actlawsociety

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

Schedule

Land	The unexpired term of the Lease	Unit	UP No.	Block	Section	Division/District
		129	4040	1	27	Wright
		and known as 129/61 John Gorton Drive, Wright ACT 2611				
Seller	Full name	Jumi Bae				
	ACN/ABN					
	Address	129/61 John Gorton Drive, Wright, ACT 2611				
Seller Solicitor	Firm	Convey Legal				
	Email	convey@conveylegal.com.au				
	Phone	1300 433 703	Ref 3267CVL			
	DX/Address	PO Box 11, Reservoir VIC 3073				
Stakeholder	Name	Hive Property (ACT) Pty Ltd				
Seller Agent	Firm	Hive Property				
	Email	steph@hiveproperty.co				
	Phone	0403 524 615	Ref Steph Hunt			
	DX/Address	Suite 1/4 Campion Street, Deakin ACT 2600				
Restriction on Transfer	*Mark as applicable*	☒ Nil	☐ section 370	☐ section 280	☐ section 306	☐ section 351
Land Rent	*Mark one*	☒Non-Land Rent Lease	☐Land Rent Lease			
Occupancy	*Mark one*	☒Vacant possession	☐Subject to tenancy			
Breach of covenant or unit articles	Description *(Insert other breaches)*	As disclosed in the Required Documents				
Goods	Description	Fixed floor coverings, light fittings, window treatments as inspected				
Date for Registration of Units Plan						
Date for Completion		On or before 30 days from the Date of this Contract				
Electronic Transaction?		☐ No	☒ Yes, using Nominated ELN:	PEXA		
Land Tax to be adjusted?		☐ No	☒ Yes			
Residential Withholding Tax		New residential premises?	☒ No	☐ Yes		
		Potential residential land?	☒ No	☐ Yes		
		Buyer required to make a withholding payment?	☒ No	☐ Yes (insert details on p.3)		
Foreign Resident Withholding Tax		Relevant Price more than $750,000.00?	☐ No	☐ Yes		
		Clearance Certificates attached for all the Sellers?	☐ No	☐ Yes		

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

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

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

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

Seller Disclosure Documents

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

☐ Crown lease of the Land (including variations)

☒ Current certified extract from the land titles register showing all registered interests affecting the Property

☒ Deposited Plan for the Land

☒ Energy Efficiency Rating Statement

☐ Encumbrances shown on the land titles register (excluding any mortgage or other encumbrance to be discharged)

☐ If there is an encumbrance not shown on the land titles register — a statement about the encumbrance complying with the Civil Law (Sale of Residential Property) Regulations

☒ Lease Conveyancing Inquiry Documents for the Property

☐ Building Conveyancing Inquiry Document (except if:
- the Property is a Class A Unit
- the residence on the Property has not previously been occupied or sold as a dwelling; or
- this Contract is an "off-the-plan purchase")

☐ Building and Compliance Inspection Report(s) (except if section 9(2)(a)(ii) or section 9(2)(a)(iii) of the Sale of Residential Property Act applies).

☐ Pest information (except if the property is a Class A Unit or is a residence that has never been occupied): Pest Inspection Report(s).

☒ Regulated Swimming Pool documentation required under section 9 (1)(ja) of the Sale of Residential Property Act (on and from 1 May 2024).

If the Property is off-the-plan:

☐ Proposed plan

☐ Inclusions list

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

☐ Inclusions list

☐ Disclosure Statement

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

☒ Units Plan concerning the Property

☒ Current certified extract from the land titles register showing all registered interests affecting the Common Property

☒ Unit Title Certificate

☒ Registered variations to rules of the Owners Corporation

☐ (If the Unit is an Adaptable Housing Dwelling) drawings and plans demonstrating compliance with Australian Standard AS 4299-1995 (Adaptable Housing) as in force from time to time

☐ (If the Owners Corporation is a party to a Building Management Statement) Building Management Statement

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

☐ Section 67 Statement, as first or top sheet

☐ Community Title Master Plan

☐ Community Title Management Statement

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

☐ Proposed Community Title Master Plan or sketch plan

☐ Proposed Community Title Management Statement

GST

☐ Not applicable

☒ Input taxed supply of residential premises

☐ Taxable supply (including new residential premises)

☐ GST-free supply of going concern

☐ Margin scheme applies

Tenancy

☐ Tenancy Agreement

☐ No written Tenancy Agreement exists

Invoices

☐ Building and Compliance Inspection Report

☐ Pest Inspection Report

Asbestos

☒ Asbestos Advice

☐ Current Asbestos Assessment Report

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

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

Tenancy Summary

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

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

Name	Grady Strata	Phone	02 6251 1214
Address	Unit G2/65 Canberra Avenue, Kingston ACT 2604		

RW Amount

(residential withholding payment) — further details

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

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

Cooling Off Period

(for residential property only)

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

2 There is no cooling off period if:

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

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

Unit 129 UP No. 4040
Block 99/61 Section 117 Wright
John Gorton Drive, Wright ACT
2611

Warnings

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

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

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

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

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

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

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

Disputes

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

Exchange of Contract

1 An Agent, authorised by the Seller, may:

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

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

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

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

1. Definitions and interpretation

1.1 Definitions appear in the Schedule and as follows:

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

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

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

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

Balance of the Price means the Price less the Deposit;

Breach of Covenant means:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Covenant includes a restrictive covenant;

Unit 129 U/S No 40 Block 1 Section 17 Right John Gorton Drive Molonglo 2611 ACT 29/6/

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

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

Deposit means the deposit forming part of the Price;

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

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

Development has the meaning in the Planning Act;

Development Statement has the meaning in the Unit Titles Act;

Disclosure Statement has the meaning in the Property Act;

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

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

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

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

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

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

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

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

Income includes the rents and profits derived from the Property;

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

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

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

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

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

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

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

Legislation Act means the *Legislation Act 2001*;

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

Lot has the meaning in the Community Title Act;

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

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

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

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

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

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

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

Prescribed Building has the meaning in the Building Act;

Prescribed Terms has the meaning in the Residential Tenancies Act;

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

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

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

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

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

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

Unit 105 UP No 2 Block 1 Section 27 Gungahlin Drive John Gorton Drive Gungahlin ACT 2912

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1.2 In this Contract:

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

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

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

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

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

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

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

2. Terms of payment

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

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

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

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

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

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

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

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

Unit 129 UP No. 460
Block 1 Section 27 Wright ACT
2611 Joan Gorton Drive, Wright ACT

3. Title to the Lease

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

3.2 The Lease is transferred subject to its provisions.

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

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

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

4. Restrictions on transfer

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

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

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

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

4.3B If the Lease is subject to a Restriction on Transfer under section 351 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in section 351 of the Planning Act. A Restriction on Transfer referring to "section 351" refers to this restriction. Immediately after the Date of this Contract the Seller must do everything reasonably necessary to remove the restriction or obtain the consent required. If requested in writing, the Buyer must join in any application of the Seller and must do everything reasonably necessary to enable the Seller to obtain the consent. The Seller must pay all associated fees in connection with the application.

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

5. Particulars of title and submission of transfer

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

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

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

6. Buyer rights and limitations

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

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

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

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

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

6.2.2 the Buyer is not entitled to vacant possession,

then the Buyer may either:

6.2.3 rescind; or

6.2.4 complete and sue the Seller for damages.

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

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

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

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

Unit 29 UP No 4 Block 1 Section 72 Gorton Dr Wright ACT 2611

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

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

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

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

6.4.6 the ownership or location of any dividing fence;

6.4.7 the ownership of any fuel storage tank; and

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

7. Seller warranties

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

7.1.1 the Seller will be able to complete at Completion;

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

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

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

7.2 The Seller warrants that on Completion:

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

7.2.2 the Seller will have the capacity to complete;

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

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

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

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

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

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

8. Adjustments

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

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

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

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

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

9. Terms of possession

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

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

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

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

9.3 If the Property is sold subject to a tenancy:

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

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

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

Unit 1/2 UP No 4049
Block 1 Section 2 Right Gorton Street, Lyneham ACT
2602

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

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

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

(f) if applicable, the Tenancy Agreement incorporates:

(i) the Prescribed Terms; and

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

9.3.2 The Seller must hand to the Buyer on Completion:

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

(b) a notice of attornment;

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

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

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

10. Inspection and condition of Property

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

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

11. Inspection of building file

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

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

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

12. Additional Seller obligations

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

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

12.1.2 obtain approval for any Development conducted on the Land;

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

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

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

13. Electronic transaction

13.1 In this clause 13, the following words mean:

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

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

Conveyancing Transaction has the meaning given in the Participation Rules;

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

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

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

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

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

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

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

Electronic Workspace has the meaning given in the Participation Rules;

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

ELN has the meaning given in the Participation Rules;

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

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

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

Land Registry has the meaning given in the Participation Rules;

Lodgment Case has the meaning given in the Participation Rules;

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

Nominated ELN means the ELN specified in the Schedule;

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

Populate means to complete data fields in the Electronic Workspace;

Prescribed Requirement has the meaning given in the Participation Rules;

Subscribers has the meaning given in the Participation Rules; and

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

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

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

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

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

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

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

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

13.4.1 each party must:

(a) bear equally any disbursements or fees; and

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

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

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

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

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

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

13.5.3 the parties must conduct the Electronic Transaction:

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

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

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

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

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

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

13.6.1 create an Electronic Workspace;

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

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

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

13.7.1 Populate the Electronic Workspace with Title Data;

13.7.2 create and Populate the Electronic Transfer;

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

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

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

13.8.1 join the Electronic Workspace;

13.8.2 create and Populate the Electronic Transfer;

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

13.8.4 Populate the Electronic Workspace with a nominated Completion Time.

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

13.9.1 join the Electronic Workspace;

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

13.9.3 invite any Discharging Mortgagee to join the Electronic Workspace.

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

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

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

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

13.11 Before Completion, the parties must ensure that:

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

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

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

13.12 If Completion takes place in the Electronic Workspace:

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

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

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

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

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

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

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

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

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

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

14. Off the plan purchase and Compliance Certificate

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

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

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

15. Goods

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

15.2 The Goods are included in the Price.

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

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

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

16. Errors and misdescriptions

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

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

16.1.2 if the error is not corrected before Completion:

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

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

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

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

17. Compensation claims by Buyer

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

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

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

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

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

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

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

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

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the Stakeholder in trust for the Seller and the Buyer;

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

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

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

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

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

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

18. Notice to Complete and Default Notice

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

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

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

18.3.1 not be in default; and

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

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

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

18.6 A Default Notice:

18.6.1 must specify the default;

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

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

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

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

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

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

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

19. Termination — Buyer default

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

19.1.1 sue the Buyer for breach; or

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

* Alter as necessary

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

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

20. Termination — Seller default

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

20.1.1 terminate and seek damages; or

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

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

21. Rescission

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

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

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

22. Damages for delay in Completion

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

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

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

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

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

22.3 The parties agree that:

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

22.3.2 the damages must be paid on Completion.

23. Foreign Buyer

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

23.2 This clause is an essential term.

24. GST

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

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

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

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

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

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

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

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

24.4.3 the Seller must carry on the enterprise until Completion;

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

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

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

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

24.5 If this Contract says the margin scheme applies:

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

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

in respect of the sale of the Property.

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

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

25. Power of attorney

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

26. Notices claims and authorities

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

26.2 To serve a notice a party must:

26.2.1 leave it at; or

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

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

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

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

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

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

27. Unit title

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

28. Definitions and interpretation

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

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

29. Title to the Unit

29.1 Clauses 3.1, 3.2 and 3.3 do not apply.

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

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

30. Buyer rights limited

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

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

31. Adjustment of contribution

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

32. Inspection of Unit

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

33. Seller warranties

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

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

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

(b) defects disclosed in this Contract;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

34. Damage or destruction before Completion

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

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

35. Notice to Owners Corporation

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

36. Unit Title Certificate

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

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37. Unregistered Units Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

38. Rescission of Contract

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

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

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

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

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

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

38.2 A notice must be given:

38.2.1 under clause 38.1.1:

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

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

(i) the Date of this Contract; and

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

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

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

39. Claims for compensation

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

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

39.2.1 tell the Seller:

(a) about the breach; and

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

39.2.2 claim compensation for the breach.

39.3 A notice under clause 39.2 must be given:

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

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

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

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

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

40. Community title

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

41. Definitions and interpretation

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

42. Buyer rights limited

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

43. Adjustment of contribution

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

44. Inspection of property

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

45. Unregistered Community Title Scheme

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

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

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

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

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

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

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

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

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

Unit 129/61 Block 19 Section 43 Gungahlin DUP No 1 Right of Light ACT 2615 Horn Gorton Environment

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

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

46. Incomplete development of Community Title Scheme

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

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

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

47. Incomplete development of Lot

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

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

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

47.4 The Buyer must:

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

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

48. Required first or top sheet

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

48.2 The Section 67 Statement must:

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

48.2.2 state the name and address of:

(a) the body corporate of the scheme; or

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

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

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

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

48.2.6 be substantially complete.

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

48.4 The Buyer may rescind this Contract if:

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

48.4.2 Completion has not taken place.

49. Notice to Community Title Body Corporate

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

50. Section 56 Certificate

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

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

Unit 29 UP No. 4040 Section 27 Gorton Drive, Wright ACT 2611

51. Foreign Resident Withholding Tax

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

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

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

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

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

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

Relevant Price means the higher of:

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

as at the Date of this Contract;

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

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

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

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

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

51.4 If neither clauses 51.2 or 51.3 apply, then:

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

51.4.2 the Buyer must:

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

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

no later than 5 days before the Date for Completion;

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

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

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

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

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

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

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

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

52. Deposit by Instalments

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

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

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

Unit 10 UP No. 4 Section 27 Norton Drive, John Doe, 2600

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

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

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

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

52.5 If the First Instalment of the Deposit is:

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

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

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

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

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

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

53. Residential Withholding Tax

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

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

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

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

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

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

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

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

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

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

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

53.6.2 7 days prior to the Date for Completion,

whichever is the earlier.

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

Block 69 UP No. 4078 Section 27 Gordon Division of Wright ACT 2611 Jan 2025

* Alter as necessary

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

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

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

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

Unit 129 UP No. 4040
Block 1 Section 27 Wright
129/61 John Gorton Drive, Wright ACT
2611

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SPECIAL CONDITIONS

1. INCONSISTENCIES

If there is any inconsistency between a Special Condition and the printed terms of the ACT Law Society Contract 2024 (General Conditions) then the Special Conditions shall prevail.

2. VARIATION TO GENERAL CONDITIONS

The General Conditions are amended as follows:

(a) Clause 2.6 is amended by deleting the words "or in cash (up to $200)".

(b) Clause 13.6 is amended by deleting the number "7" and inserting "14".

(c) Clause 17.1.1(a) is amended by deleting the number "5" and inserting "2.5".

(d) Clause 17.1.2(a) is amended by deleting the number "5" and inserting "2.5".

3. REPRESENTATIONS AND WARRANTY

(a) The Buyer acknowledges and agrees that it has not relied on any warranty, representation, promise, or condition made by or on behalf of the Seller concerning the Property, except as disclosed in this Contract.

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

(c) The Buyer accepts the Property, including all improvements, fixtures, fittings and inclusions in their current state of repair and condition, and including any latent or patent defects as at the date of this Contract.

(d) The Buyer shall not make any requisition, objection or claim for compensation in relation to the condition or state of the Property and the Seller shall not be required to carry out any repairs to the Property after the date of this Contract.

(e) The Buyer warrants that it was not introduced to either the Seller or the Property by any party other than the Seller Agent listed in this Contract and agrees to indemnify and keep indemnified the Seller against all claims for commission, costs or damages that arise as a result of a breach of this condition. This clause shall not merge on Completion.

(f) The Buyer warrants that it does not require the approval of the Foreign Investment Review Board to complete settlement under this Contract.

4. CONTAMINATION

The Seller does not warrant or provide the Buyer with any assurance that the Property is free from contamination. The Buyer acknowledges that it has made, or has had the opportunity to make, its own investigations concerning contamination on or in the Property and relies entirely on those investigations in entering this Contract.

5. KEYS

The Seller shall supply all keys for the Improvements on the Property which are in the Seller's possession or control to the Buyer on the Settlement Date. The Buyer shall not make any objection, requisition or claim for compensation in relation to the supply of keys.

6. ENTIRE AGREEMENT

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

7. DEATH OR INCAPACITY

If either party dies, becomes mentally ill, is declared bankrupt, enters into any scheme for the benefit of its creditors or a liquidator is appointed to it, then either party may rescind this Contract by issuing a notice in writing to the other or its solicitor. General Condition 21 will apply if the Contract is rescinded in accordance with this Special Condition.

8. ADJUSTMENTS

If Completion does not occur on the Date for Completion due to an act or omission of the Buyer, the parties agree that all Land Charges in General Condition 8.1.1 will be adjusted from the Date for Completion and not the date that Completion takes place.

9. GENERAL NON-MERGER

The Buyer and Seller agree that any obligation for payment under this Contract shall not merge on Completion.

10. FINANCE

The Buyer acknowledges that the Seller has entered into this Contract on the Buyer's warranty that the Buyer does not require finance approval in order to pay for the property or that the Buyer shall not have any right to terminate this Contract on the basis that it has not secured finance approval.

11. ELECTRONIC EXECUTION AND EXCHANGE

The Buyer and Seller agree and acknowledge that:

(a) This Contract may be signed electronically by either party using DocuSign (or any other secure electronic signature platform approved by the parties).

(b) This Contract may be validly created by counterparts electronically signed and exchanged and shall together be deemed to constitute one and the same instrument.

(c) No witnessing party is required if this Contract is signed electronically.

(d) Each party shall comply with the *Electronic Transactions Act* 2001 (Cth) when signing this Contract electronically.

12. EFT or DEFT AUCTION PAY

(a) Subject to the following clauses, the Buyer may pay the Deposit payable under the terms of this Contract on the Date of this Contract to the Stakeholder using either Electronic Fund Transfer (EFT) or DEFT Auction Pay (being the Macquarie Bank online funds transfer system).

(b) This special condition will only apply if the Buyer pays the Deposit on the Date of this Contract using either Electronic Fund Transfer (EFT) or DEFT Auction Pay and the Stakeholder is provided with evidence of payment of the Deposit on the Date of this Contract. If not, then this special condition will not apply to this Contract for Sale and the Deposit will be strictly payable in accordance with the terms and conditions of this Contract.

(c) If the Stakeholder does not receive the cleared funds equal to the amount of the Deposit into its trust account within three business days of the Date of this Contract (Payment Period), then the Buyer must pay the Deposit payable on the Date of the Contract by delivering an unendorsed bank cheque to the Stakeholder within 24 hours of the Seller or its Solicitor notifying the Buyer that the payment referred to in (a) was not received within the Payment Period.

13. DIRECTOR GUARANTEE AND INDEMNITY

If the Buyer is a corporation, then all directors of that corporation must provide a personal guarantee in the form of the Deed of Guarantee and Indemnity attached as Annexure A (Deed of Guarantee & Indemnity).

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ANNEXURE A - DEED OF GUARANTEE & INDEMNITY

Director's Guarantee

I/WE (name)

(address)

Director(s) of (Buyer)

(address)

(GUARANTOR/S)
agree as follows:

1. I/ We am/are the Director(s) of the Buyer.

2. In consideration of the Seller entering into this Contract at my/our request, I/We agree to guarantee to the Seller:

   a) The performance and observance by the Buyer of all its obligations under this Contract, before, on and after Completion; and

   b) The payment of all money payable to the Seller or to third parties under this Contract or otherwise.

3. This is a continuing guarantee and binds me/us notwithstanding:

   a) My/our subsequent death, bankruptcy, liquidation or the subsequent death, bankruptcy or liquidation of any one or more of the Buyer's Directors; and

   b) Any indulgence, waiver or extension of time by the Seller to the Buyer or to me/us or to the Buyer's Directors; and

   c) Completion of this Contract.

4. In the event of any breach by the Buyer covered by this guarantee, including in the payment of any money payable to the Seller or to third parties under this Contract or otherwise, the Seller may proceed to recover the amount claimed as a debt or as damages from me/us without having instituted legal proceedings against the Buyer or any other of the Buyer's Directors and without first exhausting the Seller' remedies against the Buyer.

5. I/ We agree to keep the Seller indemnified against all liability, loss, damage or claim due to the default of the Buyer which the Seller may incur in respect of this Contract.

Executed as a Deed Dated:

SIGNED AND SEALED by the GUARANTOR in the presence of:

_____	_____
Signature of Guarantor	Signature of Witness
Name of Guarantor	Name of Witness

SIGNED AND SEALED by the GUARANTOR in the presence of:

_____	_____
Signature of Guarantor	Signature of Witness
Name of Guarantor	Name of Witness

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CONDITIONS OF AUCTION SALE

These are the terms upon which the auction for the sale of the Property described in the Contract of Sale will be conducted.

The following conditions apply:

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

*****The Seller reserves the right to vary the terms and conditions of the Contract of Sale without notice at any time prior to the commencement of the auction*****

Product	Title Details
Date/Time	24/06/2026 04:43PM
Customer Reference	3267CVL
Order ID	20260624001542
Cost	$35.00

Volume 2145 **Folio** 29 **Edition** 6

AUSTRALIAN CAPITAL TERRITORY

TITLE SEARCH

LAND

Wright Section 27 Block 1 on Deposited Plan 10965 with 176 units on Unit Plan 4040

Unit 129 (Class A) entitlement 44 of 10000, 3 subsidiaries

Lease commenced on 04/08/2014, terminating on 18/04/2112

Proprietor

JUMI BAE

129/61 JOHN GORTON DRIVE, WRIGHT ACT 2611

REGISTERED ENCUMBRANCES AND INTERESTS

Original title is **Volume** N/A **Folio** N/A

Restrictions

Purpose Clause: Refer Units Plan

S. 20 Unit Titles Act 2001 - Subject to a Staged Development Approval: Released By ALUP 1972157

S.298 Planning and Development Act 2007: Compliance/Completion Cert Issued

Registered Date	Dealing Number	Description
08/02/2023	3224102	Mortgage to IMB LTD (ACN: 087 651 974)

End of interests

ADMINISTRATIVE INTERESTS

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

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

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
201221547	Development Application	18/04/2012	MERIT TRACK - MAJOR NOTIFICATION	APPROVED	11/07/2012

Description
MULTI DWELLING - 176 UNITS. Proposed construction of 176 units with one, two and three bedroom units in multi storey townhouse/terrace and appartment configerations.

This data (excluding administrative interests) is certified correct by the Registrar-General at 16:43:36 on 24/06/2026

Unregistered dealings have not been formally recorded in the register.

Product	Title Details
Date/Time	25/06/2026 09:16AM
Customer Reference	3267CVL
Order ID	20260625000166
Cost	$35.00

Volume 2143 **Folio** 100 **Edition** 4

AUSTRALIAN CAPITAL TERRITORY

TITLE SEARCH

LAND

Wright Section 27 Block 1 on Deposited Plan 10965 with 176 units on Unit Plan 4040

Lease commenced on 04/08/2014, terminating on 18/04/2112

COMMON PROPERTY

Proprietor

The Owners-Units Plan No 4040

C/- Grady Strata & Facilities, PO Box 3197 Manuka ACT 2603

REGISTERED ENCUMBRANCES AND INTERESTS

Original title is **Volume** N/A **Folio** N/A

Restrictions

Purpose Clause: Refer Units Plan

Alteration of Units Plan: REFER ALUP 1972157

Alteration of Units Plan: REFER ALUP 2030819

Registered Date	Dealing Number	Description
10/12/2014	1946695	Application to Note Special Resolution
24/02/2017	2074225	Application to Note Special Resolution

End of interests

ADMINISTRATIVE INTERESTS

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

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

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
201221547	Development Application	18/04/2012	MERIT TRACK - MAJOR NOTIFICATION	APPROVED	11/07/2012

Description
MULTI DWELLING - 176 UNITS. Proposed construction of 176 units with one, two and three bedroom units in multi storey townhouse/terrace and appartment configerations.

This data (excluding administrative interests) is certified correct by the Registrar-General at 09:20:33 on 25/06/2026

Unregistered dealings have not been formally recorded in the register.

ACT Government

Product	Title Details
Date/Time	25/06/2026 09:16AM
Customer Reference	3267CVL
Order ID	20260625000166
Cost	$35.00

This data (excluding administrative interests) is certified correct by the Registrar-General at 09:20:33 on 25/06/2026

Unregistered dealings have not been formally recorded in the register.

ADJOINS SHEET No 4

SG/AG CO-ORDINATES OF REFERENCE MARKS		
REF MARK	EASTING	NORTHING
CRM 13335	202688·075	599163·365
CRM 13567	202636·81	599229·65
CRM 13568	202533·885	599315·06
CRM 13569	202463·61	599403·37
CRM 13571	202347·92	599286·66
CRM 13573	202512·28	599197·79
CRM 13574	202517·605	599122·855
SR 1692	202603·11	599118·105

Ⓢ PROPOSED SEWERAGE SERVICE EASEMENT
Ⓓ PROPOSED DRAINAGE SERVICE EASEMENT
NTS NOT TO SCALE

29 1

27 1

ADJOINS SHEET No 4

TO CRM13569 321°29'20" 112·865 MAX

134°30' 81·12

7·29 181°12' 294°05' 23·92

A22·015 C21·49 246°15' R29·00

131·01 268°00'

13568

134°30' RADIAL 22·00

175°33' 12·705

44°30' 28·00

72°58'30" 75·57

87°48' 7·29

178·17 314°30' (69·23)

JACOBS

DIESENDORF 22 WIDE STREET

TO CRM13571 266°50'30" 113·88

165°13' 7·315

88°00'

A7·89 C7·88 48°55'50"

R51·00 A16·66 C16·59 62°43'20"

29·155

28 WIDE

A14·17 C14·125 80°02'20"

10·1

23·04

685m²

88°00' 26·225

44°30' 10·00

134°30' 27·43

129°41'10" 133·745

No 4

No2

5 6 7 8 28 9 10 11 12

34·00 178°00' 459m² 459m² 510m² 519m² 584m² 988m²

35·955 178°00' 20·00

13·50 88°00' 13·50 15·00 15·00 88°00' 45·00

44°30' 10·145 12·845

28·00 AVENUE

(23·73)

11·315 269°30'

11·00 13·50 15·00

374m² 459m² 510m² 851m²

R274·50 A17·25 C17·21 141°08'

57°45'59" RADIAL

350°22'10" 28·05

284°31'10" 43·135

302°25' 17·71

A25·18 C20·81 287°53' R12·00

13567

SHEET 23 22 21 20 19 18 17 16 15 14 13

268°00' 16·025 (1·55)

352°15'50" 21·83

255°38'50" 128·54

TO DH&W PETER 96°46'30" 77·445 CULLEN 29 WIDE WAY

178°00' 29·00

142°16'30" NTS 83·795

13573

R75·00 A9·825 C9·815 68°43'

R23·00 A24·90 C23·705 103°29'

R64·50 A25·935 C25·76 76°28'50"

232°26' 12·515

133°00' 7·07

88°00' 50·475

134°30' 34·23

ADJOINS 4 5 6 7 570m² 570m² 557m² 25

88°00' 19·00 19·00 14·00 19·00 19·00 19·00

178°00' 30·00 25·00

(5·25) 88°00' 16·75

43°00' 14·495

14·365 179°30'

13335 FD A DP 10887

204°46' 14·045

TERRITORY LAND

STREET

358°00' 40·75

175°9'10" 17·52

540m² 540m² 505m² 17·25

11 10 9 8

A20·03 C18·03 223°00' R12·75

336°59'40" 22·005

5·25 18·00 18·00 18·00 268°00'

16·75

SR 1692 FD DP 10887

B

273°10'50" 85·635 NTS

160°03'05" RADIAL 16·75

107°17'50" 20·10

DUNPHY

R144·25 A59·15 C58·74 58°18'10"

241°57'30" 96·265

STREET

PEG FD

5

18 DP10887

13574

DOT 16·75 WIDE 262°49'40" 78·48 BUTLER

TO DH&W 88°00' 125·00

R25·75 A40·45 C36·415 45°00'

(3·75)

1

TERRITORY LAND

Section 38 Block 1 Amended by DP 16009 on the 22nd September 2023

Section 29 Block 1 Amended by DP 11585 on 6th July 2018

THIS IS SHEET 1 OF MY PLAN IN 4 SHEETS

REFERENCE MARKS

Denotes G I P ~~in road 1·83 radially from T P~~
" C B ~~" " 1·83 " " T P~~
" PLAQUE IN KERB
" DEEP DRIVEN ROD
" DH&W IN KERB
(Except as otherwise shown)

NOTE:
All easements are 2·5 metres wide
(Except as otherwise shown)

Azimuth:A–B(Strom)

Field Books:

SURVEYOR'S REFERENCE: 09323_DP1B1

I, ROBERT CHARLES RICHARDS of MAIL McDONALD BARNSLEY Pty Ltd PO BOX 54 JAMISON ACT 2614 a surveyor registered under the Surveyors Act 2007 hereby certify that the survey represented on this plan is accurate and has been made in accordance with the Surveyors Practice Directions and was completed on 11 MAY 2012

(Signature) Robert Richards
15.5.2012 Surveyor, Registered under the Surveyors Act 2007

I certify that this plan is the plan prepared in accordance with the Districts Act 2002

R. Harman 15.05.2012
for Surveyor-General of the ACT

PLAN OF
BLOCKS 4–15 SECTION 21, BLKS 1–30 SEC 24,
BLKS 1–16 SEC 25, BLK 1 SEC 27,
BLKS 1–28 SEC 28, BLK 1 SEC 29, BLKS 1–5 SEC 30,
BLKS 10–13 SEC 31, BLK 1 SEC 38

DIVISION: WRIGHT
DISTRICT: MOLONGLO VALLEY
AUSTRALIAN CAPITAL TERRITORY
SCALE 1:500
0 5 10 20 30 40 METRES

Deposited in the office of the Registrar of Titles at Canberra in the Australian Capital Territory the Sixteenth day of May 2012 at — minutes ten o'clock in the fore noon
Approved
Registrar-General Registrar of Titles

DEPOSITED PLAN
10965/1

X20173/1

ADJOINS SHEET No 4

TERRITORY LAND

31 13

29 1

34 WIDE

358°46'10" TO CRM13570 91·185

358°00' 178°00' 88°00' 34·00 7·07 223°00' 313°00'

107·00 88°00' 25·00 268°00' 131·01 268°00'

7·15 24°46'56"

TO CRM 13592 272°11'40" 136·31 DIESENDORF 22 WIDE STREET

309°32'10" 33·43 22·14 37°09' 13571

178°00' 22·00

86°50'30" 113·88 TO DH&W

88°00' 82·00 25·00 133°00' 7·07 246°32'50" 26·885 107°04'20" 14·79 43°00' 7·07 28·00

88°00' 34·00

557m² 730m² 510m² 510m² 510m² 510m² 510m²

19·00 14·00 17·50 22·50 S&D 34·00 15·00

5 30

450m² 450m² 450m² 742m² 28 510m² 510m² 459m² 459m² 28

68·00 30·00 33·00 D 22·50 13·50

9°17'20" 82·535 (2·935) 2·465 530m² 713m² 27 26 25 24 23 22

1·40 190°02'10" C11·94 A12·03 R28·63 235°02'10" C10·88 A11·505 112°04'23" RADIAL R10·00 18·38 (0·39) 289°34'50" 22·03 RADIAL 246°24'18" 302°12'10" C11·24 A11·94 R10·00 60°37' 31·36 20·99 82·00 268°00'

86°45'10" 82·325 PETER 29 WIDE CULLEN 13572 89°01'30" 100·795 2°56'10" 9·94 96°46'30" 77·445 TO CRM13573

19·25 187°06'40" 222°58'20" 29·54 132°09'10" 38·50 CRM TO COR WAY 29 WIDE

88°00' 13·50 15·00 15·00 20·99 R10·00 A11·94 C11·24 122°12'10" A14·025 C13·945 167°48'10" 66°24'17" RADIAL R38·63 614m² 14 88°00' 32·995 A&CO·535 177°36'10" 659m² 15 88°00' 33·00 647m² 16 88°00' 34·00 28·00 (11·705) 21·38 R10·00 A11·505 C10·88 55°02'10" 292°04'21" RADIAL R28·63 A12·03 C11·94 10°02'10" 1 620m² 2·40 660m² 15 647m² 88°00' 33·00 19·00 2 570m² 3 570m² 4 5 570m² 25 570m² 570m² 19·00 88°00' 19·00 S 19·00 15·00 D 15·00 15·00 15·00 450m² 450m² 450m² 450m² 14 13 12 11 10 15·00 268°00'

10 11 12 13 178°00' 30·00 178°00' 30·00 178°00' 30·00 178°00' 30·00 405m² 450m² 450m² 405m² 24 450m² 88°00' 13·50 15·00 15·00 13·50 20 19 18 17 268°00'

1·40 19·465 20·00 178°00' 30·00 88°00' 34·00 IRWIN 358°00' 20·00 178°00' 30·00 88°00' 34·00 7·07 223°00' 289°27'20" 26·87 40°27'30" 13·32 313°00' 7·07 (8·00) 28·00 268°00'

TO CRM13576 ULYSSES 263°31'20" 128·265 24·75 WIDE CIRCUIT 13575 DOT 274°40'40" 86·305 BUTLER 16·75 WIDE STREET 2°53'50" 14·92 82°49'40" 78·48 TO CRM13574 178°00' 24·75 16·75 88°00' 125·00

88°00' 13·50 13·50 15·00 3·00 25·00 10 11 12 13 178°00' 32·75 178°00' 32·75 178°00' 32·75 178°00' 32·75 442m² 442m² 491m² 21 21 DP 10887 632m² 15 88°00' 30·00 774m² 14 16 21·50 178°00' 43·00 32·75 16·50 (0·17) (0·15) (0·09) (0·13) 13·50 13·50 15·00 PEG FD GONE PEG FD 268°00' 358°00' 10·25 33·00 1·15 PEG FD 88°00' 34·00 194°35' C16·345 A16·575 R28·63 239°35' C11·42 A11·90 R12·00 PEG FD 268°00' 283°32'20" 25·185 0°43' 35·72 11°45' 57·895 43°00' 18·385 STEVE FD DP 10887 237°16' 13·08 358°00' 60·885 (21·735) 281°23'50" A20·11 C19·925 R43·00 SR1691 FD DP 10887 DAVID FLEAY STREET

TERRITORY LAND

SG/AG CO-ORDINATES OF REFERENCE MARKS		
REF MARK	EASTING	NORTHING
CRM 13570	202345·96	599377·825
CRM 13571	202347·92	599286·66
CRM 13572	202334·60	599205·205
CRM 13573	202512·28	599197·79
CRM 13574	202517·605	599122·855
CRM 13575	202353·72	599120·10
CRM 13576	202226·275	599105·63
CRM 13592	202211·715	599291·88
SR 1691	202341·485	599027·695

(S) PROPOSED SEWERAGE SERVICE EASEMENT
(D) PROPOSED DRAINAGE SERVICE EASEMENT
(S&D) PROPOSED SEWERAGE & DRAINAGE SERVICE EASEMENT 3·5 WIDE
CONCRETE RETAINING WALL

THIS IS SHEET 2 OF MY PLAN IN 4 SHEETS
DATED 15:5:2013
(Signature) .....
Surveyor, Registered under the Surveyors Act 2007

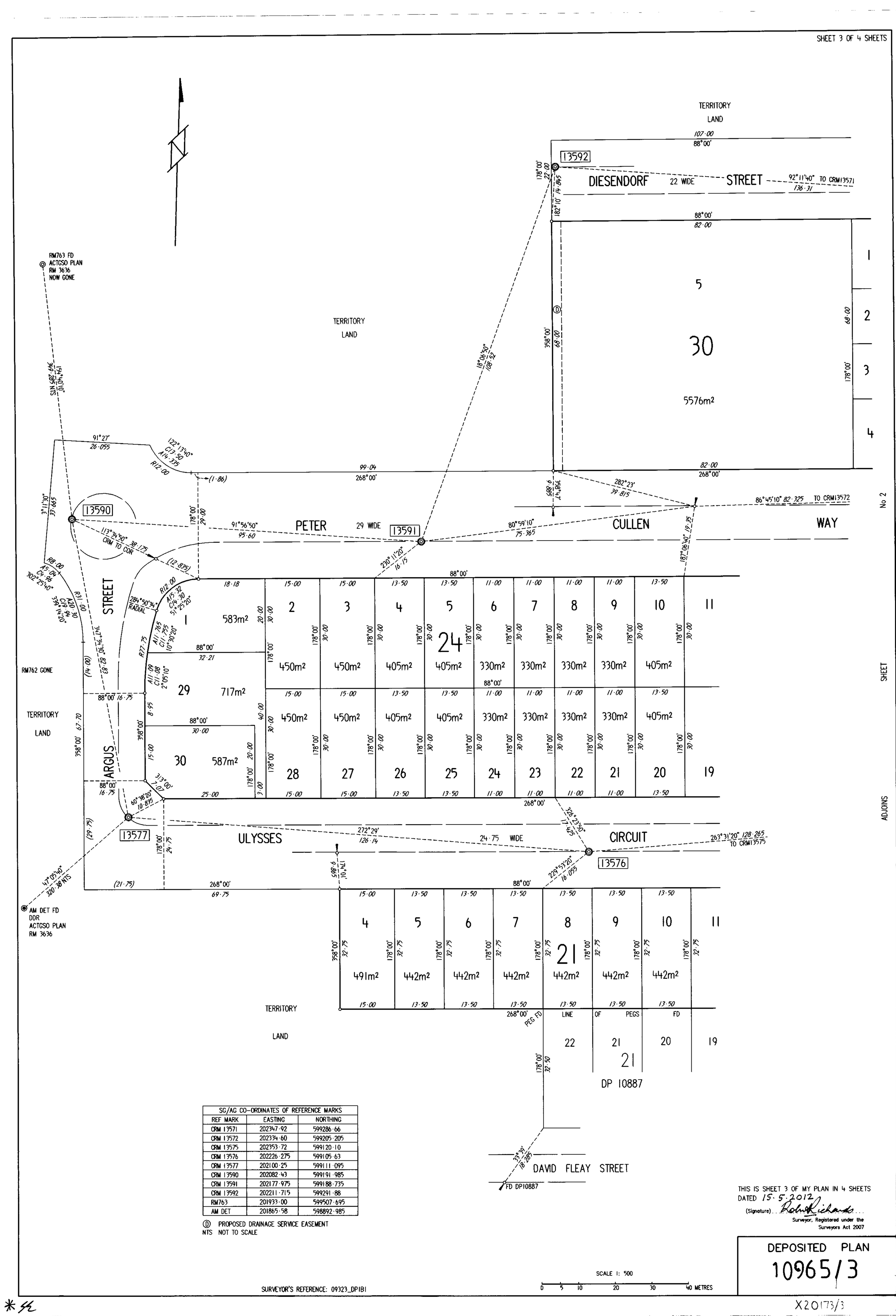
SURVEYOR'S REFERENCE: 09323_DPIB1

SCALE 1: 500
0 5 10 20 30 40 METRES

DEPOSITED PLAN
10965/2

X20173/2

*SL



SG/AG CO-ORDINATES OF REFERENCE MARKS		
REF MARK	EASTING	NORTHING
CRM 13571	202347·92	599286·66
CRM 13572	202334·60	599205·205
CRM 13575	202353·72	599120·10
CRM 13576	202226·275	599105·63
CRM 13577	202100·25	599111·095
CRM 13590	202082·43	599191·985
CRM 13591	202177·975	599188·735
CRM 13592	202211·715	599291·88
RM763	201933·00	599507·695
AM DET	201865·58	598892·985

Ⓓ PROPOSED DRAINAGE SERVICE EASEMENT
NTS NOT TO SCALE

SURVEYOR'S REFERENCE: 09323_DP1B1

SCALE 1: 500

0 5 10 20 30 40 METRES

THIS IS SHEET 3 OF MY PLAN IN 4 SHEETS
DATED 15·5·2012
(Signature) Robin Richards
Surveyor, Registered under the Surveyors Act 2007

DEPOSITED PLAN
10965/3

X20173/3

*SL

SHEET 4 OF 4 SHEETS

RM758 GONE

COPIARRA FD
ACTGSO PLANS
RM3629,RM3636

LAND

TERRITORY

AVENUE

SR1700

13564

GORNALL
16·75 WIDE

IRWIN

DRIVE

COOMBS

GORTON

DIVISION

ADJOINS No 2 SHEET

ADJOINS No 1 SHEET

38
1
1·577ha

29
1
919Im²

27
1
1·762ha

28

30 1

5

557m²
31
10
450m²
11
450m²
12
557m²
13
223° 00' 14·00
7·07

13570
13571
13569
13565
13568
13567
13566
13334
13335

STEVE

DIESENDORF

STREET

28 WIDE

22 WIDE

AVENUE
(27·91) VAR WIDTH

JACOBS
28 WIDE

MAX

JOHN

VARIABLE WIDTH

PETER CULLEN WAY

DUNPHY STREET

Amended by DP 11585

SG/AG CO-ORDINATES OF REFERENCE MARKS		
REF MARK	EASTING	NORTHING
CRM 13334	202753·96	599250·69
CRM 13335	202688·075	599163·365
CRM 13564	202387·945	599574·96
CRM 13565	202514·36	599487·065
CRM 13566	202690·61	599301·465
CRM 13567	202636·81	599229·65
CRM 13568	202533·885	599315·06
CRM 13569	202463·61	599403·37
CRM 13570	202345·96	599377·825
CRM 13571	202347·92	599286·66
CRM 13572	202334·60	599205·205
CRM 13573	202512·28	599197·79
CRM 13592	202211·715	599291·88
SR1700	202316·84	599458·06
COPIARRA	201770·325	600195·155

NTS NOT TO SCALE

SCALE 1:750
0 5 10 20 30 40 METRES

SURVEYOR'S REFERENCE: 09323_DP1B1

DIAGRAM A

SEE DIAGRAM A

THIS IS SHEET 4 OF MY PLAN IN 4 SHEETS
DATED 15:5:2012
(Signature) Robert Richards
Surveyor, Registered under the Surveyors Act 2007

DEPOSITED PLAN
10965/4

X20173/4

OFFICE OF REGULATORY SERVICES
DEPARTMENT OF JUSTICE & COMMUNITY SAFETY

UPL: 4040

SECTION 1 of 4

255 CANBERRA AVENUE FYSHWICK ACT 2609 |
GPO BOX 158 CANBERRA ACT 2601 | PHONE 62073000 | FAX 62070538

Form 1A

Sheet No. 1 of 69

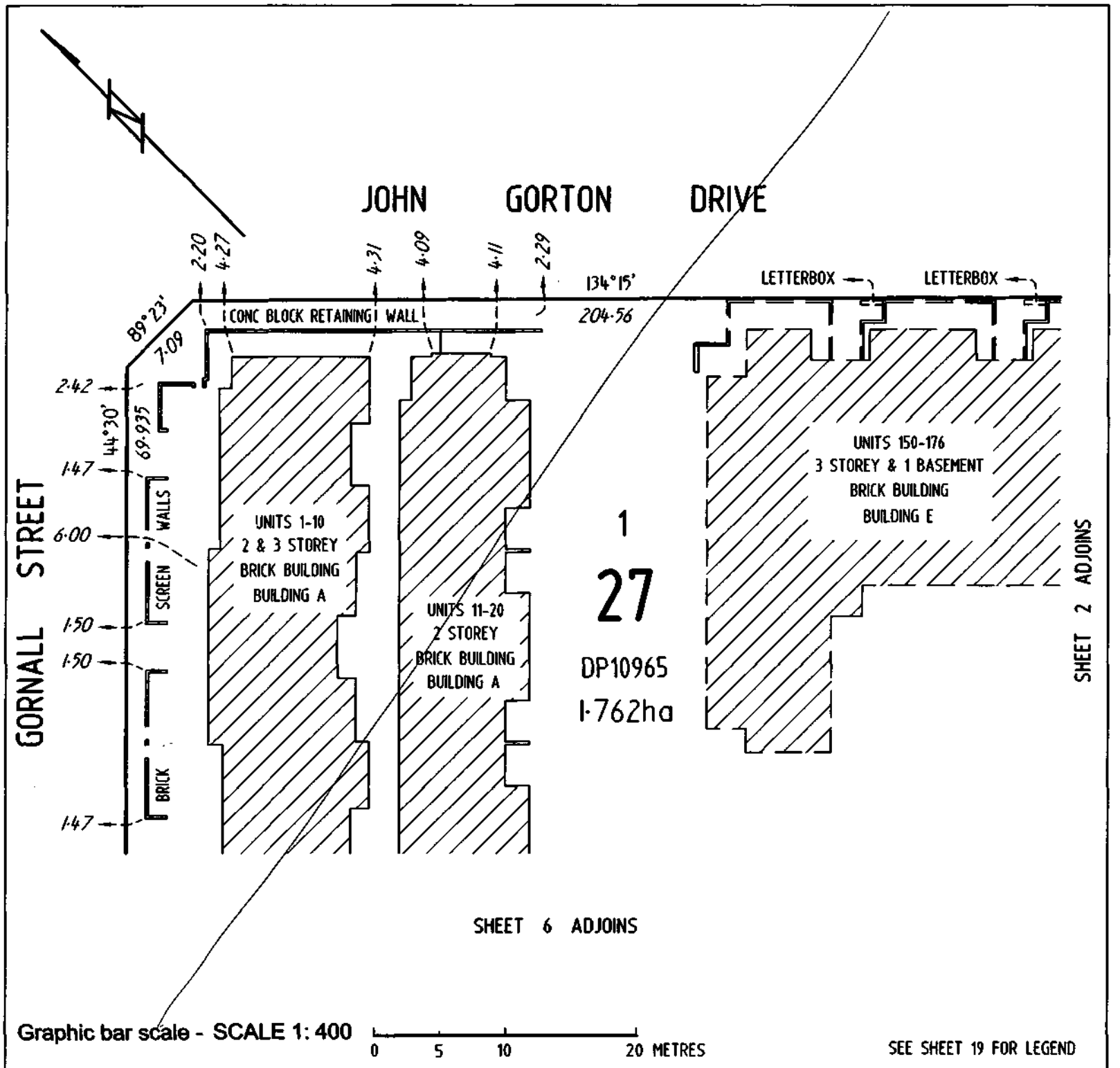
Form 088 - SP

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

ALTERATION OF UNITS PLAN
REFER ALUP 1972157
REGISTERED 25/05/2015

SITE PLAN

Division	Section	Block	Class of Units (A or B)	UNITS PLAN No.
WRIGHT	27	1	A	4040



Units and Subsidiaries are subject to the provisions of Section 34 of the Unit Titles Act 2001, where applicable.

Rouse Property Holdings Pty Ltd Common Seal ACN 151 [illegible] PROPERTY HOLDING PTY LTD
SOLE DIRECTOR
Registered Proprietor

10·7·2014
Registered Surveyor

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

Approved form AF 2010-179 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-29

Authorised by the ACT Parliamentary Counsel - also accessable at www.legislation.act.gov.au

XUP 20656

REF:12149.01UP

Form 1A

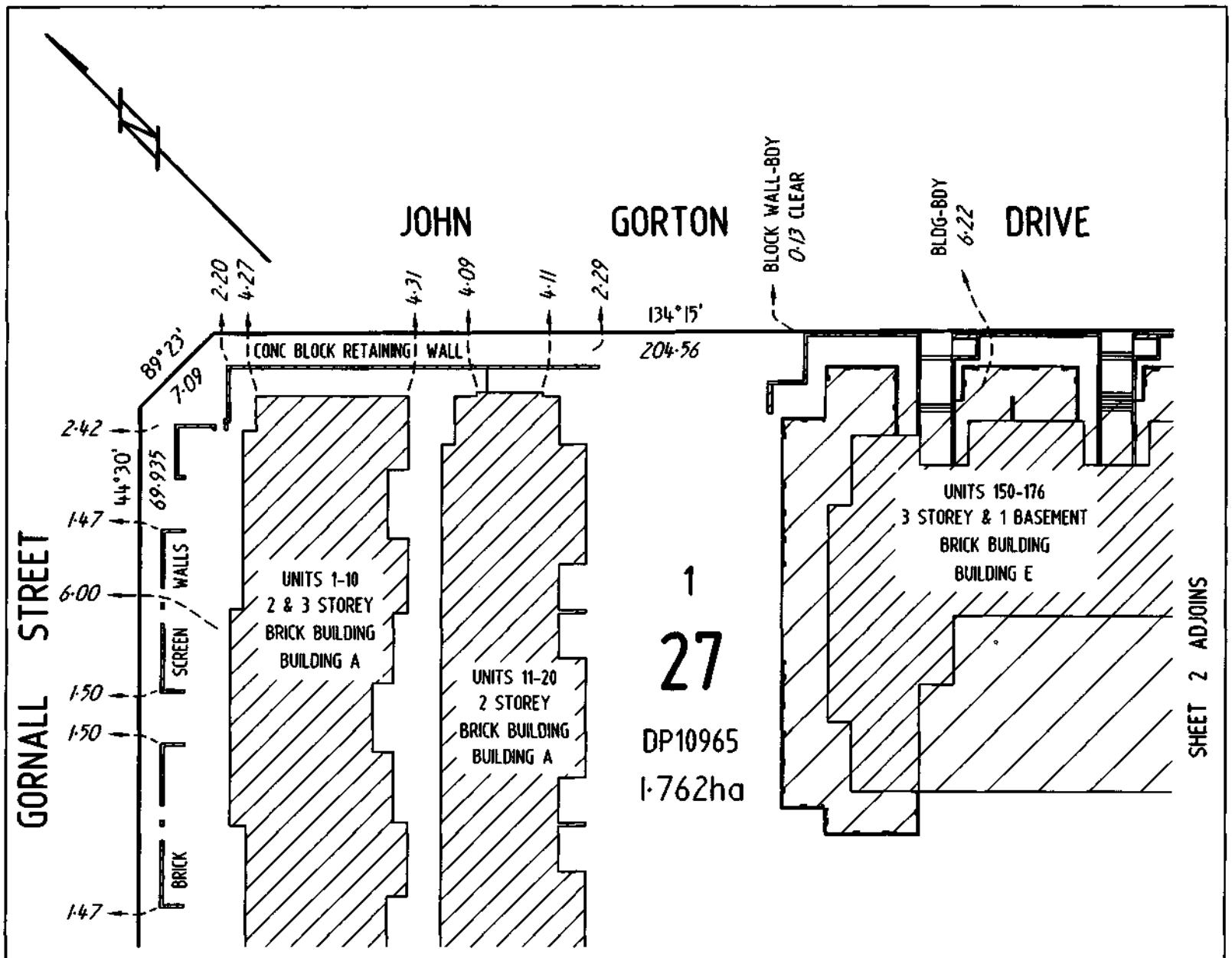
Sheet No. 1 of 69

Form 088 - SP

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

SITE PLAN

Division	Section	Block	Class of Units (A or B)	UNITS PLAN No.
WRIGHT	27	1	A	4040



Graphic bar scale - SCALE 1: 400 0 5 10 20 METRES

SEE SHEET 19 FOR LEGEND

Units and Subsidiaries are subject to the provisions of Section 34 of the Unit Titles Act 2001, where applicable.

SOLE DIRECTOR
ROVINE PROPERTY HOLDING PTY LTD
Registered Proprietor

Property Holdings Pty Ltd
Common Seal
ACN 153 691 625

WR Campbell 29·4·2015
Registered Surveyor

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

Approved form AF 2010-179 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-29

Authorised by the ACT Parliamentary Counsel - also accessable at www.legislation.act.gov.au

REF:12149.01UP

Form 1A

Sheet No. 2 of 69

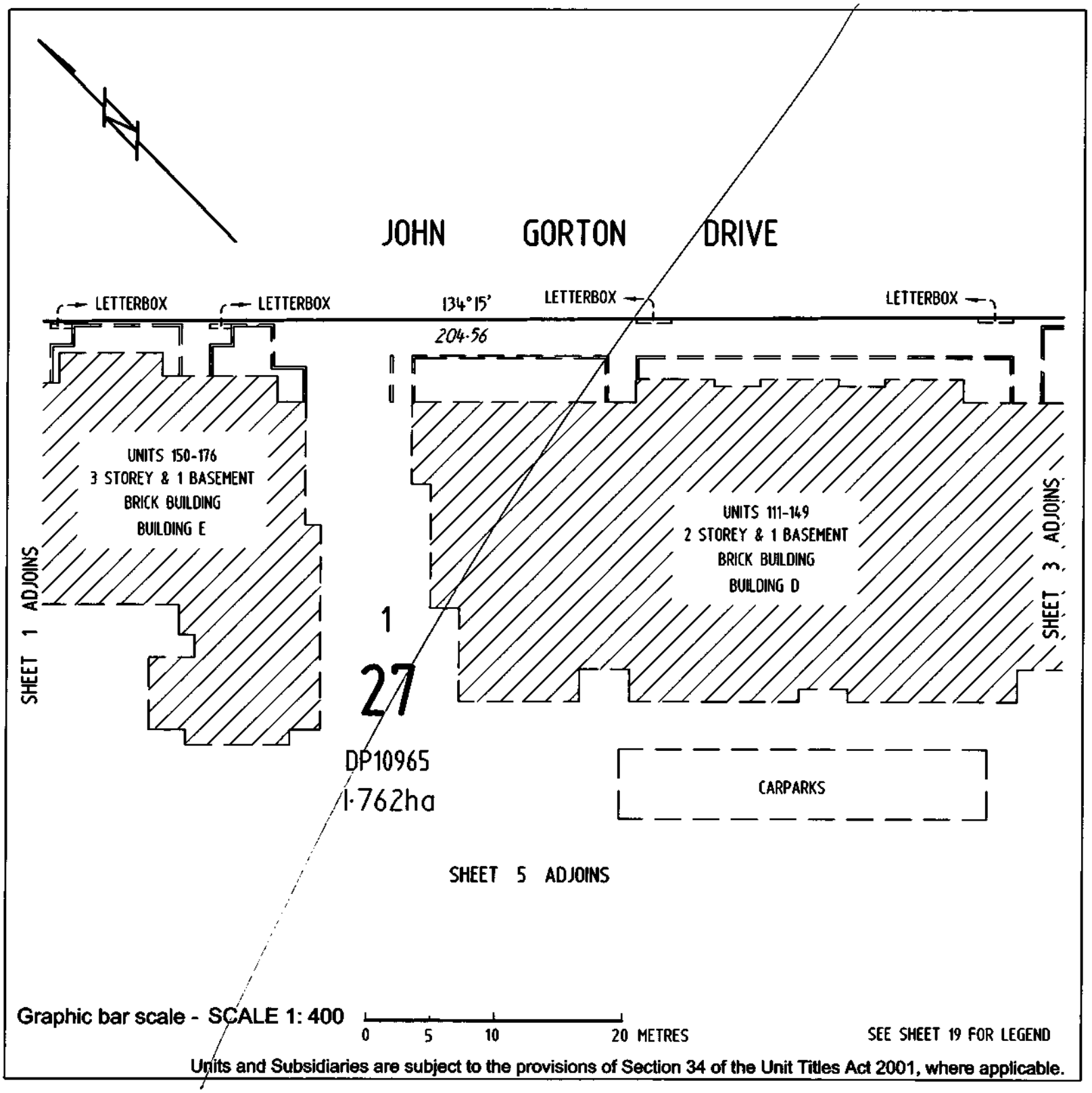
Form 088 - SP

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

SITE PLAN

ALTERATION OF UNITS PLAN
REFER ALUP 1972157
REGISTERED 25/05/2015

Division	Section	Block	Class of Units (A or B)	UNITS PLAN No.
WRIGHT	27	1	A	4040



Graphic bar scale - SCALE 1: 400

0 5 10 20 METRES

SEE SHEET 19 FOR LEGEND

Units and Subsidiaries are subject to the provisions of Section 34 of the Unit Titles Act 2001, where applicable.

Rovine Property Holdings Pty Ltd Common Seal ACN 159 691 826

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD
Registered Proprietor

10·7·2014
Registered Surveyor

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

Approved form AF 2010-179 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-29

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REF:12149.01UP

Form 1A

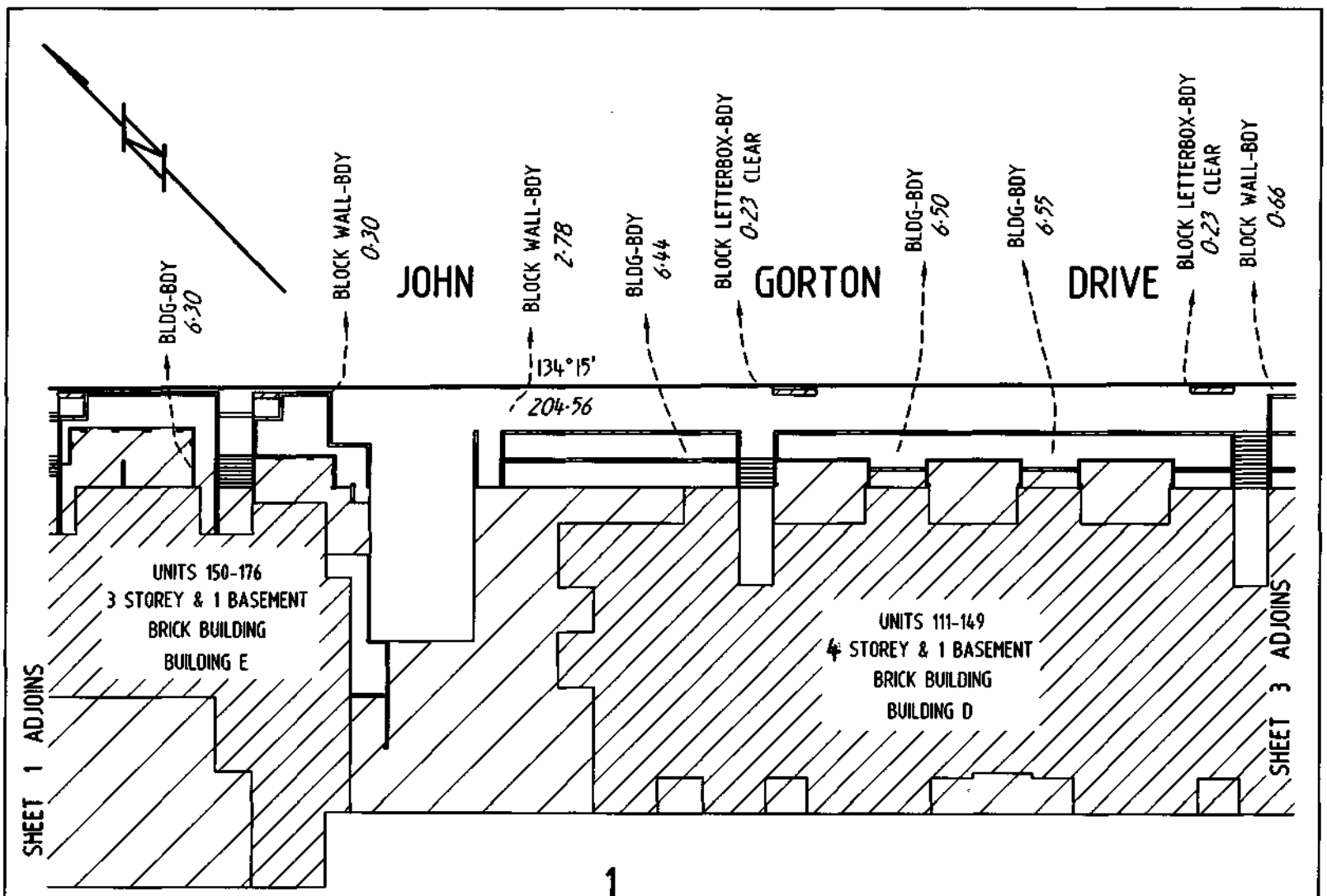
Sheet No. 2 of 69

Form 088 - SP

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

SITE PLAN

Division	Section	Block	Class of Units (A or B)	UNITS PLAN No.
WRIGHT	27	1	A	4040



1

27

DP10965
1·762ha

SHEET 5 ADJOINS

Graphic bar scale - SCALE 1: 400

0 5 10 20 METRES

SEE SHEET 19 FOR LEGEND

Units and Subsidiaries are subject to the provisions of Section 34 of the Unit Titles Act 2001, where applicable.

SOLE DIRECTOR ROVINE PROPERTY HOLDING PTY LTD 153 691 626 Registered Proprietor	27-4-2015 Registered Surveyor	Lyn Tankey Delegate of the ACT Planning and Land Authority

Approved form AF 2010-179 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-29

Authorised by the ACT Parliamentary Counsel - also accessable at www.legislation.act.gov.au

REF:12149.01UP

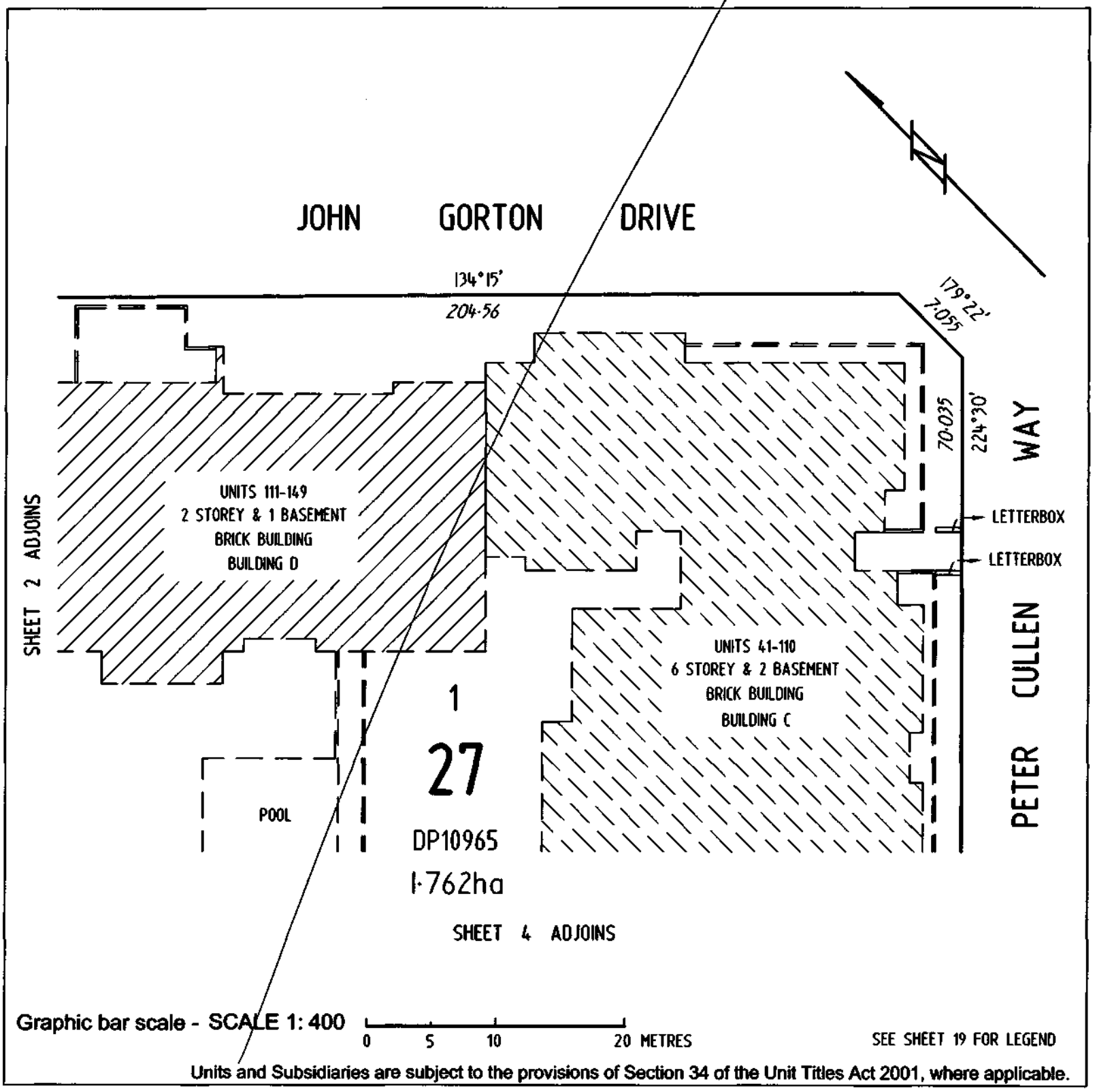
Form 088 - SP

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

ALTERATION OF UNITS PLAN
REFER ALUP 1972157
REGISTERED 25/05/2015

SITE PLAN

Division	Section	Block	Class of Units (A or B)	UNITS PLAN No.
WRIGHT	27	1	A	4040



Units and Subsidiaries are subject to the provisions of Section 34 of the Unit Titles Act 2001, where applicable.

Rovine Property Holdings Pty Ltd Common Seal ACN 153 691 028 SOLE DIRECTOR ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor	10·7·2014 Registered Surveyor	Lyn Tankey Delegate of the ACT Planning and Land Authority

Approved form AF 2010-179 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-29

Authorised by the ACT Parliamentary Counsel - also accessable at www.legislation.act.gov.au

Form 1A

Sheet No. 3 of 69

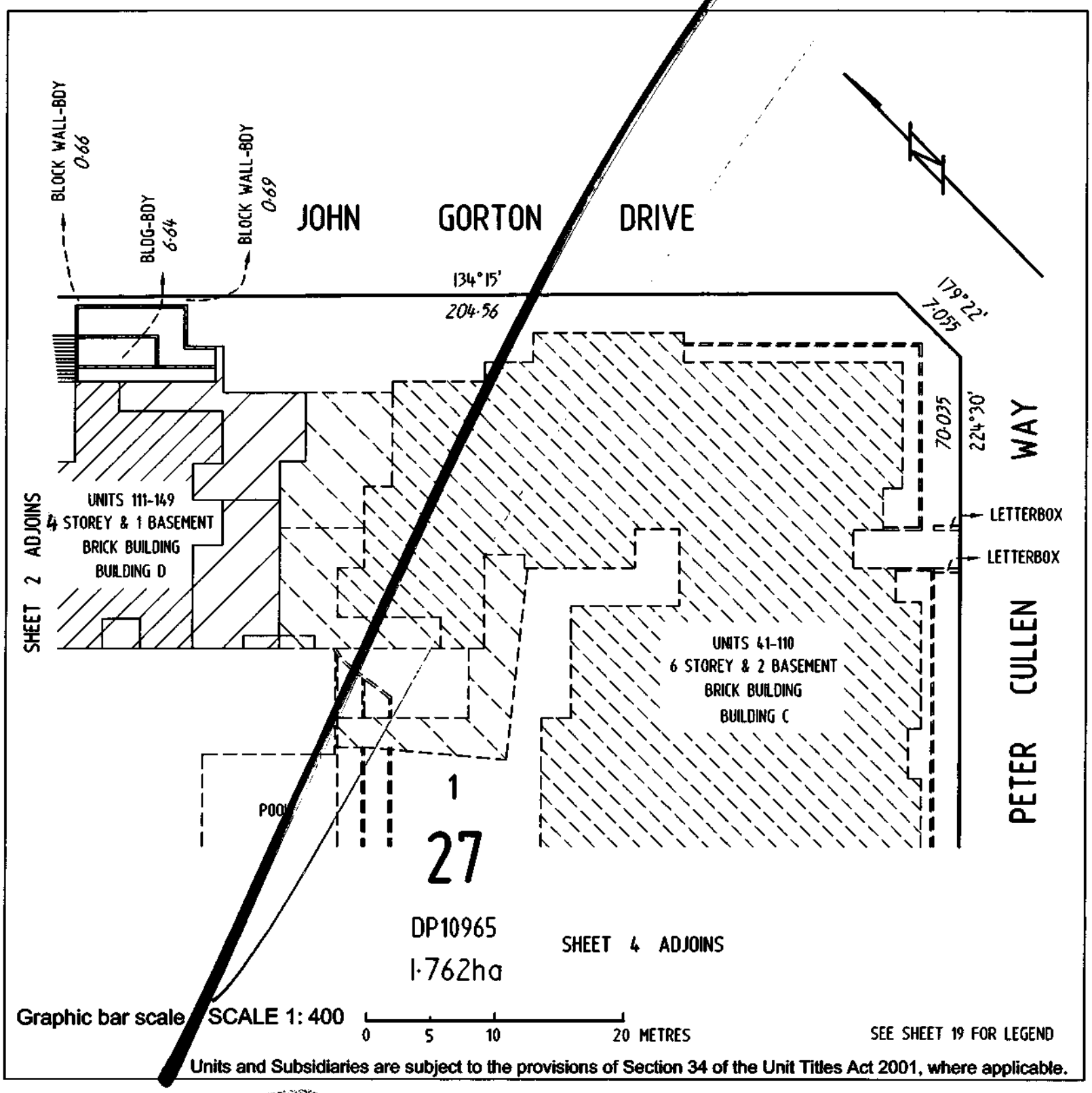
Form 088 - SP

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

REPLACEMENT SHEET ISSUED
REFER ALUP 2030819
REGISTERED 21/05/2016

SITE PLAN

Division	Section	Block	Class of Units (A or B)	UNITS PLAN No.
WRIGHT	27	1	A	4040



Units and Subsidiaries are subject to the provisions of Section 34 of the Unit Titles Act 2001, where applicable.

Registered Proprietor	Registered Surveyor	Delegate of the ACT Planning and Land Authority
SOLE DIRECTOR ROVINE PROPERTY HOLDINGS PTY LTD	29-4-2015	Lyn Tankey

Approved form AF 2010-179 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-29

Authorised by the ACT Parliamentary Counsel - also accessable at www.legislation.act.gov.au

REF:12149.01UP

Form 1A

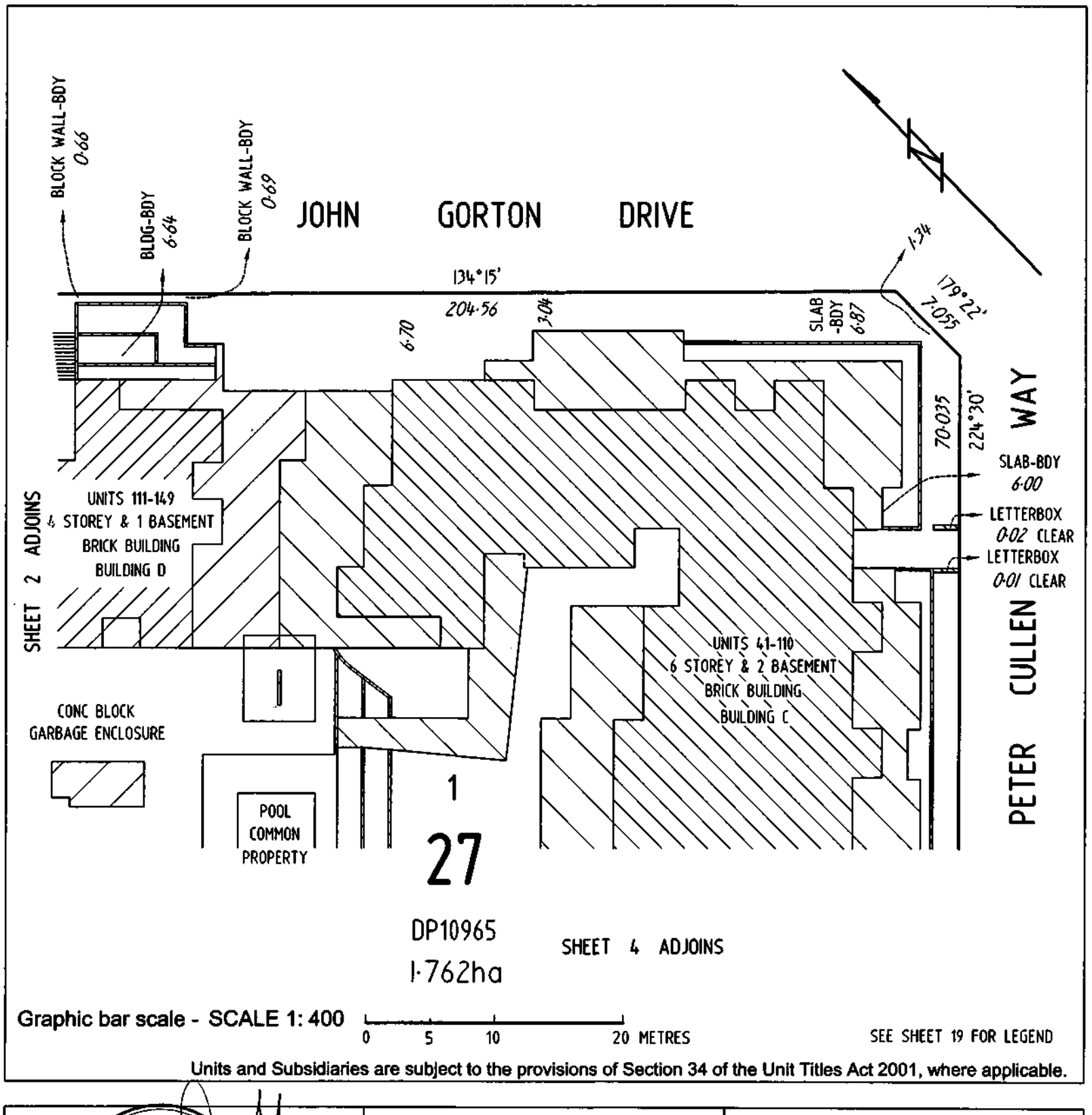
Sheet No. 3 of 69

Form 088 - SP

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

SITE PLAN

Division	Section	Block	Class of Units (A or B)	UNITS PLAN No.
WRIGHT	27	1	A	4040



Graphic bar scale - SCALE 1: 400

0 5 10 20 METRES

SEE SHEET 19 FOR LEGEND

Units and Subsidiaries are subject to the provisions of Section 34 of the Unit Titles Act 2001, where applicable.

The Property Holdings Pty Ltd Common Seal ACN [illegible] ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor	22·3·2016 Registered Surveyor	Lyn Tankey Delegate of the ACT Planning and Land Authority

ANTHONY TONKIN DIRECTOR/SECRETARY

Approved form AF 2010-179 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-29

Authorised by the ACT Parliamentary Counsel - also accessable at www.legislation.act.gov.au

REF:12149.01UP

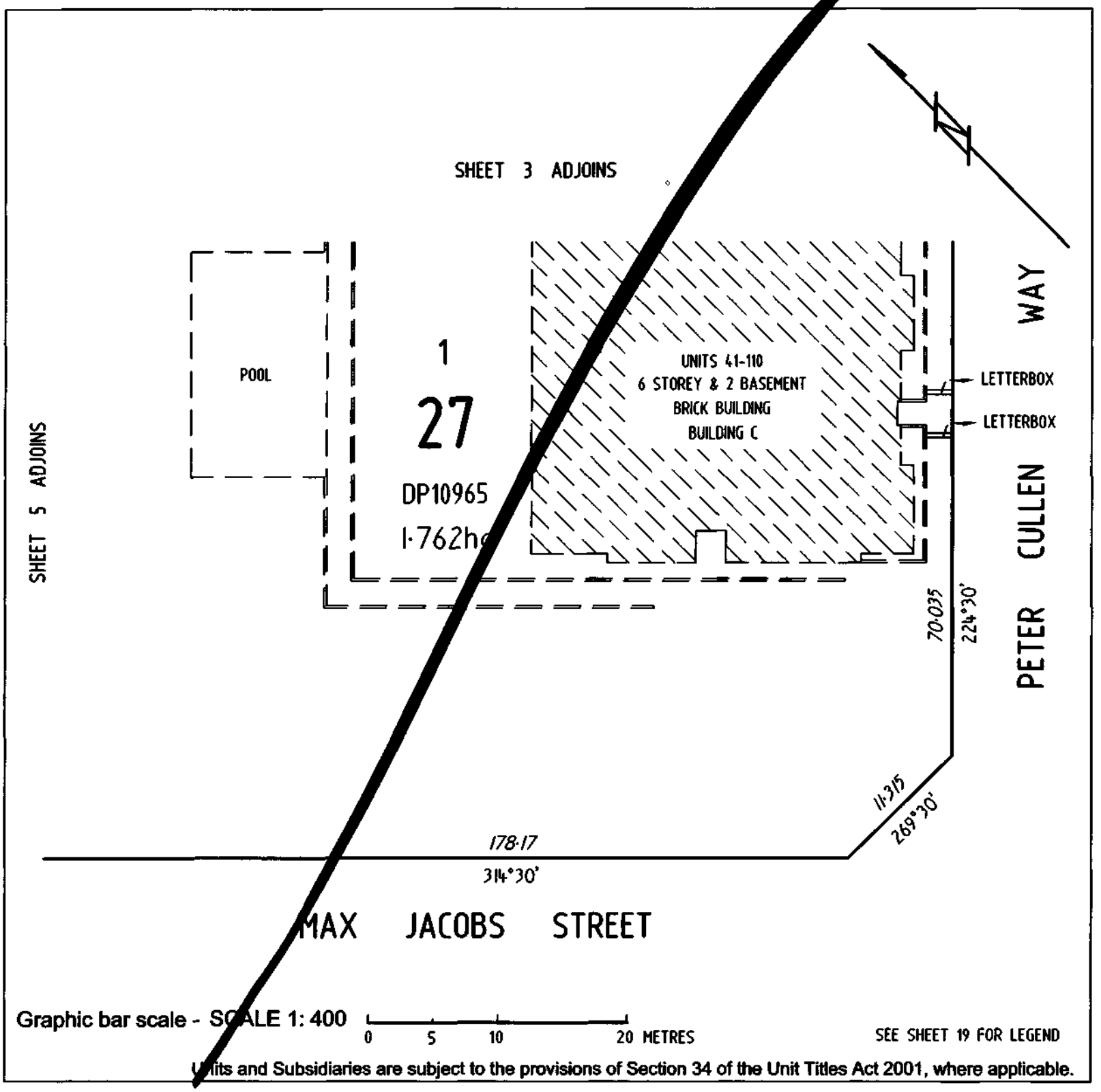
Form 088 - SP

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

REPLACEMENT SHEET ISSUED
REFER ALUP 2030819
REGISTERED 21/05/2016

SITE PLAN

Division	Section	Block	Class of Units (A or B)	UNITS PLAN No.
WRIGHT	27	1	A	4040



Units and Subsidiaries are subject to the provisions of Section 34 of the Unit Titles Act 2001, where applicable.

Rovine Property Holdings Pty Ltd Common Seal ACN 153 691 626	SOLE DIRECTOR	V Varney
ROVINE PROPERTY HOLDING PTY LTD	W R Campbell 10.7.2014	Lyn Tankey
Registered Proprietor	Registered Surveyor	Delegate of the ACT Planning and Land Authority

Approved form AF 2010-179 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-29

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REF:12149.01UP

Form 1A

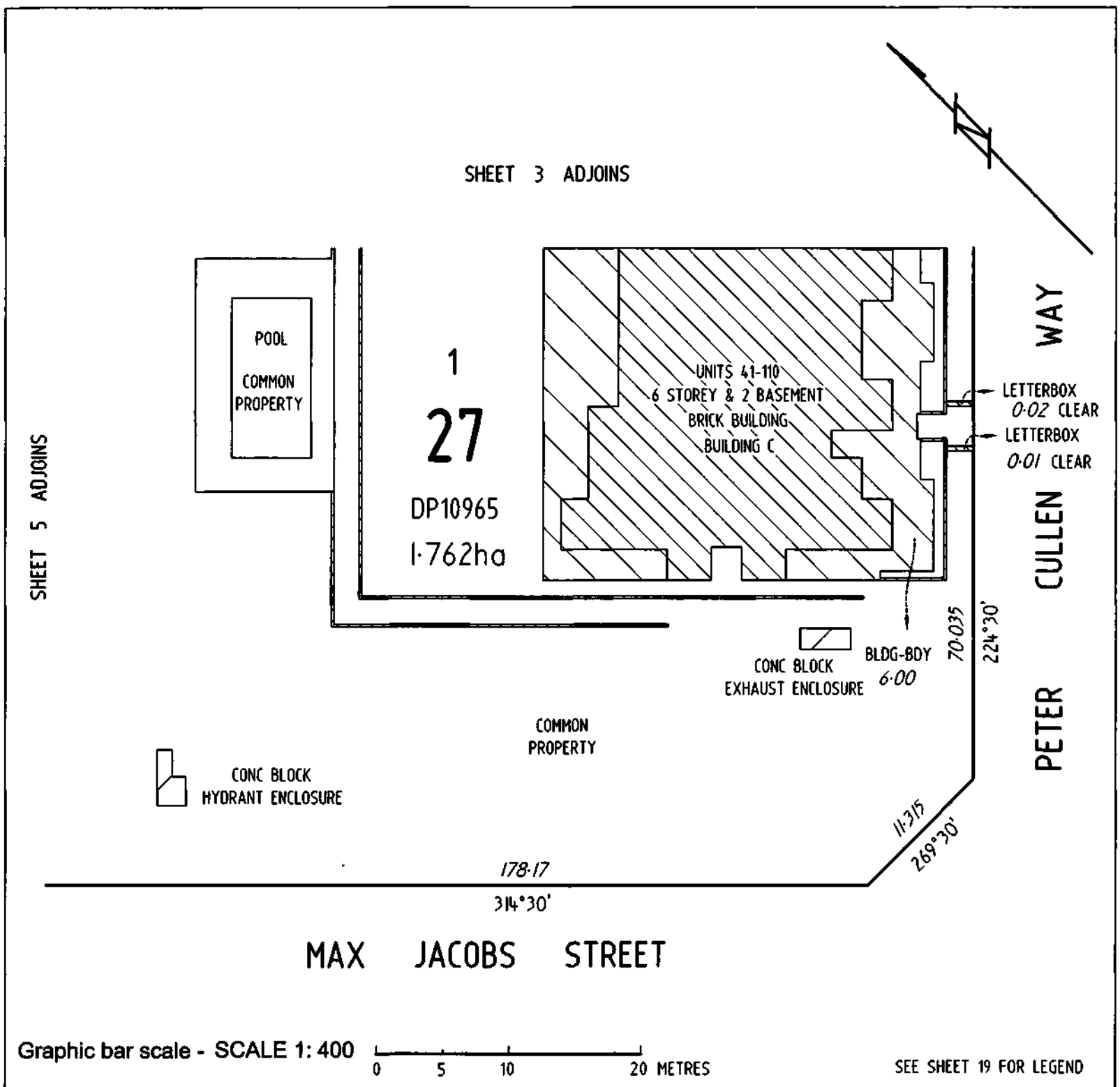
Sheet No. 4 of 69

Form 088 - SP

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

SITE PLAN

Division	Section	Block	Class of Units (A or B)	UNITS PLAN No.
WRIGHT	27	1	A	4040



Graphic bar scale - SCALE 1: 400 0 5 10 20 METRES

SEE SHEET 19 FOR LEGEND

Units and Subsidiaries are subject to the provisions of Section 34 of the Unit Titles Act 2001, where applicable.

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor	22·3·2016 Registered Surveyor	Lyn Tankey Delegate of the ACT Planning and Land Authority

Approved form AF 2010-179 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-29

Authorised by the ACT Parliamentary Counsel - also accessable at www.legislation.act.gov.au

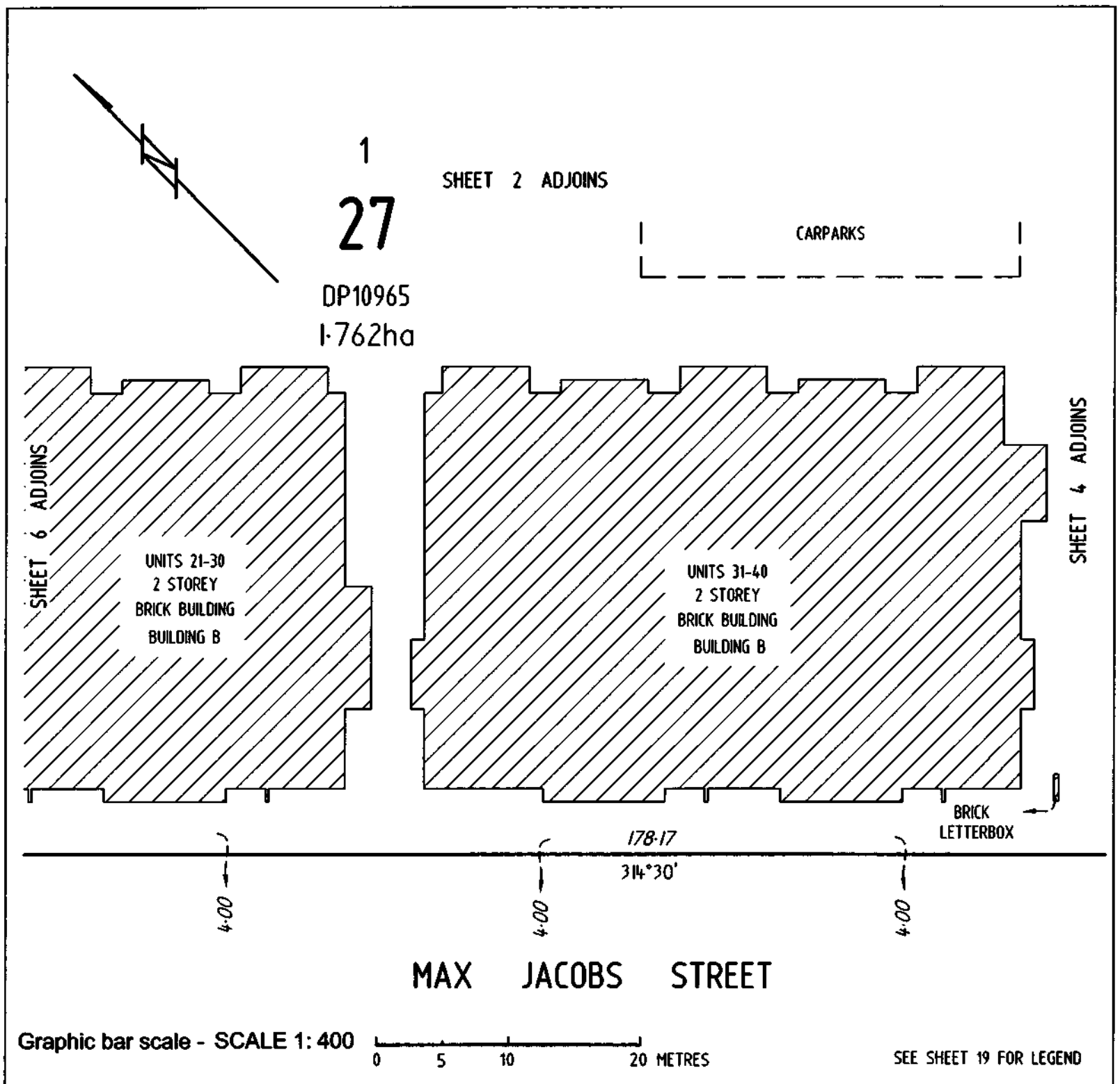
REF:12149.01UP

Form 088 - SP

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

SITE PLAN

Division	Section	Block	Class of Units (A or B)	UNITS PLAN No.
WRIGHT	27	1	A	4040



Graphic bar scale - SCALE 1: 400

0 5 10 20 METRES

SEE SHEET 19 FOR LEGEND

Units and Subsidiaries are subject to the provisions of Section 34 of the Unit Titles Act 2001, where applicable.

Registered Proprietor	Registered Surveyor	Delegate of the ACT Planning and Land Authority
ROVINE PROPERTY HOLDING PTY LTD	10-7-2014	Lyn Tankey

Approved form AF 2010-179 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-29

Authorised by the ACT Parliamentary Counsel - also accessable at www.legislation.act.gov.au

Form 1A

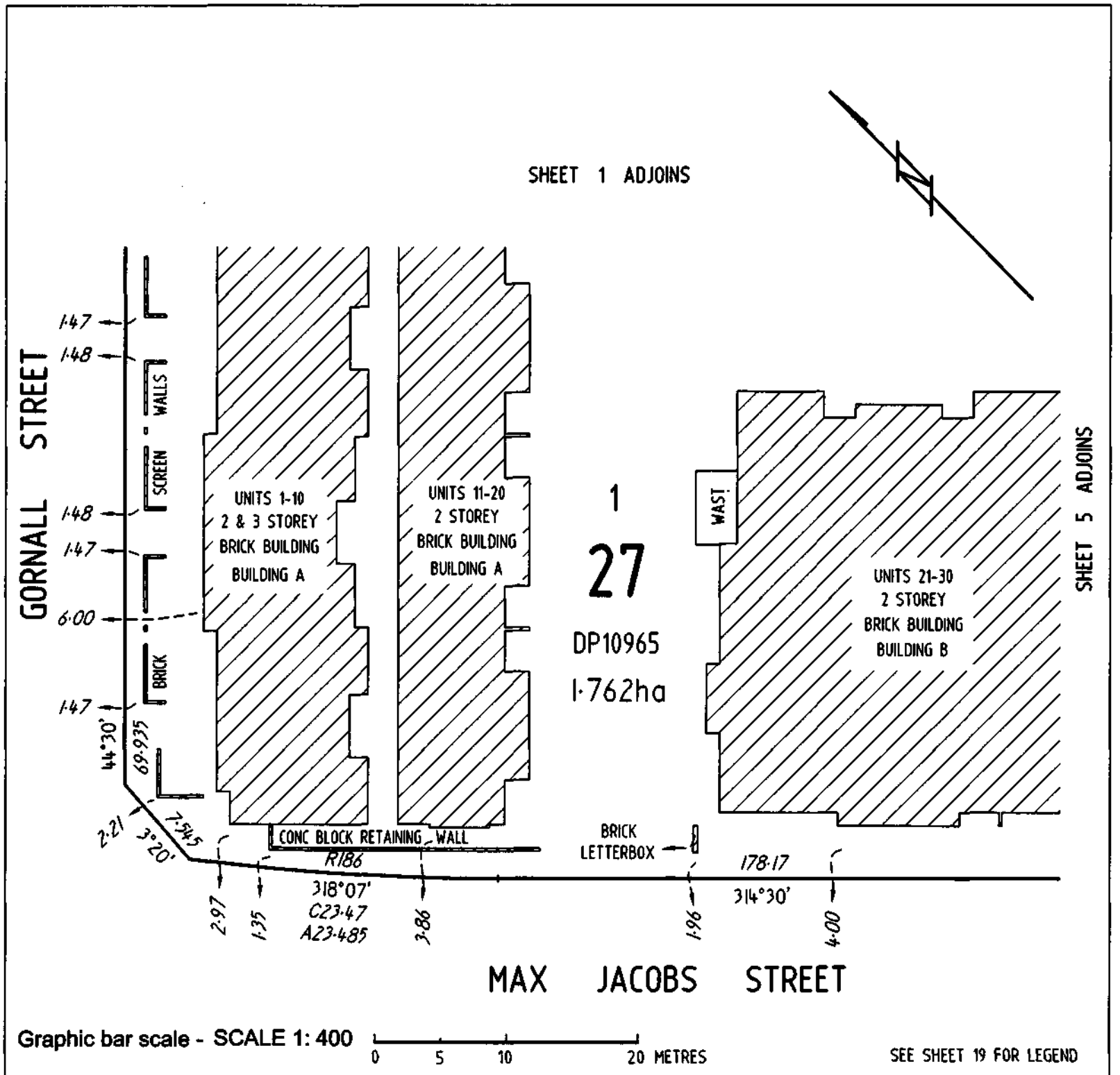
Sheet No. 6 of 69

Form 088 - SP

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

SITE PLAN

Division	Section	Block	Class of Units (A or B)	UNITS PLAN No.
WRIGHT	27	1	A	4040



Graphic bar scale - SCALE 1: 400

0 5 10 20 METRES

SEE SHEET 19 FOR LEGEND

Units and Subsidiaries are subject to the provisions of Section 34 of the Unit Titles Act 2001, where applicable.

Rovine Property Holdings Pty Ltd Common Seal ACN 153 691 826	SOLE DIRECTOR	Lyn Tankey
ROVINE PROPERTY HOLDING PTY LTD	10·7·2014	Delegate of the
Registered Proprietor	Registered Surveyor	ACT Planning and Land Authority

Approved form AF 2010-179 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-29

Authorised by the ACT Parliamentary Counsel - also accessable at www.legislation.act.gov.au

REF:12149.01UP

ACT Government
Justice and Community Safety

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

SURVEYOR'S DECLARATION

Form 087 - SD

Land Titles Act 1925

LAND DETAILS

Volume & Folio	District / Division	Section	Block	Deposited Plan Number	Units Plan Number
2092:16	WRIGHT	~~1~~ 21	~~27~~ 1	10965	4040

NAME OF MANAGER / OWNERS CORPORATION

INDEPENDENT PROPERTY GROUP

ADDRESS FOR SERVICE OF NOTICE

GROUND FLOOR 91 NORTHBOURNE AVENUE TURNER ACT 2612

SURVEYOR'S DECLARATION

I, WILLIAM ROBERT CAMPBELL of LANDdata SURVEYS PTY LIMITED

A surveyor registered under the *Surveyors Act 2007*, hereby certify that: **IN REALTION TO UNITS 1 TO 40, BEING STAGE 1**

1. The survey represented by the diagrams on forms 1A and 3 of this plan are accurate and have been made by me /~~under my immediate supervision.~~ (delete whichever is not applicable) and was completed on (insert date) 4 JULY 2014

2. The survey is in accordance with the following Acts:
   - *Unit Titles Act 2001;*
   - *Land Titles (Unit Titles) Act 1970;*
   - *Land Titles Act 1925*; and,
   - any other Regulation made under those Acts and in accordance with the *Surveyors Practice Directions*.

CROSS OUT EITHER OF ITEM 3 OR 3(a)-3(c), WHICHEVER DOES NOT APPLY – 3(a)-(c) CANNOT APPLY IF AN ENCROACHMENT OCCURS OVER A ROAD OR PUBLIC PLACE UNLESS THE ENCROACHMENT IS AN ATTACHMENT AS DEFINED BY THE *UNIT TITLES ACT 2001*.

3. Each building (including anything attached to it) or building in the course of erection on the parcel is wholly within the parcel.

OR

3 (a), (b), (c)

~~a) All units and unit subsidiaries shown in the diagrams are wholly within the parcel;~~
b) The diagram ~~clearly indicates~~ the existence, nature and extent of ~~any encroachment~~ by a building (including anything attached to it), beyond the ~~boundaries of the~~ parcel; and,
c) The diagrams ~~clearly indicate~~ the existence, nature and extent of any ~~easement~~ granted and registered, or ~~to be~~ granted and registered upon registration of this proposed plan, pertaining to the parcel.

W R Campbell
Signature of Registered Surveyor

10-7-2014
Dated

APPROVED UNDER THE *UNIT TITLES ACT 2001*, AS THE UNITS PLAN FOR THE SUBDIVISION OF THE ABOVE MENTIONED PARCEL OF LAND

L Tankey
Lyn Tankey
Delegate of the Authority / Executive

29 July 2014
Dated

OFFICE USE ONLY

LODGED BY		**REGISTERED BY**	09 AUG
EXAMINED BY		**REGISTRATION DATE**	4 ~~JUL~~ 2014
DATA ENTERED BY			

ACT Government
Justice and Community Safety

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

SURVEYOR'S DECLARATION

Form 087 - SD

Land Titles Act 1925

LAND DETAILS

Volume & Folio	District / Division	Section	Block	Deposited Plan Number	Units Plan Number
2092:16	WRIGHT	27	1	10965	4040

NAME OF MANAGER / OWNERS CORPORATION

INDEPENDENT PROPERTY GROUP

ADDRESS FOR SERVICE OF NOTICE

GROUND FLOOR 91 NORTHBOURNE AVENUE TURNER ACT 2612

SURVEYOR'S DECLARATION

I, WILLIAM ROBERT CAMPBELL of LANDdata SURVEYS PTY LIMITED

A surveyor registered under the *Surveyors Act 2007*, hereby certify that: **IN REALTION TO UNITS 111 TO 176, BEING STAGE 2**

1. The survey represented by the diagrams on forms 1A and 3 of this plan are accurate and have been made by me / under my immediate supervision (delete whichever is not applicable) and was completed on 28 APRIL 2015

2. The survey is in accordance with the following Acts:
   - *Unit Titles Act 2001;*
   - *Land Titles (Unit Titles) Act 1970;*
   - *Land Titles Act 1925*; and,
   - any other Regulation made under those Acts and in accordance with the *Surveyors Practice Directions*.

CROSS OUT EITHER OF ITEM 3 OR 3(a)-3(c), WHICHEVER DOES NOT APPLY – 3(a)-(c) CANNOT APPLY IF AN ENCROACHMENT OCCURS OVER A ROAD OR PUBLIC PLACE UNLESS THE ENCROACHMENT IS AN ATTACHMENT AS DEFINED BY THE *UNIT TITLES ACT 2001*.

3. Each building (including anything attached to it) or building in the course of erection on the parcel is wholly within the parcel.

OR

3 (a), (b), (c)

~~a) All units and unit subsidiaries shown in the diagrams are wholly within the parcel;~~
b) The diagram ~~clearly indicates~~ the existence, nature and extent of ~~any encroachment~~ by a building (including anything attached to it), beyond the ~~boundaries of the~~ parcel; and,
c) The diagrams ~~clearly indicate~~ the existence, nature and extent of ~~any easement~~ granted and registered, or ~~to be granted and registered upon registration of this proposed plan, pertaining to the parcel.~~

W R Campbell
Signature of Registered Surveyor

29-4-2015
Dated

APPROVED UNDER THE *UNIT TITLES ACT 2001*,
AS THE UNITS PLAN FOR THE SUBDIVISION OF THE ABOVE MENTIONED PARCEL OF LAND

V Tankey
Lyn Tankey
Delegate of the Authority / Executive

12 May 2015
Dated

OFFICE USE ONLY

LODGED BY		**REGISTERED BY**	
EXAMINED BY		**REGISTRATION DATE**	
DATA ENTERED BY			

ACT Government
Justice and Community Safety

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

SURVEYOR'S DECLARATION

Form 087 SD

Land Titles Act 1925

LAND DETAILS

Volume & Folio	District / Division	Section	Block	Deposited Plan Number	Units Plan Number
2092:16	WRIGHT	27	1	10965	4040

NAME OF MANAGER/OWNERS CORPORATION

INDEPENDENT PROPERTY GROUP

ADDRESS FOR SERVICE OF NOTICE

GROUND FLOOR 91 NORTHBOURNE AVENUE TURNER ACT 2612

SURVEYOR'S DECLARATION

I, WILLIAM ROBERT CAMPBELL of LANDdata SURVEYS PTY LIMITED

A surveyor registered under the *Surveyors Act 2007*, hereby certify that: **IN REALTION TO UNITS 41 TO 110, BEING STAGE 3**

1. The survey represented by the diagrams on forms 1A and 3 of this plan are accurate and have been made by me / ~~under my immediate supervision~~ (delete whichever is not applicable) and was completed on 22 MARCH 2016

2. The survey is in accordance with the following Acts:
   - *Unit Titles Act 2001;*
   - *Land Titles (Unit Titles) Act 1970;*
   - *Land Titles Act 1925*; and,
   - any other Regulation made under those Acts and in accordance with the *Surveyors Practice Directions*.

CROSS OUT EITHER OF ITEM 3 OR 3(a)-3(c), WHICHEVER DOES NOT APPLY – 3(a)-(c) CANNOT APPLY IF AN ENCROACHMENT OCCURS OVER A ROAD OR PUBLIC PLACE UNLESS THE ENCROACHMENT IS AN ATTACHMENT AS DEFINED BY THE *UNIT TITLES ACT 2001*.

3. Each building (including anything attached to it) or building in the course of erection on the parcel is wholly within the parcel.

OR

3 (a), (b), (c)

~~a) All units and unit subsidiaries shown in the diagrams are wholly within the parcel;~~
b) The diagram clearly indicates ~~the~~ existence, nature and extent of ~~any encroachment~~ by a building (including anything attached to it), beyond the boundaries of the parcel; and,
c) The diagrams clearly indicate the existence, nature and extent of any easement ~~granted~~ and registered, or ~~to be granted and registered upon~~ registration of this proposed plan, pertaining to the parcel.

W R Campbell
Signature of Registered Surveyor

22-3-2016
Dated

APPROVED UNDER THE *UNIT TITLES ACT 2001*, AS THE UNITS PLAN FOR THE SUBDIVISION OF THE ABOVE MENTIONED PARCEL OF LAND

L Tankey
Lyn Tankey
Delegate of the Authority / Executive

13 May 2016
Dated

OFFICE USE ONLY

LODGED BY		REGISTERED BY	JO
EXAMINED BY		REGISTRATION DATE	21 MAY 2016
DATA ENTERED BY			

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 8 of 69 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
WRIGHT	27	1

Unit Plan No
4040

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
1	84	6	2144	1
2	82	6	2144	2
3	72	5	2144	3
4	72	5	2144	4
5	72	5	2144	5
6	73	5	2144	6
7	72	5	2144	7
8	72	5	2144	8
9	72	5	2144	9
10	73	5	2144	10
11	43	4	2144	11
12	43	4	2144	12
13	43	4	2144	13
14	43	4	2144	14
15	43	4	2144	15
16	43	4	2144	16
17	43	4	2144	17
18	43	4	2144	18
19	43	4	2144	19
20	43	4	2144	20
21	67	4	2144	21
22	66	4	2144	22
23	66	4	2144	23
24	66	4	2144	24
25	66	4	2144	25
Aggregate				

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume	Folio
2143	100

Royal Property Holdings Pty Ltd ACN 153 691 626 Community Title Scheme

Sole Director
Signature of Lessee

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Twenty ninth this day of July 2014

Lyn Tankey
Delegate of the Authority/Executive

Brett Phillips
Registrar-General
Deputy Registrar-General

Approved form AF 2006 – 231 approved by Danielle Krajina, Registrar-General on 25 July 2006 under s140 *Land Titles Act 1925* (approved forms) and revokes form AF 2004-116

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 9 of 69 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
WRIGHT	27	1

Unit Plan No
4040

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	**UNIT ENTITLEMENT**	**UNIT SUBSIDIARIES**	**VOLUME**	**FOLIO**
26	66	4	2144	26
27	66	4	2144	27
28	66	4	2144	28
29	66	4	2144	29
30	67	4	2144	30
31	66	4	2144	31
32	66	4	2144	32
33	66	4	2144	33
34	66	4	2144	34
35	66	4	2144	35
36	66	4	2144	36
37	66	4	2144	37
38	66	4	2144	38
39	66	4	2144	39
40	67	4	2144	40
41	56	3	2144	41
42	56	3	2144	42
43	58	4	2144	43
44	44	3	2144	44
45	56	3	2144	45
46	56	3	2144	46
47	58	4	2144	47
48	58	4	2144	48
49	68	4	2144	49
50	68	4	2144	50
Aggregate				

Private Property Holdings Pty Ltd ACN 153 691 626 Trustee for Community

Sole Director

Signature of Lessee

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume	Folio
2143	100

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Twenty ninth this day of July 2014

Lyn Tankey
Delegate of the Authority/Executive

Brett Phillips
Registrar-General
Deputy Registrar-General

Approved form AF 2006 – 231 approved by Danielle Krajina, Registrar-General on 25 July 2006 under s140 *Land Titles Act 1925* (approved forms) and revokes form AF 2004-116

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 10 of 69 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
WRIGHT	27	1

Unit Plan No
4040

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	**UNIT ENTITLEMENT**	**UNIT SUBSIDIARIES**	**VOLUME**	**FOLIO**
51	59	4	2144	51
52	59	5	2144	52
53	57	3	2144	53
54	57	3	2144	54
55	58	5	2144	55
56	57	3	2144	56
57	57	3	2144	57
58	57	3	2144	58
59	58	5	2144	59
60	58	5	2144	60
61	68	5	2144	61
62	68	4	2144	62
63	57	4	2144	63
64	58	5	2144	64
65	56	3	2144	65
66	56	3	2144	66
67	58	5	2144	67
68	56	3	2144	68
69	56	3	2144	69
70	56	3	2144	70
71	58	5	2144	71
72	58	5	2144	72
73	67	5	2144	73
74	67	4	2144	74
75	58	4	2144	75
Aggregate				

Sole Director

Signature of Lessee

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume	Folio
2143	100

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Twenty ninth this day of July 2014

Lyn Tankey
Delegate of the Authority/Executive

Brett Phillips
Registrar-General
Deputy Registrar-General

Approved form AF 2006 – 231 approved by Danielle Krajina, Registrar-General on 25 July 2006 under s140 *Land Titles Act 1925* (approved forms) and revokes form AF 2004-116

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 11 of 69 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
WRIGHT	27	1

Unit Plan No
4040

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	**UNIT ENTITLEMENT**	**UNIT SUBSIDIARIES**	**VOLUME**	**FOLIO**
76	58	5	2144	76
77	57	3	2144	77
78	57	3	2144	78
79	58	5	2144	79
80	57	3	2144	80
81	57	3	2144	81
82	57	3	2144	82
83	58	5	2144	83
84	58	5	2144	84
85	68	5	2144	85
86	68	4	2144	86
87	57	4	2144	87
88	58	5	2144	88
89	57	3	2144	89
90	57	3	2144	90
91	58	5	2144	91
92	57	3	2144	92
93	57	3	2144	93
94	57	4	2144	94
95	58	5	2144	95
96	58	5	2144	96
97	67	5	2144	97
98	67	4	2144	98
99	57	4	2144	99
100	58	5	2144	100
Aggregate				

Rayline Property Holdings Ltd Common Seal ACN 153 691 626

Sole Director

Signature of Lessee

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume	Folio
2143	100

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Twenty ninth this day of July 2014

Lyn Tankey
Delegate of the Authority/Executive

Brett Phillips
Registrar-General

Deputy Registrar-General

Approved form AF 2006 – 231 approved by Danielle Krajina, Registrar-General on 25 July 2006 under s140 *Land Titles Act 1925* (approved forms) and revokes form AF 2004-116

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 12 of 69 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
WRIGHT	27	1

Unit Plan No
4040

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	**UNIT ENTITLEMENT**	**UNIT SUBSIDIARIES**	**VOLUME**	**FOLIO**
101	57	3	2145	1
102	57	3	2145	2
103	58	5	2145	3
104	57	4	2145	4
105	57	3	2145	5
106	57	4	2145	6
107	58	5	2145	7
108	58	5	2145	8
109	67	5	2145	9
110	67	4	2145	10
111	59	3	2145	11
112	58	4	2145	12
113	58	4	2145	13
114	58	4	2145	14
115	60	3	2145	15
116	60	3	2145	16
117	44	3	2145	17
118	44	3	2145	18
119	44	3	2145	19
120	44	3	2145	20
121	60	3	2145	21
122	59	5	2145	22
123	57	4	2145	23
124	57	4	2145	24
125	57	4	2145	25
~~Aggregate~~				

Property Owners Community Building Pty Ltd ACN 153 691 626 Seal

Sole Director

Signature of Lessee

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume	Folio
2143	100

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Twenty ninth this day of July 2014

Lyn Tankey
Delegate of the Authority/Executive

Brett Phillips
Registrar-General

Deputy Registrar-General

Approved form AF 2006 – 231 approved by Danielle Krajina, Registrar-General on 25 July 2006 under s140 *Land Titles Act 1925* (approved forms) and revokes form AF 2004-116

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 13 of 69 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
WRIGHT	27	1

Unit Plan No
4040

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	**UNIT ENTITLEMENT**	**UNIT SUBSIDIARIES**	**VOLUME**	**FOLIO**
126	58	5	2145	26
127	59	4	2145	27
128	44	3	2145	28
129	44	3	2145	29
130	44	3	2145	30
131	44	3	2145	31
132	59	4	2145	32
133	59	4	2145	33
134	57	3	2145	34
135	57	3	2145	35
136	57	3	2145	36
137	60	4	2145	37
138	59	4	2145	38
139	44	3	2145	39
140	44	3	2145	40
141	44	3	2145	41
142	44	3	2145	42
143	59	4	2145	43
144	60	4	2145	44
145	57	3	2145	45
146	56	3	2145	46
147	56	3	2145	47
148	59	4	2145	48
149	59	4	2145	49
150	45	3	2145	50
Aggregate				

Rovinia Property Holdings Pty Ltd ACN 153 691 626

Sole Director

Signature of Lessee

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume	Folio
2143	100

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Twenty ninth this day of July 2014

Lyn Tankey
Delegate of the Authority/Executive

Brett Phillips
Registrar-General
Deputy Registrar-General

Approved form AF 2006 – 231 approved by Danielle Krajina, Registrar-General on 25 July 2006 under s140 *Land Titles Act 1925* (approved forms) and revokes form AF 2004-116

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 14 of 69 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
WRIGHT	27	1

Unit Plan No
4040

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	**UNIT ENTITLEMENT**	**UNIT SUBSIDIARIES**	**VOLUME**	**FOLIO**
151	45	3	2145	51
152	58	4	2145	52
153	50	3	2145	53
154	50	3	2145	54
155	45	4	2145	55
156	50	4	2145	56
157	50	4	2145	57
158	45	3	2145	58
159	50	4	2145	59
160	50	4	2145	60
161	45	3	2145	61
162	45	4	2145	62
163	45	4	2145	63
164	45	3	2145	64
165	45	3	2145	65
166	45	3	2145	66
167	45	3	2145	67
168	45	4	2145	68
169	50	3	2145	69
170	47	3	2145	70
171	45	3	2145	71
172	50	4	2145	72
173	45	4	2145	73
174	45	3	2145	74
175	50	4	2145	75
Aggregate				

Ravine Property Holdings Pty Ltd ACN 153 691 628

Sole Director

Signature of Lessee

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume	Folio
2143	100

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Twenty ninth this day of July 2014

Lyn Tankey

Delegate of the Authority/Executive

Brett Phillips
Registrar-General

Deputy Registrar-General

Approved form AF 2006 – 231 approved by Danielle Krajina, Registrar-General on 25 July 2006 under s140 *Land Titles Act 1925* (approved forms) and revokes form AF 2004-116

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 15 of 69 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
WRIGHT	27	1

Unit Plan No
4040

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	**UNIT ENTITLEMENT**	**UNIT SUBSIDIARIES**	**VOLUME**	**FOLIO**
176	50	4	2145	76
Aggregate	10,000	680		

Pacific Property Holdings Community Pty Ltd ACN 153 691 626 Seal

Sole Director

Signature of Lessee

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume	Folio
2143	100

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Twenty ninth this day of July 2014

Lyn Tankey
Delegate of the Authority/Executive

Brett Phillips
Registrar-General

Deputy Registrar-General

Approved form AF 2006 – 231 approved by Danielle Krajina, Registrar-General on 25 July 2006 under s140 *Land Titles Act 1925* (approved forms) and revokes form AF 2004-116

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 3

Sheet No. 16 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

REPLACEMENT SHEET ISSUED
REFER ALUP 2030819
REGISTERED 21/05/2016

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER

ADDRESS	BUILDING	UNIT IDENTIFIER: UNIT No.	SHEET No.	FLOOR	DOOR No.	SUBSIDIARIES: CAR SPACE / GARAGE SUB No.	CAR SPACE / GARAGE SHEET No.	STORE ROOM SUB No.	STORE ROOM SHEET No.	YARD SUB No.	YARD SHEET No.	BALCONY SUB No.	BALCONY SHEET No.	SUBSIDIARY TOTAL
65 JOHN GORTON DRIVE	BUILDING A	1	31, 40, 49	GRD/1st	1	5, 6	31, 31			1, 2	31, 31	3, 4	40, 49	6
		2	31, 40, 49	GRD/1st	2	5, 6	31, 31			1, 2	31, 31	3, 4	40, 49	6
		3	31, 40	GRD/1st	3	4, 5	31, 31			1, 2	31, 31	3	40	5
		4	31, 40	GRD/1st	4	4, 5	31, 31			1, 2	31, 31	3	40	5
		5	31, 40	GRD/1st	5	4, 5	31, 31			1, 2	31, 31	3	40	5
		6	39, 48	GRD/1st	6	4, 5	39, 39			1, 2	39, 39	3	48	5
		7	39, 48	GRD/1st	7	4, 5	39, 39			1, 2	39, 39	3	48	5
		8	39, 48	GRD/1st	8	4, 5	39, 39			1, 2	39, 39	3	48	5
		9	39, 48	GRD/1st	9	4, 5	39, 39			1, 2	39, 39	3	48	5
		10	39, 48	GRD/1st	10	4, 5	39, 39			1, 2	39, 39	3	48	5
		11	48	FIRST	11	4	39			3	39	1, 2	48	4
		12	48	FIRST	12	4	39			3	39	1, 2	48	4
		13	48	FIRST	13	4	39			3	39	1, 2	48	4
		14	48	FIRST	14	4	39			3	39	1, 2	48	4
		15	48	FIRST	15	4	39			3	39	1, 2	48	4
62 MAX JACOBS AVE		16	40	FIRST	16	4	31			3	31	1, 2	40	4
		17	40	FIRST	17	4	31			3	31	1, 2	40	4
		18	40	FIRST	18	4	31			3	31	1, 2	40	4
		19	40	FIRST	19	4	31			3	31	1, 2	40	4
		20	40	FIRST	20	4	31			3	31	1, 2	40	4
58 MAX JACOBS AVENUE	BUILDING B	21	38, 47	GRD/1st	21	2, 3	38, 38			1	38	4	47	4
		22	38, 47	GRD/1st	22	2, 3	38, 38			1	38	4	47	4
		23	38, 47	GRD/1st	23	2, 3	38, 38			1	38	4	47	4
		24	38, 47	GRD/1st	24	2, 3	38, 38			1	38	4	47	4
		25	38, 47	GRD/1st	25	2, 3	38, 38			1	38	4	47	4
		26	38, 47	GRD/1st	26	2, 3	38, 38			1	38	4	47	4
		27	38, 47	GRD/1st	27	2, 3	38, 38			1	38	4	47	4
		28	38, 47	GRD/1st	28	2, 3	38, 38			1	38	4	47	4
		29	38, 47	GRD/1st	29	2, 3	38, 38			1	38	4	47	4
		30	38, 47	GRD/1st	30	2, 3	38, 38			1	38	4	47	4
		31	37, 46	GRD/1st	31	2, 3	37, 37			1	37	4	46	4
		32	37, 46	GRD/1st	32	2, 3	37, 37			1	37	4	46	4
		33	37, 46	GRD/1st	33	2, 3	37, 37			1	37	4	46	4
		34	37, 46	GRD/1st	34	2, 3	37, 37			1	37	4	46	4
		35	37, 46	GRD/1st	35	2, 3	37, 37			1	37	4	46	4
		36	37, 46	GRD/1st	36	2, 3	37, 37			1	37	4	46	4
		37	37, 46	GRD/1st	37	2, 3	37, 37			1	37	4	46	4
		38	37, 46	GRD/1st	38	2, 3	37, 37			1	37	4	46	4
		39	37, 46	GRD/1st	39	2, 3	37, 37			1	37	4	46	4
		40	37, 46	GRD/1st	40	2, 3	37, 37			1	37	4	46	4
2 PETROUSBWAY	BUILDING C	41	29	GROUND	41	2	24	3	25	1	29			3
		42	29	GROUND	42	2	24	3	25	1	29			3
		43	29	GROUND	43	2, 3	21, 21	4	22	1	29			4
		44	29	GROUND	44	2	20	3	22	1	29			3
		45	30	GROUND	45	2	24	3	25	1	30			3
		46	30	GROUND	46	2	20	3	22	1	30			3
		47	30	GROUND	47	2, 3	21, 21	4	22	1	30			4
		48	30	GROUND	48	2, 3	21, 21	4	22	1	30			4
		49	30	GROUND	49	2, 3	20, 20	4	22	1	30			4
		50	30	GROUND	50	2, 3	20, 20	4	22	1	30			4
		51	35	FIRST	51	2, 3	23, 21	4	22	1	35			4
		52	35	FIRST	52	3, 4	23, 21	5	22	2	36	1	35	5
		53	35	FIRST	53	2	24	3	25			1	35	3
		54	35	FIRST	54	2	24	3	25			1	35	3
		55	35	FIRST	55	3, 4	23, 21	5	22			1, 2	35, 35	5
		56	35	FIRST	56	2	20	3	22			1	35	3
		57	36	FIRST	57	2	24	3	25			1	36	3
		58	36	FIRST	58	2	20	3	22			1	36	3
		59	36	FIRST	59	3, 4	23, 21	5	22			1, 2	36, 36	5
		60	36	FIRST	60	3, 4	23, 21	5	22			1, 2	36, 36	5

Rovine Property Holding Pty Ltd ACN 153 691 626 Common Seal

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

Approved form AF 2010-180 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-30

Authorised by the ACT Parliamentary Counsel - also accessable at www.legislation.act.gov.au

REF:12149.01UP

Form 3

Sheet No. 16 of 69

LAND TITLES

OFFICE OF REGULATORY SERVICES

Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER	

ADDRESS	BUILDING	UNIT IDENTIFIER				SUBSIDIARIES								
						CAR SPACE / GARAGE		STORE ROOM		YARD		BALCONY		
		UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUBSIDIARY TOTAL
65 JOHN GORTON DRIVE	BUILDING A	1	31, 40, 49	GRD/1st/2nd	1	5, 6	31, 31			1, 2	31, 31	3, 4	40, 49	6
		2	31, 40, 49	GRD/1st/2nd	2	5, 6	31, 31			1, 2	31, 31	3, 4	40, 49	6
		3	31, 40	GRD/1st	3	4, 5	31, 31			1, 2	31, 31	3	40	5
		4	31, 40	GRD/1st	4	4, 5	31, 31			1, 2	31, 31	3	40	5
		5	31, 40	GRD/1st	5	4, 5	31, 31			1, 2	31, 31	3	40	5
		6	39, 48	GRD/1st	6	4, 5	39, 39			1, 2	39, 39	3	48	5
		7	39, 48	GRD/1st	7	4, 5	39, 39			1, 2	39, 39	3	48	5
		8	39, 48	GRD/1st	8	4, 5	39, 39			1, 2	39, 39	3	48	5
		9	39, 48	GRD/1st	9	4, 5	39, 39			1, 2	39, 39	3	48	5
		10	39, 48	GRD/1st	10	4, 5	39, 39			1, 2	39, 39	3	48	5
		11	48	FIRST	11	4	39			3	39	1, 2	48	4
		12	48	FIRST	12	4	39			3	39	1, 2	48	4
		13	48	FIRST	13	4	39			3	39	1, 2	48	4
		14	48	FIRST	14	4	39			3	39	1, 2	48	4
		15	48	FIRST	15	4	39			3	39	1, 2	48	4
62 MAX JACOBS AVE		16	40	FIRST	16	4	31			3	31	1, 2	40	4
		17	40	FIRST	17	4	31			3	31	1, 2	40	4
		18	40	FIRST	18	4	31			3	31	1, 2	40	4
		19	40	FIRST	19	4	31			3	31	1, 2	40	4
		20	40	FIRST	20	4	31			3	31	1, 2	40	4
58 MAX JACOBS AVENUE	BUILDING B	21	38, 47	GRD/1st	21	2, 3	38, 38			1	38	4	47	4
		22	38, 47	GRD/1st	22	2, 3	38, 38			1	38	4	47	4
		23	38, 47	GRD/1st	23	2, 3	38, 38			1	38	4	47	4
		24	38, 47	GRD/1st	24	2, 3	38, 38			1	38	4	47	4
		25	38, 47	GRD/1st	25	2, 3	38, 38			1	38	4	47	4
		26	38, 47	GRD/1st	26	2, 3	38, 38			1	38	4	47	4
		27	38, 47	GRD/1st	27	2, 3	38, 38			1	38	4	47	4
		28	38, 47	GRD/1st	28	2, 3	38, 38			1	38	4	47	4
		29	38, 47	GRD/1st	29	2, 3	38, 38			1	38	4	47	4
		30	38, 47	GRD/1st	30	2, 3	38, 38			1	38	4	47	4
		31	37, 46	GRD/1st	31	2, 3	37, 37			1	37	4	46	4
		32	37, 46	GRD/1st	32	2, 3	37, 37			1	37	4	46	4
		33	37, 46	GRD/1st	33	2, 3	37, 37			1	37	4	46	4
		34	37, 46	GRD/1st	34	2, 3	37, 37			1	37	4	46	4
		35	37, 46	GRD/1st	35	2, 3	37, 37			1	37	4	46	4
		36	37, 46	GRD/1st	36	2, 3	37, 37			1	37	4	46	4
		37	37, 46	GRD/1st	37	2, 3	37, 37			1	37	4	46	4
		38	37, 46	GRD/1st	38	2, 3	37, 37			1	37	4	46	4
		39	37, 46	GRD/1st	39	2, 3	37, 37			1	37	4	46	4
		40	37, 46	GRD/1st	40	2, 3	37, 37			1	37	4	46	4
2 PETER CULLEN WAY	BUILDING C	41	29	GROUND	41	2	24	3	25	1	29			3
		42	29	GROUND	42	2	24	3	25	1	29			3
		43	29	GROUND	43	2, 3	24,24	4	25	1	29			4
		44	29	GROUND	44	2	21	3	22	1	29			3
		45	30	GROUND	45	2	24	3	25	1	30			3
		46	30	GROUND	46	2	24	3	25	1	30			3
		47	30	GROUND	47	2, 3	24,24	4	25	1	30			4
		48	30	GROUND	48	2, 3	23,21	4	22	1	30			4
		49	30	GROUND	49	2, 3	20, 20	4	22	1	30			4
		50	30	GROUND	50	2, 3	20, 20	4	22	1	30			4
		51	35	FIRST	51	2, 3	23, 21	4	22	1	35			4
		52	35	FIRST	52	3, 4	23, 21	5	22	2	35	1	35	5
		53	35	FIRST	53	2	24	3	25			1	35	3
		54	35	FIRST	54	2	24	3	25			1	35	3
		55	35	FIRST	55	3, 4	23, 21	5	22			1, 2	35, 35	5
		56	35	FIRST	56	2	20	3	22			1	35	3
		57	36	FIRST	57	2	24	3	25			1	36	3
		58	36	FIRST	58	2	20	3	22			1	36	3
		59	36	FIRST	59	3, 4	23, 21	5	22			1, 2	36, 36	5
		60	36	FIRST	60	3, 4	23, 21	5	22			1, 2	36, 36	5

Rovine Property Holdings Pty Ltd
Common Seal
ACN 153 691 626

ANTHONY TONKIN (DIRECTOR/SECRETARY)

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey Delegate of the
ACT Planning and Land Authority

Approved form AF 2010-180 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-30

Authorised by the ACT Parliamentary Counsel - also accessable at www.legislation.act.gov.au

REF:12149.01UP

Form 3

Sheet No. 17 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

REPLACEMENT SHEET ISSUED
REFER ALUP 2030819
REGISTERED 21/05/2016

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER

ADDRESS	BUILDING	UNIT IDENTIFIER				SUBSIDIARIES								
						CAR SPACE / GARAGE		STORE ROOM		YARD		BALCONY		
		UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUBSIDIARY TOTAL
2 PETER CULLEN WAY	BUILDING C	61	36	FIRST	61	3, 4	20, 20	5	22			1, 2	36, 36	5
		62	36	FIRST	62	2, 3	20, 20	4	22			1	36	4
		63	44	SECOND	63	2, 3	21, 23	4	22			1	44	4
		64	44	SECOND	64	3, 4	23, 21	5	22			1, 2	44, 44	5
		65	44	SECOND	65	2	24	3	25			1	44	3
		66	44	SECOND	66	2	24	3	25			1	44	3
		67	44	SECOND	67	3, 4	23, 21	5	22			1, 2	44	5
		68	44	SECOND	68	2	20	3	22			1	44	3
		69	45	SECOND	69	2	24	3	25			1	45	3
		70	45	SECOND	70	2	20	3	22			1	45	3
		71	45	SECOND	71	3, 4	23, 21	5	22			1, 2	45, 45	5
		72	45	SECOND	72	3, 4	23, 21	5	22			1, 2	45, 45	5
		73	45	SECOND	73	3, 4	20, 20	5	22			1, 2	45, 45	5
		74	45	SECOND	74	2, 3	20, 20	4	22			1	45	4
		75	53	THIRD	75	2, 3	23, 21	4	22			1	53	4
		76	53	THIRD	76	3, 4	24, 21	5	22			1, 2	53, 53	5
		77	53	THIRD	77	2	24	3	25			1	53	3
		78	53	THIRD	78	2	24	3	25			1	53	3
		79	53	THIRD	79	3, 4	24, 21	5	22			1, 2	53, 53	5
		80	53	THIRD	80	2	20	3	22			1	53	3
		81	54	THIRD	81	2	24	3	25			1	54	3
		82	54	THIRD	82	2	20	3	22			1	54	3
		83	54	THIRD	83	3, 4	21, 24	5	22			1, 2	54, 54	5
		84	54	THIRD	84	3, 4	21, 24	5	22			1, 2	54, 54	5
		85	54	THIRD	85	3, 4	20, 20	5	22			1, 2	54, 54	5
		86	54	THIRD	86	2, 3	20, 20	4	22			1	54	4
		87	57	FOURTH	87	2, 3	23, 24	4	25			1	57	4
		88	57	FOURTH	88	3, 4	24, 24	5	25			1, 2	57, 57	5
		89	57	FOURTH	89	2	24	3	25			1	57	3
		90	57	FOURTH	90	2	24	3	25			1	57	3
		91	57	FOURTH	91	3, 4	21, 24	5	22			1, 2	57, 57	5
		92	57	FOURTH	92	2	23	3	25			1	57	3
		93	58	FOURTH	93	2	24	3	23			1	58	3
		94	58	FOURTH	94	2, 3	23, 21	4	22			1	58	4
		95	58	FOURTH	95	3, 4	24, 20	5	22			1, 2	58, 58	5
		96	58	FOURTH	96	3, 4	20, 20	5	22			1, 2	58, 58	5
		97	58	FOURTH	97	3, 4	21, 21	5	22			1, 2	58, 58	5
		98	58	FOURTH	98	2, 3	21, 21	4	22			1	58	4
		99	59	FIFTH	99	2, 3	24, 24	4	25			1	59	4
		100	59	FIFTH	100	3, 4	24, 24	5	25			1, 2	59, 59	5
		101	59	FIFTH	101	2	23	3	25			1	59	3
		102	59	FIFTH	102	2	23	3	23			1	59	3
		103	59	FIFTH	103	3, 4	24, 24	5	25			1, 2	59, 59	5
		104	59	FIFTH	104	2, 3	23, 21	4	22			1	59	4
		105	60	FIFTH	105	2	23	3	23			1	60	3
		106	60	FIFTH	106	2, 3	23, 21	4	22			1	60	4
		107	60	FIFTH	107	3, 4	24, 24	5	25			1, 2	60, 60	5
		108	60	FIFTH	108	3, 4	21, 21	5	22			1, 2	60, 60	5
		109	60	FIFTH	109	3, 4	21, 21	5	22			1, 2	60, 60	5
		110	60	FIFTH	110	2, 3	21, 21	4	22			1	60	4
61 JOHN GORTON DRIVE	BUILDING D	111	33	GROUND	111	2	27	3	27	1	33			3
		112	33	GROUND	112	2, 3	33, 27	4	27	1	33			4
		113	33	GROUND	113	2, 3	33, 27	4	27	1	33			4
		114	34	GROUND	114	2, 3	33, 27	4	27	1	34			4
		115	34	GROUND	115	2	27	3	27	1	34			3
		116	34	GROUND	116	2	27	3	27	1	34			3
		117	34	GROUND	117	2	27	3	27	1	34			3
		118	33	GROUND	118	2	27	3	27	1	33			3
		119	33	GROUND	119	2	27	3	27	1	33			3
		120	33	GROUND	120	2	27	3	27	1	33			3

Ravine Property Holdings Pty Ltd ACN 153 691 626

SOLE DIRECTOR

RAVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

Approved form AF 2010-180 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-30

Authorised by the ACT Parliamentary Counsel - also accessable at www.legislation.act.gov.au

REF:12149.01UP

Form 3

Sheet No. 17 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER	

ADDRESS	BUILDING	UNIT IDENTIFIER				SUBSIDIARIES								
						CAR SPACE / GARAGE		STORE ROOM		YARD		BALCONY		
		UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUBSIDIARY TOTAL
2 PETER CULLEN WAY	BUILDING C	61	36	FIRST	61	3, 4	20, 20	5	22			1, 2	36, 36	5
		62	36	FIRST	62	2, 3	20, 20	4	22			1	36	4
		63	44	SECOND	63	2, 3	20,23	4	22			1	44	4
		64	44	SECOND	64	3, 4	23,20	5	23			1, 2	44, 44	5
		65	44	SECOND	65	2	21	3	22			1	44	3
		66	44	SECOND	66	2	21	3	22			1	44	3
		67	44	SECOND	67	3, 4	23, 21	5	22			1, 2	44	5
		68	44	SECOND	68	2	20	3	22			1	44	3
		69	45	SECOND	69	2	21	3	22			1	45	3
		70	45	SECOND	70	2	20	3	22			1	45	3
		71	45	SECOND	71	3, 4	23, 21	5	22			1, 2	45, 45	5
		72	45	SECOND	72	3, 4	23,24	5	25			1, 2	45, 45	5
		73	45	SECOND	73	3, 4	20,24	5	25			1, 2	45, 45	5
		74	45	SECOND	74	2, 3	20,21	4	22			1	45	4
		75	53	THIRD	75	2, 3	23, 21	4	22			1	53	4
		76	53	THIRD	76	3, 4	24,24	5	25			1, 2	53, 53	5
		77	53	THIRD	77	2	21	3	22			1	53	3
		78	53	THIRD	78	2	21	3	22			1	53	3
		79	53	THIRD	79	3, 4	24,24	5	25			1, 2	53, 53	5
		80	53	THIRD	80	2	20	3	22			1	53	3
		81	54	THIRD	81	2	21	3	22			1	54	3
		82	54	THIRD	82	2	20	3	22			1	54	3
		83	54	THIRD	83	3, 4	21,21	5	22			1, 2	54, 54	5
		84	54	THIRD	84	3, 4	21,21	5	22			1, 2	54, 54	5
		85	54	THIRD	85	3, 4	20, 20	5	22			1, 2	54, 54	5
		86	54	THIRD	86	2, 3	20,23	4	22			1	54	4
		87	57	FOURTH	87	2, 3	23, 24	4	25			1	57	4
		88	57	FOURTH	88	3, 4	24, 24	5	25			1, 2	57, 57	5
		89	57	FOURTH	89	2	21	3	22			1	57	3
		90	57	FOURTH	90	2	24	3	25			1	57	3
		91	57	FOURTH	91	3, 4	21,23	5	22			1, 2	57, 57	5
		92	57	FOURTH	92	2	23	3	25			1	57	3
		93	58	FOURTH	93	2	21	3	23			1	58	3
		94	58	FOURTH	94	2, 3	23,24	4	25			1	58	4
		95	58	FOURTH	95	3, 4	20,23	5	22			1, 2	58, 58	5
		96	58	FOURTH	96	3, 4	20,23	5	22			1, 2	58, 58	5
		97	58	FOURTH	97	3, 4	21, 21	5	22			1, 2	58, 58	5
		98	58	FOURTH	98	2, 3	21, 21	4	22			1	58	4
		99	59	FIFTH	99	2, 3	24, 24	4	25			1	59	4
		100	59	FIFTH	100	3, 4	24, 24	5	25			1, 2	59, 59	5
		101	59	FIFTH	101	2	21	3	25			1	59	3
		102	59	FIFTH	102	2	20	3	23			1	59	3
		103	59	FIFTH	103	3, 4	20,20	5	22			1, 2	59, 59	5
		104	59	FIFTH	104	2, 3	23,24	4	25			1	59	4
		105	60	FIFTH	105	2	21	3	22			1	60	3
		106	60	FIFTH	106	2, 3	23,24	4	25			1	60	4
		107	60	FIFTH	107	3, 4	24, 24	5	25			1, 2	60, 60	5
		108	60	FIFTH	108	3, 4	21,23	5	22			1, 2	60, 60	5
		109	60	FIFTH	109	3, 4	20,21	5	22			1, 2	60, 60	5
		110	60	FIFTH	110	2, 3	24,24	4	25			1	60	4
61 JOHN GORTON DRIVE	BUILDING D	111	33	GROUND	111	2	27	3	27	1	33			3
		112	33	GROUND	112	2, 3	33, 27	4	27	1	33			4
		113	33	GROUND	113	2, 3	33, 27	4	27	1	33			4
		114	34	GROUND	114	2, 3	33, 27	4	27	1	34			4
		115	34	GROUND	115	2	27	3	27	1	34			3
		116	34	GROUND	116	2	27	3	27	1	34			3
		117	34	GROUND	117	2	27	3	27	1	34			3
		118	33	GROUND	118	2	27	3	27	1	33			3
		119	33	GROUND	119	2	27	3	27	1	33			3
		120	33	GROUND	120	2	27	3	27	1	33			3

Rovine Property Holdings Pty Ltd
Common Seal
ACN 153 691 626

Anthony Tonich (DIRECTOR/SECRETARY)

ROVINE PROPERTY HOLDING PTY LTD **Registered Proprietor**

Lyn Tankey **Delegate of the ACT Planning and Land Authority**

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Form 3

Sheet No. 18 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER	

ADDRESS	BUILDING	UNIT IDENTIFIER				SUBSIDIARIES								
						CAR SPACE / GARAGE		STORE ROOM		YARD		BALCONY		
		UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUBSIDIARY TOTAL
61 JOHN GORTON DRIVE	BUILDING D	121	33	GROUND	121	2	28	3	28	1	33			3
		122	42	FIRST	122	3, 4	33, 28	5	28			1, 2	42, 42	5
		123	42	FIRST	123	2, 3	33, 28	4	28			1	42	4
		124	42	FIRST	124	2, 3	33, 28	4	28			1	42	4
		125	43	FIRST	125	2, 3	34, 28	4	28			1	43	4
		126	43	FIRST	126	3, 4	34, 28	5	28			1, 2	43, 43	5
		127	43	FIRST	127	3	28	4	28			1, 2	43, 43	4
		128	43	FIRST	128	2	28	3	28			1	43	3
		129	43	FIRST	129	2	28	3	28			1	43	3
		130	42	FIRST	130	2	28	3	28			1	42	3
		131	42	FIRST	131	2	27	3	27			1	42	3
		132	42	FIRST	132	3	27	4	27			1, 2	42, 42	4
		133	51	SECOND	133	3	27	4	27			1, 2	51, 51	4
		134	51	SECOND	134	2	27	3	27			1	51	3
		135	51	SECOND	135	2	27	3	27			1	51	3
		136	52	SECOND	136	2	27	3	27			1	52	3
		137	52	SECOND	137	3	27	4	27			1, 2	52, 52	4
		138	52	SECOND	138	3	27	4	27			1, 2	52, 52	4
		139	52	SECOND	139	2	27	3	27			1	52	3
		140	52	SECOND	140	2	27	3	27			1	52	3
		141	51	SECOND	141	2	27	3	27			1	51	3
		142	51	SECOND	142	2	28	3	28			1	51	3
		143	51	SECOND	143	3	28	4	28			1, 2	51, 51	4
		144	55	THIRD	144	3	28	4	28			1, 2	55, 55	4
		145	55	THIRD	145	2	28	3	28			1	55	3
		146	55	THIRD	146	2	28	3	28			1	55	3
		147	56	THIRD	147	2	28	3	28			1	56	3
		148	56	THIRD	148	3	28	4	28			1, 2	56, 56	4
		149	56	THIRD	149	3	28	4	28			1, 2	56, 56	4
		150	56	THIRD	150	2	28	3	28			1	56	3
		151	56	THIRD	151	2	28	3	28			1	56	3
		152	55	THIRD	152	3	28	4	28			1, 2	55, 55	4
	BUILDING E	153	32	GROUND	153	2	26	3	26	1	32			3
		154	32	GROUND	154	2	26	3	26	1	32			3
		155	32	GROUND	155	3	26	4	26	1, 2	32, 32			4
		156	41	FIRST	156	3	26	4	26			1, 2	41, 41	4
		157	41	FIRST	157	3	26	4	26			1, 2	41, 41	4
		158	41	FIRST	158	2	26	3	26			1	41	3
		159	50	SECOND	159	3	26	4	26			1, 2	50, 50	4
		160	50	SECOND	160	3	26	4	26			1, 2	50, 50	4
		161	50	SECOND	161	2	26	3	26			1	50	3
		162	32	GROUND	162	3	26	4	26	1, 2	32, 32			4
		163	32	GROUND	163	3	26	4	26	1, 2	32, 32			4
		164	41	FIRST	164	2	26	3	26			1	41	3
		165	41	FIRST	165	2	26	3	26			1	41	3
		166	50	SECOND	166	2	26	3	26			1	50	3
		167	50	SECOND	167	2	26	3	26			1	50	3
		168	32	GROUND	168	3	26	4	26	1, 2	32, 32			4
		169	32	GROUND	169	2	26	3	26	1	32			3
		170	32	GROUND	170	2	26	3	26	1	32			3
		171	41	FIRST	171	2	26	3	26			1	41	3
		172	41	FIRST	172	3	26	4	26			1, 2	41, 41	4
		173	41	FIRST	173	3	26	4	26			1, 2	41, 41	4
		174	50	SECOND	174	2	26	3	26			1	50	3
		175	50	SECOND	175	3	26	4	26			1, 2	50, 50	4
		176	50	SECOND	176	3	26	4	26			1, 2	50, 50	4

Rovine Property Holdings Pty Ltd Common Seal ACN 153 691 626

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD **Registered Proprietor**

Lyn Tankey

Delegate of the ACT Planning and Land Authority

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Form 3

Sheet No. 19 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER	

LEGEND

C DENOTES COLUMN
S DENOTES STOREROOM
CP DENOTES COMMON PROPERTY
DENOTES SUBSIDIARY BOUNDARY IS FACE OR LINE OF FACE OF COLUMN
* DENOTES SUBSIDIARY BOUNDARY THROUGH CENTRE OR LINE OF CENTRE OF COLUMN
⧗ DENOTES BOUNDARY IS FACE OR LINE OF FACE OF WALL

WHERE A YARD ABUTS THE MAIN BUILDING WALL, THIS YARD SUBSIDIARY BOUNDARY IS THE EXTERNAL FACE OF SUCH WALL, OTHERWISE THE YARD SUBSIDIARY BOUNDARIES ARE CENTRELINE OF WALL

YARDS ARE LIMITED IN DEPTH TO THE MEDIAN OF THE CONCRETE SLAB WHICH FORMS THE LOWER SURFACE OF THE YARD

YARDS ARE LIMITED IN HEIGHT TO THE PROJECTION OF THE UPPER BOUNDARY OF THE RESPECTIVE UNIT

UNITS AND SUBSIDIARIES ARE SUBJECT TO RIGHTS OF ENTRY FOR INSPECTION AND MAINTENANCE UNDER SECTION 34 OF THE UNIT TITLES ACT 2001

UNIT AREAS HAVE BEEN DETERMINED WITH REFERENCE TO THE CENTRELINES OF WALL, UNLESS NOTED OTHERWISE

THE POSITION OF WALL CENTRELINES MAY HAVE BEEN ESTIMATED (DEDUCED) TO DETERMINE THE UNIT AREA

ALL AREAS ARE APPROXIMATE AND MAY CONTAIN COLUMNS AND SERVICES DUCTS, WHICH ARE COMMON PROPERTY AND MAY NOT BE SHOWN ON THE UNITS PLAN

THE OWNERS CORPORATION OR OTHER UNITS OWNERS HAVE RIGHTS OVER THESE COLUMNS AND SERVICE DUCTS UNDER SECTIONS 34 AND 35 OF THE UNIT TITLES ACT 2001

AREAS ARE SHOWN FOR THE PURPOSES OF THE UNITS PLAN ONLY & MUST NOT BE USED FOR ANY OTHER PURPOSE

Rovine Property Holdings Pty Ltd Common Seal ACN 153 691 626

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Form 3

Form 091 - FP

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

FLOOR PLAN

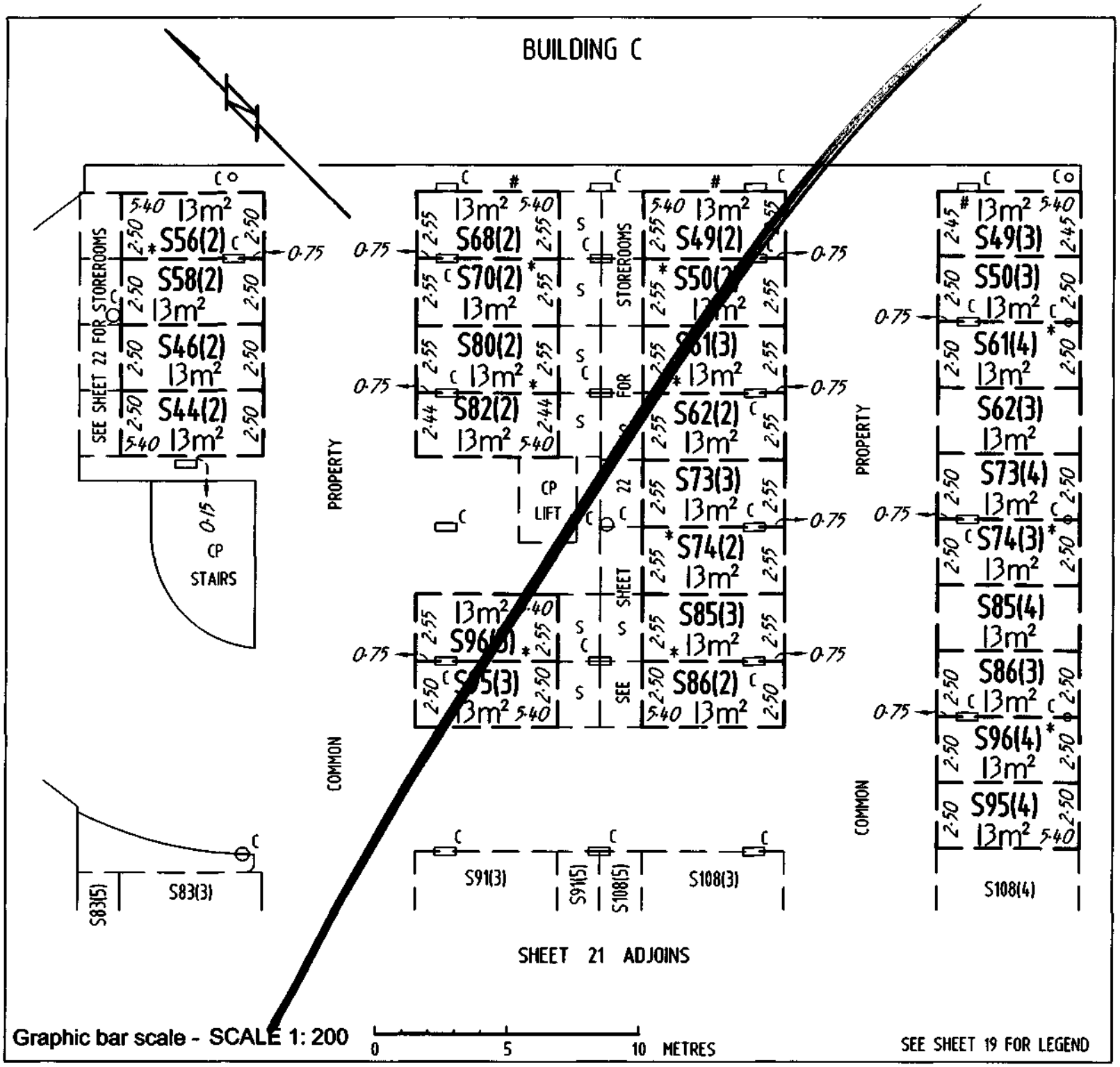
Sheet No. 20 of 69

REPLACEMENT SHEET ISSUED
REFER ALUP 2030819
REGISTERED 21/05/2016

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER BASEMENT 2

UNIT SUBSIDIARIES



Rovine Property Holdings Pty Common Seal ACN 153 691 626

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

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ACT Planning and Land Authority

