



Planning and Development Act 2007, s425  
Construction Occupations (Licensing) Act 2004, s128

## Controlled Activity/Construction Occupations Complaint Form

This form is to be used should you believe that there has been a breach by a licensee or former licensee under the *Construction Occupations (Licensing) Act 2004* (COLA), or an operational Act; and/or a person is conducting or has conducted a controlled activity under the *Planning and Development Act 2007* (PDA). Fields marked with an (\*) must be completed.

Before completing this form please read the fact sheet on  
which provides information about breaches of COLA and Controlled Activities.

All reasonable steps will be taken to investigate your complaint.

Please note:

- You may be required to provide further information as part of the investigation process.
- Complaints are prioritised based on the risk to public safety.
- Investigation and action on your complaint may take a significant amount of time to be completed.
- You will be kept informed of the progress of the investigation.

The completed form can be submitted by email to  
Investigation Unit, GPO Box 1908, Canberra City, ACT, 2601.

or mailed to ACTPLA

### 1. Contact details

\*Your Name(s)

\*Address

\*Contact Number

Email:

### 2. Site details (subject of complaint)

Unit

Block

Section

Suburb

\*Street Address

### 3. \* Summary of complaint

#### Unlawful Development

- Development without Approval  
 Development not in accordance with approval

#### Construction Work

- Building  
 Electrical  
 Plumbing  
 Gas

#### Breach of Lease

- Unclean Leasehold  
 Unlawful Use

#### Licensee

- Unlicensed  
 Licence Breach  
 Building Certifier  
 Works Assessor

**4. \* Complaint details** (full description of the complaint. Attach any technical reports or associated material)

The house has been recently purchased and after a large storm in August, we noticed a large amount of water coming ~~from~~ through the ceiling. Water damage seems like its not only coming from the ceiling but also from the corners of the walls. It has also swelled the floor boards and damaged some of the gybrock.

Through our contracts we were able to find the builders details which corresponds with the alterations of the building. After speaking to the builder, he mentioned the history of problems with water leakage and that he recommended us taking it through ACTPLA.

Included with this submission is the certificate of Occupancy on Use which shows the construction of the Portico.

**5. Privacy Note**

The personal information on this form is being collected to enable processing of your complaint. Collection of personal information is authorised by Part 11 of the *Construction Occupations (Licensing) Act 2004* and Chapter 11 of the *Planning and Development Act 2007*.

**6. Acknowledgement**

I/we the undersigned acknowledge that I/we have read and understood the details outlined on this form. I/we acknowledge that this complaint, including the personal information provided on this form, may be referred to another ACT Government Agency or ACT Policing for the purposes of investigating the complaint or a breach of another law. I/we declare that all the information given on this form and its attachments is true and correct.

\*Signature(s)

\*Date



## ACT Planning and Land Authority

GPO Box 1908, Canberra ACT 2601

# Certificate of Occupancy and Use

Certificate No. **052633N1C1**

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

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

Builder <b>ROBERT ALAN Alcock</b>	Suburb <b>MACQUARIE</b>	Section <b>17</b>	Block <b>17</b>
Notice of Intention to Start Work Number <b>052633N1</b>	Plans <b>052633/A /B/C</b>		


### Building Work

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

### Comments

### Important note:

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

  
 SAMANTHA BORRETT  
 Delegate of the Registrar

30/6/2011  
Date

**Johnston, HeatherG**

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**From:** [REDACTED]  
**Sent:** Tuesday, 30 August 2011 7:22 PM  
**To:** ACTPLA LRU  
**Subject:** Construction Occupations Complaint form for 25 Brooks St Macquarie  
**Attachments:** Construction Occup Comp.PDF

To whom it may concern

This is a submission for a complaint against a renovation that occur'd at [REDACTED]. The complaint is around water leaking from the ceiling and through the corners of the walls. We have just recently purchased the house and have no history of the construction but we are aware that the alteration was completed sometime around 2005 - 2006 which would fall within the 10 years builders warranty.

