



ACT
Government

Chief Minister, Treasury and
Economic Development

Freedom of Information Publication Coversheet

The following information is provided pursuant to section 28 of the *Freedom of Information Act 2016*.

FOI Reference: CMTEDDFOI 2021-355

Information to be published	Status
1. Access application	Published
2. Decision notice	Published
3. Documents and schedule	Published
4. Additional information identified	No
5. Fees	Waived
6. Processing time (in working days)	33
7. Decision made by Ombudsman	N/A
8. Additional information identified by Ombudsman	N/A
9. Decision made by ACAT	N/A
10. Additional information identified by ACAT	N/A

FREEDOM OF INFORMATION – ACCESS REQUEST

Pursuant to section 30 of the *Freedom of Information Act 2016* (ACT), I, [REDACTED], wish to make an application to access government information from The Chief Minister, Treasury and Economic Development Directorate (CMTEDD).

For the purposes of this request:

“**Date Range**” means 21 May 2020 to the date of provision of documents under this request.

“**Documents**” has the same meaning as in the *Legislation Act 2001* (ACT).

“**Rectification Order**” means the rectification order issued to Victory Homes Pty Ltd in relation to Block 11 Section 5 Bruce under section 38 of the *Constructions Occupations (Licencing) Act 2004* (ACT) by Daniel Curtin, Deputy Construction Occupations Registrar, on 22 March 2019.

“**Directorate Entities**” means representatives of the Constructions Occupations Registrar, The Chief Minister Treasury and Economic Development Directorate, Access Canberra, Adam Pascoe, Douglas Farr or the Building and Planning Compliance Team.

Access to the following documents is requested:

1. Any Documents relating to the Rectification Order or works at Block 11 Section 5 Bruce in the Date Range, including but not limited to:
 - a. Any communications between any Directorate Entities and any representatives of Victory Homes Pty Ltd.
 - b. Any communications between any Directorate Entities and the Director of Public Prosecutions.
 - c. Any consideration by any Directorate Entities as to whether action should be taken under section 40 or 41 of the *Constructions Occupations (Licencing) Act 2004* (ACT).
2. Any Documents in the Date Range evidencing attempts by Directorate Entities to enforce the Rectification Order or progress the works referred to in the Rectification Order.

Please send a copy of the documents to the following email addresses

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [CMTEDD FOI](#)
Cc: [REDACTED]
Subject: RE: 2021-355 FOI Request - Re Rectification Order against Victory Homes Pty Ltd - Block 11 Section 5
Bruce
Attachments: [FOI request \(08.12.2021\).pdf](#)

Dear Madan

Thank you for your time during our call this afternoon concerning the **attached** FOI request.
As discussed, first, we act for the [REDACTED]. The request for information is by me on behalf of my client.

[REDACTED]

I trust the above is clear and of assistance, but please let me know if you wish to discuss things further.

[REDACTED]

[REDACTED]





ACT
Government

Chief Minister, Treasury and
Economic Development

Our ref: CMTEDDFOI 2021-355



FREEDOM OF INFORMATION REQUEST

I refer to your application under section 30 of the *Freedom of Information Act 2016* (the Act), received by the Chief Minister, Treasury and Economic Development Directorate (CMTEDD) on 8 December 2021, in which you sought access to documents related to a rectification order issued to Victory Homes Pty Ltd.

Specifically, you sought access to any documents related to the below scope from 21 May 2020 to 8 December 2021:

"1. Any Documents relating to the Rectification Order or works at Block 11 Section 5 Bruce in the Date Range, including but not limited to:

a. Any communications between any Directorate Entities and any representatives of Victory Homes Pty Ltd.

b. Any communications between any Directorate Entities and the Director of Public Prosecutions.

*c. Any consideration by any Directorate Entities as to whether action should be taken under section 40 or 41 of the *Constructions Occupations (Licencing) Act 2004 (ACT)*.*

2. Any Documents in the Date Range evidencing attempts by Directorate Entities to enforce the Rectification Order or progress the works referred to in the Rectification Order."

CMTEDD consulted with the Director of Public Prosecutions (DPP) regarding part 1(b) of the above request. The DPP confirmed that they do not hold any documents within the scope of this request.

Authority

I am an Information Officer appointed by the Director-General of CMTEDD under section 18 of the Act to deal with access applications made under Part 5 of the Act.

Timeframes

In accordance with section 40 of the Act, CMTEDD was required to provide a decision on your access application by 17 January 2022 however, following third-party consultations and the requested extension of five working days, the due date is now 8 February 2022.

Decision on access

Searches were completed for relevant documents and 49 documents were identified that fall within the scope of your request.

I have included as **Attachment A** to this decision a schedule of relevant documents. This provides a description of each document that falls within the scope of your request and the access decision for each of those documents.

I have decided to grant partial access to 41 documents as I consider them to contain information that would, on balance, be contrary to the public interest to disclose under the test set out in section 17 of the Act. The remaining eight documents are exempt as they are out of scope of your request.

My access decisions are detailed further in the following statement of reasons and the document binder being released to you as **Attachment B**.

In accordance with section 54(2) of the Act a statement of reasons outlining my decisions is below.

Third party consultation

In determining this access request, I identified that some of the information may reasonably be expected to be of concern to relevant third parties. In accordance with section 38 of the Act, third-party consultation was undertaken. I have considered the contentions raised by the third parties in making this decision.

In accordance with section 54(2) of the Act a statement of reasons outlining my decision is below.

Material considered

In reaching my access decision, I have taken the following into account:

- the Act;
- the content of the documents that fall within the scope of your request;
- the views of the relevant third parties; and
- the *Human Rights Act 2004*.

Public Interest

The Act has a presumption in favour of disclosure. As a decision maker I am required to decide where, on balance, public interest lies. As part of this process, I must consider factors favouring disclosure and non-disclosure.

In *Hogan v Hinch* (2011) 243 CLR 506, [31] French CJ stated that when 'used in a statute, the term [public interest] derives its content from, "the subject matter and the scope and purpose" of the enactment, in which it appears'. Section 17(1) of the Act sets out the test, to be applied to determine whether disclosure of information would be contrary to the public interest. These factors are found in subsection 17(2) and Schedule 2 of the Act.

Taking into consideration the information contained in the documents found to be within the scope of your request, I have identified that the following public interest factors are relevant to determine if release of the information contained within these documents is within the 'public interest'.

Factors favouring disclosure in the public interest under schedule 2, 2.1:

(a) *disclosure of the information could reasonably be expected to do any of the following:*

(iii) inform the community of the government's operations, including the policies, guidelines and codes of conduct followed by the government in its dealings with members of the community.

(xiii) contribute to the administration of justice generally, including procedural fairness.

Having considered the above factors as relevant in this matter, I consider that release of emails and documents exchanged between the ACT Government and parties identified in your request may assist in clarifying processes followed by the Government in dealing with matters of interest to your client.

As you are legally representing your client, the information contained in these documents may also contribute to the administration of justice and procedural fairness, should they be required for that purpose.

I consider the extent to which release of this information is of interest to your client and the community as substantial. I therefore assign these factors significant weight.

Factors favouring nondisclosure in the public interest under schedule 2, 2.2:

(a) *disclosure of the information could reasonably be expected to do any of the following:*

(ii) Prejudice the protection of an individual's right to privacy or other rights under the *Human Rights Act 2004*.

(xi) Prejudice trade secrets, business affairs or research of an agency person.

Considering the submissions put to me by the third parties consulted in accordance with section 38 of the Act, and having reviewed the documents, I consider that the protection of an individual's right to privacy, especially during dealings with the ACT Government is a significant factor. Individuals are entitled to expect that personal information they supply as part of a government process will be dealt with in a manner that protects their privacy. This, in my opinion, outweighs the benefit which may be derived from releasing the personal information of the individuals.

I weigh the factor for protecting an individual's right to privacy highly. I have decided that release of personal information including floor plans of internal living areas, contact information, signatures, and any other identifying details of individuals not employed by the ACT Public Service, could prejudice their right to privacy under the *Human Rights Act 2004*.

I have also considered the impact of disclosing information which relates to business affairs. In the case of *Re Mangan and The Treasury* [2005] AATA 898 the term 'business affairs' was interpreted as meaning 'the totality of the money-making affairs of an organisation or undertaking as distinct from its private or internal affairs'. Schedule 2 section 2.2(a)(xi) allows for government information to be withheld from release if disclosure of the information could reasonably be expected to prejudice the trade secrets, business affairs or research of an agency or person.

The documents in scope of this request include documents exchanged between the ACT government and relevant parties involved in the process of upholding the requirements of the rectification order for Block 11 Section 5 Bruce. These documents could present a disproportionate picture of business affairs of the third parties involved, however section 17 (2) (b) of the Act clearly states that a decision must not be made with consideration that *'access to information could result in a person misinterpreting or misunderstanding the information'*. Accordingly, I give this factor a low weight when considered against the factors for release.

Having applied the test outlined in section 17 of the Act and deciding that release of personal information contained in the documents is not in the public interest to release, I have chosen to redact this specific information in accordance with section 50(2). Noting the pro-disclosure intent of the Act, I am satisfied that redacting only the information that I believe is not in the public interest ensures that the intent of the Act is met and will provide you with access to most of the information held by CMTEDD within the scope of your request.

Access to documents

Pursuant to section 38(6) of the Act, I am required to defer access to all the identified documents (**Attachment B**) as an affected third parties have objected to disclosure. These third parties may apply for review of my release decision within 20 working days after my decision is published in CMTEDD disclosure log, or a longer period allowed by the Ombudsman. I will write to you to advise when access is no longer deferred.

Charges

Pursuant to Freedom of Information (Fees) Determination 2018 processing charges are applicable for this request because the total number of pages to be released to you exceeds the charging threshold of 50 pages. However, the charges have been waived in accordance with section 107(2)(b) of the Act.

Online publishing – Disclosure Log

Under section 28 of the Act, CMTEDD maintains an online record of access applications called a disclosure log. Your original access application, my decision and documents released to you in response to your access application will be published in the CMTEDD disclosure log between 3-10 days after completion of the deferment period of 20 days or or a longer period allowed by the Ombudsman. Your personal contact details will not be published. You may view CMTEDD disclosure log at <https://www.cmtedd.act.gov.au/functions/foi>.

Ombudsman Review

My decision on your access request is a reviewable decision as identified in Schedule 3 of the Act. You have the right to seek Ombudsman review of this outcome under section 73 of the Act within 20 working days from the date my decision is published, or a longer period as allowed by the Ombudsman.

We recommend using this form [Applying for an Ombudsman Review](#) to ensure you provide all of the required information. Alternatively, you may write to the Ombudsman at:

The ACT Ombudsman
GPO Box 442
CANBERRA ACT 2601
Via email: actfoi@ombudsman.gov.au

ACT Civil and Administrative Tribunal (ACAT) Review

Under section 84 of the Act, if a decision is made under section 82(1) on an Ombudsman review, you may apply to the ACAT for review of the Ombudsman decision. Further information may be obtained from the ACAT at:

ACT Civil and Administrative Tribunal
Level 4, 1 Moore St
GPO Box 370
Canberra City ACT 2601
Telephone: (02) 6207 1740
<http://www.acat.act.gov.au/>

Should you have any queries in relation to your request please contact me by telephone on 02 6207 7754 or email CMTEDDFOI@act.gov.au.

Yours sincerely,



Katharine Stuart
Information Officer
Chief Minister, Treasury and Economic Development Directorate
8 February 2022



ACT
Government

Chief Minister, Treasury and
Economic Development

FREEDOM OF INFORMATION REQUEST SCHEDULE

WHAT ARE THE PARAMETERS OF THE REQUEST

Reference NO.

1. Any Documents relating to the Rectification Order or works at Block 11 Section 5 Bruce from 21 May 2020 to 8 December 2021, including but not limited to:
- Any communications between any Directorate Entities and any representatives of Victory Homes Pty Ltd.
 - Any communications between any Directorate Entities and the Director of Public Prosecutions.
 - Any consideration by any Directorate Entities as to whether action should be taken under section 40 or 41 of the Constructions Occupations (Licencing) Act 2004 (ACT).

2. Any Documents in the Date Range evidencing attempts by Directorate Entities to enforce the Rectification Order or progress the works referred to in the Rectification Order.

CMTEDDFOI2021-355

Ref No	Page number	Description	Date	Status	Reason for Exemption	Online Release Status
1	1-27	E-mail Unit Plan 3267 - AT 24/2019 Victory Homes v COR - next steps	29 May 2020	Partial	Sch 2 s2.2 (a)(ii)	Yes
2	28-39	E-mail RE: Unit Plan 3267 - AT 24/2019 Victory Homes v COR - next steps	02 June 2020	Partial	Sch 2 s2.2 (a)(ii)	Yes
3	40-41	E-mail Re: 8/5 Bruce: Belle Apartments	02 June 2020	Partial	Sch 2 s2.2 (a)(ii)	Yes
4	42-44	E-mail UP 3267 - Bruce: Belle Apartments - 31 Thynne St. Bruce	04 June 2020	Partial	Sch 2 s2.2 (a)(ii)	Yes
5	45-47	E-mail RE: 8/5 Bruce: Belle Apartments	04 June 2020	Partial	Sch 2 s2.2 (a)(ii)	Yes
6	48-51	E-mail RE: 8/5 Bruce: Belle Apartments	09 July 2020	Partial	Sch 2 s2.2 (a)(ii)	Yes
7	52-56	E-mail RE: 8/5 Bruce: Belle Apartments	29 July 2020	Partial	Sch 2 s2.2 (a)(ii)	Yes
8	57-58	E-mail RE: UP3267 - Belle Apartments outstanding ERO	21 Aug 2020	Partial	Sch 2 s2.2 (a)(ii)	Yes
9	59-60	E-mail Belle Apartments - Bruce	26 Oct 2020	Out of Scope	N/A	No
10	61-62	E-mail Re: 31 Thynne St Bruce ACT (alternative certifier)	02 Oct 2021	Out of Scope	N/A	No
11	63-66	E-mail RE: 31 Thynne St Bruce ACT (alternative certifier)	02 Oct 2021	Out of Scope	N/A	No

12	67-76	E-mail FW: 31 Thynne St Bruce ACT (alternative certifier)	17 Feb 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
13	77	E-mail Belle Apartments Progress Bock 11 Section 5 Bruce	26 Feb 2021	Out of Scope	N/A	No
14	78-79	E-mail Re: Progress at Belle Apartments Block 11 Section 5 Bruce	26 Feb 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
15	80-81	E-mail Re: Progress at Belle Apartments Block 11 Section 5 Bruce	01-March 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
16	82-88	E-mail Re: Progress at Belle Apartments Block 11 Section 5 Bruce	02 March 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
17	89-91	E-mail Re: Progress at Belle Apartments Block 11 Section 5 Bruce	22 March 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
18	92-93	E-mail RE: 3267 - Request for information - Belle Apartments (31 Thynne Street, Bruce) & request to attend AGM	29 March 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
19	94-97	E-mail RE: Progress at Belle Apartments Block 11 Section 5 Bruce	29 March 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
20	98-101	E-mail Re: Progress at Belle Apartments Block 11 Section 5 Bruce	29 March 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
21	102-106	E-mail RE: 3267 - Request for information - Belle Apartments (31 Thynne Street, Bruce) & request to attend AGM	31 March 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
22	107	E-mail Belle Apartments Rectification Works - Update on Progress	07 May 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
23	108-109	E-mail Belle Apartments Block 11 Section 5 Bruce	19 May 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
24	110-111	E-mail RE: 3267 - State of Play regarding rectifications (31 Thynne Street, Bruce)	19 May 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
25	112-113	E-mail RE: Belle Apartments Block 11 Section 5 Bruce	19 May 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
26	114-115	E-mail RE: Belle Apartments Rectification Works - Update on Progress	19 May 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
27	116-149	E-mail RE: Belle Apartments Rectification Works - Update on Progress	04 June 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
28	150	E-mail Belle Apartments	21 June 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
29	151-152	E-mail RE: Belle Apartments	21 June 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
30	153-156	E-mail RE: Units Plan 3267 - Belle Apartments - Rectification Order - Lack of response from Access Canberra	22 June 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
31	157	E-mail Update on Belle Apartments	22 June 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes

32	158-160	E-mail Ministerial - Cheyne - UP3267 - Belle Apartments - Rectification Order	23 June 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
33	161-162	E-mail Block 11 Section 5 Bruce On-Site Meeting Request Belle Apartments Rectification Order	24 June 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
34	163-165	E-mail RE: Belle Apartments Rectification Works - Update on Progress	25 June 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
35	166-167	E-mail FW: Block 11 Section 5 Bruce On-Site Meeting Request Belle Apartments Rectification Order	28 June 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
36	168-169	E-mail FW: 3267 - Meeting with Peak Consulting + HBC Certifiers	01 July 2021	Out of Scope	N/A	No
37	170-171	E-mail FW: 3267 - Meeting with Peak Consulting + HBC Certifiers	01 July 2021	Out of Scope	N/A	No
38	172-175	E-mail FW: Block 11 Section 5 Bruce On-Site Meeting Request Belle Apartments Rectification Order	28 June 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
39	176-180	E-mail RE: Building Approval Application and Request for Further Information - Belle Apartments	29 June 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
40	181- 183	E-mail Application for BA Exempt Works	13 July 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
41	184-185	E-mail Re: BA Exempt Works Belle Apartments Bruce	13 July 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
42	186-202	E-mail Re: BA Exempt Works Belle Apartments Bruce	15 July 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
43	203-219	Email-Re: Application to document Exempt Works	10 Aug 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
44	220-222	E-mail RE: Application to document Exempt Works	12 Aug 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
45	223	E-mail 3267 - Rectifications - Update on progress	14 Sep 2021	Out of Scope	N/A	No
46	224	Record of Conversation	12 Oct 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
47	225-242	E-mail Exemption B Notice Lodgement - Belle Apartments - 31 Thynne Street BRUCE ACT	10 Nov 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
48	243-247	E-mail Re: Progress Update on Rectification Works and Approvals at Block 11 Section 5 Bruce	10 Nov 2021	Partial	Sch 2 s2.2 (a)(ii)	Yes
49	248-271	E-mail RE: 3267 - Executed Exemption B notice	4 Nov 2021	Out of Scope	N/A	No
Total No of Docs						
49						

From: "Teambravo Independent" <teambravo@independent.com.au>
Sent: 29/05/2020 4:07 AM
To: "Pascoe, Adam" <Adam.Pascoe@act.gov.au>
Subject: Unit Plan 3267 - AT 24/2019 Victory Homes v COR - next steps
Attachments: 19-12-03 Belle Apartments Repair Methodologies.pdf, Beam and render repairs.pdf, Planter box repairs.pdf, 19-12-03 Belle apartment inspection & Repair List.pdf

Dear Mr Pascoe

We represent the Owners of "Belle Apartments" at 31 Thynne Street, Bruce. We have been provided with an email you received from Martin Crncevic at 10:32am on 26 May 2020.

On behalf of the Owners we are instructed to object to the appointment of Xela Constructions to undertake the building works required to rectify the defects identified in the Rectification Order. Our investigations reveal that Xela Constructions Pty Ltd has only been registered for two years and is largely unknown in the Canberra building community. The Owners have been required to live with significant defects to their building resulting in a serious impact on the enjoyment of their properties since 2012. We would respectfully suggest that the Owners are entitled to have the rectification of these defects completed by a reputable builder with a proven track record to enable them to be confident in a satisfactory outcome to the building rectification works.

Furthermore, we note Martin has purported to appoint **Sch 2.2(a)(ii)** as superintendent to oversee the works required to rectify the defects identified in the Rectification Order. The Owners object to the appointment of Mr **Sch 2.2(a)(ii)** as superintendent. Firstly, it is the right of the Owners to appoint a superintendent of their choosing pursuant to Clause 4 of the Rectification Order. Secondly, the Owners would oppose to **Sch 2.2(a)(ii)** being appointed in any event as **Sch 2.2(a)(ii)** has been the subject of occupational disciplinary action, with the ACT Civil and Administrative Tribunal formally reprimanding him in the matter of Construction Occupations Registrar v Bates (appeal) [2017] ACAT 98.

The Owners will shortly be appointing a superintendent of their choosing. We will confirm the contact details and provide a letter of engagement from the chosen superintendent in the coming days

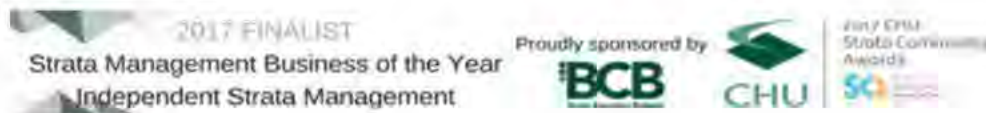
Could you please advise of the Registrar's position with regards to the Owners' objection to the appointment of Xela Constructions?

Please let us know if you have any queries or require any further information.

Yours sincerely,


Sch 2.2(a)(ii)

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Sch 2.2(a)(ii)

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Turner ACT 2612

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It is business as not-quite-usual at the moment. For the most up-to-date information about our changes to operations, please visit our website <https://independent.com.au/covid-19-update>. While a lot has changed about the way we're doing things, we're committed to providing the full suite of real estate services.

6 December 2019

Belle Apartments Issue and repair overview

The following is a summary of the issues to be addressed as referenced to the rectification order defect items, and an overview of the proposed method of rectification. Detailed works descriptions and sketches will be developed for each item of work once in principle agreement has been reached between the parties as to the issues to be addressed and approaches proposed to address them as laid out below. The issues to be addressed as listed in the rectification order are:

R-O Item	R-O Description	Repair Methodology reference
1	Failed cavity and flashing system	Type 1
2	Brick façade cracking	Type 2
3	Planter box failures	Type 3
4	Lift shaft water ingress	N/A (presently)
5	Corrosion to balcony edge beam	Type 4

The approach to repairing the listed items will reflect the severity of the issue identified. Issues that affect the amenity for owners/occupiers are recommended to be addressed first; i.e. items 1,3 and 4.

A summary of the proposed methodology to rectify each of the above items is proposed as follows:

1. Water entry into wall cavities

There appear to have been a number of causes of this water entry as follows:

- Lack of water bar at rear and continuity and termination of waterproofing underneath of sliding door assemblies
- Leaks around windows – with issues relating to deficient flashings under the windows also evident
- A lack of weepholes in the masonry walls and cavity flashings extending through the walls

Where there are issues with the sliding doors and cavities, they can be dealt with concurrently. The two repairs can also be carried out separately. The approach to the window and cavity issues is suggested to be dealt with as follows (refer sketch 1):

- i. Removal of interior wall linings to the underside and perimeter of windows to ascertain the actual issues contributing to leakage.
- ii. Removal and replacement of the worst affected windows – with new flashings and brick sills installed with appropriate weep holes installed.
- iii. Installing a profiled epoxy infill in the base of the wall cavity directing moisture in the cavity outwards and away from the bottom plate.
- iv. Drilling weepholes through the perpend's of the masonry walls at approximately 600mm centres to allow for relief of cavity moisture. The locations of the weepholes to be set at the base of the profiled epoxy infill described in iii above (per sketch 1)

- v. Installing webbing on the back face of the cavity studwork to maintain a clear wall cavity and prevent insulation from contacting the external wall and allowing the bridging of moisture across the wall cavity
- vi. If deemed necessary following prototyping works, installing small vents into the top of the walls to encourage some cavity ventilation and condensation mitigation
- vii. Repair all internal finishes – plasterboard, architraves, carpet and smooth edge, and repaint entire wall to adjacent internal corner junction

The approach to repair leakage around sliding door assemblies is suggested to be addressed as follows (refer sketch 2):

1. Remove the architraves from around the existing door
2. Cut the fixings holding the door to the studwork & remove the sliding door from the opening
3. Cut out the existing flashing and termite barrier under the door
4. Install a pre made stainless steel flashing under the door – as per sketch 2, bedded on polyurethane sealant. Trays to be custom made and folded to suit each door opening
5. Reinstall the sliding door assembly
6. Repair affected finishes – architraves, plasterboard, damaged carpet and smooth edge
7. Repaint affected wall areas – to nearest internal corner junction

2. Cracked render repairs

A survey of external wall areas has been carried out to identify areas where cracking has occurred, and the likely cause. Minor render cracking will not be addressed, as such cracking is considered typical in a masonry building. The repairs covering minor cracking would be considered to form part of routine maintenance work, dealt with as part of any repainting schedule for the complex. Minor cracking and settlement cracks should be addressed during the regular building repaint and maintenance programme. As such, treatment of the items of minor cracking noted are not considered as part of the works required by the rectification order.

It was identified during this inspection that repairs to some rendered areas required will cover issues such as:

- Inadequate provision for movement in walls and wall junctions – necessitating the cutting of expansion joints, sealing with appropriate sealant followed by associated render and paint repairs
- Repair of cracked render from structural movement where appropriate articulation joints are not provided or in the wrong locations. Such articulation joints, as opposed to expansion joints, are provided at locations where differing background conditions exist, for example at horizontal wall/floor junctions, where cracking will generally occur if articulation joints are not provided.

The location of required render repairs is marked up on elevation drawings titled Render & Steel Beam Repairs (4 in Number), and shown on the photographs below.

Photos of areas of render repairs required



1- Typical minor articulation joint issue



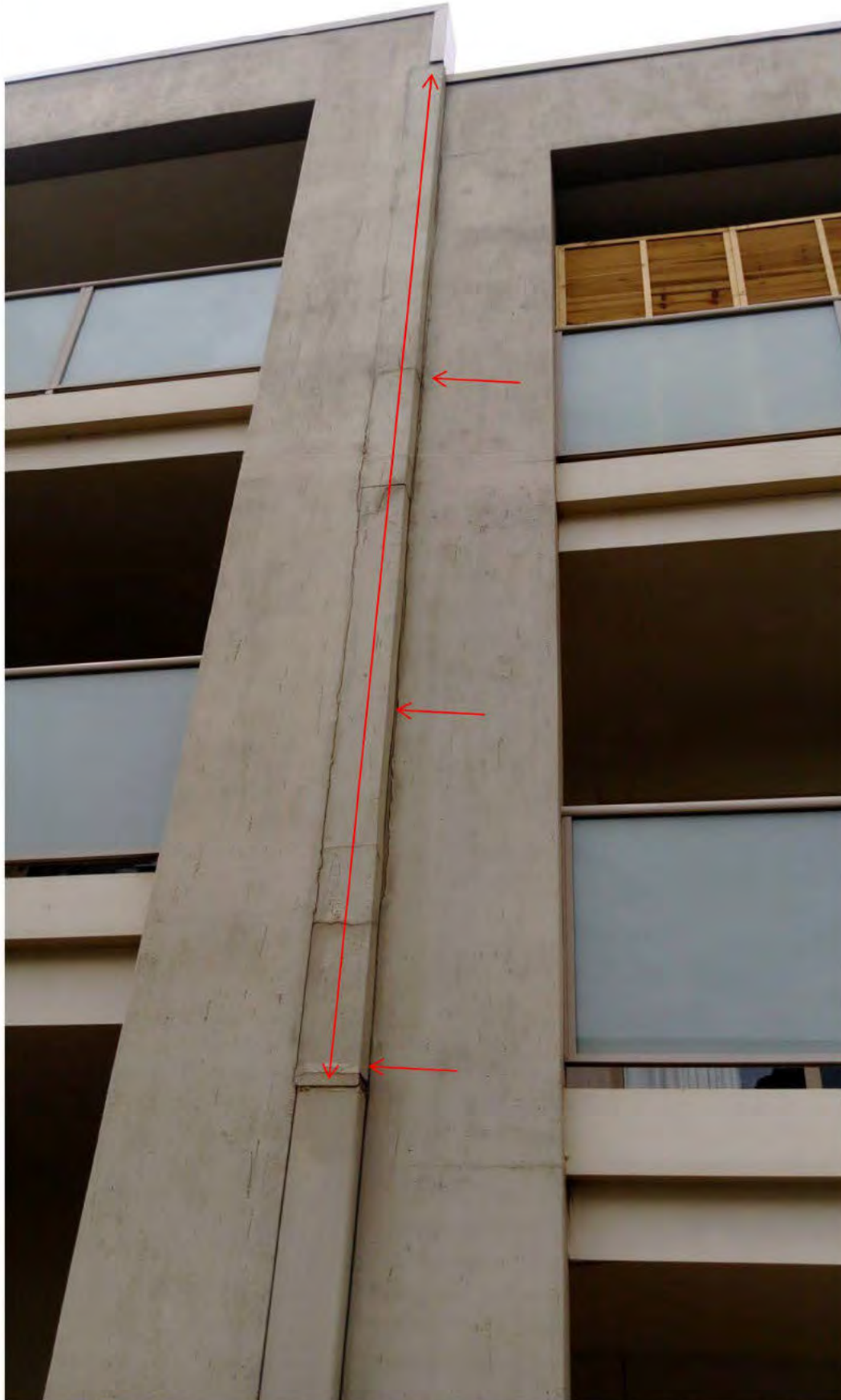
2- Failure at planter box Thynne st north end (block A). Render to be removed & replaced with adequate jointing between horizontal surfaces at the slab edges



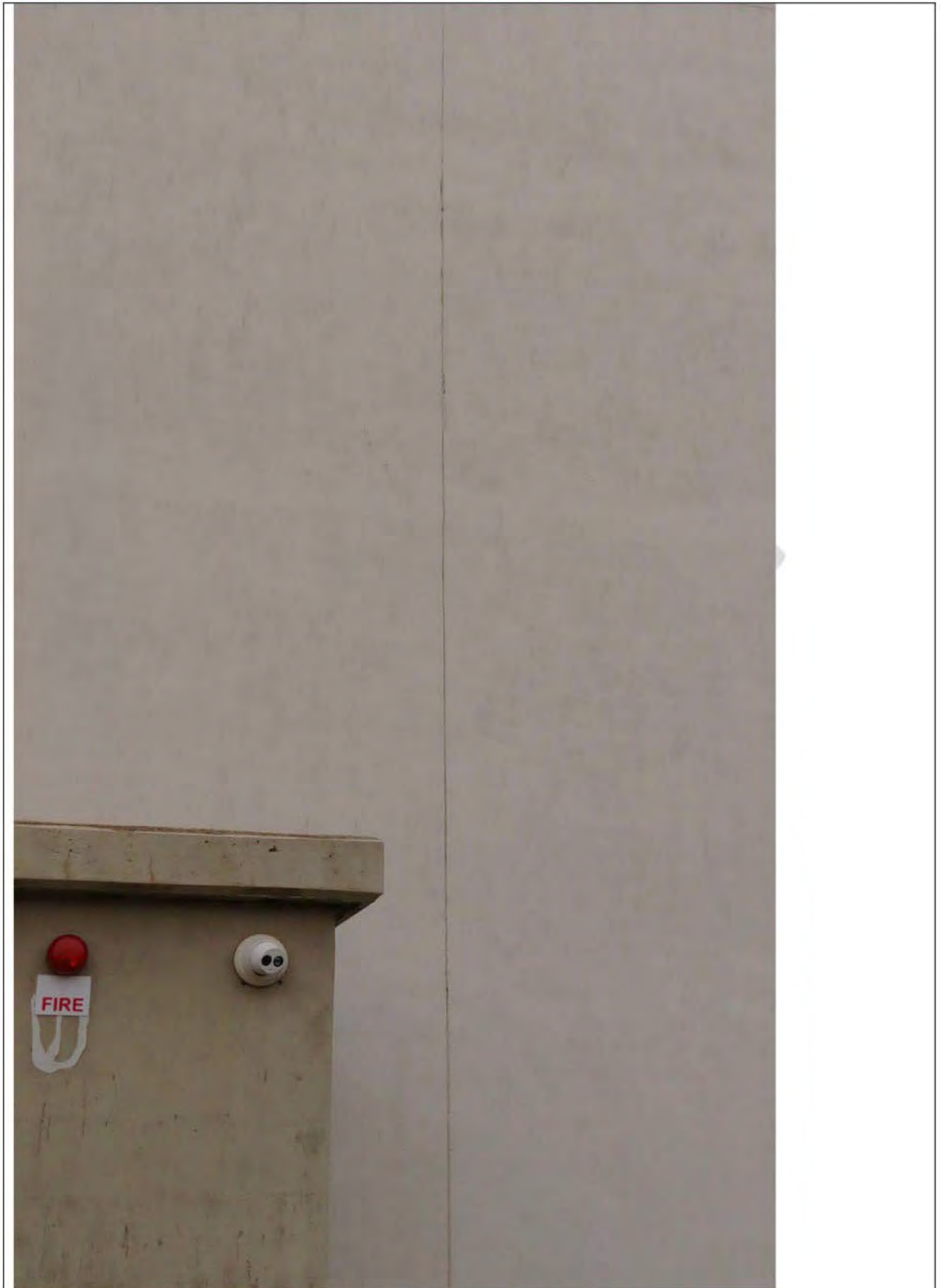
3- Typical minor articulation joint issue



4- Render failure – unit 11/18



5- Render failure units 35/40, 36/41, 37/42 – replace & provide proper jointing



6- Typical articulation joint that does not need re-work



8. Horizontal slab edge render and articulation joints to be re-done



9. Horizontal slab edge render and articulation joints to be re-done



10. Horizontal render cracking to be cut out, repaired & flexibly sealed between top of wall & underside of slab Building B

DRAFT



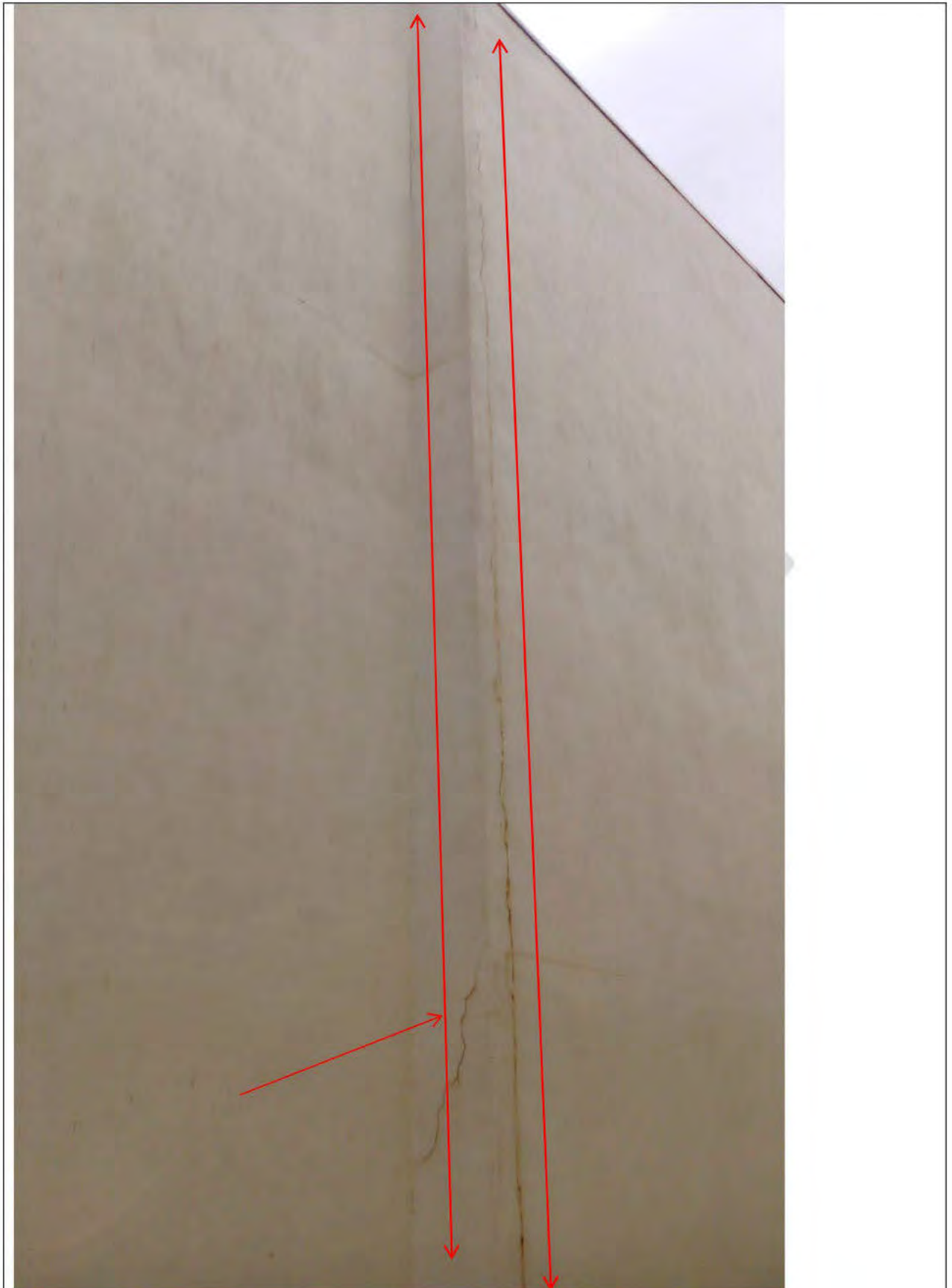
11. Render repair and vertical articulation joint required



12. Buildin B - Horizontal slab edge render and articulation joints to be re-done



13. Building B - Horizontal slab edge render and articulation joints to be re-done – weepholes to be cleaned out



14. Building D West end – vertical articulation joint x 2 & repairs required



15. Block D East - Vertical articulation joint, repairs & sealant required



16. South block D – render repairs & jointing required

3. Planter box repairs

Planter box repairs are required where leakage from the planters is affecting access pathways and or affecting habitable spaces. The required planters identified to be repaired are noted on the floor plan marked as “planter box repairs”. The methodology for the repair works is as follows:

- i. Dig out all plants from the nominated planters, and allow for them to be temporarily potted or replanted into temporary garden beds and maintained (watered) during the repair process
- ii. Remove & cap all irrigation pipework. Remove all soil & mulch from the planters
- iii. Carry out crack repairs to the planter – internal and external. Generally, the repair methodology will consist of cleaning out the cracks, widening the cracks via cutting to a minimum of 5mm wide
- iv. Sealing the cracks with Fosroc Nitoseal 250 (check) applied in accordance with the manufacturers recommendations
- v. Grading the base of the planters where necessary to fall to the drainage outlets in the planter
- vi. Carrying out the installation of membrane to the planter with Ardex root repel membrane fully in accordance with the manufacturers recommendations and as per Ardex installation drawing no. WPM 1000R
- vii. Reinstalling all soil, plants, mulch and irrigation
- viii. Repair irrigation penetrations – per typical example below
- ix. Repair cracked and damaged render as required to affected planters & repaint walls per typical photo below



Irrigation penetration through planter to be sealed/waterproofed properly



Typical render repair required after planter box repaired

4. Corrosion of steel beams

The treatment of steel beams will require one of two actions, namely:

- a) Further investigation as to the root cause of the corrosion, to enable the cause to be treated

- b) The preparation and repainting of steel beams where corrosion exists, with no apparent failure at the balcony level being apparent. The repainting specification will be developed in association with a paint manufacturer such as Dulux.

Only a small number of areas of corrosion were identified during inspections held on the 26 & 27/11/2019, some of which would be considered to be of a maintenance item rather than defective work. The identified corrosion affected steel beams are enumerated as follows:

Unit	Extent identified	Photo No
6	Minor surface corrosion – not considered to be a defect	No photo
19	Minor corrosion staining at base of beam	1
24	Minor corrosion evident at level 1	2
25	Minor corrosion evident at level 1	3
30	Minor corrosion evident at level 1	4
55	Minor face corrosion evident – considered to be maintenance	5
31/36	Steel corrosion at beam/column intersection	6
43/48	Minor steel corrosion at level 1	7
75	Minor steel corrosion	8
105	Minor steel corrosion	9



1. Slight corrosion (not visible on photo) unit 19



2. Minor corrosion showing on beam to unit 24



3. Minor corrosion showing on beam to unit 25



4. Minor corrosion showing on beam to unit 30



5. Minor face corrosion to unit 55 – considered to be a maintenance issue



6. Rusting steel – column & beam junction units 31/36



7. Rusting steel unit 42/48



8. Minor beam corrosion – unit 75



9. Minor beam corrosion unit 105

Attachments:

- Drawings titled Render & Steel Beam Repairs (4 in number)
- Drawings titled planter box repairs
- Schedule of apartment repairs – works listing

Render & Steel Beam Repairs

LAND (PLANNING AND ENVIRONMENT) ACT 1991
APPROVAL GRANTED
 PURSUANT TO SECTION 230
 SUBJECT TO THE CONDITIONS SET OUT IN THE
 NOTICE OF DECISION
 PURSUANT TO SECTION 245
 Delegate name TANYA CULLEN
 Date 7/6/2006

Note render cracking to this elevation (1) is generally considered minor & a maintenance issue

Horizontal joint in beam required



ELEVATION 1.
(Thynne Street Elevation).

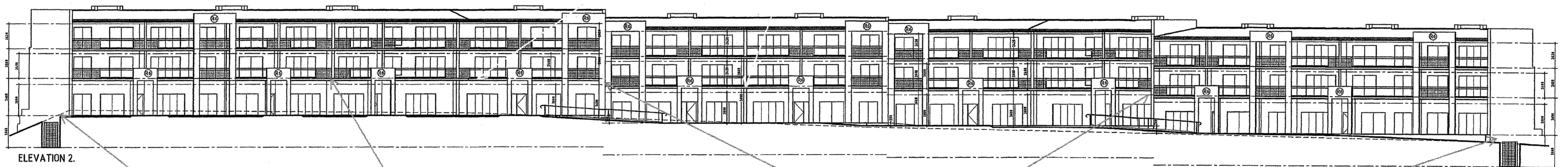
Minor beam corrosion evident - considered maintenance

Beam corrosion repair required Units 19,24, 25 & 30

Minor beam corrosion evident - considered maintenance U 55

Planter re-render required - Photo 2

Beam corrosion evident unit 31/36, unit 43/48



ELEVATION 2.

Render patch required - photo 4

Render patch required & or articulation joint - photo 5 & 6

Plan No: 07983/A
 23 MAR 2007
 RECEIVED
 ACT Planning & Land Authority

BUILDING APPROVAL
 Issued under section 230 of the Building Act 2004
 Certified Building Solutions Pty Ltd
 15 MAR 2007
 Sch 2.2(a)(ii)
 License No: 200426203

PROJECT:
 MULTI UNIT DEVELOPMENT
 BLOCK 8
 SECTION 5
 BRUCE

Ground floor slab articulation joints required to be re-cut and render repairs and paint done - East and west full width of building Photo 8 &

NO	DATE	DESCRIPTION	BY	REV
R7	22.3.06	elevation sheet 4.08 altered	LC	A
R6	22.3.06	rear elevations altered	LC	A
R5	22.3.06	storage allocations noted	LC	A
R4	22.3.06	bicycle parking added in basement	LC	A
R3	22.3.06	car parking allocation noted in basement	LC	A
R2	22.3.06	sign post indicating visitor parking in basements added	LC	A
R1	22.3.06	bicycle parking added at grade	LC	A

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 ARCHITECTS * PLANNERS * INTERIOR DESIGNERS

CANBERRA SYDNEY
 FIRST FLOOR: 1 HALL STREET
 LYNEHAM ACT 2602
 GPO BOX 2170
 CANBERRA CITY ACT 2801
 PH: (02) 6257 3488
 FAX: (02) 6257 3385

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CLIENT:
MPK INVESTMENTS

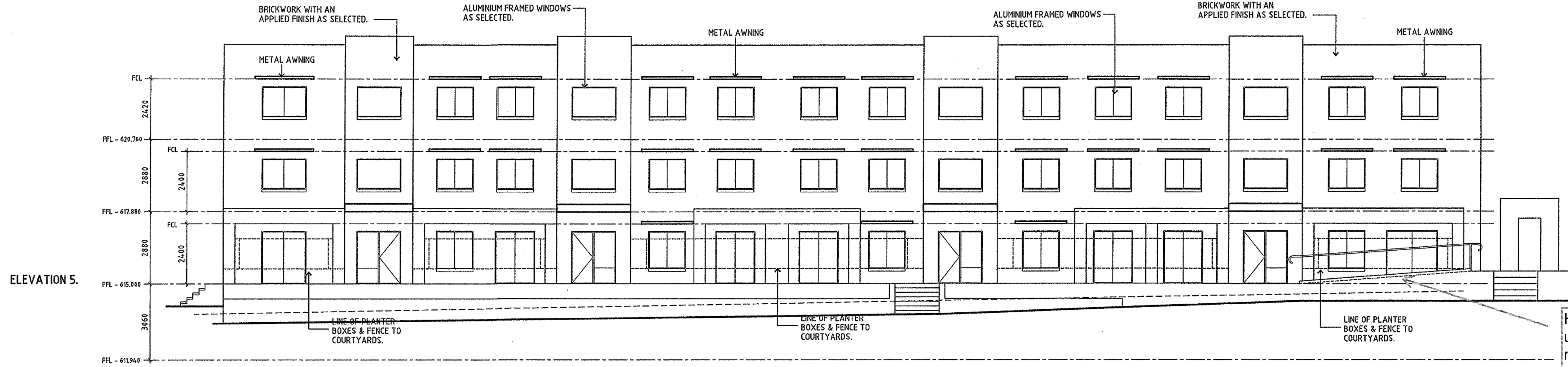
DRAWING TITLE:
**ELEVATIONS
 BUILDING A**

DESIGNED: DM, FP DATE: 4.4.06
 DRAWN: FS, LC REVISION: A
 JOB/WORK NO: 31296 - 4.01 SCALE: 1:200 @ A1
 DRAWING STATUS:
DEVELOPMENT APPLICATION

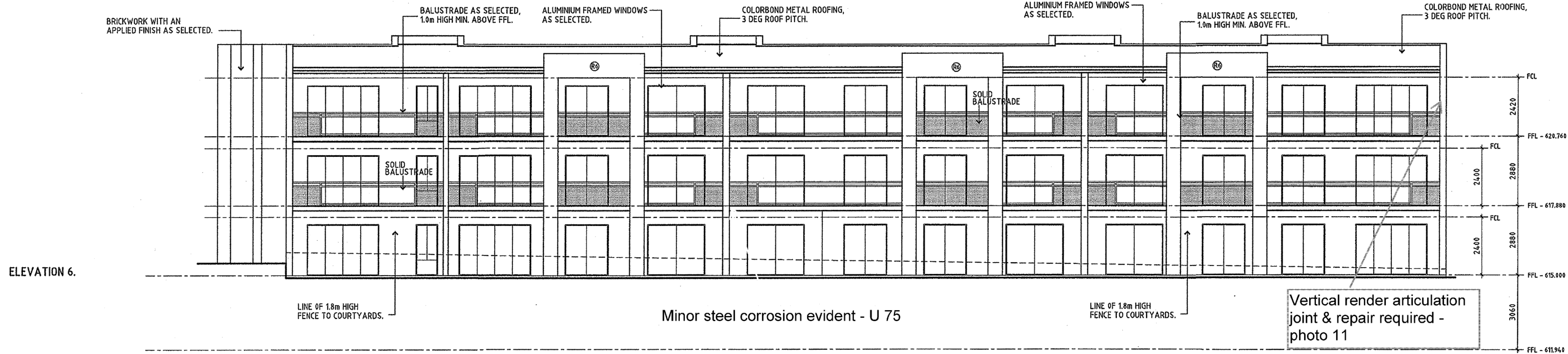
129/210

LAND (PLANNING AND ENVIRONMENT) ACT 1991
APPROVAL GRANTED
 PURSUANT TO SECTION 230
 SUBJECT TO THE CONDITIONS SET OUT IN THE
 NOTICE OF DECISION
 PURSUANT TO SECTION 245

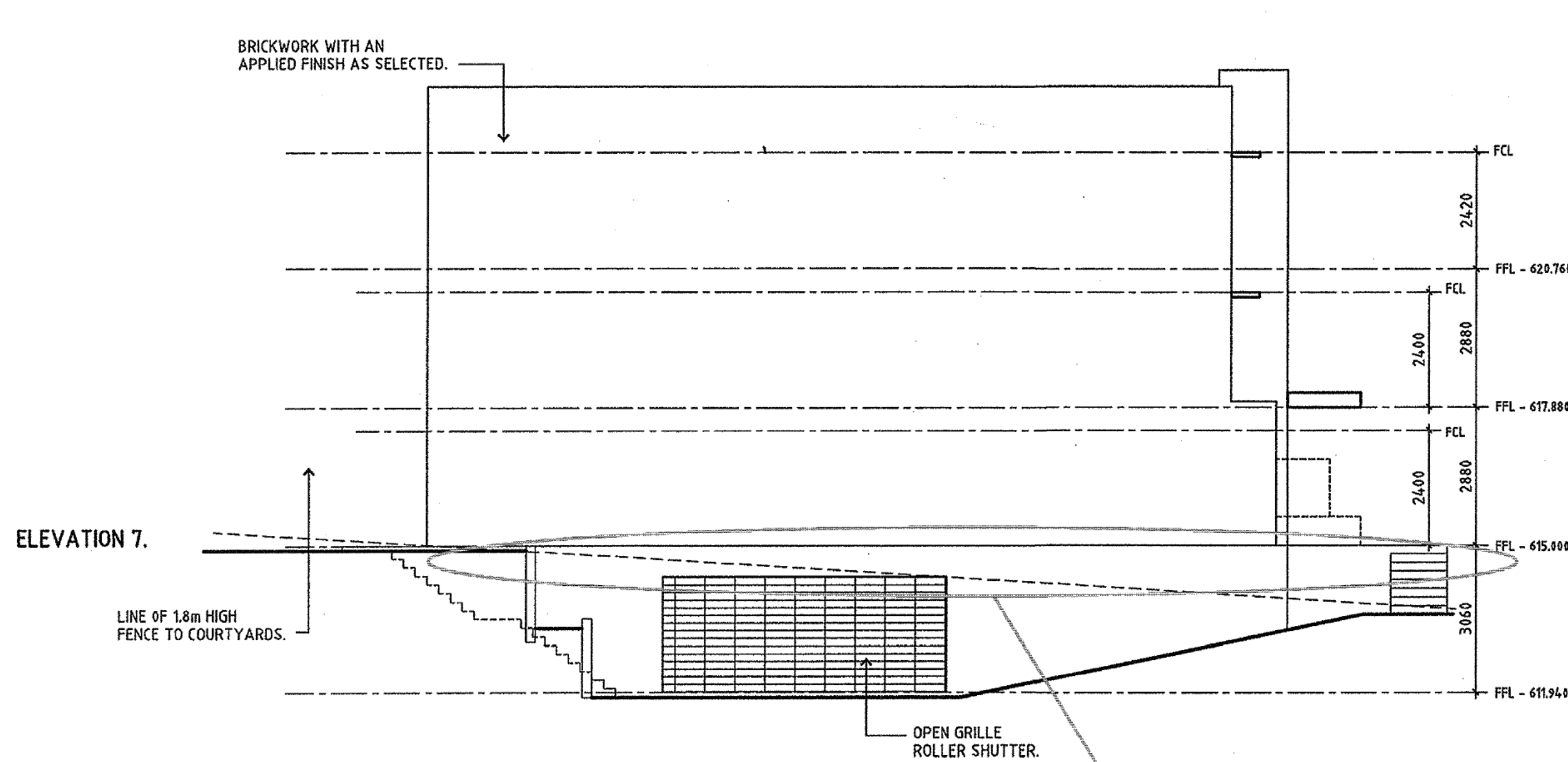
Delegate name TANYA CULLEN
 Date 7/6/2006



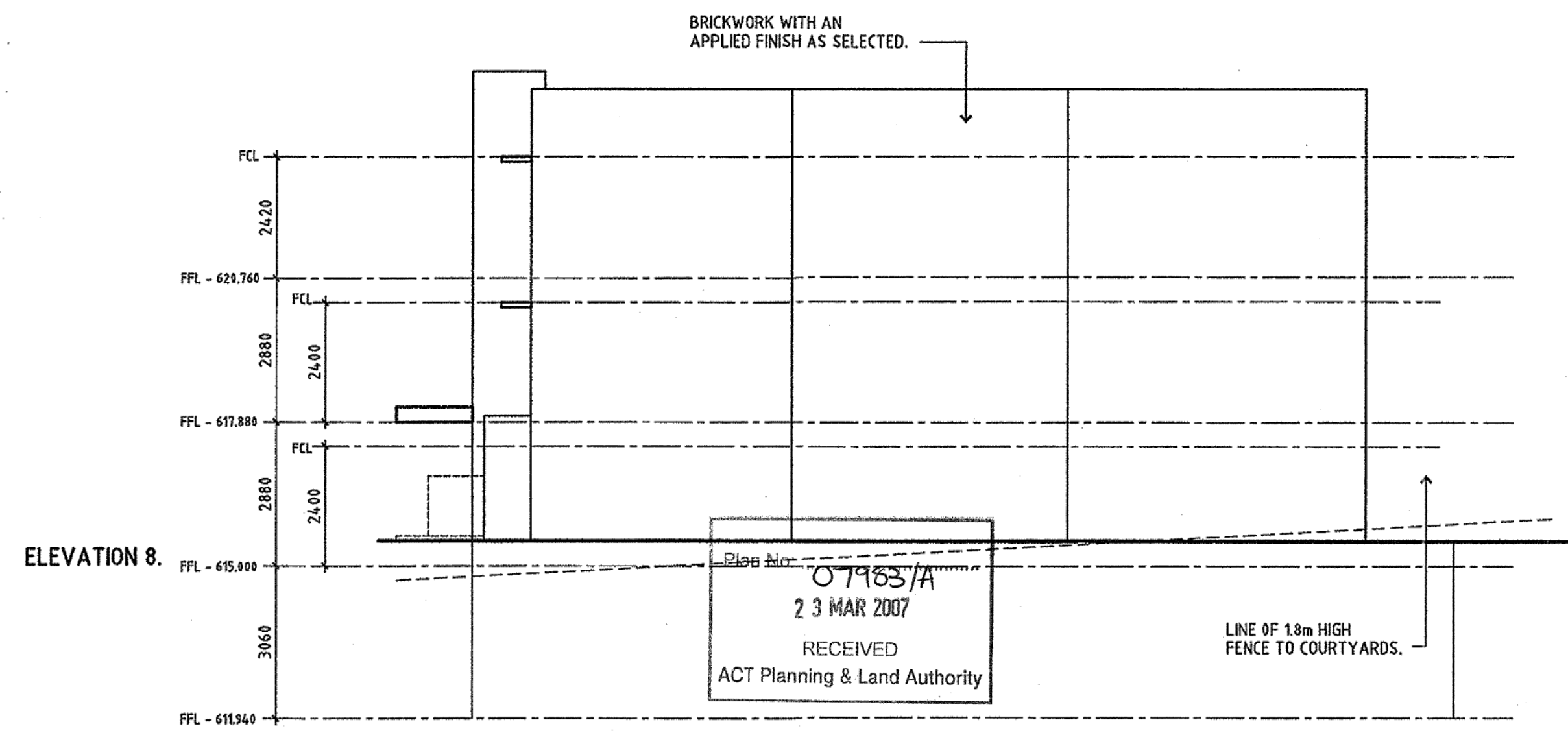
Horizontal render cracking under ramp to be cut out, redone & flexibly sealed at wall/slab junction Photo 10



Vertical render articulation joint & repair required - photo 11

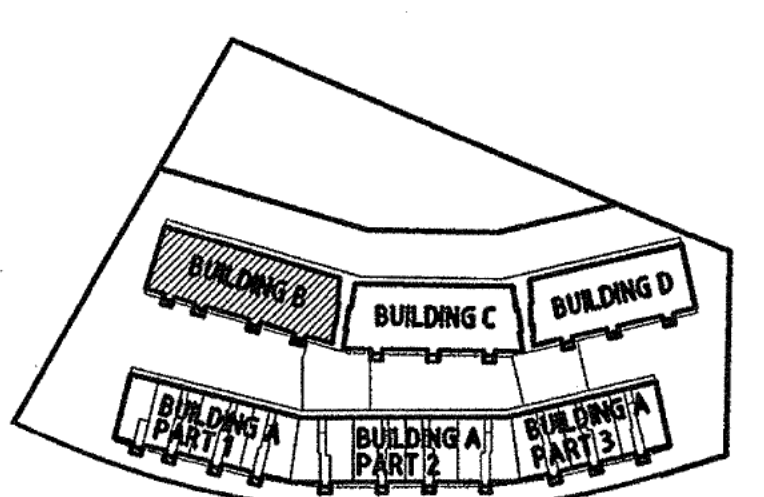


Horizontal articulation joints & repair required at slab junction in wall photos 12 & 13



BUILDING APPROVAL
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 Certified Building Solutions Pty Ltd
 15 MAR 2007
 Licence No: 200426203

PROJECT:
 MULTI UNIT DEVELOPMENT
 BLOCK 8
 SECTION 5
 BRUCE



No.	DATE	DESCRIPTION	BY	Rev
R7	22.3.06	elevation sheet 4.08 altered	LC	A
R6	22.3.06	rear elevations altered	LC	A
R5	22.3.06	storage allocations noted	LC	A
R4	22.3.06	bicycle parking added in basement	LC	A
R3	22.3.06	car parking allocation noted in basement	LC	A
R2	22.3.06	sign post indicating visitor parking in basement's added	LC	A
R1	22.3.06	bicycle parking added at grade	LC	A

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CANBERRA SYDNEY
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 GPO BOX 2170
 CANBERRA CITY ACT 2601
 PH: (02) 6257 3488
 FAX: (02) 6257 3385

