



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 2019-184

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)	10
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

From: [EPSDFOI](#)
To: [CMTEDD FOI](#)
Subject: Partial Transfer - 72 Printers Way Kingston
Date: Thursday, 8 August 2019 12:16:19 PM

UNCLASSIFIED

Good afternoon Team

Please see the below request, as I believe some of the information is held by Access Canberra.

Please confirm the partial transfer is accepted.

Kind Regards

Angelina Aloisi | Freedom of Information and Records Officer

Environment, Planning and Sustainable Development Directorate | ACT Government

Phone: 02 6207 7912 | Email: Angelina.Aloisi@act.gov.au

Level 2, Dame Pattie Menzies House South Building | GPO Box 158 Canberra ACT 2601 |

www.environment.act.gov.au | www.planning.act.gov.au

Please consider the environment before printing this email

This email, and any attachments, may contain confidential information. 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: [REDACTED]
Sent: Friday, 2 August 2019 1:35 PM
To: EPSDFOI <EPSDFOI@act.gov.au>
Subject: Re: Accessing information under FOI

Hi Angela

My second email was to provide a bit more clarity around the original request. Sorry if I have confused the matter.

Can the request be an amalgamation of the two? ie:

“any correspondence (email, letter, paper forms, online forms, file notes) to and from Environment, Planning and Sustainable Development Directorate - Planning regarding 72 Printers Way, Kingston, ACT, for the period 1 Mar to 24 May 2019 and all documentation and correspondence (to and from) relating to the development approval for 72 Printers Way and subsequent building certification and issuing of the Certificate of Occupancy and Use.

I just don't want to waste any of your office's time and resources, but also want to make sure we get the information we need.

Cheers





ACT
Government

Chief Minister, Treasury and
Economic Development

Our ref: CMTEDDFOI 2019-184

[REDACTED]
via email: [REDACTED]

Dear [REDACTED]

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 August 2019.

Specifically, you are seeking: *“any correspondence (email, letter, paper forms, online forms, file notes) to and from Environment, Planning and Sustainable Development Directorate - Planning regarding 72 Printers Way, Kingston, ACT, for the period 1 Mar to 24 May 2019 and all documentation and correspondence (to and from) relating to the development approval for 72 Printers Way and subsequent building certification and issuing of the Certificate of Occupancy and Use.”*

Authority

I am an Information Officer appointed by the Director-General 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 is required to provide a decision on your access application by 5 September 2019.

Decision on access

Searches were completed for relevant documents and 19 documents were identified that fall within the scope of your request.

I have included as **Attachment A** to this decision the 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 access in full to 4 documents relevant to your request. I have decided to grant partial access to 14 documents and refuse access to 1 document as I consider them to either contain contrary to the public interest information under schedule 1 or information that would, on balance, be contrary to the public interest to disclose under the test set out in section 17 of the Act.

My access decisions are detailed further in the following statement of reasons and the documents released to you are provided as **Attachment B** to this letter.

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

Statement of Reasons

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

- the Act;
- the content of the documents that fall within the scope of your request; and
- the *Information Privacy Act 2014*.

Exemption claimed

My reasons for deciding not to grant access to the identified documents and components of these documents are as follows:

Contrary to the public interest information under section 1.2 of Schedule 1 - Information subject to legal professional privilege

Document number 4 contains email correspondence and associated attachments between the ACT Government Solicitor and an external law firm. I am satisfied that the communications were made in circumstances of confidentiality and were provided by an independent legal adviser satisfying the requirements to attract legal professional privilege. For this reason, I have decided to exempt this information from release under section 1.2 of Schedule 1 of the Act.

Information that would, on balance, be contrary to the public interest to disclose under the test set out in section 17 of the Act

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 factors favouring 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:

- (a) *disclosure of the information could reasonably be expected to do any of the following:*
- (ii) *contribute to positive and informed debate on important issues or matters of public interest.*

Factors favouring nondisclosure in the public interest:

- (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 any other right under the Human Rights Act 2004; and*
 - (xi) *prejudice trade secrets, business affairs or research of an agency or person.*

While reviewing the documents found within the scope of your request, I was cognisant of the amount of public interest surrounding the construction industry. Accordingly, I

believe that releasing this information would contribute to debate on important issues by allowing you to see what steps were taken around a building compliance issue.

However, when considering this finding against the factors favouring non-disclosure, I am satisfied that the protection of an individual's right to privacy, especially in the course of assisting in a line of enquiry with a government agency, is a significant factor as the parties involved have provided their personal information for the purposes of meeting obligations under relevant legislation. In my opinion, the protection of personal privacy outweighs the benefit which may be derived in releasing this information. These individuals are entitled to expect that the personal information they have supplied as part of this process will be dealt with in a manner that protects their privacy.

I therefore weigh the factor for non-disclosure more highly than the factor in favour of disclosure in this instance. As a result, I have decided against releasing personal information not publicly available (emails, phone numbers and employee names) as releasing this information could prejudice these individuals' right to privacy under the *Human Rights Act 2004*.

The second factor I have identified as relevant in considering your access application is the prejudice that could occur in releasing trade secrets, business affairs or research of an agency or person. 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'.

Having reviewed the documents identified, I am satisfied that the documents contain information related to the business affairs of the builder. I have decided to redact the cost of works for the property as I am satisfied that this material is business information as it relates to the third party's business affairs and disclosure could reasonably be expected to affect its commercial affairs.

Having applied the test outlined in section 17 of the Act and deciding that the release of personal and business 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 to release will ensure that the intent of the Act is met and will provide you with access to the majority of the information held by CMTEDD within the scope of your request.

Charges

Pursuant to *Freedom of Information (Fees) Determination 2017 (No 2)* 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 three days after the date of my decision. Your personal contact details will not be published.

You may view the CMTEDD disclosure log at <https://www.cmtedd.act.gov.au/functions/foi/disclosure-log>.

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 a review by the Ombudsman of this outcome under section 73 of the Act within 20 working days from the day that my decision is published in the CMTEDD disclosure log, or a longer period allowed by the Ombudsman.

