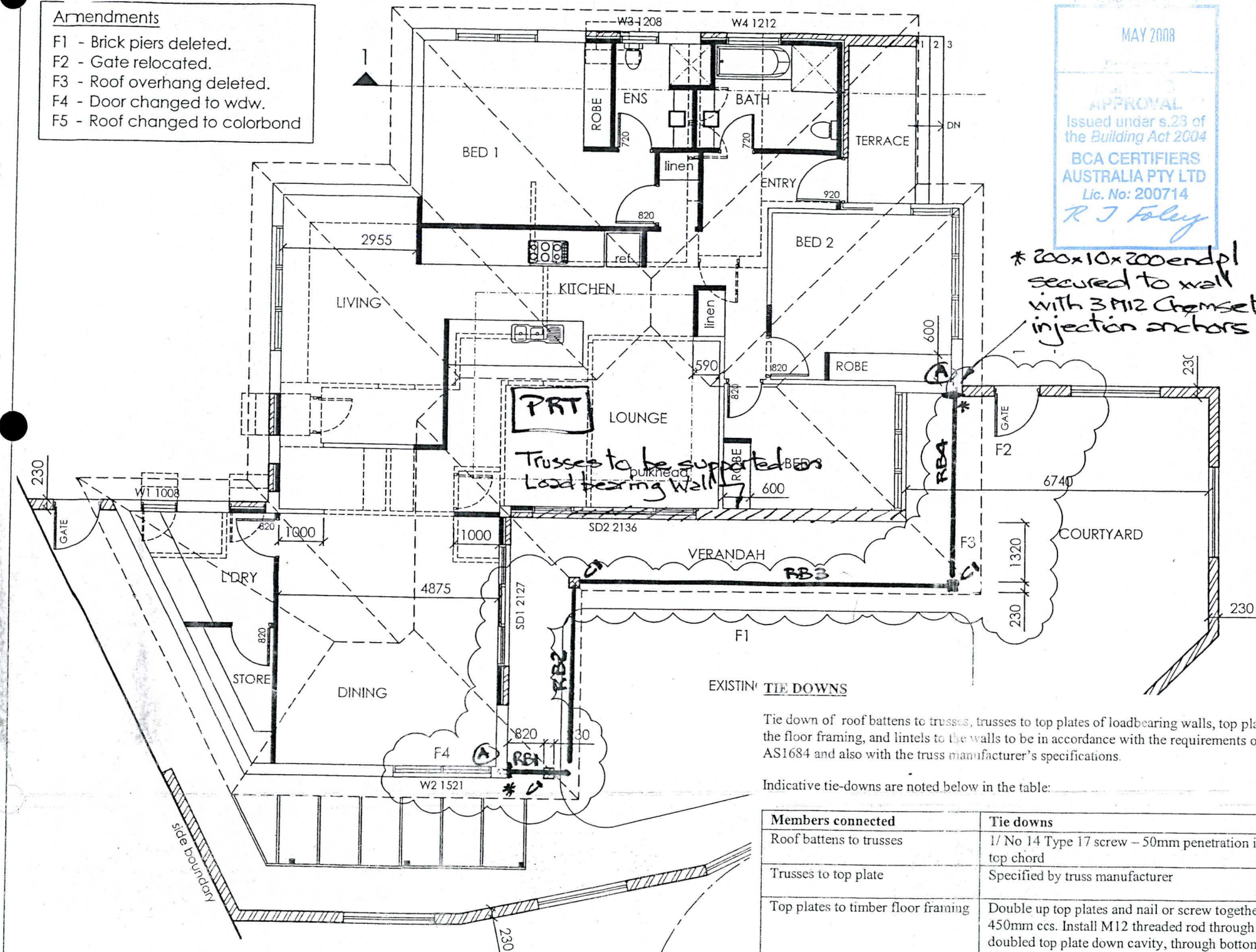
Tel (02) 6285 1822 Fax (02) 6285 1863
 Canberra Sydney Newcastle Wollongong
 Northrop Engineers Pty Ltd ABN 82 064 775 088

DATE: **April 08**
 DRAWN: **RDR**
 SCALE: **1:100**
 JOB No: **CRO80201**
 DRAWING No/Rev: **S2**

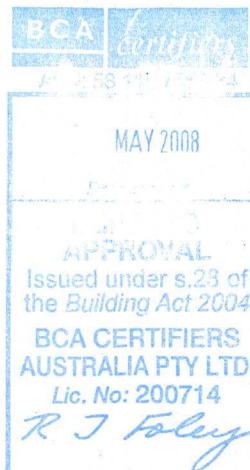
30.4.08	A	BA issue <i>May</i>
DATE	REVISION	ISSUE AMMENDMENT

Amendments

- F1 - Brick piers deleted.
- F2 - Gate relocated.
- F3 - Roof overhang deleted.
- F4 - Door changed to wdw.
- F5 - Roof changed to colorbond



ROOF FRAMING PLAN



* 200x10x200 end pl secured to wall with 3 M12 Chemset injection anchors

ROOF FRAMING

- The builder shall be responsible for maintaining the new roof and remaining walls in a stable condition at all times during the construction work.
- The builder shall notify the engineer if any additional roof beams that are required once the truss manufacturer designs the trusses. Design, configuration, erection, tie downs and bracing of the trusses shall accord with the requirements of the truss manufacturer's specifications and also AS1684 & A4440 - Installation of gang-nail timber trusses.
- Because the tiled clad cut roof is being removed and replaced with proprietary timber roof trusses and a metal deck roof, the supporting stud walls will not be compliant with the tie-down requirements of the BCA. We therefore have to provide anchorage of the top plate down to the floor framing so that it can accommodate the uplift loads imposed upon the roof. Refer to details of the required anchorage.

- Design live loads for the roof in accordance with the requirements of AS 1170 parts 1 and 2 are:

Live load - 0.25kPa
Wind load - Basic wind speed (V_u max) = 50m/s
Terrain category = 2 Internal pressure coeff = 0.3

- Members:

Mark	Member	Comments
RB1 - 4	180PFC	Roof beams supporting extension of roof trusses over pool verandah. Seat on top of C1's and then CFW.
PRT	Proprietary timber roof trusses at 900mm max centres	Layout, configuration, tie down and bracing to be determined by the truss manufacturer.
Lintels	Lintels to all stud walls supporting roof trusses	To be determined by the roof truss manufacturer
C1	90SHS3.5	Columns supporting roof beams. Secure to pad footings via 4M16 HD bolts x 400mm long and a 250 sq x 10 base plate.
A	12 diam threaded rod	Secured to floor framing, carried up wall cavity and fully welded to back 75EA8 angle x 130 long. Place leg down into cavity

Tie down of roof battens to trusses, trusses to top plates of loadbearing walls, top plates to the floor framing, and lintels to the walls to be in accordance with the requirements of AS1684 and also with the truss manufacturer's specifications.

Indicative tie-downs are noted below in the table:

Members connected	Tie downs
Roof battens to trusses	1/ No 14 Type 17 screw - 50mm penetration into top chord
Trusses to top plate	Specified by truss manufacturer
Top plates to timber floor framing	Double up top plates and nail or screw together at 450mm ccs. Install M12 threaded rod through doubled top plate down cavity, through bottom plate and secure to underside bearer or timber plate under joists. Tension and secure with lock nuts and large washers. Tie rods to be placed on either side of openings and also at maximum 1800mm centres in all loadbearing walls supporting roof trusses.

PROJECT:
POULAKIS ROAD ALTS
19/47 WATSON

DRAWING TITLE:
ROOF FRAMING PLAN

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NORTHROP
CONSULTING ENGINEERS

Tel (02) 6285 1822 Fax (02) 6285 1863
Canberra Sydney Newcastle Wollongong
Northrop Engineers Pty Ltd ABN 82 064 775 088

DATE: April 08
DRAWN: RDR
SCALE: 1:100
JOB No: CRO80201
DRAWING No/Rev: S3

DATE	REVISION	ISSUE AMMENDMENT
30.4.08	A	BA issue

ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE. DRAWING PRACTICE TO AS1100. BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. ALL WORK TO BCA AND RELEVANT SAA CODES.

Notes

Timber Durability
External - Above Ground - Exposed
Durability Class 1 or 2 timbers with
sapwood removed or
preservative to H3

Softwood preservative treated to H3

Verge Management
No vehicles and/or materials
to be stored on the verge.

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
PURSUANT TO SECTION 198
IN RESPECT OF THE NOMINATED
AMENDMENTS ONLY

Delegate name MICHAELA WATTS

Date 29/9/2008

amendments

- planting details added
- colour schedule added

COURTYARD WALL COLOUR SCHEDULE

BRICKWORK - OFF WHITE
IN FILL PANELS - WOODLAND GREY

note:

in fill panel material to be powder
coated aluminium and min 50% open
across the panel.

AREA

EXISTING RESIDENCE - 169.3m²

PROPOSED ADDITION - 14.0m²

PROPOSED TERRACE - 5.1m²

PROPOSED PERGOLA - 9.5m²

BLOCK AREA - 753.7m²

SITE PLAN

PROTECTION OF VERGE TREES

ALL VERGE TREES ARE TO BE RETAINED AND
KEPT UNDAMAGED
MAINTAIN PROTECTIVE ENCLOSURE
CONSISTING OF CHAIN MESH PANELS AS
COMPLETE ENCLOSURE AROUND EXISTING
TREES

COURTYARD WALL CONSTRUCTION

NO STRIP FOOTINGS WITHIN
THE TREE PROTECTION ZONE.