Thanks in advance

[REDACTED]



**ACT**  
Government

Environment and  
Sustainable Development



Dear 

**Block 17 Section 17 MACQUARIE – Complaint**

I refer to your complaint submitted to the Environment and Sustainable Development Directorate (ESDD) on 30 August 2011 regarding the above block. Your complaint will be allocated to an inspector of the Investigations Unit to determine whether a person has committed an offence or is undertaking a breach of the laws administered by ESDD.

You will be contacted within 30 working days from the date of this letter to advise you of the progress of the investigation.

Should you require any further information you may contact the Land and Lease Regulation Unit on 6207 3022 or via email at [actplalru@act.gov.au](mailto:actplalru@act.gov.au).

Yours sincerely

**Investigations Unit**

2 September 2011



Dear 

**Block 17 Section 17 Macquarie — Controlled Activity**

I refer to your complaint made to the Environment and Sustainable Development Directorate (ESDD) regarding the above block. The complaint is still under investigation and attempts to regulate the matter are in progress.

Due to the ESDD's obligations under the *Privacy Act 1988* we are unable to provide you with any specific information regarding this case at this stage.

Yours sincerely

Investigations Unit  
Utilities, Land and Lease Regulation Section

21 October 2011



**ACT**  
Government

Environment and  
Sustainable Development

### Record of Inspection

**Block:** 17    **Section:** 17    **Division:** MACQUARIE    **Unit:**

**Date of Inspection:** 3/11/2011

**Time Inspection Commenced:** 15:15

**Time Inspection Completed:** 15:25

**Acknowledgement of Consent Form Required:** N/A

**Acknowledgement of Consent Form Completed:** N/A

#### Photographic Evidence:

Photo No.	Photo Name	Taken From
1	Contextual photograph of area with leaks	Driveway
2	Valley / join between extension and single storey roof	Driveway
3	Close up of valley / join	Driveway
4	Top area of valley / join and overhanging section of colour bond roofing	Driveway

#### Purpose:

**Simon Grice** and **Sam Bond** conducted an inspection in regard to an allegation that water was leaking from the second storey extension / rain water goods and causing damage within the property.

#### Findings and Facts:

It was only possible to photograph the affected section of roof from the gate at the front of the property (on the driveway.) It may be necessary to organise a second inspection with the home owner who could then control the (small and friendly) dogs at the property.

However, even from the driveway it was apparent that the overhanging section of roofing may be causing a problem. The guttering was not full of rubbish or detritus but there was some vegetation debris on the roof line.

Simon Grice  
Inspector  
Utilities, Land Regulation and  
Compliance Section

Sam bond  
Inspector  
Utilities, Land Regulation and  
Compliance Section

3/11/2011



02.11.2011 15:17



02.11.2011 15:17



02.11.2011 15:18



02.11.2011 15:19



**ACT**  
Government

Environment and  
Sustainable Development

### Record of Inspection

**Block:** 17    **Section:** 17    **Division:** MACQUARIE    **Unit:**

**Date of Inspection:** 19 December 2011

**Time Inspection Commenced:** 14.00

**Time Inspection Completed:** 15.15

**Acknowledgement of Consent Form Required:** N/A

**Acknowledgement of Consent Form Completed:** N/A

#### Photographic Evidence:

Photo No.	Photo Name	Taken From
1	Damage to ceiling	Entrance
2	Damage to ceiling	Entrance
3	Damage to ceiling, cornice and wall, mould growth	Entrance
4	DIY modification to box gutter over rain heads	Front of building
5	DIY modification to box gutter over rain heads	Front of building
6	Water pooled in gutter; debris at front of box gutter	Top of ladder, front of building
7	Box gutter showing debris and DIY modification	Top of ladder, front of building
8	Valley above leak full of debris, flashing over box gutter	Roof
9	Intact flashing adjacent to box gutter	Roof
10	Debris in valley over leak	Roof
11	Gutter full of leaf matter	Roof
12	DIY silicon under roof edge	Roof
13	DIY silicon in valley	Roof
14	Sealant at edge of sky light	Roof
15	Debris removed from valley / box gutters; intact flashing	Roof

16	Water test / water into box gutter	Roof
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**Purpose:**

Simon Grice and Sam Bond attended the site to meet the home owner and builder regarding water penetration problems to assess the cause of the problem and the damage to the structure.