If you wish to request a review of my decision 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 by the Ombudsman under section 82(1), you may apply to the ACAT for a 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 6207 7754 or by email at CMTEDDFOI@act.gov.au.

Yours sincerely,



Sarah McBurney

Information Officer

Information Access Team

Chief Minister, Treasury and Economic Development Directorate

22 August 2019



ACT
Government

Chief Minister, Treasury and
Economic Development

FREEDOM OF INFORMATION REQUEST SCHEDULE

NAME	WHAT ARE THE PARAMETERS OF THE REQUEST	Reference NO.
[REDACTED]	Any correspondence (email, letter, paper forms, online forms, file notes) to and from Environment, Planning and Sustainable Development Directorate - Planning regarding 72 Printers Way, Kingston, ACT, for the period 1 Mar to 24 May 2019 and all documentation and correspondence (to and from) relating to the development approval for 72 Printers Way and subsequent building certification and issuing of the Certificate of Occupancy and Use.	CMTEDDFOI 2019-184

Ref No	Page number	Description	Date	Status	Reason for Exemption	Online Release Status
1	1-5	Certificate of Electrical Safety	13-Nov-2012	Partial release	Schedule 2 2.2(a)(ii) – Personal privacy	Yes
2	6-18	Conveyancing form and attachments	22-Oct-2018	Partial release	Schedule 2 2.2(a)(ii) – Personal privacy Schedule 2 2.2(a)(xi) – Business affairs	Yes
3	19-20	Email chain	24-May-2019	Partial release	Schedule 2 2.2(a)(ii) – Personal privacy	Yes
4	21-35	Email chain and attachments	24-May-2019	Exempt	Schedule 1 1.2 – Legal professional privilege	No
5	36-38	Email chain	23-May-2019	Partial release	Schedule 2 2.2(a)(ii) – Personal privacy	Yes
6	39-40	Email	22-May-2019	Partial release	Schedule 2 2.2(a)(ii) – Personal privacy	Yes
7	39-93	Attachment to email – Dilapidation report	13-May-2019	Full release	N/A	Yes
8	94-97	Email chain and attachments	22-May-2019	Partial release	Schedule 2 2.2(a)(ii) – Personal privacy	Yes
9	98-99	Certification of Completion of Building Work	31-Jan-2019	Full release	N/A	Yes
10	100-101	Application for Certificate of occupancy and Use	Undated	Partial release	Schedule 2 2.2(a)(ii) – Personal privacy	Yes
11	102	Certificate of Occupancy and Use	21-May-2019	Full release	N/A	Yes
12	103	Certificate of Occupancy and Use	24-May-2019	Full release	N/A	Yes
13	104	Letter – Laminate Glass	13-Feb-2015	Partial release	Schedule 2 2.2(a)(ii) – Personal privacy	Yes

14	105	Survey Report	17-May-2019	Partial release	Schedule 2 2.2(a)(ii) – Personal privacy	Yes
15	106-131	Certificate of Installation of Subterranean Termite Management System	17-May-2019	Partial release	Schedule 2 2.2(a)(ii) – Personal privacy	Yes
16	132	Certification of Structural Sufficiency	22-May-2019	Partial release	Schedule 2 2.2(a)(ii) – Personal privacy	Yes
17	133-134	Email and attachment	20-May-2019	Partial release	Schedule 2 2.2(a)(ii) – Personal privacy	Yes
18	135	Email	23-May-2019	Partial release	Schedule 2 2.2(a)(ii) – Personal privacy	Yes
19	136-141	EER Report	25-Oct-2018	Partial release	Schedule 2 2.2(a)(ii) – Personal privacy	Yes
Total No of Docs						
19						



About this form

Use this form to lodge completed Certificates of Electrical Safety and Start Of Work notices for New electrical installations that need to be submitted to the Environment and Sustainable Development Directorate.

Note: This form is for New Installations only. If you have tested an Addition or Alteration installation, please use the [Certificate of Electrical Safety - Addition and Alterations](#)

For more information click on the information button.



Items marked with an asterisk (*) must be completed.

How to complete this form

Step 1: Enter the licensee's details.

Step 2: Enter the customer details.

Step 3: Enter the work site details.

Step 4: Enter the electrical details.

Step 5: Enter the number of units of installed devices (if required).

Step 6: Complete the declaration statement and submit the form.

Step 1: Licensee Details

Unrestricted Electrician Licence Number and Expiry Date

* COLA licence number

* Licence expiry date (dd/mm/yyyy)

Name title

* Given name

* Family name

* Contact phone number

* Was the Work done for an Employer who holds an Electrical Contractors Licence? Yes No

Electrical Contractor Licence Number and Expiry Date

* Contractor COLA licence number

* Contractor Licence expiry date (dd/mm/yyyy)

* Contractor's name

Step 2: Customer Details

Organisation name

Name title

* Customer's given name

* Customer's family name

* Contact phone number

Work Site Details

* Is a Certificate of Occupancy required? Yes No

* Is this work related to a building approval issued on or after 1 July 2011? Yes No

Step 3: Building Project Details

* Enter the Building Project Number Make sure a capital 'B' is entered

Alternatively, to search our database for your building project number, please enter the suburb/district, section, and block details of the work and click on the Search button

* Suburb/District * Section * Block

If you require help with suburb/district, section or block details click this information button



Building Project Number

Suburb/District

Section

Block

Unit

Floor or Level

Address

Suburb

State/Territory

Postcode

Step 4: Electrical Details

* Category of work

* Describe the location of the Main Earth

* Describe the location of the Earth Bond

Electrical Installation Details

* Installation type

* Work Load Details

Item	QTY	Item	QTY	Load (eg kW rating)	Item	QTY	Load
Lights	98	Hot Plates	1	.24	Direct Heating		
Ceiling Fans		Range	1	.48	Off Peak Heating		
Single Socket-outlets		Wall Oven	1	3.36	Air Conditioning		
Double Socket-outlets		Wall Oven/Hot Plates			Air Con Reverse Cycle	7	1.2
Multiple Socket-outlets	56	Continuous Hot Water			Spa		
15A Socket-outlets		Quick Recovery Hot Water			Sauna		
20A Socket-outlets		Off Peak Hot Water			Pool Heater		
Smoke Detectors		Instantaneous Hot Water	1	.24	Motors	2	.96
Exhaust Fans	5	Tastics	3	1.44	Solar Booster		
Safety Switches	17	Street Lights					
		3 Phase Socket-outlets					
Consumer Mains	3						
Main Switchboard							
Distribution Board							

Consumer Mains mm²

Main Switchboard

Distribution Board

Additional comments

Step 5: Residential (MSB)

Number of units for new electrical wiring work (EWW) for a building or structure of Class 1 and/or associated Class 10a structure (Refer to BCA for class types Sec A3.2).