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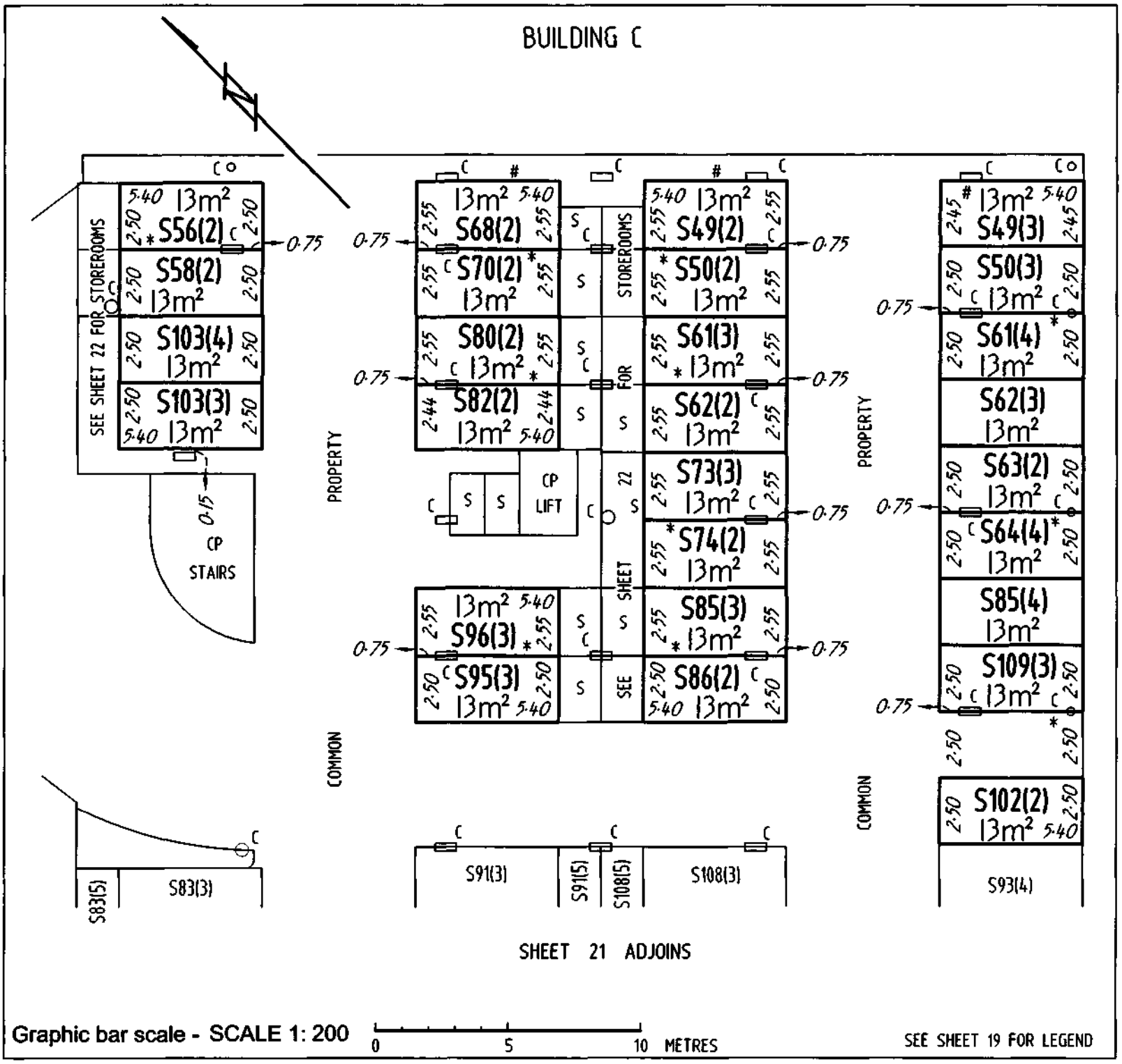
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER BASEMENT 2	UNIT SUBSIDIARIES



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Royne Property Holdings Pty Ltd Common Seal ACN 153 691 626

ROYNE PROPERTY HOLDING PTY LTD Registered Proprietor

Authority Tankey (DELEGATOR/SECRETARY)

Lyn Tankey Delegate of the ACT Planning and Land Authority

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LAND TITLES
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Department of Justice and Community Safety

REPLACEMENT SHEET ISSUED
REFER ALUP 2030819
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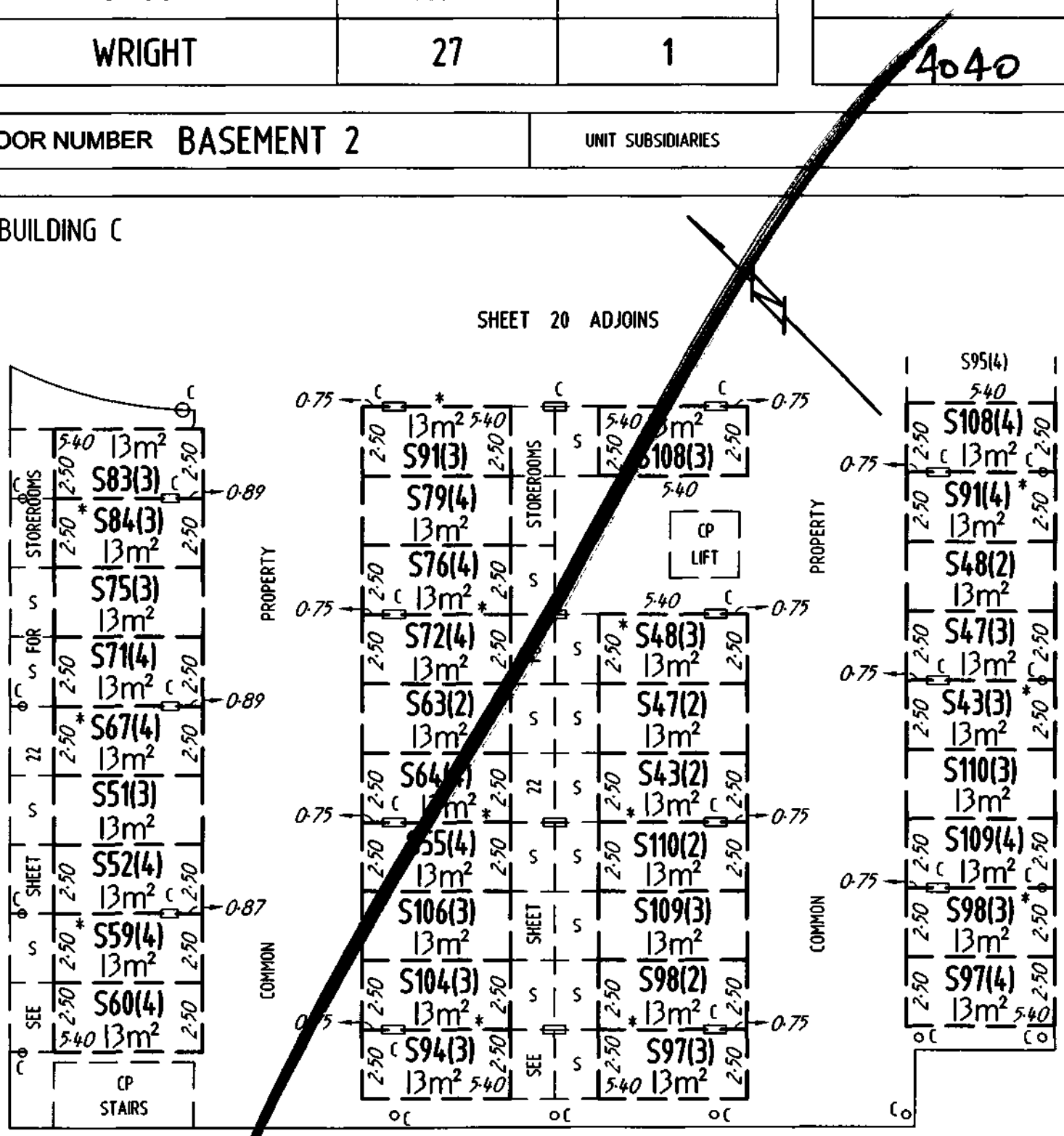
FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER BASEMENT 2

UNIT SUBSIDIARIES

BUILDING C



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Rovine Property Holding Pty Ltd ACN 153 669 626

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
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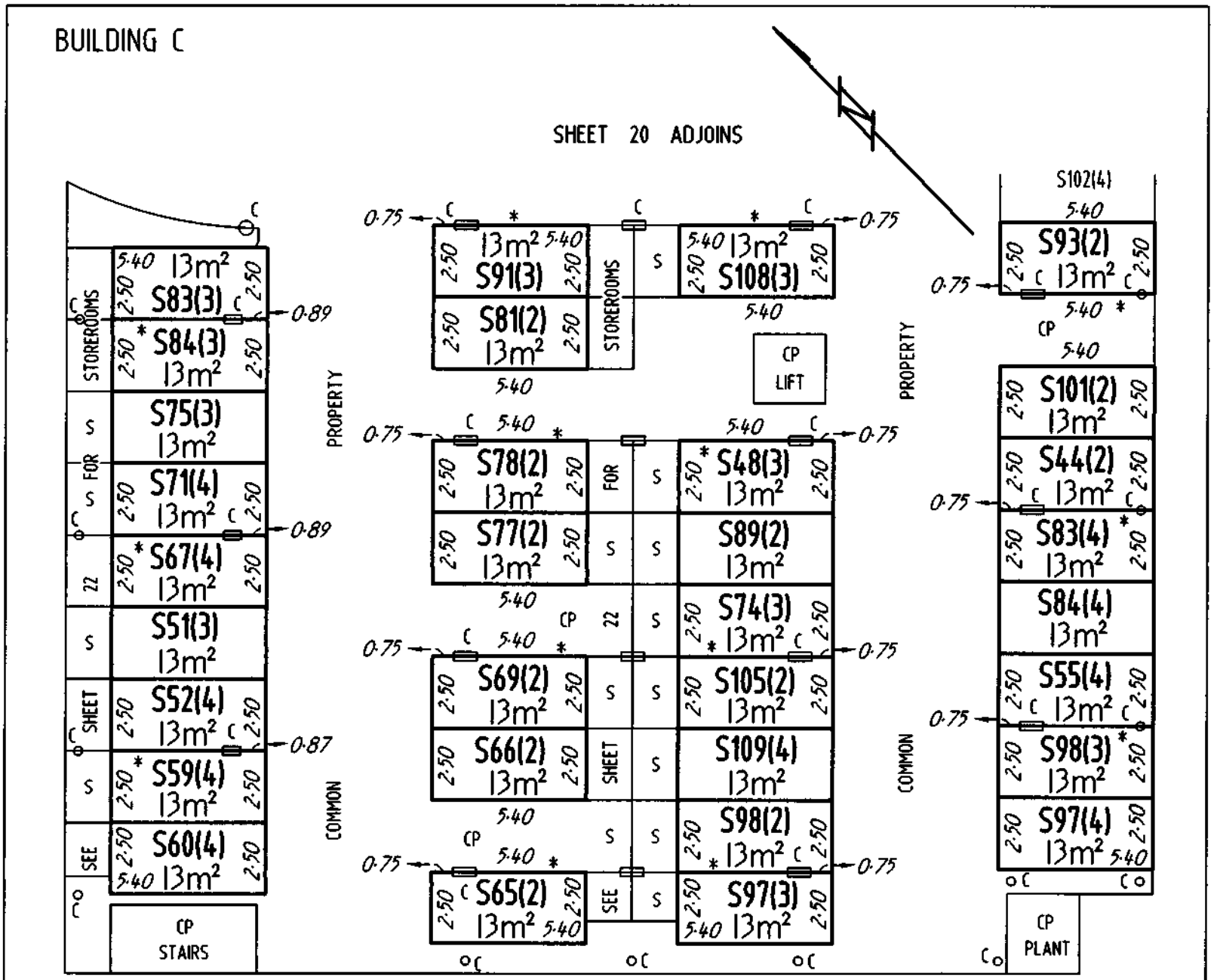
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OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER BASEMENT 2	UNIT SUBSIDIARIES



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Common Seal ACN 153 691 626 Quinine Property Holdings Pty Ltd

ANTHONY TONICH (DIRECTOR/SECRETARY)

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey Delegate of the ACT Planning and Land Authority

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LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

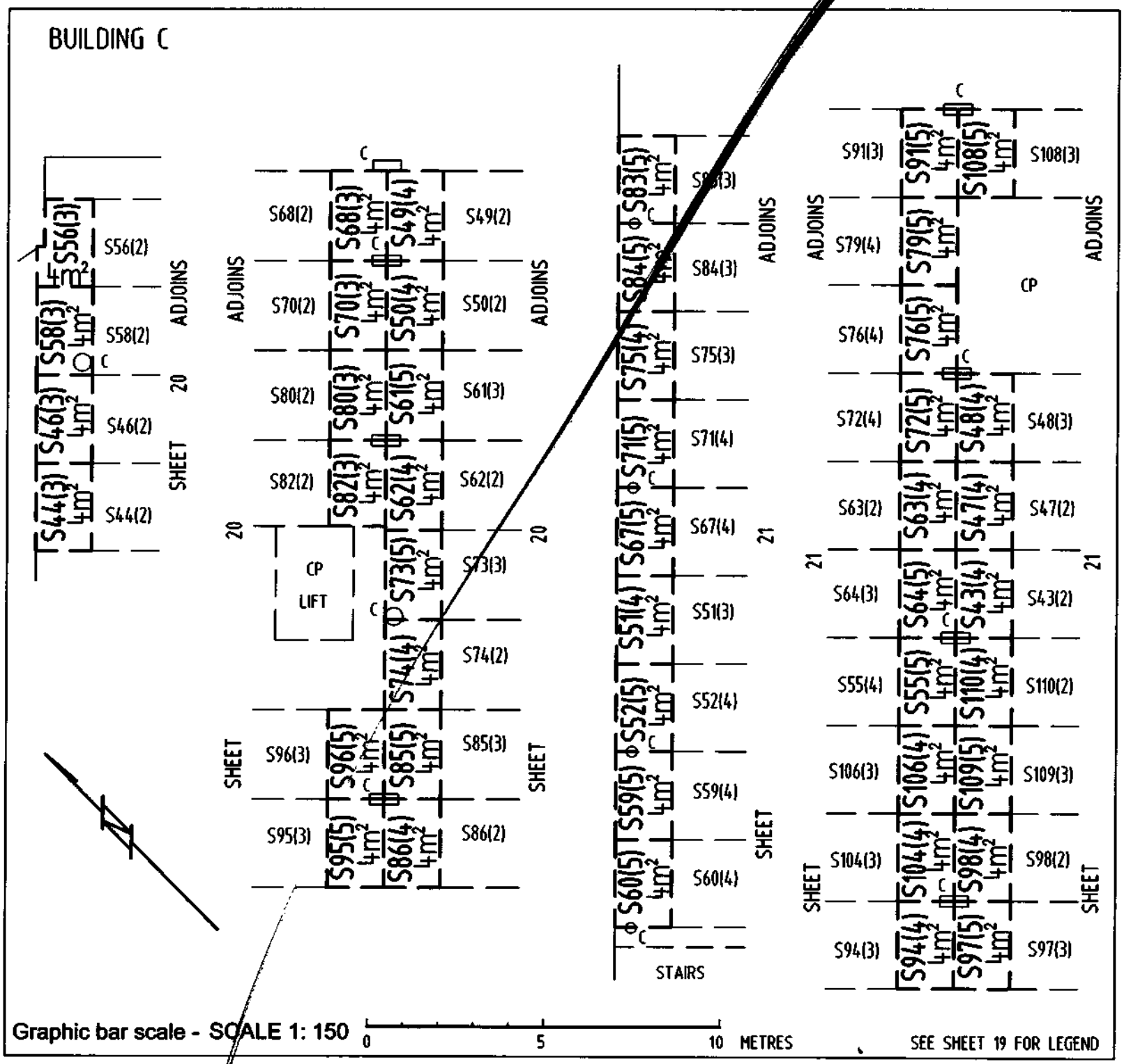
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FLOOR PLAN

REPLACEMENT SHEET ISSUED
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REGISTERED 21/05/2016

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER BASEMENT 2 | STOREROOMS



Rovine Property Holding Pty Ltd ACN 153 691 626 Common Seal

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
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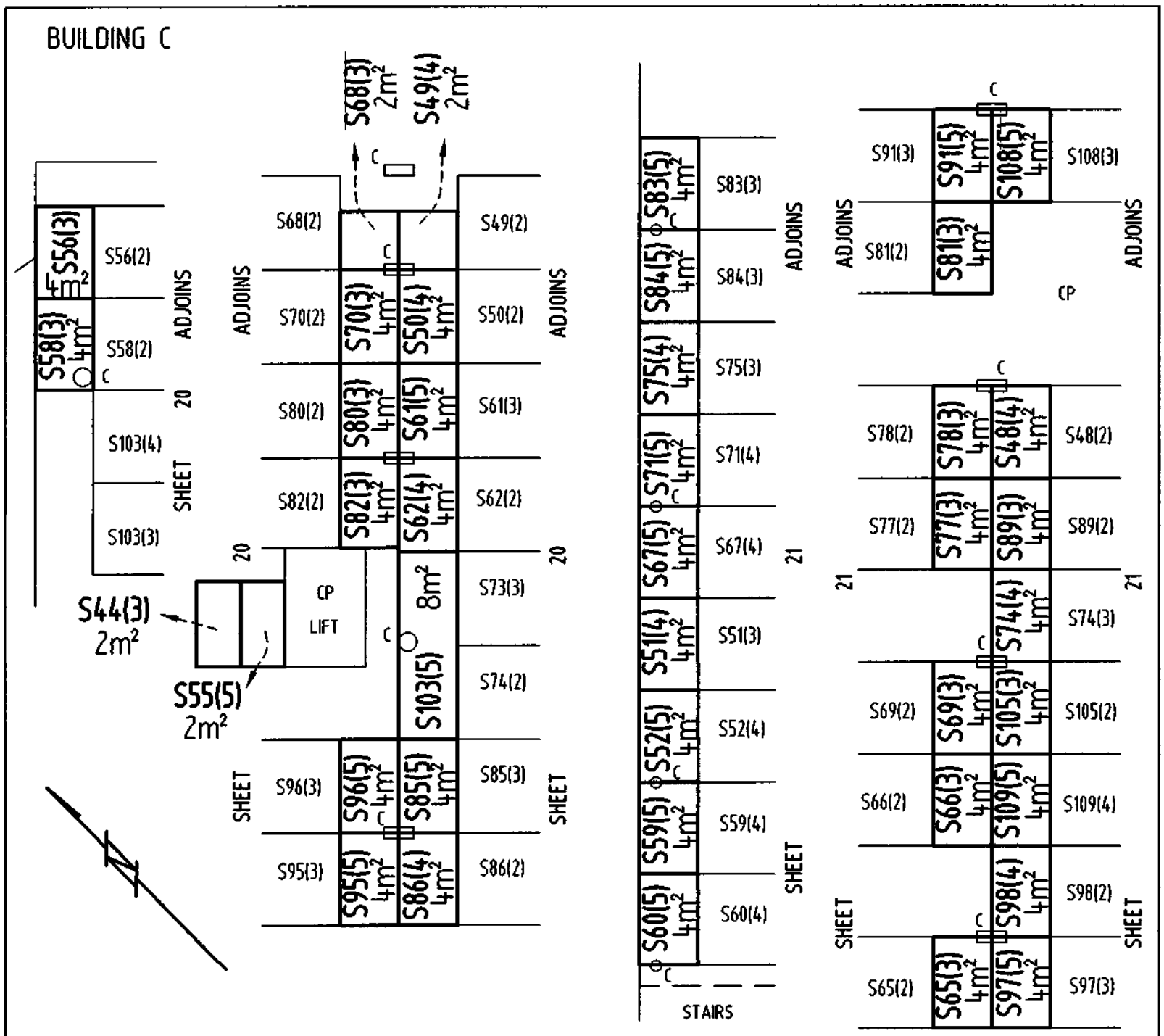
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER BASEMENT 2	STOREROOMS



Rovine Property Holdings Pty Ltd Common Seal ACN 153 691 626

Anthony Tolich (DIRECTOR/SECRETARY)

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

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LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

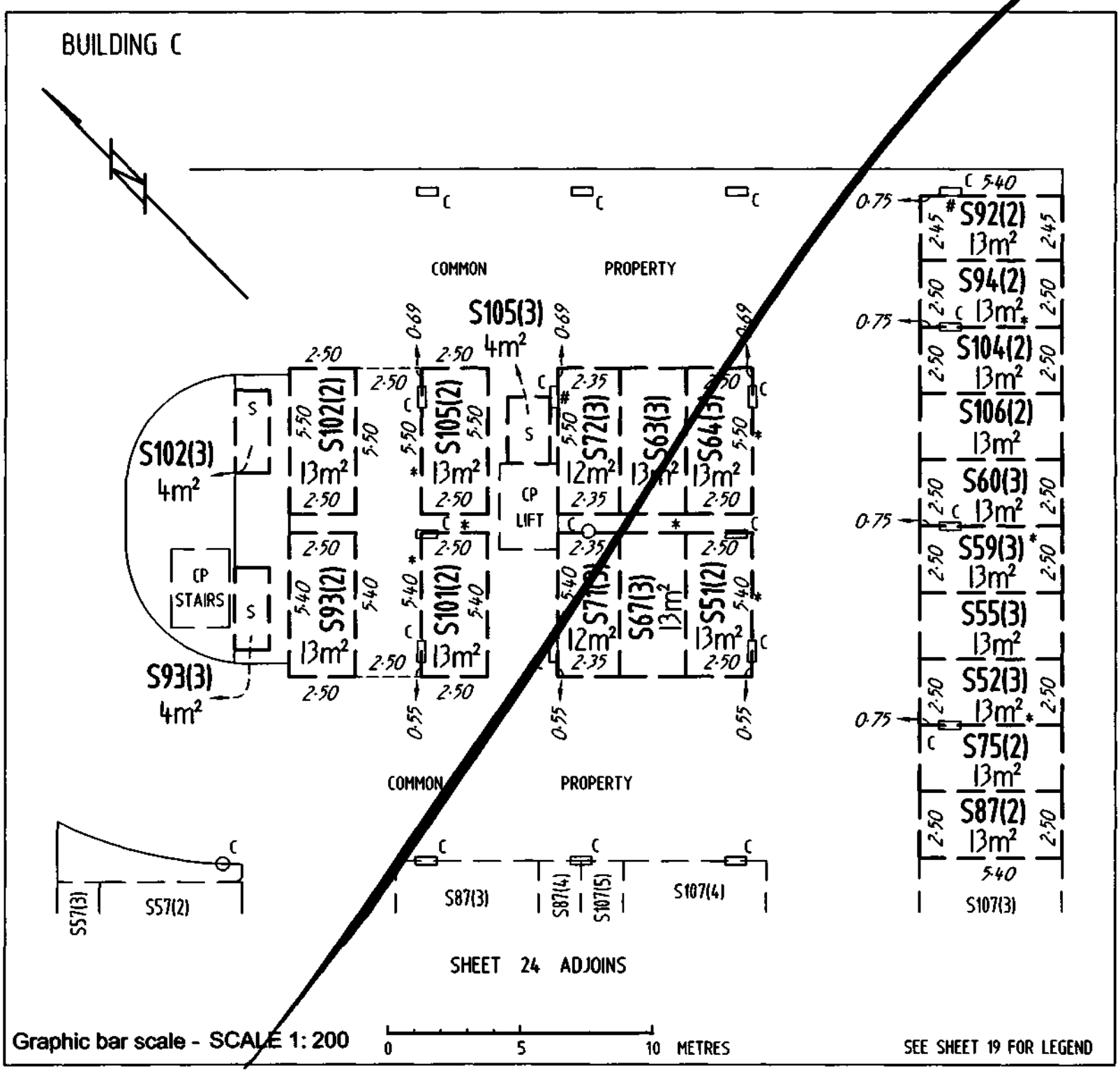
FLOOR PLAN

REPLACEMENT SHEET ISSUED
REFER ALUP 2030819
REGISTERED 21/05/2016

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER BASEMENT 1

UNIT SUBSIDIARIES



Rovine Property Holding Pty Ltd ACN 153 691 626

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Sheet No. 23 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

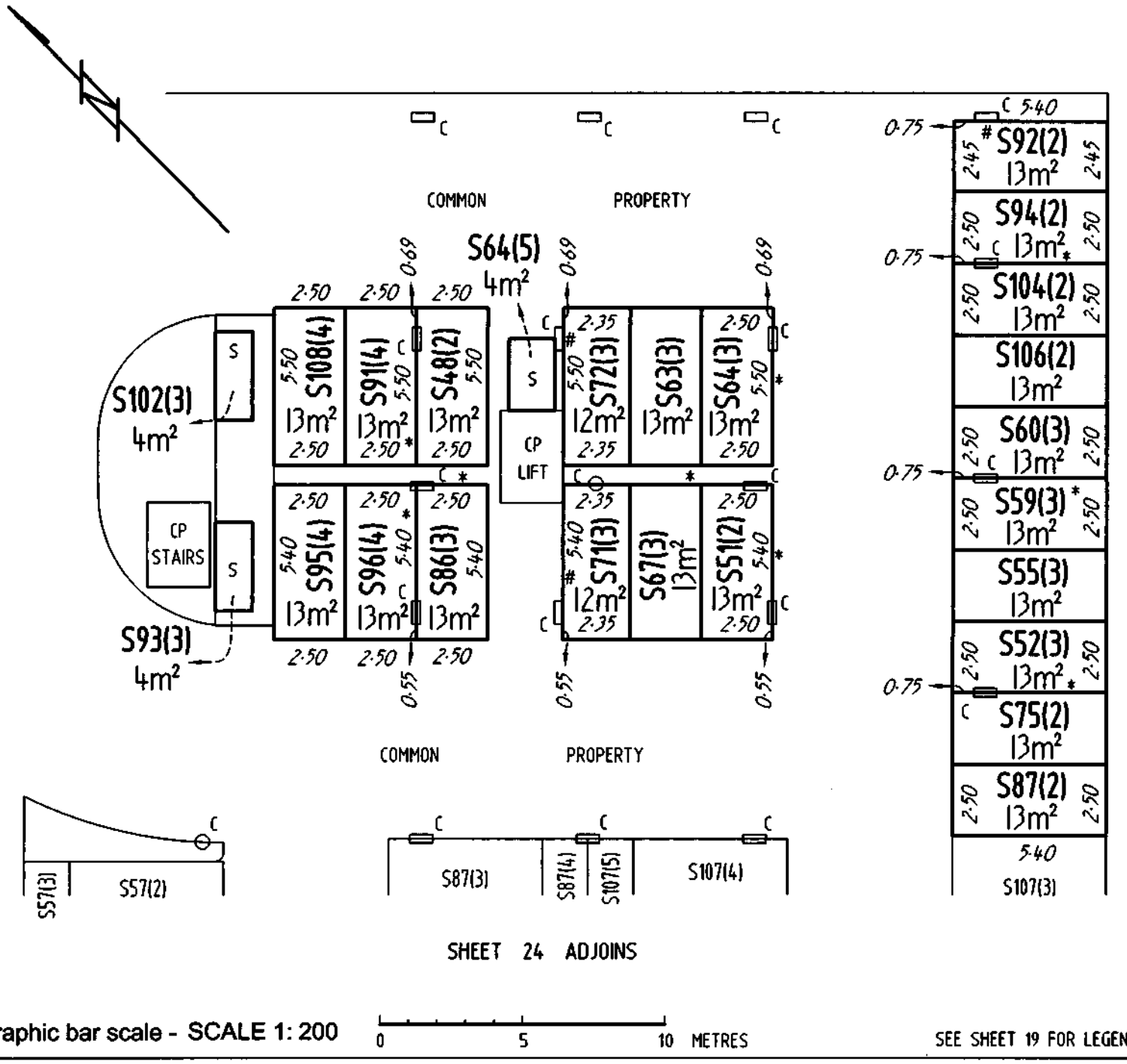
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER BASEMENT 1	UNIT SUBSIDIARIES

BUILDING C



SHEET 24 ADJOINS

Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Divine Property Holdings Pty Ltd Common Seal ACN 153 691 626

ANTHONY TOKICH (DIRECTOR/SECRETARY)

DIVINE PROPERTY HOLDING PTY LTD Registered Proprietor

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Delegate of the
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Form 3

Sheet No. 24 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

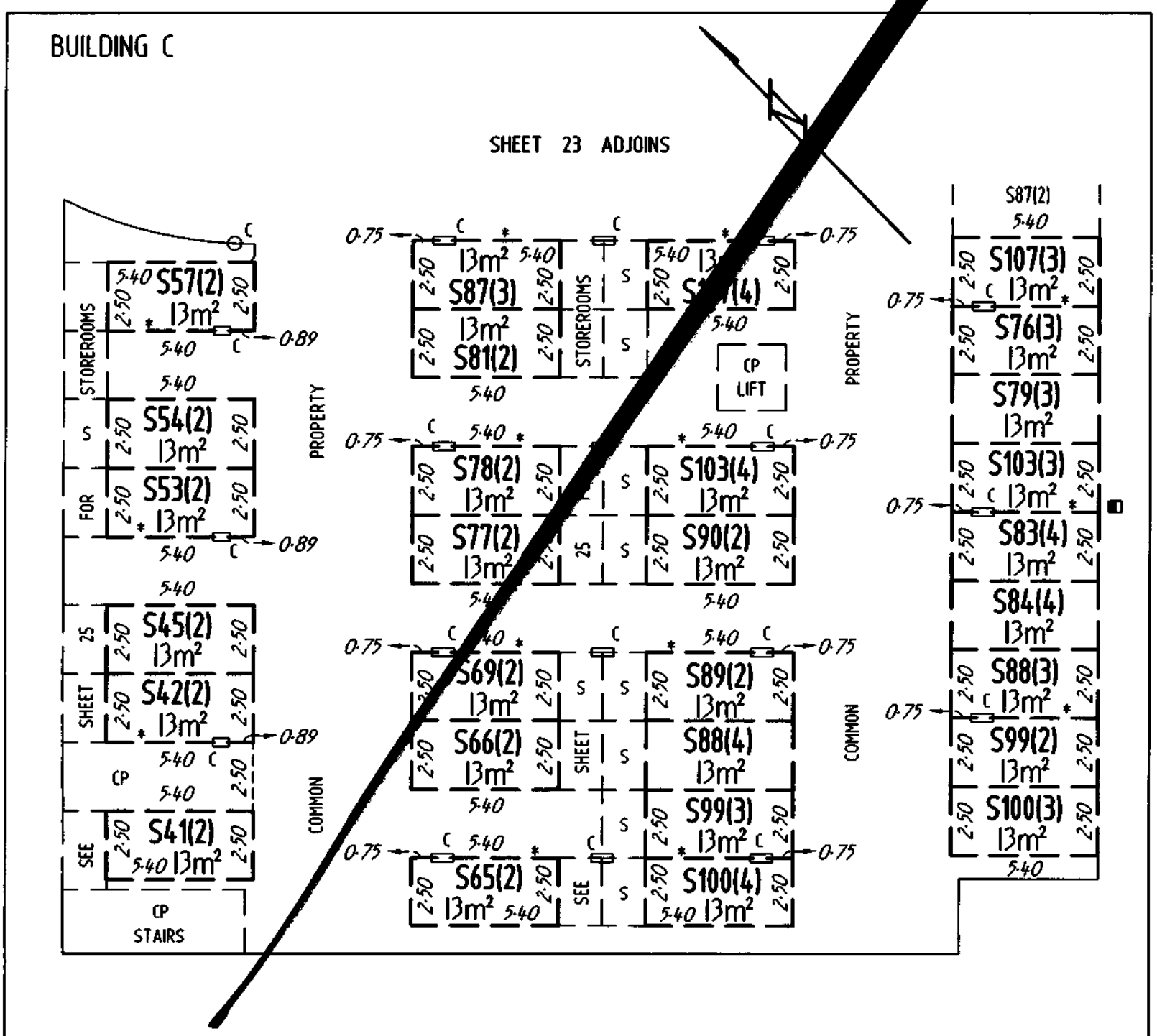
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REPLACEMENT SHEET ISSUED
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REGISTERED 21/05/2016

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER BASEMENT 1 | UNIT SUBSIDIARIES



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Rovine Property Holdings Pty Ltd ACN 153 691 626

SOLE DIRECTOR

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Sheet No. 24 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

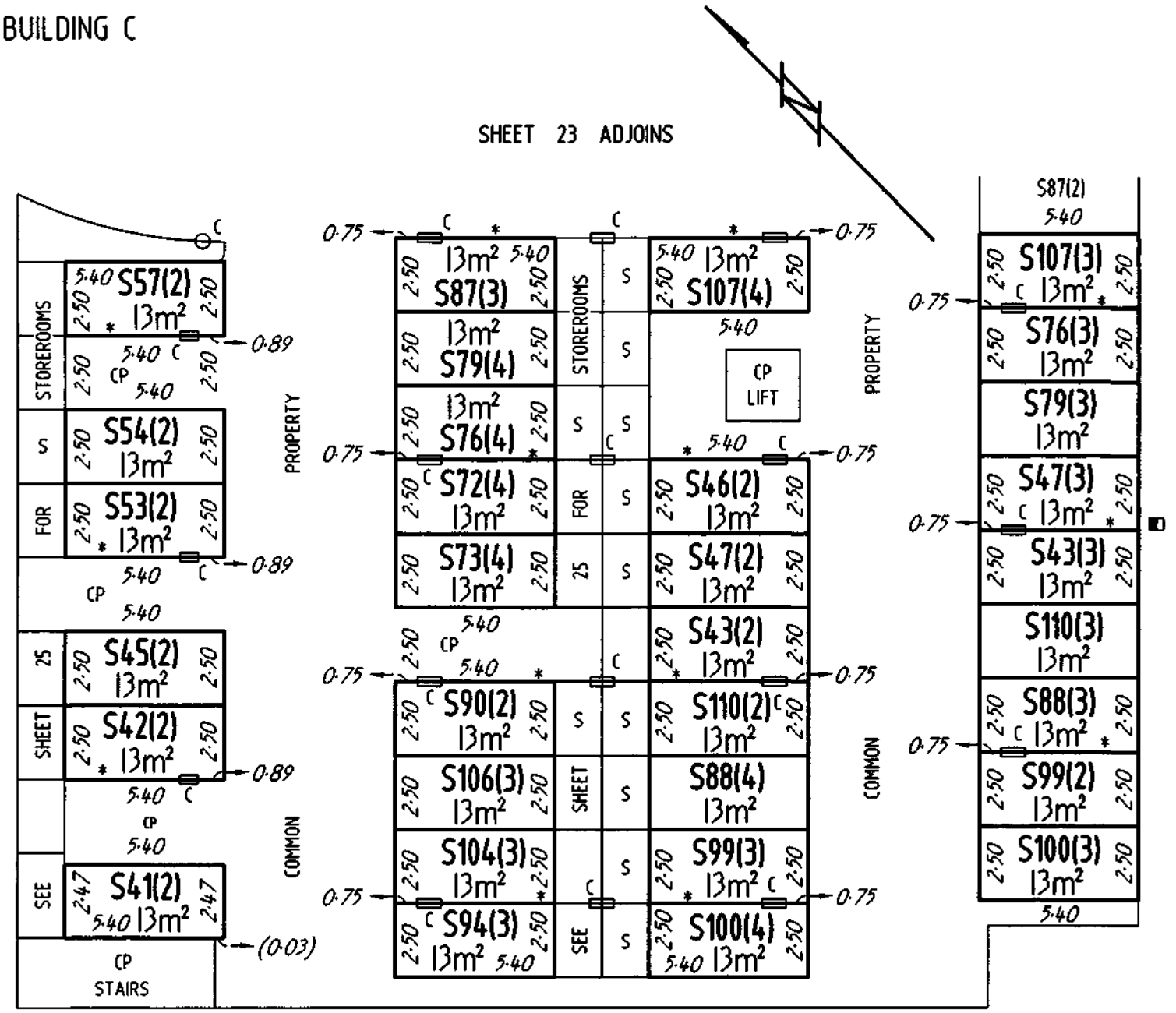
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER BASEMENT 1	UNIT SUBSIDIARIES

BUILDING C



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Rovine Property Holdings Pty Common Seal ACN 153 691 626

Anthony Tokich (DIRECTOR/SECRETARY)

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

Approved form AF 2010-180 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-30

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Form 3

Sheet No. 25 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

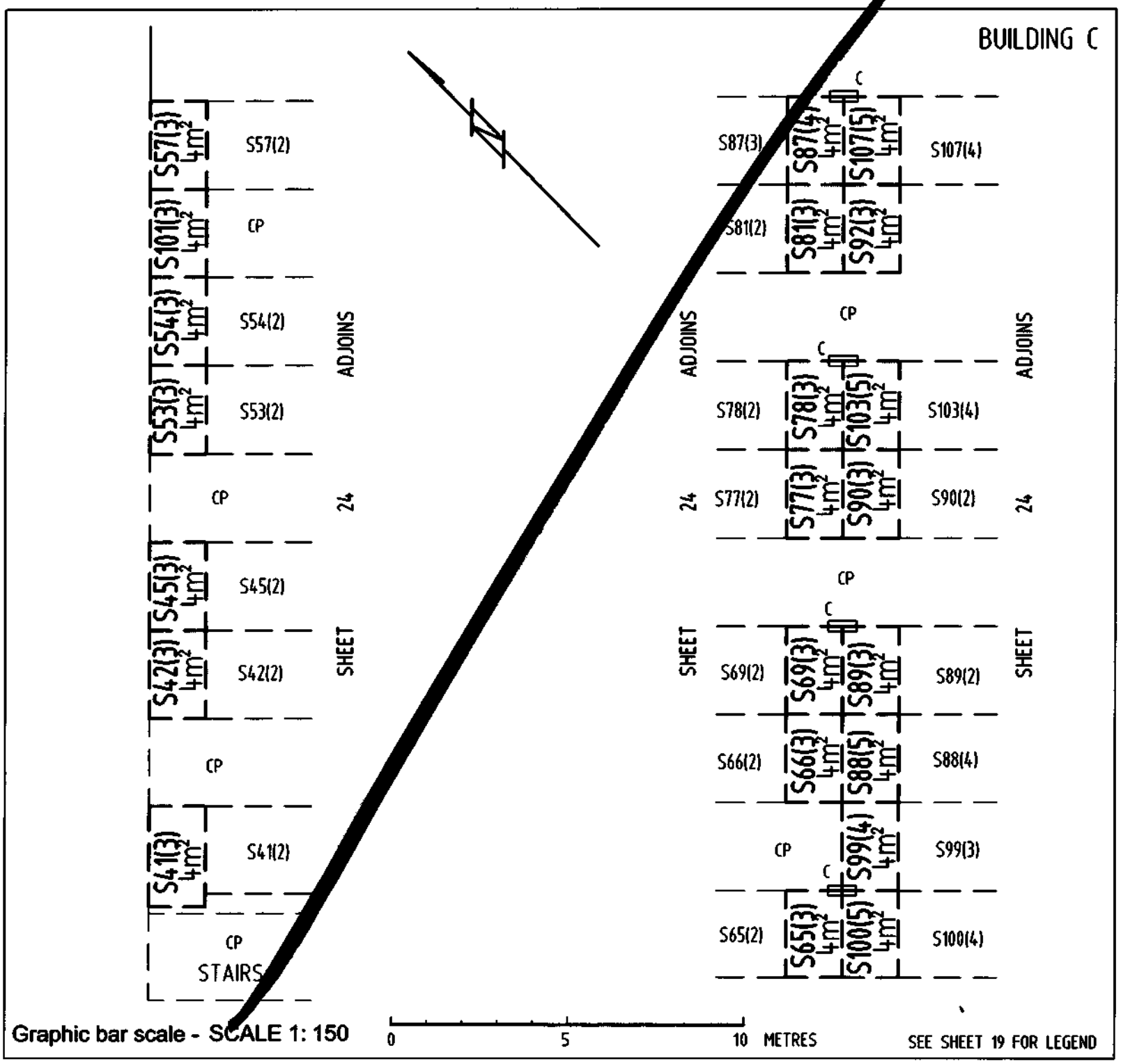
REPLACEMENT SHEET ISSUED
REFER ALUP 2030819
REGISTERED 21/05/2016

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER BASEMENT 1 | STOREROOMS



ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

SOLE DIRECTOR

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

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Form 3

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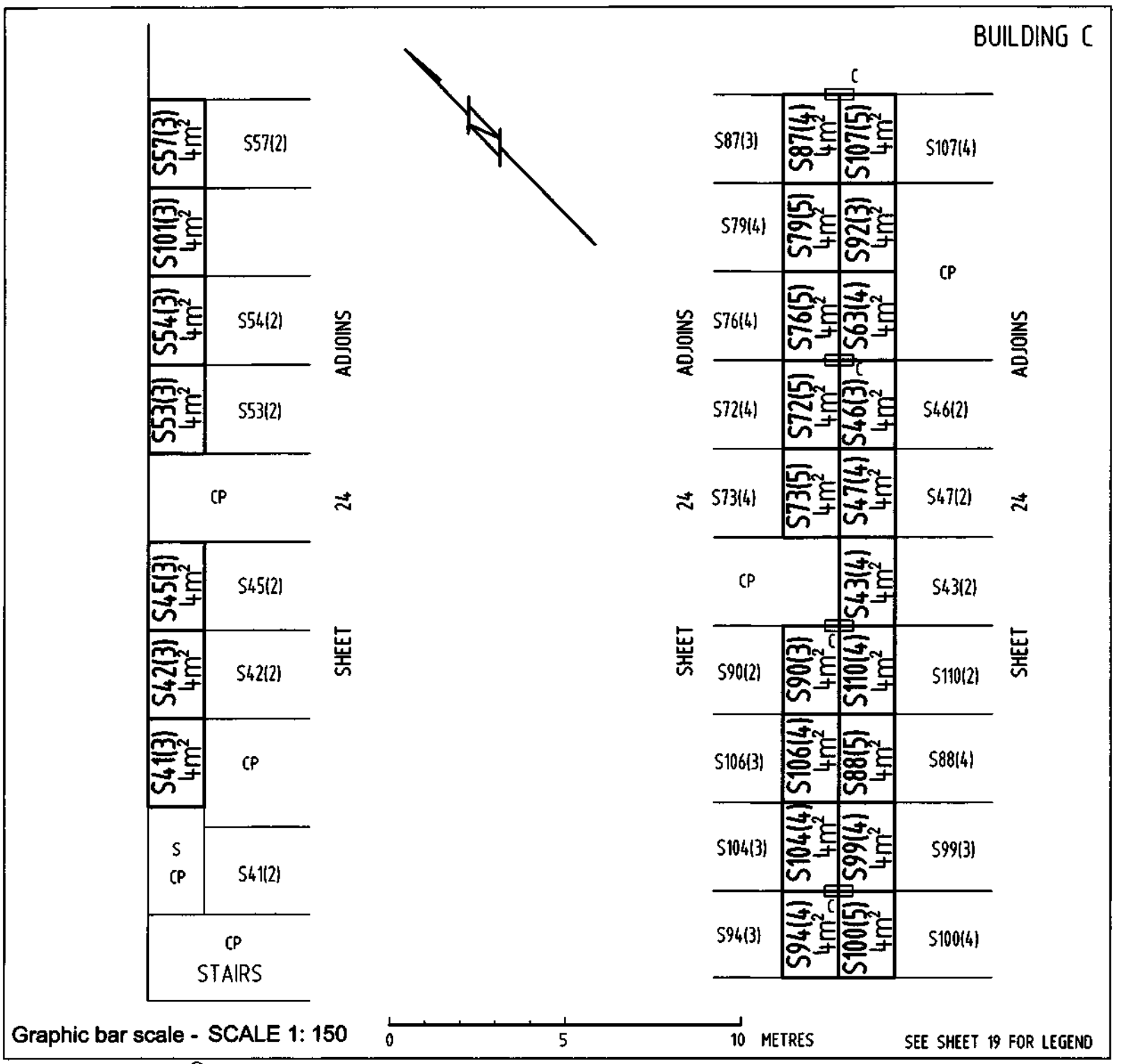
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER BASEMENT 1 | STOREROOMS



Rovine Property Holdings Pty Ltd Common Seal ACN 153 691 626

Anthony Tokich (Director/Secretary)

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey Delegate of the ACT Planning and Land Authority

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Form 3

Sheet No. 26 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

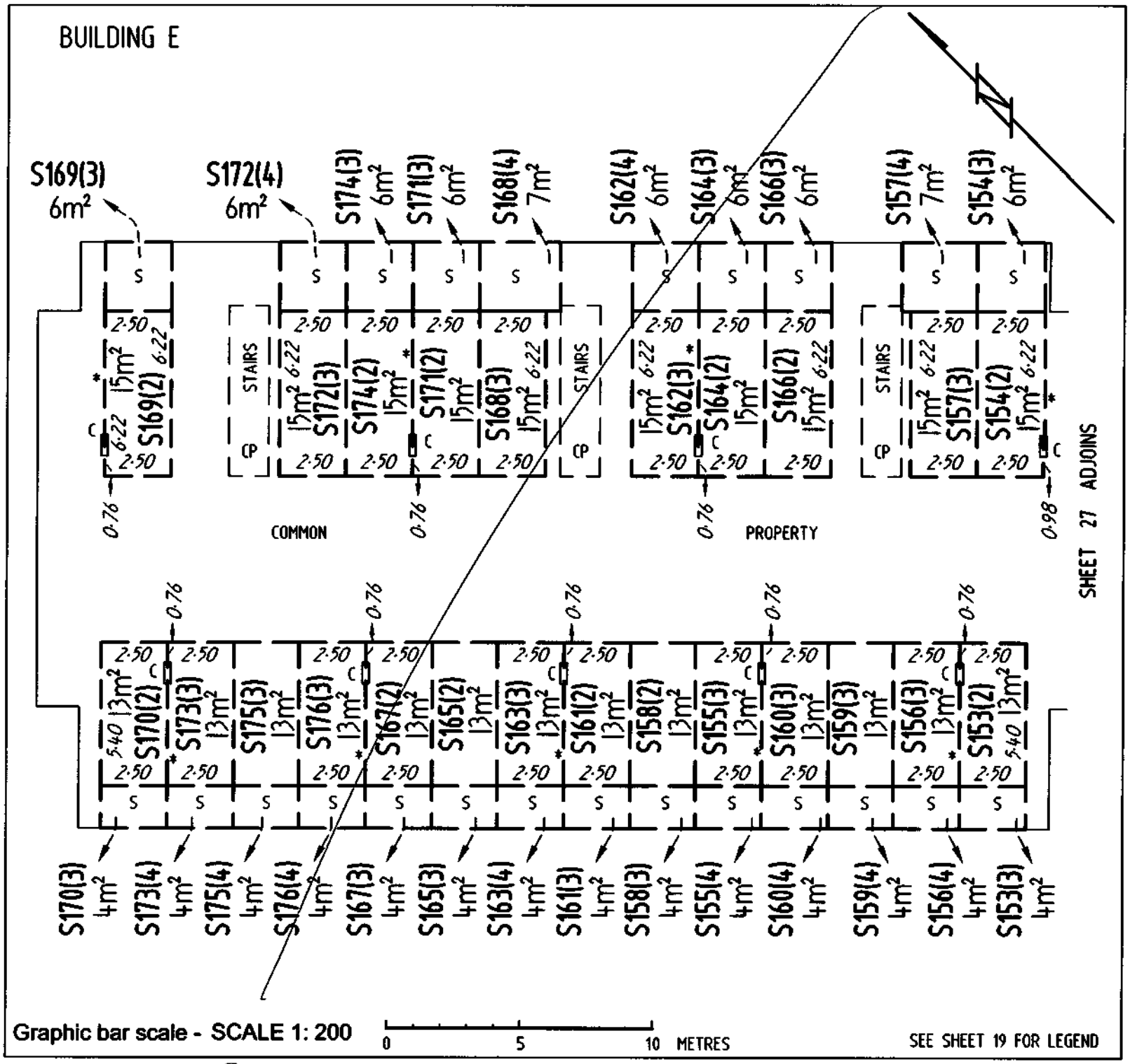
FLOOR PLAN

ALTERATION OF UNITS PLAN
REFER ALUP 1972157
REGISTERED 25/05/2015

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER BASEMENT

UNIT SUBSIDIARIES



ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

SOLE DIRECTOR

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

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Form 3

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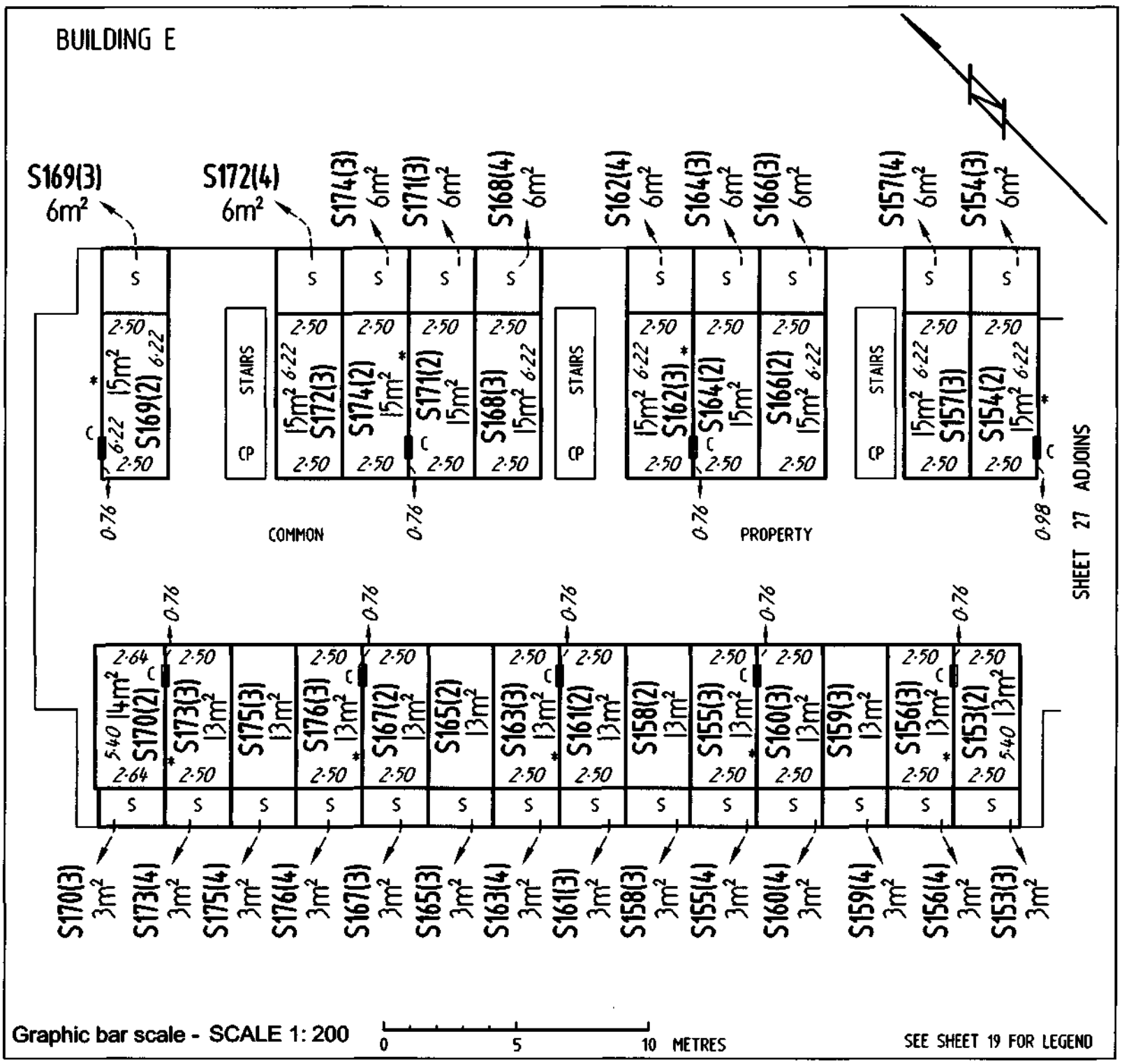
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER BASEMENT	UNIT SUBSIDIARIES



Rovine Property Holdings Pty Ltd Common Seal ACN 153 691 626

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

FLOOR PLAN

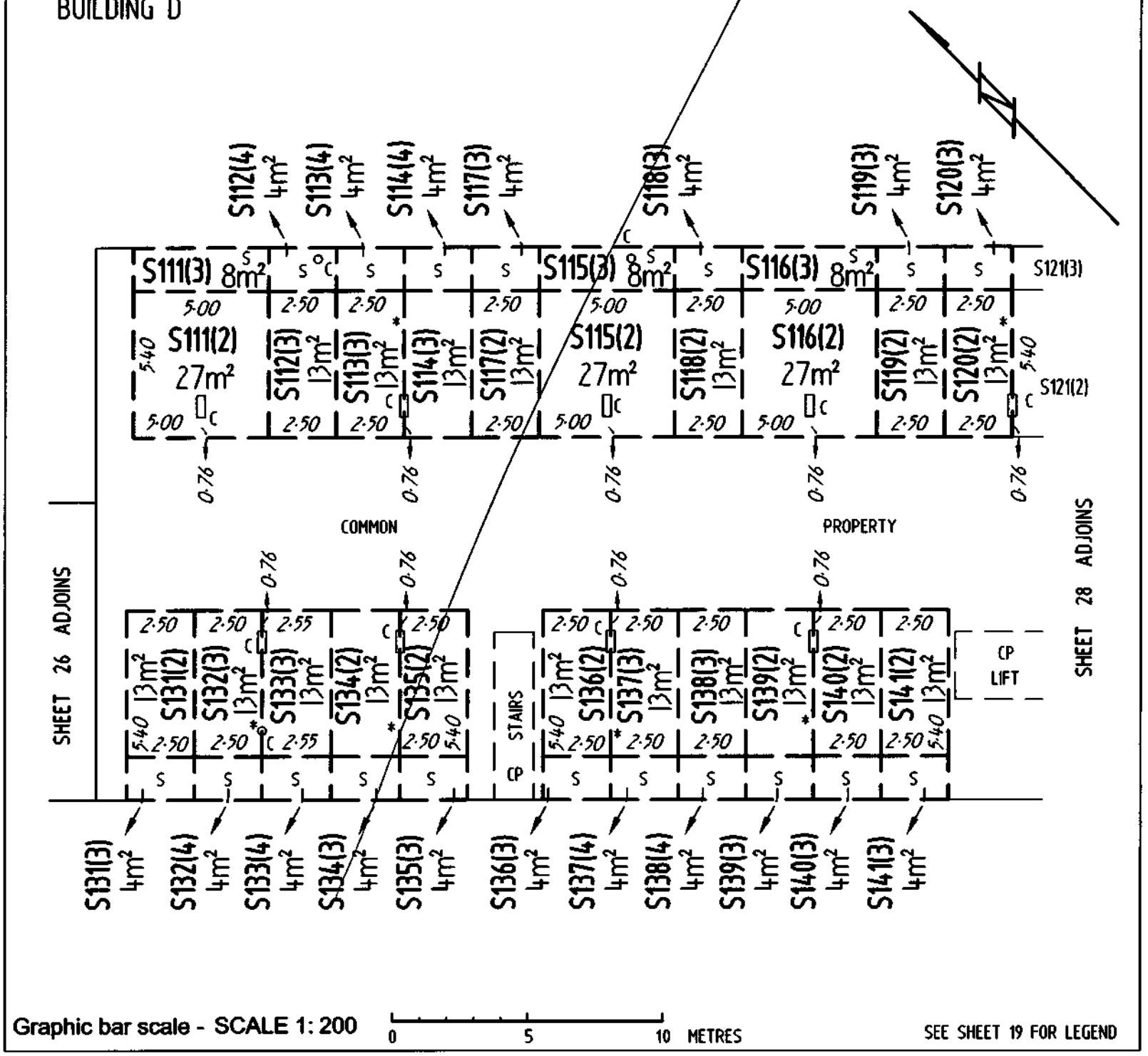
ALTERATION OF UNITS PLAN
REFER ALUP 1972157
REGISTERED 25/05/2015

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER BASEMENT

UNIT SUBSIDIARIES

BUILDING D



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Rovine Property Holdings Pty Ltd ACN 153 691 626 Common Seal

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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Form 3

Sheet No. 27 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

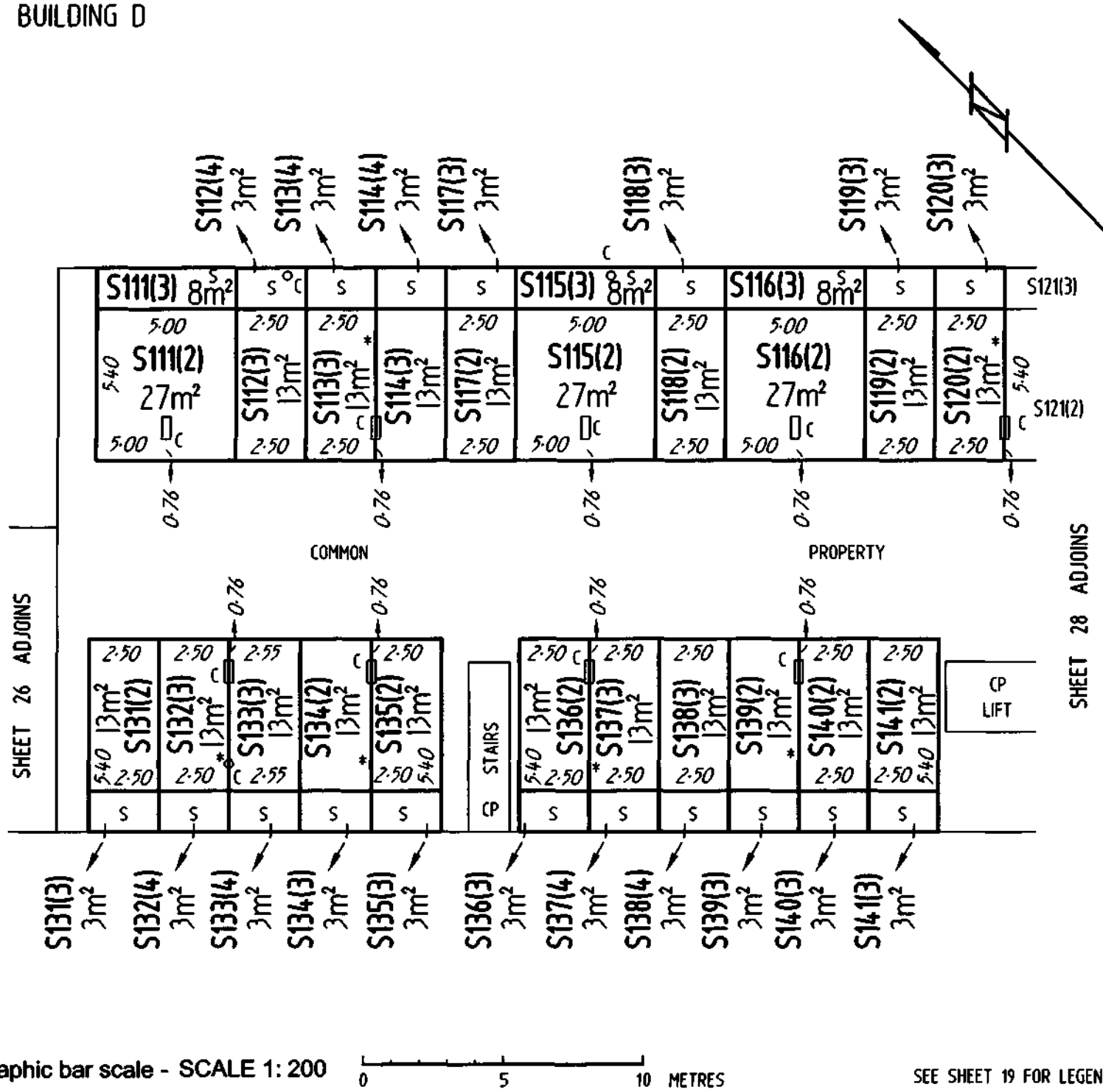
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER BASEMENT	UNIT SUBSIDIARIES

BUILDING D



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

SOLE DIRECTOR
ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Rovine Property Holdings Pty Ltd ACN 153 691 628

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

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Form 3

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LAND TITLES
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Department of Justice and Community Safety

Form 091 - FP

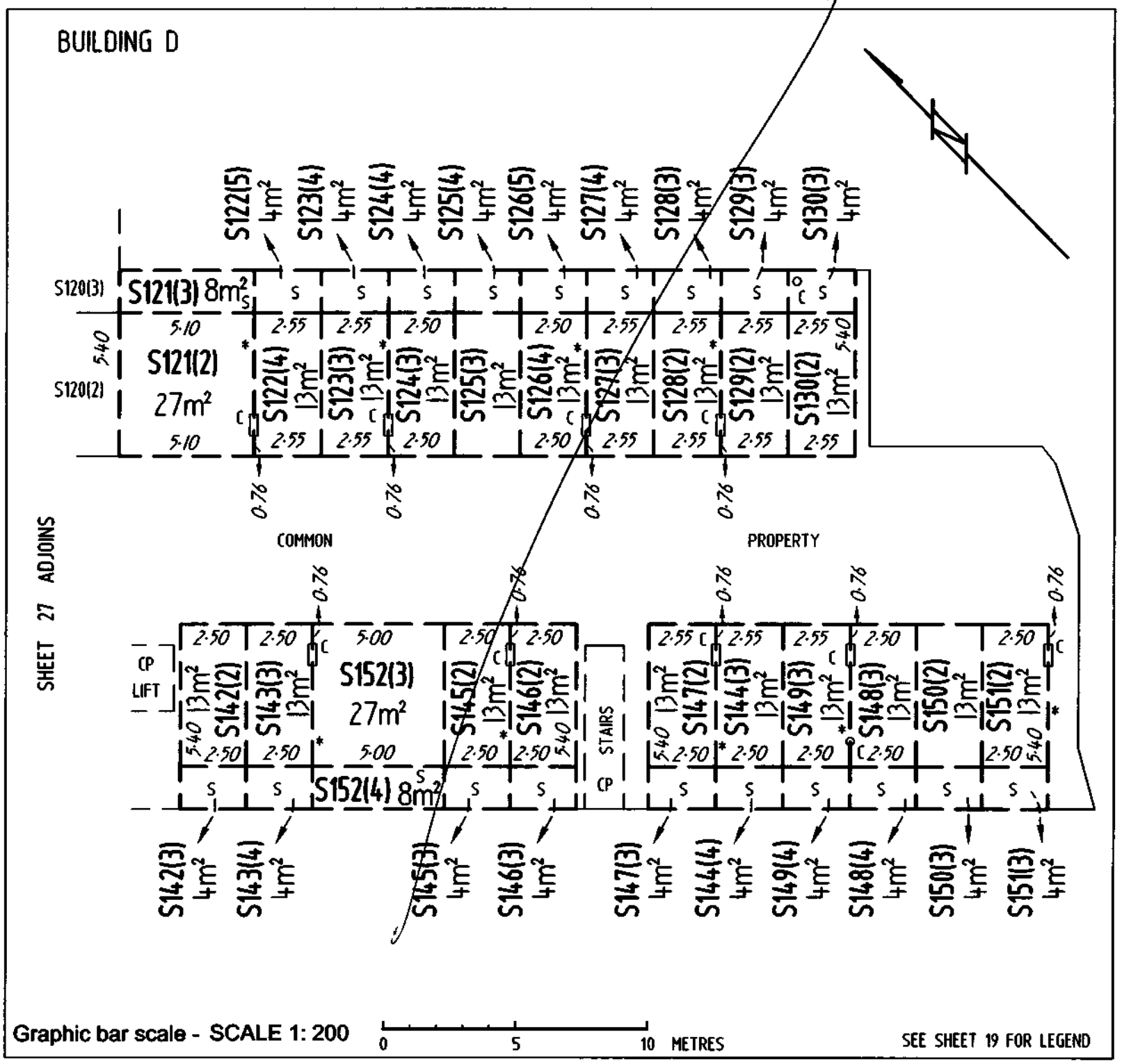
FLOOR PLAN

ALTERATION OF UNITS PLAN
REFER ALUP 1972157
REGISTERED 25/05/2015

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER BASEMENT

UNIT SUBSIDIARIES



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Rovine Property Holdings Pty Ltd ACN 153 691 626

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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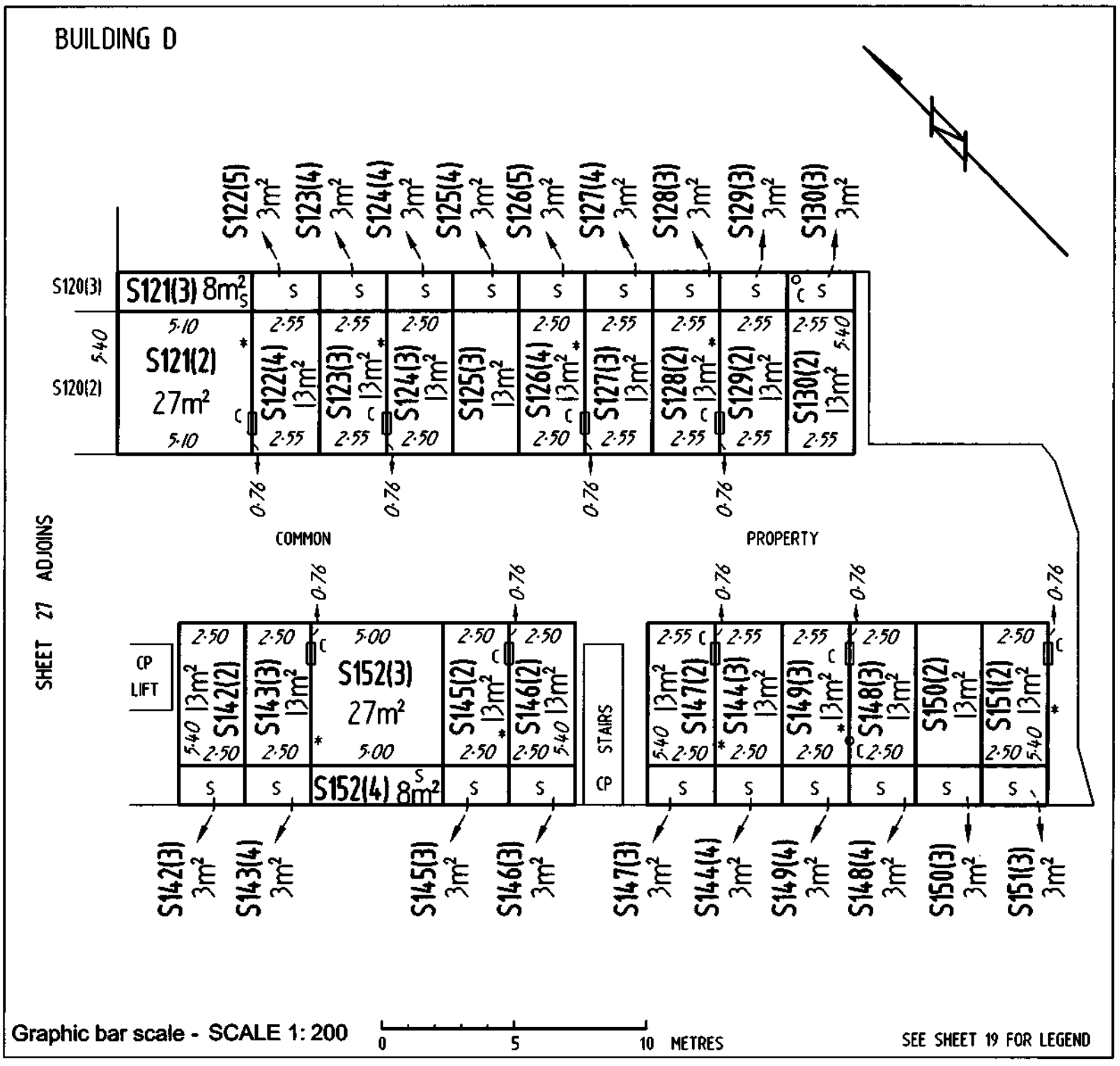
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER BASEMENT	UNIT SUBSIDIARIES



SOLE DIRECTOR

Rovine Property Holdings Pty Ltd ACN 153 691 626

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

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REGISTERED 21/05/2016

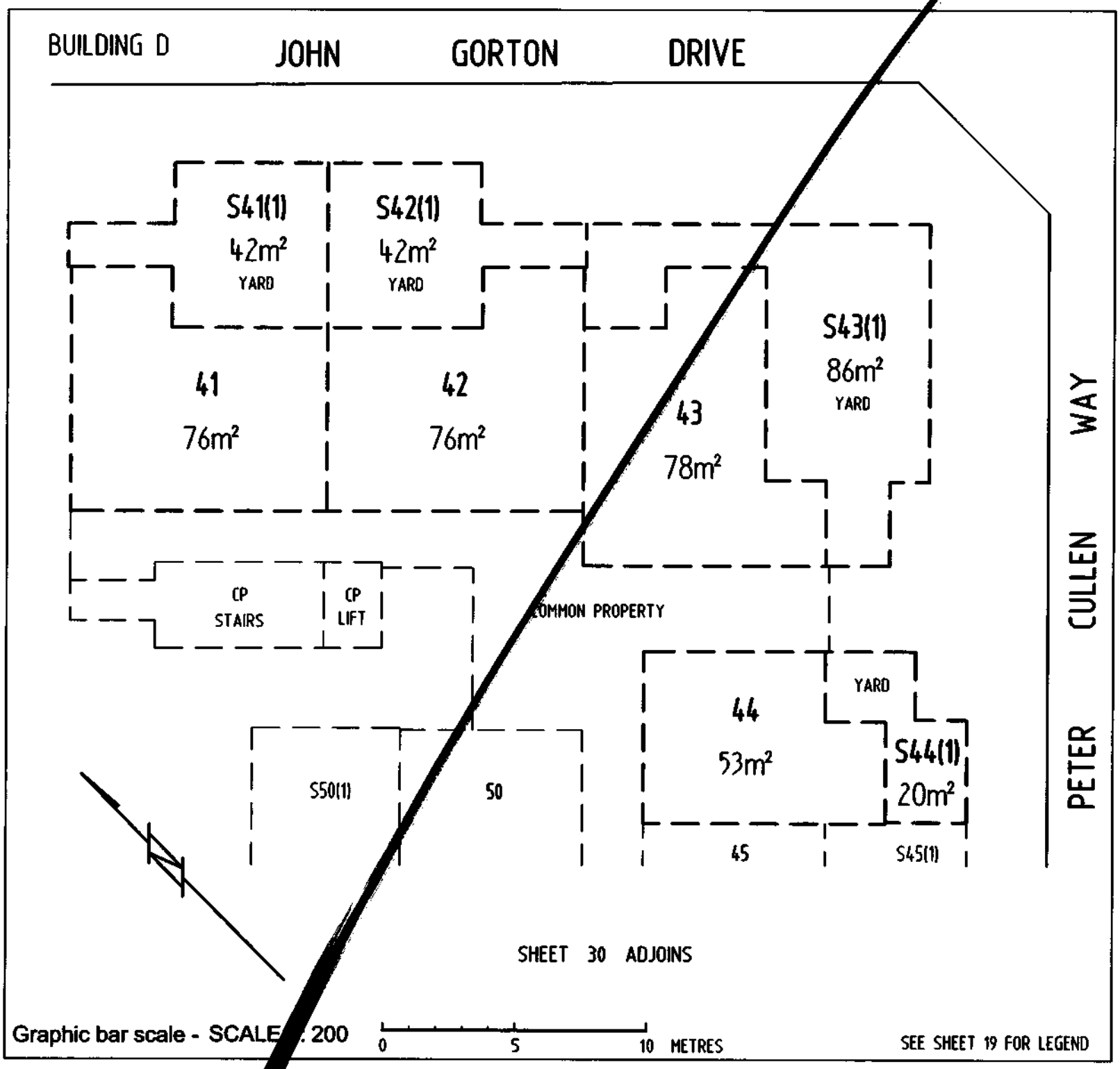
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER GROUND	CLASS A UNITS AND UNIT SUBSIDIARIES



Rovine Property Holdings Pty Ltd ACN 153 691 626 Seal

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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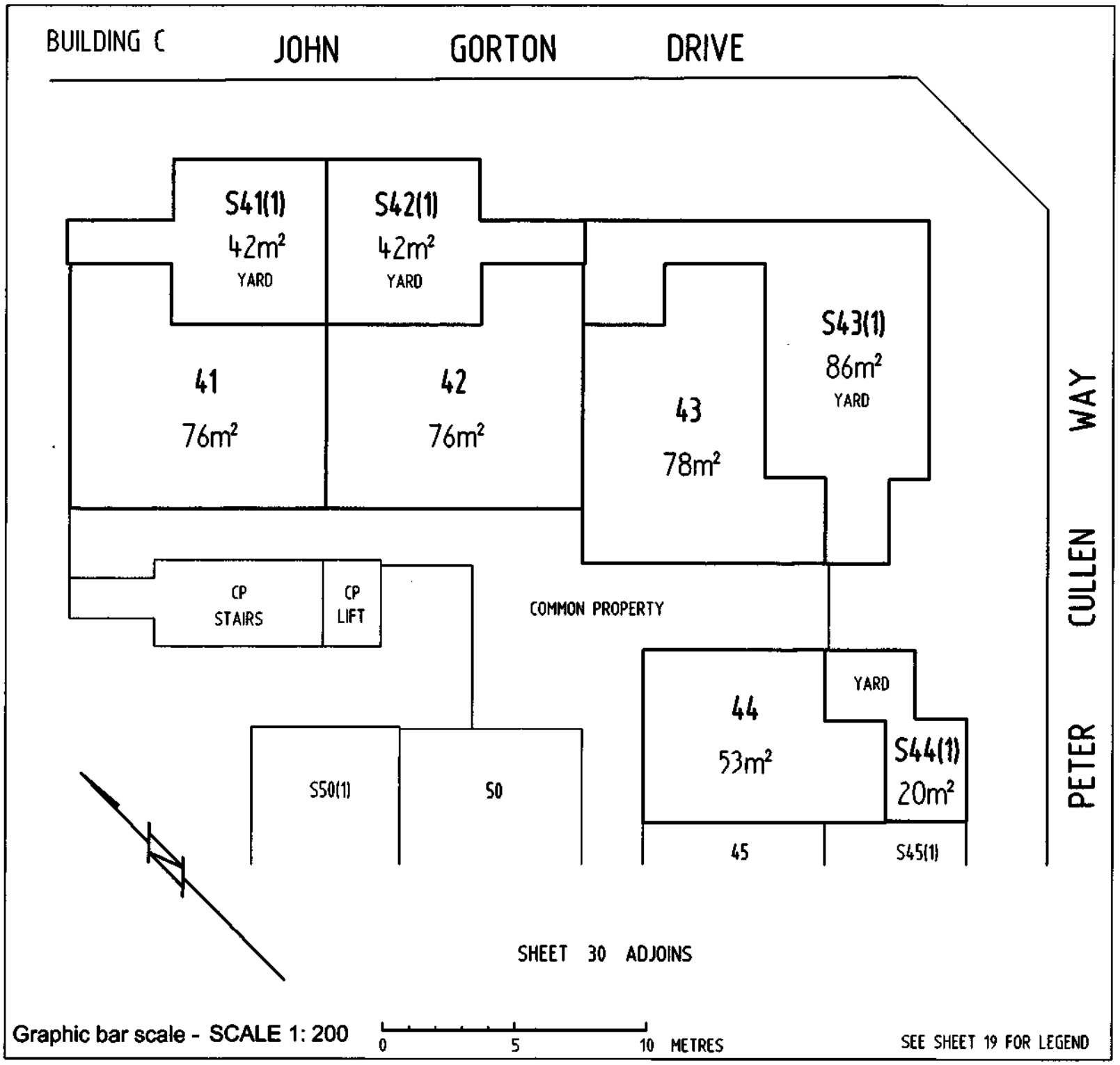
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER GROUND	CLASS A UNITS AND UNIT SUBSIDIARIES



Property Holdings Pty Ltd Common Seal ACN 153 691 626

ANTHONY TOKICH (DIRECTOR/SECRETARY)

ROVINE PROPERTY HOLDING PTY LTD **Registered Proprietor**

Lyn Tankey **Delegate of the ACT Planning and Land Authority**

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Form 3

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LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

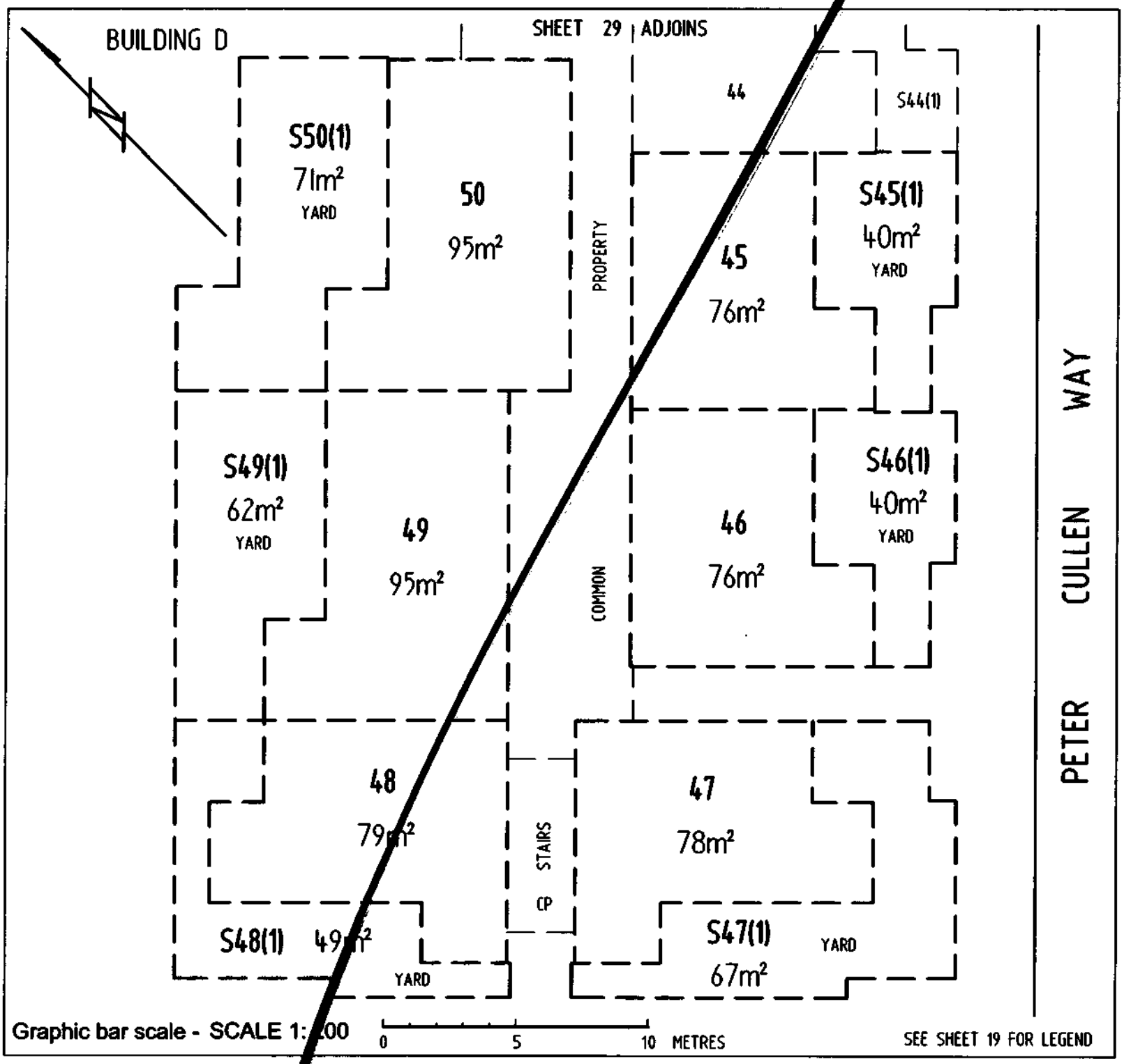
REPLACEMENT SHEET ISSUED
REFER ALUP 2030819
REGISTERED 21/05/2016

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	~~4040~~

FLOOR NUMBER GROUND

CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holdings Pty Ltd ACN 153 691 626 Common Seal

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

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Sheet No. 30 of 69

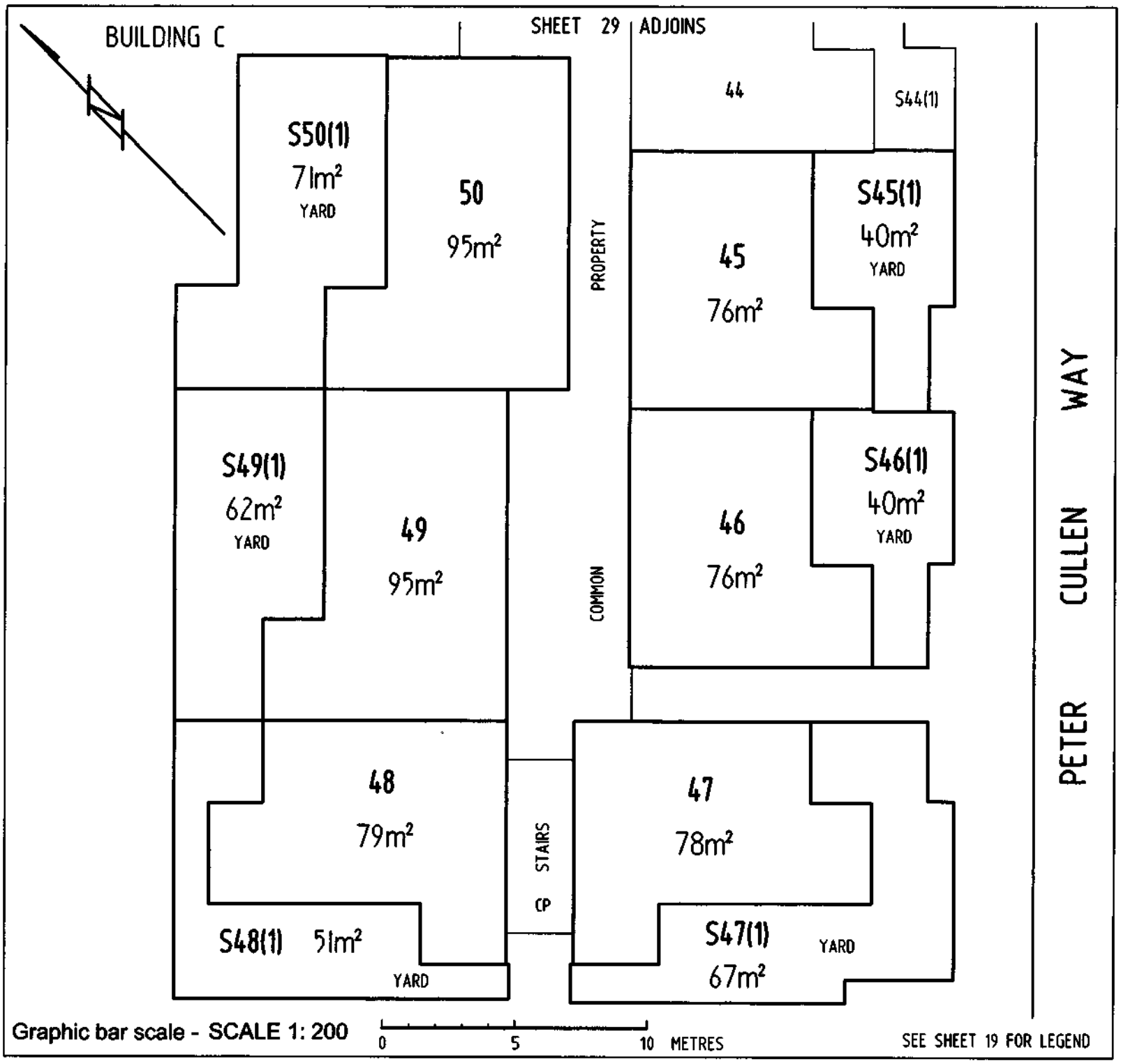
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER GROUND	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holdings Pty Ltd
Common Seal
ACN 153 691 626

ANTHONY TOKICH (DIRECTOR/SECRETARY)

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LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER GROUND	CLASS A UNITS AND SUBSIDIARIES

BUILDING A

JOHN GORTON DRIVE

GORNALL STREET

S1(1) 24m² YARD
PT 1 (67m²) TOTAL 168m² STAIR STAIR
S1(2) 78m² YARD
S1(5) GARAGE 24m²
S1(6) CARSPACE 25m²
3.36
5.61
S20(3) 9m² YARD
S20(4) GARAGE 25m²
CP STAIR
S19(3) 9m² YARD
S19(4) GARAGE 25m²
5.61
S2(1) 40m² YARD
PT 2 (69m²) TOTAL 170m²
S2(2) 36m² YARD
S2(5) GARAGE 23m²
S2(6) CARSPACE 24m²
3.23
S3(1) 34m² YARD
PT 3 (69m²) TOTAL 132m² STAIR STAIR
S3(2) 43m² YARD 9m²
S3(4) GARAGE 23m²
S3(5) CARSPACE 24m²
3.23
5.61
S18(3) 9m² YARD
S18(4) GARAGE 25m²
CP STAIR
S4(1) 34m² YARD
PT 4 (69m²) TOTAL 132m²
S17(3) 9m² YARD
S4(2) 43m² YARD
S17(4) GARAGE 25m²
5.61
S4(4) GARAGE 23m²
S4(5) CARSPACE 24m²
3.22
S5(1) 40m² YARD
PT 5 (69m²) TOTAL 132m² STAIR
S5(2) 36m² YARD 9m²
S5(4) GARAGE 23m²
S5(5) CARSPACE 24m²
3.24
5.61
S16(3) 9m² YARD
S16(4) GARAGE 25m²
CP STAIR
S6(1)
PT 6
S6(2)
S15(3)
S15(4)

SHEET 39 ADJOINS

SHEET 32 ADJOINS REFERS TO BUILDING E

Graphic bar scale - SCALE 1: 250 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Rovine Property Holdings Pty Ltd ACN 153 691 626 (Common Seal)

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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Form 3

Sheet No. 32 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

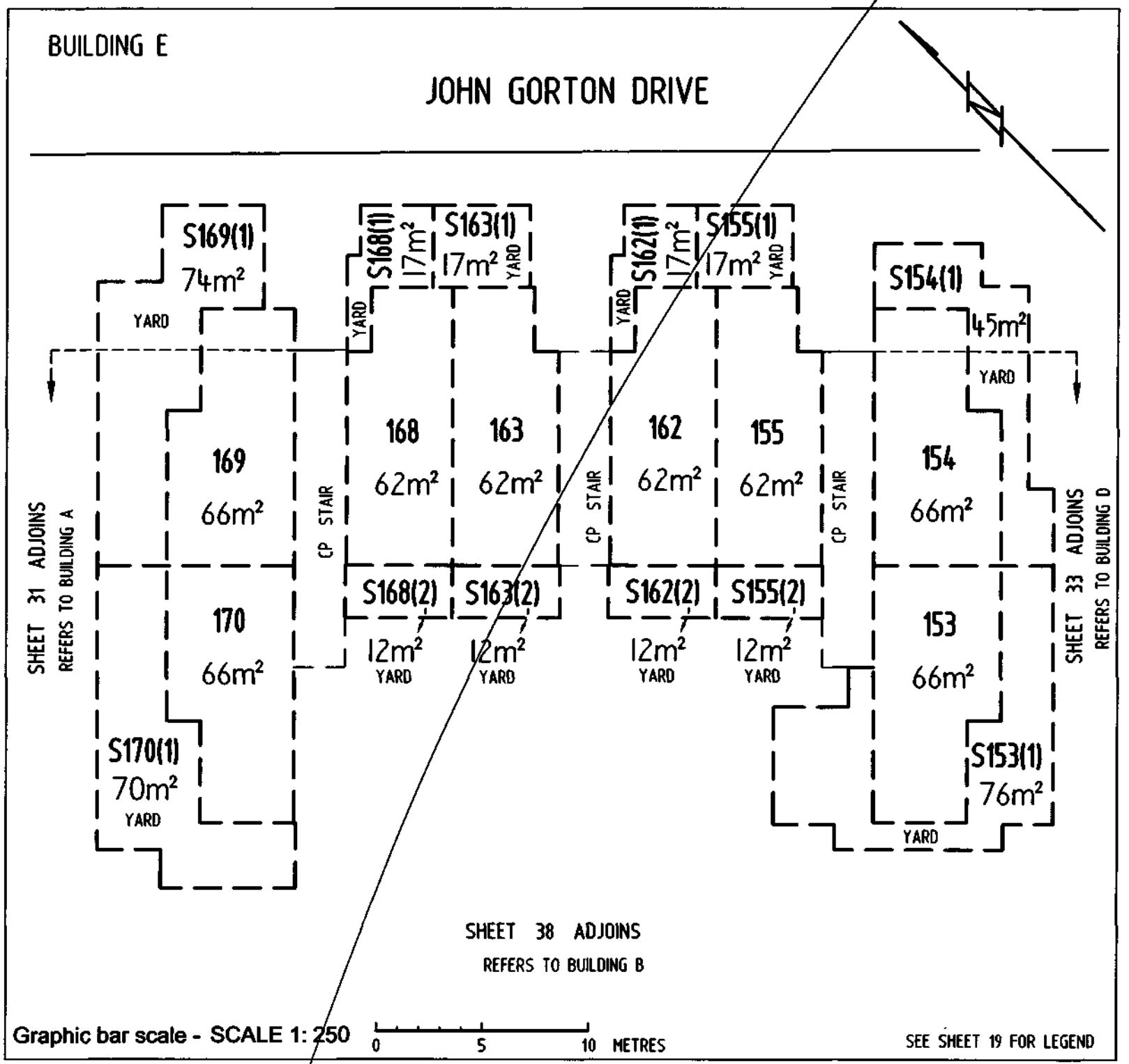
FLOOR PLAN

ALTERATION OF UNITS PLAN
REFER ALUP 1972157
REGISTERED 25/05/2015

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER GROUND

CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holdings Pty Ltd ACN 153 691 626 Common Seal

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
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Form 3

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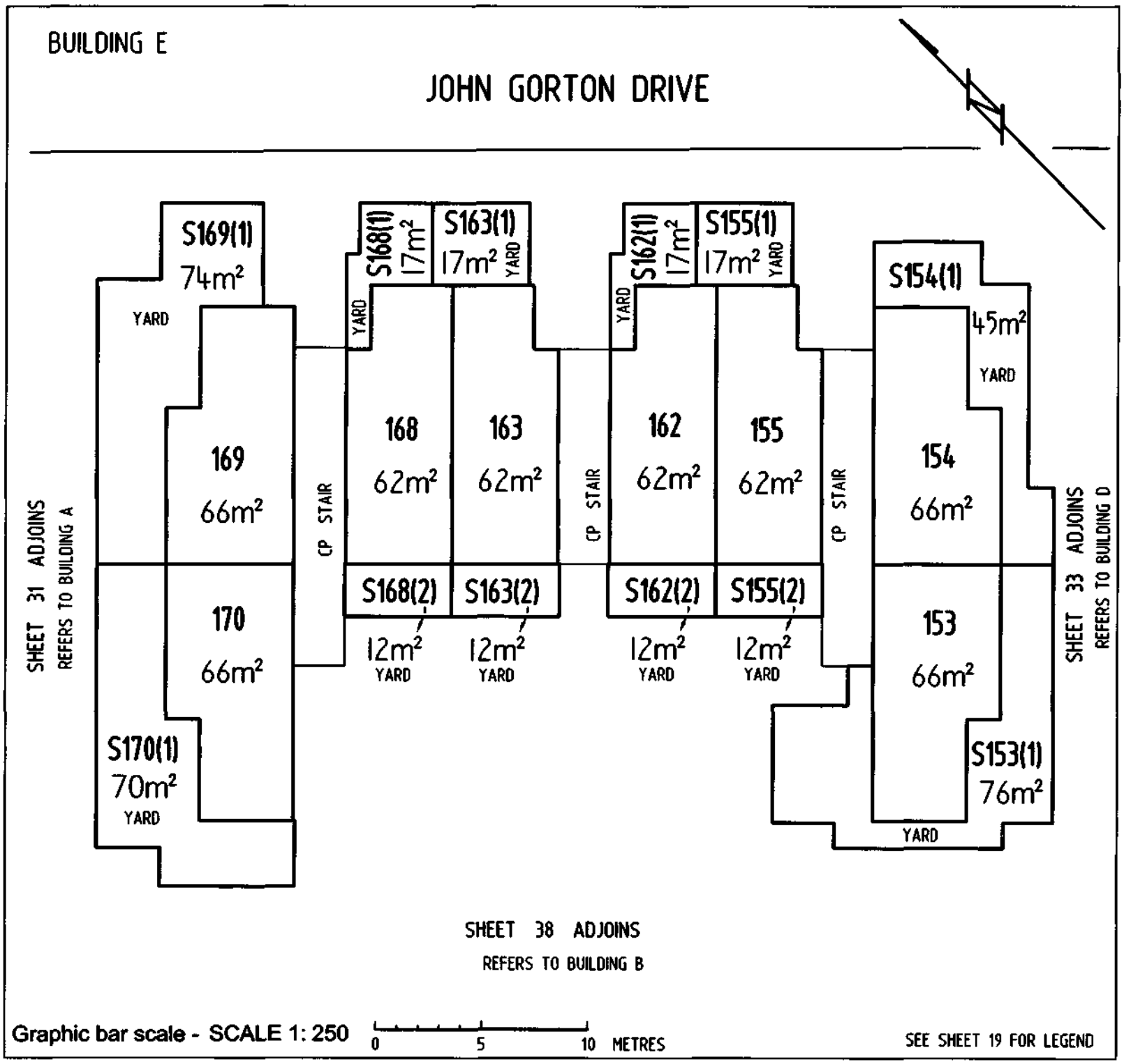
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER GROUND	CLASS A UNITS AND SUBSIDIARIES



SOLE DIRECTOR
ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Rovine Property Holding Pty Ltd ACN 153 691 626 Common Seal

Lyn Tankey
Delegate of the
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Form 3

Sheet No. 33 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

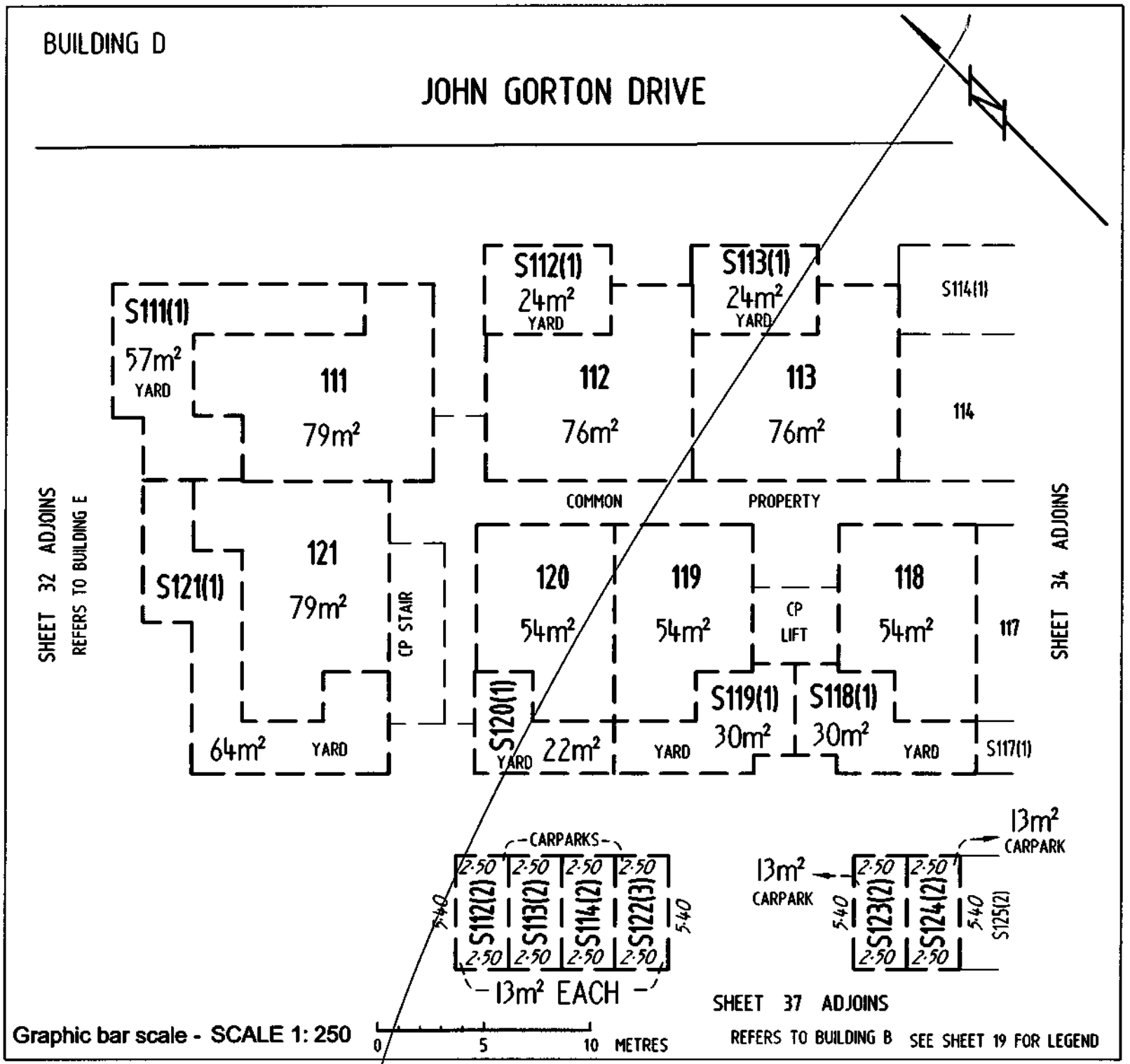
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FLOOR PLAN

ALTERATION OF UNITS PLAN
REFER ALUP 1972157
REGISTERED 25/05/2015

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER GROUND	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holdings Pty Ltd ACN 153 691 626 Common Seal

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

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Form 3

Sheet No. 33 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

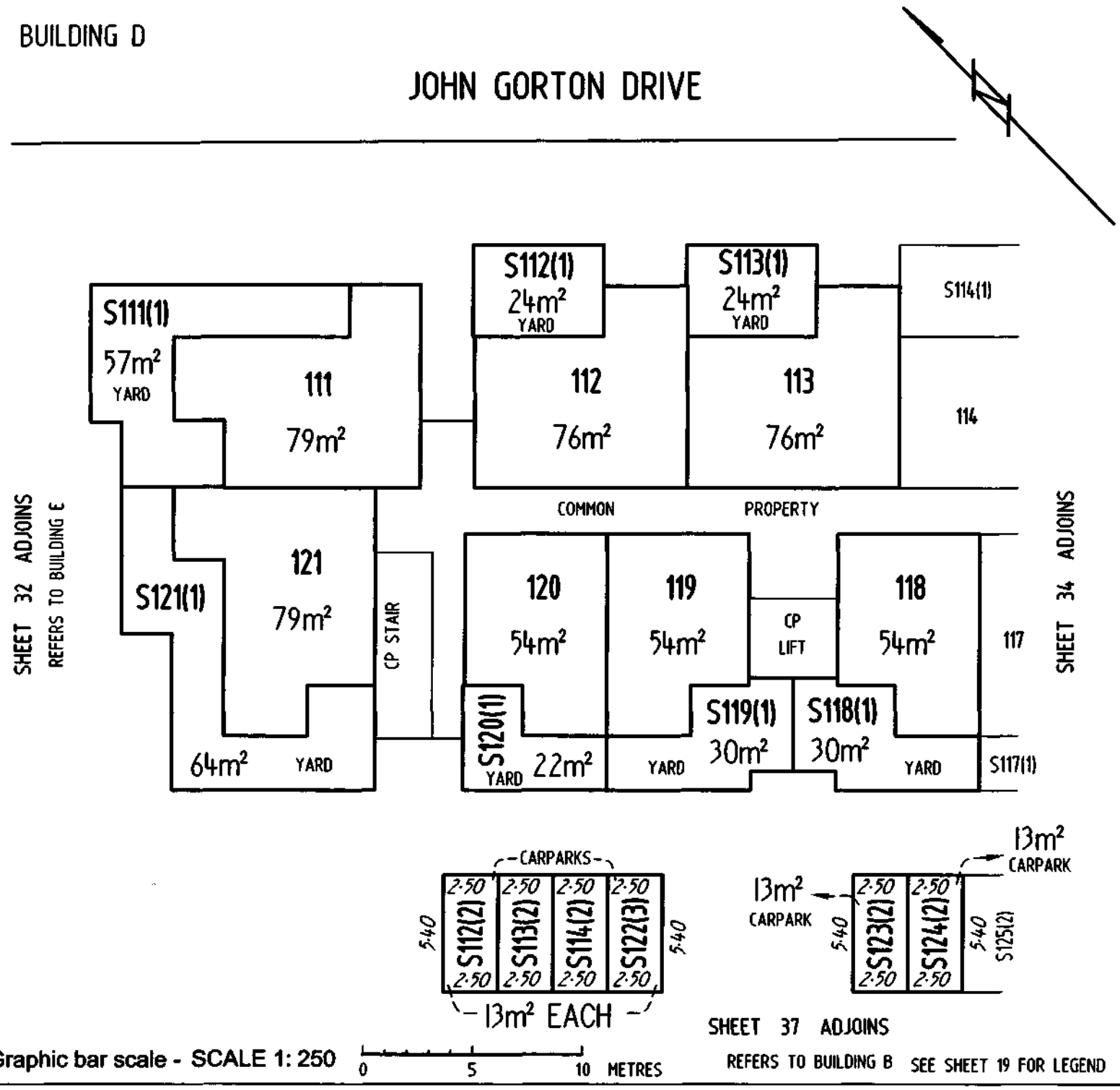
FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER GROUND	CLASS A UNITS AND SUBSIDIARIES

BUILDING D

JOHN GORTON DRIVE



SOLE DIRECTOR
ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Rovine Property Holdings Pty Ltd ACN 153 691 626 Common Seal

Lyn Tankey
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Form 3

Sheet No. 34 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

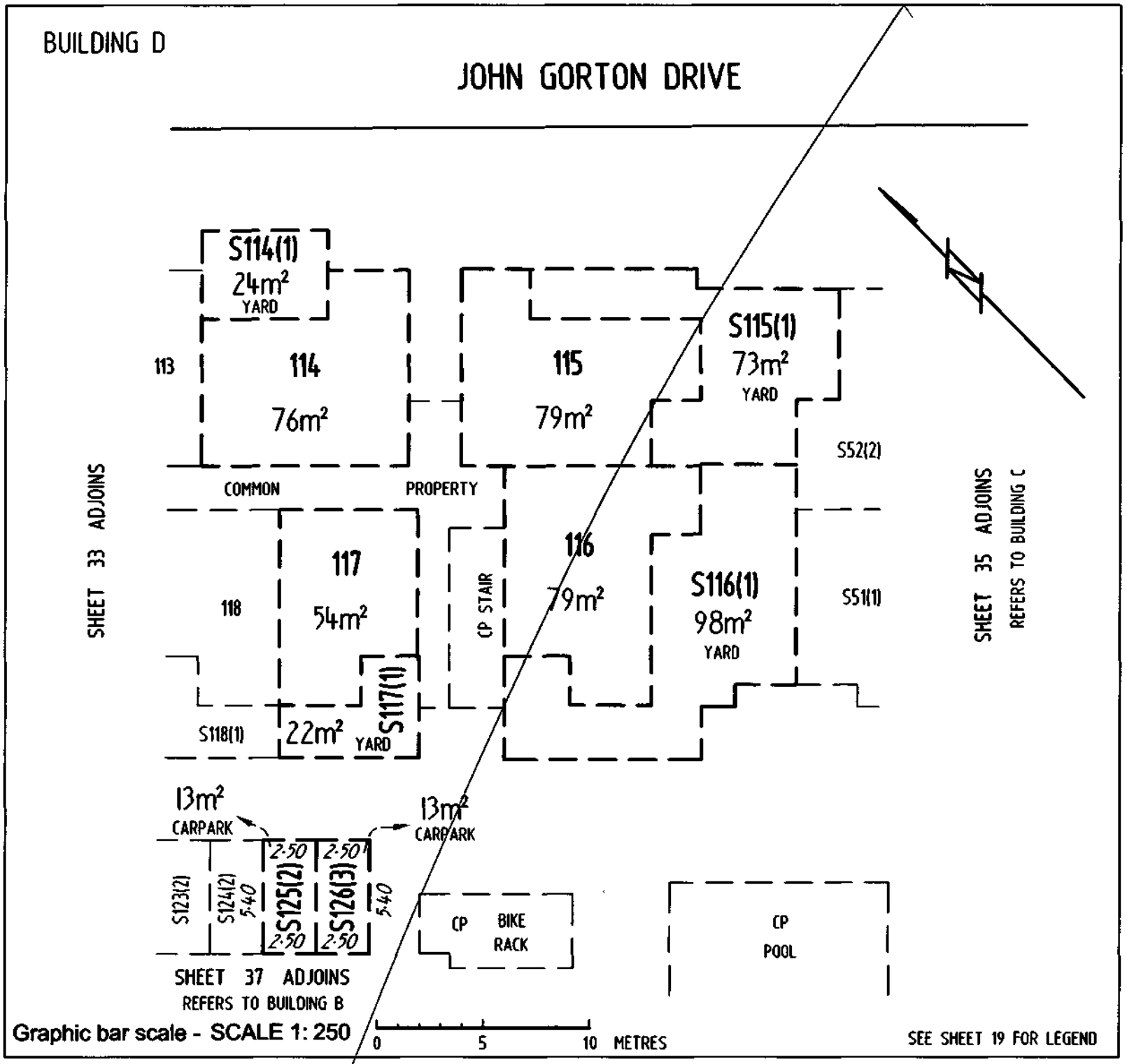
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FLOOR PLAN

ALTERATION OF UNITS PLAN
REFER ALUP 1972157
REGISTERED 25/05/2015

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER GROUND	CLASS A UNITS AND SUBSIDIARIES



Royline Property Holdings Pty Ltd ACN 153 691 626 Common Seal

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey
Delegate of the
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Form 3

Sheet No. 34 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

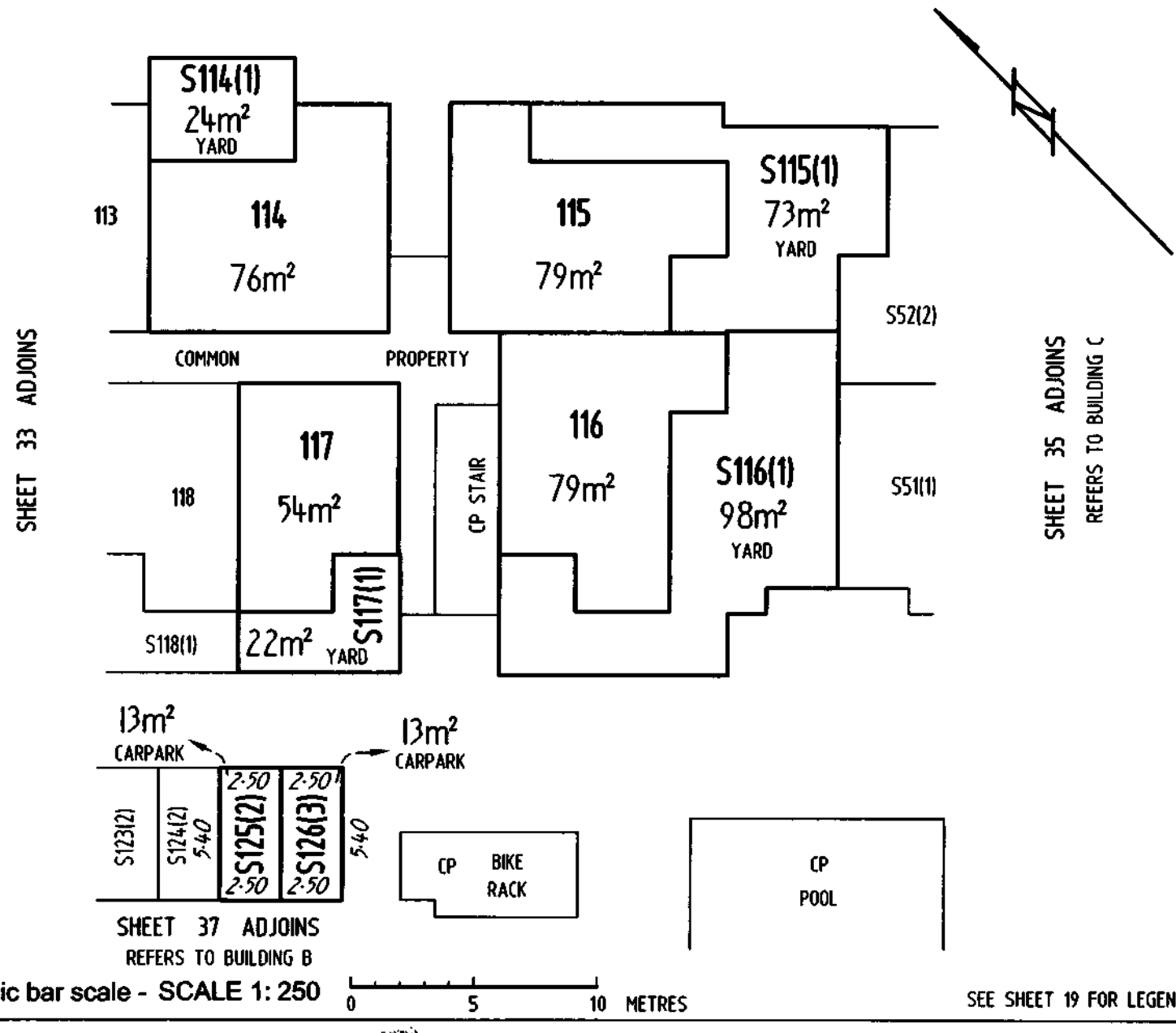
FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER GROUND	CLASS A UNITS AND SUBSIDIARIES

BUILDING D

JOHN GORTON DRIVE



SOLE DIRECTOR
ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Rovine Property Holding Pty Ltd ACN 153 691 626 Common Seal

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LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

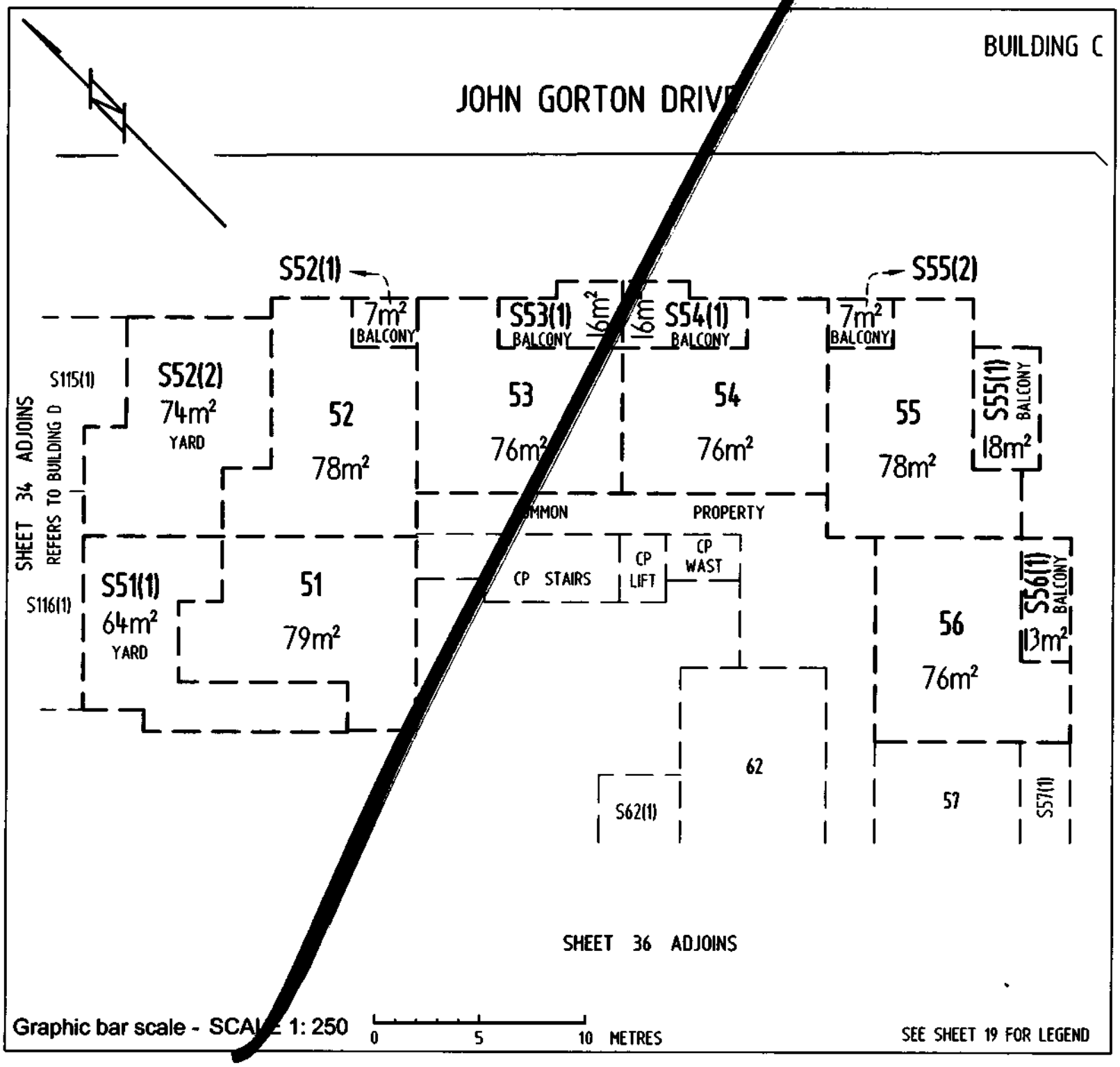
Form 091 - FP

FLOOR PLAN

REPLACEMENT SHEET ISSUED
REFER ALUP 2030819
REGISTERED 21/05/2016

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER FIRST	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holdings Pty Ltd
ACN 153 691 626
Common Seal

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

Approved form AF 2010-180 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-30

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REF:12149.01UP

Form 3

Sheet No. 35 of 69

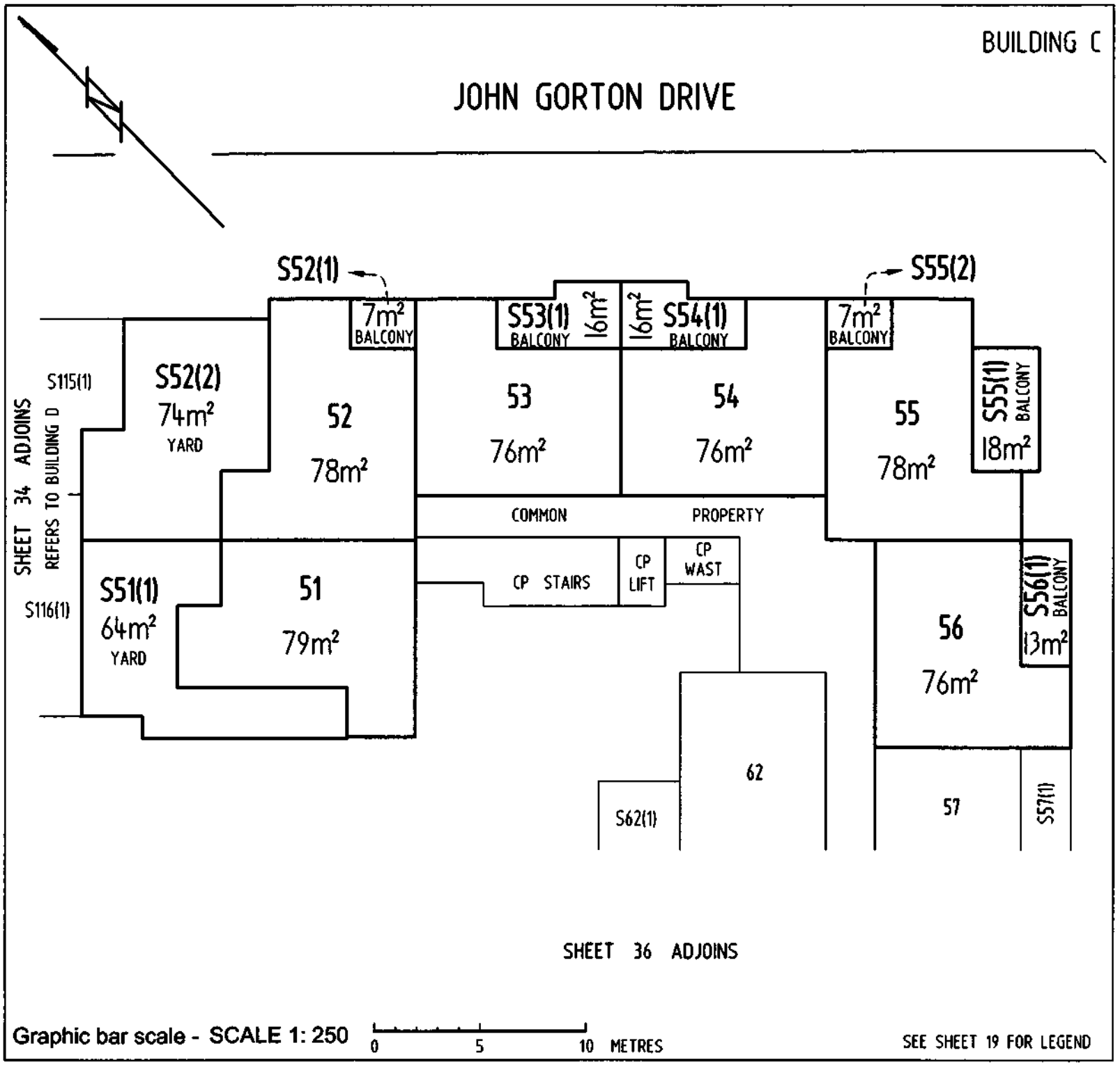
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER FIRST	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holdings Pty Ltd Common Seal ACN 153 691 626

ANTHONY TOKICH (DIRECTOR/SECRETARY)

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey Delegate of the
ACT Planning and Land Authority

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Form 3

Sheet No. 36 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

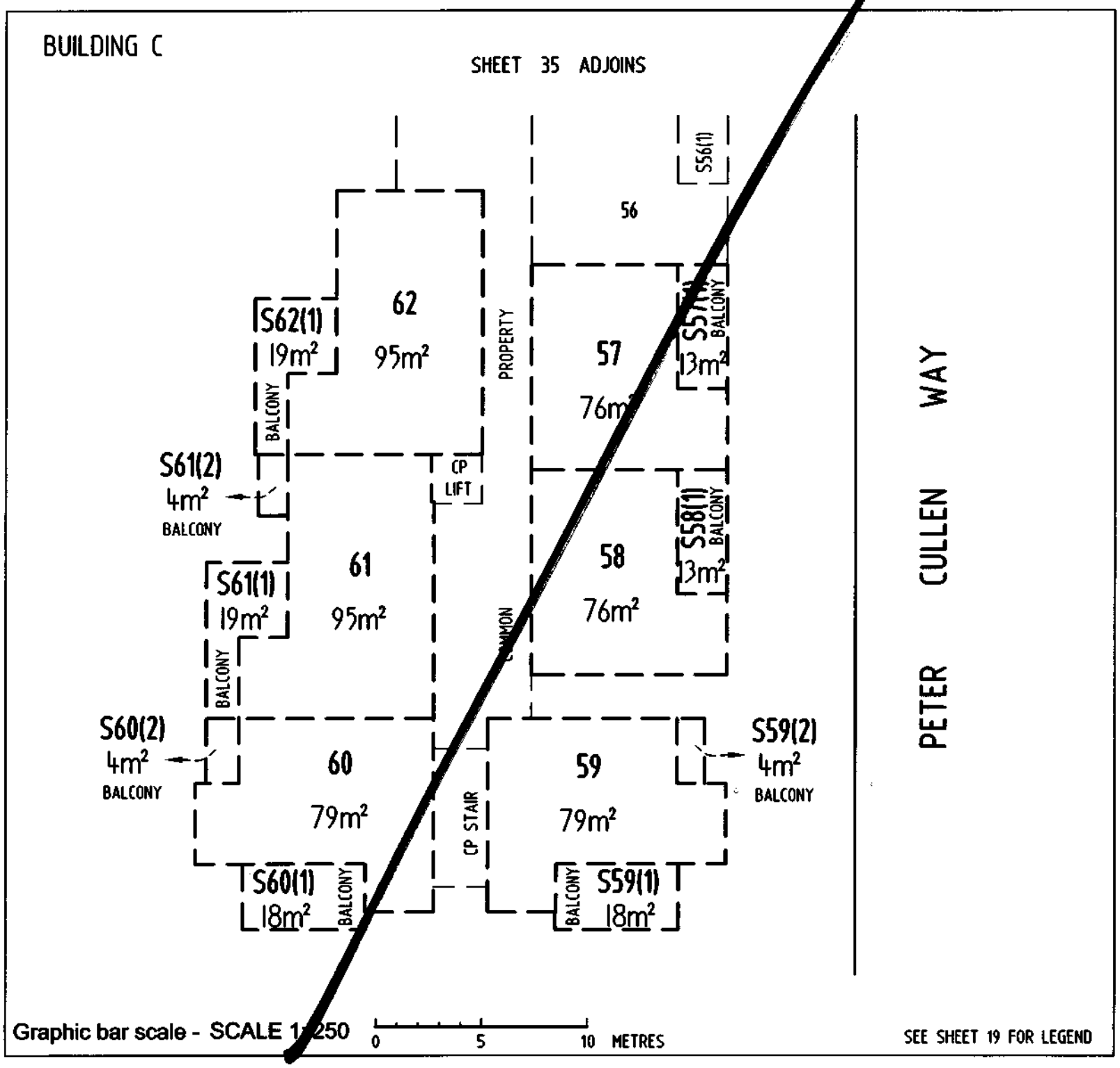
REPLACEMENT SHEET ISSUED
REFER ALUP 2030819
REGISTERED 21/05/2016

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER FIRST	CLASS A UNITS AND SUBSIDIARIES

BUILDING C

SHEET 35 ADJOINS



Rovine Property Holdings Pty Ltd ACN 153 691 626 Seal

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey
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ACT Planning and Land Authority

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Form 3

Sheet No. 36 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

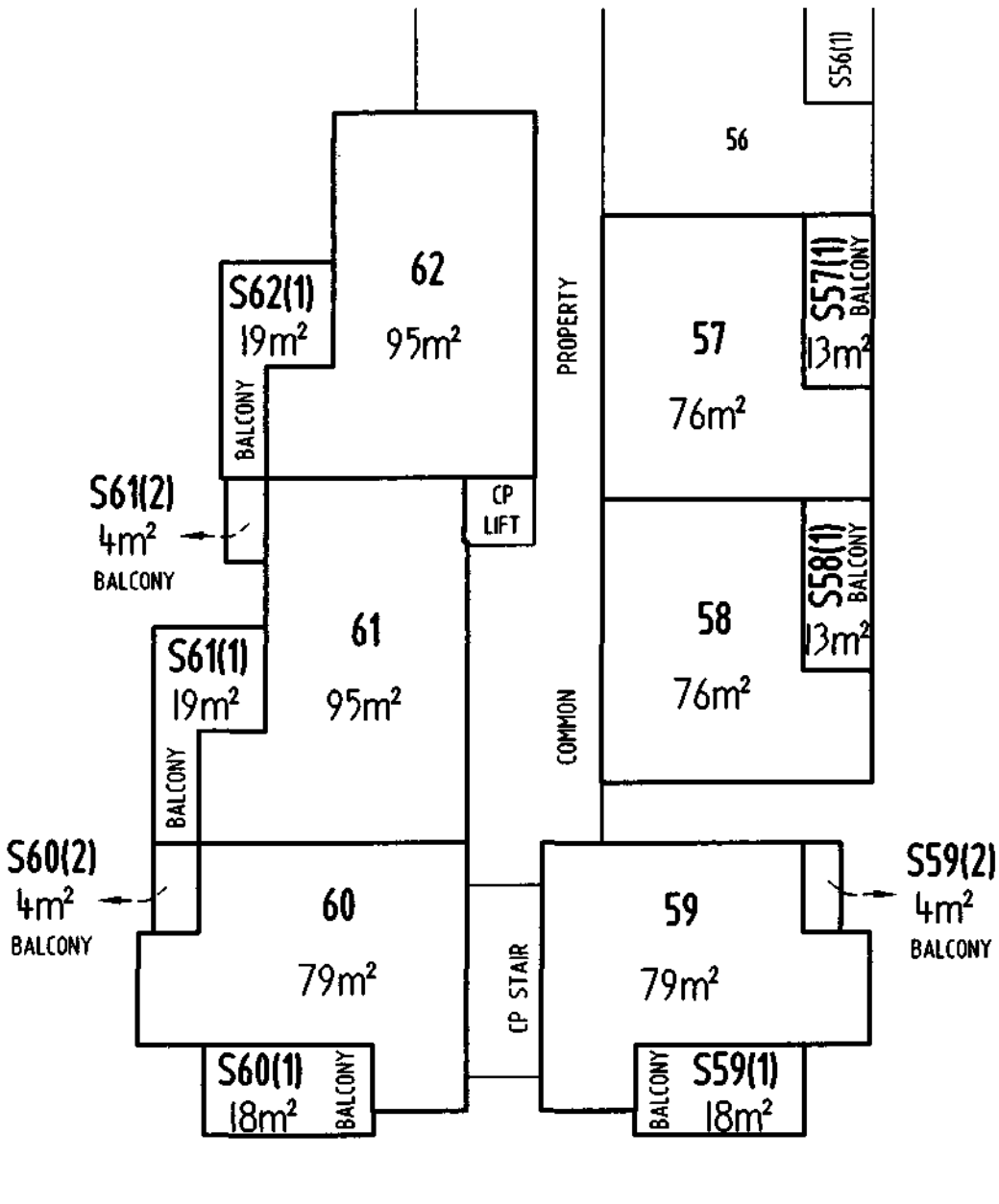
FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER	FIRST	CLASS A UNITS AND SUBSIDIARIES

BUILDING C

SHEET 35 ADJOINS



Graphic bar scale - SCALE 1: 250 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Rovine Property Holdings Pty Ltd Common Seal ACN 153 691 626

ANTHONY TOMICH (DIRECTOR/SECRETARY)

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

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Form 3

Sheet No. 37 of 69

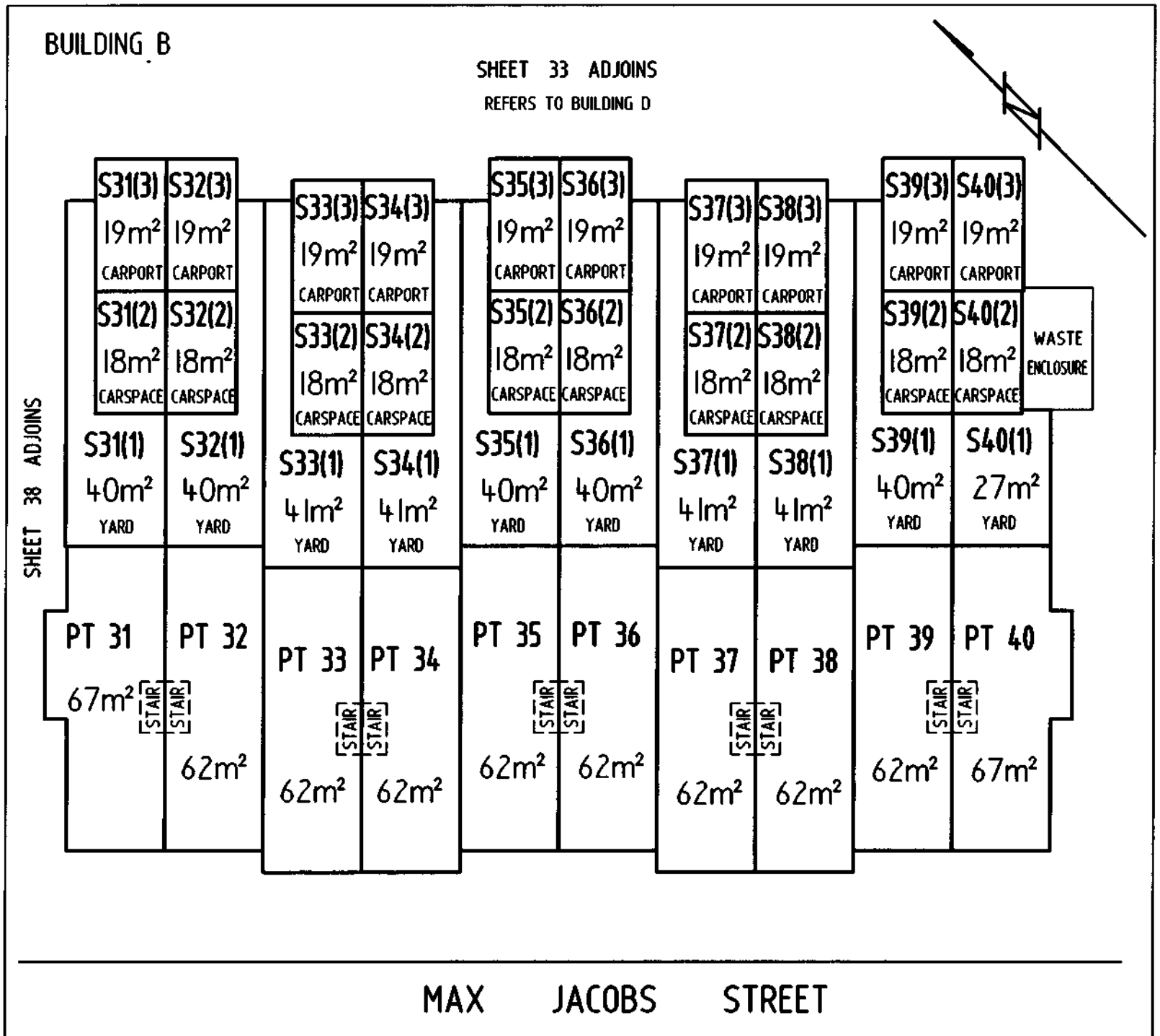
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER GROUND	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holding Pty Ltd ACN 153 691 626

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Form 3

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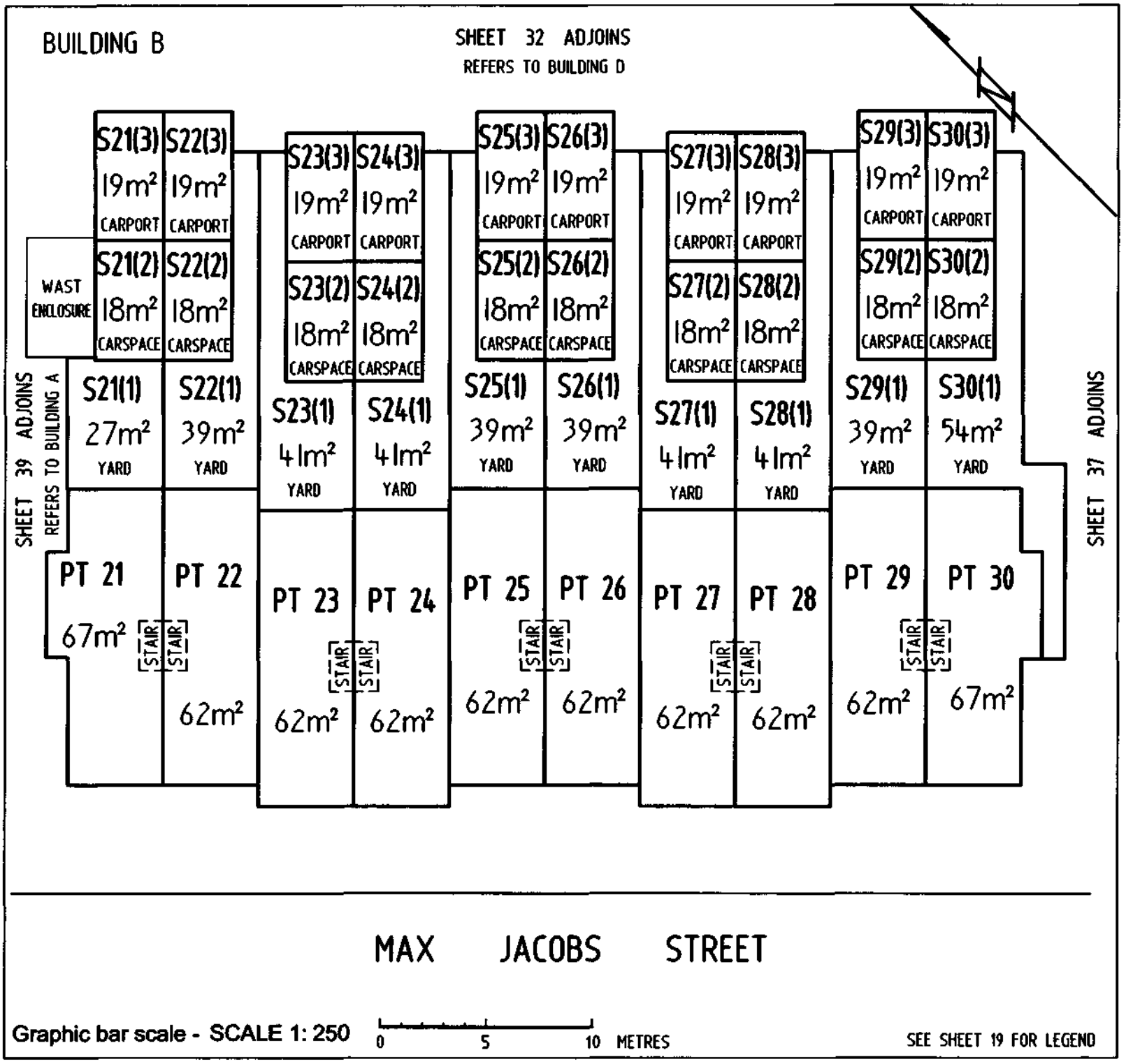
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER GROUND	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holdings Pty Ltd ACN 153 691 626

SOLE DIRECTOR

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Form 3

Sheet No. 39 of 69

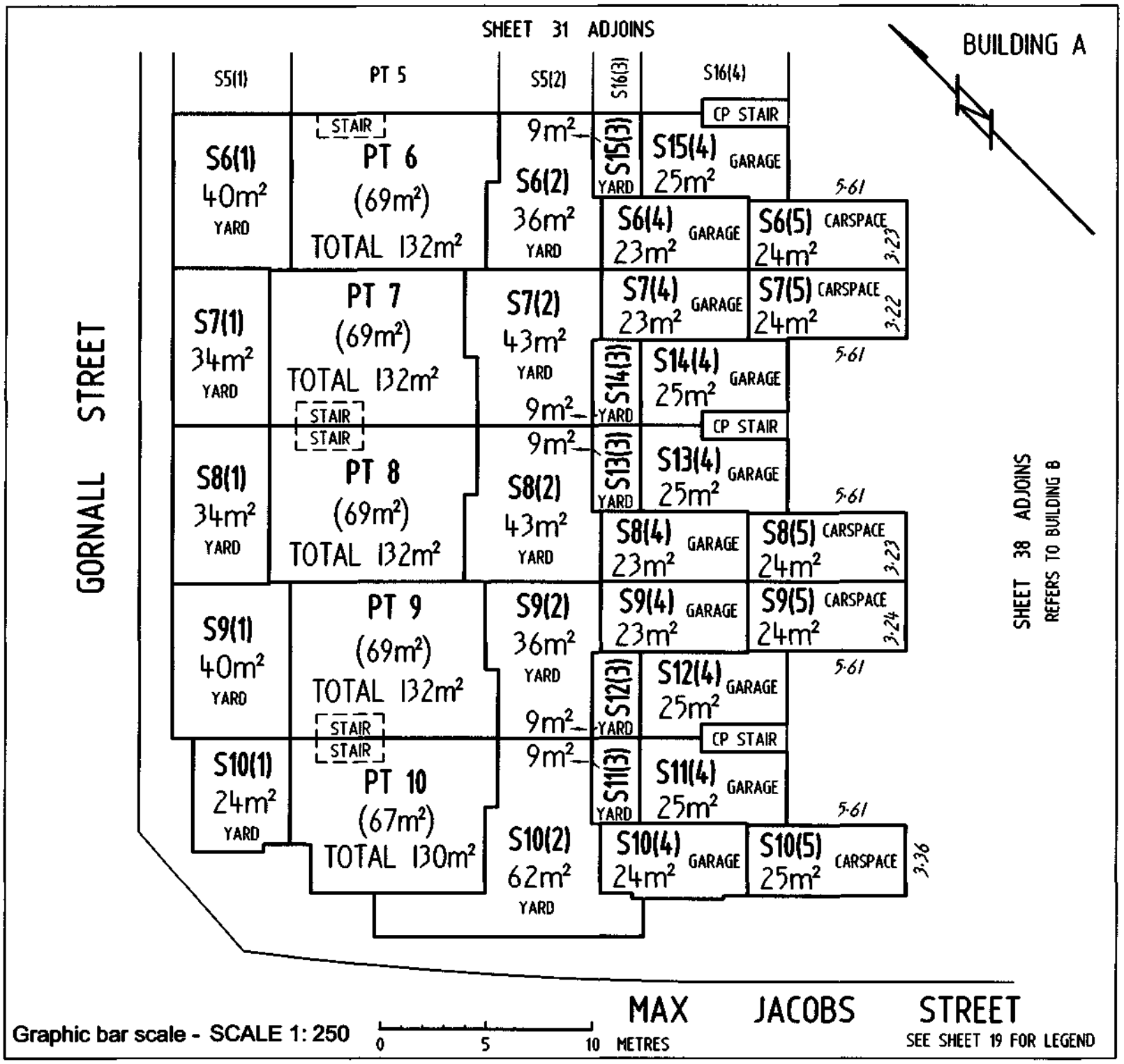
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER GROUND	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holding Pty Ltd ACN 153 691 626

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Form 3

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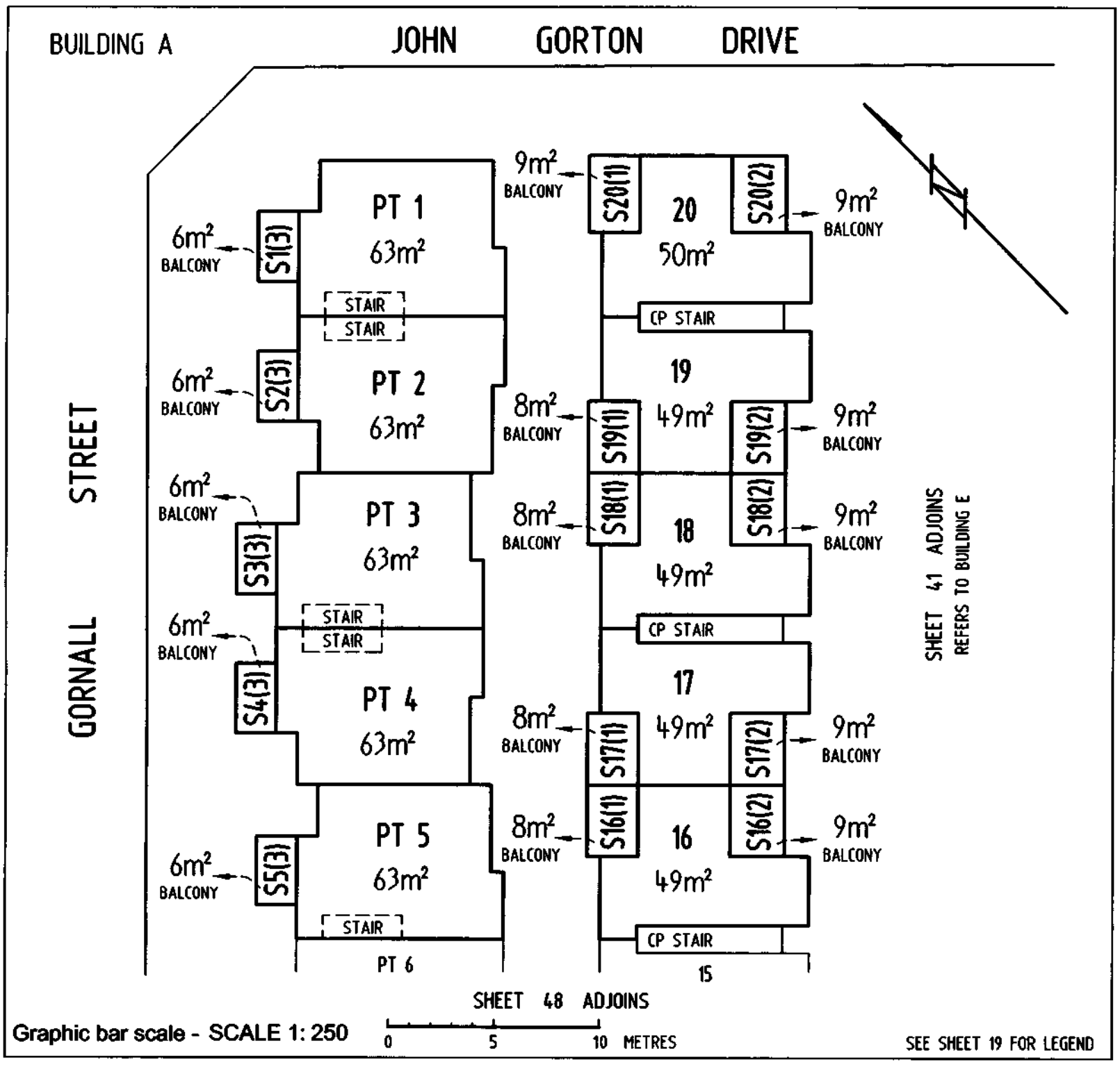
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER FIRST	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holding Pty Ltd ACN 153 691 626

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

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Form 091 - FP

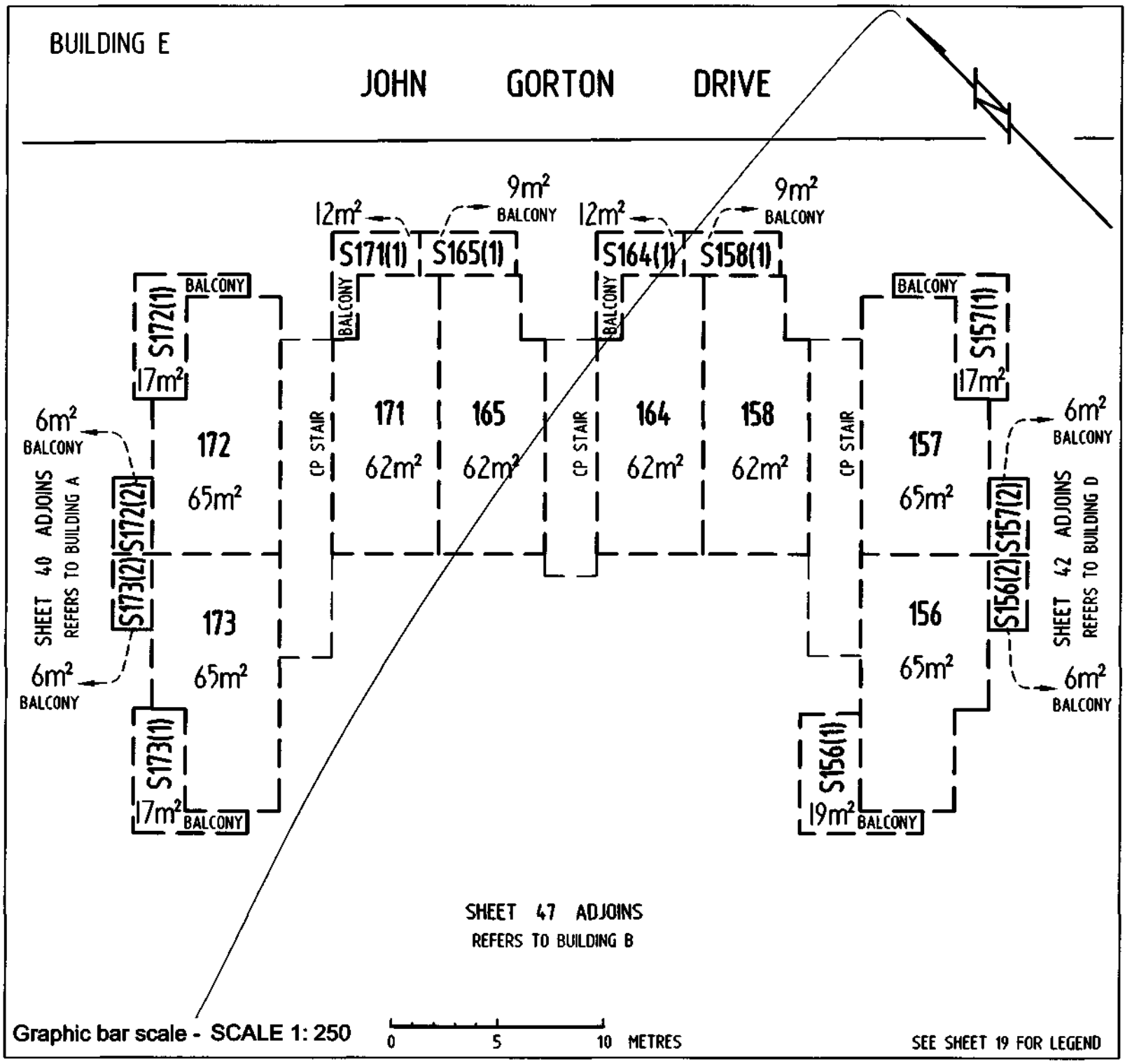
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