LEVEL 2
 621 PACIFIC HIGHWAY
 ST LEONARDS NSW 2065
 PH: (02) 9906 1922
 FAX: (02) 9439 0255

CLIENT:
 MPK INVESTMENTS

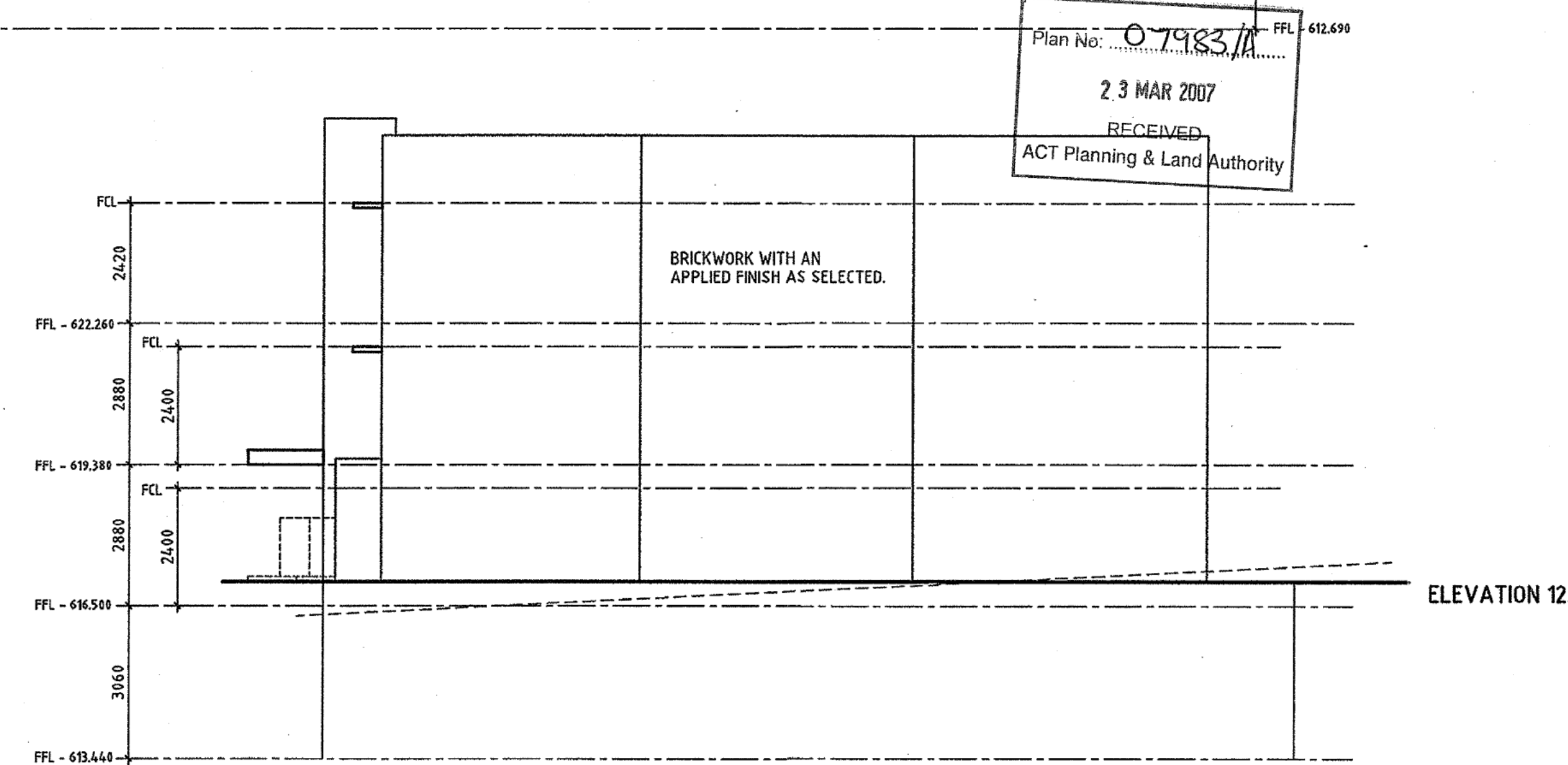
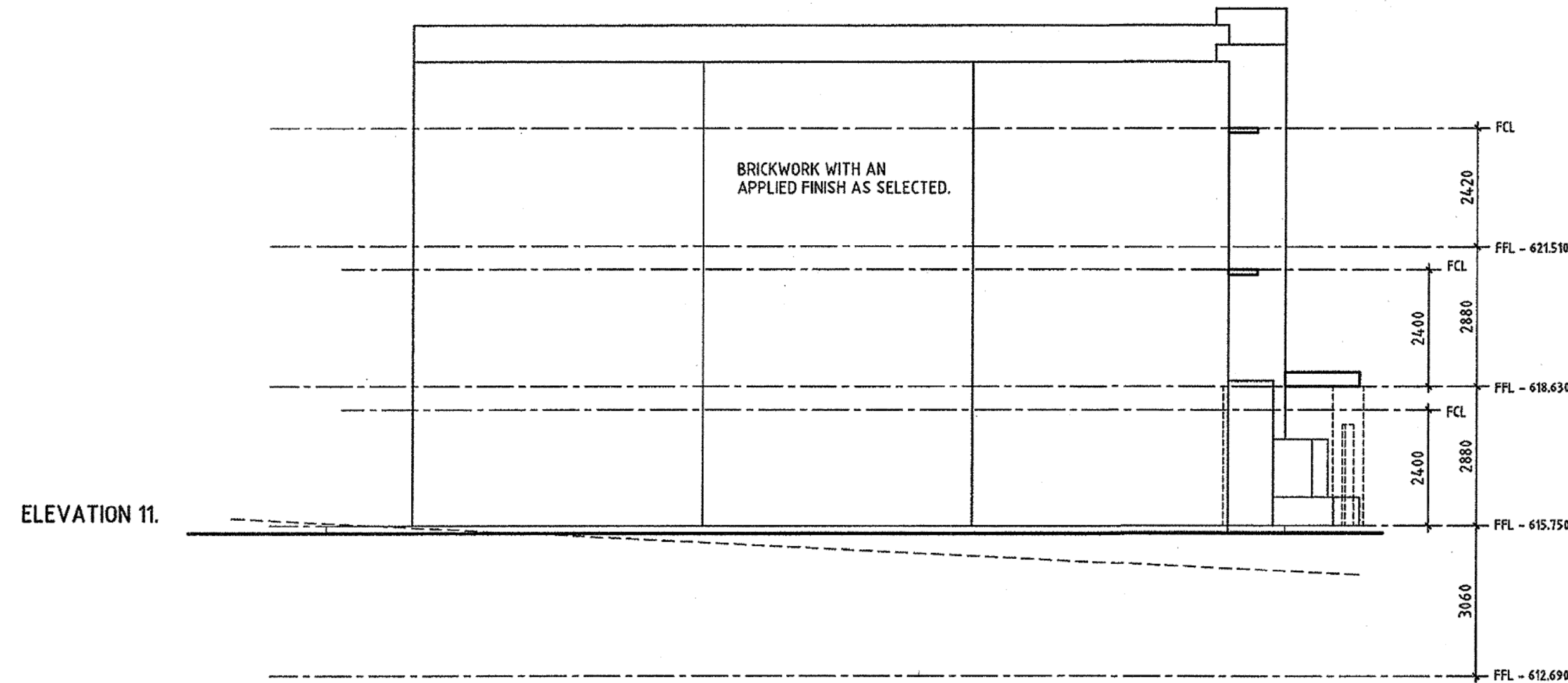
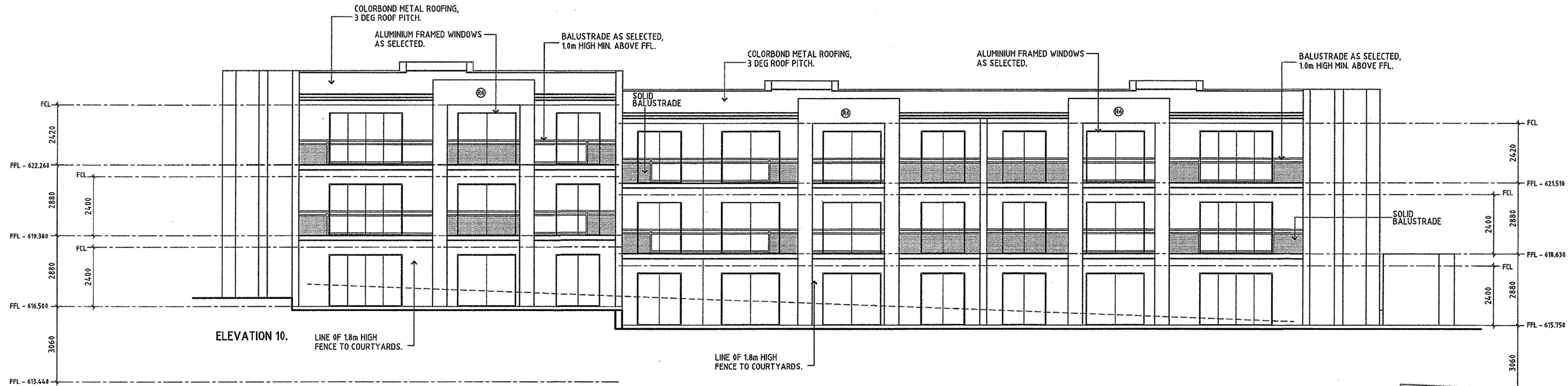
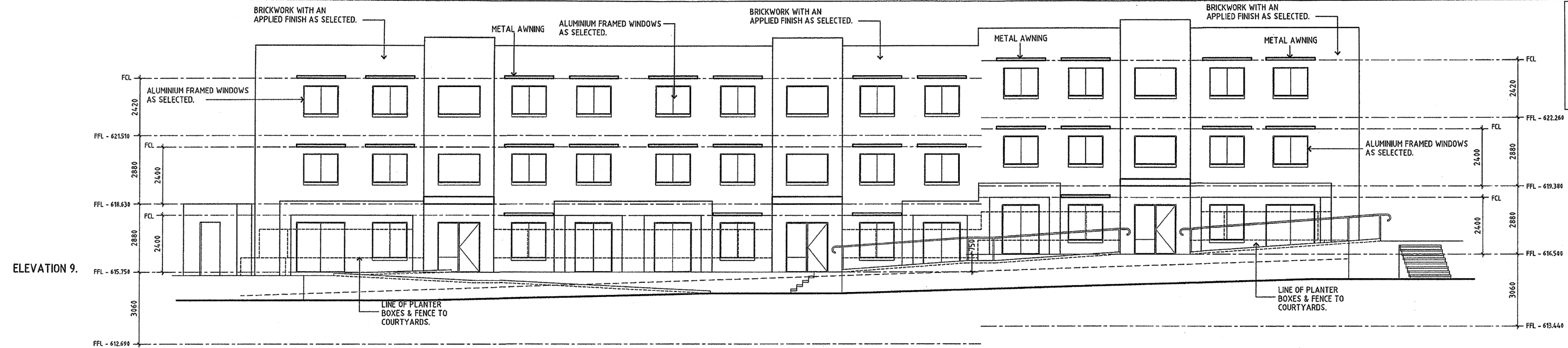
DRAWING TITLE:
 ELEVATIONS
 BUILDING B

DESIGNED: DM, FP DATE: 4.4.06
 DRAWN: FS, LC REVISION: A

JOB/PROJ No: 31296 - 4.05 SCALE: 1:100 @ A1

DRAWING STATUS:
 DEVELOPMENT APPLICATION

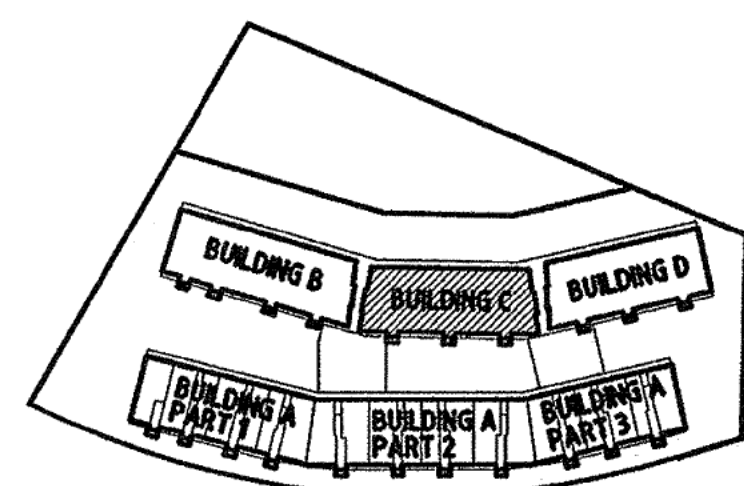
133/310



Plan No: 07983/1
23 MAR 2007
RECEIVED
ACT Planning & Land Authority

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Issued under section 33 of the Building Act 2004
Certified Building Solutions Pty Ltd
15 MAR 2007
Sch 2.2(a)(ii)
Licence No: 200426203

PROJECT:
MULTI UNIT DEVELOPMENT
BLOCK 8
SECTION 5
BRUCE



LOCATION PLAN.
NOT TO SCALE.

No significant render issues or steel corrosion
noted to building C

NO.	DATE	DESCRIPTION	BY	REV
R7	22.3.06	elevation sheet 4, 48 altered	LC	A
R6	22.3.06	rear elevations altered	LC	A
R5	22.3.06	storage allocations noted	LC	A
R4	22.3.06	bicycle parking added in basement	LC	A
R3	22.3.06	car parking allocation noted in basement	LC	A
R2	22.3.06	sign post indicating visitor parking in basement's 2006	LC	A
R1	22.3.06	bicycle parking added at grade	LC	A

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GPO BOX 2170
CANBERRA CITY ACT 2601
FAX: (02) 6237 3395
LEVEL 2
621 PACIFIC HIGHWAY
ST LEONARDS NSW 2065
PH: (02) 9906 1922
FAX: (02) 9439 0255

CLIENT:
MPK INVESTMENTS

DRAWING TITLE:
ELEVATIONS
BUILDING C

DESIGNED: DM, FP DATE: 4.4.06

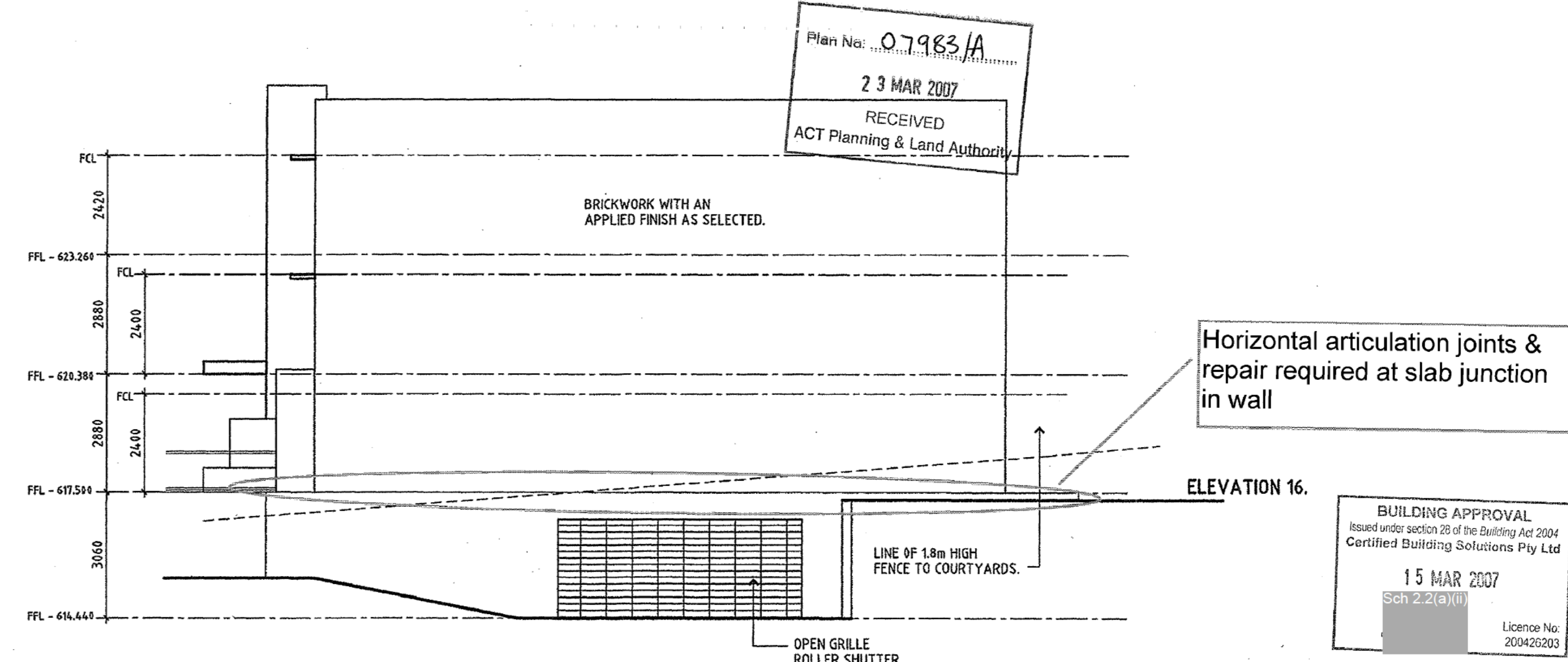
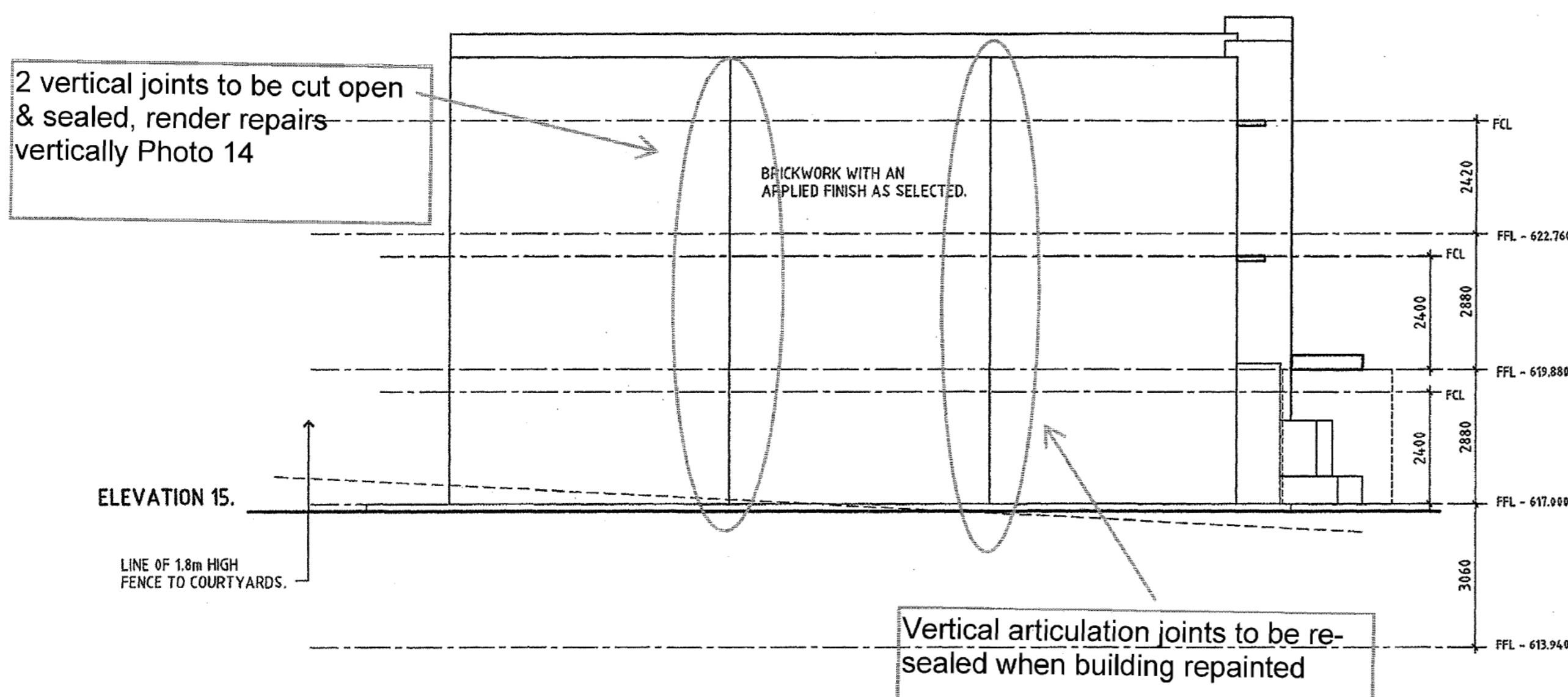
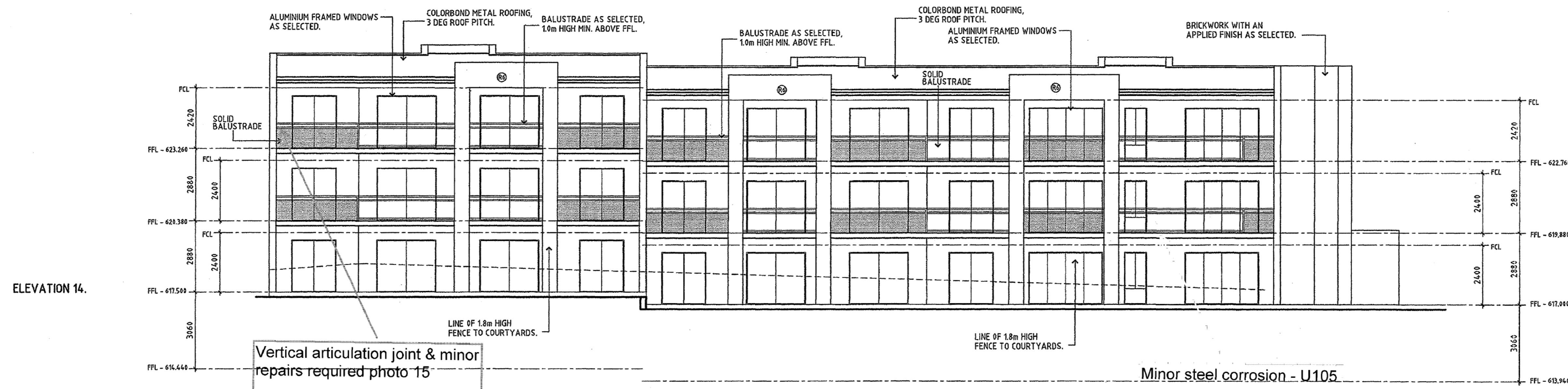
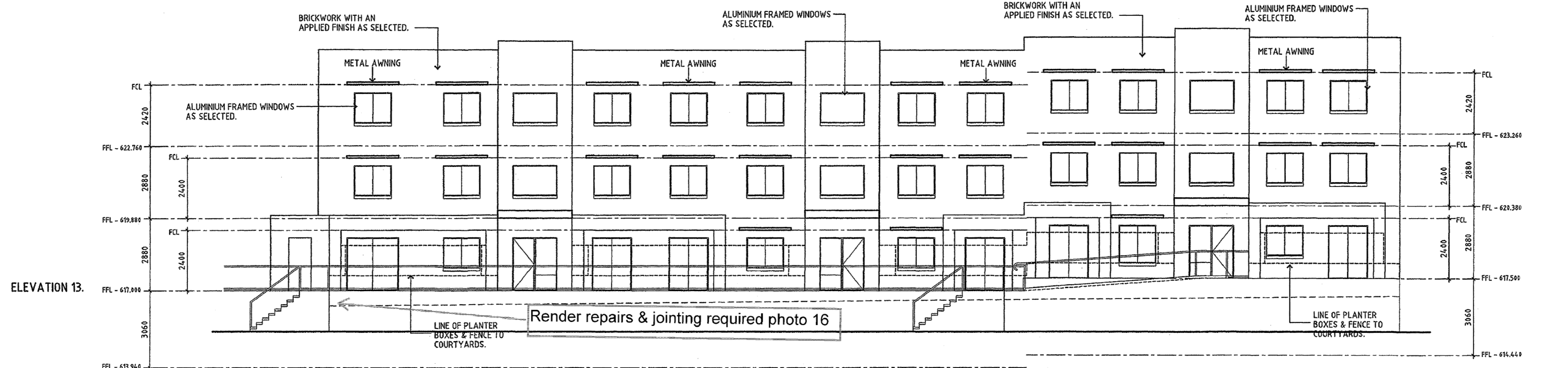
DRAWN: FS, LC REVISION: A

JOB/DWG No: 31296 - 4.06 SCALE: 1:100 @ A1

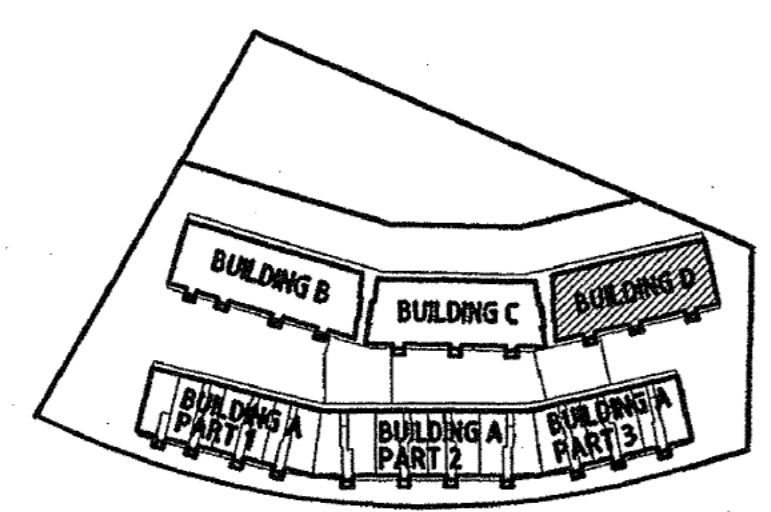
DRAWING STATUS:
DEVELOPMENT APPLICATION

134/210

LAND (PLANNING AND ENVIRONMENT) ACT 1991
APPROVAL GRANTED
 PURSUANT TO SECTION 230
 SUBJECT TO THE CONDITIONS SET OUT IN THE
 NOTICE OF DECISION
 PURSUANT TO SECTION 245
 Delegate name TANYA CULLEN
 Date 7/6/2006



PROJECT:
 MULTI UNIT DEVELOPMENT
 BLOCK 8
 SECTION 5
 BRUCE



NO.	DATE	DESCRIPTION	BY	REV
R7	22.3.06	elevation sheet 4.88 altered	LC	A
R6	22.3.06	rear elevations altered	LC	A
R5	22.3.06	storage allocations noted	LC	A
R4	22.3.06	bicycle parking added in basement	LC	A
R3	22.3.06	car parking allocation noted in basement	LC	A
R2	22.3.06	sign post indicating visitor parking in basements added.	LC	A
R1	22.3.06	bicycle parking added at grade	LC	A

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 621 LEONARDS NSW 2055
 CANBERRA CITY ACT 2601
 PH: (02) 6257 3488 PH: (02) 9906 1922
 FAX: (02) 6257 3385 FAX: (02) 9439 0255

CLIENT:
MPK INVESTMENTS

DRAWING TITLE:
ELEVATIONS BUILDING D

DESIGNED: DM, FP DATE: 4,4,06
 DRAWN: FS, LC REVISION: A
 JOB/NO: 31296 - 4.07 SCALE: 1:100 @ A1

DRAWING STATUS:
DEVELOPMENT APPLICATION

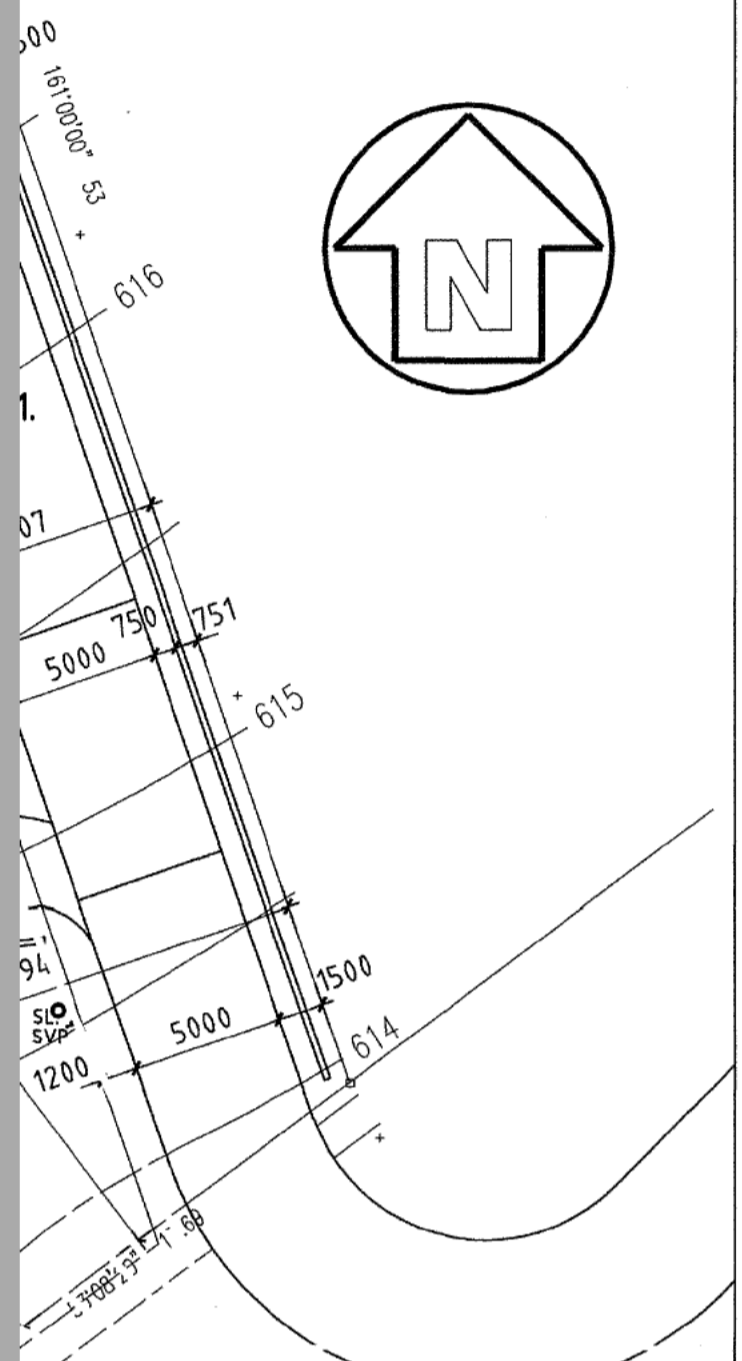
135/10

PROJECT:
Multi Unit Development
BLOCK 8
SECTION 5
BRUCE

NOTE:
ALL RETAINING WALL DIMENSIONS ARE
TO FACE OF THE RETAINING WALL.



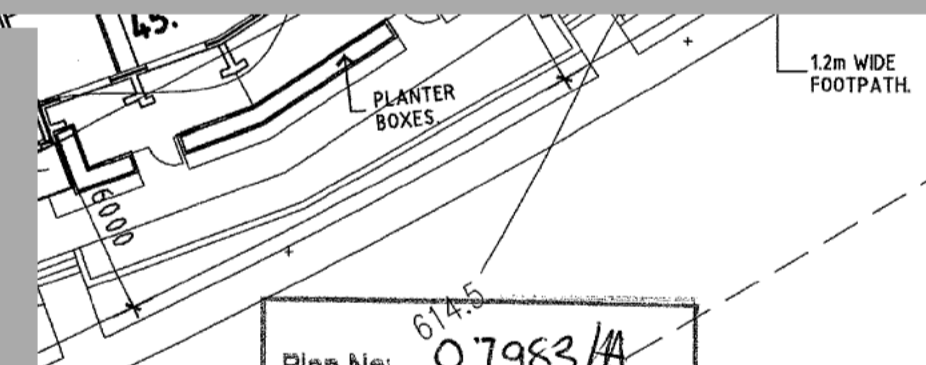
Sch 2.2(a)(ii)



Planter to be redone

R10	30.1.07	Retaining walls added to north east corner of site near ramp entry to building D	LC	D
R9	18.10.07	energy ratings revised. Slab insulation removed. windows changed to aluminum approved frames.	LC	C
PREVIOUS AMENDMENTS				
R8	25.7.06	basement carpark increased in size	LC	B
PREVIOUS AMENDMENTS				
R7	22.3.06	elevation sheet 4.08 altered	LC	A
R6	22.3.06	rear elevations altered	LC	A
R5	22.3.06	storage allocations noted	LC	A
R4	22.3.06	bicycle parking added in basement	LC	A
R3	22.3.06	car parking allocation noted in basement	LC	A
R2	22.3.06	sign post indicating visitor parking in basement added	LC	A
R1	22.3.06	bicycle parking added at grade	LC	A
NO	DATE	DESCRIPTION	BY	REV

Sch 2.2(a)(ii)



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Issued under section 28 of the Building Act 2004
Certified Building Solutions Pty Ltd
15 MAR 2007
Licence No: 200426203

Plan No: ...0.7983/A...
23 MAR 2007
RECEIVED
ACT Planning & Land Authority

SITE AREA: 12625 sqm.
(Subject to final Deposited Plan)
GROSS FLOOR AREA: 12 002.36 sqm.

UNIT YIELD:
30 x 1 Bedroom Units
32 x 2 Bedroom Units
58 x 3 Bedroom Units
TOTAL UNITS - 120.

CARPARKING REQUIREMENTS.
1 BED: 30 x 1 space per unit = 30
2 BED: 32 x 2 spaces per unit = 64
3 BED: 58 x 2 spaces per unit = 116
VISITOR: 0.25 per unit = 30
TOTAL REQUIRED = 240
TOTAL ACHIEVED = 240

CARPARKING.
BASEMENT - 229 CAR SPACES.
ON GRADE - 11 CAR SPACES.
TOTAL - 240 CAR SPACES.

LEGEND

- TREES TO BE RETAINED.
- TREES TO BE REMOVED.
- PLANTER BOXES 600mm HIGH.
- STREET LIGHTS.
- VISITOR PARKING.
- COURTYARD FENCING. (REFER FENCE DETAIL).
- GATES.
- ADH - ADAPTABLE HOUSING.
- UNIT PAVING.
- BITUMEN ROADS
- CONCRETE PATHS.

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ARCHITECTS * PLANNERS * INTERIOR DESIGNERS

CANBERRA SYDNEY
FIRST FLOOR, 1 HALL STREET LEVEL 2
LYNEHAM ACT 2602 621 PACIFIC HIGHWAY
GPO BOX 2170 ST LEONARDS NSW 2065
CANBERRA CITY ACT 2601 PH: (02) 9906 1922
PH: (02) 6257 3488 FAX: (02) 9439 0255
FAX: (02) 6257 3385

CLIENT: **MPK INVESTMENTS**

DRAWING TITLE: **SITE PLAN**

DESIGNED: DM, FP DATE: 30.1.07
DRAWN: FS, LC REV: D
JOB/DWG No: 31296 - 1.01 SCALE: 1:250 @ A1

DRAWING STATUS: **DEVELOPMENT APPLICATION**

NOTE:
FOR PATHS, FENCING & LANDSCAPING DETAILS REFER TO LANDSCAPE ARCHITECTS PLANS.

SVP: PROVIDE SIGN POSTING TO INDICATE VISITOR PARKING IN BASEMENT.

ALL PATHS, WALKWAYS TO COMPLY WITH AS 1428.1

ALL STAIRS TO COMMON AREAS TO COMPLY WITH AS 1428.1

Planter to be redone

ENTRY WALLS. REFER DETAIL.

LETTER BOXES. UNITS 1 TO 63 & BODY CORPORATE.


1.2m W DE FOOTPATH.

1.2m W P.C. FOOTPATH.

Territory Land

From: "Pascoe, Adam"
Sent: 02/06/2020 12:10 AM
To: "Teambravo Independent" <teambravo@independent.com.au>
Subject: RE: Unit Plan 3267 - AT 24/2019 Victory Homes v COR - next steps
Attachments: Victory Homes Rectification Order s38 COLA (A19121301) (003).pdf

UNCLASSIFIED Sensitive: Legal

Good morning 

Attached is a copy of the Rectification Order served on Victory Homes. The Order outlines what is required from Victory and the lessees.

The lessees are required to engage a suitable person of their choosing to act as Superintendent of the work. If Victory does not agree they must lodge an objection with the Registrar within 2 days of being notified of the Superintendent's details.

The lessees are to engage and appoint a Building Surveyor of their choosing. The building Surveyor will need to approve any drawing/plans required and issue a building approval for work that required a building approval.

Under paragraph 21 of the Order, if not licensed, authorised or qualified to do a thing must arrange and pay for someone who is licenced to do the work.

Victory must engage a Class A builder to perform the work. The lessees will have a builder certifier to approve any works undertaken by the builder.

I would suggest discussing the appointment of Xela with Victory if you are not satisfied with their choice of builder.

Kind regards





Adam

From: Teambravo Independent <teambravo@independent.com.au>
Sent: Friday, 29 May 2020 2:07 PM
To: Pascoe, Adam <Adam.Pascoe@act.gov.au>
Subject: Unit Plan 3267 - AT 24/2019 Victory Homes v COR - next steps

Dear Mr Pascoe

We represent the Owners of "Belle Apartments" at 31 Thynne Street, Bruce. We have been provided with an email you received from Martin Crncevic at 10:32am on 26 May 2020.

On behalf of the Owners we are instructed to object to the appointment of Xela Constructions to undertake the building works required to rectify the defects identified in the Rectification Order. Our investigations reveal that Xela Constructions Pty Ltd has only been registered for two years and is largely unknown in the Canberra building community. The Owners have been required to live with significant defects to their building resulting in a serious impact on the enjoyment of their properties since 2012. We would respectfully suggest that the Owners are entitled to have the rectification of these defects completed by a reputable builder with a proven track record to enable them to be confident in a satisfactory outcome to the building rectification works.

Furthermore, we note Martin has purported to appoint  as superintendent to oversee the works required to rectify the defects identified in the Rectification Order. The Owners object to the appointment of  as superintendent. Firstly, it is the right of the Owners to appoint a superintendent of their choosing pursuant to Clause 4 of the Rectification Order. Secondly, the Owners would oppose to  being appointed in any event as  has been the subject of occupational disciplinary action, with the ACT Civil and Administrative Tribunal formally reprimanding him in the matter of Construction Occupations Registrar v Bates (appeal) [2017] ACAT 98.

The Owners will shortly be appointing a superintendent of their choosing. We will confirm the contact details and provide a letter of engagement from the chosen superintendent in the coming days

Could you please advise of the Registrar's position with regards to the Owners' objection to the appointment of Xela Constructions?

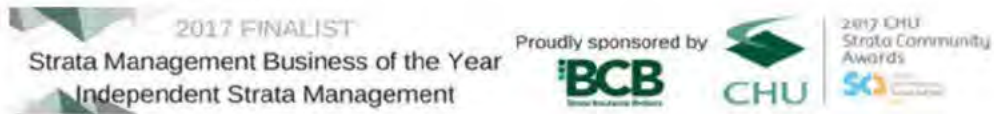
Please let us know if you have any queries or require any further information.

Yours sincerely,

Sch 2.2(a)(ii)

Senior Strata Manager | Independent Strata Management
Accredited Strata Community Manager
REIA 2016 Awards for Excellence Large Residential Agency of the Year

Sch 2.2(a)(ii)



Team Bravo
Strata Management

Sch 2.2(a)(ii)

Level 2, 91 Northbourne Avenue
Turner ACT 2612

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It is business as not-quite-usual at the moment. For the most up-to-date information about our changes to operations, please visit our website <https://independent.com.au/covid-19-update>. While a lot has changed about the way we're doing things, we're committed to providing the full suite of real estate services.

Out of Scope

Out of Scope

Out of Scope

Out of Scope

Out of Scope

Out of Scope

Out of Scope

Out of Scope

Out of Scope

Out of Scope

From: "Martin Crncevic" [REDACTED]
Sent: 02/06/2020 4:19 PM
To: "Pascoe, Adam" <Adam.Pascoe@act.gov.au>
Subject: Re: 8/5 Bruce: Belle Apartments

Adam,

Xela Constructions is [REDACTED]

Licence 2011715

<https://www.accesscanberra.act.gov.au/app/services/licence/#!/builder/2011715>

On 2 Jun 2020, at 4:11 pm, Pascoe, Adam <Adam.Pascoe@act.gov.au> wrote:

UNOFFICIAL

Hi Martin

I cant find a record of Xela as a Class A builder in the ACT. Can you confirm their builders licence number and nominee.

Thanks

Adam

From: Martin Crncevic [REDACTED]
Sent: Tuesday, 26 May 2020 11:30 AM
To: Pascoe, Adam <Adam.Pascoe@act.gov.au>
Subject: 8/5 Bruce: Belle Apartments

Hi [REDACTED]

Please see attached repair method for Belle Apartments.

Xela Constructions have been engaged to carry out these works as per the RO and can commence immediately to repair these issues.

[REDACTED] is the preferred choice to Superintendent and certify works.

Please let me know if you require anything else.

Kind Regards,
Martin

Begin forwarded message:

This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with

any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

From: "Teambravo Independent" <teambravo@independent.com.au>
Sent: 03/06/2020 11:25 PM
To: "Martin Crncevic" [redacted]
Cc: "Pascoe, Adam" <Adam.Pascoe@act.gov.au>; "Peak Consulting | [redacted]
Subject: UP 3267 - Bruce: Belle Apartments - 31 Thynne St. Bruce
Attachments: Peak Consulting appointment as Supervisor re Rectification Order.pdf

Hi Martin

Please be advised that the Owners Corporation has appointed [redacted] from Peak Consulting as their Superintendent for the purposes of the Rectification Order. Please see attached copy of the letter of appointment. They will take advice from [redacted] as to who they will appoint as the building survey/private certifier.
Regards

[redacted]

Senior Strata Manager

[redacted]

On behalf of UP3267

Team Bravo

Strata Management



[redacted]

Level 2, 91 Northbourne Avenue
Turner ACT 2612

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It is business as not-quite-usual at the moment. For the most up-to-date information about our changes to operations, please visit our website <https://independent.com.au/covid-19-update>. While a lot has changed about the way we're doing things, we're committed to providing the full suite of real estate services.

From: Martin Crncevic [redacted]
Sent: Tuesday, 26 May 2020 11:32 AM
To: [redacted]@independent.com.au>
Subject: Fwd: 8/5 Bruce: Belle Apartments

[redacted]

Begin forwarded message:

From: Martin Crncevic [redacted]
Subject: 8/5 Bruce: Belle Apartments
Date: 26 May 2020 at 11:29:34 am AEST
To: Adam Pascoe <adam.pascoe@act.gov.au>

Hi Adam,

Please see attached repair method for Belle Apartments.

Xela Constructions have been engaged to carry out these works as per the RO and can commence immediately to repair these issues.

Sch 2.2(a)(iii) is the preferred choice to Superintendent and certify works.

Please let me know if you require anything else.

Kind Regards,
Martin

Begin forwarded message:

Out of Scope

From: "Pascoe, Adam"
Sent: 04/06/2020 1:40 AM
To: "Martin Crncevic" [REDACTED]
Subject: RE: 8/5 Bruce: Belle Apartments

UNOFFICIAL

Hi Martin

Thanks for clarifying.

What are your reasons of objection of the Superintendent appointed?

The certifier engaged (if required) will be responsible for assessing the scope of works that you have provided. If no certifier is engaged, the builder and Superintendent will need to discuss the Scope of Works.

Have you been in contact with Team Bravo of Independent who is representing the Owners Corporation? Their email is teambravo@independent.com.au I would recommend that you engage with them to seek resolution and to commence work.

Happy to meet with both parties.

Kind regards

Adam

From: Martin Crncevic [REDACTED]
Sent: Thursday, 4 June 2020 11:18 AM
To: Pascoe, Adam <Adam.Pascoe@act.gov.au>
Cc: Sch 2,2(a)(ii) [REDACTED]@gmail.com>
Subject: Re: 8/5 Bruce: Belle Apartments

Adam,

The scope of works listed by your department on the rectification order would come under repairs and maintenance - therefore, no Building Approval is required.

I have spoken to two different Certifiers about this and they both in agreement that this is exempt work from requiring a building approval.

When they have been asked to act for the owners on another rectification order, they have also determined that the works defined under those particular RO is building approval exempt.

A Builder/Corporation and or its nominee with a Class B license is able to carry out the works as:

- there are no structural changes to the building;
- there are no fire resistance changes to the building;
- there are no changes to ventilation or mechanical services;
- there are no changes to a fire-escape, emergency lift, stairway, exit or passageway to an exit;
- the repair works does not reduce the building requirements below minimum requirements of the NCC - therefore requiring an alternative solution.

Further examples of work that is exempt is listed on the EPD website under "Examples of exemptions from development approval or building approval" at:

<https://www.planning.act.gov.au/build-buy-renovate/build-buy-or-renovate/approvals/exempt-work> - the works outlined in the order come under these headings.

Is the repair methodology written up by **Sch 2.2(a)(ii)** OK - I still haven't had feedback on this.

I also need to discuss **Sch 2.2(a)(ii)** of Peak Consulting being appointed as Superintendent of works. I object to his appointment on this project due to various reasons.

I'm happy to sit down with you to get things moving.

Kind Regards,
Martin Crncevic

On 2 Jun 2020, at 4:44 pm, Pascoe, Adam <Adam.Pascoe@act.gov.au> wrote:

UNOFFICIAL

Hi Martin

Under the Rectification Order, if building work is to be undertaken under a building approval, the work must be undertaken by a builder with an A class licence. As **Sch 2.2(a)(ii)** only hold a B class licence he will not be able to perform the work as a Building Approval will be required.

Happy to discuss.

Regards
Adam

From: Martin Crncevic **Sch 2.2(a)(ii)**
Sent: Tuesday, 2 June 2020 4:20 PM
To: Pascoe, Adam <Adam.Pascoe@act.gov.au>
Subject: Re: 8/5 Bruce: Belle Apartments

Adam,

Xela Constructions is **Sch 2.2(a)(ii)**

Licence 2011715

<https://www.accesscanberra.act.gov.au/app/services/licence/#/builder/2011715>

On 2 Jun 2020, at 4:11 pm, Pascoe, Adam <Adam.Pascoe@act.gov.au> wrote:

UNOFFICIAL

Hi Martin

I cant find a record of Xela as a Class A builder in the ACT. Can you confirm their builders licence number and nominee.

Thanks
Adam

From: Martin Crncevic **Sch 2.2(a)(ii)**
Sent: Tuesday, 26 May 2020 11:30 AM
To: Pascoe, Adam <Adam.Pascoe@act.gov.au>
Subject: 8/5 Bruce: Belle Apartments

Hi Adam,

Please see attached repair method for Belle Apartments.

Xela Constructions have been engaged to carry out these works as per the RO and can commence immediately to repair these issues.

Sch 2.2(a)(ii) is the preferred choice to Superintendent and certify works.

Please let me know if you require anything else.

Kind Regards,
Martin

Begin forwarded message:

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<FINAL signed Victory Homes Rectification Order s38 COLA (A19121301).pdf>

From: "Pascoe, Adam"
Sent: 09/07/2020 5:24 AM
To: "Martin Crncevic" Sch 2.2(a)(ii)
Cc: Sch 2.2(a)(ii) @gmail.com>
Subject: RE: 8/5 Bruce: Belle Apartments

UNOFFICIAL

Hi Martin

That's good news.

Paragraph 13 of the Order requires that the lessees are to engage and appoint a building surveyor. The role of the building surveyor is listed in the Order.

The building surveyors functions may be limited, but it is still a requirement of the Order.

Kind regards

Adam

From: Martin Crncevic Sch 2.2(a)(ii)
Sent: Wednesday, 8 July 2020 11:39 AM
To: Pascoe, Adam <Adam.Pascoe@act.gov.au>
Cc: Sch 2.2(a)(ii) @gmail.com>
Subject: Re: 8/5 Bruce: Belle Apartments

Hi Adam,

Just an update.

Work is about to commence at Belle.

Regarding the Certifier - is this still required?

As stated previously, this is repairs and maintenance and is exempt from a building approval.

Two different Certifiers that I have spoken to have confirmed this.

There are no structural, fire, ventilation, or works requiring an alternative solution for these repairs.

The scope of works has been finalised and has been accepted by the Superintendent for the project.

Peak Consulting will Supervise the works and the sign it off at the required stages.

Can you please clarify the role of the Certifier for repairs and maintenance work? There doesn't seem to be a role for one as the Superintendent would be doing the actual inspection work.

And it doesn't appear that a building commencement notice or a COU can be issued or required by legislation for repairs and maintenance.

If the Certifier is not required, can you please let me know.

Kind Regards,
Martin Crncevic

On 4 Jun 2020, at 11:40 am, Pascoe, Adam <Adam.Pascoe@act.gov.au> wrote:

UNOFFICIAL

Hi Martin

Thanks for clarifying.

The certifier engaged (if required) will be responsible for assessing the scope of works that you have provided. If no certifier is engaged, the builder and Superintendent will need to discuss the Scope of Works.

Have you been in contact with Team Bravo of Independent who is representing the Owners Corporation? Their email is steambravo@independent.com.au I would recommend that you engage with them to seek resolution and to commence work.

Happy to meet with both parties.

Kind regards

Adam

From: Martin Crncevic [Sch 2.2(a)(ii)]
Sent: Thursday, 4 June 2020 11:18 AM
To: Pascoe, Adam <Adam.Pascoe@act.gov.au>
Cc: [Sch 2.2(a)(ii)] @gmail.com>
Subject: Re: 8/5 Bruce: Belle Apartments

Adam,

The scope of works listed by your department on the rectification order would come under repairs and maintenance - therefore, no Building Approval is required.

I have spoken to two different Certifiers about this and they both in agreement that this is exempt work from requiring a building approval.

When they have been asked to act for the owners on another rectification order, they have also determined that the works defined under those particular RO is building approval exempt.

A Builder/Corporation and or its nominee with a Class B license is able to carry out the works as:

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- there are no changes to ventilation or mechanical services;
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- the repair works does not reduce the building requirements below minimum requirements of the NCC - therefore requiring an alternative solution.

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<https://www.planning.act.gov.au/build-buy-renovate/build-buy-or-renovate/approvals/exempt-work> - the works outlined in the order come under these headings.

Is the repair methodology written up by [Sch 2.2(a)(i)] OK - I still haven't had feedback on this.

I also need to discuss [Sch 2.2(a)(ii)] of Peak Consulting being appointed as Superintendent of works. I object to his appointment on this project due to various reasons.

I'm happy to sit down with you to get things moving.

Kind Regards,
Martin Crncevic

On 2 Jun 2020, at 4:44 pm, Pascoe, Adam <Adam.Pascoe@act.gov.au> wrote:

UNOFFICIAL

Hi Martin

Under the Rectification Order, if building work is to be undertaken under a building approval, the work must be undertaken by a builder with an A class licence. As Sch 2.2(a) only hold a B class licence he will not be able to perform the work as a Building Approval will be required.

Happy to discuss.

Regards

Adam

From: Martin Crncevic Sch 2.2(a)(ii)
Sent: Tuesday, 2 June 2020 4:20 PM
To: Pascoe, Adam <Adam.Pascoe@act.gov.au>
Subject: Re: 8/5 Bruce: Belle Apartments

Adam,

Xela Constructions is Sch 2.2(a)(ii)

Licence 2011715

<https://www.accesscanberra.act.gov.au/app/services/licence/#/builder/2011715>

On 2 Jun 2020, at 4:11 pm, Pascoe, Adam <Adam.Pascoe@act.gov.au> wrote:

UNOFFICIAL

Hi Martin

I cant find a record of Xela as a Class A builder in the ACT. Can you confirm their builders licence number and nominee.

Thanks

Adam

From: Martin Crncevic Sch 2.2(a)(ii)
Sent: Tuesday, 26 May 2020 11:30 AM
To: Pascoe, Adam <Adam.Pascoe@act.gov.au>
Subject: 8/5 Bruce: Belle Apartments

Hi Adam,

Please see attached repair method for Belle Apartments.

Xela Constructions have been engaged to carry out these works as per the RO and can commence immediately to repair these issues.

sch 2.2(a)(ii) is the preferred choice to Superintendent and certify works.

Please let me know if you require anything else.

Kind Regards,
Martin

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<FINAL signed Victory Homes Rectification Order s38 COLA (A19121301).pdf>

Out of Scope

From: Pascoe, Adam <Adam.Pascoe@act.gov.au>
Sent: Monday, 27 July 2020 5:35 PM
To: Sch 2.2(a)(ii) <[redacted]@bcacertifiers.com.au>; 'Martin Crncevic' Sch 2.2(a)(ii) <[redacted]>
Cc: Sch 2.2(a)(ii) <[redacted]@gmail.com>; Peak Consulting | Sch 2.2(a)(ii) <[redacted]@peakconsulting.com.au>; Sch 2.2(a)(ii) <[redacted]@peakconsulting.com.au>
Subject: RE: 8/5 Bruce: Belle Apartments

UNOFFICIAL

Hi Sch 2.2(a)(ii) <[redacted]>

As discussed the work will require a BA. On review of the Order, the work will require a change in the design, system or product. A BA will be required for this work.

The waterproofing defects can not be repaired using the same product, detail, system or curing methods and will require a change in design or product.

An Exempt B notice could be provided for the planter boxes if it can be shown how the water does not get in below the structure below.

A Certificate of Structural Sufficiency should be sought for the cracking in the building.

A C of O will be required for the rectification works that require a BA.

The roles of the builder, Superintendent and Building Surveyor are outlined in the Order.

Regards

Adam

From: Sch 2.2(a)(ii) <[redacted]@bcacertifiers.com.au>
Sent: Tuesday, 21 July 2020 4:46 PM
To: 'Martin Crncevic' Sch 2.2(a)(ii) <[redacted]>; Pascoe, Adam <Adam.Pascoe@act.gov.au>
Cc: Sch 2.2(a)(ii) <[redacted]@gmail.com>; 'Peak Consulting | Sch 2.2(a)(ii) <[redacted]@peakconsulting.com.au>
Subject: RE: 8/5 Bruce: Belle Apartments

Hi Martin,

Thanks for your email.

I cannot comment on previous rectification orders and how other certifiers have assessed them as I don't know what the scope or reason for those the RO's.

The RO requires a Certificate of Occupancy. Subsequently a Building approval is required. (Adam please comment here)

Pursuing an Exempt BA pathway will be dependent on Adams reply on the need for a COU.

If a Building Approval is required by the authority issuing the order (actpla) then in accordance with NCC Vol 1 A5.2 (1) it is necessary to provide evidence of suitability to support the use of a material , product etc. . That evidence is to be supplied to satisfy AS 5.2 (1) .

In addition a Performance Solution is proposed I know of no other pathway to give it legal effect other than through a Building Approval.

However happy to be corrected by Adam here.

We would expect a Performance Solution to be contained in a report from a recognised expert either a professional engineer or person with recognised as a leader in the area of waterproofing.

We would look forward to confirmation from ACTPLA in relation to the need for a C of O.

Sch 2.2(a)(ii)
Building Surveyor



T 02 6173 4600

Sch 2.2(a)(ii)
@bcacertifiers.

E com.au

BCA Certifiers
Australia Pty Ltd

COLA Licence No 200714
ACN 119 755 734
3/50 Geils Court, Deakin ACT
2600

Find us on  

bcacertifiers.com.au



BUILDING APPROVALS | CERTIFICATION | COMPLIANCE

CONFIDENTIALITY

The information contained in this message and any annexure is confidential and is intended only for the named recipient(s). If you have received this message in error, you are prohibited from reading, copying distributing and using its information.

Please contact the sender immediately by return e-mail and then destroy the message.

From: Martin Crncevic Sch 2.2(a)(ii)
Sent: Tuesday, 14 July 2020 12:15 PM
To: Sch 2.2(a)(ii) @bcacertifiers.com.au>
Cc: Sch 2.2(a)(ii) @gmail.com>
Subject: Fwd: 8/5 Bruce: Belle Apartments

Sch 2.2(a)(ii)

See below regarding this "BA" that has be issued on repairs and maintenance for this building.

Thanks
Martin

Begin forwarded message:

From: "Pascoe, Adam" <Adam.Pascoe@act.gov.au>
Subject: RE: 8/5 Bruce: Belle Apartments
Date: 4 June 2020 at 11:40:34 am AEST
To: Martin Crncevic [REDACTED]

UNOFFICIAL

Hi Martin

Thanks for clarifying.

The certifier engaged (if required) will be responsible for assessing the scope of works that you have provided. If no certifier is engaged, the builder and Superintendent will need to discuss the Scope of Works.

Have you been in contact with Team Bravo of Independent who is representing the Owners Corporation? Their email is teambravo@independent.com.au I would recommend that you engage with them to seek resolution and to commence work.

Happy to meet with both parties.

Kind regards

Adam

From: Martin Crncevic [REDACTED]
Sent: Thursday, 4 June 2020 11:18 AM
To: Pascoe, Adam <Adam.Pascoe@act.gov.au>
Cc: [REDACTED] <[\[REDACTED\]@gmail.com](mailto:[REDACTED]@gmail.com)>
Subject: Re: 8/5 Bruce: Belle Apartments

Adam,

The scope of works listed by your department on the rectification order would come under repairs and maintenance - therefore, no Building Approval is required.

I have spoken to two different Certifiers about this and they both in agreement that this is exempt work from requiring a building approval.

When they have been asked to act for the owners on another rectification order, they have also determined that the works defined under those particular RO is building approval exempt.

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Is the repair methodology written up by **Sch 2.2(a)(ii)** OK - I still haven't had feedback on this.

I'm happy to sit down with you to get things moving.

Kind Regards,
Martin Crncevic

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

From: "BPC"
Sent: 21/08/2020 5:12 AM
To: "Teambravo Independent" <teambravo@independent.com.au>
Subject: RE: UP3267 - Belle Apartments outstanding ERO

UNOFFICIAL

Good afternoon Sch 2.2(a)(ii)

I have reviewed the Notice of Intention to Issue a Rectification Order (NOI) and the Rectification Order (RO) to see whether the alleged defects listed below are included within them.

Units 82 and 84 are not referenced in the NOI or RO. Sagging slab or a reference to this defect is not included in the NOI or RO. Therefore, as the 10 years have past since the application for a Certificate of Occupancy and Use was applied for, these defects can not be included in the current RO, and a subsequent RO can not be issued.

You may want to discuss the alleged defects with the builder and/or seek independent legal advice.

Kind regards

Adam Pascoe | Assistant Director

Phone: Sch 2.2(a)(ii) Email: adam.pascoe@act.gov.au

Building Investigations Team | ACT Government

GPO Box 158 Canberra ACT 2601 | act.gov.au

From: Teambravo Independent <teambravo@independent.com.au>

Sent: Friday, 21 August 2020 11:38 AM

To: BPC <BPC@act.gov.au>

Subject: UP3267 - Belle Apartments outstanding ERO

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Morning,

For your information, Peak consulting as the appointed superintendent for the outstanding ERO on the complex has compiled a report on Units 82 & 84 within the complex in relation to a sagging floor slab. They have recommended a Structural Engineer attend for further inspection prior to structural intervention.

I am aware that the period for amendments to the ERO has passed, however as this was identified as a structural issue I am making enquiries as to whether this can be included.

Kind Regards

Sch 2.2(a)(ii)

Sch 2.2(a)(ii)

Team Bravo

Strata Management

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Sch 2.2(a)(ii)

Level 2, 91 Northbourne Avenue
Turner ACT 2612

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Please notify us if you're arriving from interstate prior to attending any appointments.

For the most up-to-date information about our operations in relation to Covid-19, please visit our website independent.com.au/covid-19-update

Out of Scope

Out of Scope

Out of Scope

Out of Scope

Out of Scope

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Out of Scope

Out of Scope

Out of Scope

Out of Scope

Out of Scope

Out of Scope

From: Sheargold, Andrew <Andrew.Sheargold@act.gov.au>

Sent: Thursday, 11 February 2021 2:24 PM

To: Martin Crncevic <[redacted]>

Cc: [redacted] <[redacted]>@independent.com.au>; [redacted] <[redacted]>@gmail.com>; A [redacted] <[redacted]>

[redacted] <[redacted]>@peakconsulting.com.au>; [redacted] <[redacted]> | [redacted] <[redacted]>

[redacted] <[redacted]>@peakconsulting.com.au>; [redacted] <[redacted]>@peakconsulting.com.au>; [redacted] <[redacted]>

[redacted] <[redacted]>@peakconsulting.com.au>; Ubojic, Diana <Diana.Ubojic@act.gov.au>

Subject: RE: 31 Thynne St Bruce ACT (alternative certifier)

UNOFFICIAL

Hi [redacted]

I have reviewed this matter and the current situation is unacceptable.

The Rectification Order was issued on 22 March 2019 and almost two years later we still don't have solid progress. This is now being considered as possible non-compliance with the Rectification Order which carries a penalty of 2000 units. Current penalty unit is [redacted] for a corporation which equates to [redacted] for this offence.

[redacted] holds a 'B' class Builders licence in the ACT. As of midday today the ACT Government has not received an application to upgrade this licence to 'A' class.

This is the last informal correspondence you will receive in relation to this matter. I will touch base at the end of next week and if the matter has not significantly progressed, I will send a formal warning letter which will give you 28 days to comply with the Order. Failure to comply with the warning letter will result in prosecution.

Regards

Andrew Sheargold

Andrew Sheargold | Senior Investigator | Building and Planning Compliance

Phone: (02) 6207 3918 | Email: andrew.sheargold@act.gov.au

Access Canberra | ACT Government

<[image003.png](#)>

Out of Scope

Out of Scope

Out of Scope

Out of Scope

Out of Scope

15-Jun-20

RO Section	Detail required	Response
2	<p>Programme of works, (methodologies by Sch 2.2(a)(iii) are still in draft) will these be upgraded and finalised? Please advise if 5⁰⁰⁻⁰⁵ Wise is to be re-engaged. If Sch 2.2(a)(ii) is not to be re-engaged shall Peak Consulting review and finalise the Sch 2.2(a)(ii) designs?</p>	
3.a	Refer above	
3.B	<p>Clarify access and storage requirements and work times. Clarify times where noise, vibration and odour (including dust) will be generated.</p>	
	<p>Gantt chart or similar specifying programmed works by trade and description. Note: commencement date yet to be established based on requirements to engage building surveyor yet to be determined.</p>	
4	Peak Consulting are engaged as the superintendent. Builder to confirm if formal notification has been provided by the owners Corporation.	Complete
5	Peak Consulting advise superintendent fees are \$200 per hour plus GST. Builder to confirm acceptance of fee. If fee is rejected, builder to provide Cordell guide as justification for lower superintendent fee	Complete
6	Victory homes to indicate acceptance of Peak Consulting superintendency or to lodge a notice of objection to the superintendent.	Complete
13	<p>3 building surveyors have been approached. 2 have verbally expressed interest. 1 has declined. The two interested parties have been formally notified and a request for cost proposal submitted (expiry 28 June 2020). Peak Consulting shall submit the expressions of interest and cost proposals to victory homes for review and acceptance once received.</p>	Now complete with second certifier approved by OC

	General enquiry	Response
1	Building contractor licence	
2	Accreditation to install the product sand systems of the methodologies	
3	Point of contact (Victory or the contractor)	

Out of Scope

From: "Martin Crncevic" [Sch 2.2(a)(ii)]
Sent: 26/02/2021 3:14 PM
To: "Farr, Douglas" <Douglas.Farr@act.gov.au>
Subject: Re: Progress at Belle Apartments Block 11 Section 5 Bruce

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Douglas,

[Sch 2.2(a)(ii)] is finishing off the programme over the weekend after discussing it with [Sch 2.2(a)(ii)] earlier this week.

I have spoken with [Sch 2.2(a)(ii)] at HBC today, [Sch 2.2(a)(ii)] and I will attend a meeting with him on Tuesday (dependent on HBC's confirmation on a time) to go over programme of works and other documentation.

[Sch 2.2(a)(ii)] and [Sch 2.2(a)(ii)] have set a new start date. This is less than a fortnight away - and [Sch 2.2(a)(ii)] expressed that he is very keen to help [Sch 2.2(a)(ii)] and myself to get this all in motion.

I will aim to provide you with another update next week.

If there are any other concerns, please contact me directly.

Thank you,

[Sch 2.2(a)(ii)]

[Sch 2.2(a)(ii)]

Sent from my iPhone

On 26 Feb 2021, at 2:56 pm, Farr, Douglas <Douglas.Farr@act.gov.au> wrote:

OFFICIAL

Good afternoon Martin,

I have been assigned this matter as Andrew Sheargold has moved on to another team.

I am following up for a progress update on the works. [Sch 2.2(a)(ii)] has informed me that he has not yet received any schedule of works and no progress has been made since Andrew's last contact.