Number of units

Total number of units

Step 6: Certificate of Electrical Safety Declaration

NOTE: There are penalties for deliberately giving false and misleading information. The Environment and Sustainable Development Directorate or its Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.

Only the Electrician who tested the electrical installation to AS/NZS 3017 and is certifying it as complying with AS/NZS 3000 may submit this form. Penalties apply for fraud or misrepresentation.

I the tester declare that:

- * I have read and agree with the Notes above; and
- * the installation work described in this certificate has been tested in accordance with AS/NZS 3017 and that the work complies with AS/NZS 3000, SAA Wiring Rules; and
- * I will send a copy of the Certificate of Electrical Safety to the customer within fourteen days as required by the *Electricity Safety Act 1971*.
- * I declare that the above details in the Certificate of Electrical Safety are true and correct.

Please Note: The Certificate of Electrical Safety will be available for you to print or save after submission.

Payment amount \$

Environment and
Sustainable
Development
Directorate
ABN 66 893 463 785

GPO Box 1908
Canberra ACT 2601
Telephone: **132281**

Any personal information will only be used for the purposes of this transaction, and will be disclosed to the relevant area of the ACT Government and to your financial institution to the extent necessary to achieve that purpose. The details of the transaction will be released to you or your financial institution if this transaction is queried, and otherwise will not be disclosed to any third party except in accordance with the Privacy Act 1988 (Cth).

Form ID: 1049

Version: 10

Date: 13 Nov 2012

Receipt

Your payment has been successful. Please keep a copy of this receipt for your records.

Date and time

Form submission ID

Payment receipt number

Total amount paid \$

To save or print a copy of the completed form and receipt go to the "File" menu and select "Save as" or "Print".

Certificate of Electrical Safety



Customer Details

Organisation
 Name
 Contact Number

Address of Work Site

Suburb/District	Section	Block	Unit	Floor or Level
KINGSTON	55	3		

Address

Work Details

Work tested by
 Name
 Contact number
 Licenced Electrical Contractor

Work was in relation to a project that required a Certificate of Occupancy?

Building Project Number

Category & Type of Work

Installation Type

Item	QTY	Item	QTY	Load	Item	QTY	Load
Lights	98	Hot Plates	1	.24	Direct Heating		
Ceiling Fans		Range	1	.48	Off Peak Heating		
Single Socket-outlets		Wall Oven	1	3.36	Air Conditioning		
Double Socket-outlets		Wall Oven/Hot Plates			Air Con Reverse Cycle	7	1.2
Multiple Socket-outlets	56	Continuous Hot Water			Spa		
15A Socket-outlets		Quick Recovery Hot Water			Sauna		
20A Socket-outlets		Off Peak Hot Water			Pool Heater		
Smoke Detectors		Instantaneous Hot Water	1	.24	Motors	2	.96
Exhaust Fans	5	Tastics	3	1.44	Solar Booster		
Safety Switches	17	Street Lights					
		3 Phase Socket-outlets					
Consumer Mains	3						
Main Switchboard							
Distribution Board							

Additional Comments

Main Earth Location

Earth Bond Location

I hereby notify that the installation work described in this certificate has been tested in accordance with AS/NZS 3017 and that the work complies with AS/NZS 3000, SAA Wiring Rules; and that I will send a copy of the Certificate of Electrical Safety to the customer within fourteen days as required by the *Electricity Safety Act 1971*.

Licencee's Signature

Date

CONVEYANCING PART 2

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

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

If available, copies of the following documents are provided:

- | | | |
|--|-------------------------------------|-------------------------------------|
| • Certificate/s of Occupancy and Use | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Survey Certificates | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Approved Building Plans | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Ex- government Building Plans | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Certificate of Completion of Asbestos Removal work** | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

** If YES – this indicates that the property was part of the Loose Asbestos Insulation Program.
For more information go to the Asbestos Awareness Website – www.asbestos.act.gov.au

If requested:

- | | | |
|--------------------|--------------------------|-------------------------------------|
| • Drainage Plan(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------|--------------------------|-------------------------------------|

ASBESTOS

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

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

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

Search officer comments (if any?)

Search officer initials: Emma

Cost of application: \$ 119.00

Date completed: 22/10/18



FILE NOTE

During 2010 and 2011 an extensive range of documents and plans were lodged to the Environment and Planning Directorate (EPD) using the eDevelopment eLodgement system. In transferring documents to the EPD Electronic Document Record Management System, Objective, some documents became corrupted and could not be viewed or changed. These documents could not be retrieved from the lodging party and as such the files could not be restored.

Every attempt was made to resolve this issue, however measures were unsuccessful.

These records are now considered to be irretrievably lost.

As the Senior Executive responsible for recordkeeping at the time the error was identified, I am confident every effort was made to recover these records.

No further action will be taken to proactively recover these records. Should approval documents be lodged by the relevant party in future copies of plans and supporting documents will be requested at lodgement.