6 x PITTOSPORUM
TO 1.0m HIGH

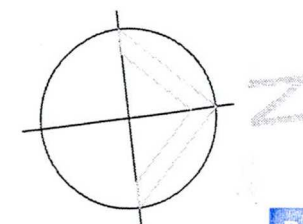
EXISTING RESIDENCE

EXISTING POOL

EXISTING
DRIVEWAY

AS ADVISED BY PARKS, CONSERVATION + LAND
STRIP FOOTINGS TO BE KEPT A MINIMUM OF 5.0m
AWAY FROM TRUNK OF VERGE TREE.
IN-FILL POOL FENCE PANEL TO HAVE ONLY
TWO HAND DUG POST HOLES

4.5m TREE PROTECTION
ZONE FROM TRUNK



Plan No:

082956/B

13 NOV 2008

RECEIVED

ACT Planning & Land Authority

12 NOV 2008

Date issued 1

**BUILDING
APPROVAL**

is amended under
s.32 of the Building
Act 2004

BCA CERTIFIERS
AUSTRALIA PTY LTD
Lic. No: 200714

SH

H	as noted on site plan	25.09.08
G	as noted on floor plan	05.08.08
F	as noted on floor plan	01.04.08
E1	courtyard wall extended	17.01.08
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issue	amendment	date

ollie studio

PO Box 6297

O'CONNOR ACT 2602

0414 843 293

tara@olliestudio.com.au

project: Additions + Alterations

at: 119 Irvine Street

for: Exclusive Space

title: Site Plan

scale: 1:200 @ A3

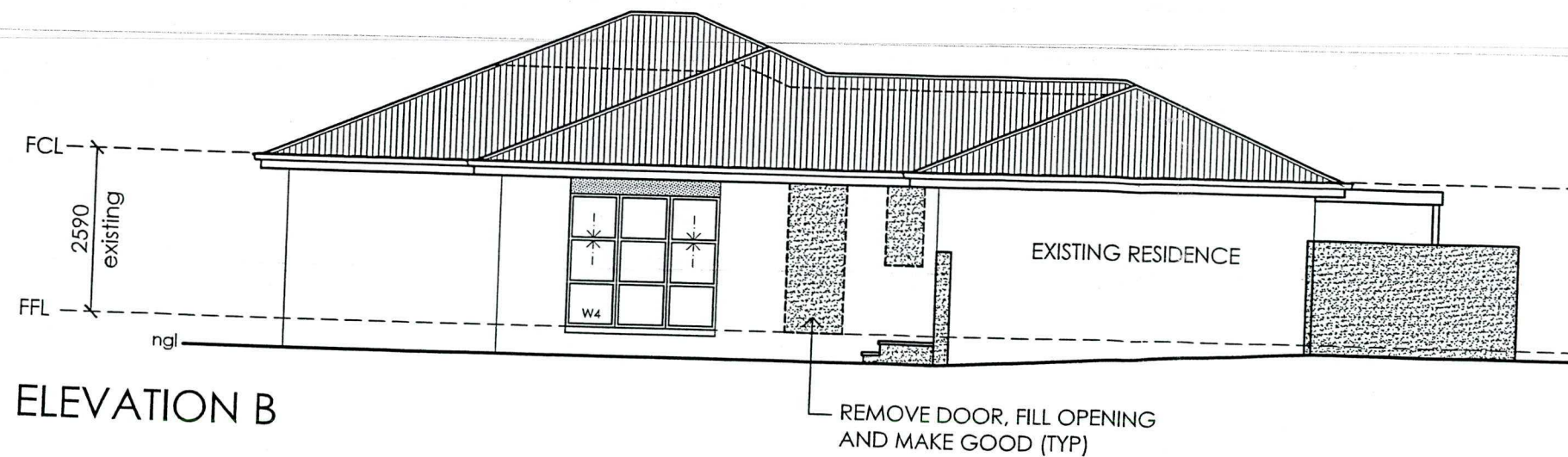
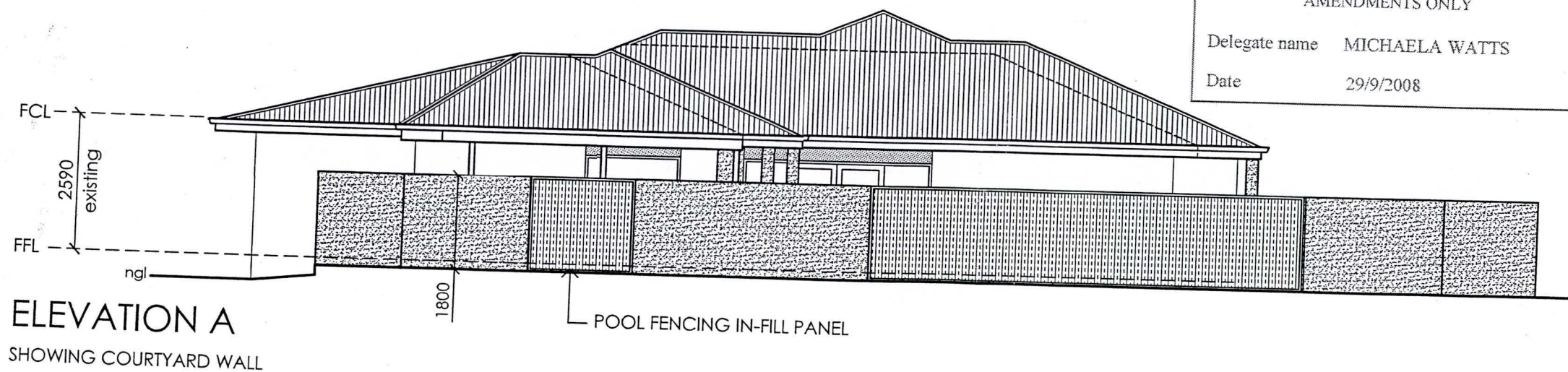
drawn: TLP sheet: 1

dwg: J177BA1D revision: H

block	section	suburb
19	47	WATSON



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY
 Delegate name MICHAELA WATTS
 Date 29/9/2008



12 NOV 2008

Date Issued 3

**BUILDING
 APPROVAL**
 is amended under
 s.32 of the Building
 Act 2004

**BCA CERTIFIERS
 AUSTRALIA PTY LTD**
 Lic. No: 200714

SL

Plan No: 082956/B

13 NOV 2008

RECEIVED

ACT Planning & Land Authority

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ollie studio

PO Box 6297
 O'CONNOR ACT 2602
 0414 843 293
 tara@olliestudio.com.au

project: Additions + Alterations
 at: 119 Irvine Street
 for: Exclusive Space
 title: Elevations

scale: 1:100 @ A3

drawn: TLP | sheet: 3 of 5

dwg: J177BA3B | revision: G

block	section	suburb
19	47	WATSON



Certificate of Completion of Demolition

Certificate No.: **B20162550C1**

Access Canberra Building Services

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

This Certificate is issued in accordance with Section 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
	19	47	WATSON	CANBERRA CENTRAL	Australian Capital Territory

Plans

B20162550/A

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
1a(l)	Other	DA EXEMPT- SEE DESCRIPTION	Asbestos removal - Enviropacific Services Pty Ltd	NA		B20162550N1	ASBESTOS REMOVALIST (LOOSE FILL - MR FLUFFY)
1a(l)	Demolition	DA EXEMPT- RESIDENCE	Mr Fluffy	NA		B20162550N2	ENVIROPACIFIC SERVICES 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: Anna Musgrove

Issued on: 09/09/2016

Delegate of the ACT Construction
Occupations Registrar.



ACT
Government

Asbestos Response Taskforce

BUILDING APPROVAL
Issued under section 28 of the ACT Building Act 2004
Certified Building Solutions Pty Ltd

22 Jun 2016

Licence No: 200426203

Street num:	119	Street name:	Irvine St.	Suburb:	Watson
Block:	19	Section:	47	Block area:	753m ²



PLAN





ACT
Government

Asbestos Response Taskforce

Our ref: A12547832

AFFECTED RESIDENTIAL PREMISES REGISTER

DEREGISTRATION STATEMENT

S47N Dangerous Substances Act 2004

I, Andrew Kefford, delegate of the Minister for Workplace Safety and Industrial Relations, am satisfied that the premises at 119 Irvine Street, DIVISION WATSON SECTION 47 BLOCK 19, have been demolished and the parcel of land has been remediated. In accordance with section 47 N(3) I authorise removal of these residential premises from the Affected Residential Premises Register.

Andrew Kefford
Head - Asbestos Response Taskforce

Date:

23/9/16



Certificate of Occupancy and Use

Certificate No.: **B20173295C1**

Access Canberra Building Services

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

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

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

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	19	47	WATSON	CANBERRA CENTRAL	Australian Capital Territory

Plans

B20173295/A

B20173295/B

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
1a(l)	New	DA EXEMPT-RESIDENCE		NA		B20173295N1	CANSTRUCT (AUSTRALIA) PTY LTD
10a	New	DA EXEMPT-GARAGE	Garage, Alfresco & Portico	NA		B20173295N1	CANSTRUCT (AUSTRALIA) PTY LTD

Comments

Important Note:

1. Statutory warranties and statutory warranty insurance or a statutory warranty fidelity certificate apply in relation to some or all of the building work.

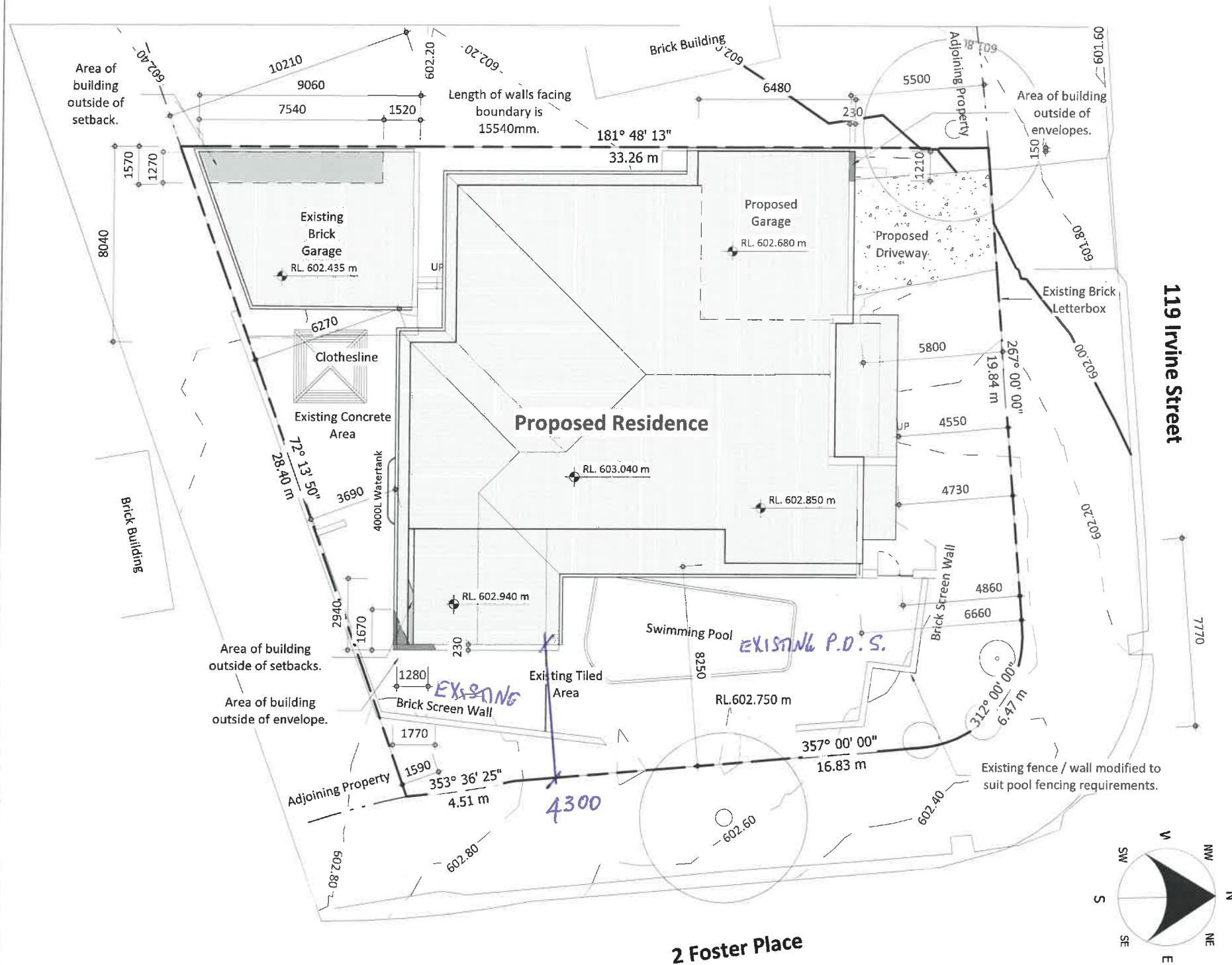
2. The issue of this certificate in respect of a building or a portion of a building does not affect the liability of a person or other entity to comply with the provisions of an ACT law, including the Building Act 2004, relating to the building or portion of the building.