**Findings and Facts:**

Water damage inside the house was observed in the entrance area. During an inspection of the roof it was observed that DIY modifications had been made to the box gutter and silicon had been squirted under sections of colourbond. Some debris, including decomposed leaf matter was removed from some of the box gutters and valleys. The flashing was observed to be intact.

A water test was conducted using a hose during light rain, and no leaking was observed into the structure. It was agreed that the owner would clean the roof and gutters thoroughly and call us if the leak persisted.

Simon Grice  
Inspector  
Utilities, Land Regulation and  
Compliance Section

Sam Bond  
Inspector  
Utilities, Land Regulation and  
Compliance Section

19 December 2011



18.12.2011 14:01





18.12.2011 14:03



18.12.2011 14:09



18.12.2011 14:10



18.12.2011 14:14

18.12.2011 14:15





18.12.2011 14:15



18.12.2011 14:16



18.12.2011 14:20



18.12.2011 14:24



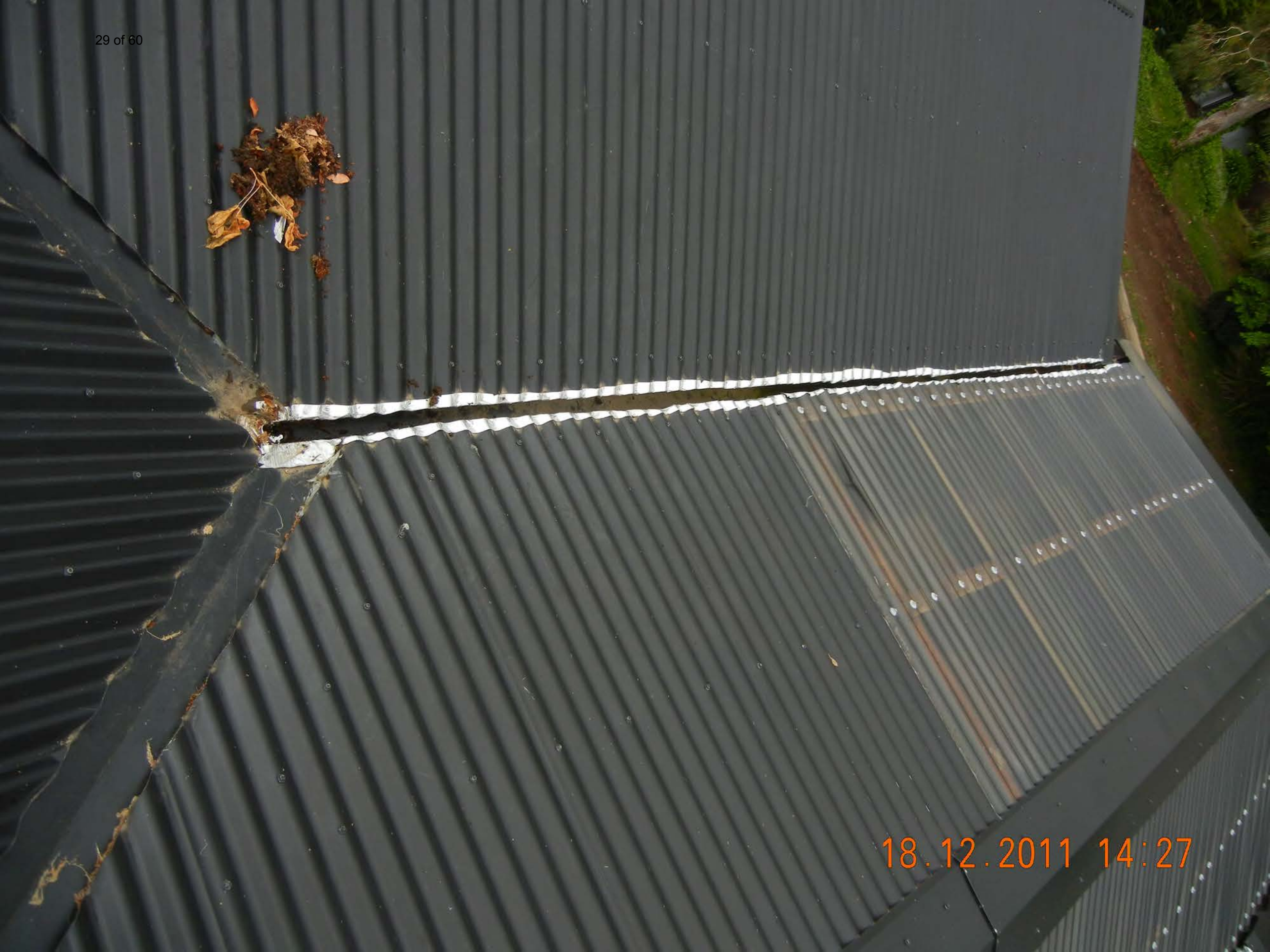
18.12.2011 14:25

18.12.2011 14:25





18.12.2011 14:27



18.12.2011 14:27



18.12.2011 15:00



**ACT**  
Government

Environment and  
Sustainable Development

### Record of Inspection

**Block:** 17      **Section:** 17      **Division:** MACQUARIE      **Unit:**

**Date of Inspection:** 10 January 2012

**Time Inspection Commenced:** 9.30

**Time Inspection Completed:** 10.30

**Acknowledgement of Consent Form Required:** N/A

**Acknowledgement of Consent Form Completed:** N/A

#### Photographic Evidence:

Photo No.	Photo Name	Taken From
1	Roof area clear of vegetation	Roof
2	Water test in valley over leak	Roof
3	Valley clear of vegetation	Roof
4	Roof area	Roof
5	Roof area	Roof
6	Join in box gutter	Roof
7	Join in box gutter	Roof
8	Water test underway	Roof
9	Water test underway	Roof
10	Water test underway	Roof
11	Water test underway	Roof
12	Water running inside house from leak	Inside house
13	Water running inside house from leak	Inside house
14	Bucket catching leak from roof	Inside house

#### Purpose:

Simon Grice, Sam Bond and Brendon O'Neil conducted an inspection to determine whether the roof was leaking or whether a build up of vegetation was causing water ingress by blocking valleys and rain water goods.

**Findings and Facts:**

The inspection determined that the roof was clear of vegetation and debris. A joint was observed in the box gutter sections. A water test was carried out on a dry day using two hoses and a leak was observed inside the house. The lessee said that since clearing the roof the leak was less severe.

Simon Grice  
Inspector  
Utilities, Land Regulation and  
Compliance Section

Sam Bond  
Inspector  
Utilities, Land Regulation and  
Compliance Section

Brendon O'Neil  
Inspector  
Utilities, Land Regulation and  
Compliance Section  
17 January 2012