Bruce Fitzgerald
Director, Finance and Operational Support
Environment and Planning Directorate
23 June 2015



ACT Planning &
Land Authority

Building Act 2004, S151

Building Commencement Notice

Project ID: B20114762

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	3	55	CANBERRA CENTRAL	KINGSTON	Australian Capital Territory

Certifier's Details

Full Name	Address	License Number	Expiry Date
ACT METROPOLITAN BUILDING CERTIFIERS PTY LTD	PO Box 310 DEAKIN WEST ACT 2600	200428123	17/11/2011

Building approval issue date: 1/03/2011

Building Commencement Notice Required for:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Area (m2)	Cost of Works (\$)
1a(II)	Other	SEE DESCRIPTION	New Residence	NA	378.00	Sch 2 2.2(a)(xi)
10a	New	GARAGE	Garage	NA	62.00	

PART B - BUILDERS DETAILS

License holder's name: CONSTANTINOS NIKIAS

License number: 19884335

License Expiry Date: 27/09/2012

Business Address: PO Box 6004 PHILLIP ACT 2606

Phone Number: Sch 2 2.2(a)(ii)

If the builder is a company or partnership provide details of the nominee who will supervise the building work

Nominee's name: CONSTANTINOS NIKIAS

License number: 19884335

License Expiry Date: 27/09/2012

PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 3/03/2011 11:46:28 AM

Name of Certifier Issuing

Notice: ACT METROPOLITAN BUILDING CERTIFIERS PTY LTD

Declaration:

This commencement notice is issued in accordance with the Building Act 2004, to the licensed builder stated above authorising the commencement of the stated building work. The issue of this commencement notice indicates that I am satisfied that the builders license authorises the work in the building approval. Where applicable for residential building work, I have been provided with a residential building insurance policy or fidelity certificate.

PLEASE NOTE:

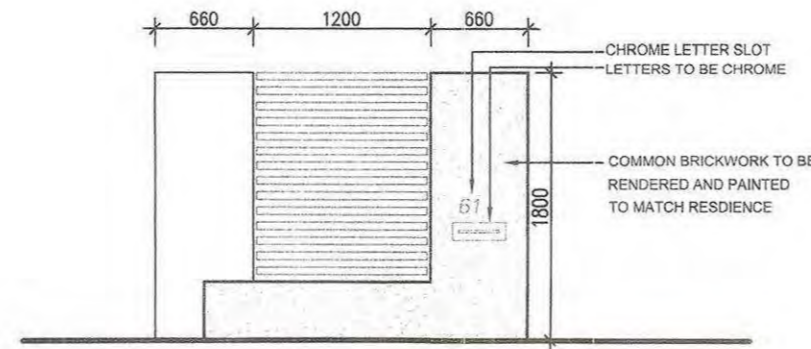
A copy of the application for this commencement notice, this notice and where applicable the residential building insurance policy or fidelity certificate, must be given to the construction occupations registrar within one (1) week of the issue date.

This building commencement notice will end if-

- (a) for residential building work- the work is no longer insured; or
- (b) the building approval for the work ends

Privacy Notice: The personal information on this form is being collected to enable processing of your application and to enable auditing and compliance of builders and certifiers by the Government appointed auditor. The information that you provide may be disclosed to the Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be accessed by other government agencies and commercial organisations interested in building information.

SITE AREA	286 m ²
PROPOSED GROUND FLOOR AREA	133.84 m ²
PROPOSED FIRST FLOOR AREA	182.16 m ²
PROPOSED SECOND FLOOR AREA	61.95 m ²
PROPOSED GARAGE FLOOR AREA	62.20 m ²
<hr/>	
TOTAL FLOOR AREA	440.15 m ²
<hr/>	
PLOT RATIO	153.90%
SITE COVERAGE	46.80%

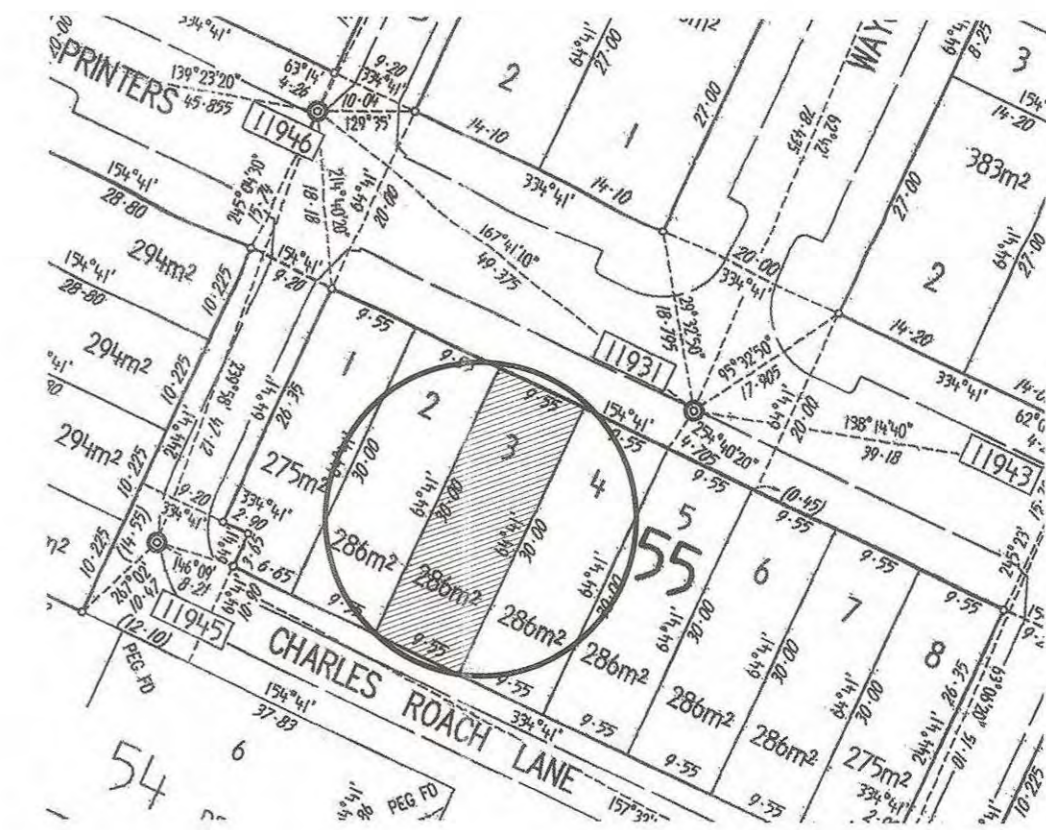


○ LETTERBOX DETAIL
SCALE 1:50 AT A2

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE
NOTICE OF DECISION
PURSUANT TO SECTION 162

Delegate name BRIAN CONNORS
Date 18/5/2009

ACT Metropolitan Building Certifiers P/L
Building Approval: Building Approval, or part thereof, issued under Section 28 of the Building Act 2004.
Class of Occupancy: 1a(ii), 10(a) Type of Construction: N/A
Project No: 11/0071 License No: 200428123
Signature: [Signature] 1.3.11
This Set of Plans Contains 14 Sheets, No. 1 to 12
 This approval expires on 18/5/2009 or 3 years from the above date provided work is commenced within 3 years of the date of the DA approval.