Issued by: Rebecca Rattenbury

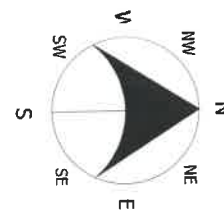
Issued on: 02/08/2019

Delegate of the ACT Construction
Occupations Registrar.

Block 19, Section 47, Watson

754.0 m²

2 Foster Place

1 Proposed Site Plan
1:200

Drawing List	
Sheet Number	Sheet Name
00	Cover Sheet
01	Proposed Site Plan
02	Proposed Floor Plan
03	Elevation - North & East
04	Elevation - South & West
05	Section
06	3D Views & Colour Sample 01
07	3D Views & Colour Sample 02

Sediment and Erosion Control and Verge Management

The development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT, August 2007.

Storage of Construction Materials

No construction material to be stored on verges. No car parking or equipment parking permitted on verges.

Site Accommodation

No site sheds, storage sheds, site amenities or billboards to be erected on verges.

Fencing

Fence off any existing trees. All fencing is 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 the service excavation is approved by TAMS.

Existing Trees

All, if any, street trees are to be retained and kept undamaged. Existing tree crown clearance should not be altered. Ensure any construction equipment can pass beneath lowest limb, through 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 crown.

Private Open Space

50% of the POS is required to be retained as planting area.

Site Topography

These documents have been prepared using site contour data from other sources and Digital Projects Pty Ltd takes no responsibility for its accuracy. Actual land topography will differ from the contours documented. Digital Projects Pty Ltd shall not be responsible for any changes to the layout or levels.

BUILDING APPROVAL
Issued under section 28 of the Building Act 2004
Certified Building Solutions Pty Ltd

15 AUG 2017

Licence No:
200426203**Area's Noted on Plans**

Areas displayed in the Area Schedule below represent the total gross floor area of the building. Room areas displayed on floor plans represent the nett room area only.

Area Schedule					
Name	Area	Imperial Squares	Site Area	Site Ratio	POS Area Required
Proposed Residence Living	216.7 m ²	23.3		28.7%	
Proposed Residence Garage	44.2 m ²	4.8		5.9%	
Existing Garage	260.9 m ²	28.1		34.6%	
	50.2 m ²	5.4		6.7%	
	311.1 m ²	33.5		41.3%	
Remaining/Total Area	442.9 m ²	47.7	754.0 m ²	58.7%	402.4 m ²
	442.9 m ²	47.7		58.7%	
	442.9 m ²	47.7		58.7%	
Grand total	754.0 m ²	81.2		100.0%	

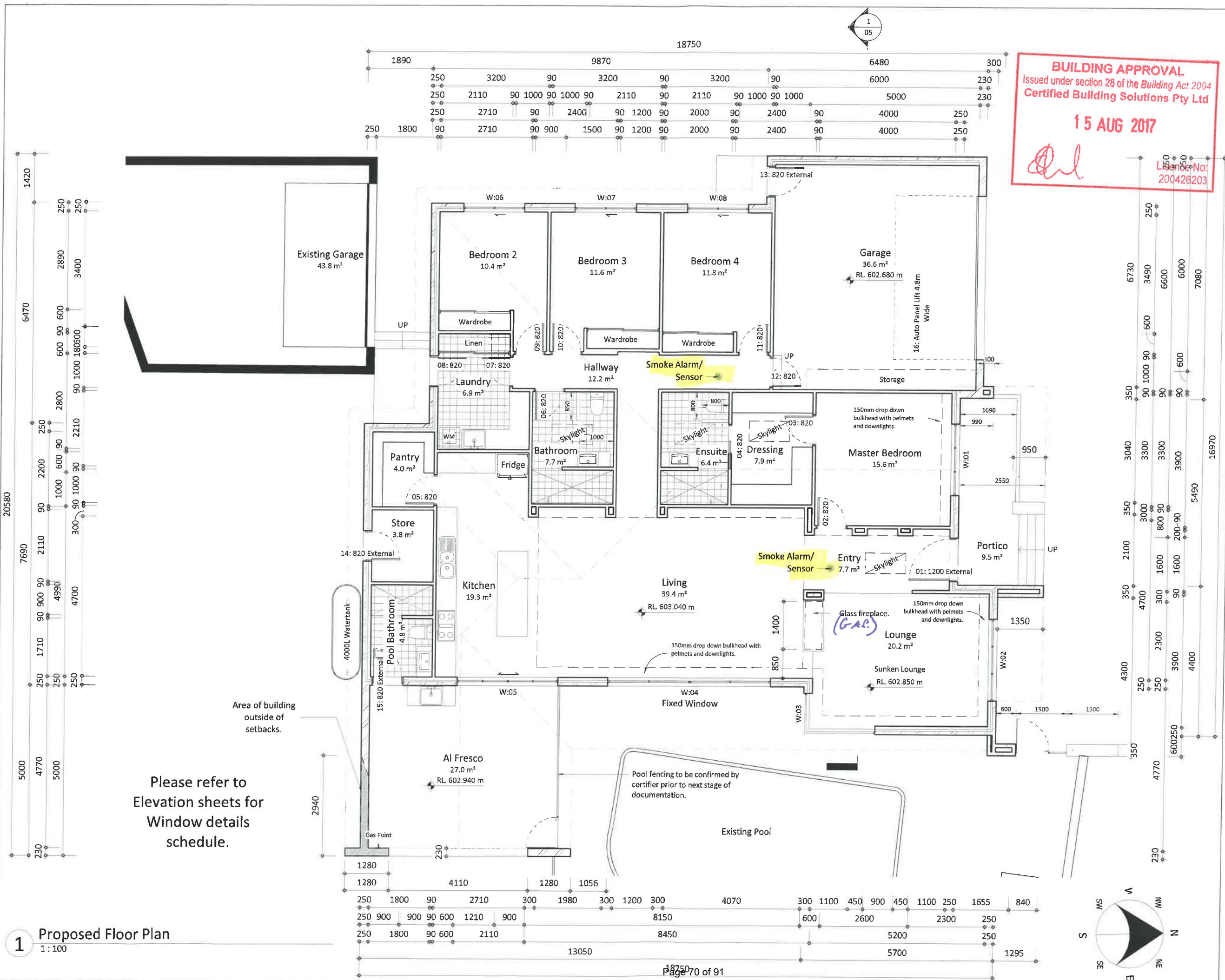
Page 69 of 91

Revision Schedule		
Date	No.	Description

ACT House Energy Rating Scheme159.3 MJ/m² 6.1 Stars
27/04/2017Vince Magnocavallo Lic. No: 2011892
Building Assessor - Class A**Development Approval****DIGITAL PROJECTS**0414 303 111
MAIL@DIGITALPROJECTS.COM.AU

Verify all dimensions and levels for accuracy prior to commencing any work. Do not scale drawings.
All building work to be performed according to the NCC and relevant Australian Standards.
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Client
PouliakisProject
Proposed New ResidenceStreet Address
119 Irvine StreetUnit Block Section Division
19 47 WatsonDrawing
Proposed Site PlanPrint Date
11/08/2017 3:04:54 PMSheet Set
Page 01 of 07Project No. Sheet No. Version
1646 01 16



1 Proposed Floor Plan
1 : 100

Revision Schedule		
Date	No.	Description

ACT House Energy Rating Scheme

159.3 MJ/m² 6.1 Stars
27/04/2017

Vince Magnocavallo Lic. No: 2011892
Building Assessor - Class A

Development Approval



DIGITAL PROJECTS

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MAIL@DIGITALPROJECTS.COM.AU

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Client
Poulakis

Project
Proposed New Residence

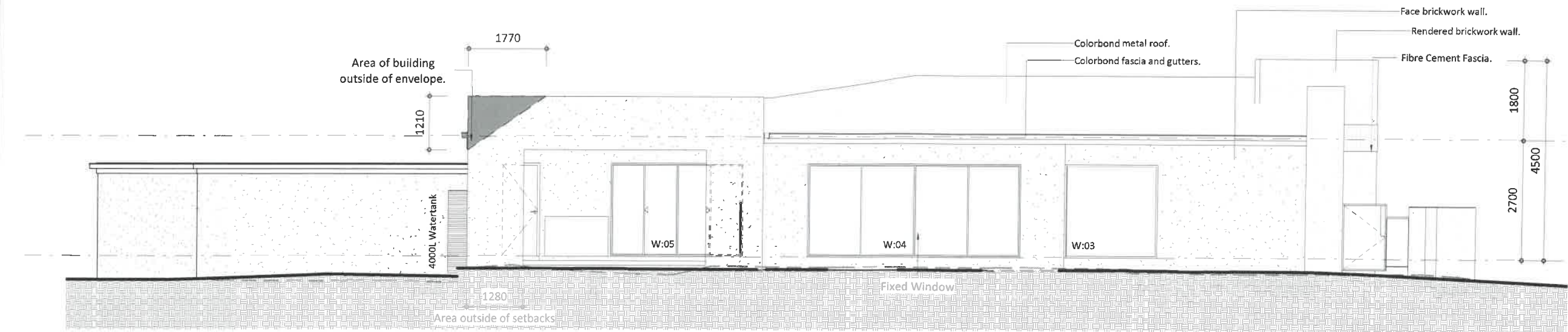
Street Address
119 Irvine Street

Unit	Block	Section	Division
19	47		Watson

Drawing
Proposed Floor Plan

Print Date 11/08/2017 3:04:56 PM	Scale 1 : 100
Sheet Set Page 02 of 07	Sheet Size A3
Project No. 1646	Sheet No. 02
	Version 16