10.01.2012 09:37



10.01.2012 09:37





10.01.2012 09:37



10.01.2012 09:38



10.01.2012 09:38



10.01.2012 09:40



10.01.2012 10:12



10.01.2012 10:12



10.01.2012 10:13



10.01.2012 10:08



10.01.2012 10:08



10.01.2012 10:10



## AUSTRALIAN CAPITAL TERRITORY CONSTRUCTION OCCUPATIONS (LICENSING) ACT 2004

### NOTICE OF INTENTION TO MAKE RECTIFICATION

<b>Issued to</b>	Mr. Robert Alan Alcock
<b>Address</b>	7 Galbraith Close, Banks, ACT 2906
<b>Construction Occupation</b>	Builder
<b>Occupation Class</b>	Class C
<b>License Number</b>	199811328
<b>License Expiry Date</b>	15 September 2012

#### Relevant building work:

#### Location: **Block 17 / Section 17 / MACQUARIE**

<b>Section 1 -</b>	<b>Notice</b>
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Under section 34 of the *Occupations (Licensing) Act 2004* (COLA) I believe on reasonable grounds that you, Rober Alan Alcock licence number 199811328 provided a construction service not in accordance with the *Building Act 2004* (Building Act), and that it may be appropriate to make a rectification order under section 38 of COLA.

The details of the rectification order being considered are set out in section 2 of this notice.

An explanation of the legal authority for considering this order is set out in section 3 of this notice.

This notice provides you with the opportunity to make a submission regarding the order under consideration. Details about making a submission are set out in section 4 of this notice.

<b>Section 2 -</b>	<b>Rectification order details</b>
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The order I am considering would apply to the roof and guttering built at **Block 17 Section 17 MACQUARIE** (the premises.) You as the licensee Robert Alan Alcock would be required to do the tasks listed below before 2 March 2012, or by any other time stipulated in writing by the ACT Construction Occupations Registrar (Registrar) or his delegate.

1. Determine the point or points of water ingress into the building structure from the roof and / or box guttering.
2. Replace any defective components or carry out a permanent repair that will ensure that the roof, gutter and downpipe system operates as effectively as when initially built.

In complying with the order you would be required to:

3. Comply with all applicable laws, including the Building Act and COLA, and pay all costs of that compliance, particularly in relation to procuring the necessary professionals, reports, materials and labour;
4. Provide the lessee of the premises relevant approvals, certificates and reports required under the Building Act, to enable the Registrar to issue a Certificate of Occupancy and Use under the Building Act in respect of the completed rectification work;
5. Re-instate or make good any damage to property, services and equipment as a result of rectification work and original non-compliant building work; and
6. Remove and dispose of all waste generated by the rectification work.

<b>Section 3 -</b>	<b>Explanation</b>
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Section 38 of COLA prescribes that a rectification order may be made to an entity requiring the entity to take stated action to rectify work done as a part of a construction service, or to finish work in relation to which a construction service has been provided.

COLA also defines a construction service as doing or supervising work in a construction occupation under section 6(2).

As the licensed builder providing a construction service, namely construction of building alterations including a new roof, box guttering and downpipes, you are required to comply with the requirements for carrying out building work stated under section 42 of the Building Act.

Section 49 of the Building Act requires all building work to be carried out in compliance with the Building Code of Australia.

In considering the criteria under section 36 of COLA, I have reason to believe that the new roof, box guttering and downpipes fails to comply with the standards stipulated in the Building Code of Australia and that a rectification order may be appropriate.

<b>Section 4 -</b>	<b>Making a submission</b>
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You are invited to make a submission in relation to the rectification order under consideration.

Any submission to me should be received by 17 February 2012. In the absence of any submission by this time a decision to make an order can be made.

Submissions should be addressed:

The Construction Occupations Registrar  
Attention: Investigations Unit  
Construction Service Branch  
Environment and Sustainable Development Directorate  
GPO Box 1908  
Canberra City ACT 2601

<b>Section 5 -</b>	<b>Should you require further information</b>
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Contact: Simon Grice  
Inspector  
Investigations Unit  
Ph (02) 6205 3078

Jeff McAdam  
Principal Officer  
ACT Planning and Land Authority

24 January 2012

## Johnston, HeatherG

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**From:** ACTPLA LRU  
**Sent:** Wednesday, 25 January 2012 9:14 AM  
**To:** [REDACTED]  
**Subject:** Intention to Make Rectification  
**Attachments:** 20120124140420901.pdf

[REDACTED]

Copy of intention to make rectification attached.