FLOOR PLAN

ALTERATION OF UNITS PLAN
REFER ALUP 1972157
REGISTERED 25/05/2015

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER FIRST	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holding Co Ltd ACN 153 691 626

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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Form 3

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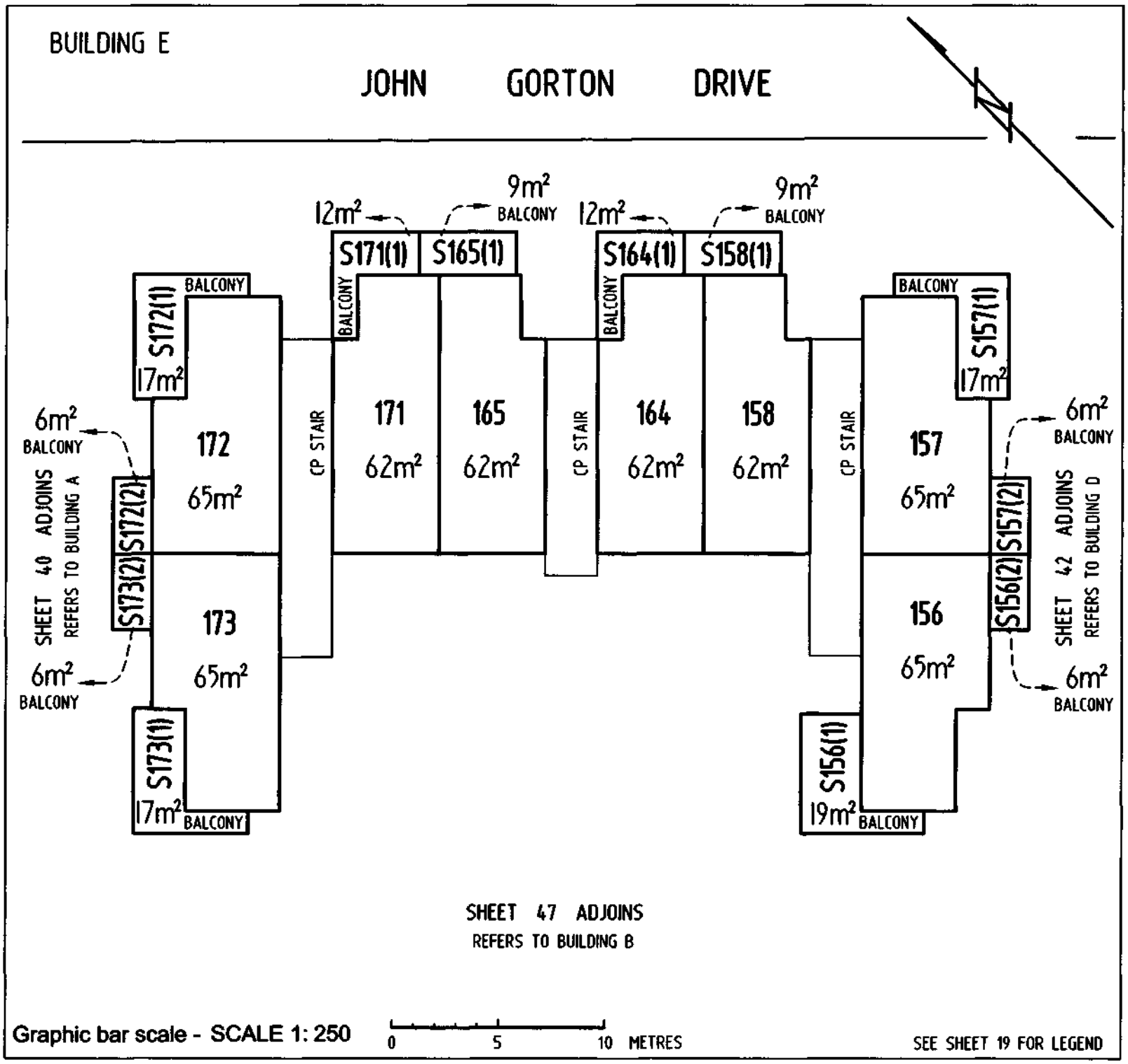
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER	FIRST	CLASS A UNITS AND SUBSIDIARIES



Graphic bar scale - SCALE 1: 250 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Sole Director

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Rovine Property Holding Pty Ltd Common Seal ACN 153 691 626

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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Form 3

Sheet No. 42 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

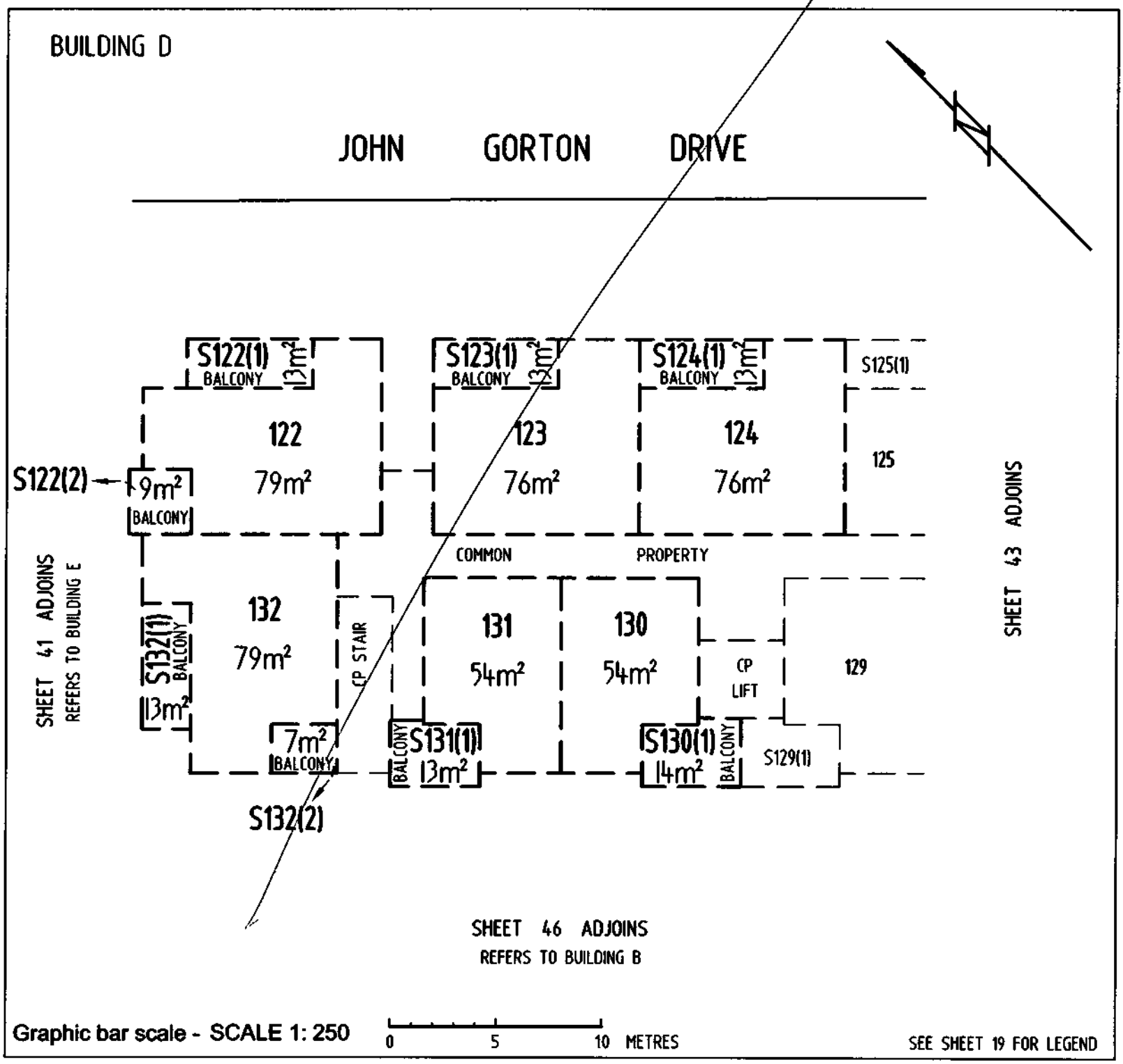
Form 091 - FP

FLOOR PLAN

ALTERATION OF UNITS PLAN
REFER ALUP 1972157
REGISTERED 25/05/2015

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER FIRST	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holding Pty Ltd ACN 153 691 626

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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Form 3

Sheet No. 42 of 69

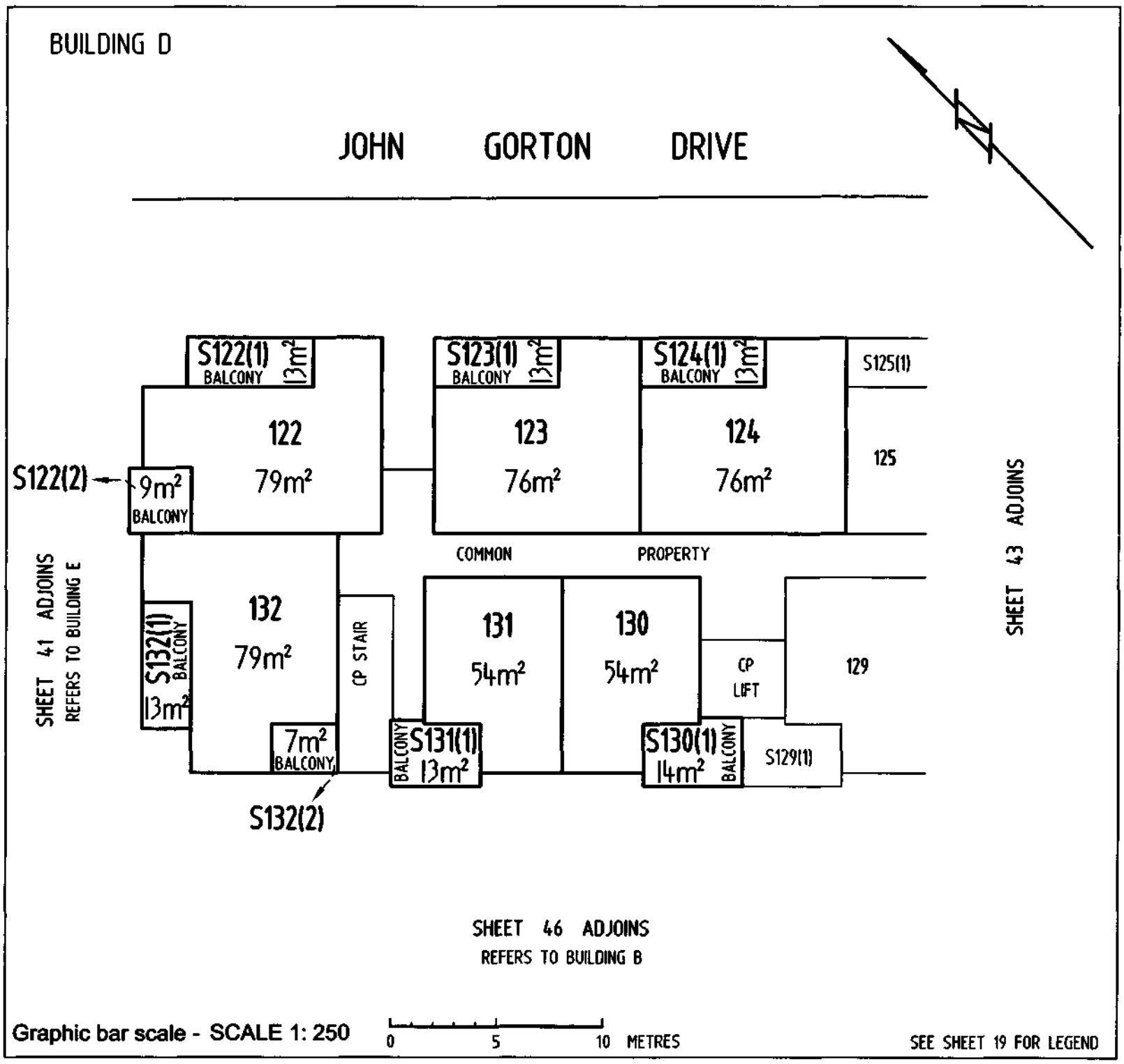
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER FIRST	CLASS A UNITS AND SUBSIDIARIES



SOLE DIRECTOR
ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Rovine Property Holdings Pty Ltd ACN 153 691 626 Common Seal

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

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Form 3

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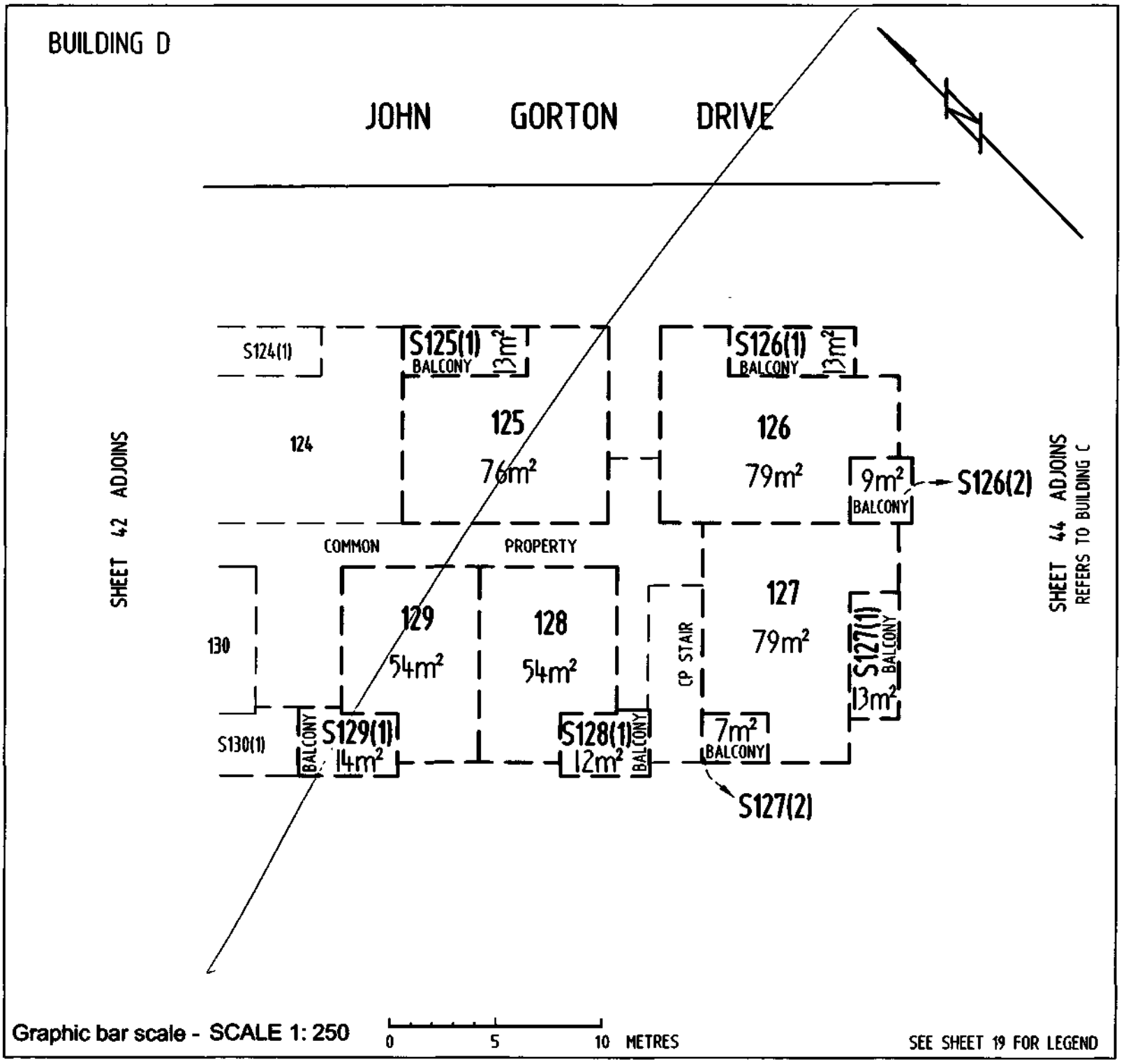
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

FLOOR PLAN

ALTERATION OF UNITS PLAN
REFER ALUP 1972157
REGISTERED 25/05/2015

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER FIRST	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holdings Pty Ltd ACN 153 691 620

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

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ACT Planning and Land Authority

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LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

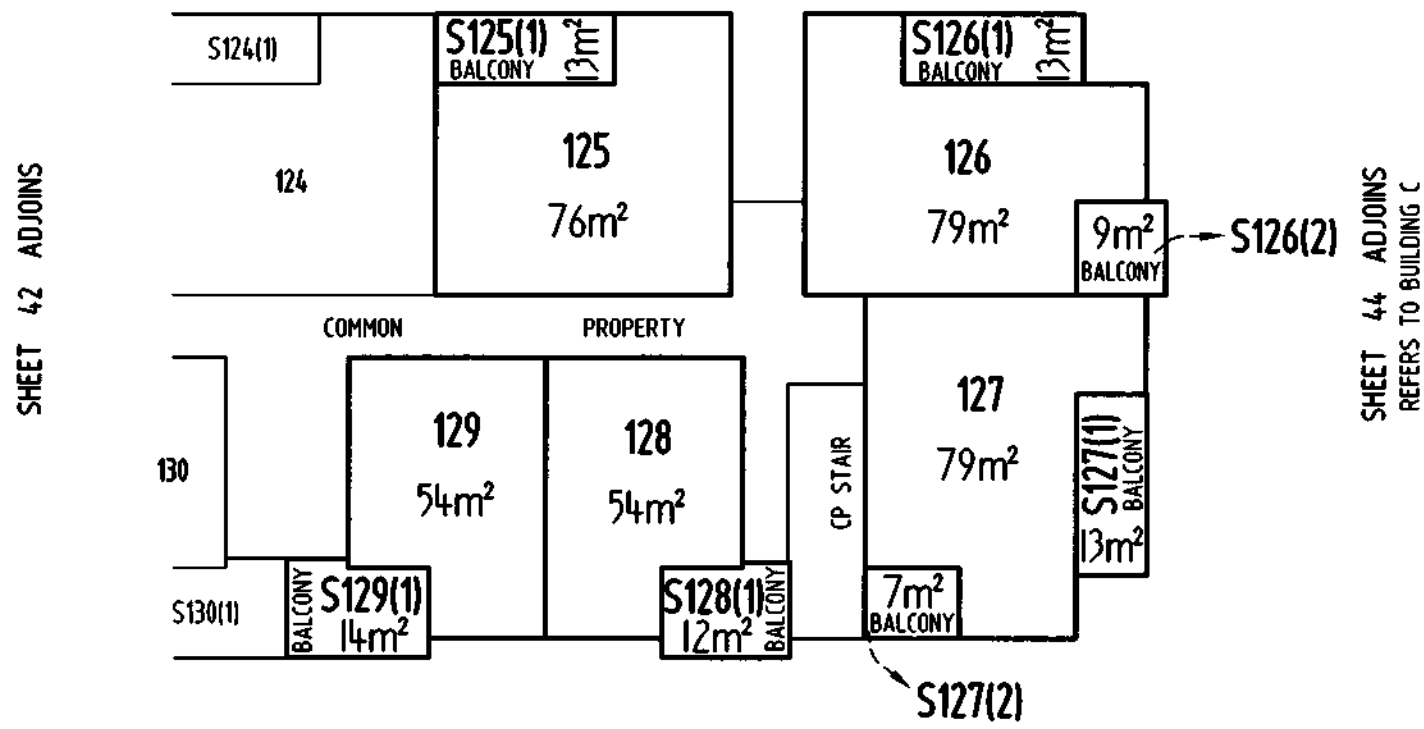
FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER FIRST	CLASS A UNITS AND SUBSIDIARIES

BUILDING D

JOHN GORTON DRIVE



Graphic bar scale - SCALE 1: 250 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

SOLE DIRECTOR
ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Rovine Property Holdings Pty Ltd Common Seal ACN 153 691 626

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

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Form 3

Sheet No. 44 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

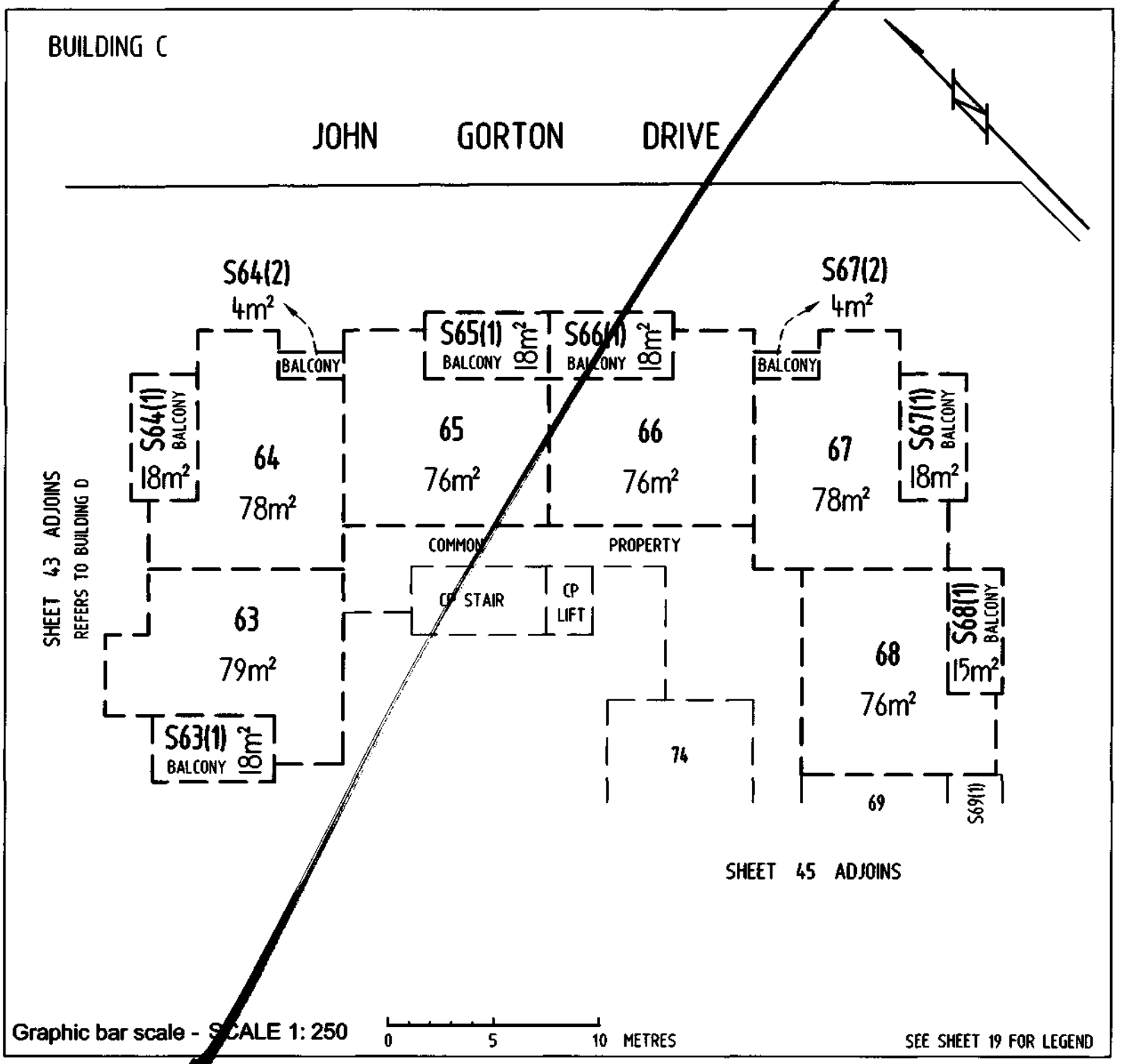
Form 091 - FP

FLOOR PLAN

REPLACEMENT SHEET ISSUED
REFER ALUP 2030819
REGISTERED 21/05/2016

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER SECOND	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holdings Pty Ltd ACN 153 699 626

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
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Form 3

Sheet No. 44 of 69

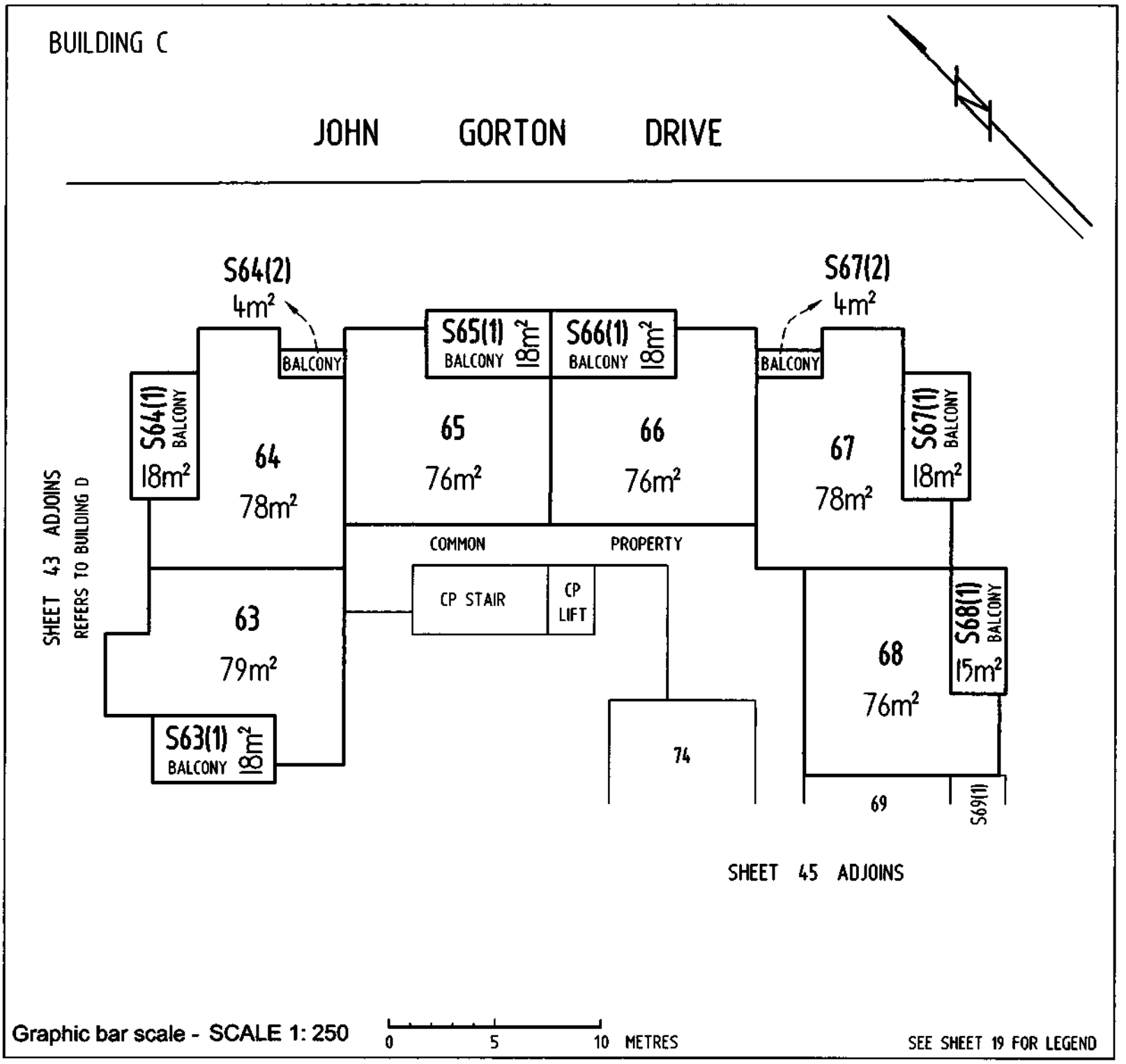
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER SECOND	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holdings Pty Ltd
Common Seal
ACN 153 691 626

Anthony Tokich (DIRECTOR/SECRETARY)

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

L Tankey

Lyn Tankey Delegate of the
ACT Planning and Land Authority

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Form 3

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LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

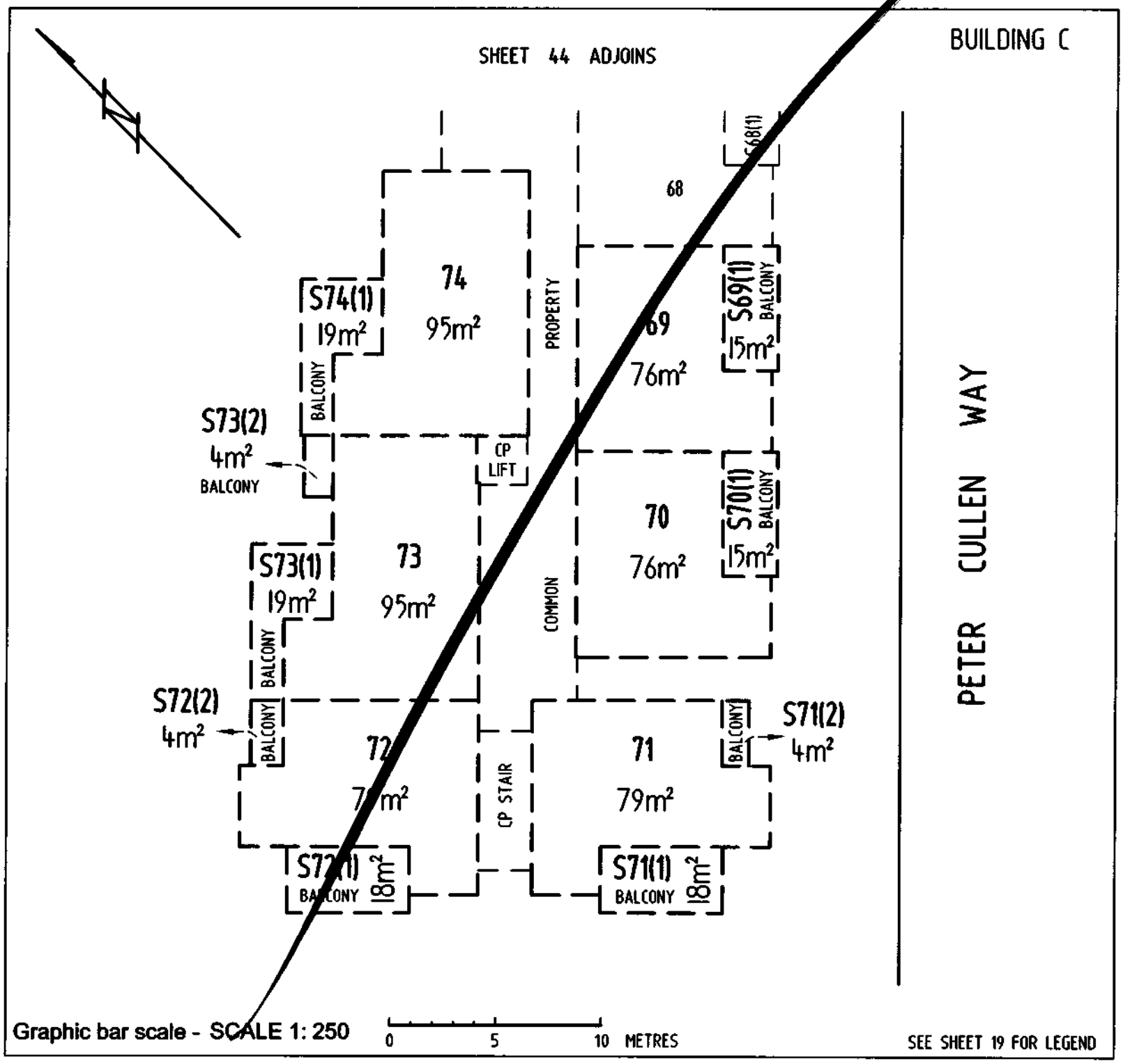
REPLACEMENT SHEET ISSUED
REFER ALUP 2030819
REGISTERED 21/05/2016

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER SECOND

CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holdings Pty Ltd ACN 153 691 626

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

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Form 3

Sheet No. 45 of 69

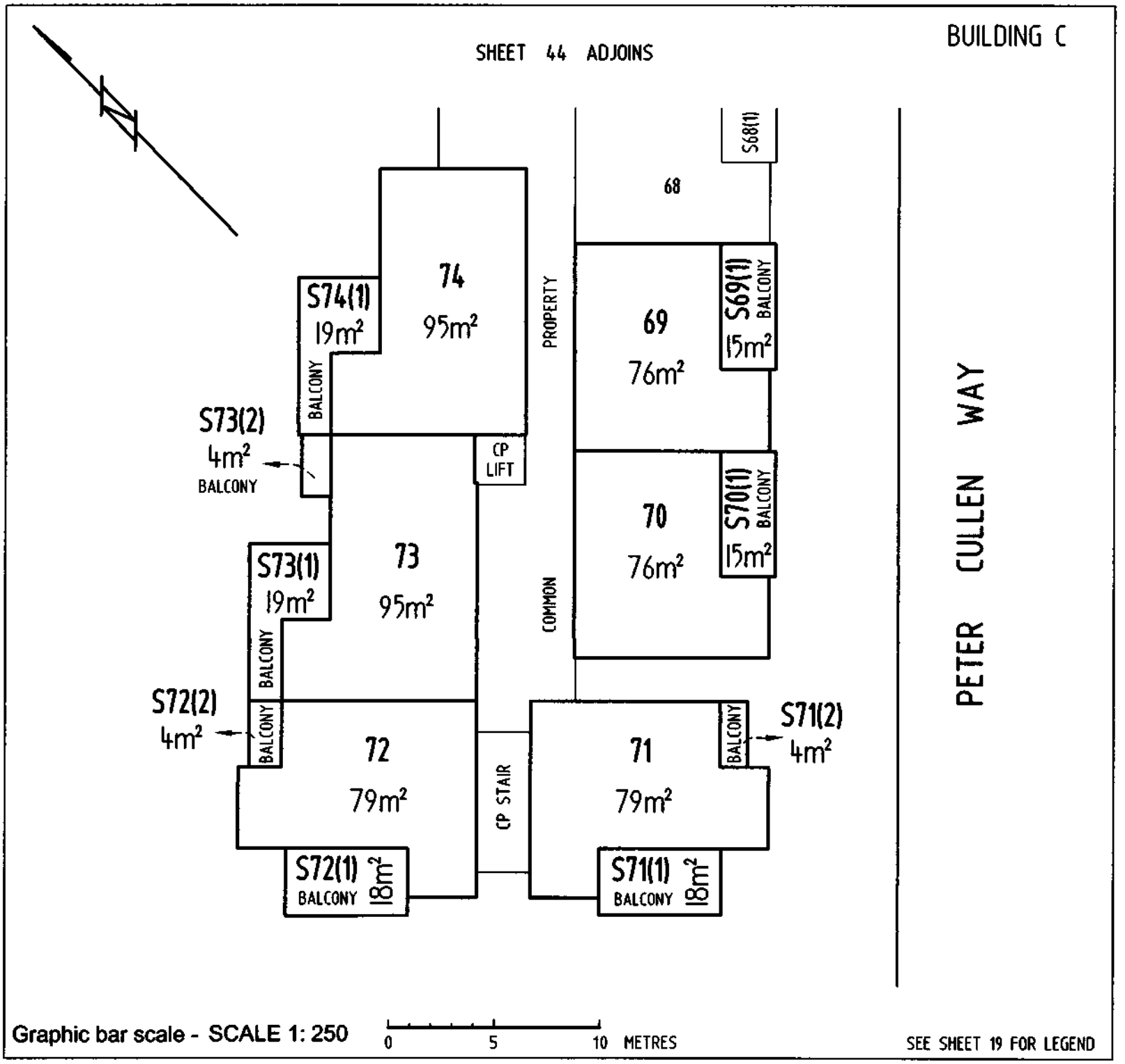
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER SECOND	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holdings Pty Ltd
Common Seal
ACN 153 691 626

ANTHONY TOKICH (DIRECTOR/SECRETARY)

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

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Form 3

Sheet No. 46 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

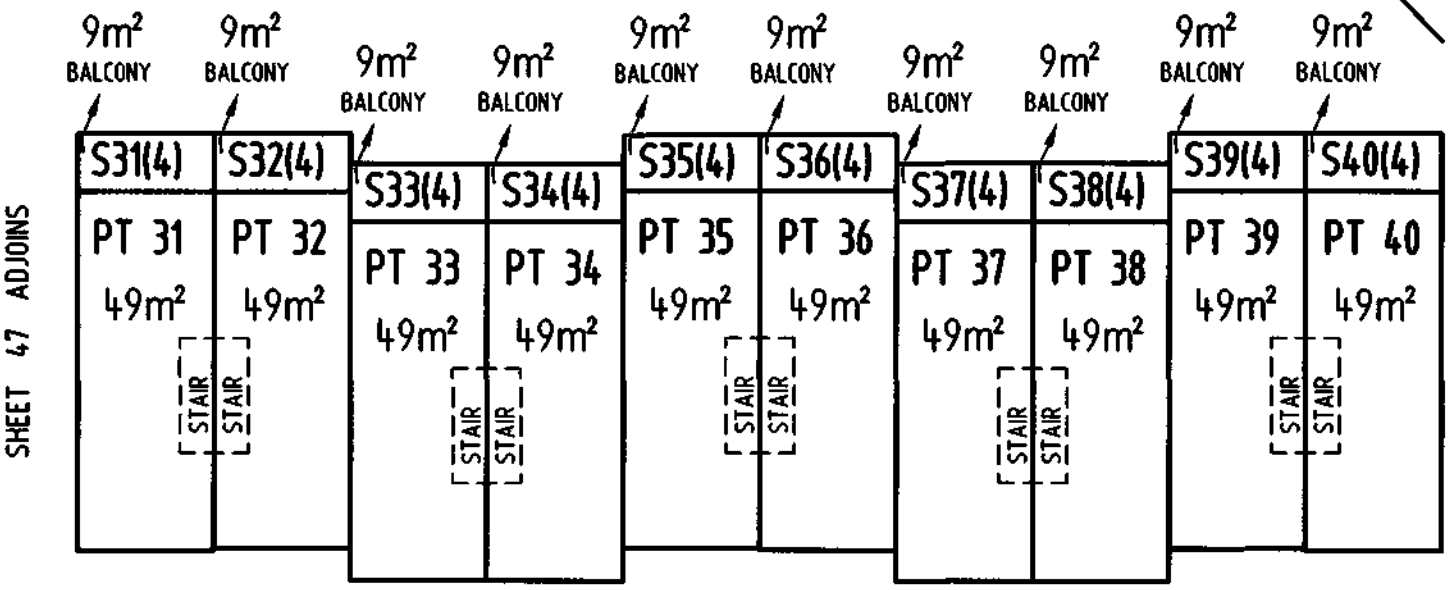
FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER FIRST	CLASS A UNITS AND SUBSIDIARIES

BUILDING B

SHEET 42 ADJOINS
REFERS TO BUILDING D



MAX JACOBS STREET

Graphic bar scale - SCALE 1: 250 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Rovine Property Holdings Pty Ltd Common Seal ACN 153 691 626

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

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Form 3

Sheet No. 47 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

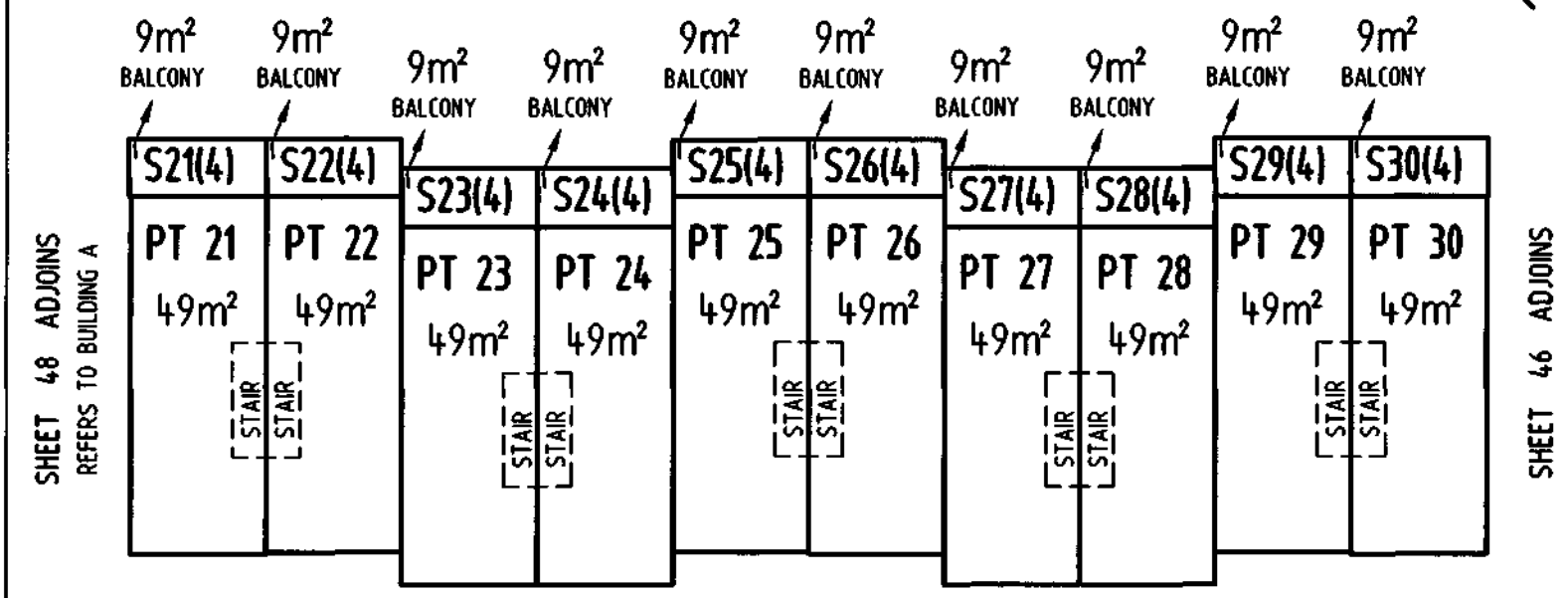
FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER FIRST	CLASS A UNITS AND SUBSIDIARIES

BUILDING B

SHEET 41 ADJOINS
REFERS TO BUILDING E



MAX JACOBS STREET

Graphic bar scale - SCALE 1: 250 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

SOLE DIRECTOR

Lyn Tankey
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Form 3

Sheet No. 48 of 69

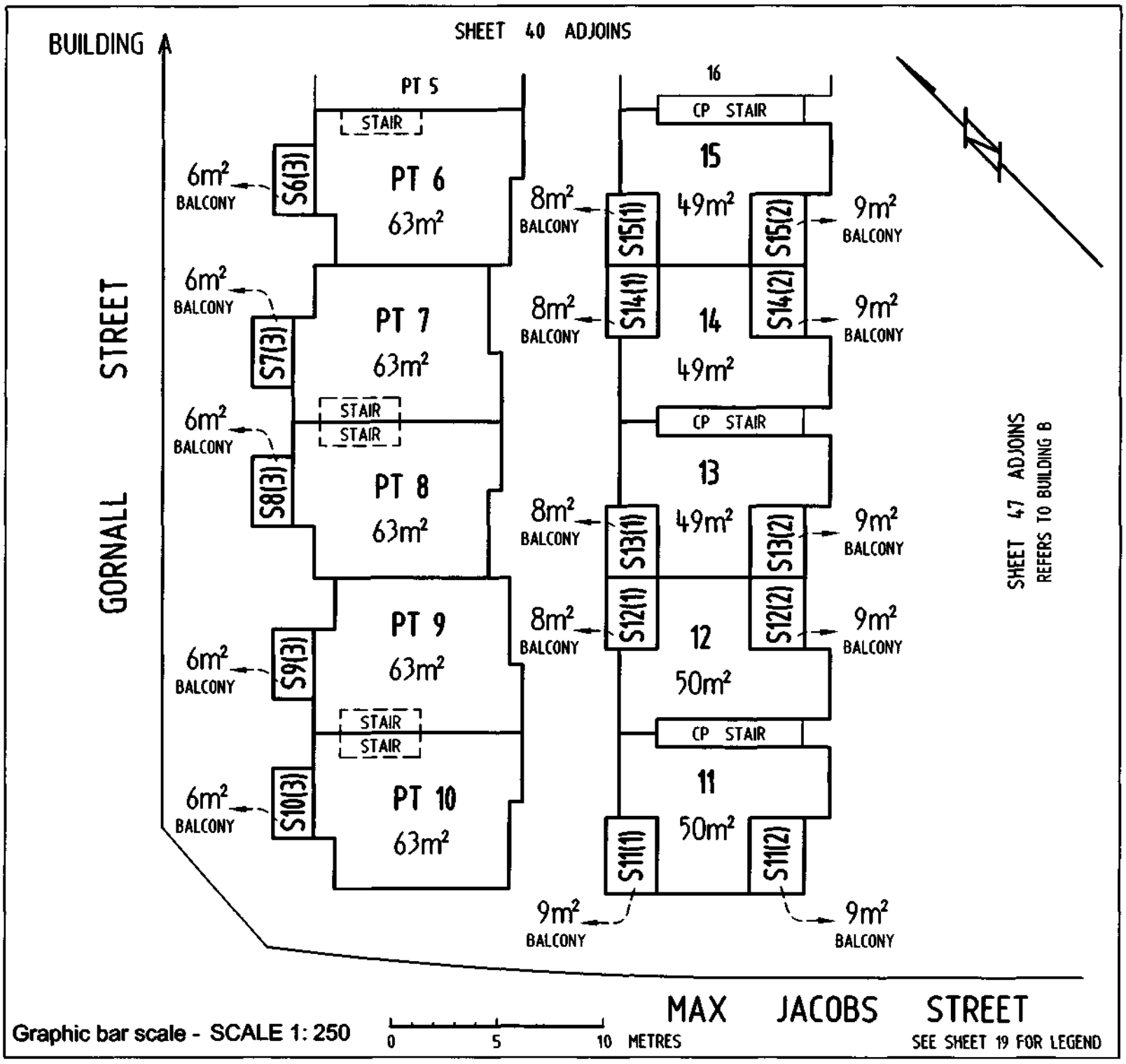
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER FIRST	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holding Pty Ltd ACN 153 691 626

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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REF:12149.01UP

Form 3

Sheet No. 49 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

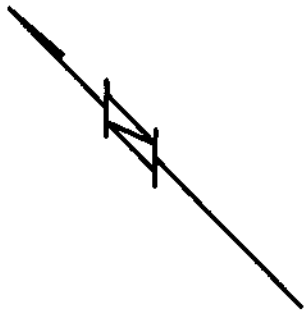
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

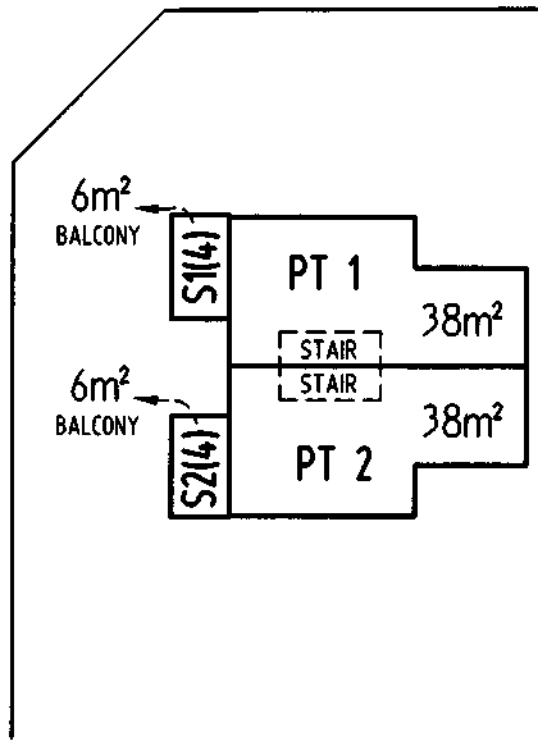
FLOOR NUMBER SECOND	CLASS A UNITS AND SUBSIDIARIES

BUILDING A



JOHN GORTON DRIVE

GORNALL STREET



SHEET 50 ADJOINS
REFERS TO BUILDING E

Graphic bar scale - SCALE 1: 250

0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Rovine Property Holding Pty Ltd ACN 153 691 626

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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Form 3

Sheet No. 50 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

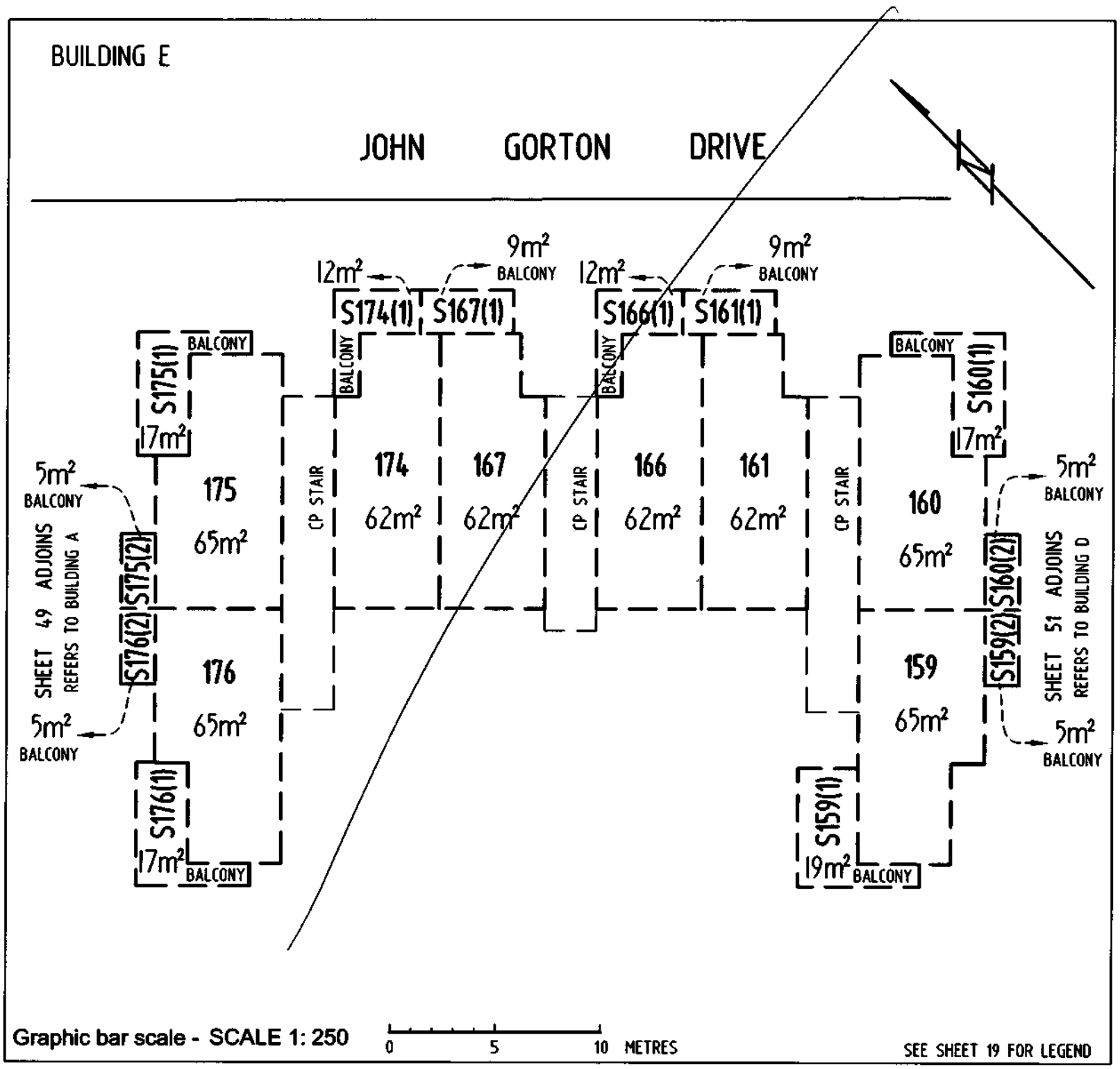
Form 091 - FP

FLOOR PLAN

ALTERATION OF UNITS PLAN
REFER ALUP 1972157
REGISTERED 25/05/2015

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER SECOND	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holding Pty Ltd ACN 153 691 626

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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Form 3

Sheet No. 50 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

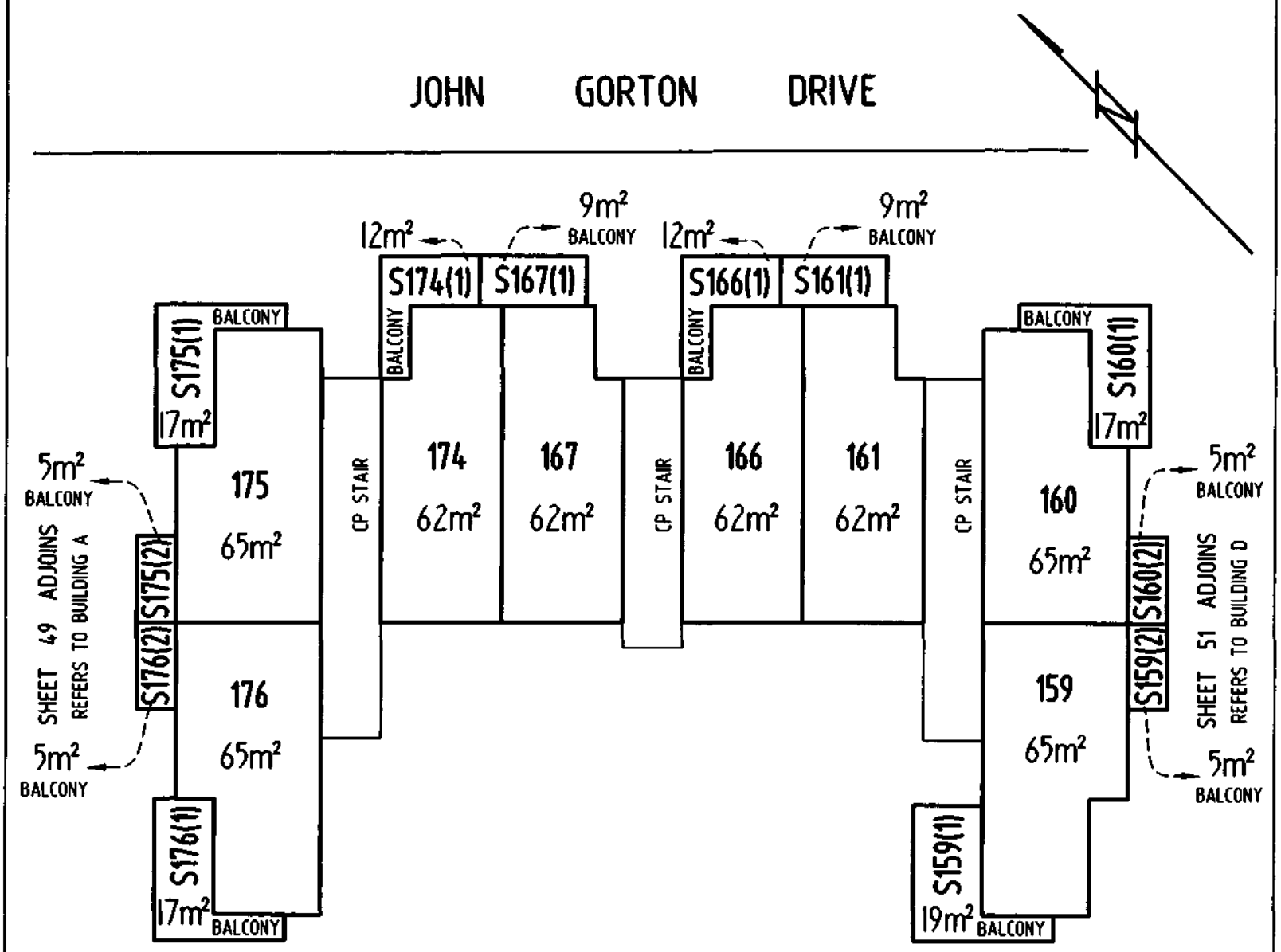
FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER SECOND	CLASS A UNITS AND SUBSIDIARIES

BUILDING E

JOHN GORTON DRIVE



Graphic bar scale - SCALE 1: 250 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Rovine Property Holdings Community Trust ACN 153 691 626

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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OFFICE OF REGULATORY SERVICES
DEPARTMENT OF JUSTICE & COMMUNITY SAFETY

UPL: 4040

SECTION 2 of 4

255 CANBERRA AVENUE FYSHWICK ACT 2609 |
GPO BOX 158 CANBERRA ACT 2601 | PHONE 62073000 | FAX 62070538

Form 3

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LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

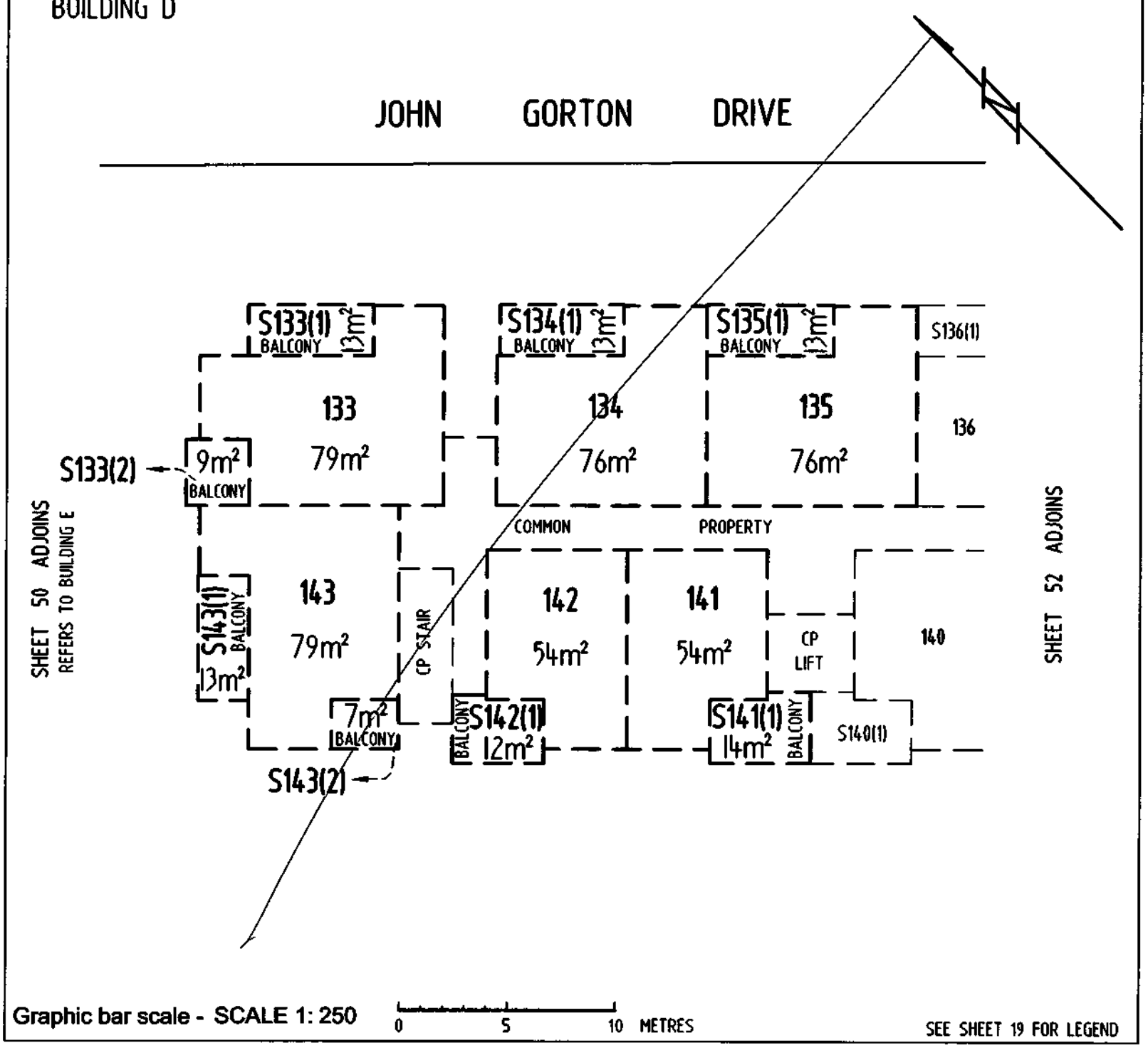
FLOOR PLAN

ALTERATION OF UNITS PLAN
REFER ALUP 1972157
REGISTERED 25/05/2015

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER SECOND	CLASS A UNITS AND SUBSIDIARIES

BUILDING D



Graphic bar scale - SCALE 1: 250 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Rovine Property Holding Pty Ltd ACN 153 691 626

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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Form 3

Sheet No. 51 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

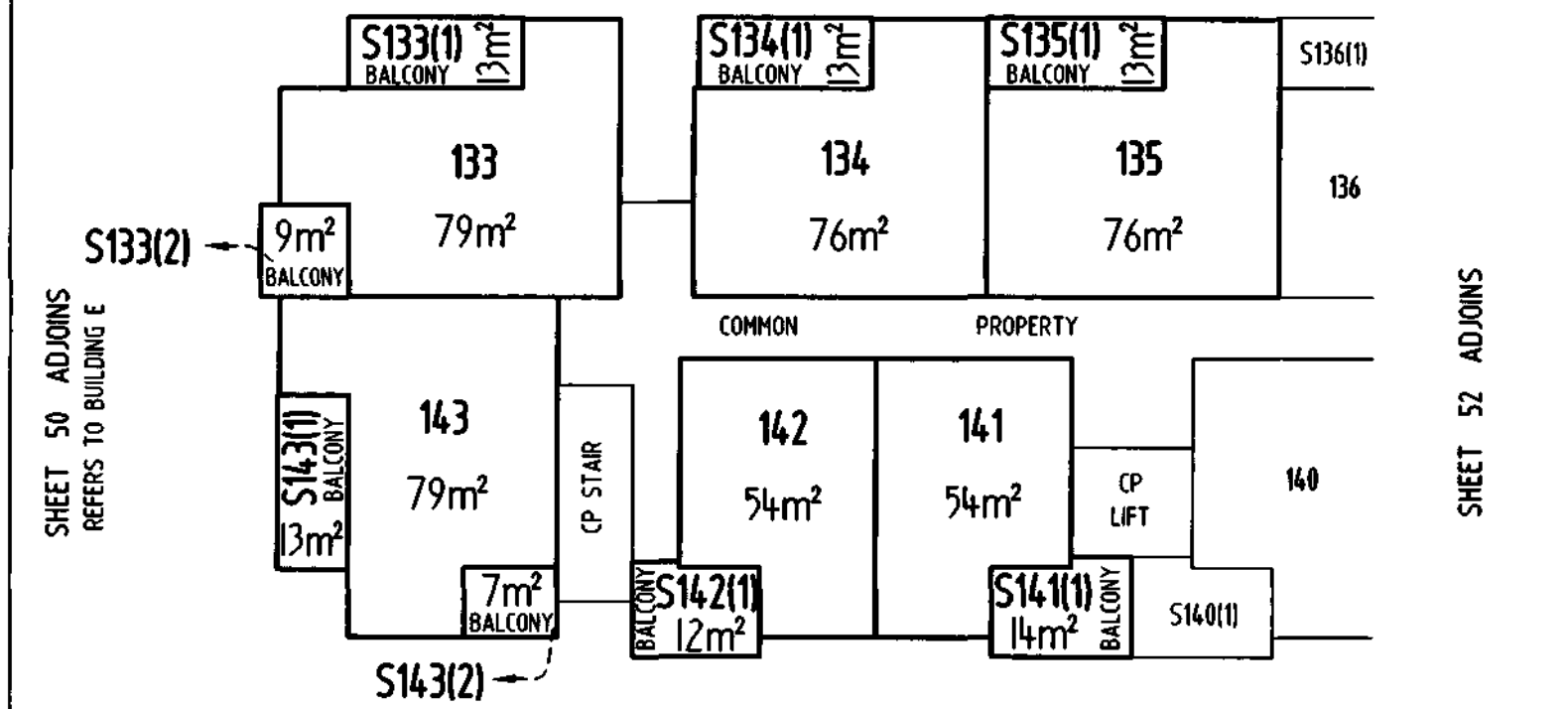
FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER SECOND	CLASS A UNITS AND SUBSIDIARIES

BUILDING D

JOHN GORTON DRIVE



Graphic bar scale - SCALE 1: 250 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

SOLE DIRECTOR
ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Rovine Property Holdings Pty Ltd Common Seal ACN 153 691 626

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

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Form 3

Sheet No. 52 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

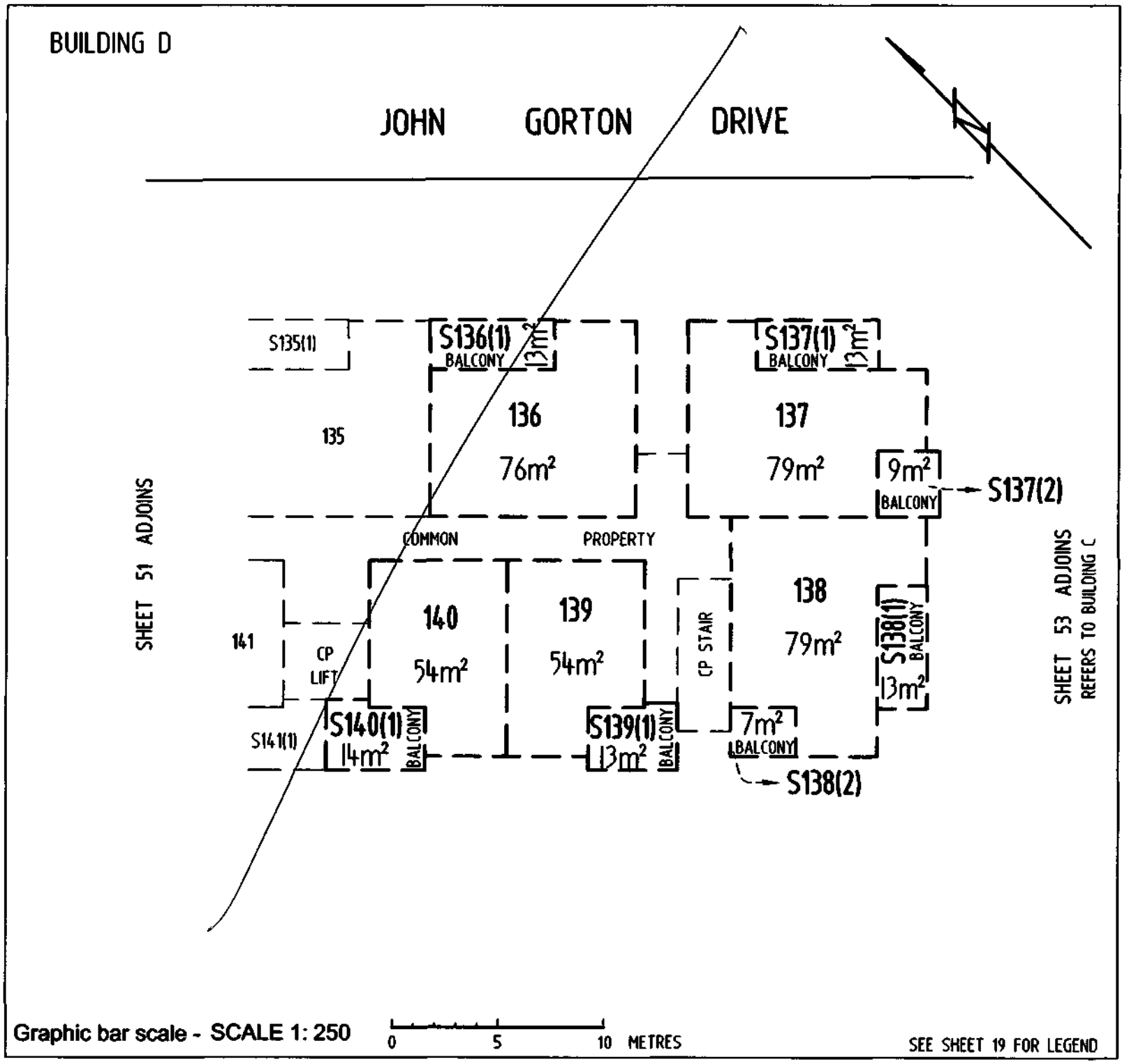
Form 091 - FP

FLOOR PLAN

ALTERATION OF UNITS PLAN
REFER ALUP 1972157
REGISTERED 25/05/2015

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER SECOND	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holding Pty Ltd Common Seal ACN 153 691 626

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tenney

Delegate of the
ACT Planning and Land Authority

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Form 3

Sheet No. 52 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

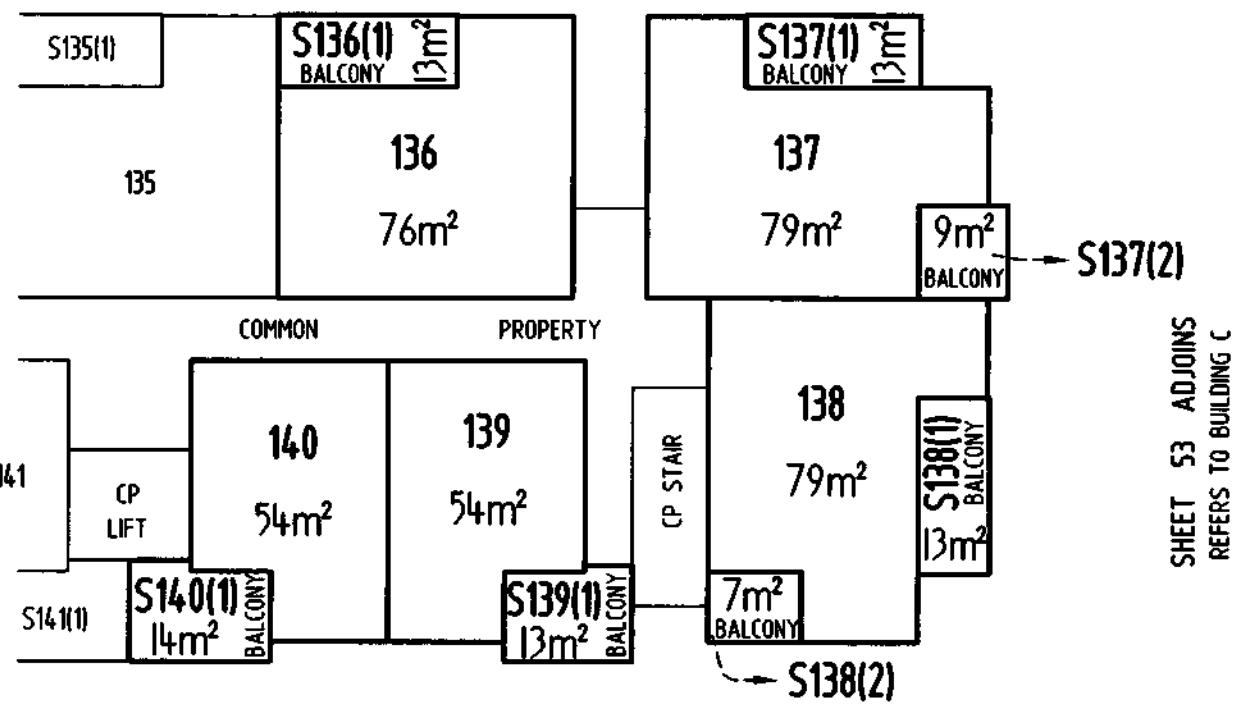
FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER SECOND	CLASS A UNITS AND SUBSIDIARIES

BUILDING D

JOHN GORTON DRIVE



Graphic bar scale - SCALE 1: 250 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Rovine Property Holdings Pty Ltd Common Seal ACN 153 691 626

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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Form 3

Sheet No. 53 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

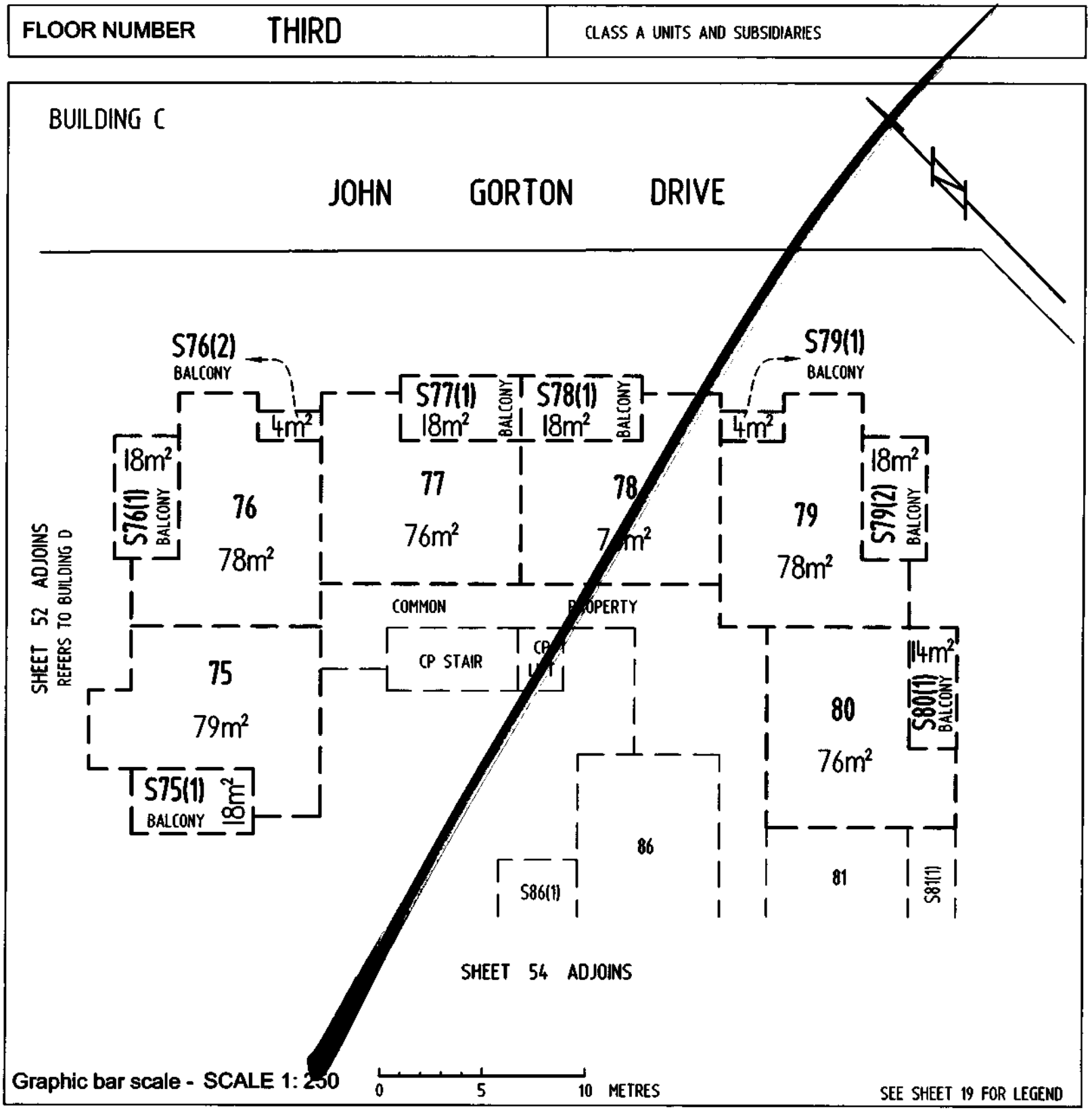
Form 091 - FP

FLOOR PLAN

REPLACEMENT SHEET ISSUED
REFER ALUP 2030819
REGISTERED 21/05/2016

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER THIRD	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holdings Pty Ltd ACN 153 391 626 Seal

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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Sheet No. 53 of 69

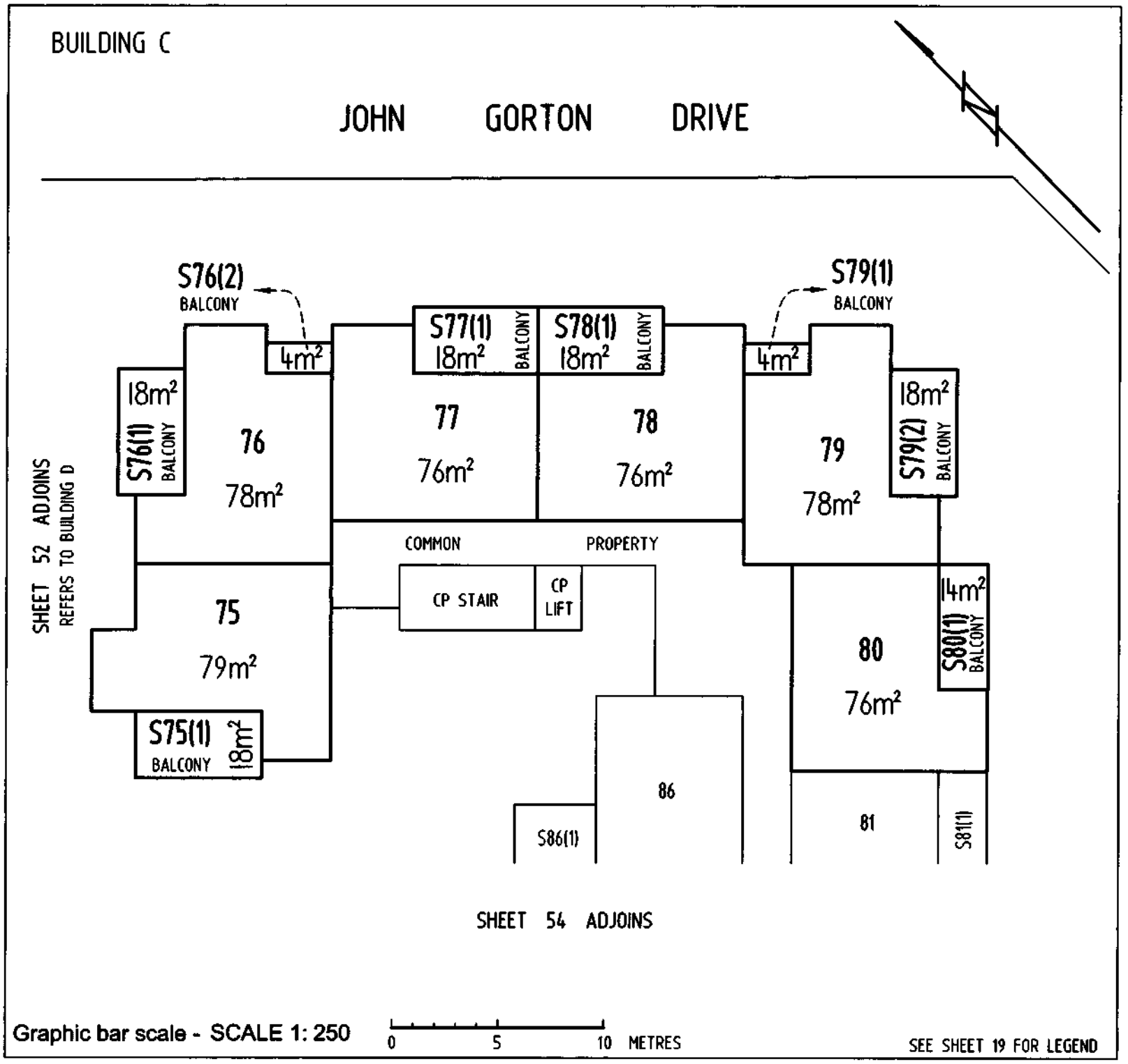
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER THIRD	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holdings Pty Ltd Common Seal ACN 153 691 626

Anthony Tokich (Director/Secretary)

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey Delegate of the ACT Planning and Land Authority

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Form 3

Sheet No. 54 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

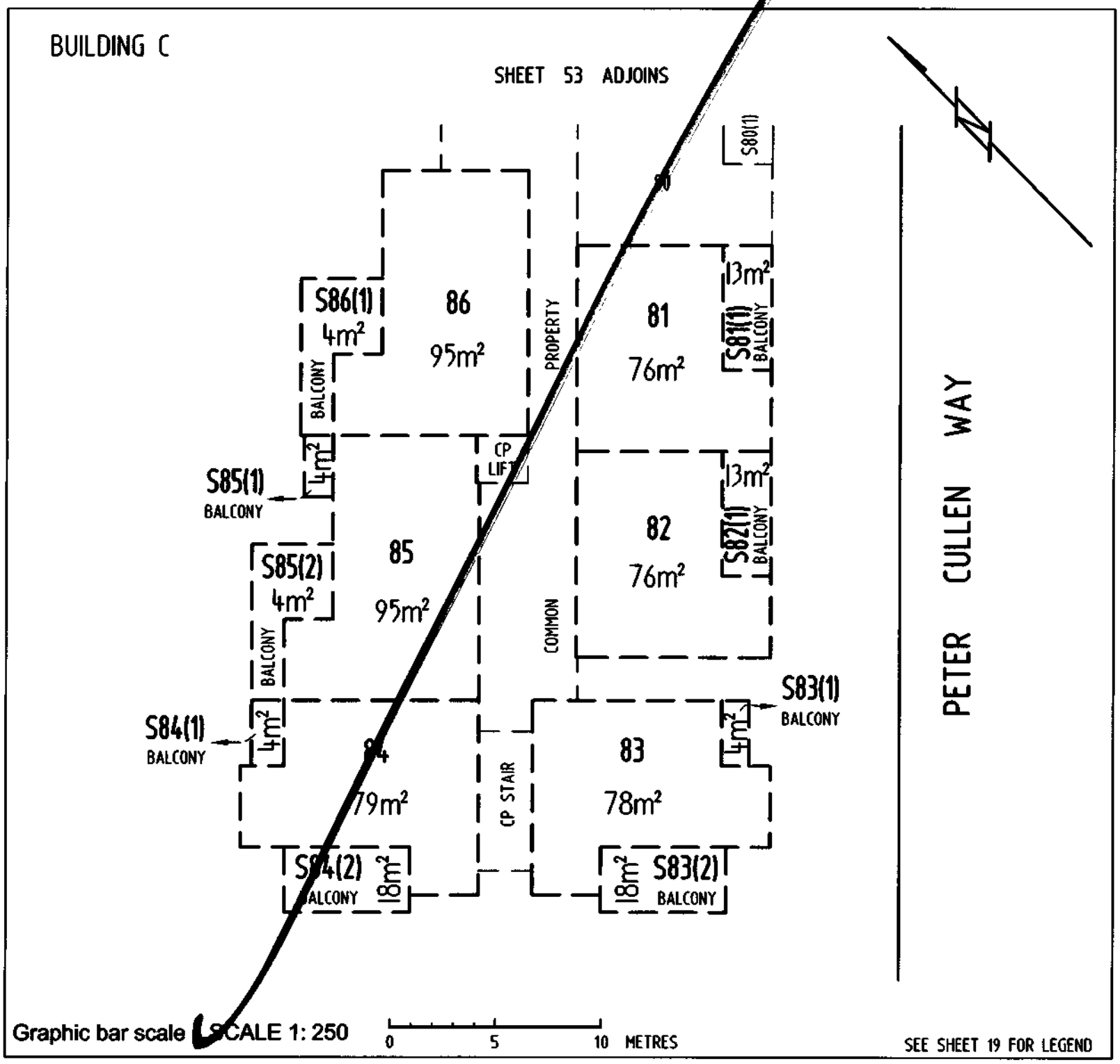
Form 091 - FP

REPLACEMENT SHEET ISSUED
REFER ALUP 2030819
REGISTERED 21/05/2016

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER THIRD	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holdings Pty Ltd ACN 153 691 626

SOLE DIRECTOR.

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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Form 3

Sheet No. 54 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

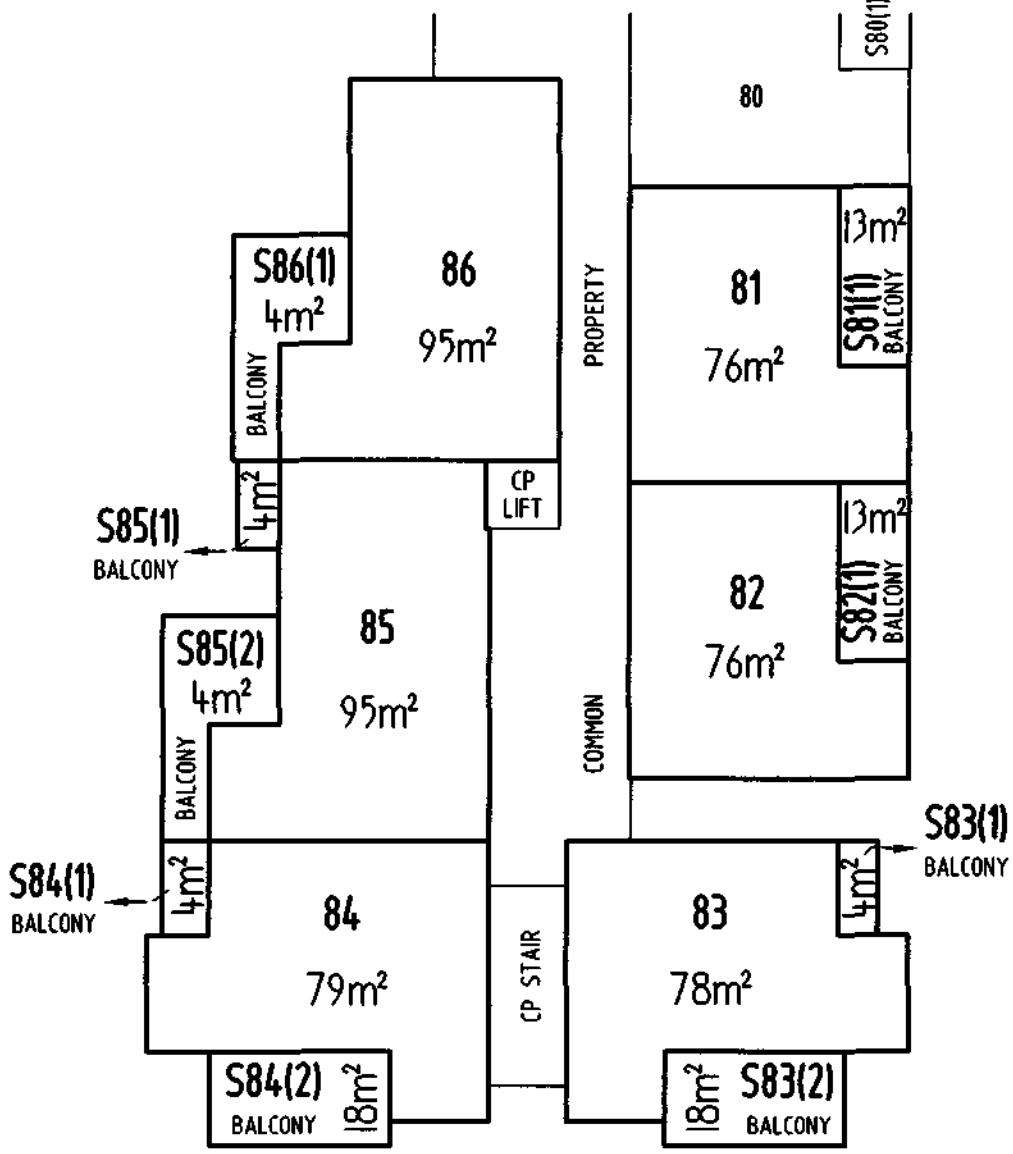
FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER THIRD	CLASS A UNITS AND SUBSIDIARIES

BUILDING C

SHEET 53 ADJOINS



Graphic bar scale - SCALE 1: 250 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Property Holdings Pty Ltd Common Seal ACN 153 691 626

ANTHONY TOUCH (DIRECTOR/SECRETARY)

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey Delegate of the
ACT Planning and Land Authority

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Form 3

Sheet No. 55 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

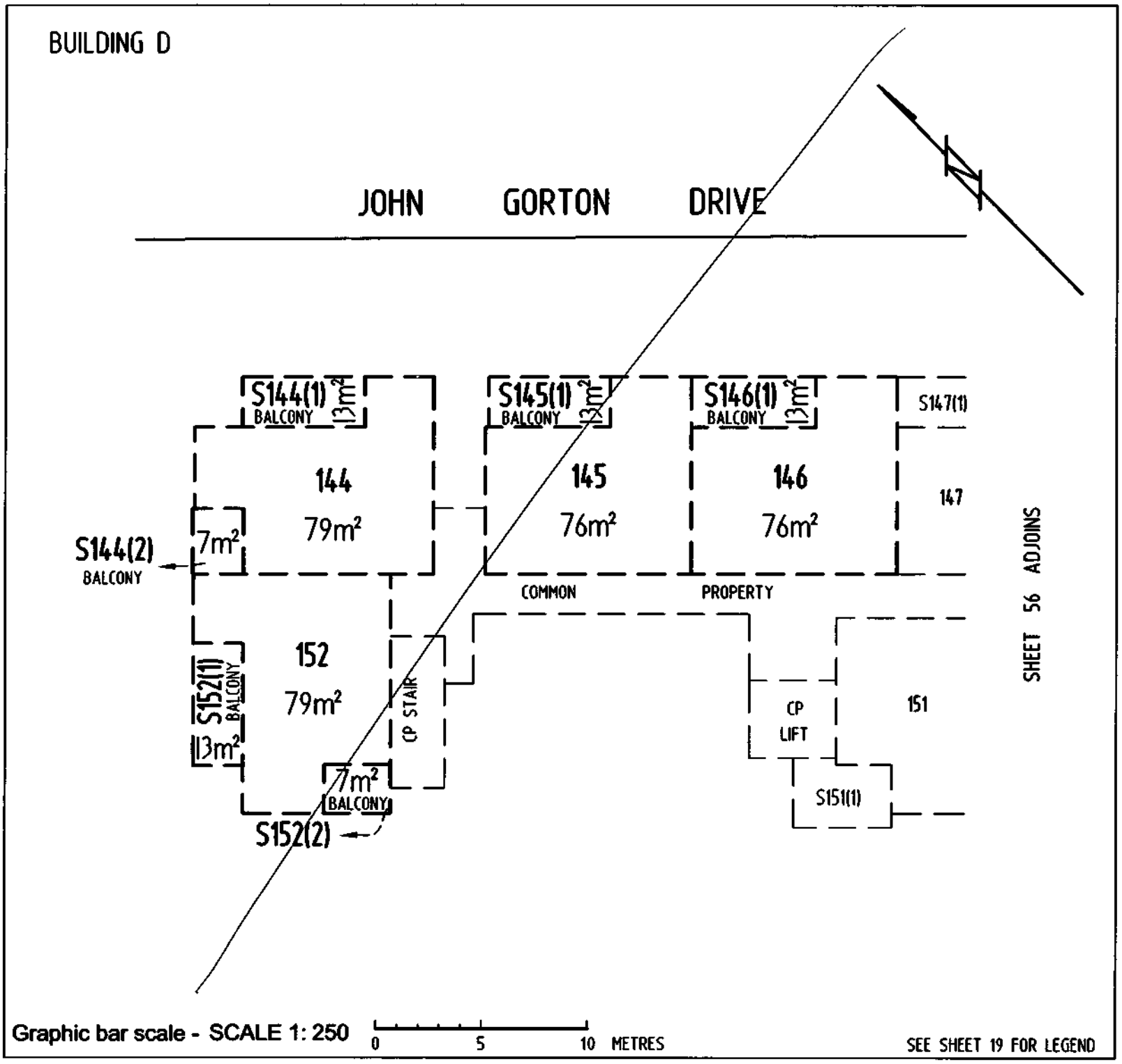
FLOOR PLAN

ALTERATION OF UNITS PLAN
REFER ALUP 1972157
REGISTERED 25/05/2015

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER THIRD	CLASS A UNITS AND SUBSIDIARIES

BUILDING D



Graphic bar scale - SCALE 1: 250 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Rovine Property Holding Pty Ltd ACN 153 691 626 Common Seal

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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Form 3

Sheet No. 55 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

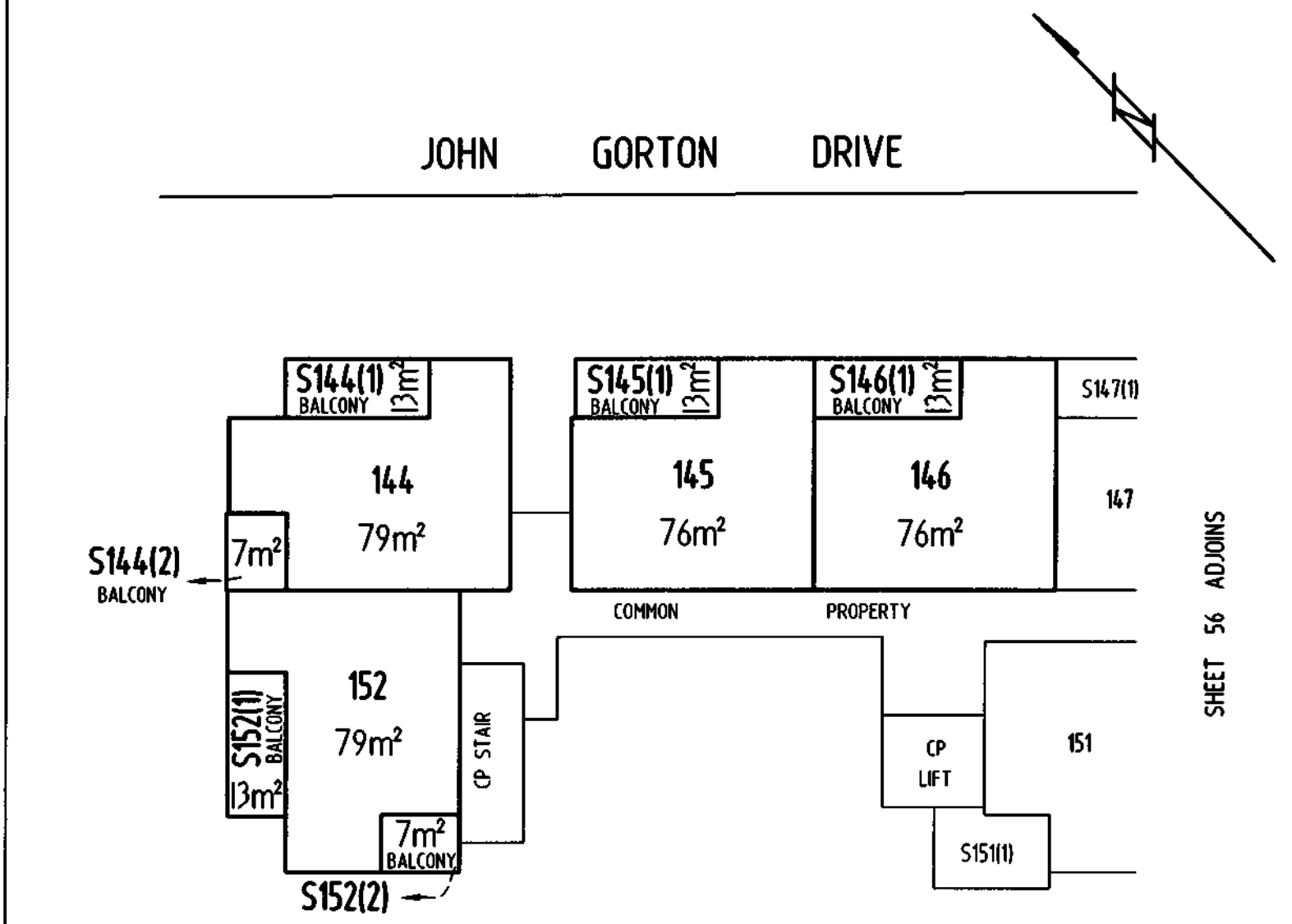
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER THIRD	CLASS A UNITS AND SUBSIDIARIES

BUILDING D



Graphic bar scale - SCALE 1: 250 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

SOLE DIRECTOR
ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Rovine Property Holding Pty Ltd ACN 153 691 636

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

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Form 3

Sheet No. 56 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

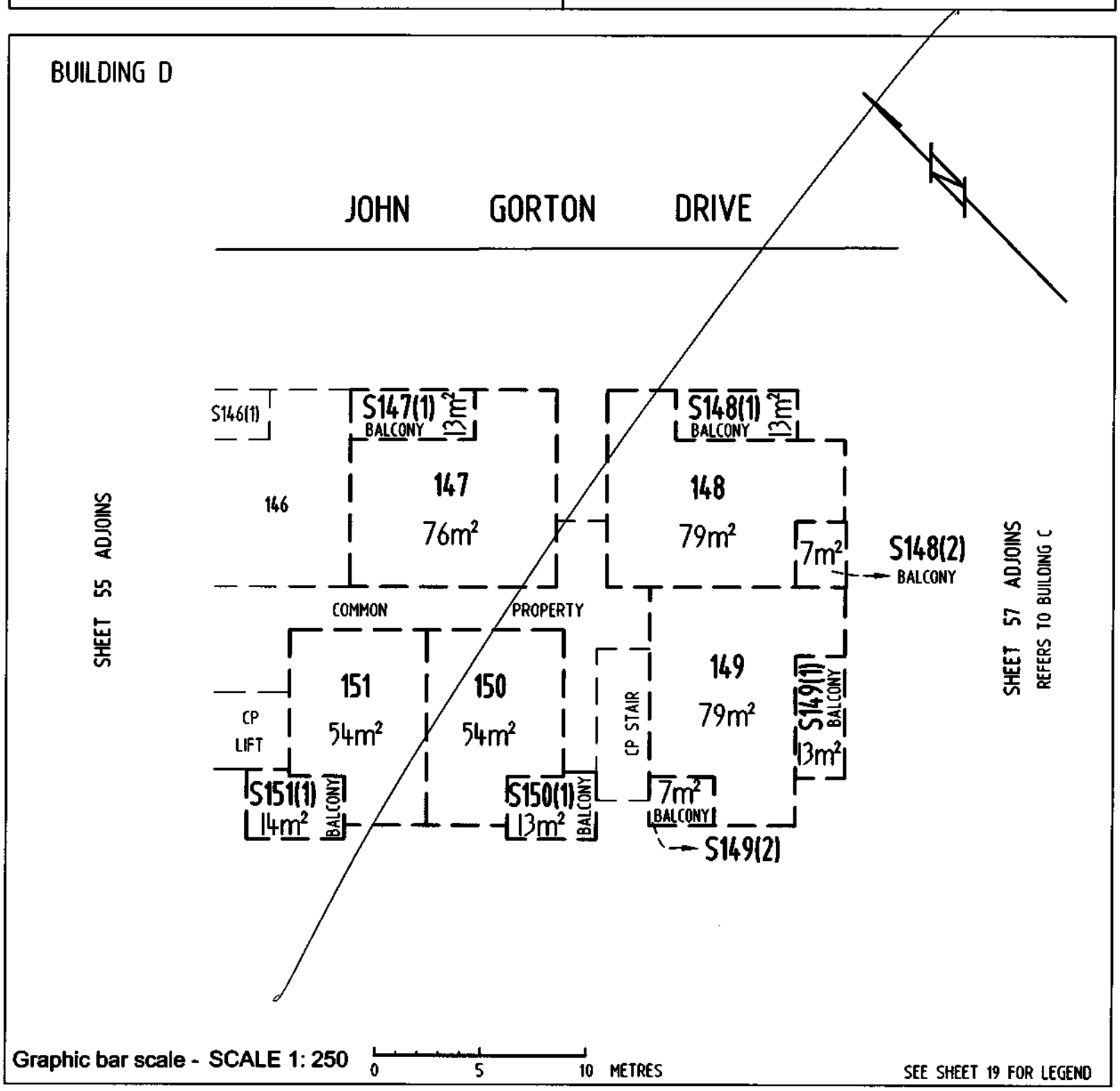
FLOOR PLAN

ALTERATION OF UNITS PLAN
REFER ALUP 1972157
REGISTERED 25/05/2015

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER THIRD	CLASS A UNITS AND SUBSIDIARIES

BUILDING D



Graphic bar scale - SCALE 1: 250 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Rovine Property Holding Pty Ltd ACN 153 691 626

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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Form 3

Sheet No. 56 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

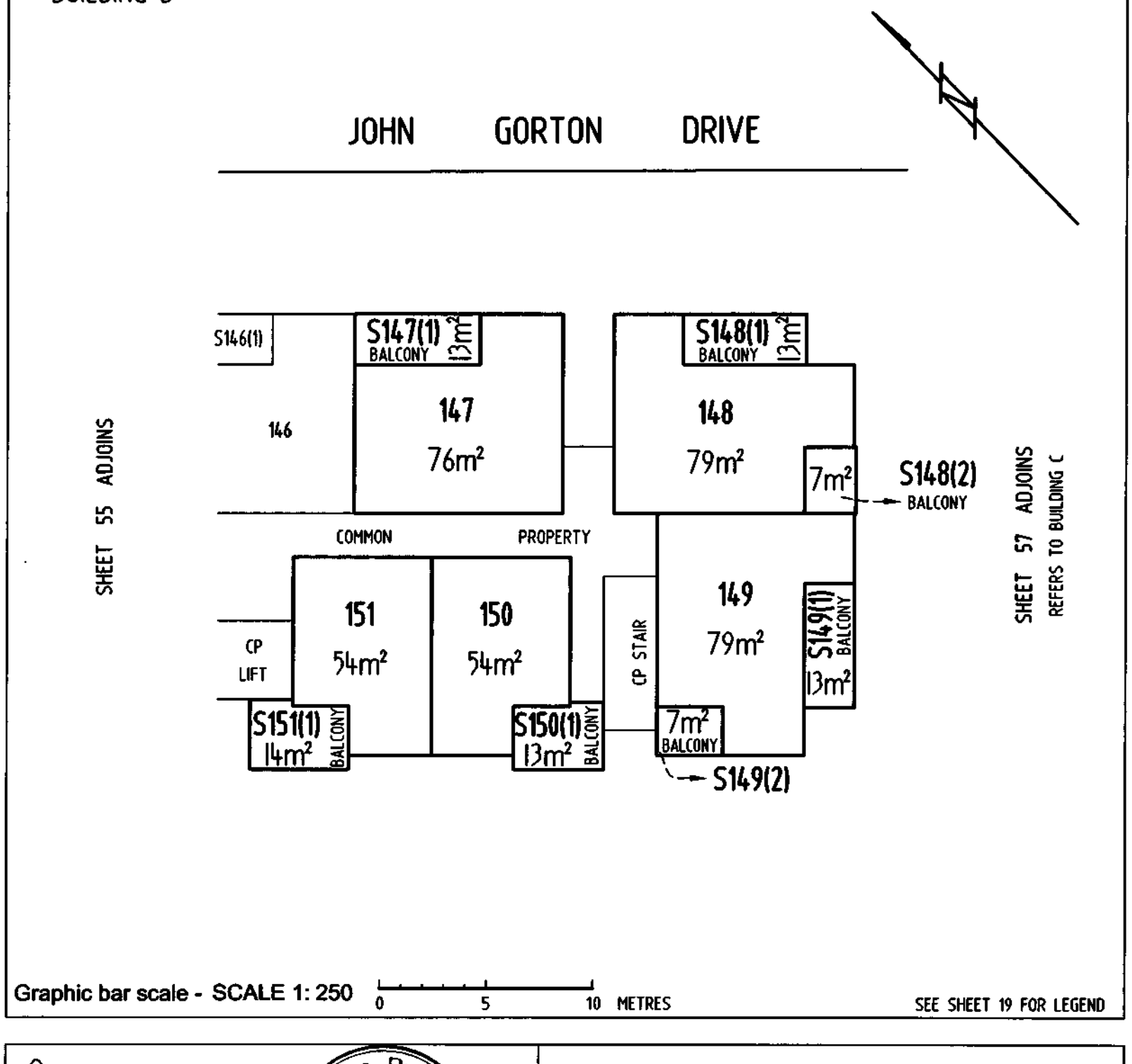
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER THIRD	CLASS A UNITS AND SUBSIDIARIES

BUILDING D



Graphic bar scale - SCALE 1: 250 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

SOLE DIRECTOR
ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Rovine Property Holding Pty Ltd ACN 153 691 626 Common Seal

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

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Form 3

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LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

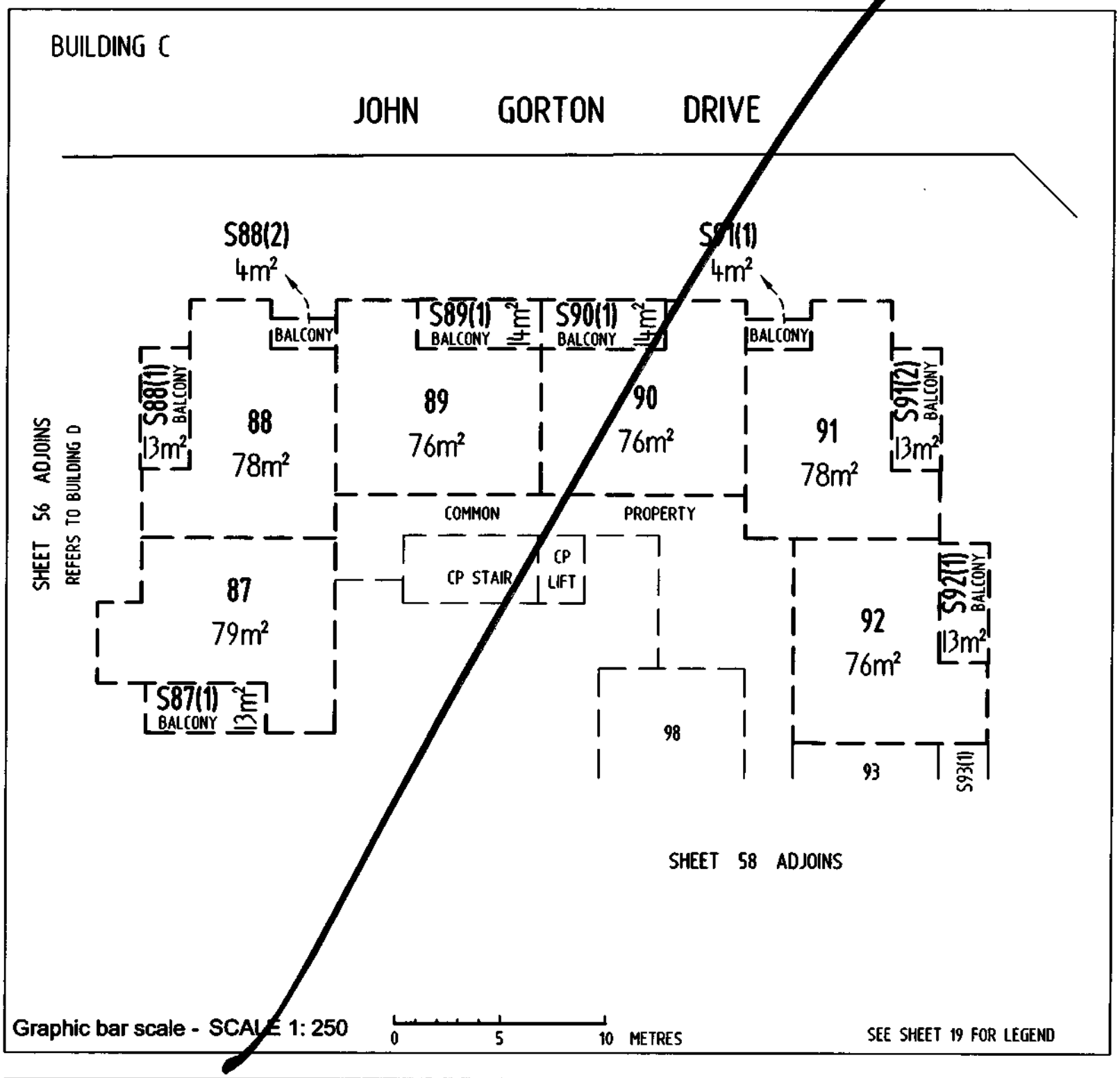
FLOOR PLAN

Sheet No. 57 of 69

REPLACEMENT SHEET ISSUED
REFER ALUP 2030819
REGISTERED 21/05/2016

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER FOURTH	CLASS A UNITS AND SUBSIDIARIES



ROVINE PROPERTY HOLDING PTY LTD ACN 153 169 626 Pty Ltd

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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Form 3

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LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

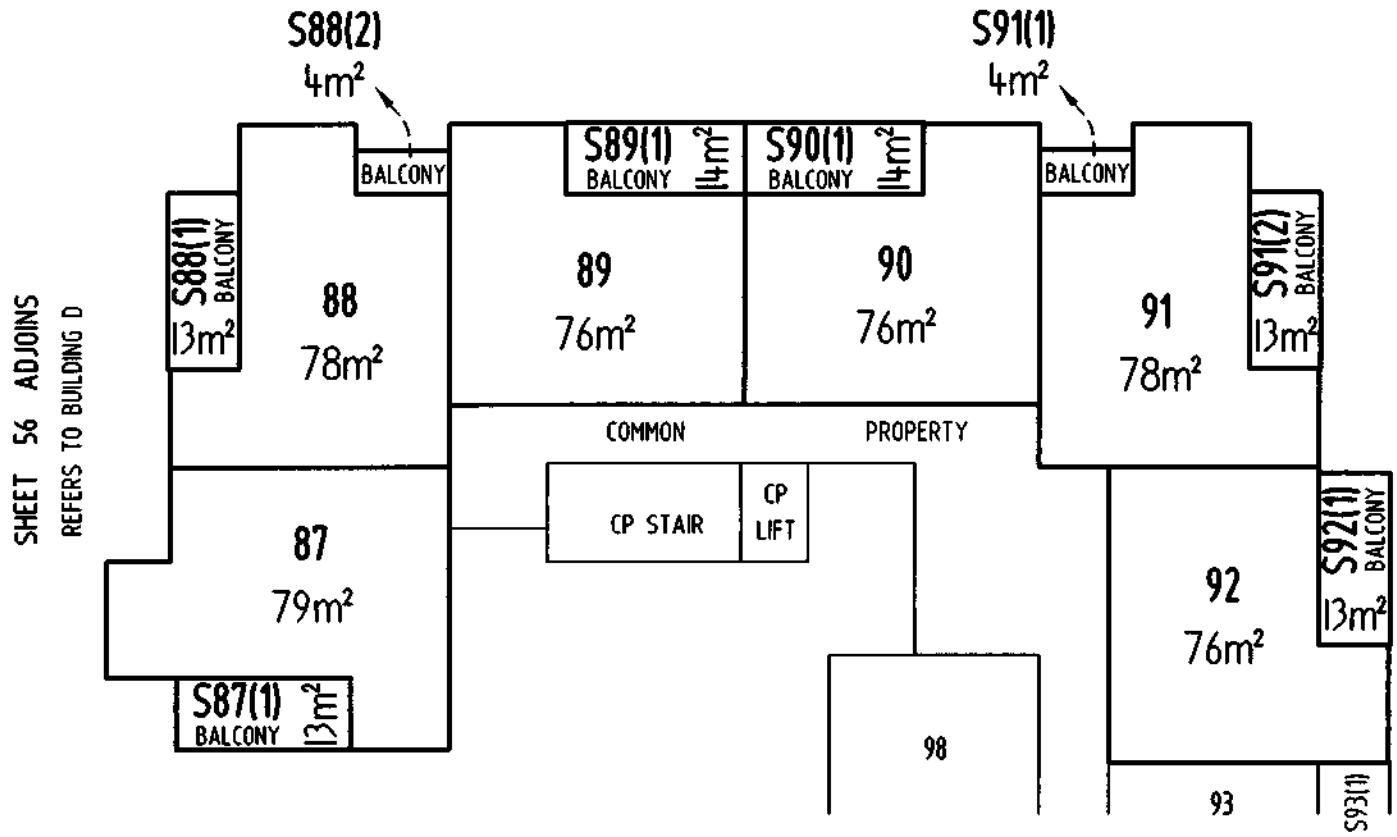
FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER FOURTH	CLASS A UNITS AND SUBSIDIARIES

BUILDING C

JOHN GORTON DRIVE



Graphic bar scale - SCALE 1: 250 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Rovine Property Holdings Pty Ltd Common Seal ACN 153 691 626

Anthony Tonich (DIRECTOR/SECRETARY)

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey Delegate of the ACT Planning and Land Authority

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REF:12149.01UP

Form 3

Sheet No. 58 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

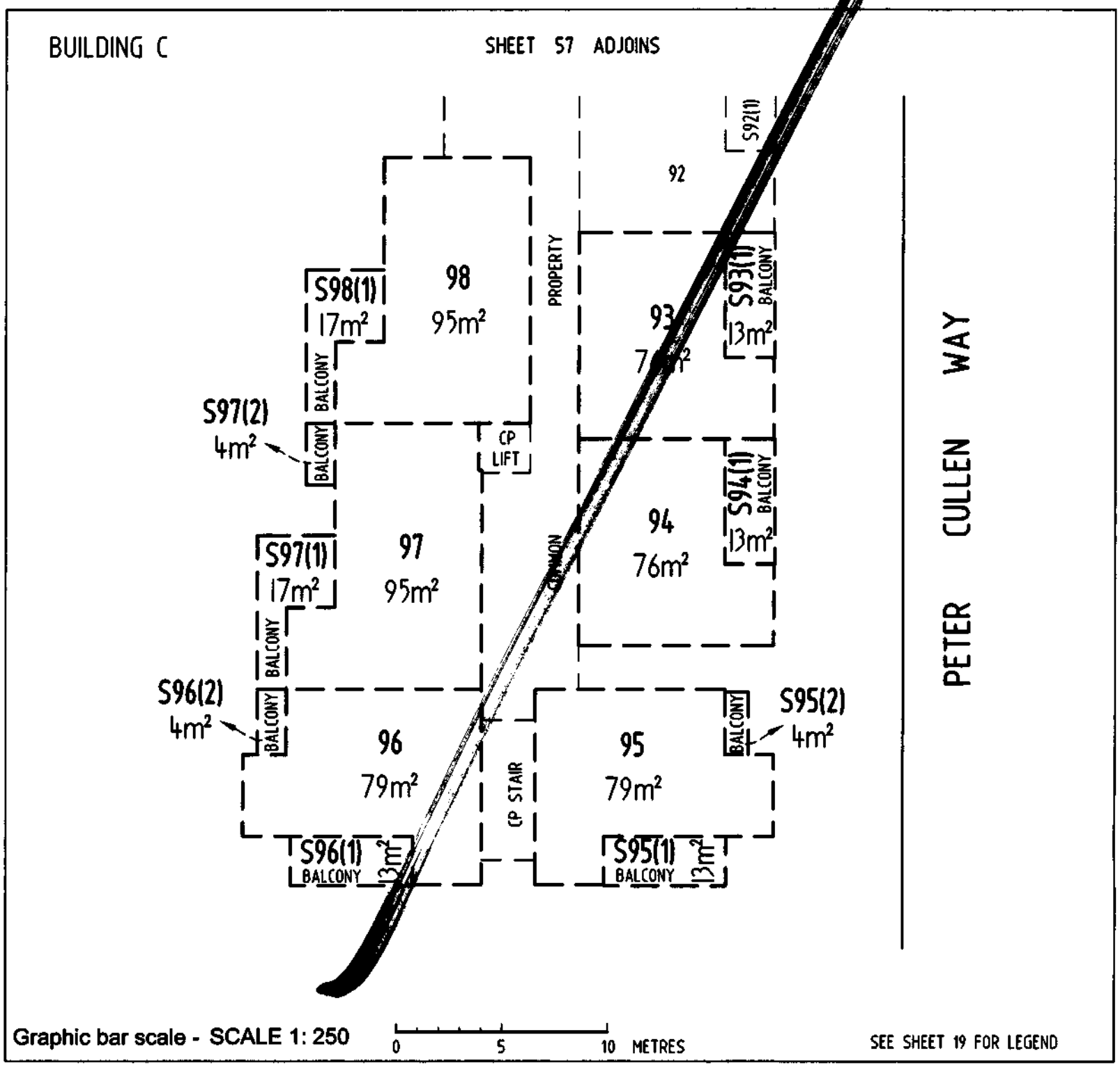
Form 091 - FP

FLOOR PLAN

REPLACEMENT SHEET ISSUED
REFER ALUP 2030819
REGISTERED 21/05/2016

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER FOURTH	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holdings Pty Ltd ACN 153 691 626 Common Seal

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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REF:12149.01UP

Form 3

Sheet No. 58 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

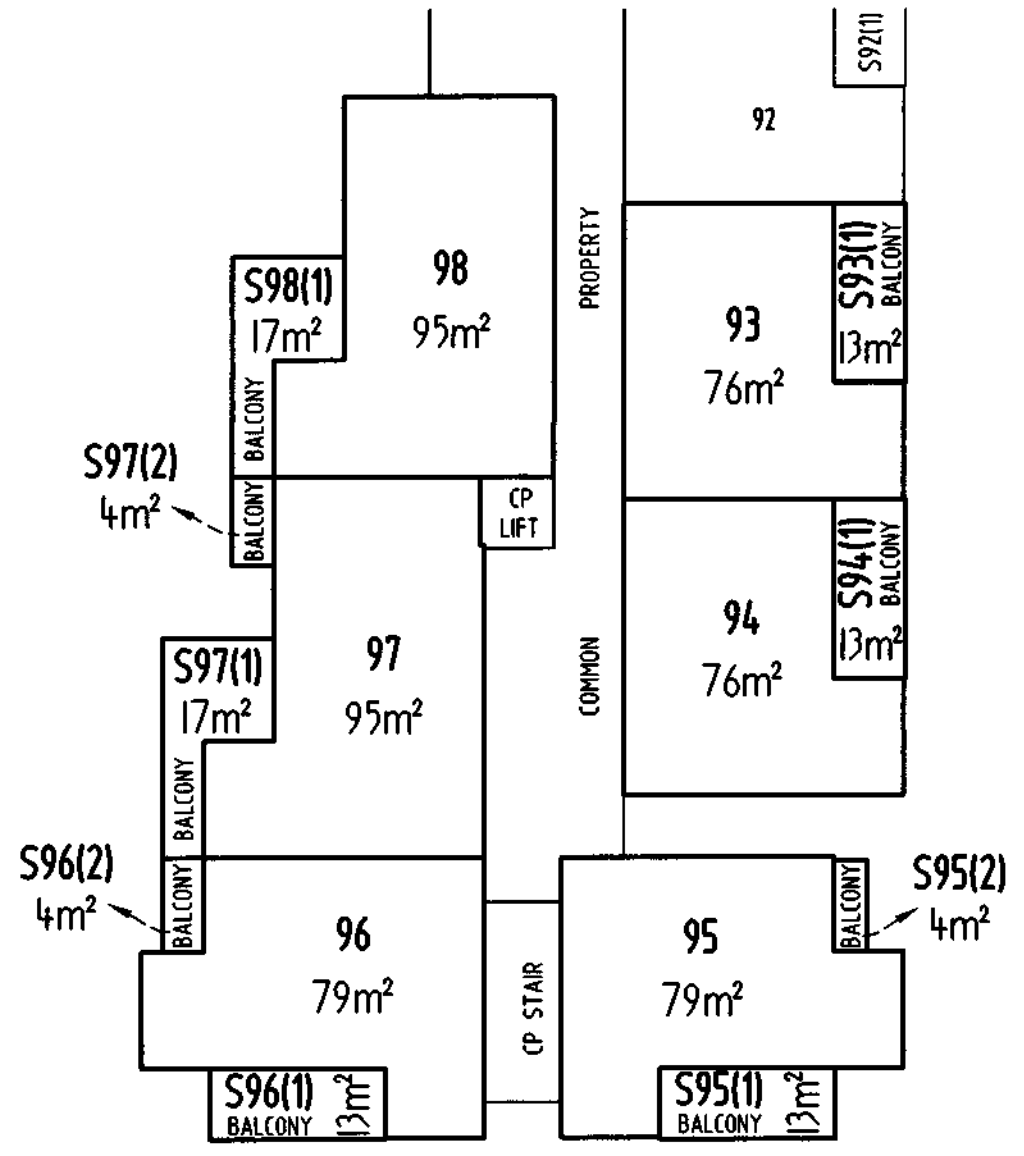
FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER FOURTH	CLASS A UNITS AND SUBSIDIARIES

BUILDING C

SHEET 57 ADJOINS



Graphic bar scale - SCALE 1: 250 0 5 10 METRES

SEE SHEET 19 FOR LEGEND

Rovine Property Holdings Pty Ltd Common Seal ACN 153 691 626

ANTHONY TOKICH (DIRECTOR/SECRETARY)

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey Delegate of the ACT Planning and Land Authority

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Form 3

Sheet No. 59 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

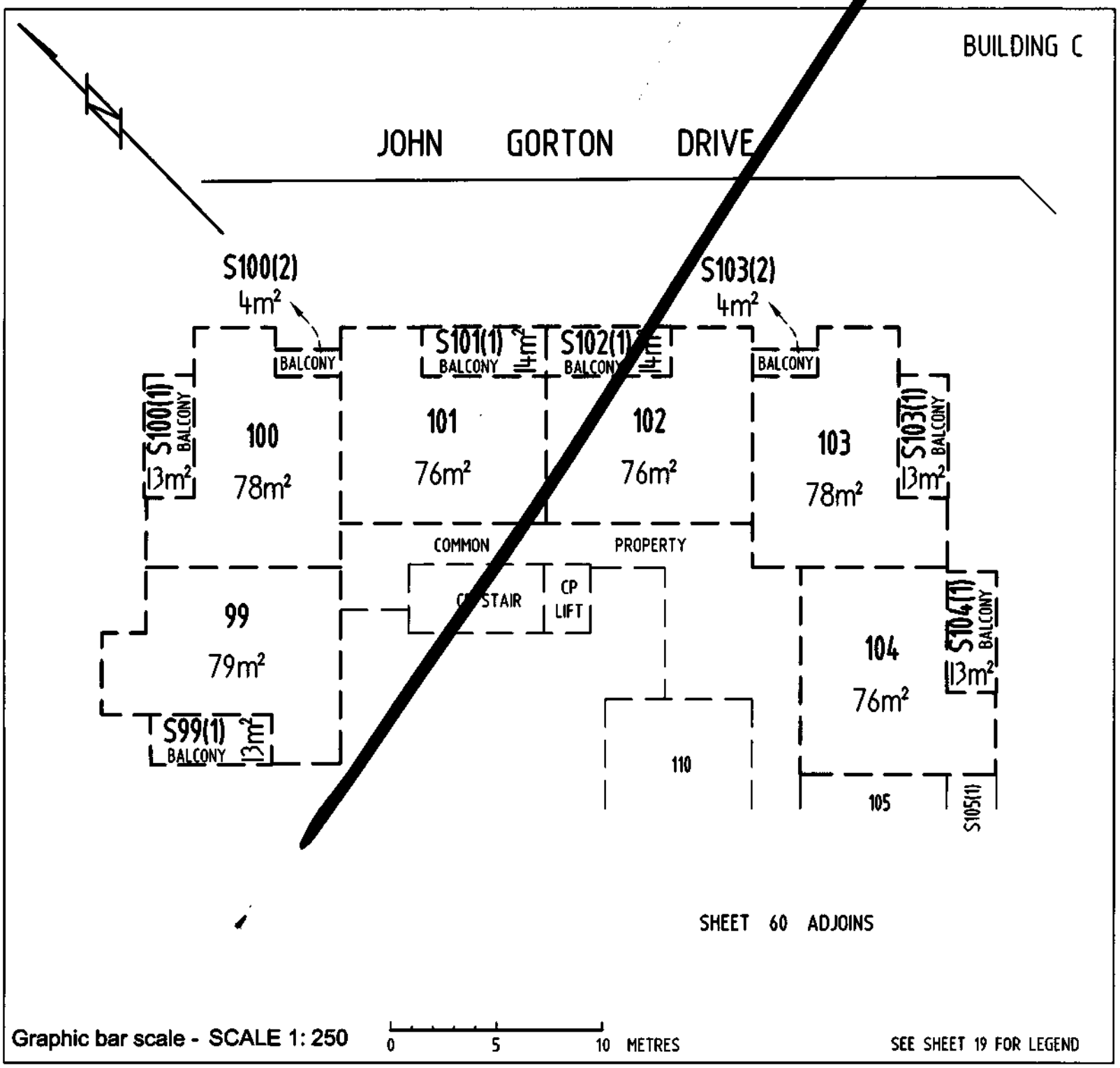
Form 091 - FP

REPLACEMENT SHEET ISSUED
REFER ALUP 2030819
REGISTERED 21/05/2016

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER FIFTH	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holding Pty Ltd ACN 153 691 626

SOLE DIRECTOR

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

Approved form AF 2010-180 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-30

Authorised by the ACT Parliamentary Counsel - also accessable at www.legislation.act.gov.au

REF:12149.01UP

Form 3

Sheet No. 59 of 69

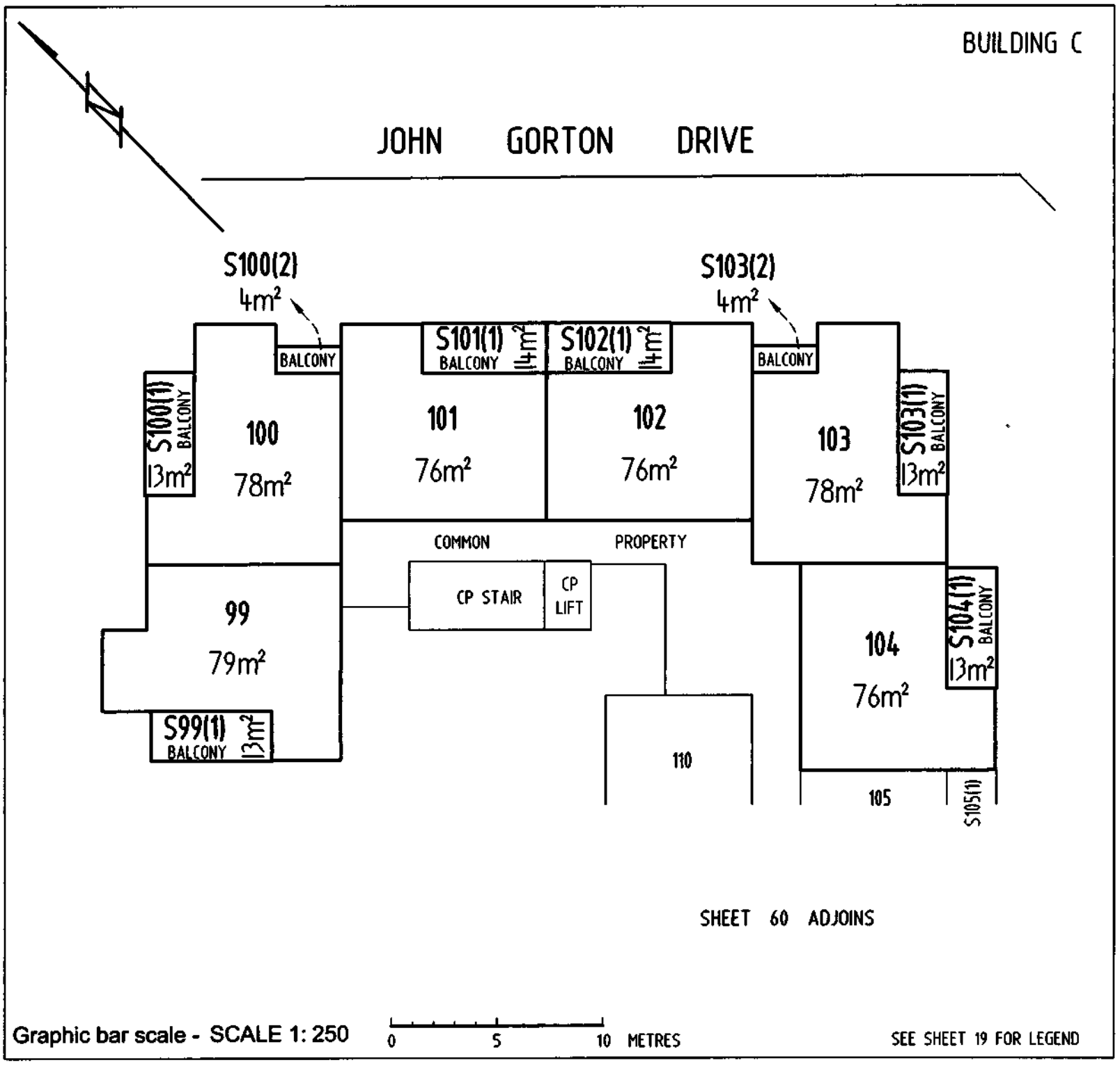
LAND TITLES
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Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER FIFTH	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holdings Pty Ltd Common Seal ACN 153 691 626

ROVINE PROPERTY HOLDING PTY LTD **Registered Proprietor**

Anthony Tokich (Director/Secretary)

Lyn Tankey **Delegate of the**
ACT Planning and Land Authority

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Sheet No. 60 of 69

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

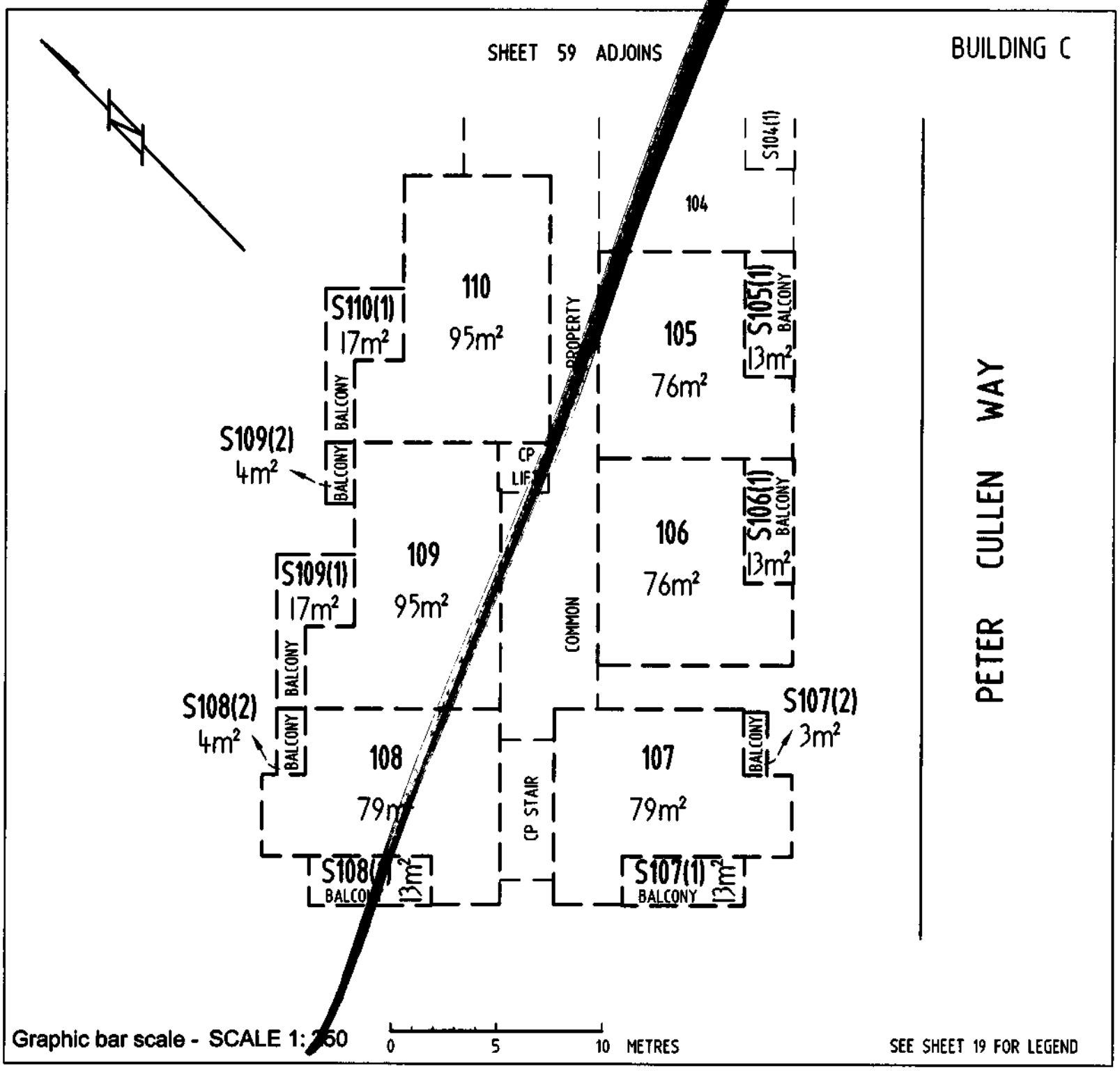
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Rovine Property Holding Pty Ltd ACN 153 691 626

SOLE DIRECTOR

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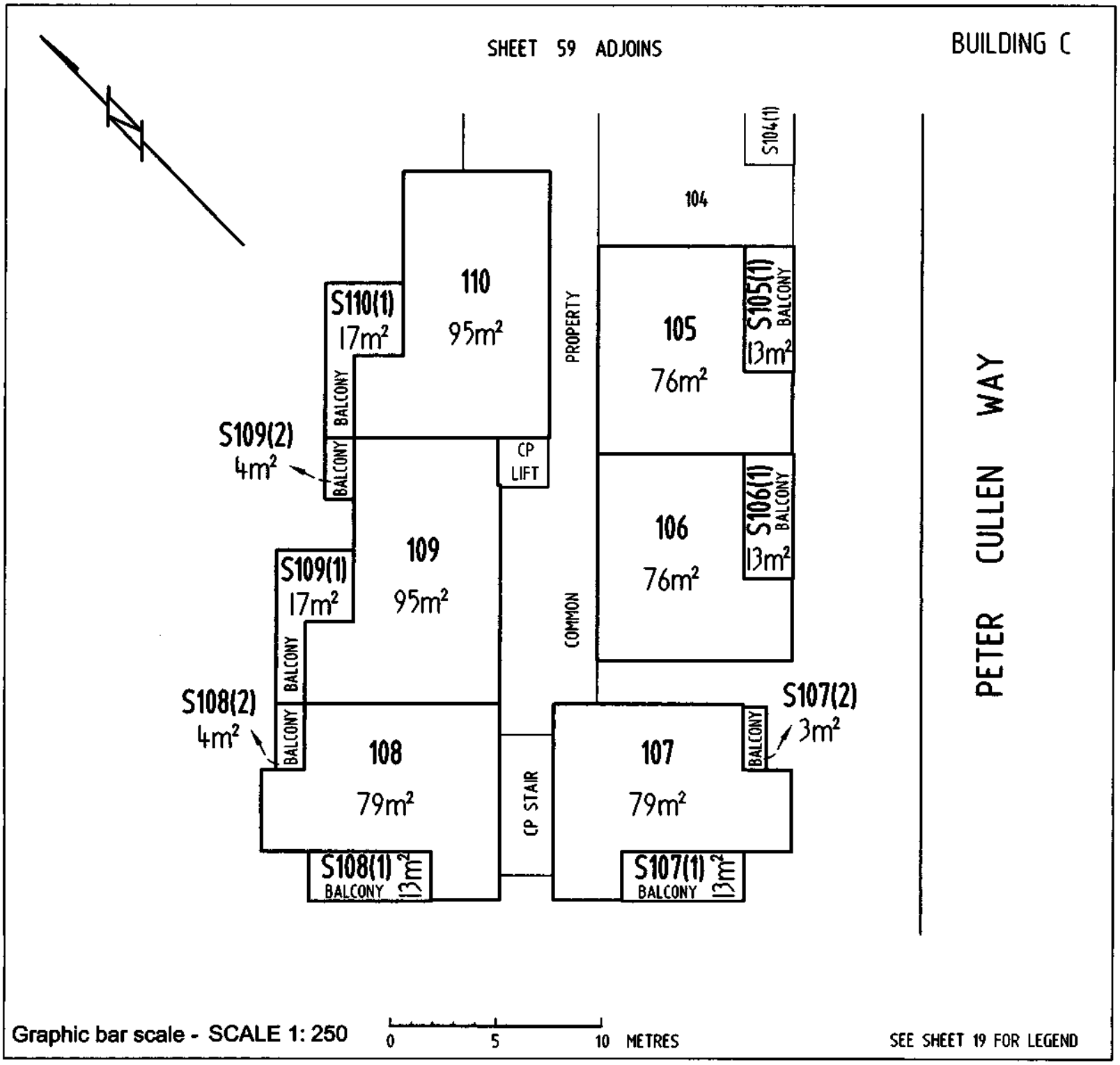
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
WRIGHT	27	1	4040

FLOOR NUMBER FIFTH	CLASS A UNITS AND SUBSIDIARIES



Rovine Property Holdings Pty Ltd Common Seal ACN 153 691 626

Anthony Tankey (Director/Secretary)

ROVINE PROPERTY HOLDING PTY LTD Registered Proprietor

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

Approved form AF 2010-180 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-30

Authorised by the ACT Parliamentary Counsel - also accessable at www.legislation.act.gov.au

REF:12149.01UP

FORM 4

Land Titles (Unit Titles) Act 1970

UNITS PLAN NO: 4040

Block 1 Section 27 Division of WRIGHT

SCHEDULE OF PROVISIONS COVENANTS AND CONDITIONS SUBJECT TO WHICH LEASES OF UNITS ARE HELD

1. The term of the lease of each of the units expires on the eighteenth day of April Two thousand one hundred and twelve.

2. The rent reserved by and payable under the lease of each of the units is five cents per annum if and when demanded.

3. Each Lessee of each of the Units Nos 1 to 176 inclusive shall on or before the eighteenth day of April Two thousand and sixteenth or within such further time as may be approved in writing by the Planning and Land Authority ("the Authority") complete the erection of each unit (with the necessary and usual appurtenances outbuildings and fences) in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority and in accordance with every applicable Statute Ordinance or Regulation.

4. Each Lessee of each of the Units Nos. 1 - 176 inclusive covenants with the Authority on behalf of the Commonwealth of Australia ("the Commonwealth") in respect of each Lessee's relevant unit as follows:

   (a) to pay to the Authority at Canberra the rent hereinbefore reserved and any other moneys payable under the lease within one month of the date of any demand made by the Authority relating thereto and served on the Lessee;

   (b) to use the unit as a single dwelling only;

   (c) not to use any unit subsidiary to that unit as a habitation;

   (d) not to make any structural alterations to the unit without the previous approval in writing of the Authority, except where exempt by law;

   (e) at all times during the term of the lease to maintain repair and keep in repair to the satisfaction of the Authority the unit excluding any defined parts under the provisions of the Unit Titles Act 2001;

(f) if and whenever the Lessee fails to maintain repair or keep in repair the unit the Authority may by notice in writing to the Lessee specifying the wants of repairs require the Lessee to effect repairs in accordance with the said notice or if the Authority is of the opinion that a building part of a building or other improvement is beyond reasonable repair the Authority may require the Lessee to remove a building or part of a building or other improvement and if after the expiration of one month from the date of receipt of the said notice or such longer time as the Authority may in writing allow the Lessee has not effected the said repairs or removed the said building part of the building or other improvement any person or persons duly authorised by the Authority with such equipment as is necessary may enter the unit and effect the said repairs or demolish and remove the building part of the building or other improvement and all expenses incurred by the Authority in effecting such repairs or demolition and removal shall be paid by the Lessee to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Lessee;

(g) to permit any person or persons authorised by the Authority to enter the unit at all reasonable times and in any reasonable manner and inspect the unit;

(h) to pay to the Authority or any statutory authority the proportion that is equal to the proportion the unit entitlement bears to the aggregate unit entitlement of all the units of any amounts payable by the Owners Corporation to the Authority or a statutory authority (but which has not been paid by the Owners Corporation within the required time under the provisions of any law of the Territory applicable to the unit or common property) and without limiting the generality thereof under the provisions of the Planning and Development Act 2007 and the Unit Titles Act 2001;

(i) the Lessee shall screen and keep screened all service areas to the satisfaction of the Authority and shall ensure that all plant and machinery contained within the premises is suitably screened from public view;

(j) that the Lessee shall not, without the previous consent in writing of the Territory, remove any tree:

(i) that has been identified in a development approval for retention during the period allowed for construction of the building; or

(ii) to which the Tree Protection Act 2005, applies;

(k) all minerals on or in the unit and the right to the use, flow and control of ground water under the surface of the unit are reserved to the Territory.

5. It is mutually covenanted and agreed by the Commonwealth and each of the Lessees of all the units as follows:

(a) the Lessee paying the rent and all other money due and observing and performing the covenants and stipulations on the part of the Lessee to be observed and performed shall quietly enjoy the premises without interruption by the Authority or any person lawfully claiming from or under or in trust for the Authority;

(b) that if:

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

(ii) the unit to be constructed by the Lessee pursuant to this lease is not completed by the Lessee within the time specified in Clause 3 of this lease; or

(iii) the said unit is at any time not used for a period of one year for the purpose for which this lease is granted; or

(iv) the Lessee shall commit or suffer a breach of any other covenant contained or implied in this lease

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

(c) that acceptance of rent or other moneys by the Authority during or after any period referred to in Clauses 5(b)(i), (ii), (iii), or (iv) of this lease shall not prevent or impede the exercise by the Authority of the powers conferred upon it by the said Clauses;

(d) that any extension of the term of all the leases shall be in accordance with the provisions of the Planning and Development Act 2007;

(e) any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Authority and delivered to or sent in a prepaid letter addressed to the Lessee at the unit or at its registered office or at the usual or last-known address of the Lessee or affixed in a conspicuous position on the unit;

(f) any and every right power or remedy conferred on the Commonwealth or Territory in this lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory as the case may be by:

(i) the Authority;

(ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or

(iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning and Development Act 2007.

6. In this schedule unless the contrary intention appears:

(a) "Authority" means the Planning and Land Authority established by section 10 of the Planning and Development Act 2007;

(b) "building" means any building or structure constructed or partially constructed or to be constructed as the context permits or requires on or under the parcel of land;

(c) "class" for a building or structure, means the class of building or structure under the building code as defined in the Building Act 2004;

(d) "dual occupancy housing" means the use of the parcel of land that was originally used or leased for the purposes of single dwelling housing for two dwellings;

(e) "dwelling":

(i) means a class 1 building, or a self-contained part of a class 2 building, that:

(A) includes the following that are accessible from within the building, or the self-contained part of the building:

(1) not more than 2 kitchens;

(2) at least 1 bath or shower;

(3) at least 1 toilet pan; and

(B) does not have access from another building that is either a class 1 building or the self-contained part of a class 2 building; and

(ii) includes any ancillary parts of the building and any class 10a buildings associated with the building;

(f) "Lessee" shall:

(i) where the Lessee consists of one person be deemed to include the Lessee and the executors administrators and assigns of the Lessee;

(ii) where the Lessee consists of two or more persons be deemed to include in the case of a tenancy in common the said persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and their and each of their assigns and the executors administrators and assigns of the survivor of them; and

(iii) where the Lessee is a corporation be deemed to include such corporation and its successors and assigns;

(g) "multi-unit housing" means the use of the parcel of land for more than one dwelling and includes but is not limited to dual occupancy housing and triple occupancy housing;

(h) "premises" means the parcel of land and any building or other improvements on the parcel of land;

(i) "Territory" means:

(i) when used in a geographical sense the Australian Capital Territory; and

(ii) when used in any other sense the body politic established by Section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);

(j) "triple occupancy housing" means the use of the parcel of land that was originally used or leased for the purposes of single dwelling housing or dual occupancy housing for three dwellings;

(k) "unit" means the parcel of land and the building and other improvements constructed or to be constructed on a part of the relevant parcel of land shown on the Units Plan as a unit;

(l) "unit subsidiaries" has the same meaning as in the Unit Titles Act 2001;

(m) words in the singular include the plural and vice versa;

(n) words importing one gender include the other genders;

(o) a reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

DATED the Twenty ninth day of July 2014.