Revision Schedule		
Date	No.	Description



1 East Elevation
1:100

BUILDING APPROVAL

Issued under section 26 of the Building Act 2004

Certified Building Solutions Pty Ltd

15 AUG 2017



Licence No: 200426203

ACT House Energy Rating Scheme

159.3 MJ/m² 6.1 Stars

27/04/2017

Vince MagnocavalloLic. No: 2011892

Building Assessor - Class A

Development Approval



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Client
Poulakis

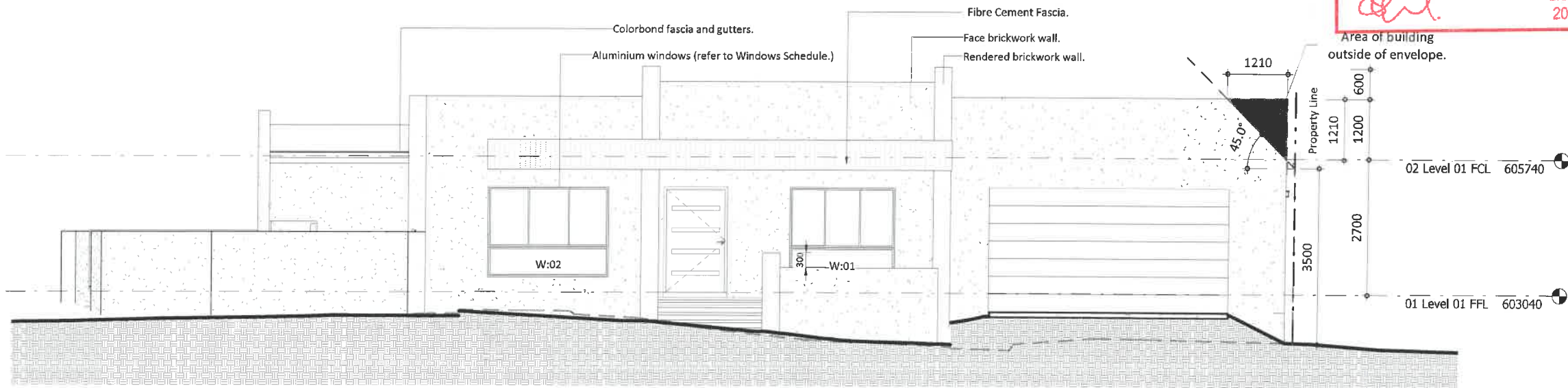
Project
Proposed New Residence

Street Address
119 Irvine Street
Unit Block Section Division
19 47 Watson

Drawing
Elevation - North & East

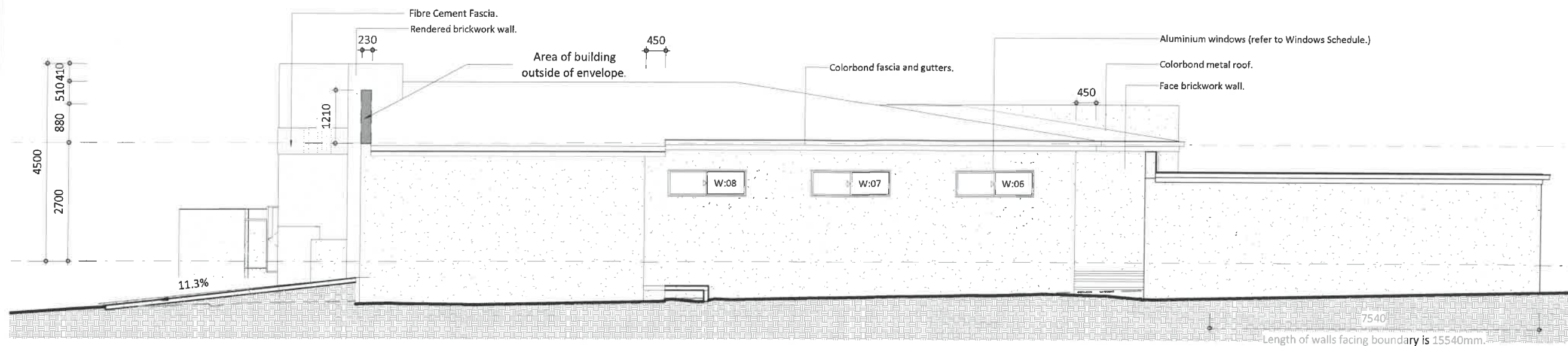
Print Date 11/08/2017 3:04:59 PM Scale 1:100
Sheet Set Page 03 of 07 Sheet Size A3
Project No. 1646 Sheet No. 03 Version 16

2 North Elevation
1:100

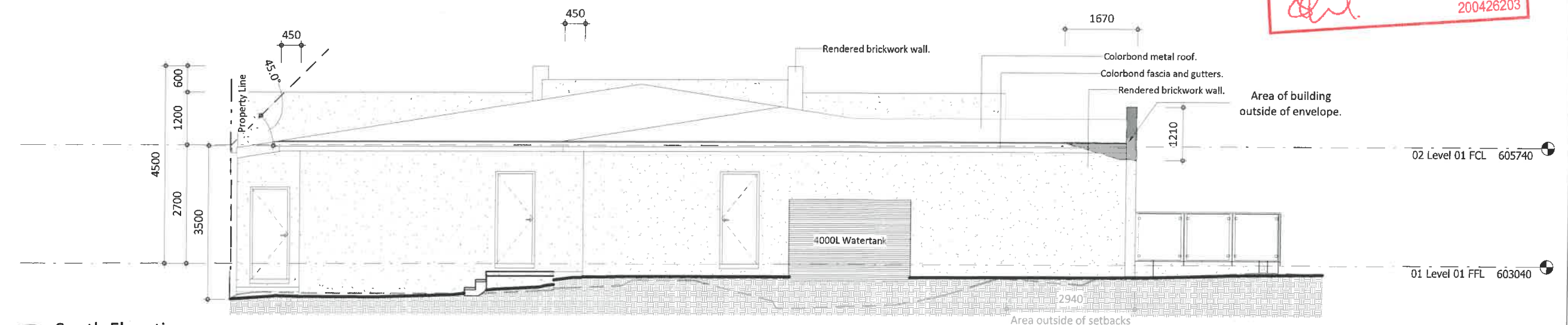


Window Schedule						
Mark	Height	Width	Head Height	Material	Glazing	Remarks
01	1800	2100	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
02	1800	2400	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
03	2100	1200	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
04	2100	4800	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
05	2100	3000	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
06	600	1800	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
07	600	1800	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
08	600	1800	2100	Aluminium	Double	U = 4.8, SHGC = 0.51

FGL —————
NGL - - - - -



1 West Elevation
1 : 100



2 South Elevation
1 : 100

Window Schedule						
Mark	Height	Width	Head Height	Material	Glazing	Remarks
01	1800	2100	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
02	1800	2400	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
03	2100	1200	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
04	2100	4800	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
05	2100	3000	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
06	600	1800	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
07	600	1800	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
08	600	1800	2100	Aluminium	Double	U = 4.8, SHGC = 0.51

Page 72 of 91

FGL ———
NGL - - - -

Revision Schedule		
Date	No.	Description

02 Level 01 FCL 605740

01 Level 01 FFL 603040



ACT House Energy Rating
Scheme
159.3 MJ/m² 6.1 Stars
27/04/2017
Vince Magnocavallo Lic. No: 2011892
Building Assessor - Class A

Development Approval



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MAIL@DIGITALPROJECTS.COM.AU

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Client
Poulakis

Project
Proposed New Residence

Street Address
119 Irvine Street

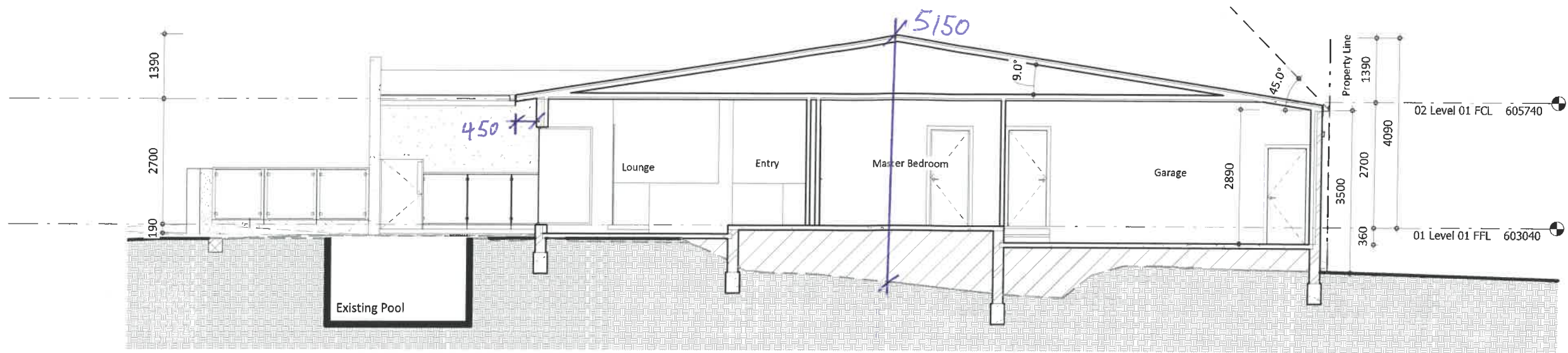
Unit	Block	Section	Division
19	47		Watson

Drawing
Elevation - South & West

Print Date	11/08/2017 3:05:03 PM	Scale	1 : 100
Sheet Set	Page 04 of 07	Sheet Size	A3

Project No.	1646	Sheet No.	04	Version	16
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Revision Schedule		
Date	No.	Description



1 Section 1 1:100

Energy Efficiency Requirements

Floor Insulation:
Floor construction to be as noted in Section drawing.

Wall Insulation:
Provide minimum of R 2.0 wall insulation to all external walls plus single layer double sided reflective foil insulation.

Provide wall insulation to internal walls between Garage and Living areas equivalent to external wall insulation.

Ceiling Insulation:
Provide minimum of R 4.1 ceiling insulation to all ceilings.
Provide minimum single layer of double sided reflective foil insulation to roof space.