I will be in touch shortly once the builder has processed this information regarding the next stage of the process.

Simon

**Simon Grice | Inspector**

**Phone 02 6205 3078** | Fax 02 6207 1862 | Email [actplalru@act.gov.au](mailto:actplalru@act.gov.au)

**Construction Services** | ACTPLA | Environment and Sustainable Development | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601

[www.actpla.act.gov.au](http://www.actpla.act.gov.au)

## Johnston, HeatherG

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**From:** ACTPLA LRU  
**Sent:** Friday, 2 March 2012 3:24 PM  
**To:** [REDACTED]  
**Subject:** Macquarie S17 B17 - Update from ESDD

[REDACTED]

At this point in time no response from the builder appears to have been received.

I have moved to another section and this case has now been allocated to Brendon O'Neil. He is not in the office today but is returning on Monday.

We are required to first issue an intention to make rectification order. If this is not complied with we can issue a rectification order. If this is not complied with we can appoint an authorised Territory builder to carry out the required work. We then recover costs from the original builder who has not complied with the rectification order. This can also lead to the builder incurring additional fines and demerit points / loss of license.

The intention to make rectification order expires today; I will discuss the next stages of the process with Brendon on his return.

Regards,

Simon

**Simon Grice** | A/g Team Leader Fee Compliance Team |  
Phone 02 6205 3078 | Fax 02 6207 1862 | Email [actplalru@act.gov.au](mailto:actplalru@act.gov.au) Construction Services | Environment and Sustainable Development | ACT Government Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601  
[www.actpla.act.gov.au](http://www.actpla.act.gov.au)

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**From:** ACTPLA LRU  
**Sent:** Friday, 2 March 2012 2:52 PM  
**To:** Grice, Simon  
**Subject:** FW: Intention to Make Rectification

Simon

For your information

Regards

Danni

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**From:** [REDACTED]  
**Sent:** Tuesday, 28 February 2012 9:50 PM  
**To:** ACTPLA LRU  
**Subject:** RE: Intention to Make Rectification

Simon

Unfortunately it seems like we have once again stalled in our progress with this case. Have we heard anything from the builder? Are we any closer in taking this into our own hands and ACTPLA taking the builder to court? We are

more than 4 months into this problem and really haven't progressed any further, I'm hoping we are getting closer to a resolution.

To add salt to the wound this recent rain has created the perfect environment to start growing a serious case of mould within the house which as you can imagine isn't good for mine or my young families health.

I look forward to hearing from you soon.

Thanks



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**From:** ACTPLA LRU [<mailto:ACTPLALRU@act.gov.au>]

**Sent:** Wednesday, January 25, 2012 9:14 AM

**To:** [Redacted]

**Subject:** Intention to Make Rectification



Copy of intention to make rectification attached.

I will be in touch shortly once the builder has processed this information regarding the next stage of the process.

Simon

**Simon Grice | Inspector**

**Phone 02 6205 3078** | Fax 02 6207 1862 | Email [actplalru@act.gov.au](mailto:actplalru@act.gov.au)

**Construction Services** | ACTPLA | Environment and Sustainable Development | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601

[www.actpla.act.gov.au](http://www.actpla.act.gov.au)

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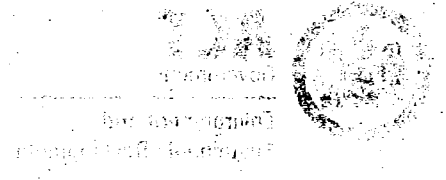


**ACT**  
Government

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Environment and  
Sustainable Development