I have spoken with [Sch 2.2(a)(ii)] from HBC Certifiers and he should now understand his role in the rectification works as certifier. Could you please provide an update on the progress and a programme of works ASAP otherwise a brief to proceed with prosecution will be prepared as stated in Andrew's last email.

Kind Regards,

Douglas Farr

Investigator | Building & Planning Compliance Team | Access Canberra
Chief Minister, Treasury and Economic Development | ACT Government
GPO Box 158 Canberra ACT 2601

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contents to any other person.

From: "Farr, Douglas"
Sent: 01/03/2021 10:44 PM
To: "Martin Crncevic" Sch 2.2(a)(ii)
Subject: RE: Progress at Belle Apartments Block 11 Section 5 Bruce

OFFICIAL

Good morning Sch 2.2(a)(ii)

Thankyou for the update.

Please keep me posted on any future developments.

Kind Regards,

Douglas Farr

Investigator | Building & Planning Compliance Team | Access Canberra
Chief Minister, Treasury and Economic Development | ACT Government
GPO Box 158 Canberra ACT 2601

From: Martin Crncevic Sch 2.2(a)(ii)
Sent: Friday, 26 February 2021 3:14 PM
To: Farr, Douglas <Douglas.Farr@act.gov.au>
Subject: Re: Progress at Belle Apartments Block 11 Section 5 Bruce

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Hi Douglas,

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I have spoken with Sch 2.2(a)(ii) at HBC today, Sch 2.2(a)(ii) and I will attend a meeting with him on Tuesday (dependent on HBC's confirmation on a time) to go over programme of works and other documentation.

Sch 2.2(a)(ii) and Sch 2.2(a)(ii) have set a new start date. This is less than a fortnight away - and Sch 2.2(a)(ii) expressed that he is very keen to help Sch 2.2(a)(ii) and myself to get this all in motion.

I will aim to provide you with another update next week.

If there are any other concerns, please contact me directly.

Thank you,
Martin Crncevic
Sch 2.2(a)(ii)

Sent from my iPhone

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I am following up for a progress update on the works. Sch 2.2(a)(i) has informed me that he has not yet received any schedule of works and no progress has been made since Andrew's last contact.

I have spoken with Evan Brown from HBC Certifiers and he should now understands his role in the rectification works as certifier. Could you please provide an update on the progress and a programme of works ASAP otherwise a brief to proceed with prosecution will be prepared as stated in Andrew's last email.

Kind Regards,

Douglas Farr

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From: "Martin Crncevic" Sch 2.2(a)(ii)
Sent: 02/03/2021 11:58 AM
To: "Farr, Douglas" <Douglas.Farr@act.gov.au>
Cc: Sch 2.2(a)(ii) @gmail.com>
Subject: Re: Progress at Belle Apartments Block 11 Section 5 Bruce
Attachments: Belle Apartments Preliminary Program 1.03.21.pdf

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Douglas,

The attached plan will be sent to Sch 2.2(a)(ii) today.

HBC Certifiers are in the process of king contact with the Owners Corporation to approve the commencement of works.

Kind Regards,

Sch 2.2(a)(ii)

On 2 Mar 2021, at 9:44 am, Farr, Douglas <Douglas.Farr@act.gov.au> wrote:

OFFICIAL

Good morning Martin,

Thankyou for the update.

Please keep me posted on any future developments.

Kind Regards,

Douglas Farr

Investigator | Building & Planning Compliance Team | Access Canberra
Chief Minister, Treasury and Economic Development | ACT Government
GPO Box 158 Canberra ACT 2601

From: Martin Crncevic Sch 2.2(a)(ii)
Sent: Friday, 26 February 2021 3:14 PM
To: Farr, Douglas <Douglas.Farr@act.gov.au>
Subject: Re: Progress at Belle Apartments Block 11 Section 5 Bruce

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Douglas,

Sch 2.2(a)(ii) is finishing off the programme over the weekend after discussing it with Sch 2.2(a)(ii) earlier this week.

I have spoken with Sch 2.2(a)(ii) at HBC today, Sch 2.2(a)(ii) and I will attend a meeting with him on Tuesday (dependent on HBC's confirmation on a time) to go over programme of works and other documentation.

[redacted] and [redacted] have set a new start date. This is less than a fortnight away - and [redacted] expressed that he is very keen to help [redacted] and myself to get this all in motion.

I will aim to provide you with another update next week.

If there are any other concerns, please contact me directly.

Thank you,

Sch 2.2(a)(ii)

Sch 2.2(a)(ii)

Sent from my iPhone

On 26 Feb 2021, at 2:56 pm, Farr, Douglas <Douglas.Farr@act.gov.au> wrote:

OFFICIAL

Good afternoon Martin,

I have been assigned this matter as Andrew Sheargold has moved on to another team.

I am following up for a progress update on the works. [redacted] has informed me that he has not yet received any schedule of works and no progress has been made since Andrew's last contact.

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Kind Regards,

Douglas Farr

Investigator | Building & Planning Compliance Team | Access Canberra
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GPO Box 158 Canberra ACT 2601

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From: "Farr, Douglas"
Sent: 02/03/2021 2:50 AM
To: "Martin Crncevic" Sch 2.2(a)(ii)
Cc: Sch 2.2(a)(ii) @gmail.com>
Subject: RE: Progress at Belle Apartments Block 11 Section 5 Bruce

OFFICIAL

Hi Martin,

Thanks for this information. I will add it to our records.

Kind Regards,

Douglas Farr
Investigator | Building & Planning Compliance Team | Access Canberra
Chief Minister, Treasury and Economic Development | ACT Government
GPO Box 158 Canberra ACT 2601

From: Martin Crncevic Sch 2.2(a)(ii)
Sent: Tuesday, 2 March 2021 11:59 AM
To: Farr, Douglas <Douglas.Farr@act.gov.au>
Cc: Sch 2.2(a)(ii) @gmail.com>
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Thankyou for the update.

Please keep me posted on any future developments.

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Investigator | Building & Planning Compliance Team | Access Canberra
Chief Minister, Treasury and Economic Development | ACT Government
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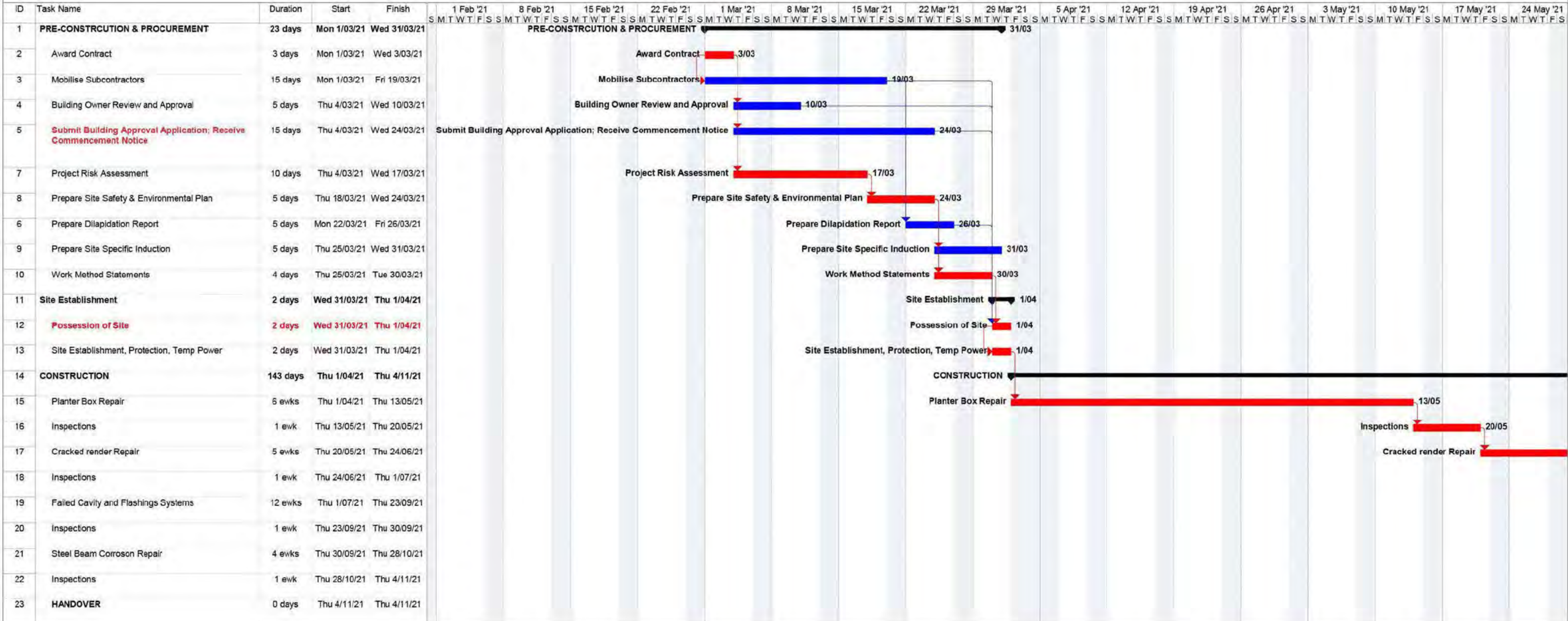
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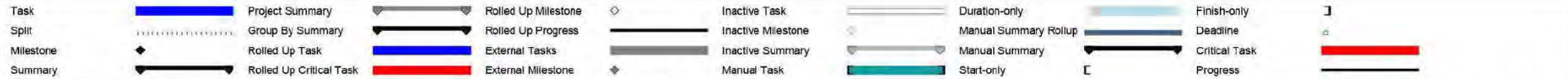
Investigator | Building & Planning Compliance Team | Access Canberra
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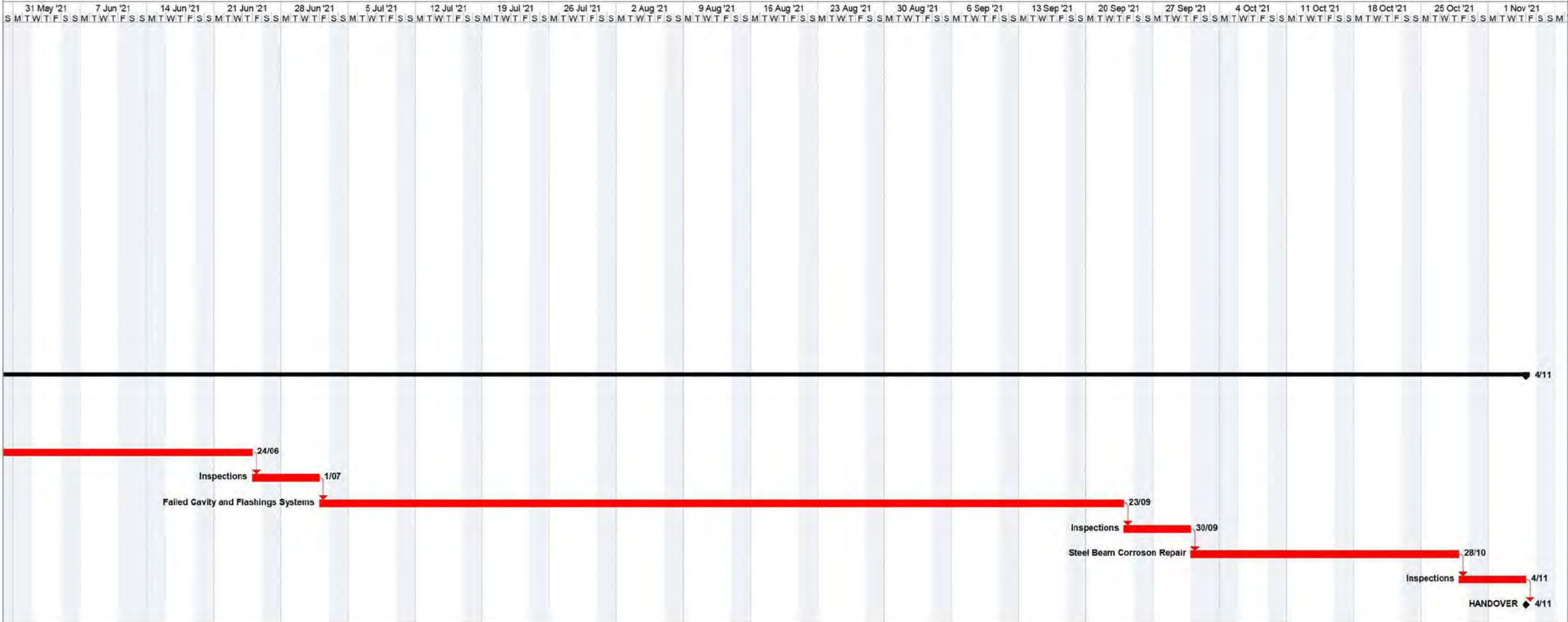
BELLE APARTMENTS PRELIMINARY PROGRAM



Belle Appartments Rectification Works Preliminary Program
Mon 1/03/21



BELLE APARTMENTS PRELIMINARY PROGRAM



Belle Appartments Rectification Works Preliminary Program
Mon 1/03/21

Task		Project Summary		Rolled Up Milestone		Inactive Task		Duration-only		Finish-only
Split		Group By Summary		Rolled Up Progress		Inactive Milestone		Manual Summary Rollup		Deadline
Milestone		Rolled Up Task		External Tasks		Inactive Summary		Manual Summary		Critical Task
Summary		Rolled Up Critical Task		External Milestone		Manual Task		Start-only		Progress

From: "Martin Crncevic" [Sch 2.2(a)(ii)]
Sent: 22/03/2021 8:38 AM
To: "Farr, Douglas" <Douglas.Farr@act.gov.au>
Subject: Re: Progress at Belle Apartments Block 11 Section 5 Bruce

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Hi Douglas,
Certifier/Building Surveyor appointment has been approved by the Owners Corporation.
Preliminary works start on site next week.
We are now good to go.
Thanks

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Cc: [Sch 2.2(a)(ii)] @gmail.com
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Kind Regards,
Martin

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Hi Douglas,

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I will aim to provide you with another update next week.

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Thank you,
Martin Crncevic
[Sch 2.2(a)(ii)]

Sent from my iPhone

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I am following up for a progress update on the works. Sch 2.2(a)(ii) has informed me that he has not yet received any schedule of works and no progress has been made since Andrew's last contact.

I have spoken with [redacted] from HBC Certifiers and he should now understand his role in the rectification works as certifier. Could you please provide an update on the progress and a programme of works ASAP otherwise a brief to proceed with prosecution will be prepared as stated in Andrew's last email.

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From: "Farr, Douglas"
Sent: 29/03/2021 12:50 AM
To: "Teambravo Independent" <teambravo@independent.com.au>
Subject: RE: 3267 - Request for information - Belle Apartments (31 Thynne Street, Bruce) & request to attend AGM

OFFICIAL

Good morning Sch 22(a)(ii)

I will have to follow up on your enquiry regarding the storage of dirt on the nature strip and get back to you.

Has a date been confirmed for the AGM yet? I am unlikely to be able to attend but a confirmed date would assist me.

Also an update on the progress of the rectification works. I received an email from the builder last week that preliminary works are commencing this week. I will ask for a copy of the programme of works of him.

Kind Regards,

Douglas Farr
Investigator | Building & Planning Compliance Team | Access Canberra
Chief Minister, Treasury and Economic Development | ACT Government
GPO Box 158 Canberra ACT 2601

From: Teambravo Independent <teambravo@independent.com.au>
Sent: Monday, 29 March 2021 11:07 AM
To: Farr, Douglas <Douglas.Farr@act.gov.au>
Cc: Teambravo Independent <teambravo@independent.com.au>; Teambravo Independent <teambravo@independent.com.au>
Subject: 3267 - Request for information - Belle Apartments (31 Thynne Street, Bruce) & request to attend AGM

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Good Morning Douglas,

A couple of items for you today.

- Can you please advise if the appointed builder (Xela Constructions) applied to Access Canberra regarding storage of dirt on the nature strip at Belle Apartments (31 Thynne Street, Bruce)
- If this application was made and approval was granted, was there a timeline for the mound of dirt to be stored on the nature strip?

I also wanted to follow up the request to attend the AGM for this complex. The owners are concerned that the rectifications process is failing them, as there is no progress of note regarding myself sighting a scope of works.

Look forward to hearing from you.

Kind Regards

Sch 2.2(a)(ii)

Sch 2.2(a)(ii)

Team Bravo

Strata Management

Independent - WINNER - REIACT Residential Property Management Team of the Year

Independent
PROPERTY GROUP

Level 2, 91 Northbourne Avenue
Turner ACT 2612

independent.com.au



Please notify us if you're arriving from interstate prior to attending any appointments.

For the most up-to-date information about our operations in relation to Covid-19, please visit our website independent.com.au/covid-19-update

From: "Farr, Douglas"
Sent: 29/03/2021 12:52 AM
To: "'Martin Crncevic'" Sch 2.2(a)(ii)
Subject: RE: Progress at Belle Apartments Block 11 Section 5 Bruce

OFFICIAL

Good morning Sch 2.2(a)(ii)

You provided me with a Preliminary Program of works for the rectification work at Belle Apartments. Was this program provided to the Owners Corporation or Independent Strata Management? If not, would you allow me to provide this to them?

Thanks,

Douglas Farr
Investigator | Building & Planning Compliance Team | Access Canberra
Chief Minister, Treasury and Economic Development | ACT Government
GPO Box 158 Canberra ACT 2601

From: Martin Crncevic Sch 2.2(a)(ii)
Sent: Monday, 22 March 2021 8:38 AM
To: Farr, Douglas <Douglas.Farr@act.gov.au>
Subject: Re: Progress at Belle Apartments Block 11 Section 5 Bruce

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Thanks

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Chief Minister, Treasury and Economic Development | ACT Government
GPO Box 158 Canberra ACT 2601

From: Martin Crncevic [Sch 2.2(a)(ii)]
Sent: Tuesday, 2 March 2021 11:59 AM
To: Farr, Douglas <Douglas.Farr@act.gov.au>
Cc: [Sch 2.2(a)(ii)] <[redacted]@gmail.com>
Subject: Re: Progress at Belle Apartments Block 11 Section 5 Bruce

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Hi Douglas,

The attached plan will be sent to [Sch 2.2(a)(ii)] today.

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Kind Regards,
Martin

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Please keep me posted on any future developments.

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To: Farr, Douglas <Douglas.Farr@act.gov.au>
Subject: Re: Progress at Belle Apartments Block 11 Section 5 Bruce

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Thank you,
Martin Crncevic
Sch 2.2(a)(ii)

Sent from my iPhone

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Good afternoon Martin,

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From: "Martin Crncevic" [Sch 2.2(a)(ii)]
Sent: 29/03/2021 12:00 PM
To: "Farr, Douglas" <Douglas.Farr@act.gov.au>
Subject: Re: Progress at Belle Apartments Block 11 Section 5 Bruce

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Hi - this has been provided by [Sch 2.2(a)(ii)] to the Superintendent.
You can forward another copy to them if needed.
The Certifier also has this and the rest of the documentation.

Cheers
Martin
Sent from my iPhone

On 29 Mar 2021, at 11:53 am, Farr, Douglas <Douglas.Farr@act.gov.au> wrote:

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Good morning Martin,

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[Sch 2.2(a)(ii)]

Sent from my iPhone

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From: "Farr, Douglas"
Sent: 30/03/2021 9:54 PM
To: "Teambravo Independent" <teambravo@independent.com.au>
Subject: RE: 3267 - Request for information - Belle Apartments (31 Thynne Street, Bruce) & request to attend AGM
Attachments: Belle Apartments Preliminary Program 1.03.21.pdf

OFFICIAL

Good morning Sch 2.2(a)(ii)

The program of works I was given by the builder is attached.

Kind Regards,

Douglas Farr

Investigator | Building & Planning Compliance Team | Access Canberra
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Thank you Douglas,

As you may be aware, the dirt has been stored there for a number of months now. The committee wish to have it removed as it has sprung weeds roughly 1m tall and as such is unusable for replanting following advice from the appointed contractor overseeing garden maintenance.

Due to the moving feast of information, the AGM date has not been settled yet, I will advise of a date when known.

For your information, the Executive Committee is considering writing to Minister Berry regarding the state of rectifications, and the lack of progress from the named parties in the RO.

Regarding preliminary works commencing this week, can you please advise of specifics, I have not seen a scope of works regarding this, nor have I notified residents of builders on site if that is what is occurring. Please provide this urgently.

Kind Regards

Sch 2.2(a)(ii)

Team Bravo

Strata Management

Independent - WINNER - REI/ACT Residential Property Management Team of the Year

independent
PROPERTY GROUP

Level 2, 91 Northbourne Avenue
Turner ACT 2612

independent.com.au



Please notify us if you're arriving from interstate prior to attending any appointments.

For the most up-to-date information about our operations in relation to Covid-19, please visit our website independent.com.au/covid-19-update

From: Farr, Douglas <Douglas.Farr@act.gov.au>

Sent: Monday, 29 March 2021 11:50 AM

To: Teambravo Independent <teambravo@independent.com.au>

Subject: RE: 3267 - Request for information - Belle Apartments (31 Thynne Street, Bruce) & request to attend AGM

OFFICIAL

Good morning Sch 22(a)(1)(i)

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Investigator | Building & Planning Compliance Team | Access Canberra

Chief Minister, Treasury and Economic Development | ACT Government

GPO Box 158 Canberra ACT 2601

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Sent: Monday, 29 March 2021 11:07 AM

To: Farr, Douglas <Douglas.Farr@act.gov.au>

Cc: Teambravo Independent <teambravo@independent.com.au>; Teambravo Independent <teambravo@independent.com.au>

Subject: 3267 - Request for information - Belle Apartments (31 Thynne Street, Bruce) & request to attend AGM

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Look forward to hearing from you.

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Sch 2.2(a)(ii)

Sch 2.2(a)(ii)

Team Bravo

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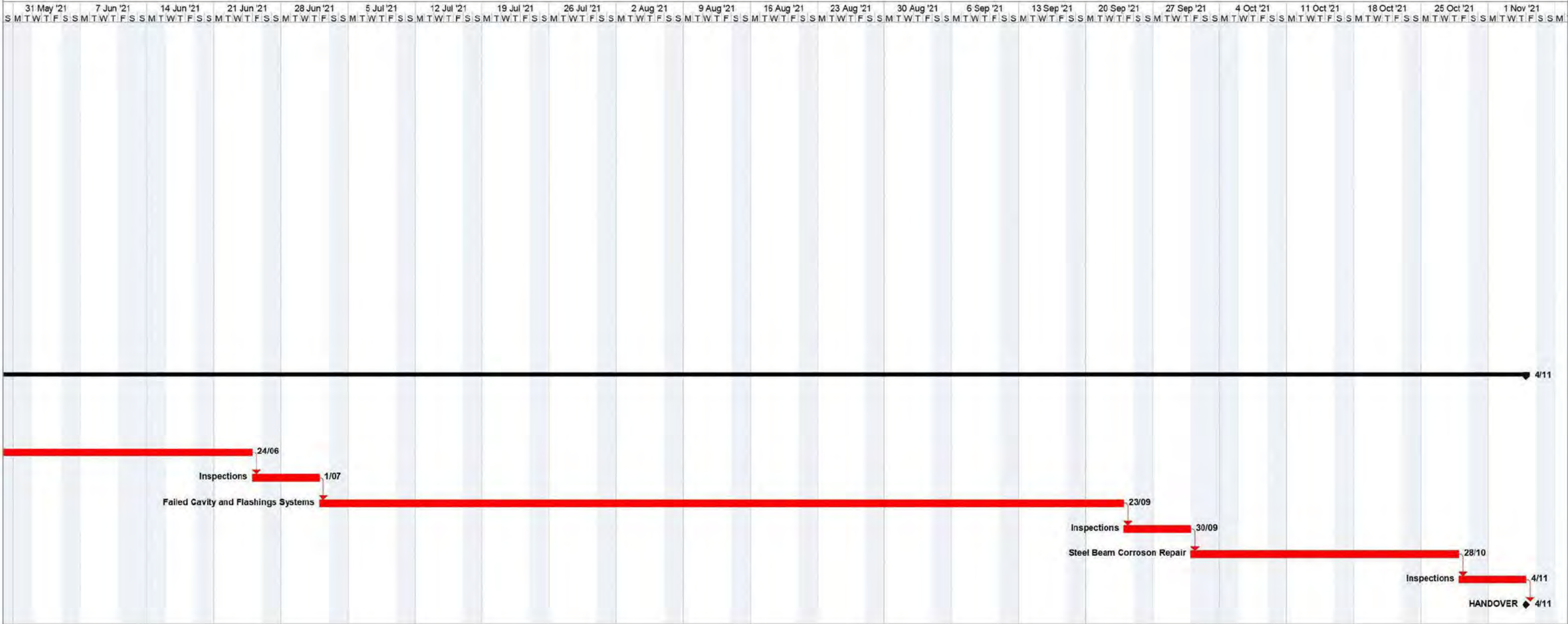


Please notify us if you're arriving from interstate prior to attending any appointments.

For the most up-to-date information about our operations in relation to Covid-19, please visit our website independent.com.au/covid-19-update

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BELLE APARTMENTS PRELIMINARY PROGRAM



Belle Appartments Rectification Works Preliminary Program
Mon 1/03/21

Task		Project Summary		Rolled Up Milestone		Inactive Task		Finish-only		
Split		Group By Summary		Rolled Up Progress		Inactive Milestone		Manual Summary Rollup		Deadline
Milestone		Rolled Up Task		External Tasks		Inactive Summary		Manual Summary		Critical Task
Summary		Rolled Up Critical Task		External Milestone		Manual Task		Start-only		Progress

From: "Farr, Douglas"
Sent: 06/05/2021 11:09 PM
To: "Martin Crncevic" Sch 2.2(a)(ii)
Subject: Belle Apartments Rectification Works - Update on Progress

OFFICIAL

Good morning Sch 2.2(a)(ii)

Are you able to provide me with an update on your progress with the rectification works at Belle Apartments so I can update my records?

Kind Regards,

Douglas Farr
Investigator | Building & Planning Compliance Team | Access Canberra
Chief Minister, Treasury and Economic Development | ACT Government
GPO Box 158 Canberra ACT 2601

From: "Farr, Douglas"
Sent: 19/05/2021 1:40 AM
To: "info@hbcertify.com.au" <info@hbcertify.com.au>
Subject: Belle Apartments Block 11 Section 5 Bruce
Attachments: Information Request Belle Apartments.pdf

OFFICIAL

Good morning,

I am the case officer for the Rectification works at the above property to be conducted by Victory Homes as per a Rectification Order given to them in March 2019.

I received the attached document from Martin Crncevic from Victory Homes with requests given to him from you in relation to the works being undertaken.

Has the information requested in the document been received by HBC?

Kind Regards,

Douglas Farr
Investigator | Building & Planning Compliance Team | Access Canberra
Chief Minister, Treasury and Economic Development | ACT Government
GPO Box 158 Canberra ACT 2601



FURTHER INFORMATION REQUEST

Date: 1 April 2021

Property Owners Units Plan 3267: C/o Sch 2.2(a)(ii)


Project: Building Approval for Alterations to Belle Apartments

The following items scaled 1:100: Floor Plans/Elevations, Section drawings 1:10 are required to be detailed on CAD drawings by competent draftsman, architect or building designer.

- Units affected by water entry and location of unit shown on site plan
- Repair methodology with clear instructions to be specified on drawings
- Window/door assembly elevations showing extent of flashing installation
- Provide details of condensation management risk in accordance with BCA part FP6.1 in respect of units affected by water vapour and include introduction of ventilation outlets.
- Methodology of repairs to windows/ door assemblies between external walls must satisfy BCA part FP1.4 for the purpose of preventing water penetration likely to cause unhealthy or dangerous conditions, or loss of amenity for occupants. There are no *Deemed to satisfy Provisions* for external walls. However, the relevant *Performance Requirement* through one or a combination of the following assessment methods apply:
 - (a) Evidence of suitability in accordance with Part A5 that shows the use of a material, product, form of construction or design meets the relevant *Performance Requirement*.
 - (b) Verification Method provided in the NCC or other verification methods
 - (c) Expert Judgement (this requires minimum 10 years' experience and university award)
 - (d) Comparison with *Deemed to satisfy Provisions*. There are no D-t-S specified for FP1.4
- Detail planter box construction and specify methodology of repair on drawings including application of Ardex products noting time allocated between applications and special installation requirements noted by the manufacturer including wall and floor junction specifics.
- Provide section details of articulation joints including dimension of cut and extent of works showing conforming flexible compound sealer engaged between cement renders.
- Detail steel beam dimensions affected by corrosion, specifying clear instructions of methodology regarding surface preparation of beams and paint repairs on the plans.

From: "Farr, Douglas"
Sent: 19/05/2021 1:24 AM
To: "Teamecho Independent" <Teamecho@independent.com.au>
Subject: RE: 3267 - State of Play regarding rectifications (31 Thynne Street, Bruce)

OFFICIAL

Good morning 

I requested an update from Victory Homes and received a similar response. There was also a letter included from the Certifier stating that they required plans and assurance that the methodology used complies with the Building Code. I am going to do some more follow up, specifically with the Certifier to find out whether this information has been received.

I will also send further follow up with Victory Homes.

In relation to the storage on the dirt. The City Services Division of TCCS is the best contact for this is TCCS.PlaceCoord@act.gov.au.

I will have a further and more detailed update when I receive further information.

Kind Regards,

Douglas Farr
Investigator | Building & Planning Compliance Team | Access Canberra
Chief Minister, Treasury and Economic Development | ACT Government
GPO Box 158 Canberra ACT 2601

From: Teamecho Independent <Teamecho@independent.com.au>
Sent: Tuesday, 18 May 2021 1:00 PM
To: Farr, Douglas <Douglas.Farr@act.gov.au>
Cc: Teamecho Independent <Teamecho@independent.com.au>
Subject: 3267 - State of Play regarding rectifications (31 Thynne Street, Bruce)

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Afternoon Douglas,

Can you please provide an update from Access Canberra's position as to the rectification order at Belle Apartments (31 Thynne Street, Bruce)

By way of update, there has been no progress of note in regard to the rectifications. The latest update was an email from Victory Homes stating an issue with an appointed consultant with regard to developed methodologies.

The committee have requested a meeting with a representative of Access Canberra to explain what the current state of play is, and to explain what is going on, and what Access Canberra is intending to do to resolve the issue for the Owners.

The Committee are intending on having the appointed superintendent present at the meeting, as well as legal counsel.

Please note, that I have requested information regarding the dirt mound at the complex, resulting from the appointed builder (Xela Constructions) emptying planter boxes ahead of works. Regarding if Xela Constructions had applied for a permit to store the dirt mound where it currently is on the 29th of March, this advice has not been received.

Please advise if I should be directing my enquiries elsewhere into Access Canberra, or if the point of contact has changed.

Kind Regards

Sch 2.2(a)(ii)

Sch 2.2(a)(ii)

Please note my mailing address has changed to teamecho@independent.com.au Please send all email correspondence to this address.

Team Echo

Strata Management

Level 2, 91 Northbourne Avenue
Turner ACT 2612

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For the most up-to-date information about our operations in relation to Covid-19, please visit our website independent.com.au/covid-19-update

From: "Info" <info@hbcertify.com.au>
Sent: 19/05/2021 3:49 AM
To: "Farr, Douglas" <Douglas.Farr@act.gov.au>
Cc: "Info" <info@hbcertify.com> Sch 2.2(a)(ii) [redacted]
Sch 2.2(a)(ii)@hbcertify.com.au; [redacted]@independent.com.au" [redacted]@independent.com.au>
Subject: RE: Belle Apartments Block 11 Section 5 Bruce

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Hi Douglas

Thanks for your enquiry.

Confirming items specified on the information request dated 1 April 2021 have not been satisfied. According to our records, correspondence to date still falls short of attaining building approval for reinstatement of defective works.

At this point in time it is not possible to determine compliance pathway in terms of tangible progress towards building approval.

CAD plans and other documentation of the works needs to be specified by an experienced qualified practitioner capable of scrutinising defects and forensic reporting.

Strongly recommend body corporate appoints competent practitioner as an independent specifier, thereby removing conflict of interest with the builder.

Until an acceptable quantitative measure of documentation is received, it's difficult to foresee benefit to the body corporate as the appointed building certifier.

Happy to advise course of action and recommendations to assist stakeholders going forward but effort to demonstrate compliance must first be established.

Regards

Sch 2.2(a)(ii) [redacted]
Principal Building Surveyor



HERITAGE BUILDING CERTIFICATION
Building Surveying & NCC Consultancy
Registered Certifier BDC2020 | Principal Building Surveyor 20121318
Suite 1 - 42 Barracks Flat Drive, QUEANBEYAN NSW 2620
E: info@hbcertify.com.au | Tel: 02 6299 3721 | www.hbcertify.com.au
Millar Consultancy Pty Ltd ABN 51 165 344 927 t/as HBC Building Certification

From: Farr, Douglas <Douglas.Farr@act.gov.au>
Sent: Wednesday, 19 May 2021 11:41 AM
To: Info <info@hbcertify.com.au>
Subject: Belle Apartments Block 11 Section 5 Bruce

OFFICIAL

Good morning,

I am the case officer for the Rectification works at the above property to be conducted by Victory Homes as per a Rectification Order given to them in March 2019.

I received the attached document from Martin Crncevic from Victory Homes with requests given to him from you in relation to the works being undertaken.

Has the information requested in the document been received by HBC?

Kind Regards,

Douglas Farr
Investigator | Building & Planning Compliance Team | Access Canberra
Chief Minister, Treasury and Economic Development | ACT Government
GPO Box 158 Canberra ACT 2601

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From: "Farr, Douglas"
Sent: 19/05/2021 1:40 AM
To: "Martin Crncevic" [Sch 2.2(a)(ii)]
Subject: RE: Belle Apartments Rectification Works - Update on Progress

OFFICIAL

Good morning Martin,

Do you have any timeframe on when this documentation will be received and submitted to [Sch 2.2(a)(ii)]?

The document attached is dated 1 April 2021. There appears to be no progress being made on the rectification works, it has been over 2 years since the original Rectification Order and almost a year since the first scope of works was submitted to the Registrar. Whilst I understand time is needed for the work to take place there seems to be consistent delays with these works.

Kind Regards,

Douglas Farr
Investigator | Building & Planning Compliance Team | Access Canberra
Chief Minister, Treasury and Economic Development | ACT Government
GPO Box 158 Canberra ACT 2601

From: Martin Crncevic [Sch 2.2(a)(ii)]
Sent: Tuesday, 11 May 2021 7:11 AM
To: Farr, Douglas <Douglas.Farr@act.gov.au>
Subject: Re: Belle Apartments Rectification Works - Update on Progress

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Morning Douglas,

We have started to make progress on this matter with [Sch 2.2(a)(ii)] (the new Certifier).


He has asked us to re-document the repair strategies and to get an endorsement from a suitable professional, as the repair needs to address the provisions of BCA if he is to issue an approval on this.

[Sch 2.2(a)(ii)] will be assisting with that.

Cheers
Martin

On 7 May 2021, at 9:09 am, Farr, Douglas <Douglas.Farr@act.gov.au> wrote:

OFFICIAL

Good morning 

Are you able to provide me with an update on your progress with the rectification works at Belle Apartments so I can update my records?

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From: "Martin Crncevic" [Sch 2.2(a)(ii)]
Sent: 04/06/2021 12:22 PM
To: "Farr, Douglas" <Douglas.Farr@act.gov.au>
Subject: Re: Belle Apartments Rectification Works - Update on Progress
Attachments: 19-12-03 Belle Sketches.pdf, 19-12-03 Belle apartment inspection & Repair List.pdf, 19-12-03 Belle Apartments Overview.pdf, 19-12-03 Belle Apartments Repair Methodologies.pdf, 20-07-16 Belle Repair Type List.pdf, RE: Alternative Consultant?.eml

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Hi Douglas,

I have asked the Superintendent to assist with the further documentation, as [Sch 2.2(a)(ii)] is unable to assist.

I have attached [Sch 2.2(a)(ii)] work to date as a reference point

See attached email from [Sch 2.2(a)(ii)] at Peak - he advised me on Wednesday that he is meeting with the Executive Committee soon and will obtain instructions and guidance from them .

Do you have any other suggestions regarding the documentation?

Thanks

Martin

On 19 May 2021, at 11:40 am, Farr, Douglas <Douglas.Farr@act.gov.au> wrote:

OFFICIAL

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Do you have any timeframe on when this documentation will be received and submitted to [Sch 2.2(a)(ii)]?

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To: Farr, Douglas <Douglas.Farr@act.gov.au>
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OFFICIAL

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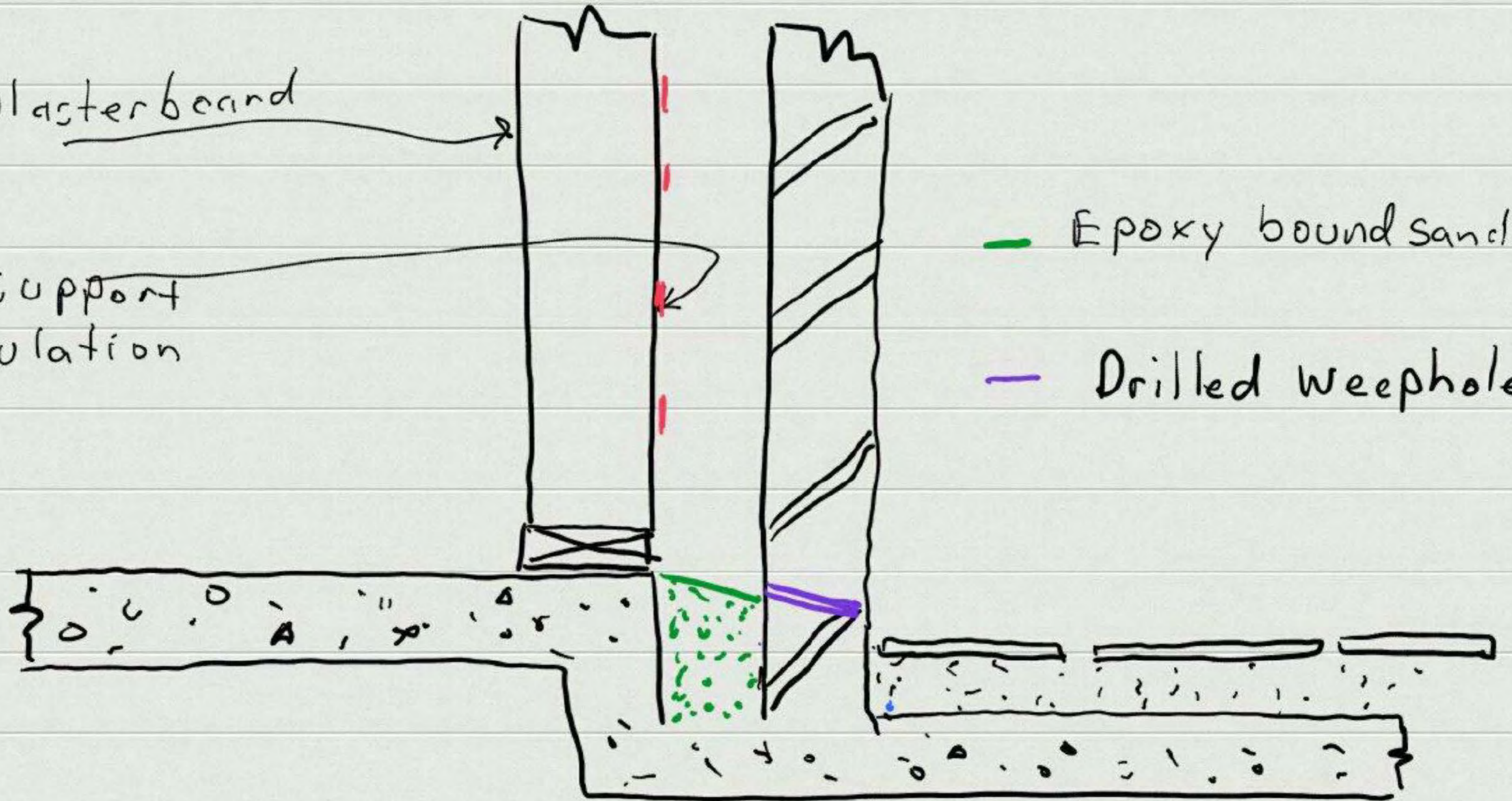
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Belle Apartments Rectification Sketches

Cut back plasterboard

Provide support
for insulation

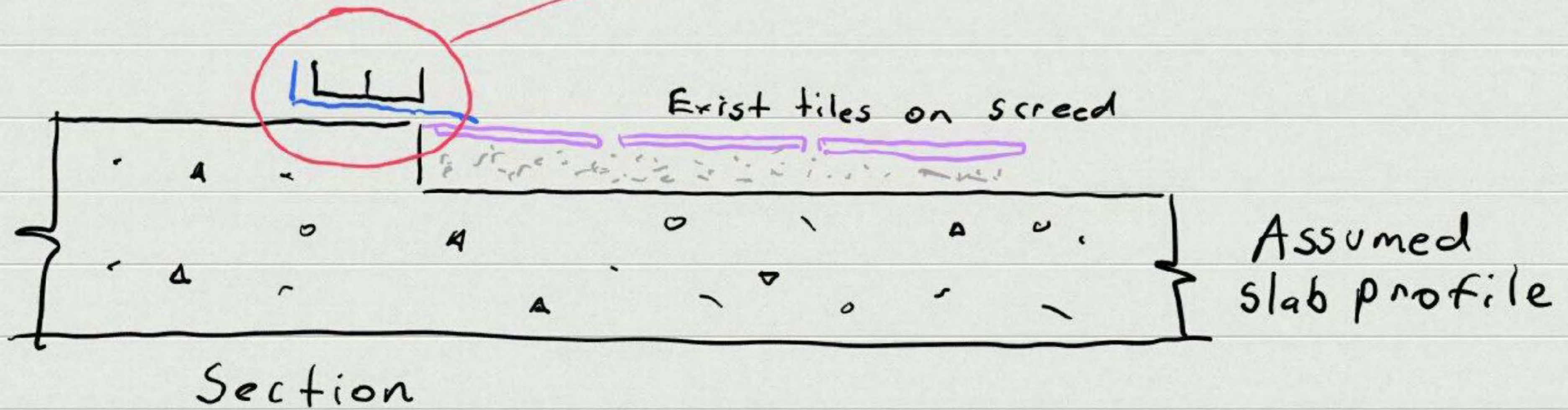
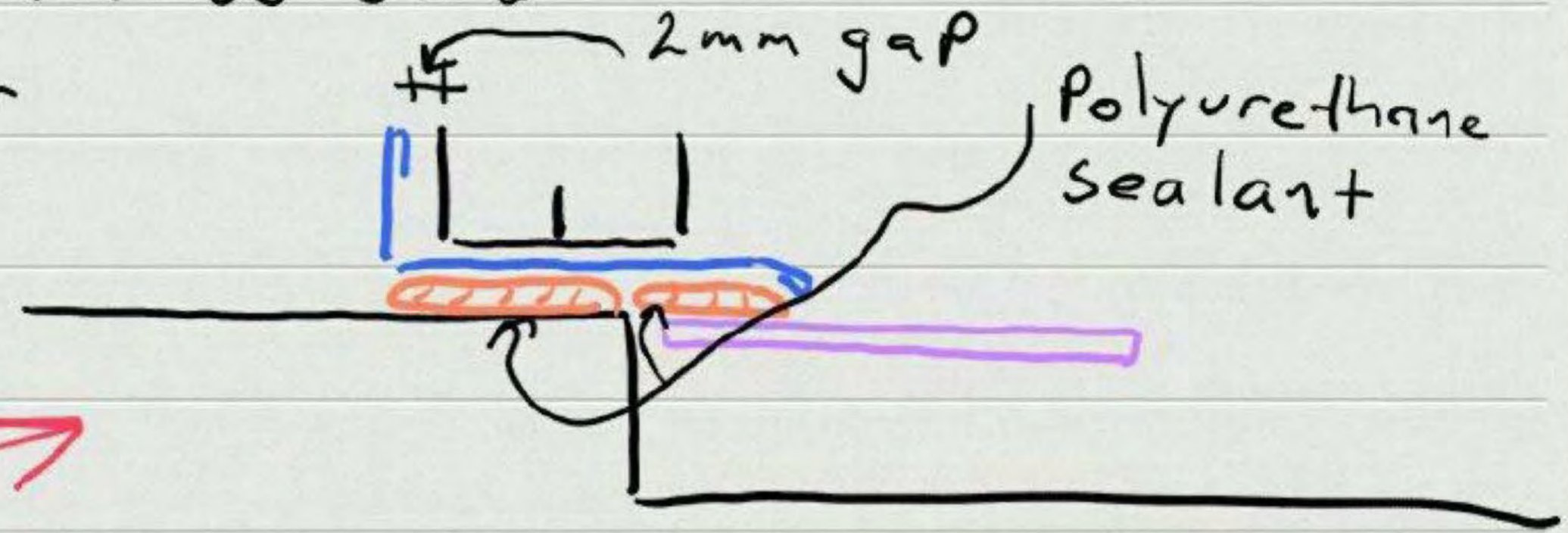
— Epoxy bound sand
— Drilled weephole

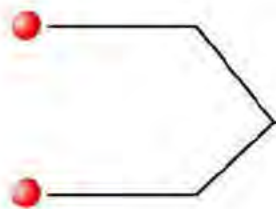


Cavity
Detail - Type 1

Sliding Door Under flashing Repairs - Type 1 where door is removed

Underflashing to be 1.2mm stainless steel
height to suit aluminium door
track height. Dam both ends
with minimum 25mm folded
up turn. Bed on continuous
bead of polyurethane





Victory Homes
PO Box 5110
Garran ACT 2605

6 December 2019

Attention: Mr Martin Crncevic

Dear Martin,

Works Overview – Belle Apartments Rectification Order Works

As requested, I have reviewed the rectification order issued by the ACT Government and assessed the extent of repairs as listed against each item listed in the order. The assessment is based upon the following activities:

1. Joint inspections of the internals of the majority of units held between the undersigned and Sch 2.2(a)(ii) of Peak Consulting
2. Inspections undertaken by the undersigned to assess the extent of issues contained within rectification order items 2, 3 and 5.

By summary, the rectification order requires attention be paid to the following defects, with a summary of the assessed number of units/planter and areas of wall impacted noted in the below table:

Defect No.	Assessed no/units/areas impacted	Inspection basis
1 - Failed cavity and flashing system	24	Joint with Peak
2 – Brick façade cracking	14	By undersigned
3 – Planter box failures	18	By undersigned
4 – Lift shaft water ingress	2	Not conducted
5 – Corrosion to balcony edge beam	9	By undersigned

The following notes are provided against the assessment of each defect:

Defect item 1: - the assessment of a failed cavity and flashing system has been considered against where leaks are evident in the apartment – at times the source of the leakage is difficult to tie down, however there was enough evidence during our inspections to ascertain that some of the leaks identified under this defect are caused by leakage under the sliding door assemblies. In this case, I have interpreted the leak as being associated with Rectification Order defect 1.

Defect item 2: – Brick façade cracking:- An inspection of the full façade areas of the complex was carried out by the undersigned on the 26 & 27 November 2019. It should be noted that minor cracking in rendered walls is not considered to be a defect, as such cracking is usually dealt with at the time of repainting complexes such as this. My assessment of render cracking is therefore based upon my assessment of where areas of cracking or otherwise defective render outside of what I would consider to be normal. My scoping document marks the locations identified on elevation drawings, and provides photographs of each defect identified.

Defect item 3: - Planter box failures - it should be noted that the inspection undertaken of the planters was carried out during a period of extremely dry conditions, and at a time that the irrigation system did not appear to have been operating for some time. As a result, the assessment of the number of leaking planters could only be assessed based upon the



Wise Choice

Project Services

prevailing conditions at the time of the inspection, therefore there may be other planters leaking that were not obvious during this inspection. My scoping document marks the locations identified on elevation drawings.

Defect item 4: - In previous inspections held with Peak Consulting, water was witnessed to be entering the shafts of both lifts. At this time, it is my opinion that it is highly likely that the leakage into the lift shafts is related to leakage from the adjacent planter boxes, therefore it would be suggested that the initial approach taken to rectifying this defect is to repair the adjacent planter boxes waterproofing, then further assess if any further works are required to the lift shafts and or pits.

Defect item 5: - There were very few areas of balcony edge beams assessed to be indicative of extensive corrosion. There were a number impacted by some corrosion staining, the source of which cannot be immediately assessed, however each balcony beam with evidence of corrosion present was photographed and is appended at the included scoping document and locations marked on the elevation drawings.

I trust that the attached documents are self explanatory, however please let me know if you need any clarification, or need to meet to further discuss any aspect of the attached documents.

Yours faithfully

Sch 2.2(a)(ii)



Sch 2.2(a)(ii)
Sch 2.2(a)(ii)

Attachments:

Works Overview document & listed attachments to that overview

6 December 2019

Belle Apartments Issue and repair overview

The following is a summary of the issues to be addressed as referenced to the rectification order defect items, and an overview of the proposed method of rectification. Detailed works descriptions and sketches will be developed for each item of work once in principle agreement has been reached between the parties as to the issues to be addressed and approaches proposed to address them as laid out below. The issues to be addressed as listed in the rectification order are:

R-O Item	R-O Description	Repair Methodology reference
1	Failed cavity and flashing system	Type 1
2	Brick façade cracking	Type 2
3	Planter box failures	Type 3
4	Lift shaft water ingress	N/A (presently)
5	Corrosion to balcony edge beam	Type 4

The approach to repairing the listed items will reflect the severity of the issue identified. Issues that affect the amenity for owners/occupiers are recommended to be addressed first; i.e. items 1,3 and 4.

A summary of the proposed methodology to rectify each of the above items is proposed as follows:

1. Water entry into wall cavities

There appear to have been a number of causes of this water entry as follows:

- Lack of water bar at rear and continuity and termination of waterproofing underneath of sliding door assemblies
- Leaks around windows – with issues relating to deficient flashings under the windows also evident
- A lack of weepholes in the masonry walls and cavity flashings extending through the walls

Where there are issues with the sliding doors and cavities, they can be dealt with concurrently. The two repairs can also be carried out separately. The approach to the window and cavity issues is suggested to be dealt with as follows (refer sketch 1):

- i. Removal of interior wall linings to the underside and perimeter of windows to ascertain the actual issues contributing to leakage.
- ii. Removal and replacement of the worst affected windows – with new flashings and brick sills installed with appropriate weep holes installed.
- iii. Installing a profiled epoxy infill in the base of the wall cavity directing moisture in the cavity outwards and away from the bottom plate.
- iv. Drilling weepholes through the perpend's of the masonry walls at approximately 600mm centres to allow for relief of cavity moisture. The locations of the weepholes to be set at the base of the profiled epoxy infill described in iii above (per sketch 1)

- v. Installing webbing on the back face of the cavity studwork to maintain a clear wall cavity and prevent insulation from contacting the external wall and allowing the bridging of moisture across the wall cavity
- vi. If deemed necessary following prototyping works, installing small vents into the top of the walls to encourage some cavity ventilation and condensation mitigation
- vii. Repair all internal finishes – plasterboard, architraves, carpet and smooth edge, and repaint entire wall to adjacent internal corner junction

The approach to repair leakage around sliding door assemblies is suggested to be addressed as follows (refer sketch 2):

1. Remove the architraves from around the existing door
2. Cut the fixings holding the door to the studwork & remove the sliding door from the opening
3. Cut out the existing flashing and termite barrier under the door
4. Install a pre made stainless steel flashing under the door – as per sketch 2, bedded on polyurethane sealant. Trays to be custom made and folded to suit each door opening
5. Reinstall the sliding door assembly
6. Repair affected finishes – architraves, plasterboard, damaged carpet and smooth edge
7. Repaint affected wall areas – to nearest internal corner junction

2. Cracked render repairs

A survey of external wall areas has been carried out to identify areas where cracking has occurred, and the likely cause. Minor render cracking will not be addressed, as such cracking is considered typical in a masonry building. The repairs covering minor cracking would be considered to form part of routine maintenance work, dealt with as part of any repainting schedule for the complex. Minor cracking and settlement cracks should be addressed during the regular building repaint and maintenance programme. As such, treatment of the items of minor cracking noted are not considered as part of the works required by the rectification order.

It was identified during this inspection that repairs to some rendered areas required will cover issues such as:

- Inadequate provision for movement in walls and wall junctions – necessitating the cutting of expansion joints, sealing with appropriate sealant followed by associated render and paint repairs
- Repair of cracked render from structural movement where appropriate articulation joints are not provided or in the wrong locations. Such articulation joints, as opposed to expansion joints, are provided at locations where differing background conditions exist, for example at horizontal wall/floor junctions, where cracking will generally occur if articulation joints are not provided.

The location of required render repairs is marked up on elevation drawings titled Render & Steel Beam Repairs (4 in Number), and shown on the photographs below.