Windows and Doors:
Refer to Window Schedule and EER report for minimum window energy rating standards required.

Provide weather strips to all external doors.

Provide window coverings to all windows.

Miscellaneous:
Provide sealed fans where required.
Minimum floor coverings of carpet to all Bedrooms.

General Construction and NCC Notes Requirements

All concrete footings and slabs in accordance with the NCC or engineers specifications.

Floor construction to Level 01 to be conventional slab on ground.

Roof framing to truss manufacturers specifications.
Designed to suit 900mm centred spacings.

All structural framework, including beams and lintels, in accordance with engineers specifications and relevant manufacturers specifications.

Lighting to comply with clause 3.12.5.5 of the NCC.

Water heater in a hot water supply system to comply with clause 3.12.5.6 of the NCC.

Brickwork size to be 230 x 110 x 76mm bricks laid in stretcher bond format.

Plaster board and fibre cement sheeting as internal linings to wall framing to be installed as per manufacturers specification.

1.8m high standard pailing fence to property boundaries to adjoining blocks and open space.
All fence to comply with ACT territory plan and relevant codes.

Driveway to comply with GW/SD/DC.02 and finish to comply with any lease & development conditions and relevant codes.

All wet areas are to be water proofed in accordance with AS 3740-2010 Waterproofing of Domestic Wet Areas.

All Stair nosings or landing edge strips to be P3 slip resistance classification for indoor stairs and P4 slip resistance classification for outdoor stairs, as per NCC requirements.

General Materials and Finishes

External wall finishes to be face brickwork in "TBA" colour or similar.

Upper floor wall finish to be "TBA" in "TBA" colour or similar.

External wall finishes to courtyard wall and Al Fresco columns to be rendered brickwork in "TBA" or similar.

Aluminium window frames colour to be 'Natural Aluminium' or similar.

Roof finish to be Colorbond metal in "TBA" colour or similar.

Metal gutters, fascias and downpipes colours to be "TBA" or similar.

Water Sensitive Urban Design Requirements

Provide a minimum rainwater tank size of 4000L which is to be connected to allow rainwater harvest from a minimum roof area of 100m² or 50%, whichever is the lesser, of the entire residence roof area. The tank is to be connected to supply water to toilets, laundry cold water and all external use outlets.

FGL ———
NGL - - - -



ACT House Energy Rating Scheme

159.3 MJ/m² 6.1 Stars
27/04/2017
Vince MagnocavalloLic. No: 2011892
Building Assessor - Class A

Development Approval



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Client
Poulakis

Project
Proposed New Residence

Street Address
119 Irvine Street

Unit Block Section Division
19 47 Watson

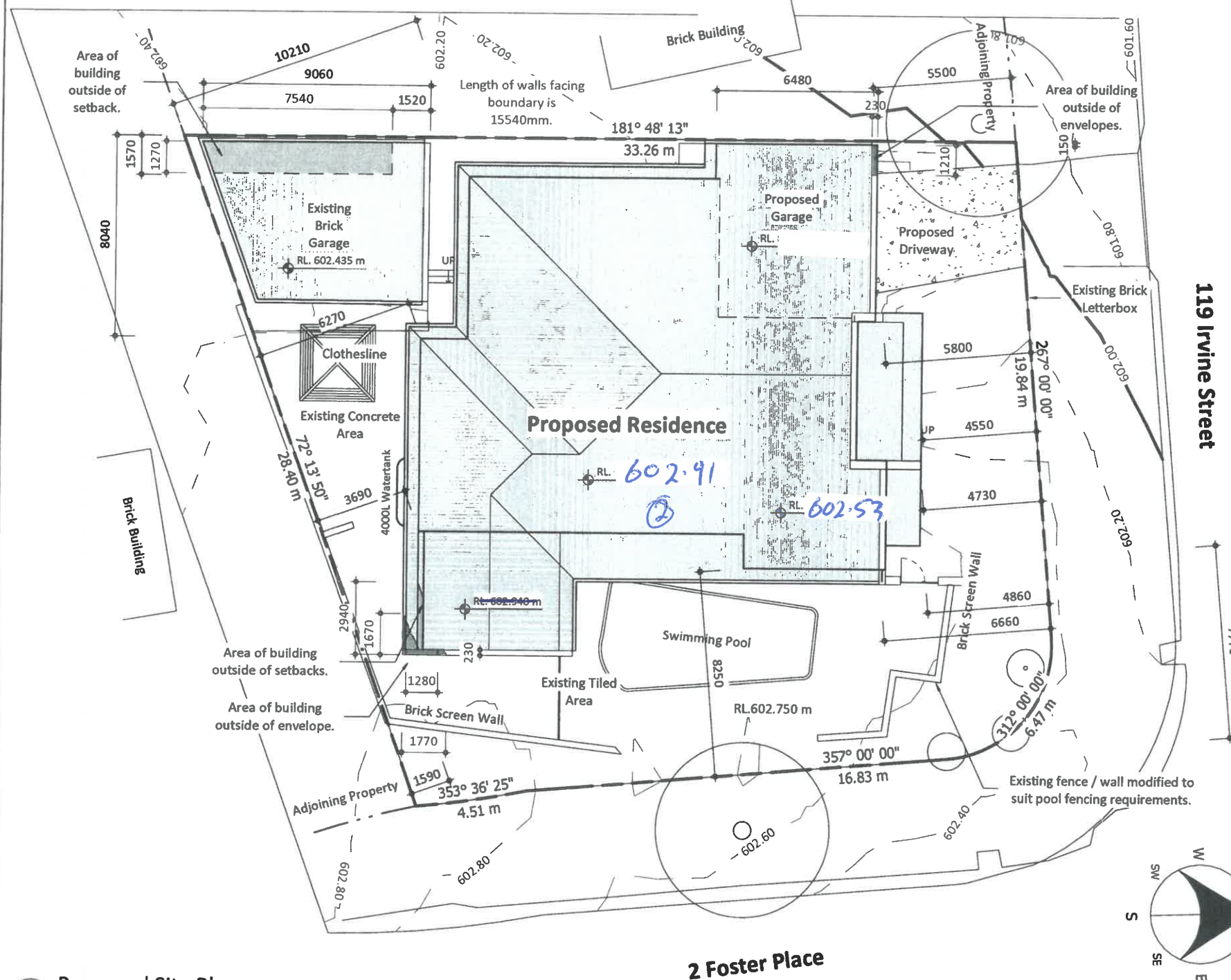
Drawing
Section

Print Date 11/08/2017 3:05:04 PM Scale As indicated

Sheet Set Page 05 of 07 Sheet Size A3

Project No. 1646 Sheet No. 05 Version 16

Block 19, Section 47, Watson
754.0 m²



1 Proposed Site Plan
1 : 200

Drawing List	
Sheet Number	Sheet Name
00	Cover Sheet
01	Proposed Site Plan
02	Proposed Floor Plan
03	Elevation - North & East
04	Elevation - South & West
05	Section
06	3D Views & Colour Sample 01
07	3D Views & Colour Sample 02

Sediment and Erosion Control and Verge Management

The development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT, August 2007.

Storage of Construction Materials

No construction material to be stored on verges. No car parking or equipment parking permitted on verges.

Site Accommodation

No site sheds, storage sheds, site amenities or billboards to be erected on verges.

Fencing

Fence off any existing trees. All fencing is 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 the service excavation is approved by TAMS.

Existing Trees

All, if any, street trees are to be retained and kept undamaged. Existing tree crown clearance should not be altered. Ensure any construction equipment can pass beneath lowest limb, through 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 crown.

Private Open Space

50% of the POS is required to be retained as planting area.

Site Topography

These documents have been prepared using site contour data from other sources and Digital Projects Pty Ltd takes no responsibility for its accuracy. Actual land topography will differ from the contours documented. Digital Projects Pty Ltd shall not be responsible for any changes to the layout or levels.

Area's Noted on Plans

Areas displayed in the Area Schedule below represent the total gross floor area of the building. Room areas displayed on floor plans represent the nett room area only.

Area Schedule					
Name	Area	Imperial Squares	Site Area	Site Ratio	POS Area Required
Proposed Residence Living	216.7 m ²	23.3		28.7%	
Proposed Residence Garage	44.2 m ²	4.8		5.9%	
	260.9 m ²	28.1		34.6%	
Existing Garage	50.2 m ²	5.4		6.7%	
	50.2 m ²	5.4		6.7%	
	311.1 m ²	33.5		41.3%	
Remaining/Total Area	442.9 m ²	47.7	754.0 m ²	58.7%	402.4 m ²
	442.9 m ²	47.7		58.7%	
	442.9 m ²	47.7		58.7%	
Grand total	754.0 m ²	81.2		100.0%	

Revision Schedule		
Date	No.	Description

BUILDING APPROVAL
is amended under section 32 of the Building Act 2004
Certified Building Solutions Pty Ltd