Mr Robert Alan Alcock  
7 Galbraith Close  
Banks ACT 2906



THE UNIVERSITY OF  
THE STATE OF NEW YORK  
THE STATE ARCHIVES

✓



**ACT**  
Government

Environment and  
Sustainable Development

**AUSTRALIAN CAPITAL TERRITORY  
CONSTRUCTION OCCUPATIONS (LICENSING) ACT 2004**

**RECTIFICATION ORDER**

<b>25 Brooks St, Macquarie, ACT 261</b>
<b>Dennis Torrealba</b>

<b>Issued to</b>	Mr. Robert Alan Alcock
<b>Address</b>	7 Galbraith Close, Banks, ACT 2906
<b>Construction Occupation</b>	Builder
<b>Occupation Class</b>	Class C
<b>License Number</b>	199811328
<b>License Expiry Date</b>	15 September 2012

**Section 1 - Notice**

Under the *Construction Occupations (Licensing) Act 2004* (COLA), section 38, I hereby order you to take the stated actions as described in section 2 of this notice to rectify work done as part of a construction service.

The rectification work must be commenced within 30 days after the day this rectification order is received by you completed by 18 April 2012.

You have the right to appeal this decision to the ACT Civil and Administrative Tribunal (ACAT). Advisory information is set out in attachment 1.

**Section 2 - Rectification order details**

This notice is in respect to the roof and guttering at block 17 section 17 Macquarie and requires you Robert Alan Alcock, as the licensee, to do the following before 18 April 2011, or by any other time stipulated in writing by the ACT Construction Occupations Registrar (Registrar) or his delegate.

1. Determine the point or points of water ingress into the building structure from the roof and / or box guttering.
2. Replace any defective components or carry out a permanent repair that will ensure that the roof, gutter and downpipe system operates as effectively as when initially built.

In complying with the order you would be required to:

3. Comply with all applicable laws, including the Building Act and COLA, and pay all costs of that compliance, particularly in relation to procuring the necessary professionals, reports, materials and labour;
4. Provide the lessee of the premises relevant approvals, certificates and reports required under the Building Act, to enable the Registrar to issue a Certificate of Occupancy and Use under the Building Act in respect of the completed rectification work;
5. Re-instate or make good any damage to property, services and equipment as a result of rectification work and original non-compliant building work; and

Section 3 -	Explanation
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It is an offence under section 40 of COLA to intentionally fail to comply with a rectification order. That section of COLA is recited below:

**40 Rectification order offence**

- (1) A person commits an offence if the person intentionally fails to comply with a rectification order given to the person.

Maximum penalty: 200 penalty units.

- (2) Each partner commits an offence if—
- (a) the partnership is given a rectification order; and
  - (b) the partners, or some of them, intentionally fail to comply with the rectification order.

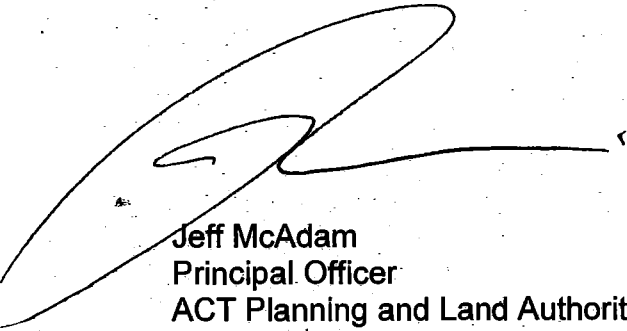
Maximum penalty: 200 penalty units.

- (3) It is a defence to a prosecution for an offence against subsection (2) if the partner proves—

- (a) that—
  - (i) the partner did not know about the failure to comply; and
  - (ii) reasonable precautions were taken and appropriate diligence was exercised to avoid the contravention; or
- (b) that the partner was not in a position to influence the other partners in relation to the failure to comply.