Photos of areas of render repairs required



1- Typical minor articulation joint issue



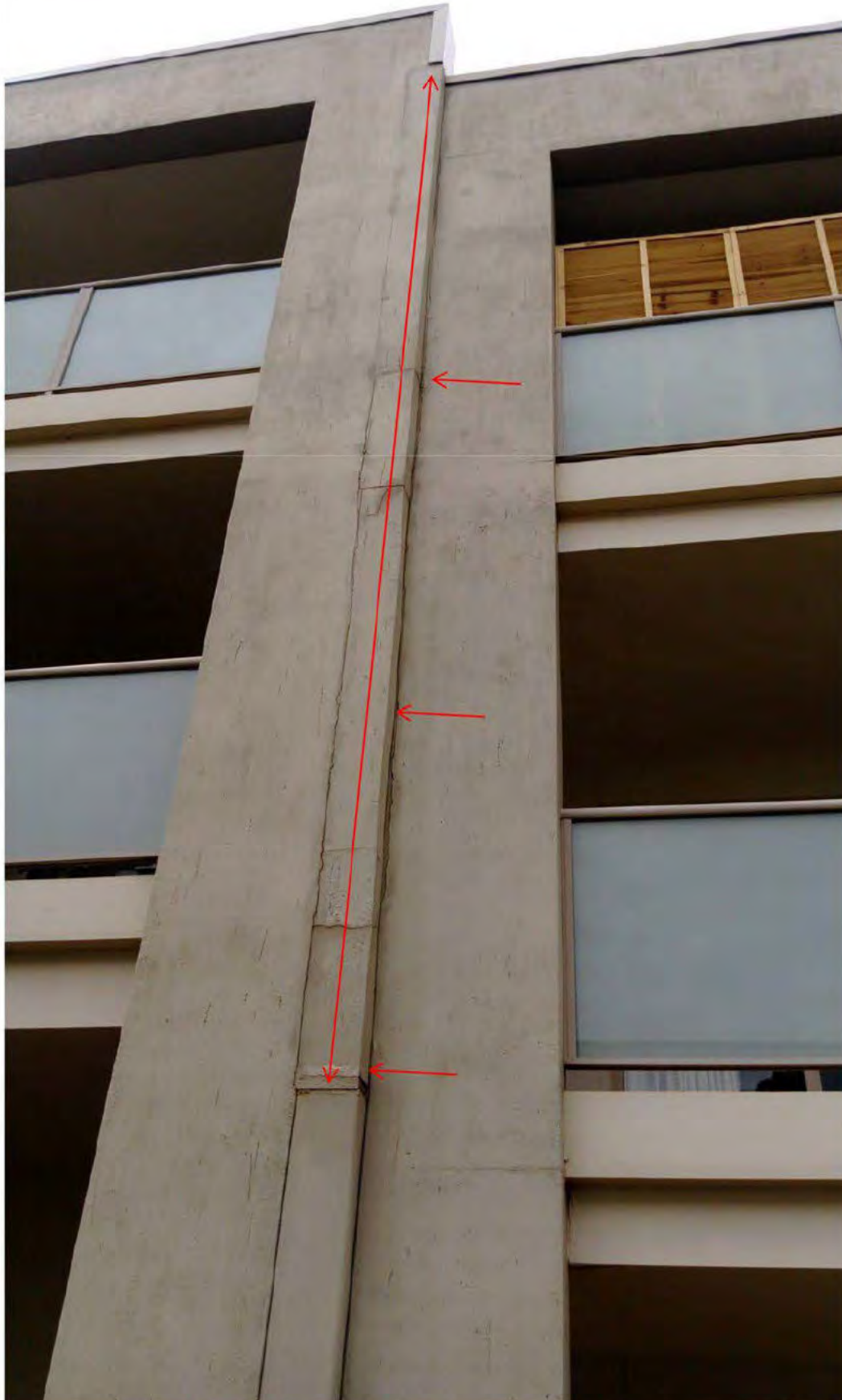
2- Failure at planter box Thynne st north end (block A). Render to be removed & replaced with adequate jointing between horizontal surfaces at the slab edges



3- Typical minor articulation joint issue



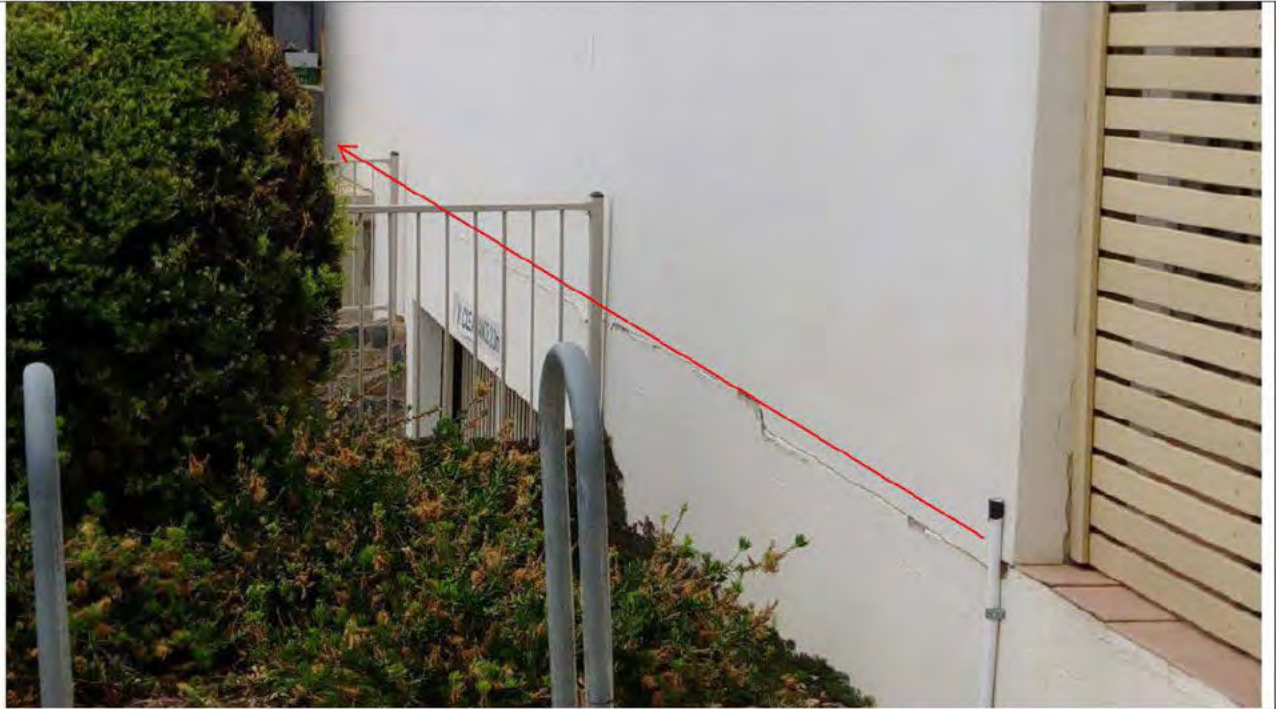
4- Render failure – unit 11/18



5- Render failure units 35/40, 36/41, 37/42 – replace & provide proper jointing



6- Typical articulation joint that does not need re-work



8. Horizontal slab edge render and articulation joints to be re-done



9. Horizontal slab edge render and articulation joints to be re-done



10. Horizontal render cracking to be cut out, repaired & flexibly sealed between top of wall & underside of slab Building B



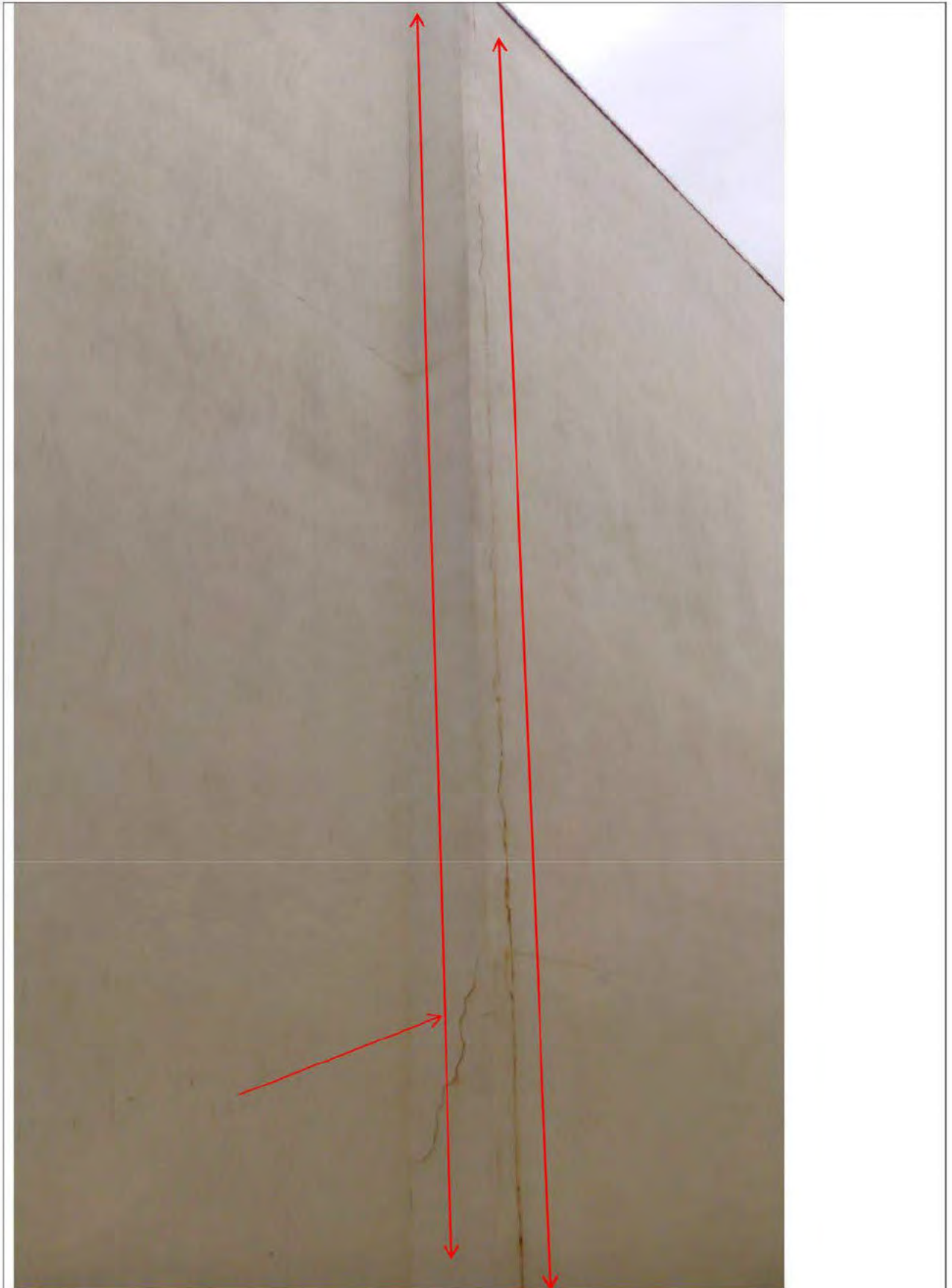
11. Render repair and vertical articulation joint required



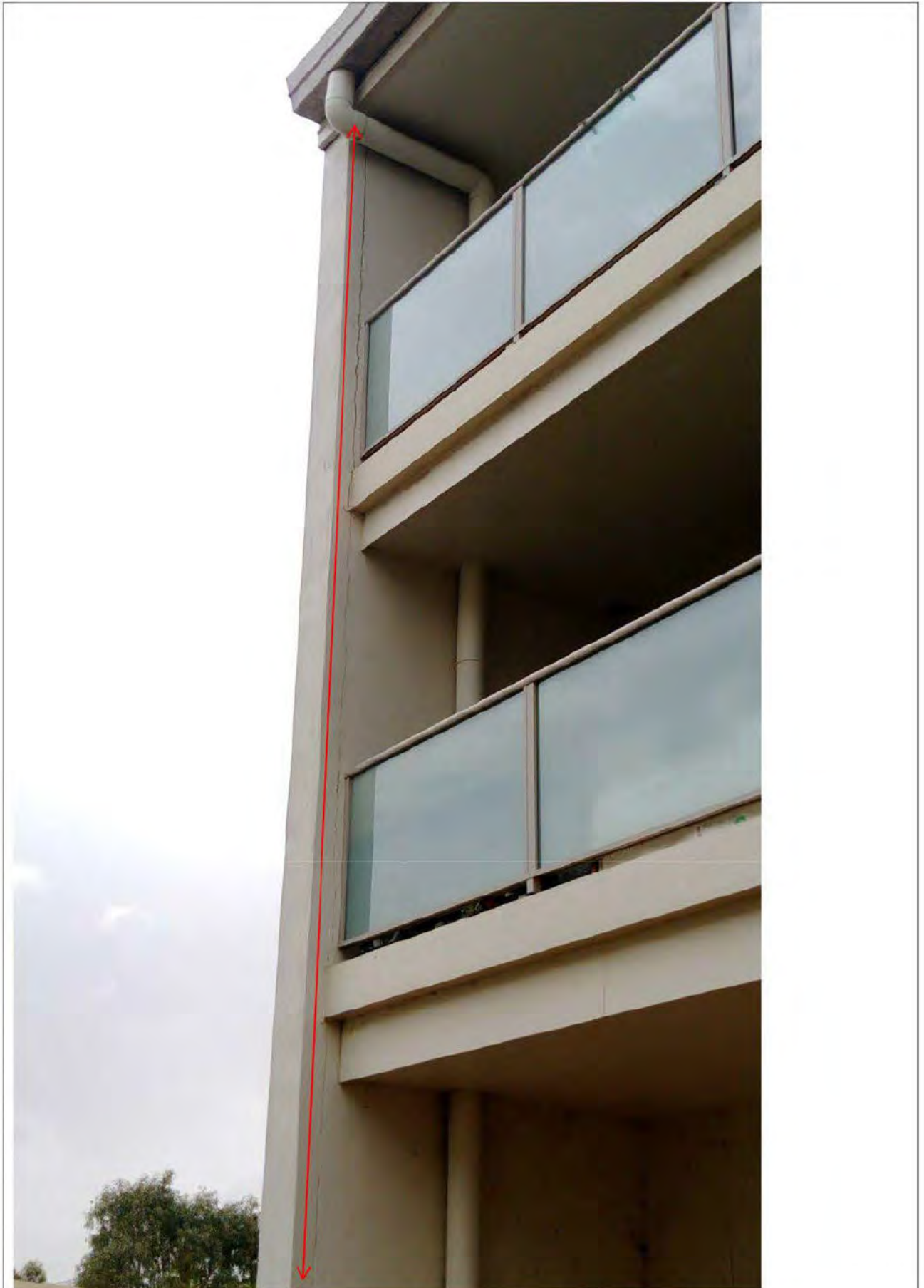
12. Buildin B - Horizontal slab edge render and articulation joints to be re-done



13. Building B - Horizontal slab edge render and articulation joints to be re-done – weepholes to be cleaned out



14. Building D West end – vertical articulation joint x 2 & repairs required



15. Block D East - Vertical articulation joint, repairs & sealant required



16. South block D – render repairs & jointing required

3. Planter box repairs

Planter box repairs are required where leakage from the planters is affecting access pathways and or affecting habitable spaces. The required planters identified to be repaired are noted on the floor plan marked as “planter box repairs”. The methodology for the repair works is as follows:

- i. Dig out all plants from the nominated planters, and allow for them to be temporarily potted or replanted into temporary garden beds and maintained (watered) during the repair process
- ii. Remove & cap all irrigation pipework. Remove all soil & mulch from the planters
- iii. Carry out crack repairs to the planter – internal and external. Generally, the repair methodology will consist of cleaning out the cracks, widening the cracks via cutting to a minimum of 5mm wide
- iv. Sealing the cracks with Fosroc Nitoseal 250 (check) applied in accordance with the manufacturers recommendations
- v. Grading the base of the planters where necessary to fall to the drainage outlets in the planter
- vi. Carrying out the installation of membrane to the planter with Ardex root repel membrane fully in accordance with the manufacturers recommendations and as per Ardex installation drawing no. WPM 1000R
- vii. Reinstalling all soil, plants, mulch and irrigation
- viii. Repair irrigation penetrations – per typical example below
- ix. Repair cracked and damaged render as required to affected planters & repaint walls per typical photo below



Irrigation penetration through planter to be sealed/waterproofed properly



Typical render repair required after planter box repaired

4. Corrosion of steel beams

The treatment of steel beams will require one of two actions, namely:

- a) Further investigation as to the root cause of the corrosion, to enable the cause to be treated

- b) The preparation and repainting of steel beams where corrosion exists, with no apparent failure at the balcony level being apparent. The repainting specification will be developed in association with a paint manufacturer such as Dulux.

Only a small number of areas of corrosion were identified during inspections held on the 26 & 27/11/2019, some of which would be considered to be of a maintenance item rather than defective work. The identified corrosion affected steel beams are enumerated as follows:

Unit	Extent identified	Photo No
6	Minor surface corrosion – not considered to be a defect	No photo
19	Minor corrosion staining at base of beam	1
24	Minor corrosion evident at level 1	2
25	Minor corrosion evident at level 1	3
30	Minor corrosion evident at level 1	4
55	Minor face corrosion evident – considered to be maintenance	5
31/36	Steel corrosion at beam/column intersection	6
43/48	Minor steel corrosion at level 1	7
75	Minor steel corrosion	8
105	Minor steel corrosion	9



1. Slight corrosion (not visible on photo) unit 19



2. Minor corrosion showing on beam to unit 24



3. Minor corrosion showing on beam to unit 25



4. Minor corrosion showing on beam to unit 30



5. Minor face corrosion to unit 55 – considered to be a maintenance issue



6. Rusting steel – column & beam junction units 31/36



7. Rusting steel unit 42/48



8. Minor beam corrosion – unit 75



9. Minor beam corrosion unit 105

Attachments:

- Drawings titled Render & Steel Beam Repairs (4 in number)
- Drawings titled planter box repairs
- Schedule of apartment repairs – works listing

Belle Apartments

Repair Types

Note that sketches 1& 2 are overview sketches provided to assist with the understanding of the requirements spelt out in the below methodologies.

Repair Type (by R.O. ref.)	Description	Drawing Reference	Other Information
1	Cavity wall repair	Sketch 1/2 - rectification sketch	
1(a)	Sliding door repair – base flashing only where no tiling removed	Sketch 2/2	
2	Render repairs	Marked up reference drawing	System to be agreed with contractor – preferred is Dulux Acra render system
3	Planter box repairs	Expansion Joints Horizontal & vertical termination Joint laps Vertical penetration with collar Planter box WPM 1000R	Refer Ardex drawing list – items highlighted in yellow
4	Lift shaft water ingress	N/A – not scoped yet (planter repairs may rectify)	
5	Corrosion to balcony steel beam		System to be agreed with contractor

Note that all waterproofing repair methodologies utilise the use of one manufacturer’s products – Ardex, which is critical for the gaining of full manufacturer support for the required warranty. No alternatives will be considered.

Repair Methodologies

Type 1 – wall cavity repair

Repair methodology type 1 is designed to address cavity condensation that is unable to exit the existing cavity due to lack of cavity flashing and weep holes. The intent is to provide a path for condensation in the cavity to exit. This involves the removal of plasterboard and damaged skirtings internally to allow access to the existing cavity, the installation of an epoxy bound sand infill in the base of the cavity, profile shaped to facilitate drainage in an outwards direction and the drilling of drainage holes at regular centres to allow for the draining of the condensation. Associated with this work is the strapping of the existing insulation in the wall to ensure that it is not in contact with the rear of the brick wall.

Works are to comply with the following work method statement & the following step by step requirements:

1. Remove existing skirtings and plasterboard on external north facing walls to a height of at least 600mm, or to the underside of any window in the wall. Where carpet is damaged, cut out and remove affected carpet and smooth edge.
2. Check wall cavity, and install strapping to hold back insulation from bridging the wall cavity.
3. Drill angled 19mm diameter holes through perpend joints in the external walls at maximum 400mm centres from a level below the bottom plate at a 30 degree angle to a level above the finished external tile level.
4. Infill base of cavity with epoxy bound sand angled outwards to facilitate drainage from the cavity through the drilled weepholes. Utilise Epirez 133 with Epirez Patching & Flooring Mortar (QA2) aggregate to a mix proportion of 1:4 binder to aggregate.
5. Where a window is installed in the wall, check the sill flashing is in place and that weepholes are installed above the flashing. If weepholes are not present, they will need to be cut in externally through the perpend of the wall – at least one every 800mm of width. Take care to ensure that the flashing is not damaged.
6. **Hold Point #1** – inspection of items 2-5 above. At this time, an external flood test may be carried out to observe if any water enters the cavity & the success of the above remediation efforts.
7. Reinstate internal finishes to walls and floors.
8. **Hold Point #2** – inspection of completed repairs. Until all works are verified as complete by Wise Choice & membrane warranty provided, final payment for work to the area will not be authorised.

Type 1(a) – sliding door repair – under flashing only

Repair methodology type 1(a) is designed to repair leakage that is evident under sliding door assemblies where cavity issues adjacent are not evident. The works required to be carried out includes the removal of the sliding door, cutting out the existing termite strip, installing a prefabricated stainless steel tray, reinstalling the door and reinstatement of the internal finishes affected by the removal of the door.

Works are to comply with the following work method statement & the following step by step requirements:

1. Measure existing opening, and manufacture new stainless steel tray per drawing 34 – sketch 2/2 ready for installation.
2. Prepare for and remove existing sliding door
3. Cut out and clean slab and tile junction where door removed
4. **Hold Point #1** – inspect door opening for evidence of other issues such as cavity, flashing or tile junction issues.
5. Install stainless steel tray to prepared opening.
6. **Hold point #2** – inspect installed tray.
7. Reinstall sliding door.
8. Reinstate internal finishes.
9. Carry out final clean including glass, carpet and courtyard finishes affected by the works.
10. Hold Point #3 – inspect completed work.

Type 2 – Render Repairs

System & methodology yet to be agreed. An acrylic render system using Dulux Acra range is the preferred system.

Type 3 – Planter box repairs

Repair methodology type 3 is designed to address planter boxes that are leaking into units, onto common walkways and into the basement car park below. The works required to be carried out includes the full removal of all plants, soil and existing membrane and any drainage cell in the bottom of the planters, and provision of new membrane, drainage cell and plant replacement. The Ardex reference drawing for this work is per item 23 on the drawing schedule - PBRR

Works are to comply with the following work method statement & the following step by step requirements:

1. Remove all plants, mulch and soil from nominated planters and allow to temporarily relocate plants and tend to them to keep them alive whilst the works proceed.
2. Remove and cap off any existing irrigation
3. Remove existing drainage cell in base of planter (if any)
4. Water blast and clean down all internal surfaces of the planter
5. **Hold point #1** – inspection of cleaned out planter
6. If not already installed, cut around existing drainage outlet and fit a new puddle flange. Perimeter flange is to be flush with concrete (i.e. recessed into slab).
7. Install screed to base of planter to ensure base is graded to the drainage outlet(s). Product to be used for filling and grading the base to falls is to be a sand & cement screed. Prior to screeding, the slab is to be primed with Ardex Multiprime prior to installation of the topping.
8. **Hold point #2** – inspection of prepared planter
9. Install new Ardex root repel membrane, detailed per Ardex drawing PBRR. Note that the termination at the top where not adjoining building walls is to be the alternative reglet overflashing detail
10. **Hold point #3** – inspection of completed membrane
11. Install Ardex protection board to vertical surfaces
12. Install Ardex drainage cell wrapped in geo-filter to the base of the planter, geo filter turned up pipe riser

13. Install soil and plants previously removed – top soil levels up to the required level.
14. Reinstall irrigation
15. Replace mulch to a depth of 80mm
16. Paint from the top of the membrane, up over the top of free standing walls with Dulux Acra Skin paint system – pressure blast, build up render on top of walls with acra acrylic render system to form an inward sloping profile followed by Green render sealer primer and two top coats from top of planter box membrane upwards and across the top of the planter wall.
17. **Hold point #4** – completed works. Until all works are verified as complete by Peak Consulting & 10 year membrane warranty provided, final payment for work to the area will not be authorised.

Type 4 – Lift shaft water ingress

Repair works to this area are yet to be scoped. Once the planter repairs are completed, this area to be reviewed again to monitor if those repairs have rectified the leakage being experienced.

Type 5 – Beam paint repairs

System to be agreed, but minimum requirements will be:

1. Remove all rust affected paint
2. Wire brush steel to a bright finish
3. Metal primer
4. 2 top coats of solvent based gloss paint

Out of Scope

Out of Scope

Out of Scope

Out of Scope

From: "Pascoe, Adam" <Adam.Pascoe@act.gov.au>
Sent: 21/06/2021 3:20 AM
To: "Farr, Douglas" <Douglas.Farr@act.gov.au>
Cc: "Ubojcic, Diana" <Diana.Ubojcic@act.gov.au>
Subject: Belle Apartments

OFFICIAL

Hi Doug

Sch 2.2(a)(ii) is on leave. I spoke to [REDACTED] from Peak Consulting.

No work, besides from the dumping of soil on the verge has been undertaken. Peak have attempted on numerous occasions to contact Victory and there has been no response.

Paperwork requested by the certifier has not be supplied by Victory.

Peak have attempted to have work commence.

The OC, legal rep for the OC and [REDACTED] have a Zoom meeting booked for 29 June when [REDACTED] returns from leave.

I advised that we are looking at the breach of the RO, but that may not necessarily get the building defects rectified. [REDACTED] was aware of this.

Peak can provide a costing of works if we require.

Adam Pascoe | a/g Director – Response, Investigations and Compliance
Construction Utilities and Environment Protection Branch
Phone 02 6205 0773

Access Canberra | Chief Minister, Treasury and Economic Development Directorate | ACT Government
GPO Box 158 CANBERRA ACT 2601 | www.act.gov.au

From: "Ubojcic, Diana" <Diana.Ubojcic@act.gov.au>
Sent: 21/06/2021 8:37 AM
To: "Pascoe, Adam" <Adam.Pascoe@act.gov.au>; "Farr, Douglas" <Douglas.Farr@act.gov.au>
Subject: RE: Belle Apartments

OFFICIAL

Thanks Adam for chatting to Peak

I will get Will to draft a final warning letter to Victory homes in the first instance.

Do we need to provide DLO with any advice i.e. we have contacted the complainant to advise we are currently reviewing the matter and will response in due course?

From: Pascoe, Adam <Adam.Pascoe@act.gov.au>
Sent: Monday, 21 June 2021 2:44 PM
To: Farr, Douglas <Douglas.Farr@act.gov.au>
Cc: Ubojcic, Diana <Diana.Ubojcic@act.gov.au>
Subject: RE: Belle Apartments

OFFICIAL

Sounds like a good idea.

From: Farr, Douglas <Douglas.Farr@act.gov.au>
Sent: Monday, 21 June 2021 2:41 PM
To: Pascoe, Adam <Adam.Pascoe@act.gov.au>
Cc: Ubojcic, Diana <Diana.Ubojcic@act.gov.au>
Subject: RE: Belle Apartments

OFFICIAL

Hi Adam,

I was aware that Victory had not supplied the paperwork to the certifier. Victory had contacted [Sch 2.2\(a\)\(ii\)](#) for assistance with putting the paperwork together and [\[REDACTED\]](#) had responded saying that he would get back to Victory once he had met with the Executive Committee.

I'm sending a short response to the OC's solicitor to give an update on where everything is at. We may need to see if we can bring Martin Cerncevic, [Sch 2.2\(a\)\(ii\)](#) and the certifier in to try and get things moving properly.

Thanks,

Doug

From: Pascoe, Adam <Adam.Pascoe@act.gov.au>
Sent: Monday, 21 June 2021 1:20 PM
To: Farr, Douglas <Douglas.Farr@act.gov.au>
Cc: Ubojcic, Diana <Diana.Ubojcic@act.gov.au>
Subject: Belle Apartments

OFFICIAL

Hi Doug

Sch 2.2(a)(ii) is on leave. I spoke to [redacted] from Peak Consulting.

No work, besides from the dumping of soil on the verge has been undertaken. Peak have attempted on numerous occasions to contact Victory and there has been no response.

Paperwork requested by the certifier has not be supplied by Victory.

Peak have attempted to have work commence.

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I advised that we are looking at the breach of the RO, but that may not necessarily get the building defects rectified. [redacted] was aware of this.

Peak can provide a costing of works if we require.

Adam Pascoe | a/g Director – Response, Investigations and Compliance

Construction Utilities and Environment Protection Branch

Phone 02 6205 0773

Access Canberra | Chief Minister, Treasury and Economic Development Directorate | **ACT Government**

GPO Box 158 CANBERRA ACT 2601 | www.act.gov.au

From: "Farr, Douglas"
Sent: 22/06/2021 4:42 AM
To: "Ubojcic, Diana" <Diana.Ubojcic@act.gov.au>
Subject: RE: Units Plan 3267 - Belle Apartments - Rectification Order - Lack of response from Access Canberra

OFFICIAL

Hi D,

Yep all below is correct. Adam checked the info with me before he sent the email.

Thanks,

Doug

From: Ubojcic, Diana <Diana.Ubojcic@act.gov.au>
Sent: Tuesday, 22 June 2021 2:28 PM
To: Farr, Douglas <Douglas.Farr@act.gov.au>
Subject: FW: Units Plan 3267 - Belle Apartments - Rectification Order - Lack of response from Access Canberra
Importance: High

OFFICIAL

Hey Doug

Can you please confirm the below.

I think Adam has covered everyone, thought pls add in if not.

Cheers

D

From: Pascoe, Adam <Adam.Pascoe@act.gov.au>
Sent: Tuesday, 22 June 2021 2:02 PM
To: Ubojcic, Diana <Diana.Ubojcic@act.gov.au>
Cc: Farr, Douglas <Douglas.Farr@act.gov.au>
Subject: RE: Units Plan 3267 - Belle Apartments - Rectification Order - Lack of response from Access Canberra
Importance: High

OFFICIAL

Hi Diana

Please see below from Nick.

My understanding is:

Solicitors acting on behalf of the OC and **Sch 2.2(a)(ii)** have been notified by email that we have received their email and letter and are currently considering our options. We have advised that we will be in contact when a decision is made.

We have conflicting information on the delay to works and there appears to be a delay in documentation been sent/received before work can commence. A meeting is to be held between the OC, OC lawyers and Peak Consulting on 29 June 2021 on their next steps. We will be seeking information on the outcome of that meeting and then to get

the builder, Peak Consulting, as the Superintendent appointed under the RO together to determine the delay in works commencing.

Our approach is to have the building rectified rather than preparing a BoE for the DPP. The DPP can not order the builder to rectify, but may impose a penalty that would cover the cost of the rectification works. After the meeting we will have a clear understanding of the delays in the rectification and whether the best course of action is preparing a BoE.

Please send to Nick and cc in Margarete and myself once this info is review and make additional comments if required.

Thanks

Adam

From: Lhuede, Nick <Nick.Lhuede@act.gov.au>
Sent: Tuesday, 22 June 2021 1:32 PM
To: Pascoe, Adam <Adam.Pascoe@act.gov.au>
Cc: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>
Subject: FW: Units Plan 3267 - Belle Apartments - Rectification Order - Lack of response from Access Canberra

Hi – please advise

Cheers, N

From: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>
Sent: Monday, 21 June 2021 3:50 PM
To: Lhuede, Nick <Nick.Lhuede@act.gov.au>
Subject: FW: Units Plan 3267 - Belle Apartments - Rectification Order - Lack of response from Access Canberra

OFFICIAL

Hi Nick

David P would like to know if an acknowledgement email has been sent to [Sch 2.2\(a\)\(ii\)](#)

M

From: AC - Office of the DDG <ACOfficeoftheDDG@act.gov.au>
Sent: Monday, 21 June 2021 3:41 PM
To: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>
Cc: AC - Office of the DDG <ACOfficeoftheDDG@act.gov.au>
Subject: FW: Units Plan 3267 - Belle Apartments - Rectification Order - Lack of response from Access Canberra

OFFICIAL

Hi Margarete

David would like to know if we have replied to [Sch 2.2\(a\)\(ii\)](#) with an acknowledgment of receipt email?

Kind regards,

Madison Hart | Executive Assistant to the Deputy Director-General and Chief Operating Officer

Mobile: [Sch 2.2\(a\)\(ii\)](#) Email: madison.hart@act.gov.au

Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government

Cosmopolitan Building, 21 Bowes Street, Woden | GPO Box 158, Canberra ACT 2601 | www.act.gov.au/accessCBR



From: Lhuede, Nick <Nick.Lhuede@act.gov.au>

Sent: Friday, 18 June 2021 2:35 PM

To: Pascoe, Adam <Adam.Pascoe@act.gov.au>; AC Ministerial <ACMinisterialCMT@act.gov.au>

Cc: Farr, Douglas <Douglas.Farr@act.gov.au>; Ubojcic, Diana <Diana.Ubojcic@act.gov.au>; ACDLO <ACDLO@act.gov.au>; AC - Office of the DDG <ACOfficeoftheDDG@act.gov.au>; Pryce, David <David.Pryce@act.gov.au>

Subject: FW: Units Plan 3267 - Belle Apartments - Rectification Order - Lack of response from Access Canberra

Adam,

Please see below. My understanding a schedule of works was submitted 1 March – I am assuming Doug is preparing a reply, can we discuss next week please

Gez / AC Min, noting the letter was sent direct to the investigator for response, and the Minister various were copied in, are you ok for us to respond direct to the sneder (also noting their request for a 10 day timeframe)

We can provide a copy of the response with the Min response as appropriate

Cheers, N

From: Teamecho Independent <Teamecho@independent.com.au>

Sent: Friday, 18 June 2021 12:05 PM

To: Pryce, David <David.Pryce@act.gov.au>; Lhuede, Nick <Nick.Lhuede@act.gov.au>

Cc: BARR Reception <BARR@act.gov.au>; cheyne@parliament.act.gov.au; GENTLEMAN <GENTLEMAN@act.gov.au>; Teamecho Independent <Teamecho@independent.com.au>

Subject: Units Plan 3267 - Belle Apartments - Rectification Order - Lack of response from Access Canberra

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Morning David & Nick.

My name is [Sch 2.2\(a\)\(ii\)](#), and I am the Strata Manager for Units Plan 3267 – Belle Apartments – 31 Thynne Street, Bruce.

I am writing to you today on behalf of the Executive Committee of the aforementioned complex, regarding their ongoing issues with the attached Rectification Order.

This Rectification Order was issued by Adam Pascoe, dated as per the order on 22/03/2019. (attached)

Since the above date, no works of substance has commenced at the complex by Victory Homes, or any of its appointed contractors.

Some planter boxes were cleared in anticipation of commencing waterproofing works, without a scope being issued to the managing agent, the executive committee or the owners. This resulted in a mound of dirt being stored on the nature strip of the complex for roughly one year, prior to City Rangers requesting removal, which has now been done by Xela Constructions, as the appointed builder of Victory Homes. This has left scarring in the nature strip, and as of yesterday, fencing and an excavator were still located on site. It is unclear if approval was sought for storage of the dirt on the nature strip.

I would like to draw your attention to the attached correspondence from Andrew Sheargold, dated 11 February 2021, stating that the current matter is being considered as possible non-compliance with the order. Since that email, nothing further has eventuated from Access Canberra to the best of our knowledge.

The Executive Committee has since engaged Mills Oakley regarding this matter, and I refer to the letter addressed to the Building and Planning Compliance team dated 2/6/21. Since the date of this letter, Mills Oakley or myself are yet to receive acknowledgement from Access Canberra, 15 days later from the initial letter.

Can you please follow up with the respective team that is responsible for this, and provide instruction to provide a response to this letter from Mills Oakley, please include myself in any response addressed to Mills Oakley.

The Executive Committee would appreciate a timely response to this, and Mills Oakley's correspondence, within 10 business days of the date of this correspondence being received.

Please note that I have copied in relevant ministers for their attention to this matter.

Kind Regards

Sch 2.2(a)(ii)

Sch 2.2(a)(ii)

Please note my mailing address has changed to teamecho@independent.com.au Please send all email correspondence to this address.

Team Echo

Strata Management

Level 2, 91 Northbourne Avenue
Turner ACT 2612

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WINNER - REIA Innovation Award 2020

Please notify us if you're arriving from interstate prior to attending any appointments.

For the most up-to-date information about our operations in relation to Covid-19, please visit our website independent.com.au/covid-19-update

From: "BPC"
Sent: 22/06/2021 4:00 AM
To: "Teamecho Independent" <Teamecho@independent.com.au>
Subject: Update on Belle Apartments

OFFICIAL

Good afternoon Sch 2.2(a)(iii)

Apologies for the delayed response.

Access Canberra is currently looking at our regulatory options. These options may include providing a brief to the ACT DPP for failure to comply.

Access Canberra is also engaging with Victory Homes and the Superintendent of the works to try and get the works commenced as soon as possible.

Could any further correspondence please be sent to this email address as it is a team inbox and the emails will be seen in the event I am on leave.

Kind Regards,

Douglas Farr
Investigator | Building & Planning Compliance Team | Access Canberra
Chief Minister, Treasury and Economic Development | ACT Government
GPO Box 158 Canberra ACT 2601

From: "Hodshon, Gerard" <Gerard.Hodshon@act.gov.au> on behalf of "ACDLO" <ACDLO@act.gov.au>
Sent: 22/06/2021 10:28 PM
To: "Lhuede, Nick" <Nick.Lhuede@act.gov.au>; "AC Ministerial" <ACMinisterialCMT@act.gov.au>
Cc: "AC - Office of the DDG" <ACOfficeoftheDDG@act.gov.au>; "Pryce, David" <David.Pryce@act.gov.au>; "McKinnon, Margaret" <Margaret.McKinnon@act.gov.au>; "Ubojcic, Diana" <Diana.Ubojcic@act.gov.au>; "Pascoe, Adam" <Adam.Pascoe@act.gov.au>; "Farr, Douglas" <Douglas.Farr@act.gov.au>
Subject: Ministerial - Cheyne - UP3267 - Belle Apartments - Rectification Order

OFFICIAL: Sensitive

All

The Cheyne office have requested a Ministerial Response for this corro.

**For reply by Minister Cheyne.
Due to the MO by 8 July 2021.**

Can you advise at your earliest convenience if input from another directorate is required.

Many thanks,
Gez

Gerard Hodshon | Directorate Liaison Officer | Access Canberra
Phone [Sch 2.2\(a\)\(ii\)](#) | Email: acdlo@act.gov.au
Chief Minister Treasury and Economic Development Directorate | ACT Government
GPO Box 158, Canberra ACT 2601 | www.accesscanberra.act.gov.au

Minister for Business and Better Regulation
Minister for Consumer Affairs
Minister for Planning and Land Management

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Sent: Friday, 18 June 2021 2:35 PM
To: Pascoe, Adam <Adam.Pascoe@act.gov.au>; AC Ministerial <ACMinisterialCMT@act.gov.au>
Cc: Farr, Douglas <Douglas.Farr@act.gov.au>; Ubojcic, Diana <Diana.Ubojcic@act.gov.au>; ACDLO <ACDLO@act.gov.au>; AC - Office of the DDG <ACOfficeoftheDDG@act.gov.au>; Pryce, David <David.Pryce@act.gov.au>
Subject: FW: Units Plan 3267 - Belle Apartments - Rectification Order - Lack of response from Access Canberra

Adam,

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Cheers, N

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Sent: Friday, 18 June 2021 12:05 PM

To: Pryce, David <David.Pryce@act.gov.au>; Lhuede, Nick <Nick.Lhuede@act.gov.au>

Cc: BARR Reception <BARR@act.gov.au>; cheyne@parliament.act.gov.au; GENTLEMAN <GENTLEMAN@act.gov.au>; Teamecho Independent <Teamecho@independent.com.au>

Subject: Units Plan 3267 - Belle Apartments - Rectification Order - Lack of response from Access Canberra

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Can you please follow up with the respective team that is responsible for this, and provide instruction to provide a response to this letter from Mills Oakley, please include myself in any response addressed to Mills Oakley.

The Executive Committee would appreciate a timely response to this, and Mills Oakley's correspondence, within 10 business days of the date of this correspondence being received.

Please note that I have copied in relevant ministers for their attention to this matter.

Kind Regards

Sch 2.2(a)(ii)

Sch 2.2(a)(ii)

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Team Echo

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Level 2, 91 Northbourne Avenue
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WINNER - REIA Innovation Award 2020

Please notify us if you're arriving from interstate prior to attending any appointments.

For the most up-to-date information about our operations in relation to Covid-19, please visit our website independent.com.au/covid-19-update

From: "Info" <info@hbcertify.com.au>
Sent: 24/06/2021 4:29 AM
To: 'Sch 2.2(a)(ii)'@independent.com.au"; 'Sch 2.2(a)(ii)'@independent.com.au>; "Farr, Douglas" <Douglas.Farr@act.gov.au>; "Martin Crncevic" <Sch 2.2(a)(ii)>
Cc: 'Sch 2.2(a)(ii)'@hbcertify.com.au>; 'Sch 2.2(a)(ii)'@hbcertify.com.au>; "Info" <info@hbcertify.com.au>
Subject: Block 11 Section 5 Bruce On-Site Meeting Request Belle Apartments Rectification Order
Attachments: Information Request Belle Apartments.pdf

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear stakeholders – please refer to attached (HBC copy) request for further information sent on the 1 April 2021. To date our office has not received sufficient details to assess and calculate BA determination in respect of defects and reinstatement of works specified on the *Rectification Order*.

For the purpose of advancing the administration process towards procuring authorisation to commence works, I propose a site meeting is arranged to facilitate progress. The action of working towards satisfactory outcome should be made in good faith and it's expected that relevant information is produced at the meeting to bolster confidence going forward. Please be advised, the body corporate has the option of appointing another certifier should our meeting fail to satisfy objectives specified on the information request.

I am available to attend the meeting mid-mornings between (business days) 28 June – 6 July. Please give two days notice to ensure date and time slot is secured. Otherwise 'Sch 2.2(a)(ii)' from our office is available to collaborate with stakeholders on behalf of HBC outside these dates.

Martin – an invoice will be prepared for payment before the meeting is scheduled. Appreciate your cooperation towards attaining goal towards authorising commencement of works.

Happy to repond to any questions regarding this email.

Regards

'Sch 2.2(a)(ii)'
Principal Building Surveyor



HERITAGE BUILDING CERTIFICATION
Building Surveying & NCC Consultancy
Registered Certifier BDC2020 | Principal Building Surveyor 20121318
Suite 1 - 42 Barracks Flat Drive, QUEANBEYAN NSW 2620
E: info@hbcertify.com.au | Tel: 02 6299 3721 | www.hbcertify.com.au
Millar Consultancy Pty Ltd ABN 51 165 344 927 t/as HBC Building Certification



Registered Certifier BDC2020 | Principal Building Surveyor 20121318

Suite 1 - 42 Barracks Flat Drive, QUEANBEYAN NSW 2620 E: info@hbcertify.com.au | Tel: 02 6299 3721 | www.hbcertify.com.au

Millar Consultancy Pty Ltd ABN 51 165 344 927 t/as HBC Building Certification

FURTHER INFORMATION REQUEST (HBC Copy)

Date: 1 April 2021

Property Owners Units Plan 3267 BLOCK 11 SECTION 5 BRUCE: **Sch 2.2(a)(ii)**

Project: Building Approval for Alterations to Belle Apartments

The following items scaled 1:100: Floor Plans/Elevations, Section drawings 1:10 are required to be detailed on CAD drawings by competent draftsman, architect or building designer.

- Units affected by water entry and location of unit shown on site plan.
- Repair methodology with clear instructions to be specified on drawings.
- Window/door assembly elevations showing extent of flashing installation.
- Provide details of condensation management risk in accordance with BCA part FP6.1 in respect of units affected by water vapour and include introduction of ventilation outlets.
- Methodology of repairs to windows/ door assemblies between external walls must satisfy BCA part FP1.4 for the purpose of preventing water penetration likely to cause unhealthy or dangerous conditions, or loss of amenity for occupants. There are no *Deemed to satisfy Provisions* for external walls. However, the relevant *Performance Requirement* through one or a combination of the following assessment methods apply:
 - (a) Evidence of suitability in accordance with Part A5 that shows the use of a material, product, form of construction or design meets the relevant *Performance Requirement*.
 - (b) Verification Method provided in the NCC or other verification methods.
 - (c) Expert Judgement (this requires minimum 10 years' experience and university award)
 - (d) Comparison with *Deemed to satisfy Provisions*. There are no D-t-S specified for FP1.4
- Detail planter box construction and specify methodology of repair on drawings including application of Ardex products noting time allocated between applications and special installation requirements noted by the manufacturer including wall and floor junction specifics.
- Provide section details of articulation joints including dimension of cut and extent of works showing conforming flexible compound sealer engaged between cement renders.
- Detail steel beam dimensions affected by corrosion, specifying clear instructions of methodology regarding surface preparation of beams and paint repairs on the plans.

From: "BPC"
Sent: 25/06/2021 1:43 AM
To: "Martin Crncevic" [Sch 2.2(a)(ii)]
Subject: RE: Belle Apartments Rectification Works - Update on Progress

OFFICIAL

Good morning Martin,

I spoke to [Sch 2.2(a)(ii)] from HBC Certifiers yesterday regarding the rectification works at Belle Apartments and what documentation and information is required.

[Sch 2.2(a)(ii)] has said that a full set of plans including detailed plans on what works is to be done needs to be submitted in order for HBC to either issue a Building Approval or to determine that the works is exempt from Building Approval. This is something that yourself and [Sch 2.2(a)(ii)] will need to discuss with [Sch 2.2(a)(ii)] more to satisfy what is required by him.

Yesterday [Sch 2.2(a)(ii)] also sent an email requesting a site meeting to get the works commences as soon as possible as no tangible steps have been made to rectify the building in some time. The works need to be commenced shortly as this has been delayed for too long.

Also be aware that a letter to Victory Homes is currently being drafted which will give you 28 days from the date of the letter to commence works or further regulatory action will be taken.

Kind Regards,

Douglas Farr
Investigator | Building & Planning Compliance Team | Access Canberra
Chief Minister, Treasury and Economic Development | ACT Government
GPO Box 158 Canberra ACT 2601

From: Martin Crncevic [Sch 2.2(a)(ii)]
Sent: Friday, 4 June 2021 12:22 PM
To: Farr, Douglas <Douglas.Farr@act.gov.au>
Subject: Re: Belle Apartments Rectification Works - Update on Progress

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Douglas,

I have asked the Superintendent to assist with the further documentation, as [Sch 2.2(a)(ii)] is unable to assist. I have attached [Sch 2.2(a)(ii)] work to date as a reference point

See attached email from [Sch 2.2(a)(ii)] at Peak - he advised me on Wednesday that he is meeting with the Executive Committee soon and will obtain instructions and guidance from them .

Do you have any other suggestions regarding the documentation?

Thanks
Martin

On 19 May 2021, at 11:40 am, Farr, Douglas <Douglas.Farr@act.gov.au> wrote:

OFFICIAL

Good morning Martin,

Do you have any timeframe on when this documentation will be received and submitted to Sch 2.2(a)(ii)

The document attached is dated 1 April 2021. There appears to be no progress being made on the rectification works, it has been over 2 years since the original Rectification Order and almost a year since the first scope of works was submitted to the Registrar. Whilst I understand time is needed for the work to take place there seems to be consistent delays with these works.

Kind Regards,

Douglas Farr
Investigator | Building & Planning Compliance Team | Access Canberra
Chief Minister, Treasury and Economic Development | ACT Government
GPO Box 158 Canberra ACT 2601

From: Martin Crncevic Sch 2.2(a)(ii)
Sent: Tuesday, 11 May 2021 7:11 AM
To: Farr, Douglas <Douglas.Farr@act.gov.au>
Subject: Re: Belle Apartments Rectification Works - Update on Progress

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Morning Douglas,

We have started to make progress on this matter with Sch 2.2(a)(ii) (the new Certifier).

He has asked us to re-document the repair strategies and to get an endorsement from a suitable professional, as the repair needs to address the provisions of BCA if he is to issue an approval on this.

Sch 2.2(a)(ii) will be assisting with that.

Cheers
Martin

On 7 May 2021, at 9:09 am, Farr, Douglas <Douglas.Farr@act.gov.au> wrote:

OFFICIAL

Good morning Sch 2.2(a)(ii)

Are you able to provide me with an update on your progress with the rectification works at Belle Apartments so I can update my records?

Kind Regards,

Douglas Farr

Investigator | Building & Planning Compliance Team | Access Canberra
Chief Minister, Treasury and Economic Development | ACT Government
GPO Box 158 Canberra ACT 2601

This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

From: "Ubojcic, Diana" <Diana.Ubojcic@act.gov.au> on behalf of "BPC" <BPC@act.gov.au>
Sent: 28/06/2021 12:43 AM
To: "Farr, Douglas" <Douglas.Farr@act.gov.au>
Subject: FW: Block 11 Section 5 Bruce On-Site Meeting Request Belle Apartments Rectification Order

OFFICIAL

From: Martin Crncevic [Sch 2.2(a)(ii)]
Sent: Friday, 25 June 2021 12:55 PM
To: BPC <BPC@act.gov.au>
Cc: Info <info@hbcertify.com.au>; [Sch 2.2(a)(ii)]@independent.com.au; [Sch 2.2(a)(ii)]@hbcertify.com.au; [Sch 2.2(a)(ii)]@hbcertify.com.au; [Sch 2.2(a)(ii)]@peakconsulting.com.au; [Sch 2.2(a)(ii)]
Subject: Re: Block 11 Section 5 Bruce On-Site Meeting Request Belle Apartments Rectification Order

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[Sch 2.2(a)(ii)]

I am available for meetings on almost all dates except 2 July - 5 July.

If there is a suitable date/time for all, please let me know so that [Sch 2.2(a)(ii)] can also attend.

Thanks
Martin

On 25 Jun 2021, at 9:23 am, BPC <BPC@act.gov.au> wrote:

OFFICIAL

Good morning,

Confirming I am available to attend a site meeting at these times as well. I have included Peak Consulting as [Sch 2.2(a)(ii)] is the superintendent of works and should be in attendance as well.

The goal of the site meeting will be to get the rectification works moving and to ensure compliance with the Rectification Order.

[Sch 2.2(a)(ii)] could you please let us know your availability for this meeting?

Kind Regards,

Douglas Farr
Investigator | Building & Planning Compliance Team | Access Canberra
Chief Minister, Treasury and Economic Development | ACT Government
GPO Box 158 Canberra ACT 2601

From: Info <info@hbcertify.com.au>

Sent: Thursday, 24 June 2021 2:30 PM

To: [Sch 2.2\(a\)\(ii\)@independent.com.au](mailto:Sch 2.2(a)(ii)@independent.com.au); Farr, Douglas <Douglas.Farr@act.gov.au>; [Sch 2.2\(a\)\(ii\)@hbcertify.com.au](mailto:Sch 2.2(a)(ii)@hbcertify.com.au)

[Sch 2.2\(a\)\(ii\)@hbcertify.com.au](mailto:Sch 2.2(a)(ii)@hbcertify.com.au)

Cc: [Sch 2.2\(a\)\(ii\)@hbcertify.com.au](mailto:Sch 2.2(a)(ii)@hbcertify.com.au); [Sch 2.2\(a\)\(ii\)@hbcertify.com.au](mailto:Sch 2.2(a)(ii)@hbcertify.com.au); Info <info@hbcertify.com.au>

Subject: Block 11 Section 5 Bruce On-Site Meeting Request Belle Apartments Rectification Order

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear stakeholders – please refer to attached (HBC copy) request for further information sent on the 1 April 2021.

To date our office has not received sufficient details to assess and calculate BA determination in respect of defects and reinstatement of works specified on the *Rectification Order*.

For the purpose of advancing the administration process towards procuring authorisation to commence works, I propose a site meeting is arranged to facilitate progress.

The action of working towards satisfactory outcome should be made in good faith and it's expected that relevant information is produced at the meeting to bolster confidence going forward.

Please be advised, the body corporate has the option of appointing another certifier should our meeting fail to satisfy objectives specified on the information request.

I am available to attend the meeting mid-mornings between (business days) 28 June – 6 July. Please give two days notice to ensure date and time slot is secured.

Otherwise [Sch 2.2\(a\)\(ii\)@hbcertify.com.au](mailto:Sch 2.2(a)(ii)@hbcertify.com.au) from our office is available to collaborate with stakeholders on behalf of HBC outside these dates.

Martin – an invoice will be prepared for payment before the meeting is scheduled.

Appreciate your cooperation towards attaining goal towards authorising commencement of works.

Happy to repond to any questions regarding this email.

Regards

[Sch 2.2\(a\)\(ii\)@hbcertify.com.au](mailto:Sch 2.2(a)(ii)@hbcertify.com.au)

Principal Building Surveyor

<image001.gif>

HERITAGE BUILDING CERTIFICATION

Building Surveying & NCC Consultancy

Registered Certifier BDC2020 | Principal Building Surveyor 20121318

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Out of Scope

Out of Scope

Out of Scope

Out of Scope

Out of Scope

Out of Scope

Out of Scope

From: BPC <BPC@act.gov.au>

Sent: Friday, June 25, 2021 9:23:56 AM

To: Info <info@hbcertify.com.au>; [Sch 2.2\(a\)\(iii\)@independent.com.au](mailto:Sch 2.2(a)(iii)@independent.com.au); [Sch 2.2\(a\)\(iii\)@independent.com.au](mailto:Sch 2.2(a)(iii)@independent.com.au); Martin Crncevic

[Sch 2.2\(a\)\(ii\)@hbcertify.com.au](mailto:Sch 2.2(a)(ii)@hbcertify.com.au)

Cc: [Sch 2.2\(a\)\(ii\)@hbcertify.com.au](mailto:Sch 2.2(a)(ii)@hbcertify.com.au); [Sch 2.2\(a\)\(ii\)@hbcertify.com.au](mailto:Sch 2.2(a)(ii)@hbcertify.com.au); [Sch 2.2\(a\)\(ii\)@hbcertify.com.au](mailto:Sch 2.2(a)(ii)@hbcertify.com.au); [Sch 2.2\(a\)\(ii\)@hbcertify.com.au](mailto:Sch 2.2(a)(ii)@hbcertify.com.au)

[Sch 2.2\(a\)\(iii\)@peakconsulting.com.au](mailto:Sch 2.2(a)(iii)@peakconsulting.com.au); [Sch 2.2\(a\)\(ii\)@peakconsulting.com.au](mailto:Sch 2.2(a)(ii)@peakconsulting.com.au)

Subject: RE: Block 11 Section 5 Bruce On-Site Meeting Request Belle Apartments Rectification Order

OFFICIAL

Good morning,

Confirming I am available to attend a site meeting at these times as well. I have included Peak Consulting as [Sch 2.2\(a\)\(iii\)@peakconsulting.com.au](mailto:Sch 2.2(a)(iii)@peakconsulting.com.au) is the superintendent of works and should be in attendance as well.

The goal of the site meeting will be to get the rectification works moving and to ensure compliance with the Rectification Order.

[Sch 2.2\(a\)\(ii\)@hbcertify.com.au](mailto:Sch 2.2(a)(ii)@hbcertify.com.au) could you please let ua know your availability for this meeting?

Kind Regards,

Douglas Farr

Investigator | Building & Planning Compliance Team | Access Canberra

Chief Minister, Treasury and Economic Development | ACT Government

GPO Box 158 Canberra ACT 2601

From: Info <info@hbcertify.com.au>

Sent: Thursday, 24 June 2021 2:30 PM

To: [Sch 2.2\(a\)\(iii\)@independent.com.au](mailto:Sch 2.2(a)(iii)@independent.com.au); Farr, Douglas <Douglas.Farr@act.gov.au>; Martin Crncevic

[Sch 2.2\(a\)\(ii\)@hbcertify.com.au](mailto:Sch 2.2(a)(ii)@hbcertify.com.au)

Cc: [Sch 2.2\(a\)\(ii\)@hbcertify.com.au](mailto:Sch 2.2(a)(ii)@hbcertify.com.au); [Sch 2.2\(a\)\(ii\)@hbcertify.com.au](mailto:Sch 2.2(a)(ii)@hbcertify.com.au); Info <info@hbcertify.com.au>

Subject: Block 11 Section 5 Bruce On-Site Meeting Request Belle Apartments Rectification Order

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear stakeholders – please refer to attached (HBC copy) request for further information sent on the 1 April 2021. To date our office has not received sufficient details to assess and calculate BA determination in respect of defects and reinstatement of works specified on the *Rectification Order*.

For the purpose of advancing the administration process towards procuring authorisation to commence works, I propose a site meeting is arranged to facilitate progress.

The action of working towards satisfactory outcome should be made in good faith and it's expected that relevant information is produced at the meeting to bolster confidence going forward.

Please be advised, the body corporate has the option of appointing another certifier should our meeting fail to satisfy objectives specified on the information request.

I am available to attend the meeting mid-mornings between (business days) 28 June – 6 July. Please give two days notice to ensure date and time slot is secured.

Otherwise **Sch 2.2(a)(ii)** from our office is available to collaborate with stakeholders on behalf of HBC outside these dates.

Sch 2.2(a)(ii) – an invoice will be prepared for payment before the meeting is scheduled.

Appreciate your cooperation towards attaining goal towards authorising commencement of works.

Happy to repond to any questions regarding this email.

Regards

Sch 2.2(a)(ii)

Principal Building Surveyor



HERITAGE BUILDING CERTIFICATION

Building Surveying & NCC Consultancy

Registered Certifier BDC2020 | Principal Building Surveyor 20121318

Suite 1 - 42 Barracks Flat Drive, QUEANBEYAN NSW 2620

E: info@hbcertify.com.au | Tel: 02 6299 3721 | www.hbcertify.com.au

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From: "Info" <info@hbcertify.com.au>
Sent: 29/06/2021 4:02 AM
To: "Martin Crncevic" Sch 2.2(a)(ii)
Cc: "Farr, Douglas" <Douglas.Farr@act.gov.au>; Sch 2.2(a)(ii) Sch 2.2(a)(ii)@gmail.com>; Sch 2.2(a)(ii)@independent.com.au Sch 2.2(a)(ii)@independent.com.au>; Sch 2.2(a)(ii) Sch 2.2(a)(ii)@peakconsulting.com.au>; "Info" <info@hbcertify.com.au>; Sch 2.2(a)(ii) Sch 2.2(a)(ii)@hbcertify.com.au>; Sch 2.2(a)(ii) Sch 2.2(a)(ii)@hbcertify.com.au>
Subject: RE: Building Approval Application and Request for Further Information - Belle Apartments
Attachments: Exemption B Notice.PDF

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Sch 2.2(a)(ii) – given current covid spike (delta variant) concerns, feel it's best to defer on site meeting until further notice.

Please refer to attached exemption B notice application form.

Douglas - there are pre-existing items (planter boxes, steel beams & cement render) scheduled for repairs where building approval is not necessary.

However, for the purpose of recording exemption from BA, those items should be documented with exemption B Notice assessment.

Sch 2.2(a)(ii) – please sign the form on behalf of the body corporate and return. I remain ambivalent if the works should commence before BA exemption is assessed

When satisfactory documentation has been received, application will be assessed for BA exemption approval and endorsed docs registered with Access Canberra.

Martin – observe checklist requirement on the form - document works exempted in the assessment. Information request specifies scaled/detailed drawings.

I am not prepared to sign this form until sufficient **site specific documentation** is created and submitted for endorsement/ approval.

The drawings from ARDEX tech drawings (not to scale) support works methodology but are not satisfactory for the purpose of endorsing site specific details.

When I refer to details – think description of materials, dimensions, scale, relationship between connected elements (interface) and other critical parts of the building?

Why are planter boxes relevant to the building? Proximity of boxes to building must be specified on drawings if relevant to building. One typical elevation, section detail will suffice if planter box size is uniform

Specify beam dimensions and schedule of repairs/ instruction on why repair method is an acceptable solution. Again this can be a typical single drawing detail if solution is uniform?

The narrative has to improve otherwise feel our service delivery cannot fulfill expectations associated with the company's overarching aim of providing quality and value to our clients.

Regards

Sch 2.2(a)(ii)

Principal Building Surveyor



HERITAGE BUILDING CERTIFICATION

Building Surveying & NCC Consultancy

Registered Certifier BDC2020 | Principal Building Surveyor 20121318

From: Martin Crncevic [Sch 2.2(a)(ii)]
Sent: Friday, 25 June 2021 1:09 PM
To: Info <info@hbcertify.com.au>
Cc: [Sch 2.2(a)(ii)]@gmail.com>
Subject: Fwd: Building Approval Application and Request for Further Information - Belle Apartments

[Sch 2.2(a)(ii)]

See attached documents:
Beam and Render repairs; and
Planter Box Repair Locations.

Will this level of detail marked up on the plans by [Sch 2.2(a)(ii)] , plus other documents attached be sufficient to at least start planter boxers and render repairs?

Thanks
Martin

From: Info <info@hbcertify.com.au>
Sent: Tuesday, 16 March 2021 4:30 PM
To: Martin Crncevic [Sch 2.2(a)(ii)] >; [Sch 2.2(a)(ii)]@gmail.com>
[Sch 2.2(a)(ii)]@independent.com.au; [Sch 2.2(a)(ii)]@peakconsulting.com.au>; [Sch 2.2(a)(ii)]@peakconsulting.com.au>
Subject: Re: Request for Program of Works in accordance with Rectification Order - Belle Apartments

[Sch 2.2(a)(ii)]

To satisfy stakeholder concerns, can you please provide program of works in accordance with the conditions specified on the rectification order?

Our lawful obligations to the unit holders is to conduct sequential reporting events and therefore it's critical the following details are submitted;

- Clarify full scope of works including location and items therein scheduled for remediation
- Provide drawings and or detailed methodology of reinstatement of defective works
- Provide product information and installation procedure including commentary where applicator is accredited
- Provide *Schedule of works* including summary description of target dates for commencement and completion

The above information will provide some certainty towards considering exemption B notice application and ascertain if building approval is required.

At this time I am unable to support early commencement of works if the rectification order conditions have not been satisfied.

Regards

Sch 2.2(a)(ii)

Principal Building Surveyor

<image005.gif>

HERITAGE BUILDING CERTIFICATION

Building Surveying & NCC Consultancy

NSW Registered Certifier I ACT Principal Building Surveyor

Suite 1 - 42 Barracks Flat Drive, QUEANBEYAN NSW 2620

E: info@hbcertify.com.au | Tel: 02 6299 3721 | www.hbcertify.com.au

Millar Consultancy Pty Ltd ABN 51 165 344 927 t/as HBC Building Certification



EXEMPTION ASSESSMENT B NOTICE LODGEMENT FORM

Building Act 2004, S151

To be completed by Building Surveyor and submitted with
Exemption Assessment B Notice and relevant documentation

Lease/Site Details *Please Print*

Block Section Suburb Unit No.

Street Address

Owner Details – All owners MUST be listed

Owner 1 _____ Owner 2 _____

Owner 3 _____ Owner 4 _____

Description of Building Works relevant to the attached notice *If more than 3 items please attach further details*

1

2

3.

Building Surveyor Details *Please Print*

Surname First Name

Company Name

ACN Number Licence Number

Postal Address

Suburb State Postcode

Phone Number Business Hours Mobile

EMAIL ADDRESS

DATE OF ISSUE - S14B 2(d) Building Act 2004

A copy of the Exemption Assessment B Notice must be provided to the Construction Occupations Registrar within 5 days after the day the building surveyor issues the notice.

Date notice issued

Documentation Checklist

	Provided ✓		Provided ✓
Exemption Assessment B Notice		A copy of the plans and documents used in the exemption assessment of the building work provided	
Exemption details are marked on, or attached to each page of the plans used in the assessment		Plans have been initialled, dated and marked with the building surveyor's licence number on each page of the plans & numbered consecutively through each document, starting with the number 1 Each page states the total number of pages comprising the attached documents	

Note: If, because of the size of the plans, it is impractical to mark the exemption on each page of the plans, the building surveyor may, instead of marking the exemption on each page of the plans, mark each page of the plans with his/her initials, licence number and date; and indicate that the details of the exemption are in the exemption assessment B notice.

Building Surveyor Declaration

I declare I have issued the attached Exemption Assessment B Notice in accordance with the requirements of the *Building Act 2004* and *Building (General) Regulations 2008*.

Building Surveyor Signature

Date

NOTE: There are penalties for deliberately giving false and misleading information.

Privacy Notice

The personal information on this form is provided to Access Canberra to enable the processing of your application. The collection of personal information is authorised by the *Building Act 2004*. If all or some of the personal information is not collected Access Canberra cannot process your application. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. Access Canberra's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by Access Canberra, and how you may complain about an alleged breach of the Territory Privacy Principles. Access Canberra Information Privacy Policy can be found at www.act.gov.au/accessCBR

CONTACT INFORMATION

Email:

ACTPLAdevelopmentBA@act.gov.au

Post:

Access Canberra
Building Services
Shopfront Mitchell
GPO Box 158
Canberra, ACT 2601

In Person:

Please visit
www.act.gov.au/accessCBR
Or call **132281** to find an
Access Canberra Shopfront.

From: "Info" <info@hbcertify.com.au>
Sent: 13/07/2021 2:32 AM
To: [redacted]@independent.com.au"; [redacted]@independent.com.au>
Cc: "Sch 2.2(a)(ii)"@hbcertify.com.au>; "Info" <info@hbcertify.com.au>; "Farr, Douglas" <Douglas.Farr@act.gov.au>; "Martin Crncevic" [redacted]"; [redacted]"; [redacted]@peakconsulting.com.au>
Subject: Application for BA Exempt Works
Attachments: Exemption B Notice.PDF

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [redacted] – thanks for advising B Exempt Notice form doesn't specify field for owner/s signature. Is it possible for the owners details on the form to be authorised collectively by such thing as owners corporation stamp?

Regards

[redacted]
Principal Building Surveyor



HERITAGE BUILDING CERTIFICATION
Building Surveying & NCC Consultancy
Registered Certifier BDC2020 | Principal Building Surveyor 20121318
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Professional Standards Legislation



EXEMPTION ASSESSMENT B NOTICE LODGEMENT FORM

Building Act 2004, S151

To be completed by Building Surveyor and submitted with
Exemption Assessment B Notice and relevant documentation

Lease/Site Details *Please Print*

Block Section Suburb Unit No.

Street Address

Owner Details – All owners MUST be listed

Owner 1 _____ Owner 2 _____

Owner 3 _____ Owner 4 _____

Description of Building Works relevant to the attached notice *If more than 3 items please attach further details*

- 1
- 2
3.

Building Surveyor Details *Please Print*

Surname First Name

Company Name

ACN Number Licence Number

Postal Address

Suburb State Postcode

Phone Number Mobile
Business Hours

EMAIL ADDRESS

DATE OF ISSUE - S14B 2(d) Building Act 2004

A copy of the Exemption Assessment B Notice must be provided to the Construction Occupations Registrar within 5 days after the day the building surveyor issues the notice.

Date notice issued

Documentation Checklist

	Provided ✓		Provided ✓
Exemption Assessment B Notice		A copy of the plans and documents used in the exemption assessment of the building work provided	
Exemption details are marked on, or attached to each page of the plans used in the assessment		Plans have been initialled, dated and marked with the building surveyor's licence number on each page of the plans & numbered consecutively through each document, starting with the number 1 Each page states the total number of pages comprising the attached documents	

Note: If, because of the size of the plans, it is impractical to mark the exemption on each page of the plans, the building surveyor may, instead of marking the exemption on each page of the plans, mark each page of the plans with his/her initials, licence number and date; and indicate that the details of the exemption are in the exemption assessment B notice.

Building Surveyor Declaration

I declare I have issued the attached Exemption Assessment B Notice in accordance with the requirements of the *Building Act 2004* and *Building (General) Regulations 2008*.

Building Surveyor Signature

Date

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CONTACT INFORMATION

Email:

ACTPLAdevelopmentBA@act.gov.au

Post:

Access Canberra
Building Services
Shopfront Mitchell
GPO Box 158
Canberra, ACT 2601

In Person:

Please visit
www.act.gov.au/accessCBR
Or call **132281** to find an
Access Canberra Shopfront.

From: "Martin Crncevic" [Sch 2.2(a)(ii)]
Sent: 13/07/2021 12:02 PM
To: "Info" <info@hbcertify.com.au>
Cc: [Sch 2.2(a)(ii)]@hbcertify.com.au; [Sch 2.2(a)(ii)]@hbcertify.com.au; "Farr, Douglas" <Douglas.Farr@act.gov.au>; [Sch 2.2(a)(ii)]@independent.com.au; [Sch 2.2(a)(ii)]@independent.com.au; [Sch 2.2(a)(ii)]@peakconsulting.com.au; [Sch 2.2(a)(ii)]@gmail.com
Subject: Re: BA Exempt Works Belle Apartments Bruce

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

No worries [Sch 2.2(a)(ii)] - I have asked the draftsman to continue updating the drawings.
Thanks

On 13 Jul 2021, at 11:52 am, Info <info@hbcertify.com.au> wrote:

[Sch 2.2(a)(ii)] still missing basic dimensions of the planter boxes and steel beams?
Might be easier for your designer/draftsperson to contact myself or [Sch 2.2(a)(ii)]

I've spoken to contractor [Sch 2.2(a)(ii)] this morning, advising exempt works may proceed however, still not received signed exempt BA application form from the owners corporation?
From the property owners point of view, think it's best the BA exempts works are authorised and archived with Access Canberra before works commences.