○ LOCATION PLAN
NTS

The following inspections are required on this project:

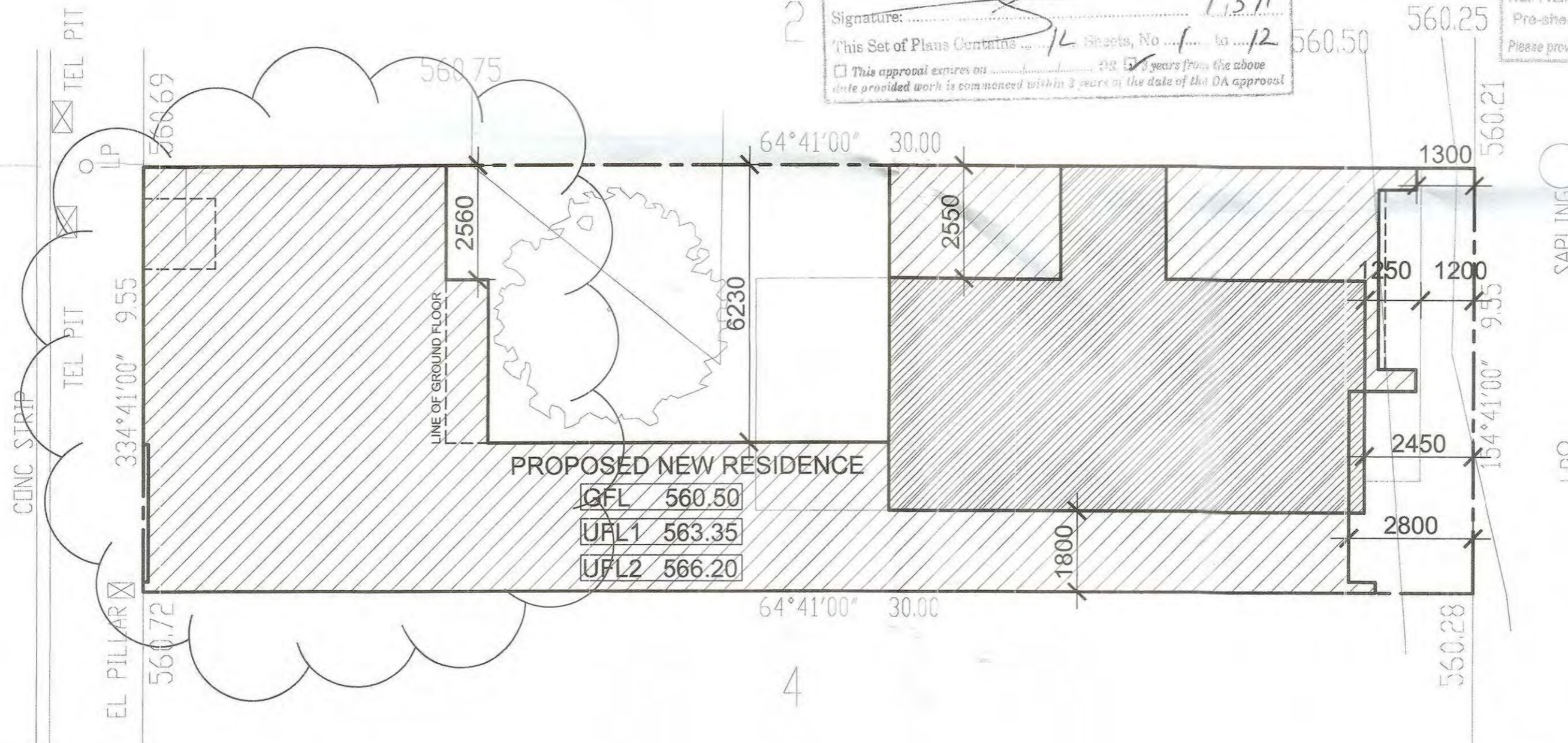
Footings Slabs Roof Frame
Wall Frame Roor Frame S/W
Pre-slab Final Other **PIERS**

Please provide adequate notice when booking inspections

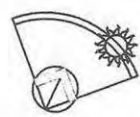
A Clearance Certificate from a suitably qualified person will be required for each of the following components prior to the issue of Certificate of Occupancy and Use:


Structural Cherry Roof Trusses
Wet Area Flashing Termite Protection
Glazing Other **INSULATION**