Lyn Tankey
a delegate of the Planning and Land Authority in exercising its functions

LESSEE: ROVINE PROPERTY HOLDINGS PTY LIMITED A.C.N. 153 691 626

Sole Director

Rovine Property Holdings Pty Ltd ACN 153 691 626 Common Seal

FORM 5

Land Titles (Unit Titles) Act 1970

UNITS PLAN NO: 4040

Block 1 Section 27 Division of WRIGHT

SCHEDULE OF PROVISIONS COVENANTS AND CONDITIONS SUBJECT TO WHICH THE LEASE OF THE COMMON PROPERTY IS HELD

1. The term of the lease expires on the eighteenth day of April Two thousand one hundred and twelve.

2. The rent reserved by and payable under the lease is five cents per annum if and when demanded.

3. The Owners - Units Plan No. 4040 ("the Owners Corporation") covenants with the Planning and Land Authority ("the Authority") on behalf of the Commonwealth of Australia ("the Commonwealth") as follows:

   (a) to pay to the Authority at Canberra the rent hereinbefore reserved and any other moneys payable under the lease within one month of the date of any demand made by the Authority relating thereto and served on the Owners Corporation;

   (b) to permit the builders their servants and agents to build construct erect and provide by the eighteenth day of April Two thousand and sixteen or within such further time as may be approved in writing by the Authority the following services and facilities on the common property:

      (i) storage areas covered car parking hydraulic mains stormwater drains sewer lines hydraulic fire mains and hydrants water supply pipes hardstanding car parking adequately illuminated vehicle access roads pedestrian pathways and vehicle access drives in accordance with plans and specifications prepared by the builders and previously submitted to and approved in writing by the Authority;

      (ii) landscaping work in accordance with plans and specifications prepared by the builders and previously submitted to and approved in writing by the Authority;

      (iii) all necessary electrical and telephone cables and wires to be placed underground in accordance with plans and specifications prepared by the builders and previously submitted to and approved in writing by the Authority; and

      (iv) all other necessary improvements and services that the Authority may require the builders to build erect construct or provide;

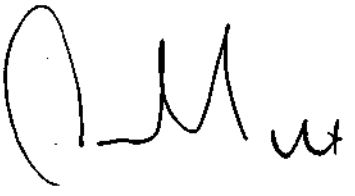
(c) to use the common property for some or all of the following uses; carparking, landscaping, paving, lighting, storage areas, service areas, vehicular and pedestrian access and for any other use approved by the Owners Corporation **PROVIDED THAT** these uses are consistent with the permitted purposes of the units;

(d) not to erect any building or make any structural alterations in any building or part of a building or other improvements on the common property without the previous approval in writing of the Authority, except where exempt by law;

(e) at all times during the term of the lease to maintain repair and keep in repair to the satisfaction of the Authority all buildings parts of buildings landscaping storage areas covered carparking hardstanding carparking adequately illuminated vehicle access roads pedestrian pathways and vehicle access drives and all other improvements on the common property and without limiting the generality thereof to maintain repair and keep in good working order the services situated in or on the parcel of land forming the common property;

(f) except where necessary for compliance with Clause 3(e) of this clause not to install any services or make any alterations in any of the services or any part of the services situated in or on the parcel of land forming the common property without the previous approval in writing of the Authority;

(g) if and whenever the Owners Corporation fails to maintain repair or keep in repair any building part of a building landscaping storage areas covered carparking hardstanding carparking adequately illuminated vehicle access roads pedestrian pathways and vehicle access drives or other improvements on the common property or to repair or keep in good working order the services or any parts thereof situated in or on the land forming the common property the Authority may by notice in writing to the Owners Corporation specifying the wants of repairs require the Owners Corporation to effect repairs in accordance with the said notice or if the Authority is of the opinion that a building part of a building or other improvement or any part or parts of the services are beyond reasonable repair the Authority may require the Owners Corporation to remove a building part of a building or improvement or to replace the part or parts of the services and if after the expiration of one month from the date of receipt of the said notice or such longer time as the Authority may in writing allow the Owners Corporation has not effected the said repairs or removed the said building part of the building or the improvement or replaced the part or parts of the services any person or persons duly authorised by the Authority with such equipment as is necessary may enter the common property and effect the said repairs or demolish and remove the building part of the building or the improvement or replace the part or parts of the service and all expenses incurred by the Authority in effecting such repairs or demolition or removal or replacement shall be paid by the Owners Corporation to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Owners Corporation;



(h) to permit any person or persons authorised by the Authority to enter upon the common property at all reasonable times and in any reasonable manner and inspect the common property and buildings parts of buildings services parts of services and improvements situated in or on the parcel of land forming the common property;

(i) the Owners Corporation shall screen and keep screened all service areas to the satisfaction of the Authority and shall ensure that all plant and machinery contained within the premises is suitably screened from public view;

(j) that the Owners Corporation shall not, without the previous consent in writing of the Territory, remove any tree:

(i) that has been identified in a development approval for retention during the period allowed for construction of the building; or

(ii) to which the Tree Protection Act 2005, applies;

(k) all minerals on or in the common property and the right to the use, flow and control of ground water under the surface of the common property are reserved to the Territory.

4. It is mutually covenanted and agreed by the Commonwealth and the Owners Corporation as follows:

(a) that if the common property is at any time not used for a period of one year for the purpose for which this lease is granted the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Owners Corporation in respect of any breach of the covenants on the part of the Owners Corporation to be observed or performed;

(b) that any extension of terms for all the leases shall be in accordance with the provisions of the Planning and Development Act 2007;

(c) any and every right power or remedy conferred on the Commonwealth or Territory in this lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory as the case may be by:

(i) the Authority;

(ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or

(iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning and Development Act 2007.

5. In this schedule unless the contrary intention appears:

(a) "Authority" means the Planning and Land Authority established by section 10 of the Planning and development Act 2007;

(b) "builders" means ROVINE PROPEERTY HOLDINGS PTY LIMITED, Unit 72, 71 Giles Street, KINGSTON in the Australian Capital Territorytheir servants and agents and the servants and agents of each of them;

(c) "building" means any building or structure, constructed or partially constructed or to be constructed, as the context permits or requires, on or under the parcel of land;

(d) "owners corporation" means the body corporate under the name of 'The Owners - Units Plan No. 4040';

(e) "premises" means the parcel of land and any building or other improvements on the parcel of land;

(f) "services" means hydraulic mains stormwater drains sewer lines hydraulic fire mains and hydrants together with all necessary appurtenances;

(g) "Territory" means:

(i) when used in a geographical sense the Australian Capital Territory; and

(ii) when used in any other sense the body politic established by Section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);

(h) "unit" means the parcel of land and the building and other improvements including any unit subsidiaries constructed or to be constructed on a part of the relevant parcel of land shown on the Units Plan as a unit;

(i) words in the singular include the plural and vice versa;

(j) words importing one gender include the other genders;

(k) a reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

DATED the Twenty ninth day of July 2014.

Lyn Tankey
a delegate of the Planning and Land Authority in exercising its functions

LESSEE: ROVINE PROPERTY HOLDINGS PTY LIMITED A.C.N. 153 691 626

Rovine Property Holdings Pty Ltd ACN 153 691 626 Seal

Sole Director

Development Statement
Ambientè Apartments

Block 1 Section 27
WRIGHT

10 July 2014 (Rev B)

DEVELOPMENTS

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1. DESCRIPTION OF THE LAND

The land is known as Block 1 Section 27 in the division of WRIGHT and is approximately 17,625 square metres.

2. DEVELOPMENT APPROVAL

Development Approval (DA201221547) was approved on 11 July 2012 for the erection of a new residential development comprising 176 residential units and townhouses. The development consists of one, two and three bedroom properties, in one 3-storey walk up block, one 4-storey apartment block, one 6-storey apartment tower and a range of 2-storey terraced houses and apartments.

The development also incorporates:

- basement parking;
- landscaping, paving and other site works; and
- off site works.

The Notice of Decision (DA201221547) and DA plans (site sections, elevations and level plans) are attached at ***Appendix A.***

3. STAGING OVERVIEW

The development will be handed over and settled in three stages. Stage 1 currently comprises 30 residential terraced houses and 10 units located in Blocks A and B. Stage 2 comprises 66 residential units located in Blocks D and E. Stage 3 comprises 70 residential units located in Block C. The estimated commencement date may be brought forward subject to delivery of the site by the Land Development Agency.

A copy of the Staging Plan is attached as ***Appendix B***.

The staged settlement and registration of Units Plan is subject to final programming and attainment of Practical Completion and Certificate of Occupancy and Use.

Stage	Units	Estimated Commencement Date	Estimated Construction Completion Date
1	40 residential units	1 July 2013	31 August 2014
2	66 residential units	1 December 2013	28 February 2015
3	70 residential units	1 January 2014	28 February 2016

3.1 Arrangements for Access

Access arrangements for subsequent stages will be maintained to ensure residents of any earlier stages have a clearly defined and dedicated entrance to that of all pedestrian and vehicular construction traffic. The entrance(s) will be implemented and maintained to ensure residents' access is not limited or impeded in any way that would cause undue or compromised amenity during subsequent construction stages.

3.2 Permitted Uses of Common Property

All common areas designated as part of a stage will be complete and fully operation for the use of residents as per the DA. Refer to the Staging Plan at ***Appendix B*** for indication on common property to be completed in each stage.

3.3 Landscaping

All landscaping will be completed as per the landscape intentions plan and DA documentation prior to occupation of each related stage.

3.4 Fencing

Where necessary, segregation between completed and uncompleted stages will be by construction fencing with obscure mesh or hoarding as appropriate. It is intended that the staged configuration of the buildings will be such that extensive facade screening will not be necessary.

4 STAGE 1 – SCOPE OF WORK

Stage 1 currently comprises 40 residential units consisting of 30 2-storey terraced styled houses and 10 walk up surveillance units atop rear garages in Block A.

Commencement Date – 1 July 2013
Completion date – 31 August 2014

4.1 Basement

Not applicable. The 40 residential units have their own individual car parks located at the rear of the building at ground level. Access will be provided to these areas.

4.2 Building

Stage 1 will comprise 40 residential units consisting of 30 2-storey terraced styled houses and walk up units atop rear garages in Block A.

4.3 Access

Access to Stage 1 apartments will be from Max Jacobs Street and the newly constructed internal road from John Gorton Drive. Access to the entrances of the terraced styled houses located in Blocks A and B will be directly from the streets as depicted on the Staging Plan at ***Appendix B***.

4.4 Common Property

Stage 1 common property will comprise completed landscape and paving details to the line depicted on the Staging Plan at ***Appendix B.***

5 STAGE 2 – SCOPE OF WORK

Stage 2 comprises 66 residential units within a 3 storey walk up building and a 4 storey lifted apartment building fronting John Gorton Drive.

Commencement Date – 1 December 2013
Completion date – 28 February 2015

5.1 Basement

The Basement will be sufficiently completed and opened to enable access and egress to and from allocated basement parking spaces for all stage 2 apartments. Access to egress stairs will be provided in accordance with the Building Code of Australia and Building Approval (BA) granted for the development.

5.2 Building

Stage 2 will comprise 66 residential units in Blocks D and E.

5.3 Access

Access to Stage 2 apartments will be via the basement ramp from John Gorton Drive. The lobby to Block E provides access to stairs servicing all apartments in Block E as depicted on the Staging Plan at ***Appendix B***. The lobby to Block D provides access to stairs and/or Lifts servicing all apartments in Block D as depicted on the Staging Plan at ***Appendix B***.

5.4 Common Property

Stage 2 common property will comprise completed landscape and paving details to the podium approximately to the line depicted on the Staging Plan at ***Appendix B.***

6 STAGE 3 – SCOPE OF WORK

Stage 3 comprises 70 residential units within a 6-storey lifted apartment building fronting Peter Cullen Way and John Gorton Drive.

Commencement Date – 1 January 2014
Completion date – 28 February 2016

6.1 Basement

The basement will be fully completed and opened to enable access and egress to and from all areas.

6.2 Building

Stage 3 will comprise 70 residential units within a 6 storey lifted apartment building.

6.3 Access

Access to Stage 3 apartments will be via the basement ramp from John Gorton Drive.
The lobby provides access to stairs and/or lifts servicing all apartments in Block C as depicted on the Staging Plan at ***Appendix B***.

6.4 Common Property

Stage 3 common property will comprise completed landscape and paving details to the podium approximately to the line depicted on the Staging Plan at ***Appendix B.***

Stage 3 will also comprise the completed swimming pool.

7 GENERAL PROVISIONS

7.1 Pay reasonable Expenses for Damage and Use of Services

The developer will pay the reasonable expenses incurred by the Owners Corporation in repairing any damage to the common property, or to any units, in the completed stages of the development that is caused in carrying out the approved development.

The developer will pay the reasonable expenses incurred by the Owners Corporation for any water, sewerage, drainage, gas, electricity, oil, garbage, conditioned air or telephone service used in carrying out the development, although the developer intends to provide its own arrangements for garbage, electricity, telephone, temporary toilet facilities, oil and gas services it may require in carrying out the works to uncompleted stages of the approved development.

7.2 Make Good

The developer must make good, as soon as practicable, any damage to the common property or units in the completed stages of the development caused in carrying out the development.

7.3 Standard of Finishes

The standard of materials used, finishes affected, common property improvements, landscaping, roadways and paths to be carried out in the development will not be inferior to or substantially different from those of the buildings and other works in completed stages of the development.

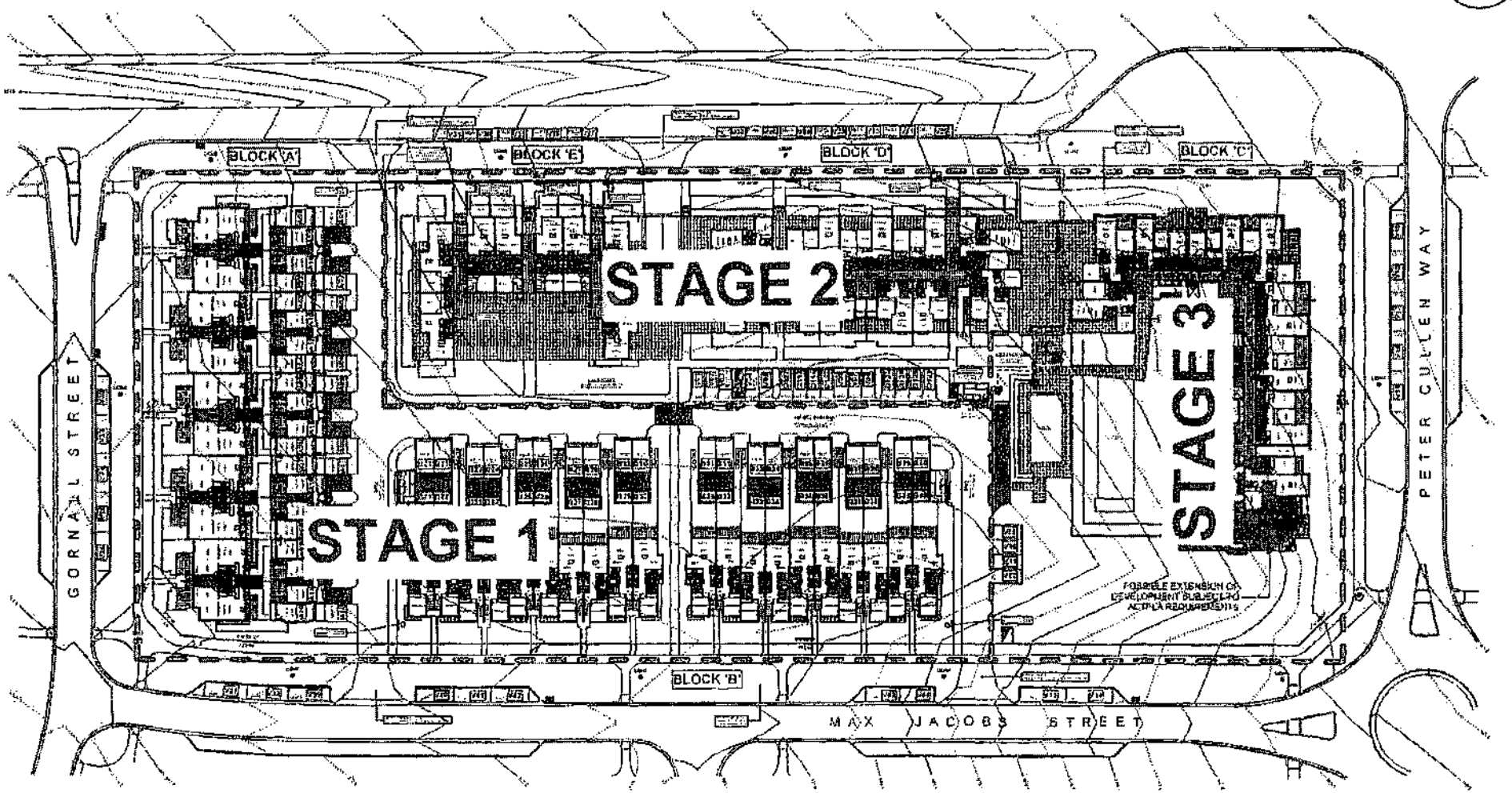
7.4 Survey Report

At the completion of each stage of the development and after the completion of the entire development, the developer will provide ACTPLA with a report prepared by a registered surveyor about the position of fully or partially completed buildings in relation to the boundaries of the units and of the parcel. If a form is approved under s180 of the *Unit Titles Act 2001* for a report by a registered surveyor, the form must be used.

7.5 Apportionment of Body Corporate Expenses

Maintenance expenses for the use of the common property of the staged development shall be treated in accordance with the *Unit Titles Act 2001.*

STAGING PLAN



APPENDIX B

ACT Government
Environment and Sustainable Development

Notice of decision

Under Part 7 of the *Planning and Development Act 2007*

Section 197 Amendment

DA NO: 201221547/S197E **DATE LODGED: 16-May-14**

DATE OF DECISION: 05/06/2014

BLOCK: 1 **SECTION: 27** **SUBURB: WRIGHT**

STREET NO AND NAME: John Gorton Drive

APPLICANT: Kasparek Architects

LESSEE: Rovine Property Holdings Pty Ltd

THE PROPOSAL

Pursuant to section 197 of the *Planning and Development Act 2007*, approval is sought to amend development approval No. 201221547 dated 11/07/2012 by:

(a) Extend courtyard wall of unit A01 with fence types F1&F3;
(b) Revise FFLs of Units B21 to B40 and add stairs between carports;
ground floor raised 70mm max & first floor max 160mm; and
overall building height AHD level raised no more than 160mm;
(c) Extend courtyard wall and add F3 infill panel between brick pier and unit wall;
(d) Change first floor level brickwork to light weight construction with rendered & painted FC cladding;
(e) Stepped parapet wall to reduce height;
(f) Removed 'Scyon' cladding and replaced with painted & rendered brickwork;
(g) Underside of parapet portico archway lowered to match other porticos;
(h) Top of parapet wall angled 2 degrees to match roof line;
(i) Increased excavation surrounding dwelling to expose additional patio brickwork;
(j) Extend painted & rendered brickwork to carport walls to replace light weight cladding;
(k) Increase column height by 200mm;
(l) Remove un-allocated store cage;
(m) Delete unnecessary retaining walls;
(n) Change fence type; and
(o) Add external steps.

THE DECISION

I, Ravi Singh, delegate of the planning and land authority, pursuant to section 198 of the Act, hereby **approve** to amend the development approval, in accordance the application made under section 197 of the Act, in accordance with the plans, drawings and other documents and items submitted with the application and endorsed as forming part of this approval.

PUBLIC NOTIFICATION

Pursuant to S198B of the *Planning and Development Act 2007,* the authority waived the requirement to publicly notify the amendment of the development approval.

The authority is satisfied that:

(a) no-one other than the applicant will be adversely affected by the amendment; and

(b) the environmental impact caused by the amendment will do no more than minimally increase the environmental impact of the development.

ENTITY ADVICE

Pursuant to S198A of the *Planning and Development Act 2007*, the authority waived the requirement to refer the amendment of the development approval to agencies.

The authority is satisfied that the application for amendment does not affect any part of the development approval in relation to which the entity made a comment.

REASONS FOR THE DECISION

In deciding whether to amend the development approval in accordance with the application under section 197 of the Act, I have considered the application and taken action in relation to the application as if the development originally approved had been completed, and the application for the amendment was an application for approval of a development proposal to change the completed development to give effect to the amendment.

The application to amend the development approval satisfactorily meets the requirements for approval. The application was approved because, pursuant to section 198 of the Act, the changed development proposal and the original development proposal would not be in different assessment tracks, and the development after the amendment will be substantially the same as the development for which approval was originally given.

INSPECTION OF THE APPLICATION AND DECISION

A copy of the application and the decision can be inspected between 8:30am and 4:30pm weekdays at the Environment and Sustainable Development Directorate Dickson Customer Service Centre at 16 Challis Street, Dickson, ACT.

EVIDENCE

Application No. – 201221547 – S197D
File No. – 1-2012/06022
The Territory Plan zone – RZ5 High Density Residential Zone
The Development Codes – Multi Unit Housing Development Code
The Precinct Codes – Wright precinct Code and Map
Current Crown Lease – Volume 2092 Folio 16

DELEGATE and CONTACT OFFICER

Ravi Singh

Ravi Singh
Delegate of the planning and land authority
Environment and Sustainable Development Directorate
Phone: (02) 6207 1861
Email: ravi.singh@act.gov.au

05/06/2014

TRANSLATION AND INTERPRETER SERVICES

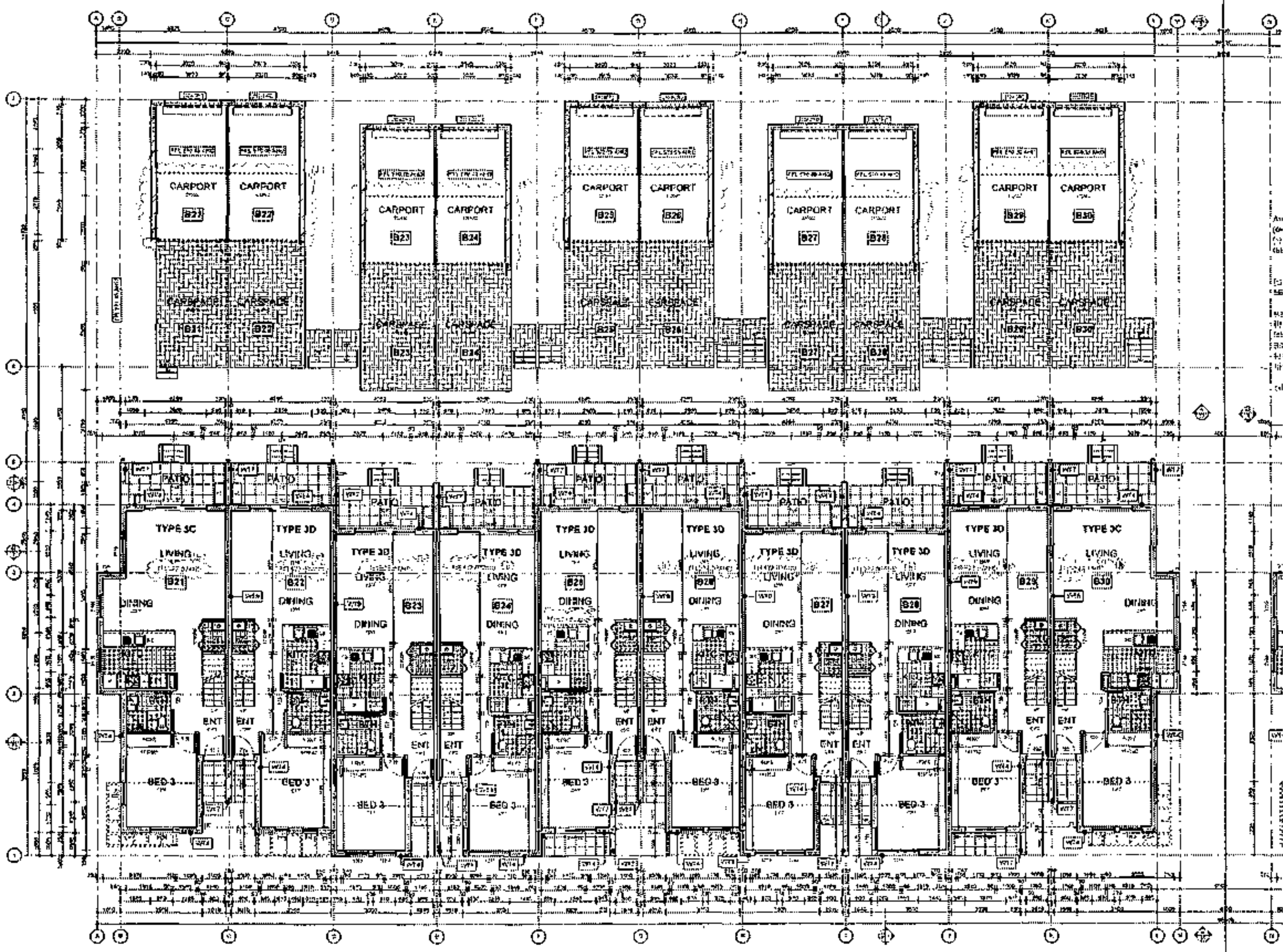
The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week. Telephone 131 450.

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE

131 450

Canberra and District - 24 hours a day, seven days a week

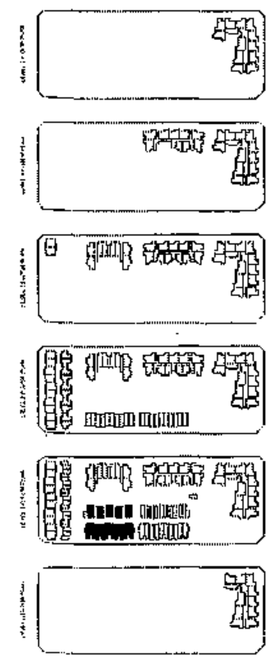


BLOCK 'B' GROUND FLOOR PLAN

APPROVAL AMENDED

UNIT STATISTICS - BLOCK 'B'

FLOOR PLAN LEGEND



LOCATION PLAN

PER-SE DEVELOPMENTS

MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

BLOCK 1 SECTION 27
WRIGHT ACT 2611

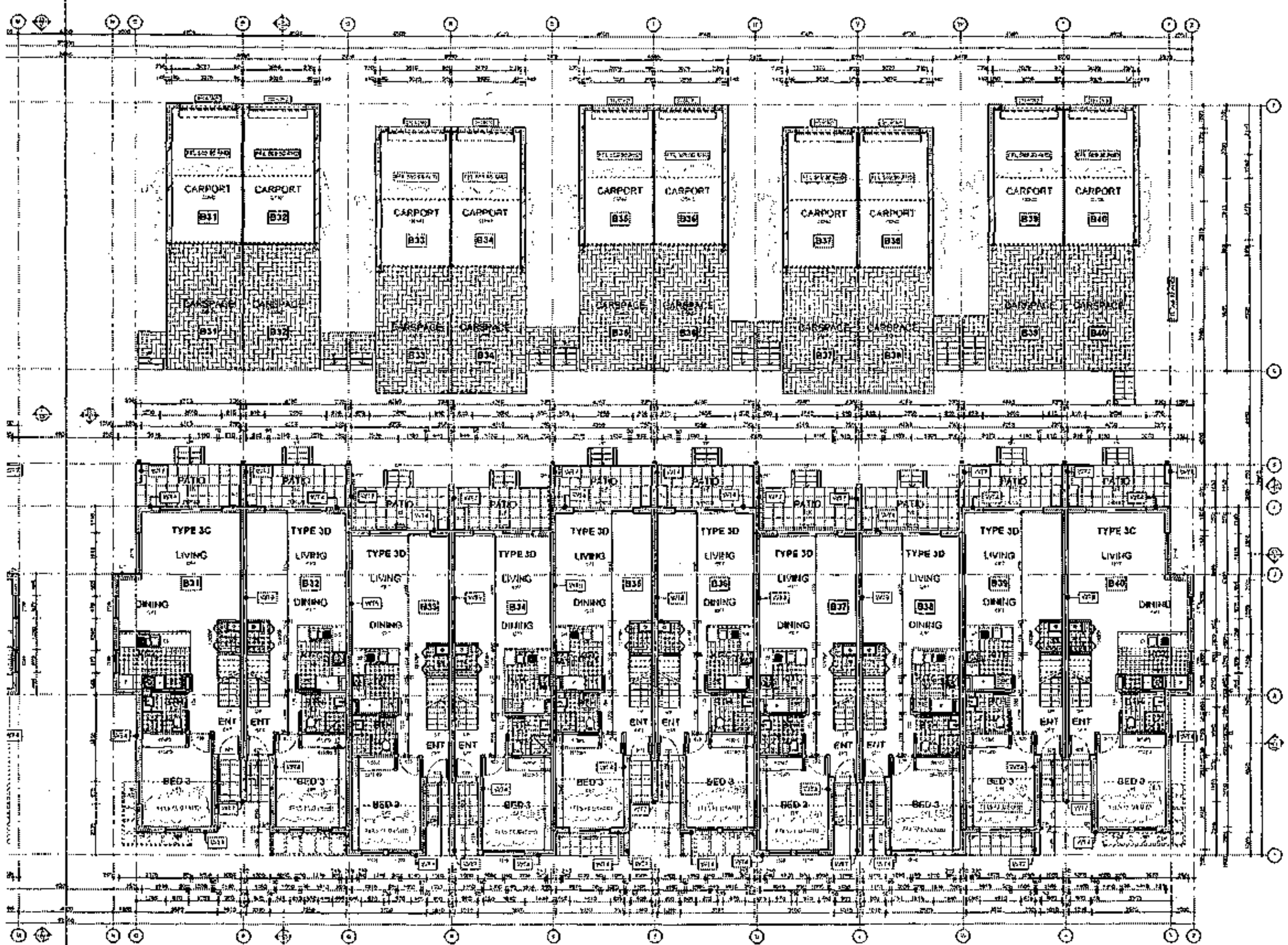
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Engineer:	Sellick Consultants
Landscaping:	JEA
Documentation:	CAD3 PTY. LTD.
Technician:	CAD3
Checked:	FK
Scale:	AS SHOWN
Plot Date:	10/10/2013
BA FOR TENDER	

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5th MAY 2014

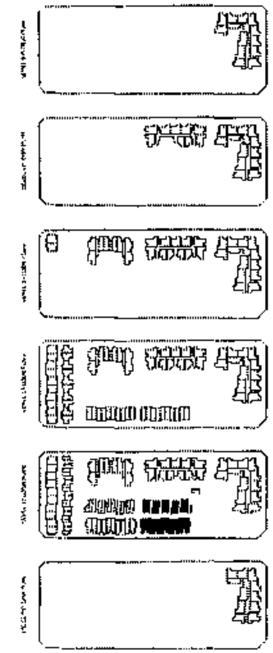
ka Kasparek Architects



UNIT STATISTICS - BLOCK 'B'

FLOOR PLAN LEGEND

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED



LOCATION PLAN

PER-SE DEVELOPMENTS

MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

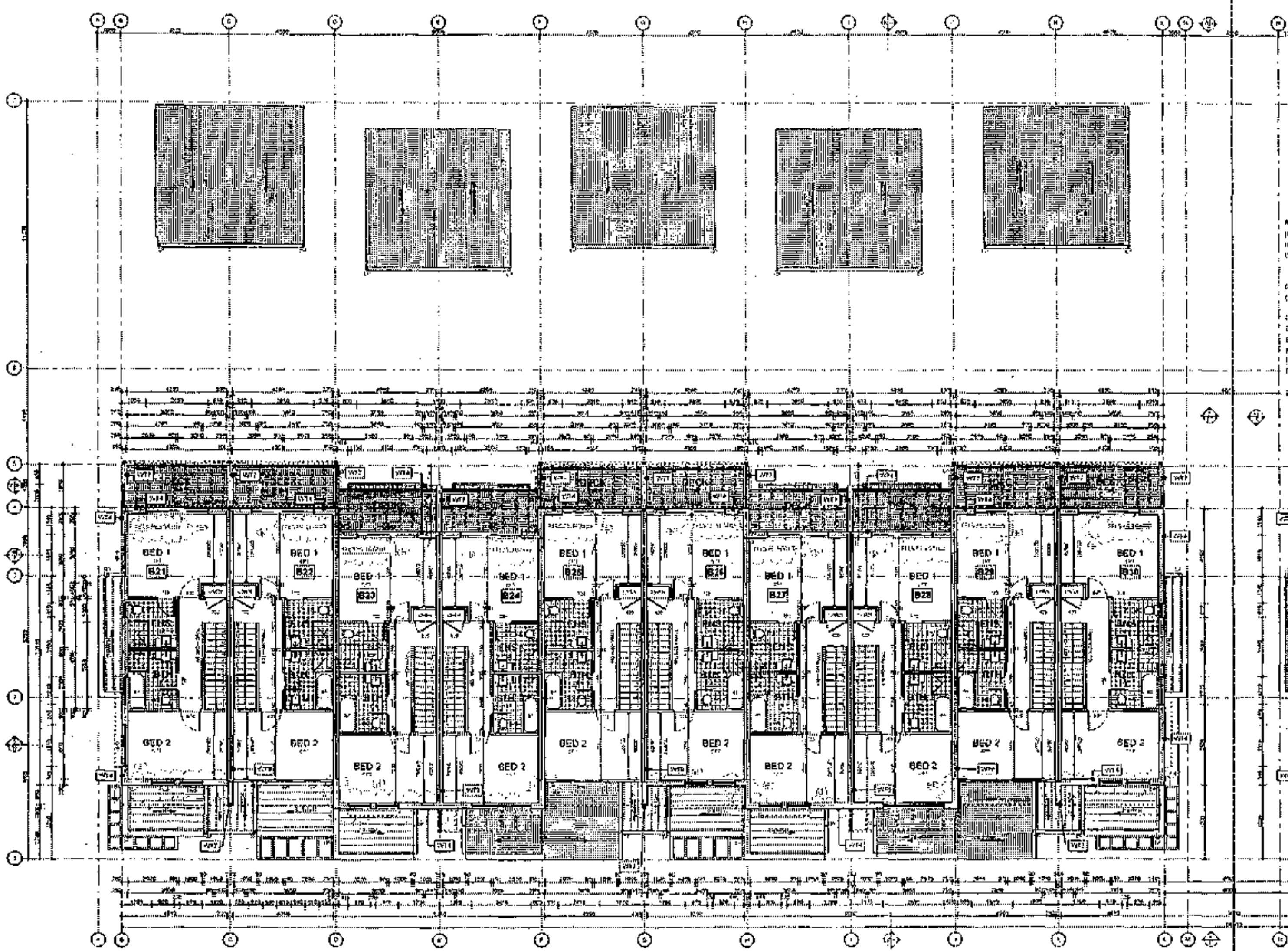
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BLOCK 'B' GROUND FLOOR PLAN

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46

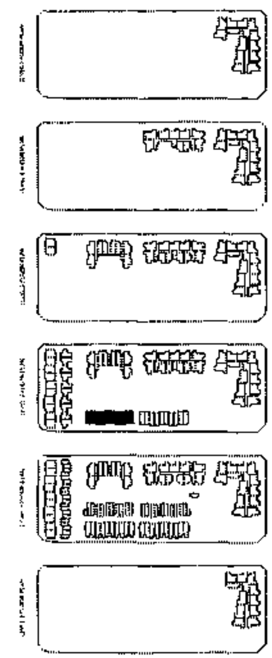
5th MAY 2014



BLOCK 'B' FIRST FLOOR PLAN

APPROVAL AMENDED

UNIT STATISTICS - BLOCK 'B'



LOCATION PLAN

FLOOR PLAN LEGEND

PER-SE DEVELOPMENTS

MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

BLOCK 1 SECTION 27 WRIGHT ACT 2611

BLOCK 'B' FIRST FLOOR PLAN

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Engineer:	Sellick Consultants
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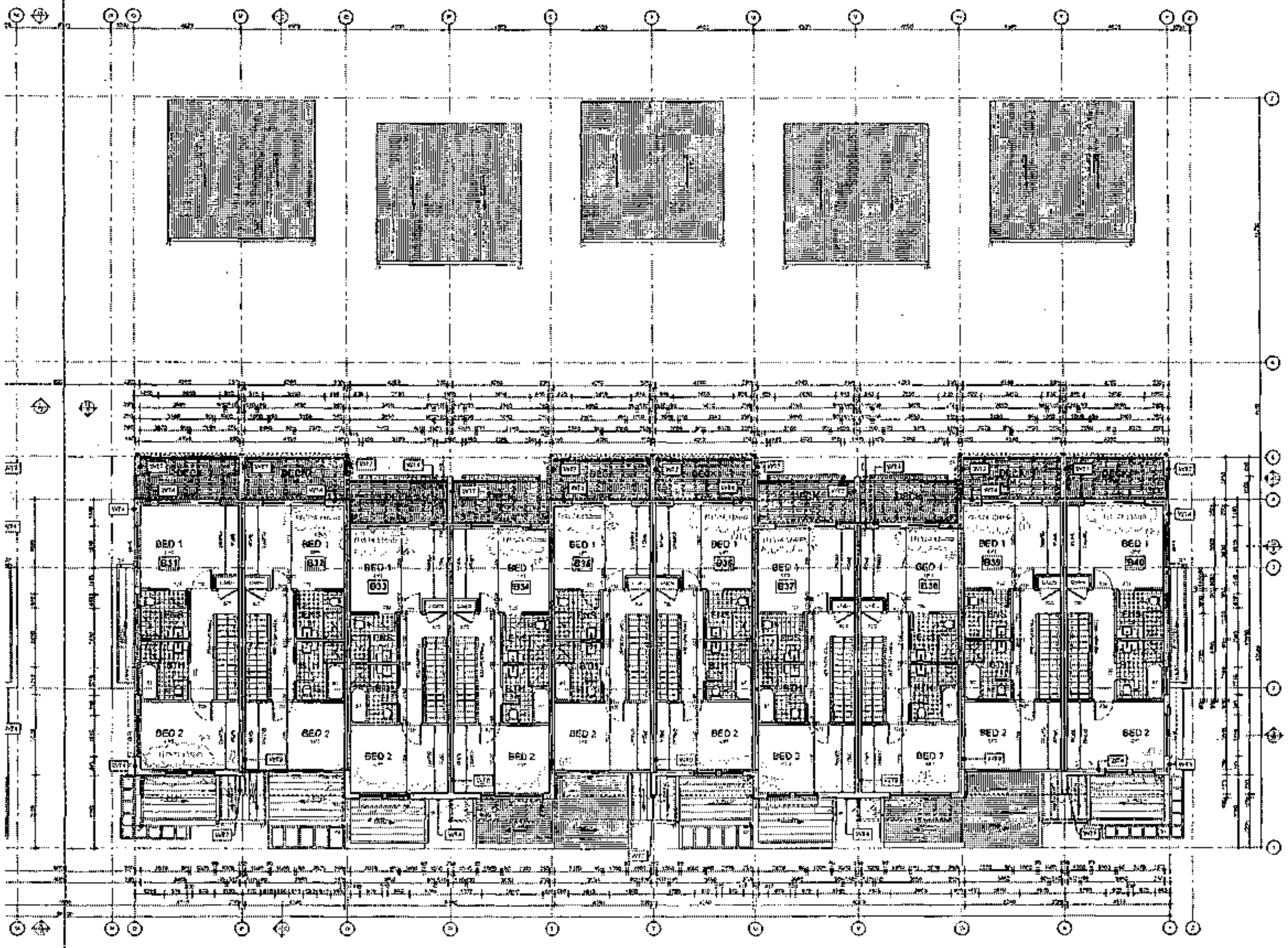
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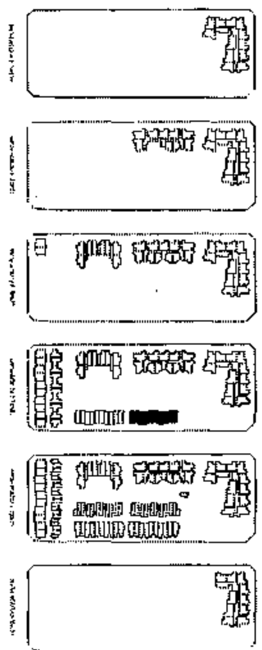
5th MAY 2014

Kasparek ARCHITECTS

UNIT STATISTICS - BLOCK 'B'

FLOOR PLAN LEGEND





LOCATION PLAN

APPROVAL AMENDED

PER-SE DEVELOPMENTS

MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

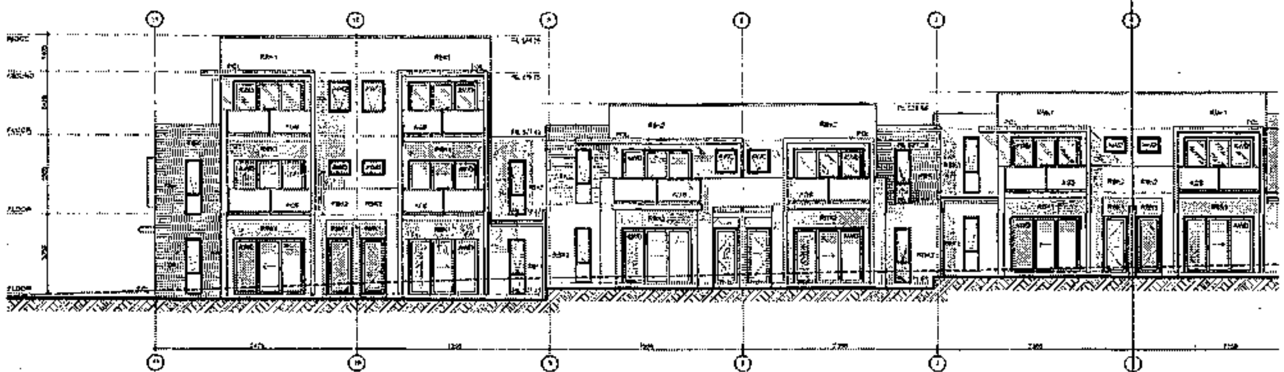
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BLOCK 'B' FIRST FLOOR PLAN

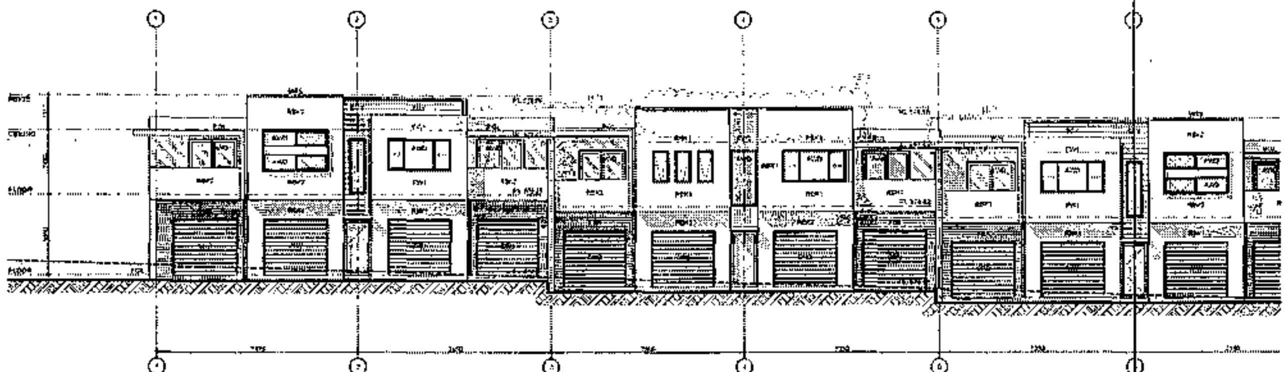
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Engineer	Sellick Consultants
Landscaping	JLA
Documentation	CAD3 PTY. LTD.
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Scale	AS SHOWN
Commenced	DEC 2011
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BA FOR TENDER	

48

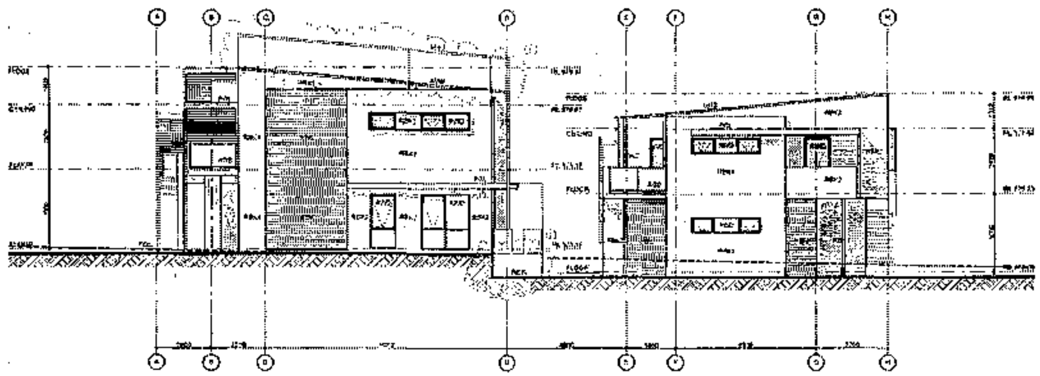
5th MAY 2014



A. BLOCK 'A' NORTH-WEST ELEVATION



C. BLOCK 'A' SOUTH-EAST ELEVATION

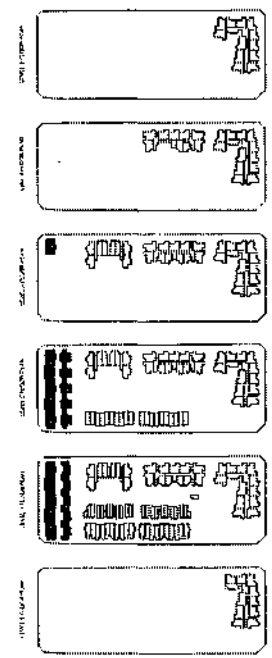


B. BLOCK 'A' SOUTH-WEST ELEVATION

APPROVAL AMENDED

UNIT STATISTICS - BLOCK 'A'

ELEVATION LEGEND



LOCATION PLAN

PER-SE DEVELOPMENTS

MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

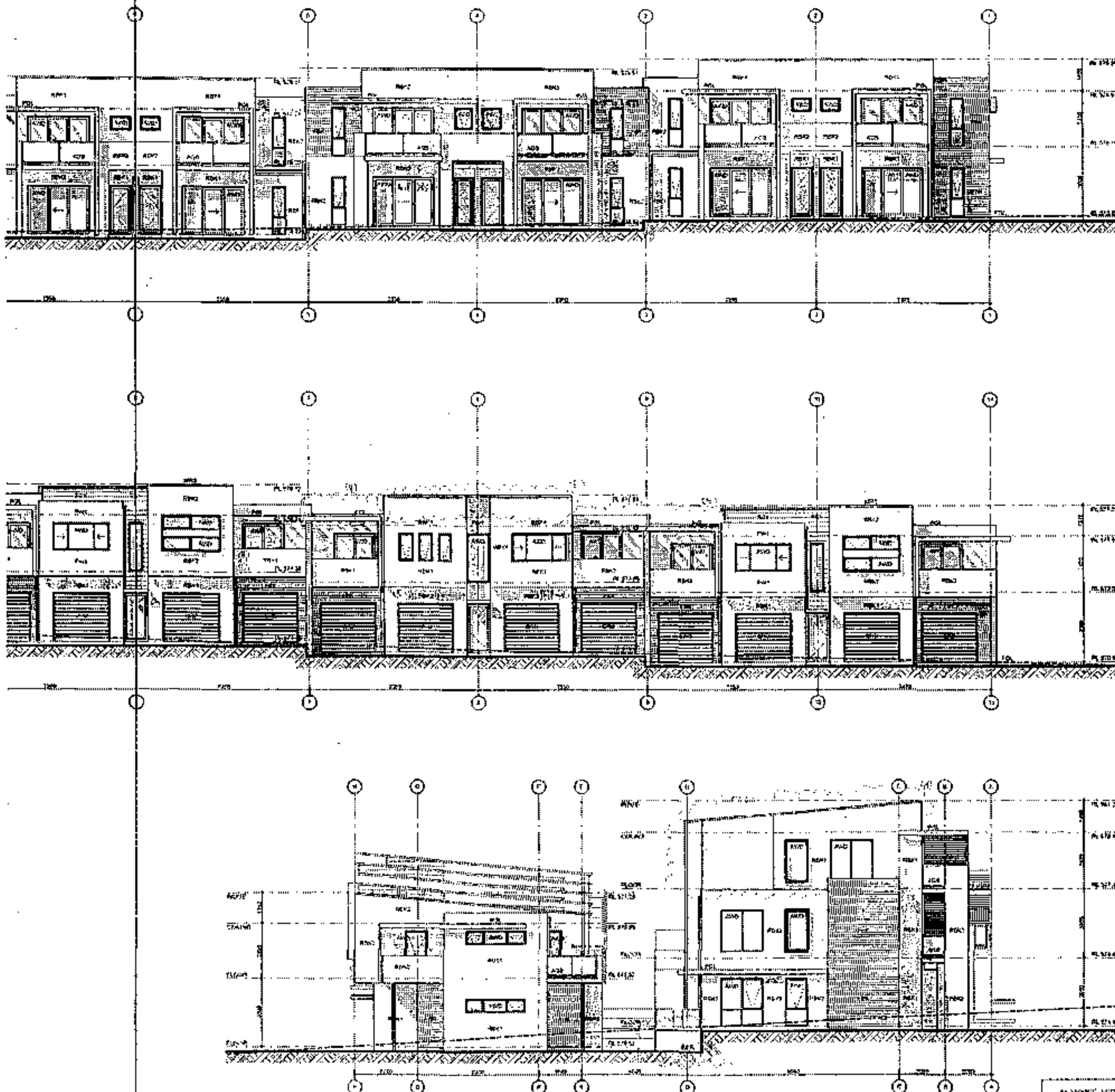
BLOCK 1 SECTION 27
WRIGHT ACT 2611

BLOCK 'A' ELEVATIONS

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Commenced	DEC 2011
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DA FOR TENDER	

39

5th MAY 2014

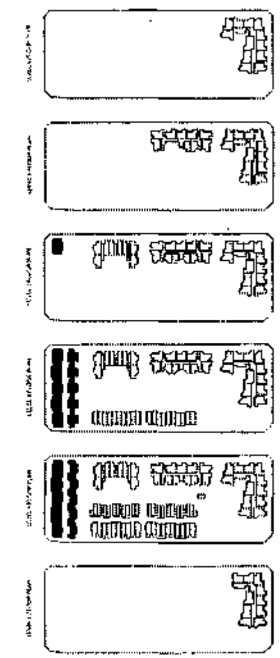


D. BLOCK 'A' NORTH-EAST ELEVATION

APPROVAL AMENDED

UNIT STATISTICS - BLOCK 'A'

[illegible]



LOCATION PLAN

ELEVATION LEGEND

AC - AC CONDENSOR UNIT - SCREENED FROM PUBLIC VIEW
ACP - PREFINISHED CLADDING PANEL
AOB - ALUMINIUM & OPAQUE GLASS BALUSTRADE
AWD - ALUMINIUM FRAMED WINDOWS AND DOORS
CFG - COLORBOND FASCIA AND GUTTER
CRD - COLORBOND ROLLER DOOR
CRS - COLORBOND ROOF SHEETING
DP - COLORBOND DOWNPIPES
FBW - FACEBRICK WALL
FCL - FINISHED CEILING LEVEL
FCS - FIBRE CEMENT SHEETING
FFL - FINISHED FLOOR LEVEL
FG - FIXED GLAZING
FGL - FINISHED GROUND LEVEL
FW1 - FEATURE WALL FINISH
FW2 - FEATURE WALL FINISH
FW3 - FEATURE WALL FINISH
HWS - HOT WATER SYSTEM
MHS - POWDERCOATED METAL HORIZONTAL SUNSCREEN
NGL - NATURAL GROUND LEVEL
PGL - POWDERCOATED METAL PERGOLA
REN1 - RENDERED & PAINTED MASONRY WALL
REN2 - RENDERED & PAINTED MASONRY WALL
SCY - [illegible]
NOTE: REFER TO EXTERNAL FINISHES SCHEDULE FOR ... AND COLOUR SPECIFICATIONS.

Client Name: PER-SE DEVELOPMENTS

Project Name: MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

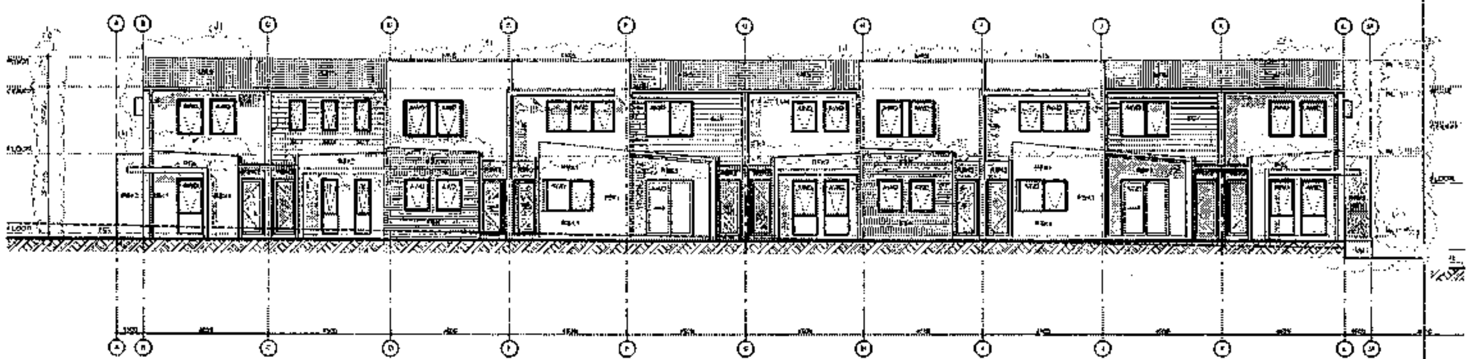
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Drawing Title: BLOCK 'A' ELEVATIONS

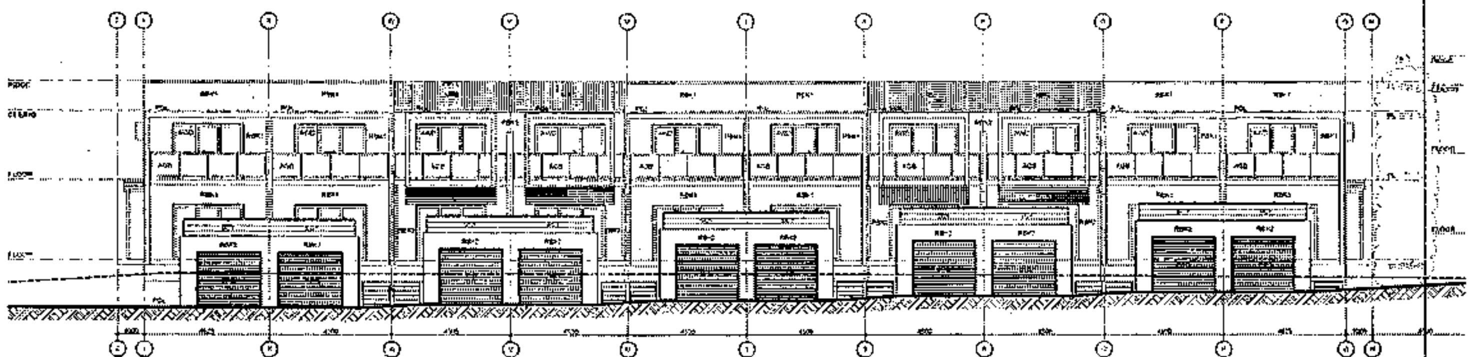
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DA FOR TENDER	

40

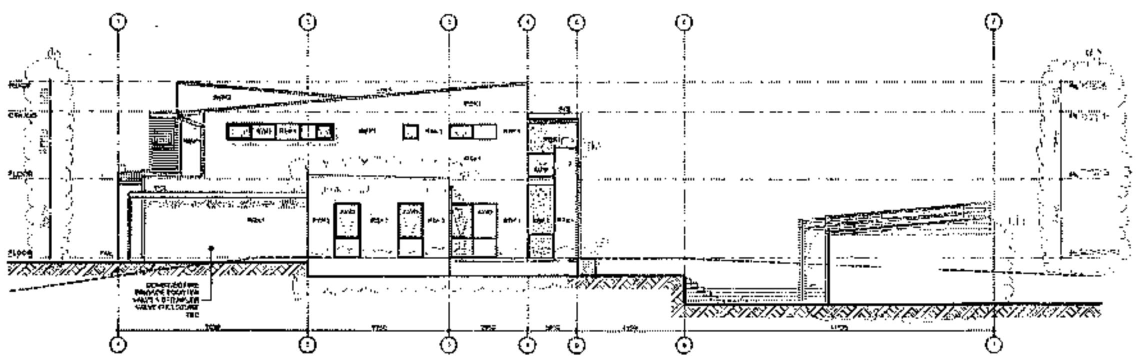
5th MAY 2014



B. BLOCK 'B' SOUTH-WEST ELEVATION



D. BLOCK 'B' NORTH-EAST ELEVATION



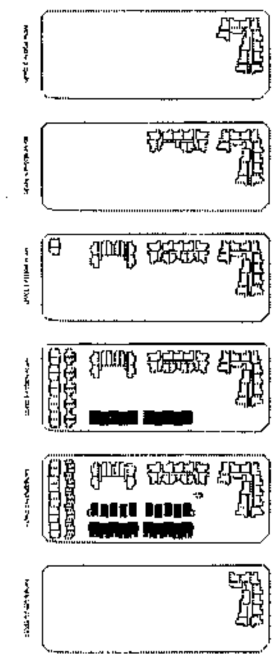
C. BLOCK 'B' SOUTH-EAST ELEVATION

C. BLOCK 'B' SOUTH-EAST ELEVATION

APPROVAL AMENDED

UNIT STATISTICS - BLOCK 'B'

ELEVATION LEGEND



LOCATION PLAN

PER-SE DEVELOPMENTS

MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

BLOCK 1 SECTION 27
WRIGHT ACT 2611

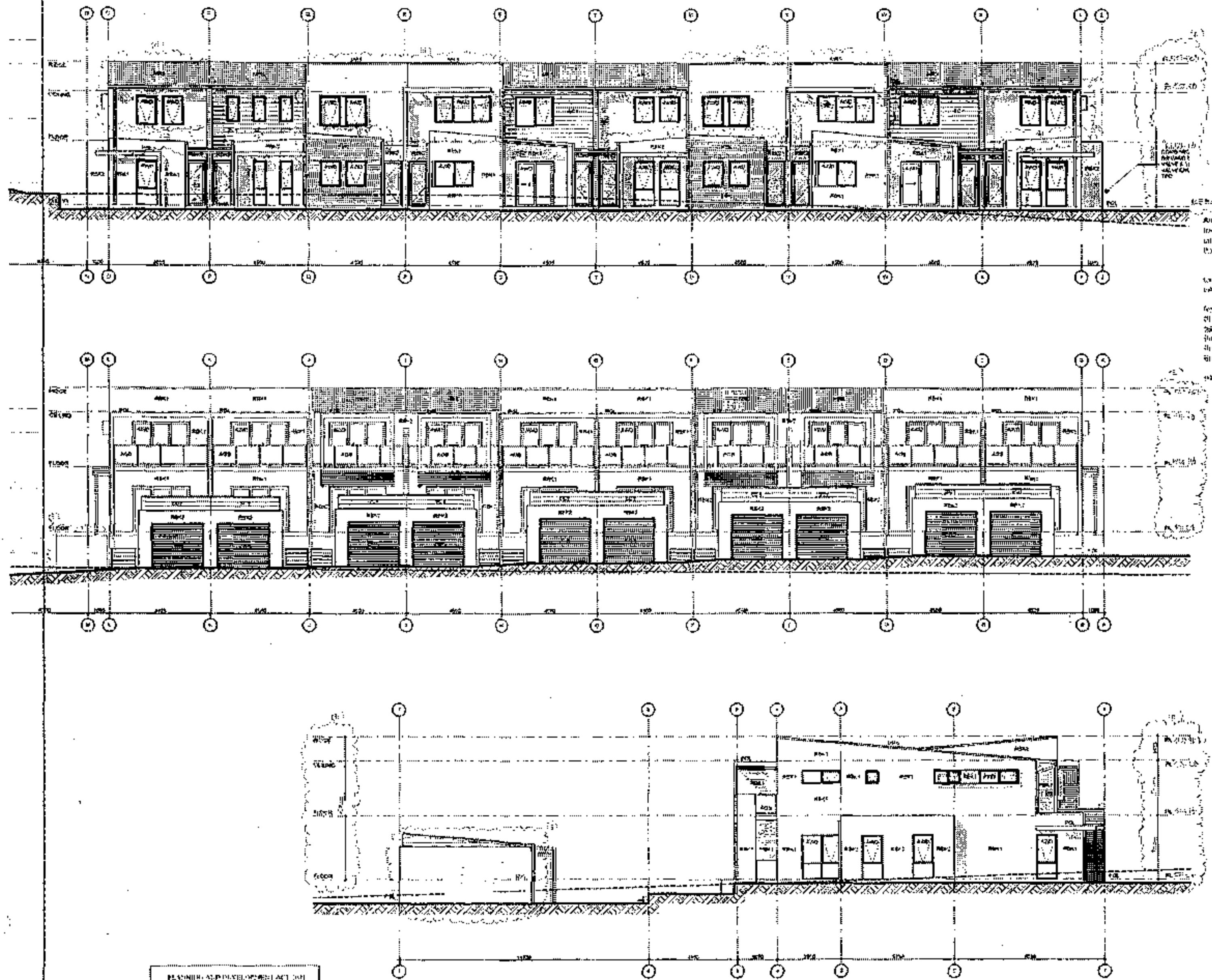
BLOCK 'B' ELEVATIONS

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Commenced:	DEC 2011
Plot Date:	25/10/2013

BA FOR TENDER

51

5TH MAY 2014

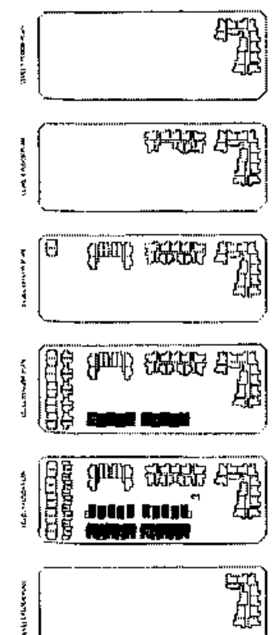


A. BLOCK 'B' NORTH-WEST ELEVATION

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED

UNIT STATISTICS - BLOCK 'B'

ELEVATION LEGEND



LOCATION PLAN

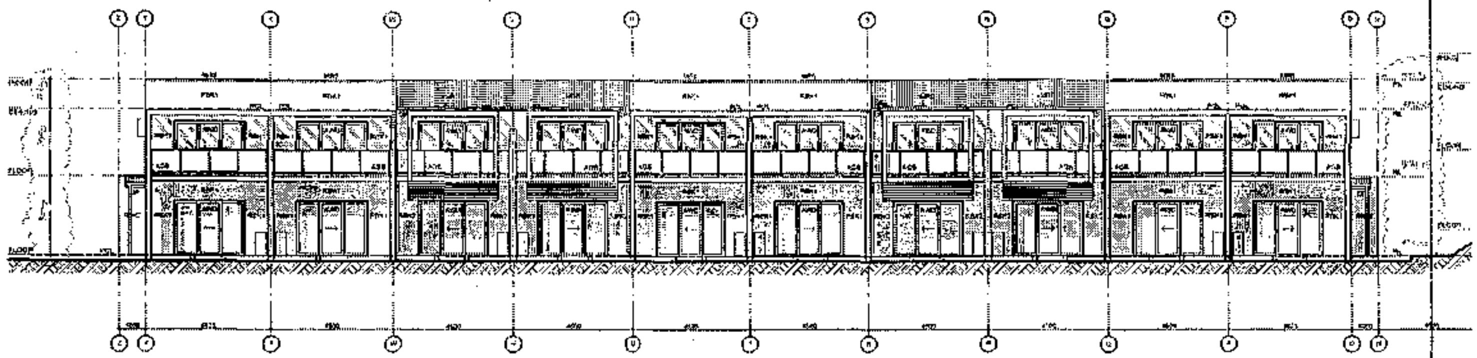
Client Name:	PER-SE DEVELOPMENTS
Project Name:	MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)
Project Address:	BLOCK 1 SECTION 27 WRIGHT ACT 2611
Drawing Title:	BLOCK 'B' ELEVATIONS

Architect:	Kasparek Architects
Engineer:	Sellick Consultants
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6A FOR TENDER	

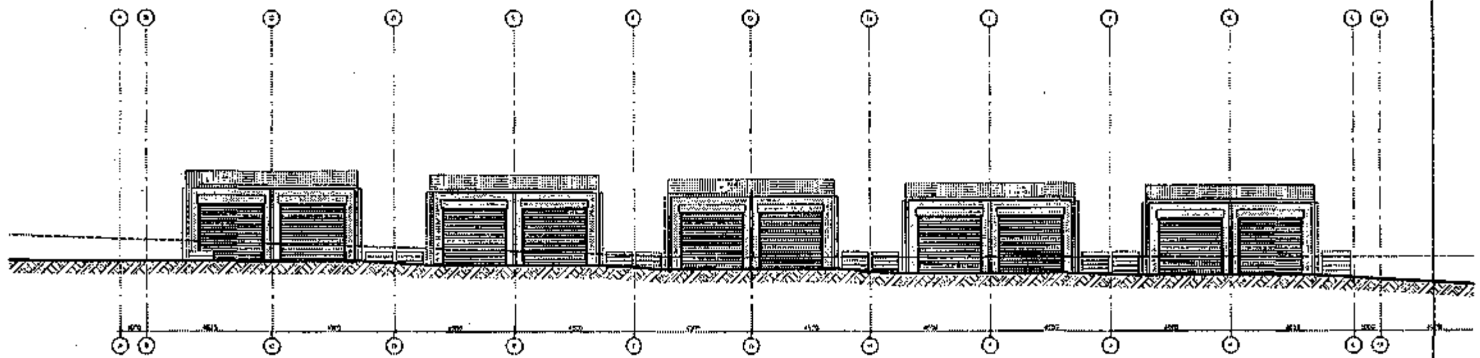
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5th MAY 2014

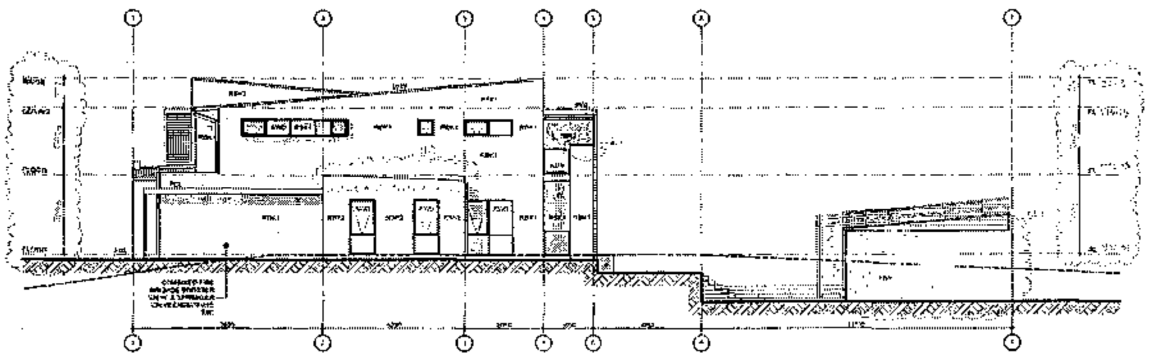
51 52



E. BLOCK 'B' NORTH-EAST ELEVATION



F. BLOCK 'B' SOUTH-WEST ELEVATION



C. BLOCK 'B' SOUTH-EAST ELEVATION

C. BLOCK 'B' SOUTH-EAST ELEVATION

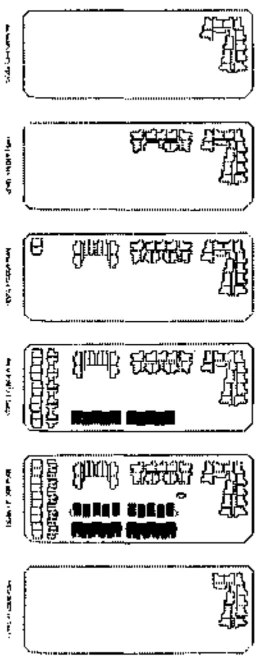
APPROVAL AMENDED

53 | 54

Kasparek Architects

UNIT STATISTICS - BLOCK 'B'

ELEVATION LEGEND



LOCATION PLAN

PER-SE DEVELOPMENTS

MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

BLOCK 1 SECTION 27
WRIGHT ACT 2611

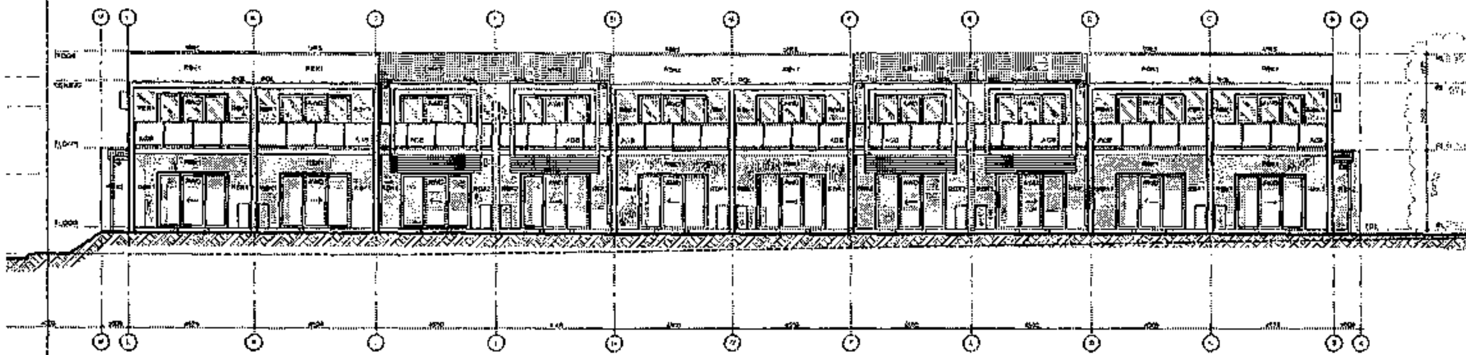
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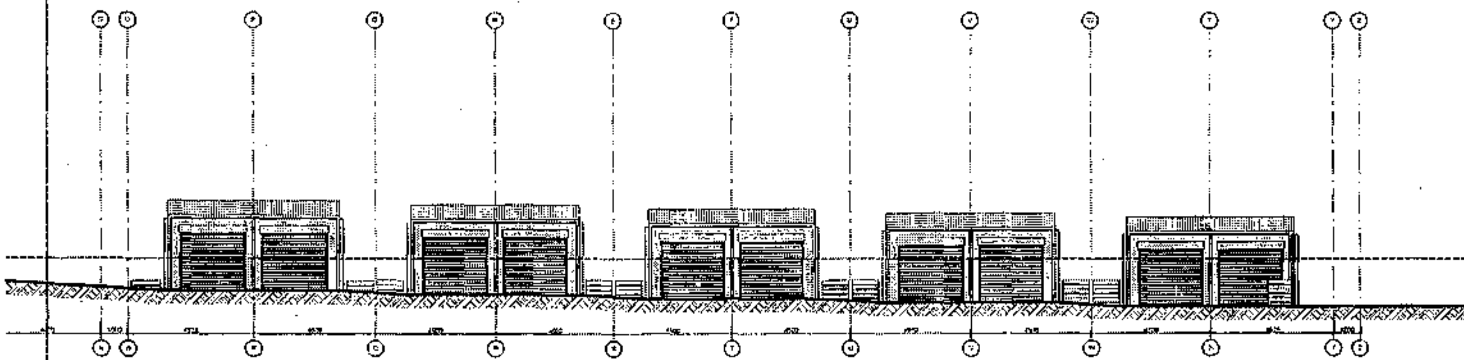
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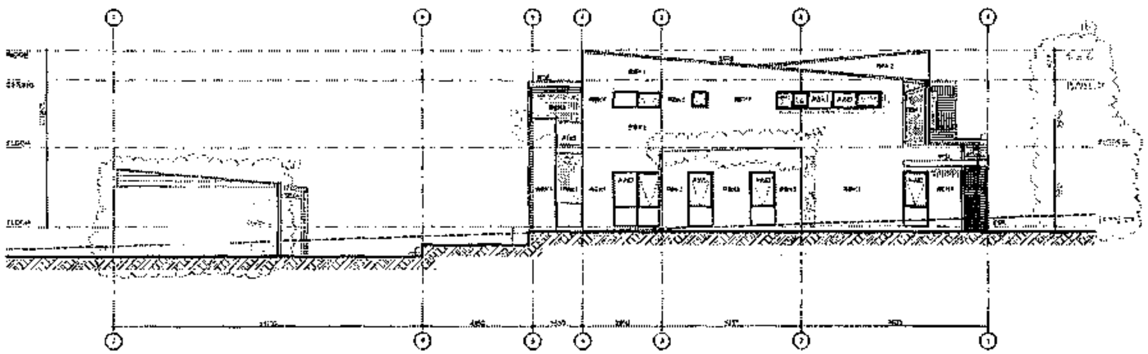
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5th MAY 2014

53 54





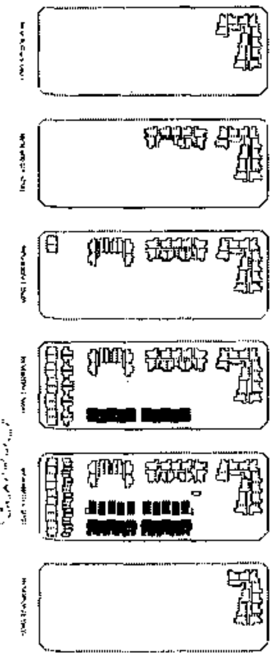


A. BLOCK 'B' NORTH-WEST ELEVATION

APPROVAL AMENDED

UNIT STATISTICS - BLOCK 'B'

ELEVATION LEGEND



LOCATION PLAN

PER-SE DEVELOPMENTS

MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

BLOCK 1 SECTION 27
WRIGHT ACT 2611

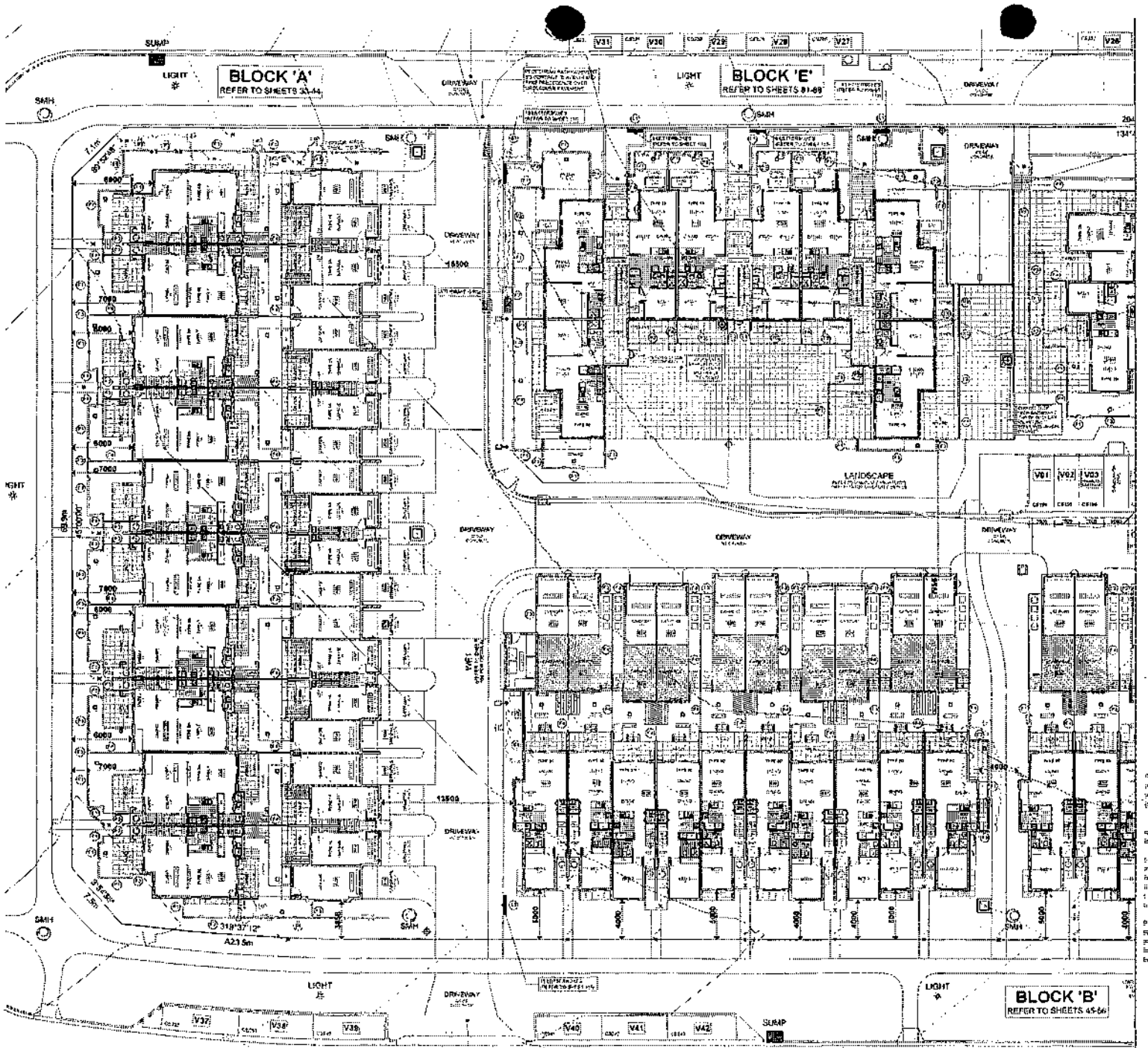
BLOCK 'B' ELEVATIONS

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Landscaping	JEA
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Technician	CADS
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Project No	11-128
Scale	AS SHOWN
Commenced	DEC 2011
Plot Date	25/10/2013
BA FOR TENDER	

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5TH MAY 2014

53 54



LEVEL 1 SITE PLAN (1 of 2)
SCALE 1:200

APPROVAL AMENDED

SITE STATISTICS

TOTAL SITE AREA: [illegible]m²

FLOOR RATIO

LEVEL B/GFA	[illegible]m²
LEVEL 1 GFA	[illegible]m²
LEVEL 2 GFA	[illegible]m²
LEVEL 3 GFA	[illegible]m²
LEVEL 4 GFA	[illegible]m²
LEVEL 5 GFA	[illegible]m²
GFA EXCLUSIONS	[illegible]m²
MAXIMUM ENCLOSURE AREA	[illegible]m²
TOTAL GFA	[illegible]m²

SITE COVER

BUILDING FOOTPRINT	[illegible]m²
TOTAL LANDSCAPING	[illegible]m²
PAVED HARD AREA (LESS OF)	[illegible]m²
DRIVEWAY AREA (LESS OF)	[illegible]m²
BASEMENT AREA (LESS OF)	[illegible]m²

PARKING

RESIDENTIAL

1 SPACE PER 1 BED UNIT	49
1.5 SPACES PER 2 BED UNIT	100
2 SPACES PER 3 BED UNIT	64
1 VISITOR SPACE PER 4 UNITS	44
DISABILITY SPACES REQUIRED	5
TOTAL CARSPACES REQUIRED	262

PROVIDED

1 SPACE PER 1 BED UNIT	49
1.5 SPACES PER 2 BED UNIT	100
2 SPACES PER 3 BED UNIT	64
VISITOR SPACES PROVIDED	44
DISABILITY SPACES PROVIDED	5
TOTAL CARSPACES PROVIDED	262

WASTE & RECYCLING NOTES

WASTE ENCLOSURE (W01)

WASTE: 2 x 240L WASTE HOPPERS (1080W x 740D x 1410H) COLLECTED ONCE A WEEK.

RECYCLE: 2 x 1100L HOPPERS (1370W x 990D x 1370H) COLLECTED ONCE A WEEK.

WASTE ENCLOSURE (W02)

WASTE: 3 x 240L WASTE HOPPERS (1080W x 740D x 1410H) COLLECTED ONCE A WEEK.

RECYCLE: 2 x 1100L HOPPERS (1370W x 990D x 1370H) COLLECTED ONCE A WEEK.

WASTE ENCLOSURE (W03) [illegible]

WASTE: 3 x 240L BINS IN HOPPERS (1080W x 740D x 1410H) COLLECTED ONCE A WEEK.

RECYCLE: 2 x 1100L HOPPERS (1370W x 990D x 1370H) COLLECTED ONCE A WEEK.

LETTERBOX NOTES

LETTERBOXES ARE TO BE SUPPLIED VERTICALLY FREE FOR TO POSTION IN ACCORDANCE WITH AUSTPOST STANDARDS

TITLES TO ENSURE THE PURCHASER DOES NOT NEED TO DELIVERY SERVICE PROVIDER AND IS TO DEPOSIT THE LETTERS INTO MAILBOX

RETAINING WALL NOTES

Legend:
BW: BOTTOM OF RETAINING WALL
TOP OF RETAINING WALL
NOTE: [illegible]

[illegible]

LOCATION PLAN
SCALE 1:2000

SCALE 1:200

SITE LEGEND

- CONTOURS LINES (500mm INTERVAL)
- EXISTING SEWER MAIN
- EXISTING STORMWATER
- EXISTING TELECOMMS
- EXISTING SUMP
- EXISTING COVER
- EXISTING STREET LIGHT
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- HOT WATER SERVICE AS PER BUILDER SPECIFICATION
- FENCE ALONG BOUNDARY (SEE SHEET 100 FOR DETAILS)
- AC CONDENSING UNIT SCREENED FROM PUBLIC VIEW
- ROTATION OF NOTES (EXISTING CARSPACE TO BE ALLOCATED TO [illegible])
- REMOVE CARSPACE NUMBER TO EXISTING
- 1.8m HIGH BOUNDARY COLORBOND FENCE (SEE SHEET 100 FOR DETAILS)
- 1.8m HIGH CYCLONIC FLOOR FENCE (SEE SHEET 100 FOR DETAILS)
- 1.8m HIGH TIMBER SCREEN SLAT FENCE (SEE SHEET 100 FOR DETAILS)
- 1.8m TIMBER PALING FENCE (SEE SHEET 100 FOR DETAILS)
- CENTERPOST IDENTIFIER (SEE SHEET 100 FOR DETAILS)
- EXIST TOP LIGHT FITTING (BATTERY BACK UP WHERE APPLICABLE)
- POST TOP LIGHTING FITTING (SPUN METAL BASE POST) (SEE SHEET 100 FOR DETAILS) (BATTERY BACK UP WHERE APPLICABLE)
- SEWER MAIN HOLE, REFER HYDRAULIC ENGINEER
- STORM WATER MAIN HOLE, REFER HYDRAULIC ENGINEER
- SUMP, REFER HYDRAULIC ENGINEER
- WORKS WITHIN DRAINAGE EASEMENT
- 1200 X 1200 FIT FOR SCREENING OR BINS, TYP.
- 2m BOUNDARY SPLAY (TYP.)
- METRE MARK

10	12/05/14	STRUCTURAL ADDITIONS TO BLOCK A, B AND E
9	01/05/14	[illegible]
8	16/04/14	[illegible]
7	26/03/14	[illegible]
6	07/03/14	[illegible]
5	27/02/14	[illegible]
4	13/02/14	[illegible]
3	31/01/14	[illegible]
Rev	Date	Description

Client Name:
PER-SE DEVELOPMENTS

Project Name:
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address:
BLOCK 1 SECTION 27 WRIGHT ACT 2611

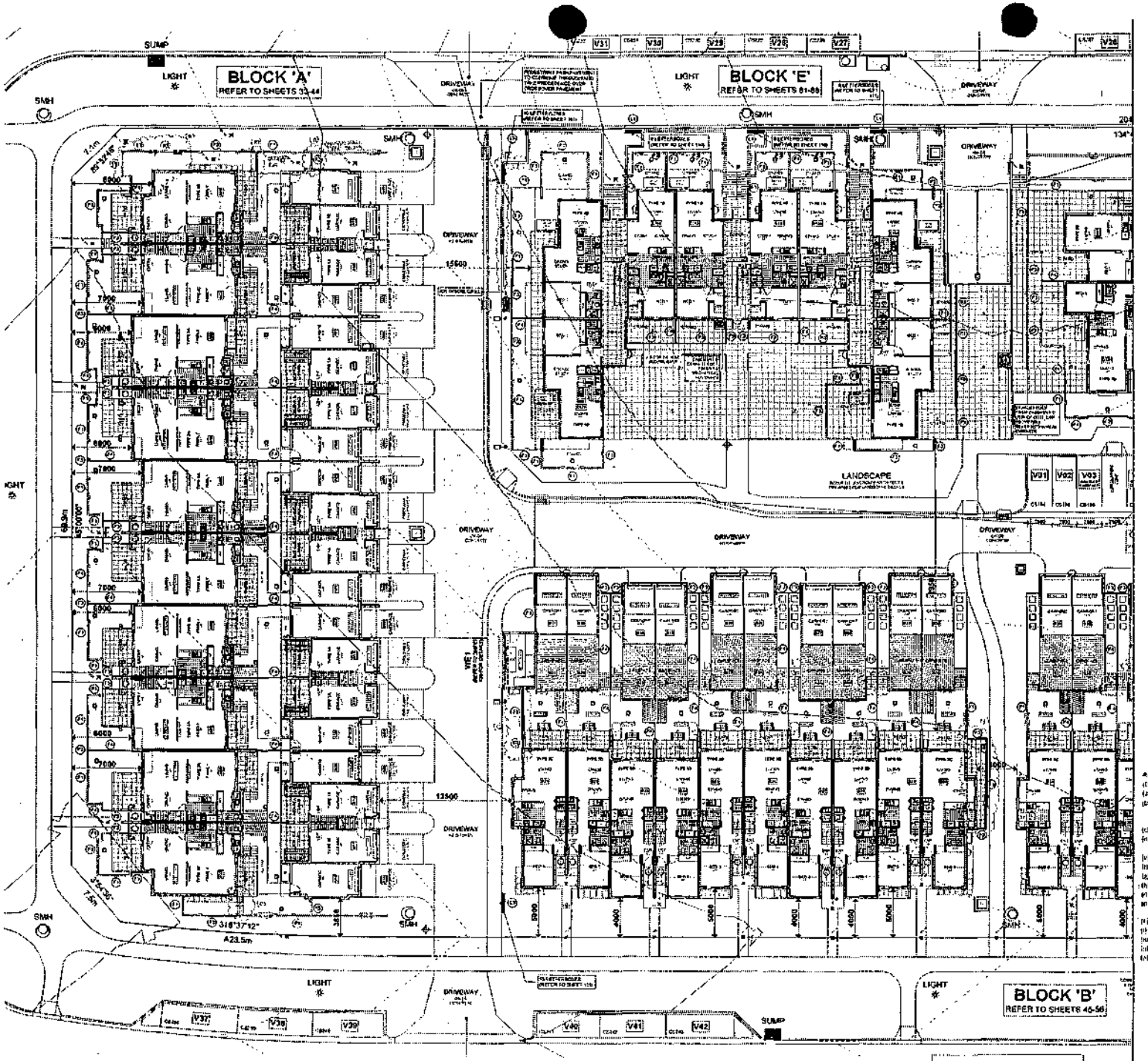
Drawing Title:
LEVEL 1 SITE PLAN (1 of 2)

Architect:	Kasparek Architects
Engineer:	Bonacci Consultants
Landscaping:	JEA
Civil Infrastructure:	CAD2 PTY. LTD.
Technician:	CADS
Checked:	RK
Project No:	11-126
Scale:	AS SHOWN
Commenced:	DEC 2013
Plot Date:	26/MAY/2014

DA FOR TENDER

21
Revision: 10

5th MAY 2014



LEVEL 1 SITE PLAN (1 of 2)
SCALE 1:200

SITE STATISTICS

TOTAL SITE AREA*	9743m²
PLOT RATIO	
LEVEL 0 GFA	1886m²
LEVEL 1 GFA	6184m²
LEVEL 2 GFA	6184m²
LEVEL 3 GFA	5927m²
LEVEL 4 GFA	5927m²
LEVEL 5 GFA	1230m²
ENTRANCE AREA	70m²
WASTE ENCLOSURE AREA	67m²
TOTAL GFA	28164m²
SITE COVER	
BUILDING FOOTPRINT	7935m²
SOFT LANDSCAPING	1807m²
BASEMENT AREA LEVEL 0	3186m²
BASEMENT AREA LEVEL -1	3186m²
BASEMENT AREA LEVEL -2	3186m²
PARKING	
RESIDENTIAL	
1 SPACE PER 1 BED UNIT	69
1.5 SPACES PER 2 BED UNIT	178
2 SPACES PER 3 BED UNIT	64
1 VISITOR SPACE PER 4 UNITS	44
ADAPTABLE (SMALL) LOCATED	9
TOTAL CARSPACES REQUIRED	314
PROVIDED	
1 SPACE PER 1 BED UNIT	69
1.5 SPACES PER 2 BED UNIT	178
2 SPACES PER 3 BED UNIT	64
VISITOR SPACES PROVIDED	44
ADAPTABLE (SMALL) LOCATED	9
TOTAL CARSPACES PROVIDED	314

WASTE & RECYCLING NOTES

WASTE ENCLOSURE (WE1)

WASTE: 9 x 1100L WASTE HOPPERS (1370W x 840D x 1346H) COLLECTED TWICE A WEEK.

RECYCLE: 3 x 1100L HOPPERS (1370W x 1000D x 1346H) COLLECTED ONCE A WEEK.

WASTE ENCLOSURE (WE2) Includes communal WC

WASTE: 3 x 1100L WASTE HOPPERS (1370W x 840D x 1346H) COLLECTED TWICE A WEEK.

RECYCLE: 3 x 1100L HOPPERS (1370W x 1000D x 1346H) COLLECTED ONCE A WEEK.

LETTERBOX NOTES

LETTERBOXES ARE TO BE NUMBERED VERTICALLY FROM TOP TO BOTTOM IN ACCORDANCE WITH AUSTPOST STANDARDS

ENSURE TO ENSURE THE POSTMAN DOES NOT NEED TO DOUBLE BACK, OR PASS POINT FROM THEIR BIKE TO DELIVER THE LETTERS INTO MAILBOXES

RETAINING WALL NOTES

LEGEND
BW BOTTOM OF RETAINING WALL
TW TOP OF RETAINING WALL

NOTE: AT A TW LEVEL REFER TO THE RETAINING COMPONENT OF THE WALL

Amendments for Wright Block 1 Section 27 DA No.20123547
(Original DA Approved 11 July 2013)
(a) Layout changes and addition of new Unit types (Units 1.01 to 1.11)
(b) Provision of 11 Units (Units 1.01 to 1.09 and 1.11) with 1 bedroom + separate study
(c) Ground floor height increased by 0.1m & First Floor height increased by 0.2m
(d) Overall Building height increased by approx 0.3m
(e) Raised courtyard wall and fence height from 1.8m to 2.1m
(f) Increased planter wall to enclose height
(g) Increased Terrace size from 2m to 2.4m
(h) Window to Unit 1.11 replaced with painted & rendered brick wall
(i) Blank side of garage replaced with new fixed window to match other windows
(j) Roof of garage wall angled 3 degrees to create roof line
(k) Increased provision of rainwater tanks from 2 to 4 (1 additional tank to each of Units 1.01 & 1.02)
(l) Extra opening to roof plan to accommodate skylight to carport (refer to elevation)
(m) Minor window changes
(n) Increase of roof height by 200mm
(o) Removal of privacy screen to Unit 1.01
(p) Change of window type
(q) Addition of external steps

LOCATION PLAN
SCALE 1:2000

APPROVAL AMENDED
PURSUANT TO SECTION 91
OF THE ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999
Delegate name: RAVI SINGH
Date:

SITE LEGEND

- CONTOURS (INTERVAL 500mm)
- EXISTING SEWER VENT
- EXISTING HYDRANT
- EXISTING TELSTRA BOX
- EXISTING SUMP
- EXISTING DOMES
- EXISTING STREET LIGHT
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- HOT WATER SERVICE AS PER BUILDER SPECIFICATION
- FOLD DOWN CLOTHESLINE (WITH HIGH PRIVACY SCREEN)
- AC CONDENSOR UNIT SCREENED FROM PUBLIC VIEW
- V01 ROTATION DRYSTER UNIT CARSPACE IS ALLOCATED TO
- V01 ROTATION DRYSTER VISITOR CARSPACE (NO 4 & 5 ONLY)
- (UNIT/STER CARSPACE NUMBER TO 3 STORE)
- 1.2m HIGH MASONRY COURTYARD WALL (SEE SHEET 140 FOR DETAIL)
- 1.5m HIGH CYCLONE POOL FENCE (SEE SHEET 140 FOR DETAIL)
- 1.8m HIGH HORIZONTAL SLAT FENCE (SEE SHEET 140 FOR DETAIL)
- 1.8m TIMBER PALING FENCE (SEE SHEET 141 FOR DETAIL)
- LETTERBOX IDENTIFIER (SEE SHEET 139A FOR DETAILS)
- POST TOP LIGHTING FITTING (BATTERY PACK ABOVE)
- POST TOP LIGHTING FITTING WITH METAL SHIELD ON SIDE OF RESIDENCE (BATTERY PACK BELOW)
- SEWER MAN HOLE, REFER HYDRAULIC ENGINEER
- STORM WATER MAN HOLE, REFER HYDRAULIC ENGINEER
- SUMP, REFER HYDRAULIC ENGINEER
- WALL MOUNTED GARDEN FITTING
- LED DOWN LIGHTING MOUNTED ON BRICK PIER
- SPL MANUFACTURED TANK (T1-T4)
- METRE PANEL

A6	08.08.13	ELECTRICAL COMPONENTS ADDED
A1	01.09.13	DA FOR TENDER
A0	17.10.13	DA FINAL
A1	05.05.14	Proposed Amendments
A1	21.05.14	LOW - DA ISSUE
A1	27.06.14	PRELIMINARY ISSUE
A0	04.08.14	PRELIMINARY DESIGN ISSUE
Rev	Date	Description

Client Name:
PER-SE DEVELOPMENTS

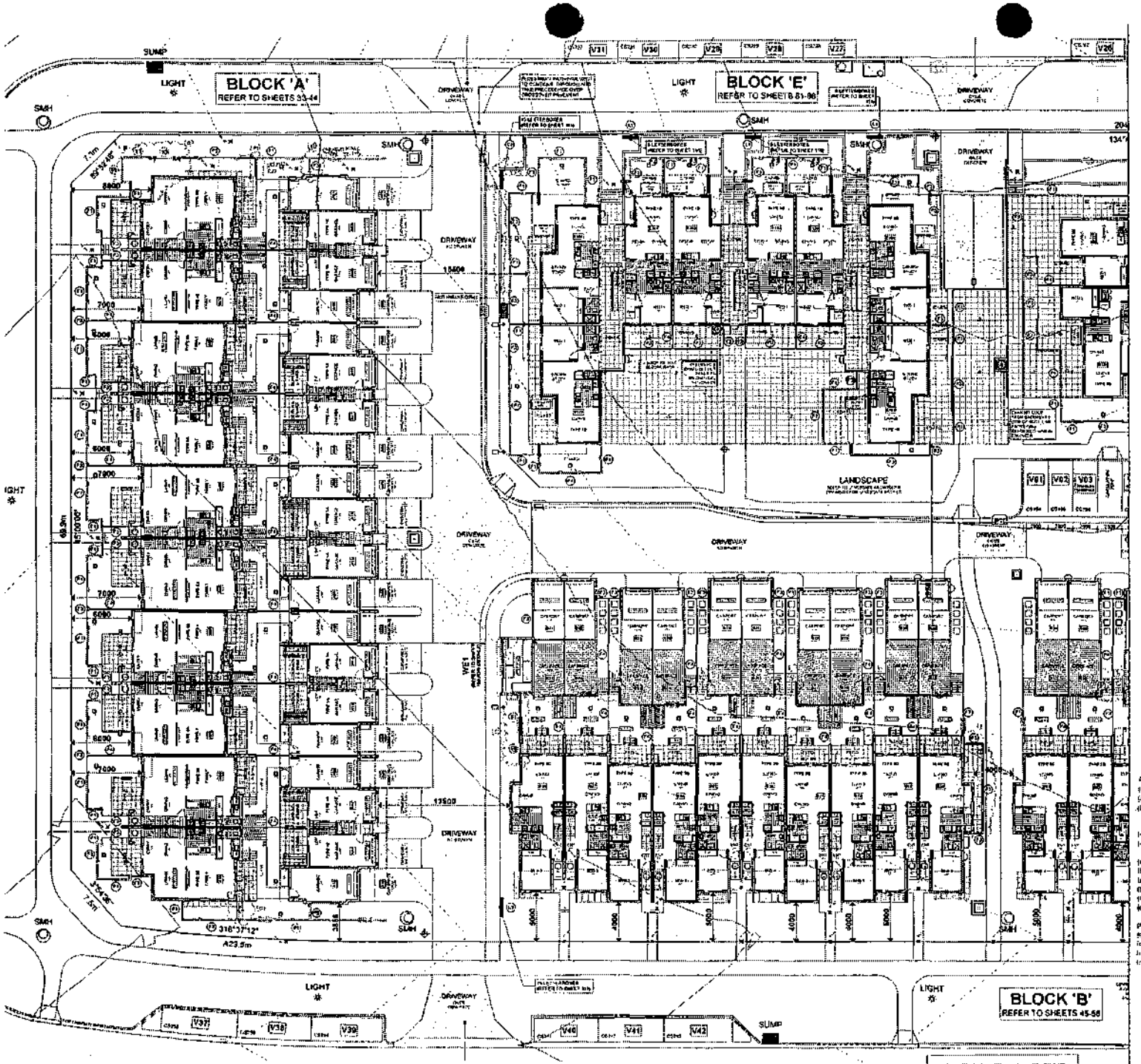
Project Name
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address
BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title
LEVEL 1 SITE PLAN (1 of 2)

Architect:	Kasparek Architects
Engineer:	Sellick Consultancy
Landscaping:	JBA
Documentation:	CADD PTY. LTD.
Technician:	CADD
Checked:	PR
Project No:	11-126
Scale:	A0 SHOWN
Commenced:	DEC 2011
Plot Date:	5/05/2014
DA FOR TENDER	

Drawing No. 21
Rev. 10
5th MAY 2014



LEVEL 1 SITE PLAN (1 of 2)
SCALE 1:200

SITE STATISTICS

TOTAL SITE AREA: 11530m²

PLOT RATIO

LEVEL 1 GFA	1864m²
LEVEL 2 GFA	2088m²
LEVEL 3 GFA	2194m²
LEVEL 4 GFA	2077m²
LEVEL 5 GFA	1088m²
BASEMENT AREA	1564m²
WASTE ENCLOSURE AREA	64m²
TOTAL GFA	9875m²

SITE COVER

BUILDING FOOTPRINT	7930m²
SOFT LANDSCAPING	1261m²
IMPERVIOUS AREA LEVEL 01	1736m²
IMPERVIOUS AREA LEVEL 1B	1564m²
BASEMENT AREA LEVEL 2B	3564m²

PARKING

REQUIRED UNITS	
1 SPACE PER 1 BED UNIT	48
1.5 SPACES PER 2 BED UNIT	126
2 SPACES PER 3 BED UNIT	84
1 VISITOR SPACE PER 4 UNITS	44
ADAPTABLE (SMALL) CARTER	4
TOTAL CARSPACES REQUIRED	306
PROVIDED	
1 SPACE PER 1 BED UNIT	48
1.5 SPACES PER 2 BED UNIT	126
2 SPACES PER 3 BED UNIT	84
VISITOR SPACES PROVIDED	44
ADAPTABLE (SMALL) CARTER	4
TOTAL CARSPACES PROVIDED	306

WASTE & RECYCLING NOTES

WASTE ENCLOSURE (W01)

WASTE: 3x 1500L WASTE HOPPERS (2000mH X 6100 X 2600m COLLECTED TWICE A WEEK.

RECYCLE: 2x 1100L HOPPERS (1250m X 4000D X 1450H COLLECTED ONCE A WEEK.

WASTE ENCLOSURE (W02)

WASTE: 3x 1500L WASTE HOPPERS (2000mH X 6100 X 2600m COLLECTED TWICE A WEEK.

RECYCLE: 2x 1100L HOPPERS (1250m X 4000D X 1450H COLLECTED ONCE A WEEK.

WASTE ENCLOSURE (W03) Inclusive combination as

WASTE: 3x 1500 WASTE HOPPERS (2000m X 6100 X 2600) COLLECTED TWICE A WEEK

RECYCLE: 2x 1100L HOPPERS (1250m X 4000D X 1450H COLLECTED ONCE A WEEK.

LETTERBOX NOTES

LETTERBOXES ARE TO BE INSTALLED VERTICALLY FROM TOP TO BOTTOM IN ACCORDANCE WITH AUSTPOST STANDARDS

END 49 TO ENSURE THE POSTMAN DOES NOT NEED TO STEP BACK OR TURN AWAY FROM THEIR VAN TO DEPOSIT THE LETTERS INTO MAILBOXES

RETAINING WALL NOTES

LEGEND
BW BOTTOM OF RETAINING WALL
TW TOP OF RETAINING WALL

NOTE: RL'S THE LEVELS REFER TO THE RETAINING COMPONENT OF THE WALL

Amendments for Wright Block 1 Section 27 DA No.201224547
(1) Issued for DA Approval 11 July 2013
(2) Ground floor retail, 2 floors (top @ 1st Floor RL+ 150mm)
Overall building height still less than 25.0m
(3) Extend courtyard wall between Units 1 and 2 to meet boundary
(4) Change first floor level of units 1 & 2 to suit concrete construction with
(5) Change roof from pitched to flat
(6) Remove 'Sloping' clauses and replace with proposed & recorded boundary
(7) Widen side of carport across between Units 1 & 2 to match floor plan
(8) Top of carport not to exceed 2.4m above finished floor
(9) Remove carport over visitor parking, allow for future development and adjacent party wall
(10) Provide 1 x 'Disabled' car space next to Unit 1
(11) Remove stairs
(12) Reduce wall over height to 200mm
(13) Remove Unit 3 & 4 and replace with
(14) Add External Units

APPROVAL AMENDED
DEPUTY DIRECTOR-GENERAL
IN PURSUANCE OF THE SCHEDULE
AND SHEETS ONLY
Delegate name: RAVI SINGH
Date: 5/5/2014

LOCATION PLAN
SCALE 1:2000

SITE LEGEND

- CONTOURS (0.5m INTERVAL)
- EXISTING SEWER VENT
- EXISTING HYDRANT
- EXISTING TELSTRA PIT
- EXISTING SUMP
- EXISTING COMMS
- EXISTING STREET LIGHT
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- HOT WATER SERVICE AS PER BUILDER SPECIFICATION
- FOLD AWAY CLOTHESLINE (WITH 1800 HIGH PRIVACY SCREEN)
- AC CONDENSER UNIT SCREENED FROM PUBLIC VIEW
- UNIT NUMBER IDENTIFIES UNIT CARSPACE IS ALLOCATED TO
- V01 NUMBERED METRED VISITOR CARSPACE (to AS2890.1)
- DISABLED CARSPACE NUMBER TO AS2890.1
- 1.8m HIGH MASONRY COURTYARD WALL (SEE SHEET 110 FOR DETAILS)
- 1.2m HIGH CYCLONE POOL FENCE (SEE SHEET 110 FOR DETAILS)
- 1.8m HIGH HORIZONTAL SLAT FENCE (SEE SHEET 110 FOR DETAILS)
- 1.8m TIMBER PALING FENCE (SEE SHEET 110 FOR DETAILS)
- LETTERBOX UNIT/PIER (SEE SHEET 1010 FOR DETAILS)
- POST TOP LIGHT FITTING (BATTERY PACK IN BOLLARD)
- POST TOP LIGHTING FITTING WITH METAL SHIELD ON SIDE OF RESIDENCE (REMOTE BATTERY PACK MOUNTED)
- SEWER MAN HOLE, REFER HYDRAULIC ENGINEER
- STORM WATER MAN HOLE, REFER HYDRAULIC ENGINEER
- SOLAR, REFER HYDRAULIC ENGINEER
- WALL MOUNTED BARRIER FITTERS
- LED RECESSED FITTING MOUNTED ON BRICK PIER
- 3KL RAINWATER REUSE TANK (TYP)
- METRE PANEL

04	25.10.13	STRUCTURAL COORDINATION BLOCK 1, 2 AND 3
03	01.08.13	DA FOR ISSUE
02	07.11.12	4 STOREYS
01	30.08.12	Proposed 4 Storey Residential Units on RL 55.5m2
00	27.07.12	CDA - 201224547
11	22.07.12	PRELIMINARY ISSUE
10	01.06.12	PRELIMINARY DISCUSSION
Rev.	Date	Description

Client Name:
PER-SE DEVELOPMENTS

Project Name:
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address:
BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title:
LEVEL 1 SITE PLAN (1 of 2)

Architect:	Kenyon's Architects
Engineer:	Sutich Consultants
Landscaping:	JEA
Documentation:	CADD PTY. LTD.
Technician:	CADD
Checked:	PK
Project No.	11-139
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	25/06/2013
DA FOR TENDER	

Drawing No. 21

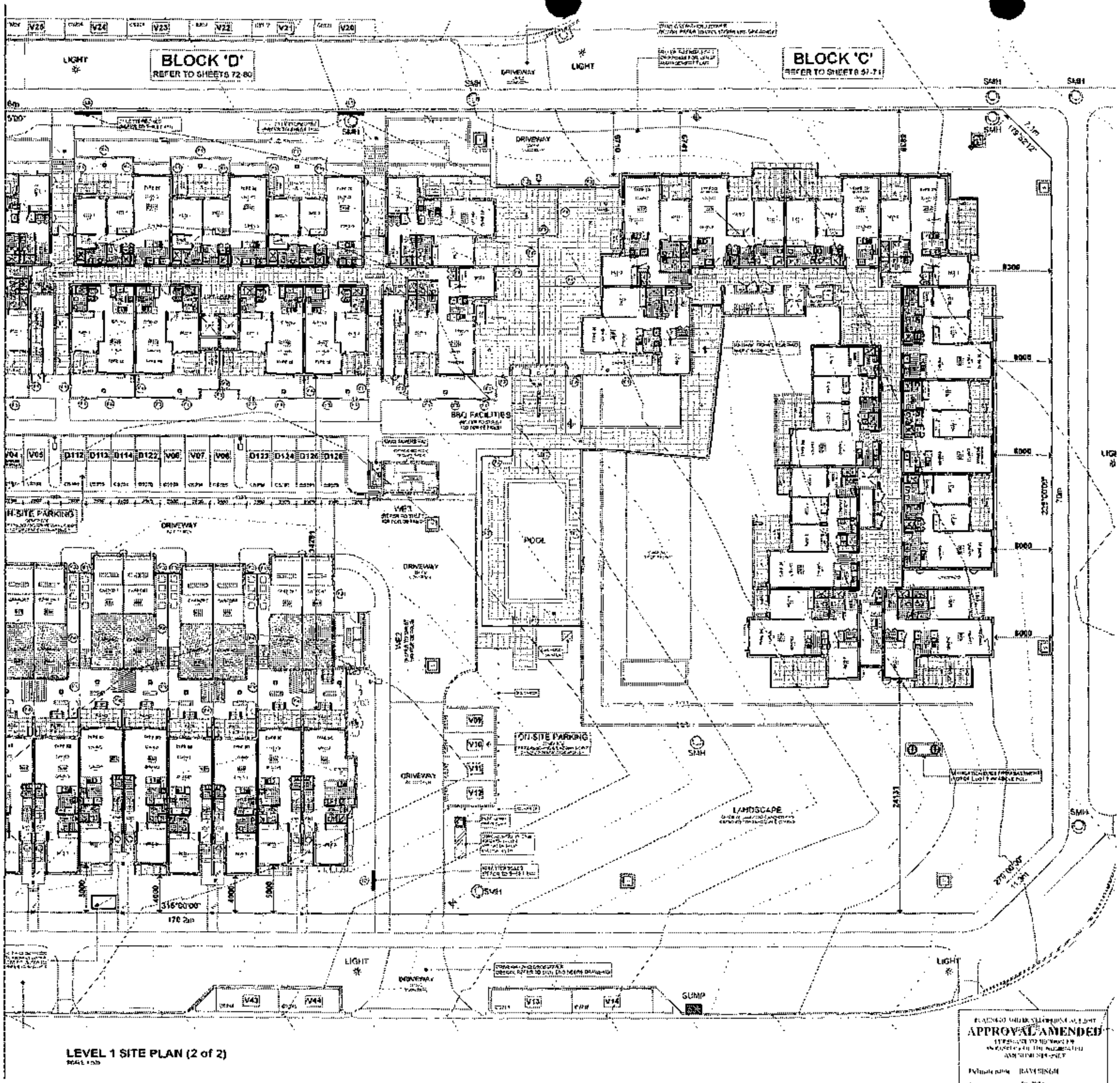
5th MAY 2014

OFFICE OF REGULATORY SERVICES
DEPARTMENT OF JUSTICE & COMMUNITY SAFETY

UPL: 4040

SECTION 3 of 4

255 CANBERRA AVENUE FYSHWICK ACT 2609 |
GPO BOX 158 CANBERRA ACT 2601 | PHONE 62073000 | FAX 62070538



LEVEL 1 SITE PLAN (2 of 2)

APPROVAL AMENDED

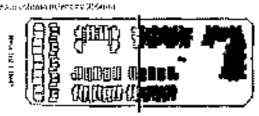
SITE STATISTICS

WASTE & RECYCLING NOTES

LETTERBOX NOTES

RETAINING WALL NOTES

SITE LEGEND



LOCATION PLAN

PER-SE DEVELOPMENTS

MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

BLOCK 1 SECTION 27
WRIGHT ACT 2611

LEVEL 1 SITE PLAN (2 of 2)

Architect	Kasparek Architects
Engineer	Sellick Consultants
Landscaping	JEA
Documentation	CAD3 PTY. LTD.
Technician	CAD3
Checked	FK
Project No	11-126
Scale	AS SHOWN
Commenced	DEC 2011
Plot Date	
DA FOR TENDER	

22

5th MAY 2014

ACT Government
Environment and Sustainable Development

Notice of decision

Under Part 7 of the *Planning and Development Act 2007*

Merit track

DA NO:	**201221547**	**DATE LODGED: 18/04/2012**	
DATE OF DECISION:	**11 July 2012**		
BLOCK: 1	**SECTION: 27**	**SUBURB:**	**WRIGHT**
STREET NO AND NAME:	**Max Jacobs Avenue**		
APPLICANT:	**Kasparek Architects**		
LESSEE:	**Unleased Territory Land**		

THE DECISION

This application was lodged in the merit track. Pursuant to section 113(2) of the *Planning and Development Act 2007*, the application must be assessed according to the provisions relevant to merit track applications.

I, George Cilliers, delegate of the planning and land authority, pursuant to section 162 of the Act, hereby **approve subject to conditions** the proposal for:

- Construction of a medium to high density residential townhouse and unit development with a total GFA of 18,452sqm, comprising of 176 residential dwellings within six buildings, comprised as follows:
  - Block A – Two storey semi-detached townhouses with rear surveillance units ("Fonsies") and at grade car parking;
  - Block B1 and B2 – Two Storey semi-detached townhouses with at grade car parking;
  - Block C – Six Storey apartment block with basement car parking;
  - Block D – Four Storey apartment block with basement car parking; and
  - Block E – Three Storey apartment block with basement car parking

in accordance with the plans, drawings and other documents and items submitted with the application and endorsed as forming part of this approval.

This decision is subject to the conditions of approval at **PART 1** being satisfied.

PART 2 sets out the Reasons for the Decision

PART 3 is Public Notification and Entity Advice.

PART 4 contains administrative information relating to the determination.

DELEGATE



George Cilliers
Delegate of the planning and land authority
Environment and Sustainable Development Directorate
11/07/2012

CONTACT OFFICER
Ravi Singh
Phone: (02) 6207 1861
Email: ravi.singh@act.gov.au

PART 1
CONDITIONS OF APPROVAL

This application is approved subject to the following conditions being satisfied. Some conditions of approval will require attention before the approved drawings will be released, others before work commences or before the completion of building work.

A. ADMINISTRATIVE / PROCESS CONDITIONS

A1. LEASING

This approval does not take effect until a Crown lease over Block 1 Section 27 Wright is granted and registered at the Registrar General's office.

B. PRIOR TO CONSTRUCTION AND/OR DEMOLITION

B1. SEDIMENT AND EROSION CONTROL

That prior to any work on the site commencing, the applicant/lessee must submit two copies of the sediment and erosion control plan to Environment Protection Authority for approval. (See the attached advice from the Environment Protection Authority).

B2. NOISE PROTECTION

Ensure that appropriate measures are undertaken in order to comply with the recommendations made in the DA Noise Impact Assessment report, prepared by Acoustic Logic Consultancy Pty Ltd, Project Number 20120261.1.

B3. TREE PROTECTION

Tree protection fencing, if required, shall be erected prior to the commencement of any work on the site.

B4. VERGE MANAGEMENT

This plan is to be approved and implemented before the commencement of any work on the site, and is to be in accordance with the *City Management Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04.*

B5. TRAFFIC MANAGEMENT

A Temporary Traffic Management (TTM) Plan shall be prepared by a suitably qualified person and approved by the Manager, Asset Acceptance, Operational Support, Directorate Services, Territory and Municipal Services Directorate (TAMSD) prior to commencement of any work on the site. This plan is to address, as a minimum, measures to be employed during construction to manage all traffic, including construction traffic, in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated traffic control devices.

C. DURING CONSTRUCTION AND/OR DEMOLITION

C1. CONTAMINATED SITES

All works must be undertaken in accordance with the EPU endorsed document titled "Short Term Environmental Management Plan, Former Pine Plantation, Block, 1204 Weston Creek, ACT dated November 05, 2009 by SMEC Australia Pty Ltd for the management of potential contamination and unexpected finds within the suburbs of Coombs and Wright.

C2. NOISE

Noise from generators and other plant which may be installed at the site, including air conditioning units, must comply with the noise standard as per the Environment Protection Regulation 2005. Where equipment is required to be operated after 10pm the noise at the closest boundary is not to exceed 35dB(A). All other times the noise standard is 45dB(A).

Noise during Construction that will take longer than 2 weeks:
Building work is permitted above the zone noise standard during the following hours:

The noise emitted between 7am to 6pm; excluding Sundays and public holidays.

C3. SEDIMENT AND EROSION CONTROL

All unsurfaced entry and exit points must be consolidated with crushed aggregate or similar extending from the road kerb to the building line.

Temporary sediment controls – comprising, as a minimum, geotextile silt fencing along the lowest points of the site and hay bale filters as required – are to be installed and maintained at least daily to prevent sediment from reaching the stormwater mains system.

C4. TREE PROTECTION

The applicant/lessee shall protect and maintain all existing trees and shrubs located on the subject site, on adjoining blocks overhanging the subject site, on the verge and unleased Territory land immediately adjacent, except for those specifically identified for removal in the approved drawings and a Tree Management Plan.

C5. VERGE MANAGEMENT

During any work undertaken on the site, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with a Landscape Management Plan approved by the Manager, Asset Acceptance, Operational Support, Directorate Services, Territory and Municipal Services Directorate, TAMSD.

C6. TRAFFIC MANAGEMENT

At all times, the site and surrounds shall be managed in accordance with the approved Temporary Traffic Management (TTM) Plan.

C7. WASTE MANAGEMENT

All building waste is to be stored on the site in suitable receptacles and collected regularly. The lessee is to take all reasonable steps to ensure that waste, particularly windborne litter, does not affect adjoining or adjacent properties.

D. ADVISORY NOTES

This application is approved with the following advisory notes. It is recommended that careful consideration be given to advisory notes prior to commencing work.

D1. ENVIRONMENT PROTECTION

Construction and development works to be in accordance with "Environment Protection Guidelines for Construction and Land Development, 2011". As the site is greater than 0.3 hectares the construction is an activity listed in Schedule 1 as a Class B activity under the Environment Protection Act 1997. The contractor/builder proposing to develop the site must hold an Environmental Authorisation or enter into an Environment Protection Agreement with the Environment Protection Authority (EPA) in respect of that activity PRIOR TO WORKS COMMENCING. (See the attached advice of the Environment Protection Authority.)

D2. Refer to Appendix 1 for information about approvals that may be required for construction.

PART 2
REASONS FOR THE DECISION

Major Project Review Group (MPRG)
The proposal was referred to the MPRG on 7/6/2012. The MPRG resolved that the issues identified during the assessment should be discussed with the proponent, and an opportunity should be provided to the proponent to submit amended plans prior to determination. Particular attention should be paid to:

- the requirement for three storey development on the corner of Gornall and John Gorton Street (R52 of Coombs and Wright Concept Plan);
- functionality and connectivity of communal open spaces – taking into consideration that the largest demand for communal open space is likely to generate from the central area;
- increasing amenity and reducing interface issues between the rear of units facing Gornall Street and the units facing the northern internal driveway, e.g. consider using screening/louvers to southern windows of units facing Gornall Street instead of screening northern balconies of units facing the northern internal driveway;
- travelling distances to waste collection areas (some >75m); and
- the need to improve the recessed pedestrian entry areas.

The issues of concern were discussed with the applicant and the applicant provided amended plans and/or justification to address the issues raised.

Executive Policy Committee (EPC)
The amended proposal was referred to the EPC on 3/7/2012. The EPC, emphasising the need for sustainability measures, resolved to support the proposal subject to the following:

- indication of the stormwater detention tanks and swales on the site plan; and
- provision of clothes drying areas in appropriately screened locations.

The EPC advised to alert the applicant about the requirements of the Anti-discrimination Act regarding the corridor widths, as this will be checked at the certification stage.

The applicant provided amended plans and justification to address the issues raised by the EPC.

The application, as amended, satisfactorily meets the requirements for approval. The application was approved because, based on the documentation and in the form modified by the amended plans, it was considered to meet:

- the relevant code, being the Multi Unit Housing Development Code; and
- Coombs and Wright Concept Plan.

The key issues identified in the assessment are compliance with the Territory Plan, urban design, advice of the MPRG and EPC; and entity requirements. Conditions have been imposed to address the key issues and ensure that the proposal is consistent with the Territory Plan and the *Planning and Development Act 2007.*

EVIDENCE

Application No. - 201221547
File No. - 1-2012/06022
Territory Lease File No. - None
The Territory Plan zone - RZ5 High Density Residential Zone
The Development Codes - Multi Unit Housing Development Code
The Precinct Codes - Wright Precinct Code
Current Crown Lease - Not issued
Representations - None
Entity advice
Major Project Review Group advice
Executive Policy Committee Advice

PART 3
PUBLIC NOTIFICATION AND ENTITY ADVICE

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the Act, the application was publicly notified from 27/4/2012 to 18/5/2012. Nil written representations were received during public notification.

ENTITY ADVICE

Pursuant to Division 7.3.3 of the Act, the application was referred to entities and advice was received. The referral entities' comments are as follows. A response to the advice is provided as appropriate.

TERRITORY AND MUNICIPAL SERVICES DIRECTORATE

On 14/5/2012 advice was received from Territory and Municipal Services (TAMS) in relation to the proposal. The advice states that the proposal is not supported for the following reasons:

1. *Waste Vehicle: The waste vehicle turning movement is not supported. The 'Turning Paths Plan' clearly shows that the vehicle is going through the car spaces of Block A (in particular A04 and A05). In addition, a steering error allowance of 1.0m should be provided on both side of the wheel path as a desirable minimum for this development.*
2. *Stormwater: Stormwater plan is incomplete. Connection to the existing external network must be shown in the plan.*

Matters raised were conveyed to the applicant with a request to respond to them.

On 30/5/2012 further advice was received from TAMS. The advice states that the application is now supported with the standard conditions relating to design acceptance and operational acceptance, temporary traffic management, landscape management and protection plan, use of verges or other unleased Territory land, repair of damage to public assets and notice of commencement of construction.

The advice has been incorporated as either conditions of approval or advice.

ENVIRONMENT PROTECTION AUTHORITY (EPA)

On 14/5/2012 advice was received from the Electricity Networks in relation to the proposal. The advice states that the proposal was supported with conditions and advice.

Matters raised have been incorporated as either conditions of approval or advice (Attached).

ACTEWAGL

Water Division

On 1/5/2012 advice was received from the Water Division in relation to the proposal. The advice states that the proposal failed to comply for the following reasons:

Estate not yet handed over to ActewAGL, please resubmit at later date.
Relocation of water service and hydrant to be confirmed.

Matters raised were conveyed to the applicant with a request to respond to them.

On 22/5/2012 the applicant provided an evidence of the Water Division's in principle support for the proposal.

The advice provided is noted.

Electricity Networks
On 17/5/2012 advice was received from the Electricity Networks in relation to the proposal. The advice states that the application conditionally complies with the Electricity Networks requirements.

Matters raised have been incorporated as either conditions of approval or advice (Attached).

Gas Networks (Jemena)
On 2/5/2012 advice was received from the Gas networks in relation to the proposal. The advice states that the application conditionally complies with the Gas networks requirements.

Matters raised have been incorporated as advice (Attached).

PART 4
ADMINISTRATIVE INFORMATION

DATE THAT THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise this approval is effective from the day after the date of this notice. The effective date for development applications approved subject conditions could also be adjusted if the approval is reconsidered by the planning and land authority or if an application is made to the ACT Civil and Administrative Tribunal.

Pursuant to section 184 of the Act, this approval will expire if:

- the development or any stage of the development is not started within two years after the day the approval takes effect;
- the development is not finished two years after the day the development begins; or
- the development approval relates to land comprised in a lease that requires the development to be completed on a stated date – the date stated in the lease for completion of the development, or the approval is revoked under section 189 of the Act.

INSPECTION OF THE APPLICATION AND DECISION

A copy of the application and the decision can be inspected between 8:30am and 4:30pm weekdays at the Environment and Sustainable Development Directorate Dickson Customer Service Centre at 16 Challis Street, Dickson, ACT.

RECONSIDERATION OF THE DECISION

If the applicant is not satisfied with the decision to approve the application subject to conditions, they are entitled to apply to the planning and land authority for reconsideration within 20 working days of being told of this decision or within any longer period allowed by the planning and land authority.

Application forms and further information about reconsideration are available from the planning and land authority's website and Customer Service Centres. The delegate of the ACTPLA reconsidering the decision must be different from, and senior to, the original decision maker. An application for reconsideration does not prevent an application for a review of the same decision being made to the ACT Civil and Administrative Tribunal.

REVIEW BY THE ACT CIVIL AND ADMINISTRATIVE TRIBUNAL (ACAT)

Decisions that are reviewable by the ACAT are identified in Schedule 1 of the *Planning and Development Act 2007*, except for those precluded under Schedule 3 of the *Planning and Development Regulation 2008* – Matters exempt from third-party ACAT review.

APPENDIX 1

CONTACT DETAILS OF RELEVANT AGENCIES

Health Directorate - health protection	Website: www.health.act.gov.au Telephone: (02) 6205 1700
Environment and Sustainable Development Directorate *planning and land authority* - list of certifiers for building approval - demolition information - asbestos information *Environment Protection Authority* - environment protection - water resources - asbestos information *Conservation, Planning and Research* - threatened species/wildlife management	 Website: www.actpla.act.gov.au Telephone: (02) 6207 1923 Website: www.environment.act.gov.au Telephone: (02) 6207 6251 Website: www.environment.act.gov.au Telephone: (02) 6207 1911
Territory and Municipal Services Directorate - tree damaging activity approval - use of verges or other unleased Territory land - works on unleased Territory land - design acceptance - damage to public assets	Website: www.tams.act.gov.au Telephone: 132 281 Telephone for asset acceptance: (02) 6207 7480
Utilities - Telstra (networks) - TransACT (networks) - ActewAGL - Electricity reticulation	Telephone: (02) 9397 2090 Telephone: (02) 6229 8000 Telephone: 1100 Telephone: (02) 6293 5738

ADVICE TO APPLICANT

SUBMISSION OF REVISED DRAWINGS AND DOCUMENTATION

If a condition of approval requires the applicant to lodge revised drawings and/or documentation with the planning and land authority for approval under section 165 of the *Planning and Development Act 2007* the submission shall be made:

- With a completed application Form 1I for Section 144 & 197 Amendments and Satisfying Conditions of Approval (S.165) or Form 1E Development application – estate development plan, Satisfying Conditions of Approval (S.165) for Estate Development Plans; or
- Submitting the documentation online using edevelopment. More information on edevelopment can be found at http://www.actpla.act.gov.au/tools_resources/e-services/edevelopment

For further information regarding the lodgement of this information please contact Customer Service Centre by Phone: (02) 6207 1923, Fax: (02) 6207 1925 TTY: (02) 6207 2622, Email: **actpla.customer.services@act.gov.au** or on the planning and land authority website at **www.actpla.act.gov.au.**

FURTHER APPROVALS FOR CONSTRUCTION

The Notice of Decision grants development approval, but does not cover building approval or approvals which may be required during construction, which commonly include the following.

BUILDING APPROVAL

Most building work requires building approval to ensure it complies with building laws such as the Building Code of Australia. If this applies to this proposal, the lessee should engage a private building certifier to assess and approve the building plans before construction begins. A list of licensed certifiers and information about building approval is available from the planning and land authority's website and Customer Service Centres.

PERMITTED VARIATIONS TO APPROVED DEVELOPMENT

Under section 35 of the Planning and Development Regulation 2008 the development as built may vary from the approved development in accordance with section 35 and the permitted construction tolerances and other permitted variations identified in Schedule 1A of that regulation.

Note 1 The development may still need building approval, or further building approval, under the *Building Act 2004*

Note 2 The development must also comply with the lease for the land on which it is carried out.

"TREE DAMAGING ACTIVITY" APPROVAL

A Tree Management Plan under the *Tree Protection Act 2005* is required for approval where it is proposed to undertake groundwork within the tree protection zone of a protected tree or likely to cause damage to, or remove, any trees defined as protected trees by that Act. More information is available from the Territory and Municipal Services Directorate.

USE OF VERGES OR OTHER UNLEASED TERRITORY LAND

In accordance with the *Roads and Public Places Act 1937,* road verges and other unleased Territory land must not be used for the carrying out of works, including the storage of materials or waste, without prior approval of the Territory. Approval can be obtained from the Territory and Municipal Services Directorate.

WORKS ON UNLEASED TERRITORY LAND – DESIGN AND OPERATIONAL ACCEPTANCE

In accordance with the *Roads and Public Places Act 1937,* no work can be undertaken on unleased Territory land without the approval of the Territory. Such approval must be obtained from the Manager Asset Acceptance, Asset Services Group, TAMSD by way of:

1. a certificate of design acceptance prior to the commencement of any work and
2. a certificate of operational acceptance on completion of all works to be handed over to TAMSD

Works on unleased Territory land may include the construction or upgrading of driveway verge crossings, public footpaths, roads, street lighting, stormwater works, waste collection amenities, street signs and line marking, road furniture and landscaping.

A certificate of compliance under s296 of the *Planning and Development Act 2007* may not be issued unless a certificate of design acceptance **AND** a certificate of operational acceptance has both been obtained from TAMSD.

Design Acceptance and Operational Acceptance
A Certificate of Design Acceptance is required from the Roads ACT, TAMS, prior to the construction. The Certificate of Design acceptance will be issued for all off-site works or its updated version approved by ACTPLA.

In order to obtain the Certificate of Design Acceptance, fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, storm water, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with Ref No 06:"Requirements for Design Acceptance Submissions", must be certified by a Chartered Engineer/Landscape Architect and submitted to the Roads ACT.

A Certificate of Operational Acceptance on completion of the works is required from the Roads ACT, TAMS, prior to the issue of a Certificate of Occupancy.
Similarly a Chartered Engineer/Landscape Architect should certify compliance with TAMS Ref No 08: "Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance is made to the Roads ACT, TAMS on completion of all off-site works

A Waste Management Plan in accordance with the Development Control Code for Best Practice Waste Management in the ACT should also be included if not approved at the Development Application stage.

Use of Verges or other Unleased Territory land
In accordance with the Roads and Public Places Act 1937, road verges and other unleased Territory land must not be used for carrying out of works, including storage of materials or waste, without prior approval of the Territory. Approval can be obtained from the Department of Territory and municipal Services.

Repair of Damage to Public Assets
The applicant/lessee is held responsible for all damages to ACT Government assets (including footpaths) caused by the development and they must properly repair any damages to those assets. Before work commences, they should notify the Department of Territory and municipal Services of any existing damage to public facilities.

Notice of Commencement of Construction
Notice of Commencement of Construction shall be submitted to the Manager Asset Acceptance one week prior to the commencement of works. The Notice shall also include the confirmation of any protective measures installed in accordance with the approved LMPP and programmed implementation of the TTM.

CONSTRUCTION REQUIREMENTS

The following information are some key requirements that apply to building work in the Territory. Other requirements may apply to this development.

ENVIRONMENT PROTECTION

All building work must be undertaken in accordance with the *Environment Protection Act 1997*, particularly but not exclusively in relation to noise and pollution control. More information is available from the Environment Protection Authority.

Construction and development works to be in accordance with "Environment Protection Guidelines for Construction and Land Development, 2011". As the site is greater than 0.3 hectares the construction is an activity listed in Schedule 1 as a Class B activity under the Environment Protection Act 1997. The contractor/builder proposing to develop the site must hold an Environmental Authorisation or enter into an Environment Protection Agreement with the Environment Protection Authority (EPA) in respect of that activity PRIOR TO WORKS COMMENCING.

An erosion and sediment control plan is to be endorsed by the EPA prior to works commencing. Two copies of the plan are required to be submitted,

The Plan must include the following.
- Flow Paths
- Sediment Controls
- Dust Controls
- Stabilised access points
- Noise controls and hours of operation
- Project Manager or Site Supervisor contact details
- Size of the site, if over 0.3ha then environment agreement required.
- Waste Controls including areas for concrete washdown etc
- Spoil Controls - If soil is to be removed or imported on site, the details of origin of the soil imported or the location where the soil is to be exported are to be provided.
- Location of stockpile areas
- Maintenance Schedule of Controls

Sediment Dam if needed should be in accordance with the following guidelines:
1. Be of adequate size to control all runoff from the site (i.e. 150 cubic metres per hectare of catchment).
2. No discharge from dam unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the dam must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.
3. Water level must not exceed 20% capacity at all times to allow runoff storage during a rain event.
4. Regular dredging of the dam must be carried out to remove silt.
5. Site drawing and details must be provided to Environment Protection Authority, for approval prior to works commencing.
6. Temporary Erosion & Sediment control ponds must be incorporated into each stage of development. The size of the ponds must be minimum of 150 m 3/ hectare and the temporary ponds shall not be removed until 85 % of the developments are complete or all the disturbed areas are stabilised. The lessee shall comply with the Environment Protection Act 1997 (the Act) and all relevant policies and guidelines.

All rain water that enters the underground storage area during a rain storm event would be considered as a sediment control pond and must meet the following conditions.
1. No discharge from dam all stormwater must be pumped out and disposed in at an approved location.

2. No discharge is allowed to enter the stormwater system.
3. Water level must not exceed 20% capacity at all times to allow runoff storage during a rain event.
4. Any drainage from the storage area must be connected to sewer and gain approval from ActewAGL to connect to the sewer.

All water flow within the site must flow to sediment control ponds, no sediment is to leave the site, and the submitted sediment control drawings require more details before being approved by the Authority.

REPAIR OF DAMAGE TO PUBLIC ASSETS

The applicant/lessee is held responsible for all damage to ACT Government assets (including footpaths) caused by the development and they must properly repair any damage to those assets. Before work commences, they should notify the Territory and Municipal Services Directorate of any existing damage to public facilities.

UTILITY ASSETS RETENTION

The lessee should obtain a plant location advice from ActewAGL to avoid conflict with existing plant or electrical easements. The lessee will be responsible for the costs associated with the relocation of assets, if necessary. The lessee is to ensure that the water service and water meter are retained in position and in good condition. ActewAGL water meters are accountable items and must not be removed from the site or otherwise disposed of.

WATER RESTRICTIONS AND FILLING OF NEW POOLS, PONDS AND FOUNTAINS

Water restrictions or permanent water conservation measures may be in force in the ACT and may prohibit or affect the filling of new pools, ponds and fountains using potable (tap) water drawn from ACTEW Corporation Limited's potable water supply system. Applicants wishing to use water drawn from the potable water supply system to fill a new pool, pond or fountain are advised to first contact ACTEW 's Water conservation office on (02) 62483131. Where water restrictions or permanent water conservation measures would otherwise prevent or affect the filling of a new pool, pond or fountain, it might be possible to obtain an exemption to fill the pool, pond or fountain using potable water.

DRAINAGE

The Building Code of Australia contains provisions affecting surface drainage and the height of finished floor levels. These may apply to this proposal.

BUSHFIRE MITIGATION MEASURES

This residential dwelling is located in an area where a bushfire risk assessment has identified that mitigation measures are required to reduce the impact of bushfires. The mitigation measures in this approval are to be maintained for the life of the residence. Special care needs to be exercised by the lessee to ensure that any future building works and modifications to the dwelling and additional landscaping does not compromise the mitigation measures imposed.

REVIEW OF THE DECISION

The following notes are provided in accordance with regulation 7 of the *ACT Civil and Administrative Tribunal Regulation 2009*. Refer to the Review by the ACT Civil and Administrative Tribunal (ACAT) section of the Notice of Decision for information about its relevance to this development application.

CONTACT DETAILS

The review authority is the ACT Civil and Administrative Tribunal (ACAT).

Location	Contact details
ACT Civil and Administrative Tribunal Level 4, 1 Moore Street CANBERRA CITY ACT 2601	Website: www.acat.act.gov.au Email: tribunal@act.gov.au Telephone: (02) 6207 1740 Facsimile: (02) 6205 4855 Post: GPO Box 370, CANBERRA, ACT, 2601

POWERS OF THE ACAT

The ACAT is an independent body. It can review on their merits a large number of decisions made by ACT Government ministers, officials and statutory authorities. The ACAT can agree with, change or reject the original decision, substitute its own decision or send the matter back to the decision maker for reconsideration in accordance with ACAT recommendations.

APPLICATIONS TO THE ACAT

To apply for a review, obtain an application form from the ACAT. You can also download the form from the ACT Legislation Register http://www.legislation.act.gov.au/af/2009-278/current/pdf/2009-278.pdf.

If you are applying on behalf of an organisation or association of persons, whether incorporated or not, the Tribunal in deciding whether to support this application will consider the effect of the decision being reviewed on the interests of the organisation or association in terms of its objects or purposes. A copy of the relevant documents will be required to be lodged with the Tribunal.

TIME LIMITS FOR APPLICATIONS

The time limit to make a request for a review is 28 days from the date of this Notice of decision. The time limit can be extended in some circumstances (refer to sections 10 (2), 10(3), 25(1)(e) and 25(2) of the *ACT Civil & Administrative Tribunal Act 2008;* section 7 of the *ACT Civil and Administrative Tribunal Procedure Rules 2009 (No 2);* and section 409 of the *Planning and Development Act 2007*).

FEES

Applications to the ACAT, including an application to be joined as a party to a proceeding, require payment of a fee of not less than $184 (the Tribunal Registry will advise of the current fee), unless you are receiving legal or financial assistance from the ACT Attorney-General. You can apply to have the fee waived on the grounds of hardship, subject to approval (refer to section 22T of the *ACT Civil and Administrative Tribunal Act 2008*). Decisions to grant assistance are made on the grounds of hardship and that it is reasonable, in all the circumstances, for the assistance to be granted. Write to: The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. Ask the ACAT for more details.

TIME LIMITS FOR REVIEWS OF DECISIONS

The ACAT is required to decide appeals in land and planning and tree protection cases within 120 days after the lodging of the appeal, unless that period is extended by the ACAT upon it being satisfied that it is in the interests of justice to do so.

FORMS OF LEGAL, FINANCIAL AND OTHER ADVICE AND ASSISTANCE

The following organisations can provide advice and assistance if you are eligible:

- ACT Attorney-General, write to The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA, ACT, 2601;

- the ACT Legal Aid Office, telephone 1300 654314;
- Legal Advice Bureau, telephone (02) 6247 5700;
- ACT Council of the Ageing, telephone (02) 6282 3777;
- Welfare Rights and Legal Centre, telephone (02) 6247 2177; and
- Environmental Defender's Office (ACT), telephone (02) 6247 9420.

AWARDING OF COSTS

You will have to pay any costs involved in preparing or presenting your case. The ACAT also has the power to award costs against a party if the party contravenes a direction of the ACAT and the ACAT considers it in the interests of justice to make such an order. This power is in addition to the power of the ACAT to strike out a party and to dismiss an application for failure to comply with the ACAT's directions.

ACCESS TO DOCUMENTS ABOUT THE DECISION

You may apply for access to any documents you consider relevant to this decision under the ACT Freedom of Information Act 1989. Information about Freedom of information requests is available on the planning and land authority's web site or by contacting us by phone on (02) 6207 1923.

PROCEDURES OF THE ACAT

The procedures of the ACAT are outlined on the ACAT's website, including in the Guide to the Land and Planning Division and the Guide to the Hearing. Contact the ACAT for alternative ways to access information about the ACAT's procedures.

TRANSLATION AND INTERPRETER SERVICES

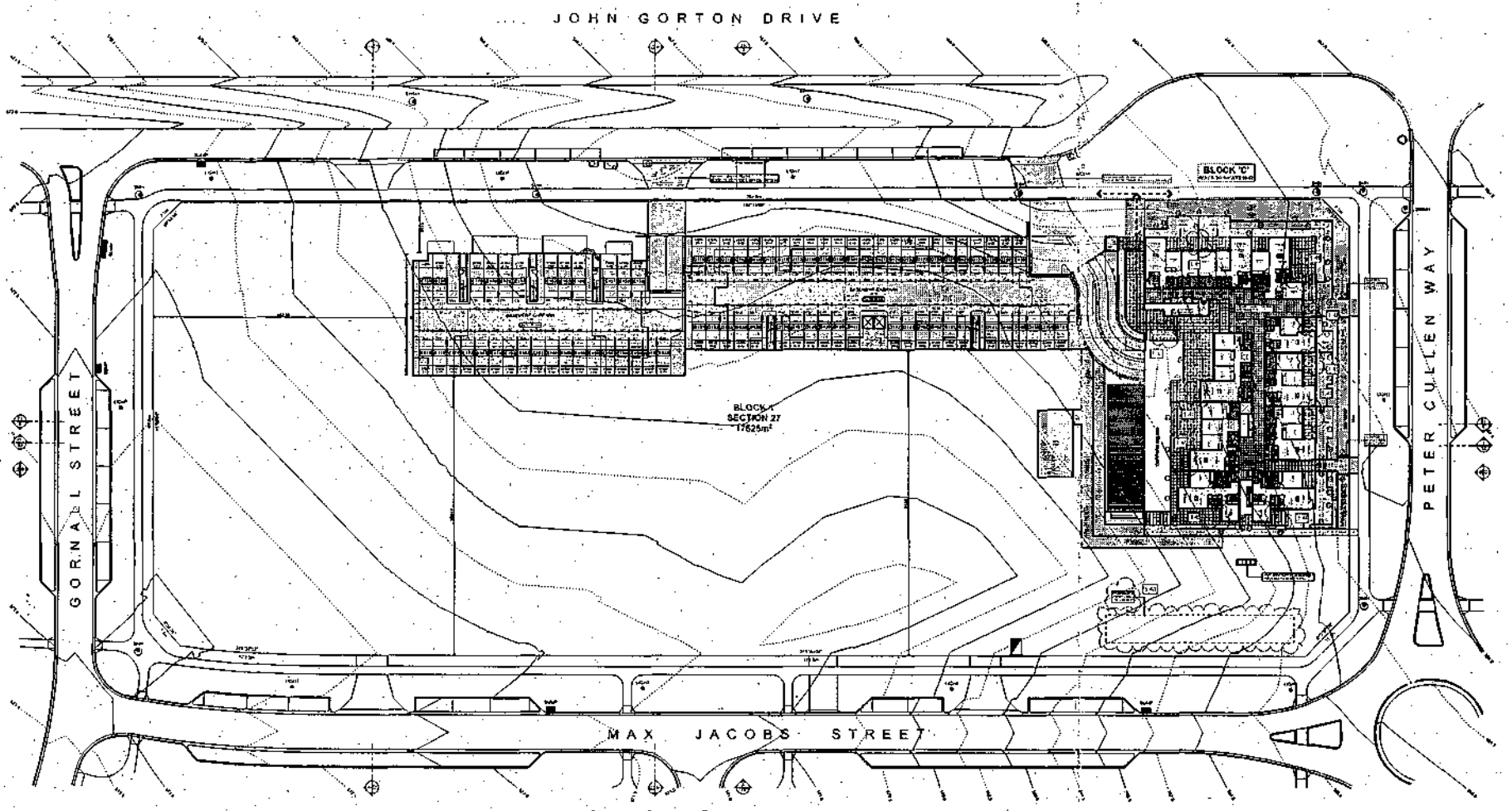
The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week. Telephone 131 450.

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE

131 450

Canberra and District - 24 hours a day, seven days a week



LEVEL 0 SITE PLAN

SCALE 1:400

NOISE IMPACT

ALL UNITS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DA NOISE IMPACT STATEMENT.

REQUESTED INFORMATION

WASTE & RECYCLING NOTES

WASTE ENCLOSURE (WE1)

WASTE: 3 x 1400L WASTE HOPPERS (2060W x 1440D x 910H) COLLECTED TWICE A WEEK.

RECYCLE: 2 x 1100L HOPPERS (1200W X 1000D X 1250H) COLLECTED ONCE A WEEK.

WASTE ENCLOSURE (WE2)

WASTE: 3 x 1100L WASTE HOPPERS (1200W X 1000D X 1250H) COLLECTED TWICE A WEEK.

RECYCLE: 2 x 1100L HOPPERS (1200W X 1000D X 1250H) COLLECTED ONCE A WEEK.

WASTE AND LOUNGE (WE3) (includes compactor room)

WASTE: 3 x 1100L WASTE HOPPERS (1200W X 1000D X 1250H) COLLECTED TWICE A WEEK.

RECYCLE: 2 x 1100L HOPPERS (1200W X 1000D X 1250H) COLLECTED ONCE A WEEK

SITE STATISTICS

TOTAL SITE AREA 17525m²

PLOT RATIO

LEVEL 0 GFA	1654m²
LEVEL 1 GFA	5336m²
LEVEL 2 GFA	5156m²
LEVEL 3 GFA	2677m²
LEVEL 4 GFA	2656m²
LEVEL 5 GFA	2296m²
STORAGE AREA	99m²
WASTE ENCLOSURE AREA	54m²
TOTAL GFA	19918m²

SITE COVER

BUILDING FOOTPRINT	7259m²
SOFT LANDSCAPING	10152m²
BASEMENT AREA (LEVEL -2)	7251m²
BASEMENT AREA (LEVEL -1)	7099m²
BASEMENT AREA (LEVEL -2)	7099m²

PARKING

RESIDENTIAL

1 SPACE PER 1 BED UNIT:	37
1.5 SPACES PER 2 BED UNIT:	144
2 SPACES PER 3 BED UNIT:	84
1 VISITOR SPACE PER 4 UNITS:	44
ADAPTABLE (UNALLOCATED)	4
TOTAL CARSPACES REQUIRED:	329

PROVIDED

1 SPACE PER 1 BED UNIT:	37
1.5 SPACES PER 2 BED UNIT:	144
2 SPACES PER 3 BED UNIT:	84
VISITOR SPACES PROVIDED	44
ADAPTABLE (UNALLOCATED)	4
TOTAL CARSPACES PROVIDED:	329

CARPARKING SCHEDULE

Unit Types	Number of Units	Parking Required	Parking Provided
1 Bedroom	37	37	37
2 Bedroom	87	144	144
3 Bedroom	44	84	84
Visitor Parking	176	44	44
Adaptable (incl. 1 visitor space)	4	4	4
Totals		329	329

UNIT STATS - LEVEL 0 (10 UNITS)

unit no.	Unit Type	Bedrooms	Min. area (m²)	Proposed (m²)	Car Spaces
G01	3B Adaptable	3	110	124	1
G02	2B Ground	2	75	84	1
G03	2B	2	75	84	1
G04	1C	1	50	58	1
G05	2B Ground	2	75	84	1
G06	2C	2	75	79	1
G07	2B	2	75	84	1
G08	1B	1	50	52	1
G09	1B	1	50	52	1
G10	3B	3	90	96	1
TOTAL		21	685	825	10

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS AS SET OUT IN THE NOTICE OF DECISION
PERMIT NUMBER 2012/0362

Delegate name: [illegible]

Date: 13/12/12

LETTERBOX NOTES

LETTERBOXES ARE TO BE NUMBERED VERTICALLY FROM TOP TO BOTTOM IN ACCORDANCE WITH AUSTPOST STANDARDS.