[Sch 2.2(a)(ii)] and [Sch 2.2(a)(ii)], for the purpose of recording preparation/application stages regarding exempt works items, advise you notify [Sch 2.2(a)(ii)] from Peak Consulting.

Let me know your thought please.

Regards

[Sch 2.2(a)(ii)]
Principal Building Surveyor

<image001.gif>

HERITAGE BUILDING CERTIFICATION
Building Surveying & NCC Consultancy
Registered Certifier BDC2020 | Principal Building Surveyor 20121318
Suite 1 - 42 Barracks Flat Drive, QUEANBEYAN NSW 2620
E: info@hbcertify.com.au | Tel: 02 6299 3721 | www.hbcertify.com.au
Millar Consultancy Pty Ltd ABN 51 165 344 927 t/as HBC Building Certification

Liability limited by a scheme approved under
Professional Standards Legislation

From: Martin Crncevic [Sch 2.2(a)(ii)]
Sent: Monday, 12 July 2021 8:52 AM
To: Info <info@hbcertify.com.au>
Cc: [Sch 2.2(a)(ii)]@gmail.com
Subject: Draft drawings

Hi [Sch 2.2(a)(ii)]

See attached drawings for balcony beams and planter boxes -are these OK or do they need more work?

Thanks

> Begin forwarded message:

>

>

From: "Martin Crncevic" [Sch 2.2(a)(ii)]
Sent: 15/07/2021 8:32 AM
To: "Info" <info@hbcertify.com.au>
Cc: "[Sch 2.2(a)(ii)] hbcertify.com.au"; [Sch 2.2(a)(ii)]@hbcertify.com.au; "Farr, Douglas" <Douglas.Farr@act.gov.au>; [Sch 2.2(a)(ii)]@peakconsulting.com.au; [Sch 2.2(a)(ii)]@gmail.com
Subject: Re: BA Exempt Works Belle Apartments Bruce
Attachments: 31296 - 14.07.21 - Rectification Works.pdf

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[Sch 2.2(a)(ii)]
See attached PDF - Draftsman has sent the latest revision of drawings yesterday afternoon. There are dimensions of beams and planter boxes on the floor plans, not on the elevations. The affected items have R1 and R2 in red text, with a measurement usually above it. If the measurements were placed on the elevations, the angles of the building may result in a grossly inconsistent measurement.

Cheers
Martin

On 13 Jul 2021, at 11:52 am, Info <info@hbcertify.com.au> wrote:

Martin, still missing basic dimensions of the planter boxes and steel beams?
Might be easier for your designer/draftsperson to contact myself or [Sch 2.2(a)(ii)]

I've spoken to contractor [Sch 2.2(a)(ii)] this morning, advising exempt works may proceed however, still not received signed exempt BA application form from the owners corporation?
From the property owners point of view, think it's best the BA exempts works are authorised and archived with Access Canberra before works commences.

Martin and [Sch 2.2(a)(ii)] for the purpose of recording preparation/application stages regarding exempt works items, advise you notify [Sch 2.2(a)(ii)] from Peak Consulting.

Let me know your thought please.

Regards

[Sch 2.2(a)(ii)]
Principal Building Surveyor

<image001.gif>

HERITAGE BUILDING CERTIFICATION
Building Surveying & NCC Consultancy
Registered Certifier BDC2020 | Principal Building Surveyor 20121318
Suite 1 - 42 Barracks Flat Drive, QUEANBEYAN NSW 2620
E: info@hbcertify.com.au | Tel: 02 6299 3721 | www.hbcertify.com.au
Millar Consultancy Pty Ltd ABN 51 165 344 927 t/as HBC Building Certification

Liability limited by a scheme approved under
Professional Standards Legislation

From: Martin Crncevic [Sch 2.2(a)(ii)]
Sent: Monday, 12 July 2021 8:52 AM
To: Info <info@hbcertify.com.au>

Cc: Sch 2.2(a)(ii) [@gmail.com](#)>

Subject: Draft drawings

Hi Sch 2.2(a)(ii)

See attached drawings for balcony beams and planter boxes -are these OK or do they need more work?

Thanks

> Begin forwarded message:

>

>

LEGEND



R1 EXISTING PLANTER BOXES AS IDENTIFIED TO BE
REMOVED, INCLUDING REVEALED AND THE LINE AS
OUTLINED IN THE BUILDING REPORT PROVIDED BY "WISSE
GARDEN" WASTELAND FRONTING TO BE AS PER PROPRIETARY
SYSTEMS, PLANTER BOX ROOT REMOVAL SYSTEM
INSTALLATION DRAWING WPM 1001

REV	DESCRIPTION	BY	DATE

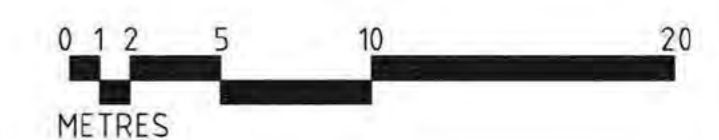
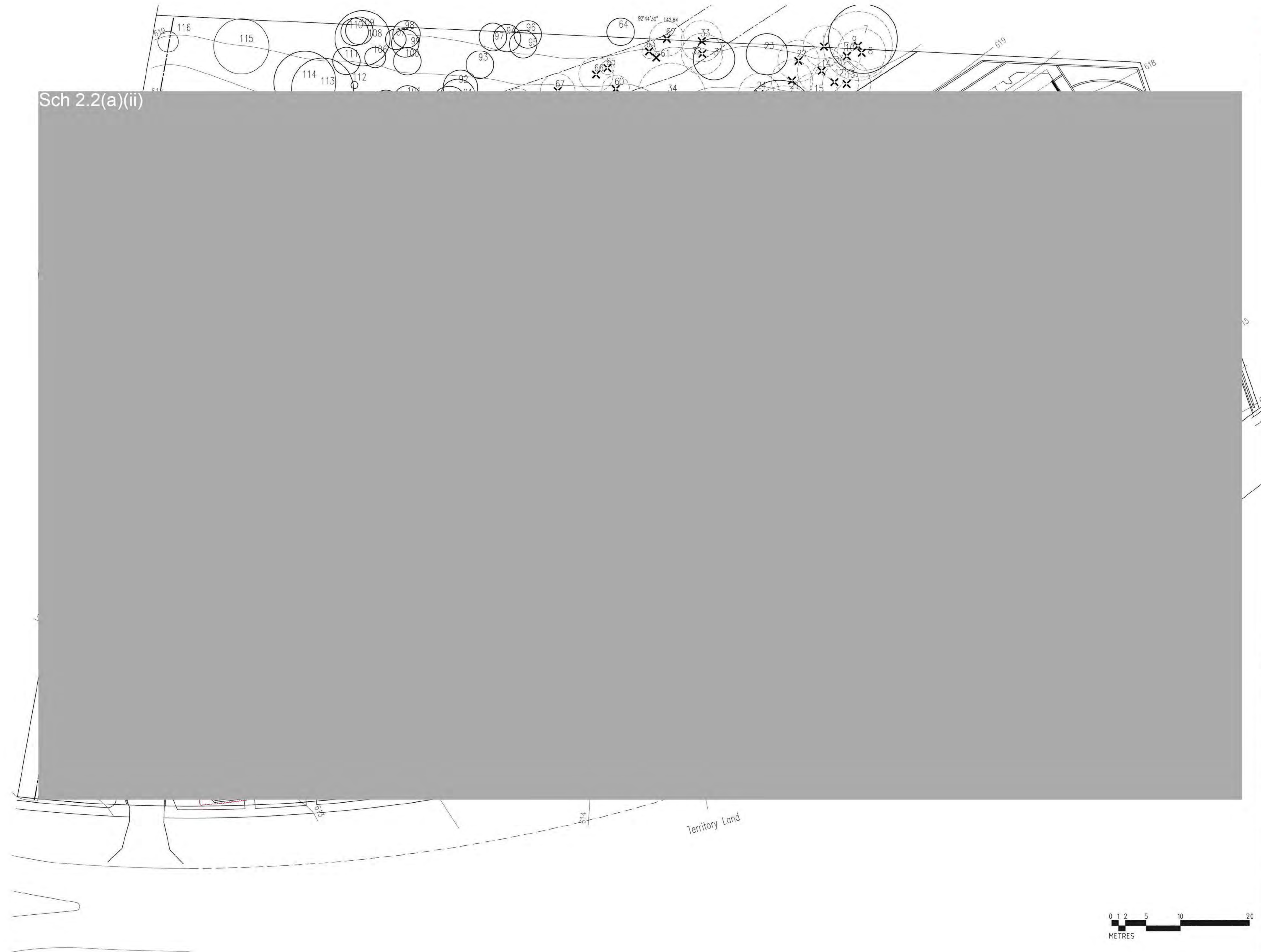
PROJECT ADDRESS
BLOCK 11 SECTION 5
BRUCE, ACT
DRAWING TITLE
SITE PLAN

PROJECT NAME
**MULTI UNIT
DEVELOPMENT**
CLIENT
MPK INVESTMENTS

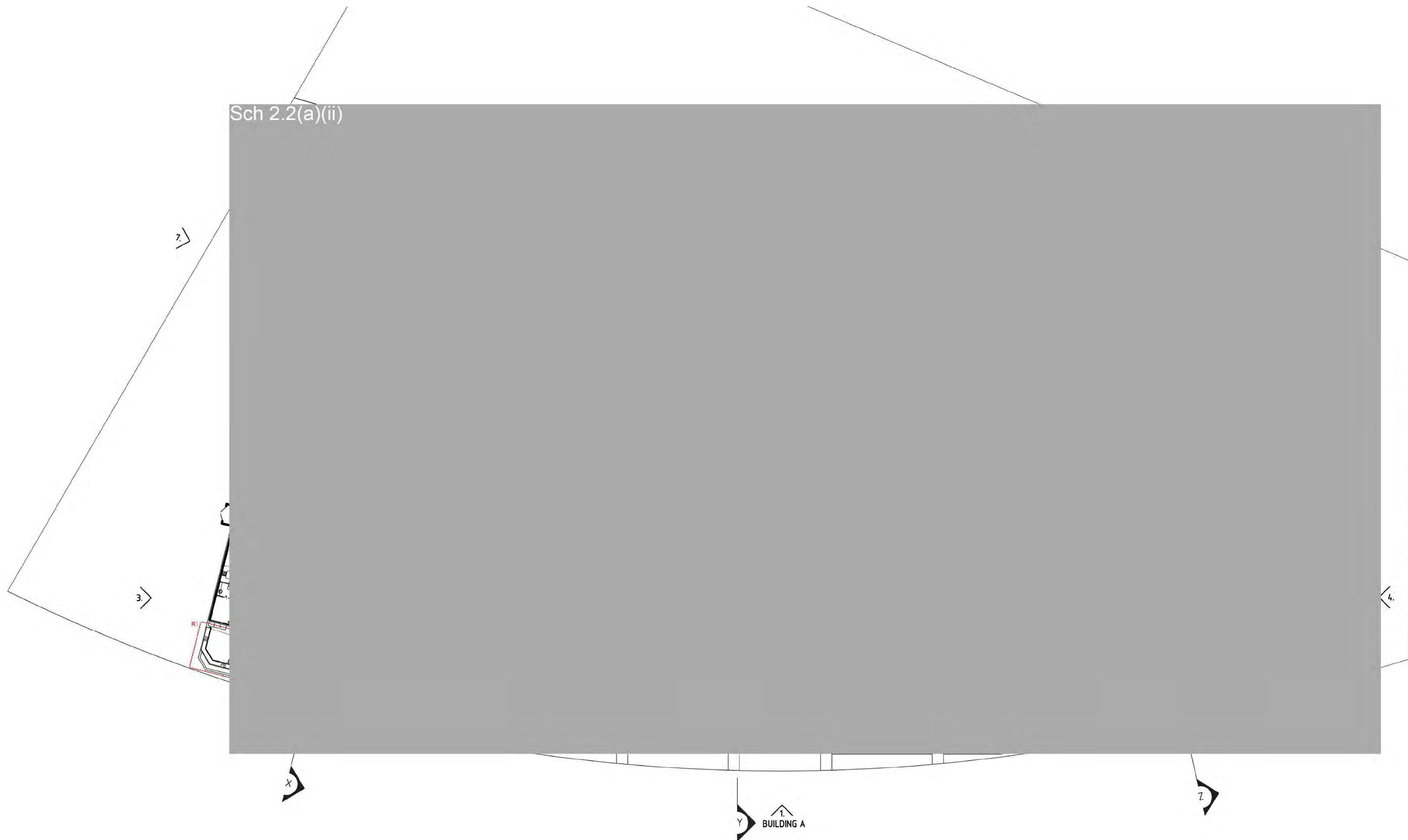
DRAWING STATUS
CONSTRUCTION

SCALE 1:250@A1
PRINT DATE 06.07.21
DESIGNED/DRAWN DM,FP/LC
PROJECT No 31296
DWG No 1.01 REVISION

Sch 2.2(a)(ii)



Sch 2.2(a)(ii)



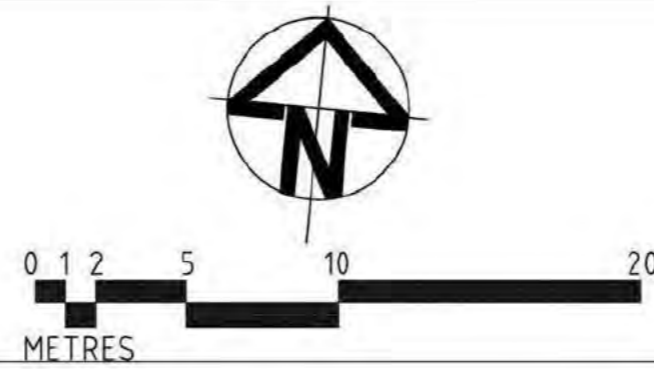
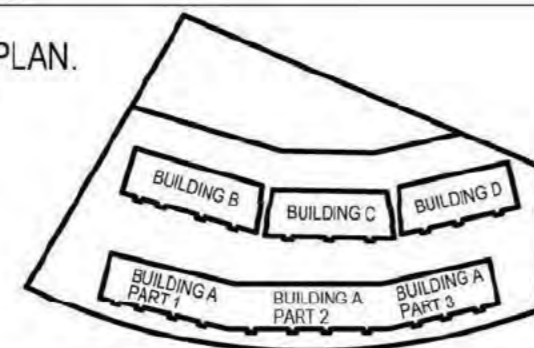
OZTAL
ARCHITECTS

3 TORWING STREET, BRIDGEMOOR,
ACT 2015
GPO BOX 2110 CANBERRA CITY
ACT 2015
P: 02 6291 3488

SITE 2, 248 PACIFIC
HIGHWAY NORTH,
STONEY, NSW, 2038
P: 02 9605 1822

NOMINATED ARCHITECT
NICK PELLE
NSW REGISTRATION NO 6688

LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R3	ARTICULATION JOINTS IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO REPAIR, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER, WHERE REPAIR IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ADHESIVE FLEXIBLE JOINT SYSTEM SIMILAR TO DALLAS BOND.	FR	06.07.21
R2	BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF MOST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.	FR	06.07.21
R1	EXISTING PLANTER BOXES AS IDENTIFIED TO BE REPAIRED, INCLUDING RESKULLED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "THE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT BEELS, SYSTEM METALLATION DRAWING, W/IN 2020.	FR	06.07.21

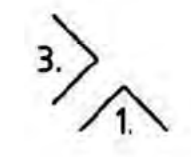
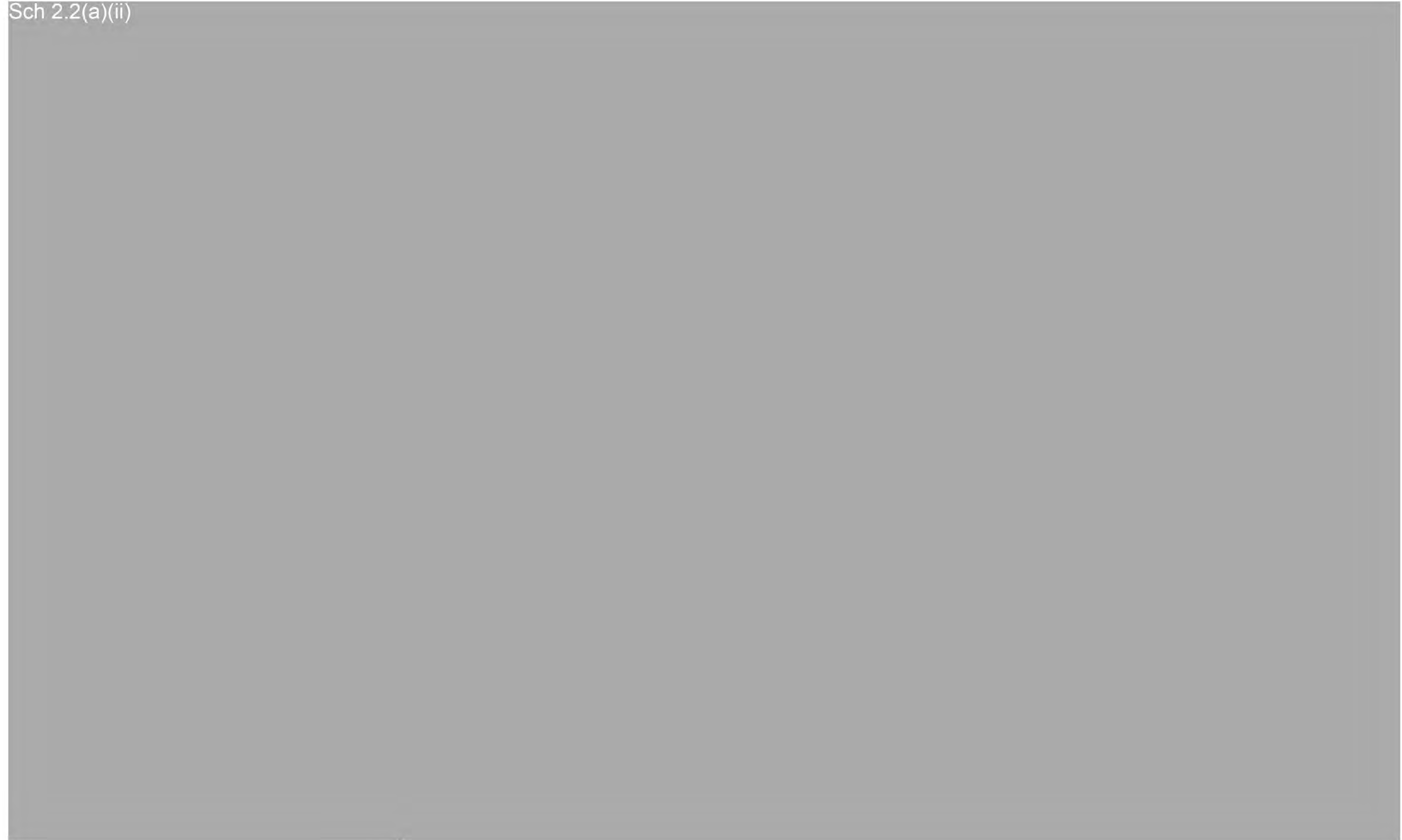
PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE

DRAWING TITLE
GROUND FLOOR LEVEL

PROJECT NAME
MULTI UNIT DEVELOPMENT

CLIENT
MPK INVESTMENTS

SCALE 1:250@A1
PRINT DATE 06.07.21
DESIGNED/ DM,FR/LC
DRAWN
PROJECT No 31296
DWG No 2.02 REVISION
DRAWING STATUS CONSTRUCTION



NOTE:
DIMENSIONS INDICATED FOR BEAMS & PLANTER BOXES ARE
INDICATIVE. BASED ON EXISTING DRAWINGS. ALL DIMENSIONS
TO BE CONFIRMED ON SITE TO DETERMINE EXTENT OF WORK
REQUIRED.

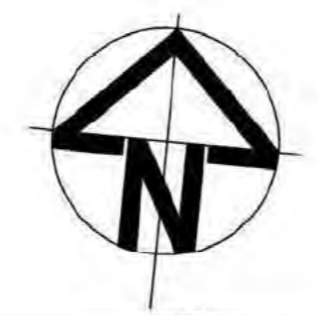
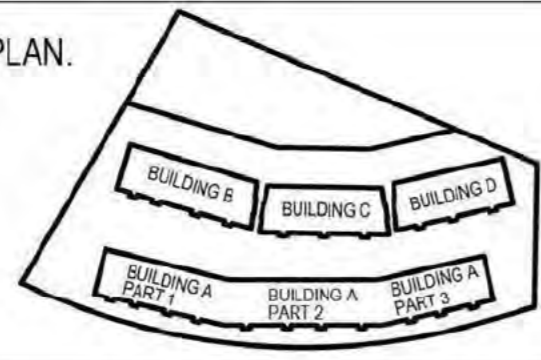


8 TORRENS STREET, BRADON,
ACT 2622
GPO BOX 2150 CANBERRA CITY
ACT 2601
P 61 6247 3488

SITE 2, 245 PACIFIC
HIGHWAY NORTH,
STONEY RIVER, 2865
P 62 3889 1802

NOMINATED ARCHITECT:
NOEL PELLE
MPK INVESTMENTS (PRACTICE NO. 028)

LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R2	BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS. BEAMS REPAIRED, INCLUDING AN INCLUSIVE REMOVAL OF HEAVY AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.	BR	06.07.21
R1	EXISTING PLANTER BOXES AS IDENTIFIED TO BE REPAIRED, INCLUDING REBEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY 'WIS. CHOICE' WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX SCOT TRIPS SYSTEM INSTALLATION DRAWING WPM 1801.	TR	06.07.21

PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE

DRAWING TITLE
GROUND FLOOR LEVEL
BUILDING A - PART 1

PROJECT NAME
MULTI UNIT DEVELOPMENT

CLIENT
MPK INVESTMENTS

SCALE 1:100@A1
PRINT DATE 06.07.21
DESIGNED/ DM,FR/LC
DRAWN
PROJECT No 31296
DWG No 3.05 REVISION
DRAWING STATUS CONSTRUCTION

Sch 2.2(a)(ii)



NOTE:
DIMENSIONS INDICATED FOR BEAMS & PLANTER BOXES ARE
INDICATIVE. BASED ON EXISTING DRAWINGS. ALL DIMENSIONS
TO BE CONFIRMED ON SITE TO DETERMINE EXTENT OF WORK
REQUIRED.

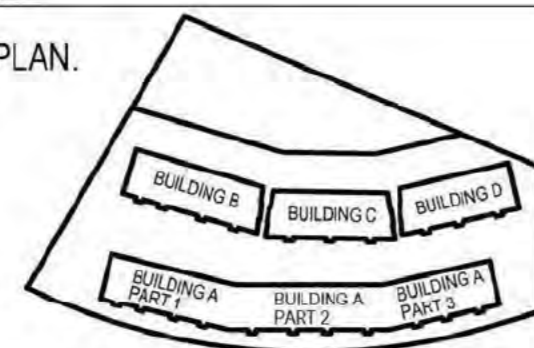
OZTAL
ARCHITECTS

8 TORRENS STREET, BRADON,
ACT 2602
GPO BOX 2110 CANBERRA CITY
ACT 2601
P 02 6261 3488

SITE 2, 245 PACIFIC
WINDYBUSH,
STONEY RIDGE, 2066
P 02 9665 1802

NOMINATED ARCHITECT:
NICK PELLE
MVA REGISTRATION NO 1008

LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R2	BEAM CORROSION REPAIR. IN THE LOCATIONS INDICATED ON THE DRAWINGS. BEAM REPAIRS, INCLUDING AS REQUIRED REMOVAL OF MOST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER, AND 2 TOP COATS OF SOLYDUR BAREX GLOSS PAINT.	FR	06.07.21
R1	EXISTING PLANTER BOXES AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALING AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY 'WHIS CHOCOLATE' WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ABOVE. PLANTER BOX ROOT DETAIL SYSTEM INSTALLATION DRAWING WITH NOTES.	TR	06.07.21

PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE

DRAWING TITLE
GROUND FLOOR LEVEL
BUILDING A - PART 2

PROJECT NAME
MULTI UNIT DEVELOPMENT

CLIENT
MPK INVESTMENTS

SCALE 1:100@A1
PRINT DATE 06.07.21
DESIGNED/DRAWN DM,FR/LC
PROJECT No 31296
DWG No 3.06 REVISION
DRAWING STATUS CONSTRUCTION

Sch 2.2(a)(ii)



3125
1504

P1

1

NOTE:
DIMENSIONS INDICATED FOR BEAMS & PLANTER BOXES ARE
INDICATIVE, BASED ON EXISTING DRAWINGS. ALL DIMENSIONS
TO BE CONFIRMED ON SITE TO DETERMINE EXTENT OF WORK
REQUIRED.



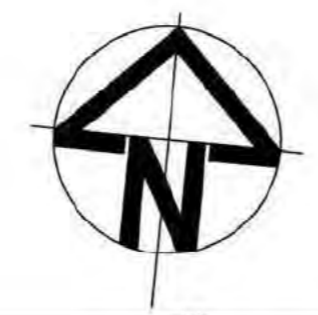
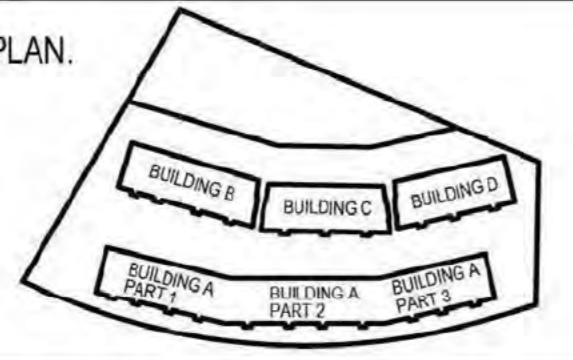
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STODDERS STREET, BRADDON,
ACT 2022
GPO BOX 2110 CANBERRA CITY
ACT 2051
P 02 6257 3486

SITE 2, 2/6 PACIFIC
HIGHWAY NORTH
SYDNEY NSW 2060
P 02 9609 1922

NOMINATED ARCHITECT:
NICK PELLE
NICK PELLE ARCHITECTURE NO. 6206

LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R2	BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS. BEAMS REPAIRED INCLUDING AS REQUIRED: REMOVAL OF MOST AFFECTED PAINT. PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.	FR	06.07.21
R1	EXISTING PLANTER BOXES AS IDENTIFIED TO BE REPAIRED, INCLUDING REGRADED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WIRE CHECK" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX FOOT SINKS, SYSTEM INSTALLATION DRAWING (WPM 1005)	FR	06.07.21

PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE

DRAWING TITLE
GROUND FLOOR LEVEL
BUILDING A - PART 3

PROJECT NAME
MULTI UNIT DEVELOPMENT

CLIENT
MPK INVESTMENTS

SCALE 1:100@A1
PRINT DATE 06.07.21
DESIGNED/
DRAWN DM,FR/LC
PROJECT No 31296
DWG No 3.07 REVISION
DRAWING STATUS CONSTRUCTION

Sch 2.2(a)(ii)



NOTE:
DIMENSIONS INDICATED FOR BEAMS & PLANTER BOXES ARE
INDICATIVE. BASED ON EXISTING DRAWINGS. ALL DIMENSIONS
TO BE CONFIRMED ON SITE TO DETERMINE EXTENT OF WORK
REQUIRED.

OZTAL
ARCHITECTS

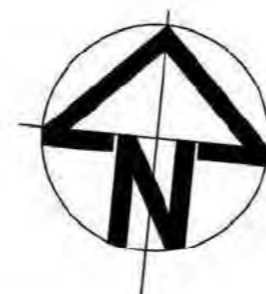
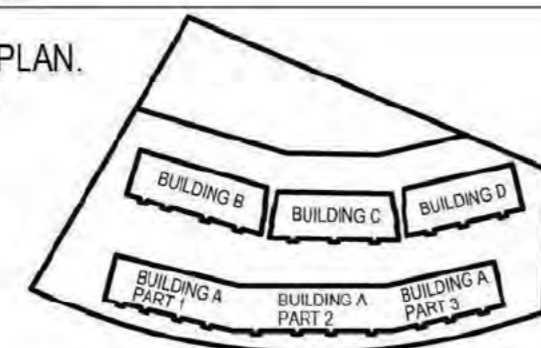
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9 TORRENS STREET, BRACKEN
ACT 2616
GPO BOX 11710 CAMBERA CITY
ACT 2616
P-02 6287 3488

SUITS 2 245 PACIFIC
STONEY RIDGE
NSW, 2003
P-02 9998 7602

NOMINATED ARCHITECT:
NECK PELLE
NSW REGISTRATION NO. 9888

LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R2	BEAM CORROSION REPAIR BY THE LOCATIONS INDICATED ON THE DRAWINGS. BEAMS TO BE REPAIRED, INCLUDING AN RECORDED RECORD OF REPAIR AFFECTED PART PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND A TOP COAT OF SOLVENT BASED GLOSS PAINT.	FR	06/07/21
R1	EXISTING PLASTER BOWNS AS IDENTIFIED TO BE REPAIRED. INCLUDES REBARLED AND THE LINT AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WIRE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM AREA X, PLANTER BOX, ROOT PROTECT SYSTEM INSTALLATION DRAWING WITH WIRE.	FR	06/07/21

PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE

DRAWING TITLE
GROUND FLOOR PLAN
BUILDING B

PROJECT NAME
MULTI UNIT DEVELOPMENT

CLIENT
MPK INVESTMENTS

SCALE 1:100@A1
PRINT DATE 06.07.21
DESIGNED/ DM,FR/LC
DRAWN
PROJECT No 31296
DWG No 3.14 REVISION
DRAWING STATUS CONSTRUCTION

Sch 2.2(a)(ii)



NOTE:
DIMENSIONS INDICATED FOR BEAMS & PLANTER BOXES ARE
INDICATIVE. BASED ON EXISTING DRAWINGS. ALL DIMENSIONS
TO BE CONFIRMED ON SITE TO DETERMINE EXTENT OF WORK
REQUIRED.

OZTAL
ARCHITECTS

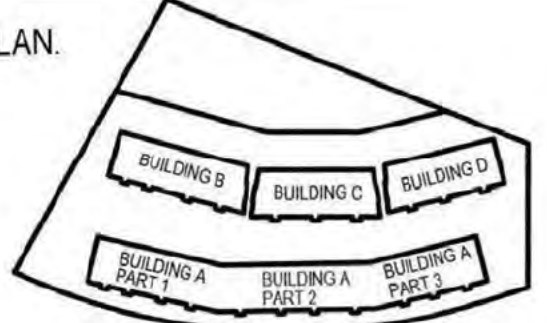
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1 TROSBEN STREET, SHARON,
ACT 2612
GPO BOX 2109 CAMBERA CITY
ACT 2601
P. 02 6257 3888

SUITE 240 PACIFIC
HIGHLANDS
SYDNEY NSW 2060
P. 02 958 9102

NOMINATED ARCHITECT:
NICK PELLE
NSW REGISTRATION NO 5608

LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
02	BEAM CORROSION REPAIR IN THE 1 LOCATIONS INDICATED ON THE DRAWINGS. BEAM REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A POLYURETHANE PAINT SYSTEM COMPLYING A NATAI, PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.	FR	06.07.21
01	EXISTING PLANTER BOXES AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALING AND THE LIME AS OBTAINED IN THE BUILDING REPORT PREPARED BY YUSE CHONG. WITH PROVISION TO BE AS PER PROPRIETARY SYSTEM INDEX, PLANTER BOX SOFT HELP SYSTEM INSTALLATION DRAWING WPM 1008.	FR	06.07.21

PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE
DRAWING TITLE
GROUND FLOOR PLAN
BUILDING C

PROJECT NAME
MULTI UNIT DEVELOPMENT
CLIENT
MPK INVESTMENTS

SCALE 1:100@A1
PRINT DATE 06.07.21
DESIGNED/
DRAWN DM,FR/LC
PROJECT No 31296
DWG No 3.17 REVISION
DRAWING STATUS CONSTRUCTION

Sch 2.2(a)(ii)



D

D

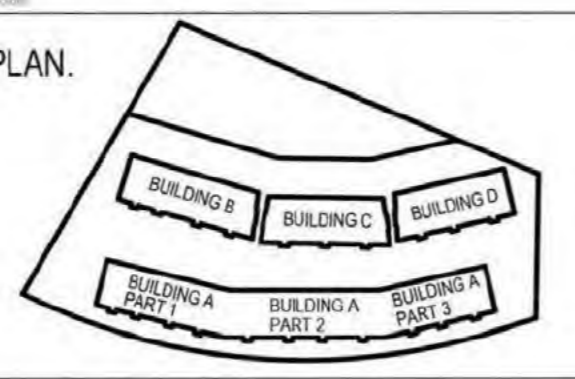
15-
13-

NOTE:
DIMENSIONS INDICATED FOR BEAMS & PLANTER BOXES ARE
INDICATIVE, BASED ON EXISTING DRAWINGS. ALL DIMENSIONS
TO BE CONFIRMED ON SITE TO DETERMINE EXTENT OF WORK
REQUIRED.

OZTAL
ARCHITECTS

PROVISIONS STREET BRADSHAW
ACT 2002
301-302/310 CAMBERGIA CITY
ACT 2001
P 10/104 2400
DATE: 2/20/2020
DRAWING NO: 31296
SHEET NO: 050
P 10/104 1022
REGISTERED ARCHITECT:
NOA PYLE
NEW REGISTRATION NO: 5629

LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R2	BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWING. BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUSTY APPLIED PAINT, PREPARATION TO EXISTING SUBSTRATE AND REPAIRS TO A PROPRIETARY FINISH SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT	FR	06/07/21
R1	EXISTING PLANTER BOXES AS IDENTIFIED TO BE REPAIRED, INCLUDING TO REPLACE AND TRIM LIME AS OBTAINED IN THE REPAIRING REPORT PREPARED BY WISE CHOICE WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ANEXO, PLANTER BOX ROOT REPAIR SYSTEM INSTALLATION DRAWING BFM 1002	FR	06/07/21

PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE
DRAWING TITLE
GROUND FLOOR PLAN
BUILDING D

PROJECT NAME
MULTI UNIT DEVELOPMENT
CLIENT
MPK INVESTMENTS

SCALE 1:100@A1
PRINT DATE 06.07.21
DESIGNED/
DRAWN DM,FR/LC
PROJECT No 31296
DWG No 3.20 REVISION
DRAWING STATUS CONSTRUCTION



ELEVATION 1.
(Thynne Street Elevation).



ELEVATION 2.

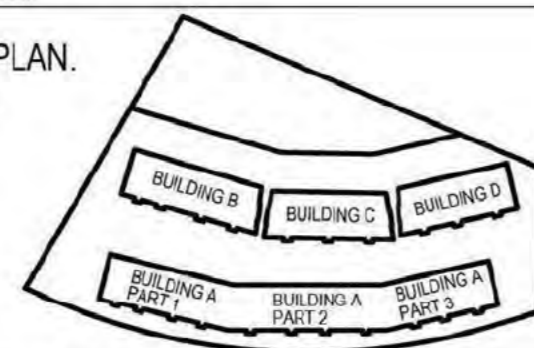
OZTAL
ARCHITECTS

8 TORBEN STREET, BRACKEN
ACT 2622
GPO BOX 2170, CANBERRA CITY
ACT 2601
P: 02 6257 3488

SITE 2, 245 PACIFIC
BROADWAY, NORTH
SYDNEY, NSW, 2060
P: 02 9606 1802

REGISTERED ARCHITECT
NICK PELLE
MEMBER REGISTRATION NO. 0008

LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R3	ARTICULATION JOINTS IN THE LOCATIONS INDICATED ON THE DRAWINGS. EXISTING ARTICULATION JOINTS TO BE REPAIRED USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ASEA'S INCORPORATING A SACKING ROD AND PROPRIETARY SEALER. WHERE REPAIR IS TO BE PATCHED AND REPAIRABLE PROVIDE A PROPRIETARY ADHESIVE FLEXIBLE REPAIR SYSTEM BLENDED TO GULLER ACORN.	FR	06/07/21
R2	SEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS. SEAMS REPAIRED, INCLUDING AS REQUIRED REMOVAL OF MOST AFFECTED PAINT. PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.	FR	06/07/21
R1	EXISTING PLANTER BOXES AS IDENTIFIED TO BE REPAIRED, INCLUDING RECALC AND THIS LINE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WSE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT SEALS SYSTEM INSTALLATION DRAWING WPM 1006.	FR	06/07/21

PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE

DRAWING TITLE
ELEVATIONS
BUILDING A

PROJECT NAME
MULTI UNIT DEVELOPMENT

CLIENT
MPK INVESTMENTS

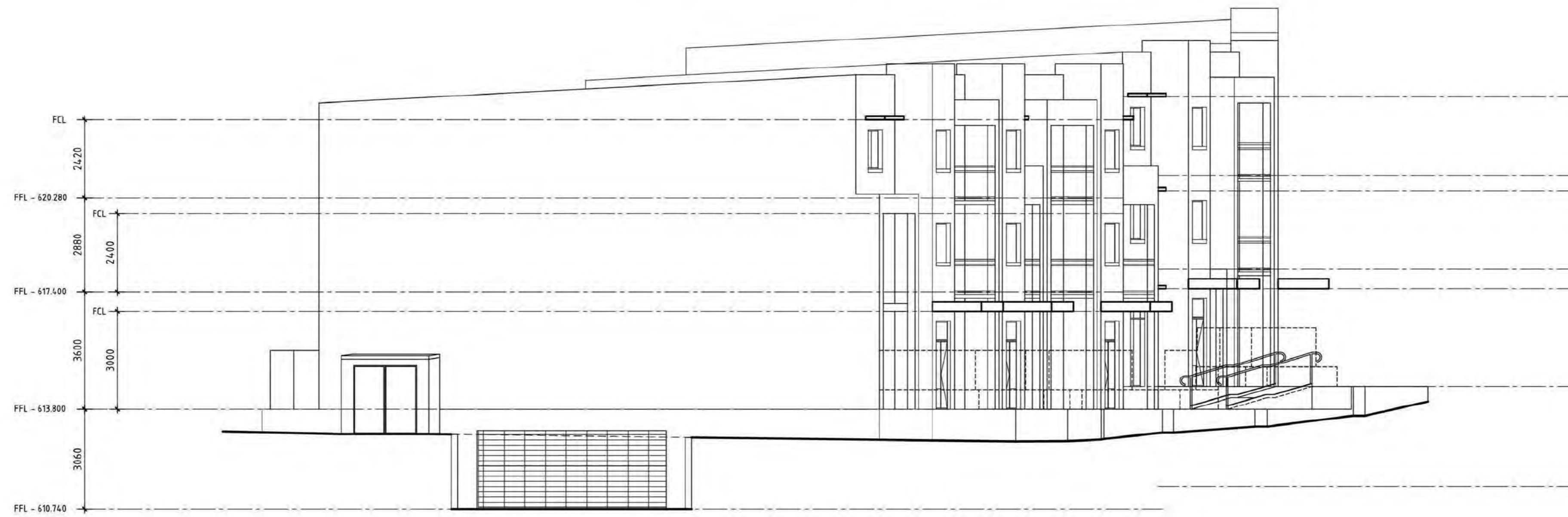
SCALE 1:200@A1
PRINT DATE 06.07.21
DESIGNED/ DM,FR/LC
DRAWN
PROJECT No 31296
DWG No 4.01 REVISION
DRAWING STATUS CONSTRUCTION



ELEVATION 1.
(Thynne Street Elevation).



ELEVATION 2.



ELEVATION 3.

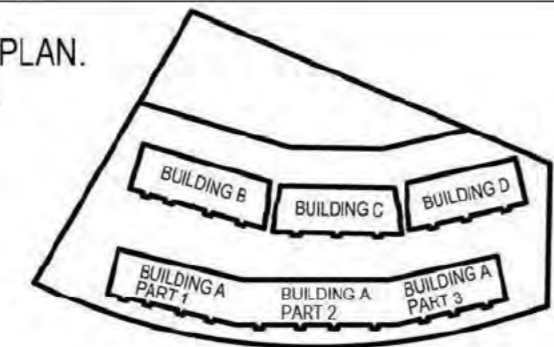
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8 TORRENCE STREET, BRADSHAW
 ACT 2602
 GPO BOX 2110 CANBERRA CITY
 ACT 2601
 P 02 6207 3488

SITE 2, 245 PACIFIC
 BRADSHAW NORTH
 STONEY RIDGE, 2606
 P 02 9055 1802

NOMINATED ARCHITECT:
 NICK PELLE
 MPK INVESTMENTS/MPK NO 008

LOCATION PLAN.
 NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R1	EXISTING PLANTER BOXES AS IDENTIFIED TO BE REPAIRED. INCLUDING RESEALING AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY 'WISE CHOICE' WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT SEALS SYSTEM INSTALLATION DRAWING WPM 0002.	FR	06.07.21
R2	BEAM CORROSION REPAIR. IN THE LOCATION INDICATED ON THE DRAWINGS. INCLUDING AS REQUIRED REMOVAL OF MOST AFFECTED PAINT. PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.	FR	06.07.21
R3	ARTICULATION JOINTS. IN THE LOCATION INDICATED ON THE DRAWINGS. EXISTING ARTICULATION JOINTS TO BE REPAIRED. USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING FILL AND PROPRIETARY SEALER. WHERE REPAIR IS TO BE 'IN PLACE' AND REPAIRED PROVIDE A PROPRIETARY ADHESIVE RENDER SYSTEM SIMILAR TO SELLER ACME.	FR	06.07.21

PROJECT ADDRESS
 BLOCK 11 SECTION 5,
 BRUCE

DRAWING TITLE
 ELEVATIONS
 BUILDING A - PART 1

PROJECT NAME
 MULTI UNIT DEVELOPMENT

CLIENT
 MPK INVESTMENTS

SCALE 1:100@A1
 PRINT DATE 06.07.21
 DESIGNED/ DM,FR/LC
 DRAWN
 PROJECT No 31296
 DWG No 4.02 REVISION
 DRAWING STATUS CONSTRUCTION



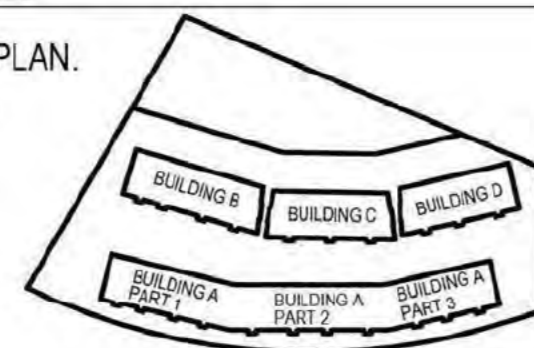
ELEVATION 1.
(Thynne Street Elevation).



ELEVATION 2.



LOCATION PLAN.
NOT TO SCALE.



8 TORRENS STREET, BRADON, ACT 2602.
GPO BOX 2150, CANBERRA CITY ACT 2601
P 02 6261 3488

SITE 2, 145 PACIFIC BRISBANE NORTH, STONEY RIDGE, NSW, 2066
P 02 9668 1802

NOMINATED ARCHITECT:
NOEL PELLE
MEMBER ARCHITECTS ACT 1997

REV	DESCRIPTION	BY	DATE
R3	ARTICULATION JOINTS IN THE LOCATION INDICATED ON THE DRAWINGS. EXISTING ARTICULATION JOINTS TO BE REPAIRED. USING AN APPROVED PROPRIETARY SYSTEM. SIMILAR TO ARDEX INCORPORATING A SACKING FILL AND PROPRIETARY SEALER. WHERE REPAIR IS TO BE PROVIDED AND REPAIRED PROVIDE A PROPRIETARY ADHESIVE BONDING SYSTEM SIMILAR TO SELLER ACRA.	TR	06.07.21
R2	BEAM CORROSION REPAIR IN THE LOCATION INDICATED ON THE DRAWINGS. BEAM REPAIRS INCLUDING AS REQUIRED REMOVAL OF BURY AFFECTED PAINT. PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND A TOP COAT OF SOLVENT BASED GLOSS PAINT.	TR	06.07.21
R1	EXISTING PLANTERS SORTED AND IDENTIFIED TO BE REPAIRED. INCLUDING RESEALING AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY 'BEE CHANCE' WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX. PLANTER BOX SCOT DRAIN SYSTEM INSTALLATION DRAWING NEW 8002.	TR	06.07.21

PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE

DRAWING TITLE
ELEVATIONS
BUILDING A - PART 2

PROJECT NAME
MULTI UNIT DEVELOPMENT

CLIENT
MPK INVESTMENTS

SCALE 1:100@A1
PRINT DATE 06.07.21
DESIGNED/ DM,FR/LC
DRAWN
PROJECT No 31296
DWG No 4.03 REVISION
DRAWING STATUS CONSTRUCTION

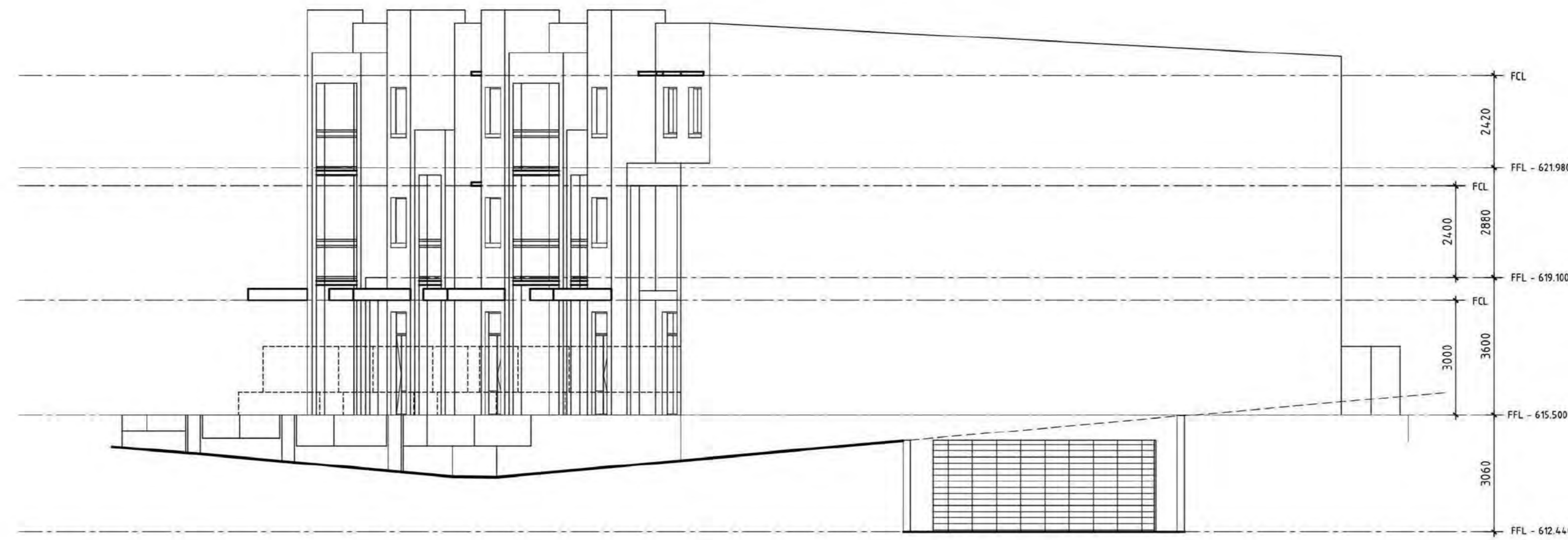
ELEVATION 1.
(Street Elevation).



ELEVATION 2.



ELEVATION 4.



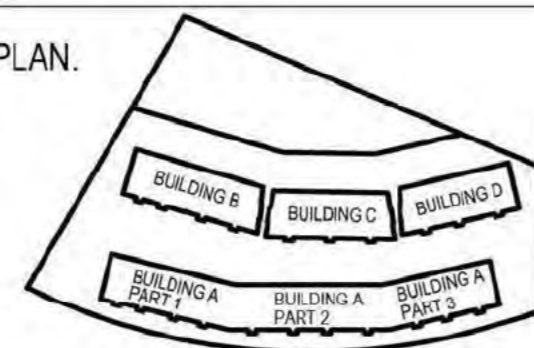
OZTAL
ARCHITECTS

8 TORRENS STREET, BRADBOON,
NSW 1582.
GPO BOX 2110 CARBERRA CITY,
ACT 2881
P 02 6261 3488

SITE 2, 246 PACIFIC
HIGHWAY NORTH,
STONEY RIDGE, NSW, 2060
P 02 969 1802

NOMINATED ARCHITECT:
NICK PELLE
NSW REGISTRATION NO 028

LOCATION PLAN.
NOT TO SCALE.

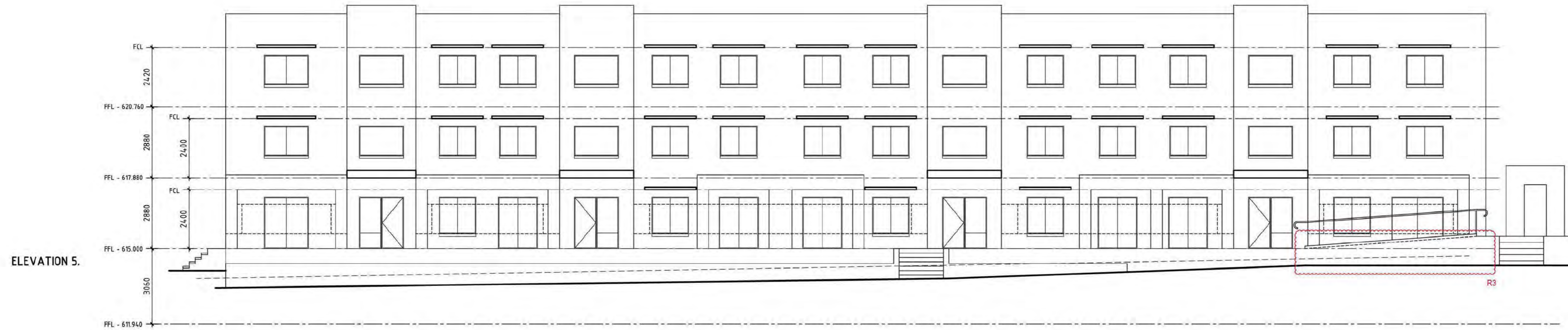


REV	DESCRIPTION	BY	DATE
R3	ARTICULATION JOINTS IN THE LOCATION INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO BE REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM, SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER, WHERE REPAIR IS TO BE FINISHED AND REPAIRED PROVIDE A PROPRIETARY ADHESIVE FILLSURE SYSTEM SIMILAR TO SILEX ACOL.	FR	06.07.21
R2	BEAM CORROSION REPAIR IN THE LOCATION INDICATED ON THE DRAWINGS, BEAM REPAIRS, INCLUDING AS REQUIRED, REMOVAL OF MOST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.	FR	06.07.21
R1	EXISTING PLANTS SORTED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEAL AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY 'WISB CHOICE' WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT SEALS SYSTEM INSTALLATION DRAWING WPM 0002.	FR	06.07.21

PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE
DRAWING TITLE
ELEVATIONS
BUILDING A - PART 3

PROJECT NAME
MULTI UNIT DEVELOPMENT
CLIENT
MPK INVESTMENTS

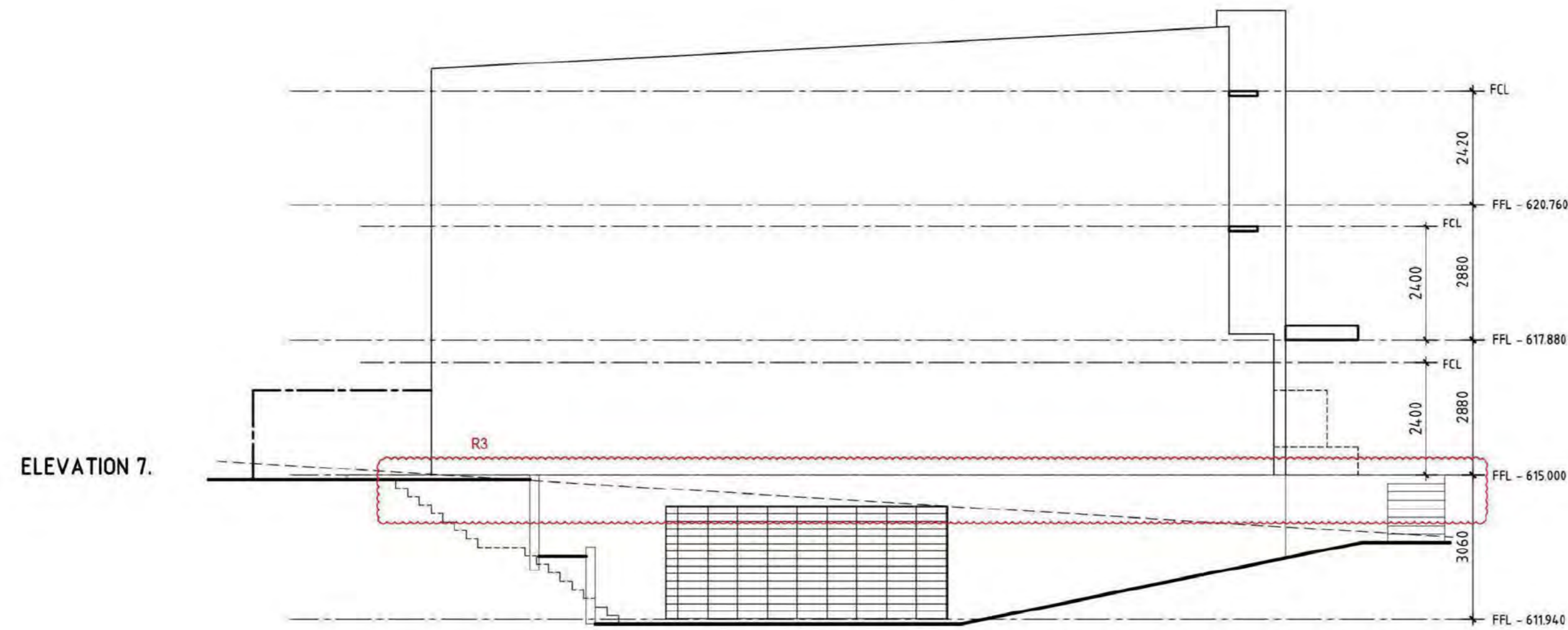
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PRINT DATE 06.07.21
DESIGNED/ DM,FR/LC
DRAWN
PROJECT No 31296
DWG No 4.04 REVISION
DRAWING STATUS CONSTRUCTION



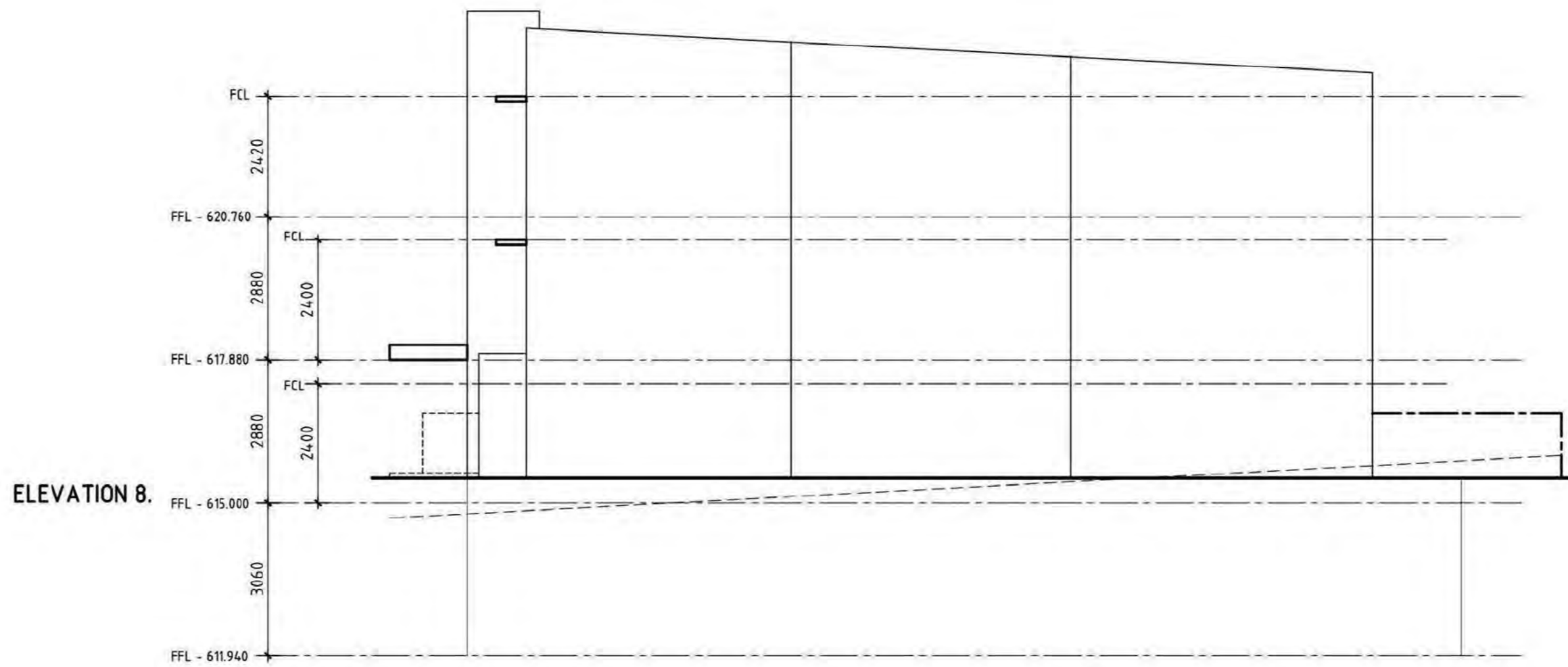
ELEVATION 5.



ELEVATION 6.

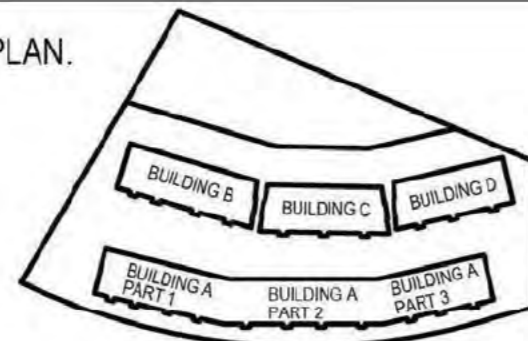


ELEVATION 7.



ELEVATION 8.

LOCATION PLAN.
NOT TO SCALE.