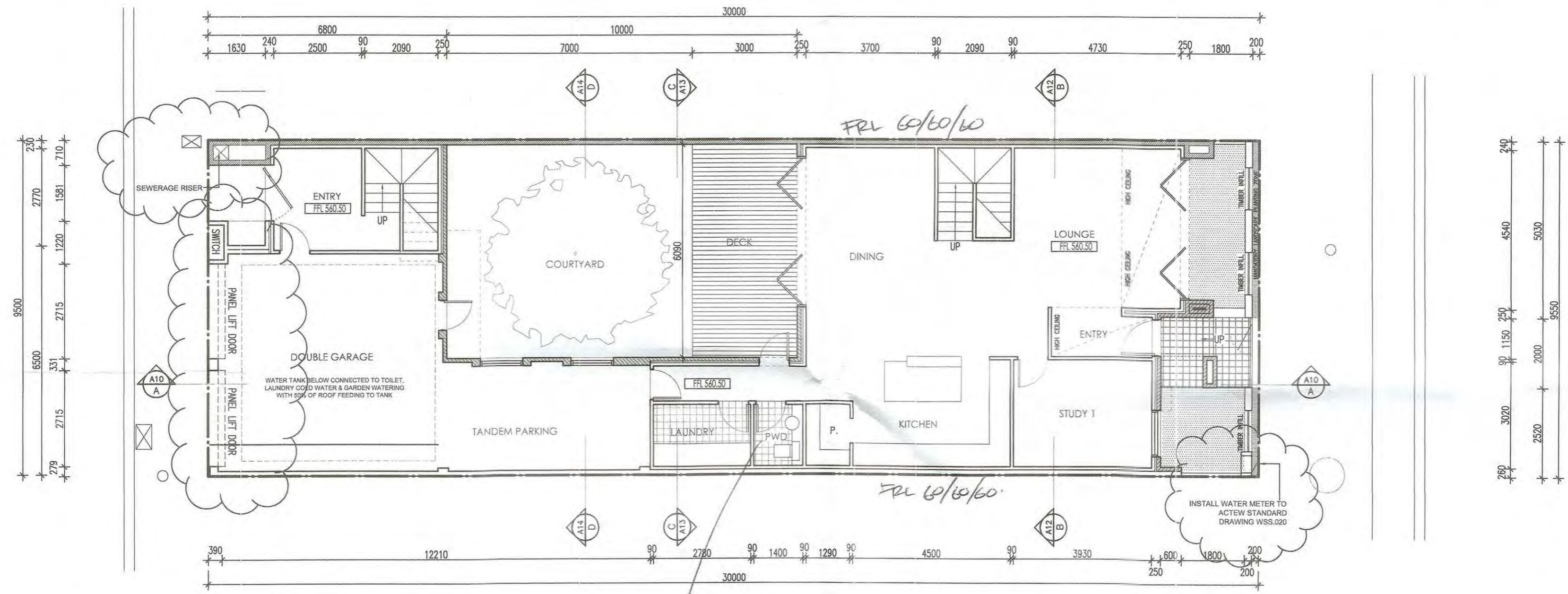
CHARLES ROACH LANE



○ SITE PLAN
SCALE 1:100 AT A2



PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL	 DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LONSDALE STREET BRADDON ACT 2612 ABN: 43 097 309 325 TEL: 02 6230 4688 FAX: 02 6230 4699	DRAWN AJ	REVISION
BLOCK 3	SECTION 55	SUBURB KINGSTON	DRAWING SITE PLAN		SCALE 1:100 AT A2	CHECKED
				PROJ NO. 0766	REVIEWED	
				DATE 22.04.09	PSP	<input type="checkbox"/>
				DRAWING NO. DA-A01	DA	<input type="checkbox"/>
					BA	<input type="checkbox"/>
					CONST	<input type="checkbox"/>

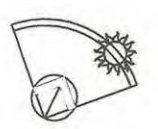



○ GROUND FLOOR PLAN
SCALE 1:100 @ A2

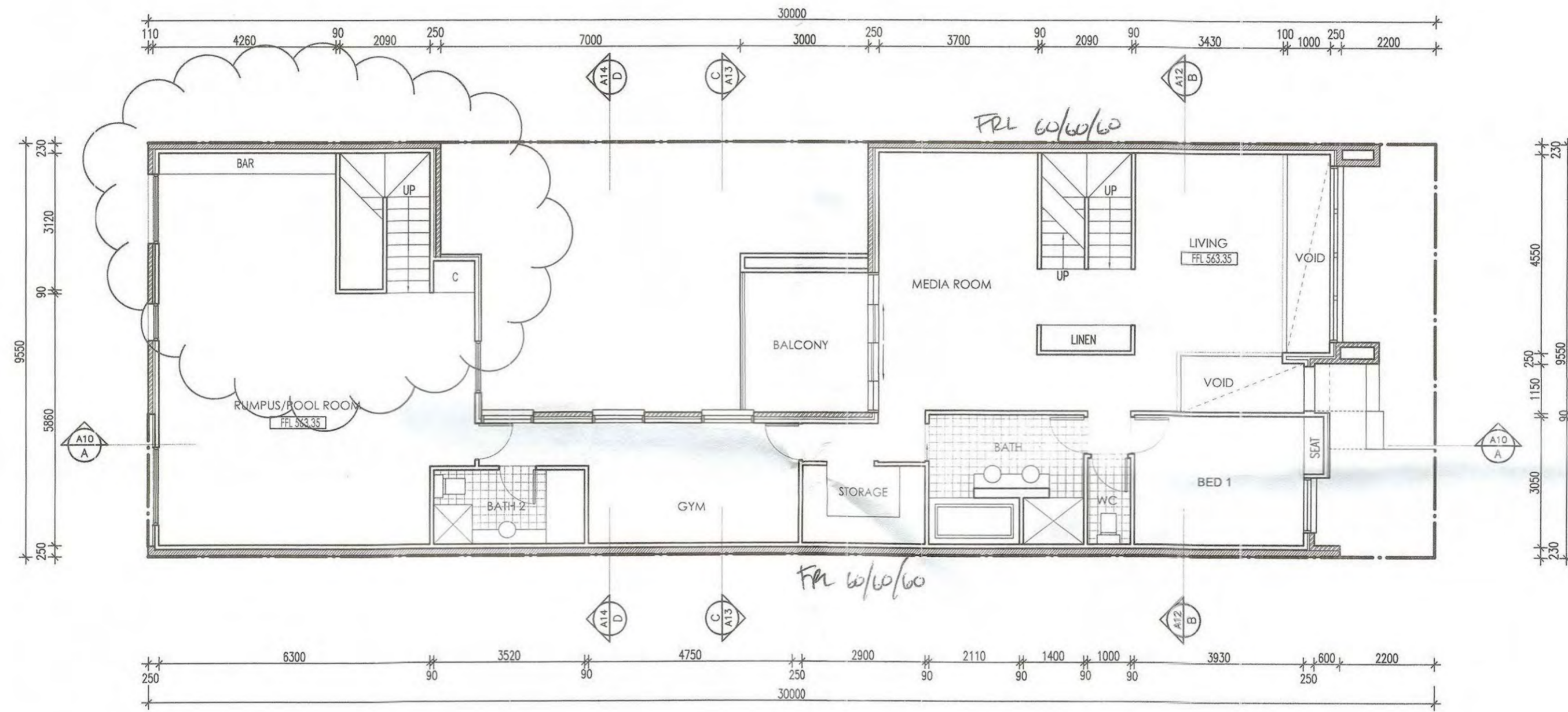
LIFT OFF HINGE
IF PAN WITHIN
1200 OF HINGE.