<b>Section 4 - Should your require further information</b>
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Contact: Brendan O'Neill  
Inspector  
Investigations Unit  
Ph (02) 62074589



Jeff McAdam  
Principal Officer  
ACT Planning and Land Authority

7 March 2012

## Johnston, HeatherG

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**From:** Robert Alcock [imaginativecc@live.com.au]  
**Sent:** Friday, 6 April 2012 12:07 PM  
**To:** O'Neill, Brendan  
**Subject:** RE: 17/17 Macquarie

hi Brenden

the scope of works are pretty much what i gave in the quote and what we spoke about on the phone.

the work required is as follows:- measure the box gutters and order in the new ones.  
remove the roofing sheets in those areas and the ridge capping.  
remove the old gutters and clean the area  
place in the new gutters  
put the old roofing sheets back on

Would be around 2 weeks maybe a bit sooner before i could start.

Will try to go to site and measure up the box gutters sooner so that they can be there when the job starts.

Please send me the owners details so that i can make contact with them and keep them informed

thanks  
Robert Alcock

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**From:** Brendan.O'Neill@act.gov.au  
**To:** [imaginativecc@live.com.au](mailto:imaginativecc@live.com.au)  
**Subject:** RE: 17/17 Macquarie  
**Date:** Tue, 3 Apr 2012 03:50:02 +0000

Hi Robert.

Dennis at 25 Brookes St in Macquarie is happy for you to go ahead with the quote provided, but was wondering if you could let us know exactly what you intend to do in a sort of itemised or stepped process, just so we know what will be done.

And also when you were thinking you would have time to do the work. If you could please let us know that would be much appreciated.

Kind regards

**Brendan O'Neill** | Inspector  
**Phone 02 6207 4589** | Fax 02 6207 1862 | Email [actplalru@act.gov.au](mailto:actplalru@act.gov.au)  
**Construction Services** | ACTPLA | Environment and Sustainable Development | ACT Government  
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601  
[www.actpla.act.gov.au](http://www.actpla.act.gov.au)

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**From:** Robert Alcock [<mailto:imaginativecc@live.com.au>]  
**Sent:** Wednesday, 28 March 2012 2:00 PM  
**To:** O'Neill, Brendan  
**Subject:** RE: 17/17 Macquarie

hi Brendan

Myself and Paul Chesterfield took a look at the roof ,gutters ,valleys and down pipes at 25 Brookes st Macquarie.

We found that the original work has been altered and changed. This work was done by someone else and it has now leads to problems.

The box gutter has been damaged and other materials added that are and will cause water to enter the house. I believe this was done to help with the leaf problem on the roof that due to poor maintenance has caused water to block up and hence enter the house causing damage. We found that the downpipes have leaves in them and are restricting flow and volume of water movement. This material has been there for a long time and is most likely in the stormwater line as well.

Mr Chesterfield and myself have come to the conclusion that the box gutters now need replacing and the other work done by someone else removed.

This would require the removal and replacement of the existing roof sheeting in those areas [existing colour bond replaced not new] and the removal and replacing of the box gutters with new ones. A gutter guard system would help

but a roof maintenance plan would work help more as this leaf problem can still build up and cause problems.

I would supervise and assist with this work.

Mr Chesterfield would do this work at a reduced rate

A quoted price is \$2200.00 and is valid for 14 days at which time it will go back to the normal rate

The valid period is from the 28/3/12 to 12/4/12

For further information please contact Robert Alcock on 0412165964 or on my email

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From: Brendan.O'Neill@act.gov.au  
To: [imaginativecc@live.com.au](mailto:imaginativecc@live.com.au)  
Subject: 17/17 Macquarie  
Date: Tue, 27 Mar 2012 02:33:11 +0000

Rob,

Please forward your report/quotes, any other information you feel we need to me and I will contact the owners and my managers to get the ball rolling.

cheers

**Brendan O'Neill** | Inspector

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**Construction Services** | ACTPLA | Environment and Sustainable Development | ACT Government

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