9 TORRENS STREET, BRADSHAW ACT 2017
 27/05/21 21/08 CARBERRA CITY ACT 2001
 P 10 0000 3489

SITE 3 240 PACIFIC HIGHWAY NORTH SYDNEY NSW 2000
 P 10 0000 100

NOMINATED ARCHITECT:
 INDUSTRY:
 NSW REGISTRATION NO. 5408

OZTAL
ARCHITECTS

REV	DESCRIPTION	BY	DATE
R1	EXISTING PLANTER BOXES AS IDENTIFIED TO BE REPAIRED, INCLUDING REBEALED AND THE LINE AS OUTLINED IN THE BUILDING SECTION PREPARED BY "THE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM MODEL PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 1006.		06.07.21
R2	BEAM CORROSION REPAIR. IN THE LOCATION INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AN REQUIRED REMOVAL OF RUST AFFECTED PAINT, PREPARATION OF EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.		06.07.21
R3	ARTICULATION JOINTS. IN THE LOCATION INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO BE REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM REPAIR AS TO BE REPAIRED INCORPORATING A SMOOKING BED AND PROPRIETARY MOLE GRASS RENDER IN TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRIL.		06.07.21

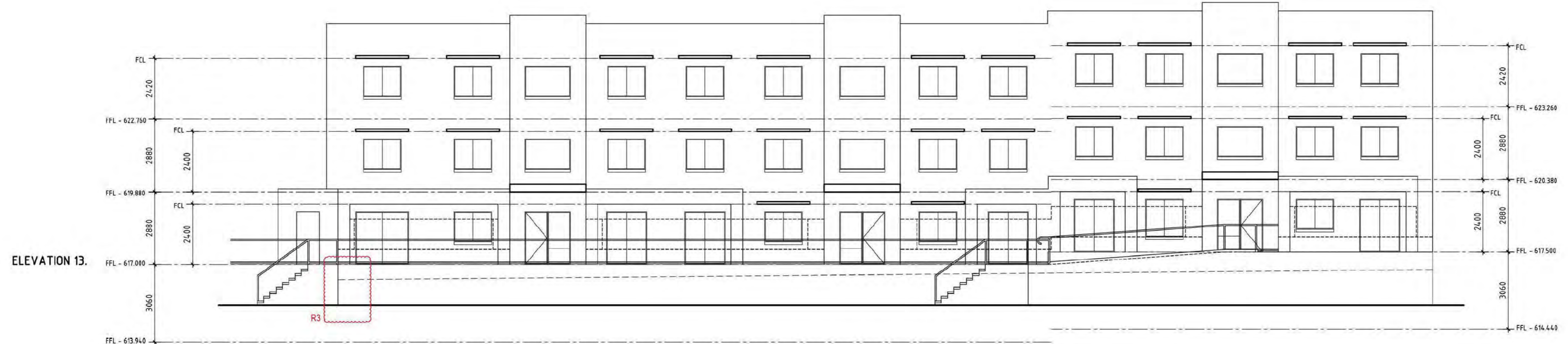
PROJECT ADDRESS
 BLOCK 11 SECTION 5,
 BRUCE

DRAWING TITLE
 ELEVATIONS
 BUILDING B

PROJECT NAME
 MULTI UNIT DEVELOPMENT

CLIENT
 MPK INVESTMENTS

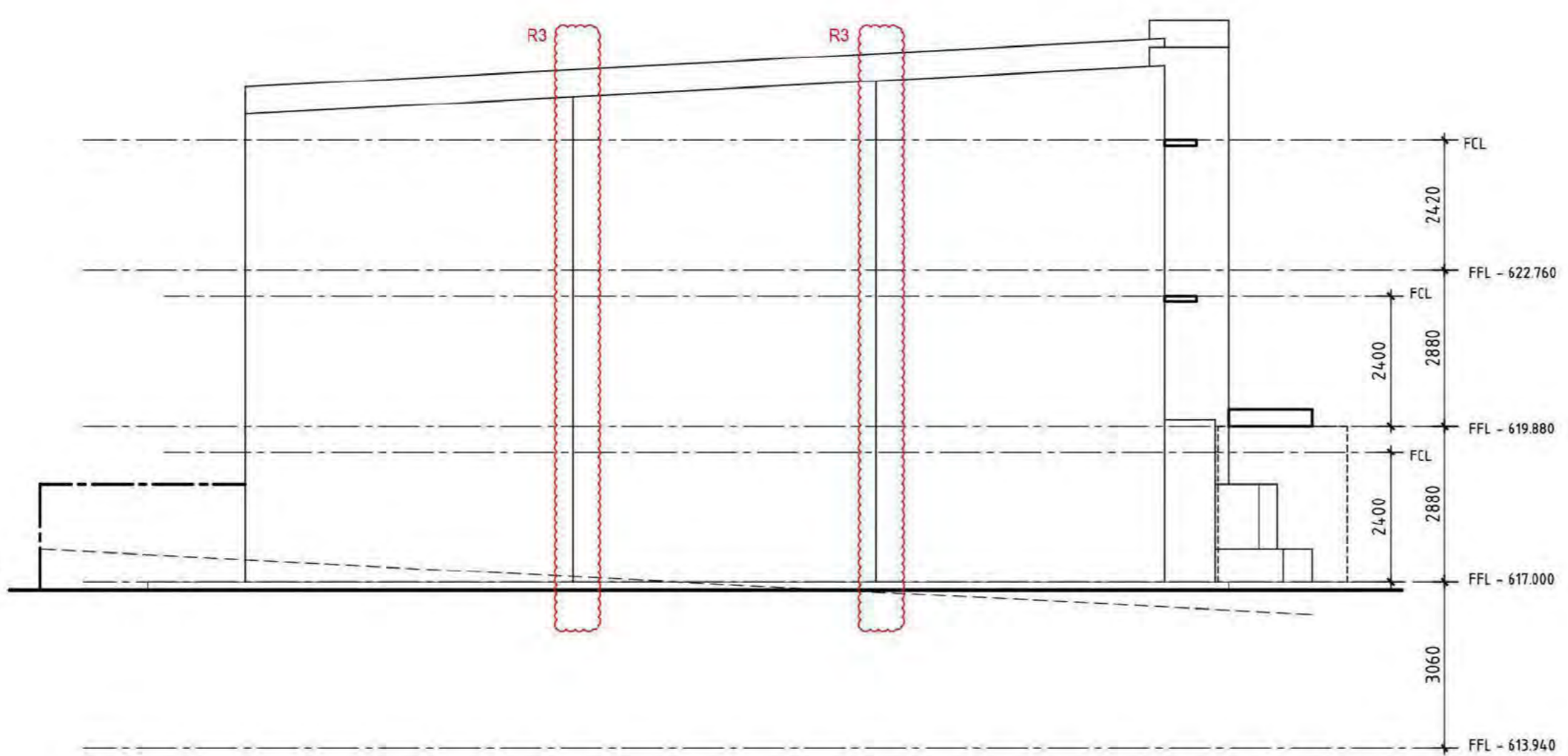
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 PRINT DATE 06.07.21
 DESIGNED/ DRAWN DM,FR/LC
 PROJECT No 31296
 DWG No 4.05 REVISION
 DRAWING STATUS CONSTRUCTION



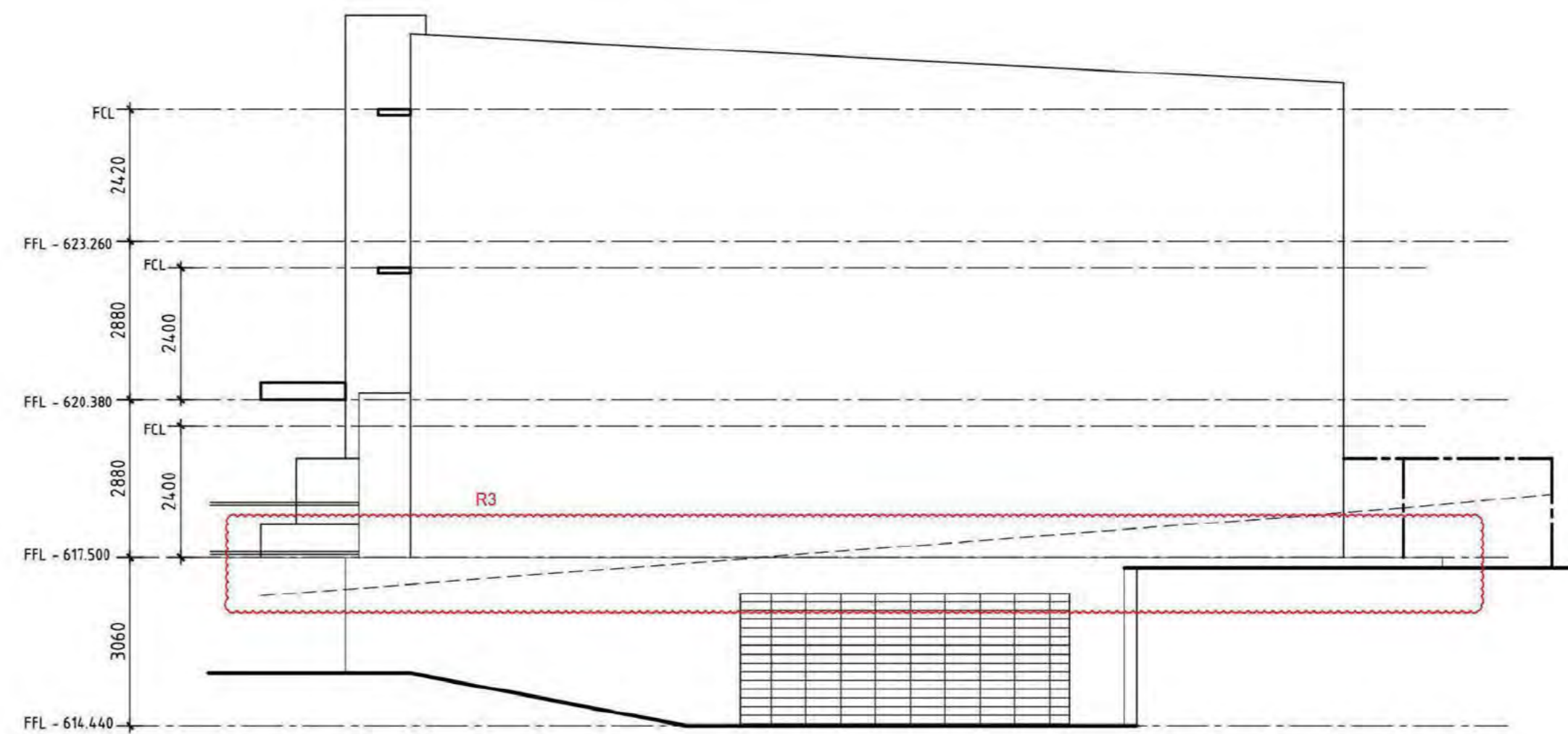
ELEVATION 13.



ELEVATION 14.



ELEVATION 15.



ELEVATION 16.

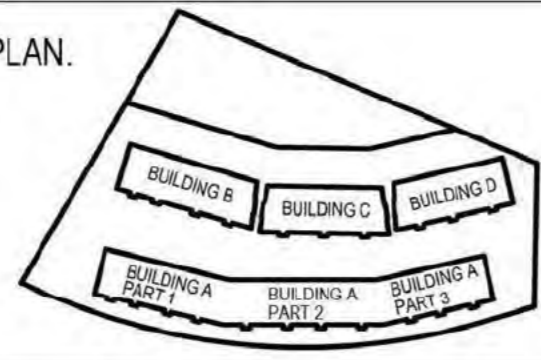
OZTAL
ARCHITECTS

8 TORRENS STREET, BRUCE
VIC 3062
GPO BOX 2110 CARBONNA CITY
VIC 3084
P 02 9521 3488

SITE 2, 245 PACIFIC
WHEELERS NORTH
STONEY RIDGE, VIC 3086
P 02 9605 1802

NOMINATED ARCHITECT:
NICK PELLE
MBA (REGISTERED) NO 1008

LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R3	ARTICULATION JOINTS IN THE LOCATION INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO BE REPAIRED USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER, WHERE REPAIR IS TO BE THROUGH AND REPAIRS PROVIDE A PROPRIETARY ADHESIVE FLEXIBLE JOINT SYSTEM SIMILAR TO SILEX ACME.	FR	06.07.21
R2	BEAM CORROSION REPAIR IN THE LOCATION INDICATED ON THE DRAWINGS, BEAM REPAIRS INCLUDING AN REQUIRED REMOVAL OF MOST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.	FR	06.07.21
R1	EXISTING PLANTERS IDENTIFIED TO BE REPAIRED, INCLUDING RESEAL AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY 'WISE CHOICE' WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT SEALS SYSTEM INSTALLATION DRAWING WPM 4002.	FR	06.07.21

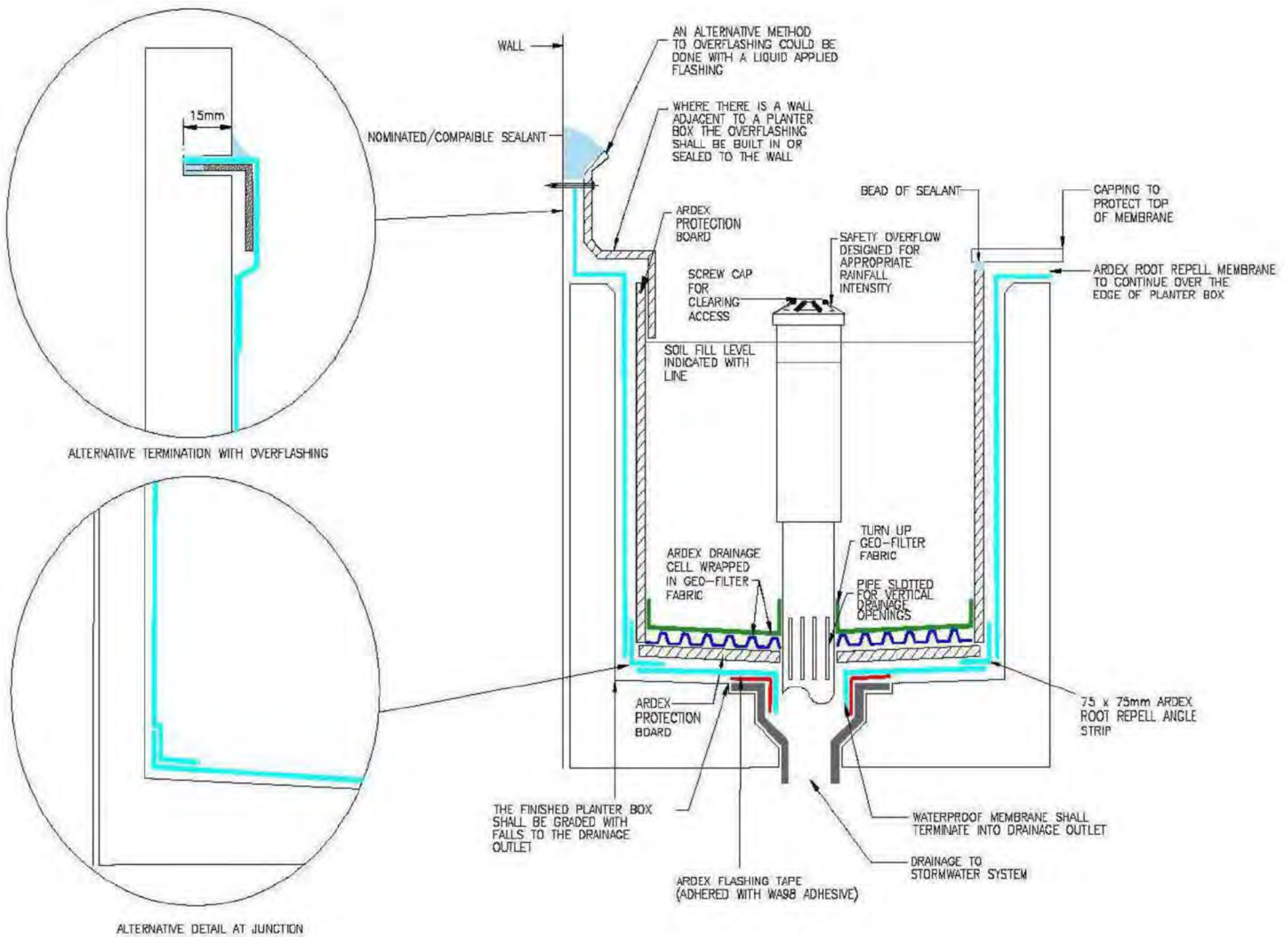
PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE

DRAWING TITLE
ELEVATIONS
BUILDING D

PROJECT NAME
MULTI UNIT DEVELOPMENT

CLIENT
MPK INVESTMENTS

SCALE 1:100@A1
PRINT DATE 06.07.21
DESIGNED/ DM,FR/LC
DRAWN
PROJECT No 31296
DWG No 4.07 REVISION
DRAWING STATUS CONSTRUCTION



REFER TO TYPICAL ARDEX ROOT REPEL PLANTER BOX DETAIL.
 INSTALLATION TO BE A COMPLETE PROPRIETARY SYSTEM INSTALLED IN ACCORDANCE TO MANUFACTURERS
 RECOMMENDATIONS TO BE COMPLIANT WITH ALL RELEVANT CODES & REGULATIONS

From: "Martin Crncevic" [Sch 2.2(a)(ii)]
Sent: 10/08/2021 7:40 AM
To: "Info" <info@hbcertify.com.au>
Cc: [Sch 2.2(a)(ii)]@independent.com.au"; [Sch 2.2(a)(ii)]@independent.com.au"; "Farr, Douglas" <Douglas.Farr@act.gov.au>; [Sch 2.2(a)(ii)]@hbcertify.com.au"; [Sch 2.2(a)(ii)]@gmail.com>
Subject: Re: Application to document Exempt Works
Attachments: 31296 - MPK INVESTMENTS - 09.08.21.pdf

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

[Sch 2.2(a)(ii)]

See attached latest drawings for Bruce repairs.

The scope of works for each affected element was moved from the bottom of the plan pages to a more prevalent position.

A new detailed drawing has been created which shows the repair methodology and refers to Ardex documentation.

Cheers

On 22 Jul 2021, at 1:15 pm, Info <info@hbcertify.com.au > wrote:

[Sch 2.2(a)(ii)] – difficult, impractical? One unit could be selected as a typical representation of the multiple works scheduled for repairs? I'm not expecting detailed repairs for all affected units. Variations between units regarding extent of repairs may become relevant but the drawings could address this by clearly specifying repair preparation, methodology and applicator instructions. A reference to ARDEX and other product manufacturer should underpin instructions on the drawings/plans.

It's permissible to adopt and copy manufacturers instruction on plans subject to reference protocol.

Regards

[Sch 2.2(a)(ii)]

Principal Building Surveyor

<image001.gif>

HERITAGE BUILDING CERTIFICATION
Building Surveying & NCC Consultancy
Registered Certifier BDC2020 | Principal Building Surveyor 20121318
Suite 1 - 42 Barracks Flat Drive, QUEANBEYAN NSW 2620
E: info@hbcertify.com.au | Tel: 02 6299 3721 | www.hbcertify.com.au
Millar Consultancy Pty Ltd ABN 51 165 344 927 t/as HBC Building Certification

Liability limited by a scheme approved under
Professional Standards Legislation

From: [Sch 2.2(a)(ii)]

Sent: Thursday, 22 July 2021 12:19 PM

To: Info <info@hbcertify.com.au>

Cc: [Sch 2.2(a)(ii)]@independent.com.au"; [Sch 2.2(a)(ii)]@hbcertify.com.au"; Douglas.Farr@act.gov.au"; [Sch 2.2(a)(ii)]@gmail.com>

[Sch 2.2(a)(ii)]@gmail.com>

Subject: Re: Application to document Exempt Works

[Sch 2.2(a)(ii)]

I have a meeting with Oztal tomorrow morning to go over this with them - to see if we can satisfy your demands with the drawings for BA exempt works (ie, the planter box repairs and beam repairs).

The ability to measure the width of selected as built beams for cosmetic repair may prove to be extremely difficult or impractical...

Oztal expressed concern/confusion with the detail of documentation that you are after...

Thanks

On 22 Jul 2021, at 11:01 am, Info <info@hbcertify.com.au> wrote:

Sch 2.2(a)(ii) – just a quick update.

The unsatisfactory gap between acceptable documentation for due diligence (future proof) purpose and what has been submitted to date still remains.

I received phone call from the designer from OZTAL architects last week requesting extent of information required to assess approval for the exempt works.

After I outlined what information should to be documented on new plans, the response given "this was not part of my brief" is understandable.

Martin, in the context of recording and registering exempt works approval with *Access Canberra*, request that further email correspondence includes the architects revised design.

The design brief must prepare for on-site measure of pre-existing building elements (as constructed) and not rely on undocumented info missing from existing plans.

Please let me know what plans or action you are taking for resolution.

Regards

Sch 2.2(a)(ii)

Principal Building Surveyor

<image001.gif>

HERITAGE BUILDING CERTIFICATION

Building Surveying & NCC Consultancy

Registered Certifier BDC2020 | Principal Building Surveyor 20121318

Suite 1 - 42 Barracks Flat Drive, QUEANBEYAN NSW 2620

E: info@hbcertify.com.au | Tel: 02 6299 3721 | www.hbcertify.com.au

Millar Consultancy Pty Ltd ABN 51 165 344 927 t/as HBC Building Certification

**Liability limited by a scheme approved under
Professional Standards Legislation**

LEGEND



REV	DESCRIPTION	BY	DATE
R1	EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R	FR	06.07.21

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PROJECT ADDRESS
BLOCK 11 SECTION 5
BRUCE, ACT
DRAWING TITLE
SITE PLAN

PROJECT NAME
MULTI UNIT DEVELOPMENT
CLIENT
MPK INVESTMENTS

DRAWING STATUS
CONSTRUCTION

SCALE 1:250@A1

PRINT DATE 06.07.21

DESIGNED/
DRAWN DM,LC

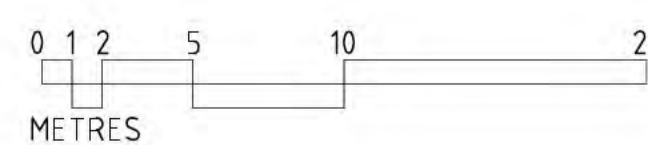
PROJECT No 31296

DWG No 1.01 REVISION

SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R
- R2** BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.
- R3** ARTICULATION JOINTS IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO BE REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.

DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED



Sch 2.2(a)(ii)

Sch 2.2(a)(ii)

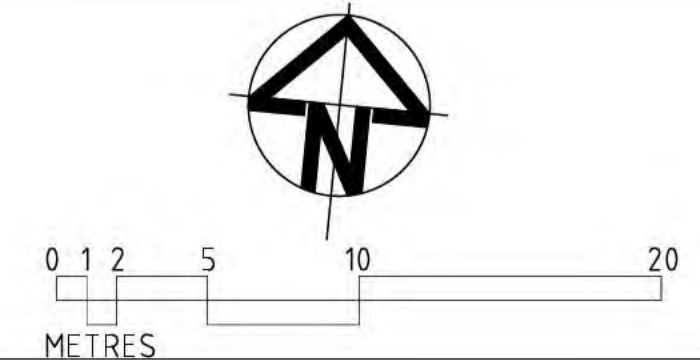
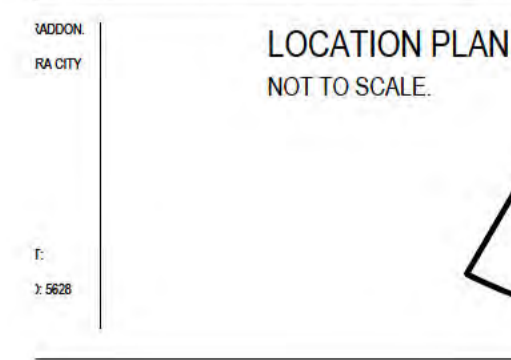
SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R
- R2** BEAM CORROSION REPAIR
IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.
- R3** ARTICULATION JOINTS
IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.

Sch 2.2(a)(ii)



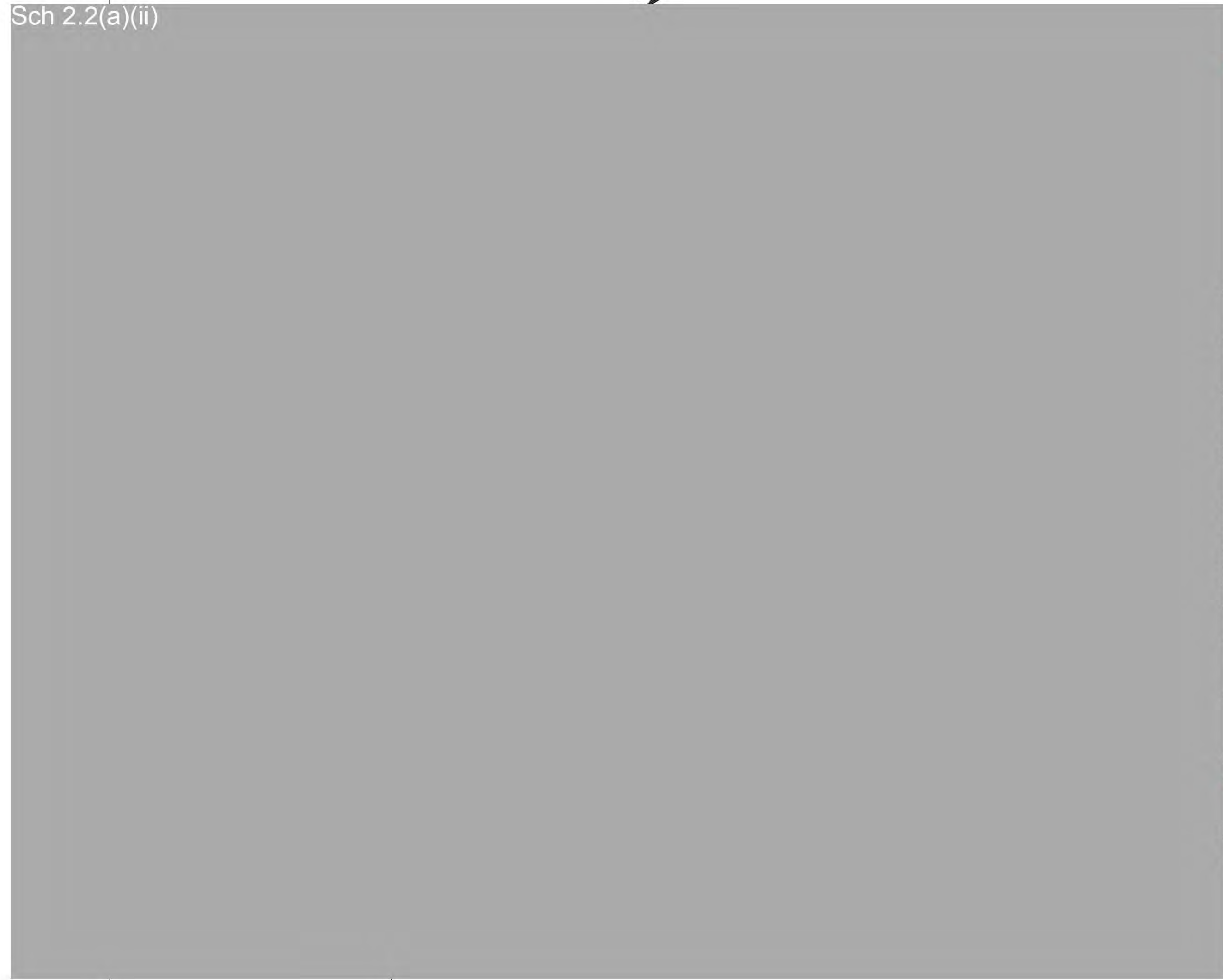
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REV	DESCRIPTION	BY	DATE
R3	ARTICULATION JOINTS IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.	FR	06.07.21
R2	BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.	FR	06.07.21
R1	EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R.	FR	06.07.21

PROJECT ADDRESS BLOCK 11 SECTION 5, BRUCE	PROJECT NAME MULTI UNIT DEVELOPMENT	SCALE 1:250@A1
DRAWING TITLE GROUND FLOOR LEVEL	CLIENT MPK INVESTMENTS	PRINT DATE 06.07.21
		DESIGNED/ DRAWN DM,LC
		PROJECT No 31296
		DWG No 2.02
		REVISION
		DRAWING STATUS CONSTRUCTION

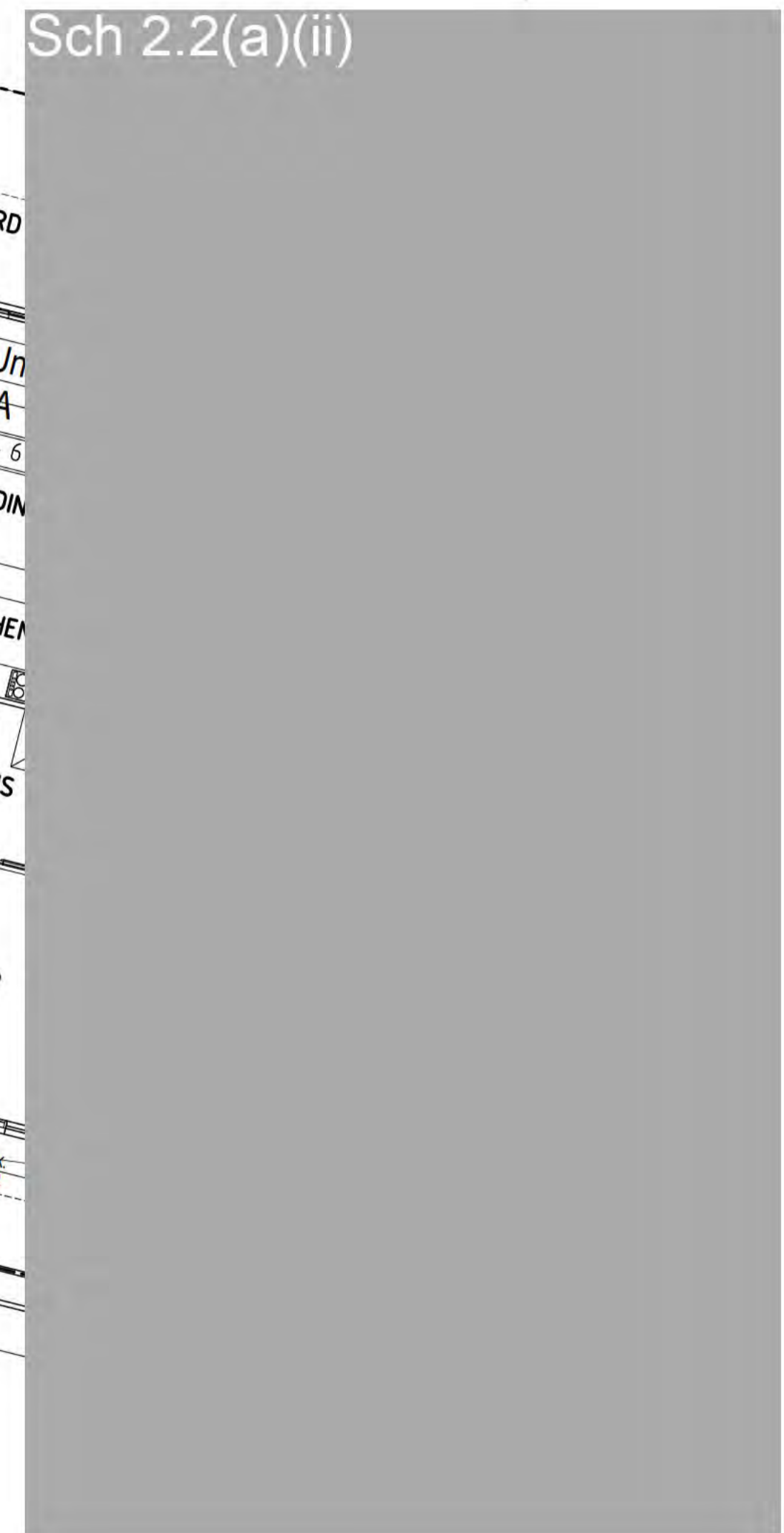
Sch 2.2(a)(ii)



SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R
- R2** BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.
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Sch 2.2(a)(ii)

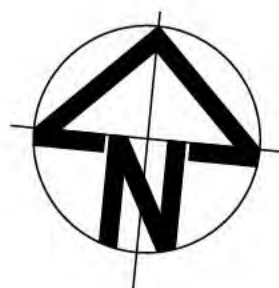
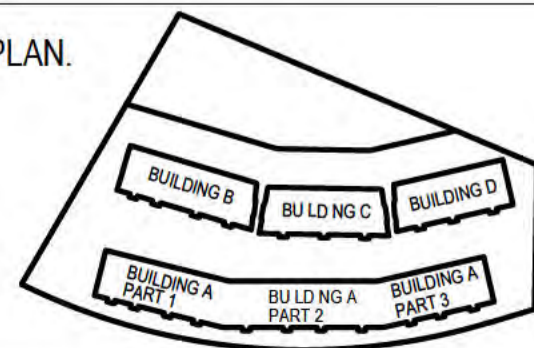


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NOTE:
DIMENSIONS INDICATED FOR BEAMS & PLANTER BOXES ARE INDICATIVE, BASED ON EXISTING DRAWINGS. ALL DIMENSIONS TO BE CONFIRMED ON SITE TO DETERMINE EXTENT OF WORK REQUIRED.

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LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R2	BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.	FR	06.07.21
R1	EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R.	FR	06.07.21

PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE
DRAWING TITLE
GROUND FLOOR LEVEL
BUILDING A - PART 1

PROJECT NAME
MULTI UNIT DEVELOPMENT
CLIENT
MPK INVESTMENTS

SCALE 1:100@A1
PRINT DATE 06.07.21
DESIGNED/ DRAWN DM,LC
PROJECT No 31296
DWG No 3.05 REVISION
DRAWING STATUS CONSTRUCTION

SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R.
- R2** BEAM CORROSION REPAIR
IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.
- R3** ARTICULATION JOINTS
IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO BE REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.

Sch 2.2(a)(ii)

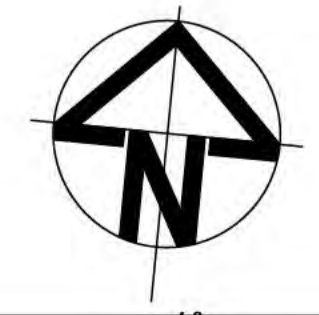
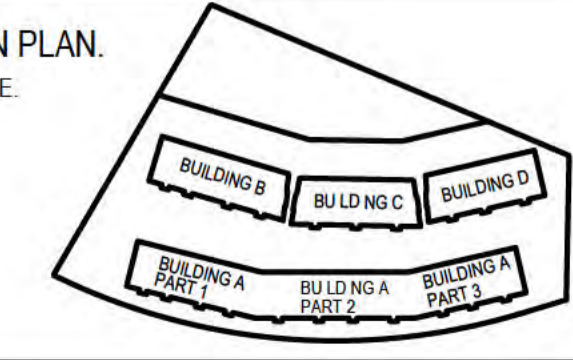


NOTE:
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SECTION
FRONT
E.
2.902

LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R2	BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.	FR	06.07.21
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PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE
GROUND FLOOR LEVEL
BUILDING A - PART 2

PROJECT NAME
MULTI UNIT DEVELOPMENT
CLIENT
MPK INVESTMENTS

SCALE 1:100@A1
PRINT DATE 06.07.21
DESIGNED/DRAWN DM,LC
PROJECT No 31296
DWG No 3.06 REVISION
DRAWING STATUS CONSTRUCTION

SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R
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- R3** ARTICULATION JOINTS
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Sch 2.2(a)(ii)



2. / 4.

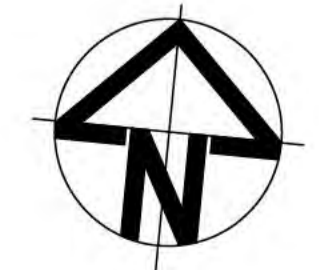
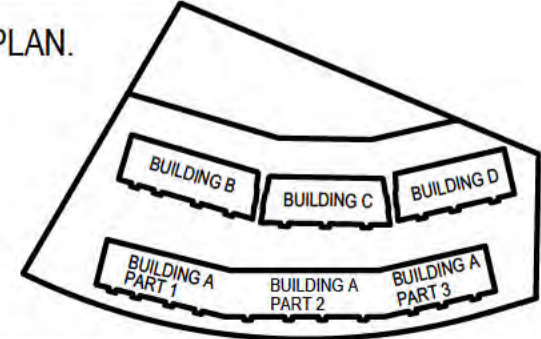
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ROOM:
FACILITY:
7:
2 9628

LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R2	BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.	FR	06.07.21
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PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE
DRAWING TITLE
GROUND FLOOR LEVEL
BUILDING A - PART 3

PROJECT NAME
MULTI UNIT DEVELOPMENT
CLIENT
MPK INVESTMENTS

SCALE 1:100@A1
PRINT DATE 06.07.21
DESIGNED/DRAWN DM,LC
PROJECT No 31296
DWG No 3.07 REVISION
DRAWING STATUS CONSTRUCTION

Sch 2.2(a)(ii)

A

B

SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R
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Sch 2.2(a)(ii)

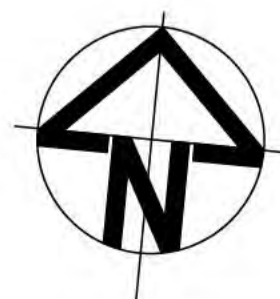
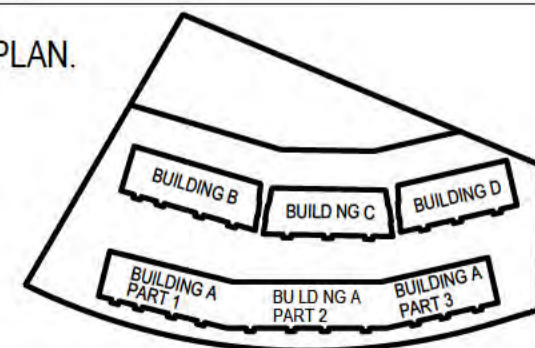
6

NOTE:
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NOON
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LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R2	BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.	FR	06.07.21
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PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE
DRAWING TITLE
GROUND FLOOR PLAN
BUILDING B

PROJECT NAME
MULTI UNIT DEVELOPMENT
CLIENT
MPK INVESTMENTS

SCALE 1:100@A1
PRINT DATE 06.07.21
DESIGNED/ DRAWN DM,LC
PROJECT No 31296
DWG No 3.14 REVISION
DRAWING STATUS CONSTRUCTION

SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R
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Sch 2.2(a)(ii)

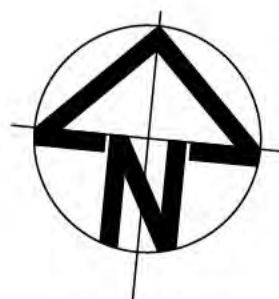
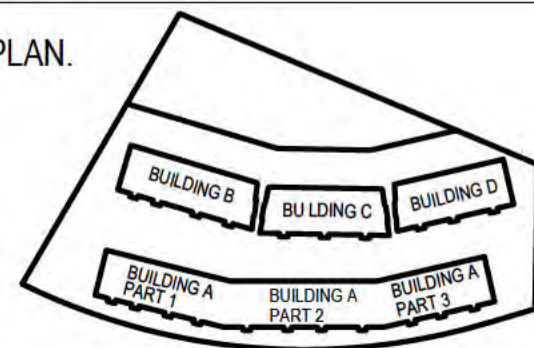


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SECTION
FACILITY
7
9.000

LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R2	BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT	FR	06.07.21
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PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE
DRAWING TITLE
GROUND FLOOR PLAN
BUILDING C

PROJECT NAME
MULTI UNIT DEVELOPMENT
CLIENT
MPK INVESTMENTS

SCALE 1:100@A1
PRINT DATE 06.07.21
DESIGNED/
DRAWN DM,LC
PROJECT No 31296
DWG No 3.17 REVISION
DRAWING STATUS CONSTRUCTION

SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R
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Sch 2.2(a)(ii)



Sch 2.2(a)(ii)

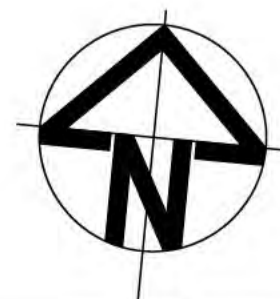
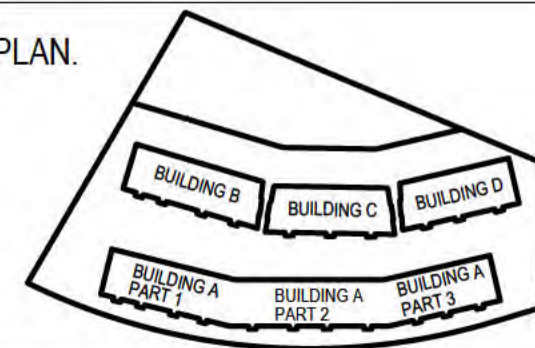


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SECTION
PARTY
DATE
BY

LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R2	BEAM CORROSION REPAIR IN THE LOCATION INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.	RR	06.07.21
R1	EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R.	RR	06.07.21

PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE
DRAWING TITLE
GROUND FLOOR PLAN
BUILDING D

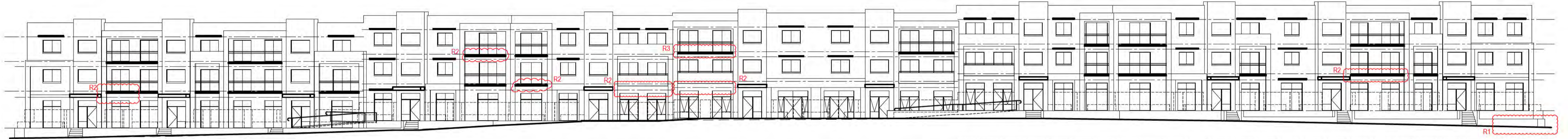
PROJECT NAME
MULTI UNIT DEVELOPMENT
CLIENT
MPK INVESTMENTS

SCALE 1:100@A1
PRINT DATE 06.07.21
DESIGNED/DRAWN DM,LC
PROJECT No 31296
DWG No 3.20 REVISION
DRAWING STATUS CONSTRUCTION

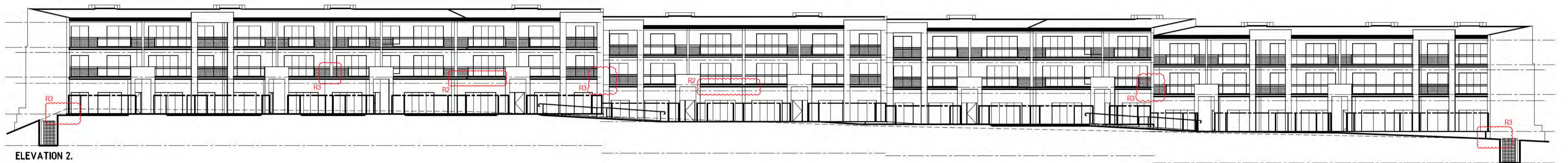
DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED

SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R
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- R3** ARTICULATION JOINTS IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO BE REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.



ELEVATION 1.
(Thynne Street Elevation).



ELEVATION 2.

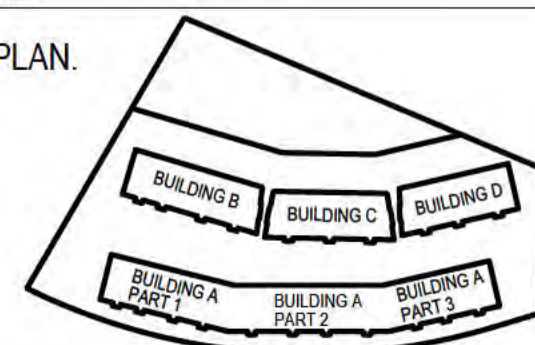
OZTAL
ARCHITECTS

9 TORRENCE STREET, BRISBANE,
ACT 3001, 4178 CANBERRA CITY,
ACT 2601
P: 02 9257 3488

SUITE 2, 286 PACIFIC
HIGHWAY NORTH,
STONEY MEAD, 2860
P: 02 966 1152

NOMINATED ARCHITECT:
NOEL PELLE
NEW REGISTRATION NO 9828

LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R3	ARTICULATION JOINTS IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO BE REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.	FR	06.07.21
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PROJECT ADDRESS
**BLOCK 11 SECTION 5,
BRUCE**

DRAWING TITLE
**ELEVATIONS
BUILDING A**

PROJECT NAME
MULTI UNIT DEVELOPMENT

CLIENT
MPK INVESTMENTS

SCALE **1:200@A1**

PRINT DATE **06.07.21**

DESIGNED/
DRAWN **DM,LC**

PROJECT No **31296**

DWG No **4.01** REVISION

DRAWING STATUS **CONSTRUCTION**

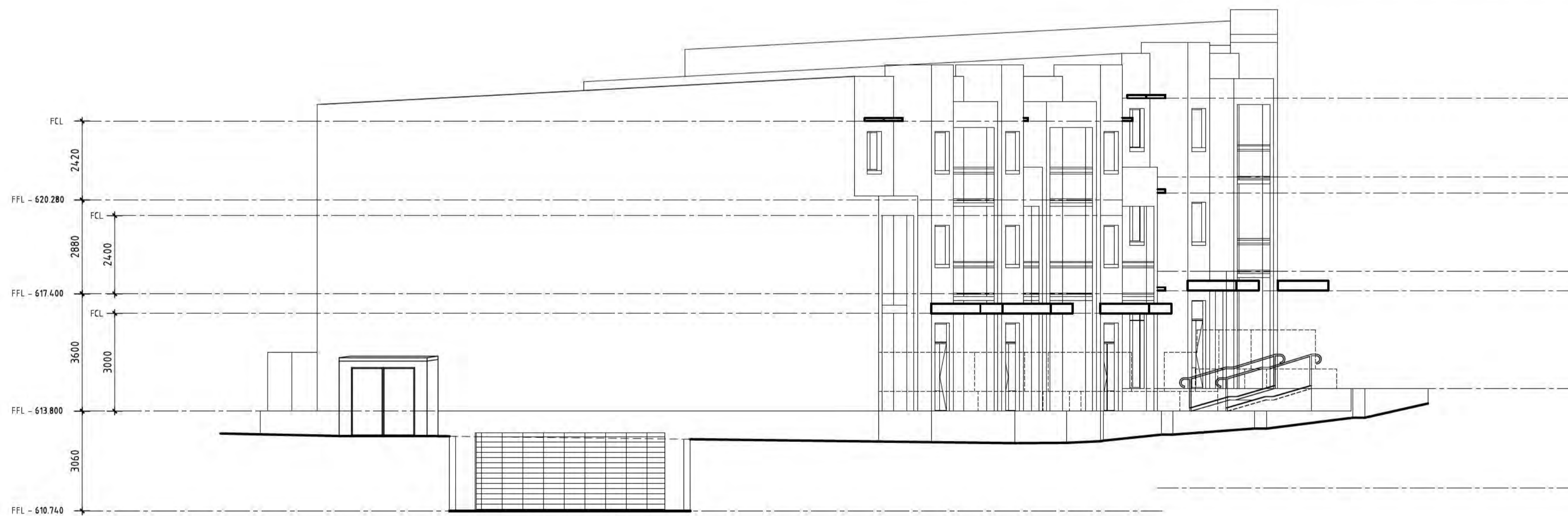
DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED



ELEVATION 1.
(Thynne Street Elevation).



ELEVATION 2.



ELEVATION 3.

SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R
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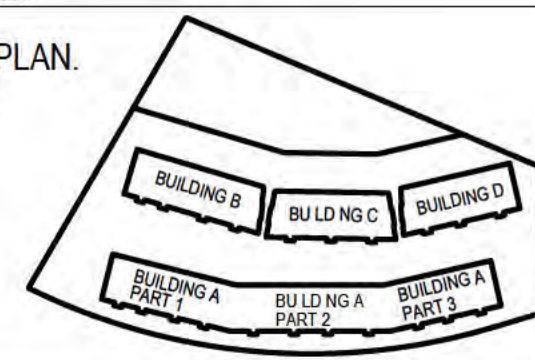
OZTAL
ARCHITECTS

9 TORRENCE STREET, BRADBURN
ACT 2612
020 952 2723 CANBERRA CITY
ACT 2601
P: 02 952 3488

SUITE 2, 285 PACIFIC
HIGHWAY NORTH
STONEY RIVER, 5086
P: 08 968 1822

NOMINATED ARCHITECT:
NICK PELLE
NSW REGISTRATION NO. 9828

LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R3	ARTICULATION JOINTS IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.	FR	06.07.21
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PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE

DRAWING TITLE
ELEVATIONS
BUILDING A - PART 1

PROJECT NAME
MULTI UNIT DEVELOPMENT

CLIENT
MPK INVESTMENTS

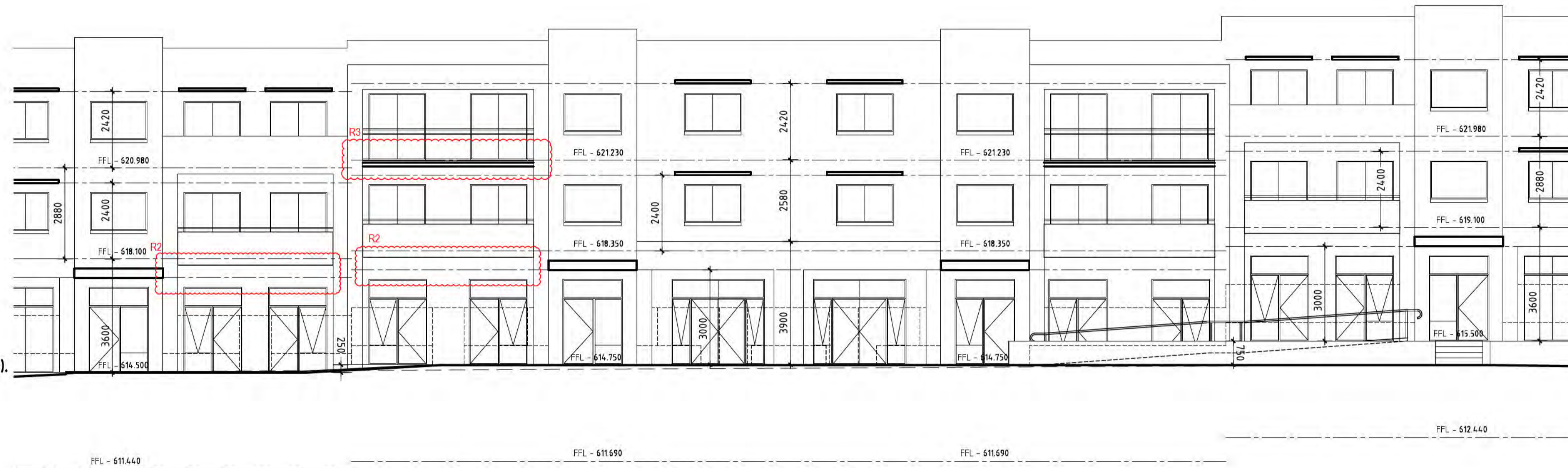
SCALE 1:100@A1
PRINT DATE 06.07.21
DESIGNED/ DM,LC
DRAWN
PROJECT No 31296
DWG No 4.02 REVISION
DRAWING STATUS CONSTRUCTION

DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED

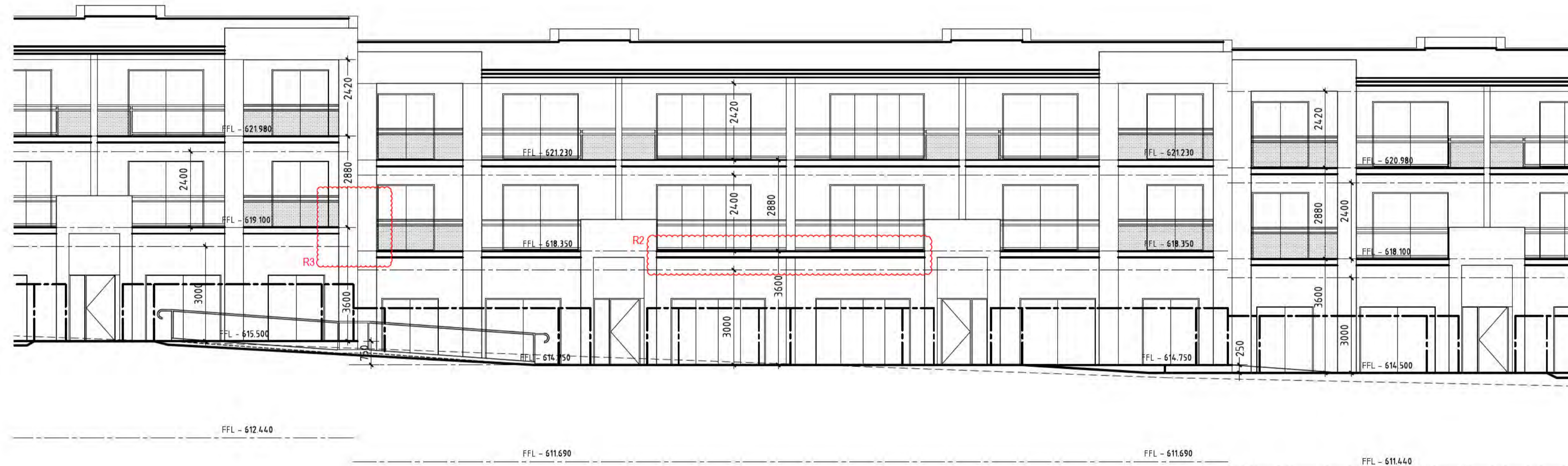
SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R
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ELEVATION 1.
(Thynne Street Elevation).



ELEVATION 2.



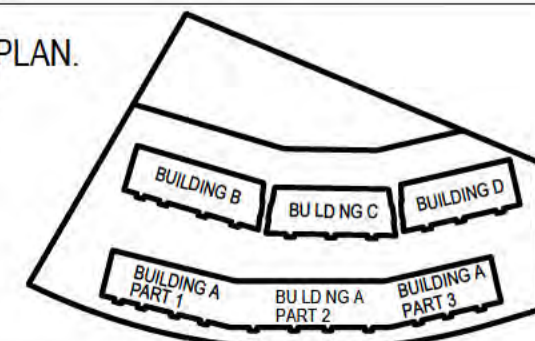
OZTAL
ARCHITECTS

8 TORRENS STREET, BRADSON,
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SUITE 2, 285 PACIFIC
HIGHWAY NORTH,
STONEY HOLLOW, NSW 2058
P: 02 9663 1822

NOMINATED ARCHITECT:
NICK PELLE
NSW REGISTRATION NO: 9828

LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R3	ARTICULATION JOINTS IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO BE REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.	FR	06.07.21
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PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE
DRAWING TITLE
ELEVATIONS
BUILDING A - PART 2

PROJECT NAME
MULTI UNIT DEVELOPMENT
CLIENT
MPK INVESTMENTS

SCALE 1:100@A1
PRINT DATE 06.07.21
DESIGNED/ DRAWN DM,LC
PROJECT No 31296
DWG No 4.03 REVISION
DRAWING STATUS CONSTRUCTION

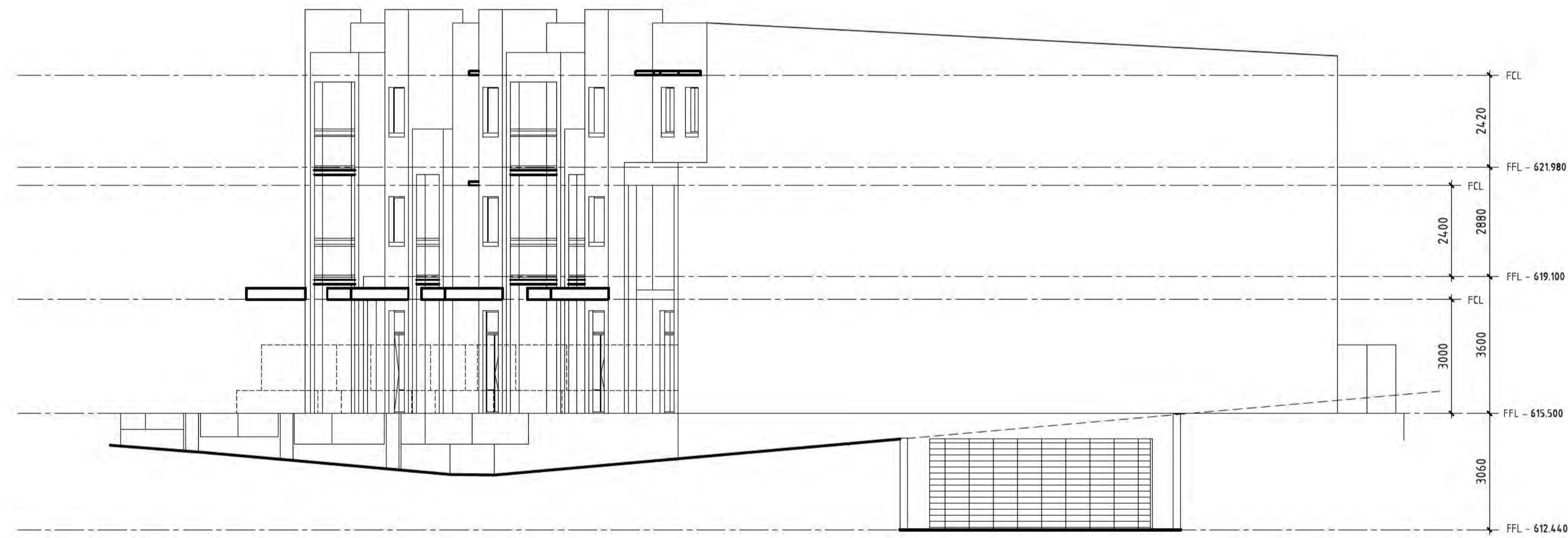
DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED



ELEVATION 1.
(Street Elevation).



ELEVATION 2.



ELEVATION 4.