THIS IS TO ENSURE THE POSTMAN DOES NOT NEED TO ENTER THE BLOCK OR DISACCLIENT FROM THEIR BIKE TO DEPOSIT THE LETTERS INTO MAILBOXES

SCALE BAR 1:400

SITE LEGEND

- CONTOURS (LINES (300mm VERTICAL))
- EXISTING SEWER VENT
- EXISTING HYDRANT
- EXISTING TELSTRA BOX
- EXISTING SIGN
- EXISTING COUNCIL
- EXISTING SEWER MANHOLE
- EXISTING STREET LIGHT
- HOT WATER SERVICE AS PER BUILDER SPECIFICATION
- FOLD AWAY CLOTHESLINE (WITH 1800 HIGH PRIVACY SCREEN)
- DRYING AREA SCREENED BY OPAQUE MATERIAL
- AC CONDENSOR UNIT SCREENED FROM PUBLIC VIEW
- NOTATION DENOTES UNIT CARSPACE IS ALLOCATED TO
- NOTATION DENOTES VISITOR CARSPACE PO AS2890.1
- DENOTES CARSPACE NUMBER TO AS2890.1
- 2.1m HIGH MASONRY COURTYARD WALL (SEE SHEET 06 FOR DETAILS)
- 1.8m HIGH CYCLONE POOL FENCE (SEE SHEET 06 FOR DETAILS)
- 1.8m HIGH HORIZONTAL SLAT PRIVACY FENCE (SEE SHEET 06 FOR DETAILS)
- 1.8m TIMBER PALING FENCE (SEE SHEET 06 FOR DETAILS)
- LETTERBOX IDENTIFIER (SEE SHEET 06 FOR DETAILS)
- POST TOP LIGHT FITTING (BATTERY PACK UNDERGROUND)
- POST TOP LIGHTING FITTING WITH METAL SHIELD ON SIDE OF RESIDENCE (BATTERY PACK UNDERGROUND)
- WALL MOUNTED BUNKER FITTING
- LED EYELID FITTING MOUNTED ON BRICKWORK

04	06.12.12	Relocation of Letterbox Identifier (Ref. DA RFI 8)
03	27.09.12	DA Submission
02	23.07.12	Preliminary Submission
01	29.06.12	Initial Issue for Client Review
Rev	Date	Description

Client Name
PER-SE DEVELOPMENTS

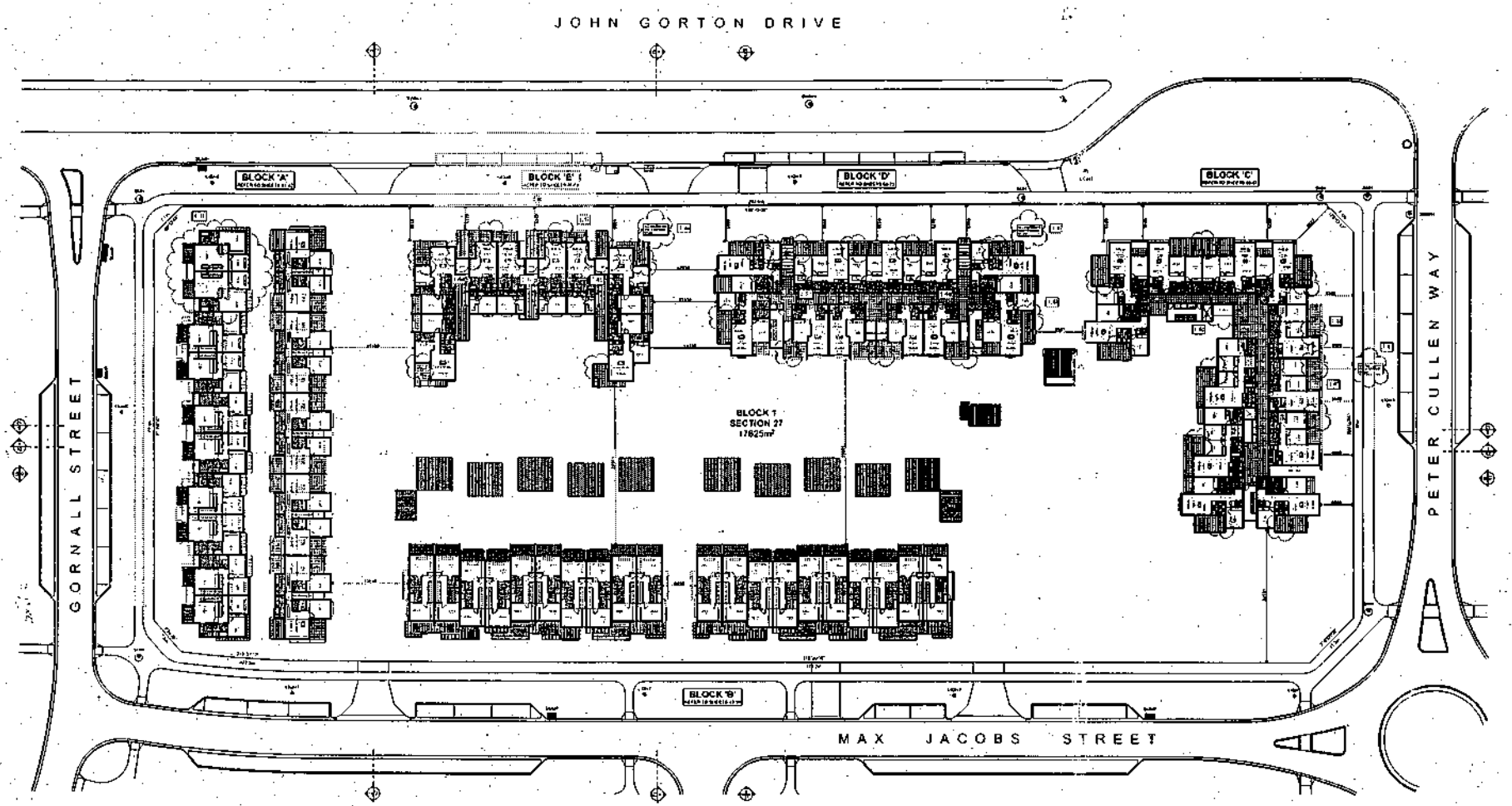
Project Name
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address
BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title
LEVEL 0 SITE PLAN

Architect:	Kasparek Architects
Engineer:	Sellick Consultants
Surveyor:	TBA
Landscaping	JBA
Documentation	CADS P/L
Technician	NW
Checked	KA
Project No:	11-126
Scale	AS SHOWN
Commenced	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

04
Revision 14



LEVEL 2 SITE PLAN

SCALE 1:100

NOISE IMPACT

ALL UNITS TO BE CONSTRUCTED IN ACCORDANCE WITH THE QA NOISE IMPACT STATEMENT

REQUESTED INFORMATION

WASTE & RECYCLING NOTES

WASTE ENCLOSURE (WE1)

WASTE: 3 x 240L WASTE HOPPERS (580MM X 810D X 910H) COLLECTED TWICE A WEEK.

RECYCLE: 7 x 240L HOPPERS (1100W x 1080D x 1060H) COLLECTED ONCE A WEEK.

WASTE ENCLOSURE (WE2)

WASTE: 3 x 240L WASTE HOPPERS (580W X 810D X 910H) COLLECTED TWICE A WEEK.

RECYCLE: 2 x 240L HOPPERS (1080W X 1080D X 1060H) COLLECTED ONCE A WEEK.

WASTE ENCLOSURE (WE3) Includes caretaker's unit

WASTE: 2 x 240L WASTE HOPPERS (580W X 810D X 910H) COLLECTED TWICE A WEEK.

RECYCLE: 2 x 240L HOPPERS (1080W X 1080D X 1060H) COLLECTED ONCE A WEEK.

LETTERBOX NOTES

LETTERBOXES ARE TO BE NUMBERED VERTICALLY FROM TOP TO BOTTOM IN ACCORDANCE WITH AUSTPOST STANDARDS

THIS IS TO ENSURE THE POSTMAN DOES NOT NEED TO DOUBLE BACK OR DISMOUNT FROM THEIR BIKE TO DEPOSIT THE LETTERS INTO MAILBOXES

SITE STATISTICS

TOTAL SITE AREA	17625m²
PLOT RATIO	
LEVEL 5 GFA	995m²
LEVEL 4 GFA	5120m²
LEVEL 3 GFA	5120m²
LEVEL 2 GFA	5577m²
LEVEL 1 GFA	3660m²
LEVEL 0 GFA	1320m²
STORAGE AREA	761m²
WASTE ENCLOSURE AREA	64m²
TOTAL GFA	22603m²
SITE COVER	
BUILDING FOOTPRINT:	7000m²
SOFT LANDSCAPING:	9627m²
BASEMENT AREA (LEVEL 1):	8481m²
BASEMENT AREA (LEVEL 2):	3660m²
	3660m²
PARKING	
RESIDENTIAL UNITS	
1 SPACE PER 1 BED UNIT:	51
1.5 SPACES PER 2 BED UNIT:	105
2 SPACES PER 3 BED UNIT:	64
1 VISITOR SPACE PER 4 UNITS	44
ADAPTABLE & SMALL LOCATED	9
TOTAL CARSPACES REQUIRED:	329
PROVIDED	
1 SPACE PER 1 BED UNIT:	51
1.5 SPACES PER 2 BED UNIT:	105
2 SPACES PER 3 BED UNIT:	64
VISITOR SPACES PROVIDED	44
ADAPTABLE & SMALL LOCATED	9
TOTAL CARSPACES PROVIDED:	329

SCALE BAR 1:100

UNIT STATS - LEVEL 2 (41 UNITS)

unit no.	type	bedrooms	area (m²)	storage (m³)	POS (m²)	car spaces	visitor	unit no.	type	bedrooms	area (m²)	storage (m³)	POS (m²)	car spaces
A21	1A	1	50	4	25	1		C121	1B	1	51	4	12	1
A22	1A	1	50	4	10	1		C122	1B	1	51	4	12	1
A23	1A	1	50	4	10	1		C123	1B	1	51	4	12	1
A24	1A	1	50	4	10	1		C124	2B	2	87	4	12	2
A25	1A	1	50	4	10	1		C125	2B	2	87	4	12	2
A26	1A	1	50	4	10	1		C126	2B	2	87	4	12	2
A27	1A	1	50	4	10	1		C127	2B	2	87	4	12	2
A28	1A	1	50	4	10	1		C128	2B	2	87	4	12	2
A29	1A	1	50	4	10	1		C129	2B	2	87	4	12	2
A30	1A	1	50	4	10	1		C130	2B	2	87	4	12	2
A31	1A	1	50	4	10	1		C131	2B	2	87	4	12	2
A32	1A	1	50	4	10	1		C132	2B	2	87	4	12	2
A33	1A	1	50	4	10	1		C133	2B	2	87	4	12	2
A34	1A	1	50	4	10	1		C134	2B	2	87	4	12	2
A35	1A	1	50	4	10	1		C135	2B	2	87	4	12	2
A36	1A	1	50	4	10	1		C136	2B	2	87	4	12	2
A37	1A	1	50	4	10	1		C137	2B	2	87	4	12	2
A38	1A	1	50	4	10	1		C138	2B	2	87	4	12	2
A39	1A	1	50	4	10	1		C139	2B	2	87	4	12	2
A40	1A	1	50	4	10	1		C140	2B	2	87	4	12	2
A41	1A	1	50	4	10	1		C141	2B	2	87	4	12	2
A42	1A	1	50	4	10	1		C142	2B	2	87	4	12	2
A43	1A	1	50	4	10	1		C143	2B	2	87	4	12	2
A44	1A	1	50	4	10	1		C144	2B	2	87	4	12	2
A45	1A	1	50	4	10	1		C145	2B	2	87	4	12	2
A46	1A	1	50	4	10	1		C146	2B	2	87	4	12	2
A47	1A	1	50	4	10	1		C147	2B	2	87	4	12	2
A48	1A	1	50	4	10	1		C148	2B	2	87	4	12	2
A49	1A	1	50	4	10	1		C149	2B	2	87	4	12	2
A50	1A	1	50	4	10	1		C150	2B	2	87	4	12	2
A51	1A	1	50	4	10	1		C151	2B	2	87	4	12	2
A52	1A	1	50	4	10	1		C152	2B	2	87	4	12	2
A53	1A	1	50	4	10	1		C153	2B	2	87	4	12	2
A54	1A	1	50	4	10	1		C154	2B	2	87	4	12	2
A55	1A	1	50	4	10	1		C155	2B	2	87	4	12	2
A56	1A	1	50	4	10	1		C156	2B	2	87	4	12	2
A57	1A	1	50	4	10	1		C157	2B	2	87	4	12	2
A58	1A	1	50	4	10	1		C158	2B	2	87	4	12	2
A59	1A	1	50	4	10	1		C159	2B	2	87	4	12	2
A60	1A	1	50	4	10	1		C160	2B	2	87	4	12	2
A61	1A	1	50	4	10	1		C161	2B	2	87	4	12	2
A62	1A	1	50	4	10	1		C162	2B	2	87	4	12	2
A63	1A	1	50	4	10	1		C163	2B	2	87	4	12	2
A64	1A	1	50	4	10	1		C164	2B	2	87	4	12	2
A65	1A	1	50	4	10	1		C165	2B	2	87	4	12	2
A66	1A	1	50	4	10	1		C166	2B	2	87	4	12	2
A67	1A	1	50	4	10	1		C167	2B	2	87	4	12	2
A68	1A	1	50	4	10	1		C168	2B	2	87	4	12	2
A69	1A	1	50	4	10	1		C169	2B	2	87	4	12	2
A70	1A	1	50	4	10	1		C170	2B	2	87	4	12	2
A71	1A	1	50	4	10	1		C171	2B	2	87	4	12	2
A72	1A	1	50	4	10	1		C172	2B	2	87	4	12	2
A73	1A	1	50	4	10	1		C173	2B	2	87	4	12	2
A74	1A	1	50	4	10	1		C174	2B	2	87	4	12	2
A75	1A	1	50	4	10	1		C175	2B	2	87	4	12	2
A76	1A	1	50	4	10	1		C176	2B	2	87	4	12	2
A77	1A	1	50	4	10	1		C177	2B	2	87	4	12	2
A78	1A	1	50	4	10	1		C178	2B	2	87	4	12	2
A79	1A	1	50	4	10	1		C179	2B	2	87	4	12	2
A80	1A	1	50	4	10	1		C180	2B	2	87	4	12	2
A81	1A	1	50	4	10	1		C181	2B	2	87	4	12	2
A82	1A	1	50	4	10	1		C182	2B	2	87	4	12	2
A83	1A	1	50	4	10	1		C183	2B	2	87	4	12	2
A84	1A	1	50	4	10	1		C184	2B	2	87	4	12	2
A85	1A	1	50	4	10	1		C185	2B	2	87	4	12	2
A86	1A	1	50	4	10	1		C186	2B	2	87	4	12	2
A87	1A	1	50	4	10	1		C187	2B	2	87	4	12	2
A88	1A	1	50	4	10	1		C188	2B	2	87	4	12	2
A89	1A	1	50	4	10	1		C189	2B	2	87	4	12	2
A90	1A	1	50	4	10	1		C190	2B	2	87	4	12	2
A91	1A	1	50	4	10	1		C191	2B	2	87	4	12	2
A92	1A	1	50	4	10	1		C192	2B	2	87	4	12	2
A93	1A	1	50	4	10	1		C193	2B	2	87	4	12	2
A94	1A	1	50	4	10	1		C194	2B	2	87	4	12	2
A95	1A	1	50	4	10	1		C195	2B	2	87	4	12	2
A96	1A	1	50	4	10	1		C196	2B	2	87	4	12	2
A97	1A	1	50	4	10	1		C197	2B	2	87	4	12	2
A98	1A	1	50	4	10	1		C198	2B	2	87	4	12	2
A99	1A	1	50	4	10	1		C199	2B	2	87	4	12	2
A100	1A	1	50	4	10	1		C200	2B	2	87	4	12	2

PLANNING AND DESIGN DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE SCHEDULE DATED 19 DEC 2012

PURSUANT TO SECTION 242

Delegate: RAVI SINGH

Date: 19/12/2012

CANBERRA OFFICE
Unit 2, 2A Mort Street
Braddon ACT 2612
SOUTH COAST OFFICE
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Narooma NSW 2546
Mobile 0414 393 160
PH 02 6162 1828
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mail@kaspanek.com.au
www.kaspanek.com.au
kaspanek ARCHITECTS

SITE LEGEND

- CONTOURS LINES (500mm INTERVALS)
- EXISTING SEWER VENT
- EXISTING HYDRANT
- EXISTING TELSTRA BOX
- EXISTING KERB
- EXISTING COVER
- EXISTING SEWER MANHOLE
- EXISTING STREET LIGHT
- HOT WATER SERVICE AS PER BUILDER SPECIFICATION
- FOLD AWAY CLOTHESLINE (WITH 1800 HIGH PRIVACY SCREEN)
- DRYING AREA SCREENED BY OPAQUE BALUSTRADE
- AC CONDENSER UNIT SCREENED FROM PUBLIC VIEW
- UNIT NOTATION DENOTES UNIT CARSPACE IS ALLOCATED TO
- V#1 NOTATION DENOTES VISITOR CARSPACE TO ASSIGN #
- #1CS DENOTES CARSPACE NUMBER TO ASSIGN #
- 1.8m HIGH MASONRY COURTYARD WALL (SEE SHEET 06 FOR DETAILS)
- 1.8m HIGH CYCLONE POOL FENCE (SEE SHEET 06 FOR DETAILS)
- 1.8m HIGH HORIZONTAL SLAT PRIVACY FENCE (SEE SHEET 06 FOR DETAILS)
- 1.8m TIMBER PALING FENCE (SEE SHEET 06 FOR DETAILS)
- LETTERBOX IDENTIFIER (SEE SHEET 06 FOR DETAILS)
- POST TOP LIGHT FITTING (BATTERY PACK IN GROUND)
- POST TOP LIGHTING FITTING WITH METAL SHIELD ON SIDE OF ASSEMBLY (BATTERY PACK IN GROUND)
- WALL MOUNTED BUNKER FITTING
- LED BOLLARD FITTING MOUNTED ON BRICK PIER

Rev	Date	Description
E4	05.07.12	TRANSFER TO SURVEY FOR PLANNING APPROVAL
E3	29.06.12	ISSUE FOR PLANNING APPROVAL
E2	29.02.12	Re-Issued to QA ISSUE
E1	01.09.11	Issued to QA ISSUE
Rev	Date	Description:

Client Name:
PER-SE DEVELOPMENTS

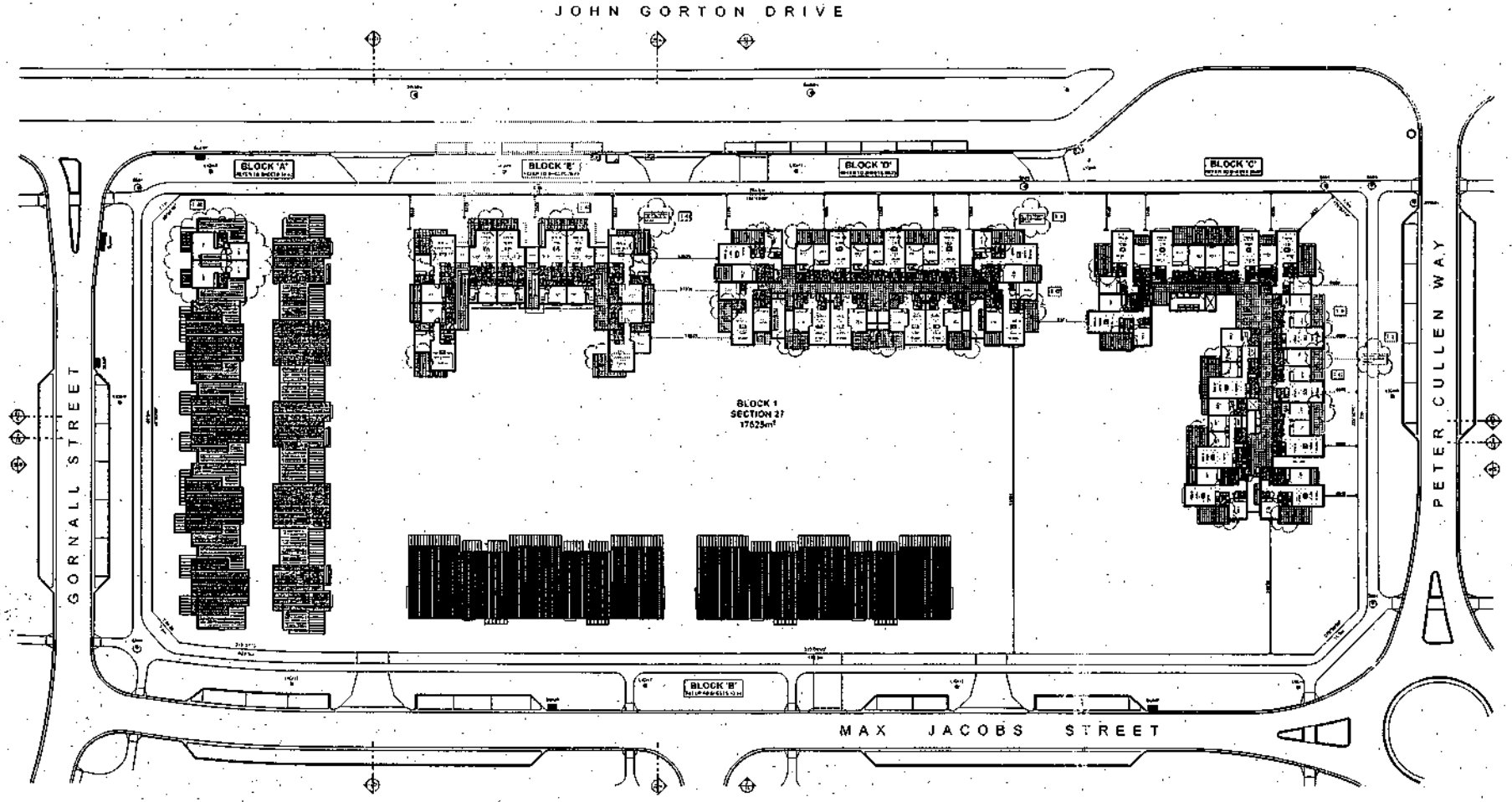
Project Name:
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address:
BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title:
LEVEL 2 SITE PLAN

Architect:	Kaspanek Architects
Engineer:	Selick Consultants
Surveyor:	TBA
Landscaping:	JEA
Documentation:	CAD3 P.L.
Technician:	MW
Checked:	KA
Project No.	11-120
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

06
Revision: E4



LEVEL 3 SITE PLAN

SCALE 1:400

NOISE IMPACT

ALL UNITS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DA NOISE IMPACT STATEMENT.

REQUESTED INFORMATION

WASTE & RECYCLING NOTES

WASTE ENCLOSURE (ONE)

WASTE: 3 x 660L WASTE HOPPERS (1260W x 840D x 940H) COLLECTED TWICE A WEEK

RECYCLE: 2 x 660L HOPPERS (1260W x 1800D x 1350H) COLLECTED ONCE A WEEK.

WASTE & RECYCLE (ONE)

WASTE: 3 x 1500L WASTE HOPPERS (2660W x 1510D x 1470H) COLLECTED TWICE A WEEK

RECYCLE: 3 x 1100L HOPPERS (2260W x 1000D x 1350H) COLLECTED ONCE A WEEK.

WASTE & RECYCLE (ONE)

WASTE: 3 x 1500L WASTE HOPPERS (2260W x 1510D x 1470H) COLLECTED TWICE A WEEK

RECYCLE: 2 x 1100L HOPPERS (1210W x 1000D x 1350H) COLLECTED ONCE A WEEK.

SITE STATISTICS

TOTAL SITE AREA 17625m²

PLOT RATIO

LEVEL 6 GFA	695m²
LEVEL 5 GFA	5790m²
LEVEL 4 GFA	5965m²
LEVEL 3 GFA	2877m²
LEVEL 2 GFA	2986m²
LEVEL 1 GFA	1236m²
STORAGE AREA	24m²
WASTE ENCLOSURE AREA	84m²
TOTAL GFA	19454m²

SITE COVER

BUILDING FOOTPRINT	7896m²
SOFT LANDSCAPING	1853.5m²
BASEMENT AREA (LEVEL 0)	7656m²
BASEMENT AREA (LEVEL -1)	7656m²
BASEMENT AREA (LEVEL -2)	7656m²

PARKING

RESIDENTIAL UNITS

1 SPACE PER 1 BED UNIT	37
1.5 SPACES PER 2 BED UNIT	105
2 SPACES PER 3 BED UNIT	84
1 VISITOR SPACE PER 7 UNITS	24
ADAPTABLE (UNALLOCATED)	9
TOTAL CARSPACES REQUIRED	129

PROVIDED

1 SPACE PER 1 BED UNIT	37
1.5 SPACES PER 2 BED UNIT	105
2 SPACES PER 3 BED UNIT	84
VISITOR SPACES PROVIDED	24
ADAPTABLE (UNALLOCATED)	9
TOTAL CARSPACES PROVIDED	129

LETTERBOX NOTES

LETTERBOXES ARE TO BE NUMBERED VERTICALLY FROM TOP TO BOTTOM IN ACCORDANCE WITH AUSTPOST STANDARDS

THE ACTIVITY ENSURE THE POSTMAN DOES NOT NEED TO CROSS A ROAD OR DRIVEWAY FROM THEIR BASE TO DEPOSIT THE LETTERS INTO MAILBOXES

UNIT STATS - LEVEL 3 (31 UNITS)

Unit No	Unit Type	Bedrooms	Aspect (y/n)	Storage (m²)	POS (m²)	Car Spaces	Unit No	Unit Type	Bedrooms	Aspect (y/n)	Storage (m²)	POS (m²)	Car Spaces
C13	2B	2	Y	8	12	1	C127	2B	2	Y	8	12	1
C14	3B	3	Y	10	15	1	C128	3B	3	Y	10	15	1
C17	2B Adapt	2	Y	8	12	1	C129	2B	2	Y	8	12	1
C18	2B Adapt	2	Y	8	12	1	C130	2B	2	Y	8	12	1
C19	2B	2	Y	8	12	1	C131	2B	2	Y	8	12	1
C20	3B	3	Y	10	15	1	C132	3B	3	Y	10	15	1
C21	2B	2	Y	8	12	1	C133	2B	2	Y	8	12	1
C22	2B Adapt	2	Y	8	12	1	C134	2B	2	Y	8	12	1
C23	2B	2	Y	8	12	1	C135	2B	2	Y	8	12	1
C24	2B	2	Y	8	12	1	C136	2B	2	Y	8	12	1
C25	3B	3	Y	10	15	1	C137	3B	3	Y	10	15	1
C26	2B	2	Y	8	12	1	C138	2B	2	Y	8	12	1
C27	2B	2	Y	8	12	1	C139	2B	2	Y	8	12	1
C28	2B	2	Y	8	12	1	C140	2B	2	Y	8	12	1
C29	3B	3	Y	10	15	1	C141	3B	3	Y	10	15	1
C30	2B	2	Y	8	12	1	C142	2B	2	Y	8	12	1
C31	2B	2	Y	8	12	1	C143	2B	2	Y	8	12	1
C32	2B	2	Y	8	12	1	C144	2B	2	Y	8	12	1
C33	3B	3	Y	10	15	1	C145	3B	3	Y	10	15	1
C34	2B	2	Y	8	12	1	C146	2B	2	Y	8	12	1
C35	2B	2	Y	8	12	1	C147	2B	2	Y	8	12	1
C36	2B	2	Y	8	12	1	C148	2B	2	Y	8	12	1
C37	3B	3	Y	10	15	1	C149	3B	3	Y	10	15	1
C38	2B	2	Y	8	12	1	C150	2B	2	Y	8	12	1
C39	2B	2	Y	8	12	1	C151	2B	2	Y	8	12	1
C40	2B	2	Y	8	12	1	C152	2B	2	Y	8	12	1
C41	3B	3	Y	10	15	1	C153	3B	3	Y	10	15	1
C42	2B	2	Y	8	12	1	C154	2B	2	Y	8	12	1
C43	2B	2	Y	8	12	1	C155	2B	2	Y	8	12	1
C44	2B	2	Y	8	12	1	C156	2B	2	Y	8	12	1
C45	3B	3	Y	10	15	1	C157	3B	3	Y	10	15	1
C46	2B	2	Y	8	12	1	C158	2B	2	Y	8	12	1
C47	2B	2	Y	8	12	1	C159	2B	2	Y	8	12	1
C48	2B	2	Y	8	12	1	C160	2B	2	Y	8	12	1
C49	3B	3	Y	10	15	1	C161	3B	3	Y	10	15	1
C50	2B	2	Y	8	12	1	C162	2B	2	Y	8	12	1
C51	2B	2	Y	8	12	1	C163	2B	2	Y	8	12	1
C52	2B	2	Y	8	12	1	C164	2B	2	Y	8	12	1
C53	3B	3	Y	10	15	1	C165	3B	3	Y	10	15	1
C54	2B	2	Y	8	12	1	C166	2B	2	Y	8	12	1
C55	2B	2	Y	8	12	1	C167	2B	2	Y	8	12	1
C56	2B	2	Y	8	12	1	C168	2B	2	Y	8	12	1
C57	3B	3	Y	10	15	1	C169	3B	3	Y	10	15	1
C58	2B	2	Y	8	12	1	C170	2B	2	Y	8	12	1
C59	2B	2	Y	8	12	1	C171	2B	2	Y	8	12	1
C60	2B	2	Y	8	12	1	C172	2B	2	Y	8	12	1
C61	3B	3	Y	10	15	1	C173	3B	3	Y	10	15	1
C62	2B	2	Y	8	12	1	C174	2B	2	Y	8	12	1
C63	2B	2	Y	8	12	1	C175	2B	2	Y	8	12	1
C64	2B	2	Y	8	12	1	C176	2B	2	Y	8	12	1
C65	3B	3	Y	10	15	1							
C66	2B	2	Y	8	12	1							
C67	2B	2	Y	8	12	1							
C68	2B	2	Y	8	12	1							
C69	3B	3	Y	10	15	1							
C70	2B	2	Y	8	12	1							
C71	2B	2	Y	8	12	1							
C72	2B	2	Y	8	12	1							
C73	3B	3	Y	10	15	1							
C74	2B	2	Y	8	12	1							
C75	2B	2	Y	8	12	1							
C76	2B	2	Y	8	12	1							
C77	3B	3	Y	10	15	1							
C78	2B	2	Y	8	12	1							
C79	2B	2	Y	8	12	1							
C80	2B	2	Y	8	12	1							
C81	3B	3	Y	10	15	1							
C82	2B	2	Y	8	12	1							
C83	2B	2	Y	8	12	1							
C84	2B	2	Y	8	12	1							
C85	3B	3	Y	10	15	1							
C86	2B	2	Y	8	12	1							
C87	2B	2	Y	8	12	1							
C88	2B	2	Y	8	12	1							
C89	3B	3	Y	10	15	1							
C90	2B	2	Y	8	12	1							
C91	2B	2	Y	8	12	1							
C92	2B	2	Y	8	12	1							
C93	3B	3	Y	10	15	1							
C94	2B	2	Y	8	12	1							
C95	2B	2	Y	8	12	1							
C96	2B	2	Y	8	12	1							
C97	3B	3	Y	10	15	1							
C98	2B	2	Y	8	12	1							
C99	2B	2	Y	8	12	1							
C100	2B	2	Y	8	12	1							
C101	3B	3	Y	10	15	1							
C102	2B	2	Y	8	12	1							
C103	2B	2	Y	8	12	1							
C104	2B	2	Y	8	12	1							
C105	3B	3	Y	10	15	1							
C106	2B	2	Y	8	12	1							
C107	2B	2	Y	8	12	1							
C108	2B	2	Y	8	12	1							
C109	3B	3	Y	10	15	1							
C110	2B	2	Y	8	12	1							
C111	2B	2	Y	8	12	1							
C112	2B	2	Y	8	12	1							
C113	3B	3	Y	10	15	1							
C114	2B	2	Y	8	12	1							
C115	2B	2	Y	8	12	1							
C116	2B	2	Y	8	12	1							
C117	3B	3	Y	10	15	1							
C118	2B	2	Y	8	12	1							
C119	2B	2	Y	8	12	1							
C120	2B	2	Y	8	12	1							
C121	3B	3	Y	10	15	1							
C122	2B	2	Y	8	12	1							
C123	2B	2	Y	8	12	1							
C124	2B	2	Y	8	12	1							
C125	3B	3	Y	10	15	1							
C126	2B	2	Y	8	12	1							

PLANNING AND DESIGN CODE APPENDIX

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SPECIFIED IN THE NOTICE OF DECISION

PLEASE SEE ATTACHED

Delegate name: WAVERLEIGH

Date: 17/5/2012

CAGE

CANBERRA OFFICE
1/45 Townshend St
Phillip ACT 2606
SYDNEY COAST OFFICE
55 Mentmore Ave
Rosebery NSW 2018
Mob: 0404 248 488
Ph: 02 6161 1431
Fax: 02 6161 1432
kas@kasarchitects.com.au
www.kasarchitects.com.au
kasarchitects

SITE LEGEND

- CONTOURS / LINES (500mm INTERVALS)
- EXISTING SEWER VENT
- EXISTING HYDRANT
- EXISTING TELSTRA BOX
- EXISTING SUMP
- EXISTING COMMS
- EXISTING SEWER MAN HOLE
- EXISTING STREET LIGHT
- HOT WATER SERVICE AS PER BUILDER SPECIFICATION
- FOLD AWAY CLOTHESLINE (WITH 1800 HIGH PRIVACY SCREEN)
- DRYING AREA SCREENED BY OPAQUE SHADECLOTH
- AC CONDENSOR UNIT SCREENED FROM PUBLIC VIEW
- NOTATION DENOTES UNIT CARSPACE IS ALLOCATED TO
- NOTATION DENOTES VISITOR CARSPACE TO AS2890.1
- DENOTES CARSPACE NUMBER AS AS2890.1
- 1.8m HIGH MASONRY COURTYARD WALL (SEE SHEET 08 FOR DETAILS)
- 1.8m HIGH CYCLONE POOL FENCE (SEE SHEET 08 FOR DETAILS)
- 1.8m HIGH HORIZONTAL SLAT PRIVACY FENCE (SEE SHEET 08 FOR DETAILS)
- 1.8m TIMBER PALING FENCE (SEE SHEET 08 FOR DETAILS)
- LETTERBOX IDENTIFIER (SEE SHEET 08 FOR DETAILS)
- POST TOP LIGHT FITTING (BATTERY PACK INCLUDED)
- POST TOP LIGHTING FITTING WITH METAL SHIELD ON SIDE OF RESIDENCE (BATTERY PACK INCLUDED)
- WALL MOUNTED BUNKER FITTING
- LED EYELID FITTING MOUNTED ON KNOCK PIER

No.	Date	Description
4.0	06.07.12	Numbers to letter revised to suit 19.06.2012
3.0	19.06.12	Letterbox Details Added
2.1	17.05.12	PRELIMINARY DA ISSUE
1.0	01.05.12	PRELIMINARY DESIGN ISSUE
Rev.	Date	Description

Client Name:

PER-SE DEVELOPMENTS

Project Name:

MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address:

BLOCK 1 SECTION 27 WRIGHT ACT 2611

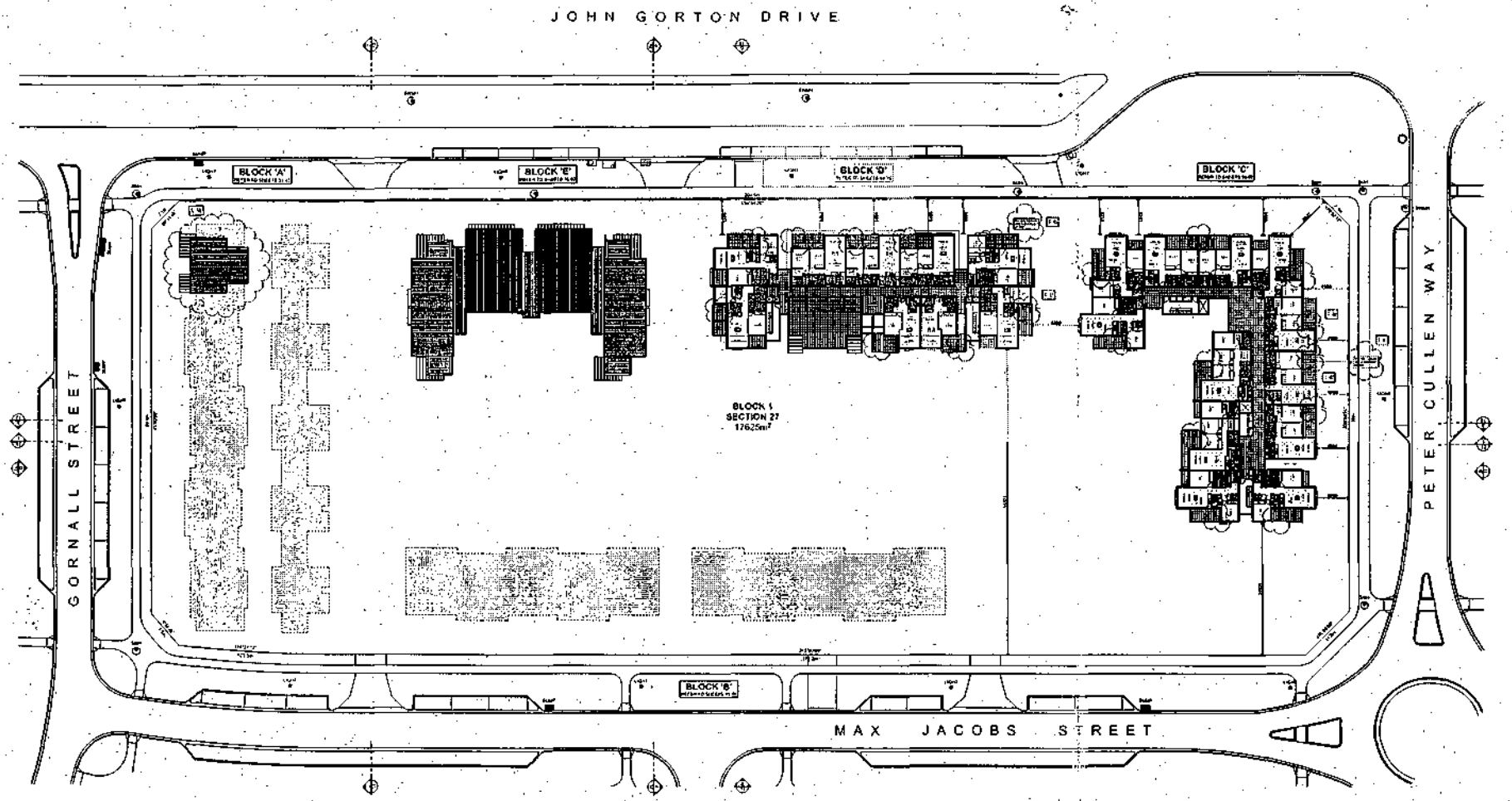
Drawing Title:

LEVEL 3 SITE PLAN

Architect:	Kasarek Architects
Engineer:	Selltek Consultants
Surveyor:	TBA
Landscaping:	JLA
Documentation	CAD/P.L.
Technician:	NW
Checked:	KA
Project No:	11-124
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

Drawing No: 07

Revision: 4



LEVEL 4 SITE PLAN

SCALE 1:400

NOISE IMPACT

ALL UNITS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DA NOISE IMPACT STATEMENT

REQUESTED INFORMATION

WASTE & RECYCLING NOTES

WASTE ENCLOSURE (WE1)

WASTE: 3 x 660L WASTE HOPPERS (2200W x 910D x 940H) COLLECTED TWICE A WEEK.

RECYCLE: 2 x 660L HOPPERS (1500W x 1000D x 1350H) COLLECTED ONCE A WEEK.

WASTE ENCLOSURE (WE2)

WASTE: 2 x 1100L WASTE HOPPERS (2060W x 1100D X 1350H) COLLECTED TWICE A WEEK.

RECYCLE: 2 x 1100L HOPPERS (2060W x 1000D x 1350H) COLLECTED ONCE A WEEK.

WASTE ENCLOSURE (WE3) (includes carwash bay)

WASTE: 5 x 1100L WASTE HOPPERS (2060W x 1100D X 1350H) COLLECTED TWICE A WEEK.

RECYCLE: 3 x 1100L HOPPERS (2060W x 1000D x 1350H) COLLECTED ONCE A WEEK.

LETTERBOX NOTES

LETTERBOXES ARE TO BE NUMBERED VERTICALLY FROM TOP TO BOTTOM IN ACCORDANCE WITH AUSTPOST STANDARDS

THIS IS TO ENSURE THE POSTMAN DOES NOT NEED TO POUND BACK OR DISMOUNT FROM THEIR BIKE TO DEPOSIT THE LETTERS INTO MAILBOXES

SITE STATISTICS

TOTAL SITE AREA	17625m²
PLOT RATIO	
LEVEL 0 GFA:	990m²
LEVEL 1 GFA:	6126m²
LEVEL 2 GFA:	6189m²
LEVEL 3 GFA:	5511m²
LEVEL 4 GFA:	2662m²
LEVEL 5 GFA:	1326m²
STORAGE AREA	706m²
WASTE ENCLOSURE AREA:	64m²
TOTAL GFA:	13974m²
SITE COVER	
BUILDING FOOTPRINT	7326m²
SOFT LANDSCAPING	10299m²
BASEMENT AREA (LEVEL 1)	3451m²
BASEMENT AREA (LEVEL 1.5)	2196m²
BASEMENT AREA (LEVEL 2)	2196m²
PARKING	
RESIDENTIAL:	
1 SPACE PER 1 BED UNIT:	57
1.5 SPACES PER 2 BED UNIT:	148
2 SPACES PER 3 BED UNIT:	64
1 VISITOR SPACE PER 4 UNITS	44
ADAPTABLE (MINIMUM LOCATED)	9
TOTAL CARSPACES REQUIRED	322
PROVIDED:	
1 SPACE PER 1 BED UNIT:	57
1.5 SPACES PER 2 BED UNIT:	136
2 SPACES PER 3 BED UNIT:	64
VISITOR SPACES PROVIDED	44
ADAPTABLE (SMALL) LOCATED)	9
TOTAL CARSPACES PROVIDED:	310

SCALE 0m 5 10m 20m 30m

UNIT STATS - LEVEL 4 (21 UNITS)

unit no.	Unit Type	Bedrooms	Area (m²)	Balcony (m²)	POS (m²)	Car Spaces
G04	3B	3	91	4	15	1
G05	2B+study	2	72	4	12	1
G06	2B+study	2	72	4	12	1
G07	3B	3	91	4	15	1
G08	3B	3	93	4	12	1
G09	2B+study	2	72	4	12	1
G10	2B+study	2	72	4	12	1
G11	3B	3	91	4	15	1
G12	3B	3	91	4	15	1
G13	2B+study	2	72	4	12	1
G14	2B+study	2	72	4	12	1
G15	3B	3	91	4	15	1
G16	3B	3	91	4	15	1
G17	2B+study	2	72	4	12	1
G18	2B+study	2	72	4	12	1
G19	3B	3	91	4	15	1
G20	3B	3	91	4	15	1
G21	2B+study	2	72	4	12	1
G22	2B+study	2	72	4	12	1

unit no.	Unit Type	Bedrooms	Area (m²)	Balcony (m²)	POS (m²)	Car Spaces
G23	3B	3	91	4	15	1
G24	3B	3	91	4	15	1
G25	2B+study	2	72	4	12	1
G26	2B+study	2	72	4	12	1
G27	3B	3	91	4	15	1
G28	3B	3	91	4	15	1
G29	2B+study	2	72	4	12	1
G30	2B+study	2	72	4	12	1
G31	3B	3	91	4	15	1
G32	3B	3	91	4	15	1
G33	2B+study	2	72	4	12	1
G34	2B+study	2	72	4	12	1
G35	3B	3	91	4	15	1
G36	3B	3	91	4	15	1
G37	2B+study	2	72	4	12	1
G38	2B+study	2	72	4	12	1
G39	3B	3	91	4	15	1
G40	3B	3	91	4	15	1
G41	2B+study	2	72	4	12	1

TOTAL: 42 | 3078 | 84 | 288 | 41

SITE LEGEND

- CONTOURS LINES (500mm INTERVALS)
- EXISTING SEWER MAIN
- EXISTING HYDRANT
- EXISTING TELSTRA BOX
- EXISTING KERB
- EXISTING COVERS
- EXISTING SEWER MAIN HOLE
- EXISTING STREET LIGHT
- HOT WATER SERVICE AS PER BUILDER SPECIFICATION
- FOLD AWAY CLOTHES LINE (WITH 1800 HIGH PRIVACY SCREEN)
- DRYING AREA SCREENED BY OPAQUE BALUSTRADE
- AC CONDENSOR UNIT SCREENED FROM PUBLIC VIEW
- 2B1 NOTATION DENOTES UNIT CARSPACE IS ALLOCATED TO
- V01 NOTATION DENOTES VISITOR CARSPACE TO AS2890.1
- 01CS DENOTES CARSPACE NUMBER TO AS2890.1
- F1 1.8m HIGH MASONRY COURTYARD WALL (SEE SHEET 06 FOR DETAILS)
- F2 1.8m HIGH CYCLONE POOL FENCE (SEE SHEET 06 FOR DETAILS)
- F3 1.8m HIGH NOISE CONTROL SLAT PRIVACY FENCE (SEE SHEET 06 FOR DETAILS)
- F4 1.8m TIMBER PALING FENCE (SEE SHEET 06 FOR DETAILS)
- LB1 LETTERBOX IDENTIFIER (SEE SHEET 06 FOR DETAILS)
- POST TOP LIGHT FITTING (BATTERY PACK INCROUND)
- POST TOP LIGHTING FITTING WITH METAL SHIELD ON SIDE OF RESIDENCE (BATTERY PACK INGROUND)
- WALL MOUNTED BUNKER FITTING
- LED SPIELD FITTING MOUNTED ON BRICK PIER

Issue	Date	Description
A	06.08.12	Response to Letter (Submission request ref: 12/06/2012)
A.1	23.08.12	PRELIMINARY DA ISSUE
A.2	06.09.12	PRELIMINARY DA ISSUE
Rev	Date	Description

Client Name:

PER-SE DEVELOPMENTS

Project Name:

MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address:

BLOCK 1 SECTION 27 WRIGHT ACT 2611

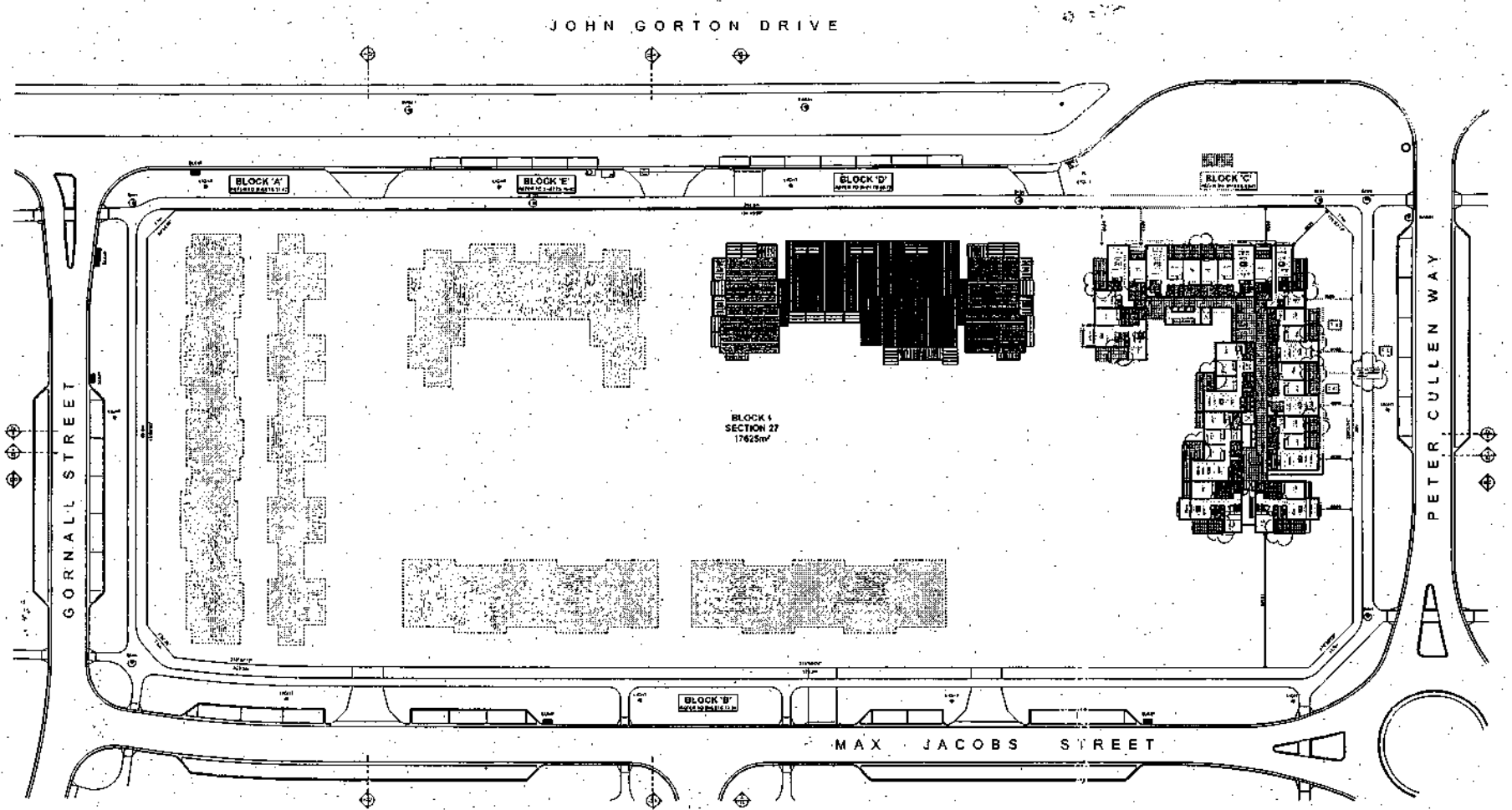
Drawing Title:

LEVEL 4 SITE PLAN

Architect:	Kasparek Architects
Engineer:	Selltek Consultants
Surveyor:	TBA
Landscaping:	JEA
Documentation:	CADS P/L
Technician:	HW
Checked	KA
Project No	11-126
Scale	AS SHOWN
Commenced	DEC 2011
Plot Date	6/09/2012
DA ISSUE	

08

Revision 1.4



LEVEL 5 SITE PLAN

SCALE 1:400

NOISE IMPACT

ALL UNITS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DA NOISE IMPACT STATEMENT.

REQUESTED INFORMATION

APPROVAL GRANTED

WASTE & RECYCLING NOTES

WASTE ENCLOSURE (WE1)

WASTE: 3 x 1500L WASTE HOPPERS (2080W x 940D x 1980H) COLLECTED TWICE A WEEK

RECYCLE: 2 x 1100L HOPPERS (1230W x 1000D x 1380H) COLLECTED ONCE A WEEK

WASTE ENCLOSURE (WE2)

WASTE: 3 x 1500L WASTE HOPPERS (2080W x 940D x 1980H) COLLECTED TWICE A WEEK

RECYCLE: 2 x 1100L HOPPERS (1230W x 1000D x 1380H) COLLECTED ONCE A WEEK

WASTE ENCLOSURE (WE3) (including compactor)

WASTE: 3 x 1500L WASTE HOPPERS (2080W x 940D x 1980H) COLLECTED TWICE A WEEK

RECYCLE: 2 x 1100L HOPPERS (1230W x 1000D x 1380H) COLLECTED ONCE A WEEK

LETTERBOX NOTES

LETTERBOXES ARE TO BE NUMBERED VERTICALLY FROM TOP TO BOTTOM IN ACCORDANCE WITH AUSPOST STANDARDS

THIS IS TO ENSURE THE POSTMAN DOES NOT NEED TO DOUBLE BACK OR DISMOUNT FROM THEIR BIKE TO DEPOSIT THE LETTERS INTO MAILBOXES

SITE STATISTICS

TOTAL SITE AREA	17625m²
FLOR RATIO	
LEVEL 0 GFA	456m²
LEVEL 1 GFA	1189m²
LEVEL 2 GFA	1189m²
LEVEL 3 GFA	2127m²
LEVEL 4 GFA	2064m²
LEVEL 5 GFA	1220m²
STORAGE AREA	764m²
WASTE ENCLOSURE AREA	64m²
TOTAL GFA	13264m²
SITE COVER	
BUILDING FOOTPRINT	7660m²
SOFT LANDSCAPING	9625m²
BASEMENT AREA (LEVEL 0)	3434m²
BASEMENT AREA (LEVEL -1)	3699m²
BASEMENT AREA (LEVEL -2)	3699m²
PARKING	
RESIDENTIAL (1 SPACE PER 1 BED UNIT, 1.5 SPACES PER 2 BED UNIT, 2 SPACES PER 3 BED UNIT, 1 VISITOR SPACE PER 4 UNITS ADAPTABLE (UNALLOCATED) TOTAL CARSPACES REQUIRED,	32 145 84 8 8 276
PROVIDED 1 SPACE PER 1 BED UNIT: 1.5 SPACES PER 2 BED UNIT 2 SPACES PER 3 BED UNIT: VISITOR SPACES PROVIDED ADAPTABLE (UNALLOCATED) TOTAL CARSPACES PROVIDED:	57 146 84 44 9 339

SCALE 0m 4m 12m 16m 20m

SCALE 1:400

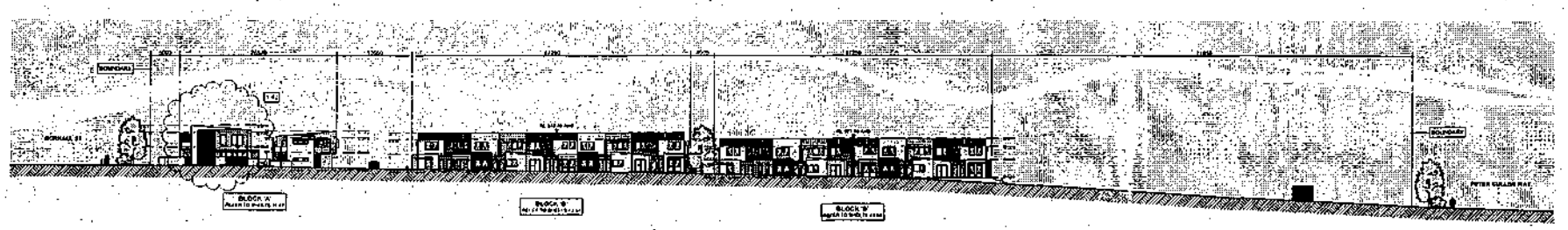
UNIT STATS - LEVEL 5 (12 UNITS)

L5.01	1B	1	1	-	52	1
L5.02	2B	1	1	-	75	1
L5.03	2B (study)	1	1	-	82	1
L5.04	2B (study)	1	1	-	82	1
L5.05	2B	1	1	-	75	1
L5.06	1B	1	1	-	52	1
L5.07	2B (study)	1	1	-	82	1
L5.08	2B	1	1	-	75	1
L5.09	2B	1	1	-	75	1
L5.10	1B	1	1	-	52	1
L5.11	2B	1	1	-	75	1
L5.12	1B	1	1	-	52	1
TOTAL		12	12	-	849	12

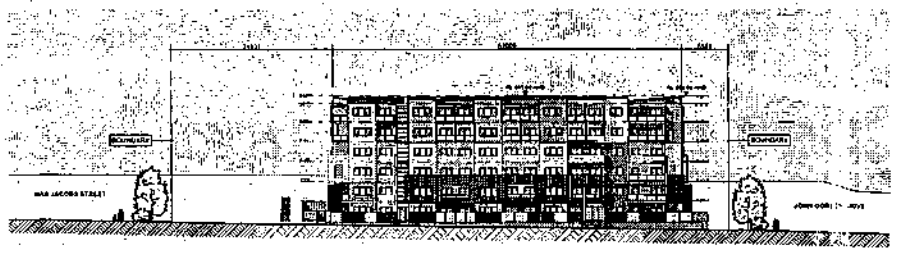
Architect:	Kesarek Architects
Engineer:	Setlock Consultants
Surveyor:	TBA
Landscaping:	JBA
Documentation:	CAD3.P.L.
Technician:	NW
Checked:	KA
Project No.	11-128
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

09

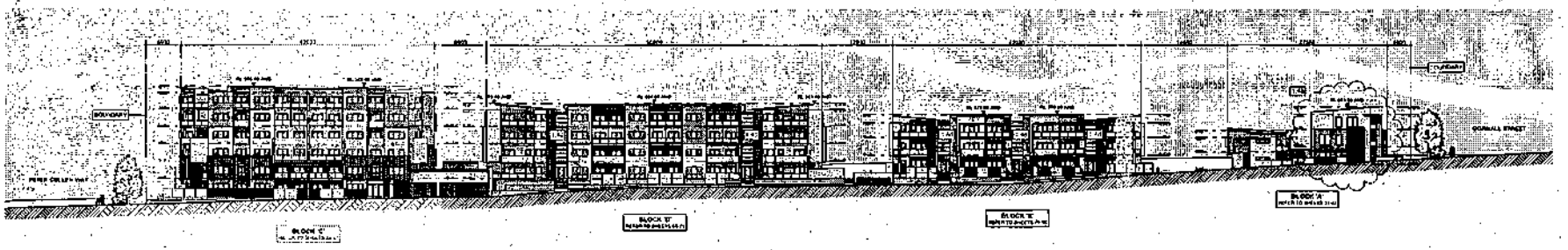
Rev. 2.00 / A



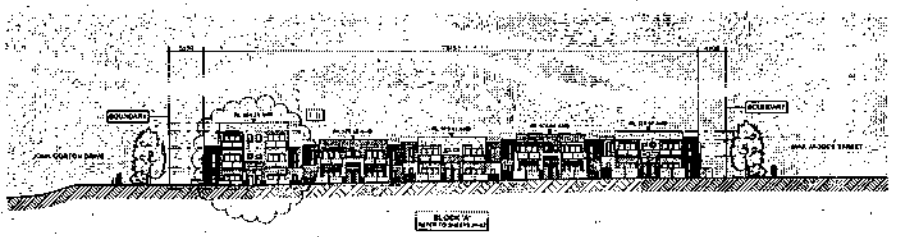
A. SOUTH-WEST ELEVATION (MAX JACOBS ST)
SCALE 1:400



B. SOUTH-EAST ELEVATION (PETER CULLEN WAY)
SCALE 1:400



C. NORTH-EAST ELEVATION (JOHN GORTON DRIVE)
SCALE 1:400



D. NORTH-WEST ELEVATION (GORNALL ST)
SCALE 1:400

ELEVATION LEGEND

AC	AC CONDENSER UNIT - SUSPENDED FROM PERGOLA BEAM
ALB	ALUMINIUM & CLEAR GLASS BALUSTRADE
AWD	ALUMINIUM FRAMED WINDOWS AND DOORS
CFG	COLORBOND FASCIA AND GUTTER
CRD	COLORBOND ROLLER DOOR
MRS	COLORBOND ROOF SHEETING
DP	COLORBOND DOWNPIPES
FCL	FINISHED CEILING LEVEL
FCS	FIBRE CEMENT SHEETING (TEXTURED PAINT FINISH)
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLAZING
FGL	FINISHED GROUND LEVEL
FW1	FEATURE WALL FINISH
FW2	FEATURE WALL FINISH
FW3	FEATURE WALL FINISH
HWS	HOT WATER SYSTEM
LSS	POWDERCOATED METAL HORIZONTAL SUNSCREEN
NGL	NATURAL GROUND LEVEL
ACP	PRE FINISHED CLADDING PANEL
PGL	POWDERCOATED METAL PERGOLA
RBW1	RENDERED & PAINTED MASONRY WALL
RBW2	RENDERED & PAINTED MASONRY WALL
RBW	RENDERED & PAINTED MASONRY WALL
SCY	HARDIES SCYON STRIA CLADDING
NOTE:	REFER TO EXTERNAL FINISHES SCHEDULES FOR MATERIAL AND COLOUR SPECIFICATIONS.

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE DECISION ORDER
PURSUANT TO SECTION 34
Delegated Officer: RAVI SINGH
Date: 13/7/2012

5.0	06.12.12	Additional information submitted on 13.06.2012
4.0	22.06.12	Re-issued for DA
3.0	27.03.12	Preliminary Design
2.0	09.12.11	PRELIMINARY DESIGN ISSUE
No.	Date	Description

Client Name
PER-SE DEVELOPMENTS

Project Name
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project address
BLOCK 1 SECTION 27 WRIGHT ACT 2611

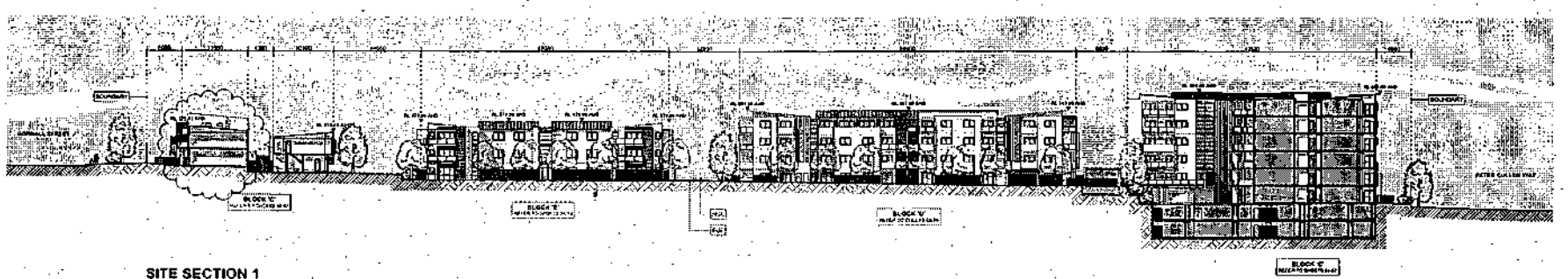
Drawing Title
STREET ELEVATIONS

REQUESTED INFORMATION

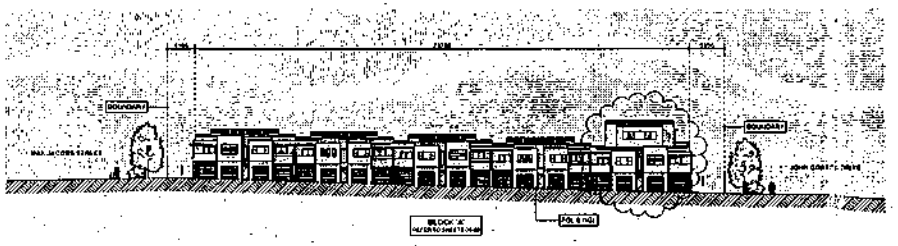
SCALE BAR 1:400

Architect:	Kasparek Architects
Engineer:	Sellick Consultants
Surveyor:	TBA
Landscaping:	JEA
Documentation:	CAD3 P.L.
Technician:	NW
Checked:	KA
Project No:	11-120
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	06/7/2012
DA ISSUE	

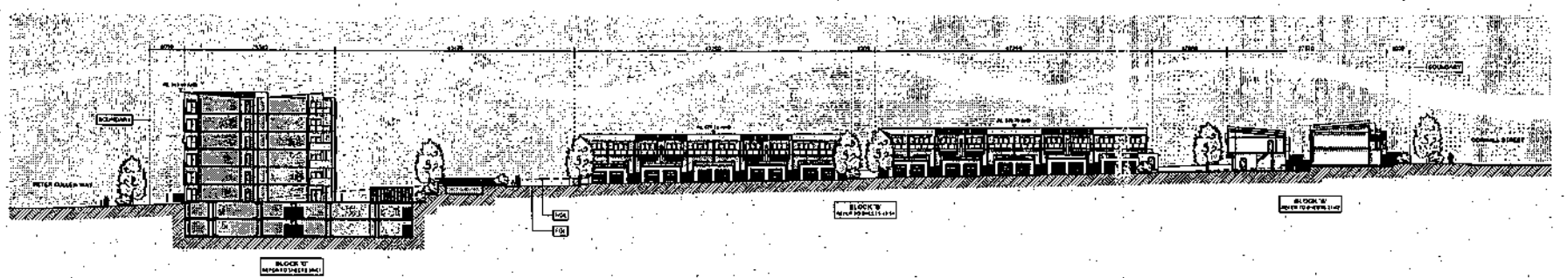
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Revision 1.0



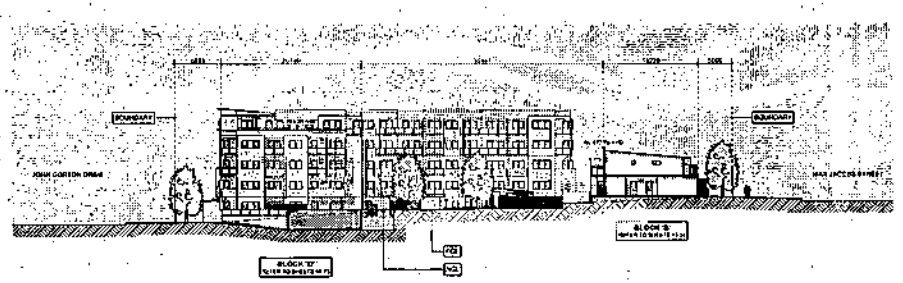
SITE SECTION 1
SCALE 1:400



SITE SECTION 2
SCALE 1:400



SITE SECTION 3
SCALE 1:400



SITE SECTION 4
SCALE 1:400

SCALE BAR 1:400

ELEVATION LEGEND

AC	AC CORRUGATED SHEET - SARKING FROM PUBLIC VIEW
AGB	ALUMINIUM & OPAQUE GLASS BALUSTRADE
AWD	ALUMINIUM FRAMED WINDOWS AND DOORS
CFG	COLORBOND FASCIA AND GUTTER
CRD	COLORBOND ROLLER DOOR
MRS	COLORBOND ROOF SHEETING
DP	COLORBOND DOWNPIPE
FCL	FINISHED CEILING LEVEL
FCS	FIBRE CEMENT SHEETING (TEXTURED PAINT FINISH)
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLAZING
FGL	FINISHED GROUND LEVEL
FW1	FEATURE WALL FINISH
FW2	FEATURE WALL FINISH
FW3	FEATURE WALL FINISH
HWS	HOT WATER SYSTEM
MBS	POWDERCOATED METAL HORIZONTAL SUNSCREEN
NGL	NATURAL GROUND LEVEL
PCP	PREFINISHED CLADDING PANEL
PGL	POWDERCOATED METAL PERGOLA
RBM1	RENDERED & PAINTED MASONRY WALL
RBM2	RENDERED & PAINTED MASONRY WALL
RBM	RENDERED & PAINTED MASONRY WALL
SCY	HARDIES SCYON 'STRIA' CLADDING
NOTE	REFER TO EXTERNAL FINISHES SCHEDULES FOR MATERIAL AND COLOUR SPECIFICATIONS

PLANNING AND DEVELOPMENT ACT 2011
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
PURSUANT TO SECTION 92

Delegate name: PAVEL[illegible]
Date: 11/7/2012

P5	20.06.12	Amendments to further information and as per 19.06.2012
P4	17.04.12	Development Application
P3	29.01.12	PRELIMINARY DA ISSUE
P2	01.11.11	PRELIMINARY DA ISSUE
Rev	Date	Description

Client Name:
PER-SE DEVELOPMENTS

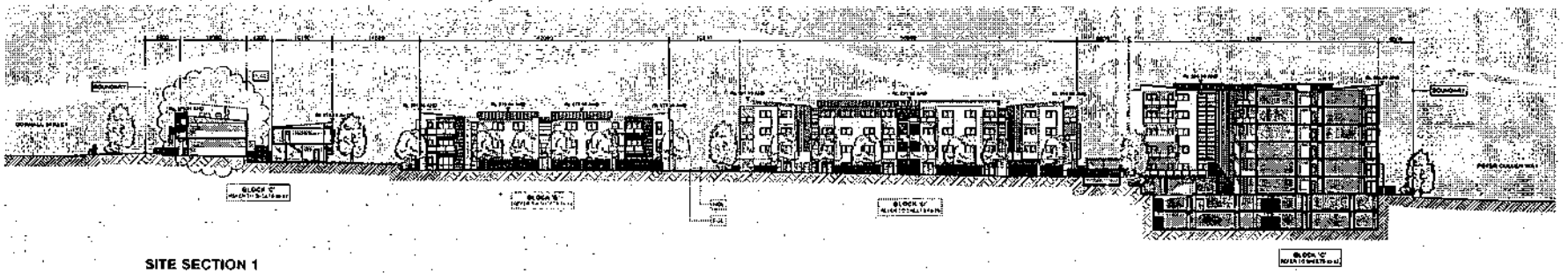
Project Name:
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address:
BLOCK 1 SECTION 27 WRIGHT ACT 2611

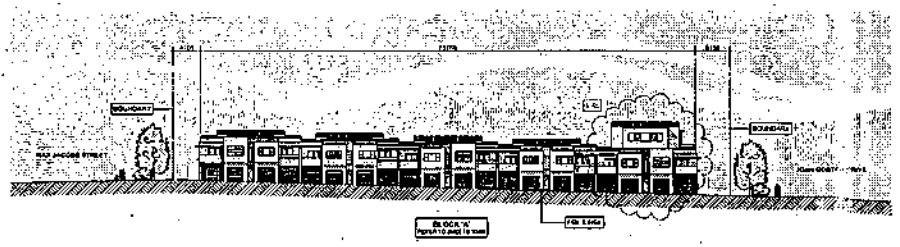
Drawing Title:
SITE SECTIONS

Architect:	Kasparek Architects
Engineer:	Sellick Consultants
Surveyor:	TBA
Landscaping:	JEA
Documentation:	CADS P/L
Technician:	MW
Checked:	KA
Project No:	11-128
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	20/06/2012
DA ISSUE	

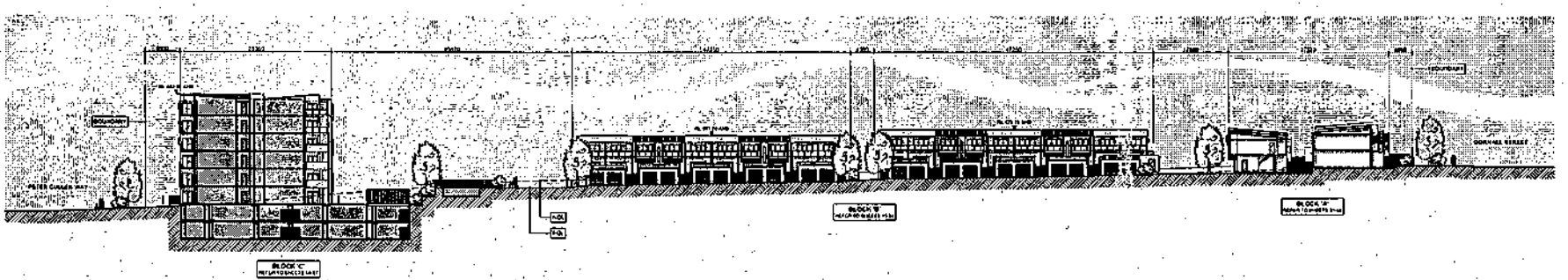
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Revision 1 5



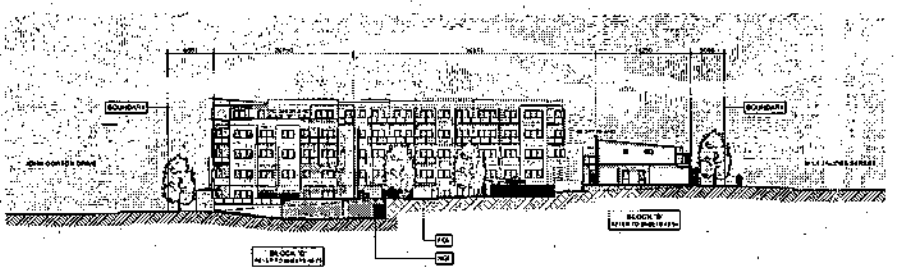
SITE SECTION 1
SCALE 1:400



SITE SECTION 2
SCALE 1:400



SITE SECTION 3
SCALE 1:400



SITE SECTION 4
SCALE 1:400

REQUESTED INFORMATION

SCALE BAR 1:400

ELEVATION LEGEND

AC	AC CONDENSOR UNIT - SCREENED FROM PUBLIC VIEW
ADB	ALUMINIUM & SPACKLED GLAZED BALUSTRADE
AWD	ALUMINIUM FRAMED WINDOWS AND DOORS
CFG	COLORBOND FASCIA AND GUTTER
CRD	COLORBOND ROLLER DOOR
CRS	COLORBOND ROOF SHEETING
DP	COLORBOND DOWNPIPES
FCL	FINISHED CEILING LEVEL
FCS	FIBRE CEMENT SHEETING (TEXTURED PAINT FINISH)
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLAZING
FGL	FINISHED GROUND LEVEL
FW1	FEATURE WALL FINISH
FW2	FEATURE WALL FINISH
FW3	FEATURE WALL FINISH
HWS	HOT WATER SYSTEM
HSB	POWDERCOATED METAL HORIZONTAL SUNSCREEN
NGL	NATURAL GROUND LEVEL
PFP	PREFINISHED CLADDING PANEL
PSC	POWDERCOATED METAL PERGOLA
RBW1	RENDERED & PAINTED MASONRY WALL
RBW2	RENDERED & PAINTED MASONRY WALL
RBW	RENDERED & PAINTED MASONRY WALL
SLV	HARDIES SCYON STRIA CLADDING
[illegible]	REFER TO EXTERNAL FINISHES SCHEDULES FOR MATERIAL AND COLOUR SPECIFICATIONS.

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE SCHEDULE OF DECISION
PURSUANT TO SECTION 34

Delegated person: RAVI SINGH
Date: 11/7/2012

Rev	Date	Description
1C	06.07.12	Response to Letter Information issued on 19.06.2012
1B	23.05.12	PRELIMINARY PLANNING
1A	01.03.12	PRELIMINARY DESIGN ISSUE

Client Name
PER-SE DEVELOPMENTS

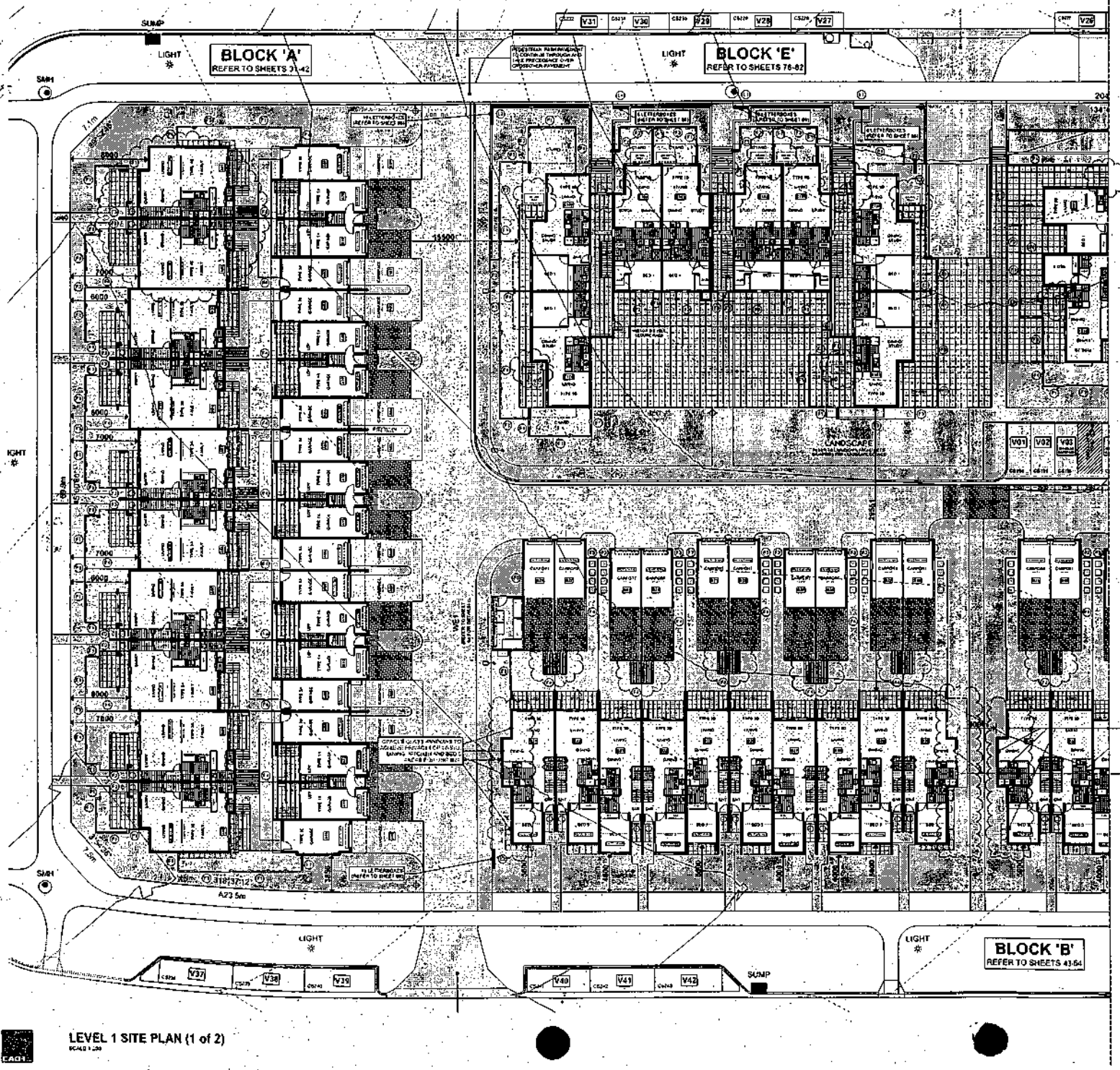
Project Name
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address
BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title
SITE SECTIONS

Architect:	Kasparek Architects
Engineer:	Setech Consultants
Surveyor:	RBA
Landscaping:	JEA
Documentation:	CAD3 P.L.
Technician:	MW
Checked:	KA
Project No:	11-129
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

12
Revision 1C



LEVEL 1 SITE PLAN (1 of 2)
SCALE 1:200

SITE STATISTICS

TOTAL SITE AREA: [illegible]m²

BLOCK RATIO

LEVEL 0 GFA:	[illegible]m²
LEVEL 1 GFA:	[illegible]m²
LEVEL 2 GFA:	[illegible]m²
LEVEL 3 GFA:	[illegible]m²
LEVEL 4 GFA:	[illegible]m²
LEVEL 5 GFA:	[illegible]m²
STORAGE AREA:	[illegible]m²
WASTE ENCLOSURE AREA:	[illegible]m²
TOTAL GFA:	[illegible]m²

SITE COVER

BUILDING FOOTPRINT:	[illegible]m²
SOFT LANDSCAPING:	[illegible]m²
BASEMENT AREA LEVEL 4:	[illegible]m²
BASEMENT AREA LEVEL 3:	[illegible]m²
BASEMENT AREA LEVEL 2:	[illegible]m²

PARKING

REQUIRED
1 SPACE PER 1 BED UNIT: 49
1.5 SPACES PER 2 BED UNIT: 132
2 SPACES PER 3 BED UNIT: 64
1 VISITOR SPACE PER 4 UNITS: 44
ADAPTABLE (UNALLOCATED): 9
TOTAL CARSPACES REQUIRED: 344

PROVIDED
1 SPACE PER 1 BED UNIT: 49
1.5 SPACES PER 2 BED UNIT: 132
2 SPACES PER 3 BED UNIT: 64
VISITOR SPACES PROVIDED: 44
ADAPTABLE (UNALLOCATED): 9
TOTAL CARSPACES PROVIDED: 344

WASTE & RECYCLING NOTES

WASTE ENCLOSURE (WE1)

WASTE: 3 x 1500L WASTE HOPPERS (2050W X 1140D X 1370H) COLLECTED TWICE A WEEK.

RECYCLE: 2 x 1100L HOPPERS (1230W X 1000D X 1356H) COLLECTED ONCE A WEEK.

WASTE ENCLOSURE (WE2)

WASTE: 3 x 1500L WASTE HOPPERS (2050W X 1140D X 1370H) COLLECTED TWICE A WEEK.

RECYCLE: 2 x 1100L HOPPERS (1230W X 1000D X 1356H) COLLECTED ONCE A WEEK.

WASTE ENCLOSURE (WE3) [volume compliance ok]

WASTE: 3 x 1500L WASTE HOPPERS (2050W X 1140D X 1370H) COLLECTED TWICE A WEEK.

RECYCLE: 2 x 1100L HOPPERS (1230W X 1000D X 1356H) COLLECTED ONCE A WEEK.

LETTERBOX NOTES

LETTERBOXES ARE TO BE NUMBERED VERTICALLY FROM TOP TO BOTTOM IN ACCORDANCE WITH AUSTPOST STANDARDS

THIS IS TO ENSURE THE POSTMAN DOES NOT NEED TO DOUBLE BACK OR DISMOUNT FROM THEIR BIKE TO DEPOSIT THE LETTERS INTO MAILBOXES

OPTIONAL GLASS WINDOWS TO ALLOW FOR PRIVACY FOR UNITS (Code) - KITCHEN AREA 2.5 AREAS FOR UNIT 83.

OPTIONAL GLASS WINDOWS TO ALLOW FOR PRIVACY FOR LIVING, DINING, KITCHEN AND BED 2 AREAS FOR UNIT 81, 82 & 83

PLANNING AND DEVELOPMENT ACT 2005
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION ISSUED PURSUANT TO SECTION 162
DELEGATE NAME: RAVI SINGH
DATE: 11/12/2012

LOCATION PLAN
SCALE 1:2500

SCALE BAR 1:500

SITE LEGEND

- CONTOURS (ONLY 500mm INTERVALS)
- EXISTING SEWER +EXIT
- EXISTING HYDRANT
- EXISTING TELSTRA BOX
- EXISTING SUMP
- EXISTING DOMUS
- EXISTING SEWER MAN HOLE
- EXISTING STREET LIGHT
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- HOT WATER SERVICE AS PER BUILDER SPECIFICATION
- FOLD AWAY CLOTHESLINE (WITH 1800 HIGH PRIVACY SCREEN)
- AC CONDENSOR UNIT SCREENED FROM PUBLIC VIEW
- V01 NOTATION DENOTES UNIT CARSPACE IS ALLOCATED TO
- V01 NOTATION DENOTES VISITOR CARSPACE TO ASSIGN
- V#CS DENOTES CARSPACE NUMBER TO ASSIGN
- F1 1.8m HIGH MASONRY COURTYARD WALL (SEE SHEET 97 FOR DETAILS)
- F2 1.8m HIGH CYCLONE POOL FENCE (SEE SHEET 97 FOR DETAILS)
- F3 1.8m HIGH HORIZONTAL SLAT FENCE (SEE SHEET 97 FOR DETAILS)
- F4 1.8m TIMBER PALING FENCE (SEE SHEET 97 FOR DETAILS)
- LB LETTERBOX ENCLOSURE (SEE SHEET 97 FOR DETAILS)
- POST TOP LIGHT FITTING (BATTERY PACK INGROUND)
- POST TOP LIGHTING FITTING WITH METAL SHIELD ON SIDE OF RESIDENCE (BATTERY PACK INGROUND)
- WALL MOUNTED BUNKER FITTING
- LED BYGUARD FITTING MOUNTED ON BRICK PIER

1.5	20/12/12	Response to Town planning comments on 19/12/2012
1.4	11/12/12	Planning Issue
1.3	28/11/12	PRELIMINARY ISSUE
1.2	21/11/12	PRELIMINARY ISSUE
1.0	01/10/12	PRELIMINARY ISSUE
Rev	Date	Description

Client Name
PER-SE DEVELOPMENTS

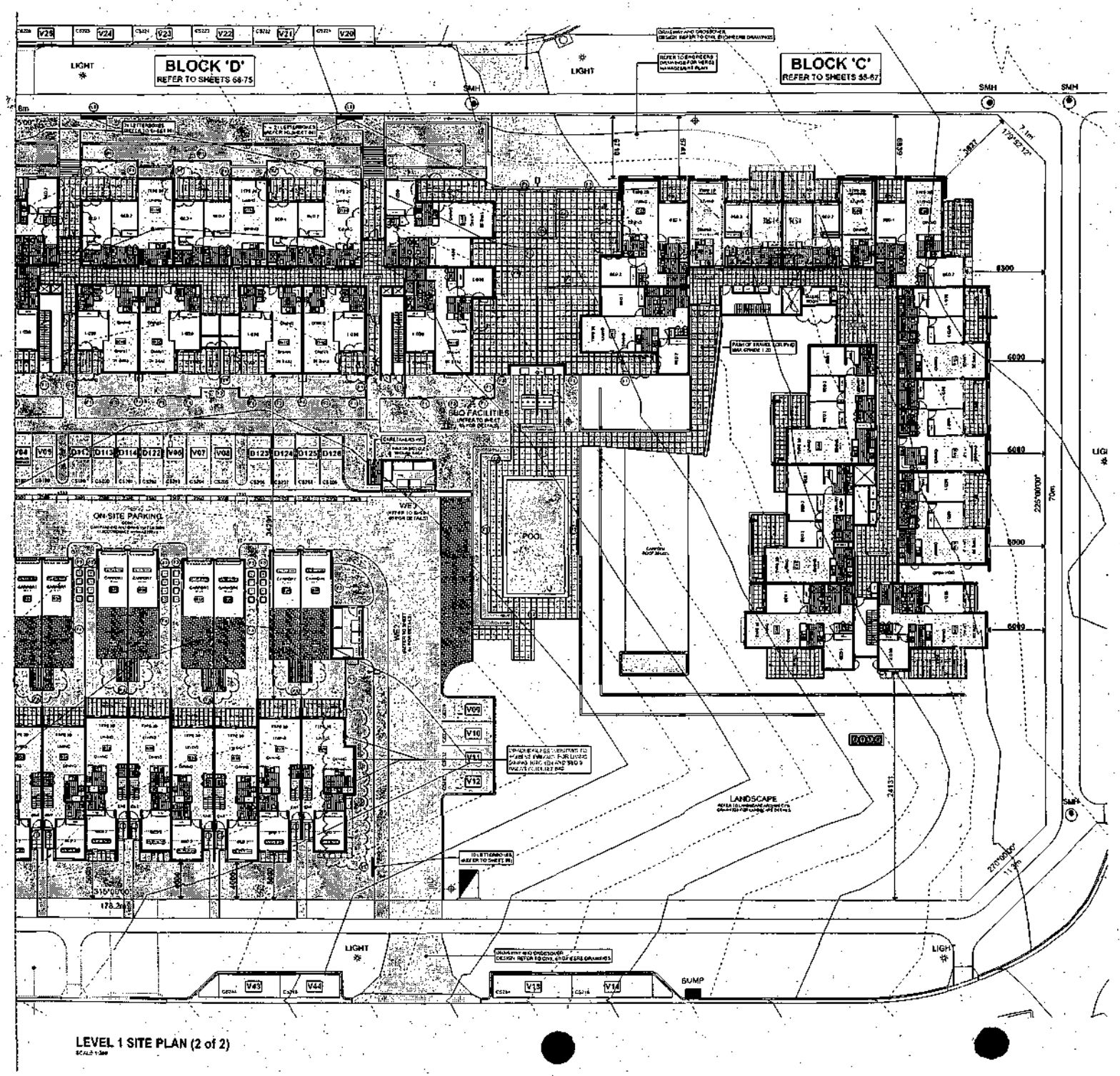
Project Name
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address
BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title
LEVEL 1 SITE PLAN (1 of 2)

Architect:	Kasparek Architects
Engineer:	Selleck Consultants
Surveyor:	TBA
Landscaping:	JEA
Documentation:	CADS P/L
Technician:	HW
Checked:	RA
Project No:	11-126
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	19/07/2012
DA ISSUE	

Drawing No. 19
Revision 1.5



SITE STATISTICS

TOTAL SITE AREA	10120m²
FLOOR RATIO	
LEVEL 0 GFA	1064m²
LEVEL 1 GFA	5239m²
LEVEL 2 GFA	5146m²
LEVEL 3 GFA	2857m²
LEVEL 4 GFA	2660m²
LEVEL 5 GFA	1329m²
STORAGE AREA	104m²
WASTE ENCLOSURE AREA	99m²
TOTAL GFA	18464m²
SITE COVER	
BUILDING FOOTPRINT:	7668m²
SOFT LANDSCAPING	4867m²
BASEMENT AREA (LEVEL 0)	2340m²
BASEMENT AREA (LEVEL -1)	3650m²
BASEMENT AREA (LEVEL -2)	3650m²
PARKING	
RESIDENTIAL:	
1 SPACE PER 1 BED UNIT:	49
1.5 SPACES PER 2 BED UNIT:	129
2 SPACES PER 3 BED UNIT	64
1 VISITOR SPACE PER 4 UNITS.	44
ADAPTABLE (WHERE LOCATED)	0
TOTAL CARSPACES REQUIRED.	286
PROVIDED	
1 SPACE PER 1 BED UNIT:	49
1.5 SPACES PER 2 BED UNIT:	129
2 SPACES PER 3 BED UNIT:	64
VISITOR SPACES PROVIDED:	44
ADAPTABLE (WHERE LOCATED)	0
TOTAL CARSPACES PROVIDED.	286

WASTE & RECYCLING NOTES

WASTE ENCLOSURE (WE1)

WASTE: 3 x 1500L WASTE HOPPERS (2050W X 910D X 910H) COLLECTED ONCE A WEEK.

RECYCLE: 2 x 1100L HOPPERS (1370W X 1000D X 1360H) COLLECTED ONCE A WEEK

WASTE ENCLOSURE (WE2)

WASTE: 3 x 1500L WASTE HOPPERS (2050W X 910D X 910H) COLLECTED TWICE A WEEK.

RECYCLE: 2 x 1100L HOPPERS (1370W X 1000D X 1360H) COLLECTED ONCE A WEEK

WASTE ENCLOSURE (WE3) Enclosure not required

WASTE: 3 x 1500L WASTE HOPPERS (2050W X 910D X 910H) COLLECTED TWICE A WEEK.

RECYCLE: 2 x 1100L HOPPERS (1370W X 1000D X 1360H) COLLECTED ONCE A WEEK

LETTERBOX NOTES

LETTERBOXES ARE TO BE NUMBERED VERTICALLY FROM TOP TO BOTTOM IN ACCORDANCE WITH AUSPOST STANDARDS.

THIS IS TO ENSURE THE POSTMAN DOES NOT NEED TO DOUBLE BACK ON DELIVERY FROM 1-12M SUIT TO DEPOSIT THE LETTERS INTO MAILBOXES

APPROVAL GRANTED

Delegate name

Date 11/7/2012

LOCATION PLAN

SCALE 1:2500

SCALE BAR 1:200

SITE LEGEND

- CONTOURS LINES (500mm INTERVALS)
- EXISTING SEWER VENT
- EXISTING HYDRANT
- EXISTING ELECTRA BOX
- EXISTING BUMP
- EXISTING GOMMS
- EXISTING SEWER MAN HOLE
- EXISTING STREET LIGHT
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- HOT WATER SERVICE AS PER BUILDER SPECIFICATION
- FOLD AWAY CLOTHESLINE (WITH 1800 HIGH PRIVACY SCREEN)
- AC CONDENSOR UNIT SCREENED FROM PUBLIC VIEW
- V01 NOTATION DENOTES UNIT CARSPACE IS ALLOCATED TO
- V01 NOTATION DENOTES VISITOR CARSPACE TO AS2890.1
- D1 DENOTES CARSPACE NUMBER TO AS2890.1
- 1.8m HIGH MASONRY COURTYARD WALL (SEE SHEET 97 FOR DETAILS)
- 1.8m HIGH CYCLONE POOL FENCE (SEE SHEET 97 FOR DETAILS)
- 1.8m HIGH HORIZONTAL SLAT FENCE (SEE SHEET 98 FOR DETAILS)
- 1.8m TIMBER PALING FENCE (SEE SHEET 98 FOR DETAILS)
- LETTERBOX IDENTIFIER (SEE SHEET 97 FOR DETAILS)
- POST TOP LIGHT FITTING (BATTERY BACK-UP/GROUND)
- POST TOP LIGHTING FITTING WITH METAL SHIELD ON SIDE OF RESIDENCE (BATTERY BACK-UP/GROUND)
- WALL MOUNTED BUFFER FITTING
- LED SHIELD FITTING MOUNTED ON BRICK PIER

1.2	29/06/12	Response to town planning comments issued on 15/06/2012
1.1	23/01/12	PRELIMINARY DA ISSUE
1.0	01/05/11	PRELIMINARY DA ISSUE
Rev	Date	Description

Client Name
PER-SE DEVELOPMENTS

Project Name
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

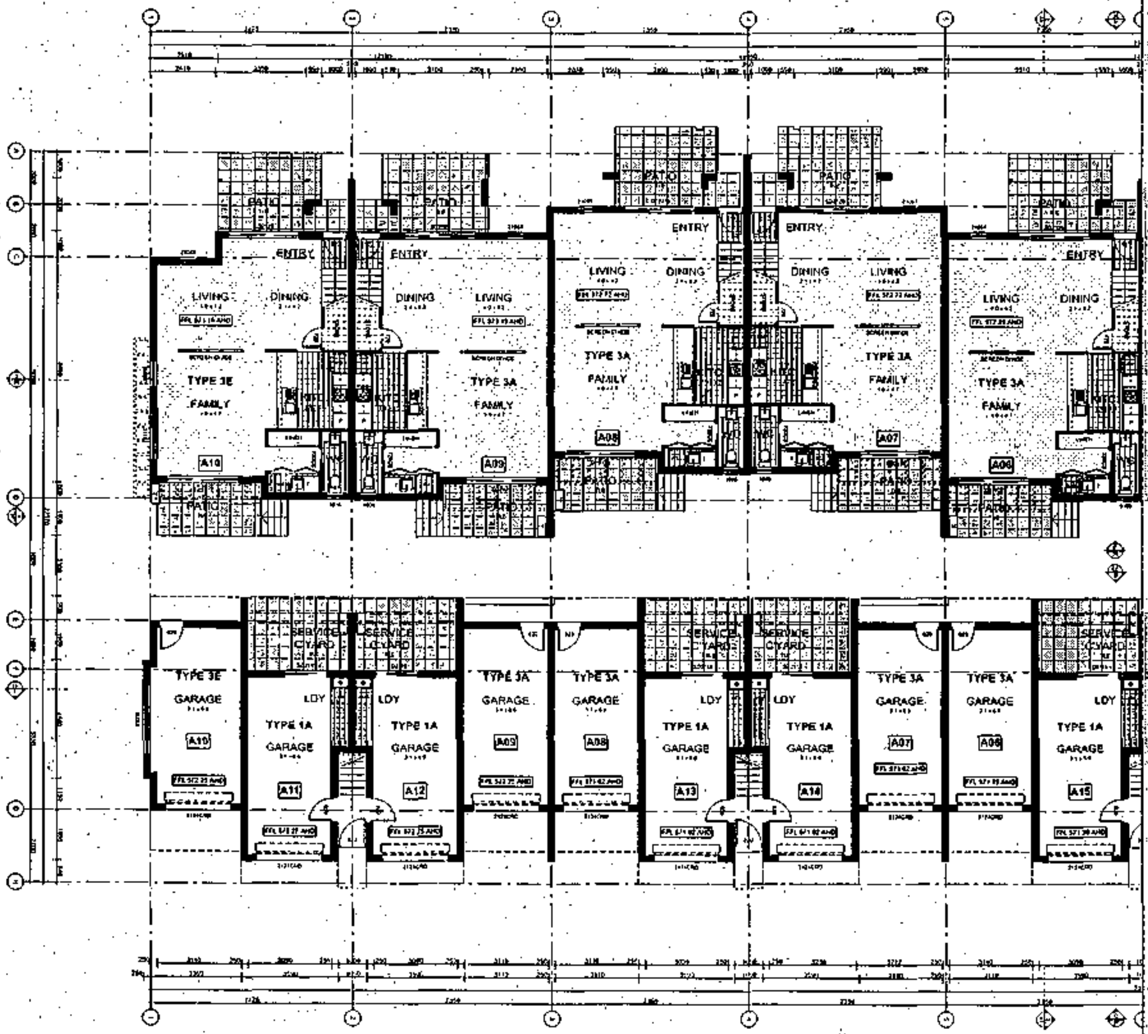
Project Address
BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title
LEVEL 1 SITE PLAN (2 of 2)

Architect:	Kasparek Architects
Engineer:	Bellick Consultants
Surveyor:	TBA
Landscaping:	JBA
Documentation:	CAD2 P/L
Technician:	NW
Checked:	KA
Project No:	11-129
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	10/07/2012
DA ISSUE	

20

Revision 1.5

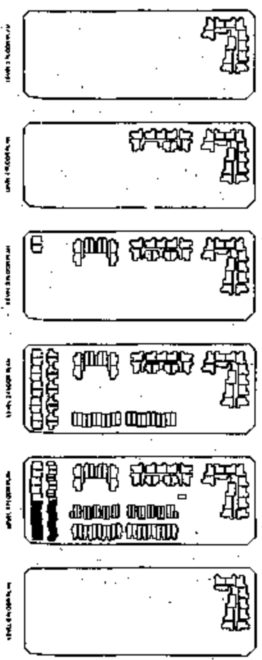


BLOCK 'A' GROUND FLOOR PLAN

UNIT STATISTICS - BLOCK 'A'

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED

REQUESTED INFORMATION



LOCATION PLAN

FLOOR PLAN LEGEND

AWD	ALUMINIUM WINDOWS AND DOORS
BTH	BATH TUB
CFG	COLORBOND FASCIA AND GUTTER
CONC	CONCRETE STEEL TROWEL FINISH
CPT	100% WOOL CARPET ON RUBBER UNDERLAY
CRD	COLORBOND ROLLER DOOR
CRT	CONCRETE ROOF TILES
CSD	CAVITY SLIDING DOOR
DP	DOWNPIPES
DR	DRYER PROVISION
DW	DISHWASHER PROVISION
FBW	FACE BRICKWORK - SEE FINISHES SCHEDULE
FGL	FINISHED GROUND LINE
FW	FLOOR WASTE WITH SUITABLE CAMBER
GAS	GAS METER LOCATION
HB	HAND BASIN
HP	HOT PLATE
HWS	HOT WATER SYSTEM
KS	STAINLESS STEEL KITCHEN SINK
LB	LETTERBOX
MB	METER BOARD LOCATION
MR	MIRROR WITH RECESSED MEDICINE CABINET
NGL	NATURAL GROUND LINE
OHC	OVERHEAD CUPBOARDS
OV	OVEN
PTY	PANTRY
RH	RANGEHOOD
SR	SHOWER ROSE
SHS	ALUMINIUM AND GLASS SHOWER SCREEN
SPH	RECESSED SOAP HOLDER
T	LAUNDRY TUB
TAP	TAPWARE
TLE	NON SLIP CERAMIC FLOOR TILES
TR	TOWEL RAIL
V	VANITY UNIT
WC	TOILET SUITE
WM	WASHING MACHINE PROVISION

PER-SE DEVELOPMENTS

MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

BLOCK 1 SECTION 27 WRIGHT ACT 2611

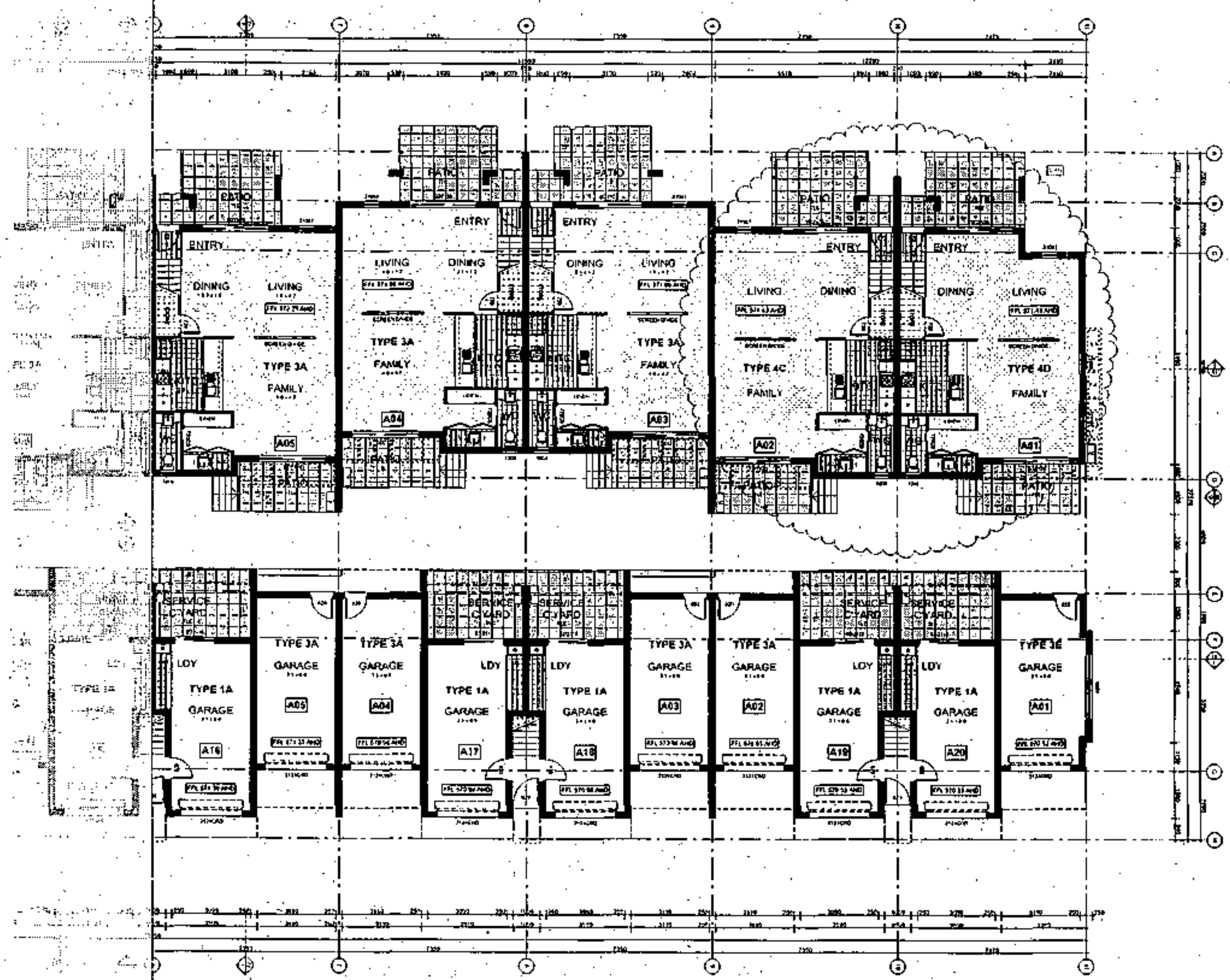
BLOCK 'A' GROUND FLOOR PLAN

Architect:	Kasparek Architects
Engineer:	Sellick Consultants
Surveyor:	TBA
Landscaping:	JEA
Documentation:	CAD3 P.L.
Technician:	HW
Checked:	KA
Project No:	11-128
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

31

kasparek ARCHITECTS

CAD3



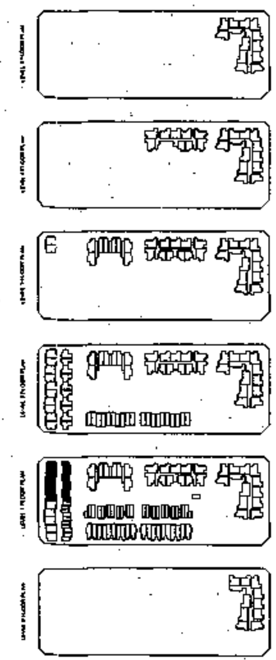
UNIT STATISTICS - BLOCK 'A'

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

Delegate name: RAVI SINGH

REQUESTED INFORMATION



LOCATION PLAN

SCALE 1:2500

ka kasparek ARCHITECTS

FLOOR PLAN LEGEND

AWD	ALUMINIUM WINDOWS AND DOORS
BTH	BATH TUB
CFG	COLORBOND FASCIA AND GUTTER
CSTFD	CONCRETE STEEL TROWEL FINISH
CPT	100% WOOL CARPET ON RUBBER UNDERLAY
CRD	COLORBOND ROLLER DOOR
CRT	CONCRETE ROOF TILES
CSD	CAVITY SLIDING DOOR
DP	DOWNPIPES
DR	DRYER PROVISION
DW	DISHWASHER PROVISION
FBK	FACE BRICKWORK - SEE FINISHES SCHEDULE
FGL	FINISHED GROUND LINE
FW	FLOOR WASTE WITH SUITABLE CAMBER
GAS	GAS METER LOCATION
HB	HAND BASIN
HP	HOT PLATE
HWS	HOT WATER SYSTEM
SS	STAINLESS STEEL KITCHEN SINK
LB	LETTERBOX
MB	METER BOARD LOCATION
MR	MIRROR WITH RECESSED MEDICINE CABINET
NGL	NATURAL GROUND LINE
OHC	OVERHEAD CUPBOARDS
OV	OVEN
PTY	PANTRY
RH	RANGEHOOD
SR	SHOWER ROSE
SHS	ALUMINIUM AND GLASS SHOWER SCREEN
RSH	RECESSED SOAP HOLDER
	LAUNDRY TUB
TAP	TAPWARE
NSC	NON-SLIP CERAMIC FLOOR TILES
TR	TOWEL RAIL
V	VANITY UNIT
WC	TOILET SUITE
WM	WASHING MACHINE PROVISION

Rev	Date	Description

Client Name:

PER-SE DEVELOPMENTS

Project Name:

MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address:

BLOCK 1 SECTION 27 WRIGHT ACT 2611

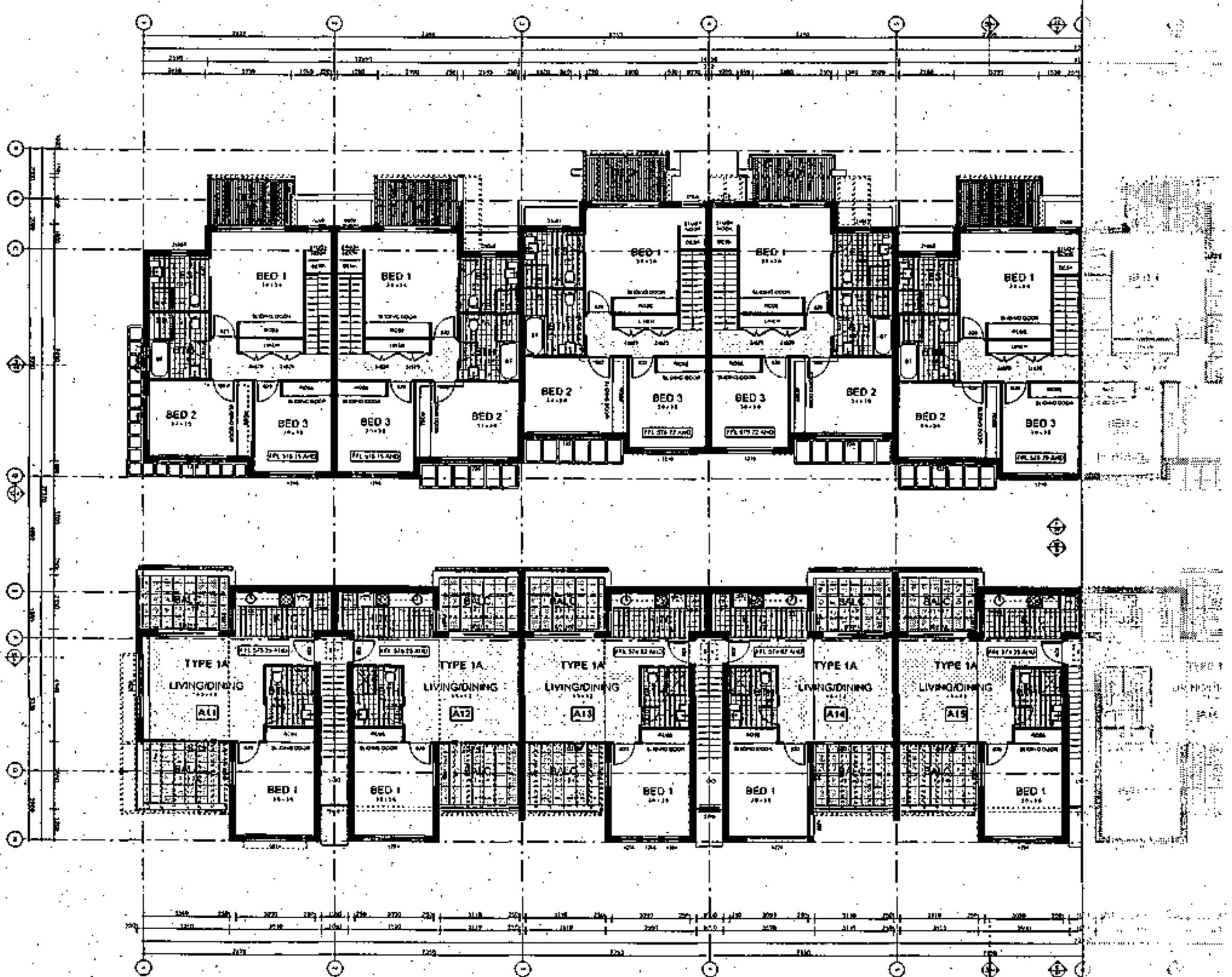
Drawing title:

BLOCK 'A' GROUND FLOOR PLAN

Architect:	Kasparek Architects
Engineer:	Sellick Consultants
Surveyor:	TBA
Landscaping:	JEA
Documentation:	CADS P.L.
Technician:	MW
Checked:	KA
Project No:	11-126
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

32

Revision 1.4



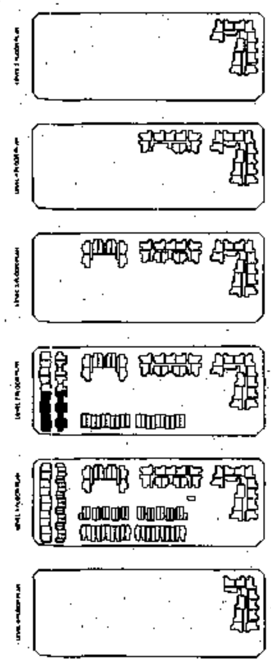
BLOCK 'A' FIRST FLOOR PLAN
SCALE 1:100

UNIT STATISTICS - BLOCK 'A'

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS REQUIRED BY THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name: RAVI SINGH
Date: 11/7/2012

REQUESTED INFORMATION



LOCATION PLAN
SCALE 1:2000

SCALE BAR 1:100

FLOOR PLAN LEGEND

AWD	ALUMINIUM WINDOWS AND DOORS
BTH	BATH TUB
CFG	COLORBOND FASCIA AND GUTTER
CONC	CONCRETE STEEL TROWEL FINISH
CPT	100% WOOL CARPET ON RUBBER UNDERLAY
CRD	COLORBOND ROLLER DOOR
CRT	CONCRETE ROOF TILES
CSD	CAVITY SLIDING DOOR
DP	DOWNPIPES
DR	DRYER PROVISION
DW	DISHWASHER PROVISION
FBK	FACE BRICKWORK - SEE FINISHES SCHEDULE
FGL	FINISHED GROUND LINE
FW	FLOOR WASTE WITH SUITABLE CAMBER
GAS	GAS METER LOCATION
HB	HAND BASIN
HP	HOT PLATE
HWS	HOT WATER SYSTEM
SS	STAINLESS STEEL KITCHEN SINK
LB	LETTERBOX
MB	METER BOARD LOCATION
MR	MIRROR WITH RECESSED MEDICINE CABINET
NGL	NATURAL GROUND LINE
OHC	OVER HEAD CUPBOARDS
OV	OVEN
PTY	PANTRY
RH	RANGEHOOD
SR	SHOWER ROSE
SHR	ALUMINIUM AND GLASS SHOWER SCREEN
SPH	RECESSED SOAP HOLDER
T	LAUNDRY TUB
TAP	TAPWARE
TILE	NON-SLIP CERAMIC FLOOR TILES
TR	TOWEL RAIL
V	VANITY UNIT
WC	TOILET SUITE
WM	WASHING MACHINE PROVISION

Rev	Date	Description
1.4	[illegible]	[illegible]
1.3	[illegible]	[illegible]
1.1	[illegible]	PRELIMINARY DA ISSUE
1.0	01.03.12	PRELIMINARY ILL FOR DESIGN

Client Name:
PER-SE DEVELOPMENTS

Project Name:
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

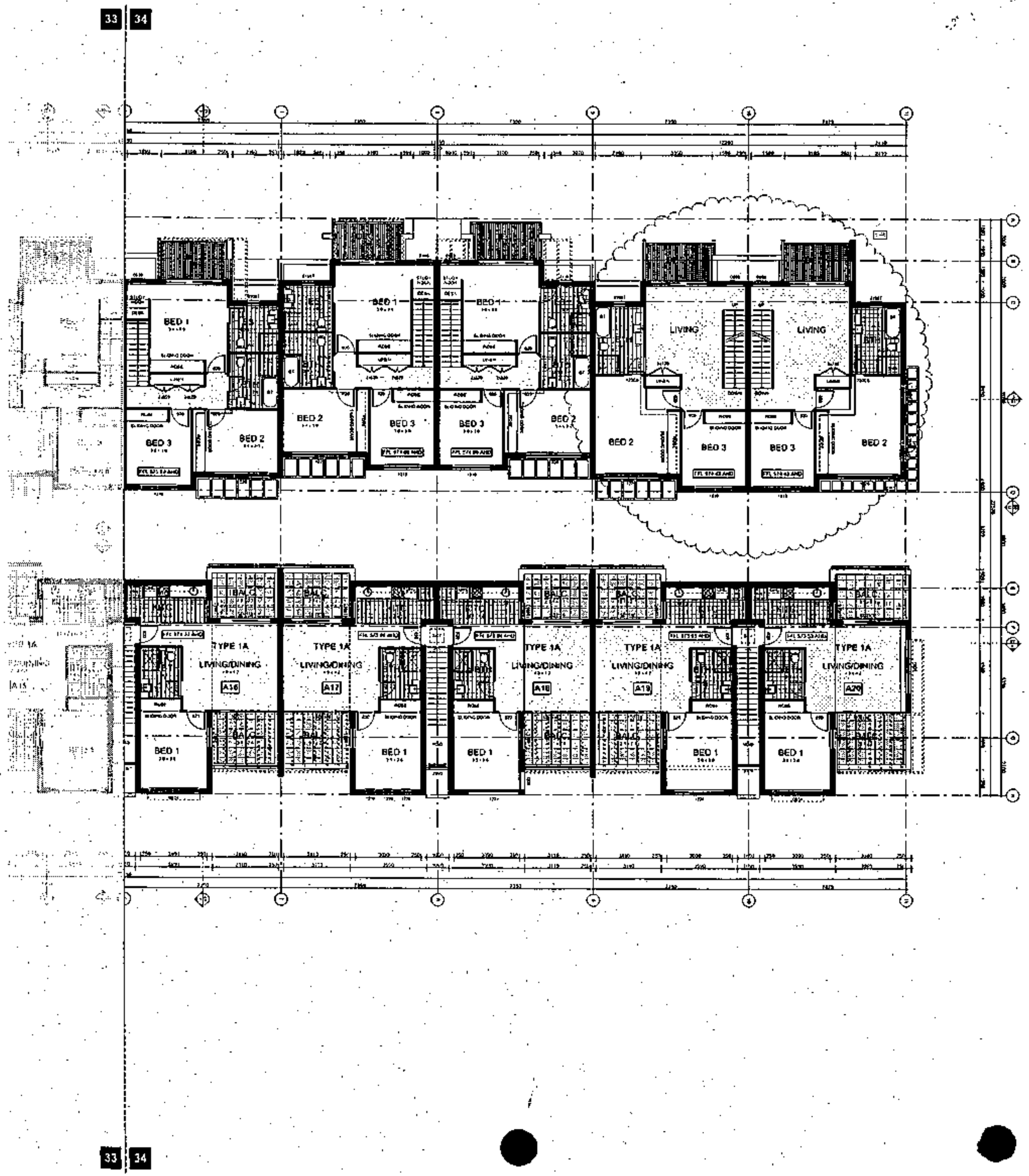
Project Address:
BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title:
BLOCK 'A' FIRST FLOOR PLAN

Architect:	Kasperek Architects
Engineer:	Sellick Consultants
Surveyor:	TBA
Landscaping:	JEA
Documentation:	CADS P.L.
Technician:	NW
Checked:	KA
Project No.	11-136
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

33
Revision 1.4

kasperek ARCHITECTS



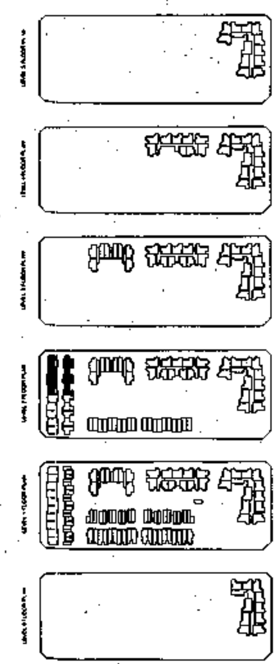
UNIT STATISTICS - BLOCK 'A'

[illegible]

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
Delegate name: RAVI SINGH
Date: 1/7/2012

REQUESTED INFORMATION

[illegible]



LOCATION PLAN
SCALE 1:2000

SCALE BAR 1:100

ka kasparek ARCHITECTS
CANBERRA OFFICE
SOUTH COAST OFFICE
www.kasparek.com.au

FLOOR PLAN LEGEND

AWD	ALUMINIUM WINDOWS AND DOORS
BTH	BATH TUB
CFG	COLORBOND FASCIA AND GUTTER
CONC	CONCRETE STEEL TROWEL FINISH
CPT	WOOL CARPET ON RUBBER UNDERLAY
CRD	COLORBOND ROLLER DOOR
CRT	CONCRETE ROOF TILES
CSD	CAVITY SLIDING DOOR
DP	DOWNPIPES
DR	DRYER PROVISION
DW	DISHWASHER PROVISION
FBK	FACE BRICKWORK - SEE FINISHES SCHEDULE
FGL	FINISHED GROUND LINE
FW	FLOOR WASTE WITH SUITABLE CAMBER
GAS	GAS METER LOCATION
HB	HAND BASIN
HP	HOT PLATE
HWS	HOT WATER SYSTEM
KS	STAINLESS STEEL KITCHEN SINK
LB	LETTERBOX
MB	METER BOARD LOCATION
MR	MIRROR WITH RECESSED MEDICINE CABINET
NGL	NATURAL GROUND LINE
OHC	OVERHEAD CUPBOARDS
OV	OVEN
PTY	PANTRY
RH	RANGEHOOD
SR	SHOWER ROSE
SHR	ALUMINIUM AND GLASS SHOWER SCREEN
SPH	RECESSED SOAP HOLDER
T	LAUNDRY TUB
TAP	TAPWARE
TLE	NON-SLIP CERAMIC FLOOR TILES
TR	TOWEL RAIL
V	VANITY UNIT
WC	TOILET SUITE
WM	WASHING MACHINE PROVISION

1.4	[illegible]	Response to Letter [illegible]
1.3	[illegible]	[illegible]
1.2	[illegible]	PRELIMINARY DA ISSUE
1.1	[illegible]	PRELIMINARY DESIGN ISSUE
Rev.	Date	Description

Client Name
PER-SE DEVELOPMENTS

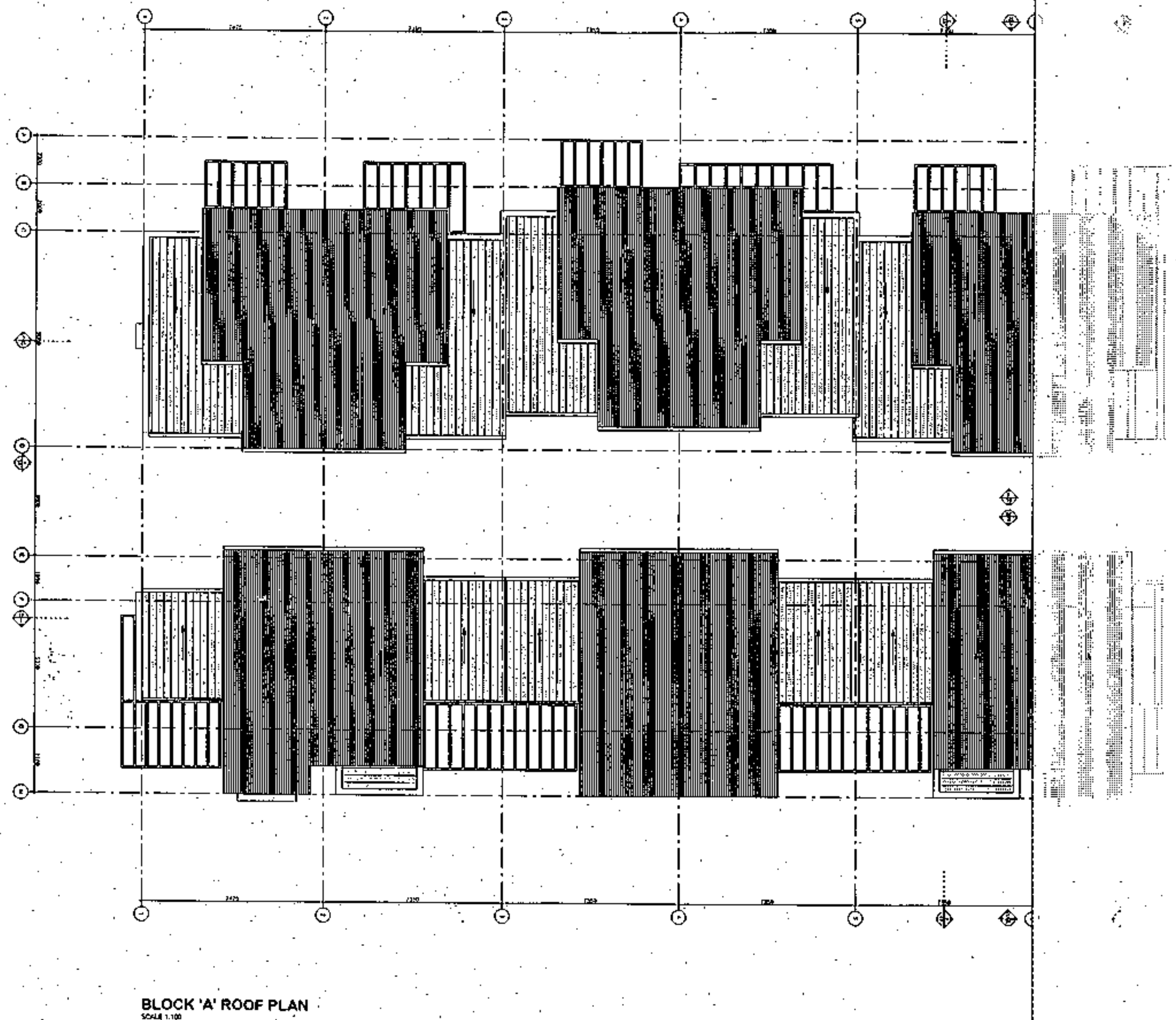
Project Name
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address
BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title
BLOCK 'A' FIRST FLOOR PLAN

Architect:	Kasparek Architects
Engineer:	Sellick Consultants
Surveyor:	TBA
Landscaping:	JEA
Documentation:	CADS P L
Technician:	NW
Checked:	KA
Project No:	11-128
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

34



BLOCK 'A' ROOF PLAN
SCALE 1:100

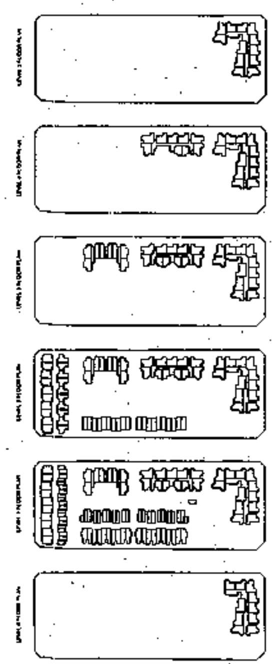
UNIT STATISTICS - BLOCK 'A'

[illegible]

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162
Delegate name: RAVI SINGH
Date: 11/7/2012

REQUESTED INFORMATION

[illegible]



LOCATION PLAN
SCALE 1:2500

SCALE BAR 1:100

FLOOR PLAN LEGEND

AWD	ALUMINIUM WINDOWS AND DOORS
BTH	BATH TUB
CFG	COLORBOND FASCIA AND GUTTER
CONC	CONCRETE STEEL TROWEL FINISH
CPT	100% WOOL CARPET ON RUBBER UNDERLAY
CRD	COLORBOND ROLLER DOOR
CRT	CONCRETE ROOF TILES
CSD	CAVITY SLIDING DOOR
DP	DOWNPIPES
DR	DRYER PROVISION
DW	DISHWASHER PROVISION
FBK	FACE BRICKWORK - SEE FINISHES SCHEDULE
FGL	FINISHED GROUND LINE
FW	FLOOR WASTE WITH SUITABLE CAMBER
GAS	GAS METER LOCATION
HB	HAND BASIN
HP	HOT PLATE
HWS	HOT WATER SYSTEM
SS	STAINLESS STEEL KITCHEN SINK
LB	LETTERBOX
MB	METER BOARD LOCATION
MR	MIRROR WITH RECESSED MEDICINE CABINET
NGL	NATURAL GROUND LINE
OHC	OVERHEAD CUPBOARDS
OV	OVEN
PTY	PANTRY
RH	RANGEHOOD
SR	SHOWER ROSE
SHR	ALUMINIUM AND GLASS SHOWER SCREEN
RSH	RECESSED SOAP HOLDER
T	LAUNDRY TUB
TAP	TAPWARE
TILE	NON-SLIP CERAMIC FLOOR TILES
TR	TOWEL RAIL
V	VANITY UNIT
WC	TOILET SUITE
WM	WASHING MACHINE PROVISION

Rev	Date	Description
14	06.07.12	Response to further information request on 13-06-2012
13	27.03.12	[illegible]
11	23.03.12	Preliminary DA issue
10	01.03.12	Preliminary design issue

Client Name
PER-SE DEVELOPMENTS

Project Name
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

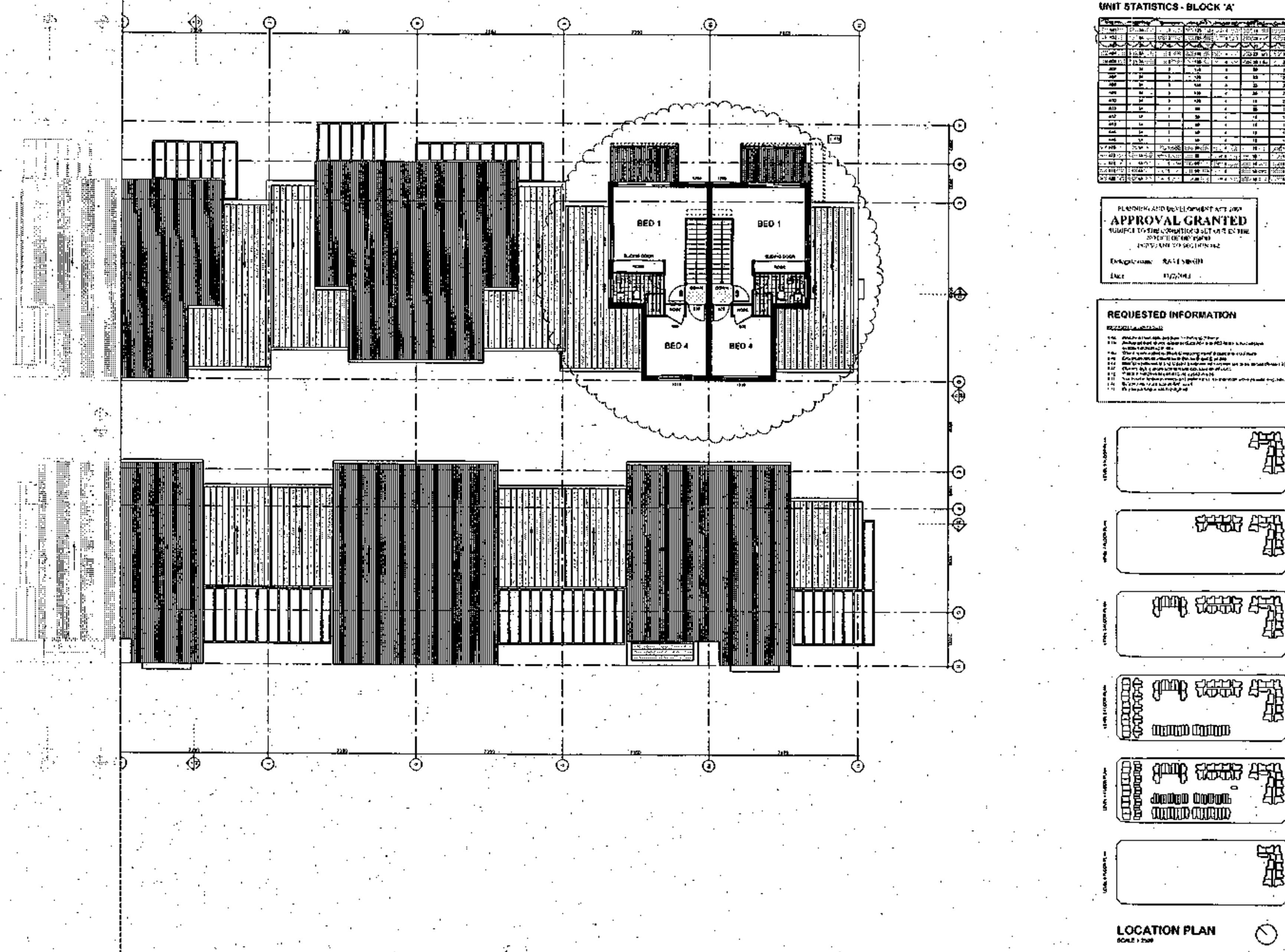
Project Address
BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title
BLOCK 'A' ROOF PLAN

Architect:	Kasparek Architects
Engineer:	Seltech [?] Consultants
Surveyor:	TGA
Landscaping:	JLA
Documentation:	CADS P.L.
Technician:	HW [?]
Checked:	KA
Project No:	11-128
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

35
Revision 14

ka Kasparek ARCHITECTS



UNIT STATISTICS - BLOCK 'A'

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
Delegate name: RAVI SINGH
Date: 11/7/2012

REQUESTED INFORMATION

FLOOR PLAN LEGEND

AWD	ALUMINIUM WINDOWS AND DOORS
BTH	BATH TUB
CFG	COLORBOND FASCIA AND GUTTER
CONC	CONCRETE STEEL TROWEL FINISH
CPT	100% WOOL CARPET ON RUBBER UNDERLAY
CRD	COLORBOND ROLLER DOOR
CRT	CONCRETE ROOF TILES
CSD	CAVITY SLIDING DOOR
DP	DOWNPIPES
DR	DRYER PROVISION
DW	DISHWASHER PROVISION
FBK	FACE BRICKWORK - SEE FINISHES SCHEDULE
FGL	FINISHED GROUND LINE
FW	FLOOR WASTE WITH SUITABLE GRADE
GAS	GAS METER LOCATION
HB	HAND BASIN
HP	HOT PLATE
HWS	HOT WATER SYSTEM
SS	STAINLESS STEEL KITCHEN SINK
LB	LETTERBOX
MB	METER BOARD LOCATION
MR	MIRROR WITH RECESSED MEDICINE CABINET
NGL	NATURAL GROUND LINE
OHC	OVERHEAD CUPBOARDS
OV	OVEN
PTY	PANTRY
RH	RANGEHOOD
SR	SHOWER ROSE
SHR	ALUMINIUM AND GLASS SHOWER SCREEN
SPH	RECESSED SOAP HOLDER
T	LAUNDRY TUB
TAP	TAPWARE
TLS	NON-SLIP CERAMIC FLOOR TILES
TR	TOWEL RAIL
V	VANITY UNIT
WC	TOILET SUITE
WM	WASHING MACHINE PROVISION

Rev	Date	Description
1.4	05.07.12	Response to [illegible] 2012
1.3	[illegible]	[illegible]
1.1	23.01.12	PRELIMINARY DA ISSUE
1.0	01.12.11	PRELIMINARY DESIGN ISSUE

Client Name
PER-SE DEVELOPMENTS

Project Name
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

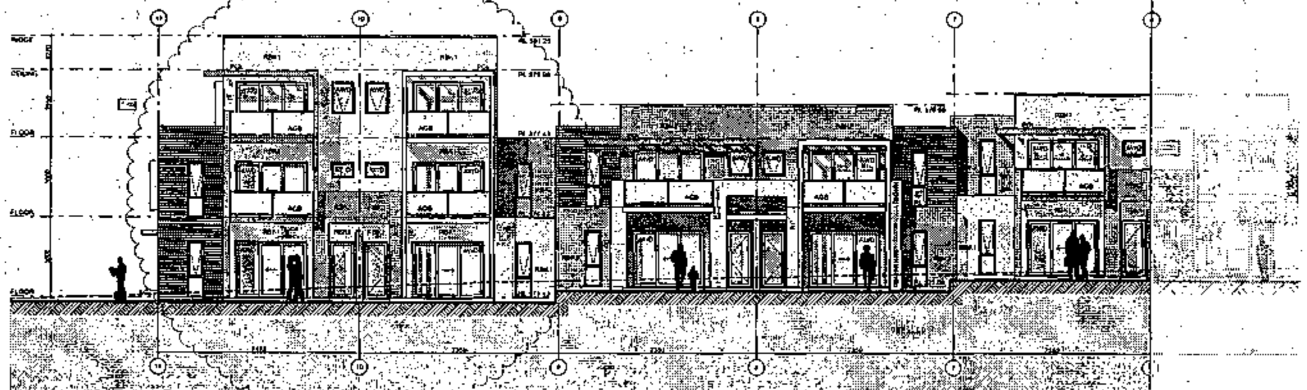
Project Address
BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title
BLOCK 'A' ROOF PLAN

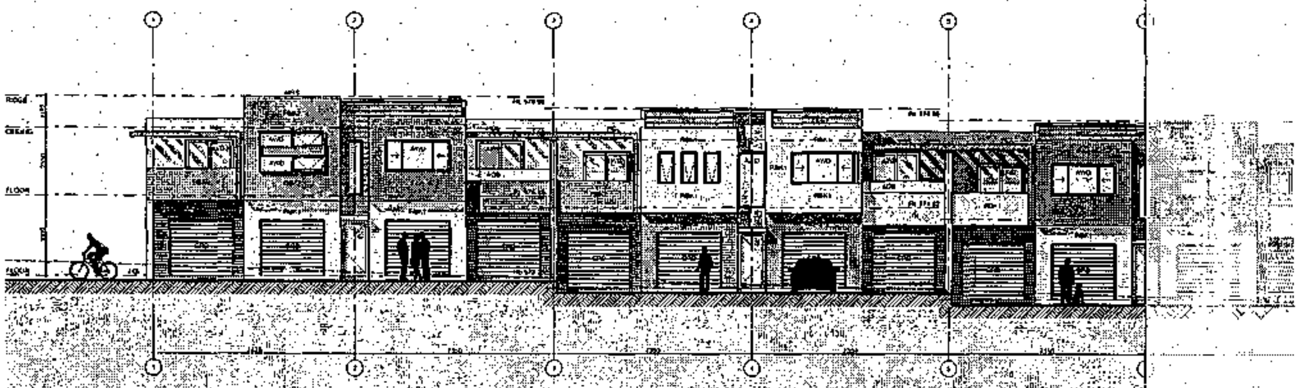
Architect:	Kasparek Architects
Engineer:	Sellick Consultants
Surveyor:	TBA
Landscaping:	JILA
Documentation:	CADS P.L.
Technician:	RW
Checked:	KA
Project No:	16-120
Scale:	A3 SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

36
Revision 1.4

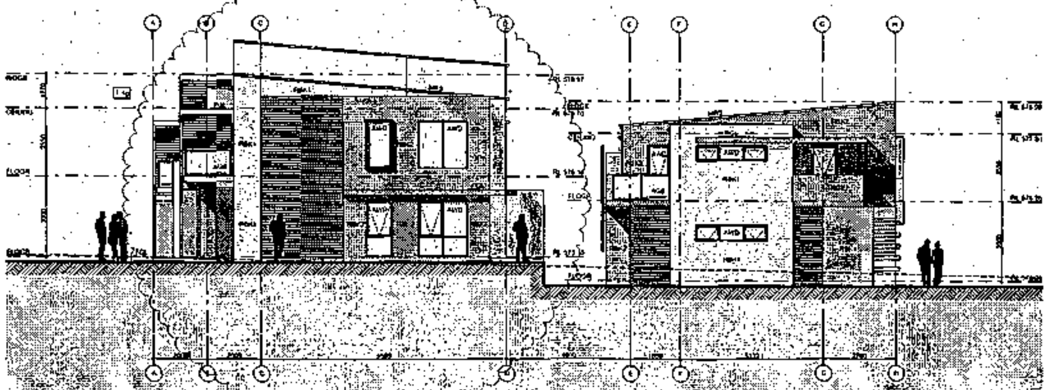
ka
kasparek ARCHITECTS



A: BLOCK 'A' NORTH-WEST ELEVATION
SCALE 1:100



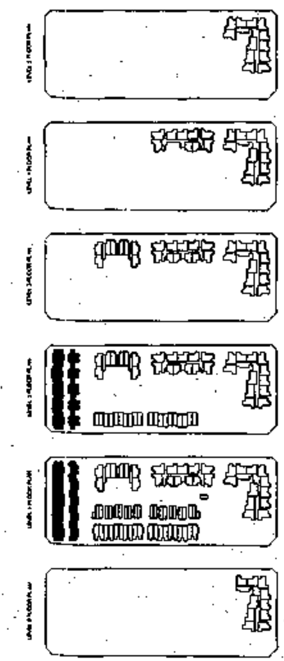
C: BLOCK 'A' SOUTH-EAST ELEVATION
SCALE 1:100



B: BLOCK 'A' SOUTH-WEST ELEVATION
SCALE 1:100

UNIT STATISTICS - BLOCK 'A'

REQUESTED INFORMATION



LOCATION PLAN

SCALE 1:2500

SCALE BAR 1:100

kasparek ARCHITECTS

ELEVATION LEGEND

- AC CONDENSER UNIT - SCREENED FROM PUBLIC VIEW
- ALUMINIUM & OPAQUE GLASS BALUSTRADE
- ALUMINIUM FRAMED WINDOWS AND DOORS
- COLORBOND FASCIA AND GUTTER
- COLORBOND ROLLER DOOR
- COLORBOND ROOF SHEETING
- COLORBOND DOWNPIPES
- FINISHED CEILING LEVEL
- FIBRE CEMENT SHEETING (TEXTURED PAINT FINISH)
- FINISHED FLOOR LEVEL
- FIXED GLAZING
- FINISHED GROUND LEVEL
- FEATURE WALL FINISH
- FEATURE WALL FINISH
- FEATURE WALL FINISH
- HOT WATER SYSTEM
- POWDERCOATED METAL HORIZONTAL SUNSCREEN
- NATURAL GROUND LEVEL
- PREFINISHED CLADDING PANEL
- POWDERCOATED METAL PERGOLA
- RENDERED & PAINTED MASONRY WALL
- RENDERED & PAINTED MASONRY WALL
- RENDERED & PAINTED MASONRY WALL
- HARDIES SCYON 'STRIA' CLADDING

NOTE: REFER TO EXTERNAL FINISHES SCHEDULES FOR MATERIAL AND COLOUR SPECIFICATIONS

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name: RAVI SINGH
Date: 15/7/2012

PER-SE DEVELOPMENTS

MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

BLOCK 1 SECTION 27 WRIGHT ACT 2611

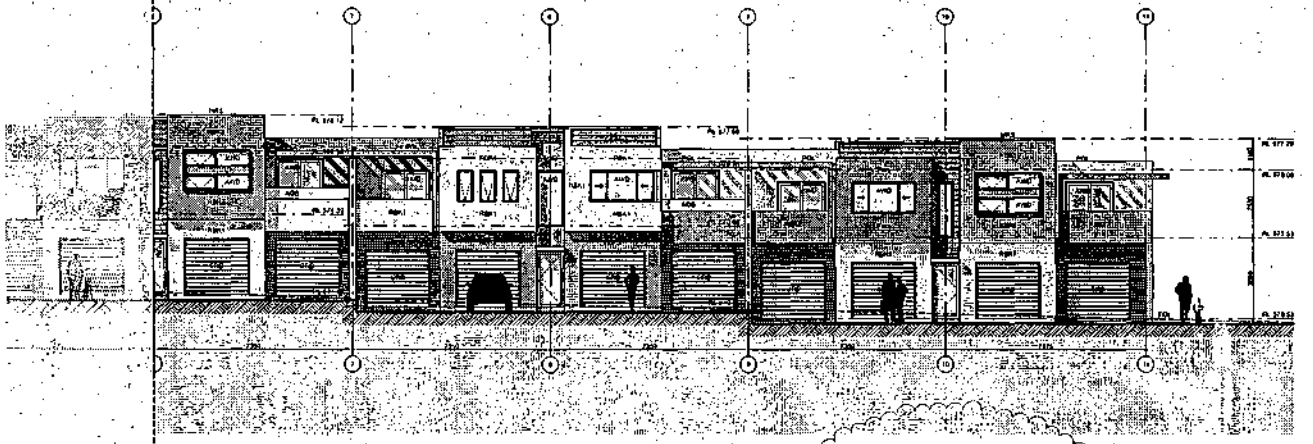
BLOCK 'A' ELEVATIONS

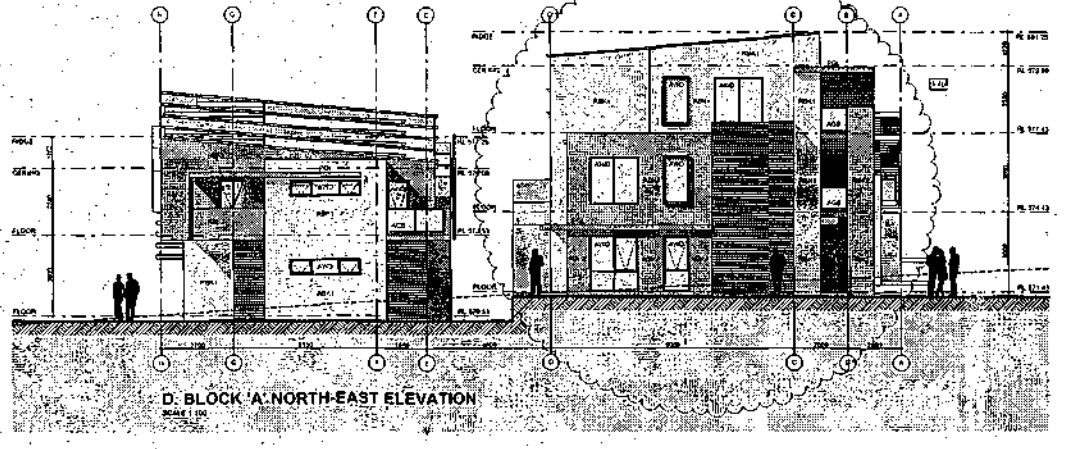
Architect:	Kasparek Architects
Engineer:	Sellick Consultants
Surveyor:	TBA
Landscaping	JEA
Documentation:	CAD1 P.L.
Technician:	NW
Checked:	KA
Project No:	11-126
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	8/07/2012
DA ISSUE	

37

Revision 14







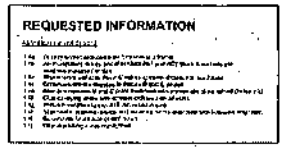
D. BLOCK 'A' NORTH-EAST ELEVATION

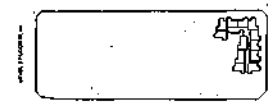
SCALE 1:100

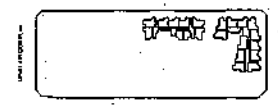
UNIT STATISTICS - BLOCK 'A'

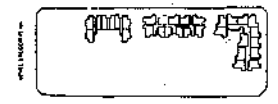
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A02	1A	1	1	1	1	1	1
A03	1A	1	1	1	1	1	1
A04	1A	1	1	1	1	1	1
A05	1A	1	1	1	1	1	1
A06	1A	1	1	1	1	1	1
A07	1A	1	1	1	1	1	1
A08	1A	1	1	1	1	1	1
A09	1A	1	1	1	1	1	1
A10	1A	1	1	1	1	1	1
A11	1A	1	1	1	1	1	1
A12	1A	1	1	1	1	1	1
A13	1A	1	1	1	1	1	1
A14	1A	1	1	1	1	1	1
A15	1A	1	1	1	1	1	1
A16	1A	1	1	1	1	1	1
A17	1A	1	1	1	1	1	1
A18	1A	1	1	1	1	1	1
A19	1A	1	1	1	1	1	1
A20	1A	1	1	1	1	1	1
A21	1A	1	1	1	1	1	1
A22	1A	1	1	1	1	1	1
A23	1A	1	1	1	1	1	1
A24	1A	1	1	1	1	1	1

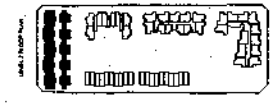
REQUESTED INFORMATION

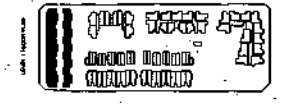


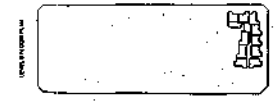












LOCATION PLAN

SCALE 1:2500

SCALE BAR 1:100

ELEVATION LEGEND

AC	AC COMPRESSION MAT - MUNSARD FROM FURNACO SHEET
AGD	ALUMINIUM & GLAZING GLASS BALUSTRADE
AWD	ALUMINIUM FRAMED WINDOWS AND DOORS
CFG	COLORBOND FASCIA AND GUTTER
CRD	COLORBOND ROLLER DOOR
MRS	COLORBOND ROOF SHEETING
DP	COLORBOND DOWNPIPES
FCL	FINISHED CEILING LEVEL
FCS	FIBRE CEMENT SHEETING (FEATURED PAINT FINISH)
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLAZING
FGL	FINISHED GROUND LEVEL
FW1	FEATURE WALL FINISH
FW2	FEATURE WALL FINISH
FW3	FEATURE WALL FINISH
HWS	HOT WATER SYSTEM
MSP	POWDERCOATED METAL HORIZONTAL SUNSCREEN
NGL	NATURAL GROUND LEVEL
PCP	PREFINISHED CLADDING PANEL
PGL	POWDERCOATED METAL PERGOLA
RW1	RENDERED & PAINTED MASONRY WALL
RW2	RENDERED & PAINTED MASONRY WALL
RW	RENDERED & PAINTED MASONRY WALL
SCY	HARDIES SCYON STRAIA CLADDING

NOTE: REFER TO EXTERNAL FINISHES SCHEDULES FOR MATERIAL AND COLOUR SPECIFICATIONS.