18 JUN 2018

Licence No:
2004 26203

ACT House Energy Rating Scheme

159.3 MJ/m² 6.1 Stars
27/04/2017

Vince Magnocavallo Lic. No: 2011892
Building Assessor - Class A

Development Approval



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Client:
Poulakis

Project:
Proposed New Residence

Street Address:
119 Irvine Street

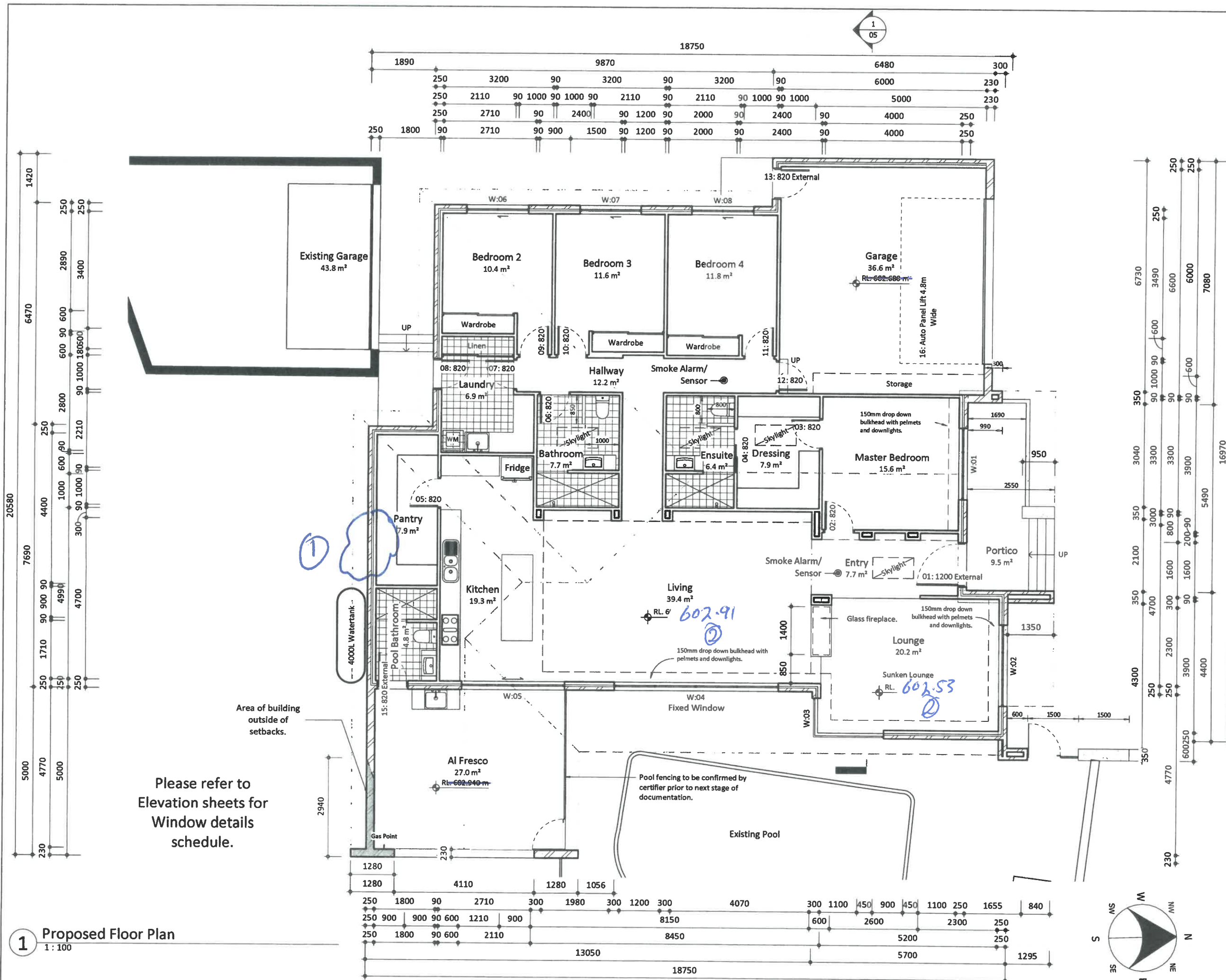
Unit Block Section Division
19 47 Watson

Drawing:
Proposed Site Plan

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Sheet Set: Page 01 of 07 Sheet Size: A3

Project No. 1646 Sheet No. 01 Version: 17



Revision Schedule		
Date	No.	Description

① Door Deleted
② Change FR

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18 JUN 2018
Licence No:
2004 26203

ACT House Energy Rating Scheme
159.3 MJ/m² 6.1 Stars
27/04/2017
Vince Magnocavallo Lic. No: 2011892
Building Assessor - Class A

Development Approval

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Client
Poulakis

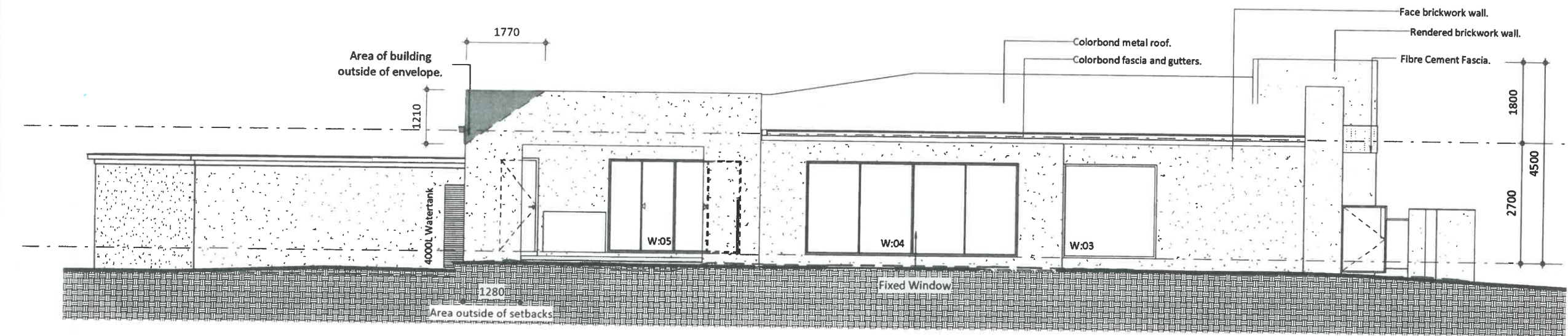
Project
Proposed New Residence

Street Address
119 Irvine Street
Unit Block Section Division
19 47 Watson

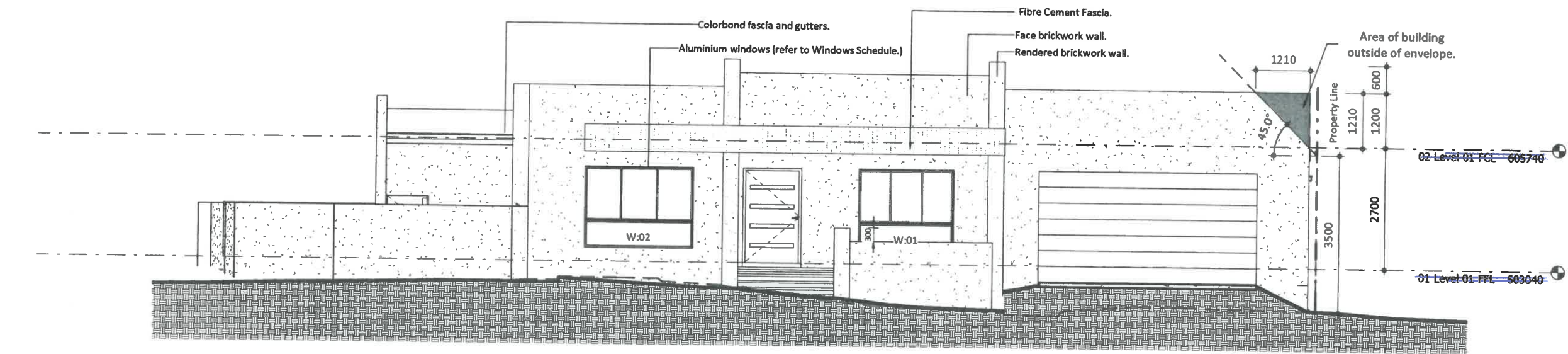
Proposed Floor Plan

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Sheet Set	Page 02 of 07	Sheet Size	A3
Project No.	1646	Sheet No.	02
Version	17		

Revision Schedule		
Date	No.	Description



1 East Elevation
1 : 100



2 North Elevation
1 : 100

Window Schedule						
Mark	Height	Width	Head Height	Material	Glazing	Remarks
01	1800	2100	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
02	1800	2400	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
03	2100	1200	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
04	2100	4800	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
05	2100	3000	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
06	600	1800	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
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08	600	1800	2100	Aluminium	Double	U = 4.8, SHGC = 0.51

FGL —————
NGL - - - - -

BUILDING APPROVAL
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Certified Building Solutions Pty Ltd
1 8 JUN 2018
Licence No: 2004 26203

ACT House Energy Rating Scheme
159.3 MJ/m² 6.1 Stars
27/04/2017
Vince MagnocavalloLic. No: 2011892
Building Assessor - Class A

Development Approval

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Client
Poulakis

Project
Proposed New Residence

Street Address
119 Irvine Street

Unit Block Section Division
19 47 Watson

Drawing
Elevation - North & East

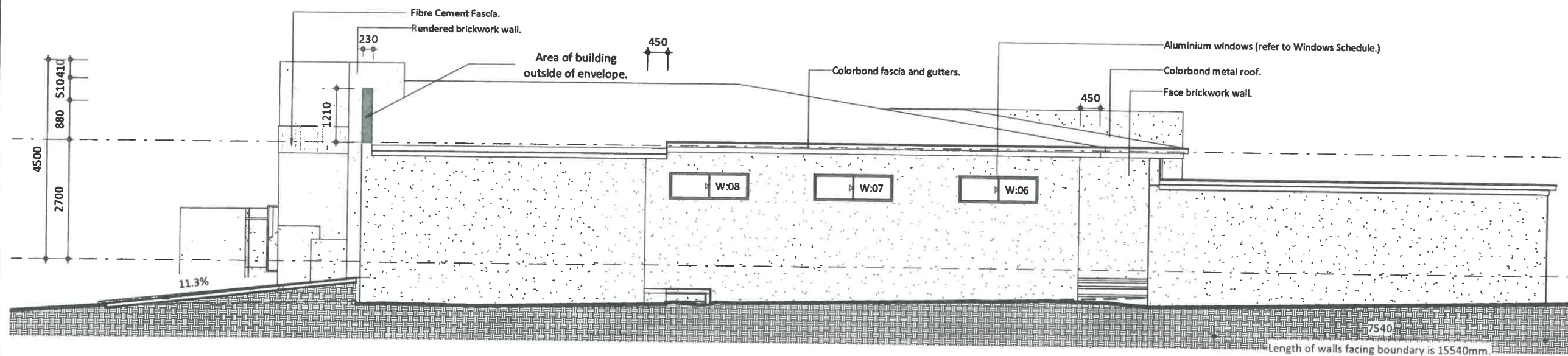
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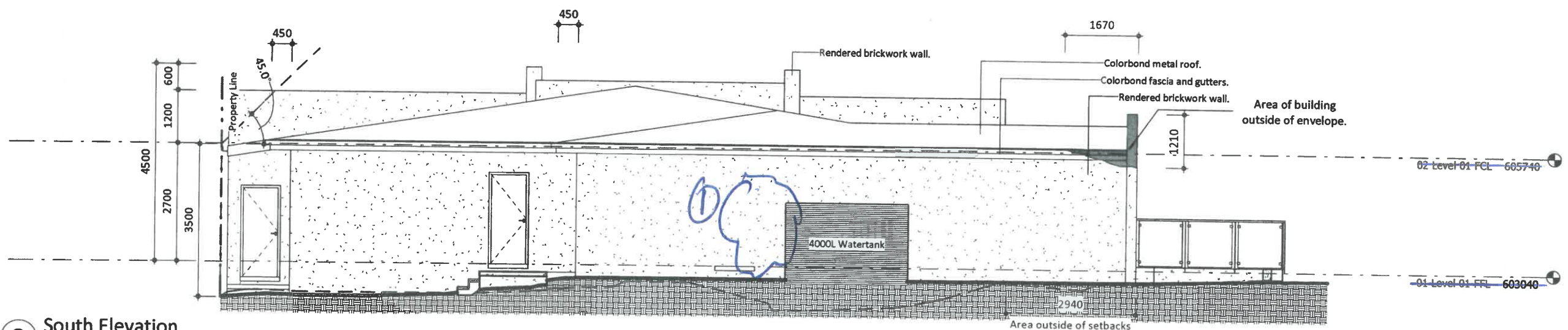
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Page 03 of 07