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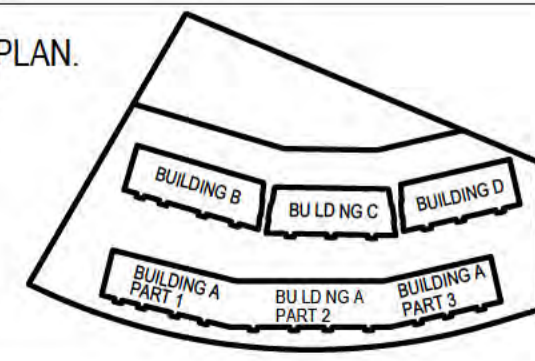
OZTAL
ARCHITECTS

4 TORRENS STREET, BRADBOCK, ACT 2612
020 952 2725 CANBERRA CITY, ACT 2601
P. 02 952 3488

SUITE 2, 285 PACIFIC HIGHWAY NORTH, STONEY RIDGE, NSW 2896
P. 02 9868 1822

NOMINATED ARCHITECT:
NICK PELLE
NSW REGISTRATION NO. 9828

LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
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PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE

DRAWING TITLE
ELEVATIONS
BUILDING A - PART 3

PROJECT NAME
MULTI UNIT DEVELOPMENT

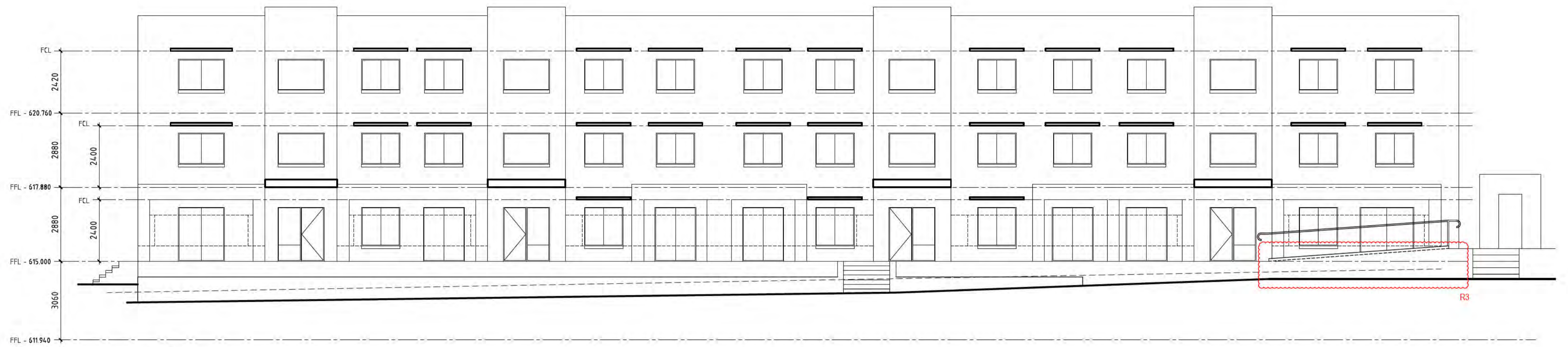
CLIENT
MPK INVESTMENTS

SCALE 1:100@A1
PRINT DATE 06.07.21
DESIGNED/DRAWN DM,LC
PROJECT No 31296
DWG No 4.04 REVISION
DRAWING STATUS CONSTRUCTION

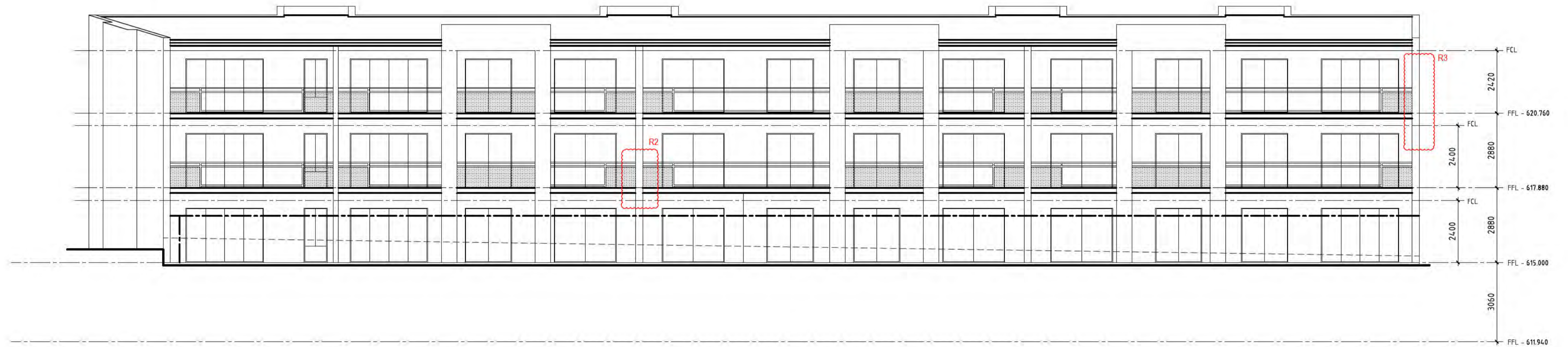
DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED

SCOPE OF WORKS

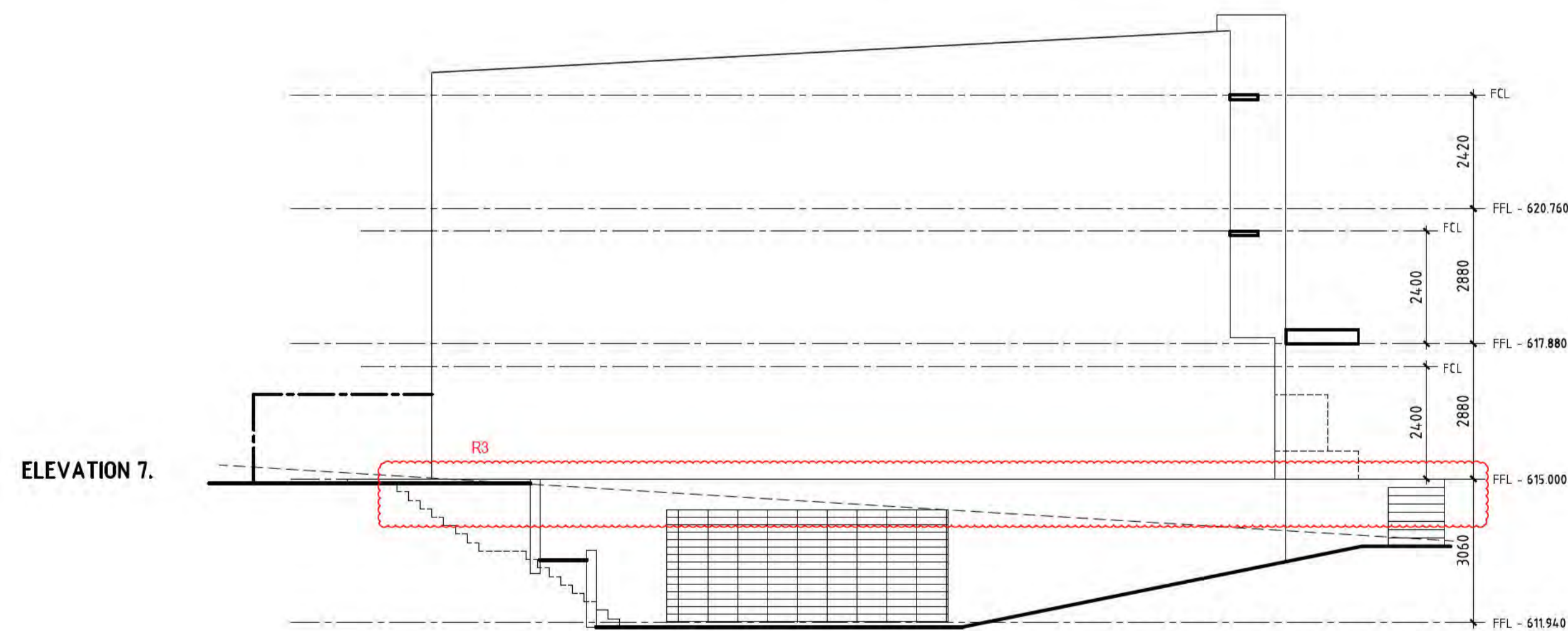
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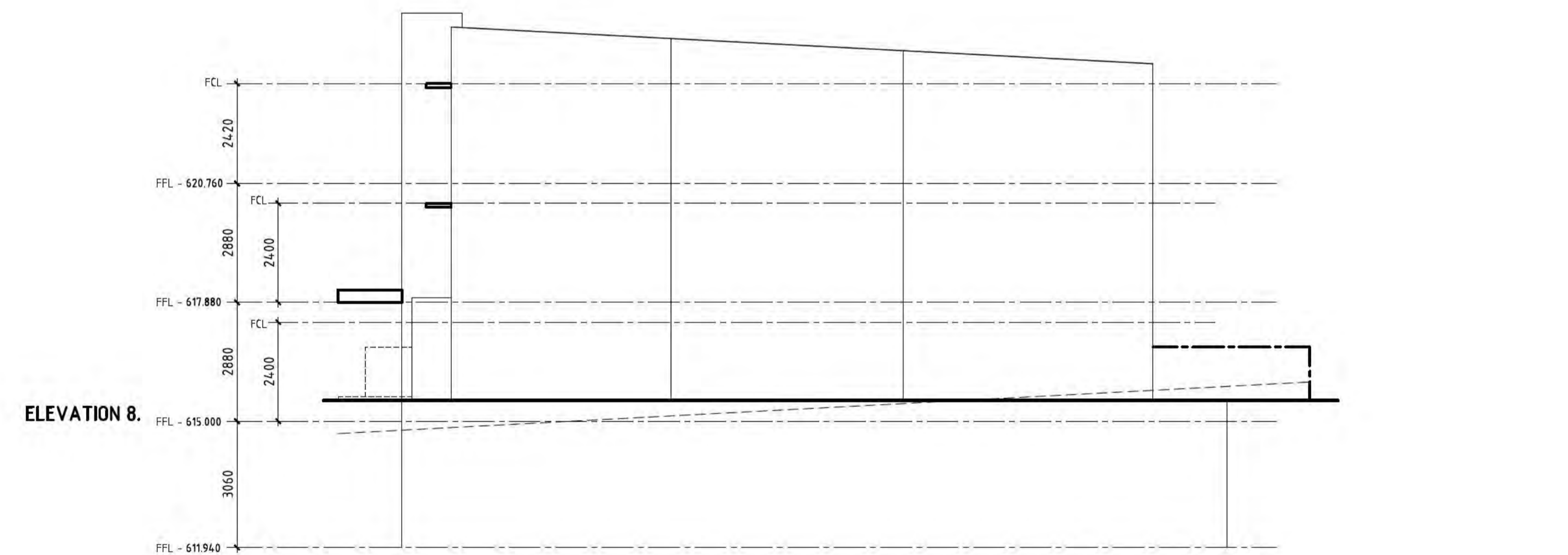
ELEVATION 5.



ELEVATION 6.



ELEVATION 7.



ELEVATION 8.



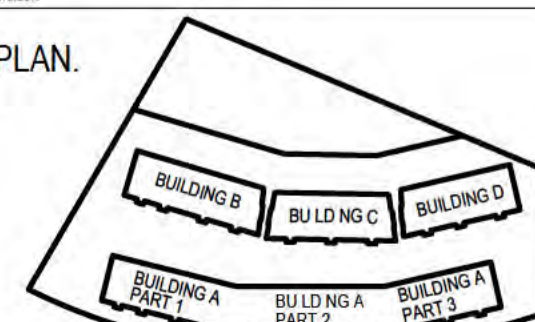
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 AUST 2012
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 ACT 2601
 P: 02 6237 3488

SITE: 2/35 PACIFIC
 HIGHWAY NORTH
 DUNEDIN NORTH 2060
 P: 02 9696 1822

NOMINATED ARCHITECT:
 NICOLELLE
 NEW REGISTRATION NO. 9628

LOCATION PLAN.
 NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R3	ARTICULATION JOINTS IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO BE REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.	FR	06.07.21
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PROJECT ADDRESS
 BLOCK 11 SECTION 5,
 BRUCE

DRAWING TITLE
 ELEVATIONS
 BUILDING B

PROJECT NAME
 MULTI UNIT DEVELOPMENT

CLIENT
 MPK INVESTMENTS

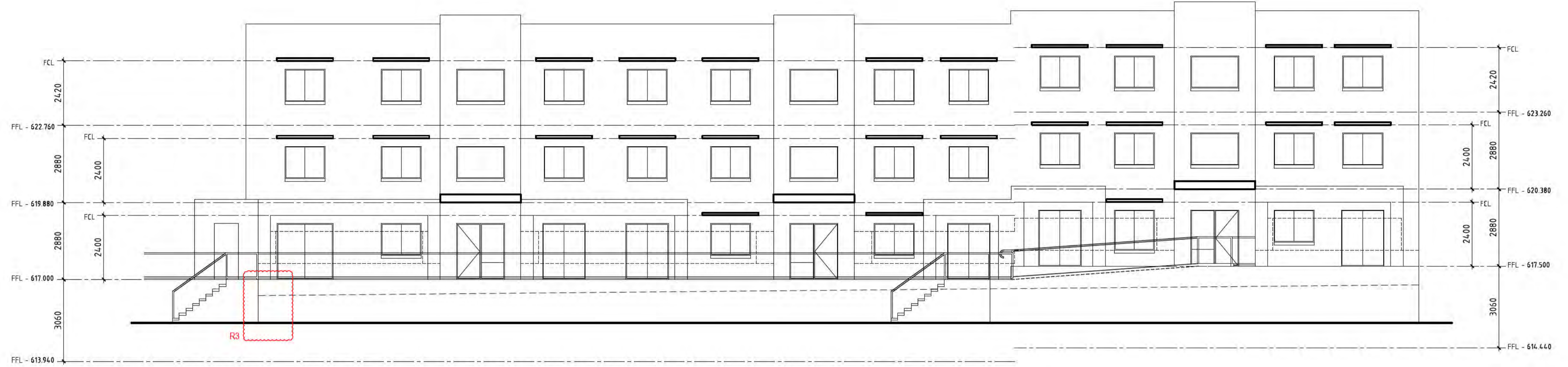
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 PRINT DATE 06.07.21
 DESIGNED/ DRAWN DM.LC
 PROJECT No 31296
 DWG No 4.05 REVISION
 DRAWING STATUS CONSTRUCTION

DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED

SCOPE OF WORKS

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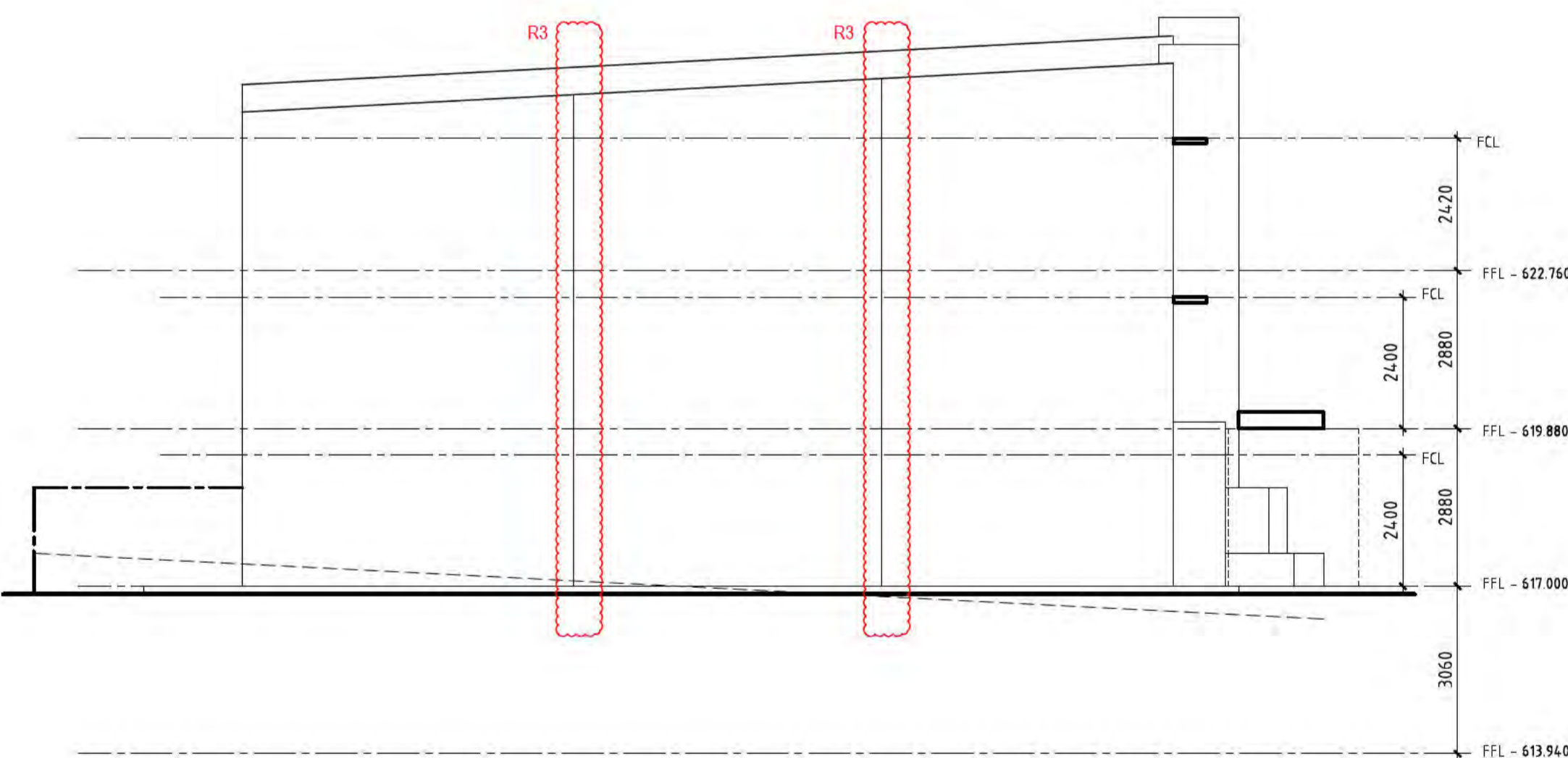
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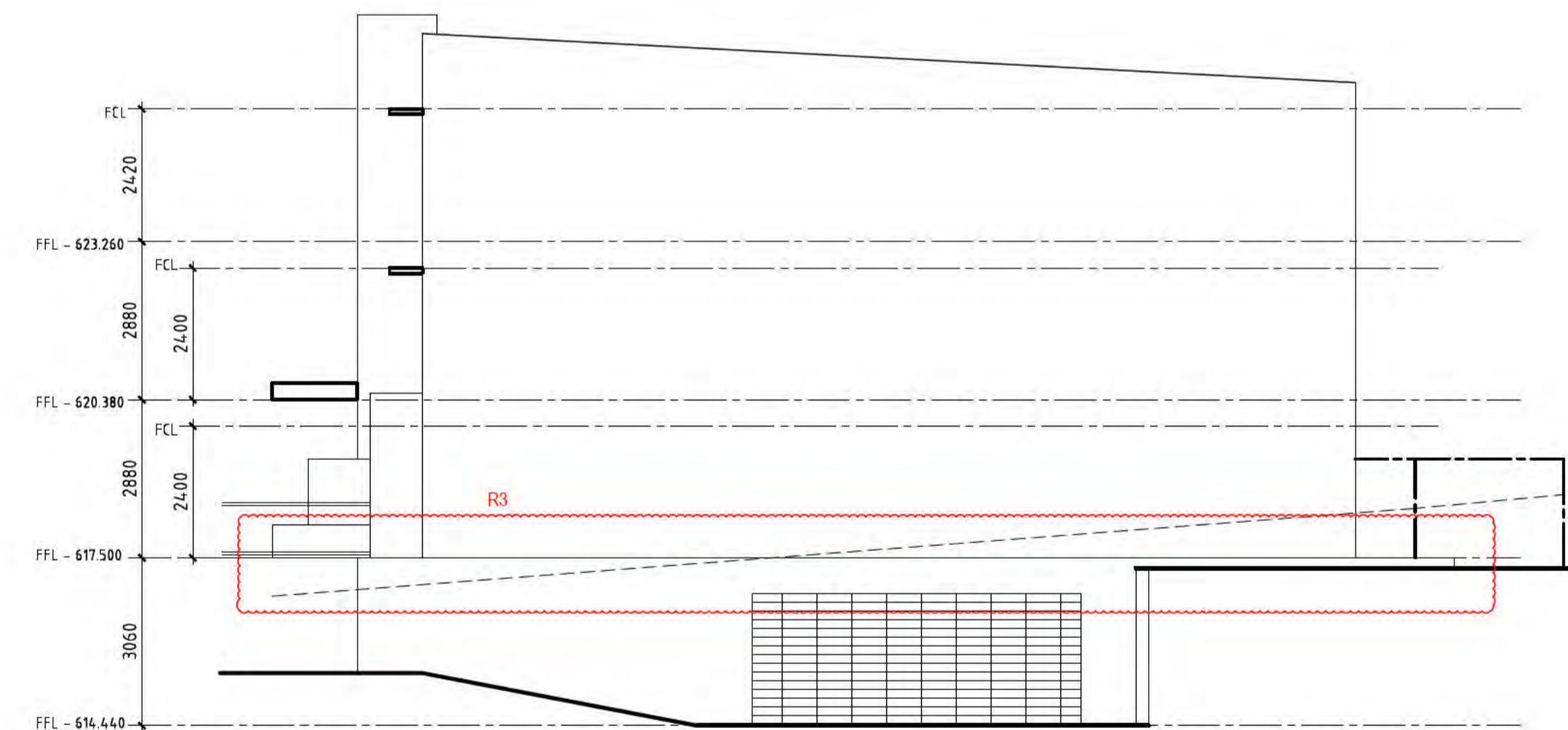
ELEVATION 14.



ELEVATION 15.



ELEVATION 16.



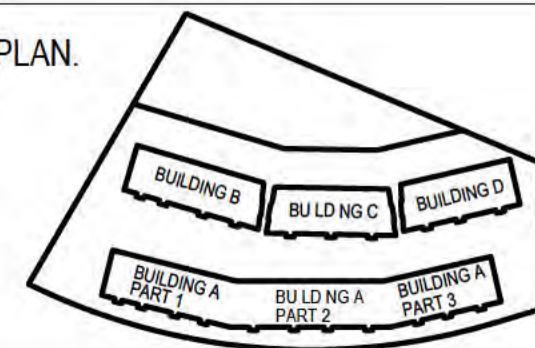
OZTAL
ARCHITECTS

8 TORRENCE STREET, BRADSON
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020 952 2753 CANBERRA CITY
ACT 2601
P. 02 6257 3488

SUITE 2, 285 PACIFIC
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STONEY HOLLOW, NSW 2068
P. 02 9868 1822

NOMINATED ARCHITECT:
NICK PELLE
NSW REGISTRATION NO. 9828

LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R3	ARTICULATION JOINTS IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO BE REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.	FR	06.07.21
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PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE
DRAWING TITLE
ELEVATIONS
BUILDING D

PROJECT NAME
MULTI UNIT DEVELOPMENT

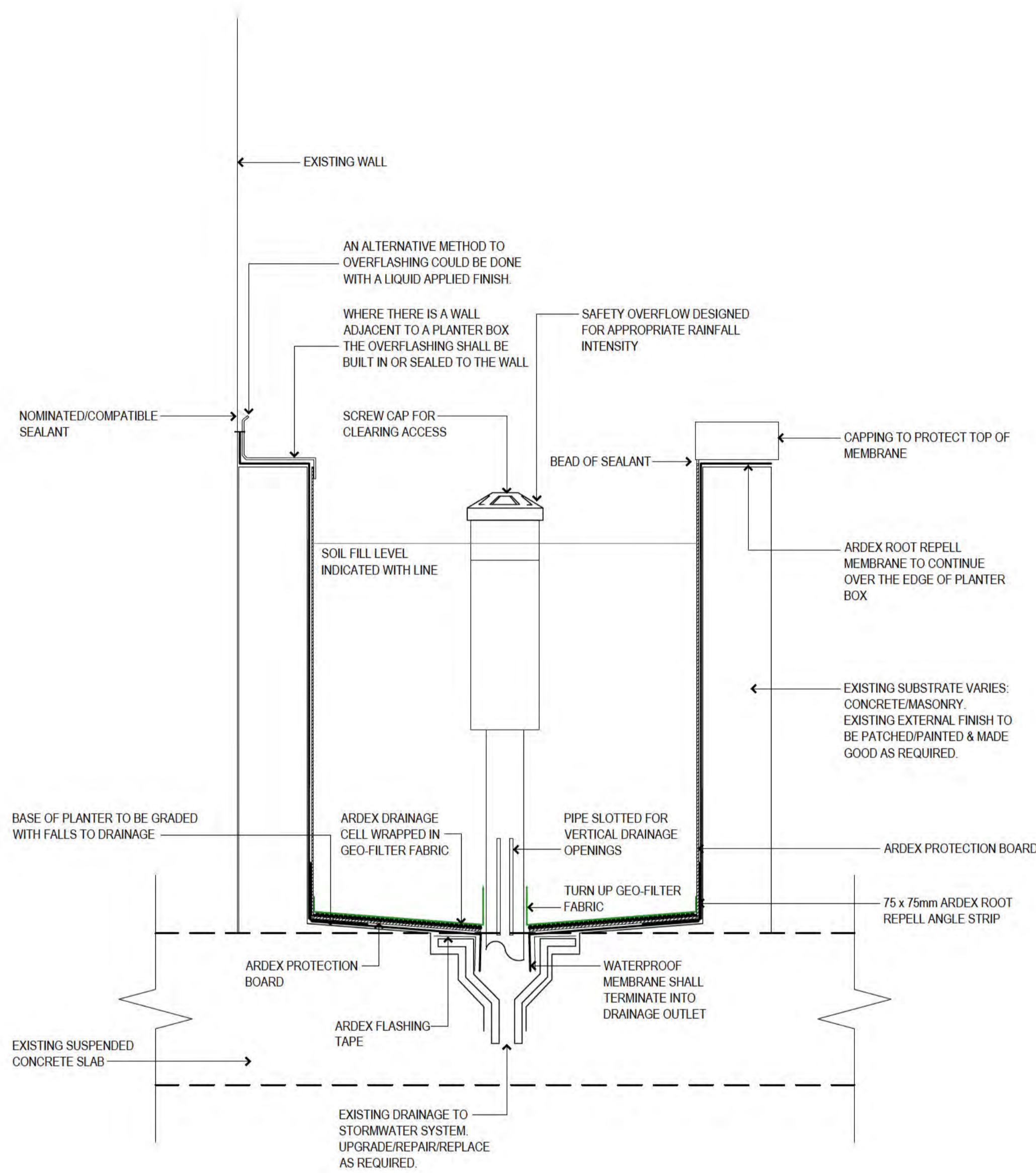
CLIENT
MPK INVESTMENTS

SCALE 1:100@A1
PRINT DATE 06.07.21
DESIGNED/ DM,LC
DRAWN
PROJECT No 31296
DWG No 4.07 REVISION
DRAWING STATUS CONSTRUCTION

DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED

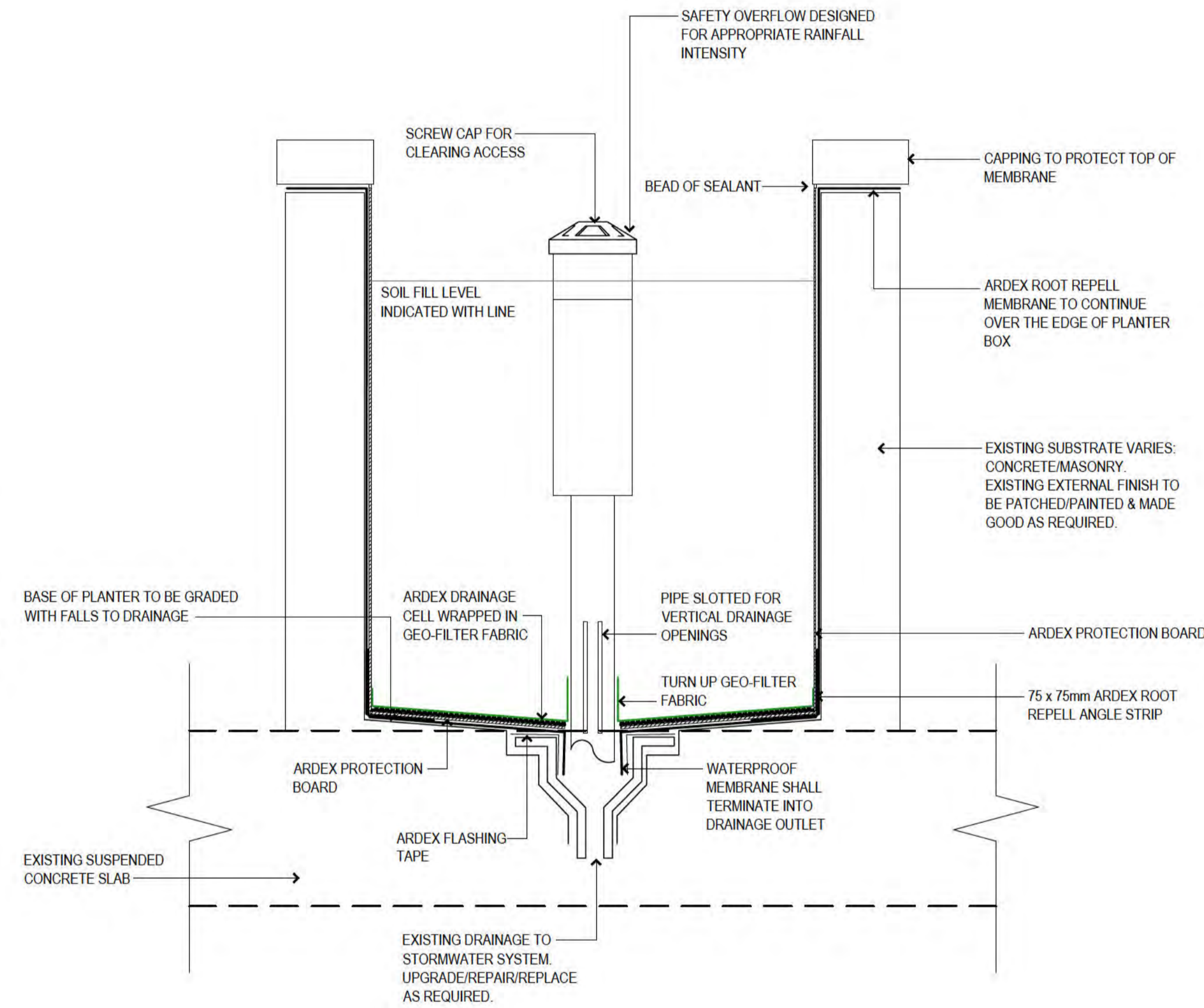
SCOPE OF WORKS

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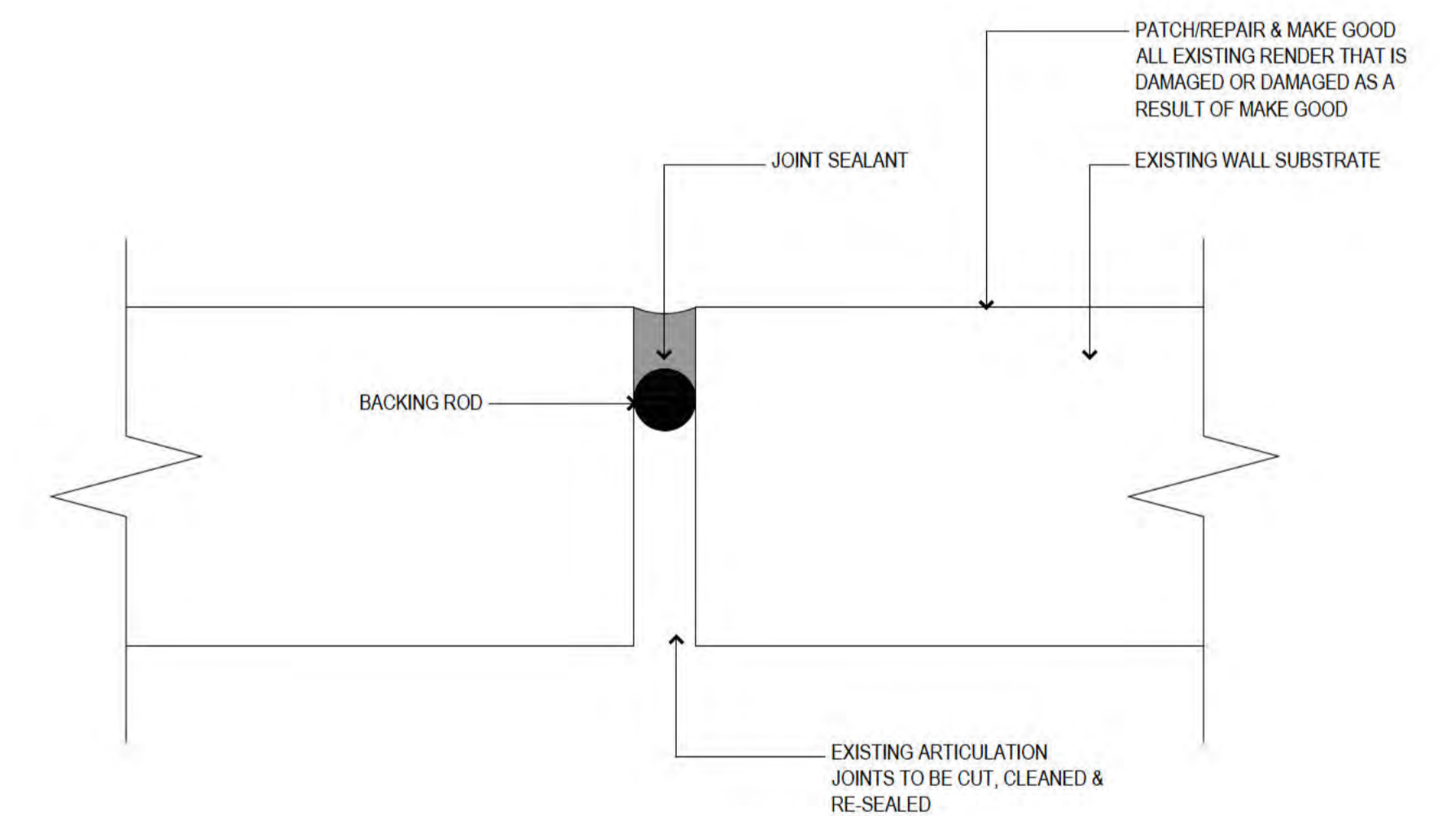


DETAIL 1 - TYPICAL PLANTER BOX DETAIL
PLANTER ABUTS EXISTING WALL
SCALE - 1:5@A1

NOTE: DETAIL AS INDICATED BASED ON PROPRIETARY SYSTEM SIMILAR TO ARDEX ROOT REPELL. ALTERNATIVE SYSTEMS CAN BE ADOPTED. ANY SYSTEM/MANUFACTURER USED NEEDS TO BE INSTALLED AS A COMPLETE PROPRIETARY SYSTEM. SYSTEMS CANNOT BE INTERCHANGED. ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH MANUFACTURERS SPEC.



DETAIL 2 - TYPICAL PLANTER BOX DETAIL
DETACHED PLANTER
SCALE - 1:5@A1



DETAIL 3 - TYPICAL EXPANSION JOINT DETAIL
SCALE - 1:5@A1

OZTAL
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NOMINATED ARCHITECT:
NOX PELLE
NOX REGISTRATION NO. 9028

REV	DESCRIPTION	BY	DATE
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PROJECT ADDRESS BLOCK 11 SECTION 5, BRUCE	PROJECT NAME MULTI UNIT DEVELOPMENT	SCALE 1:5@A1
DRAWING TITLE DETAIL - PLANTER BOX	CLIENT PK INVESTMENTS	PRINT DATE 09.08.21
		DESIGNED/ DRAWN DM,LC/FR
		PROJECT No 31296
		DWG No A600
		REVISION
		DRAWING STATUS CONSTRUCTION

From: "Info" <info@hbcertify.com.au>
Sent: 12/08/2021 12:46 AM
To: "Martin Crncevic" Sch 2.2(a)(ii)
Cc: Sch 2.2(a)(ii)@independent.com.au; Sch 2.2(a)(ii)@independent.com.au;"Farr, Douglas" <Douglas.Farr@act.gov.au>; Sch 2.2(a)(ii)@peakconsulting.com; Sch 2.2(a)(ii)@hbcertify.com.au;"Info" <info@hbcertify.com.au>
Subject: RE: Application to document Exempt Works

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Martin, reference to corrosive effected balcony beams – I'm assuming beams are RHS but what dimensions? For example 250mm x 100mm x 4mm?
Height and width are still not shown on planter box section drawing? If height and width dimensions vary – simply note.

In the meantime Rowie from our office will prepare B Notice for Sch 2.2(a)(ii) to stamp in "Owners Details" part of the form.

Regards

Sch 2.2(a)(ii)
Principal Building Surveyor



HERITAGE BUILDING CERTIFICATION
Building Surveying & NCC Consultancy
Registered Certifier BDC2020 | Principal Building Surveyor 20121318
Suite 1 - 42 Barracks Flat Drive, QUEANBEYAN NSW 2620
E: info@hbcertify.com.au | Tel: 02 6299 3721 | www.hbcertify.com.au
Millar Consultancy Pty Ltd ABN 51 165 344 927 t/as HBC Building Certification

Liability limited by a scheme approved under
Professional Standards Legislation

From: Martin Crncevic Sch 2.2(a)(ii)
Sent: Tuesday, 10 August 2021 7:40 AM
To: Info <info@hbcertify.com.au>
Cc: Sch 2.2(a)(ii)@independent.com.au; Douglas.Farr@act.gov.au; Sch 2.2(a)(ii)@hbcertify.com.au; Sch 2.2(a)(ii)@gmail.com
Subject: Re: Application to document Exempt Works

Sch 2.2(a)(ii)
See attached latest drawings for Bruce repairs.

The scope of works for each affected element was moved from the bottom of the plan pages to a more prevalent position.

A new detailed drawing has been created which shows the repair methodology and refers to Ardex documentation.

Cheers

On 22 Jul 2021, at 1:15 pm, Info <info@hbcertify.com.au> wrote:

Martin – difficult, impractical? One unit could be selected as a typical representation of the multiple works scheduled for repairs? I'm not expecting detailed repairs for all affected units. Variations between units regarding extent of repairs may become relevant but the drawings could address this by clearly specifying repair preparation, methodology and applicator instructions. A reference to ARDEX and other product manufacturer should underpin instructions on the drawings/plans.

It's permissible to adopt and copy manufacturers instruction on plans subject to reference protocol.

Regards

Sch 2.2(a)(ii)

Principal Building Surveyor

<image001.gif>

HERITAGE BUILDING CERTIFICATION

Building Surveying & NCC Consultancy

Registered Certifier BDC2020 | Principal Building Surveyor 20121318

Suite 1 - 42 Barracks Flat Drive, QUEANBEYAN NSW 2820

E: info@hbcertify.com.au | Tel: 02 6299 3721 | www.hbcertify.com.au

Millar Consultancy Pty Ltd ABN 51 165 344 927 t/as HBC Building Certification

Liability limited by a scheme approved under
Professional Standards Legislation

From: Martin Crncevic Sch 2.2(a)(ii)

Sent: Thursday, 22 July 2021 12:19 PM

To: Info <info@hbcertify.com.au>

Cc: <info@independent.com.au> Sch 2.2(a)(ii) <info@hbcertify.com.au>; Douglas.Farr@act.gov.au; <info@hbcertify.com.au> Sch 2.2(a)(ii) <info@gmail.com>

Subject: Re: Application to document Exempt Works

Sch 2.2(a)(ii)

I have a meeting with Oztal tomorrow morning to go over this with them - to see if we can satisfy your demands with the drawings for BA exempt works (ie, the planter box repairs and beam repairs).

The ability to measure the width of selected as built beams for cosmetic repair may prove to be extremely difficult or impractical...

Oztal expressed concern/confusion with the detail of documentation that you are after...

Thanks

On 22 Jul 2021, at 11:01 am, Info <info@hbcertify.com.au> wrote:

Sch 2.2(a)(ii) – just a quick update.

The unsatisfactory gap between acceptable documentation for due diligence (future proof) purpose and what has been submitted to date still remains.
I received phone call from the designer from OZTAL architects last week requesting extent of information required to assess approval for the exempt works.
After I outlined what information should to be documented on new plans, the response given "this was not part of my brief" is understandable.

Martin, in the context of recording and registering exempt works approval with *Access Canberra*, request that further email correspondence includes the architects revised design.

The design brief must prepare for on-site measure of pre-existing building elements (as constructed) and not rely on undocumented info missing from existing plans.
Please let me know what plans or action you are taking for resolution.

Regards

Sch 2.2(a)(ii)

Principal Building Surveyor

<image001.gif>

HERITAGE BUILDING CERTIFICATION

Building Surveying & NCC Consultancy

Registered Certifier BDC2020 | Principal Building Surveyor 20121318

Suite 1 - 42 Barracks Flat Drive, QUEANBEYAN NSW 2620

E: info@hbcertify.com.au | Tel: 02 6299 3721 | www.hbcertify.com.au

Millar Consultancy Pty Ltd ABN 51 165 344 927 t/as HBC Building Certification

Liability limited by a scheme approved under

Professional Standards Legislation

Bell Apartments BRUCE

Telephone call with a person I now know as Sch 2.2(a)(ii) for Bell apartments on Sch 2.2(a)(ii)

Call commenced at 11:44

I asked Sch 2.2(a)(ii) what his connection to Bell Apartments was and the reason for the call to Narelle Sargent?

Sch 2.2(a) indicated that Sch 2.2(a)(ii). He said this rectification order had been underway for two years. Nothing seems to happen since the matter had been to ACAT. He suggested that many of the owners were threatening to sue the owners Corporation due to lack of action. He wanted to know what was happening as Access Canberra appeared to not be enforcing the order.

I advised Sch 2.2(a) of the following;

- Plans are being prepared by the builder for works that require a building approval. Once these are submitted to the certifier the certifier can issue a Building Approval.
- Belle Apartments are occupied residential apartment units and construction work in an occupied unit is currently not permitted under COVID lockdown restrictions. Access Canberra will contact the builder to ascertain a new schedule of works once current lockdown restrictions allow work to recommence.
- The builder has submitted plans to the Certifier to issue a Exemption B Notice to allow the BA Exempt construction works to commence.
- The builder is ready to commence work, the progress is being held up by the Owners Corporation appointed certifier granting approval. The builder is complying with the Rectification Order.

I advised Sch 2.2(a)(ii) that the issues seem to be between the builder and the certifier. I reminded Sch 2.2(a) that the certifier was appointed by the owners Corporation. I asked Sch 2.2(a)(ii) if he could get in touch with the certifier and ascertain exactly what was the holdup was so that we might together, work out the next steps.

He asked if he could end the telephone call, contact the certifier, and discuss with the certifier the issues, and get back to me.

I agreed and the call was terminated with thanks at 11:50am.

From: "Info" <info@hbcertify.com.au>
Sent: 10/11/2021 4:31 AM
To: "ACTPLA, eDevelopmentBA" <ACTPLAeDevelopmentBA@act.gov.au>
Cc: "Info" <info@hbcertify.com.au>; [Sch 2.2(a)(ii)]@hbcertify.com.au; [Sch 2.2(a)(ii)]@independent.com.au; "Martin Crncevic" [Sch 2.2(a)(ii)]; "Farr, Douglas" <Douglas.Farr@act.gov.au>; [Sch 2.2(a)(ii)]@gmail.com; [Sch 2.2(a)(ii)]@peakconsulting.com.au; [Sch 2.2(a)(ii)]@peakconsulting.com.au
Subject: Exemption B Notice Lodgement - Belle Apartments - 31 Thynne Street BRUCE ACT
Attachments: Exemption B Notice Form Signed.pdf, Exempt B Notice Plans 1-15.pdf

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear admin – please see attached Exemption B Notice form together with Assessment B Notice Plans marked 1-15 for future reference.
In respect of s14B of the *Building Act 2004*, a copy of the notice must be provided to the Construction Occupations Registrar within 5 days of issuing the notice.

Please advise if any further supporting evidence is necessary for archive records.

Regards

[Sch 2.2(a)(ii)]
Principal Building Surveyor



HERITAGE BUILDING CERTIFICATION
Building Surveying & NCC Consultancy
Registered Certifier BDC2020 | Principal Building Surveyor 20121318
Suite 1 - 42 Barracks Flat Drive, QUEANBEYAN NSW 2620
E: info@hbcertify.com.au | Tel: 02 6299 3721 | www.hbcertify.com.au
Millar Consultancy Pty Ltd ABN 51 165 344 927 t/as HBC Building Certification

Liability limited by a scheme approved under
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Access Canberra.

EXEMPTION ASSESSMENT B NOTICE LODGEMENT FORM
Building Act 2004, S151

To be completed by Building Surveyor and submitted with Exemption Assessment B Notice and relevant documentation

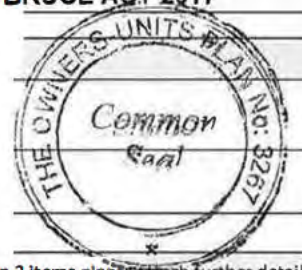
Lease/Site Details Please Print

Block 11 Section 5 Suburb BRUCE Unit No.

Street Address BELLE APARTMENTS - 31 THYNNE STREET, BRUCE ACT 2617

Owner Details - All owners MUST be listed

Owner 1 Owner 2
Owner 3 Owner 4



Description of Building Works relevant to the attached notice If more than 3 items please attach further details

- 1 Repair and replace cement render visibly affecting localised masonry cracking within articulation zones as per defect item 2 specified on Rectification Order
2 Waterproof preparation and membrane reinstatement affecting existing planter boxes aligned with external wall of units noted for works remediation in accordance with defect item 3 specified on Rectification Order
3. Rust inhibitor preparation and post treatment remediation application to corrosive affected balcony RHS steel beams in accordance defect item 5 specified on Rectification Order

Building Surveyor Details Please Print

Surname First Name

Company Name MILLAR CONSULTANCY PTY LTD t/as HBC BUILDING CERTIFICATION

ACN Number 165 344 927 Licence Number Principal Building Surveyor 20121318

Postal Address Suite 1 - 42 BARRACKS FLAT DRIVE

Suburb QUEANBEYAN State NSW Postcode 2620

Phone Number Business Hours 02 6299 3721 Mobile

EMAIL ADDRESS info@hbcertify.com.au

DATE OF ISSUE - S14B 2(d) Building Act 2004

A copy of the Exemption Assessment B Notice must be provided to the Construction Occupations Registrar within 5 days after the day the building surveyor issues the notice.

Date notice issued

10 November 2021

Documentation Checklist

	Provided ✓		Provided ✓
Exemption Assessment B Notice	✓	A copy of the plans and documents used in the exemption assessment of the building work provided	✓
Exemption details are marked on, or attached to each page of the plans used in the assessment	✓	Plans have been initialled, dated and marked with the building surveyor's licence number on each page of the plans & numbered consecutively through each document, starting with the number 1 Each page states the total number of pages comprising the attached documents	✓

Note: If, because of the size of the plans, it is impractical to mark the exemption on each page of the plans, the building surveyor may, instead of marking the exemption on each page of the plans, mark each page of the plans with his/her initials, licence number and date; and indicate that the details of the exemption are in the exemption assessment B notice.

Building Surveyor Declaration

I declare I have issued the attached Exemption Assessment B Notice in accordance with the requirements of the *Building Act 2004* and *Building (General) Regulations 2008*.

Building Surveyor Signature

Date

10 November 2021

NOTE: There are penalties for deliberately giving false and misleading information.

Privacy Notice

The personal information on this form is provided to Access Canberra to enable the processing of your application. The collection of personal information is authorised by the *Building Act 2004*. If all or some of the personal information is not collected Access Canberra cannot process your application. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement related activities conducted by, or on behalf of, an enforcement body. Access Canberra's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by Access Canberra, and how you may complain about an alleged breach of the Territory Privacy Principles. Access Canberra Information Privacy Policy can be found at www.act.gov.au/accessCBR

CONTACT INFORMATION

Email:

ACTPLAdevelopmentBA@act.gov.au

Post:

Access Canberra
Building Services
Shopfront Mitchell
GPO Box 158
Canberra, ACT 2601

In Person:

Please visit
www.act.gov.au/accessCBR
Or call **132281** to find an
Access Canberra Shopfront.

LEGEND



REV	DESCRIPTION	BY	DATE
R1	EXISTING PLASTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALING AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX PLASTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R	FR	19.08.21

PROJECT ADDRESS
**BLOCK 11 SECTION 5
BRUCE, ACT**

DRAWING TITLE
SITE PLAN

PROJECT NAME
**MULTI UNIT
DEVELOPMENT**

CLIENT
MPK INVESTMENTS

DRAWING STATUS
CONSTRUCTION

SCALE
1:250@A1

PRINT DATE
19.08.21

DESIGNED/
DRAWN
DM,LC

PROJECT No
31296

DWG No
1.01 REVISION A

SCOPE OF WORKS

- R1** EXISTING PLASTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALING AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX PLASTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R
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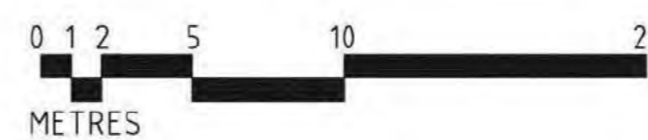
DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED

HBC
BUILDING CERTIFICATION

EXEMPT B NOTICE ASSESSMENT

Issued under Part 2A section 14B of the Building Act 2004
Building Certifier: Sch 2.2(a)(ii) Licence No 20121318
Building works satisfy schedule 1 section 6 of the Building General Regulation 2008

Page 1 of 15



Sch 2.2(a)(ii)

Sch 2.2(a)(ii)

DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED

SCOPE OF WORKS

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H B C

BUILDING CERTIFICATION

EXEMPT B NOTICE ASSESSMENT

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 Building Certifier: Sch 2.2(a)(ii) Licence No 20121318
 Building works satisfy schedule 1 section 6 of the
 Building (General) Regulation 2008
 Page 2 of 15



OZTAL

ARCHITECTS

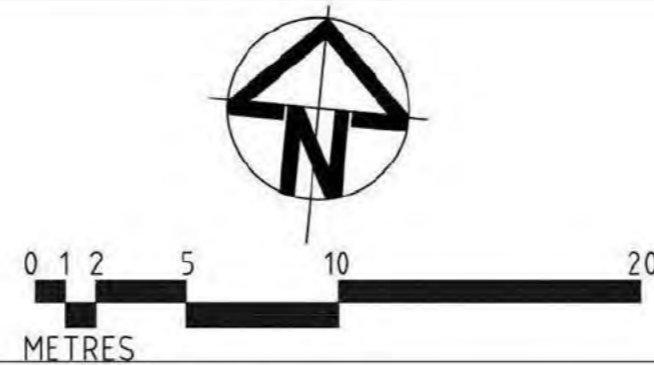
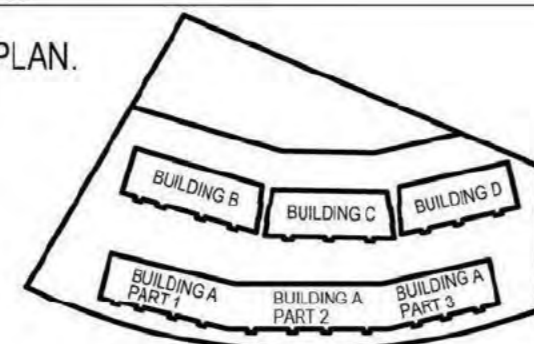
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9 TORRENS STREET, BRUNSON,
 ACT 2612
 GPO BOX 2190 CANBERRA CITY,
 ACT 2601
 P: 02 6257 3488

SUITE 2 245 PACIFIC
 180 PARK ROAD
 STONEY RIDGE NSW 2080
 P: 02 9605 1922

NOMINATED ARCHITECT
 NICK PELLE
 NSW REGISTRATION NO 5288

LOCATION PLAN.
 NOT TO SCALE.



1.

BUILDING A

REV	DESCRIPTION	BY	DATE
R3	ARTICULATION JOINTS IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO BE REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.	FR	19.08.21
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PROJECT ADDRESS BLOCK 11 SECTION 5, BRUCE	PROJECT NAME MULTI UNIT DEVELOPMENT	SCALE 1:250@A1
DRAWING TITLE GROUND FLOOR LEVEL	CLIENT MPK INVESTMENTS	PRINT DATE 19.08.21
		DESIGNED/ DRAWN DM,LC
		PROJECT No 31296
		DWG No 2.02
		REVISION A
		DRAWING STATUS CONSTRUCTION

DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED

SCOPE OF WORKS

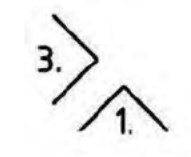
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H B C
BUILDING CERTIFICATION
EXEMPT B NOTICE ASSESSMENT
 Issued under Part 2A section 14B of the *Building Act 2004*
 Building Certifier: Sch 2.2(a)(ii) | Licence No 20121318
 Building works satisfy schedule 1 section 6 of the
 Building General) Regulation 2008
 Page 3 of 15

Sch 2.2(a)(ii)

Sch 2.2(a)(ii)

NOTE:
 DIMENSIONS INDICATED FOR BEAMS & PLANTER BOXES ARE INDICATIVE. BASED ON EXISTING DRAWINGS. ALL DIMENSIONS TO BE CONFIRMED ON SITE TO DETERMINE EXTENT OF WORK REQUIRED.



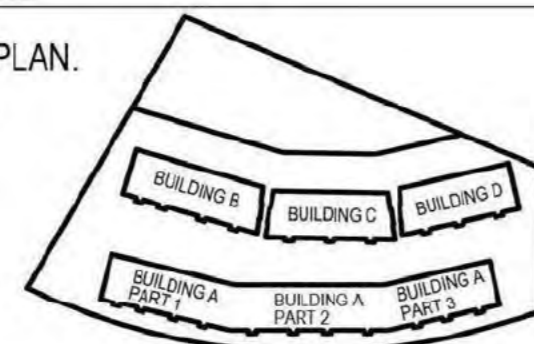
OZTAL
ARCHITECTS

8 TORRENS STREET, BRADON,
 ACT 2602
 GPO BOX 2110 CANBERRA CITY
 ACT 2601
 P 62 627 3488

SITE 2, 245 PACIFIC
 HIGHWAY NORTH
 STONEY RIDGE, 2065
 P 62 965 1802

NOMINATED ARCHITECT:
 NICK PELLE
 NICK PELLE ARCHITECTS PTY LTD
 NICK PELLE ARCHITECTS PTY LTD
 NICK PELLE ARCHITECTS PTY LTD

LOCATION PLAN.
 NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R2	BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT. EXISTING STEEL BEAMS ARE GENERALLY 250 PFC	FR	19.08.21
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PROJECT ADDRESS
 BLOCK 11 SECTION 5,
 BRUCE

DRAWING TITLE
 GROUND FLOOR LEVEL
 BUILDING A - PART 1

PROJECT NAME
 MULTI UNIT DEVELOPMENT

CLIENT
 MPK INVESTMENTS

SCALE 1:100@A1
 PRINT DATE 19.08.21
 DESIGNED/ DRAWN DM,LC
 PROJECT No 31296
 DWG No 3.05 REVISION A
 DRAWING STATUS CONSTRUCTION

DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED

HBC
BUILDING CERTIFICATION
EXEMPT B NOTICE ASSESSMENT
 Issued under Part 2A section 14B of the Building Act 2004
 Building Certifier: Sch 2.2(a)(ii) Licence No 20121318
 Building works satisfy schedule 1 section 6 of the Building General Regulation 2006
 Page 5 of 15

SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY 'WISE CHOICE' WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R.
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Sch 2.2(a)(ii)



1

P1

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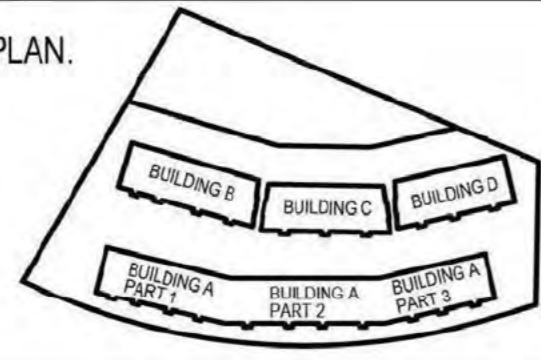
OZTAL
ARCHITECTS

150 DENISON STREET, BRADSHAW ACT 2022
 GPO BOX 2110 CANBERRA CITY ACT 2601
 P 02 6257 3488

SITE 2, 2/6 PACIFIC HIGHWAY NORTH SYDNEY NSW 2060
 P 02 9605 1922

NOMINATED ARCHITECT
 NICK PELLE
 NSW REGISTRATION NO. 6226

LOCATION PLAN.
 NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R2	BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT. EXISTING STEEL BEAMS ARE GENERALLY 250 PFC	FR	19.08.21
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PROJECT ADDRESS
 BLOCK 11 SECTION 5,
 BRUCE

DRAWING TITLE
 GROUND FLOOR LEVEL
 BUILDING A - PART 3

PROJECT NAME
 MULTI UNIT DEVELOPMENT

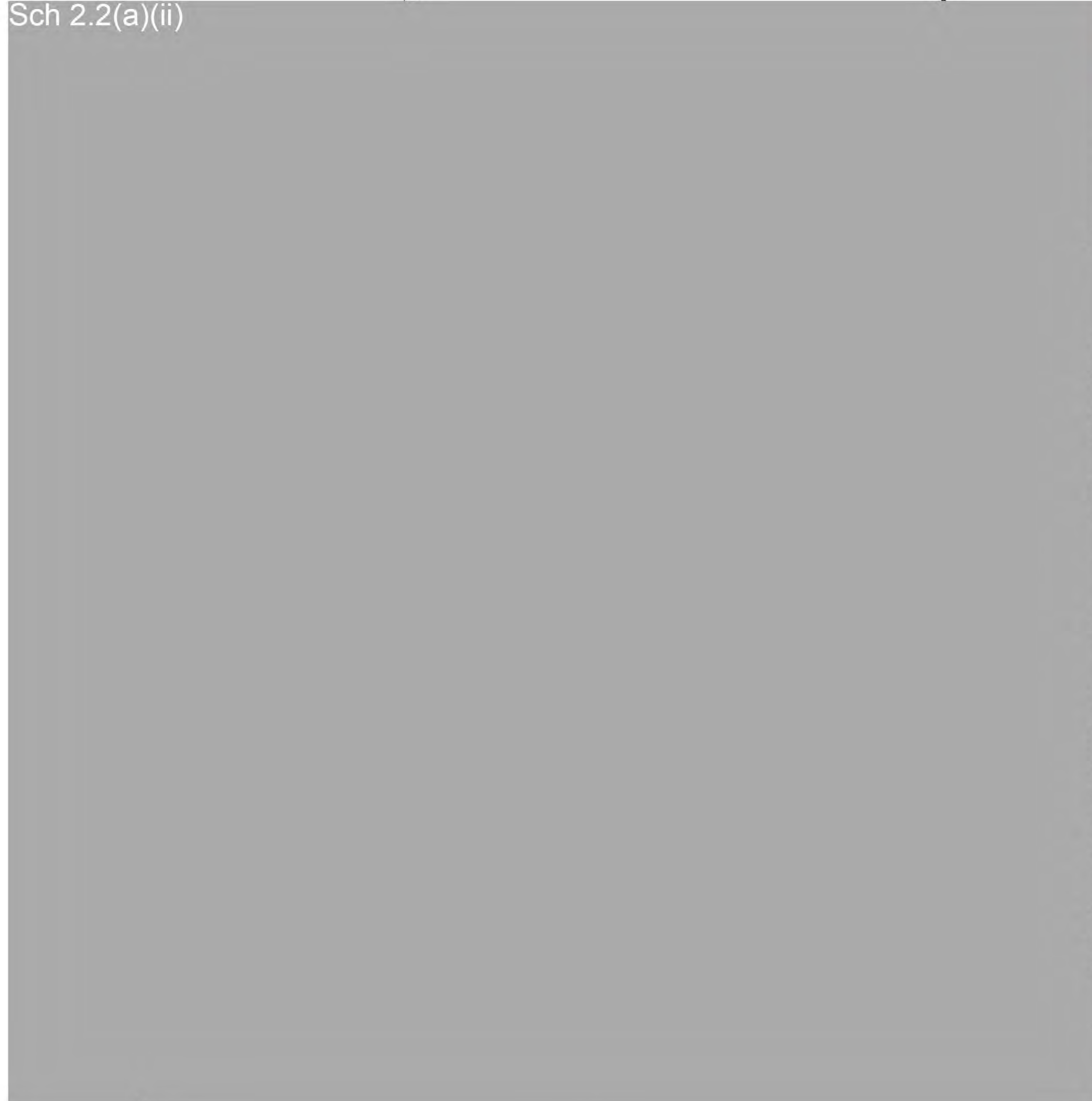
CLIENT
 MPK INVESTMENTS

SCALE 1:100@A1
 PRINT DATE 19.08.21
 DESIGNED/ DRAWN DM,LC
 PROJECT No 31296
 DWG No 3.07 REVISION A
 DRAWING STATUS CONSTRUCTION

DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED

A

Sch 2.2(a)(ii)

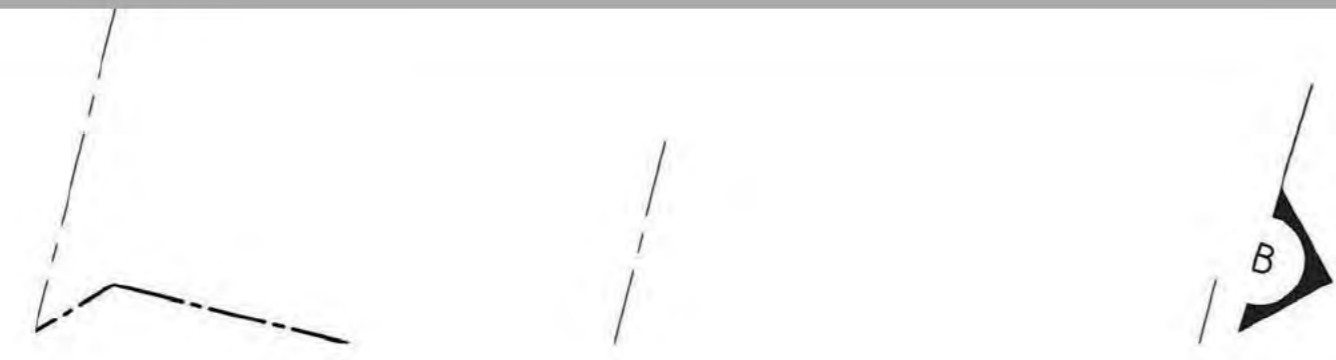


EXEMPT B NOTICE ASSESSMENT
 Issued under Part 2A section 14B of the *Building Act 2004*
 Building Certifier: Sch 2.2(a)(ii) Licence No 20121318
 Building works satisfy schedule 1 section 6 of the Building General Regulation 2008.
 Page 6 of 15

SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R.
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Sch 2.2(a)(ii)

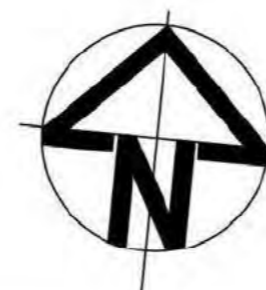
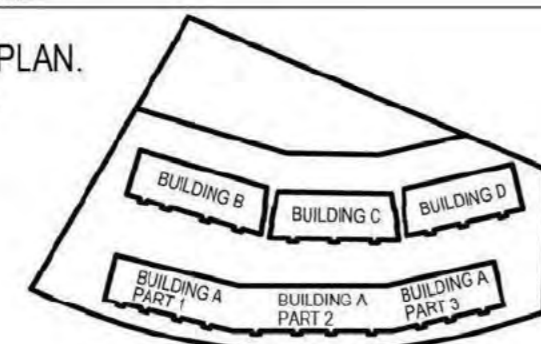


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OZTAL ARCHITECTS

9 TORWENS STREET, BRACKEN
 ACT 2015
 GPO BOX 21710 CAMBERRA CITY
 ACT 2010
 P-02 6287 3488
 SUITE 2 245 PACIFIC
 BRUCEWAY NORTH
 STONEY RIDGE, NSW 2005
 P-02 9998 7622
 NOMINATED ARCHITECT
 NICK PELLE
 NBN REGISTRATION NO. 9828

LOCATION PLAN.
 NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R2	BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT. EXISTING STEEL BEAMS ARE GENERALLY 250 PFC	FR	19.08.21
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PROJECT ADDRESS
 BLOCK 11 SECTION 5,
 BRUCE
 DRAWING TITLE
 GROUND FLOOR PLAN
 BUILDING B

PROJECT NAME
 MULTI UNIT DEVELOPMENT
 CLIENT
 MPK INVESTMENTS

SCALE 1:100@A1
 PRINT DATE 19.08.21
 DESIGNED/ DM,LC
 DRAWN
 PROJECT No 31296
 DWG No 3.14 REVISION A
 DRAWING STATUS CONSTRUCTION

DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED

SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R.
- R2** BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT. EXISTING STEEL BEAMS ARE GENERALLY 250 PFC
- R3** ARTICULATION JOINTS IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO BE REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.

H B C
BUILDING CERTIFICATION
EXEMPT B NOTICE ASSESSMENT
 Issued under Part 2A section 14B of the *Building Act 2004*
 Building Certifier: Sch 2.2(a)(ii) Licence No 20121318
 Building works satisfy schedule 1 section 6 of the
 Building General Regulation 2008
 Page 7 of 15

Sch 2.2(a)(ii)



NOTE:
 DIMENSIONS INDICATED FOR BEAMS & PLANTER BOXES ARE INDICATIVE, BASED ON EXISTING DRAWINGS. ALL DIMENSIONS TO BE CONFIRMED ON SITE TO DETERMINE EXTENT OF WORK REQUIRED.