PLANNING AND DEVELOPMENT ACT 2005

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 242

Delegate name: RAVI SINGH

Date: 11/07/2012

1.4	05.11.12	Response to Letter information request dated 19.10.2012
1.3	[illegible]	[illegible]
1.1	27.01.12	PRELIMINARY DA ISSUE
1.0	01.11.11	PRELIMINARY DESIGN ISSUE
Rev	Date	Description

Client Name:

PER-SE DEVELOPMENTS

Project Name:

MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address:

BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title:

BLOCK 'A' ELEVATIONS

Architect:	Kasparek Architects
Engineer:	Bellick Consultants
Surveyor:	TBA
Landscaping:	JEA
Documentation:	CAD3 P/L
Technician:	HW
Checked:	KA
Project No:	11-126
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

38

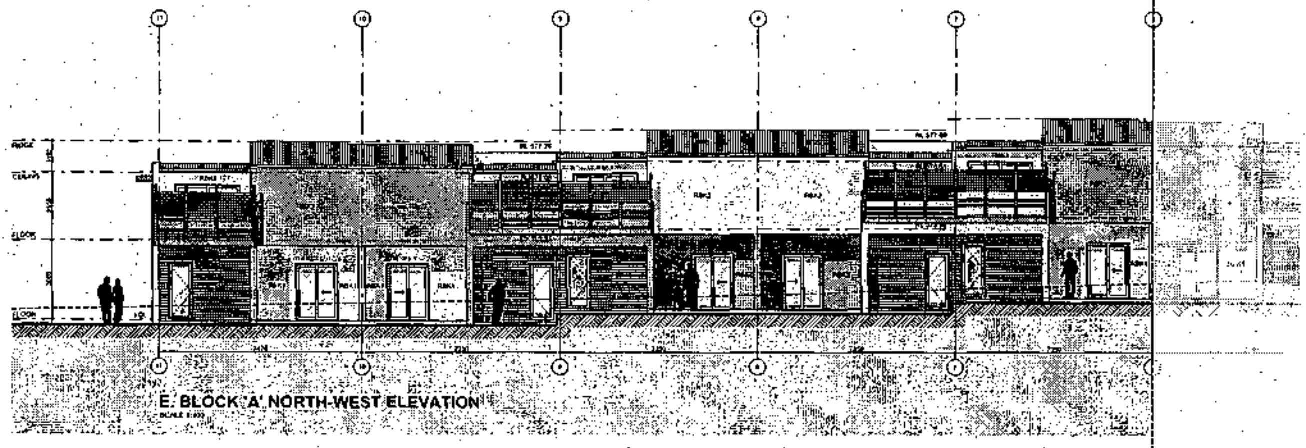
Revision: 1.4

OFFICE OF REGULATORY SERVICES
DEPARTMENT OF JUSTICE & COMMUNITY SAFETY

UPL: 4040

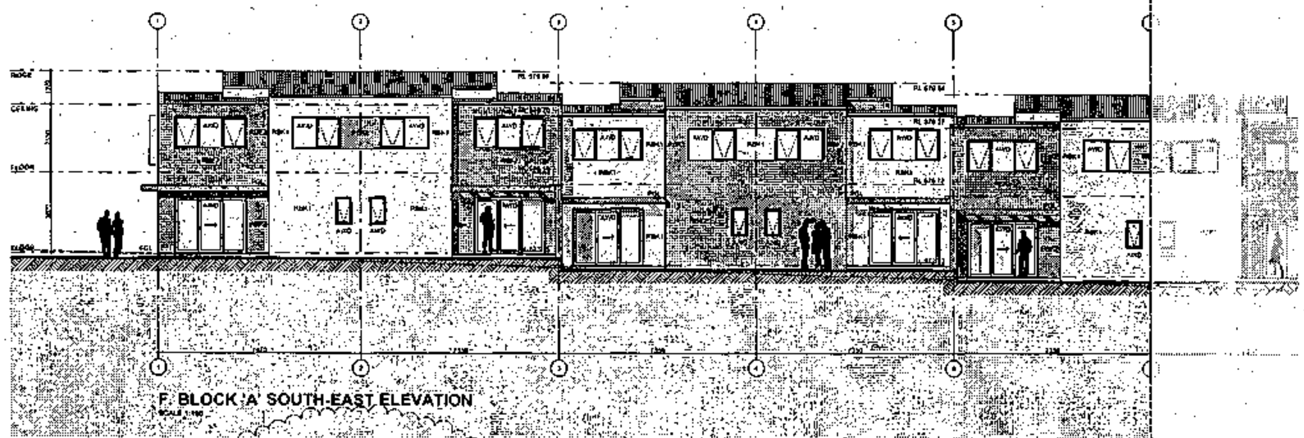
SECTION 4 of 4

255 CANBERRA AVENUE FYSHWICK ACT 2609 |
GPO BOX 158 CANBERRA ACT 2601 | PHONE 62073000 | FAX 62070538



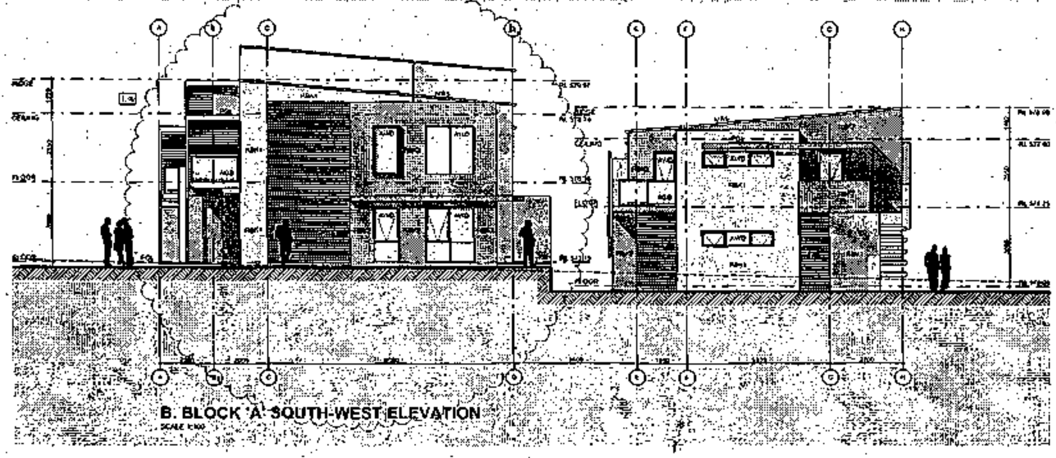
E. BLOCK 'A' NORTH-WEST ELEVATION

SCALE 1:100



F. BLOCK 'A' SOUTH-EAST ELEVATION

SCALE 1:100

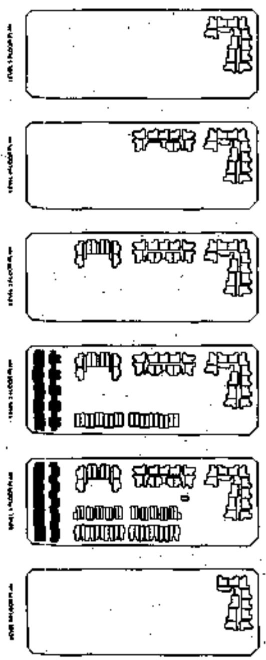


B. BLOCK 'A' SOUTH-WEST ELEVATION

SCALE 1:100

UNIT STATISTICS - BLOCK 'A'

REQUESTED INFORMATION



LOCATION PLAN

SCALE 1:2500

kasparek ARCHITECTS

ELEVATION LEGEND

AC	AC CONDENSER UNIT - SCREENED FROM PUBLIC VIEW
AGB	ALUMINIUM & OPAQUE GLASS BALUSTRADE
AWD	ALUMINIUM FRAMED WINDOWS AND DOORS
CFG	COLORBOND FASCIA AND GUTTER
CRD	COLORBOND ROLLER DOOR
CRS	COLORBOND ROOF SHEETING
DP	COLORBOND DOWNPIPES
FCL	FINISHED CEILING LEVEL
FCS	FIBRE CEMENT SHEETING (TEXTURED PAINT FINISH)
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLAZING
FGL	FINISHED GROUND LEVEL
FW1	FEATURE WALL FINISH
FW2	FEATURE WALL FINISH
FW3	FEATURE WALL FINISH
HWS	HOT WATER SYSTEM
MSS	POWDERCOATED METAL HORIZONTAL SUNSCREEN
NGL	NATURAL GROUND LEVEL
PCP	PREFINISHED CLADDING PANEL
PCL	POWDERCOATED METAL PERGOLA
RBK1	RENDERED & PAINTED MASONRY WALL
RBK2	RENDERED & PAINTED MASONRY WALL
FBK	RENDERED & PAINTED MASONRY WALL
SCY	HARDIES SCYON STRIA CLADDING
NOTE:	REFER TO EXTERNAL FINISHES SCHEDULES FOR MATERIAL AND COLOUR SPECIFICATIONS.

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
PURSUANT TO SECTION 162

Delegate name: TLAVI SINGH

Date: 11/7/2012

Client Name

PER-SE DEVELOPMENTS

Project Name:

MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address

BLOCK 1 SECTION 27 WRIGHT ACT 2611

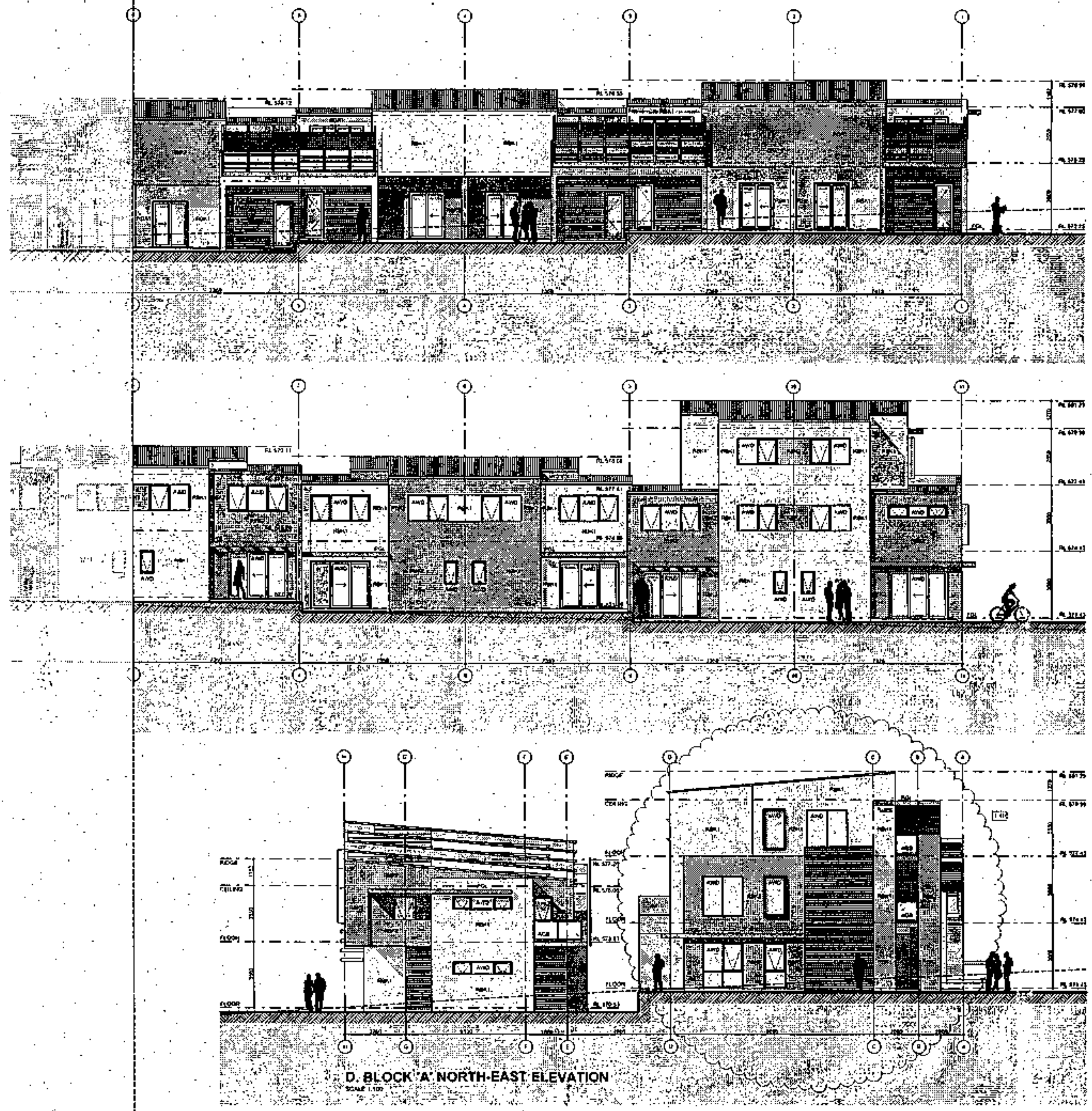
Drawing Title

BLOCK 'A' ELEVATIONS

Architect:	Kasparek Architects
Engineer:	Sellick Consultants
Surveyor:	TBA
Landscaping:	AEA
Documentation:	CAD3 P.L.
Technician:	NW
Checked:	KA
Project No:	11-126
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

39

CAD3

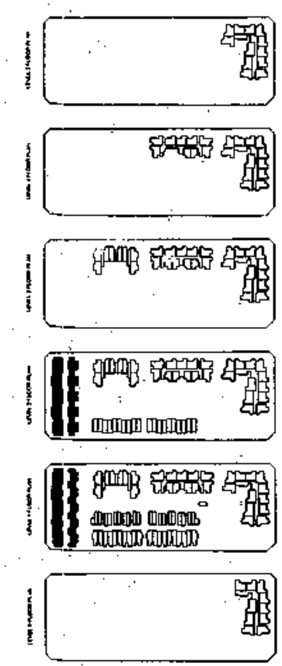


UNIT STATISTICS - BLOCK 'A'

[illegible]

REQUESTED INFORMATION

[illegible]



LOCATION PLAN
SCALE 1:2500

kasparek ARCHITECTS
CANBERRA OFFICE
SOUTH COAST OFFICE
Narooma NSW 2546

ELEVATION LEGEND

AC	AC CONDENSER UNIT - SCREENED FROM PUBLIC VIEW
AGB	ALUMINIUM & OPAQUE GLASS BALUSTRADE
AWD	ALUMINIUM FRAMED WINDOWS AND DOORS
CFG	COLORBOND FASCIA AND GUTTER
CRD	COLORBOND ROLLER DOOR
CRS	COLORBOND ROOF SHEETING
DP	COLORBOND DOWNPIPES
FCL	FINISHED CEILING LEVEL
FCS	FIBRE CEMENT SHEETING (TEXTURED PAINT FINISH)
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLAZING
FGL	FINISHED GROUND LEVEL
FW1	FEATURE WALL FINISH
FW2	FEATURE WALL FINISH
FW3	FEATURE WALL FINISH
HWS	HOT WATER SYSTEM
MSS	POWDERCOATED METAL HORIZONTAL SUNSCREEN
NGL	NATURAL GROUND LEVEL
PCP	PREFINISHED CLADDING PANEL
PCL	POWDERCOATED METAL PERGOLA
RPM1	RENDERED & PAINTED MASONRY WALL
RPM2	RENDERED & PAINTED MASONRY WALL
RPM3	RENDERED & PAINTED MASONRY WALL
SCY	HARDIES SCYON STRIA CLADDING
NOTE	REFER TO EXTERNAL FINISHES SCHEDULES FOR MATERIAL AND COLOUR SPECIFICATIONS

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
Delegate name: RAVI SINGH
Date: 11/2/2013

Rev	Date	Description
1A	06.07.12	Response to further information request
1B		
1C		
1D		

Client Name
PER-SE DEVELOPMENTS

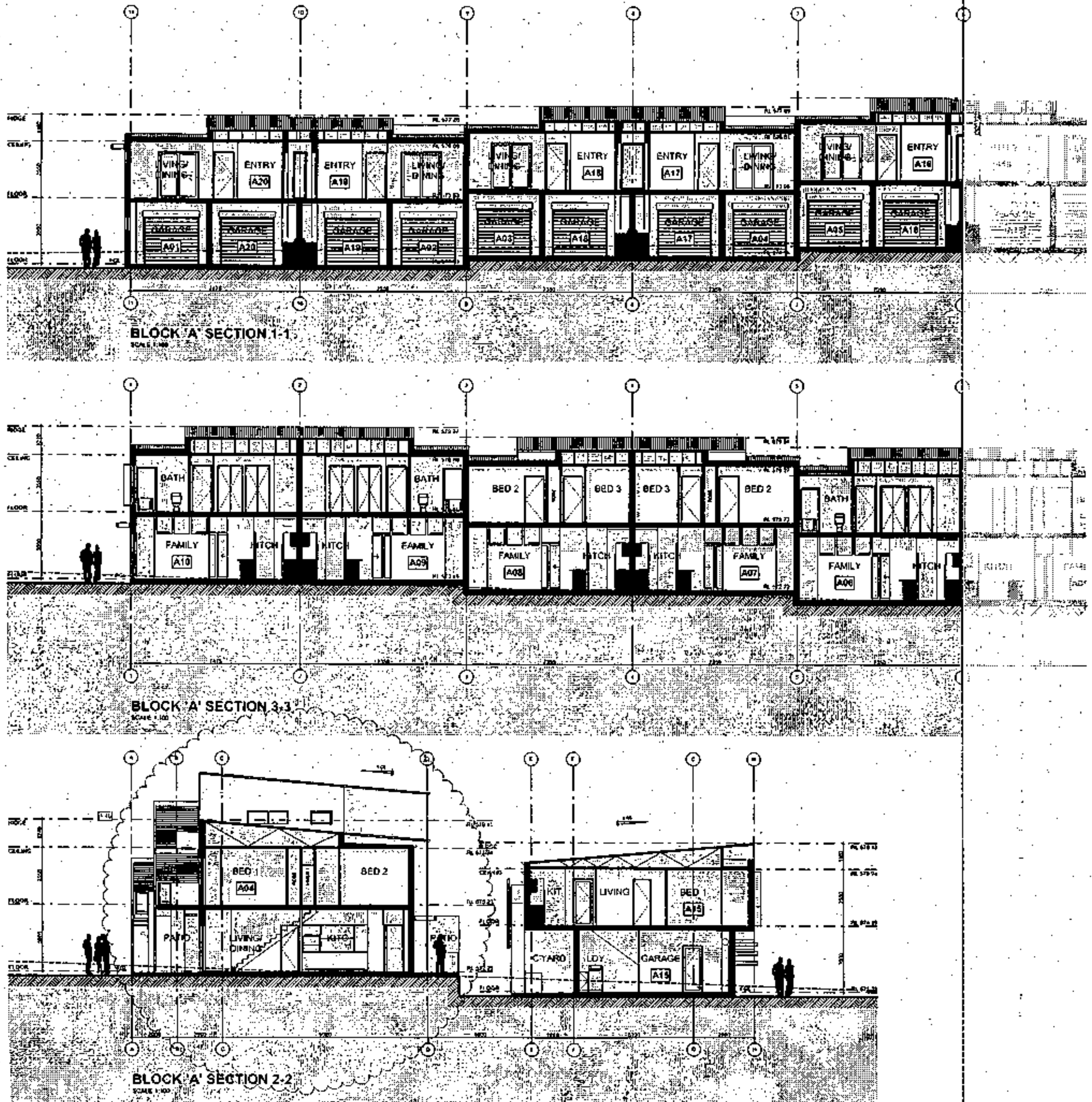
Project Name
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address
BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title
BLOCK 'A' ELEVATIONS

Architect:	Kasparek Architects
Engineer:	Sellick Consultants
Surveyor:	SBA
Landscaping:	JEA
Documentation	CADS P.L.
Technician	NW
Checked	KA
Project No:	11-138
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

40
Revision 1A

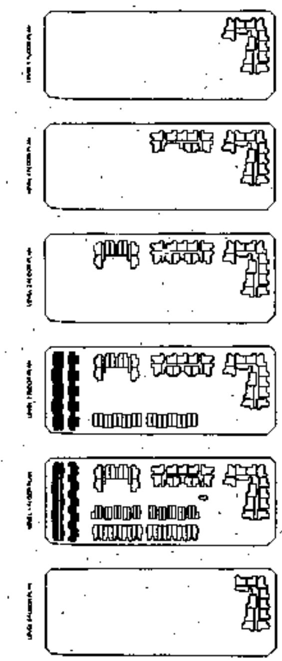


UNIT STATISTICS - BLOCK 'A'

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name: KAYI SINGH
Date: 31/7/2012

REQUESTED INFORMATION



LOCATION PLAN
SCALE 1:2500

SCALE BAR 1:100

ELEVATION LEGEND

ACC	AC CONDENSOR UNIT - SCREENED FROM PUBLIC VIEW
AGB	ALUMINIUM & OPAQUE GLASS BALUSTRADE
AWD	ALUMINIUM FRAMED WINDOWS AND DOORS
CFG	COLORBOND FASCIA AND GUTTER
CRD	COLORBOND ROLLER DOOR
MRS	COLORBOND ROOF SHEETING
DP	COLORBOND DOWNPIPES
FCL	FINISHED CEILING LEVEL
FCS	FIBRE CEMENT SHEETING (TEXTURED PAINT FINISH)
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLAZING
FGL	FINISHED GROUND LEVEL
FW1	FEATURE WALL FINISH
FW2	FEATURE WALL FINISH
FW3	FEATURE WALL FINISH
HWS	HOT WATER SYSTEM
HSS	POWDERCOATED METAL HORIZONTAL SUNSCREEN
NGL	NATURAL GROUND LEVEL
PCP	PREFINISHED CLADDING PANEL
PCL	POWDERCOATED METAL PERGOLA
RMW1	RENDERED & PAINTED MASONRY WALL
RMW2	RENDERED & PAINTED MASONRY WALL
RPW	RENDERED & PAINTED MASONRY WALL
SCY	HARDIES SCYON STRIA CLADDING
NOTE:	REFER TO EXTERNAL FINISHES SCHEDULES FOR MATERIAL AND COLOUR SPECIFICATIONS

Rev	Date	Description
14	[illegible]	Response to further information request on [illegible] 2012
13	[illegible]	DA UPDATED
11	[illegible]	PRELIMINARY DA ISSUE
10	[illegible]	PRELIMINARY DA REVISION

Client Name
PER-SE DEVELOPMENTS

Project Name
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

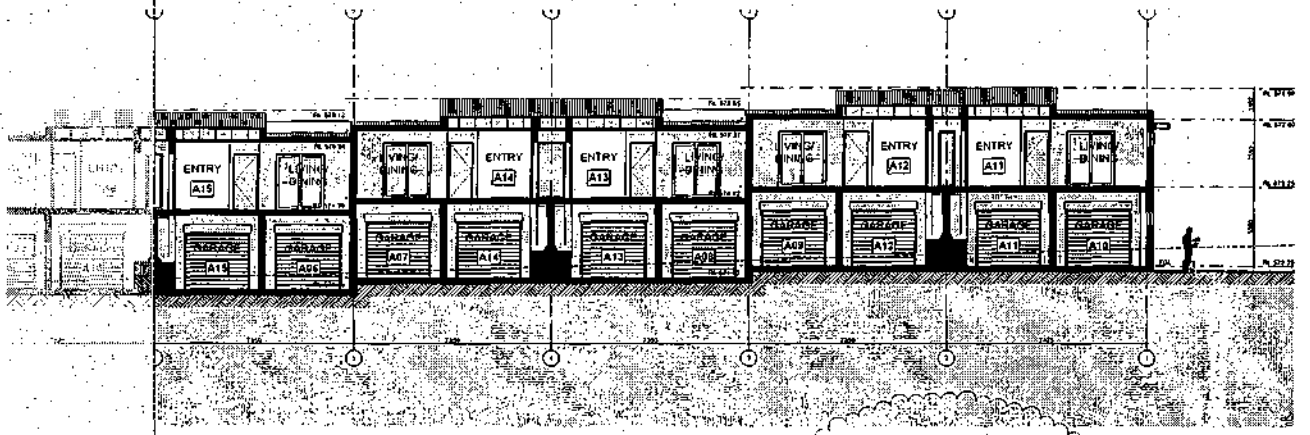
Project Address
BLOCK 1 SECTION 27 WRIGHT ACT 2611

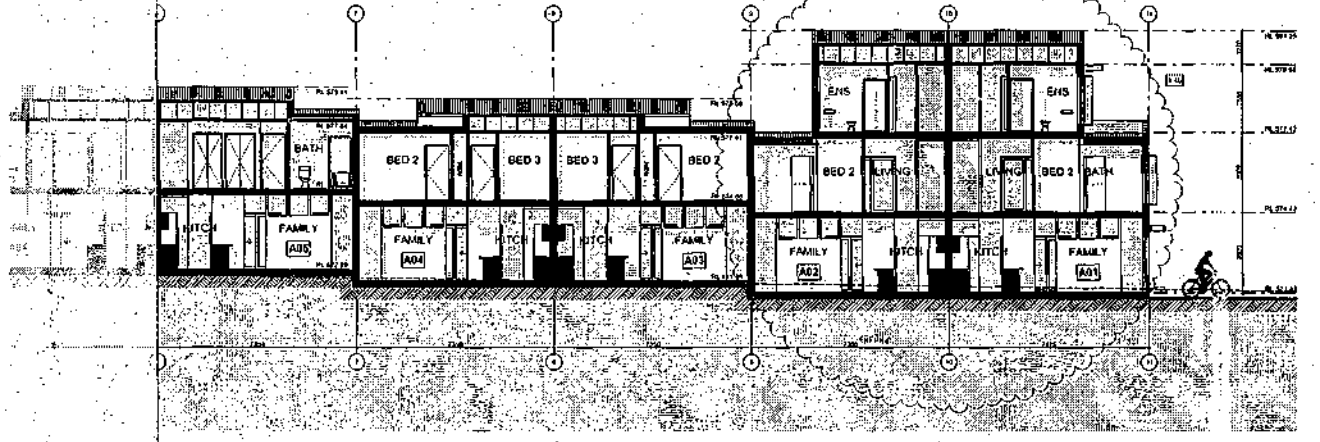
Drawing Title
BLOCK 'A' SECTIONS

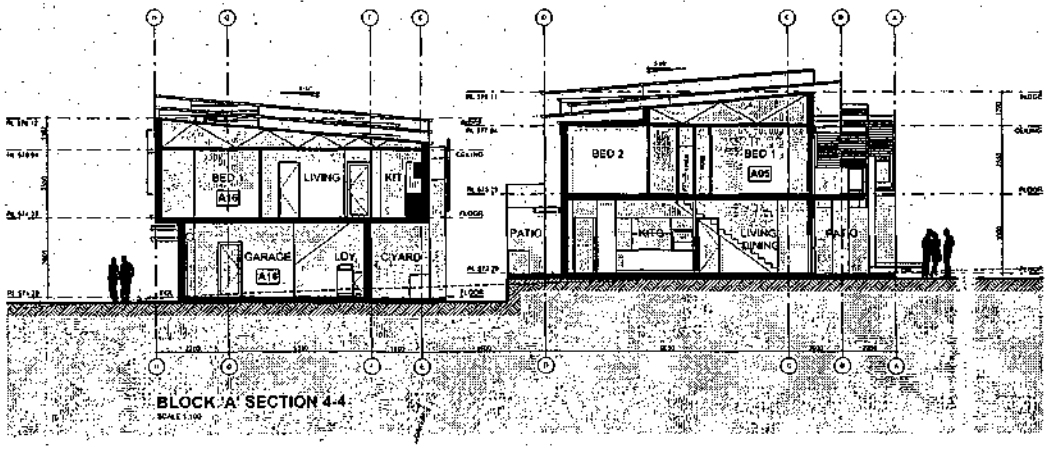
Architect:	Kasperek Architects
Engineer:	Sellick Consultants
Surveyor:	TBA
Landscaping:	JILA
Documentation:	CAD3 P L
Technician:	NW
Checked:	KA
Project No:	11-120
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

41
Revision 14

ka Kasperek ARCHITECTS







BLOCK 'A' SECTION 4-4
SCALE 1:100

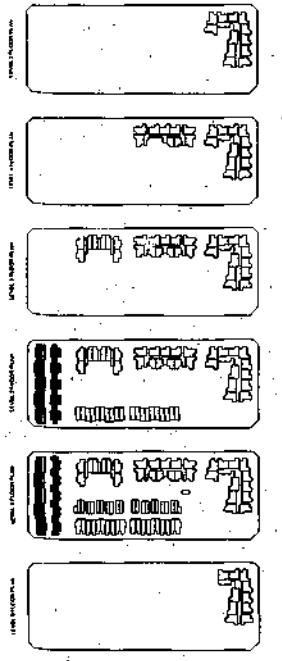
UNIT STATISTICS - BLOCK 'A'

ELEVATION LEGEND

AC	AC CONDENSER UNIT - SCREENED FROM PUBLIC VIEW
AGS	ALUMINIUM & GRADE GLASS BALUSTRADE
AWD	ALUMINIUM FRAMED WINDOWS AND DOORS
CFG	COLORBOND FASCIA AND GUTTER
CRD	COLORBOND ROLLER DOOR
MRB	COLORBOND ROOF SHEETING
DP	COLORBOND DOWNPIPES
FCL	FINISHED CEILING LEVEL
FCS	FIBRE CEMENT SHEETING (TEXTURED PAINT FINISH)
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLAZING
FGL	FINISHED GROUND LEVEL
FW1	FEATURE WALL FINISH
FW2	FEATURE WALL FINISH
FW3	FEATURE WALL FINISH
HWS	HOT WATER SYSTEM
PBS	POWDER COATED METAL HORIZONTAL SUNSCREEN
NGL	NATURAL GROUND LEVEL
PCP	PREFINISHED CLADDING PANEL
PGL	POWDERCOATED METAL PERGOLA
RM1	RENDERED & PAINTED MASONRY WALL
RM2	RENDERED & PAINTED MASONRY WALL
RW	RENDERED & PAINTED MASONRY WALL
SCT	HARDIES SCYON STRIA CLADDING
NOTE:	REFER TO EXTERNAL FINISHES SCHEDULE FOR MATERIAL AND COLOUR SPECIFICATIONS.

PLANNING AND DEVELOPMENT ACT 2005
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE ATTACHED LETTER OF APPROVAL
IMPORTANT TO SELECT ONE
Delegation Name: RAJ SINGH
Date: 18/07/2012

REQUESTED INFORMATION



LOCATION PLAN
SCALE 1:2000

SCALE BAR 1:100

A	06.07.12	Response to Letter of Request dated 19.06.2012
A1	22.06.12	PRELIMINARY SUBMISSION
A2	04.05.12	PRELIMINARY SUBMISSION
Rev	Date	Description

Client Name
PER-SE DEVELOPMENTS

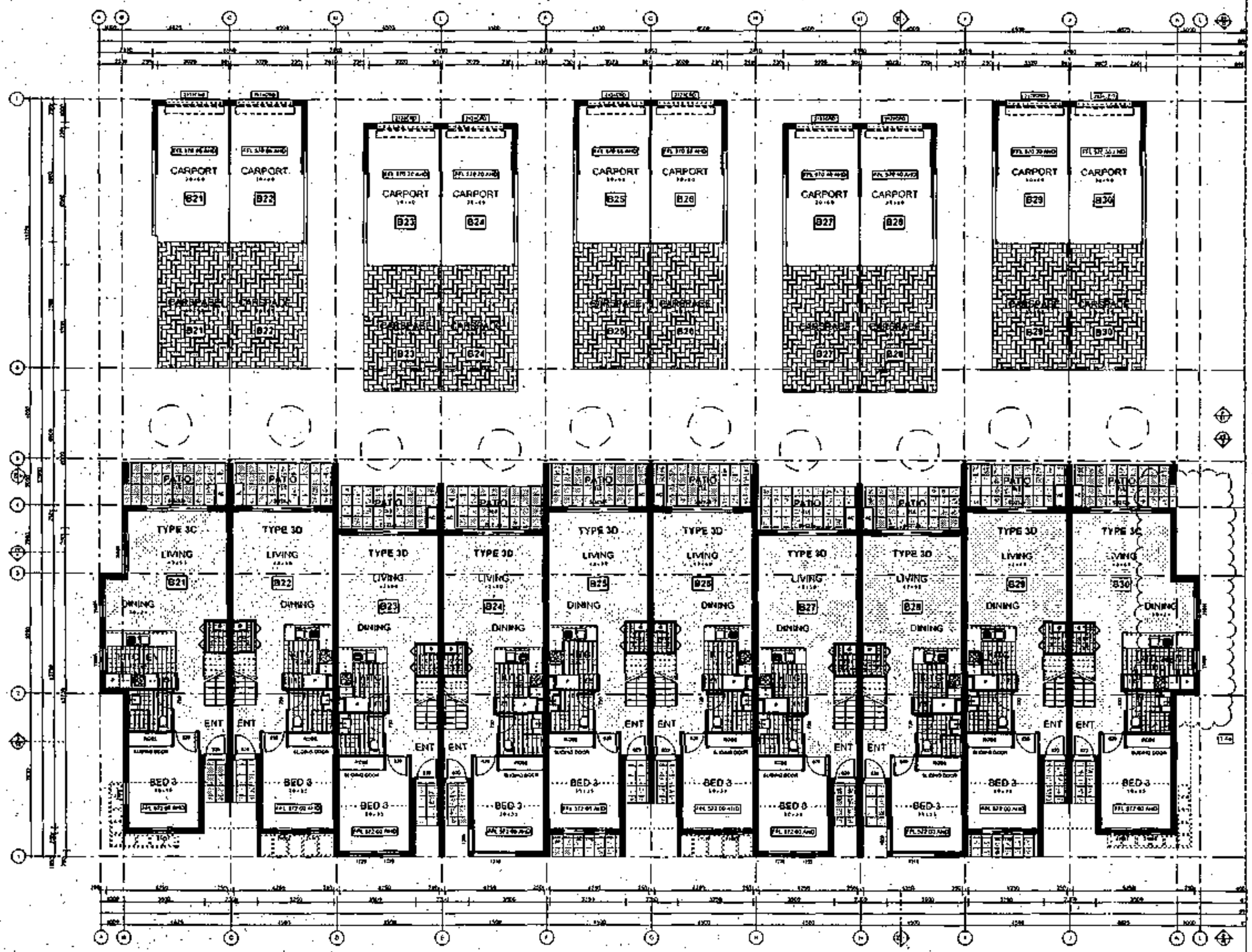
Project Name
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address
BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title
BLOCK 'A' SECTIONS

Architect:	Kasparek Architects
Engineer:	Bellick Consultants
Surveyor:	TBA
Landscaping:	JBA
Documentation:	CAD3 P L
Technician	HW
Checked:	KA
Project no:	11-126
Scale:	A0 @NOW
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

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Rev A of 1 A



BLOCK 'B' GROUND FLOOR PLAN

SCALE 1:100

UNIT STATISTICS - BLOCK 'B'

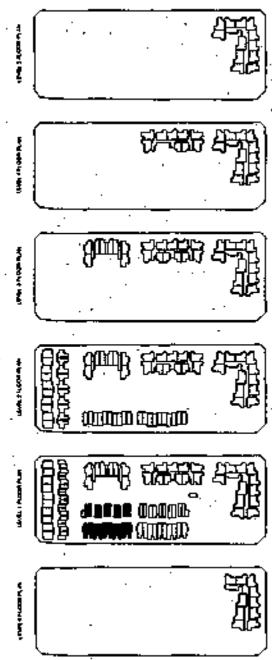
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PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name: RAVI SINGH
Date: 11/7/2012

REQUESTED INFORMATION

[illegible]



LOCATION PLAN

SCALE 1:2500

SCALE 1:100

FLOOR PLAN LEGEND

AWD	ALUMINIUM WINDOWS AND DOORS
BTH	BATH TUB
CFG	COLORBOND FASCIA AND GUTTER
CONC	CONCRETE STEEL TROWEL FINISH
CPT	WOOL CARPET ON RUBBER UNDERLAY
CRD	COLORBOND ROLLER DOOR
CRT	CONCRETE ROOF TILES
CSD	CAVITY SLIDING DOOR
DP	DOWNPIPES
DR	DRYER PROVISION
D/W	DISHWASHER PROVISION
FBK	FACE BRICKWORK - SEE FINISHES SCHEDULE
FGL	FINISHED GROUND LINE
FW	FLOOR WASTE WITH SUITABLE CAMBER
GAS	GAS METER LOCATION
HB	HAND BASIN
HP	HOT PLATE
HWS	HOT WATER SYSTEM
SS	STAINLESS STEEL KITCHEN SINK
LB	LETTERBOX
MB	METER BOARD LOCATION
MR	MIRROR WITH RECESSED MEDICINE CABINET
NGL	NATURAL GROUND LINE
OHC	OVERHEAD CUPBOARDS
OV	OVEN
PTY	PANTRY
RH	RANGEHOOD
SR	SHOWER ROSE
SHR	ALUMINIUM AND GLASS SHOWER SCREEN
SPH	RECESSED SOAP HOLDER
T	LAUNDRY TUB
TAP	TAPWARE
NSE	NON-SLIP CERAMIC FLOOR TILES
TR	TOWEL RAIL
V	VANITY UNIT
WC	TOILET SUITE
WM	WASHING MACHINE PROVISION

14	[illegible]	[illegible]
13	[illegible]	[illegible]
11	[illegible]	PRELIMINARY ISSUE
10	[illegible]	PRELIMINARY ISSUE
Rev	Date	Description

PER-SE DEVELOPMENTS

MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

BLOCK 1 SECTION 27
WRIGHT ACT 2611

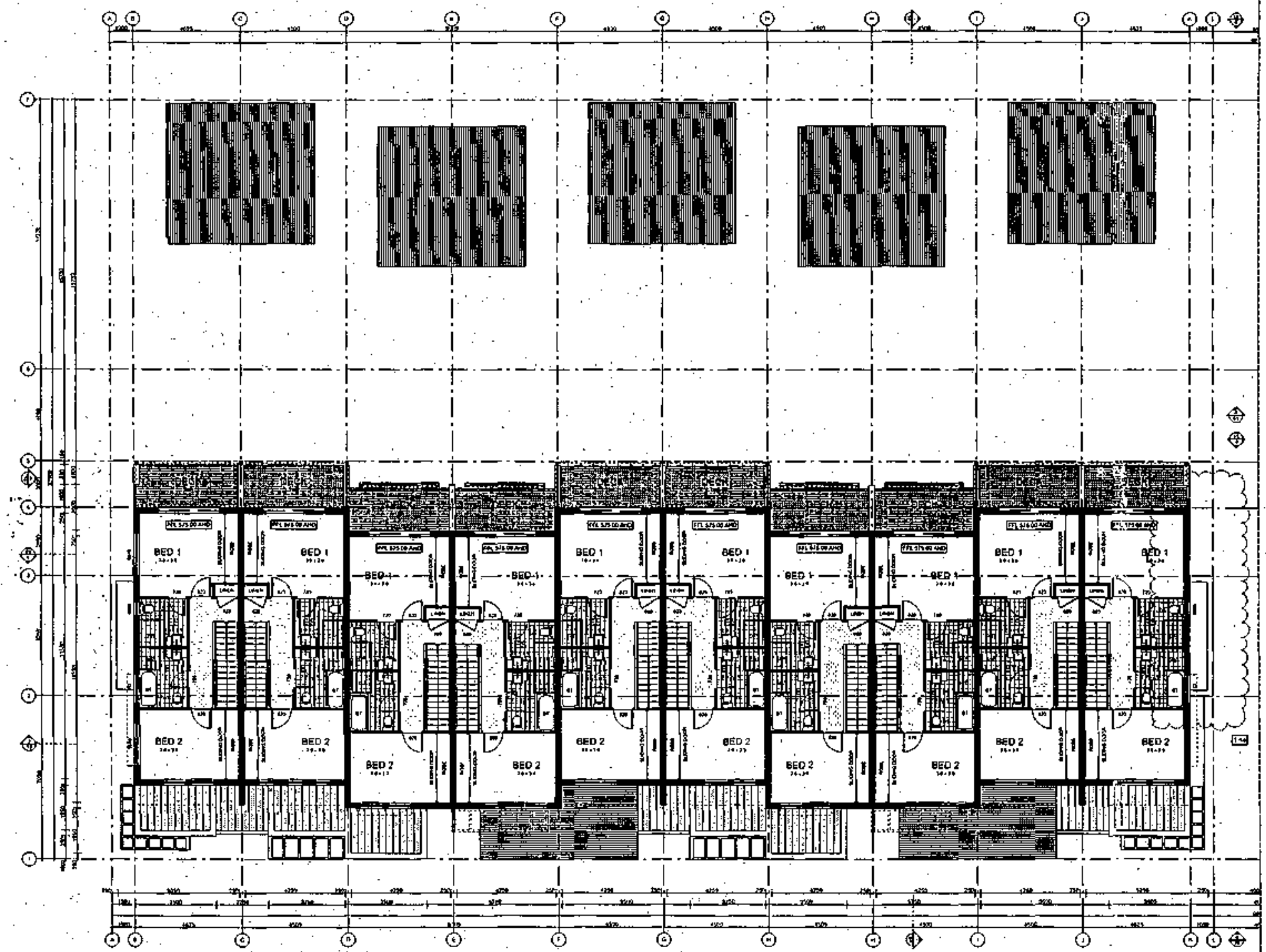
BLOCK 'B' GROUND FLOOR PLAN

Architect:	Kasparek Architects
Engineer:	Bellick Consultants
Surveyor:	TSA
Landscaping:	JEA
Documentation	CAD3 P.L.
Technician:	MW
Checked:	KA
Project No.	11-126
Scale	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

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Revision 14

kasparek ARCHITECTS



BLOCK 'B' FIRST FLOOR PLAN

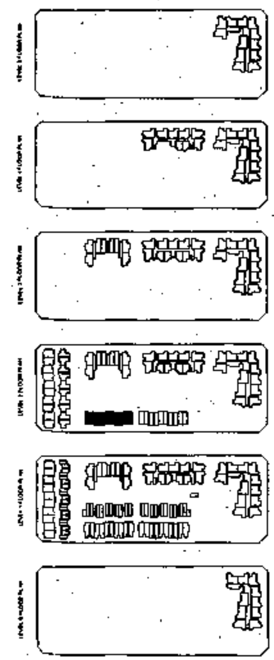
SCALE 1:100

UNIT STATISTICS - BLOCK 'B'

[illegible]

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION

REQUESTED INFORMATION



LOCATION PLAN

SCALE 1:2500

FLOOR PLAN LEGEND

AWD	ALUMINIUM WINDOWS AND DOORS
BTH	BATHTUB
CFG	COLORBOND FASCIA AND GUTTER
CONC	CONCRETE STEEL TROWEL FINISH
CPT	100% WOOL CARPET ON RUBBER UNDERLAY
CRD	COLORBOND ROLLER DOOR
CRT	CONCRETE ROOF TILES
CSD	CAVITY SLIDING DOOR
DP	DOWNPIPES
DR	DRYER PROVISION
DW	DISHWASHER PROVISION
FBK	FACE BRICKWORK - SEE FINISHES SCHEDULE
FGL	FINISHED GROUND LINE
FW	FLOOR WASTE WITH SUITABLE CAMBER
GAS	GAS METER LOCATION
HB	HAND BASIN
HP	HOT PLATE
HWS	HOT WATER SYSTEM
SS	STAINLESS STEEL KITCHEN SINK
LB	LETTERBOX
MB	METER BOARD LOCATION
MR	MIRROR WITH RECESSED MEDICINE CABINET
NGL	NATURAL GROUND LINE
OHC	OVER HEAD CUPBOARDS
OV	OVEN
PTY	PANTRY
RH	RANGEHOOD
SR	SHOWER ROSE
SHR	ALUMINIUM AND GLASS SHOWER SCREEN
SPH	RECESSED SOAP HOLDER
T	LAUNDRY TUB
TAP	TAPWARE
TILE	NON-SLIP CERAMIC FLOOR TILES
TR	TOWEL RAIL
V	VANITY UNIT
WC	TOILET SUITE
WM	WASHING MACHINE PROVISION

Rev	Date	Description
1.4	[illegible]	[illegible]
1.3	[illegible]	[illegible]
1.2	[illegible]	PRELIMINARY DA ISSUE
1.0	[illegible]	PRELIMINARY DESIGN ISSUE

Client Name

PER-SE DEVELOPMENTS

Project Name

MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address

BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title

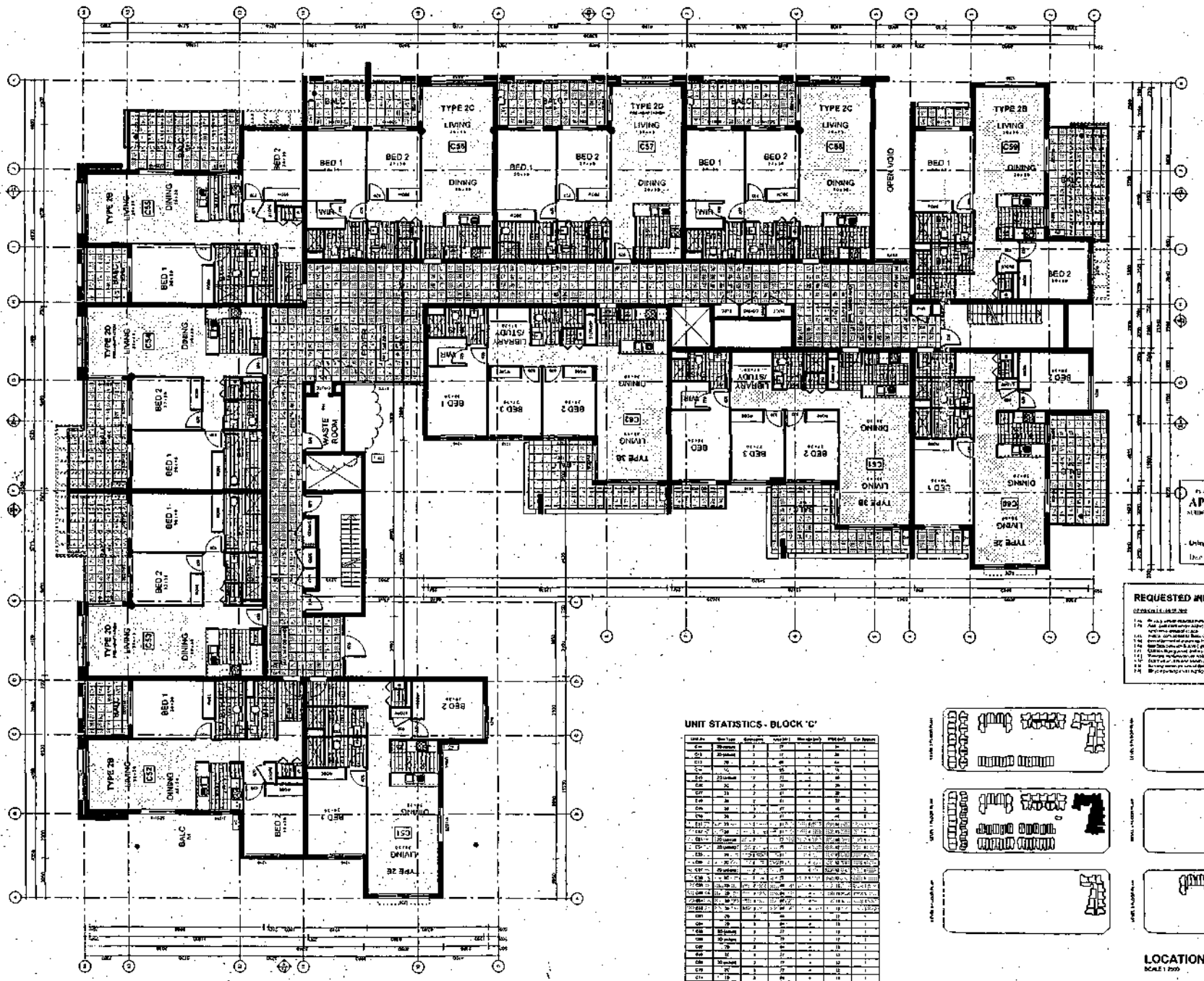
BLOCK 'B' FIRST FLOOR PLAN

Architect:	Kasparek Architects
Engineer:	Sellick Consultants
Surveyor:	TBA
Landscaping:	JEA
Documentation:	CAD3 P.L.
Technician:	MW
Checked:	KA
Project No.	11-120
Scale	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

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Revision 1.4

kasparek ARCHITECTS

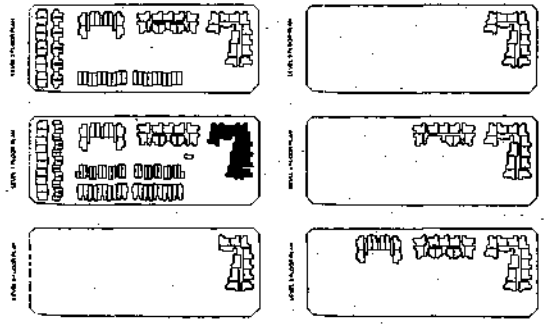


BLOCK 'C' FIRST FLOOR PLAN

SCALE 1:100

UNIT STATISTICS - BLOCK 'C'

Unit No.	Unit Type	Bedrooms	Area (m²)	Area (sq ft)	POS (m²)	Car Spaces
C54	2A (adapt)	2	77	829	24	1
C55	2B (adapt)	2	77	829	24	1
C56	2C	2	77	829	24	1
C57	2D (adapt)	2	77	829	24	1
C58	2C	2	77	829	24	1
C59	2B	2	77	829	24	1
C60	2A	2	77	829	24	1
C61	2B	2	77	829	24	1
C62	2A	2	77	829	24	1
C63	2D	2	77	829	24	1
C64	2C	2	77	829	24	1
C65	2B	2	77	829	24	1
C66	2A	2	77	829	24	1
C67	2B	2	77	829	24	1
C68	2A	2	77	829	24	1
C69	2B	2	77	829	24	1
C70	2A	2	77	829	24	1
C71	2B	2	77	829	24	1
C72	2A	2	77	829	24	1
C73	2B	2	77	829	24	1
C74	2A	2	77	829	24	1
C75	2B	2	77	829	24	1
C76	2A	2	77	829	24	1
C77	2B	2	77	829	24	1
C78	2A	2	77	829	24	1
C79	2B	2	77	829	24	1
C80	2A	2	77	829	24	1
C81	2B	2	77	829	24	1
C82	2A	2	77	829	24	1
C83	2B	2	77	829	24	1
C84	2A	2	77	829	24	1
C85	2B	2	77	829	24	1
C86	2A	2	77	829	24	1
C87	2B	2	77	829	24	1
C88	2A	2	77	829	24	1
C89	2B	2	77	829	24	1
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C91	2B	2	77	829	24	1
C92	2A	2	77	829	24	1
C93	2B	2	77	829	24	1
C94	2A	2	77	829	24	1
C95	2B	2	77	829	24	1
C96	2A	2	77	829	24	1
C97	2B	2	77	829	24	1
C98	2A	2	77	829	24	1
C99	2B	2	77	829	24	1
C100	2A	2	77	829	24	1
C101	2B	2	77	829	24	1
C102	2A	2	77	829	24	1
C103	2B	2	77	829	24	1
C104	2A	2	77	829	24	1
C105	2B	2	77	829	24	1
C106	2A	2	77	829	24	1
C107	2B	2	77	829	24	1
C108	2A	2	77	829	24	1
C109	2B	2	77	829	24	1
C110	2A	2	77	829	24	1
C111	2B	2	77	829	24	1
C112	2A	2	77	829	24	1
C113	2B	2	77	829	24	1
C114	2A	2	77	829	24	1
C115	2B	2	77	829	24	1
C116	2A	2	77	829	24	1
C117	2B	2	77	829	24	1
C118	2A	2	77	829	24	1
C119	2B	2	77	829	24	1
C120	2A	2	77	829	24	1
C121	2B	2	77	829	24	1
C122	2A	2	77	829	24	1
C123	2B	2	77	829	24	1
C124	2A	2	77	829	24	1
C125	2B	2	77	829	24	1
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C152	2A	2	77	829	24	1
C153	2B	2	77	829	24	1
C154	2A	2	77	829	24	1
C155	2B	2	77	829	24	1
C156	2A	2	77	829	24	1
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C159	2B	2	77	829	24	1
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C161	2B	2	77	829	24	1
C162	2A	2	77	829	24	1
C163	2B	2	77	829	24	1
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C165	2B	2	77	829	24	1
C166	2A	2	77	829	24	1
C167	2B	2	77	829	24	1
C168	2A	2	77	829	24	1
C169	2B	2	77	829	24	1
C170	2A	2	77	829	24	1
C171	2B	2	77	829	24	1
C172	2A	2	77	829	24	1
C173	2B	2	77	829	24	1
C174	2A	2	77	829	24	1
C175	2B	2	77	829	24	1
C176	2A	2	77	829	24	1



LOCATION PLAN

SCALE 1:2000

SCALE BAR 1:100

FLOOR PLAN LEGEND

ALWD	ALUMINIUM WINDOWS AND DOORS
BTH	BATHTUB
CFSD	COLORBOND FASCIA AND GUTTER
CONC	CONCRETE STEEL TROWEL FINISH
CPT	WOOL CARPET ON RUBBER UNDERLAY
CRD	COLORBOND ROLLER DOOR
CTR	CONCRETE ROOF TILES
CSD	CAVITY SLIDING DOOR
D	DOWNPIPES
DR	DRYER PROVISION
DW	DISHWASHER PROVISION
FBR	FACE BRICKWORK - SEE FINISHES SCHEDULE
FGL	FINISHED GROUND LINE
FW	FLOOR WASTE WITH SUITABLE GRATE
GAS	GAS METER LOCATION
HB	HAND BASIN
HP	HOT PLATE
HWS	HOT WATER SYSTEM
SS	STAINLESS STEEL KITCHEN SINK
LB	LETTERBOX
MB	METER BOARD LOCATION
MA	MIRROR WITH RECESSED MEDICINE CABINET
NGL	NATURAL GROUND LINE
OHC	OVER HEAD CUPBOARDS
OV	OVEN
PTY	PANTRY
RH	RANGEHOOD
SR	SHOWER ROSE
FHR	ALUMINIUM AND GLASS SHOWER SCREEN
SPH	RECESSED SOAP HOLDER
	LAUNDRY TUB
TAP	TAPWARE
TLE	NON-SLIP CERAMIC FLOOR TILES
TR	TOWEL RAIL
V	VANITY UNIT
WC	TOILET SUITE
WM	WASHING MACHINE PROVISION

APPROVAL GRANTED

REQUESTED INFORMATION

Rev	Date	Description
1 B	09.07.12	Relocation to Lobby, Lift/Stairwell reduced, etc. 16.08.2012
1 A	29.06.12	Re-Submission
1	22.03.12	PRELIMINARY SUBMISSION
1 B	01.12.11	PRELIMINARY SUBMISSION
Rev	Date	Description

Client Name:
PER-SE DEVELOPMENTS

Project Name:
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

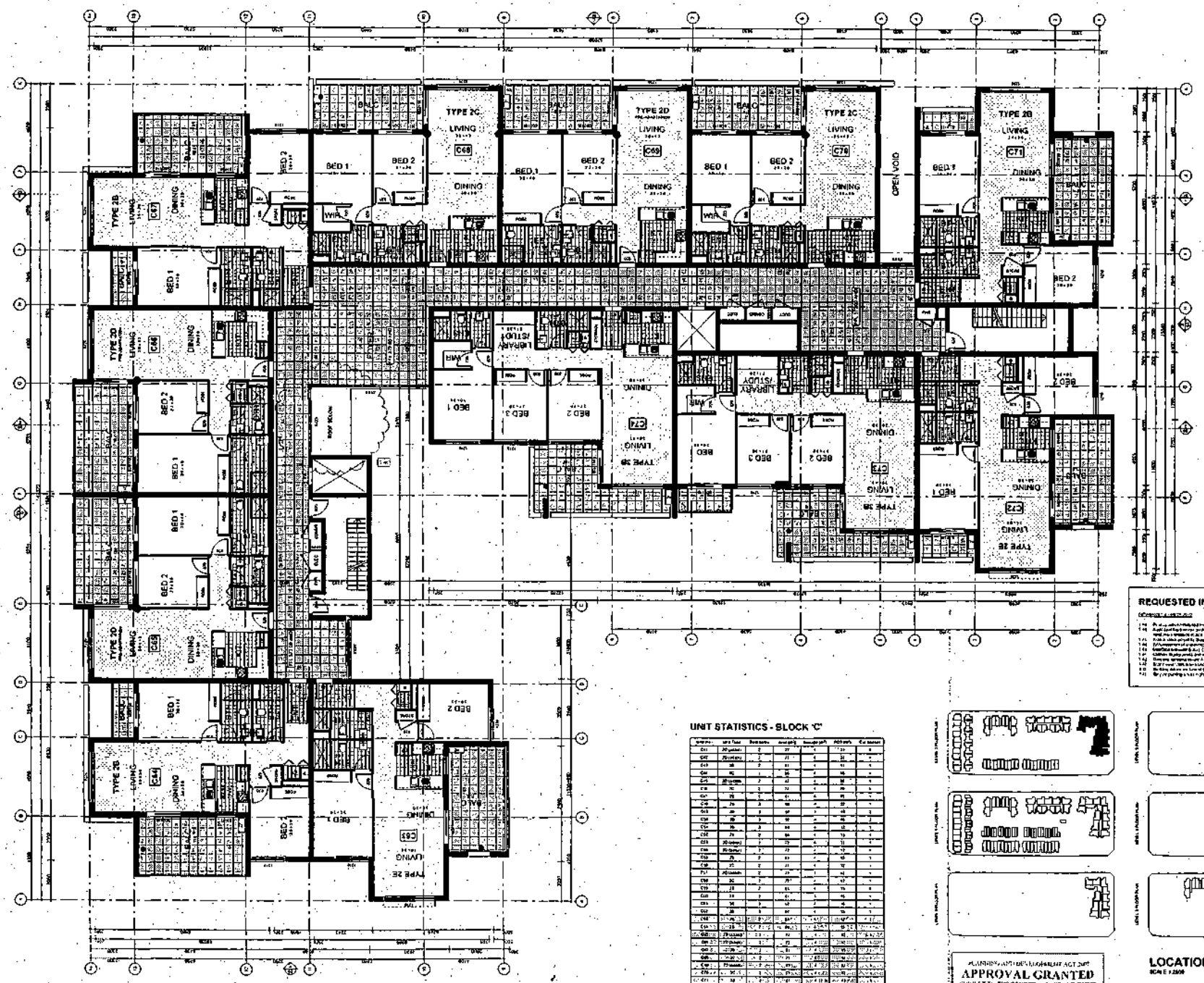
Project Address:
BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title:
BLOCK 'C' FIRST FLOOR PLAN

Architect:	Kasparek Architects
Engineer:	Bellick Consultants
Surveyor:	RBA
Landscaping:	JEA
Documentation:	CAD/ P L
Technician:	HW
Checked:	KA
Project No:	11-120
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

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Revision 1 B

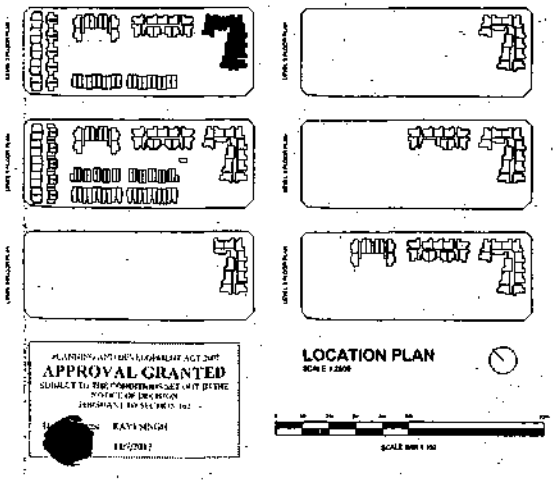


BLOCK 'C' SECOND FLOOR PLAN

SCALE 1:100

UNIT STATISTICS - BLOCK 'C'

C67	2B Upstairs	2	77	4	81	4
C68	2B Upstairs	2	77	4	81	4
C69	2B	2	77	4	81	4
C70	2B Upstairs	2	77	4	81	4
C71	2B Upstairs	2	77	4	81	4
C72	2B	2	77	4	81	4
C73	2B	2	77	4	81	4
C74	2B	2	77	4	81	4
C63	2B Upstairs	2	77	4	81	4
C64	2B Upstairs	2	77	4	81	4
C65	2B	2	77	4	81	4
C66	2B Upstairs	2	77	4	81	4
C75	2B Upstairs	2	77	4	81	4
C76	2B	2	77	4	81	4
C77	2B	2	77	4	81	4
C78	2B Upstairs	2	77	4	81	4
C79	2B Upstairs	2	77	4	81	4
C80	2B	2	77	4	81	4
C81	2B	2	77	4	81	4
C82	2B	2	77	4	81	4
C83	2B Upstairs	2	77	4	81	4
C84	2B Upstairs	2	77	4	81	4
C85	2B	2	77	4	81	4
C86	2B Upstairs	2	77	4	81	4
C87	2B Upstairs	2	77	4	81	4
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C91	2B Upstairs	2	77	4	81	4
C92	2B Upstairs	2	77	4	81	4
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C94	2B Upstairs	2	77	4	81	4
C95	2B Upstairs	2	77	4	81	4
C96	2B	2	77	4	81	4
C97	2B	2	77	4	81	4
C98	2B	2	77	4	81	4
C99	2B Upstairs	2	77	4	81	4
C100	2B Upstairs	2	77	4	81	4
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C104	2B	2	77	4	81	4
C105	2B	2	77	4	81	4
C106	2B	2	77	4	81	4
C107	2B Upstairs	2	77	4	81	4
C108	2B Upstairs	2	77	4	81	4
C109	2B	2	77	4	81	4
C110	2B Upstairs	2	77	4	81	4
C111	2B Upstairs	2	77	4	81	4
C112	2B	2	77	4	81	4
C113	2B	2	77	4	81	4
C114	2B	2	77	4	81	4
C115	2B Upstairs	2	77	4	81	4
C116	2B Upstairs	2	77	4	81	4
C117	2B	2	77	4	81	4
C118	2B Upstairs	2	77	4	81	4
C119	2B Upstairs	2	77	4	81	4
C120	2B	2	77	4	81	4
C121	2B	2	77	4	81	4
C122	2B	2	77	4	81	4
C123	2B Upstairs	2	77	4	81	4
C124	2B Upstairs	2	77	4	81	4
C125	2B	2	77	4	81	4
C126	2B Upstairs	2	77	4	81	4
C127	2B Upstairs	2	77	4	81	4
C128	2B	2	77	4	81	4
C129	2B	2	77	4	81	4
C130	2B	2	77	4	81	4
C131	2B Upstairs	2	77	4	81	4
C132	2B Upstairs	2	77	4	81	4
C133	2B	2	77	4	81	4
C134	2B Upstairs	2	77	4	81	4
C135	2B Upstairs	2	77	4	81	4
C136	2B	2	77	4	81	4
C137	2B	2	77	4	81	4
C138	2B	2	77	4	81	4
C139	2B Upstairs	2	77	4	81	4
C140	2B Upstairs	2	77	4	81	4
C141	2B	2	77	4	81	4
C142	2B Upstairs	2	77	4	81	4
C143	2B Upstairs	2	77	4	81	4
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C157	2B	2	77	4	81	4
C158	2B Upstairs	2	77	4	81	4
C159	2B Upstairs	2	77	4	81	4
C160	2B	2	77	4	81	4
C161	2B	2	77	4	81	4
C162	2B	2	77	4	81	4
C163	2B Upstairs	2	77	4	81	4
C164	2B Upstairs	2	77	4	81	4
C165	2B	2	77	4	81	4
C166	2B Upstairs	2	77	4	81	4
C167	2B Upstairs	2	77	4	81	4
C168	2B	2	77	4	81	4
C169	2B	2	77	4	81	4
C170	2B	2	77	4	81	4
C171	2B Upstairs	2	77	4	81	4
C172	2B Upstairs	2	77	4	81	4
C173	2B	2	77	4	81	4
C174	2B Upstairs	2	77	4	81	4
C175	2B Upstairs	2	77	4	81	4
C176	2B	2	77	4	81	4



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
ISSUED BY DELEGATE
RAVI SINGH
DELEGATE
DATE: 19/9/2012

LOCATION PLAN
SCALE 1:2500

SCALE BAR 1:100

REQUESTED INFORMATION

FLOOR PLAN LEGEND

ALM	ALUMINIUM BALCONY AND DOORS
BTH	BATH TUB
CFG	COLORBOND FASCIA AND GUTTER
CONC	CONCRETE STEEL TROWEL FINISH
CPT	WOOL MIXED CARPET ON RUBBER UNDERLAY
CRD	COLORBOND ROLLER DOOR
CRT	CONCRETE ROOF TILES
CSD	CAVITY SLIDING DOOR
DP	DOWNPIPES
DR	DRYER PROVISION
DW	DISHWASHER PROVISION
FBK	FACE BRICKWORK - SEE FINISHES SCHEDULE
FGL	FINISHED GROUND LINE
FW	FLOOR WASTE WITH SUITABLE CAMBER
GAS	GAS METER LOCATION
HB	HAND BASIN
HP	HOT PLATE
HWS	HOT WATER SYSTEM
SS	STAINLESS STEEL KITCHEN SINK
LB	LETTERBOX
MB	METER BOARD LOCATION
MR	MIRROR WITH RECESSED MEDICINE CABINET
NGL	NATURAL GROUND LINE
OHC	OVER HEAD CUPBOARDS
OV	OVEN
PTY	PANTRY
RH	RANGE HOOD
SR	SHOWER ROSE
SHR	ALUMINIUM AND GLASS SHOWER SCREEN
SH	RECESSED SOAP HOLDER
T	LAUNDRY TUB
TAP	TAPWARE
TILE	NON-SLIP CERAMIC FLOOR TILES
TR	TOWEL RAIL
V	VANITY UNIT
WC	TOILET SUITE
WM	WASHING MACHINE PROVISION

Rev	Date	Description
1.4	06.07.12	Response to Council comments dated 13.06.2012
1.3	29.06.12	Re-Submission
1.2	29.04.12	Pre-Lodgement Submission
1.1	01.03.12	Pre-Lodgement Submission

Client Name:
PER-SE DEVELOPMENTS

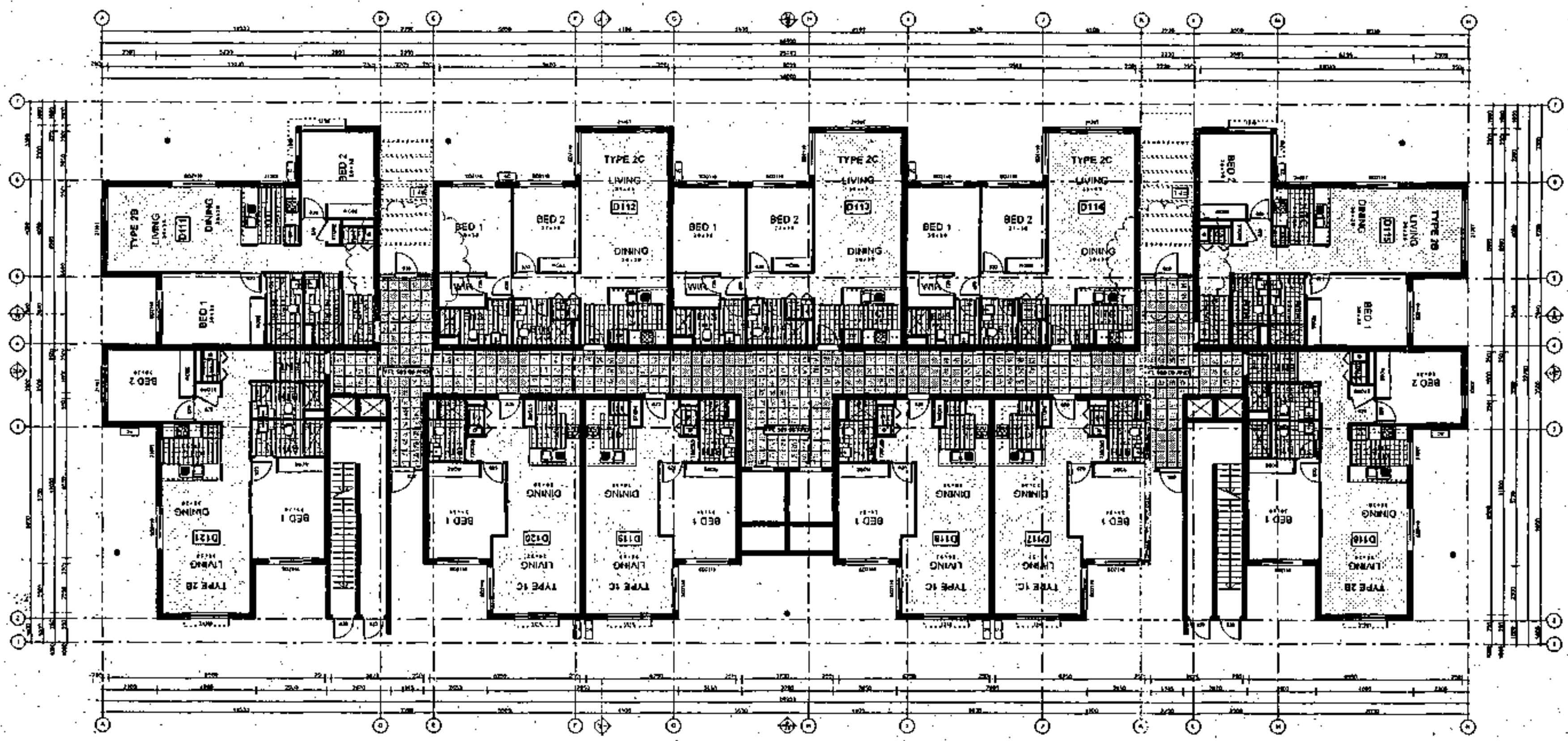
Project Name:
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address:
BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title:
BLOCK 'C' SECOND FLOOR PLAN

Architect:	Kasparek Architects
Engineer:	Sellick Consultants
Surveyor:	TBA
Landscaping:	JEA
Documentation:	CAD3 P.L.
Technician:	NW
Checked:	KA
Project No:	11-126
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

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REVISION 1.4



BLOCK 'D' GROUND FLOOR PLAN

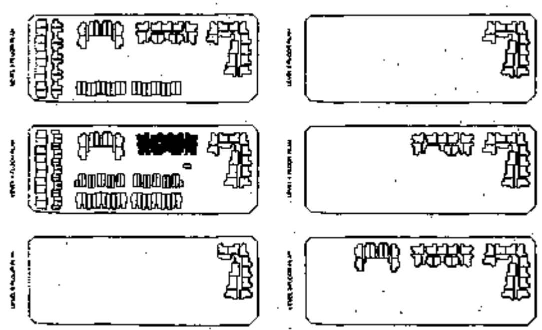
SCALE 1:100

REQUESTED INFORMATION

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION

UNIT STATISTICS - BLOCK 'D'

[illegible]



LOCATION PLAN

SCALE 1:2500

SCALE BAR 1:100

FLOOR PLAN LEGEND

AWD	ALUMINIUM WINDOWS AND DOORS
BTH	BATH TUB
CFG	COLORBOND FASCIA AND GUTTER
CONC	CONCRETE STEEL TROWEL FINISH
CPT	100% WOOL CARPET ON RUBBER UNDERLAY
CRD	COLORBOND ROLLER DOOR
CRT	CONCRETE ROOF TILES
CSD	CAVITY SLIDING DOOR
DP	DOWNPIPES
DR	DRYER PROVISION
DW	DISHWASHER PROVISION
FBK	FACE BRICKWORK - SEE FINISHES SCHEDULE
FGL	FINISHED GROUND LINE
FW	FLOOR WASTE WITH SUITABLE CAMBER
GAS	GAS METER LOCATION
HB	HAND BASIN
HP	HOT PLATE
HWS	HOT WATER SYSTEM
SS	STAINLESS STEEL KITCHEN SINK
LB	LETTERBOX
MB	METER BOARD LOCATION
MR	MIRROR WITH RECESSED MEDICINE CABINET
NGL	NATURAL GROUND LINE
OHC	OVER HEAD CUPBOARDS
OV	OVEN
PTY	PANTRY
RH	RANGEHOOD
SR	SHOWER ROSE
SHR	ALUMINIUM AND GLASS SHOWER SCREEN
SPH	RECESSED SOAP HOLDER
L	LAUNDRY TUB
TAP	TAPWARE
TILE	NON SLIP CERAMIC FLOOR TILES
TR	TOWEL RAIL
V	VANITY UNIT
WC	TOILET SUITE
WM	WASHING MACHINE PROVISION

Rev	Date	Description
14	06.07.12	[illegible]
13	[illegible]	[illegible]
12	[illegible]	PRELIMINARY DA ISSUE
11	[illegible]	PRELIMINARY DA [illegible]

Client Name
PER-SE DEVELOPMENTS

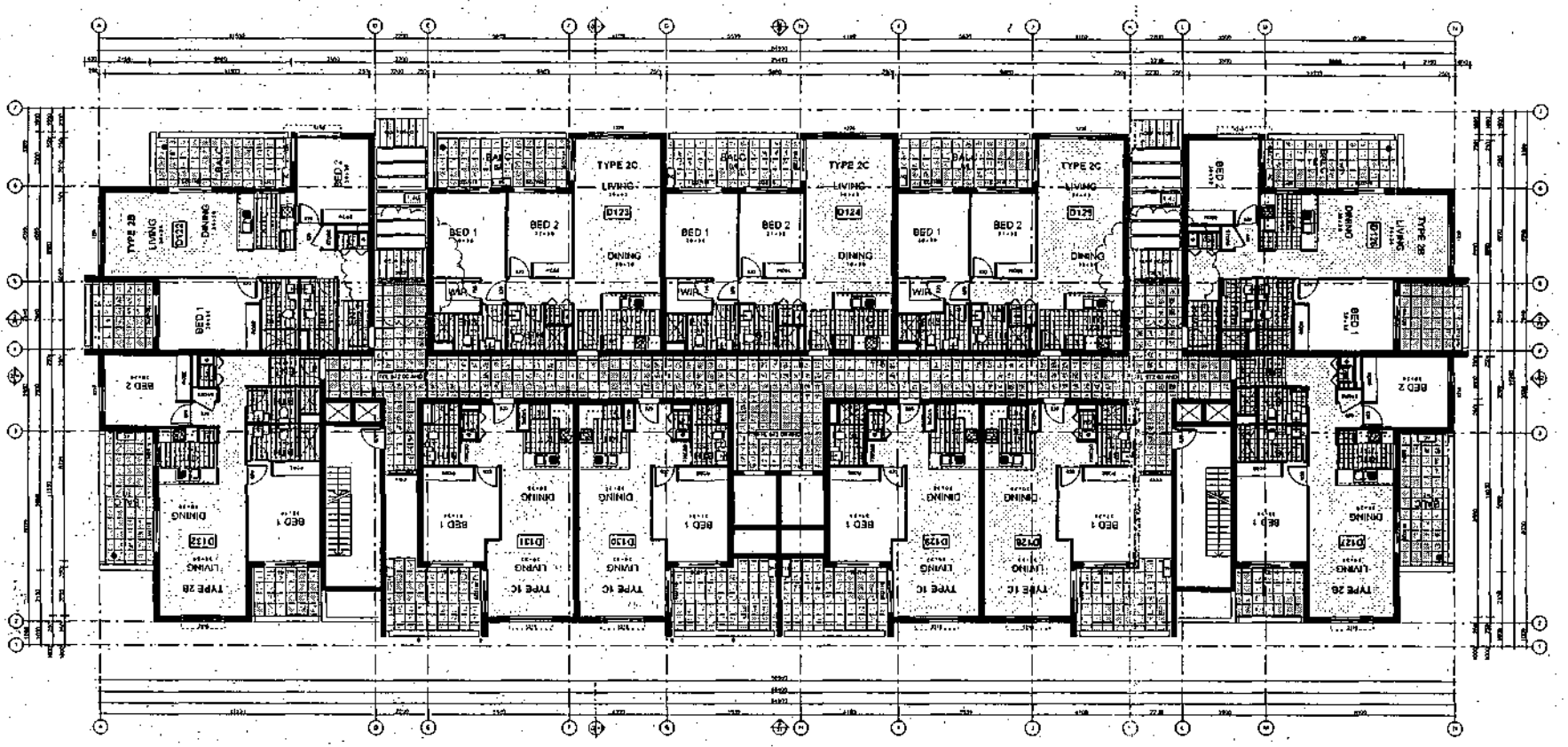
Project Name
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address
BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title
BLOCK 'D' GROUND FLOOR PLAN

Architect:	Kasparek Architects
Engineer:	Sellick Consultants
Surveyor:	TBA
Landscaping:	JEA
Documentation:	CADS P.L.
Technician:	NW
Checked:	KA
Project No:	11-126
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

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BLOCK 'D' FIRST FLOOR PLAN

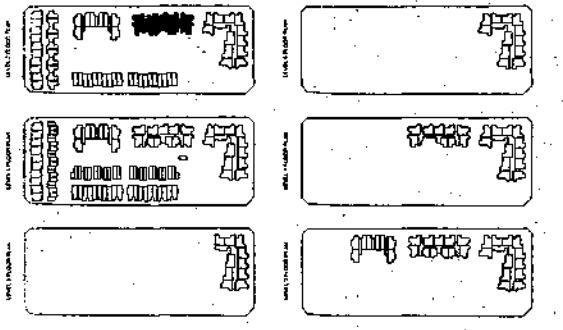
SCALE 1:100

REQUESTED INFORMATION

APPROVAL GRANTED

UNIT STATISTICS - BLOCK 'D'

D101	2B	3	84	*	17	1
D102	1B	1	50	*	10	1
D103	2C	3	77	*	21	1
D104	2C	3	77	*	21	1
D105	2B	3	84	*	17	1
D106	1B	1	50	*	10	1
D107	1C	1	50	*	26	1
D108	1C	1	50	*	26	1
D109	2B	3	84	*	17	1
D110	1B	1	50	*	10	1
D111	2C	3	77	*	21	1
D112	2C	3	77	*	21	1
D113	2B	3	84	*	17	1
D114	1B	1	50	*	10	1
D115	1C	1	50	*	26	1
D116	1C	1	50	*	26	1
D117	2B	3	84	*	17	1
D118	1B	1	50	*	10	1
D119	2C	3	77	*	21	1
D120	2C	3	77	*	21	1
D121	2B	3	84	*	17	1
D122	1B	1	50	*	10	1
D123	1C	1	50	*	26	1
D124	1C	1	50	*	26	1
D125	2B	3	84	*	17	1
D126	1B	1	50	*	10	1
D127	2C	3	77	*	21	1
D128	2C	3	77	*	21	1
D129	2B	3	84	*	17	1
D130	1B	1	50	*	10	1
D131	1C	1	50	*	26	1
D132	1C	1	50	*	26	1
D133	2B	3	84	*	17	1
D134	1B	1	50	*	10	1
D135	2C	3	77	*	21	1
D136	2C	3	77	*	21	1
D137	2B	3	84	*	17	1
D138	1B	1	50	*	10	1
D139	1C	1	50	*	26	1
D140	1C	1	50	*	26	1
D141	2B	3	84	*	17	1
D142	1B	1	50	*	10	1
D143	2C	3	77	*	21	1
D144	2C	3	77	*	21	1
D145	2B	3	84	*	17	1
D146	1B	1	50	*	10	1
D147	1C	1	50	*	26	1
D148	1C	1	50	*	26	1
D149	2B	3	84	*	17	1
D150	1B	1	50	*	10	1
D151	2C	3	77	*	21	1
D152	2C	3	77	*	21	1
D153	2B	3	84	*	17	1
D154	1B	1	50	*	10	1
D155	1C	1	50	*	26	1
D156	1C	1	50	*	26	1
D157	2B	3	84	*	17	1
D158	1B	1	50	*	10	1
D159	2C	3	77	*	21	1
D160	2C	3	77	*	21	1
D161	2B	3	84	*	17	1
D162	1B	1	50	*	10	1
D163	1C	1	50	*	26	1
D164	1C	1	50	*	26	1
D165	2B	3	84	*	17	1
D166	1B	1	50	*	10	1
D167	2C	3	77	*	21	1
D168	2C	3	77	*	21	1
D169	2B	3	84	*	17	1
D170	1B	1	50	*	10	1
D171	1C	1	50	*	26	1
D172	1C	1	50	*	26	1
D173	2B	3	84	*	17	1
D174	1B	1	50	*	10	1
D175	2C	3	77	*	21	1
D176	2C	3	77	*	21	1



LOCATION PLAN

SCALE 1:2000

SCALE BAR 1:100

KASPAREK ARCHITECTS
CANBERRA OFFICE
SOUTH COAST OFFICE

FLOOR PLAN LEGEND

ALMD	ALUMINIUM WINDOWS AND DOORS
B/H	BATH TUB
COG	COLORBOND FASCIA AND GUTTER
CONC	CONCRETE STEEL TROWEL FINISH
CPT	100% WOOL CARPET ON RUBBER UNDERLAY
CRD	COLORBOND ROLLER DOOR
CRT	CONCRETE ROOF TILES
CSD	CAVITY SLIDING DOOR
DP	DOWNPIPES
DR	DRYER PROVISION
DW	DISHWASHER PROVISION
FBK	FACE BRICKWORK - SEE FINISHES SCHEDULE
FGL	FINISHED GROUND LINE
FW	FLOOR WASTE WITH REMOVABLE CHROME
GAS	GAS METER LOCATION
HB	HAND BASIN
HP	HOT PLATE
HWS	HOT WATER SYSTEM
SS	STAINLESS STEEL KITCHEN SINK
LB	LETTERBOX
MB	METER BOARD LOCATION
MR	MIRROR WITH RECESSED MEDICINE CABINET
NGL	NATURAL GROUND LINE
OHC	OVER HEAD CUPBOARDS
OV	OVEN
PTY	PANTRY
RH	RANGEHOOD
SR	SHOWER ROSE
S/R	ALUMINIUM AND GLASS SHOWER SCREEN
SPH	RECESSED SOAP HOLDER
T	LAUNDRY TUB
TAP	TAPWARE
TLE	NON SLIP CERAMIC FLOOR TILES
TR	TOWEL RAIL
V	VANITY UNIT
WC	TOILET SUITE
WM	WASHING MACHINE PROVISION

Rev	Date	Description
1.6	06.07.12	Revision to further information issued on 19.06.2012
1.5	29.06.12	Preliminary Submission
1.4	01.03.12	Preliminary Submission
1.3	29.02.12	Preliminary Submission
1.2	01.02.12	PRELIMINARY SUBMISSION
Rev	Date	Description

Client's Name

PER-SE DEVELOPMENTS

Project Name

MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address

BLOCK 1 SECTION 27 WRIGHT ACT 2611

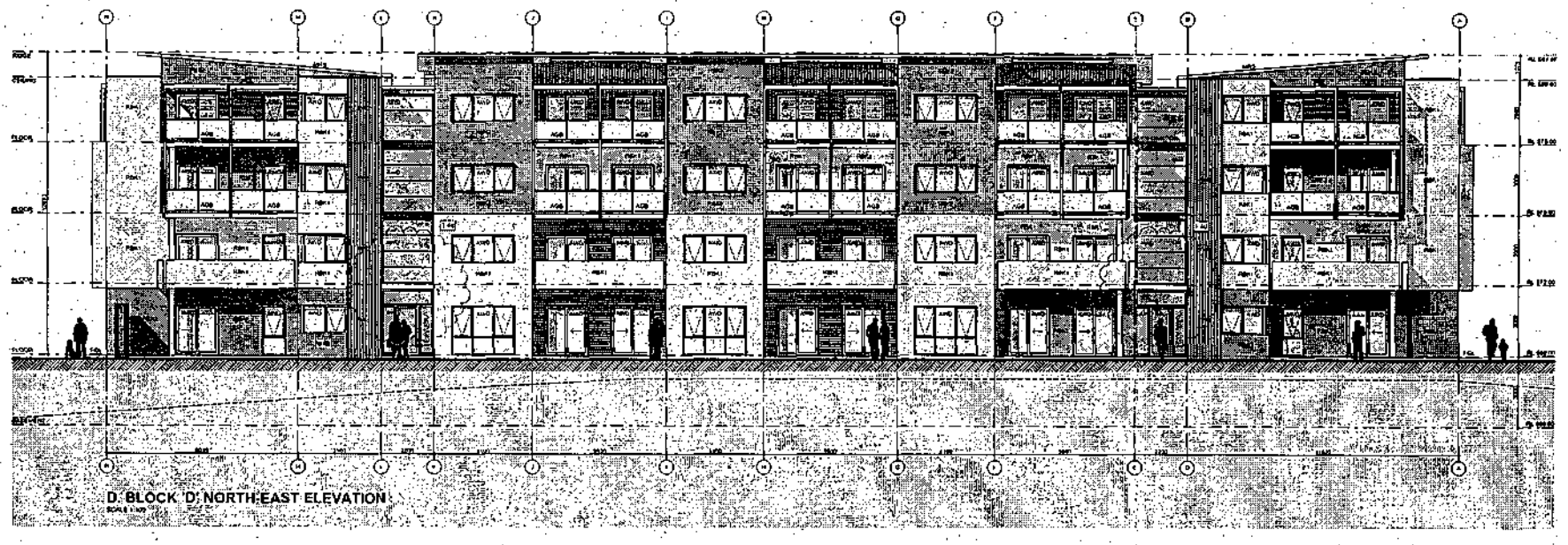
Drawing Title

BLOCK 'D' FIRST FLOOR PLAN

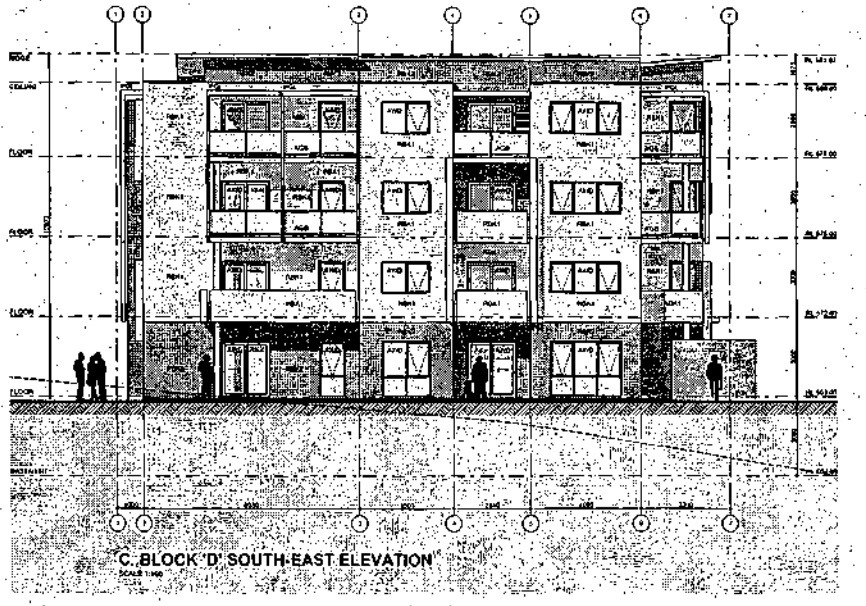
Architect:	Kasparek Architects
Engineer:	Bettica Consultants
Surveyor:	TBA
Landscaping:	JEA
Documentation:	CAD3 P.L.
Technician	NW
Checked	KA
Project No:	11-125
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

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Revision - 1.4



D. BLOCK 'D' NORTH-EAST ELEVATION



C. BLOCK 'D' SOUTH-EAST ELEVATION

ELEVATION LEGEND

AC	AC CONDENSER UNIT - SCREENED FROM PUBLIC VIEW
ADG	ALUMINIUM & OPAQUE GLASS BALUSTRADE
AWD	ALUMINIUM FRAMED WINDOWS AND DOORS
CFG	COLORBOND FASCIA AND GUTTER
CRD	COLORBOND ROLLER DOOR
MRS	COLORBOND ROOF SHEETING
DP	COLORBOND DOWNPIPES
FCL	FINISHED CEILING LEVEL
FCS	FIBRE CEMENT SHEETING (TEXTURED PAINT FINISH)
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLAZING
FGL	FINISHED GROUND LEVEL
FW1	FEATURE WALL FINISH
FW2	FEATURE WALL FINISH
FW3	FEATURE WALL FINISH
HWS	HOT WATER SYSTEM
MSS	POWDERCOATED METAL HORIZONTAL SUNSCREEN
NGL	NATURAL GROUND LEVEL
PCP	PREFINISHED CLADDING PANEL
PGL	POWDERCOATED METAL PERGOLA
RBW1	RENDERED & PAINTED MASONRY WALL
RBW2	RENDERED & PAINTED MASONRY WALL
RBW	RENDERED & PAINTED MASONRY WALL
SCY	HARDIES SCYON STRIA CLADDING

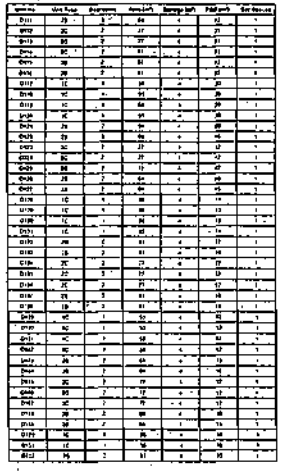
NOTE: REFER TO EXTERNAL FINISHES SCHEDULES FOR MATERIAL AND COLOUR SPECIFICATIONS.

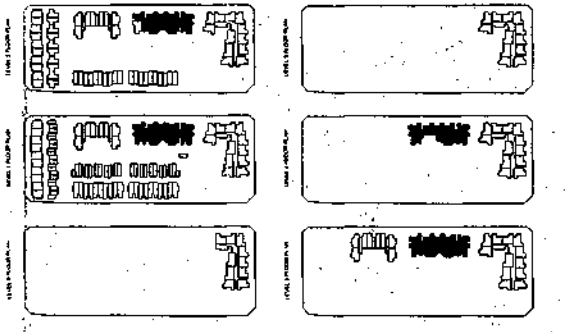
PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITION SET OUT IN THE NOTICE OF DECISION
PURSUANT TO SECTION 96

Delegate name: RAVI SINGH
Date: 18/7/2012

REQUESTED INFORMATION

UNIT STATISTICS - BLOCK 'D'





LOCATION PLAN
SCALE 1:2500

SCALE BAR 1:400

1.1	06.07.12	Response to further information request on 15.06.2012
1.0	27.04.12	DA ISSUE
A1	23.03.12	PRELIMINARY DA ISSUE
1.0	06.03.12	PRELIMINARY DA ISSUE
Rev	Date	Description

Client Name:
PER-SE DEVELOPMENTS

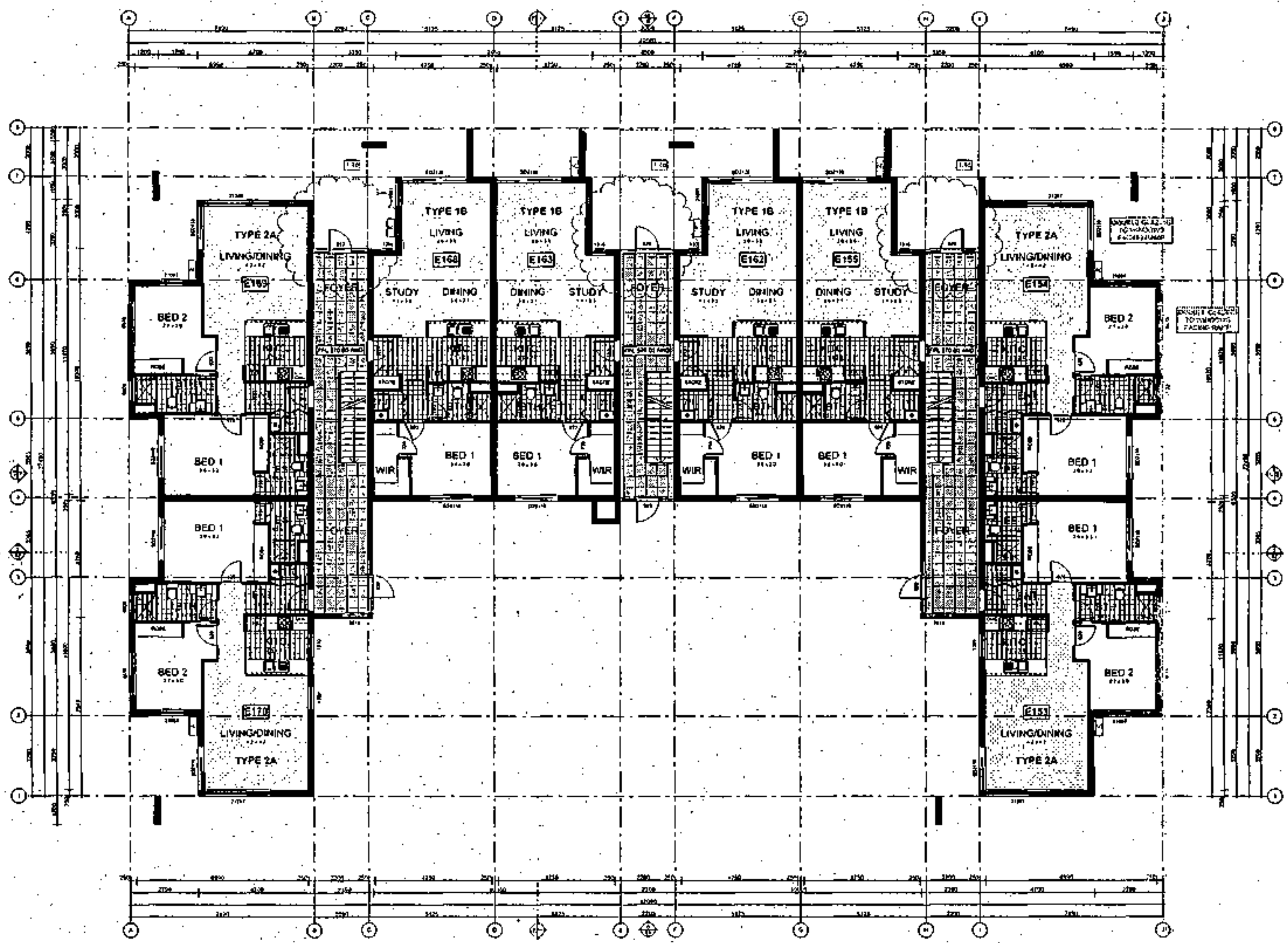
Project Name:
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address:
BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title:
BLOCK 'D' ELEVATIONS

Architect:	Kasparek Architects
Engineer:	Sellick Consultants
Surveyor:	TBA
Landscaping:	JBA
Documentation:	CADS P/L
Technician:	NW
Checked:	KA
Project No:	11-126
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

73
Revision 1.1



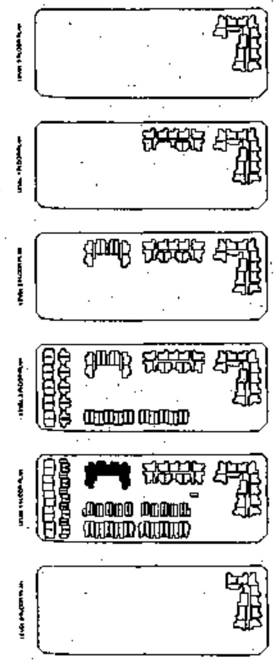
BLOCK 'E' GROUND FLOOR PLAN

SCALE 1:100

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION

UNIT STATISTICS - BLOCK 'E'

REQUESTED INFORMATION



LOCATION PLAN

SCALE 1:2500

FLOOR PLAN LEGEND

AWD	ALUMINIUM WINDOWS AND DOORS
BTH	BATH TUB
CFG	COLORBOND FASCIA AND GUTTER
CONC	CONCRETE STEEL TROWEL FINISH
CPT	100% WOOL CARPET ON RUBBER UNDERLAY
CRD	COLORBOND ROLLER DOOR
CRT	CONCRETE ROOF TILES
CSD	CAVITY SLIDING DOOR
DP	DOWNPIPES
DR	DRYER PROVISION
DW	DISHWASHER PROVISION
FBK	FACE BRICKWORK - SEE FINISHES SCHEDULE
FGL	FINISHED GROUND LINE
FW	FLOOR WASTE WITH SUITABLE CAMBER
GAS	GAS METER LOCATION
HB	HAND BASIN
HP	HOT PLATE
HWS	HOT WATER SYSTEM
SB	STAINLESS STEEL KITCHEN SINK
LB	LETTERBOX
MB	METER BOARD LOCATION
MR	MIRROR WITH RECESSED MEDICINE CABINET
NGL	NATURAL GROUND LINE
OHC	OVER HEAD CUPBOARDS
OV	OVEN
PTY	PANTRY
RH	RANGEHOOD
SR	SHOWER ROSE
SHS	ALUMINIUM AND GLASS SHOWER SCREEN
SPH	RECESSED SOAP HOLDER
T	LAUNDRY TUB
TAP	TAPWARE
TILE	NON SLIP CERAMIC FLOOR TILES
TR	TOWEL RAIL
V	VANITY UNIT
WC	TOILET SUITE
WM	WASHING MACHINE PROVISION

kasperek ARCHITECTS

Client Name: PER-SE DEVELOPMENTS

Project Name: MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

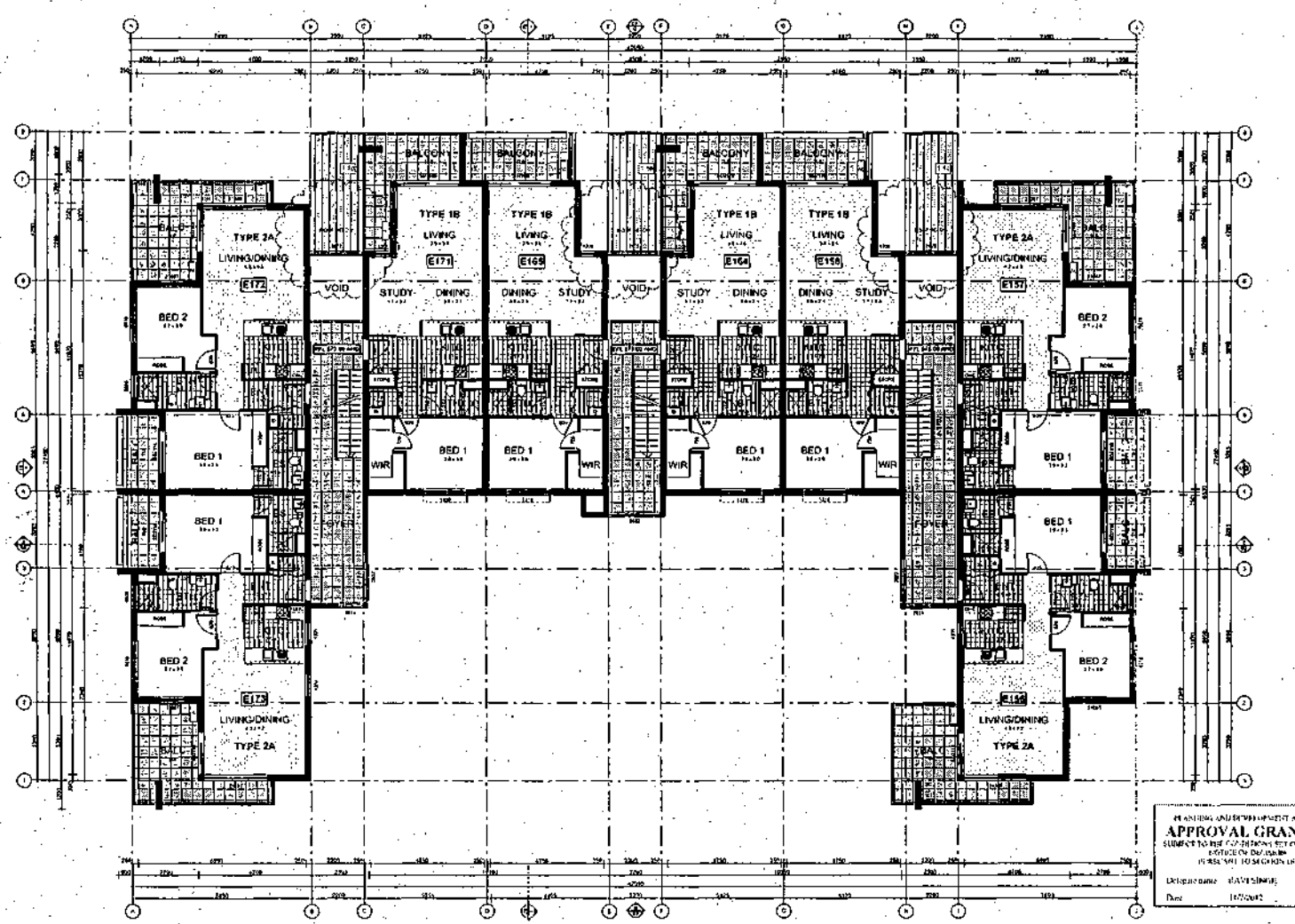
Project Address: BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title: BLOCK 'E' GROUND FLOOR PLAN

Architect:	Kasperek Architects
Engineer:	Sellick Consultants
Surveyor:	TBA
Landscaping:	JEA
Documentation:	CAD3 P.L.
Technician:	NW
Checked:	RA
Project No:	11-129
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	04/07/2012
DA ISSUE	

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Revision 1.4



BLOCK 'E' FIRST FLOOR PLAN
SCALE 1:100

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
PURSUANT TO SECTION 107
Delegate name: STEVE SINGH
Date: 16/7/2012

UNIT STATISTICS - BLOCK 'E'

Unit No.	Unit Type	Bedrooms	Area (m²)	Balcony (m²)	Total (m²)	Car Spaces
E156	1B	2	77	4	81	1
E157	2A	3	97	4	101	1
E158	1B	2	77	4	81	1
E159	1B	2	77	4	81	1
E160	1B	2	77	4	81	1
E161	1B	2	77	4	81	1
E162	1B	2	77	4	81	1
E163	2A	3	97	4	101	1
E164	1B	2	77	4	81	1
E165	1B	2	77	4	81	1
E166	1B	2	77	4	81	1
E167	1B	2	77	4	81	1
E168	1B	2	77	4	81	1
E169	2A	3	97	4	101	1
E170	1B	2	77	4	81	1
E171	1B	2	77	4	81	1
E172	2A	3	97	4	101	1
E173	1B	2	77	4	81	1
E174	1B	2	77	4	81	1
E175	2A	3	97	4	101	1

REQUESTED INFORMATION



LOCATION PLAN
SCALE 1:2000

SCALE BAR 1:100

FLOOR PLAN LEGEND

AWD	ALUMINIUM WINDOWS AND DOORS
BTH	BATH TUB
CFG	COLORBOND FASCIA AND GUTTER
CONC	CONCRETE STEEL TROWEL FINISH
CPT	100% WOOL CARPET ON RUBBER UNDERLAY
CRD	COLORBOND ROLLER DOOR
CTF	CONCRETE ROOF TILES
CSD	CAVITY SLIDING DOOR
DP	DOWNPIPES
DR	DRYER PROVISION
DW	DISHWASHER PROVISION
FCR	FACE BRICK/MORTAR - SEE FINISHES SCHEDULE
FGL	FINISHED GROUND LINE
FW	FLOOR WASTE WITH SUITABLE CAMBER
GAS	GAS METER LOCATION
HB	HAND BASIN
HP	HOT PLATE
HWS	HOT WATER SYSTEM
SS	STAINLESS STEEL KITCHEN SINK
LB	LETTERBOX
MB	METER BOARD LOCATION
MR	MIRROR WITH RECESSED MEDICINE CABINET
NGL	NATURAL GROUND LINE
OHC	OVER HEAD CUPBOARDS
OV	OVEN
PTY	PANTRY
RH	RANGEHOOD
SR	SHOWER ROSE
SHR	ALUMINIUM AND GLASS SHOWER SCREEN
SPH	RECESSED SOAP HOLDER
T	LAUNDRY TUB
TAP	TAPWARE
TFC	NON-SLIP CERAMIC FLOOR TILES
TR	TOWEL RAIL
V	VANITY UNIT
WC	TOILET SUITE
WM	WASHING MACHINE PROVISION

Rev	Date	Description
1.4	06.07.12	Revisions to further information request on 19.06.2012
1.3	22.03.12	PRELIMINARY DA ISSUE
1.2	01.03.12	PRELIMINARY DA ISSUE
Rev	Date	Description

Client Name:
PER-SE DEVELOPMENTS

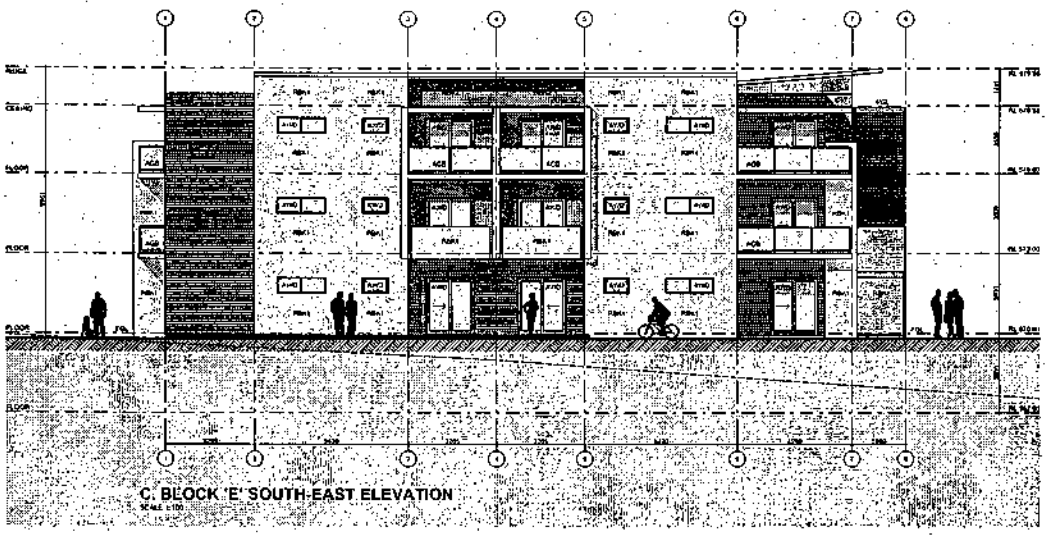
Project Name:
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address:
BLOCK 1 SECTION 27
WRIGHT ACT 2611

Drawing Title:
BLOCK 'E' FIRST FLOOR PLAN

Architect:	Kasparek Architects
Engineer:	Sellick Consultants
Surveyor:	TBA
Landscaping:	JBA
Documentation:	CAD/SPL
Technician:	NW
Checked:	KA
Project No:	11-126
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

77
Revision: 1.4



C. BLOCK 'E' SOUTH-EAST ELEVATION
SCALE 1:100

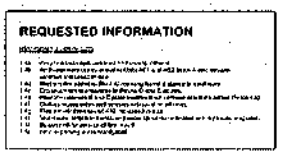


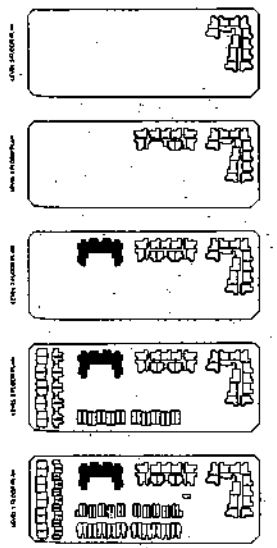
D. BLOCK 'E' NORTH-EAST ELEVATION
SCALE 1:100

UNIT STATISTICS - BLOCK 'E'

Unit No.	Unit Type	Orientation	Area (m²)	Patio (m²)	POS (m²)	Car Spaces
E1/G	2A	2	77	4	21	1
E2/G	2A	1	77	4	21	1
E3/G	1B	1	54	4	10	1
E4/G	1B	1	54	4	10	1
E5/G	1B	1	54	4	10	1
E6/G	1B	1	54	4	10	1
E7/G	2A	2	77	4	21	1
E8/G	2A	2	77	4	25	1
E9/G	2A	2	77	4	25	1
E10/G	1B	1	54	4	10	1
E11/G	1B	1	54	4	10	1
E12/G	1B	1	54	4	10	1
E13/G	2A	2	77	4	21	1
E14/G	2A	2	77	4	25	1
E15/G	2A	2	77	4	25	1
E16/G	1B	1	54	4	10	1
E17/G	1B	1	54	4	10	1
E18/G	1B	1	54	4	10	1
E19/G	2A	2	77	4	21	1
E20/G	2A	2	77	4	25	1
E21/G	2A	2	77	4	25	1
E22/G	1B	1	54	4	10	1
E23/G	1B	1	54	4	10	1
E24/G	1B	1	54	4	10	1
E25/G	2A	2	77	4	21	1
E26/G	2A	2	77	4	25	1
E27/G	2A	2	77	4	25	1
E28/G	1B	1	54	4	10	1
E29/G	1B	1	54	4	10	1
E30/G	1B	1	54	4	10	1
E31/G	2A	2	77	4	21	1
E32/G	2A	2	77	4	25	1
E33/G	2A	2	77	4	25	1
E34/G	1B	1	54	4	10	1
E35/G	1B	1	54	4	10	1
E36/G	1B	1	54	4	10	1
E37/G	2A	2	77	4	21	1
E38/G	2A	2	77	4	25	1
E39/G	2A	2	77	4	25	1
E40/G	1B	1	54	4	10	1
E41/G	1B	1	54	4	10	1
E42/G	1B	1	54	4	10	1
E43/G	2A	2	77	4	21	1
E44/G	2A	2	77	4	25	1
E45/G	2A	2	77	4	25	1
E46/G	1B	1	54	4	10	1
E47/G	1B	1	54	4	10	1
E48/G	1B	1	54	4	10	1
E49/G	2A	2	77	4	21	1
E50/G	2A	2	77	4	25	1
E51/G	2A	2	77	4	25	1
E52/G	1B	1	54	4	10	1
E53/G	1B	1	54	4	10	1
E54/G	1B	1	54	4	10	1
E55/G	2A	2	77	4	21	1
E56/G	2A	2	77	4	25	1
E57/G	2A	2	77	4	25	1
E58/G	1B	1	54	4	10	1
E59/G	1B	1	54	4	10	1
E60/G	1B	1	54	4	10	1
E61/G	2A	2	77	4	21	1
E62/G	2A	2	77	4	25	1
E63/G	2A	2	77	4	25	1
E64/G	1B	1	54	4	10	1
E65/G	1B	1	54	4	10	1
E66/G	1B	1	54	4	10	1
E67/G	2A	2	77	4	21	1
E68/G	2A	2	77	4	25	1
E69/G	2A	2	77	4	25	1
E70/G	1B	1	54	4	10	1
E71/G	1B	1	54	4	10	1
E72/G	1B	1	54	4	10	1
E73/G	2A	2	77	4	21	1
E74/G	2A	2	77	4	25	1
E75/G	2A	2	77	4	25	1
E76/G	1B	1	54	4	10	1

REQUESTED INFORMATION





LOCATION PLAN
SCALE 1:2000



SCALE BAR 1:100

ELEVATION LEGEND

AC	AC CONDENSOR UNIT - SCREENED FROM PUBLIC VIEW
AGB	ALUMINIUM & OPAQUE GLASS BALUSTRADE
AWD	ALUMINIUM FRAMED WINDOWS AND DOORS
CFG	COLORBOND FASCIA AND GUTTER
CRD	COLORBOND ROLLER DOOR
MRS	COLORBOND ROOF SHEETING
DP	COLORBOND DOWNPIPES
FCL	FINISHED CEILING LEVEL
FCS	FIBRE CEMENT SHEETING (TEXTURED PAINT FINISH)
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLAZING
FGL	FINISHED GROUND LEVEL
FW1	FEATURE WALL FINISH
FW2	FEATURE WALL FINISH
FW3	FEATURE WALL FINISH
HWS	HOT WATER SYSTEM
MSB	POWDERCOATED METAL HORIZONTAL SUN SCREEN
NGL	NATURAL GROUND LEVEL
PCP	PREFINISHED CLADDING PANEL
PGL	POWDERCOATED METAL PERGOLA
RBW1	RENDERED & PAINTED MASONRY WALL
RBW2	RENDERED & PAINTED MASONRY WALL
RBW	RENDERED & PAINTED MASONRY WALL
SCY	HARDIES SCYON "STRIA" CLADDING
NOTE:	REFER TO EXTERNAL FINISHES SCHEDULES FOR MATERIAL AND COLOUR SPECIFICATIONS

PLANNING AND DEVELOPMENT ACT 2005
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE ATTACHED DECISION
PURSUANT TO SECTION 152
Delegation: RAVI SINGH
Date: 19/7/2012

1.0	08.05.12	Response to RFI#1 (Pre-lodgement meeting on 25.04.2012)
0.2	21.03.12	RFA - for ISSUE
0.1	27.02.12	PRELIMINARY DRAWING
0.0	07.02.12	PRELIMINARY DESIGN ISSUE
Rev	Date	Description

Client Name
PER-SE DEVELOPMENTS

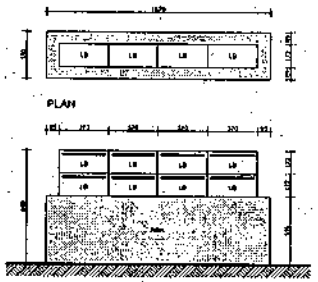
Project Name
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address
BLOCK 1 SECTION 27 WRIGHT ACT 2611

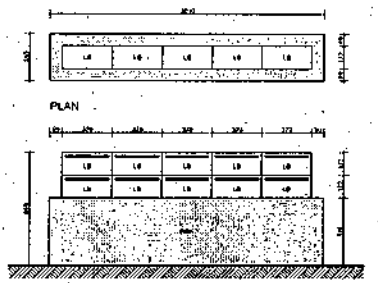
Drawing Title
BLOCK 'E' ELEVATIONS

Architect:	Kasparek Architects
Engineer:	Sellick Consultants
Surveyor:	TBA
Landscaping:	JEA
Documentation:	CAD3 P.L.
Technician:	NW
Checked:	RA
Project No:	11-128
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	9/07/2012
DA ISSUE	

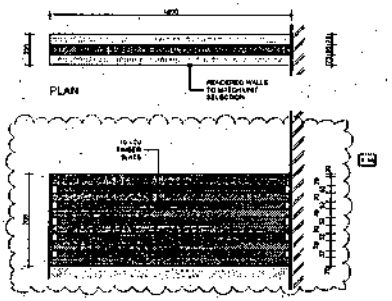
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Revision 1.1



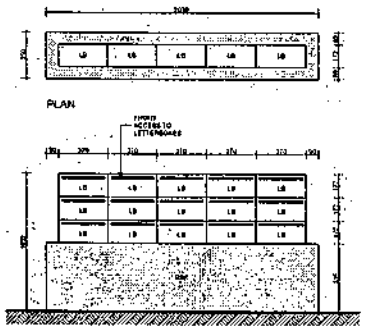
L1 LETTERBOX (8)
SCALE 1:20



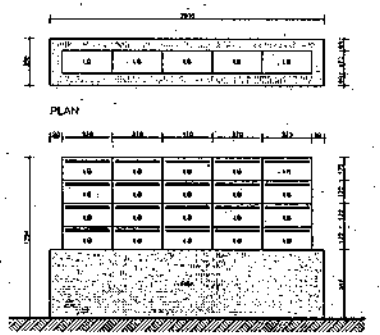
L2 LETTERBOX (10)
SCALE 1:20



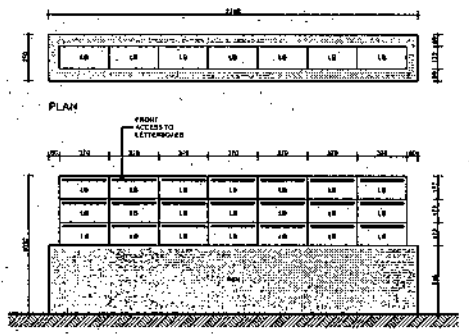
PRIVACY SCREEN DETAIL
SCALE 1:20



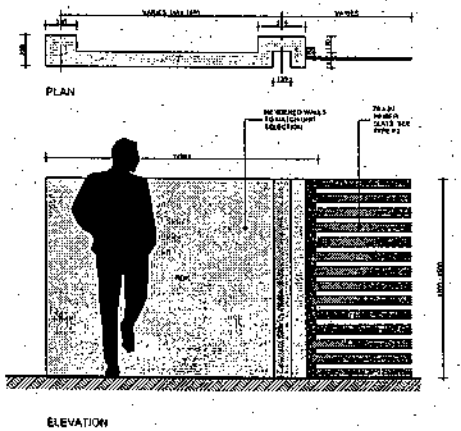
L3 LETTERBOX (15)
SCALE 1:20



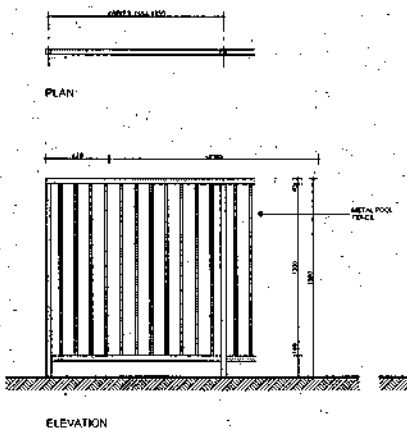
L4 LETTERBOX (20)
SCALE 1:20



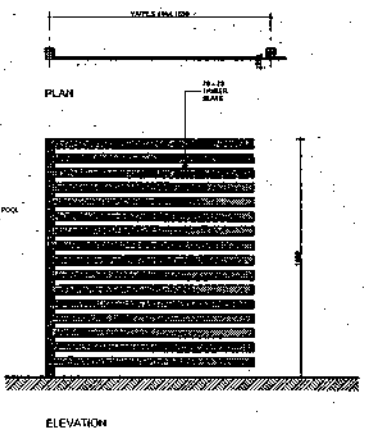
L5 LETTERBOX (21)
SCALE 1:20



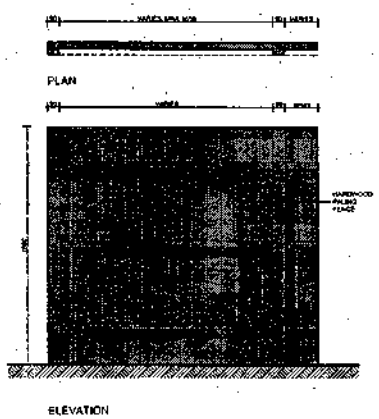
F1 COURTYARD WALL (1500 HIGH)
SCALE 1:20



F2 CYCLONE POOL FENCE (1500 HIGH)
SCALE 1:20



F3 HORIZONTAL SLATS (1800 HIGH)
SCALE 1:20



F4 TIMBER PALING FENCE (1800 HIGH)
SCALE 1:20

REQUESTED INFORMATION

SITE STATISTICS

TOTAL SITE AREA: 8745m²

PLOT RATIO

LEVEL B GFA	1954m²
LEVEL 1 GFA	6329m²
LEVEL 2 GFA	6181m²
LEVEL 3 GFA	2073m²
LEVEL 4 GFA	2000m²
LEVEL 5 GFA	1329m²
STORAGE AREA	190m²
WASTE ENCLOSURE AREA:	66m²
TOTAL GFA:	19942m²

SITE COVER

BUILDING FOOTPRINT:	7850m²
SOFT LANDSCAPING:	745.5m²
BASEMENT AREA (LEVEL 00:	3431m²
BASEMENT AREA (LEVEL -1)	6881m²
BASEMENT AREA (LEVEL -2)	3686m²

PARKING

REQUIREMENTS

1 SPACE PER 1 BED UNIT:	37
1.5 SPACES PER 2 BED UNIT:	148
2 SPACES PER 3 BED UNIT:	84
1 VISITOR SPACE PER 4 UNITS	44
ADAPTABLE (SMALL LOCATED)	9
TOTAL CARSPACES REQUIRED:	318

PROVIDED

1 SPACE PER 1 BED UNIT:	37
1.5 SPACES PER 2 BED UNIT	148
2 SPACES PER 3 BED UNIT:	84
VISITOR SPACES PROVIDED	44
ADAPTABLE (SMALL LOCATED)	9
TOTAL CARSPACES PROVIDED:	320

WASTE & RECYCLING NOTES

WASTE ENCLOSURE (WEE)

WASTE: 2 x 1100L WASTE HOPPERS (2050W X 910D X 910H) COLLECTED TWICE A WEEK

RECYCLE: 2 x 1100L HOPPERS (2050W X 1090D X 1350H) COLLECTED ONCE A WEEK

WASTE ENCLOSURE (WEE)

WASTE: 8 x 1100L WASTE HOPPERS (2050W X 910D X 910H) COLLECTED TWICE A WEEK.

RECYCLE: 2 x 1100L HOPPERS (2050W X 1090D X 1350H) COLLECTED ONCE A WEEK.

WASTE ENCLOSURE (WEE) including compactors, etc

WASTE: 2 x 1100L WASTE HOPPERS (2050W X 910D X 910H) COLLECTED TWICE A WEEK.

RECYCLE: 2 x 1100L HOPPERS (2050W X 1090D X 1350H) COLLECTED ONCE A WEEK

LETTERBOX NOTES

LETTERBOXES ARE TO BE NUMBERED VERTICALLY FROM TOP TO BOTTOM IN ACCORDANCE WITH MUNITYQUIP STANDARDS

THIS IS TO ENSURE THE POSTMAN DOES NOT NEED TO DOUBLE BACK OR DISMOUNT FROM THEIR BIKE TO DEPOSIT THE LETTERS INTO MAILBOXES.

Canberra Office
7/39 Mitchell Street
Bruce ACT 2617
Tel +61 (0)2 6257 1828
Mob: 0414 240 628
Fax 02 6257 1828
Email: kas@kasparek.com.au
www.kasparek.com.au
kasparek ARCHITECTS

ELEVATION LEGEND

AC	AC CONCRETE UNIT - SCREENED FROM PUBLIC VIEW
ABG	ALUMINIUM & OPAQUE GLASS BALUSTRADE
AWD	ALUMINIUM FRAMED WINDOWS AND DOORS
CFG	COLORBOND FASCIA AND GUTTER
CRD	COLORBOND ROLLER DOOR
MRB	COLORBOND ROOF SHEETING
DP	COLORBOND DOWNPIPES
FCL	FINISHED CEILING LEVEL
FCB	FIBRE CEMENT SHEETING (PRECLEANED PAINT FINISH)
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLAZING
FGL	FINISHED GROUND LEVEL
FW1	FEATURE WALL FINISH
FW2	FEATURE WALL FINISH
FW3	FEATURE WALL FINISH
HWS	HOT WATER SYSTEM
MBS	POWDERCOATED METAL HORIZONTAL SUNSCREEN
NGL	NATURAL GROUND LEVEL
PCP	PREFINISHED CLADDING PANEL
PGL	POWDERCOATED METAL PERGOLA
RBW1	RENDERED & PAINTED MASONRY WALL
RBW2	RENDERED & PAINTED MASONRY WALL
RBW	RENDERED & PAINTED MASONRY WALL
SCP	TIMBERLOOK SCYON STRIA CLADDING
NOTE:	REFER TO EXTERNAL FINISHES SCHEDULES FOR MATERIAL AND COLOUR SPECIFICATIONS.

Planning and Development Act 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 94 (1)
Delegate name: PAUL PINAL
Date: 14/9/2012

No	Date	Description
1.4	06.09.12	Revision to Letter Information issued in 13-126.DA12
1.3	24.08.12	Planning Submission
1.2	13.08.12	Preliminary Planning
1.1	06.06.12	Preliminary Planning
Rev	Date	Description

Client Name
PER-SE DEVELOPMENTS

Project Name
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address
BLOCK 1 SECTION 27 WRIGHT ACT 2611

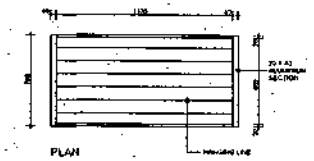
Drawing Title
TYPICAL LETTERBOX & FENCE DETAILS

Architect:	Kasparek Architects
Engineer:	Selick Consultants
Surveyor:	TBA
Landscaping:	JBA
Documentation:	CAD3 P/L
Facilitator:	BW
Checked:	KA
Project No:	13-126
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

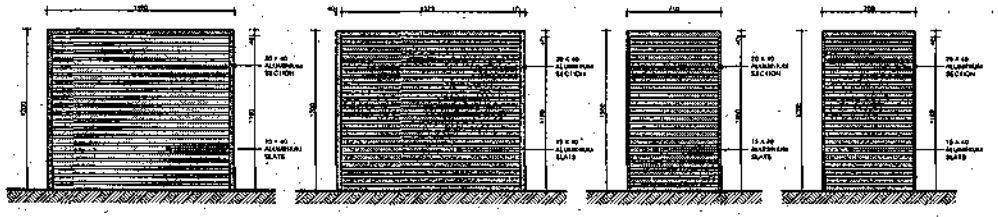
86
Revision 14

SCALE BAR 1:20

CAD3



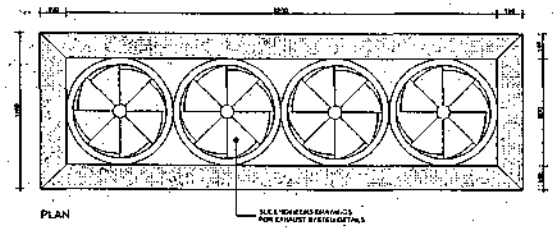
PLAN



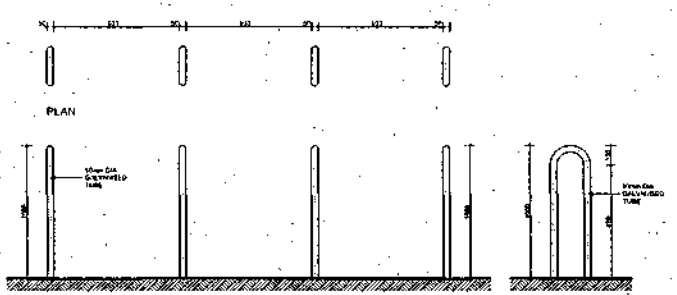
REAR ELEVATION FRONT ELEVATION SIDE ELEVATION SIDE ELEVATION

CLOTHES SCREEN DETAIL

SCALE 1:20



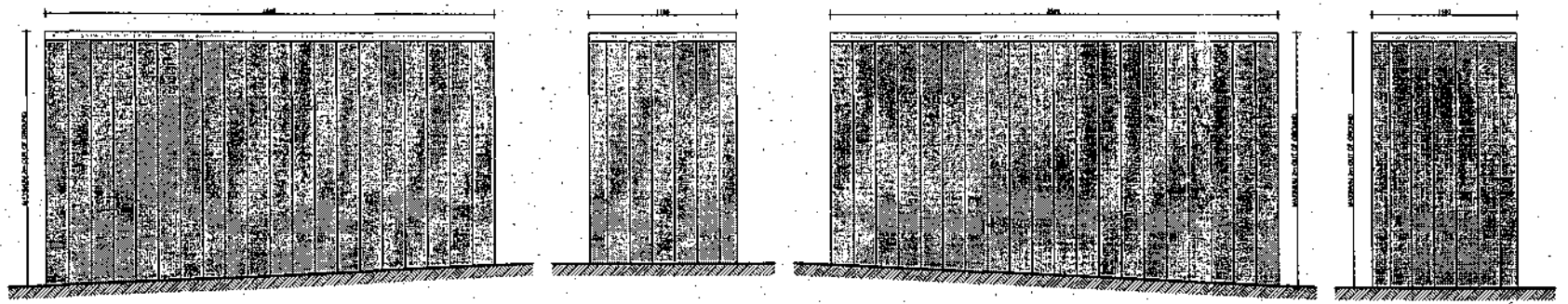
PLAN



PLAN SIDE ELEVATION SIDE ELEVATION

BYCYCLE PARKING DETAIL

SCALE 1:10



NORTH-EAST ELEVATION NORTH-WEST ELEVATION SOUTH-WEST ELEVATION SOUTH-EAST ELEVATION

VENTILATION DUCT DETAIL

SCALE 1:20

REQUESTED INFORMATION

SITE STATISTICS

TOTAL SITE AREA	
PLOT RATIO	
LEVEL 0 GFA	
LEVEL 1 GFA	
LEVEL 2 GFA	
LEVEL 3 GFA	
LEVEL 4 GFA	
LEVEL 5 GFA	
STORAGE AREA	
WASTE ENCLOSURE AREA	
TOTAL GFA	
SITE COVER	
BUILDING FOOTPRINT	
SOFT LANDSCAPING	
BASEMENT AREA LEVEL 01	
BASEMENT AREA LEVEL 02	
BASEMENT AREA LEVEL 03	
PARKING	
REQUIRED SPACES	
1 SPACE PER 1 BED UNIT:	37
1.5 SPACES PER 2 BED UNIT:	100
2 SPACES PER 3 BED UNIT:	39
1 VISITOR SPACE PER 4 UNITS:	44
ADAPTABLE (UNALLOCATED):	0
TOTAL CARSPACES REQUIRED:	220
PROVIDED	
1 SPACE PER 1 BED UNIT:	37
1.5 SPACES PER 2 BED UNIT:	100
2 SPACES PER 3 BED UNIT:	39
VISITOR SPACES PROVIDED	44
ADAPTABLE (UNALLOCATED)	0
TOTAL CARSPACES PROVIDED	220

WASTE & RECYCLING NOTES

WASTE ENCLOSURE (WEST)

WASTE: 3 x 1100L WASTE HOPPERS (2050W X 9100 X 910H) COLLECTED THREE X WEEK.

RECYCLE: 2 x 1100L HOPPERS (1300W X 1000D X 1350H) COLLECTED ONCE X WEEK

WASTE ENCLOSURE (WEST)

WASTE: 3 x 1100L WASTE HOPPERS (2050W X 9100 X 910H) COLLECTED THREE X WEEK.

RECYCLE: 2 x 1100L HOPPERS (1300W X 1000D X 1350H) COLLECTED ONCE X WEEK

WASTE ENCLOSURE (WEST) Inclusive operation ###

WASTE: 3 x 1100L WASTE HOPPERS (2050W X 9100 X 910H) COLLECTED THREE X WEEK.

RECYCLE: 2 x 1100L HOPPERS (1300W X 1000D X 1350H) COLLECTED ONCE X WEEK.

LETTERBOX NOTES

LETTERBOXES ARE TO BE NUMBERED VERTICALLY FROM TOP TO BOTTOM IN ACCORDANCE WITH AUSTPOST STANDARDS.

THIS IS TO ENSURE THE POSTMAN DOES NOT NEED TO DOUBLE BACK OR DISMOUNT FROM HIS BIKE TO DEPOSIT THE LETTERS INTO MAILBOXES.