Sheet Size
A3

Project No. Sheet No. Version
1646 03 17



1 West Elevation
1 : 100



2 South Elevation
1 : 100

Window Schedule						
Mark	Height	Width	Head Height	Material	Glazing	Remarks
01	1800	2100	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
02	1800	2400	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
03	2100	1200	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
04	2100	4800	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
05	2100	3000	2100	Aluminium	Double	U = 4.8, SHGC = 0.51
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08	600	1800	2100	Aluminium	Double	U = 4.8, SHGC = 0.51

FGL —————
NGL - - - - -

Revision Schedule		
Date	No.	Description

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Certified Building Solutions Pty Ltd
18 JUN 2018
Licence No:
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ACT House Energy Rating Scheme
159.3 MJ/m² 6.1 Stars
27/04/2017
Vince Magnocavallo Lic. No: 2011892
Building Assessor - Class A

Development Approval

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Client
Poulakis

Project
Proposed New Residence

Street Address
119 Irvine Street
Unit Block Section Division
19 47 Watson

Drawing
Elevation - South & West

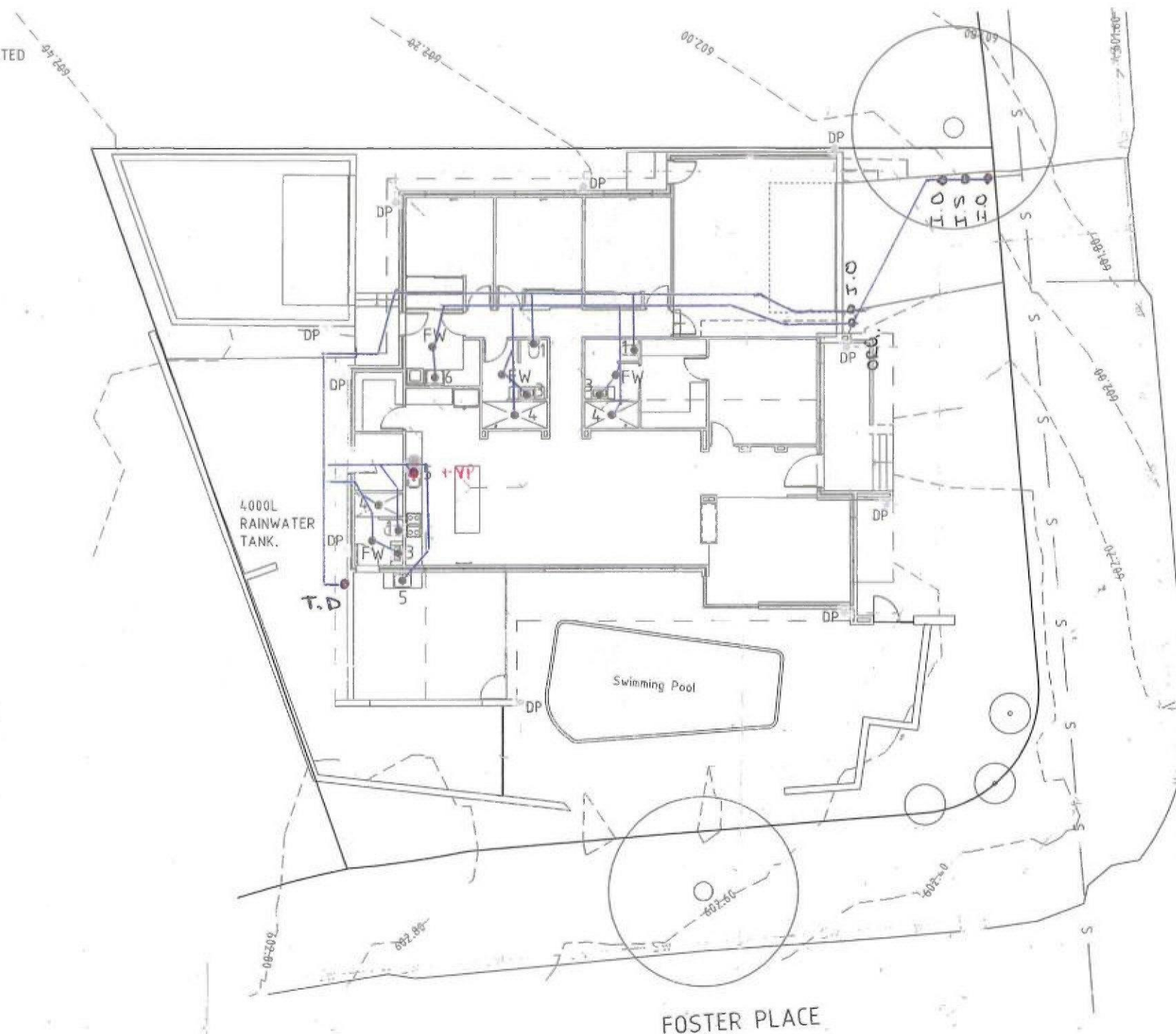
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Page 04 of 07
Sheet Size
A3
Project No.
1646
Sheet No.
04
Version
17

LEGEND

— S —	SEWER MAIN
— SW —	STORMWATER MAIN
— W —	WATER MAIN
—	SEWER LINES
—	EXISTING SEWER LINES
X X	EXISTING SEWER LINES DELETED
- - -	VENT PIPE
- - -	STORMWATER LINES
• SP	DOWNPIPE
• SP	SPREADER
• IO	INSPECTION OPENING

REFERENCE

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



SEWER
TIE : 1.1m
DEPTH: 1.4m

STORMWATER
TIE : 3.5m
DEPTH: 1.1m

DRAINAGE PLAN
NUMBER: 6453

OWNER: OAKLEIGH PROJECTS

BLOCK: 19 SECTION: 47

SUBURB: WATSON ACT

PLAN OF SANITARY DRAINAGE

DESIGNED TO AS3500

GENERAL NOTES

1. EXISTING SEWER LINES TO BE LOCATED ON SITE PRIOR TO COMMENCEMENT OF WORK.
2. ALL PLUMBING AND DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH AS3500.
3. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS.
4. THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS.
5. INSPECTION SHAFT AT PROPERTY BOUNDARY TO BE IN ACCORDANCE WITH PLUMBING NOTE No3.
6. ORG LEVELS TO BE IN ACCORDANCE WITH AS3500.2.2 CLAUSE 4.6.6.6 & 4.6.6.7 & PLUMBING NOTE 22.
7. UNPLASTICISED POLYVINYL CHLORIDE PIPE DRAINS (UPVC) TO BE CONSTRUCTED IN ACCORDANCE WITH AS2032 AND THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS.
8. TEMPERED HOT WATER REQUIRED AT ALL ABLUTION FIXTURES.
9. PLUMBING AND DRAINAGE TO CONFORM TO ACTPLA PLUMBING NOTES 22 AND 23.

SANITARY FIXTURES

1 WC	3
2 BATH	-
3 BASIN	3
4 SHOWER	3
5 KITCHEN SINK	2
6 LAUNDRY TROUGH	1
TOTAL	12

PLUMBING PLAN APPROVED

APPROVED BY: *Shaward*

REG. NUMBER

DATE: 25/6/19

TITLE: HYDRAULIC SERVICES

DESIGNED BY
KS
DRAWN BY
KS
AUTHORISED
DATE JUL 17

SCALE
1:200 @ A3
JOB NO.
170AKPR01
DRAWING NO.
H01

CLIENT: OAKLEIGH PROJECTS

CONSULTANT: DOMINO CONSULTANTS

PROJECT: PROPOSED RESIDENCE
BLOCK 19 SECTION 47
WATSON ACT

W.A.E

Energy Efficiency Rating



UNDERSTANDING YOUR ENERGY EFFICIENCY RATING (EER)

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

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

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

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

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

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

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

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

How can I improve my energy efficiency rating?

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

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

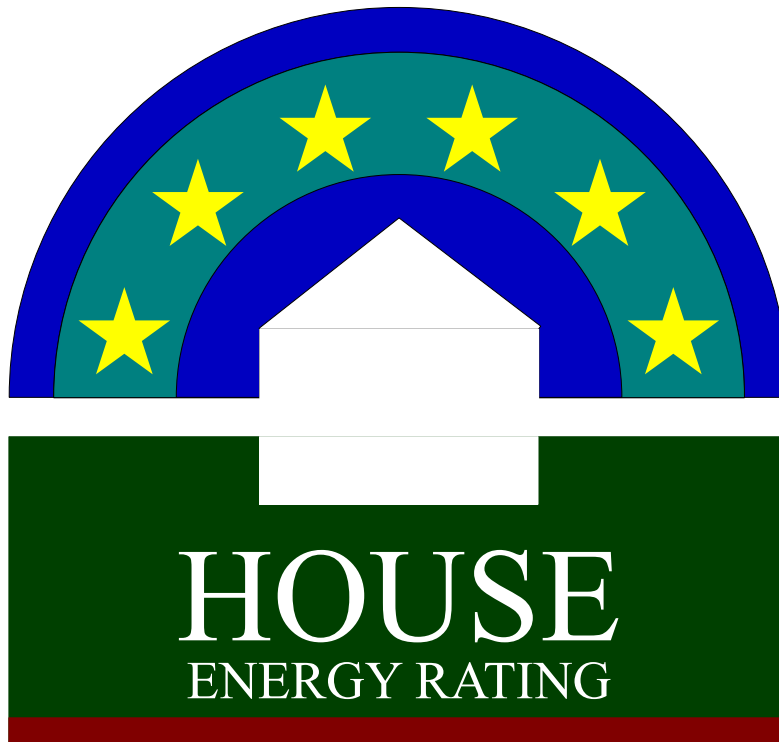
The ACT Government has two software systems in place to generate energy efficiency ratings:

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

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

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

FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★★★★★ **6 STARS**
in Climate: 24 **SCORE: 18 POINTS**