OZTAL
ARCHITECTS

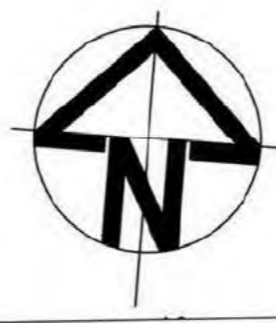
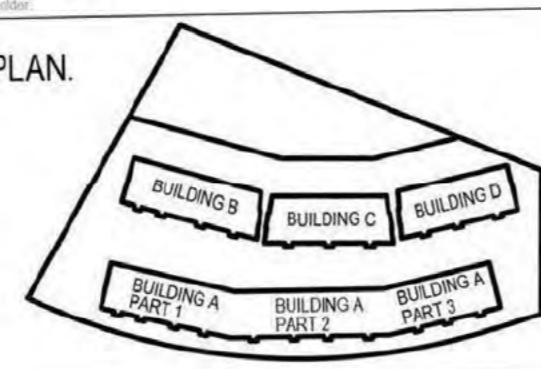
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1/ TORRENS STREET, BRANDON
 ACT 2612
 2/ 175 CAMBERG CITY
 ACT 2603
 P. 02 9332 5088

SUBJECT: 24/10/2019
 24/10/2019
 SYDNEY, NSW, 2000
 P. 02 9332 5088

NOMINATED ARCHITECT:
 NICKY HILL
 NSW REGISTRATION NO. 3688

LOCATION PLAN.
 NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R2	BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT. EXISTING STEEL BEAMS ARE GENERALLY 250 PFC.	FR	19.08.21
R1	EXISTING PLANTER BOXES AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R.	FR	19.08.21

PROJECT ADDRESS
**BLOCK 11 SECTION 5,
 BRUCE**

PROJECT NAME
MULTI UNIT DEVELOPMENT

SCALE
1:100@A1

PRINT DATE
19.08.21

DESIGNED/
 DRAWN
DM,LC

PROJECT No
31296

CLIENT
MPK INVESTMENTS

DWG No
3.17 REVISION A

DRAWING STATUS
CONSTRUCTION

DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED

SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R.
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- ARTICULATION JOINTS**
 IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.

Sch 2.2(a)(ii)



H B C

BUILDING CERTIFICATION

EXEMPT B NOTICE ASSESSMENT

Issued under Part 2A section 14B of the *Building Act 2004*
 Building Certifier: Sch 2.2(a)(ii) Licence No 20121318
 Building works satisfy schedule 1 section 6 of the Building General Regulation 2008
 Page 8 of 15

NOTE:
 DIMENSIONS INDICATED FOR BEAMS & PLANTER BOXES ARE INDICATIVE. BASED ON EXISTING DRAWINGS. ALL DIMENSIONS TO BE CONFIRMED ON SITE TO DETERMINE EXTENT OF WORK REQUIRED.

OZTAL

ARCHITECTS

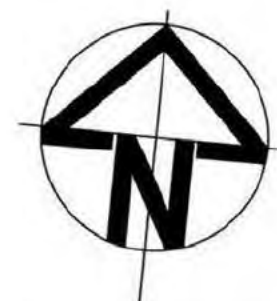
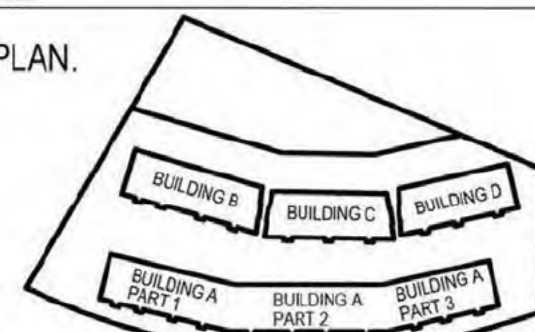
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9 TORRENS STREET, BRADSHAW
 ACT 2602
 OPEN BOX 2170 CANBERRA CITY
 ACT 2601
 P 02 6252 1488

SUITE 3, 288 PACIFIC
 HIGHWAY NORTH
 SYDNEY NSW 2060
 P 02 9556 1622

NOMINATED ARCHITECT:
 NON VELLE
 NON REGISTRATION NO: 5628

LOCATION PLAN.
 NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R2	BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT. EXISTING STEEL BEAMS ARE GENERALLY 250 PFC	FR	19.08.21
R1	EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R	FR	19.08.21

PROJECT ADDRESS BLOCK 11 SECTION 5, BRUCE	PROJECT NAME MULTI UNIT DEVELOPMENT	SCALE 1:100@A1
DRAWING TITLE GROUND FLOOR PLAN BUILDING D	CLIENT MPK INVESTMENTS	PRINT DATE 19.08.21
		DESIGNED/ DRAWN DM,LC
		PROJECT No 31296
		DWG No 3.20
		REVISION A
		DRAWING STATUS CONSTRUCTION

DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED



HBC
BUILDING CERTIFICATION

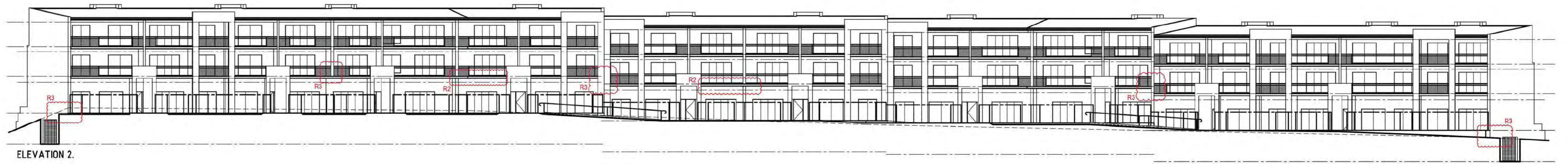
EXEMPT B NOTICE ASSESSMENT
Issued under Part 2A section 14B of the Building Act 2004
Building Certifier: Sch 2.2(a)(ii) Licence No 20121318
Building works satisfy schedule 1 section 6 of the Building General) Regulation 2008
Page 9 of 15

SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R.
- R2** BEAM CORROSION REPAIR
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IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO BE REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.



ELEVATION 1
(Thynne Street Elevation).



ELEVATION 2.

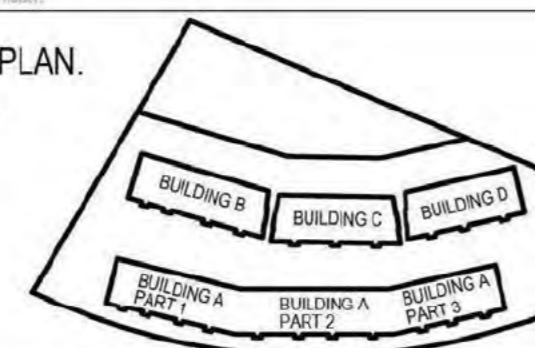
OZTAL
ARCHITECTS

9 TORBEN STREET, BRONCK
ACT 1522
GPO BOX 2170 CANBERRA CITY
ACT 2601
P 02 6267 3488

SITE 2, 245 PACIFIC
BROADWAY NORTH
STONEY, NSW 2008
P 02 9608 1802

NOMINATED ARCHITECT
NECK PELLE
MEMBER REGISTRATION NO. 0008

LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R3	ARTICULATION JOINTS IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO BE REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.	FR	19.08.21
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PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE

DRAWING TITLE
BUILDING A

PROJECT NAME
MULTI UNIT DEVELOPMENT

CLIENT
MPK INVESTMENTS

SCALE 1:200@A1
PRINT DATE 19.08.21
DESIGNED/ DRAWN DM,LC
PROJECT No 31296
DWG No 4.01 REVISION A
DRAWING STATUS CONSTRUCTION

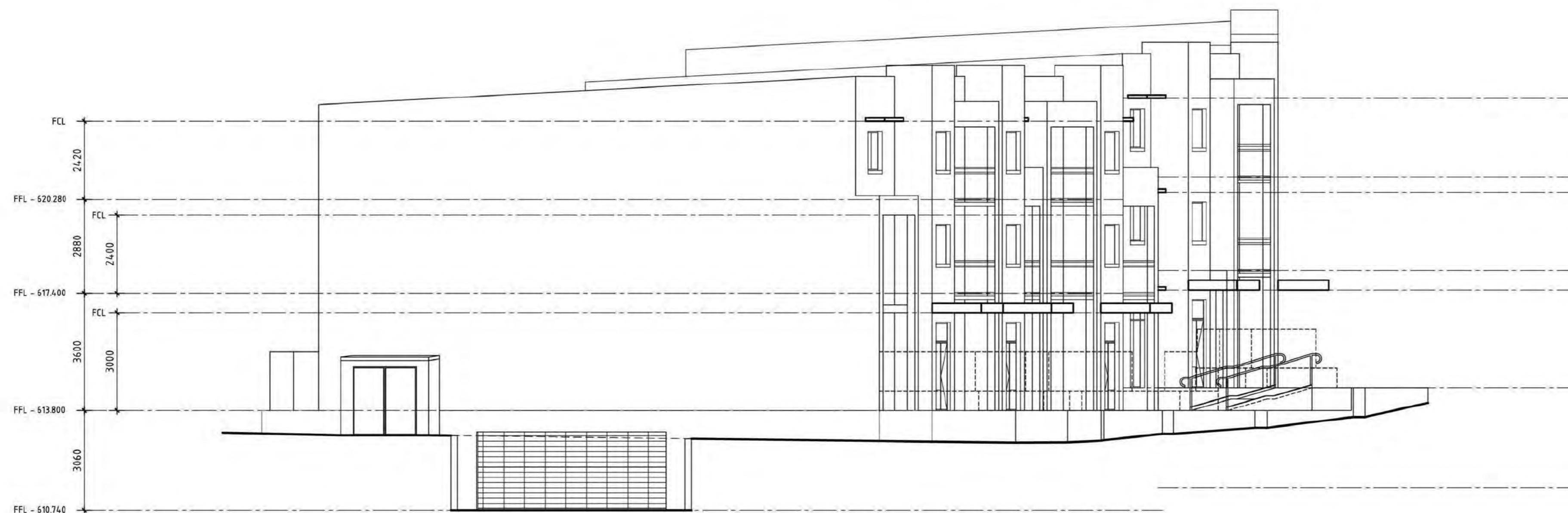
DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED



ELEVATION 1.
(Thynne Street Elevation).



ELEVATION 2.



ELEVATION 3.

HBC

BUILDING CERTIFICATION

EXEMPT B NOTICE ASSESSMENT

Issued under Part 2A section 14B of the *Building Act 2004*
 Building Certifier: [Sch 2.2\(a\)\(ii\)](#) Licence No 20121318
 Building works satisfy schedule 1 section 6 of the
Building General) Regulation 2008
 Page 10 of 15

SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R.
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OZTAL
ARCHITECTS

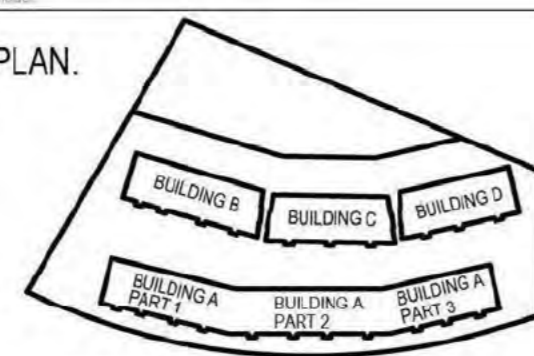
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8 TORRENS STREET, BRADSON,
 ACT 2602
 GPO BOX 2110, CANBERRA CITY
 ACT 2601
 P 02 6207 3488

SITE 2, 246 PACIFIC
 BRADSON NORTH
 STONEY RIDGE, 2900
 P 02 9069 1802

NOMINATED ARCHITECT:
 NICK PELLE
 MPK INVESTMENTS

LOCATION PLAN.
 NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R3	ARTICULATION JOINTS IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.	FR	18.08.21
R2	BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT. EXISTING STEEL BEAMS ARE GENERALLY 250 PFC	FR	18.08.21
R1	EXISTING PLANTER BOXES AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R.	FR	18.08.21

PROJECT ADDRESS BLOCK 11 SECTION 5, BRUCE	PROJECT NAME MULTI UNIT DEVELOPMENT	SCALE 1:100@A1
DRAWING TITLE BUILDING A - PART 1	CLIENT MPK INVESTMENTS	PRINT DATE 19.08.21
		DESIGNED/ DRAWN DM/LC
		PROJECT No 31296
		DWG No 4.02
		REVISION A
		DRAWING STATUS CONSTRUCTION

DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED

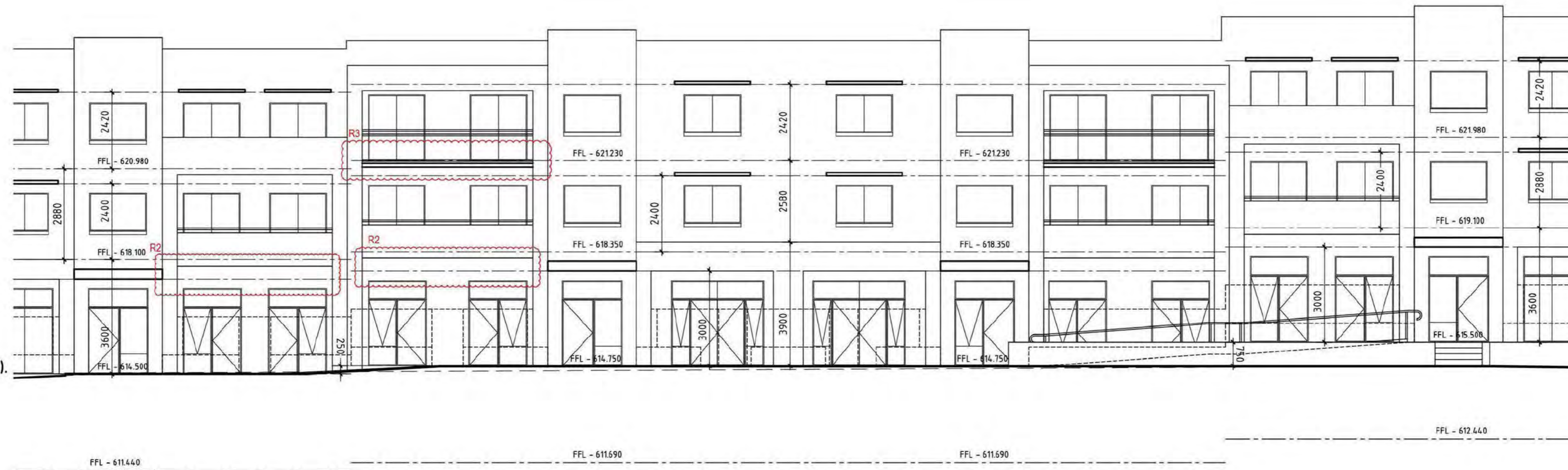
SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R.
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HBC
BUILDING CERTIFICATION

EXEMPT B NOTICE ASSESSMENT
Issued under Part 2A section 14B of the Building Act 2004
Building Certifier: Sch 2.2(a)(ii) Licence No 20121318
Building works satisfy schedule 1 section 6 of the Building General Regulation 2008
Page 11 of 15

ELEVATION 1.
(Thynne Street Elevation).



ELEVATION 2.



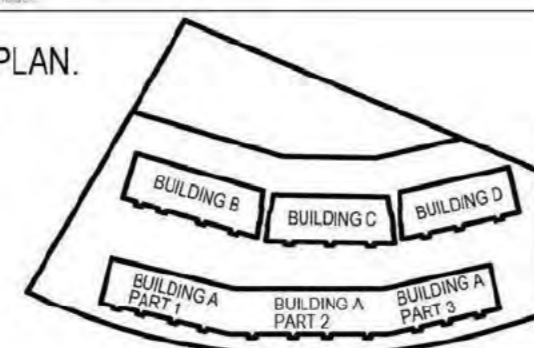
OZTAL
ARCHITECTS

8 TORRENS STREET, BRADON, ACT 2602
GPO BOX 2110, CANBERRA CITY, ACT 2601
P 02 6261 3488

SITE 2, 245 PACIFIC HIGHWAY NORTH, STONEY RIDGE, 2965
P 02 9669 1802

NOMINATED ARCHITECT:
NICK PELLE
MEMBER ARCHITECTS ACT 1997

LOCATION PLAN.
NOT TO SCALE.



REV	DESCRIPTION	BY	DATE
R3	ARTICULATION JOINTS IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.	FR	19.08.21
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PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE

DRAWING TITLE
ELEVATIONS
BUILDING A - PART 2

PROJECT NAME
MULTI UNIT DEVELOPMENT

CLIENT
MPK INVESTMENTS

SCALE 1:100@A1
PRINT DATE 19.08.21
DESIGNED/ DM,LC
DRAWN
PROJECT No 31296
DWG No 4.03 REVISION A
DRAWING STATUS CONSTRUCTION

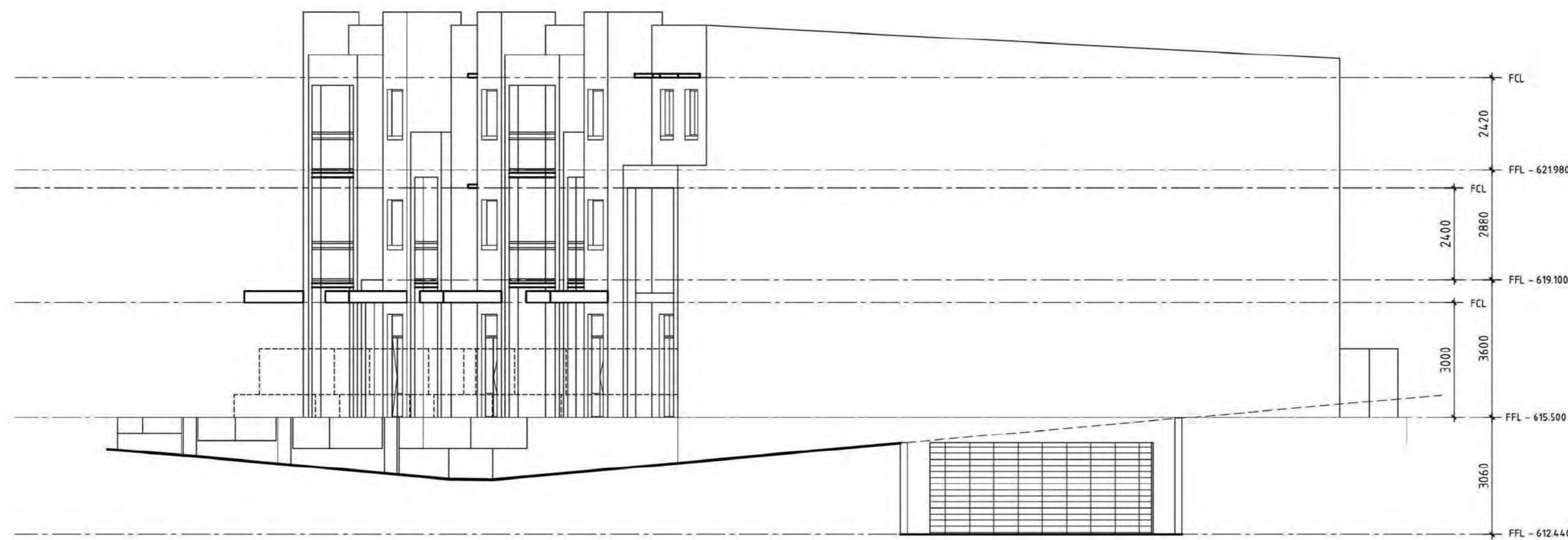
DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED



ELEVATION 1.
(Street Elevation).



ELEVATION 2.



ELEVATION 4.

H B C
BUILDING CERTIFICATION

EXEMPT B NOTICE ASSESSMENT

Issued under Part 2A section 14B of the *Building Act 2004*
 Building Certifier: [Redacted] Licence No 20121318
 Building works satisfy schedule 1 section 6 of the
Building General) Regulation 2006 [Redacted]
 Page 12 of 15

SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R.
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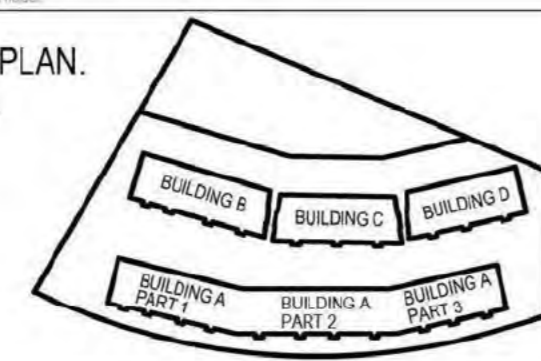
OZTAL
ARCHITECTS

8 TORRENS STREET, BRADBOON,
 VIC 3042
 GPO BOX 2110 CARBERRA CITY,
 VIC 3084
 P 02 9557 3488

SITE 2, 246 PACIFIC
 BUILDING PART 2
 STONEY RIDGE, 3060
 P 02 9609 1802

NOMINATED ARCHITECT:
 NICK PELLE
 MPK INVESTMENTS

LOCATION PLAN.
 NOT TO SCALE.



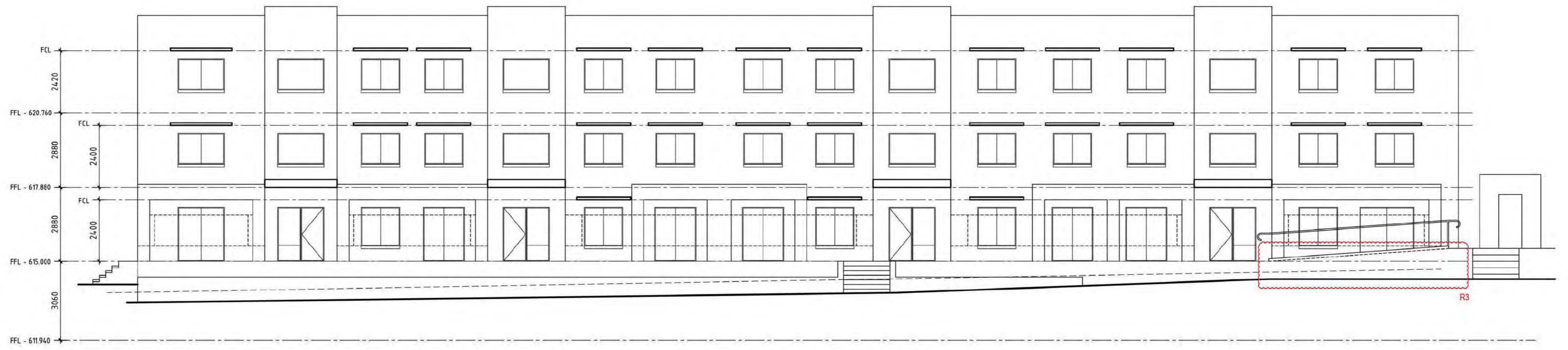
REV	DESCRIPTION	DATE
R3	ARTICULATION JOINTS IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.	19.08.21
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PROJECT ADDRESS BLOCK 11 SECTION 5, BRUCE	PROJECT NAME MULTI UNIT DEVELOPMENT	SCALE 1:100@A1
DRAWING TITLE ELEVATIONS BUILDING A - PART 3	CLIENT MPK INVESTMENTS	PRINT DATE 19.08.21
		DESIGNED/ DRAWN DM/LC
		PROJECT No 31296
		DWG No 4.04
		REVISION A
		DRAWING STATUS CONSTRUCTION

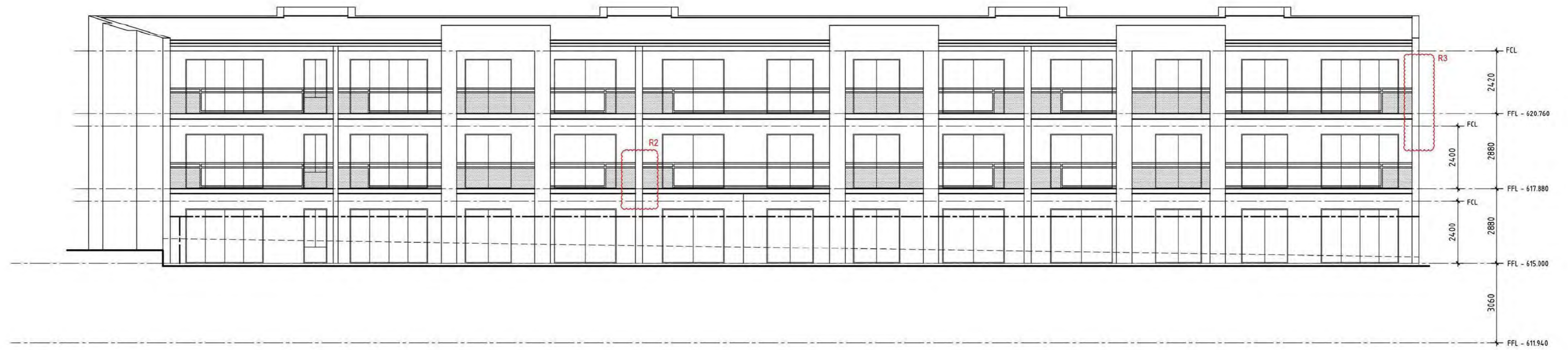
DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED

SCOPE OF WORKS

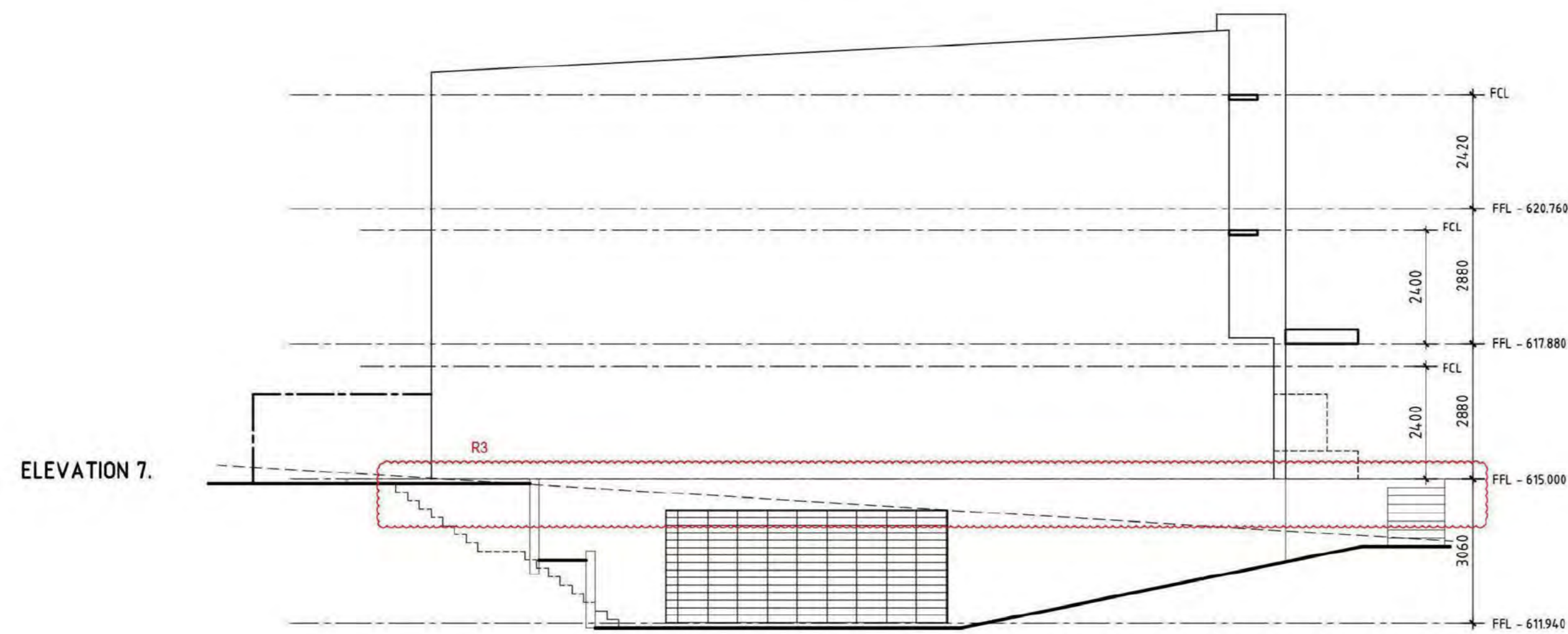
- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R
- R2** BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.
- R3** ARTICULATION JOINTS IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO BE REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.



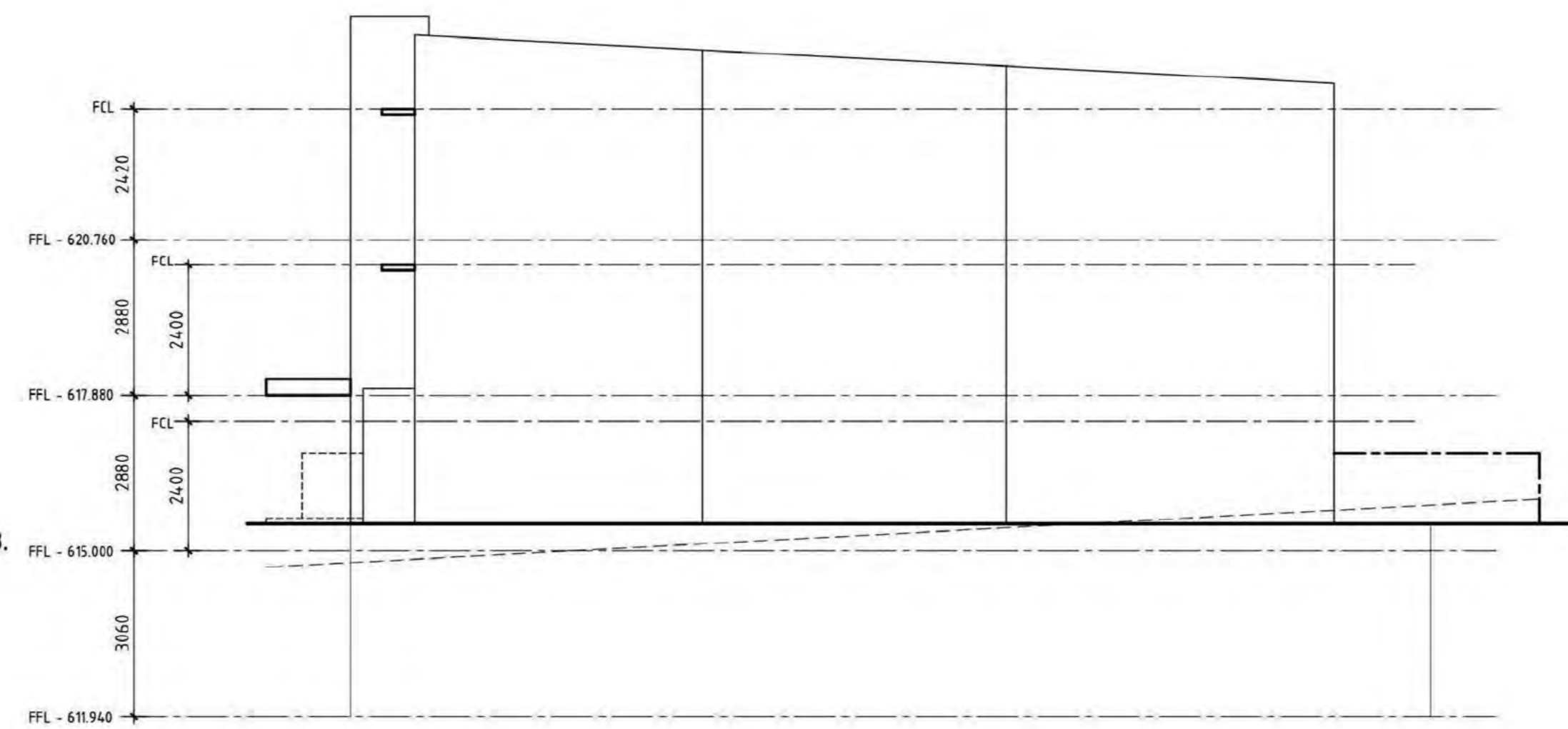
ELEVATION 5.



ELEVATION 6.



ELEVATION 7.



ELEVATION 8.

HBC
BUILDING CERTIFICATION

EXEMPT B NOTICE ASSESSMENT
Issued under Part 2A section 14B of the Building Act 2004
Building Certifier: Sch 2.2(a)(ii) Licence No 20121318
Building works satisfy schedule 1 section 6 of the Building General Regulation 2008
Page 13 of 15

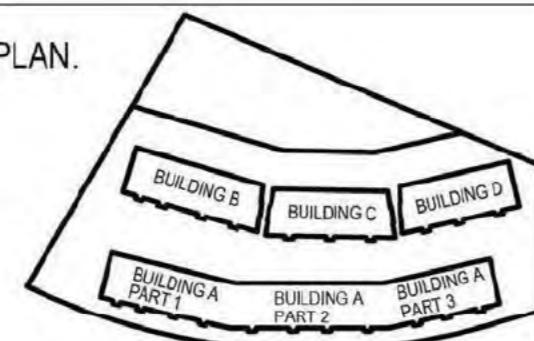
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9 STORERS STREET, BRADSON
ACT 2002
GPO BOX 2178 CAMBERRA CITY
ACT 2001
P 02 6252 3489

SUITE 2.20 PACIFIC
HIGHWAY NORTH
STONEY RIDGE NSW 2065
P 02 9886 1822

NOMINATED ARCHITECT:
INDYVILLE
NSW REGISTRATION NO. 5408

LOCATION PLAN.
NOT TO SCALE.



OZTAL
ARCHITECTS

REV	DESCRIPTION	BY	DATE
R1	EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R.		19.08.21
R2	BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT. EXISTING STEEL BEAMS ARE GENERALLY 200 PFC.		19.08.21
R3	ARTICULATION JOINTS IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO BE REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.		19.08.21

PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE

DRAWING TITLE
ELEVATIONS
BUILDING B

PROJECT NAME
MULTI UNIT DEVELOPMENT

CLIENT
MPK INVESTMENTS

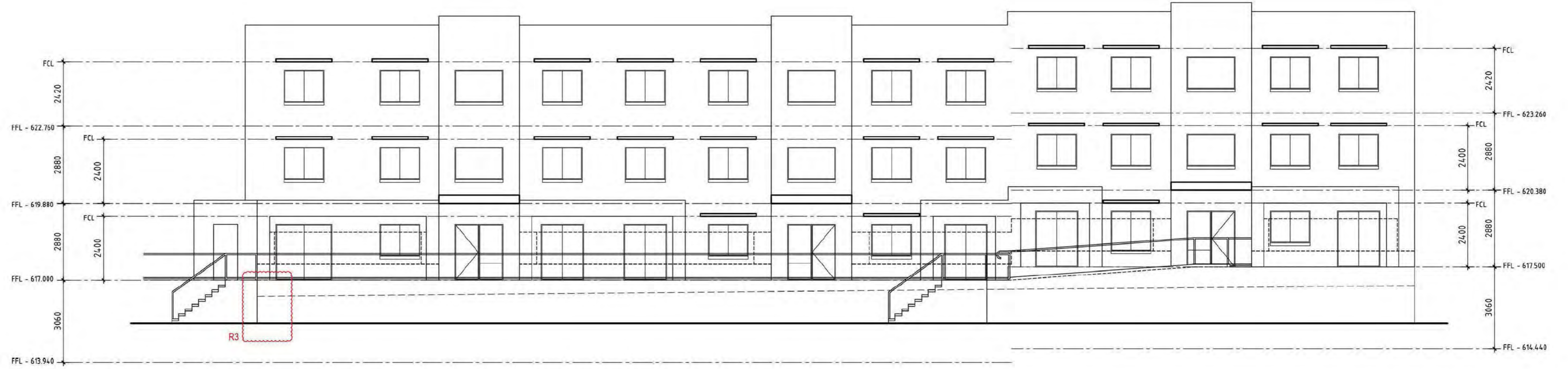
SCALE 1:100@A1
PRINT DATE 19.08.21
DESIGNED/ DRAWN DM/MLC
PROJECT No 31296
DWG No 4.05 REVISION A
DRAWING STATUS CONSTRUCTION

DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED

SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R
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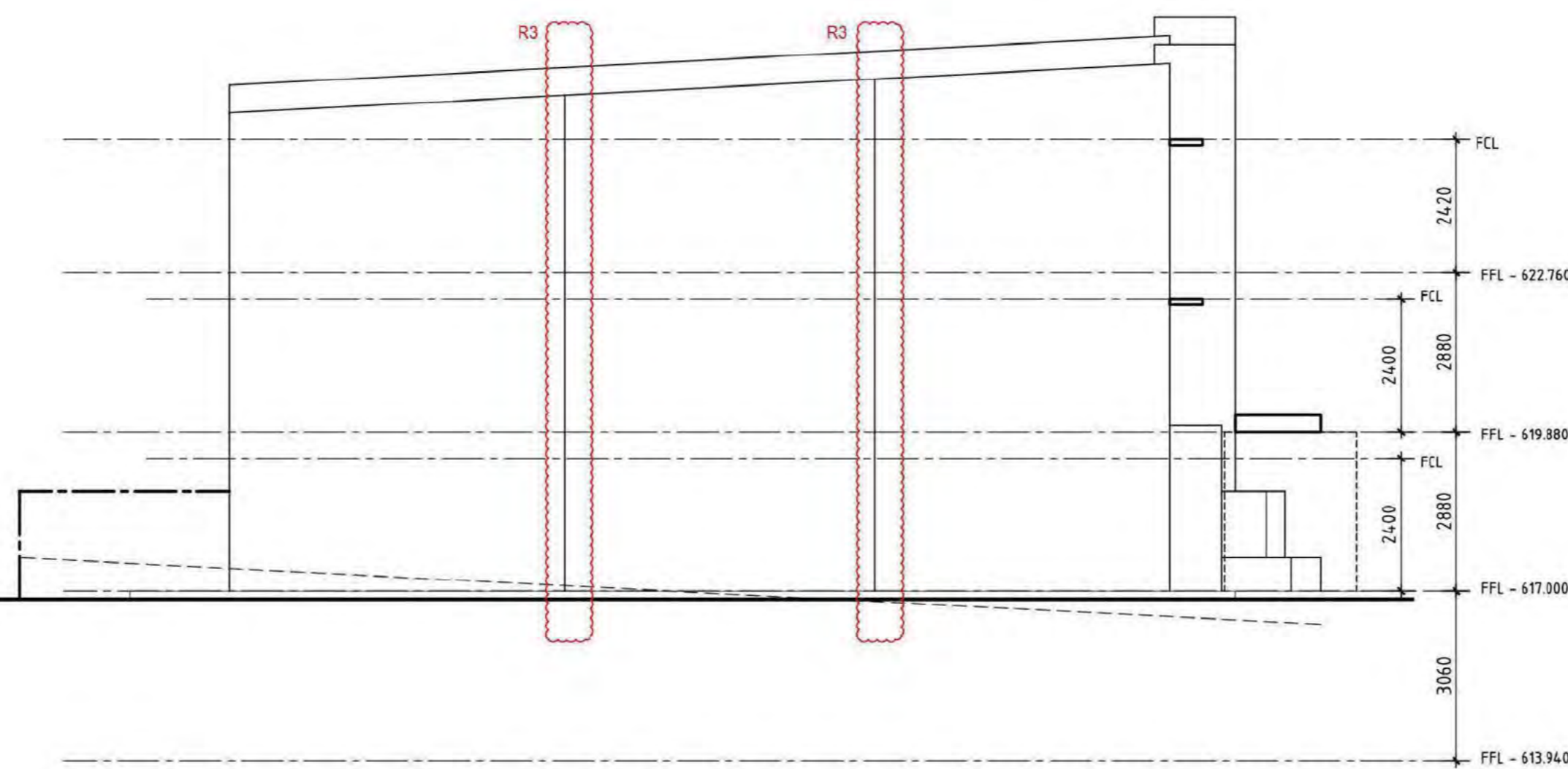
ELEVATION 13.



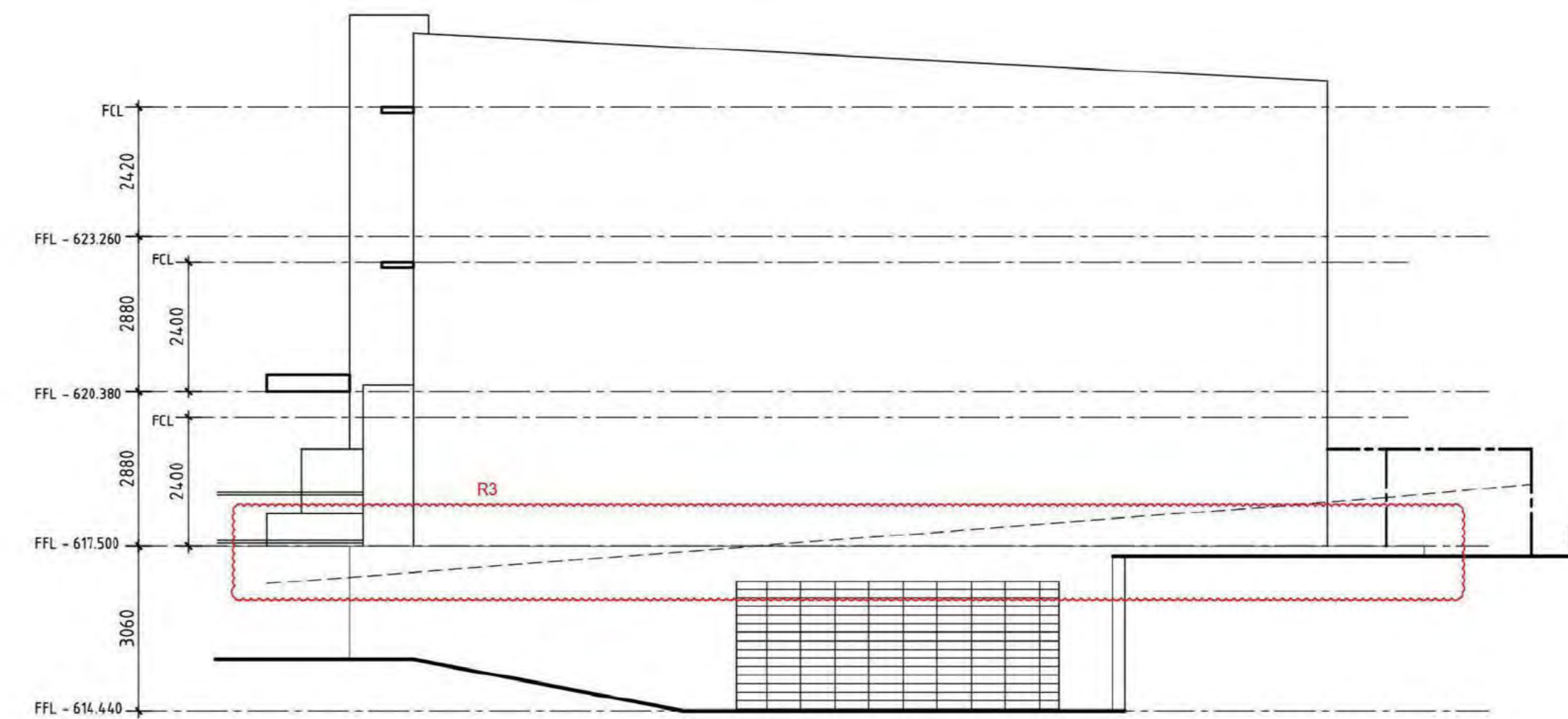
ELEVATION 14.



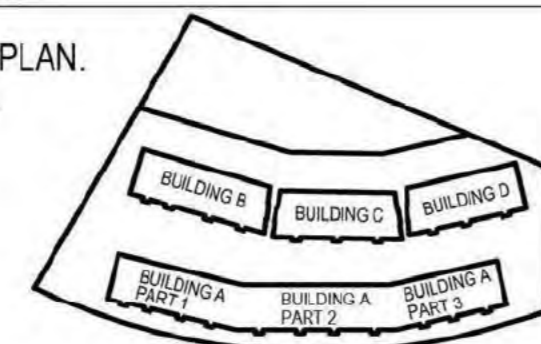
ELEVATION 15.



ELEVATION 16.



LOCATION PLAN.
NOT TO SCALE.



OZTAL
ARCHITECTS

8 TORRENS STREET, BRUCE,
ACT 2622
GPO BOX 2170 CANBERRA CITY
ACT 2601
P 02 6257 3488

SITE 2, 245 PACIFIC
BROADWAY NORTH,
STONEY RIDGE, 2965
P 02 9659 1802

NOMINATED ARCHITECT:
NICK PELLE
MPK INVESTMENTS/MPK 1008

REV	DESCRIPTION	BY	DATE
R3	ARTICULATION JOINTS IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO BE REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER, WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.	FR	19.08.21
R2	BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT.	FR	19.08.21
R1	EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R.	FR	19.08.21

PROJECT ADDRESS
BLOCK 11 SECTION 5,
BRUCE

DRAWING TITLE
BUILDING D

PROJECT NAME
MULTI UNIT DEVELOPMENT

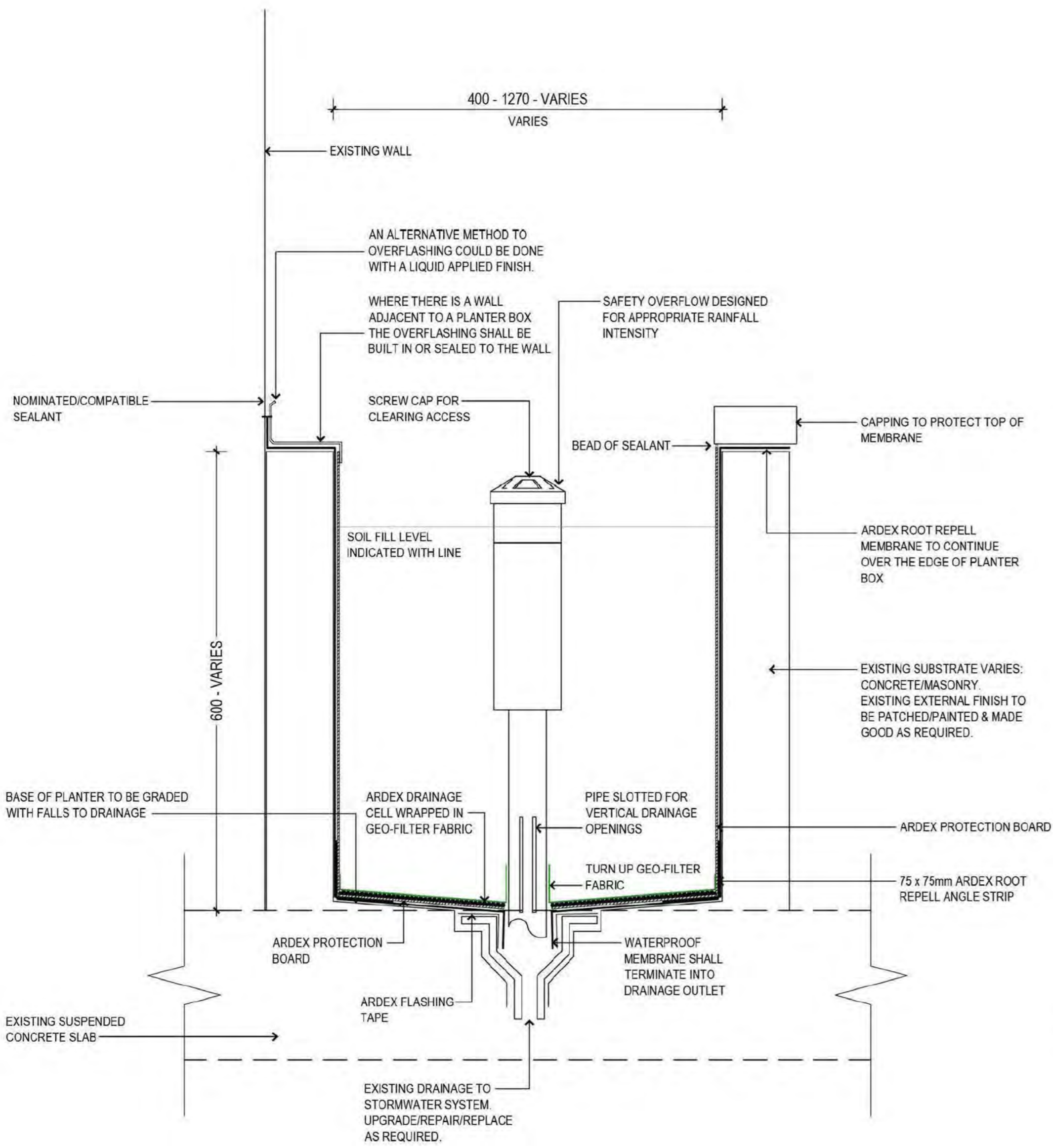
CLIENT
MPK INVESTMENTS

SCALE 1:100@A1
PRINT DATE 19.08.21
DESIGNED/ DRAWN DM/LC
PROJECT No 31296
DWG No 4.07 REVISION A
DRAWING STATUS CONSTRUCTION

DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REPORT PREPARED BY WISECHOICE, PROJECT SERVICES (DATED 06.12.19). REFER TO REPORT FOR DETERMINATION OF EXTENT OF WORK REQUIRED

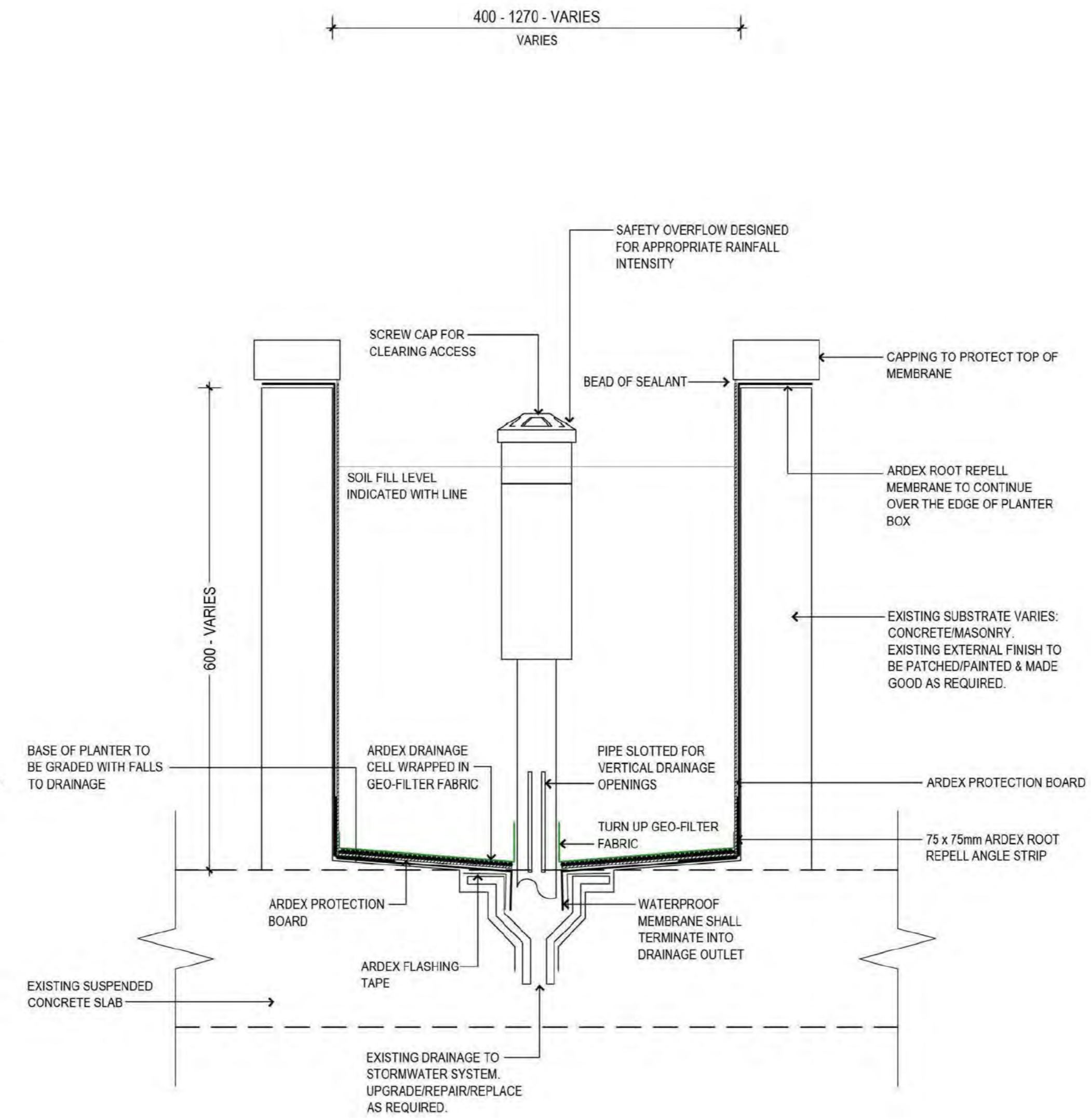
SCOPE OF WORKS

- R1** EXISTING PLANTER BOXED AS IDENTIFIED TO BE REPAIRED, INCLUDING RESEALED AND THE LIKE AS OUTLINED IN THE BUILDING REPORT PREPARED BY "WISE CHOICE" WATER PROOFING TO BE AS PER PROPRIETARY SYSTEM ARDEX, PLANTER BOX ROOT REPEL SYSTEM INSTALLATION DRAWING WPM 100R
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- R3** ARTICULATION JOINTS
IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO BE REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.

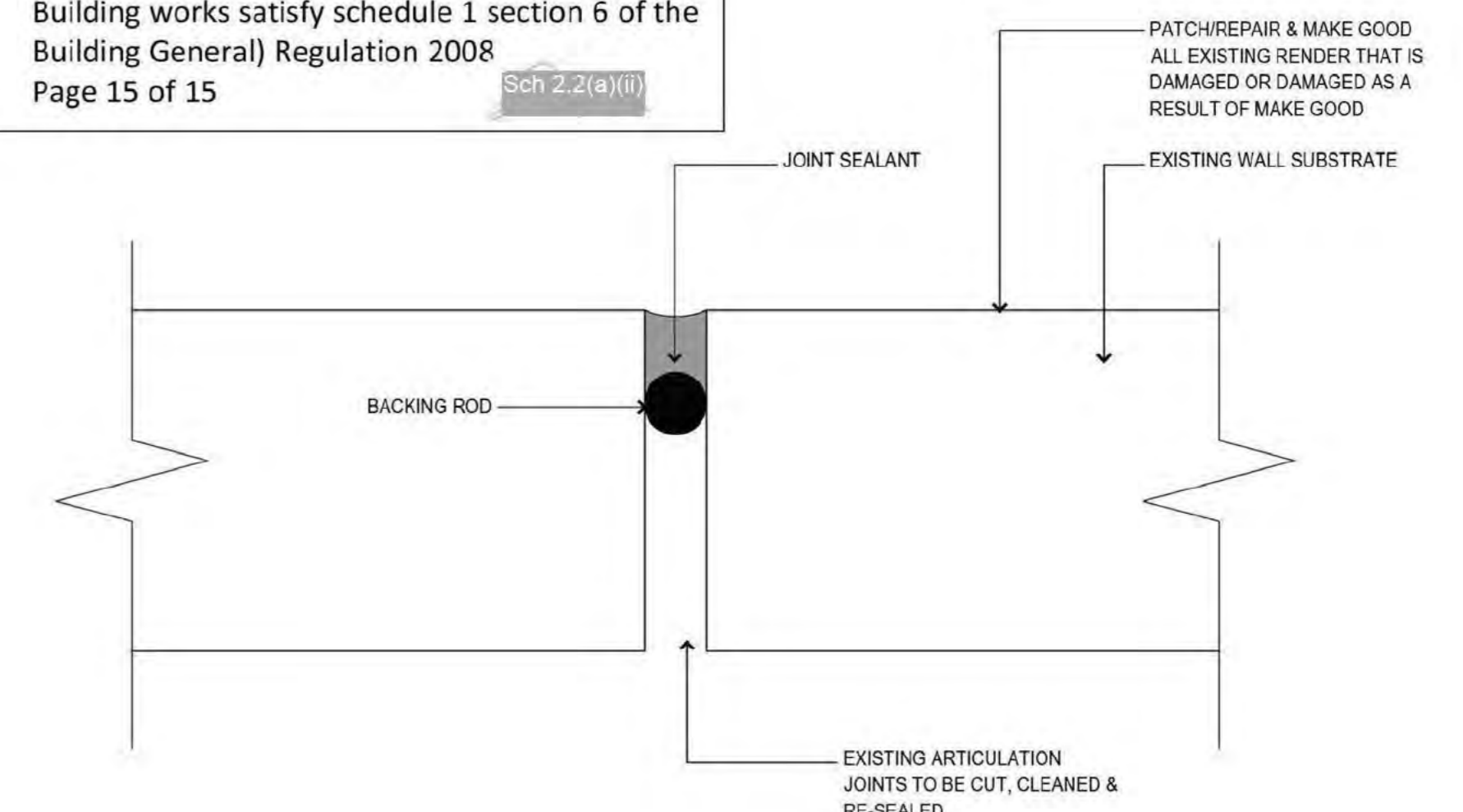


DETAIL 1 - TYPICAL PLANTER BOX DETAIL
PLANTER ABUTS EXISTING WALL
SCALE - 1:5@A1

NOTE: DETAIL AS INDICATED BASED ON PROPRIETARY SYSTEM SIMILAR TO ARDEX ROOT REPEL. ALTERNATIVE SYSTEMS CAN BE ADOPTED. ANY SYSTEM/MANUFACTURER USED NEEDS TO BE INSTALLED AS A COMPLETE PROPRIETARY SYSTEM. SYSTEMS CANNOT BE INTERCHANGED. ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH MANUFACTURERS SPEC.



DETAIL 2 - TYPICAL PLANTER BOX DETAIL
DETACHED PLANTER
SCALE - 1:5@A1



DETAIL 3 - TYPICAL EXPANSION JOINT DETAIL
SCALE - 1:5@A1



8 TORRENS STREET, BRUCE
ACT 2612
GPO BOX 2150, CANBERRA CITY
ACT 2601
P 02 6267 3488

SITE 2 245 PACIFIC
BRUCEWAY NORTH
STONEY, NSW 2580
P 02 9868 1802

NOMINATED ARCHITECT:
NOX PELLE
NOX REGISTRATION NO 008

REV	DESCRIPTION	BY	DATE
R3	ARTICULATION JOINTS IN THE LOCATIONS INDICATED ON THE DRAWINGS, EXISTING ARTICULATION JOINTS TO BE REPAIRED, USING AN APPROVED PROPRIETARY SYSTEM SIMILAR TO ARDEX INCORPORATING A BACKING ROD AND PROPRIETARY SEALER. WHERE RENDER IS TO BE PATCHED AND REPAIRED PROVIDE A PROPRIETARY ACRYLIC FLEXIBLE RENDER SYSTEM SIMILAR TO DULUX ACRA.	FR	19.08.21
R2	BEAM CORROSION REPAIR IN THE LOCATIONS INDICATED ON THE DRAWINGS, BEAMS REPAIRED, INCLUDING AS REQUIRED, REMOVAL OF RUST AFFECTED PAINT, PREPARATION TO EXISTING SUBSTRATE AS REQUIRED FOR A PROPRIETARY PAINT SYSTEM COMPRISING A METAL PRIMER AND 2 TOP COATS OF SOLVENT BASED GLOSS PAINT. EXISTING STEEL BEAMS ARE GENERALLY 250PFC.	FR	19.08.21
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PROJECT ADDRESS BLOCK 11 SECTION 5, BRUCE	PROJECT NAME MULTI UNIT DEVELOPMENT	SCALE 1:5@A1
DRAWING TITLE DETAIL - PLANTER BOX	CLIENT MPK INVESTMENTS	PRINT DATE 19.08.21
		DESIGNED/ DRAWN DM/LC/FR
		PROJECT No 31296
		DWG No A600
		REVISION A
		DRAWING STATUS CONSTRUCTION

From: "Martin Crncevic" [Sch 2.2\(a\)\(ii\)](#)
Sent: 10/11/2021 2:33 PM
To: "BPC" <BPC@act.gov.au>
Subject: Re: Progress Update on Rectification Works and Approvals at Block 11 Section 5 Bruce
Attachments: RE: 3267 - Executed Exemption B notice.eml

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Douglas,

See attached, we are still waiting on the Certifier to issue the Notice B BA exempt notice.

[Sch 2.2\(a\)\(ii\)](#) has been chasing [Sch 2.2\(a\)\(ii\)](#) on this.

Certifier has also not forwarded a tax invoice for payment of his fees yet either.

Cheers

[Sch 2.2\(a\)\(ii\)](#)

On 8 Nov 2021, at 2:20 pm, BPC <BPC@act.gov.au> wrote:

OFFICIAL

Good afternoon,

The ACT Lockdown has been lifted and the rectification works at the above property have been cleared to recommence for some time now.

Could an update please be provided relating to the status of this works.

The difficulties of the lockdown and pandemic are understood by the registrar but it has been well over 12 months since the superintendent of works have been appointed and nearly 3 months since the latest designs were given to HBC.

Kind Regards,

Douglas Farr

Investigator | Building & Planning Compliance Team | Access Canberra
Chief Minister, Treasury and Economic Development | ACT Government
GPO Box 158 Canberra ACT 2601

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