ELEVATION LEGEND

AC	AC CONDENSER UNIT - SCREENED FROM PUBLIC VIEW
ACB	ALUMINIUM & OPAQUE GLASS BALUSTRADE
AWD	ALUMINIUM FRAMED WINDOWS AND DOORS
CFG	COLORBOND FASCIA AND GUTTER
CRD	COLORBOND ROLLER DOOR
MRS	COLORBOND ROOF SHEETING
DP	COLORBOND DOWNPIPES
FCL	FINISHED CEILING LEVEL
FCS	FIBRE CEMENT SHEETING (TEXTURED PAINT FINISH)
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLAZING
FGL	FINISHED GROUND LEVEL
FW1	FEATURE WALL FINISH
FW2	FEATURE WALL FINISH
FW3	FEATURE WALL FINISH
HWS	HOT WATER SYSTEM
MSS	POWDERCOATED METAL HORIZONTAL SUNSCREEN
NGL	NATURAL GROUND LEVEL
PCP	PREFINISHED CLADDING PANEL
PGL	POWDERCOATED METAL PERGOLA
RBW1	RENDERED & PAINTED MASONRY WALL
RBW2	RENDERED & PAINTED MASONRY WALL
RBW	RENDERED & PAINTED MASONRY WALL
SCY	HARDIES SCYON STRIA CLADDING

NOTE: REFER TO EXTERNAL FINISHES SCHEDULES FOR MATERIAL AND COLOUR SPECIFICATIONS

APPROVAL GRANTED

Delegate name

Date

1.6	06.07.12	Response to RFI#2 information request dd 19/06/2012
1.5	27.04.12	DA SUBMISSION
1.4	23.03.12	PRELIMINARY DA ISSUE
1.3	01.03.12	PRELIMINARY DEP 3H ISSUE
Rev	Date	Description

Client Name

PER-SE DEVELOPMENTS

Project Name

MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address

BLOCK 1 SECTION 27 WRIGHT ACT 2611

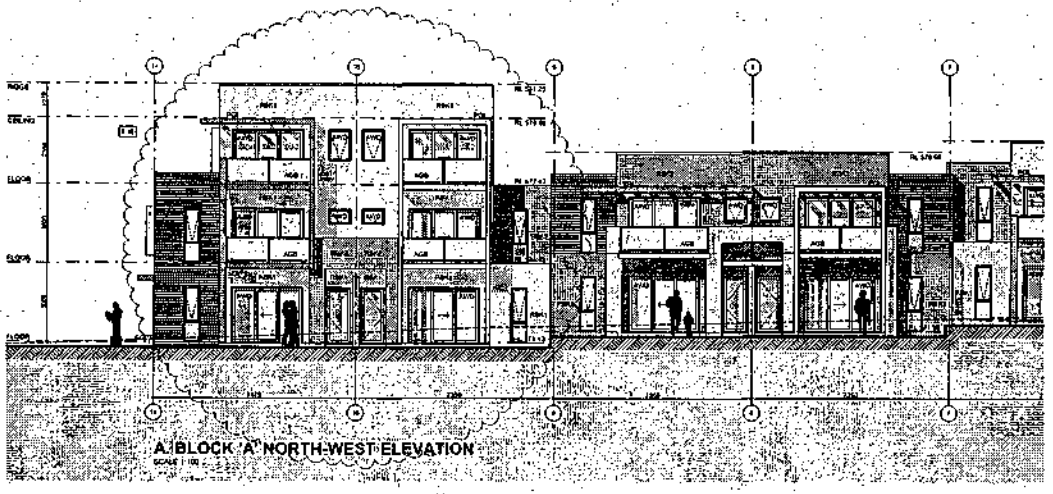
Drawing Title

CLOTHES SCREEN, BICYCLE PARKING AND DUCT DETAILS

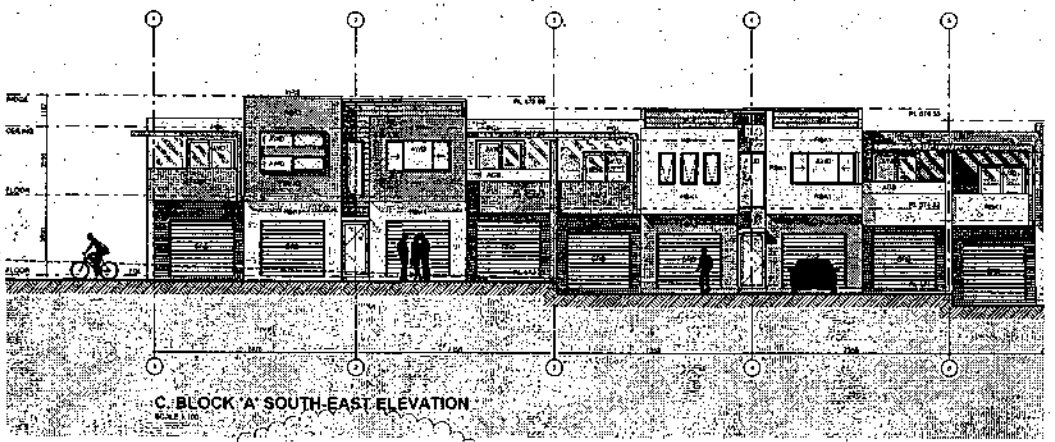
Architect:	Kasparek Architects
Engineer:	Sellick Consultants
Surveyor:	YBA
Landscaping:	JEA
Documentation:	CAD3 P.L.
Technician:	MW
Checked:	KA
Project No:	11-126
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date	6/07/2012
DA ISSUE	

87

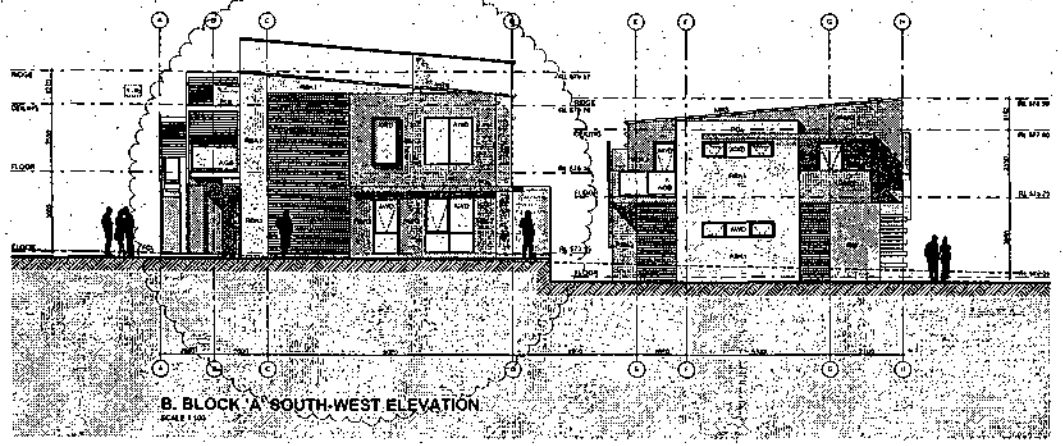
Rev: 1.6



A. BLOCK 'A' NORTH-WEST ELEVATION



C. BLOCK 'A' SOUTH-EAST ELEVATION



B. BLOCK 'A' SOUTH-WEST ELEVATION

RENDERED WALL FINISH (RBK1)

Rendered & Painted Brickwork or Blockwork
Dulux "SUPCAST" PW1A5

R 219
G 214
B 207

RENDERED WALL FINISH (RBK2)

Rendered & Painted Brickwork or Blockwork
Dulux - Heritage Range PC1F7

R 84
G 86
B 87

FACEBRICK WALL FINISH (FBK)

Face Brickwork
Austral Dynasty "Cognac Illusion"

R na
G na
B na

FEATURE WALL COLOUR (FW1)

Weathercraft 4mm Aluminium Composite Panel
Colour: To match Dulux - "WOGEE" P42F8

R 54
G 69
B 105

FEATURE WALL COLOUR (FW2)

VMZINC 4mm Aluminium Composite Panel
Colour - "COPPER"

R na
G na
B na

FEATURE WALL COLOUR (FW3)

Non-Combustible Composite Timber Panelling
Colour - "BEAK"

R na
G na
B na

ALUMINIUM PERGOLAS (PGL)

Deceuwood Wood Grain Finish
"Australian Cedar"

R na
G na
B na

ALUMINIUM PERGOLAS (PGL)

BlueScope Steel Colorbond
Colour: "Surfmist"

R 229
G 227
B 224

LIGHTWEIGHT WALL CLADDING (SCY)

James Hardie "Beyon Stile" Wide Cladding
Dulux - "Western Myall" PG4F7

R 84
G 86
B 87

METAL ROOF SHEETING (MRS)

BlueScope Steel Colorbond
Colour: "Shale Grey"

R 191
G 190
B 189

COLORBOND FASCIA & GUTTERS (CFG)

BlueScope Steel Colorbond
Colour: "Shale Grey"

R 191
G 190
B 189

ALUMINIUM WINDOWS & DOORS (AWD)

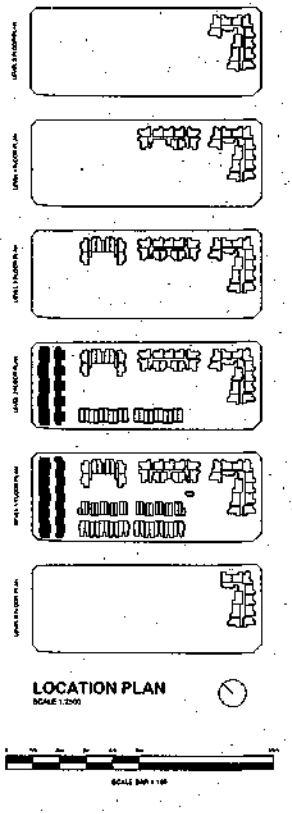
Dulux Powdercoat "Anotec Silver Grey"
042/2 Matt Finish

R na
G na
B na

UNIT STATISTICS - BLOCK 'A'

A01	2B	3	110	1	20	2
A02	2B	3	110	1	20	2
A03	2B	3	110	1	20	2
A04	2B	3	110	1	20	2
A05	2B	3	110	1	20	2
A06	2B	3	110	1	20	2
A07	2B	3	110	1	20	2
A08	2B	3	110	1	20	2
A09	2B	3	110	1	20	2
A10	2B	3	110	1	20	2
A11	2B	3	110	1	20	2
A12	2B	3	110	1	20	2
A13	2B	3	110	1	20	2
A14	2B	3	110	1	20	2
A15	2B	3	110	1	20	2
A16	2B	3	110	1	20	2
A17	2B	3	110	1	20	2
A18	2B	3	110	1	20	2
A19	2B	3	110	1	20	2
A20	2B	3	110	1	20	2

REQUESTED INFORMATION



LOCATION PLAN

SCALE 1:2500

SCALE BAR 1:100

ELEVATION LEGEND

AC	AC CONDENSER UNIT - SCREENED FROM PUBLIC VIEW
ASB	ALUMINIUM & OPAQUE GLASS BALUSTRADE
AWD	ALUMINIUM FRAMED WINDOWS AND DOORS
CFG	COLORBOND FASCIA AND GUTTER
CRD	COLORBOND ROLLER DOOR
MRS	COLORBOND ROOF SHEETING
DP	COLORBOND DOWNPIPES
FCL	FINISHED CEILING LEVEL
FCS	FIBRE CEMENT SHEETING (TEXTURED PAINT FINISH)
FFL	FINISHED FLOOR LEVEL
FIG	FIXED GLAZING
FGL	FINISHED GROUND LEVEL
FW1	FEATURE WALL FINISH
FW2	FEATURE WALL FINISH
FW3	FEATURE WALL FINISH
HWS	HOT WATER SYSTEM
MBS	POWDERCOATED METAL HORIZONTAL SUNSCREEN
NGL	NATURAL GROUND LEVEL
PCP	PRE PAINTED CLADDING PANEL
PGL	POWDERCOATED METAL PERGOLA
RBK1	RENDERED & PAINTED MASONRY WALL
RBK2	RENDERED & PAINTED MASONRY WALL
RBK	RENDERED & PAINTED MASONRY WALL
SCY	HARDIES 9STON SHAL CLADDING
NOTES	REFER TO EXTERNAL FINISHES SCHEDULES FOR MATERIAL AND COLOUR SPECIFICATIONS

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
PERMANENT TO SECTION 242

Delegate name: JEAN SINGH
Date: 13/7/2012

1.4	06.07.12	Response to further information request on 13.06.2012
1.3	22.05.12	Preliminary Submittal
1.2	04.05.12	PRELIMINARY FOR REVIEW
Rev	Date	Description

Client Name:
PER-SE DEVELOPMENTS

Project Name:
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

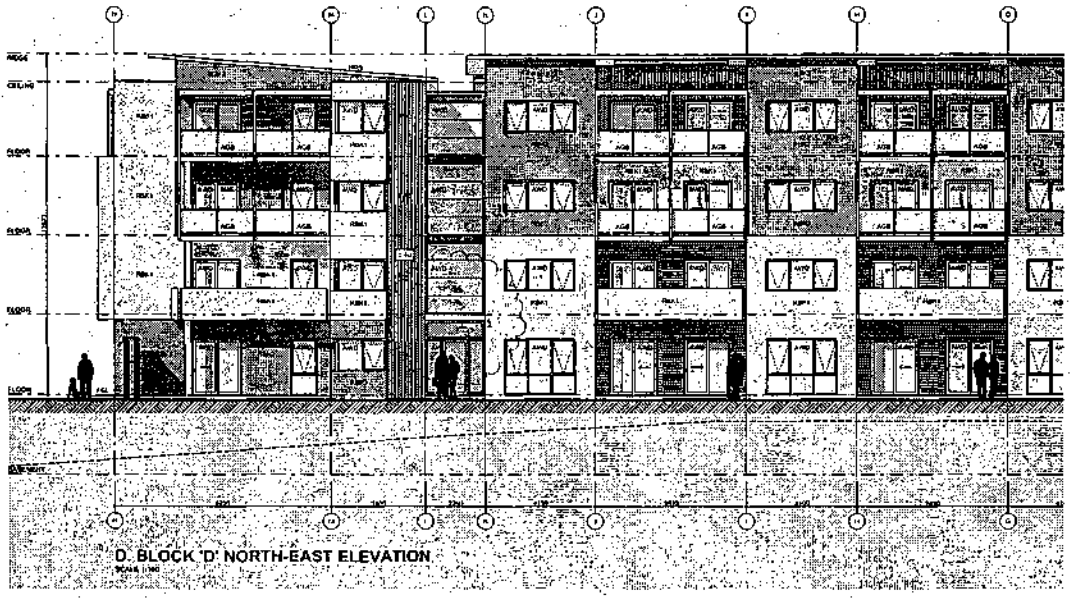
Project Address:
BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title:
EXTERNAL FINISHES SCHEDULE (BLOCK 'A')

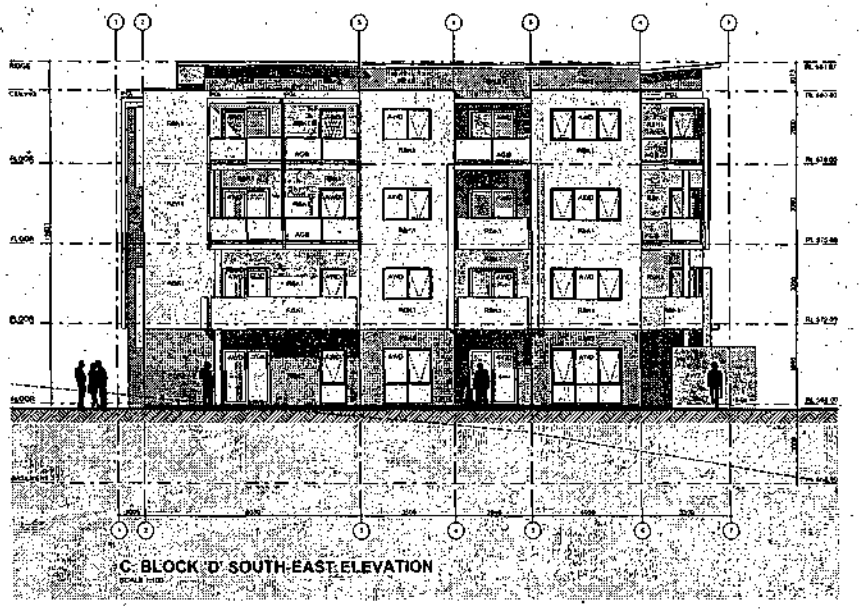
Architect:	Kasparek Architects
Engineer:	Selfich Consultants
Surveyor:	TBA
Landscaping:	JEA
Documentation:	CAD3 P.L.
Technician:	MW
Checked:	RA
Project No:	11-126
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

88

Kasparek Architects



D. BLOCK 'D' NORTH-EAST ELEVATION



C. BLOCK 'D' SOUTH-EAST ELEVATION

RENDERED WALL FINISH (RBK1)

Rendered & Painted Brickwork or Blockwork
Dulux - "SLIPCAST" PW1A5

R 219
G 214
B 207

RENDERED WALL FINISH (RBK2)

Rendered & Painted Brickwork or Blockwork
Dulux - "Western Myall" PG1F7

R 84
G 86
B 87

FACEBRICK WALL FINISH (FBK)

Face Brickwork
Austral Dynasty "Cognac Bisque"

R 49
G 46
B 44

FEATURE WALL COLOUR (FW1)

Villaboard 4mm Aluminium Composite Panel
Colour Tantalum Dulux - "WOOED" P42F8

R 61
G 69
B 108

FEATURE WALL COLOUR (FW2)

Villaboard 4mm Aluminium Composite Panel
Colour - "COPPER"

R na
G na
B na

FEATURE WALL COLOUR (FW3)

Non-Combustable Composite Timber Panelling
Colour - "TEAK"

R na
G na
B na

ALUMINIUM PERGOLAS (PGL)

Deceroded Wood Grain Finish
'Australian Cedar'

R na
G na
B na

ALUMINIUM PERGOLAS (PGL)

BlueScope Steel Colorbond
Colour: "Surfmist"

R 225
G 227
B 224

LIGHTWEIGHT WALL CLADDING (SCY)

James Hardie 'Stycon Style' Wall Cladding
Dulux - "Western Myall" PG1F7

R 84
G 86
B 87

METAL ROOF SHEETING (MRS)

BlueScope Steel Colorbond
Colour: "Shale Grey"

R 191
G 190
B 189

COLORBOND FASCIA & GUTTERS (CFG)

BlueScope Steel Colorbond
Colour: "Shale Grey"

R 191
G 190
B 189

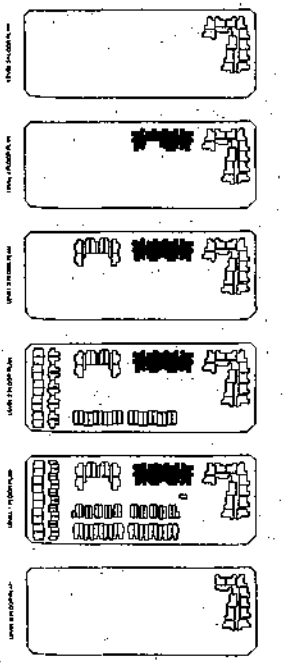
ALUMINIUM WINDOWS & DOORS (AWD)

Dulux Powdercoat "Arctic Silver Grey"
512.3 Matt Finish

R na
G na
B na

UNIT STATISTICS - BLOCK 'D'

G.01	1B	1	51	1	10	1
G.02	2C	2	71	1	14	1
G.03	3C	3	72	1	21	1
G.04	3C	3	71	1	21	1
G.05	2B	2	71	1	14	1
G.06	2B	2	71	1	14	1
G.07	1C	1	56	1	10	1
G.08	1C	1	56	1	10	1
G.09	1C	1	56	1	10	1
G.10	1C	1	56	1	10	1
G.11	2B	2	71	1	14	1
G.12	2B	2	71	1	14	1
G.13	1C	1	56	1	10	1
G.14	3C	3	77	1	21	1
G.15	1C	1	56	1	10	1
G.16	2B	2	71	1	14	1
G.17	2B	2	71	1	14	1
G.18	1C	1	56	1	10	1
G.19	1C	1	56	1	10	1
G.20	1C	1	56	1	10	1
G.21	2B	2	71	1	14	1
G.22	2B	2	71	1	14	1
G.23	1C	1	56	1	10	1
G.24	3C	3	77	1	21	1
G.25	1C	1	56	1	10	1
G.26	2B	2	71	1	14	1
G.27	2B	2	71	1	14	1
G.28	1C	1	56	1	10	1
G.29	1C	1	56	1	10	1
G.30	1C	1	56	1	10	1
G.31	2B	2	71	1	14	1
G.32	2B	2	71	1	14	1
G.33	1C	1	56	1	10	1
G.34	3C	3	77	1	21	1
G.35	1C	1	56	1	10	1
G.36	2B	2	71	1	14	1
G.37	2B	2	71	1	14	1
G.38	1C	1	56	1	10	1
G.39	1C	1	56	1	10	1
G.40	1C	1	56	1	10	1
G.41	2B	2	71	1	14	1
G.42	2B	2	71	1	14	1
G.43	1C	1	56	1	10	1
G.44	3C	3	77	1	21	1
G.45	1C	1	56	1	10	1
G.46	2B	2	71	1	14	1
G.47	2B	2	71	1	14	1
G.48	1C	1	56	1	10	1
G.49	1C	1	56	1	10	1
G.50	1C	1	56	1	10	1
G.51	2B	2	71	1	14	1
G.52	2B	2	71	1	14	1
G.53	1C	1	56	1	10	1
G.54	3C	3	77	1	21	1
G.55	1C	1	56	1	10	1
G.56	2B	2	71	1	14	1
G.57	2B	2	71	1	14	1
G.58	1C	1	56	1	10	1
G.59	1C	1	56	1	10	1
G.60	1C	1	56	1	10	1
G.61	2B	2	71	1	14	1
G.62	2B	2	71	1	14	1
G.63	1C	1	56	1	10	1
G.64	3C	3	77	1	21	1
G.65	1C	1	56	1	10	1
G.66	2B	2	71	1	14	1
G.67	2B	2	71	1	14	1
G.68	1C	1	56	1	10	1
G.69	1C	1	56	1	10	1
G.70	1C	1	56	1	10	1
G.71	2B	2	71	1	14	1
G.72	2B	2	71	1	14	1
G.73	1C	1	56	1	10	1
G.74	3C	3	77	1	21	1
G.75	1C	1	56	1	10	1
G.76	2B	2	71	1	14	1
G.77	2B	2	71	1	14	1
G.78	1C	1	56	1	10	1
G.79	1C	1	56	1	10	1
G.80	1C	1	56	1	10	1
G.81	2B	2	71	1	14	1
G.82	2B	2	71	1	14	1
G.83	1C	1	56	1	10	1
G.84	3C	3	77	1	21	1
G.85	1C	1	56	1	10	1
G.86	2B	2	71	1	14	1
G.87	2B	2	71	1	14	1
G.88	1C	1	56	1	10	1
G.89	1C	1	56	1	10	1
G.90	1C	1	56	1	10	1
G.91	2B	2	71	1	14	1
G.92	2B	2	71	1	14	1
G.93	1C	1	56	1	10	1
G.94	3C	3	77	1	21	1
G.95	1C	1	56	1	10	1
G.96	2B	2	71	1	14	1
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G.98	1C	1	56	1	10	1
G.99	1C	1	56	1	10	1
G.100	1C	1	56	1	10	1
G.101	2B	2	71	1	14	1
G.102	2B	2	71	1	14	1
G.103	1C	1	56	1	10	1
G.104	3C	3	77	1	21	1
G.105	1C	1	56	1	10	1
G.106	2B	2	71	1	14	1
G.107	2B	2	71	1	14	1
G.108	1C	1	56	1	10	1
G.109	1C	1	56	1	10	1
G.110	1C	1	56	1	10	1
G.111	2B	2	71	1	14	1
G.112	2B	2	71	1	14	1
G.113	1C	1	56	1	10	1
G.114	3C	3	77	1	21	1
G.115	1C	1	56	1	10	1
G.116	2B	2	71	1	14	1
G.117	2B	2	71	1	14	1
G.118	1C	1	56	1	10	1
G.119	1C	1	56	1	10	1
G.120	1C	1	56	1	10	1
G.121	2B	2	71	1	14	1
G.122	2B	2	71	1	14	1
G.123	1C	1	56	1	10	1
G.124	3C	3	77	1	21	1
G.125	1C	1	56	1	10	1
G.126	2B	2	71	1	14	1
G.127	2B	2	71	1	14	1
G.128	1C	1	56	1	10	1
G.129	1C	1	56	1	10	1
G.130	1C	1	56	1	10	1
G.131	2B	2	71	1	14	1
G.132	2B	2	71	1	14	1
G.133	1C	1	56	1	10	1
G.134	3C	3	77	1	21	1
G.135	1C	1	56	1	10	1
G.136	2B	2	71	1	14	1
G.137	2B	2	71	1	14	1
G.138	1C	1	56	1	10	1
G.139	1C	1	56	1	10	1
G.140	1C	1	56	1	10	1
G.141	2B	2	71	1	14	1
G.142	2B	2	71	1	14	1
G.143	1C	1	56	1	10	1
G.144	3C	3	77	1	21	1
G.145	1C	1	56	1	10	1
G.146	2B	2	71	1	14	1
G.147	2B	2	71	1	14	1
G.148	1C	1	56	1	10	1
G.149	1C	1	56	1	10	1
G.150	1C	1	56	1	10	1
G.151	2B	2	71	1	14	1
G.152	2B	2	71	1	14	1
G.153	1C	1	56	1	10	1
G.154	3C	3	77	1	21	1
G.155	1C	1	56	1	10	1
G.156	2B	2	71	1	14	1
G.157	2B	2	71	1	14	1
G.158	1C	1	56	1	10	1
G.159	1C	1	56	1	10	1
G.160	1C	1	56	1	10	1
G.161	2B	2	71	1	14	1
G.162	2B	2	71	1	14	1
G.163	1C	1	56	1	10	1
G.164	3C	3	77	1	21	1
G.165	1C	1	56	1	10	1
G.166	2B	2	71	1	14	1
G.167	2B	2	71	1	14	1
G.168	1C	1	56	1	10	1
G.169	1C	1	56	1	10	1
G.170	1C	1	56	1	10	1
G.171	2B	2	71	1	14	1
G.172	2B	2	71	1	14	1
G.173	1C	1	56	1	10	1
G.174	3C	3	77	1	21	1
G.175	1C	1	56	1	10	1
G.176	2B	2	71	1	14	1



LOCATION PLAN
SCALE 1:2000

SCALE BAR 1:100

ELEVATION LEGEND

ACP	AC CONCRETE PANEL - SCREENED FROM PUBLIC VIEW
ASB	ALUMINIUM & CANOPY GLASS BALUSTRADE
AWD	ALUMINIUM FRAMED WINDOWS AND DOORS
CFG	COLORBOND FASCIA AND GUTTER
CRD	COLORBOND ROLLER DOOR
MRS	COLORBOND ROOF SHEETING
DP	COLORBOND DOWNPIPES
FGL	FINISHED CEILING LEVEL
FCB	FIBRE CEMENT SHEETING (TEXTURED PAINT FINISH)
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLAZING
FGL	FINISHED GROUND LEVEL
FW1	FEATURE WALL FINISH
FW2	FEATURE WALL FINISH
FW3	FEATURE WALL FINISH
HWS	HOT WATER SYSTEM
WSS	POWDERCOATED METAL HORIZONTAL SUNSCREEN
NGL	NATURAL GROUND LEVEL
PCP	PREFINISHED CLADDING PANEL
PGL	POWDERCOATED METAL PERGOLA
RBK1	RENDERED & PAINTED MASONRY WALL
RBK2	RENDERED & PAINTED MASONRY WALL
FBK	RENDERED & PAINTED MASONRY WALL
SCY	HARDIES SCYON STRAW CLADDING

NOTE: REFER TO EXTERNAL FINISHES SCHEDULES FOR MATERIAL AND COLOUR SPECIFICATIONS.

PLANNING AND ENVIRONMENT ACT 1987
APPROVAL GRANTED
WHEN CITY OF KINGSTON IS A RESPONSIBLE AUTHORITY
OFFICE OF COUNCIL
SUBJECT TO CONDITIONS

Delegate name: [illegible]
Date: 11/7/2012

Rev	Date	Description
1.4	26.07.12	Response to further information request on 16.04.2012
1.3	11.07.12	Town Planning Issue
1.2	22.03.12	Amendment to RFI
1.1	01.03.12	Response to RFI
1.0	01.02.12	Town Planning Issue

Client Name
PER-SE DEVELOPMENTS

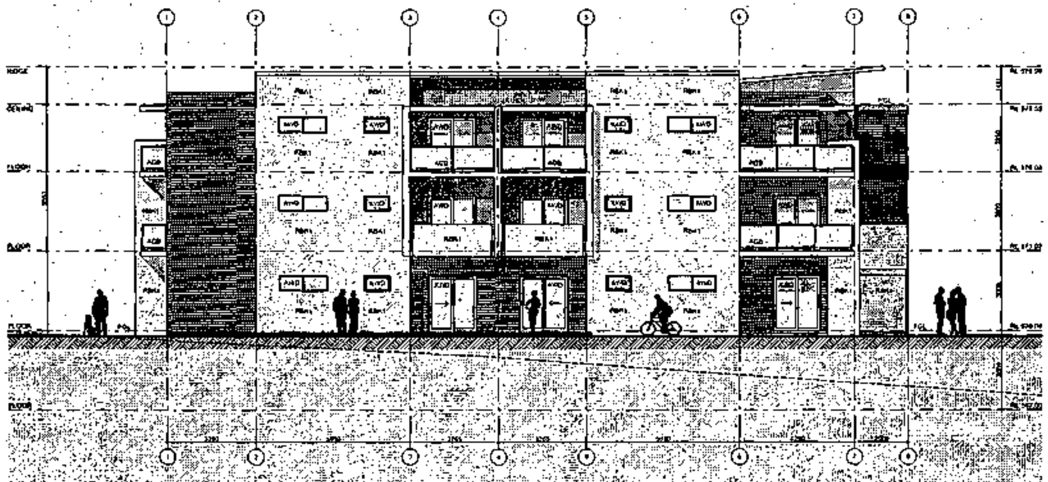
Project Name
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address
BLOCK 1 SECTION 27 WRIGHT ACT 2611

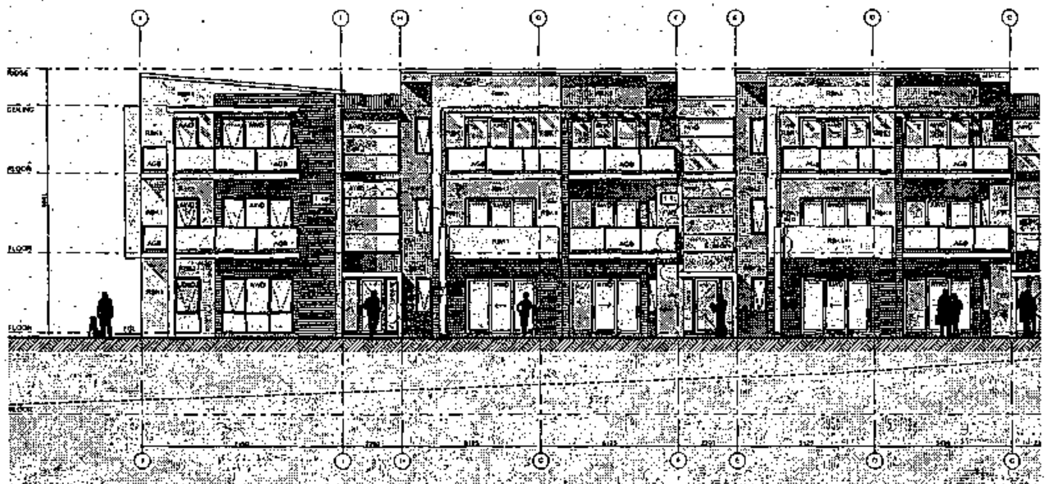
Drawing title
EXTERNAL FINISHES SCHEDULE (BLOCK 'D')

Architect:	Kasparek Architects
Engineer:	Setlick Consultants
Surveyor:	TBA
Landscaping	JEA
Documentation:	CADS P/L
Technician:	NW
Checked	KA
Project No:	11-126
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date	6/07/2012
DA ISSUE	

91



C. BLOCK 'E' SOUTH-EAST ELEVATION
SCALE 1:100



D. BLOCK 'E' NORTH-EAST ELEVATION
SCALE 1:100

RENDERED WALL FINISH (RBK1)
Rendered & Painted Brickwork or Blockwork
Dulux - "SURFCAST" PW1A5
R 219
G 214
B 20?

RENDERED WALL FINISH (RBK2)
Rendered & Painted Brickwork or Blockwork
Dulux - Western Myall PG1F7
R ?4
G ?3
B ?7

FACEBRICK WALL FINISH (FBK)
Face brickwork
Austral Dynasty 'Cognac Illusion'
R na
G na
B na

FEATURE WALL COLOUR (FW1)
Vitrabond 4mm Aluminium Composite Panel
Colour: To match Dulux - "WOOED" P42F8
R 64
G 69
B 109

FEATURE WALL COLOUR (FW2)
Vitrabond 4mm Aluminium Composite Panel
Colour: "COPPER"
R na
G na
B na

FEATURE WALL COLOUR (FW3)
Non Combustable Composite Timber Paneling
Colour: "TEAK"
R na
G na
B na

ALUMINIUM PERGOLAS (PGL)
Decowood Wood Grain Finish
"Australian Cedar"
R na
G na
B na

ALUMINIUM PERGOLAS (PGL)
BlueScope Steel Colorbond
Colour: "Surfmist"
R 226
G 227
B 224

LIGHTWEIGHT WALL CLADDING (SCY)
James Hardie 'Scyon Stria' Wall Cladding
Dulux - "Western Myall" PG1F7
R 94
G 88
B 87

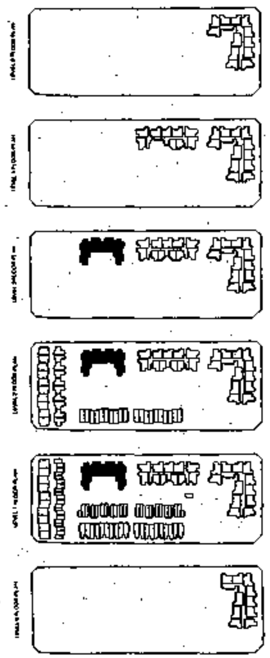
METAL ROOF SHEETING (MRS)
BlueScope Steel Colorbond
Colour: "Shale Grey"
R 191
G 190
B 189

COLORBOND FASCIA & GUTTERS (CFG)
BlueScope Steel Colorbond
Colour: "Shale Grey"
R 191
G 190
B 189

ALUMINIUM WINDOWS & DOORS (AWD)
Dulux Powdercoat "Anodic Silver Grey"
B6172 Matt Finish
R na
G na
B na

UNIT STATISTICS - BLOCK 'E'

REQUESTED INFORMATION



LOCATION PLAN
SCALE 1:2500

ELEVATION LEGEND

A/C	AC CONDENSOR UNIT - SCREENED FROM PUBLIC VIEW
ACB	ALUMINIUM & OPAQUE GLASS BALUSTRADE
AWD	ALUMINIUM FRAMED WINDOWS AND DOORS
CFG	COLORBOND FASCIA AND GUTTER
CRD	COLORBOND ROLLER DOOR
MRS	COLORBOND ROOF SHEETING
DP	COLORBOND DOWNPIPES
FCL	FINISHED CEILING LEVEL
FCS	FIBRE CEMENT SHEETING (TEXTURED PAINT FINISH)
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLAZING
FGL	FINISHED GROUND LEVEL
FW1	FEATURE WALL FINISH
FW2	FEATURE WALL FINISH
FW3	FEATURE WALL FINISH
HWS	HOT WATER SYSTEM
MSS	POWDERCOATED METAL HORIZONTAL SUNSCREEN
NGL	NATURAL GROUND LEVEL
ACP	PREFINISHED CLADDING PANEL
PGL	POWDERCOATED METAL PERGOLA
RBK1	RENDERED & PAINTED MASONRY WALL
RBK2	RENDERED & PAINTED MASONRY WALL
FBK	RENDERED & PAINTED MASONRY WALL
SCY	HARDIES SCYON STRIA CLADDING
NOTE:	REFER TO EXTERNAL FINISHES SCHEDULES FOR MATERIAL AND COLOUR SPECIFICATIONS.

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION, PURSUANT TO SECTION 162
Delegate name: RAVI SINGH
Date: 11/2/2012

Client Name
PER-SE DEVELOPMENTS

Project Name
MULTI-UNIT RESIDENTIAL DEVELOPMENT (176 UNITS)

Project Address
BLOCK 1 SECTION 27 WRIGHT ACT 2611

Drawing Title
EXTERNAL FINISHES SCHEDULE (BLOCK 'E')

Architect:	Kasparek Architects
Engineer:	Sellick Consultants
Surveyor:	TBA
Landscaping:	JEA
Documentation:	CADS P.L.
Technician:	HW
Checked:	KA
Project No:	11-126
Scale:	AS SHOWN
Commenced:	DEC 2011
Plot Date:	6/07/2012
DA ISSUE	

92

Development Statement
Ambientè Apartments

Block 1 Section 27
WRIGHT

28 April 2015 (Rev C)

DEVELOPMENTS

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1. DESCRIPTION OF THE LAND

The land is known as Block 1 Section 27 in the division of WRIGHT and is approximately 17,625 square metres.

2. DEVELOPMENT APPROVAL

Development Approval (DA201221547) was approved on 11 July 2012 for the erection of a new residential development comprising 176 residential units and townhouses. The development consists of one, two and three bedroom properties, in one 3-storey walk up block, one 4-storey apartment block, one 6-storey apartment tower and a range of 2-storey terraced houses and apartments.

The development also incorporates:

- basement parking;
- landscaping, paving and other site works; and
- off site works.

The Notice of Decision (DA201221547) and DA plans (site sections, elevations and level plans) are attached at ***Appendix A.***

3. STAGING OVERVIEW

The development will be handed over and settled in three stages. Stage 1 currently comprises 30 residential terraced houses and 10 units located in Blocks A and B. Stage 2 comprises 66 residential units located in Blocks D and E. Stage 3 comprises 70 residential units located in Block C. The estimated commencement date may be brought forward subject to delivery of the site by the Land Development Agency.

A copy of the Staging Plan is attached as ***Appendix B***.

The staged settlement and registration of Units Plan is subject to final programming and attainment of Practical Completion and Certificate of Occupancy and Use.

Stage	Units	Estimated Commencement Date	Estimated Construction Completion Date
1	40 residential units	1 July 2013	31 August 2014
2	66 residential units	1 December 2013	30 June 2015
3	70 residential units	1 January 2014	18 April 2016

3.1 Arrangements for Access

Access arrangements for subsequent stages will be maintained to ensure residents of any earlier stages have a clearly defined and dedicated entrance to that of all pedestrian and vehicular construction traffic. The entrance(s) will be implemented and maintained to ensure residents' access is not limited or impeded in any way that would cause undue or compromised amenity during subsequent construction stages.

3.2 Permitted Uses of Common Property

All common areas designated as part of a stage will be complete and fully operation for the use of residents as per the DA. Refer to the Staging Plan at ***Appendix B*** for indication on common property to be completed in each stage.

3.3 Landscaping

All landscaping will be completed as per the landscape intentions plan and DA documentation prior to occupation of each related stage.

3.4 Fencing

Where necessary, segregation between completed and uncompleted stages will be by construction fencing with obscure mesh or hoarding as appropriate. It is intended that the staged configuration of the buildings will be such that extensive facade screening will not be necessary.

4 STAGE 1 – SCOPE OF WORK

Stage 1 currently comprises 40 residential units consisting of 30 2-storey terraced styled houses and 10 walk up surveillance units atop rear garages in Block A.

Commencement Date – 1 July 2013
Completion date – 31 August 2014

4.1 Basement

Not applicable. The 40 residential units have their own individual car parks located at the rear of the building at ground level. Access will be provided to these areas.

4.2 Building

Stage 1 will comprise 40 residential units consisting of 30 2-storey terraced styled houses and walk up units atop rear garages in Block A.

4.3 Access

Access to Stage 1 apartments will be from Max Jacobs Street and the newly constructed internal road from John Gorton Drive. Access to the entrances of the terraced styled houses located in Blocks A and B will be directly from the streets as depicted on the Staging Plan at ***Appendix B***.

4.4 Common Property

Stage 1 common property will comprise completed landscape and paving details to the line depicted on the Staging Plan at ***Appendix B.***

5 STAGE 2 – SCOPE OF WORK

Stage 2 comprises 66 residential units within a 3 storey walk up building and a 4 storey lifted apartment building fronting John Gorton Drive.

Commencement Date – 1 December 2013
Completion date – 30 June 2015

5.1 Basement

The Basement will be sufficiently completed and opened to enable access and egress to and from allocated basement parking spaces for all stage 2 apartments. Access to egress stairs will be provided in accordance with the Building Code of Australia and Building Approval (BA) granted for the development.

5.2 Building

Stage 2 will comprise 66 residential units in Blocks D and E.

5.3 Access

Access to Stage 2 apartments will be via the basement ramp from John Gorton Drive. The lobby to Block E provides access to stairs servicing all apartments in Block E as depicted on the Staging Plan at ***Appendix B***. The lobby to Block D provides access to stairs and/or Lifts servicing all apartments in Block D as depicted on the Staging Plan at ***Appendix B***.

5.4 Common Property

Stage 2 common property will comprise completed landscape and paving details to the podium approximately to the line depicted on the Staging Plan at ***Appendix B.***

6 STAGE 3 – SCOPE OF WORK

Stage 3 comprises 70 residential units within a 6-storey lifted apartment building fronting Peter Cullen Way and John Gorton Drive.

Commencement Date – 1 January 2014
Completion date – 18 April 2016

6.1 Basement

The basement will be fully completed and opened to enable access and egress to and from all areas.

6.2 Building

Stage 3 will comprise 70 residential units within a 6 storey lifted apartment building.

6.3 Access

Access to Stage 3 apartments will be via the basement ramp from John Gorton Drive.
The lobby provides access to stairs and/or lifts servicing all apartments in Block C as depicted on the Staging Plan at ***Appendix B***.

6.4 Common Property

Stage 3 common property will comprise completed landscape and paving details to the podium approximately to the line depicted on the Staging Plan at ***Appendix B.***

Stage 3 will also comprise the completed swimming pool.

7 GENERAL PROVISIONS

7.1 Pay reasonable Expenses for Damage and Use of Services

The developer will pay the reasonable expenses incurred by the Owners Corporation in repairing any damage to the common property, or to any units, in the completed stages of the development that is caused in carrying out the approved development.

The developer will pay the reasonable expenses incurred by the Owners Corporation for any water, sewerage, drainage, gas, electricity, oil, garbage, conditioned air or telephone service used in carrying out the development, although the developer intends to provide its own arrangements for garbage, electricity, telephone, temporary toilet facilities, oil and gas services it may require in carrying out the works to uncompleted stages of the approved development.

7.2 Make Good

The developer must make good, as soon as practicable, any damage to the common property or units in the completed stages of the development caused in carrying out the development.

7.3 Standard of Finishes

The standard of materials used, finishes affected, common property improvements, landscaping, roadways and paths to be carried out in the development will not be inferior to or substantially different from those of the buildings and other works in completed stages of the development.

7.4 Survey Report

At the completion of each stage of the development and after the completion of the entire development, the developer will provide ACTPLA with a report prepared by a registered surveyor about the position of fully or partially completed buildings in relation to the boundaries of the units and of the parcel. If a form is approved under s180 of the *Unit Titles Act 2001* for a report by a registered surveyor, the form must be used.

7.5 Apportionment of Body Corporate Expenses

Maintenance expenses for the use of the common property of the staged development shall be treated in accordance with the *Unit Titles Act 2001*.

ACT Government
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OFFICE OF
ACT Justice and Commu

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SPECIAL RESOLUTION
BY OWNERS CORPORATION

Form 094 - SR

Land Titles Act 1925

LODGING PARTY DETAILS

Name	Postal Address	Contact Telephone Number
INDEPENDENT STRATA MANAGEMENT PTY LTD	GPO BOX 1539, CANBERRA CITY 2601	6209 1515

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block	UNITS PLAN NUMBER
2143:100	WRIGHT	27	1	4040

DETAILS OF ARTICLE/S BEING AMENDED (Insert article number/s)

Amend rule 4 and 11 and add new rule 12

SUPPORTING DOCUMENTATION (Please tick appropriate item – Original signed copy must be supplied)	COMMON SEAL OF OWNERS CORPORATION (Seal must be affixed)
☑ Sealed copy of Minutes of Meeting ☐ Sealed copy of Resolution/Motion ☐ Other (specify) -	THE OWNERS - UNITS PLAN NO. 4040 Common Seal

EXECUTION BY OWNERS CORPORATION USING A COMMON SEAL (The Common Seal was affixed in the presence of)

Signature	Signature Gjones
Full Name (Block Letters) LORRAINE HENDERSON	Full Name (Block Letters) GERALDINE JONES
Address 9-37 DERRINGTON CRESCENT BONYTHON	Address 37 HANRAHAN CRESCENT DUNLOP
Office Held ADMINISTRATION MANAGER	Office Held SENIOR ADMINISTRATION OFFICER

OFFICE USE ONLY

Lodged by		Annexures/Attachments	Minutes/Resolution/Motion
Data entered by			
Registered by		Registration Date	10 DEC 2014

Approved form AF 2012 – 95 approved by Jon Quiggin, Deputy Registrar-General on 23/01/2012 under section 140 of the *Land Titles Act 1925* (approved forms)
This form revokes AF2010-61
Unauthorised version prepared by ACT Parliamentary Counsel's Office

MINUTES OF FIRST ANNUAL GENERAL MEETING
UNIT PLAN 4040 – "AMBIENTE "

Held: On Wednesday 22nd October 2014 at 6.25pm

At: The Hellenic Club Woden, Matilda Street, Woden 2606

Present: Mr G Blewitt & Ms L Baker (unit 2), Mr S Duncan & Ms R Bayly (unit 7), Mr K Heys & Ms A Nightingale (unit 9), Ms E McNeill & Mr A Cottle (unit 10), Mr C Walker (unit 11), Ms A Kaushal (unit 14), Mr & Mrs G Bush (unit 16), Ms S Allanson (unit 20), Mr J Gliddon & Ms P Woonton (unit 21), Ms S Mazzer (unit 24), Mr & Mrs McCormick (unit 26), Mr T So (unit 27), Mr & Mrs Bellato (unit 28), Mr & Mrs L Pooley (unit 31), Ms J Lenore (unit 32), Mr A Walsh (unit 33), Mr C Bootes (unit 34), Mr J McMahon & Ms D Vress (unit 38), Mr A Doung (unit 39), Ms S Afroz (Unit 40), Miss C Fenwick & Mrs N Cannell representing Independent Strata Management Pty Ltd

Proxies/ Absentees: Nil.

Apologies: Nil.

Chair: Mr B McCormick was elected chairperson for the meeting.

Quorum: A quorum was present and the meeting proceeded.

THE OWNERS - UNITS PLAN NO 4040 Common Seal

MINUTES

MOTION 1: *It was resolved that the Minutes of the Inaugural Meeting be adopted.* **CARRIED**

Matters arising from Minutes - Nil.

INSURANCE

MOTION 2: *It was resolved that the Owners Corporation of UP 4040 authorise the Strata Manager to adjust the building insurance in consultation with the Executive Committee* **CARRIED**

MOTION 3: *It was resolved that the Owners Corporation of UP 4040 obtain Office Bearers insurance cover to an amount as determined by the Executive Committee.* **CARRIED**

FINANCIAL REPORT

The financial report had been circulated to all owners. The financial statements show a balance of $32,114.96 in the Administrative Fund and a balance of $4,282.73 in the Sinking Fund. The balance of the Cheque Account is $39,959.28.

MOTION 4: *It was resolved that the financial statements be accepted as presented.* **CARRIED**

INVESTMENT OF FUNDS - Special Resolution

MOTION 5: *It was resolved that the Executive Committee be authorised to make determinations concerning investment of surplus funds into appropriate interest bearing accounts for UP 4040.*
CARRIED

SINKING FUND PLAN

MOTION 6: *It was resolved that the Owners Corporation of UP 4040 give consent for the Sinking Fund Forecast to be approved and accepted by the Executive Committee following compliance of Stage 2.*
CARRIED

REBATE OF CONTRIBUTIONS LEVIED IN ERROR

MOTION 7: *It was resolved that, Pursuant to Section 77 (b) of the Unit Titles (Management) Act 2011, the Owners Corporation of UP 4040 resolve by special resolution to make a once only distribution of $7,905.00, from the Administrative Fund collected for the Budget period 4th August to 30th September 2014, to be allocated in proportion to unit entitlements to unit owners in Stage 1.*
CARRIED

BUDGET DEBATE

Administrative Fund

MOTION 8: *It was resolved that the proposed Administrative Fund budget of $26,605.00(plus. GST) be adopted.*
CARRIED

Sinking Fund

MOTION 9: *It was resolved that the proposed Sinking Fund budget of $2,660.00 (plus. GST) be adopted.*
CARRIED

Administrative and Sinking Fund Levy Contribution

MOTION 10: *It was resolved that the corporation determine a levy equal to the approved budget for the four month period, commencing 1 October 2014, and to be contributed in accordance with the unit entitlements, due and payable as a single instalment on 1 December 2014.*
CARRIED

STRATA MANAGEMENT AGENCY AGREEMENT

A copy of the Strata Management Agency Agreement is available for your reference on Strata Online.

CONTRACTOR COMPLIANCE

MOTION 11: *It was resolved that the services of a contractor compliance company be engaged to audit contractors to ensure compliance with insurance and licencing requirements, at an annual cost of $86.00 (plus GST).*
CARRIED

APPOINTMENT OF SERVICE CONTRACTORS

MOTION 12: *It was resolved that the Executive Committee be authorised to make determinations concerning appointment of a service contractors.*
CARRIED

THE OWNERS - UNITS PLAN No. 4040
Common Seal

ELECTION OF COMMITTEE

MOTION 13: *It was resolved that the Owners Corporation of UP 4040 agree to appoint 3 to 7 Owners to form the Executive Committee until the next Annual General Meeting.* **CARRIED**

It was agreed to elect 7 positions for the Executive Committee in total, compromising of 3 members from Stage 1 and leaving 4 positions for owners of Stage 2. A poll was taken and the following owners were elected to stand as Executive Committee Members:

- Charles Bootes - Leesa Baker - Julia Pooley



RULE AMENDMENTS AND ADDITIONS (see Attachment A)

MOTION 14: *It was resolved that Rule 4 of the Default Rules be amended.* **CARRIED**

MOTION 15: *It was resolved that Rule 11 of the Default Rules be amended to include Clause 2(a).* **CARRIED**

MOTION 16: *It was resolved that the additional Rule (Rule 12) be inserted into the Default Rules as follows and that all costs for registering be expended from the Administrative Fund.* **CARRIED**

HOUSE RULES

It was noted that the Executive Committee in consultation with the Strata Manager will derive a set of House Rules for further consideration and adoption in the future as Stages 2 and 3 of Ambiente achieve compliance.

GENERAL BUSINESS

Convex Mirror

The Strata Manager was asked to seek a quote for a Convex Mirror to be placed at the driveway entrance to combat any blind spots.

Fencing

The Strata Manager was asked to seek further advice from the developer in regard to the painting of the fences.

Secretarial Note: The developer chose treated pine for its durability, rather than hardwood. The fence detail is consistent with the architectural drawings. Please note there is no need to paint treated pine, however if an owner chooses to paint one side for aesthetic reasons, they must paint both to prevent warping. Painting one side essentially seals one side of the fence which changes the LRV (light Reflecting Value) which can cause the fence to warp. This is not considered a defect

Manholes

The meeting advised that the manholes in some individual units were obstructed by the air-conditioning units rendering them inaccessible.

Secretarial Note: Please be advised that the 'manholes' referred to are not designed to be manholes, they are access panels for the purpose of servicing the fan coil units (A/C) in the roof space. They are not intended as manholes to gain access to the roof space. If the fan coil unit cannot be serviced please report this to the developer as they are more than happy to rectify.

Privacy Screening

It was advised that some unit's balconies seemed to be missing some vertical slats on their privacy screens as the horizontal post extended past the slats. The Managing Agent was asked to seek clarification.

Secretarial Note: Please be advised that screens were constructed as per the approved documentation. The current look is as per the architects design however should owners wish to extend their vertical slats to the end of the upright post then this may be done at the individual units cost, and with the written approval of the Owners Corporation/Executive Committee . This will need to be constructed in the same material as the existing railings and be painted to match.

Antenna

Please be advised that units, who have their own antennas which solely service their unit, are responsible for any maintenance to this antenna.

Waste enclosure

The meeting advised that the waste room roller door near unit 40 needed repair as it is unable to be locked due to a bent arm.

Gardening

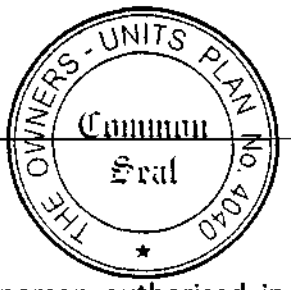
The Managing Agent was asked to clarify if the gardens were common property or individual unit owners.

Secretarial Note: Please note that the garden areas are common property and that any upgrades or works will need to be completed in consultation with the Owners Corporation/Executive Committee.

The meeting closed at 7.15pm



Default Rules



1 Definitions—Default Rules

(1) In these Rules:

Executive Committee Representative means a person authorised in writing by the Executive Committee under Rule 10 (4).

Owner, occupier or user, of a unit, includes an invitee or licensee of an owner, occupier or user of a unit.

(2) A word or expression in the Act has the same meaning in these Rules.

2 Payment of rates and taxes by unit Owners

A unit owner must pay all rates, taxes and any other amount payable for the unit.

3 Repairs and maintenance

(1) A unit owner must ensure that the unit is in a state of good repair.

(2) A unit owner must carry out any work in relation to the unit, and do anything else in relation to the unit, that is required by a Territory Law.

4 Erections and alterations

(1) A unit owner may erect or alter any structure in or on the unit or the common property only—

(a) in accordance with the express permission of the ***Executive Committee***; and

(b) in accordance with the requirements of any applicable Territory Law (for example, a law requiring development approval to be obtained for the erection or alteration).

Note *An example is part of the Act, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see Legislation Act, s 126 and s 132).*

(2) Permission may be given subject to conditions stated in the resolution.

5 Use of common property

A unit owner must not use the common property, or permit it to be used, to interfere unreasonably with the use and enjoyment of the common property by an owner, occupier or user of another unit.

6 Hazardous use of unit

A unit owner must not use the unit, or permit it to be used, so as to cause a hazard to an owner, occupier or user of another unit.

7 Use of unit—nuisance or annoyance

(1) A unit owner must not use the unit, or permit it to be used, in a way that causes a nuisance or substantial annoyance to an owner, occupier or user of another unit.

(2) This rule does not apply to a use of a unit if the Executive Committee has given an owner, occupier or user of the unit written permission for that use.

(3) Permission may be given subject to stated conditions.

(4) Permission may be withdrawn by special resolution of the Owners Corporation.

8 Noise

(1) A unit owner must not make, or permit to be made, such a noise within the unit as might (in the circumstances) be reasonably likely to cause substantial annoyance to an owner, occupier or user of another unit.

(2) This rule does not apply to the making of a noise if the Executive Committee has given the person responsible for making the noise written permission to do so.

(3) Permission may be given subject to stated conditions.

(4) Permission may be withdrawn by special resolution of the Owners Corporation.

9 Illegal use of unit

A unit owner must not use the unit, or permit it to be used, to contravene a law in force in the ACT.

10 What may an Executive Committee representative do?

(1) An Executive Committee representative may do any of the following in relation to a unit at all reasonable times:

(a) if the Committee has reasonable grounds for suspecting that there is a breach of the Act or these rules in relation to a unit—inspect the unit to investigate the breach;

(b) carry out any maintenance required under the Act or these rules;

(c) do anything else the Owners Corporation is required to do under the Act or these rules.

(2) An Executive Committee representative may enter a unit and remain in the unit for as long as is necessary to do something mentioned in Subrule (1).

(3) An Executive Committee representative is not authorised to do anything in relation to a unit mentioned in Subrule (1) unless—

(a) the Executive Committee or the representative has given the owner, occupier or user of the unit reasonable notice of his or her intention to do the thing; or

(b) in an emergency, it is essential that it be done without notice.

(4) The Executive Committee may give a written authority to a person to represent the Corporation under this rule.



11 Seal of Owners Corporation

(1) For the attaching of the seal of the Owners Corporation to a document to be effective—

(a) the seal must be attached by decision of the Executive Committee; and
Note - Executive Committee decisions must be made by majority vote, or by unanimous vote if there are only 2 members of the Committee (see Unit Titles Act 2001, s 88).

(b) the seal must be attached in the presence of two (2) Executive members; and

(c) the Executive members witnessing the attaching of the seal must sign the document as witnesses.

(2) Managing agent may affix seal -

(a) The common seal may be affixed to:

(i) reduced quorum meeting notices;

(ii) Rules registration documents;

(iii) Notice of Change of Address for Service of Documents for a Body Corporate at the Land Titles Office; and

(iv) certifications under Section 119 of the Act

by the managing agent of the Owners Corporation without following procedure in Rule 11.1.

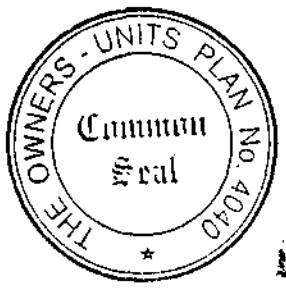
12 Recovery of Legal Fees

(1) If an Owners Corporation incurs legal fees or other costs in any legal or administrative action against a unit holder, the unit holder shall, unless a court order directs otherwise, be liable to pay the Owners Corporation the amount of the legal fees or other costs incurred by the Owners Corporation in undertaking, commencing or otherwise being involved in the legal or administrative action.

(2) The unit holder agrees that any monies which are payable pursuant to Clause 1 shall be a debt enforceable by the Owners Corporation against the unit holder.

(3) The legal fees and other costs payable in accordance with Clause 1 shall only be such legal fees and costs which can be evidenced by written invoice as payable by the Owners Corporation. For the avoidance of doubt, any legal fees or other costs incurred by the Owners Corporation which cannot be evidenced by a written invoice as due and payable, shall not form part of, and will not be recoverable against, in accordance with Clause 1.

(4) The Owners Corporation shall not commence any action against any unit holder other than to recover outstanding levies, without a majority vote from a Special General Meeting.



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APPLICATION TO ALTER A UNITS PLAN

Form 055 - ALUP

Land Titles Act 1925

LODGING PARTY DETAILS		
Name	**Postal Address**	**Contact Telephone Number**
ANTHONY TOMICH	PO Box 4864 KINGSTON ACT 2604	0406517774

TITLE AND LAND DETAILS				
Volume & Folio	**District/Division**	**Section**	**Block**	**Unit**
2143:100	WRIGHT	27	1	

UNITS PLAN NUMBER	DATE
4040	13 MAY 2015

FULL NAME OF APPLICANT (Surname Last)	FULL POSTAL ADDRESS (including Post Code)
Rovine Property Holding Pty Ltd	UNIT 72, 71 GILES STREET KINGSTON ACT 2604

TYPE OF VARIATION (Please tick relevant box and supply more detail – provide all unit numbers affected)

- ☒ Staged Development (please complete box below)
- ☐ Building Damage Order
- ☐ Minor Boundary Change
- ☐ Alteration to Schedule of Unit Entitlement -
- ☐ Other

STAGED DEVELOPMENT (Please complete if application relates to a Staged Development)

TOTAL NUMBER OF STAGES	STAGE NUMBER FOR THIS APPLICATION	UNIT NUMBERS COMPLETED IN THIS STAGE	LIST PAGE NUMBERS IN PLAN THAT HAVE BEEN AMENDED/REPLACED
3	2	111 - 176	1,2,3,26,27,28,32,33,34,41,42,43,50, 51,52,55,56

SUPPORTING DOCUMENTATION (Please tick relevant box – supply all evidence required)

- ☐ ACT Civil and Administrative Tribunal (ACAT) Order Number -
- ☐ Authority executed by the Authorised officer on behalf of the Minister / ACT Planning and Land Authority
- ☒ Amended Development Statement
- ☐ Gazettal Notice
- ☒ Amended Units Plan pages
- ☒ Amended Surveyors Declaration - insertion of new surveyors declaration at sheet 7a
- ☐ Application made within three (3) months of the date the Authority (ACTPLA) has executed replacement sheets

COURT ORDER PERIOD (complete if applicable)	**APPLICATION PERIOD** (complete if applicable)
Application must be made within three months of the date of the court order. **Date of Court Order: -**	Application must be made within three months of the unopposed resolution by the Owners Corporation endorsing an application to the Minister. **Date of Unopposed Resolution: -**

LESSOR'S / ACTPLA'S EXECUTION

Signed by the person duly authorised by ACT Planning and Land Authority (Please print full name of authorised signatory).	Print full name and address of witness
Lyn Tankey Signature of authorised person	KANAPATIPILLAI BALENDRAN 16 Challis Street DICKSON ACT 2602. Signature of witness

APPLICANT'S EXECUTION

Print full name of applicant	Print full name and address of witness
ROVINE PROPERTY HOLDINGS PTY LTD. ANTHONY TONICH SOLE DIRECTOR Signature or common seal of applicant	ALFONSO DEL RIO 10/2 Phillip Law St Canberra City ACT 2601 Signature of witness

OFFICE USE ONLY

Lodged by		Certificate of title lodged	
Data entered by		Certificates attached to title	
Registered by		Attachments / Annexures	
Registration date	25 MAY 2015	Production number	

Approved form AF 2012 – 57 approved by Jon Quiggin, Deputy Registrar-General on 23/01/2012 under section 140 of the *Land Titles Act 1925* (approved forms)
This form revokes AF2010-41
Unauthorised version prepared by ACT Parliamentary Counsel's Office

ACT Government
Justice and Community Safety

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ACT Justice and Communi

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2030819

APPLICATION TO ALTER A UNITS PLAN

Form 055 - ALUP

Land Titles Act 1925

LODGING PARTY DETAILS

Name	Postal Address	Contact Telephone Number
Rovine Property Holdings P/L	Po Box 4864 Kingston ACT 2604	(02) 62426599

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block	Unit
2143:100	WRIGHT	27	1	

UNITS PLAN NUMBER	DATE
4040	16 MAY 2016

FULL NAME OF APPLICANT (Surname Last)	FULL POSTAL ADDRESS (including Post Code)
Rovine Property Holdings Ltd Ltd	Po Box 4864 Kingston ACT 2604

TYPE OF VARIATION (Please tick relevant box and supply more detail – provide all unit numbers affected)

- [x] Staged Development (please complete box below)
- [ ] Building Damage Order
- [ ] Minor Boundary Change
- [ ] Alteration to Schedule of Unit Entitlement
- [ ] Other

STAGED DEVELOPMENT (Please complete if application relates to a Staged Development)

TOTAL NUMBER OF STAGES	STAGE NUMBER FOR THIS APPLICATION	UNIT NUMBERS COMPLETED IN THIS STAGE	LIST PAGE NUMBERS IN PLAN THAT HAVE BEEN AMENDED/REPLACED
3	3	41 – 110	3,4,16,17,20,21,22,23,24,25,29,30,35, 36,44,45,53,54,57,58,59,60,

Approved form AF 2012 – 57 approved by Jon Quiggin, Deputy Registrar-General on 23/01/2012 under section 140 of the *Land Titles Act 1925* (approved forms)
This form revokes AF2010-41
Unauthorised version prepared by ACT Parliamentary Counsel's Office

SUPPORTING DOCUMENTATION (Please tick relevant box – supply all evidence required)

- ☐ ACT Civil and Administrative Tribunal (ACAT) Order Number -
- ☐ Authority executed by the Authorised officer on behalf of the Minister / ACT Planning and Land Authority
- ☐ Amended Development Statement
- ☐ Gazettal Notice
- ☒ Amended Units Plan pages
- ☒ Amended Surveyors Declaration - Insertion of new surveyors declaration at sheet 7b
- ☐ Application made within three (3) months of the date the Authority (ACTPLA) has executed replacement sheets

COURT ORDER PERIOD (complete if applicable)	**APPLICATION PERIOD** (complete if applicable)
Application must be made within three months of the date of the court order. **Date of Court Order: -**	Application must be made within three months of the unopposed resolution by the Owners Corporation endorsing an application to the Minister. **Date of Unopposed Resolution: -**

LESSOR'S / ACTPLA'S EXECUTION

Signed by the person duly authorised by ACT Planning and Land Authority (Please print full name of authorised signatory).

Lyn Tankey

Signature of authorised person

Print full name and address of witness

Kanapathipillai BALENDRAN
16 Challis Street
DICKSON ACT 2602

Signature of witness

APPLICANT'S EXECUTION

Print full name of applicant

RAINE PROPERTY HOLDINGS P/L (AS TRUSTEE FOR THE RAINE PROPERTY TRUST)

Rovine Property Holdings Pty Ltd ACN 153 691 626 Common Seal

Signature of common seal of applicant

Print full name and address of witness

Natalie Pooley
16 Challis street DICKSON
ACT 2602

npooley.

Signature of witness

OFFICE USE ONLY

Lodged by	P	Certificate of title lodged	249:100(2) Prod's
Data entered by		Certificates attached to title	
Registered by	K	Attachments / Annexures	
Registration date	21 MAY 2016	Production number	

ACT Government
Justice and Community Safety

OFFICE OF REGUI
ACT Justice and Community S

SR$2074225 03/02/2017 15:25:50 GOWLA
2074225

SPECIAL RESOLUTION
BY OWNERS CORPORATION

Form 094 - SR

Land Titles Act 1925

LODGING PARTY DETAILS		
Name	**Postal Address**	**Contact Telephone Number**
INDEPENDENT STRATA MANAGEMENT PTY LTD	GPO BOX 1539, CANBERRA CITY 2601	6209 1515

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block	UNITS PLAN NUMBER
2143:100	WRIGHT	27	1	4040

DETAILS OF ARTICLE/S BEING AMENDED (Insert article number/s)

Add rule 13 (House Rules)

SUPPORTING DOCUMENTATION
(Please tick appropriate item – Original signed copy must be supplied)

- ☑ Sealed copy of Minutes of Meeting
- ☐ Sealed copy of Resolution/Motion
- ☐ Other (specify) -

COMMON SEAL OF OWNERS CORPORATION
(Seal must be affixed)

THE OWNERS - UNITS PLAN NO. 4040 Common Seal

EXECUTION BY OWNERS CORPORATION USING A COMMON SEAL (The Common Seal was affixed in the presence of)

Signature GNewhouse	Signature GJones
Full Name (Block Letters) **GEORGINA NEWHOUSE**	Full Name (Block Letters) **GERALDINE JONES**
Address **91 NORTHBOURNE AVENUE, TURNER**	Address **91 NORTHBOURNE AVENUE, TURNER**
Office Held **ADMINISTRATION SUPPORT ASSOCIATE**	Office Held **ADMINISTRATION MANAGER**

OFFICE USE ONLY

Lodged by		Annexures/Attachments	Minutes/Resolution/Motion
Data entered by			
Registered by		Registration Date	24 FEB 2017

Approved form AF 2012 – 95 approved by Jon Quiggin, Deputy Registrar-General on 23/01/2012 under section 140 of the *Land Titles Act 1925* (approved forms)
This form revokes AF2010-61
Unauthorised version prepared by ACT Parliamentary Counsel's Office

Unit Titles (Management) Act 2011

NOTICE OF REDUCED QUORUM DECISIONS

Part A - Details of reduced quorum decisions

A1 - The Owners Units Plan No: *4040*

A2 - Annual General / General meeting

Date (or dates) of general meeting at which the reduced quorum decision or decisions were made on: *Tuesday, 25 October, 2016*

Tick applicable box, or both boxes if applicable:

☑ **Regularly convened** - The Annual General / General meeting was regularly convened (not following any adjournment under Schedule 3.9 (3) of 6 (a), Part 3.1, Schedule 3 of the Unit Titles (Management) Act 2011).

☐ **Convened After Adjournment** - The Annual General / General meeting was convened following an adjournment or adjournments (under Schedule 3.9 (3) of 6 (a), Part 3.1, Schedule 3 of the Unit Titles (Management) Act 2011).

A3 - Reduced Quorum Decisions

[*If there is insufficient space here, tick* ☑ *and attach details to the notice*]

Date of decision: *Tuesday, 25 October, 2016*

Full text of reduced quorum decision (See attached Minutes)

A4 - Owners Corporation Declaration

The information in this notice has been recorded on the following date from details shown in the records of the Owners Corporation.

Dated: *Monday, 31 October, 2016*

Signature: H Sendorenz

Designation: Strata Manager

Seal

MINUTES OF ANNUAL GENERAL MEETING
UNIT PLAN 4040 – "AMBIENTE"
JOHN GORTON DRIVE, PETER CULLEN WAY, MAX JACOBS AVENUE, WRIGHT

Held: On Tuesday, 25 Octorber 2016 at 5:30pm

At: Hellenic Club Woden, Matilda St Phillip ACT 2606

Present: Mr K Hayes & Ms A Nightingale (Unit 9), Mr N Bellato (Unit 28), Mr J McMahon & Ms D Vress (Unit 38), Miss C Attwood & Miss L Montgomery (Unit 43), Ms L Agnew (Unit 52), Ms F Yong (Unit 60), Ms S Baker (Unit 64), Mr A Cutforth & Ms Y Barlow (Unit 74), Ms A McCowie (Unit 88), Ms L Fox & Mr R Fox (Unit 95), Mrs E Macintyre & Mr N Macintyre (Unit 97), Mr M Taylor & Mrs K Taylor (Unit 99), Mr C Makings (Unit 115), Mr A Constance (Unit 124), Ms R Hudson & Mr M Burfoot (Unit 125), Mr G Navarro-Bustos (Unit 130), Ms A Freeman (Unit 134), Miss H Sanderson and Miss S Wu representing Independent Strata Management Pty Ltd

Proxies: Mr L Pooley & Mrs J Pooley (Unit 31), Yen Vi (Unit 123), Mr I Sharp (Unit 144)

Apologies: Mr S Townsend (Unit 114)

Chair: Ms R Hudson was elected chairperson for the meeting.

Quorum: A quorum was not present. However the meeting proceeded with a Reduced Quorum (Schedule 3.9 of the Unit Titles (Management) Act 2011).

***Secretarial Note** – Owners are advised that under the Schedule 3.9 of the Unit Titles (Management) Act 2011, Reduced Quorum Decisions take effect 28 days after the date of this meeting. A reduced quorum decision is only disallowed if within 21 days after the decision was made, the Owners Corporation is to give a petition requiring that the decision be disallowed signed by a majority of people entitled to vote.*

MINUTES

MOTION 1: *It was resolved that the Minutes of the previous Annual General Meeting be confirmed as a true and accurate record of the proceedings of the meeting.* **CARRIED**

Matters arising from Minutes
None.

INSURANCE

The Owners Corporation holds insurance cover with CHU Underwriting Agencies Pty Limited as follows:

Policy No: **HU0006659**	Due date - 04/08/2017
Building replacement	$59,167,500
Public liability	$20,000,000
Office Bearers Liability	$5,000,000
Workers Compensation	In accordance with the Act
Excess	$250 or $2,000 if unoccupied
Premium	$32,058.81

THE OWNERS - UNITS PLAN NO 4040
Common Seal

Those present agreed that this cover appeared adequate at this time.

MOTION 2: *It was resolved that the Owners Corporation of UP4040 authorise the Strata Manager to adjust the building insurance in consultation with the Executive Committee.* **CARRIED**

FINANCIAL REPORT

The financial report had been circulated to all owners. The financial statements showed a balance of $198,752.14 in the Administrative Fund and a balance of $70,958.43 in the Sinking Fund. The balance of the Cheque Account is $224,285.41.

MOTION 3: *It was resolved that the financial statements be accepted as presented.* **CARRIED**

BUDGET DEBATE

Administrative Fund

MOTION 4: *It was resolved that the proposed Administrative Fund budget of $301,657 (excl. GST) be adopted.* **CARRIED**

Sinking Fund

MOTION 5: *It was resolved that the proposed Sinking Fund budget of $68,000 (excl. GST) be adopted.* **CARRIED**

STAGE 3 Special Levy – CCTV installation

MOTION 6(i): *It was resolved that the proposed special levy of $7,000 be adopted for the installation of CCTV for C Block.* **CARRIED**

Administrative and Sinking Fund Levy Contribution

MOTION 6: *It was resolved that the corporation determine a levy equal to the approved budget for the twelve month period, commencing 1 October 2016, and to be contributed in accordance with the unit entitlements at quarterly intervals, being 1 December 2016, 1 March, 1 June and 1 Septermber 2017.* **CARRIED**

STRATA MANAGEMENT AGENCY AGREEMENT

MOTION 7: *It was resolved that the Owners Corporation enter into the following arrangements:*

a. *That Independent Strata Management be appointed as Managing Agent, for a period of three (3) years;*
b. *The Owners Corporation delegate to the Agent all of its functions (other than those prohibited by the Act);*
c. *The Owners Corporation execute a written agreement to give effect to this appointment and delegation;*
d. *The delegation is subject to the conditions and limitations set out in the Agreement;*
e. *Authority is given for the Common Seal of the Owners Corporation to be affixed to the Agreement by owners as determined at this meeting;*

and empower two members of the Owners Corporation/Executive Committee as authorised signatories on behalf of the Owners Corporation to sign the Agency Agreement with Independent Strata Management Pty Ltd. **CARRIED**

THE OWNERS - UNITS PLAN NO 4040 Common Seal

ELECTION OF COMMITTEE

MOTION 8: *It was resolved that the Owners Corporation of UP4040 agree to appoint 3 to 7 Owners to form the Executive Committee until the next Annual General Meeting.* **CARRIED**

The following owners were elected to stand as Executive Committee Members until the next Annual General Meeting: Miss C Atwood, Ms Y Barlow, Ms A McCowie, Ms L Fox, Mrs E Macintyre, Ms R Hudson and Mr G Navarro-Bustos.

HOUSE RULES

MOTION 9: *It was resolved that the Owners corporation of UP4040 authorise the Executive Committee to derive a set of House Rules for further consideration, adoption and registration (as Rule 13) at next year's General Meeting.* **CARRIED**

GENERAL BUSINESS

Parking
It was noted that Per-se are parking their vehicles/machinery in private car spaces.

'For Sale' Signs
Owners present mentioned that there are numerous 'For Sale' signs on the nature strip of the complex. As the house rules are getting registered, EC approval will now need to be sought for the erection of any real estate signs. No 'For Sale' signs are to be displayed on balconies or in windows.

Water running off gutter into/on top of swipe access system into the basement
Owners present have informed the Managing Agent that water running off a gutter seems to get into vehicles when the window is wound down when swiping open the garage entrance roller door at C Block. The building manager will investigate and report back to the Executive Committee as to options/alternatives to fix this.

Foxtel for C Block
The Managing Agent is to obtain a quote from Foxtel for one dish for the block and forward onto the Executive Committee for consideration. If the Executive Committee is happy to proceed then a General Meeting will be called for a Special Levy for C Block owners only.

Separating budgets for each stage
A discussion took place in relation possibly splitting the Administrative Fund budget into separate stages, so that, for example, townhouses don't have to pay for items in the budget that they are not utilizing. A unanimous resolution will be needed every year for this to progress. As the 3 stages have only come together this year, owners present have requested the Managing Agent draw up a draft-type budget for future reference.

Brown Architectural feature for Ambiente
The architectural feature at the front of Ambiente requires cleaning – as there is bird faeces all over it. The Managing Agent will arrange for this to be cleaned.

External Window Cleaning
The external window cleaning is to include all stages that have in-accessible windows. 3 quotes will be sourced by the Managing Agent and presented to the Executive Committee for consideration. The first window clean will be scheduled for November/December 2016.

D Block top verandah space
Owners present have discussed the option to furnish the space, with all owners present agreeing that if this pursed, then D block owners will need to approve a Special Levy for Stage 2 owners only. Quotations will be provided to the Executive Committee for consideration and further action.

THE OWNERS - UNITS PLAN NO 4040
Common Seal

Pool security

Owners present noted that people other than residents have been seen to be using the pool. All owners present have agreed for a quotation from Class Locksmiths is provided to the Executive Committee for a restricted key lock to be installed on the gate. Quotations for a higher fence will also be sought and presented to the Executive Committee for consideration.

The meeting closed at 7.05 pm



Default Rules for UP 4040



[Attachment A]

1 Definitions—Default Rules

(1) In these Rules:

Executive Committee Representative means a person authorised in writing by the Executive Committee under Rule 10 (4).

Owner, occupier or user, of a unit, includes an invitee or licensee of an owner, occupier or user of a unit.

(2) A word or expression in the Act has the same meaning in these Rules.

2 Payment of rates and taxes by unit Owners

A unit owner must pay all rates, taxes and any other amount payable for the unit.

3 Repairs and maintenance

(1) A unit owner must ensure that the unit is in a state of good repair.

(2) A unit owner must carry out any work in relation to the unit, and do anything else in relation to the unit, that is required by a Territory Law.

4 Erections and alterations

(1) A unit owner may erect or alter any structure in or on the unit or the common property only—

(a) in accordance with the express permission of the ~~Owners Corporation by unopposed resolution~~ ***Executive Committee***; and

(b) in accordance with the requirements of any applicable Territory Law (for example, a law requiring development approval to be obtained for the erection or alteration).

Note *An example is part of the Act, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see Legislation Act, s 126 and s 132).*

(2) Permission may be given subject to conditions stated in the resolution.

5 Use of common property

A unit owner must not use the common property, or permit it to be used, to interfere unreasonably with the use and enjoyment of the common property by an owner, occupier or user of another unit.

6 Hazardous use of unit

A unit owner must not use the unit, or permit it to be used, so as to cause a hazard to an owner, occupier or user of another unit.

7 Use of unit—nuisance or annoyance

(1) A unit owner must not use the unit, or permit it to be used, in a way that causes a nuisance or substantial annoyance to an owner, occupier or user of another unit.

(2) This rule does not apply to a use of a unit if the Executive Committee has given an owner, occupier or user of the unit written permission for that use.

(3) Permission may be given subject to stated conditions.

(4) Permission may be withdrawn by special resolution of the Owners Corporation.

8 Noise

(1) A unit owner must not make, or permit to be made, such a noise within the unit as might (in the circumstances) be reasonably likely to cause substantial annoyance to an owner, occupier or user of another unit.

(2) This rule does not apply to the making of a noise if the Executive Committee has given the person responsible for making the noise written permission to do so.

(3) Permission may be given subject to stated conditions.

(4) Permission may be withdrawn by special resolution of the Owners Corporation.

9 Illegal use of unit

A unit owner must not use the unit, or permit it to be used, to contravene a law in force in the ACT.

10 What may an Executive Committee representative do?

(1) An Executive Committee representative may do any of the following in relation to a unit at all reasonable times:

(a) if the Committee has reasonable grounds for suspecting that there is a breach of the Act or these rules in relation to a unit—inspect the unit to investigate the breach;

(b) carry out any maintenance required under the Act or these rules;

(c) do anything else the Owners Corporation is required to do under the Act or these rules.

(2) An Executive Committee representative may enter a unit and remain in the unit for as long as is necessary to do something mentioned in Subrule (1).

(3) An Executive Committee representative is not authorised to do anything in relation to a unit mentioned in Subrule (1) unless—

(a) the Executive Committee or the representative has given the owner, occupier or user of the unit reasonable notice of his or her intention to do the thing; or

(b) in an emergency, it is essential that it be done without notice.

(4) The Executive Committee may give a written authority to a person to represent the Corporation under this rule.

11 Seal of Owners Corporation

(1) For the attaching of the seal of the Owners Corporation to a document to be effective—

(a) the seal must be attached by decision of the Executive Committee; and

Note - Executive Committee decisions must be made by majority vote, or by unanimous vote if there are only 2 members of the Committee (see Unit Titles Act 2001, s 88).

(b) the seal must be attached in the presence of two (2) Executive members; and

(c) the Executive members witnessing the attaching of the seal must sign the document as witnesses.

(2) Managing agent may affix seal -

(a) The common seal may be affixed to reduced quorum meeting notices and certificates under Section 119 of the Act by the managing agent of the Owners Corporation without following the procedure in Rule 11.1

THE OWNERS - UNITS PLAN No. 4010
Common Seal

12 **Recovery of Legal Fees**

(1) If an Owners Corporation incurs legal fees or other costs in any legal or administrative action against a unit holder, the unit holder shall, unless a court order directs otherwise, be liable to pay the Owners Corporation the amount of the legal fees or other costs incurred by the Owners Corporation in undertaking, commencing or otherwise being involved in the legal or administrative action.

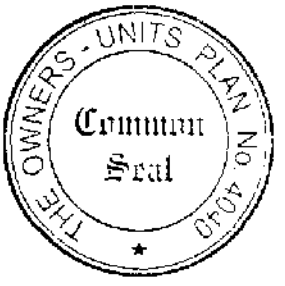
(2) The unit holder agrees that any monies which are payable pursuant to Clause 1 shall be a debt enforceable by the Owners Corporation against the unit holder.

(3) The legal fees and other costs payable in accordance with Clause 1 shall only be such legal fees and costs which can be evidenced by written invoice as payable by the Owners Corporation. For the avoidance of doubt, any legal fees or other costs incurred by the Owners Corporation which cannot be evidenced by a written invoice as due and payable, shall not form part of, and will not be recoverable against, in accordance with Clause 1.

(4) The Owners Corporation shall not commence any action against any unit holder other than to recover outstanding levies, without a majority vote from a Special General Meeting.

13

House Rules (see attached)



House Rules

UNITS PLAN 4040 -"Ambiente"

Introduction

The following House Rules have been established for the mutual benefit of all residents, both owners and tenants, in order to maximise the convenience, comfort and privacy of the residents of Units Plan 4040. At all times and in all matters, the Schedule of the Unit Titles (Management) Act applies. They are to be included as an integral part of any leasing arrangement between a unit owner and the tenant.

Complaints

A resident wishing to report an infringement of these rules, that cannot be resolved personally, should report the matter in writing to:

The Managing Agent
"Ambiente"
Independent Strata Management Pty Ltd
GPO Box 1539
CANBERRA CITY ACT 2601

Or: strataenquiry@independent.com.au

Telephone enquiries: 02 6209 1515

THE OWNERS - UNITS PLAN NO 4040
Common Seal

Please note that the Body Corporate can only take action of the complaint is in writing. Complainants should identify the offender, or their unit number, as well as the time, date and nature of the offence.

Verbal and/or anonymous complaints will not be acted upon.

Incidents that infringe particular laws of the ACT, such as noisy parties or trespassing, should be referred to the ACT Police, especially late at night or where your personal safety is threatened. Police attendance can be requested by phone on 131 444.

Noise

We aim to provide an environment that will allow all residents the benefit of quiet enjoyment of Ambiente.

1. Residents should be aware that noise penetrates easily into other units, particularly through balcony doors and windows.
2. At all times, and specifically between 10.00 pm and 7.00 am, residents must avoid causing any noise (music, television, loud voices, washing machines, dryers, spas, etc.) at a level which may disturb other residents.

House Rules

UNITS PLAN 4040 -"Ambiente"

Vehicles and Parking

We aim to ensure the safety and cleanliness of the vehicle areas, and to provide reasonable access to parking for residents' visitors.

3. Residents should only park their vehicles in their unit's allocated car space in the underground garage. Do NOT block or use other residents' car parking space without their express consent to do so.
4. Vehicles are NOT to be parked on the concrete access driveway, on landscaped areas, or in any position where they may cause an obstruction to others.
5. Vehicles must observe a 5 kph speed limit within the complex.
6. Residents are responsible for cleaning up of any oil spills caused by their vehicles or their guests vehicles and will be requested by the Owners Corporation to clean up any spills in the event that this is not carried out.
7. In the interest of safety, children are not permitted to ride cycles or play games on the common property driveway areas or in the underground parking areas.
8. Residents are not allowed to wash cars in the car park.
9. Fire hydrants are <u>never</u> to be used by residents for the purpose of washing vehicles.

Garbage and Recycling

We aim to maintain hygienic and clean disposal of rubbish, and to encourage recycling. Recycling facilities are available and residents are encouraged to use them.

10. The **garbage hopper** is for domestic waste only. All rubbish must be placed in the hopper and the hopper lid closed after use.
11. All rubbish should be enclosed in an acceptable outer container, such as an approved garbage bin liner and fastened securely.
12. Residents are encouraged to recycle wherever possible. Boxes should be collapsed and freed from foam or other contaminated matter before being placed in the recycling hopper. large boxes should be taken to the appropriate Government collection area. Recyclable items should not be bagged.
13. Under no circumstances is garbage or recycling to be placed on the floor of the garbage area.
14. Household items such as furniture, bedding etc. are not to be placed in either the garbage or recycling hoppers but should be disposed of by residents at appropriate Government collection areas.
15. Consideration should be given, and noise kept to a minimum, when disposing of rubbish. Noise from the garbage areas transmits easily to surrounding units.



House Rules

UNITS PLAN 4040 -"Ambiente"



Appearance

We aim to protect the safety, amenity, appearance and value of the property for the benefit of all residents, and to maintain a sense of community and common interest.

16. Residents must maintain their units so that other units are not adversely affected in terms of hygiene, appearance or value.
17. The draping of rugs, mats, sheets, blankets, clothing etc. over balcony railings is not permitted.
18. No permanent washing structures are permitted on balconies.
19. Balconies are not to be used as a storage area.
20. The erection of screening such as bamboo or brush is not permitted on balconies or courtyards.
21. A sense of community and general tidiness requires that all residents assist in keeping the common area clean and free from litter and damage, including entrance foyers, car parking areas, driveways, lawns and landscaped areas.

Smoking

We aim to provide an environment that will allow all residents the benefit of smoke free enjoyment of Ambiente.

22. Smoking is not permitted in any of the common areas, including the lifts, foyers, hallways, or basement car parks.
23. An occupant must not throw cigarette butts or ash over the balconies or discard them in any part of the common property. Any resident found doing this will be responsible for the cost of cleaning.

Legal Fee Recovery

24. If the Owners Corporation incurs legal fees as a result of the conduct of an owner (including for the recovery of a debt owed to the Owners Corporation), the owner shall be liable to pay to the Owners Corporation the amount of the legal fees incurred by the Owners Corporation in undertaking legal action against the owner.

Vandalism and damage

We aim to protect the safety, amenity, appearance and value of the property for the benefit of all residents, and to maintain a sense of community and common interest.

25. An occupant or visitors must not damage any part of the common property.
26. The occupant who has caused damage is liable to reimburse the Owners Corporation for all expenses that it incurs in rectifying the damage.

House Rules

UNITS PLAN 4040 -"Ambiente"



Animals/Pets

We aim to create a safe environment for all residents and pets without compromising the personal safety and enjoyment of all residents.

27. In accordance with Section 32 of the Unit Titles (Management) Act 2011, animals are not permitted unless the Owners Corporation gives written approval. Guidelines for obtaining approval are Attachment 1 to these rules.
28. The Executive Committee is authorised to make determinations regarding keeping of animals after all criteria have been met by the applicant.
29. The Committee will keep under review any permission that has been given, and approval to keep a pet can be withdrawn at any time if the pet causes a nuisance to another resident or other residents.
30. No animals are permitted on the common property at any time unless being escorted either to or from a unit.
31. Any damage or soiling of any common property is the responsibility of the pet owner.
32. Permission to have a pet is not transferable to a new owner or tenant of an apartment or to current residents replacing an approved pet.
33. The House Rules relating to pets are strictly enforced by the Executive Committee.
34. All real estate agents associated with the sale or rental of an apartment are reminded that a condition of ownership in Ambiente is that pets are not permitted unless permission has been granted. This requirement must be conveyed to all prospective buyers and tenants.
35. All pets must be kept on a lead when moving around the Ambiente complex.
36. Approvals will only be considered for a maximum of two (2) animals to be kept in any unit at any one time, excluding fish.

Alterations

We aim to protect the safety, amenity, appearance and value of the property for the benefit of all residents, and to maintain a sense of community and common interest.

37. Alterations and additions must not be undertaken without the prior written consent of the Owners Corporation.
38. Alterations include the erection of any structure (such as external blinds, screens, pergolas, awnings, satellite dishes or other shade devices), painting or otherwise altering the external façade or appearance of the building, modifications of any air conditioning, heating or ventilation system or associated piping or ducting servicing a unit.
39. All requests for alterations should be forwarded to the Strata Manager for consideration by Executive Committee. (In the case of tenants, requests should be submitted to the managing Real Estate Agent.)
40. Approval is unlikely to be given to any alterations that will impact on the privacy/amenity of another resident or that is not in keeping with the general appearance of the complex.
41. Unit front doors are Fire Rated - security screen doors, deadbolts, and peepholes are not permitted to be installed to the front doors of the unit.

House Rules

UNITS PLAN 4040 -"Ambiente"



Security and Safety

We aim to protect the safety of all residents.

42. Access is provided through restricted devices, if these are lost please report this immediately.
43. Additional fobs are available from the Managing Agent. All additional fobs must be formally requested in writing by the owners of the unit or their authorised agent. All additional keys must be formally requested in writing by the owners of the unit or their authorised agent.
44. All faults with the security system and/or individual residents' access cards should be reported to the Managing Agent.
45. In the interest of maintaining the security of Ambiente, all residents and their guests must ensure that security doors are closed firmly after entering or leaving the building.
46. Unknown or unauthorised persons must not be admitted to the building. Please ensure that you are not followed through access doors or into the basement.
47. The Owners Corporation is unable to provide after hour's access to residents if locked out of the building. In these instances, residents should make alternate arrangements, for example, leaving an additional set of access keys with a friend or relative.

Evacuation from the Building in an Emergency

48. Signs are located in each of the corridors, foyers and basement levels to indicate to residents and their guests the nearest emergency exit and the location of emergency equipment. Residents should familiarise themselves with the location of their nearest exit.
49. In the event of an evacuation, and in the event that it is safe to do so, ensure you take your swipe cards and unit keys with you to enable you to re-enter the building when it is cleared by the Fire Brigade.

Pool

50. Residents and their accompanied guests use the facilities at their own risk. The Owners Corporation does not accept any liability for bodily injury or loss of property arising from the use of these facilities.
51. Guests must be accompanied by the unit resident at all times.
52. Children under 16 years of age must be supervised by a parent or guardian at all times.
53. No glass items or alcohol are permitted in these areas.
54. Facilities must be left clean and tidy after use
55. Residents and their guests must ensure that the gates to the facilities are closed behind them.
56. No pets are permitted within the swimming pool or swimming area at any time.
57. Use of the facilities is shared and all residents have equal rights to use them. Residents and guests must not behave in such a way that controls the space and deters other residents from rightfully using these facilities. Shouting, playing games, loud and drunken or boisterous behaviours are not permitted. Consistent offenders may be suspended from using the facilities or loss of your tenancy agreement.
58. The pool facilities may only be used between the hours of 6.00am and 10.00pm



Barbeque Area

59. Residents and their accompanied guests use the facilities at their own risk. The Owners Corporation does not accept any liability for bodily injury or loss of property arising from the use of these facilities.
60. Guests must be accompanied by the unit resident at all times.
61. Children under 16 years of age must be supervised by a parent or guardian at all times.
62. Facilities must be left clean and tidy after use
63. Please act responsibly when using the facilities and report any faults to the Managing Agent.
64. Use of the facilities is shared and all residents have equal rights to use them. Residents and guests must not behave in such a way that controls the space and deters other residents from rightfully using these facilities. Shouting, playing games, loud and drunken or boisterous behaviours are not permitted. Consistent offenders may be suspended from using the facilities or loss of your tenancy agreement.
65. The barbeque facilities may only be used between the hours of 6:00am and 10:00pm

Signs

66. Unit owners are not permitted to display any signs in any visible external windows to their unit or on the common property except with the prior approval of the Executive Committee.
67. Without limiting paragraph 666, signs including real estate "For Sale" and "To Let/Lease" signs are not permitted to be erected on the common property unless permission is given by the Executive Committee.
68. Under no circumstances are real estate signs to be erected in the perimeter garden or lawn area.
69. Rectification of any damage caused as a result of the erection of real estate signs, will be the responsibility of the unit advertised for sale.
70. Real estate signs are to be removed immediately upon sale or lease of the property, and are not to remain erected with the "Sold" or "Leased" stickers affixed.

Flooring

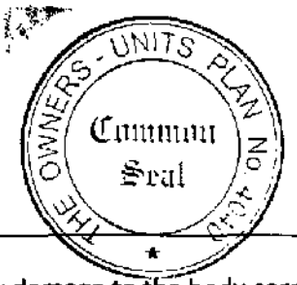
71. Timber and tiles finishes being installed by owners are required to be designated by an accredited acoustic consultant prior to installation and following installation certification of the installation is to be provided to the Owners Corporation.

General

72. The Owners Corporation does not accept responsibility for any personal property removed, damaged or stolen from common property areas, the underground car park or from individual units or storage cages.
73. NOTE: The basement car parking area, including individual storage cages, are designated "wet areas". The Owners Corporation does not accept responsibility for damage to any property as a result of water.

House Rules

UNITS PLAN 4040 -"Ambiente"



74. Residents are responsible for any damage to the body corporate premises by their guests and visitors and for any annoyance caused by them to other residents.
75. For safety and appearance, residents are not to store any items in common property areas including entrance foyers, stairwells, access pathways or in vehicle parking spaces. The storage cages provided for units are to be used for this purpose.
76. No shopping trolleys are to be left inside the building, on common property areas, or on the surrounding garden/grassed areas at the complex.
77. Residents shall co-operate with the Facilities Manager, cleaner and gardener employed to maintain the common area and any other tradesperson employed by the Owners Corporation whilst in the performance of their duties.
78. Residents and their guests shall not walk across garden beds and shall not use lawns as a thoroughfare.
79. In the interest of safety, parents and guardians should be aware that children are not permitted to play on the common property driveway areas or in the basement car parking area. Parents and guardians are responsible for the cost of repairing any damage caused by their children.
80. The use of barbeques on balconies must not cause an inconvenience to other residents.
81. Birds or possums are not to be fed from the balconies.
82. Fire Doors must not be propped open or interfered with in any way. Fire equipment such as extinguishers and hoses must not be used except in case of an emergency. Please note this is a requirement under law and corporate and personal fines will be issued by the Fire Brigade for non-compliance (ACTFB Policy May 2003).
83. Letterboxes must be emptied of all junk mail on a regular basis. It is the owner's responsibility to ensure that unoccupied units have their mail boxes emptied.
84. Residents should NOT ride bicycles, rollerblades, skateboards etc., within the building perimeters.
85. Graffiti of any description is not permitted on any area of the complex. Any graffiti should be documented and a report lodged with the Managing Agent immediately.
86. Christmas lights are permitted to be installed on individual balconies, on the following conditions:
    - Lights must be installed no earlier than 1 December and must be removed no later than 15 January.
    - Lights must not be permanently affixed in any way.
    - Flashing lights are not permitted between the hours of midnight and 6.00 am.
87. Under no circumstances are sandwich boards or other advertising material permitted on the common property, with the exception of real estate signs denoting the location of properties for sale or lease within Ambiente.
88. Residents must not throw any items over the balconies, including any household or garden waste, or discard any items in any part of the common property

Residents and their guests are required to abide by these rules, give consideration to others living at the development and help to maintain the appearance and value of the complex.

House Rules

UNITS PLAN 4040 -"Ambiente"

Strata Manager

The Strata Manager (Managing Agent) is **Independent Strata Management Pty Ltd**

Office address:	Second Floor 91 Northbourne Avenue Turner ACT 2612
Postal address:	GPO Box 1539 Canberra City ACT 2601
Telephone:	02 6209 1515
Facsimile:	02 6247 9567
Email:	strataenquiry@independent.com.au
Emergency after hours:	0419 626 355



Attachments

Attachment 1 - *Guidelines for approval of pets*

Guidelines for approval of pets

Unit Plan 4040 – Ambiente

In accordance with Section 32 of the Unit Titles (Management) Act, pets are not permitted without the consent of the Owners Corporation. The Executive Committee is delegated the authority to make all determinations concerning applications for keeping of animals.

Real Estate Agents managing the sale or rental of units in the development should be aware that as a condition of residency, pets cannot be accepted unless formal approval has been granted. It is important that these requirements are conveyed to all prospective buyers and tenants. Tenants must first seek approval from the Owner of the residence before application is made to the Owners Corporation/Body Corporate and a copy of this approval must accompany this application.

A register will be maintained of approved pets. Please note that approvals can be withdrawn at any time if a pet is deemed to be causing a nuisance.

The Pet Rules are enforced by the Executive Committee and are designed to ensure the happy co-existence of all residents – whether human or animal. The Rules are outlined below:

- Pets must be registered and comply with all requirements of ACT Pet Regulations and, where appropriate, be micro-chipped.
- Any damage or soiling of Common Property is the responsibility of the pet owner.
- Cats must be kept inside the unit at night and – at all times – must not be allowed to enter or soil any Common Property or other resident's property.
- All animals must be leashed at all times whilst on Common Property.
- Permissions are pet specific. In other words, a permission granted to a pet is not transferrable to a new owner or tenant of an apartment, or to current residents replacing an approved pet.

If you would like to have a pet in your unit and are prepared to comply with the conditions above, please complete the attached application form and return it to your Strata Manager who will then submit your request to the Executive Committee for consideration and approval.

Section 32 of the Unit Titles (Management) Act 2011:

32 Animals—owners corporation's consent

(1) A unit owner may keep an animal, or allow an animal to be kept, within the unit or the common property only with the consent of the owners corporation.

(2) The owners corporation may give consent under this section with or without conditions.

(3) However, the owners corporation's consent must not be unreasonably withheld.

Note An owner or occupier of a unit may apply to the ACAT to resolve a dispute with the owners corporation about keeping an animal, or allowing an animal to be kept (see s 126).

(4) In this section:

***animal** includes—*

(a) an amphibian; and

b) a bird; and

(c) a fish; and

(d) a mammal (other than a human beina); and



UNIT PLAN 4040 – Ambiente

Application for approval to keep a bird or animal

Unit No.: _____ Door No.: _____ ☐ Owner/Property Manager authorisation attached?

Pet Owner 1 - Name: _____

Contact Number: _____ Email: _____

Pet Owner 2 - Name: _____

Contact Number: _____ Email: _____

Emergency Contact: _____ Ph: _____

Particulars of animal (please complete one form per animal):

Pet Species and Breed: _____

Name of pet: _____ Age: _____

Colour: _____ Sex: Male/Female Is the animal desexed? Y / N

Microchip No.: _____ Dog Registration No.: _____

I/we hereby declare that I/we:

- will comply with all relevant legislation;
- that the animal or bird will be constrained (if applicable) so as not to allow it to cause nuisance on common property or to neighbouring units;
- that any damage or fouling caused by that animal whilst on common property will be rectified without delay; and
- the animal/bird will be removed immediately if permission is withdrawn by the Executive Committee or a general meeting of the Owners' Corporation.

Signatures: _____ _____

Owner 1 *Owner 2*

THE OWNERS - UNITS PLAN No. 4040 Common Seal

Dated: _____/_____/_____

Please return to: Heather Sanderson, Strata Manager on behalf of Units Plan 4040
Email: hsa@independent.com.au Phone: 6209 1595

STATUTORY PLANNING
DEVELOPMENT SOLUTIONS BRANCH
480 Northbourne Avenue
DICKSON ACT 2601
PHONE: (02) 62071923

LEASE CONVEYANCING ENQUIRY

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

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

Unit	129	Block	1	Section	27	Suburb	WRIGHT

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

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

Certificate Number: 75852 Dated: 26-MAY-15

4. Has an application for Subdivision been received under the Unit Titles Act?	(see report)
5. Has the Property been nominated for provisional registration, provisionally registered or registered in accordance with provisions of the Heritage Act 2004?	(see report)
6. If an application has been determined, is the land subject to an Environmental Impact Statement under Chapter 8 of the Planning & Development Act 2007, or part 6.3 of the Planning Act 2023?	(see report)
7. Has a development application been received, or approval (applications lodged prior to 2 April 1992 will not be included)?	(see report)
8. Has an application been received or approved for Dual Occupancy? (applications lodged prior to 2 April 1992 will not be included)	(see report)
9. Has an Order been made in respect of the Land pursuant to Part 11.3 of the Planning & Development Act 2007 or Part 12.3 of the Planning Act 2023?	(see report)
10 Contaminated Land Search - Is there information recorded by Environment ACT regarding the contamination status of the land?	(see report)

Date: 29-JUN-26 12:50:32

Applicant's Name : Info Track
E-mail Address : actenquiries@infotrack.com.au
Client Reference : 3267CVL - 198523461

STATUTORY PLANNING
DEVELOPMENT SOLUTIONS BRANCH
480 Northbourne Avenue
DICKSON ACT 2601

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

INFORMATION ABOUT THE PROPERTY

WRIGHT Section 27/Block 1/Unit 129 **Building Class: A**

Area(m2): 17,625.4
Unimproved Value: $7,460,000 **Year:** 2025
Subdivision Status: Application received under the Unit Titles Act.

Heritage Status: Nil.

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

DEVELOPMENT APPLICATIONS ON THE PROPERTY (SINCE APRIL 1992)

Application DA201221547 **Lodged** 18-APR-12 **Type** See Subclass

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

Description
MULTI DWELLING - 176 UNITS. Proposed construction of 176 units with one, two and three bedroom units in multi storey townhouse/terrace and appartment configerations.

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

District	Division	Section	Block(s)	Unit
Molonglo Valley	Wright	27	1-1	

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

Role	Name
Lessee	Land Development Agency
Applicant	Kasparek Architects

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

Activity Name	Status
Merit Track	Approved

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

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

STATUTORY PLANNING
DEVELOPMENT SOLUTIONS BRANCH
480 Northbourne Avenue
DICKSON ACT 2601

Sect	Blk	DA No.	Description	Overlay Policy	Status
29	3	202544704	PLANNING ACT 2023 - PROPOSAL FOR LEASE VARIATION - Proposal to remove clause 3(d) which prohibits the unit titling of the site. Clause 3(d) - "That subdivision of this lease under the Unit Titles Act 2001 is not permitted"	Approval Conditional	11-FEB-26

LAND USE POLICIES

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

CONTAMINATED LAND SEARCH

Information is recorded by the Environment Protection Authority (EPA) regarding the contamination status of the land. This information is available via the EPA Contaminated Land Search. For further information on how to perform a search, please go to: https://www.accesscanberra.act.gov.au/city-services/contaminated-sites . For general information on land contamination in the ACT, please contact the Environment Protection Authority on 13 22 81.

ASBESTOS SEARCH

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

CAT CONTAINMENT AREAS

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

URBAN FOREST ACT 2023

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

---- END OF REPORT ----

GRADY STRATA & FACILITIES PTY LTD
ABN: 55 609 045 061
PO Box 3197, MANUKA, ACT, 2603
P | 02 6251 1214
E | office@gradystrata.com.au

Owner Ledger

Start Date: 01/06/2024
End Date: 30/06/2028
Owners: One only

The Owners Units Plan 4040 — Ambiente Apartments, 61 John Gorton Drive, WRIGHT ACT 2611

Lot 129 Unit 129 Jumi Bae — UE / AE: 44.00 / 10,000.00

Levies

Levy no.	Due date	Frequency	Details	Admin Fund Due	Admin Fund Paid	Sinking Fund Due	Sinking Fund Paid	Interest paid	Discount	Levy type	Status	Group
			Balance brought forward	0.00		0.00						
1	09/07/2024	Once-off	Lot 129: Debt recovery Stage 1	55.00	55.00	0.00	0.00	0.00		Owner Invoice	Normal	None
2	15/07/2024	Quarterly	Quarterly Admin/Sinking Levy 01/06/2024 - 31/08/2024	567.80	567.80	251.40	251.40	0.00	0.00%	Standard	Normal	None
3	15/07/2024	Quarterly	Quarterly High-Rise Apartment Levy 01/06/2024 - 31/08/2024	87.05	87.05	0.00	0.00	0.00	0.00%	Standard	Normal	Apartments
4	15/09/2024	Quarterly	Quarterly Admin/Sinking Levy 01/09/2024 - 30/11/2024	567.80	567.80	251.40	251.40	0.00	0.00%	Standard	Normal	None
5	15/09/2024	Quarterly	Quarterly High-Rise Apartment Levy 01/09/2024 - 30/11/2024	87.05	87.05	0.00	0.00	0.00	0.00%	Standard	Normal	Apartments
6	30/03/2025	Quarterly	Quarterly Admin/Sinking Levy 01/12/2024 - 28/02/2025	587.20	587.20	276.55	276.55	0.00	0.00%	Standard	Normal	None
7	30/03/2025	Quarterly	Quarterly Apartment Levy 01/12/2024 - 28/02/2025	87.05	87.05	0.00	0.00	0.00	0.00%	Standard	Normal	Apartments
8	15/05/2025	Quarterly	Quarterly Admin/Sinking Levy 01/03/2025 - 31/05/2025	587.20	587.20	276.55	276.55	0.00	0.00%	Standard	Normal	None
9	15/05/2025	Quarterly	Quarterly Apartment Levy 01/03/2025 - 31/05/2025	87.05	87.05	0.00	0.00	0.01	0.00%	Standard	Normal	Apartments
10	15/07/2025	Quarterly	Quarterly Admin/Sinking Levy 01/06/2025 - 31/08/2025	587.20	587.20	276.55	276.55	0.00	0.00%	Standard	Normal	None
11	15/07/2025	Quarterly	Quarterly Apartment Levy 01/06/2025 - 31/08/2025	87.05	87.05	0.00	0.00	0.00	0.00%	Standard	Normal	Apartments
12	15/09/2025	Quarterly	Quarterly Admin/Sinking Levy 01/09/2025 - 30/11/2025	587.20	587.20	276.55	276.55	0.00	0.00%	Standard	Normal	None
13	15/09/2025	Quarterly	Quarterly Apartment Levy 01/09/2025 - 30/11/2025	87.05	87.05	0.00	0.00	0.00	0.00%	Standard	Normal	Apartments
14	01/01/2026	Quarterly	Quarterly Admin/Sinking Levy 01/12/2025 - 28/02/2026	623.70	623.70	294.00	294.00	0.00	0.00%	Standard	Normal	None

Lot 129 Unit 129 Jumi Bae UE / AE: 44.00 / 10,000.00

15	01/01/2026	Quarterly	Quarterly Apartment Levy 01/12/2025 - 28/02/2026	91.60	91.60	0.00	0.00	0.00	0.00%	Standard	Normal	Apartments
16	01/03/2026	Quarterly	Quarterly Admin/Sinking Levy 01/03/2026 - 31/05/2026	623.70	623.70	294.00	294.00	0.00	0.00%	Standard	Normal	None
17	01/03/2026	Quarterly	Quarterly Apartment Levy 01/03/2026 - 31/05/2026	91.60	91.60	0.00	0.00	0.00	0.00%	Standard	Normal	Apartments
18	01/06/2026	Quarterly	Quarterly Admin/Sinking Levy 01/06/2026 - 31/08/2026	623.70	623.70	294.00	294.00	0.00	0.00%	Standard	Normal	None
19	01/06/2026	Quarterly	Quarterly Apartment Levy 01/06/2026 - 31/08/2026	91.60	91.60	0.00	0.00	0.00	0.00%	Standard	Normal	Apartments
20	01/09/2026	Quarterly	Quarterly Admin/Sinking Levy 01/09/2026 - 30/11/2026	623.70	0.00	294.00	0.00	0.00	0.00%	Standard	Normal	None
21	01/09/2026	Quarterly	Quarterly Apartment Levy 01/09/2026 - 30/11/2026	91.60	0.00	0.00	0.00	0.00	0.00%	Standard	Normal	Apartments

Current position: Unallocated prepayments $0.00 Levy arrears & owner invoices due $0.00 Interest on levy arrears $0.00

Receipts

					Admin Fund		Sinking Fund		Unallocated			
Date	Receipt no.	Subtype	Status	Source	Paid	Interest	Paid	Interest	Paid	Total amount	Cheque no.	Levy no.
15/07/2024	4934	Receipt	Banked		708.37	10.94	251.40	4.20	0.00	974.91		1
24/07/2024	4990	Receipt	Banked		656.33	0.01	251.40	0.00	0.00	907.74		2, 3
16/09/2024	5172	Receipt	Banked		654.85	0.00	251.40	0.00	0.00	906.25		4, 5
25/03/2025	5464	Receipt	Banked		674.25	0.00	276.55	0.00	0.00	950.80		6, 7
12/05/2025	5713	Receipt	Banked		673.85	0.00	276.55	0.00	0.00	950.40		8, 9
17/07/2025	5973	Receipt	Banked		650.17	0.01	265.02	0.00	0.00	915.20		10, 9, 11
06/08/2025	6036	Receipt	Banked		24.48	0.00	11.53	0.00	0.00	36.01		10
01/09/2025	6139	Receipt	Banked		674.25	0.00	276.55	0.00	0.00	950.80		12, 13
02/01/2026	6485	Receipt	Banked		715.30	0.00	294.00	0.00	0.00	1,009.30		14, 15
02/03/2026	6724	Receipt	Banked		715.30	0.00	294.00	0.00	0.00	1,009.30		16, 17
02/06/2026	7036	Receipt	Banked		715.30	0.00	294.00	0.00	0.00	1,009.30		18, 19

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Statement of Financial Position - Group

As at 31/05/2026

The Owners Units Plan 4040 — Ambiente Apartments, 61 John Gorton Drive, WRIGHT ACT 2611

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(146,459.40)
Owners Equity--Admin	(23,027.02)
	(169,486.42)
Sinking Fund	
Operating Surplus/Deficit--Sinking	(44,728.66)
Owners Equity--Sinking	599,158.10
	554,429.44
Net owners' funds	$384,943.02
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	(106,552.42)
Receivable--Levies--Admin	11,711.51
Receivable--Owners--Admin	110.00
	(94,730.91)
Sinking Fund	
Cash at Bank--Sinking	583,548.64
Receivable--Levies--Sinking	5,517.95
	589,066.59
Unallocated Money	
Cash at Bank--Unallocated	911.71
	911.71
Total assets	495,247.39
Less liabilities	
Administrative Fund	
Creditor--GST--Admin	(5,931.75)
Creditors--Other--Admin	3,601.23
Prepaid Levies--Admin	77,086.03
	74,755.51
Sinking Fund	
Creditor--GST--Sinking	(1,697.35)
Prepaid Levies--Sinking	36,334.50
	34,637.15
Unallocated Money	
Prepaid Levies--Unallocated	911.71
	911.71
Total liabilities	110,304.37
Net assets	$384,943.02

Apartments

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	28,563.32
Owners Equity--Admin	156,705.38
	185,268.70
Sinking Fund	
Operating Surplus/Deficit--Sinking	0.00
	0.00
Net owners' funds	$185,268.70
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	194,003.76
Receivable--Levies--Admin	1,723.52
	195,727.28
Sinking Fund	
Cash at Bank--Sinking	(2,158.00)
	(2,158.00)
Total assets	193,569.28
Less liabilities	
Administrative Fund	
Creditor--GST--Admin	2,423.16
Prepaid Levies--Admin	8,035.42
	10,458.58
Sinking Fund	
Creditor--GST--Sinking	(2,158.00)
	(2,158.00)
Total liabilities	8,300.58
Net assets	$185,268.70

Unit Titles (Management) Sale Certificate Determination 2024

Unit Title Sale Certificate

Unit Titles (Management) Act 2011

Units Plan No. 4040 **Unit no:** 129

Unit entitlement: 44 Total unit entitlement: 10000

Unit owner/eligible person: Jumi Bae/

---

1. EXECUTIVE COMMITTEE

The Executive Committee's name and contact details are

Member	Michael 110/2 Peter Cullen Way, WRIGHT ACT 2611
Member	Geovanny Navarro-Bustos Ambiente, 130/61 John Gorton Drive, WRIGHT ACT 2611
Member	Aletha Ambiente, 9/65 John Gorton Drive, WRIGHT ACT 2611
Member	Amanda Wodzislawski 67/2 Peter Cullen Way, WRIGHT ACT 2611
Member	Robin Edmonds 85/2 Peter Cullen Way, WRIGHT ACT 2611

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2. MANAGEMENT

Does the Owners Corporation have a Managing Agent? **YES/NO**
Yes, Agent's name and address:

Grady Strata
Unit G2 / 65 Canberra Avenue
KINGSTON ACT 2604

02 6251 1214

office@gradystrata.com.au

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3. BOOKS & RECORDS

The Owners Corporation's books, records and corporate register may be inspected at:

Unit G2 / 65 Canberra Avenue
KINGSTON ACT 2604

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4. INSURANCE

Policy No. HU0043457 Chu Underwritters
Type: Strata Broker: Gallagher

Premium: $90,659.00 Paid on: 06/02/2025 Policy start date: 04/02/2026 Next due: 04/02/2027

Cover	*Sum insured*	*Excess*
Building	$92,244,636.00	$1,000.00
Loss of Rent	$13,836,695.00	$0.00
Fidelity Guarantee	$250,000.00	$0.00
Office Bearers Liability	$5,000,000.00	$0.00
Machinery Breakdown	$100,000.00	$5,000.00
Govt. Audit Costs	$25,000.00	$0.00
Public Liability	$30,000,000.00	$0.00
Common Property	$922,446.00	$0.00
Govt. Audit Costs	$25,000.00	$0.00
Lot Owners' Fixtures & Improvements	$250,000.00	$0.00

4.1 A copy of the Certificate of Currency is attached.

4.2 A copy of the current insurance valuation report is attached (if available)

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5. CONTRIBUTIONS

5.1 When does the current financial year for contributions begin? 01 Oct 2025

5.2 Contributions due from this unit for the current financial year:
Annual – $4,037.20

Administrative (General) Fund instalments (as determined under S78):

Total amount last determined with respect to the lot		$2,861.20
Number of instalments payable (if contributions payable by instalments)		8
Amount and due date of each instalment		
Quarterly Admin/Sinking Levy 01/12/2025 - 28/02/2026	01 Jan 2026	$623.70
Quarterly Apartment Levy 01/12/2025 - 28/02/2026	01 Jan 2026	$91.60
Quarterly Admin/Sinking Levy 01/03/2026 - 31/05/2026	01 Mar 2026	$623.70
Quarterly Apartment Levy 01/03/2026 - 31/05/2026	01 Mar 2026	$91.60
Quarterly Admin/Sinking Levy 01/06/2026 - 31/08/2026	01 Jun 2026	$623.70
Quarterly Apartment Levy 01/06/2026 - 31/08/2026	01 Jun 2026	$91.60
Quarterly Admin/Sinking Levy 01/09/2026 - 30/11/2026	01 Sep 2026	$623.70
Quarterly Apartment Levy 01/09/2026 - 30/11/2026	01 Sep 2026	$91.60
Amount owing		$0.00
Interest owing		$0.00
Total amount owing		$0.00
Discount applicable for early payment		0.00%

5.3 Sinking Fund instalments (as determined under S89)

Total amount last determined with respect to the lot		$1,176.00
Number of instalments payable (if contributions payable by instalments)		8
Amount and due date of each instalment		
Quarterly Admin/Sinking Levy 01/12/2025 - 28/02/2026	01 Jan 2026	$294.00
Quarterly Apartment Levy 01/12/2025 - 28/02/2026	01 Jan 2026	$0.00
Quarterly Admin/Sinking Levy 01/03/2026 - 31/05/2026	01 Mar 2026	$294.00
Quarterly Apartment Levy 01/03/2026 - 31/05/2026	01 Mar 2026	$0.00
Quarterly Admin/Sinking Levy 01/06/2026 - 31/08/2026	01 Jun 2026	$294.00
Quarterly Apartment Levy 01/06/2026 - 31/08/2026	01 Jun 2026	$0.00
Quarterly Admin/Sinking Levy 01/09/2026 - 30/11/2026	01 Sep 2026	$294.00
Quarterly Apartment Levy 01/09/2026 - 30/11/2026	01 Sep 2026	$0.00
Amount owing		$0.00
Interest owing		$0.00
Total amount owing		$0.00
Discount applicable for early payment		0.00%

Special levies:
None

Balance of Funds Special Purpose Fund $0.00

5.4 Total outstanding contributions due for current financial year as at the date of this Certificate – $0.00

5.5 Are there any other outstanding debts owing on this unit? Details as follows:

Details of other debts	Due Date	Amount Due	Amount Outstanding
		$	$
		$	$
		$	$

5.6 Total outstanding contributions and debts as at the date of this Certificate – $0.00

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6. BALANCE OF FUNDS

The balance of funds held for the Owners Corporation at the date of this certificate:

The Balance Sheet for the Corporation at the date of this certificate is attached.

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7. SINKING FUND PLAN

A copy of the current approved sinking fund plan is attached

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8. DEVELOPER CONTROL PERIOD

The developer control period has expired.

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9. SUSTAINABILITY INFRASTRUCTURE

The corporation has not installed sustainability infrastructure.

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10. SERVICE CONTRACTORS

Service Contractors appointed by the Owners Corporation:

Contractor Name	Creditor Type	Frequency

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11. PLANNING AND LAND AUTHORITY – CROWN LEASE EXTENSION

The Owners Corporation has/has not applied to the Planning and Land Authority for an extension of the crown lease.

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12. IS THERE A REGULATED SWIMMING POOL ON COMMON PROPERTY?

YES

If Yes, attach a copy of the Swimming Pool Certificate Disclosure Statement.

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13. ARE ANY UTILITIES WITHIN THE BUILDING PART OF AN EMBEDDED NETWORK?

NO

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14. HAS THE OWNERS CORPORATION BORROWED FUNDS? NO

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15. MINUTES OF MEETINGS OF OWNERS CORPORATION AND EXECUTIVE COMMITTEE

A copy of the Minutes of Meetings is attached.

The fee fixed by the Owners Corporation for this information is in accordance with the prescribed regulations.

All the information in this unit title certificate has been recorded on the following date from details shown in the books, records and other documents of the Owners Corporation:

DATE: 26 June 2026

The Common Seal of
The Owners - Units Plan No .4040
was hereunto affixed in
the presence of



Signature

BIV REPORTS PTY LIMITED

Asbestos Reports · WHS Reports · Building Insurance Valuations · Sinking Fund Plans

ABN 60 508 188 246

BUILDING INSURANCE VALUATION REPORT

APRIL 2019

PHOTO DATE: APR 2019



65 JOHN GORTON DRIVE, WRIGHT :: UP4040



BIV REPORTS · BUILDING INSURANCE VALUATIONS · WHS REPORTS · ASBESTOS REPORTS · SINKING FUND PLANS (AUST) PTY LIMITED

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Ph: 1300 107 280 or 02 **9114 9800**

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Building Insurance Valuation

Certificate of Value

This is to certify the Replacement Cost of the buildings of the Unit Plan described herein, in accordance with the strata industry and Valuation profession best practice.

Reported interest of:	*The Registered Proprietors of UP4040*
Address of property:	*65 John Gorton Drive, Wright*
Land description:	*Lots 1-176 and the Common Property*
Subject Improvements: *(Brief description only)*	*Multi level residential complex with car accommodation*
Registration date & brief description:	*Registered 2014, masonry, steel, glass, concrete floors, pool, lift, landscaped areas, and average finish*
Normal items and events included in the value ascribed below:	*Replacement of the buildings and other improvements, demolition and removal of debris, architects and other professional fees, 36 months allowance for rise and fall in building costs, including GST*
Date Prepared:	*18 April 2019*
Date of Valuation:	*18 April 2019*
Certificate Number:	*54335*

In accordance with the comments made within this Certificate and based upon Building Costs reasonably available as at the Date Prepared, we are of the opinion that the Building Costs including the items listed above and in modern materials as at the Date of Valuation, can be fairly expressed in the amount of

Sixty nine million four hundred and fifty thousand dollars

$69,450,000



Shane Andrew Foley

AssocRICS Registered Valuer RICS Associate No. 6702046

Australian Valuers Institute - CPV508 Australian Property Institute - PMAPI 101291

Registered Valuer No. VAL026522 NSW - Unrestricted

This Certificate should be read with Page 2 of this Certificate including the disclaimers provided

Building Insurance Valuation

Summary of Calculations

Reported interest of: *The Registered Proprietors of UP4040*
Address of property: *65 John Gorton Drive, Wright*

Estimated Replacement cost of all buildings	*$51,782,349*
Add an allowance for demolition & removal of debris	*$1,397,750*
Add an allowance for professional fees	*$3,190,806*
Sub total *(rounded)*	*$56,370,905*
Allow for escalation in costs for 36 months	*$6,764,509*
Add GST	*$6,313,541*
Total *(rounded)*	*$69,448,955*
Recommended Sum Insured on a Replacement basis only	***$69,450,000***

Additional items and events to be insured: *Nil*

This certificate is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this certificate. Neither the whole nor any part of this certificate or any reference thereto may be included in any published document, circular or statement or published in any way without our written approval of the form and context in which it may appear. No responsibility is accepted for any unforeseen change in the market in the future. This Certificate of Value has been prepared on the basis of instruction being for Building Replacement Insurance purposes only and for no other purpose. A comprehensive valuation report should be commissioned if a party intends to change their financial position relating to the above property or interest. For example, a valuation for market value purposes or reinstatement (where the buildings are damaged but not destroyed) would include detailed commentary relating to any risks associated with the property.

Any estimate includes an escalation for reasonable growth perceived today, and from the Date of Preparation to the date of likely completion of construction. As the Owners Corporation's liability is unlimited they should view the recommended sum insured as a minimum amount and consider insuring for a higher amount if they believe their particular circumstances warrants it. Our Certificate does not cover the property's structural condition nor environmental contamination, nor is it a quantitative survey and assumes that the existing improvements can be rebuilt in accordance with the relevant planning instruments. As we are not town planners and nor have we been provided with town planning advice this Certificate does not cover loss of floor space or use if the zoning does not allow re-building of the existing improvements. You are to ensure that your particular insurance policy provides further allowance for any rebuilding on another site, that is, additional allowance for purchasing another site, and catastrophe, amongst other things. We do not allow for increased costs due to catastrophic events (such as earthquakes or floods).

The above has been calculated in accordance with valuation best practice or the relevant Act and Regulation which we interpret as a Building Replacement cost (and not for Re-instatement which may be a significantly higher cost). The recommended sum insured is calculated from an amalgam of estimates and a single figure is provided for practical purposes from within a range of values and a combination of a range of estimates. Areas have been calculated from our on-site measurements of the external parts of the building and or the subject Strata, Community or similar Plan. Building plans or building surveys should be provided to the Valuer if the Owners Corporation requires a more accurate assessment of areas. We have relied upon either Rawlinsons, Cordells, or Quantity Surveyors to assess the cost of replacement in modern materials and do not accept responsibility for any errors from the above providers of source data. Our inspection of the building does not include inaccessible areas of the property nor do we identify or comment on the structural integrity, rot, defect, infestation of the improvements.

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UNITS PLAN 4040
2022 ANNUAL GENERAL MEETING MINUTES

Held via Zoom on the 1st March 2023 at 5:30 pm. As there were not enough members present to constitute a quorum the meeting proceeded under Reduced Quorum circumstances in accordance with Schedule 3.9 of the Unit Titles (Management) Act 2011.

Present: Representatives for Units 1, 9, 18, 32, 39, 61, 72, 74, 93, 99, 102, 117, 130, 156

Proxy: 20

Absentee Voting Forms: 26, 28, 71, 119

Apologies:

The Executive Committee Chair, Geoff Love, welcomed all representatives of the Owners Corporation to the 2022 Annual General Meeting. The Strata Manager, Cara Grady, from Grady Strata & Facilities gave an overview of works undertaken over the past 12 months and the planned works for the next 12 months as outlined in the invitation from the Executive Committee.

PREVIOUS MINUTES

ITEM 1 - MINUTES

***Motion 1**: "That the Owners Corporation adopt the 2021 Annual General Meeting Minutes as a true and accurate record of that meeting."*

Motion Carried

FINANCIAL STATEMENTS AND REPORTS

ITEM 2 – FINANCIAL STATEMENTS

***Motion 2**: "That the Owners Corporation adopt the financial statements for the financial year ended 30th of September 2022."*

Motion Carried

2022/2023 BUDGET

The meeting discussed the proposed split budget as requested by Owners for presentation at the last AGM. Geoff Love explained the impact that the current combined budget has on town house Owners levies due to their unit entitlements, the budget proposed splits away services that are utilised by only the high rise Owners, such as lifts, garages, window and carpet cleaning.
The break down of motions was explained to the meeting.

ITEM 3 - BUDGET

***Motion 3**: "That the Owners Corporation adopts a general contribution administrative fund budget of $480,960.08 (GST exclusive) for the 2022/2023 financial year and strike equal quarterly levies to fall due on 28th March 2023, 15th May 2023, 15th July 2023, and 15th September 2023."*

Motion Carried by Special Resolution

***Motion 4**: "That the Owners Corporation adopts a high rise contribution administrative fund budget of $48,200 (GST exclusive) for units 41-174 for the 2022/2023 financial year and strike equal quarterly levies to fall due on 28th March 2023, 15th May 2023, 15th July 2023, and 15th September 2023."*

Motion Carried by Special Resolution

***Motion 5**: "That the Owners Corporation adopts an administrative fund budget of $529,160.08 (GST exclusive) for the 2022/2023 financial year and strike equal quarterly levies to fall due on 28th March 2023, 15th May 2023, 15th July 2023, and 15th September 2023."*

Motion Failed

***Motion 6**: "That the Owners Corporation adopts a sinking fund budget of $193,080.00 (GST exclusive) for the 2022/2023 financial year and strike equal quarterly levies to fall due on 28th March 2023, 15th May 2023, 15th July 2023, and 15th September 2023."*

Motion Carried

PROPOSED PROJECTS

ITEM 4 – CLADDING REMEDIATION

***Motion 7 :** "That the Owners Corporation agree to Levy a General Special Fund of $125,000 (GST inclusive) for the replacement of the blade wall cladding indicated as moderate to high risk in the Warrington Fire Report. This amount is to be contributed by owners equally at $710.22 per unit and payable by 4 equal instalments due 28th March 2023, 15th May 2023, 15th July 2023, and 15th September 2023."*

Motion Carried by Special Resolution

STRATA MANAGEMENT & BUILDING MANAGEMENT AGREEMENT

ITEM 5 – APPOINTMENT OF MANAGING AGENT

***Motion 8 :** "That the Owners Corporation authorize the Executive Committee to enter into a written management agreement appointing Grady Strata & Facilities Pty Ltd as follows:*

(a) A contract be negotiated with Grady Strata & Facilities Pty Ltd 'Agent', on broadly the same terms as the current Strata Management and Building Management contracts, to provide services as Strata Manager and Building Manager of Units Plan 4040 for a period of 1 year with the option for an extension of 2 years commencing at the conclusion of the existing agreement.

(b) The Owners Corporation/Executive Committee delegates to the Agent some of its functions [other than those prohibited by legislation].

The delegation mentioned in subsection (b) is subject to the conditions and limitations set out in the Contract between the Owners Corporation and the Agent and in the Unit Titles (Management) Act 2011."

Motion Carried

EXECUTIVE COMMITTEE APPOINTMENT

ITEM 6 – EXECUTIVE COMMITTEE

Motion 9 : *"That the Owners Corporation appoint representative from Unit 1, Unit 9, Unit 74 and Unit 130, to serve as executive committee members until the next Annual General Meeting in accordance with Section 39 of the Unit Titles (Management) Act 2011."*

Motion Carried

ITEM 7 – AUTHORISATIONS AND DELEGATIONS

The meeting discussed the adequacy of any authorisations, delegations and appointments in force.

BUILDING MAINTENANCE ITEMS

ITEM 8 – ONGOING MAINTENANCE

The meeting discussed ongoing maintenance items including contracts coming up for renewal.
It was raised that there have been reports of cockroaches on the common property within one of the buildings, cockroach spraying presently takes place as part of Ambiente's contract with Rentokil, however Grady Strata will have them attend to address the particular area of concern.

ITEM 9 - DEFECTS

The meeting discussed ongoing building defects and the ongoing attendance of Per Se to the complex following reports of defective waterproofing on areas of patio tiling.

ITEM 10 – FIRE MAINTENANCE

The meeting discussed the ongoing prevision of fire maintenance at the Ambiente Complex, with routine fire maintenance being undertaken with Form 1, monitoring through ADT and that the building is compliant with the National Construction Code's fire safety requirements.

INSURANCE

The meeting discussed he ongoing rise of construction costs and the meeting noted that a new building valuation will be required prior to the next insurance renewal.

ITEM 11 – INSURANCE AUTHORITY

Motion 10 : *"That the Owners Corporation agree to authorise the Managing Agent to renew and adjust the building insurance policy via consultation and instruction from the Executive Committee."*

Motion Carried

GENERAL BUSINESS

ITEM 12 – UNIT 31 ROLLER SHUTTER APPLICATION

Motion 11*: "That the Owners Corporation approve the application for external shutters for 31/58 Max Jacobs Avenue"*

Motion Carried

Meeting Closed at 6:36 pm

Ambiente Apartments

THE OWNERS – UNITS PLAN 4040

EXECUTIVE COMMITTEE MEETING MINUTES

Meeting held by TEAMS on Friday 23rd September 2022 at 5:00PM

PRESENT
EXECUTIVE COMMITTEE (EC): Geoff Love, Geovanny Navarro, Yvonne Barlow
OTHERS PRESENT: Owners Corporation Manager's representatives from Grady Strata & Facilities – Cara Grady & Bobbie O'Leary

1 Chairs Welcome

1. The Chair welcomed members to the meeting.

2 Previous Minutes

1. The Committee **accepted** the minutes of 16th June 2022.

3 Building Managers Report

1. The Committee **noted** the provided Building Managers report.
2. The Committee **noted** that 2 locks to D block had been changed due to damage to the lock barrels, with the likely cause being
3. The Committee **noted** the last hard waste collection for the year is booked for the 18th October.
4. The Committee **approved** the drips and drains quote for 3 replacement hot water units.
5. The Committee **discussed** the servicing tender proposal and agreed that more information is required before being able to proceed.
6. The Committee **approved** the window capping quote from Vertex.
7. The Committee **approved** the fire door quote from Vertex.
8. The Committee **approved** for mulching of the gardens to proceed. The Committee discussed the planting out of the verge and agreed that options for trees and under plantings would be explored for the coming budget year to deter verge parking. Geoff advised that he knew of the company undertaking the construction on the adjacent lot and would make contact.
9. The Committee **discussed** the grass cutting schedule and wanted to ensure this would be done coming into Spring, Bobbie to speak with Corporate Gardens.
10. The Committee **noted** the quote for lift access control.
11. The Committee **noted** that ACTPLA had advised Per Se that the verge flags were not permitted and that these must be removed.
12. The Committee **approved** for Grady Strata to approach Peak Consulting for a report in relation to failed waterproofing under tiling causing garage leaks.
13. The Committee **noted** the leak in the building D carpark as a result of the upper courtyard waterproofing failure and have agreed to hold off on installation of a drip tray.
14. The Committee **noted** that window cleaning and pest spraying would occur in December/January per last years schedule.
15. The Committee **discussed** the current pest control schedule and agreed it was presently adequate but would continue to be monitored given the conditions are lending themselves to another high breeding year for mice.

4 Strata Management Report

1. The Committee **noted** the financial statements for the current financial period as provided.
2. The Committee **discussed** the cladding replacement proposal and were advised that a finalised quote is expected in the coming weeks in preparation for the AGM budget.
3. The Committee **noted** the complaints in relation to dog noise from units 131 and 126 and agreed that the Strata Manager should reach out to those individuals to request pet applications for those pets.
4. The Committee **discussed** noise emanating from the flooring within a unit in C block, noting that the sound was like basketballs bouncing. A discussion was had in relation to the requirements for new flooring installations, noting that the rules presently require an acoustic report on the product being installed for the consideration of the Committee prior to approval.
5. The Committee **approved** pet applications for unit 152 and 153.

5 General Business

Meeting closed at 6.16 pm

Ambiente Apartments

THE OWNERS – UNITS PLAN 4040

EXECUTIVE COMMITTEE MEETING MINUTES

Meeting held by TEAMS on Thursday 16th June 2022 at 6:00PM

PRESENT
EXECUTIVE COMMITTEE (EC): Geoff Love, Geovanny Navarro, Yvonne Barlow & Tim Burgess
OTHERS PRESENT: Owners Corporation Manager's representatives from Grady Strata & Facilities – Cara Bojanic & Robii Khalil

1 Chairs Welcome

1. The Chair welcomed members to the meeting.

2 Previous Minutes

1. The Committee **accepted** the minutes of 8th April 2022.

3 Building Managers Report

1. The Committee **noted** the provided building managers report.
2. The Committee **discussed** the security quotes provided for lift access control and cameras and agreed to install 2 new cameras in the B2 carpark per the quote from ICU. It was also discussed the open air area above the carpark adjacent to the pool is also a potential access point, quotes for meshing the area to be sought and further security solutions to be presented at the AGM.
3. The Committee **discussed** the condensation in the stairwell from the building D carpark and agreed that waterproofing and corrugated roofing solutions are to be quoted and the detector quote to be placed on hold until a final solution is agreed.
4. The Committee **approved** the spec quote for carpet cleaning.
5. The Committee **approved** for the Pacific FM CO sensor replacement to be undertaken.

4 Strata Management Report

1. The Committee **noted** the financial statements for the current financial period as provided.
2. The Committee **discussed** a payment plan request to repay levies over a 13 month period, they agreed that this would not be a suitable timeframe given the current arrears levels and agreed that a 7-8 month period would be a more suitable arrangement.
3. The Committee **agreed** that renewed pricing would be sought for pest control from flick and Rentokil.
4. The committee **agreed** to proceed with hot water servicing through drips and drains.
5. The Committee **discussed** the current status of defects, noting Per Se have been on site undertaking smaller works. The Committee discussed the present issues with townhouse patio waterproofing causing water ingress into some of the townhouse garages, with committee members noting that Per Se had been in contact but are yet to take action.
6. The Committee **agreed** for Robii to purchase new pickets and flags for the verges to continue to discourage illegal verge parking.

7. The Committee **agreed** for the installation of a paper towel dispenser and waste paper bin on the ground floor of building D for pet owners to utilise due to the number of pet accidents that were presenting after hours while the cleaner is unable to address them.

5 General Business

Meeting closed at 7:21 pm

Ambiente Apartments

THE OWNERS – UNITS PLAN 4040

EXECUTIVE COMMITTEE MEETING MINUTES

Meeting held by TEAMS on Friday 8th April 2022 at 6:00PM

PRESENT
EXECUTIVE COMMITTEE (EC): Geoff Love & Geovanny Navarro
OTHERS PRESENT: Owners Corporation Manager's representatives from Grady Strata & Facilities – Cara Bojanic & Robii Khalil

1 Chairs Welcome

1. The Chair welcomed members to the meeting.

2 Previous Minutes

1. The Committee **accepted** the minutes of 20th January 2022.

3 Building Managers Report

1. The Committee **discussed** the request from several Owners for more cameras to be installed for the basement, it was agreed that cameras for the basement entries should be quoted.
2. The Committee **approved** the form 1 quotes for the replacement of 3 water damaged fire doors and 18 intumescent seals
3. The Committee **approved** the dekor tiling quote for the replacement of damaged tiles around the BBQ area.
4. The Committee **approved** the form 1 emergency lighting quote.
5. The Committee **discussed** the provided quote from form 1 in relation to smoke detectors missing within the fire stairs of block C, The Committee decided that Per Se would be approached regarding this in the first instance.
6. The Committee **approved** the total pools quote for a replacement chlorinator, noting the expenditure would be undertaken from the sinking fund in line with the forecast.
7. The Committee **discussed** the need for shared zone signage at the entry to the driveway and carparks, denoting a 10km/h speed limit. Robii to obtain quotes for The Committee's consideration.
8. The Committee **discussed** the influx of For Sale signs on common property, it was decided that the building manager is to contact the applicable agencies and have the signs removed from common property and onto the verge in line with the rules. In failing this relocation the signs will be removed and stored for collection by the applicable agency.

4 Strata Management Report

1. The Committee **noted** the financial statements for the current financial period as provided.
2. The Committee **discussed** several noted items as potential breaches of the house rules. It was decided that the enforcement of unapproved clotheslines and storage of boxes and rubbish on balconies would be enforced. Units displaying Christmas lights outside of the approved time periods will also be issued a notice to remedy. The Committee discussed door mats and agreed that these did not constitute a breach of the house

rules and did not require their removal unless offensive. Other items stored within the hallways are to be removed.

3. The Committee **discussed** the ongoing defect remediations being undertaken by Per Se, both in units and on common property. It was discussed that remediations of leaks into the carparks had been started, with more works anticipated in the coming months.
4. The committee **discussed** the completion of the high rise component of the intercom system change over. A minimal number of units were unable to undertake the changeover in the allocated times and have been referred onto CXI directly. The 2 townhouse units who wished to undertake the changeover are being contacted for bookings by CXI.
5. The Committee **discussed** the cladding report recently received from Warrington Fire, coming in under budget and in a more positive light than originally presumed. The report indicated a Low-Moderate risk, with 2 blue blade pillars being the areas of the most risk. Façade companies are being contacted to scope and quote the remediation of these pillars and the rebate from the ACT Government Cladding Team is being finalised. The report and planned remediations are to be reported to the insurer for consideration of reduced insurance premiums going forward.
6. The Committee **noted** the pet application approval for unit 115.
7. The Committee **noted** that the Strata Manager has arranged additional parking patrols through Access Canberra to address the illegal verge parking around the Ambiente complex, reducing oncoming traffic visibility when leaving the driveways.
8. The Committee **approved** new pickets to be sourced from Corporate Gardens to help with the verge parking.

5 General Business

Meeting closed at 7:00 pm

Ambiente Apartments

THE OWNERS – UNITS PLAN 4040

EXECUTIVE COMMITTEE MEETING MINUTES

Meeting held by TEAMS on Thursday 2nd September 2021 at 6:00PM

PRESENT
EXECUTIVE COMMITTEE (EC): Yvonne Barlow, Geoff Love & Geovanny Navarro
OTHERS PRESENT: Owners Corporation Manager's representatives from Grady Strata & Facilities – Cara Bojanic

1 Welcome

1. Cara Bojanic welcomed this years Executive Committee Members to the meeting.

2 Previous Minutes

1. The Committee **accepted** the minutes of 21st September 2021.

3 Building Managers Report

1. The Committee **noted** the attached Building Manager's Report.
2. The Committee **discussed** the Baymour Electrical works and Cara Bojanic informed them that the last of the lighting issues was in the process of being resolved, the Carpark E issue has been narrowed down to 3 lights possibly tripping the circuit, each individual light is being added back to the circuit to narrow down further. Carpark D is now resolved.
3. The Committee **discussed** the pool gate latching problems, presently the hinges are falling, the building manager has been adjusting while on site, but a more permanent fix is required. Building Manager sourcing quotes.
4. The Committee **noted** the stair nosing for the tiled stairs has been completed to prevent further tile damage.
5. The Committee **noted** condensation in the building C stairwell is still ongoing and ONBFS are currently looking at solutions for ventilated fire compliant doors. The Building Manager is looking at options for waterproofing the roof of the stairwell.
6. The Committee **discussed** ongoing issues with parking in external assigned carparks and decided on a standard bollard that owners can apply to install.
7. The Committee **discussed** the approval of the first phase of garden upgrades on the John Gorton Drive side. It was agreed that the plumbing and irrigation proposal is to proceed and any additional leftover funds allocated to the Gardening Committee. The Gardening Committee will approach the Executive Committee for approval on upgrades before proceeding.
8. The Committee **approved** the provided QIA Maintenance Plan quote.
9. The Committee **noted** the recently raised issue with the CHLE fall arrest system installed from build. HAS have advised that the system is no longer certifiable to Australian Standard and will need to be replaced, 2 quotes for replacement systems were provided and it was decided the cost of the HAS quote should be written into the next years budget in preparation for the next annual gutter clean.
10. The committee **approved** the Pacific FM CO sensor replacement quote and it was discussed that the system potentially isn't automatically engaging in building D carpark, BM to discuss with Pacific FM.

11. The Committee **noted** that an ACT NoWaste hard waste removal service is booked for 2.2.22.

4 Strata Management Report

1. The Committee **noted** the financial statements for the current financial period as provided.
2. The Committee **elected** Geoff Love as Chairperson and Geovanny Navarro as Treasurer.
3. The Committee **discussed** the insurance valuation of the Ambiente Building undertaken in 2020 and agreed that a new valuation will be undertaken for 2023's insurance renewal.
4. The committee **agreed** that Geovanny would attend the defect meeting with Per Se on behalf of the Executive Committee and will meet with the SM, BM and Builder representatives.
5. The Committee **discussed** the intercom system upgrade and noted the notice for fob collection had been delivered to all applicable unit owners, and the upgrade will commence from the 7th of February with the main doors first.
6. The Committee **noted** the approval for the ACT Government Cladding Scheme grant and authorised the SM Cara Bojanic to sign the Deed of Grant on the Owners Corporation's behalf.
7. The Committee **noted** the interest of several members of the Owners Corporation in a split budget in order to separate the High Rise costs from the Townhouse budget. This is to be explored in advance of the next AGM for vote at the AGM.
8. The Committee **discussed** the provision of electric vehicle charging points on common property and decided that if owners choose to purchase electric vehicles they are welcome to undertake installation of individually metered charging points in their car spaces after gaining Committee approval.

5 General Business

Meeting closed at 7:26 pm

UNITS PLAN 4040
2021 ANNUAL GENERAL MEETING MINUTES

Held via Zoom on the 2nd December 2021 at 6:30 pm. As there were not enough members present to constitute a quorum the meeting proceeded under Reduced Quorum circumstances in accordance with Schedule 3.9 of the Unit Titles (Management) Act 2011.

Present: Representatives for Units 1, 9, 14, 74, 88, 94, 99, 107, 125, 130, 140

Proxy: None

Absentee Voting Forms: 18, 20, 27, 57, 71, 110, 119, 123, 128

Apologies:

The Executive Committee Chair, Yvonne Barlow, welcomed all representatives of the Owners Corporation to the 2021 Annual General Meeting. The Strata Manager, Cara Bojanic, from Grady Strata & Facilities gave an overview of works undertaken over the past 12 months and the planned works for the next 12 months as outlined in the invitation from the Executive Committee and introduced the team from the ACT Cladding Scheme to speak to the Owners Corporation.
The team from the ACT Cladding Scheme gave an overview of the financial assistance available to Owners Corporations who have been affected by the presence of flammable cladding on their buildings, and outlined Phase 1 of their program that rebates the commissioning a comprehensive report for testing and devising an action plan for the remediation of cladding, and Phase 2 of the program which will be providing Owners Corporations with reduced rate loans to undertake remediation according to the recommendations made in the acquired reports.

PREVIOUS MINUTES

ITEM 1 - MINUTES

***Motion 1**: "That the Owners Corporation adopt the 2020 Annual General Meeting Minutes as a true and accurate record of that meeting."*

Motion Carried

***Motion 2**: "That the Owners Corporation adopt the 2021 General Meeting Minutes as a true and accurate record of that meeting."*

Motion Carried

FINANCIAL STATEMENTS AND REPORTS

ITEM 2 – FINANCIAL STATEMENTS

***Motion 3**: "That the Owners Corporation adopt the financial statements for the financial year ended 30th of September 2021."*

Motion Carried

2021/2022 BUDGET

ITEM 3 - BUDGET

***Motion 4**: "That the Owners Corporation adopts an administrative fund budget of $485,186.44 (GST exclusive) for the 2021/2022 financial year and strike equal quarterly levies to fall due on 1st January 2022, 1st March 2022, 1st June 2022, and 1st September 2022."*

Motion Carried

***Motion 5**: "That the Owners Corporation adopts a sinking fund budget of $178,411.00 (GST exclusive) for the 2021/2022 financial year and strike equal quarterly levies to fall due on 1st January 2022, 1st March 2022, 1st June 2022, and 1st September 2022."*

Motion Carried

PROPOSED PROJECTS

ITEM 4 – CLADDING REPORT

A discussion took place in regard to the levying of the cladding report, the meeting discussed that the townhouse owners have the highest unit entitlements, but most of their properties do not have cladding present and all owners are equally affected by the presence of cladding, the Owner of Unit 1 proposed that the levies be raised in equal contributions, which was seconded by the Owner of Unit 74.

***Motion 6 :** "That the Owners Corporation agree to Levy a General Special Fund of $62,568 (GST inclusive) for the commissioning of a comprehensive cladding report. This amount is to be contributed by owners equally per unit and payable by 4 equal instalments due 1st January 2022, 1st March 2022, 1st June 2022, and 1st September 2022."*

Motion Carried

ITEM 5 – GARDEN WORKS

***Motion 7 :** "That the Owners Corporation agree to Levy a General Special Fund of $20,000 (GST inclusive) to fund the first phase of garden upgrades for the Ambiente Complex. This amount is to be contributed by owners in accordance with their unit entitlements and payable in 4 equal installments due 1st January 2022, 1st March 2022, 1st June 2022, and 1st September 2022."*

Motion Carried

HOUSE RULES ADOPTION

ITEM 6 – HOUSE RULES

***Motion 8 :** "That the Owners Corporation agree, in accordance with Section 108 of the Unit Titles Management ACT 2011, to revoke any and all prior Rules and agree to adopt the Rules as provided with the 2021 Annual General Meeting Papers"*

Motion Carried

EXECUTIVE COMMITTEE APPOINTMENT

ITEM 7 – EXECUTIVE COMMITTEE

Motion 9 : *"That the Owners Corporation appoint representative from Unit 1, Unit 74, Unit 107 and Unit 130, to serve as executive committee members until the next Annual General Meeting in accordance with Section 39 of the Unit Titles (Management) Act 2011."*

Motion Carried

ITEM 8 – AUTHORISATIONS AND DELEGATIONS

The meeting discussed the adequacy of any authorisations, delegations and appointments in force.

BUILDING MAINTENANCE ITEMS

ITEM 9 – ONGOING MAINTENANCE

The meeting discussed ongoing maintenance items including contracts coming up for renewal.

It was raised that the move in move out policy, whilst monitored during the week by the building manager, is still not being adhered to on weekends, and removalists are still parking on the verge, chipping the tiles on the stairs and propping open the building C door compromising security of the building. It was discussed that the newly formed Executive Committee would discuss signage in their first meeting post AGM. The Managing Agent advised that The Committee had been discussing options for the stairs and it was decided that stair nosing to protect the tiles and cover up any existing damage would be a cost effective solution, now that the budget is approved, an order for the nosing will be placed with the works completed by the Building Manaher in the week following their arrival.

The meeting also discussed the ongoing lighting issues with the block C and E carpark related to tripping switches and the subsequent temporary rewiring leaving the block D outdoor lighting on permanently. The Managing Agent advised that Baymour Electrical was still undertaking these works and they are expected to reattend site several times in the week of the 13th December 2021 to fully rectify these issues.

ITEM 10 - DEFECTS

The meeting discussed ongoing building defects and discussed the outcome of a meeting between Stephen Wise, who the Owner Corporation commissioned for a defect report, and the builder Per Se. The Managing Agent advised that the builder has committed to attending site to rectify all leak related defects per the Wise Choice report and would be in attendance in January/February 2022.

ITEM 11 – FIRE MAINTENANCE

The meeting discussed the ongoing prevision of fire maintenance at the Ambiente Complex, with routine fire maintenance being undertaken with Form 1, monitoring through ADT and that the building is compliant with the National Construction Code's fire safety requirements.

INSURANCE

ITEM 12 – INSURANCE AUTHORITY

Motion 10 : *"That the Owners Corporation agree to authorise the Managing Agent to renew and adjust the building insurance policy via consultation and instruction from the Executive Committee."*

Motion Carried

GENERAL BUSINESS

ITEM 13 – BALUSTRADE PAINT PEELING

The meeting discussed the reporting of multiple sites of paint peeling from concrete balustrades and that the Executive Committee would like to encourage these occurances to be reported so a register can be formed with the view of determining if these works need to be undertaken separately from the scheduled building repaint as part of the Sinking Fund Plan.

ITEM 14 – POOL HEATING

The meeting discussed the trial of leaving the pool heating switched off during all months of the year as discussed at the 2020 AGM. It was decided that the trial had been a success and the Owners Corporation has benefited from the large savings in Gas consumption and that the water temperature remained comfortable despite the lack of heating. The Managing Agent advised that the pool is still being serviced, as such any health requirements are still being met in the absence of heating.

ITEM 15 – INTERCOM REPLACEMENT

The meeting discussed the intercom replacement timeline, as two components of the access control system have failed since the September General Meeting and CXI, the elected contractor undertaking the intercom replacement offered a cost effective solution to the access control system replacement that could take place in conjunction with the intercom replacement. The Executive Committee approved the additional components and CXI are awaiting their arrival to undertake the installation, they have predicted this will still take place prior to Christmas, or the latest will commence from the 10th of January 2021. A letterbox drop advising residents of the replacement dates and unit attendance dates will be arranged once advised.

Meeting Closed at 8:30 pm

Ambiente Apartments

THE OWNERS – UNITS PLAN 4040

EXECUTIVE COMMITTEE MEETING MINUTES

Meeting held by TEAMS on Thursday 2nd September 2021 at 6:00PM

PRESENT
EXECUTIVE COMMITTEE (EC): Yvonne Barlow, Tim Burgess, Geovanny Navarro, David Rettig & David Fulton
OTHERS PRESENT: Owners Corporation Manager's representatives from Grady Strata & Facilities – Cara Bojanic & Jason McNally

1 Welcome

1. The Chair, Yvonne Barlow, welcomed members to the meeting. Cara Bojanic introduced herself to the committee.

2 Previous Minutes

1. The Committee **accepted** the minutes of 14th July 2021.

3 Building Managers Report

1. The Committee **noted** the attached Building Manager's Report.
2. The Committee **noted** that Baymour Electrical was onsite performing rectification works to the carpark lighting circuit which continues to trip.
3. The Committee **accepted** the Croker Glass quote for the replacement of Unit 133 crack balcony screen.
4. The Committee **noted** the fence for Unit 41 requires repair, BM to obtain repair quotes for consideration.
5. The Committee **noted** condensation in the building C stairwell may be causing electrical faults, as such we are obtaining possible solutions to better ventilate the stairwell.
6. The Committee **discussed** the noise from block C garage roller door. It was **agreed** SM to contact MSR to address on next service.
7. The Committee **discussed** the acceptance of the quote to automate the bin room doors and agreed to proceed. SM to contact MSR to arrange.
8. The Committee **noted** that Unit 51 water ingress is still ongoing and that an Access Canberra lodgement has taken place to
9. The Committee **discussed** the driveway ramp requiring widening and the possible options to have Per Se (the builder) rectify. SM to overview engineering reports and to advise.
10. The Committee **noted** the ongoing issues with rubbish dumping. The SM advised a notice had been sent to all residents and the bins had been moved to try and encourage proper use of the general waste and recycle bins.
11. The committee **agreed** to allow the towing procedure to commence for an abandoned/unregistered Kia SUV that has had several notices placed on the windshield but has not been moved in several months.

4 Strata Management Report

1. The Committee **noted** the financial statements for the current financial period as provided.
2. The Committee **noted** there are several units in arrears and undergoing recovery.
3. The Committee **discussed** the insurance requirement for no smoking to be allowed on the balconies due to the flammable cladding and **agreed** this would be written into the rules for presentation at the next AGM.
4. The committee **considered** the provided quotes for cladding assessment and **discussed** the ACT Government cladding report reimbursement scheme. There was a large difference in the pricing of the quotes, the SM is to investigate any possible additional costings and advise.
5. The Committee **discussed** the temporary pickets protecting the grass around the complex and would like additional options to prevent parking on the verge. SM to collate options and present to the committee.
6. The Committee **noted** the requests from owners for a split budget between the townhouses and high rise. SM advised this can be done and will present options for next meeting for consideration.
7. The Committee **noted** several complaints about the pool heating remaining off during the summer. It was **agreed** this would be raised as a motion at the AGM.
8. The Committee **agreed** to book regular (proposed quarterly) bulky waste collections to try minimise the dumping of hard waste. SM to arrange dates and advise residents of procedure.

5 General Business

1. The Committee **advised** there is a pet friendly rule in place, and reasonable pet applications have standing approval.
2. The Committee **approved** the installation of cat netting on unit 89 and agreed that further requests similar to this can be approved by the Strata Manager.
3. The Committee **discussed** the open insurance claim for unit 103, requiring large scale wiring replacement due to bird damage. Advised new quotes for replacement of air-conditioning required due the same issue. Committee agreed to add to the claim.

Meeting closed at 7:45 pm

GENERAL MEETING
'AMBIENTE APARTMENTS'
61 JOHN GORTON DRIVE, WRIGHT

Held via **Zoom** on the **6th September 2021 at 6:00pm**. As there were not enough members present to constitute a quorum the meeting proceeded under Reduced Quorum circumstances in accordance with Schedule 3.9 of the Unit Titles (Management) Act 2011.

Present: Representatives for Lots: 74, 8, 78, 83, 88, 121, 14, 39, 94, 126, 127, 73, 1, 130, 157, 99, 18, 110, 90, 152, 107, 93, 108, 128, 140, 166, 82, 9, 133, 135, 56, 67, 72, 60, 43

Proxies: none

Absentee Voting Forms for Lots: 131, 111, 27, 4, 167, 119, 28, 150, 44, 24, 123, 20, 30, 38, 71, 87, 171

Mr Michael Grady of Grady Strata & Facilities welcomed members to the meeting and introduced the new Managing Agent, Ms Cara Bojanic.

The managing agent provided an overview of the necessitation of the meeting, noting the requirement to replace the intercom due to widespread failure, difficulty sourcing parts for the current system and the inability to have this covered under warranty, which runs for 2 years at a maximum for non-structural items, or insurance as there was no one event causing the failure.