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE
NOTICE OF DECISION
PURSUANT TO SECTION 162
Delegate name BRIAN CONNORS
Date 18/5/2009

Graham Moss Lic. No: 290428-123
Building Approval issued under section 26 of
the Building Act 2004
This sheet 2 of 2
2009/05/18



PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL		 DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LONSDALE STREET BRADDON ACT 2612 ABN: 43 097 309 325 TEL: 02 6230 4688 FAX: 02 6230 4699	DRAWN AJ	REVISION
BLOCK 3	SECTION 55	SUBURB KINGSTON	DRAWING GROUND FLOOR PLAN			SCALE 1:100 AT A2	CHECKED
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					DATE 16.07.08	PSP DA BA CONST	<input type="checkbox"/>
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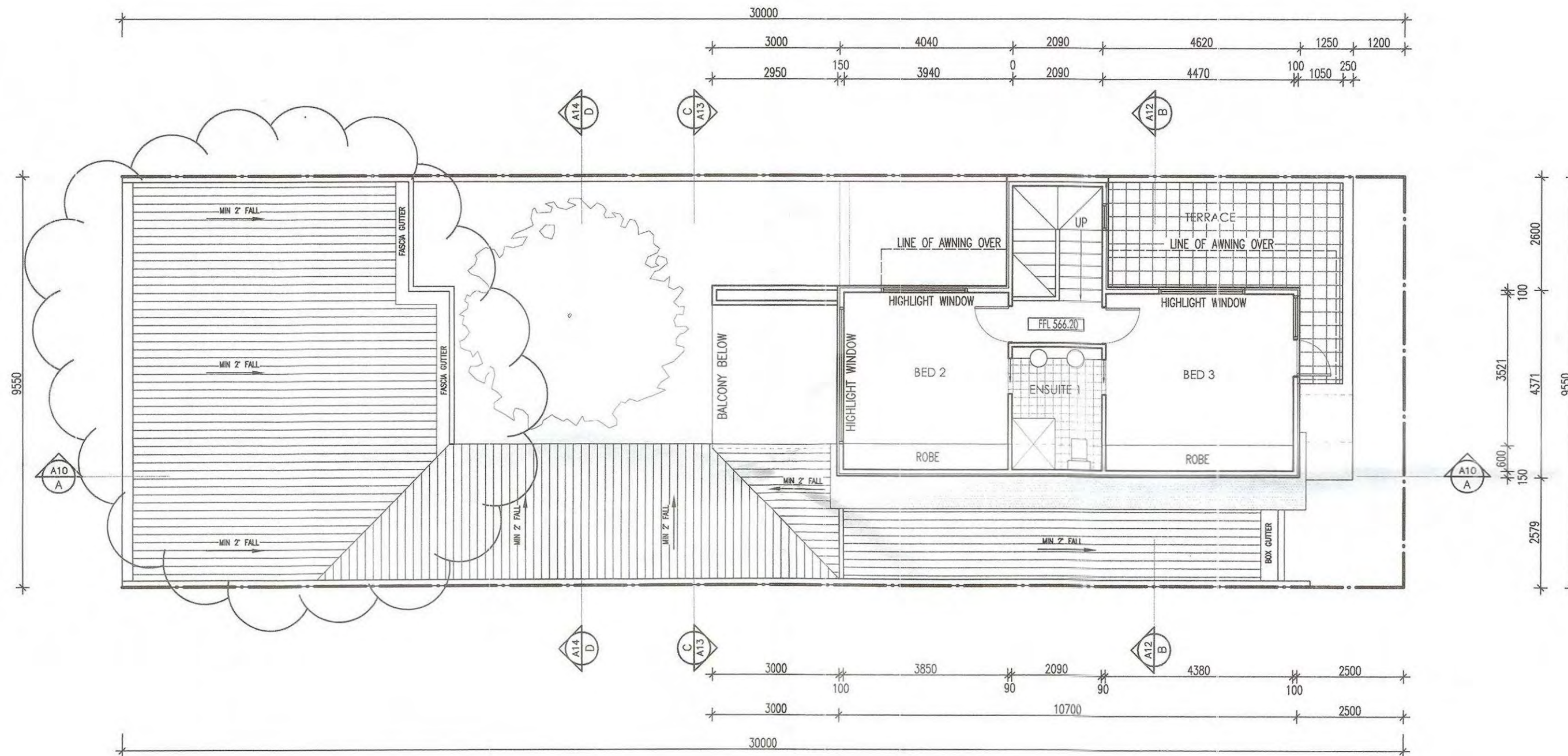
FIRST FLOOR PLAN
SCALE 1:100 @ A2

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 SUBJECT TO THE CONDITIONS SET OUT IN THE
 NOTICE OF DECISION
 PURSUANT TO SECTION 162
 Delegate name BRIAN CONNORS
 Date 18/5/2009

Graham Moss Lic. No: 200428123
 Building Approval issued under section 28 of
 the Building Act 2004
 This sheet - 1 MAR 2011 numbered
 3 of 12