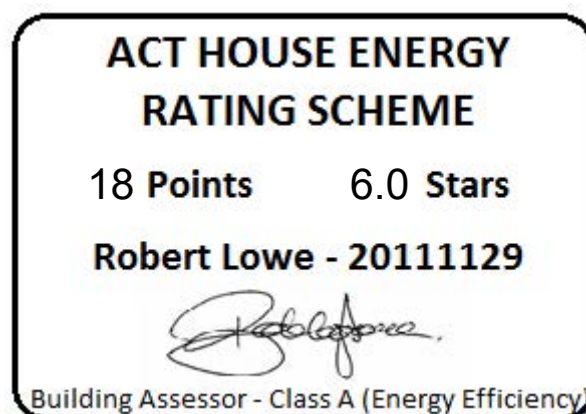
Name: Poulakis

Ref No: 70129

House Title: Block 19 Section 47 WATSON

Date: 03-06-2026

Address: 119 Irvine St, Watson ACT 2602



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

IMPROVING YOUR RATING

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

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

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 8

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	18	★★★★★★
-----------------------	-----------	---------------

Largest windows in the dwelling;

Direction : East

Area : 20 m²

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

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

ORIENTATION	POINT SCORE	STAR RATING
1. East	18	★★★★★★
2. South East	15	★★★★★☆
3. South	13	★★★★★☆
4. South West	11	★★★★★
5. West	12	★★★★★☆
6. North West	14	★★★★★☆
7. North	19	★★★★★★
8. North East	20	★★★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: Block 19 Section 47 WATSON, 119 Irvine St, Watson ACT 2602

Assessor's Name:

Net Conditioned Floor Area: 202.0 m²

Net Conditioned Floor Area: 202.0 m²				Points		
Feature				Winter	Summer	Total
CEILING				8	0	8
Surface Area: 0		Insulation: 8				
WALL				5	-1	5
Surface Area: -1		Insulation: 7		Mass: -1		
FLOOR				9	0	10
Surface Area: 0		Insulation: -4		Mass: 14		
AIR LEAKAGE (Percentage of score shown for each element)				8	0	8
Fire Place 0 %		Vented Skylights 0 %				
Fixed Vents 0 %		Windows 47 %				
Exhaust Fans 12 %		Doors 23 %				
Down Lights 0 %		Gaps (around frames) 18 %				
DESIGN FEATURES				0	0	0
Cross Ventilation 0						
ROOF GLAZING				0	-1	-1
Winter Gain 1		Winter Loss -1				
WINDOWS				-6	-5	-11
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
N	10	5%	-7	7	-1	-1
E	20	10%	-13	10	-3	-6
S	3	2%	-3	0	0	-2
W	3	2%	-2	2	-1	-1
Total	37	18%	-25	19	-5	-11

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

The contribution of heavyweight materials to the window score is 1 point

			Winter	Summer	Total
RATING	★ ★ ★ ★ ★ ★	SCORE	25	-6	18*

* includes 0 points from Area Adjustment

Detailed House Data

House Details

ClientName	Poulakis
HouseTitle	Block 19 Section 47 WATSON
StreetAddress	119 Irvine St, Watson ACT 2602
FileCreated	03-06-2026

Climate Details

State	
Town	Canberra
Postcode	2600
Zone	24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	Carp	R0.0	68.0m ²
2	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	32.0m ²
3	Concrete Slab on ground	No Subfloor	No	No	No	Float Timb	R0.0	116.7m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Weatherboard	No	R3.4	5.0m	2.7m
2	Weatherboard	No	R2.5	11.1m	2.7m
3	Brick Veneer	No	R2.9	9.3m	2.6m
4	Brick Veneer	No	R2.9	40.0m	2.7m
5	Framed: FC Sheet Clad	No	R2.9	3.6m	2.7m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Low Ventilation	No	Yes	R5.0	216.7m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	N	1.8m	2.1m	No	DG	ALIMPR	HB	No	2.4m	2.4m	0.3m
2	N	2.1m	1.0m	No	DG	ALIMPR	NC	No	2.4m	2.4m	0.3m
3	N	1.8m	2.4m	No	DG	ALIMPR	HB	No	1.2m	1.2m	0.6m
4	E	2.1m	2.0m	No	DG	ALIMPR	HB	No	0.5m	0.5m	0.5m
5	S	2.1m	1.1m	No	DG	ALIMPR	HB	No	10.0m	10.0m	0.5m
6	E	2.1m	4.8m	No	DG	ALIMPR	HB	No	1.8m	1.8m	0.5m
7	E	2.1m	2.7m	No	DG	ALIMPR	HB	No	5.0m	5.0m	0.0m
8	S	1.7m	0.6m	No	SG	TIMB	NC	No	0.6m	0.6m	0.8m
9	W	0.6m	1.8m	No	DG	ALIMPR	HB	No	0.6m	0.6m	0.6m
10	W	0.6m	1.8m	No	DG	ALIMPR	HB	No	0.6m	0.6m	0.6m
11	W	0.6m	1.8m	No	DG	ALIMPR	HB	No	0.6m	0.6m	0.6m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
1	N	1.8m	2.1m	0.0m	0.0m	0.0m	0.0m	2.4m	0.6m	2.4m	2.6m
2	N	2.1m	1.0m	0.0m	0.0m	0.0m	0.0m	2.4m	4.2m	2.4m	0.3m
3	N	1.8m	2.4m	0.0m	0.0m	0.0m	0.0m	1.2m	0.4m	0.0m	0.0m
5	S	2.1m	1.1m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	10.0m	0.0m
6	E	2.1m	4.8m	0.0m	0.0m	0.0m	0.0m	1.4m	0.8m	5.0m	6.4m
7	E	2.1m	2.7m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	5.0m	3.0m
8	S	1.7m	0.6m	3.0m	1.8m	7.1m	0.5m	1.9m	1.0m	0.0m	0.0m

Sky Light Details

<u>ID</u>	<u>Dir</u>	<u>Tilt</u>	<u>Type</u>	<u>Shade</u>	<u>Utility</u>	<u>Width</u>	<u>Length</u>
1	E	15 degrees	Double Clear	No	No	0.9m	0.5m
2	E	15 degrees	Double Clear	No	No	0.9m	0.5m
3	W	15 degrees	Double Clear	No	No	0.9m	0.5m

Zoning Details

Is there Cross Flow Ventilation ? Good

Air Leakage Details

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

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	2	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	1
External Doors	0	0

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

Insurance Certificates & Tax Invoice

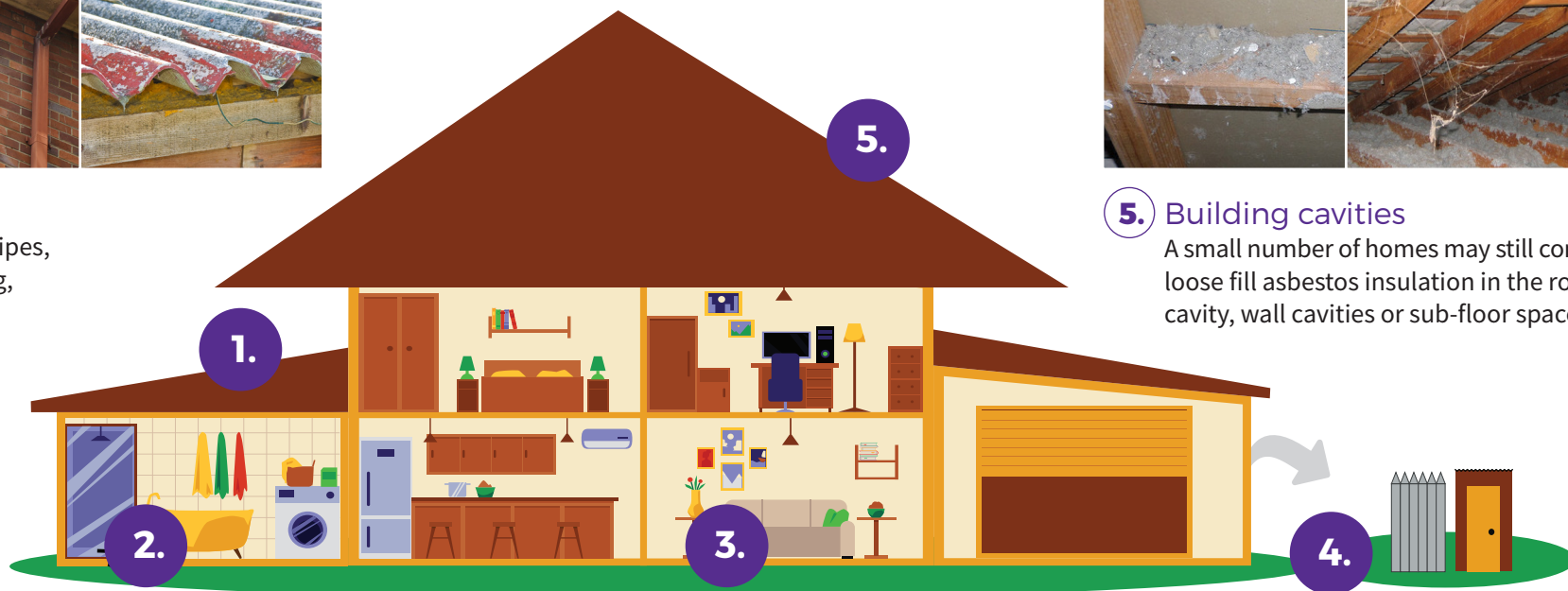


If a home was built before 1990 it may contain dangerous asbestos material

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



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



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



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



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



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

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

Assess the risk

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

Asbestos materials become dangerous when:



Broken or in poor
condition



Damaged
accidentally



Disturbed during
renovation or repairs



Loose fill asbestos
insulation



Manage asbestos safely

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

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

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

Page 89 of 91

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

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

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

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 Aintree Court, Phillip ACT 2606, Australia.

POLICY NUMBER: B0507OE2600060

PERIOD: From: 30th March 2026 to: 30th March 2027
At 4pm Local Standard Time at the Principal Address of the Insured.

LIMIT OF LIABILITY: AUD 5,000,000 in the annual aggregate inclusive of costs and expenses plus one reinstatement.

INSURERS: 100% Lloyd's of London

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

Issued on behalf of Price Forbes & Partners



Adam Power
Executive Director



**ACT
PROPERTY
INSPECTIONS**

TAX INVOICE

Arina Poulakis
119 Irvine St
WATSON ACT 2602
AUSTRALIA

Invoice Date
2 Jun 2026

Invoice Number
INV-70129

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

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

Due Date: 29 Nov 2026

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

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

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

Payment Options

Pexa : please quote the invoice number as the reference

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

Cheques : please make payable to ACT Property Inspections Pty Ltd

[View and pay online now](#)