ITEM 1 – INTERCOM REPLACEMENT

***Motion 1a**: "That the Owners Corporation approve the quote from **CXI** for all buildings and agree to strike a General Fund Special Levy of $99,764.14 inc. GST for the purposes of replacing the defunct intercom system at Ambiente Apartments. This levy is to be struck against unit entitlement payable via 4 instalments due on 1 October 2021, 1 January 2022, 1 April 2022 and 1 July 2022."*

Failed

***Motion 1b**: "That the Owners Corporation partially approve the quote from **CXI** for all buildings excluding Block A and Block B and agree to strike a General Fund Special Levy of $59,289.31 inc. GST for the purposes of replacing the defunct intercom system at Ambiente Apartments in Blocks C, D and E only. This levy is to be struck at a total of $24,955.26 inc. GST split equally between Units 41 – 110, $17,803.29 inc. GST split equally between Units 111 – 152 and $16,530.76 inc. GST split between Units 153 - 176 , payable via 4 equal instalments due on 1 October 2021, 1 January 2022, 1 April 2022 and 1 July 2022."*

Carried Via Special Resolution

***Motion 1c**: "That the Owners Corporation partially approve the quote from **CXI** for all buildings excluding Block A and Block B and agree to strike a General Fund Special Levy of $59,289.31 inc. GST for the purposes of replacing the defunct intercom system at Ambiente Apartments in Blocks C, D and E only. This levy is to be struck at a total of $59,289.31 inc. GST split equally between Units 41 – 176, payable via 4 equal instalments due on 1 October 2021, 1 January 2022, 1 April 2022 and 1 July 2022."*

Failed

***Motion 1d**: "That the Owners Corporation partially approve the quote from **CXI** for all buildings excluding Block A and Block B and agree to strike a General Fund Special Levy of $59,289.31 inc. GST for the purposes of replacing the defunct intercom system at Ambiente Apartments in Blocks C, D and E only. This levy is to be struck against unit entitlement for Units 41-176 only and is payable via 4 instalments due on 1 October 2021, 1 January 2022, 1 April 2022 and 1 July 2022."*

Failed

***Motion 2**: "That the Owners Corporation approve the quote from **ASR Security** and agree to strike a General Fund Special Levy of $159,000 + GST for the purposes of replacing the defunct intercom system at Ambiente Apartments. This levy is to be struck against unit entitlement payable via 4 instalments due on 1 October 2021, 1 January 2022, 1 April 2022 and 1 July 2022."*

Failed

***Motion 3a**: "That the Owners Corporation approve the quote from **Access & Intercom** for all buildings and agree to strike a General Fund Special Levy of $76,500 + GST for the purposes of replacing the defunct intercom system at Ambiente Apartments. This levy is to be struck against unit entitlement and payable via 4 equal instalments due on 1 October 2021, 1 January 2022, 1 April 2022 and 1 July 2022."*

Failed

***Motion 3b**: "That the Owners Corporation partially approve the quote from **Access and Intercom** for all buildings excluding Block A and Block B and agree to strike a General Fund Special Levy of $56,650 inc. GST for the purposes of replacing the defunct intercom system at Ambiente Apartments in Blocks C, D and E only. This levy is to be struck at a total of $56.650.00 inc. GST split equally between Units 41 – 176, payable via 4 equal instalments due on 1 October 2021, 1 January 2022, 1 April 2022 and 1 July 2022."*

Failed

***Motion 3c**: "That the Owners Corporation partially approve the quote from **Access & Intercom** for all buildings excluding Block A and Block B and agree to strike a General Fund Special Levy of $56,650 inc. GST for the purposes of replacing the defunct intercom system at Ambiente Apartments in Blocks C, D and E only. This levy is to be struck against unit entitlement for Units 41-176 only and is payable via 4 instalments due on 1 October 2021, 1 January 2022, 1 April 2022 and 1 July 2022."*

Failed

ITEM 2 – INSURANCE CLAIMS NEW OR OUTSTANDING

The meeting noted two current ongoing insurance claims for UP4040, one relating to water overflow from another unit and one relating to water ingress externally.

ITEM 3 – BUILDING MAINTENANCE ISSUES NEW OR OUTSTANDING

The meeting discussed ongoing maintenance items for the complex. Landscaping and improvements to the landscaping were discussed and several people expressed their desire to be involved in a landscaping group. Members were encouraged to get in touch with the Managing Agent in order to facilitate a garden working group to reduce future landscaping costs.

ITEM 4 – GENERAL BUSINESS

The meeting discussed problems with noise transfer being more apparent and impactful due to residents working from home and home schooling. The Managing Agent requested that residents contact their strata manager if there is excessive noise in order for the agent to investigate and remedy.

The meeting noted there have been ongoing issues with visitor parking, particularly in the central area and along the verges. The managing agent advised that they have been working with the committee in regards to ongoing visitor parking issues, and residents were encouraged to contact the manager if they had a parking space for rent or needed to rent an additional space.

The meeting discussed the move in – move out procedure and were advised a move in – move out document is sent to those residents who contact the Managing Agent to advise of their intention to move, as not all residents contact to advise they are moving it was decided the Building Manager would arrange for the moving procedure document to be placed in lifts and on noticeboards so movers are following the correct procedures within the complex.

Meeting Closed at 7:oo PM

Ambiente Apartments

THE OWNERS – UNITS PLAN 4040

EXECUTIVE COMMITTEE MEETING MINUTES

Meeting held by ZOOM on Wednesday 14th July 2021 at 6:00PM

PRESENT
EXECUTIVE COMMITTEE (EC): Yvonne Barlow, Tim Burgess, Geovanny Navarro,
OTHERS PRESENT: Owners Corporation Manager's representatives from Grady Strata & Facilities –Jeanette Tym
APOLOGIES: David Fulton, David Rettig

1 Welcome

1. The Chair, Yvonne Barlow, welcomed members to the meeting.

2 Previous Minutes

1. The Committee **accepted** the minutes of 6th April 2021.

3 Building Managers Report

1. The Committee **noted** the attached Building Manager's Reports.
2. The Committee **noted** that the monthly cleaning audit was completed with the supervisor of Spec Services to ensure the high standard of cleaning is maintained. The Committee **advised** that they are satisfied with the standard of cleaning.
3. The Committee **noted** that the annual carpet clean was completed at the end of May.
4. The Committee **noted** that the installation of gutter guards by Canberra Roofing for Blocks B, D and E were to be scheduled for completion before Spring 2021. Strata Manager to follow up with Canberra Roofing to confirm.
5. The Committee **agreed** to take the intercom quotes to a Special General Meeting to raise a Special Levy to cover the cost of replacing the intercom systems in all buildings, including the townhouses.
6. The Committee **agreed** that their preferred quote from CXI at a cost of $90,694.63 Excl. GST is seen as best value for money. The Strata Manager will liaise with the Committee regarding a date for the General Meeting to be held as soon as possible.
7. The Committee **noted** that the Strata Manager will send a notice to all residents updating them on the intercom system replacement by way of letter box drop and notices installed in common areas.
8. The Committee **approved** the Form 1 defects quote for converting the manual jacking pump to automatic operation at a cost of $1,408.69 Exc. GST.
9. The Committee **approved** the Qmax Pumping Systems quote to replace 2 stormwater pumps in the basement car park C Block at a cost of $1,834.00 Exc. GST.
10. The Committee "approved on principal" the MSR/BLE Auto Doors quote to automate the 3 x double garbage hopper doors with Merlin roller door motors including 3 x remote code pads at a cost of $3,976.50 Exc. GST, however the Committee would like some more information on the choice between the weather proof green push buttons hard wired to the motor and the Merlin remote battery powered code pad. Strata Manager to provide samples and information on the two products to the Committee for their consideration. The Committee expects that once this job is complete

it will reduce the amount of rubbish and unwanted household furniture etc. dumped in the skips by residents, non-residents and trades.

11. The Committee **noted** that the lights in Block C basement car park continue to trip the main switch board and further investigations are being carried out. There is some evidence from the most recent event on 29th June that it may have been caused by the water-logged light in the fire stairs, due to water leaking from the roof garden bed above caused by water proofing failure. This is presently being follow up.
12. The Committee **noted** that Unit 51 water ingress repairs by Per Se Developments continues, having carried out extensive repairs the leak has lessened considerably but still occurs during periods of continuous rain lasting several days. The Committee **further noted** that scaffolding is up as part of the ongoing investigations into the cause of the leak at Unit 51.
13. The Committee **noted** that Unit 52 next door to Unit 51 has reported water ingress and Per Se Developments are also investigating this.

4 Strata Management Report

1. The Committee **noted** the financial statements for the current financial period as provided.
2. The Committee **noted** that the levy arrears at the complex are higher than normal and agreed to keep on top of these arrears to ensure they don't continue to increase.
3. The Committee **noted** the Strata Manager and Chair will liaise to finalise the House Rules and that the completed draft will be sent to the Committee for comment and approval.
4. The Committee **agreed** that further discussion will need to continue by email on the issue of commencing legal action against Per Se Developments as only three members were available at the meeting and not all members in agreement to proceed.
5. The Committee **discussed** smoke drift, particularly the stench of marijuana that at times permeates the common property corridors and stairwells. The Committee **agreed** that the issue of smoke drift needs to be addressed but is difficult when considering both the personal liberties of smoker and the public health rights of other residents. The Committee **agreed** that the House Rules on smoking should mention smoke drift and marijuana, however in the meantime the current rules must apply and any breaches reported and addressed immediately.
6. The Committee **reviewed** the issue of Unit 130 balcony damage/paint peeling off and as there were only two members able to vote on this issue at the meeting it shall be added to the Agenda for the next meeting when all members will be present.
7. The Committee **noted** the 2nd letter of concern by the Owner of Unit 13 regarding the continuing illegal use of the skips, reporting that on long weekends people with trailers and cars full of rubbish dump their rubbish into Ambiente's bins. The Committee **advised** that they are currently looking at options to resolve this issue as quickly as possible and that installing remote code pads to the double garbage hopper doors will go some way to resolving the issue.
8. The Committee **agreed** that the Strata Manager proceed with the Access Canberra Defect Complaint against Per Se Developments regarding the ramp in C block.
9. Unit 107 comments on taking legal action against Per Se Developments has been noted for further discussion.

10. Unit 103 – The Committee has **approved** the installation of a manhole in the ceiling of Unit 103 as proposed in the plan submitted. The Committee will also reconsider the reimbursement of costs once the electrician has been able to investigate the cause of the electrical damage and report back.
11. Committee member **reported** that the speed bump at the bottom of the driveway Block C is broken. Building Manager to follow up on repairs.
12. Committee member **reported** that the main gate to the car park needs oiling and adjusting as it wakes residents up in the middle of the night. Building Manager to follow up on repairs.

Next Meeting – Wednesday 25th August 2021 6:00 pm

Meeting closed at 7:20 pm

Ambiente Apartments

THE OWNERS – UNITS PLAN 4040

EXECUTIVE COMMITTEE MEETING MINUTES

Meeting held at Grady Strata & Facilities Office, G7 / 65 Canberra Avenue, Griffith on 5th April 2021 at 6:00PM

PRESENT
EXECUTIVE COMMITTEE (EC): Yvonne Barlow, Tim Burgess, Geovanny Navarro, David Rettig, David Fulton, Lisa Wechmann
OTHERS PRESENT: Owners Corporation Manager's representatives from Grady Strata & Facilities –Jeanette Tym, Sophie Lambie

1 Welcome

1. The Chair, Yvonne Barlow, welcomed members to the meeting.
2. Lisa Wechmann resigned from the Executive Committee at the meeting but advised that she would like to stand again when she is able to. The Committee thanked Lisa for her contribution during her time on the EC.

2 Previous Minutes

1. The Committee **accepted** the minutes of 21st February 2021.

3 Building Managers Report

1. The Committee **noted** the attached Building Manager's Report.
2. The Committee **noted** the three quotes for the replacement of intercom systems for Ambiente, including the townhouses. The Committee **agreed** on the quote from CXI at a cost of $90,694.63 Excl. GST which turned out to be the least expensive quote. CXI was chosen because they have carried out maintenance at the complex and know it well, they appear to have the most knowledge, and are most reliable.
   The Committee further **agreed** that the cost of the intercom systems would need to be covered by raising a Special Levy which would need to be approved at a General Meeting to be held as soon as possible.
3. The Committee **noted** that the monthly cleaning audit was completed with the supervisor of Spec Services to ensure the high standard of cleaning is maintained. The Committee also **noted** that there will be a change of hours for cleaning as instead of two cleaners attending there would now be one cleaner staying twice as long. The Committee **advised** that they are very happy with the standard of cleaning.
4. The Committee **noted** that the installation of gutter guards by Canberra Roofing on Buildings A and C has been completed and that Buildings B, D and E will be scheduled for completion before Spring 2021.
5. The Committee **noted** that the Rheem hot water units continue to break down and that two more Rheem hot water units needed to be replaced with Rinnai units, one replaced in February and the other in March.
6. The Committee **approved** the Form 1 defects quote for the replacement & repair of sprinkler heads at a cost of $7,527.25 Excl. GST.
7. The Committee **approved** the Baymor Electrical quote for the rewiring of emergency lighting at a cost of $9,638.64 Excl. GST.
8. The Committee **noted** that the Building Manager is continuing to follow up with Professional Tiling Service (following their on-site 28th January) for their quote to fix the many areas of damaged tiling at the complex.
9. The Committee **noted** the quote from Schindler for the supply and installation of lift protection blankets at an approximate cost of $17,400.00 Excl. GST for all four lifts. The Committee **agreed** that the cost of lift protection blankets is to be included in the budget at the next AGM.

10. The Committee **noted** the increasing problem of by-passers and trades coming into the complex to dump their bulky waste and rubbish. The Committee **discussed** pin code pads being installed and **noted** that quotes had been sourced in the past but not proceeded with. The Committee agreed to look at this option. The Committee **discussed** the Building Manager's suggestion of locking the roller door and leaving only the side door open to stop bulky waste from being dumped and big cardboard boxes going in. The Committee **agreed** to this action being taken and monitored. Another simpler option discussed is to install a sign saying "This is Private Property. No Trespassing". The Committee **agreed** to review the issue at the next meeting.

4 Strata Management Report

1. The Committee **noted** the financial statements for the current financial period as provided.
2. The Committee **agreed** to reimburse A Kaushal (unit 94) $57.02 being the cost of printing and stationery for the flyers advertising the Resident's "Get Together" held on 12th February 2021.
3. The Committee **presented** the draft of the updated House Rules to the Strata Manager for perusal and final editing with the assistance of the Chair. Once finalised a General Meeting will be called to approve the updated House Rules for Registration.
4. The Committee **agreed** to send a letter on behalf of the Owners of Ambiente to the ACT Government regarding the 'Illegal Parking on the Verge & Link Park'. The letter is to be edited by the Strata Manager and sent to the Chair to sign.
5. The Committee **noted** that the planned meeting between Per Se Developments and Wise Choice, which was to be arranged between them following the on-site meeting with the EC 21/09/2020, to go through the items on the defects list in the Wise Choice Report, took place 24th February 2021, however we are now waiting for the update/outcome of that meeting. In the meantime, the Committee has **agreed** to submit a complaint against Per Se Developments for the ongoing defects to Access Canberra for assessment through their rapid regulatory response team in the building inspectorate with the objective that Access Canberra will issue a Notice of Intention to issue a Rectification Order.
6. The Committee **noted** that the expiry of the limitation period for building defects (6 years) for Ambiente is approaching and Per Se Developments has not advised further regarding the Wise Choice Defects Report nor the R D Gossip Consulting Engineers Report 21/01/2020 regarding the defect of the existing car park access ramp. March 2020 Per Se Developments advised the following on receiving both reports from Grady Strata:
   a) We have engaged a third-party Structural Engineer (Indesco Consultants) to undertake a review of Sellicks Design and prepare a report on the precast panels to determine the nature of the cracking. We are also discussing this with the supplier being Hanson Precast from Sydney. Once our Engineer finalises the report we will arrange a meeting with the EC and Steve Wise to discuss remediation options and finalise this item.
   b) We need to undertake a site inspection preferably with Steve Wise to inspect and discuss the other contents of his report such as waterproofing and cladding. We will arrange for this meeting once our structural engineer reports back to us on his findings above so we can discuss all items simultaneously.

c) We have been discussing the access report with our Civil Engineers at Sellick Consultants who originally designed the ramp and they are currently in discussion with Ian Nerrie in relation to the access report. We will provide you with an update once our Civil Engineer provides us with a response and his findings.
The Committee **discussed** the Owner's Corporation commencing legal action against Per Se Developments with the intention to reach a settlement before any significant legal steps in litigation are taken. The recommended law firm would be Kerin Benson Lawyers, with Christopher Kerin as the lead. The Committee **agreed** that further discussion will continue over email on how to proceed.

7. The Committee **noted** the Move-in Move-out Procedure document presented at the meeting, listing the actions required for new/departing residents and their removalists, and **agreed** that once finalised the Building Manager will deliver the letter to all residents by letter box drop.
8. The Committee **reviewed** the issue of Unit 130 balcony damage/paint peeling off and **agreed** that the Building Manager would assess the damage, take photos, and report back at the next EC meeting.
9. The Committee **noted** the request from the Owner of Unit 162 who would like to replace their front decking fence with a rendered brick wall. The Committee **agreed** to walk around to the unit and have a look at the current fencing and what the owner intends to do. The Committee further **agreed** that they would require a full proposal with photos from the Owner for the application to be considered.
10. The Committee **noted** the lodgement of concern by the Owner of Unit 13 regarding the rubbish skips being illegally used by trades and people from outside the complex. The Committee **advised** that they are currently looking at options to resolve this issue as quickly as possible.
11. The Committee **noted** the Green Bin inquiry from the Owner of Unit 8. The Strata Manager will provide details at the next meeting regarding cost of bin/s and pick-ups.

Next Meeting - 8th June 2021

Meeting closed at 7:45 pm

Sinking Fund Plan

Ambiente
- John Gorton Drive, Peter Cullen Way, Max Jacobs Avenue, Wright, ACT 2611
Scheme Number: 4040



COMPILED BY SIMON VINCENT

On 1 December 2020 for the
15 Years Commencing: 1 October 2020
QIA Job Reference Number: 159330

Professional Indemnity Insurance Policy Number 96 0968886 PLP
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INTRODUCTION

We have estimated that the Sinking Fund Levies as proposed in this report will be adequate to accumulate sufficient funds to meet anticipated long term costs, with essentially only an adjustment for inflation being required.

LOCATION

- John Gorton Drive, Peter Cullen Way, Max Jacobs Avenue, Wright, ACT 2611

REPORT SUMMARY

We have estimated that the Sinking Fund Levies as proposed in this report will be adequate to accumulate sufficient funds to meet anticipated long term costs, with essentially only an adjustment for inflation being required.

We recommend that the Sinking Fund Report be regularly updated to ensure that an accurate assessment of how the scheme land, building and facilities are aging and to incorporate into the Report any major changes brought about by legislation, or pricing.

The Sinking Fund Levy per entitlement already set is:	$14.91
Number of Lot/Unit Entitlements:	10000
Opening Balance:	$432,447.00
The proposed Sinking Fund Levy per entitlement is:	$16.37

METHODOLOGY

The nominal forecast period of this report is 15 years and the costs anticipated during each of the years are detailed line by line on a yearly basis. The nominal time frame of the Report is to a large extent driven by the fact that many elements in a building's structure have a life beyond 15 years. Therefore an amount has been taken up for each item that would require replacement or substantial repair outside of the 15 year forecast period to account for these anticipated expenses. The basis for the accrual of these funds is that Owners use or consume the common property during their period of ownership and so are responsible for funding their eventual replacement. The manner in which the land, buildings and facilities actually age cannot be accurately determined without regular inspections which take into account the size, location and use of the scheme.

The report will generally categorise costs as follows:

1. Costs that occur in a predictable timeframe, in one tranche or as one project and within the 15 years forecast – a typical example of this kind of cost may be external painting or external door replacement. These items are generally described as straight costs e.g. repaint building or replace door.
2. Costs that occur in a predictable timeframe, in several tranches within the 15 years forecast – a typical example of this kind of cost may be boundary fence replacement, light fitting replacements or tree removal/lopping. These costs are generally described as an ongoing or partial replacement or provision cost.
3. Costs that occur in a predictable timeframe in one tranche or multiple tranches but will be outside the 15 years forecast – a typical example of this would be driveway resurfacing, gutter or downpipe replacements. These costs will only appear as annual accruals in the **Itemised Accruals by Year** section of the report, or may appear as a “partial” provision if there is a need for some allowance in the duration of the report.
4. Costs that are not predictable and may occur in one tranche or multiple tranches – a typical example of this cost is a burst water pipe. These costs are generally shown in the report as a repairs and replacement cost or an allowance.

The levy income has been determined by forecasting the expenditure requirement to replace or renew assets or finishes that have an effective life and making an allowance for items that do not have a finite lifespan. The levy income is initially increased each year by a variable inflationary factor to smooth the effects of major cost fluctuations given the initial fund balance and income.

No allowance has been made for interest receivable on the Sinking Fund Account, possible bank charges or tax obligations arising from bank interest.

Future replacement costs have been calculated by assessing the current replacement cost for each item to a standard the same or better than the original. These anticipated costs are increased each year at a rate of 3.0% per annum, this rate is reflective of building price indices which are historically higher than the general inflation rate. A contingency of 10.0% per annum has been applied to anticipated costs and it is applied to each individual cost in the year the cost (e.g. painting) is expected to occur (e.g. 2035), the contingency rate is not an annual compounding cost.

The effective life for each item identified is based on its material effective life, therefore no consideration has been made for the economic life of plant, equipment, finishes or upgrades.

We have included a line item called Capital Replacement – General which is a yearly provision for unforseen and/or unknown capital costs and expenses. This provision will allow Owners to expend funds on items which are not specifically allowed for, without the need to call an Extraordinary General Meeting to raise a special levy to pay for those otherwise unspecified items.

If the amounts provided for are not expended in any one year they will be accumulated to meet expenditures in future years although it has been our experience that some form of capital expenditure occurs every year and not all of it is accounted for via the specific line items in our report.

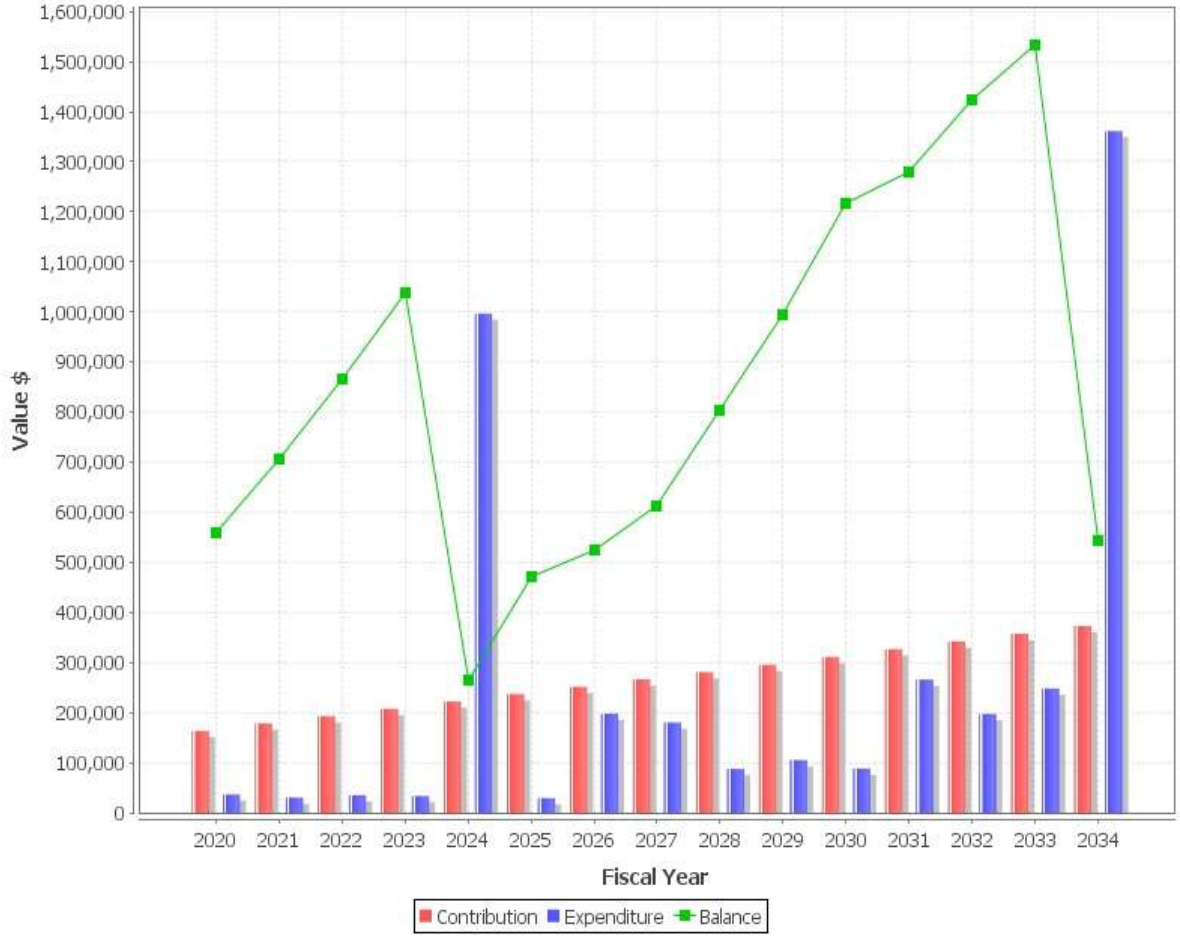
No allowance has been made for buildings Registered for Goods and Services Tax (GST) and GST will need to be applied to the levies proposed in this report.

This report assumes that all plant and equipment will be maintained under comprehensive maintenance agreements. Expenditure incurred for maintenance agreements is taken to be covered within the Administrative Fund Budget, as are any smaller items that would be considered routine replacement items.

SINKING FUND FINANCIAL SUMMARY

Year		Opening Balance	Income		Expenses	Closing Balance
Report Year	Fiscal From	Beginning of Year	Contribution Total P.A.	Contribution per Entitlement	Est Expenditure (Inc GST)	Closing Balance (End of Year)
1	01/10/2020	$432,447	$163,742	$16.37	$36,808	$559,381
2	01/10/2021	$559,381	$178,411	$17.84	$30,373	$707,419
3	01/10/2022	$707,419	$193,080	$19.31	$35,412	$865,087
4	01/10/2023	$865,087	$207,749	$20.77	$33,857	$1,038,979
5	01/10/2024	$1,038,979	$222,418	$22.24	$997,171	$264,226
6	01/10/2025	$264,226	$237,087	$23.71	$29,444	$471,869
7	01/10/2026	$471,869	$251,756	$25.18	$198,185	$525,441
8	01/10/2027	$525,441	$266,425	$26.64	$180,280	$611,586
9	01/10/2028	$611,586	$281,094	$28.11	$87,544	$805,136
10	01/10/2029	$805,136	$295,763	$29.58	$105,396	$995,503
11	01/10/2030	$995,503	$311,232	$31.12	$88,547	$1,218,188
12	01/10/2031	$1,218,188	$326,701	$32.67	$266,068	$1,278,821
13	01/10/2032	$1,278,821	$342,170	$34.22	$197,292	$1,423,699
14	01/10/2033	$1,423,699	$357,639	$35.76	$248,042	$1,533,296
15	01/10/2034	$1,533,296	$373,108	$37.31	$1,361,574	$544,830

SINKING FUND FORECAST MOVEMENT



SUMMARY OF ANNUAL FORECAST EXPENDITURE

October 2020	Expense Inc GST
SUPERSTRUCTURE	
- Repaint handrails	$2,719
- Re stain timber decking	$9,064
- Provision for partial podium slab membrane replacement	$7,364
- Capital Replacement - General	$8,800
FIRE PROTECTION SYSTEMS	
- Install/replace sensors/exit signage/emergency lighting	$6,232
SWIMMING POOL/RECREATION AREA	
- Provision for ongoing replacement of pool pumps	$906
- Maintain filter - replace sand	$589
- Maintain concourse	$1,133
Total Forecast Expenditure for year - October 2020 (Inc GST):	$36,808
Includes GST amount of :	$3,346

October 2021	Expense Inc GST
SUPERSTRUCTURE	
- Capital Replacement - General	$9,064
BASEMENT	
- Repaint line marking	$5,777
EXTERNAL WORKS	
- Ongoing partial maintenance of paver pathways	$735
FURNITURE & FITTINGS	
- Ongoing partial replacement of exterior lighting	$677
- Provision to upgrade security cameras & associated equipment	$5,368

SWIMMING POOL/RECREATION AREA	
- Provision for ongoing replacement of pool pumps	$934
- Replace water chlorinators in 2 years	$3,968
PLANT & EQUIPMENT	
- Provision for ongoing replacement of instant hot water heater units	$3,851
Total Forecast Expenditure for year - October 2021 (Inc GST):	$30,373
Includes GST amount of :	$2,761

October 2022	Expense Inc GST
SUPERSTRUCTURE	
- Capital Replacement - General	$9,336
BASEMENT	
- Replace garage door motors in 3 years	$12,020
FURNITURE & FITTINGS	
- Provision to replace door closers	$353
FIRE PROTECTION SYSTEMS	
- Install/replace sensors/exit signage/emergency lighting	$6,611
SWIMMING POOL/RECREATION AREA	
- Replace auto chemical feeder unit	$1,803
- Provision to replace furniture	$2,404
- Provision to replace BBQ's	$2,885
Total Forecast Expenditure for year - October 2022 (Inc GST):	$35,412
Includes GST amount of :	$3,219

October 2023	Expense Inc GST
SUPERSTRUCTURE	
- Re stain timber decking	$9,904
- Capital Replacement - General	$9,616
DRIVEWAY	
- Maintain bitumen driveway (Patchwork)	$1,981
EXTERNAL WORKS	
- Ongoing partial maintenance of paver pathways	$780
FURNITURE & FITTINGS	
- Ongoing partial replacement of exterior lighting	$718
FIRE PROTECTION SYSTEMS	
- Provision to replace portable fire extinguishers	$6,128
SWIMMING POOL/RECREATION AREA	
- Maintain filter - replace sand	$644
PLANT & EQUIPMENT	
- Provision for ongoing replacement of instant hot water heater units	$4,086
Total Forecast Expenditure for year - October 2023 (Inc GST):	$33,857
Includes GST amount of :	$3,078

October 2024	Expense Inc GST
SUPERSTRUCTURE	
- Repaint buildings	$593,925
- Repaint balcony ceilings	$89,264
- Scaffold/access equip allowance	$140,272
- Repaint door face	$7,651
- Provision for partial podium slab membrane replacement	$8,289

- Capital Replacement - General	$9,904
BASEMENT	
- Repaint walls/bollards	$3,188
- Repaint door face	$4,081
- Replace stormwater pumps in 5 years	$5,101
FENCING	
- Repaint boundary wall/fence	$7,651
FURNITURE & FITTINGS	
- Provision to replace door closers	$375
FIRE PROTECTION SYSTEMS	
- Install/replace sensors/exit signage/emergency lighting	$7,014
LOBBIES	
- Repaint walls	$62,740
- Repaint ceiling	$27,162
- Repaint door face	$13,976
STAIRWELL	
- Repaint walls	$8,671
- Repaint ceiling	$2,550
- Repaint door face	$3,060
SWIMMING POOL/RECREATION AREA	
- Provision for ongoing replacement of pool pumps	$1,020
- Maintain concourse	$1,275
Total Forecast Expenditure for year - October 2024 (Inc GST):	$997,171
Includes GST amount of :	$90,652

October 2025	Expense Inc GST
SUPERSTRUCTURE	
- Provision to replace balustrade/handrail fixings	$1,497
- Capital Replacement - General	$10,202
BASEMENT	
- Provision to replace exhaust/supply fans	$7,881
DRIVEWAY	
- Repaint line marking	$1,313
EXTERNAL WORKS	
- Ongoing partial maintenance of paver pathways	$827
FURNITURE & FITTINGS	
- Ongoing partial replacement of exterior lighting	$762
SWIMMING POOL/RECREATION AREA	
- Provision for ongoing replacement of pool pumps	$1,051
PLANT & EQUIPMENT	
- Provision for ongoing replacement of instant hot water heater units	$4,334
- Replace hot water system pumps in 6 years	$1,576
Total Forecast Expenditure for year - October 2025 (Inc GST):	$29,444
Includes GST amount of :	$2,677

October 2026	Expense Inc GST
SUPERSTRUCTURE	
- Repaint handrails	$3,247
- Re stain timber decking	$10,823
- Provision to replace timber decking in 13 years (partial accrual)	$19,644

- Provision to upgrade automatic door	$6,494
- Capital Replacement - General	$10,508
DRIVEWAY	
- Maintain/replace traffic signals	$2,706
FENCING	
- Provision to replace timber fencing/pedestrian gates in 15 years (partial accrual)	$5,357
FURNITURE & FITTINGS	
- Provision to replace door closers	$398
- Provision to replace door hardware	$1,667
FIRE PROTECTION SYSTEMS	
- Install/replace sensors/exit signage/emergency lighting	$7,441
LOBBIES	
- Replace carpet/floor covering in 7 years	$112,693
STAIRWELL	
- Replace carpet/floor covering in 7 years	$4,870
SWIMMING POOL/RECREATION AREA	
- Maintain filter - replace sand	$703
- Provision to replace pool filters	$5,411
- Replace pool heater in 7 years	$6,223
Total Forecast Expenditure for year - October 2026 (Inc GST):	$198,185
Includes GST amount of :	$18,017
October 2027	Expense Inc GST
SUPERSTRUCTURE	
- Provision to replace external door/frame	$1,811
- Capital Replacement - General	$10,823

BASEMENT	
- Provision to replace exhaust/supply fans	$8,361
DRIVEWAY	
- Maintain bitumen driveway (Patchwork)	$2,230
EXTERNAL WORKS	
- Maintain common pipework	$3,762
- Ongoing partial maintenance of paver pathways	$878
FURNITURE & FITTINGS	
- Ongoing partial replacement of exterior lighting	$808
- Provision to upgrade intercom systems/keypads & associated equipment	$133,074
ROOF	
- Maintain metal roof fixings/flashings	$13,934
PLANT & EQUIPMENT	
- Provision for ongoing replacement of instant hot water heater units	$4,598
Total Forecast Expenditure for year - October 2027 (Inc GST):	$180,280
Includes GST amount of :	$16,389
October 2028	Expense Inc GST
SUPERSTRUCTURE	
- Provision to replace balustrade/handrail fixings	$1,636
- Provision for partial podium slab membrane replacement	$9,329
- Capital Replacement - General	$11,148
BASEMENT	
- Repaint line marking	$7,104

FURNITURE & FITTINGS	
- Provision to upgrade security cameras & associated equipment	$6,602
- Provision to replace door closers	$422
- Provision to replace door hardware	$1,768
FIRE PROTECTION SYSTEMS	
- Provision to replace fire hose reels	$5,023
- Provision to replace portable fire extinguishers	$7,104
- Install/replace sensors/exit signage/emergency lighting	$7,894
LOBBIES	
- Maintain tiles	$2,888
ROOF	
- Provision to replace down pipes in 25 years (partial accrual)	$18,658
STAIRWELL	
- Maintain tiles	$502
SWIMMING POOL/RECREATION AREA	
- Provision for ongoing replacement of pool pumps	$1,148
- Replace water chlorinators in 2 years	$4,880
- Maintain concourse	$1,435
Total Forecast Expenditure for year - October 2028 (Inc GST):	$87,544
Includes GST amount of :	$7,959
October 2029	Expense Inc GST
SUPERSTRUCTURE	
- Provision to replace external door/frame	$1,922
- Re stain timber decking	$11,826

- Provision to replace timber decking in 13 years (partial accrual)	$21,465
- Replace planter box membrane in 10 years	$17,740
- Capital Replacement - General	$11,482
BASEMENT	
- Provision to replace exhaust/supply fans	$8,870
- Provision for CO monitor replacement	$5,691
- Maintain/repair main garage door running gear	$8,870
EXTERNAL WORKS	
- Ongoing partial maintenance of paver pathways	$931
FURNITURE & FITTINGS	
- Ongoing partial replacement of exterior lighting	$857
TOILET	
- Provision to replace toilet	$517
FIRE PROTECTION SYSTEMS	
- Provision to replace fire hose reels	$5,174
SWIMMING POOL/RECREATION AREA	
- Provision for ongoing replacement of pool pumps	$1,183
- Maintain filter - replace sand	$769
- Provision to replace pool fence in 20 years (partial accrual)	$3,220
PLANT & EQUIPMENT	
- Provision for ongoing replacement of instant hot water heater units	$4,878
Total Forecast Expenditure for year - October 2029 (Inc GST):	$105,396
Includes GST amount of :	$9,581

October 2030	Expense Inc GST
SUPERSTRUCTURE	
- Capital Replacement - General	$11,826
BASEMENT	
- Replace garage door motors in 3 years	$15,227
FENCING	
- Provision to replace timber fencing/pedestrian gates in 15 years (partial accrual)	$6,030
FURNITURE & FITTINGS	
- Provision to replace door closers	$448
- Provision to replace door hardware	$1,876
FIRE PROTECTION SYSTEMS	
- Provision to replace fire hose reels	$5,329
- Install/replace sensors/exit signage/emergency lighting	$8,375
ROOF	
- Provision for partial balcony membrane replacement	$30,453
SWIMMING POOL/RECREATION AREA	
- Replace auto chemical feeder unit	$2,284
- Provision to replace furniture	$3,045
- Provision to replace BBQ's	$3,654
Total Forecast Expenditure for year - October 2030 (Inc GST):	$88,547
Includes GST amount of :	$8,050

October 2031	Expense Inc GST
SUPERSTRUCTURE	
- Provision to replace external door/frame	$2,039
- Provision to replace balustrade/handrail fixings	$1,788

- Capital Replacement - General	$12,181
BASEMENT	
- Provision to replace exhaust/supply fans	$9,410
DRIVEWAY	
- Maintain bitumen driveway (Patchwork)	$2,509
- Maintain concrete driveway	$10,429
- Repaint line marking	$1,568
EXTERNAL WORKS	
- Ongoing partial maintenance of concrete pathways	$3,882
- Ongoing partial maintenance of paver pathways	$988
FENCING	
- Provision to replace powder coated baluster fencing in 20 years (partial accrual)	$3,364
FURNITURE & FITTINGS	
- Ongoing partial replacement of exterior lighting	$910
FIRE PROTECTION SYSTEMS	
- Provision to upgrade Fire Panel & associated detection equipment	$138,014
- Provision to replace fire hose reels	$5,489
LOBBIES	
- Maintain tiles	$3,156
STAIRWELL	
- Maintain tiles	$549
PLANT & EQUIPMENT	
- Refurbish lift interiors	$62,733
- Provision for ongoing replacement of instant hot water heater units	$5,176
- Replace hot water system pumps in 6 years	$1,882

Total Forecast Expenditure for year - October 2031 (Inc GST):	$266,068
Includes GST amount of :	$24,188

October 2032	Expense Inc GST
SUPERSTRUCTURE	
- Repaint handrails	$3,877
- Re stain timber decking	$12,923
- Provision to replace timber decking in 13 years (partial accrual)	$23,455
- Provision for partial podium slab membrane replacement	$10,500
- Capital Replacement - General	$12,547
BASEMENT	
- Provision to replace garage doors in 25 years (partial accrual)	$9,692
DRIVEWAY	
- Provision to replace individual garage doors in 25 years (partial accrual)	$19,385
EXTERNAL WORKS	
- Maintain common pipework	$4,362
FURNITURE & FITTINGS	
- Provision to replace door closers	$475
- Provision to replace door hardware	$1,990
FIRE PROTECTION SYSTEMS	
- Install/replace sensors/exit signage/emergency lighting	$8,885
ROOF	
- Provision to replace guttering in 25 years (partial accrual)	$27,865
- Maintain metal roof fixings/flashings	$16,154

- Provision to replace down pipes in 25 years (partial accrual)	$21,000
SWIMMING POOL/RECREATION AREA	
- Provision for ongoing replacement of pool pumps	$1,292
- Maintain filter - replace sand	$840
- Provision to refurbish pool surface in 20 years (partial accrual)	$20,435
- Maintain concourse	$1,615
Total Forecast Expenditure for year - October 2032 (Inc GST):	$197,292
Includes GST amount of :	$17,936
October 2033	Expense Inc GST
SUPERSTRUCTURE	
- Provision to replace external door/frame	$2,163
- Capital Replacement - General	$12,923
BASEMENT	
- Provision to replace exhaust/supply fans	$9,983
EXTERNAL WORKS	
- Provision to replace bin enclosure roller doors in 20 years (partial accrual)	$6,239
- Ongoing partial maintenance of paver pathways	$1,048
FURNITURE & FITTINGS	
- Ongoing partial replacement of exterior lighting	$965
FIRE PROTECTION SYSTEMS	
- Provision to replace portable fire extinguishers	$8,236
ROOF	
- Provision for partial balcony membrane replacement	$33,277

SWIMMING POOL/RECREATION AREA	
- Provision for ongoing replacement of pool pumps	$1,331
PLANT & EQUIPMENT	
- Provision for mechanical upgrade of lifts in 20 years (partial accrual)	$166,385
- Provision for ongoing replacement of instant hot water heater units	$5,491
Total Forecast Expenditure for year - October 2033 (Inc GST):	$248,042
Includes GST amount of :	$22,549

October 2034	Expense Inc GST
SUPERSTRUCTURE	
- Repaint buildings	$798,186
- Repaint balcony ceilings	$119,963
- Scaffold/access equip allowance	$188,514
- Repaint door face	$10,283
- Provision to replace balustrade/handrail fixings	$1,954
- Capital Replacement - General	$13,311
BASEMENT	
- Replace traffic mirrors in 15 years	$3,599
- Repaint walls/bollards	$4,284
- Repaint door face	$5,484
- Replace stormwater pumps in 5 years	$6,855
DRIVEWAY	
- Replace traffic mirror	$600
FENCING	
- Provision to replace timber fencing/pedestrian gates in 15 years (partial accrual)	$6,787

- Repaint boundary wall/fence	$10,283
FURNITURE & FITTINGS	
- Provision to replace door closers	$504
- Provision to replace door hardware	$2,111
FIRE PROTECTION SYSTEMS	
- Replace fire hydrant valves in 15 years	$12,853
- Install/replace sensors/exit signage/emergency lighting	$9,426
LOBBIES	
- Repaint walls	$84,317
- Repaint ceiling	$36,503
- Repaint door face	$18,783
- Maintain tiles	$3,449
STAIRWELL	
- Repaint walls	$11,654
- Repaint ceiling	$3,428
- Maintain tiles	$600
- Repaint door face	$4,113
SWIMMING POOL/RECREATION AREA	
- Provision to replace pool fence in 20 years (partial accrual)	$3,733
Total Forecast Expenditure for year - October 2034 (Inc GST):	$1,361,574
Includes GST amount of :	$123,779

ITEMISED EXPENDITURE BY YEAR

Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
SUPERSTRUCTURE																		
- Repaint buildings	$465,750	2024	10					593925										798186
- Repaint balcony ceilings	$70,000	2024	10					89264										119963
- Scaffold/access equip allowance	$110,000	2024	10					140272										188514
- Repaint door face	$6,000	2024	10					7651										10283
- Provision to replace external door/frame	$1,300	2027	2								1811		1922		2039		2163	
- Provision to replace balustrade/handrail fixings	$1,140	2025	3						1497			1636			1788			1954
- Repaint handrails	$2,400	2020	6	2719						3247						3877		
- Re stain timber decking	$8,000	2020	3	9064			9904			10823			11826			12923		
- Provision to replace timber decking in 13 years (partial accrual)	$14,520	2026	3							19644			21465			23455		
- Provision for partial podium slab membrane replacement	$6,500	2020	4	7365				8289				9329				10500		
- Replace planter box membrane in 10 years	$12,000	2029	15										17740					
- Provision to upgrade automatic door	$4,800	2026	12							6494								
- Capital Replacement - General	$7,767	2020	0	8800	9064	9336	9616	9904	10202	10508	10823	11148	11482	11826	12181	12547	12923	13311
BASEMENT																		
- Replace traffic mirrors in 15 years	$2,100	2034	20															3599
- Provision to replace exhaust/supply fans	$6,000	2025	2						7881		8361		8870		9410		9983	
- Repaint line marking	$4,950	2021	7		5777							7104						
- Provision for CO monitor replacement	$3,850	2029	15										5691					
- Repaint walls/bollards	$2,500	2024	10					3188										4284
- Repaint door face	$3,200	2024	10					4081										5484
- Provision to replace garage doors in 25 years (partial accrual)	$6,000	2032	4													9692		
- Maintain/repair main garage door running gear	$6,000	2029	15										8870					
- Replace garage door motors in 3 years	$10,000	2022	8			12020								15227				
- Replace stormwater pumps in 5 years	$4,000	2024	10					5101										6855

Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
DRIVEWAY																		
- Maintain bitumen driveway (Patchwork)	$1,600	2023	4				1981				2230				2509			
- Maintain concrete driveway	$6,650	2031	4												10429			
- Maintain/replace traffic signals	$2,000	2026	12							2706								
- Provision to replace individual garage doors in 25 years (partial accrual)	$12,000	2032	3													19385		
- Repaint line marking	$1,000	2025	6						1313						1568			
- Replace traffic mirror	$350	2034	20															600
EXTERNAL WORKS																		
- Provision to replace bin enclosure roller doors in 20 years (partial accrual)	$3,750	2033	6														6239	
- Maintain common pipework	$2,700	2027	5								3762					4362		
- Ongoing partial maintenance of concrete pathways	$2,475	2031	4												3882			
- Ongoing partial maintenance of paver pathways	$630	2021	2		735		780		827		878		931		988		1048	
FENCING																		
- Provision to replace powder coated baluster fencing in 20 years (partial accrual)	$2,145	2031	4												3364			
- Provision to replace timber fencing/pedestrian gates in 15 years (partial accrual)	$3,960	2026	4							5357				6030				6787
- Repaint boundary wall/fence	$6,000	2024	10					7651										10283
FURNITURE & FITTINGS																		
- Ongoing partial replacement of exterior lighting	$580	2021	2		677		718		762		808		857		910		965	
- Provision to upgrade security cameras & associated equipment	$4,600	2021	7		5368							6602						
- Provision to upgrade intercom systems/keypads & associated equipment	$95,500	2027	13								133074							
- Provision to replace door closers	$294	2022	2			353		375		398		422		448		475		504
- Provision to replace door hardware	$1,232	2026	2							1667		1768		1876		1990		2111
TOILET																		
- Provision to replace toilet	$350	2029	15										517					

Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
FIRE PROTECTION SYSTEMS																		
- Provision to upgrade Fire Panel & associated detection equipment	$88,000	2031	17												138014			
- Provision to replace fire hose reels	$3,500	2028	14									5023	5174	5329	5489			
- Provision to replace portable fire extinguishers	$4,950	2023	5				6128					7104					8236	
- Replace fire hydrant valves in 15 years	$7,500	2034	20															12853
- Install/replace sensors/exit signage/emergency lighting	$5,500	2020	2	6232		6611		7014		7441		7894		8375		8885		9426
LOBBIES																		
- Repaint walls	$49,200	2024	10					62740										84317
- Repaint ceiling	$21,300	2024	10					27162										36503
- Replace carpet/floor covering in 7 years	$83,300	2026	12							112693								
- Repaint door face	$10,960	2024	10					13976										18783
- Maintain tiles	$2,012	2028	3									2888			3156			3449
ROOF																		
- Provision to replace guttering in 25 years (partial accrual)	$17,250	2032	4													27865		
- Maintain metal roof fixings/flashings	$10,000	2027	5								13934					16154		
- Provision to replace down pipes in 25 years (partial accrual)	$13,000	2028	4									18658				21000		
- Provision for partial balcony membrane replacement	$20,000	2030	3											30453			33277	
STAIRWELL																		
- Repaint walls	$6,800	2024	10					8671										11654
- Repaint ceiling	$2,000	2024	10					2550										3428
- Maintain tiles	$350	2028	3									502			549			600
- Replace carpet/floor covering in 7 years	$3,600	2026	12							4870								
- Repaint door face	$2,400	2024	10					3060										4113
SWIMMING POOL/RECREATION AREA																		
- Provision for ongoing replacement of pool pumps	$800	2020	4	906	934			1020	1051			1148	1183			1292	1331	

Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
- Replace water chlorinators in 2 years	$3,400	2021	7		3968							4880						
- Maintain filter - replace sand	$520	2020	3	589			644			703			769			840		
- Provision to replace pool filters	$4,000	2026	12							5411								
- Provision to refurbish pool surface in 20 years (partial accrual)	$12,650	2032	7													20435		
- Provision to replace pool fence in 20 years (partial accrual)	$2,178	2029	5										3220					3733
- Replace pool heater in 7 years	$4,600	2026	12							6223								
- Maintain concourse	$1,000	2020	4	1133				1275				1435				1615		
- Replace auto chemical feeder unit	$1,500	2022	8			1803								2284				
- Provision to replace furniture	$2,000	2022	8			2404								3045				
- Provision to replace BBQ's	$2,400	2022	8			2885								3654				
PLANT & EQUIPMENT																		
- Refurbish lift interiors	$40,000	2031	17												62733			
- Provision for mechanical upgrade of lifts in 20 years (partial accrual)	$100,000	2033	2														166385	
- Provision for ongoing replacement of instant hot water heater units	$3,300	2021	2		3851		4086		4334		4598		4878		5176		5491	
- Replace hot water system pumps in 6 years	$1,200	2025	6						1576						1882			
Total				36808	30373	35412	33857	997171	29444	198185	180280	87544	105396	88547	266068	197292	248042	1361574
Includes GST amount of				3346	2761	3219	3078	90652	2677	18017	16389	7959	9581	8050	24188	17936	22549	123779

ITEMISED ACCRUALS BY YEAR

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
SUPERSTRUCTURE																		
- Repaint buildings	$465,750	2024	10	111868	227093	345774	468016	**593925**	69626	141341	215208	291290	369655	450371	533508	619139	707340	**798186**
- Repaint balcony ceilings	$70,000	2024	10	16813	34131	51968	70341	**89264**	10464	21243	32345	43779	55557	67688	80183	93053	106309	**119963**
- Scaffold/access equip allowance	$110,000	2024	10	26421	53634	81664	110535	**140272**	16444	33382	50827	68796	87304	106368	126003	146227	167058	**188514**
- Repaint door face	$6,000	2024	10	1441	2925	4454	6029	**7651**	897	1821	2773	3753	4762	5802	6873	7976	9113	**10283**
- Provision to replace external door/frame	$1,300	2027	2	204	413	629	852	1081	1317	1561	**1811**	947	**1922**	1004	**2039**	1066	**2163**	1130
- Provision to replace balustrade/handrail fixings	$1,140	2025	3	231	470	715	968	1229	**1497**	529	1074	**1636**	578	1174	**1788**	632	1283	**1954**
- Repaint handrails	$2,400	2020	6	**2719**	502	1019	1552	2100	2665	**3247**	599	1217	1853	2508	3182	**3877**	716	1453
- Re stain timber decking	$8,000	2020	3	**9064**	3204	6505	**9904**	3502	7108	**10823**	3826	7767	**11826**	4181	8487	**12923**		
- Provision to replace timber decking in 13 years (partial accrual)	$14,520	2026	3	2564	5204	7924	10725	13611	16583	**19644**	6945	14097	**21465**	7588	15404	**23455**		
- Provision for partial podium slab membrane replacement	$6,500	2020	4	**7365**	1981	4022	6124	**8289**	2230	4527	6892	**9329**	2510	5095	7757	**10500**	2825	5734
- Replace planter box membrane in 10 years	$12,000	2029	15	1547	3141	4783	6474	8216	10010	11857	13761	15721	**17740**	1486	3017	4593	6217	7889
- Provision to upgrade automatic door	$4,800	2026	12	848	1720	2620	3546	4500	5482	**6494**	652	1324	2016	2729	3463	4220	4999	5801
- Capital Replacement - General	$7,767	2020	0	**8800**	**9064**	**9336**	**9616**	**9904**	**10202**	**10508**	**10823**	**11148**	**11482**	**11826**	**12181**	**12547**	**12923**	**13311**
BASEMENT																		
- Replace traffic mirrors in 15 years	$2,100	2034	20	194	393	598	810	1027	1252	1483	1721	1966	2218	2478	2746	3022	3306	**3599**
- Provision to replace exhaust/supply fans	$6,000	2025	2	1218	2473	3766	5097	6469	**7881**	4119	**8361**	4369	**8870**	4635	**9410**	4918	**9983**	
- Repaint line marking	$4,950	2021	7	2846	**5777**	927	1882	2866	3879	4922	5997	**7104**	1140	2315	3524	4770	6054	7376
- Provision for CO monitor replacement	$3,850	2029	15	496	1008	1534	2077	2636	3211	3804	4414	5043	**5691**	477	968	1473	1994	2531
- Repaint walls/bollards	$2,500	2024	10	600	1219	1856	2512	**3188**	374	759	1155	1563	1984	2417	2863	3323	3796	**4284**
- Repaint door face	$3,200	2024	10	769	1560	2376	3216	**4081**	478	971	1479	2001	2540	3094	3666	4254	4860	**5484**
- Provision to replace garage doors in 25 years (partial accrual)	$6,000	2032	4	621	1260	1918	2596	3295	4014	4755	5518	6304	7114	7948	8807	**9692**	2607	5293

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
- Maintain/repair main garage door running gear	$6,000	2029	15	774	1571	2392	3237	4108	5005	5929	6880	7860	**8870**	743	1508	2297	3108	3945
- Replace garage door motors in 3 years	$10,000	2022	8	3889	7894	**12020**	1712	3476	5293	7164	9091	11076	13121	**15227**	2169	4403	6705	9075
- Replace stormwater pumps in 5 years	$4,000	2024	10	961	1950	2970	4020	**5101**	598	1214	1848	2502	3175	3868	4582	5317	6075	**6855**
DRIVEWAY																		
- Maintain bitumen driveway (Patchwork)	$1,600	2023	4	474	961	1464	**1981**	533	1082	1648	**2230**	600	1217	1854	**2509**	675	1370	2086
- Maintain concrete driveway	$6,650	2031	4	735	1492	2271	3074	3901	4753	5631	6535	7465	8424	9412	**10429**	2805	5695	8671
- Maintain/replace traffic signals	$2,000	2026	12	353	717	1092	1477	1875	2284	**2706**	272	552	840	1137	1443	1758	2083	2417
- Provision to replace individual garage doors in 25 years (partial accrual)	$12,000	2032	3	1241	2520	3836	5193	6590	8029	9511	11037	12610	14229	15897	17615	**19385**	6853	13912
- Repaint line marking	$1,000	2025	6	203	412	627	849	1078	**1313**	242	492	749	1014	1287	**1568**	289	587	895
- Replace traffic mirror	$350	2034	20	32	65	100	135	171	209	247	287	328	370	413	458	504	551	**600**
EXTERNAL WORKS																		
- Provision to replace bin enclosure roller doors in 20 years (partial accrual)	$3,750	2033	6	365	741	1129	1528	1939	2362	2798	3247	3710	4186	4677	5182	5703	**6239**	1152
- Maintain common pipework	$2,700	2027	5	423	859	1308	1770	2246	2737	3242	**3762**	822	1668	2539	3437	**4362**	952	1933
- Ongoing partial maintenance of concrete pathways	$2,475	2031	4	274	555	845	1144	1452	1769	2096	2432	2779	3136	3503	**3882**	1044	2120	3228
- Ongoing partial maintenance of paver pathways	$630	2021	2	362	**735**	384	**780**	407	**827**	433	**878**	459	**931**	487	**988**	516	**1048**	547
FENCING																		
- Provision to replace powder coated baluster fencing in 20 years (partial accrual)	$2,145	2031	4	237	481	733	992	1258	1533	1816	2108	2408	2717	3036	**3364**	905	1837	2797
- Provision to replace timber fencing/pedestrian gates in 15 years (partial accrual)	$3,960	2026	4	699	1419	2161	2925	3712	4522	**5357**	1441	2926	4455	**6030**	1622	3293	5014	**6787**
- Repaint boundary wall/fence	$6,000	2024	10	1441	2925	4454	6029	**7651**	897	1821	2773	3753	4762	5802	6873	7976	9113	**10283**

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
FURNITURE & FITTINGS																		
- Replace mail boxes in 20 years	$21,240	2039	25	1570	3188	4854	6570	8337	10158	12033	13964	15954	18003	20113	22287	24526	26832	29208
- Ongoing partial replacement of exterior lighting	$580	2021	2	333	**677**	354	**718**	375	**762**	398	**808**	422	**857**	448	**910**	475	**965**	504
- Provision to upgrade security cameras & associated equipment	$4,600	2021	7	2644	**5368**	862	1749	2663	3605	4574	5573	**6602**	1060	2151	3275	4433	5625	6854
- Provision to upgrade intercom systems/keypads & associated equipment	$95,500	2027	13	14965	30379	46255	62608	79451	96800	114669	**133074**	12513	25401	38676	52349	66432	80938	95879
- Provision to replace door closers	$294	2022	2	114	232	**353**	185	**375**	196	**398**	208	**422**	221	**448**	234	**475**	248	**504**
- Provision to replace door hardware	$1,232	2026	2	218	442	672	910	1155	1407	**1667**	871	**1768**	924	**1876**	980	**1990**	1040	**2111**
TOILET																		
- Provision to replace toilet	$350	2029	15	45	92	139	189	239	292	346	401	458	**517**	43	88	134	181	230
FIRE PROTECTION SYSTEMS																		
- Provision to upgrade Fire Panel & associated detection equipment	$88,000	2031	17	9725	19741	30058	40685	51630	62904	74516	86476	98795	111483	124553	**138014**	10483	21279	32400
- Provision to replace fire hose reels	$3,500	2028	14	494	1004	1528	2069	2625	3198	3789	4397	**5023**	**5174**	**5329**	**5489**	593	1204	1834
- Provision to replace portable fire extinguishers	$4,950	2023	5	1465	2973	4527	**6128**	1338	2716	4136	5598	**7104**	1551	3149	4795	6490	**8236**	1798
- Replace fire hydrant valves in 15 years	$7,500	2034	20	691	1403	2136	2891	3669	4470	5295	6145	7021	7922	8851	9808	10793	11808	**12853**
- Install/replace sensors/exit signage/emergency lighting	$5,500	2020	2	**6232**	3257	**6611**	3455	**7014**	3666	**7441**	3889	**7894**	4126	**8375**	4377	**8885**	4643	**9426**
LOBBIES																		
- Repaint walls	$49,200	2024	10	11817	23989	36526	49439	**62740**	7355	14931	22734	30771	39049	47575	56358	65403	74720	**84317**
- Repaint ceiling	$21,300	2024	10	5116	10386	15813	21404	**27162**	3184	6464	9842	13321	16905	20597	24399	28315	32348	**36503**
- Replace carpet/floor covering in 7 years	$83,300	2026	12	14707	29856	45458	61529	78082	95132	**112693**	11321	22982	34993	47364	60107	73231	86749	100673
- Repaint door face	$10,960	2024	10	2632	5344	8137	11013	**13976**	1638	3326	5064	6855	8699	10598	12555	14570	16645	**18783**
- Maintain tiles	$2,012	2028	3	284	577	879	1189	1509	1839	2178	2528	**2888**	1021	2073	**3156**	1116	2265	**3449**

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
ROOF																		
- Provision to replace guttering in 25 years (partial accrual)	$17,250	2032	4	1784	3622	5515	7464	9472	11541	13671	15866	18126	20454	22851	25321	**27865**	7496	15218
- Maintain metal roof fixings/flashings	$10,000	2027	5	1567	3181	4843	6556	8319	10136	12007	**13934**	3043	6177	9405	12729	**16154**	3527	7160
- Provision to replace down pipes in 25 years (partial accrual)	$13,000	2028	4	1837	3728	5677	7684	9751	11880	14073	16331	**18658**	5020	10190	15515	**21000**	5649	11468
- Provision for partial balcony membrane replacement	$20,000	2030	3	2378	4827	7349	9947	12623	15380	18219	21143	24155	27258	**30453**	10766	21855	**33277**	11764
STAIRWELL																		
- Repaint walls	$6,800	2024	10	1633	3315	5048	6833	**8671**	1017	2064	3142	4253	5397	6576	7790	9040	10328	**11654**
- Repaint ceiling	$2,000	2024	10	480	975	1485	2009	**2550**	299	607	924	1251	1588	1934	2291	2659	3038	**3428**
- Maintain tiles	$350	2028	3	49	100	153	207	262	320	379	439	**502**	178	361	**549**	194	394	**600**
- Replace carpet/floor covering in 7 years	$3,600	2026	12	636	1290	1964	2659	3374	4111	**4870**	489	993	1512	2047	2597	3164	3749	4350
- Repaint door face	$2,400	2024	10	576	1170	1781	2411	**3060**	359	728	1109	1501	1905	2321	2749	3190	3645	**4113**
SWIMMING POOL/RECREATION																		
- Provision for ongoing replacement of pool pumps	$800	2020	4	**906**	**934**	330	670	**1020**	**1051**	371	754	**1148**	**1183**	418	849	**1292**	**1331**	470
- Replace water chlorinators in 2 years	$3,400	2021	7	1955	**3968**	637	1293	1969	2664	3381	4120	**4880**	783	1590	2421	3276	4158	5066
- Maintain filter - replace sand	$520	2020	3	**589**	208	423	**644**	227	462	**703**	249	505	**769**	272	552	**840**		
- Provision to replace pool filters	$4,000	2026	12	706	1434	2183	2954	3749	4568	**5411**	544	1103	1680	2274	2886	3516	4165	4833
- Provision to refurbish pool surface in 20 years (partial accrual)	$12,650	2032	7	1308	2656	4044	5474	6947	8464	10026	11635	13293	15000	16758	18569	**20435**	3280	6658
- Provision to replace pool fence in 20 years (partial accrual)	$2,178	2029	5	281	570	868	1175	1491	1817	2152	2498	2854	**3220**	703	1427	2173	2942	**3733**
- Replace pool heater in 7 years	$4,600	2026	12	812	1649	2510	3398	4312	5253	**6223**	625	1269	1932	2615	3319	4044	4790	5559
- Maintain concourse	$1,000	2020	4	**1133**	305	619	942	**1275**	343	696	1060	**1435**	386	784	1193	**1615**	434	882
- Replace auto chemical feeder unit	$1,500	2022	8	583	1184	**1803**	257	521	794	1075	1364	1661	1968	**2284**				
- Provision to replace furniture	$2,000	2022	8	778	1579	**2404**	342	695	1058	1433	1818	2215	2624	**3045**	434	881	1341	1815
- Provision to replace BBQ's	$2,400	2022	8	933	1895	**2885**	411	834	1270	1719	2182	2658	3149	**3654**	520	1057	1609	2177
PLANT & EQUIPMENT																		
- Refurbish lift interiors	$40,000	2031	17	4420	8973	13663	18493	23468	28592	33870	39307	44906	50674	56614	**62733**	4765	9672	14727

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
- Provision for mechanical upgrade of lifts in 20 years (partial accrual)	$100,000	2033	2	9738	19768	30099	40740	51700	62989	74616	86593	98928	111634	124721	138201	152085	**166385**	86954
- Provision for ongoing replacement of instant hot water heater units	$3,300	2021	2	1897	**3851**	2013	**4086**	2135	**4334**	2265	**4598**	2403	**4878**	2550	**5176**	2705	**5491**	2869
- Replace hot water system pumps in 6 years	$1,200	2025	6	244	495	753	1019	1294	**1576**	291	591	899	1217	1545	**1882**	347	705	1074
TOTAL ACCRUALS				**282559**	**562680**	**840973**	**1126260**	**457494**	**668984**	**721164**	**795423**	**965644**	**1134439**	**1326733**	**1357081**	**1458096**	**1517987**	**540289**

*** Bold blue items listed above are expense items that occur in that year.**

REPORT INFORMATION

The values included in the report are for budgeting purposes and have been obtained from a number of sources including building cost information guides, painting contractors, plant and equipment suppliers, manufactures and installers and working knowledge of each buildings configuration at the time of inspection.

Every endeavour has been undertaken to accurately compile a budget for the maintenance, repair, renewal or replacement of the items of a non-routine nature that have been identified in this report. However as there is no definitive scope of works for maintenance, repair, renewal or replacement of the items contained in this report it is expected that if said items were put to tender, the quotations received would vary significantly dependent upon the timing and scope of works to that will be undertaken. For this reason it is recommended that several quotations are sourced as far in advance of any anticipated work as possible.

The installation date, present condition and estimated life of each item is determined at the time of the site inspection from a visual inspection, the age of the building (where this information is provided) and any other relevant information provided by the Owners at the time of inspection. This information is then communicated in the report by way of nominated total life cycle in comparison with expected remaining life. The life cycles of each of the items will vary depending upon where the building is located, for example buildings near a salt environment tend to have a lesser life cycle and a higher maintenance requirement.

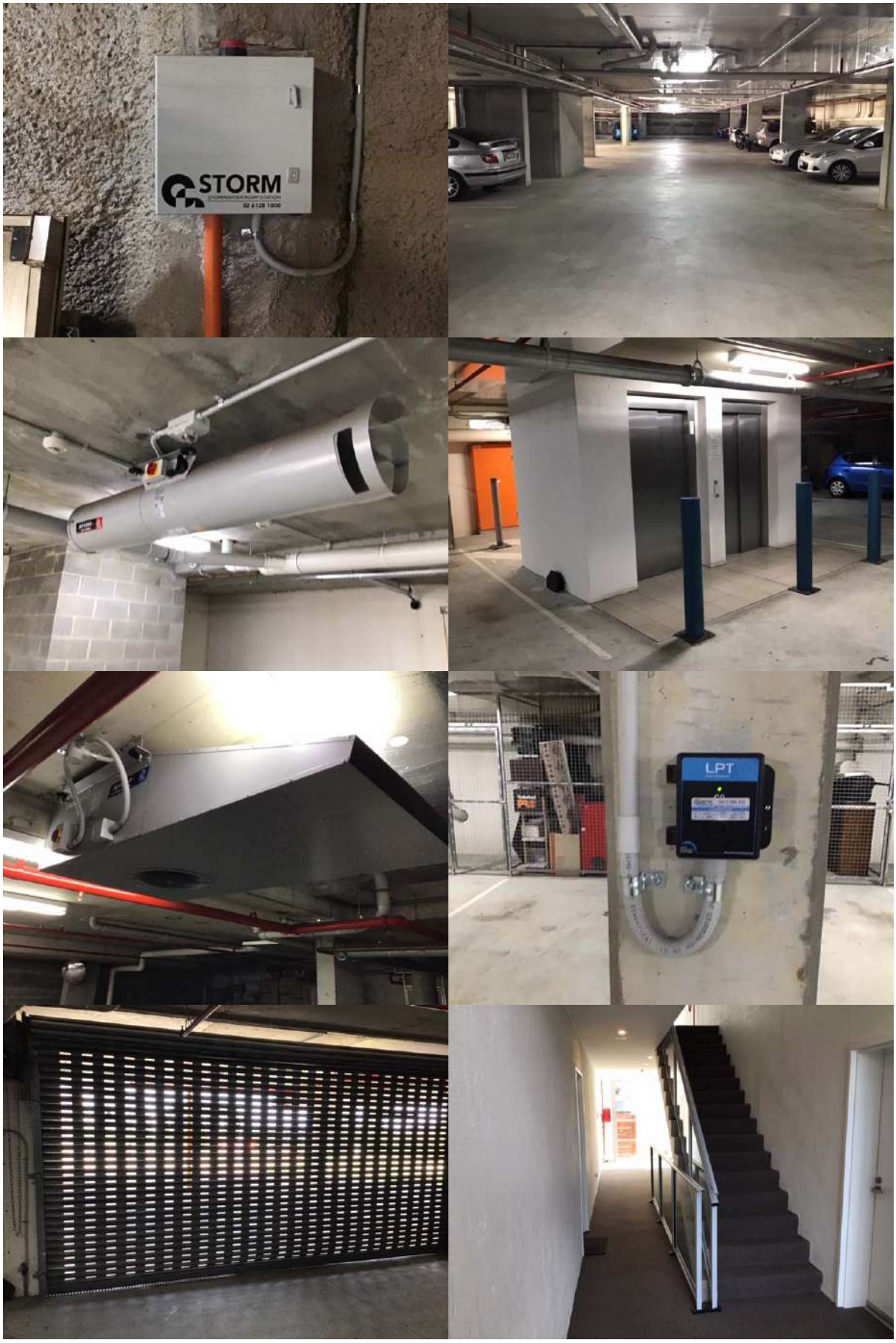
This Sinking Fund plan is not a building dilapidation report, building diagnostic report, warranty inspection, defects report, engineering report or structural assessment of the building. Where information in respect of any of these items at time of ordering, it has been incorporated into the report wherever possible. We recommend that a periodic survey be carried out by qualified building contractors to assess the building condition, if required. The inspection of the common property of the scheme is a cursory visual inspection only limited to those areas of the common property that are fully accessible and visible to the inspector from floor or ground level at the time of inspection. The primary purpose of the inspection is to determine the materials used in the construction of the building that need to be maintained, estimate the quantities of same, identify the plant and equipment in the common areas of the building and make a recommendation as to the timing of the repairs and replacements identified for restorative purposes only. The inspection did not include breaking apart, dismantling, removing or moving any element of the building and items located on the common property.

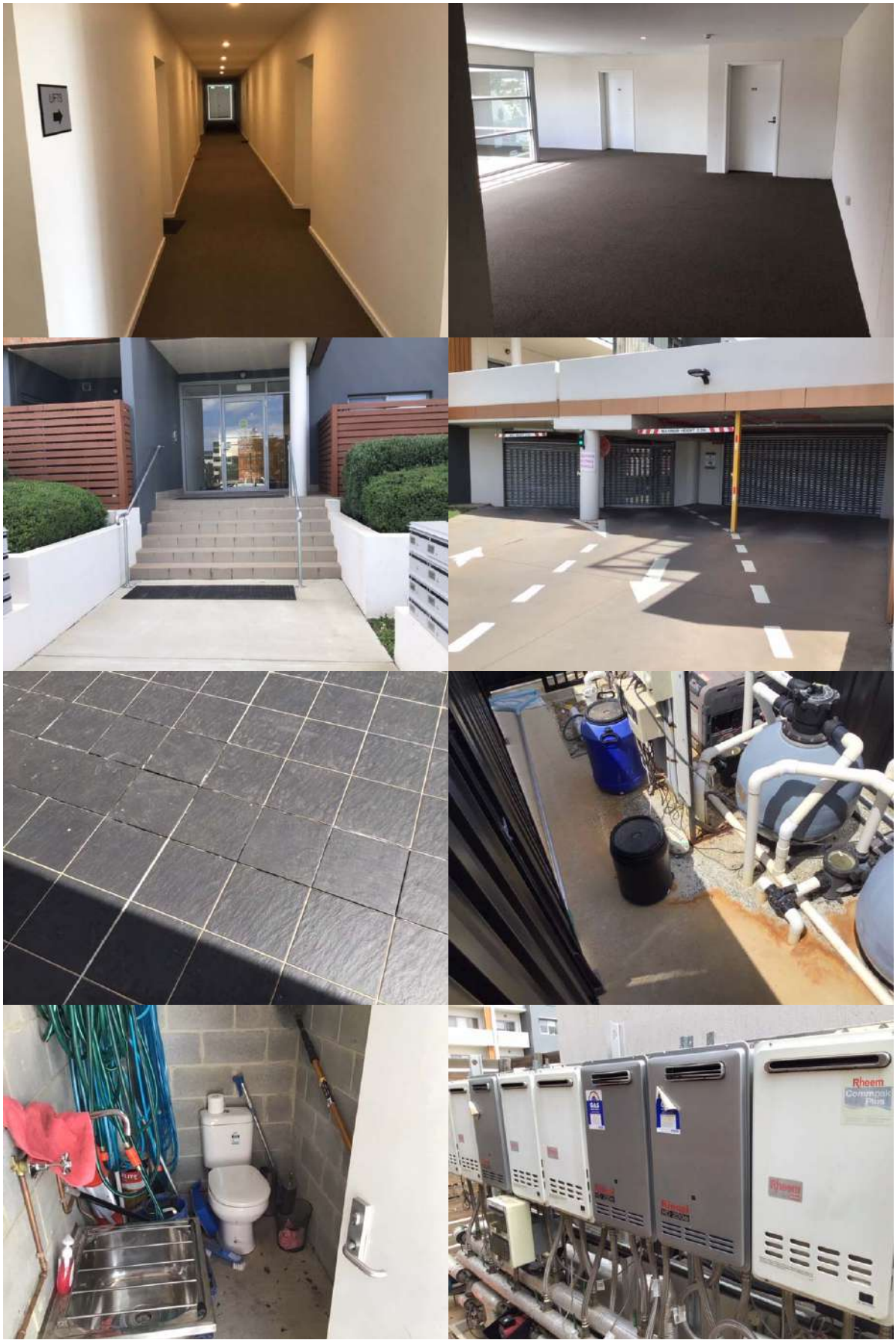
The report does not and cannot make comment upon: defects that may have been concealed; the assessment of which may rely on certain weather conditions and the presence or absence of timber pests. The report will allow for ordinary inclusion, but does not consider or make recommendations as to the specific condition of specialist items and equipment such as gas fittings and supply systems; heritage listing conditions or requirements; fire protection fittings and systems; HVAC fittings and systems site drainage; electrical or data systems or wiring, building plumbing systems including sewerage, potable and stormwater pipe work and fittings; security concerns; detection and identification of illegal building work; and the durability of exposed finishes.

The inspector did not identify and assess safety hazards and did not carry out a risk assessment relating to any hazards upon the common property as part of this report. The report is not an Asbestos report and no assessment was made of asbestos products. The report is not Pool Safety or Window Safety report and no assessment was made as to the compliance or otherwise of any pool barrier or common property windows.

AREAS NOT INSPECTED

- Part or parts of the common property building interior that were not readily accessible
- Part or parts of the building exterior were not readily accessible
- Part or parts of the roof exterior that were not readily visible from ground or floor level or obstructed at the time of inspection because of exceeding height, vegetation or neighbouring buildings.
- Part or parts of the Common Property plant and equipment where specialised knowledge or equipment is required to carry out the inspection, particularly in respect of its' operation.
- Part or parts of the retaining walls, fencing where not readily accessible or inaccessible or obstructed at the time of inspection because of on alignment, vegetation.


STORM
LPT


Rheem
Commercial
Rinnai





Ambiente Apartments

THE OWNERS – UNITS PLAN 4040

EXECUTIVE COMMITTEE MEETING MINUTES

Meeting held by TEAMS on Wednesday 4th March 2026 at 4:00PM

PRESENT
EXECUTIVE COMMITTEE (EC): C Attwood, C Deschamps, G Navarro-Bustos, A Wodzislawski
APOLOGIES: NIL
OTHERS PRESENT: Owners Corporation Manager's representatives from Grady Strata & Facilities – Cara Grady

1 Governance

1. The Committee **noted** that the Unit Titles (Management) Act 2011 governs the management of the Owners Corporation, and the Executive Committee's functions, responsibilities and code of conduct are outlined in the Act.
2. In line with the Act the Committee **elected** the following office bearers roles:
   - Chairperson – Geovanny Navarro-Bustos
   - Treasurer – Amanda Wodzislawski, assisted by Cathy Deschamps
   - Secretary – Courtney Attwood
3. The Committee **noted** any potential conflicts of interest.

2 Facilities

1. The Committee **noted** the provided building managers report.
2. The Committee **discussed** the Level Plumbing proposal for plumbing preventative maintenance at the complex and agreed for C Grady to source quotes for the work to be undertaken ad-hoc to determine possible cost savings.
3. The Committee **discussed** the quote provided for a full length blocker plate for the Block C door and agreed this should be extended to all doors at the complex, not just the current problem doors.
4. The Committee **agreed** that all door closers across the complex should be checked and adjusted monthly.
5. The Committee **noted** the pool fence replacement quote from Gerard's fencing, noting that an insurance claim has been put in to cover the cost of the fence replacement.
6. The Committee **agreed** that the pin code for the garbage roller doors be changed every 6 months to maintain security of the waste rooms.
7. The Committee **noted** the additional quotes from Co-Built, for tiling of the BBQ area and E Block entry, confirming that tiles on pedestals are an option for the E Block entry area. The Committee agreed that C Grady will put together a table outlining the provided quotes. Balcony and common area tiling to be separated for accounting purposes in the sinking fund budget.
8. The Committee **noted** the quotes provided by Carpet Court and Lemon's Carpets for replacement carpet, noting the carpet is due for replacement as part of the sinking fund plan. The Committee **approved** the quote from Lemon's, noting that carpet tiles in a slightly darker, non block colour should be explored to prevent the level of wear and tear currently apparent. The carpet replacement should be lined up with the next basement clean.

9. The Committee **approved** the variation from Corporate Gardens for additional hedge plantings.
10. The Committee **approved** the purchase of the Wave Aluminium fixed bench seating for the BBQ area next to the pool. The furniture is to be fixed to ensure it cannot be utilised to climb the pool fence.

3 Strata Management

1. The Committee **noted** the provided financial reports.
2. The Committee **discussed** the recent out of session decision to change insurance brokerage from PSC to Gallagher based on Grady Strata's recommendation, which has resulted in a $20,000 saving on last years premium and a $40,000 saving on the projected renewal cost under PSC.
3. The Committee **noted** that the solar grant has been proceeding with ACT Government, with the Government exploring is additional grant funds are available due to the separated buildings on the Unit Plan. C Grady is working with the solar grant team to maximise the funding and move forward with the install this financial year.

4 General Business

1. The Committee **agreed** to isolate the basement power points due to ongoing EV charging from common property power. The Committee discussed options for EV charging in the Ambiente basement, noting that applications to meter charging back to individual units will be considered, and that there are EV charge points available to the public at the Koko building across the road.
2. The Committee **noted** the pricing for cleanup of bird poo in the carpark separate from the ongoing basement cleans and agreed for bird spikes to be installed with a clean to take place in conjunction with the carpark clean.
3. The Committee **noted** that additional mulch is required in the area on the corner of Max Jacobs and Peter Cullen where the prior mulch has receded.
4. The Committee **noted** that there is litter accumulating around the letterboxes, fixed bins to be explored for these areas.
5. The Committee **noted** that litter picking of the carpark and gardens needs additional monitoring. Building Manager to ensure Spec and Corporate Gardens address this as part of their scopes.

Meeting closed at 6:00 pm

Level 33, 101 Miller Street
North Sydney NSW 2060

PO BOX 500, North Sydney NSW 2059

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	**HU**0006162995
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	04/02/2026 to 04/02/2027 at 4:00pm
The Insured	THE OWNERS - UNITS PLAN NO.4040
Situation	2 PETER CULLEN WAY WRIGHT ACT 2611

Sections

Section 1 – Insured Property

Building: $92,244,636
Common Area Contents: $922,446
Loss of Rent & Temporary Accommodation (total payable): $13,836,695
Lot Owners' Fixtures and Improvements (per lot): $250,000

Optional Extensions:
Catastrophe Insurance Sum Insured: Not Selected
Machinery Breakdown: $100,000
Lot Owners' Contents inclusion (per lot): Not Selected

Section 2 – Liability to Others

Sum Insured: $30,000,000

Section 3 – Voluntary Workers

Death: $300,000
Total Disablement: $3,000 per week

Section 4 – Fidelity Guarantee

Sum Insured: $250,000

Section 5 – Office Bearers' Legal Liability

Sum Insured: $5,000,000

Section 6 – Government Audit Costs and Legal Expenses

Government Audit Costs: $25,000
Appeal expenses – common property health & safety breaches: $100,000
Legal Defence Expenses: $50,000

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070, AFSL 243261) on behalf of the insurer: QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).

Flood Cover is included.

Date Printed 04/02/2026

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-0725 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

UNITS PLAN 4040
2025 ANNUAL GENERAL MEETING MINUTES

Held via Zoom on the **2nd December 2025 at 5:00 pm**. As there were not enough members present to constitute a quorum the meeting proceeded under Reduced Quorum circumstances in accordance with Schedule 3.9 of the Unit Titles (Management) Act 2011.

Present: Representatives for Units 9, 13, 18, 43, 67, 80, 121, 122, 126, 130

Proxy: 20

Absentee Voting Forms: NIL

The Executive Committee Chairperson Geovanny Navarro welcomed all representatives of the Owners Corporation to the 2025 Annual General Meeting. The Strata Manager, Cara Grady, from Grady Strata & Facilities gave an overview of works undertaken throughout 2025 and the planned works for the next 12 months as outlined in the invitation from the Executive Committee.

PREVIOUS MINUTES

ITEM 1 - MINUTES

***Motion 1**: "That the Owners Corporation adopt the 2024 Annual General Meeting Minutes as a true and accurate record of that meeting."*

Motion Carried

FINANCIAL STATEMENTS AND REPORTS

ITEM 2 – FINANCIAL STATEMENTS

***Motion 2**: "That the Owners Corporation adopt the audited financial statements for the financial year ended 30th of September 2025."*

Motion Carried

2025/2026 BUDGET

ITEM 3 - BUDGET

***Motion 3**: "That the Owners Corporation adopts a general contribution administrative fund budget of $515,452.46 plus GST for the 2025/2026 financial year and strike equal quarterly levies to fall due on 1 January 2026, 1 March 2026, 1 June 2026, and 1 September 2026."*

Motion Carried

***Motion 4**: "That the Owners Corporation adopts a high rise contribution administrative fund budget of $56,800 plus GST exclusive for units 41-174 for the 2025/2026 financial year and strike equal quarterly levies to fall due on 1 January 2026, 1 March 2026, 1 June 2026, and 1 September 2026."*

Motion Carried by Special Resolution

***Motion 6:** "That the Owners Corporation adopts a sinking fund budget of $242,950 plus GST for the 2025/2026 financial year and strike equal quarterly levies to fall due on 1 January 2026, 1 March 2026, 1 June 2026, and 1 September 2026."*

Motion Carried

EXECUTIVE COMMITTEE APPOINTMENT

ITEM 4 – EXECUTIVE COMMITTEE ELECTION

***Motion 7 :** "That the Owners Corporation appoint representatives from Unit 43, Unit 67, Unit 122 and Unit 130, to serve as executive committee members until the next Annual General Meeting in accordance with Section 39 of the Unit Titles (Management) Act 2011."*

Motion Carried

ITEM 5 – AUTHORISATIONS AND DELEGATIONS

The meeting discussed the adequacy of any authorisations, delegations and appointments in force.

BUILDING MAINTENANCE ITEMS

ITEM 6 – ONGOING MAINTENANCE

The meeting discussed ongoing maintenance items including contracts coming up for renewal.
Items of note raised were:

- Outstanding painting defects to be attended to by Higgins.
- Fence pailing repairs, particularly those around unit 43.
- Retiming of garage doors to the minimum allowable limit to reduce instances of tailgating.
- Unit 13 & 14 intercom numbers dialing the wrong unit from the door.
- Rivetts on the original cladding beginning to come loose, Eifer to inspect and re-rivet where required.
- Building D entry area slippery when wet and flooding internally in heavy rain, an awning is to be explored.
- Continued illegal dumping in the bin rooms and the desire to motorise the bin room doors.
- Gas water billing and meter locations, affected Owners to provide C Grady with gas bills to compare and contrast within buildings to determine if the usage is being averaged.
- Issues with shopping trolley dumping and lack of collection, Grady Strata to explore rules and audit corridors to ensure individual units dumping trolley's are held responsible.
- Ongoing parking in the visitor and disabled parking spaces, Owners to email Grady Strata with responsible units and Building Manager to monitor with rule infringements to be explored.

- Returning mats and items in common property corridors. Grady Strata to undertake a rule infringement audit in the New Year to communicate compliance requirements to individual units.
- The meeting noted the carpet will be replaced in the coming financial year, noting carpet tiles would be preferable over broadloom carpet.
- The meeting requested additional cameras be investigated around entries and the carpark.

ITEM 7 - DEFECTS

The meeting discussed the any defects at the complex, with no additional items raised.

ITEM 8 – FIRE MAINTENANCE

The meeting discussed the ongoing prevision of fire maintenance at the Ambiente Complex, with routine fire maintenance being undertaken with Form 1, monitoring through ADT and that the building is compliant with the National Construction Code's fire safety requirements. The cladding replacement has been undertaken.

INSURANCE

ITEM 9 – INSURANCE AUTHORITY

Motion 8 : *"That the Owners Corporation agree to authorise the Managing Agent to renew and adjust the building insurance policy via consultation and instruction from the Executive Committee."*

Motion Carried

GENERAL BUSINESS

ITEM 10 – POOL & BUILDING SECURITY

The meeting discussed considerations being given to ongoing pool security issues, noting the Committee are committed to resolving the issue exploring fixed furniture, new fencing, locking mechanisms and signage, with further investigation of security to be explored. At present privacy and quiet enjoyment concerns have been considered to the suggestions of cameras and classical music at the pool.

ITEM 11 – GARBAGE ROOM DOOR MOTORISATION

The meeting discussed ongoing hard waste and dumping issues due to the open garbage enclosures. The meeting agreed to raise a motion from the floor to move forward with motorising the doors as follows:

Motion 9 : *"That the Owners Corporation agree to proceed with the motorization of the waste enclosure doors based on MSR Electrical quote 25115 and agree to undertake the work with MSR Electrical.*

Motion Carried

Meeting Closed at 6:25 pm

Unit Titles (Management) Act 2011 – Form 1

NOTICE OF REDUCED QUORUM DECISIONS

Part A Details of reduced quorum decisions†

A1 The Owners—Units Plan No 4040

A2 General meeting

Date (or dates) of general meeting at which the reduced quorum decision or decisions were made— 2 December 2025

Tick applicable box, or both boxes if applicable:

☑ **Regularly convened**
The general meeting was regularly convened (not following any adjournment under UTMA s 3.9(3) or (6)(a), part 3.1, schedule 3).

☐ **Convened after adjournment**
The general meeting was convened following an adjournment or adjournments (under UTMA s 3.9(3) or (6)(a), part 3.1, schedule 3).

A3 Reduced quorum decisions

[*If there is insufficient space here, tick* ☑ *and attach details to the notice*]

Date of decision	Full text of reduced quorum decision
2 December 25	

A4 Owners corporation declaration

The information in this notice has been recorded on the following date from details shown in the records of the owners corporation.

16 December 2025

[*Affix owners corporation seal in accordance with the corporation articles*]

THE OWNERS - UNITS PLAN No. 4040 Common Seal

† In this notice, ***UTMA*** means the *Unit Titles (Management) Act 2011*.

Unauthorised version prepared by ACT Parliamentary Counsel's Office

NOTICE OF REDUCED QUORUM DECISIONS

Part B General information

B1 What is a reduced quorum decision?

- A ***reduced quorum decision*** is a decision of a general meeting of the owners corporation made while a quorum (a ***reduced quorum***) smaller than a ***standard quorum*** was present.
- A ***standard quorum*** is those people entitled to vote (on the motion) in relation to not less than ½ the total number of units (see UTMA s 3.9 (1) (a), part 3.1, schedule 3).

There are 2 types of ***reduced quorum decision***, requiring different reduced quorums.

Reduced quorum decisions made at regularly-convened general meetings

- If, within ½ an hour after a motion arises for consideration at a general meeting that has been regularly convened, a ***standard quorum*** for the motion (see above) is not present a reduced quorum decision may be made if a ***reduced quorum*** (see next point) is then present for consideration of the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- At a regularly-convened general meeting, a ***reduced quorum*** means 2 or more people present at the meeting and entitled to vote on the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- A reduced quorum is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also reduced quorum decisions (UTMA s 3.9 (2), part 3.1, schedule 3).

Reduced quorum decisions—adjournment following quorum trouble

- If, within ½ an hour after a motion arises for consideration at a general meeting that has been regularly convened, neither a ***standard quorum*** for the motion (see above) nor a ***reduced quorum*** (see above) is present, the meeting is adjourned to the following week at the same place and time (UTMA s 3.9 (3), part 3.1, schedule 3). The meeting may also decide to adjourn even if a reduced quorum is present (UTMA s 3.9 (5), part 3.1, schedule 3).
- If, within ½ an hour after a motion arises for consideration at a general meeting convened following such an adjournment, a standard quorum for the motion is not present, a reduced quorum decision may be made if there is a ***reduced quorum*** made up by *anyone* then present and entitled to vote (even if that is only a single voter) (UTMA s 3.9 (6) (a), part 3.1, schedule 3).
- Such a reduced quorum (of *anyone* present and entitled to vote) is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also ***reduced quorum decisions*** (UTA s 3.9 (6) (a), part 3.1, schedule 3).

B2 When does a reduced quorum decision take effect?

- A reduced-quorum decision takes effect 28 days after the date of the decision (the decision's ***date of effect***) (UTMA s 3.11 (1), part 3.1, schedule 3).
- However, this does not apply if the decision is disallowed, confirmed by a standard quorum general meeting or revoked (see below) (UTMA s 3.11 (3) – (5), part 3.1, schedule 3)

B3 How may reduced quorum decisions be disallowed?

Reduced quorum decisions may be disallowed by petition (UTMA, s 3.11 (3), part 3.1, schedule 3). The petition must—

- state the resolution or resolutions to which it applies; and
- be signed by a majority of persons entitled to vote at a general meeting of the owners corporation (a person may sign whether or not he or she attended the meeting); and
- be given to the owners corporation before the decision's date of effect (see B2 above).

B4 How may reduced quorum decisions be confirmed?

- A reduced-quorum decision may be confirmed by a general meeting of the owners corporation held before the decision's date of effect (see B2 above).
- For the confirmation to be valid, a standard quorum must be present when the confirmation motion is considered at the later general meeting (see B1 above).
- If a decision is confirmed, it takes effect from the date of the later general meeting whether or not a petition is given to the owners (UTMA s 3.11 (4), part 3.1, schedule 3).

B5 How may reduced quorum decisions be revoked?

- A reduced-quorum decision may be revoked by a general meeting of the owners corporation held at any time, whether or not the decision has earlier been confirmed.
- A revocation is valid whether a standard quorum or a reduced quorum is present when the revocation motion is considered (see B1 above; UTMA s 3.11 (5), part 3.1, schedule 3).

Ambiente Apartments

THE OWNERS – UNITS PLAN 4040

EXECUTIVE COMMITTEE MEETING MINUTES

Meeting held by TEAMS on Thursday 11th September 2025 at 5:30PM

PRESENT
EXECUTIVE COMMITTEE (EC): A Nightingale, G Navarro-Bustos, A Wodzislawski, M Beahan, R Edmonds
APOLOGIES: NIL
OTHERS PRESENT: Owners Corporation Manager's representatives from Grady Strata & Facilities – Cara Grady & Nick McCauley

1 Governance

1. The Committee **approved** the minutes of the 26th May 2025 meeting.
2. The Committee **noted** any potential conflicts of interest.

2 Matters Arising From Previous Meetings

1. The Committee **noted** that the grass on the verge of the property is not manually watered. Building Manager (BM) to discuss possible hand watering to be added to the Corporate Gardens scope and if this could fit within the current hours.
2. The Committee **approved** the TDX quote for retiling of Unit 52 and agreed to seek an additional quote from Capital Building Remediation for tiling to the Building E Entryway.
3. The Committee **agreed** that pedestal tiling will be preferable over trafficable membranes or direct stick tiling for future maintenance.
4. The Committee **agreed** to proceed with Bay Laurel hedging in replacement of the current hedges which have died back. The committee noted that sufficient communication will be provided to the townhouses where the major impact will occur.
5. The Committee **noted** that the Habitat signboards were now properly displaying notices, C Grady to provide agreement following meeting for review. The Committee noted that the out of service signboard in building D will be addressed as part of the bin room fire electrical works.
6. The Committee **noted** that the draft welcome pack would be complete and ready for review in the coming 2 weeks.
7. The Committee **discussed** the suggested items from the AGM to mitigate unauthorised access and antisocial behaviour around the pool. The Committee agreed to explore quotes for fixed furniture (in the first instance), higher fencing, and additional signage along with pricing for ongoing and ad hoc security, while a letter to the minister be put on hold until these items are implemented. Due to the cost and possible privacy or noise impacts on residents the Committee agreed not to explore cameras or classical music at this time.
8. The Committee **noted** that the MRI Smata system had been upgraded, and an email from MRI software would be resent to EC members with login details and a tutorial on how to use the system.
9. The Committee **noted** following C Grady's review of the Koko DA, that a conservative approach to traffic access on the DA was taken, specifying use of both the Gornall Street and John Gorton drive entries equally used, allowing for the current parking and congestion issues in the slip lane. The Committee **agreed** that C Grady submit a request to Access Canberra for consideration of an additional slip lane on John Gorton drive to facilitate

additional access to the Woolworths loading dock and ease traffic issues for the Ambiente slip lane.

10. The Committee **noted** the update from the BM that driveway mirrors should arrive in the next several weeks and be installed by the BM at Building C exit and other previously agreed locations.

3 Facilities

11. The Committee **accepted** the emergency lighting quote from J2 electrical.
12. The Committee **discussed** the recent bin room fire, noting the cause to be a smouldering cigarette butt based on attending Fire Brigade advice. The Committee considered the previous suggestion of motorised roller doors, noting that the high cost was still a concern, and agreed to explore additional signage around disposal of hot embers or ash, and possible cigarette butt bin.
13. The Committee **discussed** the rusted railing bases in the basement of block D and pool area, and agreed for the BM to seek quotes to rectify.
14. The Committee **approved** quotes from Form 1 for shaving of fire doors, however wished to seek comparative quotes for fire door replacements from O'Neil and Brown.
15. The Committee **discussed** issues with birds nesting in the basement parking, and potential preventions for nesting, such as putting up spikes.

4 Strata Management

1. The Committee **agreed** for C Grady to send an all Owner and Resident notice to seek feedback on painting defects following the building repaint, with items to be passed on to Higgins for addressing during their attendance in the coming 2 weeks.
2. The Committee **agreed** to the Unit 46 & 135 flooring applications and agreed to give delegation to C Grady for approval of floors that have a 5 star or higher acoustic rating.
3. The Committee **noted** the financial reports as provided.
4. The Committee **noted** current arears position of 2 units and approved a payment plan for 1 and on-site contact for another.

Meeting closed at 7:31 pm

Ambiente Apartments

THE OWNERS – UNITS PLAN 4040

EXECUTIVE COMMITTEE MEETING MINUTES

Meeting held by TEAMS on Monday 26th May 2025 at 5:30PM

PRESENT
EXECUTIVE COMMITTEE (EC): A Nightingale, G Navarro-Bustos, A Wodzislawski, R Edmonds
APOLOGIES: M Beahan
OTHERS PRESENT: Owners Corporation Manager's representatives from Grady Strata & Facilities – Cara Grady

1 Governance

1. The Committee **approved** the minutes of the 14 April 2025 meeting
2. The Committee reviewed the office bearers votes from the 14 April 2025 meeting, noting the withdrawal of 2 votes since the meeting and **elected** the following office bearers positions:
    a. Chairperson – G Navarro-Bustos
    b. Treasurer – A Nightingale
    c. Secretary – R Edmonds
3. The Committee **reviewed** the delegations document draft and agreed to adopt the delegations with minor changes for further approval.
4. The Committee **agreed** to maintain a pet friendly rule, allowing automatic approval on application. C Grady to send a reminder regarding pet related rules and applications in light of recent pet complaints.
5. The Committee **agreed** to maintain the $10,000 limit of expenditure for Grady Strata per the management agreement for necessary items and any non-essential items to be approved by the Executive Committee.
6. The Committee **agreed** that items for future meetings be sent as made available, however resent in a single email closer to the meeting.
7. The Committee **agreed** that a section be included in future minutes to list out of session decisions for ratification at following meetings.

2 Facilities

1. The Committee **noted** that the BM is addressing a carpark leak as advised by G Navarro-Bustos.
2. The Committee **discussed** the responsibility of grass watering along John Gorton Drive, C Grady to consult with B O'Leary if this was part of the Building Managers tasks previously, as the understanding is the water connection points were installed for use of the irrigation system to the garden beds.
3. The Committee **noted** paint bubbling reoccurring on some balustrades following Higgins reattendance due to trapped moisture. C Grady to meet on site with Higgins to discuss outstanding defects and possible treatment options. Paint splatter on bin room adjacent to building A also to be addressed.
4. The Committee **noted** the revised tiling quote from TDX is still outstanding, TDX and reliance quotes are to be reviewed once both are made available.
5. The Committee **approved** the quote from Corporate Gardens for mulching and hedge replacement works. The Committee noted that there is a 12 month warranty for the plantings. C Grady to contact Corporate Gardens for hedge plant type options to avoid overly scented options that may

trigger allergies. Grady Strata are approved to proceed with up to a 5% variance for alternate plants from those suggested.

6. The Committee **noted** the subsided area on the corner of Max Jacobs and Peter Cullen that collects water in the winter, leading to black ice on the path. Corporate Gardens to build up the mulch in this area to prevent this occurrence.
7. The Committee **discussed** the electronic noticeboards and the frequency of scrolling notices. C Grady to provide R Edmonds with a copy of the Habitat contract to determine revenue share and what changes can be undertaken to the frequency of notice changes.
8. The Committee **agreed** that maintenance reporting notices be placed on each floor of each building for easy access, noting the notice in the lift frequently calls down. Notice options to be determined for townhouses to ensure townhouses also have ease of access to the reporting QR code.
9. The Committee **agreed** to proceed with a quote from level plumbing to replace a failed hot water unit.

3 Strata Management

1. The Committee **agreed** to defer decision on pool security options until the next meeting due to time constraints and the slow down of pool use for winter.
2. The Committee **agreed** for C Grady to review the DA related to traffic flow for Woolworths to frame a request to Access Canberra to have truck traffic diverted from John Gorton Drive.
3. The Committee **noted** that the smell of gas is present surrounding the townhouses on the corner of Gornall and Max Jacobs, Grady Strata to address.
4. The Committee **noted** that the new territory bin contractor is possibly closing the bin enclosures, and the roller doors are heavy. Matter to be addressed with JJ Richards, failing rectification, motorising of the bin rooms is to be readdressed and again seek confirmation on the new bin emptying schedule.
5. The Committee **noted** difficulties accessing reports in SMATA, Grady Strata to send training guide and access codes to Committee members.

Meeting closed at 7:33 pm

Ambiente Apartments

THE OWNERS – UNITS PLAN 4040

EXECUTIVE COMMITTEE MEETING MINUTES

Meeting held by TEAMS on Tuesday 14th April 2025 at 5:30PM

PRESENT
EXECUTIVE COMMITTEE (EC): M Beahan, A Nightingale, G Navarro-Bustos, A Wodzislawski, R Edmonds
OTHERS PRESENT: Owners Corporation Manager's representatives from Grady Strata & Facilities – Cara Grady

1 Governance

1. The Committee **elected** the following office bearers positions:
    a. Chairperson – M Beahan
    b. Treasurer – G Navarro-Bustos
    c. Secretary – R Edmonds
2. The Committee **noted** that the Unit Titles (Management) Act 2011, provides oversight and guidance to the Committee on the management of an Owners Corporation. M Beahan raised the obligations under the Act surrounding record keeping requirements. The Committee agreed that background information should be sent through in advance, M Beahan to send through information for consideration of the Committee.
3. The Committee **agreed** that following discussion on interpretation of the UTMA, that role nominations would be reconsidered out of session after additional material is provided by M Beahan for review.
4. The Committee **agreed** that agenda items be raised with the wider EC or Strata Manager for inclusion at Executive Committee meetings, and that any additional items will be discussed at the end under general business is time permits.
5. The Committee **agreed** that minutes of Executive Committee meetings be produced within 7 days of the meeting, allowing 7 days for consideration and edits.

2 Building Managers Report

1. The Committee **noted** the provided Building Managers report.
2. The Committee **discussed** the performance of the cleaners, noting that internal cleaning has improved, but external cleaning, including leaf blowing and removal, along with litter picking requires improvement. C Grady to meet with Spec Services to address these items.
3. The Committee **noted** that the majority of carpark leaks have been resolved with the ongoing waterproofing maintenance with the exception of one, G Navarro-Bustos to email BM with details
4. The Committee **noted** the reported painting defects following the AGM, and that the defect period for the painting works would shortly be underway. R Edmonds raised a balcony balustrade prepwork issue on the abseil portion of the building. Additionally the door to bin area outside block A requires addressing, along with the internal sides of the balcony fencing. C Grady to address with Higgins.
5. The Committee **considered** tiling quotes for the block E entryway, BBQ and pool area tiling and balcony refurbishments to be undertaken this financial year as part of the sinking fund works. C Grady to have TDX and Reliance to combine the quotes into a single itemised quote to reduce number of documents to consider, with warranty periods and payment schedules clearly noted. BM to address loose skirting tiles in the interim.

6. The Committee **agreed** for Grady Strata to proceed with installation of concave mirrors for pedestrian and traffic visibility on the exit of the garages and complex.
7. The Committee unanimously **approved** the quote provided by J2 Electrical for rewiring of the external areas and basement lighting onto separate sensors.
8. The Committee **agreed** that the D Block garage gate be retimed to match the block C garage gate.
9. The Committee unanimously **declined** quotes from MSR and Engineering for motorisation of the garbage rooms, noting that dumping of heavy waste also occurs from within the Owners Corporation.
10. The Committee **approved** 3 for and 2 against, the quote from Corporate Gardens for mulching of the common property gardens.

3 Strata Management Report

1. The Committee **noted** the financial provided. M Beahan noted reimbursement discrepancies to be emailed through separately for discussion.
2. The Committee **noted** a resident complaint in relation to decorative items on balconies. Grady Strata to continue to raise individual breaches with Committee for decision.
3. The Committee **noted** that Grady Strata would have a draft version of an Ambiente welcome pack available for discussion at the next EC meeting.
4. The Committee unanimously **agreed** that stickering of illegally parked vehicles on Ambiente property commence. Grady Strata to order stickers and issue notice to residents to allow adequate notice before commencement. The Committee noted that this can only be undertaken on the land belonging to Ambiente, but not on adjacent ACT Government land.
5. The Committee unanimously **agreed** for Grady Strata to provide ACT Government with photos of largescale verge parking to request conversion of the street section across from Ambiente on Peter Cullen Way to be converted to additional parking spaces.

The Committee noted further items raised at the AGM to be addressed in a further meeting on the 12th May 2025.

Meeting closed at 7:20 pm

UNITS PLAN 4040
2024 ANNUAL GENERAL MEETING MINUTES

Held via Zoom on the 17th March 2025 at 5:30 pm. As there were not enough members present to constitute a quorum the meeting proceeded under Reduced Quorum circumstances in accordance with Schedule 3.9 of the Unit Titles (Management) Act 2011.

Present: Representatives for Units 1, 9, 13, 18, 36, 44, 56, 61, 67, 81, 82, 85, 93, 94, 102, 107, 110, 114, 121, 122, 126, 130, 162

Proxy: 43, 69

Absentee Voting Forms: 20, 72

The Executive Committee welcomed all representatives of the Owners Corporation to the 2024 Annual General Meeting. The Strata Manager, Cara Grady, from Grady Strata & Facilities gave an overview of works undertaken over the past 12 months and the planned works for the next 12 months as outlined in the invitation from the Executive Committee.

PREVIOUS MINUTES

ITEM 1 - MINUTES

***Motion 1**: "That the Owners Corporation adopt the 2023 Annual General Meeting Minutes as a true and accurate record of that meeting."*

Motion Carried

FINANCIAL STATEMENTS AND REPORTS

ITEM 2 – FINANCIAL STATEMENTS

***Motion 2**: "That the Owners Corporation adopt the audited financial statements for the financial year ended 30th of September 2024."*

Motion Carried

SINKING FUND FORECAST

ITEM 3 – SINKING FUND FORECAST

***Motion 3**: "That the Owners Corporation adopt the 10-year sinking fund plan as drafted by QIA and provided with the 2024 Annual General Meeting package."*

Motion Carried

2024/2025 BUDGET

The meeting discussed the proposed split budget and discussed the deviations from the 2023 budget and resultant budget changes for 2024.

The Owners Corporation discussed the timing of levies, agreeing that the AGM should be held in November to allow for better spaced levies throughout the year. The Owners Corporation agreed that

the interest free period be extended to 60 days in light of the close proximity of levies. C Grady noted that Owners are welcome to contact the Grady Strata office if extensions are required beyond this, or to contact the office for a breakdown if you would like to pay a continual weekly, fortnightly or monthly payment and to get a breakdown of the unit levies.

ITEM 4 - BUDGET

***Motion 4**: "That the Owners Corporation adopts a general contribution administrative fund budget of $485,282.62 plus GST for the 2024/2025 financial year and strike equal quarterly levies to fall due on 30th March 2025, 15th May 2025, 15th July 2025, and 15th September 2025."*

Motion Carried by Special Resolution

***Motion 5**: "That the Owners Corporation adopts a high rise contribution administrative fund budget of $53,965.00 plus GST exclusive for units 41-174 for the 2024/2025 financial year and strike equal quarterly levies to fall due on 30th March 2025, 15th May 2025, 15th July 2025, and 15th September 2025."*

Motion Carried by Special Resolution

***Motion 6:** "That the Owners Corporation adopts a sinking fund budget of $228,524.00 plus GST for the 2024/2025 financial year and strike equal quarterly levies to fall due on 30th March 2025, 15th May 2025, 15th July 2025, and 15th September 2025."*

Motion Carried

SOLAR SYSTEM

ITEM 5 – INSTALLATION OF SOLAR SYSTEM

The Owners Corporation discussed the proposal put forward for the installation of a solar system, and noted the work that Grady Strata has done to have Ambiente enter the ACT Government Solar Grant Scheme. The Owners Corporation noted that a tender process had been undertaken prior to the last AGM with EPC having been chosen as part of the tender compared to a SolarHub proposal, where the price per kwh generated was relatively the same. The Owners Corporation, following feedback, will ensure that the installation is closely monitored by Grady Strata and an electrical contractor.

***Motion 7**: "That the Owners Corporation approve the installation of an 60.27 kW rooftop solar electricity system at Ambiente Apartments at a cost of no more than $84,678 ex GST, to support common area electricity use."*

Motion Carried

***Motion 8**: (Subject to Motion 6 being carried) "That the EC is authorised to invest money from the Sinking Fund for the solar project and repay these annually from common area electricity power cost savings until fully recovered".*

Motion Carried

Motion 9: *That Ambiente Apartments (61 John Gorton Drive, Wright, ACT, UP4040) agrees to take part in the ACT Government Solar for Apartments Program and agrees to the Program Terms and Conditions (link).*

Motion Carried

Motion 10: *That Ambiente Apartments (61 John Gorton Drive, Wright, ACT, UP4040) agrees to proceed with the preferred quote (EPC Solar – 60.27kW Solar Proposal – QN9732, 21 February 2025) subject to receiving written confirmation of Funding Approval (as per section 6.3.3 of the ACT Government Solar for Apartments Program Terms and Conditions, link). This makes sure that all Program processes have been followed as required and we have no missing links."*

Motion Carried

Motion 11*: "That the Owners Corporation authorise for gas and electricity consumption figures to be shared with the applicable ACT Government related parties for the purpose of achieving entry into the Solar Grant Scheme."*

Motion Carried

EXECUTIVE COMMITTEE APPOINTMENT

ITEM 6 – EXECUTIVE COMMITTEE ELECTION

Motion 11 : *"That the Owners Corporation appoint representative from Unit 9, Unit 67, Unit 85, Unit 110 and Unit 130, to serve as executive committee members until the next Annual General Meeting in accordance with Section 39 of the Unit Titles (Management) Act 2011."*

Motion Carried

ITEM 6 – AUTHORISATIONS AND DELEGATIONS

The meeting discussed the adequacy of any authorisations, delegations and appointments in force.

BUILDING MAINTENANCE ITEMS

ITEM 7 – ONGOING MAINTENANCE

The meeting discussed ongoing maintenance items including contracts coming up for renewal, noting items that fall under the indiivudal unit responsibility vs the common property owners corporation responsibility.
Several items were for remedy including:

- Cleaning standard, bird excrement in carpark and time of leaf blowing, aswell as leaf removal following blowing. Grady Strata to meet with Spec Services.
- Higgins performance, including the positive but also areas of painting defects, such as paint splatters left over, door numbers painted over, prep work of painted areas and spiderwebs caught in paintwork. A defect period will follow the painting compeltion to remedy any items deemed unsutisfactory, Owners to contact Grady Strata with any painting defects. Owners are reminded that if the timeframes provided by Higgins are not suitable for access they will take appointments for the work and to please contact the details provided on the Higgins notices.

- Troubleshooting with the billboards, including notices not displaying and inappropriate advertisements.
- Signage in the lifts for management contact and important notices.
- Requirement for concave mirrors at the driveway exits, Grady Strata to source costing.
- Unit front doors swelling and sticking, these doors are a 50/50 cost to the Owners Corporation and the Owner of the unit, please report any sticking doors to ambiente@gradystrata.com.au
- Cracked tiles in and around the pool area, noting these areas are to be remediated as part of the sinking fund works this year, with any posing a danger to be undertaken on an urgent basis.
- Line marking to external carparks to be addressed to ensure numbers are more visible.
- Lighting in the basement and external areas remaining on during the day, Grady Strata are actively working on this issue with J2 Electrical as the wiring of the complex has meant that these areas, including those in darker areas of the basement are on the same switch, requiring the lights to remain on for safety in darker areas.
- Timing of the garage door, door to be retimed to the minimum allowable opening limit.
- Water ingress onto window frame on level 3 of building D, Grady Strata to engage croker glass to reseal the window panel.
- Welcome pack to be developed by Grady Strata and in consultation with the EC to ensure move in move out guidelines are clear, along with maintenance responsibilities and facilities at the building.
- Misuse of the garbange areas by external people to the complex, outomation of the garbage room doors was widely supported, and quotes have been underway for the Committee to consider.
- Adhearance to the house rules, Building Manager to audit door mats and ensure items are not stored on top of storage cages or in car spaces.
- Window cleaning, which is to be undertaken following the cmpletion of the painting work.

ITEM 8 - DEFECTS

The meeting discussed the any defects at the complex, noting that the peremeter drains in the carpark occassionally fill with water that does not drain, Grady Strata to have Per Se reattend.

ITEM 9 – FIRE MAINTENANCE

The meeting discussed the ongoing prevision of fire maintenance at the Ambiente Complex, with routine fire maintenance being undertaken with Form 1, monitoring through ADT and that the building is compliant with the National Construction Code's fire safety requirements. The cladding replacement has been undertaken.

INSURANCE

ITEM 10 – INSURANCE AUTHORITY

Motion 12 : *"That the Owners Corporation agree to authorise the Managing Agent to renew and adjust the building insurance policy via consultation and instruction from the Executive Committee."*

Motion Carried

GENERAL BUSINESS

ITEM 11 – POOL & BUILDING SECURITY

The meeting discussed recent incidents at the pool from teenagers external to the Ambiente building tresspassing to utilise the pool. This has caused tension, resulting in Owners and Residents being approached to leave the pool when they are entitled to use the facilities, the meeting noted that all interactions should remain respectful. The meeting discussed possible options for the Committee to consider to help mitigate this next summer including:

- Building Manager to address while on site.
- Consideration of colorbond slatted fences including gating off the BBQ area.
- Netting of the pool area, if this is explored an Owner requested that pool shade is also explored.
- Increase in fence height.
- Cameras monitoring the area.
- Classical music in the area to deter loitering.
- Fixed furniture to prevent fence jumping.
- Local minister involvement following police non-attendance for trespass.
- No trespassing signage.

The meeting also discussed general building security, noting that the committee has previously considered access control for the lift, noting that the cabling made this item cost prohibitive.
It was agreed that the Committee would explore options for the open top of the carpark and adjusting door closers to ensure doors close properly without force.

ITEM 12 – VERGE PARKING

The meeting discussed ongoing verge parking at the Ambeinte complex, recognising that the ongoing parking has affected the tree roots of the trees on the verges and caused subsidance of the verge materials, noting that applying bollards to the heaviest affected verges would cost near $40,000. The meeting discussed options for the Committee to consider, including:

- Stickers on vehicles parked on Ambiente land.
- Conversion of the verge to further parking, application of granite to the verge to facilitate this.
- Bollards if the problems persist and the conversion to parking is not possible.

ITEM 13 – SLIP LANE USE BY TRUCKS

The meeting noted that issues with large trucks speeding along John Gorton Drive slip lane is still ongoing. Grady Strata have raised this with ACT Government due to the ongoing risks, approach to have the area weight restricted or coverted to local traffic only.

Meeting Closed at 9:33 pm

Swimming Pool Disclosure Statement

Location	Units Plan #	Block	Section	Division/District	UP Class
	4040	1	27	WRIGHT	A

The Owners Corporation discloses, to the best of their ability and knowledge, that:

	Disclosure:
Location of Swimming Pool	Ground Level – Rear Courtyard
UP Registration Date (approx. built date)	10 July 2014
Building approval for the premises was granted (if the Premises were built by the current owner)	Unknown – Installed during construction of Units Plan 4040.
Was Building Approval issued at any time for the swimming pool?	Unknown – Assume yes, as part of original build.
Have any alterations occurred to the swimming pool and swimming pool area?	Nil.

Standing exemptions:	Disclosure:
Does a standing exemption apply to the pool?	No.

Note: The Owners Corporation is presently seeking to undertake an inspection and certificate for compliance of the pool. This is expected to be fully complete by 30 June 2024, however is not currently aware of any non-compliance with relevant legislation regarding pool safety and access restrictions.

Unit Titles (Management) Act 2011 – Form 1

NOTICE OF REDUCED QUORUM DECISIONS

Part A Details of reduced quorum decisions†

A1 The Owners—Units Plan No 4040

A2 General meeting

Date (or dates) of general meeting at which the reduced quorum decision or decisions were made— 26 February 2024

Tick applicable box, or both boxes if applicable:

✓ **Regularly convened**
The general meeting was regularly convened (not following any adjournment under UTMA s 3.9(3) or (6)(a), part 3.1, schedule 3).

o **Convened after adjournment**
The general meeting was convened following an adjournment or adjournments (under UTMA s 3.9(3) or (6)(a), part 3.1, schedule 3).

A3 Reduced quorum decisions

[*If there is insufficient space here, tick* ✓ *and attach details to the notice*]

Date of decision	Full text of reduced quorum decision
26.2.24	

A4 Owners corporation declaration

The information in this notice has been recorded on the following date from details shown in the records of the owners corporation.

8·3·24 .....[*insert date of affixing of seal*]

[*Affix owners corporation seal in accordance with the corporation articles*]



† In this notice, *UTMA* means the *Unit Titles (Management) Act 2011*.

NOTICE OF REDUCED QUORUM DECISIONS

Part B General information

B1 What is a reduced quorum decision?

- A ***reduced quorum decision*** is a decision of a general meeting of the owners corporation made while a quorum (a ***reduced quorum***) smaller than a ***standard quorum*** was present.
- A ***standard quorum*** is those people entitled to vote (on the motion) in relation to not less than ½ the total number of units (see UTMA s 3.9 (1) (a), part 3.1, schedule 3).

There are 2 types of ***reduced quorum decision***, requiring different reduced quorums.

Reduced quorum decisions made at regularly-convened general meetings

- If, within ½ an hour after a motion arises for consideration at a general meeting that has been regularly convened, a ***standard quorum*** for the motion (see above) is not present a reduced quorum decision may be made if a ***reduced quorum*** (see next point) is then present for consideration of the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- At a regularly-convened general meeting, a ***reduced quorum*** means 2 or more people present at the meeting and entitled to vote on the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- A reduced quorum is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also reduced quorum decisions (UTMA s 3.9 (2), part 3.1, schedule 3).

Reduced quorum decisions—adjournment following quorum trouble

- If, within ½ an hour after a motion arises for consideration at a general meeting that has been regularly convened, neither a ***standard quorum*** for the motion (see above) nor a ***reduced quorum*** (see above) is present, the meeting is adjourned to the following week at the same place and time (UTMA s 3.9 (3), part 3.1, schedule 3). The meeting may also decide to adjourn even if a reduced quorum is present (UTMA s 3.9 (5), part 3.1, schedule 3).
- If, within ½ an hour after a motion arises for consideration at a general meeting convened following such an adjournment, a standard quorum for the motion is not present, a reduced quorum decision may be made if there is a ***reduced quorum*** made up by *anyone* then present and entitled to vote (even if that is only a single voter) (UTMA s 3.9 (6) (a), part 3.1, schedule 3).
- Such a reduced quorum (of *anyone* present and entitled to vote) is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also ***reduced quorum decisions*** (UTA s 3.9 (6) (a), part 3.1, schedule 3).

B2 When does a reduced quorum decision take effect?

- A reduced-quorum decision takes effect 28 days after the date of the decision (the decision's ***date of effect***) (UTMA s 3.11 (1), part 3.1, schedule 3).
- However, this does not apply if the decision is disallowed, confirmed by a standard quorum general meeting or revoked (see below) (UTMA s 3.11 (3) – (5), part 3.1, schedule 3)

B3 How may reduced quorum decisions be disallowed?

Reduced quorum decisions may be disallowed by petition (UTMA, s 3.11 (3), part 3.1, schedule 3). The petition must—

- state the resolution or resolutions to which it applies; and
- be signed by a majority of persons entitled to vote at a general meeting of the owners corporation (a person may sign whether or not he or she attended the meeting); and
- be given to the owners corporation before the decision's date of effect (see B2 above).

B4 How may reduced quorum decisions be confirmed?

- A reduced-quorum decision may be confirmed by a general meeting of the owners corporation held before the decision's date of effect (see B2 above).
- For the confirmation to be valid, a standard quorum must be present when the confirmation motion is considered at the later general meeting (see B1 above).
- If a decision is confirmed, it takes effect from the date of the later general meeting whether or not a petition is given to the owners (UTMA s 3.11 (4), part 3.1, schedule 3).

B5 How may reduced quorum decisions be revoked?

- A reduced-quorum decision may be revoked by a general meeting of the owners corporation held at any time, whether or not the decision has earlier been confirmed.
- A revocation is valid whether a standard quorum or a reduced quorum is present when the revocation motion is considered (see B1 above; UTMA s 3.11 (5), part 3.1, schedule 3).

UNITS PLAN 4040
2023 ANNUAL GENERAL MEETING MINUTES

Held via Zoom on the 26th February 2024 at 5:30 pm. As there were not enough members present to constitute a quorum the meeting proceeded under Reduced Quorum circumstances in accordance with Schedule 3.9 of the Unit Titles (Management) Act 2011.

Present: Representatives for Units 1, 9, 18, 36, 56, 61, 67, 85, 94, 107, 114, 121, 122, 130

Proxy: 20

Absentee Voting Forms: 71, 123

The Executive Committee Chair, Geoff Love, welcomed all representatives of the Owners Corporation to the 2023 Annual General Meeting. The Strata Manager, Cara Grady, from Grady Strata & Facilities gave an overview of works undertaken over the past 12 months and the planned works for the next 12 months as outlined in the invitation from the Executive Committee.

PREVIOUS MINUTES

ITEM 1 - MINUTES

***Motion 1**: "That the Owners Corporation adopt the 2022 Annual General Meeting Minutes as a true and accurate record of that meeting."*

Motion Carried

FINANCIAL STATEMENTS AND REPORTS

ITEM 2 – FINANCIAL STATEMENTS

***Motion 2**: "That the Owners Corporation adopt the audited financial statements for the financial year ended 30th of September 2023."*

Motion Carried

2023/2024 BUDGET

The meeting discussed the proposed split budget and discussed the deviations from the 2022 budget and resultant budget changes for 2023.

ITEM 3 - BUDGET

***Motion 3**: "That the Owners Corporation adopts a general contribution administrative fund budget of $469,220.08 plus GST for the 2023/2024 financial year and strike equal quarterly levies to fall due on 30th March 2024, 15th May 2024, 15th July 2024, and 15th September 2024."*

Motion Carried by Special Resolution

***Motion 4**: "That the Owners Corporation adopts a high rise contribution administrative fund budget of $53,965.00 plus GST exclusive for units 41-174 for the 2023/2024 financial year and strike equal quarterly levies to fall due on 30th March 2024, 15th May 2024, 15th July 2024, and 15th September 2024."*

Motion Carried by Special Resolution

Motion 5: *"That the Owners Corporation adopts a sinking fund budget of $207,749 plus GST for the 2023/2024 financial year and strike equal quarterly levies to fall due on 30th March 2024, 15th May 2024, 15th July 2024, and 15th September 2024."*

Motion Carried

STRATA MANAGEMENT & BUILDING MANAGEMENT AGREEMENT

ITEM 4 – APPOINTMENT OF MANAGING AGENT

Motion 6 : *"That the Owners Corporation agree to exercise the extension option of the current Management Agreement appointing Grady Strata & Facilities Pty Ltd as follows:*

(a) to provide services as Strata Manager and Building Manager of Units Plan 4040 for a period of 2 years per the decision of the 2022 AGM, allowing for a 12 month contract, with the option to extend for 2 years..
(b) The Owners Corporation/Executive Committee delegates to the Agent some of its functions [other than those prohibited by legislation].

The delegation mentioned in subsection (b) is subject to the conditions and limitations set out in the Contract between the Owners Corporation and the Agent and in the Unit Titles (Management) Act 2011."

Motion Carried

EXECUTIVE COMMITTEE APPOINTMENT

ITEM 5 – EXECUTIVE COMMITTEE ELECTION

Motion 7 : *"That the Owners Corporation appoint representative from Unit 1, Unit 9, Unit 67, Unit 85 and Unit 130, to serve as executive committee members until the next Annual General Meeting in accordance with Section 39 of the Unit Titles (Management) Act 2011."*

Motion Carried

ITEM 6 – AUTHORISATIONS AND DELEGATIONS

The meeting discussed the adequacy of any authorisations, delegations and appointments in force.

BUILDING MAINTENANCE ITEMS

ITEM 7 – ONGOING MAINTENANCE

The meeting discussed ongoing maintenance items including contracts coming up for renewal.
It was raised that additional ground level spider and bug spraying is required. Bobbie to undertake additional spraying at ground level. Grady Strata is to source potential bulk rates from rentoil for internal unit spraying.

The distribution of notices was discussed, noting that notices on doors can draw attention to residents absence. A combination of letter box drops and emails coupled with use of the noticeboards would be a more suitable method.

The meeting noted the pool gate is currently sticking, Grady Strata to have a contractor attend to rectify.
The meeting noted that residents should not be wedging open the pool gate due to pool safety requirements.

It was noted that the hedges around some of the paths and townhouses require a large cutback in order to open up the walkways. Grady Strata to arrange with Corporate Gardens across their next attendances.

The meeting discussed the current process of quoting being undertaken for the external wood around the complex, to reseal and repaint. The first of 3 quotes has been received and the Committee will consider all quotes once available.

The meeting heard from an Owner in relation to the open levels of the building, and agreed the Committee would discuss if it would be appropriate to open up the upper levels for access via the fire stairs.

It was noted that Owners wished for facade cleaning to be considered during the next window clean, to include cleaning of the brown slatted cladding.

ITEM 8 - DEFECTS

The meeting discussed the completion of the patio tiling waterproofing, rounding out Per Se's attendance.

ITEM 9 – FIRE MAINTENANCE

The meeting discussed the ongoing prevision of fire maintenance at the Ambiente Complex, with routine fire maintenance being undertaken with Form 1, monitoring through ADT and that the building is compliant with the National Construction Code's fire safety requirements. The cladding replacement is currently underway with Wainwright Facades.

INSURANCE

ITEM 10 – INSURANCE AUTHORITY

Motion 8 : *"That the Owners Corporation agree to authorise the Managing Agent to renew and adjust the building insurance policy via consultation and instruction from the Executive Committee."*

Motion Carried

GENERAL BUSINESS

ITEM 11 – SOLAR

The meeting discussed the proposal for solar to be installed on the Ambiente roof. The meeting agreed that options for applying to the recently announced Government Solar Scheme be determined to meet the criteria of saving Owners and Tenants. The Owners agreed that other green initiatives be explored including EV charging as part of the scheme.

Motion 9*: "That the Owners Corporation authorise the Executive Committee to invest surplus admin and sinking funds in a solar electricity system in the 2023/2024 financial year."*

Motion Carried

ITEM 12 – LOADING ZONE DEMARCATION & SIGNPOSTING

The meeting agreed that line marking be explored for the loading zone adjacent to the pool enclosure and bin enclosure for the use of contractors and removalists. Clear signposting should be undertaken to prevent parking in no parking zones, making use of the driveway and exit from the carpark difficult. The meeting agreed that signposting private property advice would be pertinant to ensure once the verge parking is resolved that overflow does not enter the carpark.

ITEM 13 – SLIP LANE USE BY TRUCKS

The meeting agreed that a site meeting be arranged between the Owners Corporation and ACT Government to discuss the traffic plan for the Wright area, noting that the slip lanes increased use by large trucks accessing the loading dock of the adjacent Woolworths and the risk it poses on the first street parking spaces. It was agreed that the provision of pedestrian crossings also be discussed with the increased pedestrian traffic to the Woolworths.

Meeting Closed at 7:56 pm

Ambiente Apartments

THE OWNERS – UNITS PLAN 4040

EXECUTIVE COMMITTEE MEETING MINUTES

Meeting held by TEAMS on Tuesday 16th January 2023 at 6:00PM

PRESENT
EXECUTIVE COMMITTEE (EC): Geoff Love, Yvonne Barlow, Aletha Nightingale, Geovanny Navarro (from 6:55)
OTHERS PRESENT: Owners Corporation Manager's representatives from Grady Strata & Facilities – Cara Grady & Bobbie

1 Chairs Welcome

1. The Chair, Geoff Love, welcomed members to the meeting.

2 Previous Minutes

1. The Committee **accepted** the minutes of 9th August 2023.

3 Building Managers Report

1. The Committee **noted** the provided Building Managers report.
2. The Committee **approved** the GE roofing quote for awnings over the A block doors to prevent door swelling.
3. The Committee **approved** the Reliance quote for rectifications of E Block's water ingress.
4. The Committee **approved** the GE roofing quote to enclose the C block fire stair roof, including waterproofing of the exposed slab.
5. The Committee **discussed** the quote provided Innov8 for repainting of the external timber around Ambiente. It was agreed that Higgins and Golden Brush for alternate assessment, to be considered with the building repaint at the end of the financial year.
6. The Committee **approved** the Innov8 quote for treatment of the rusting handrails.
7. The Committee **approved** the quote from Drips & Drains for the replacement of the 2 basement sump pumps.

4 Strata Management Report

1. The Committee **approved** the proposed budget for the 2023/2024 financial year for the AGM package.
2. The Committee **approved** the draft AGM package as provided, noting minor spelling errors to be corrected.
3. The Committee **approved** the option to extend the contract with Grady Strata for notification of the AGM.
4. The Committee **approved** the area beside the rubbish enclosure for use of the cladding contractor, noting the works are to commence form the 22nd January.
5. The Committee **approved** the plans for remedial solutions to the cladding to allow for the blade wall door swing and for the cladding to wrap the balcony balustrades.
6. The Committee **noted** that further cockroach treatments are to be undertaken in block D following the last treatment.
7. The Committee **approved** Unit 85's peep hole application.
8. The Committee **noted** the next bulky waste collection is due for April.

Meeting closed at 7:08 pm

Ambiente Apartments

THE OWNERS – UNITS PLAN 4040

EXECUTIVE COMMITTEE MEETING MINUTES

Meeting held by TEAMS on Wednesday 9th August 2023 at 6:00PM

PRESENT
EXECUTIVE COMMITTEE (EC): Geoff Love, Geovanny Navarro, Yvonne Barlow, Aletha Nightingale
OTHERS PRESENT: Owners Corporation Manager's representatives from Grady Strata & Facilities – Cara Grady

1 Chairs Welcome

1. The Chair welcomed members to the meeting.

2 Previous Minutes

1. The Committee **accepted** the minutes of 23rd September 2022.

3 Building Managers Report

1. The Committee **noted** the provided Building Managers report.
2. The Committee **approved** the Schindler proposal for lift servicing.
3. The Committee **agreed** to the rectification of the height safety system to occur from the sinking fund, noting the CHLE anchors were no longer certifiable and this has prevented the use of the system for recently cleans, approving the High Standards Access quote to be paid from the sinking fund.
4. The Committee **approved** the drips and drains quote for 2 replacement hot water units.
5. The Committee **discussed** the recent cockroach treatment undertaken across several units and the adjacent common property due to the introduction and infestation within a unit. Since the treatment there have been no reports of further signs of infestation.
6. The Committee **approved** mulching to proceed with corporate gardens.

4 Strata Management Report

1. The Committee **noted** the financial statements for the current financial period as provided. It was agreed that lift telephone would be moved into utilities.
2. The Committee **discussed** the cladding replacement was moving forward now that the corresponding funds had been raised with a view for completion by the end of the year. Awaiting finalised costing including certification for the insurer.
3. The Committee **discussed** the verge parking noting that the parking situation had abated with the completion of the adjacent building. The Committee raised concerns that plantings may be difficult to establish as large vehicles may continue to park in the area even once the landscaping is undertaken. It was agreed that the quote for bollards for the area would be renewed for consideration.
4. The Committee **noted** that the next bulky waste collection would take place 23rd October 2023 and will continue quarterly.
5. The Committee **approved** the rubbish enclosures to be re-locked noting the recent issues with increased rubbish dumping. Notices to be issued

and undertaken prior to the busy Christmas packaging period and keypads and automated rollers to be investigated and quoted.

6. The Committee **noted** the peak consulting report regarding the Unit 6 balcony drain blockage and subsequent leak to the below unit. The report indicated the main cause of the leak to be the soil blocked drain, while the long term cause being attributed to the tiling and waterproofing. Per Se to be followed up with the report for remediation.
7. The Committee **approved** Unit 101's pet application.
8. The Committee **noted** Owner correspondence requesting that the building locks be considered for change on a regularly scheduled basis to increase the security of the complex. This has been allowed for 2025 as part of the sinking fund forecast. To increase security the Committee discussed the installation of metal spikes or meshing in the drop over areas leading to the undercover carpark, with the building manager to gain quotes.
9. The Committee **approved** the quote for the common property tiling adjacent to the pool to proceed.
10. The Committee **agreed** the proceed with Spec for carpet cleaning.
11. The Committee **discussed** the entryways to building A, noting that as the area does not have cover that front doors are prone to swelling. Bobbie is to gain quotes for awning solutions from GE roofing and a comparison quote from an alternate company.

Meeting closed at 7:45 pm



Pool Owner Guidance Material

The ACT Government is committed to avoiding preventable deaths and serious injuries from fatal and non-fatal drownings in home swimming pools and spas in the ACT.

New rules aim to protect the public by making sure that home swimming pools and spas in the ACT have a safety barrier that is compliant with modern safety standards and that they are maintained.

This document outlines the obligations for people who own a property with a *regulated swimming pool* for the period 1 May 2024 to 30 April 2028.

Regulated swimming pools

The new rules apply to regulated swimming pools, which are home swimming pools or spas that are:

- capable of containing water to a depth greater than 30cm; and
- associated with a residential building such as a house, unit, townhouse or block of apartments.

This includes in-ground and above-ground pools, temporary and permanent pools, wading pools, demountable pools, portable pools, kids' pools and spas.

If your inflatable pool can be deflated and inflated and does not have a filtration system you are not covered by the scheme. If any part of the pool requires assembly other than inflation (i.e. has a frame), or if the pool uses or comes with a filtration system, it is a demountable pool and therefore covered by the scheme.

Scheme commencement and transition period

The scheme commences on 1 May 2024, with a four-year transition period for homeowners to have a compliant safety barrier for their regulated swimming pool or obtain an exemption.

Compliant safety barrier

From 1 May 2028, it will be an offence to have a regulated swimming pool that does not have a safety barrier which meets the prescribed safety standards unless an exemption applies.

For pools built, altered or installed before 1 May 2023, the safety standards are:

- the current version of the Building Code of Australia (NCC 2022); and
- two Australian Standards which are Part 1 and Part 2 of Australian Standards for Swimming pool safety.
  - Part 1 (AS 1926.1 – 2012) relates to safety barriers for swimming pools
  - Part 2 (AS 1926.2 – 2007) is about the location of safety barriers

The Building Code and these two Australian Standards are the current safety standards which stop young people accessing pools and lessen the risk of drowning.

The changes that need to be made to swimming pool and spa safety barriers to make them compliant with the prescribed safety standards will depend on the type of safety barrier that is currently in place and the location of the swimming pool or spa in relation to other buildings, structures and boundary fences on the property. Information about what changes you may need to make can be found in the factsheets on the Home Swimming Pool Safety Reforms webpage on the ACT Government planning website.

Pools built, altered or installed on or after 1 May 2023 must meet:

- the Building Code of Australia as adopted in the ACT at the time the swimming pool or spa is built or altered; and
- the Australian Standards called up by the Building Code at the time the swimming pool or spa is built or altered.

Exemptions

Under the scheme, there are some circumstances where a pool is not required to comply with the prescribed safety standards and the owner of the premises does not need to apply for an exemption.

Date of pool construction	Before 1 May 2023	On or after 1 May 2023
A demountable pool that will not be in place for more than three consecutive days	Yes	Yes
A spa which is covered and secured by a lockable child-resistant structure (such as a door, lid, grille or mesh) that meets the prescribed requirements	Yes	A lockable child-resistant structure will be permitted if it satisfies the prescribed safety standard
A spa that is located on the balcony of an apartment where self-closing and self-latching doors and/or windows restricts access	Yes	A spa located on a balcony must comply with the prescribed safety standard

There are also circumstances where homeowners or owners corporations can apply for an exemption from compliance if the pool is unable to have a safety barrier compliant with the prescribed safety standards.

Date of pool construction	Before 1 May 2013	Between 1 May 2013 and 30 April 2023	On or after 1 May 2023
A swimming pool area is unable to physically accommodate a safety barrier compliant with the prescribed safety standard	Yes	No	No
Compliance with the prescribed safety standard would be reasonably likely to require approval to remove a protected tree	Yes	No	No
Compliance would have a significant adverse effect on the heritage significance of a place or object registered under the *Heritage Act 2005*	Yes	No	No
Compliance would prevent a person with a disability from accessing the swimming pool	Yes	Yes	No
Documented plans to remove and not replace the swimming pool within 24 months	Yes	Yes	No

Offences and penalties apply for failing to notify of a change of circumstances that affects a ground on which an exemption was granted, and for failing to comply with a condition of an exemption.

Compliance certificates

Pools built, altered or installed before 1 May 2013 will need to obtain a compliance certificate before 1 May 2028 and lodge it with Government within 30 days of issue. Compliance certificates obtained during the transition period will be valid until 1 May 2032.

Pools built, altered or installed on or after 1 May 2013 are not required to obtain a compliance certificate by 1 May 2028 or lodge it with Government. This does not prevent a compliance certificate being obtained before then.

Offences and penalties may apply for failing to meet these obligations.

Maintaining safety around home swimming pools and spas

From 1 May 2024, all owners of a property with a swimming pool or spa are required to maintain their swimming pool or spa safety barriers as an effective and safe child-resistant barrier. All residents of a property with a swimming pool or spa must ensure that all doors, gates and covers providing access to the swimming pool or spa are kept securely closed when not in use. Offences and penalties may apply for failing to meet these obligations.

More information

For more information on the reforms and what they mean for you and your pool, including disclosure obligations on sale or lease of your property, visit the **Home Swimming Pool Safety Reform**s webpage on the ACT Government planning website: **https://www.planning.act.gov.au/projects-priorities/home-swimming-pool-safety-reforms**

ACT PROPERTY INSPECTIONS

129/61 John Gorton Drive,
Wright ACT 2611

Report prepared: Wednesday, June 24th 2026

Energy Efficiency Rating
Insurance Certificates
Tax Invoice

Energy Efficiency Report



FirstRate Report

HOUSE
ENERGY RATING

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

SCORE: 41 POINTS

Name: Bae **Ref No:** 70782

House Title: Unit 129 Block 1 Section 27 WRIGHT **Date:** 24-06-2026

Address: 129/61 John Gorton Drive, Wright ACT 2611

ACT HOUSE ENERGY RATING SCHEME

41 Points 6.0 Stars

Robert Lowe - 20111129

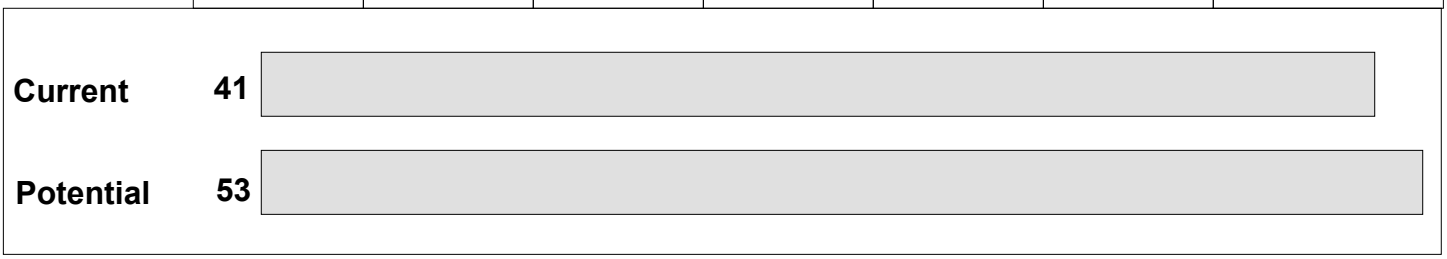
Building Assessor - Class A (Energy Efficiency)

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

IMPROVING YOUR RATING

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

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



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

Design options		**Additional points**
Change curtain to	Heavy Drapes & Pelmets	12

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	**41**	★★★★★★

Largest windows in the dwelling;

Direction : South West

Area : 6 m²

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

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

ORIENTATION	POINT SCORE	STAR RATING
1. South West	**43**	★★★★★★
2. West	**46**	★★★★★★
3. North West	**54**	★★★★★★
4. North	**58**	★★★★★★
5. North East	**55**	★★★★★★
6. East	**49**	★★★★★★
7. South East	**44**	★★★★★★
8. South	**43**	★★★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: **Unit 129 Block 1 Section 27 WRIGHT, 129/61 John Gorton Drive, Wright ACT,**

Assessor's Name:

Net Conditioned Floor Area: **51.8 m²**

Feature						Points		
						Winter	Summer	Total
CEILING						**15**	**0**	**15**
Surface Area:	116	Insulation:	-102					
WALL						**11**	**-1**	**10**
Surface Area:	4	Insulation:	6	Mass:	0			
FLOOR						**20**	**-5**	**15**
Surface Area:	18	Insulation:	-6	Mass:	3			
AIR LEAKAGE (Percentage of score shown for each element)						**8**	**0**	**8**
Fire Place	0 %	Vented Skylights	0 %					
Fixed Vents	0 %	Windows	41 %					
Exhaust Fans	41 %	Doors	0 %					
Down Lights	0 %	Gaps (around frames)	19 %					
DESIGN FEATURES						**0**	**-1**	**-1**
Cross Ventilation	-1							
ROOF GLAZING						**0**	**0**	**0**
Winter Gain	0	Winter Loss	0					
WINDOWS						**-30**	**-5**	**-35**

Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
SW	6	11%	-24	9	-5	-20
NW	4	7%	-15	0	0	-16
Total	10	19%	-39	9	-5	-35

* 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 0 points				Winter	Summer	Total
RATING	★★★★★★	**SCORE**		**24**	**-12**	**41***

*** includes 29 points from Area Adjustment**

Detailed House Data

House Details

ClientName	Bae
HouseTitle	Unit 129 Block 1 Section 27 WRIGHT
StreetAddress	129/61 John Gorton Drive, Wright ACT
FileCreated	24-06-2026

Climate Details

State	
Town	Canberra
Postcode	2600
Zone	24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Suspended Slab	Enclosed	No	Yes	No	Float Timb	R0.0	49.0m²
2	Suspended Slab	Enclosed	No	Yes	No	Tiles	R0.0	5.0m²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Framed: FC Sheet Clad	Yes	R2.0	15.8m	2.5m
2	Weatherboard	Yes	R2.0	6.3m	2.5m
3	Concrete 150mm Int+Ext	No	R2.0	3.1m	2.5m
4	Brick Veneer	No	R2.0	5.4m	2.5m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
2	Flat - Suspended Slab	Yes	No	R0.0	54.0m²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	SW	1.2m	1.8m	No	SG	ALIMPR	HB	No	0.0m	0.0m	0.0m
2	NW	2.1m	1.8m	No	SG	ALIMPR	HB	No	5.0m	5.0m	0.7m
3	SW	2.1m	1.8m	No	SG	ALIMPR	HB	No	3.0m	3.0m	0.7m

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	SW	1.2m	1.8m	0.0m	0.0m	0.0m	0.0m	0.2m	0.0m	0.0m	0.0m
2	NW	2.1m	1.8m	3.0m	5.0m	13.3m	-0.6m	0.0m	0.0m	5.0m	0.1m
3	SW	2.1m	1.8m	0.0m	0.0m	0.0m	0.0m	3.0m	0.3m	3.0m	2.4m

Zoning Details

Is there Cross Flow Ventilation ?	Poor

Air Leakage Details

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

	Sealed	UnSealed
Chimneys	0	0
Vents	0	0
Fans	2	0
Downlights	0	0
Skylights	0	0
Utility Doors	1	0
External Doors	0	0

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

ACT PROPERTY INSPECTIONS

Insurance Certificates & Tax Invoice



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

TO WHOM THIS MAY CONCERN

9th March 2026

Certificate of Currency

Dear Sir or Madam,

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

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

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

Issued on behalf of Price Forbes & Partners



Adam Power
Executive Director

TAX INVOICE

Jumi Bae
129/61 John Gorton Dr
WRIGHT ACT 2611
AUSTRALIA

Invoice Date
23 Jun 2026

Invoice Number
INV-70782

Reference
129/61 John Gorton Dr,
Wright ACT 2611, Australia

ABN
33 600 397 466

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
Energy Efficiency Report	1.00	348.26	10%	348.26
ACTPLA - EER ESDD Lodgement Fee (no GST)	1.00	41.91	GST Free	41.91
			Subtotal	390.17
			TOTAL GST 10%	34.83
			TOTAL AUD	**425.00**

Due Date: 1 Jul 2026
Payment Terms: 7 Day Account

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

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

RECEIPT

Jumi Bae
129/61 John Gorton Dr
WRIGHT ACT 2611
AUSTRALIA

Payment Date
23 Jun 2026

Sent Date
25 Jun 2026

ABN:
33 600 397 466

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

Total AUD paid	**425.00**

Invoice Date	Reference	Payment Reference	Invoice Total	Amount Paid	Still Owing
23 Jun 2026	INV-70782	Payment - INV-70782 Payment created via eWAY PayThis.	425.00	425.00	0.00
			Total AUD	**425.00**	**0.00**

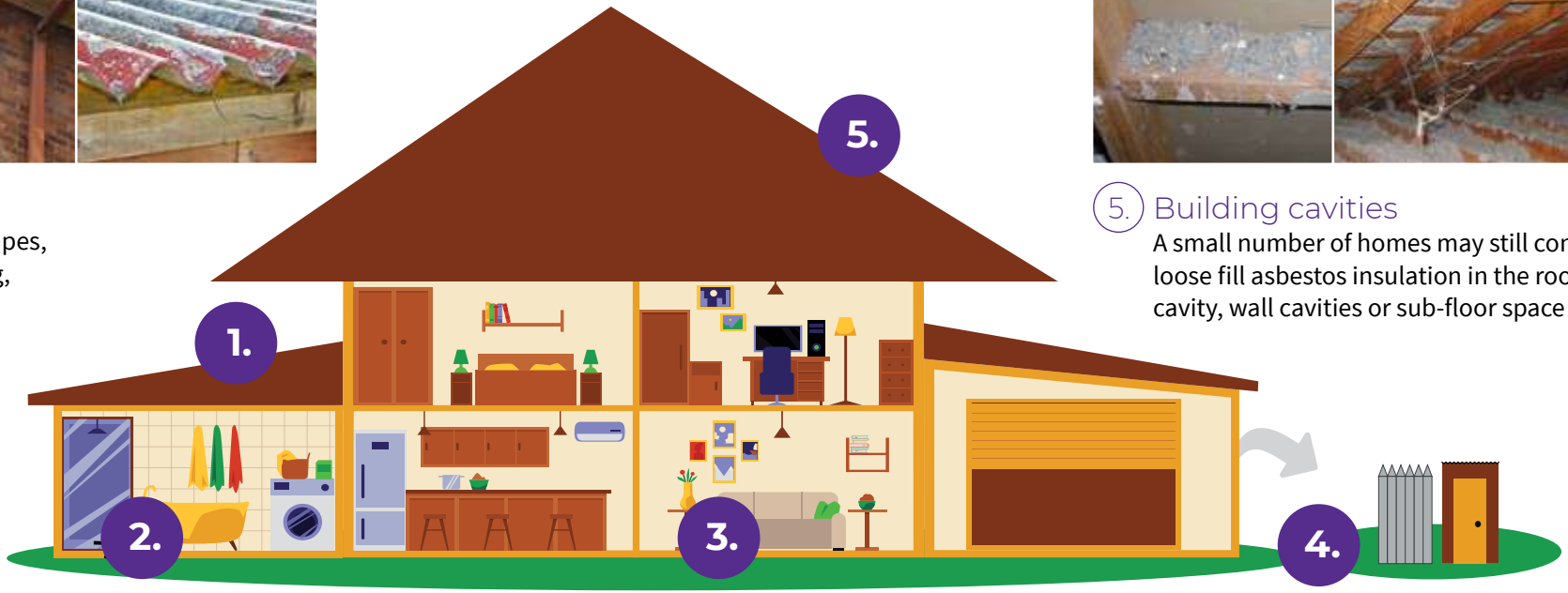
If a home was built before 1990
it may contain dangerous asbestos material

ACT Government

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



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





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



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



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



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

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

ACT Government

Assess the risk

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

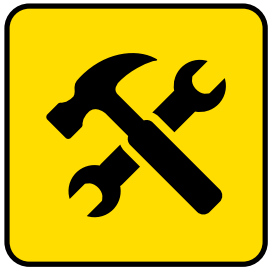
Asbestos materials become dangerous when:



Broken or in poor condition



Damaged accidentally



Disturbed during renovation or repairs



Loose fill asbestos insulation

Manage asbestos safely

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

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

For more information, visit www.worksafe.act.gov.au or call Access Canberra contact centre – 13 22 81
If you need interpreting help, telephone the Translating and Interpreting Service on 131 450

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