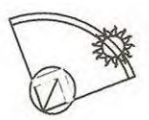
PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL		 DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LONSDALE STREET BRADDON ACT 2612 ABN: 43 097 309 325 TEL: 02 6230 4688 FAX: 02 6230 4699	DRAWN AJ	REVISION
BLOCK 3	SECTION 55	SUBURB KINGSTON	DRAWING FIRST FLOOR PLAN			SCALE 1:100 AT A2	CHECKED
					PROJ NO. 0766	REVIEWED	
					DATE 16.04.09	PSP DA BA CONST	<input type="checkbox"/>
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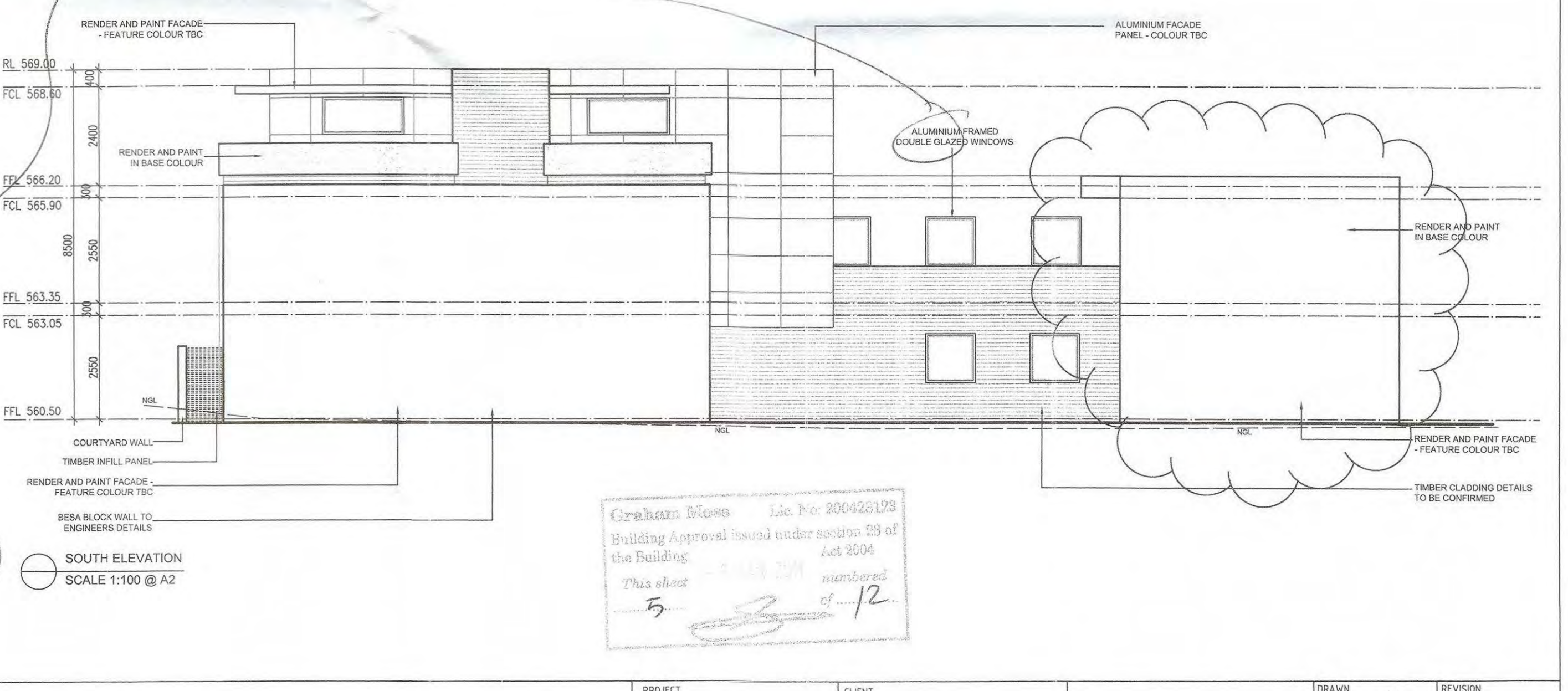
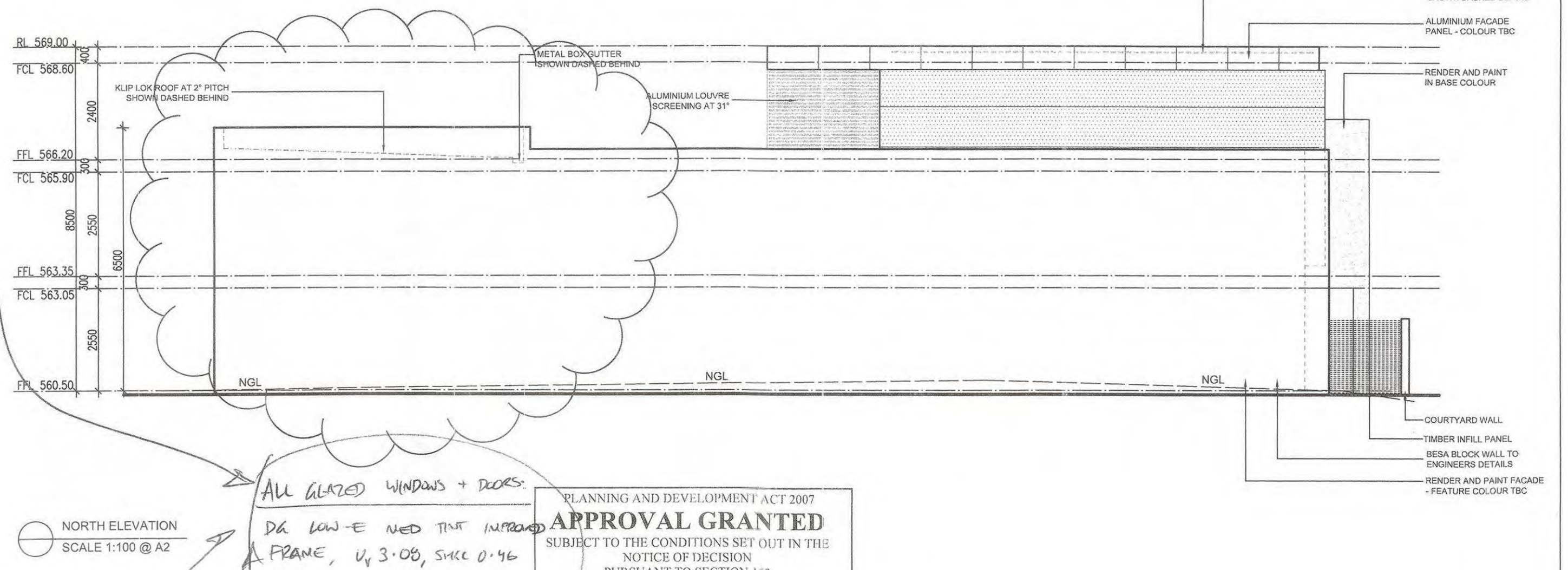
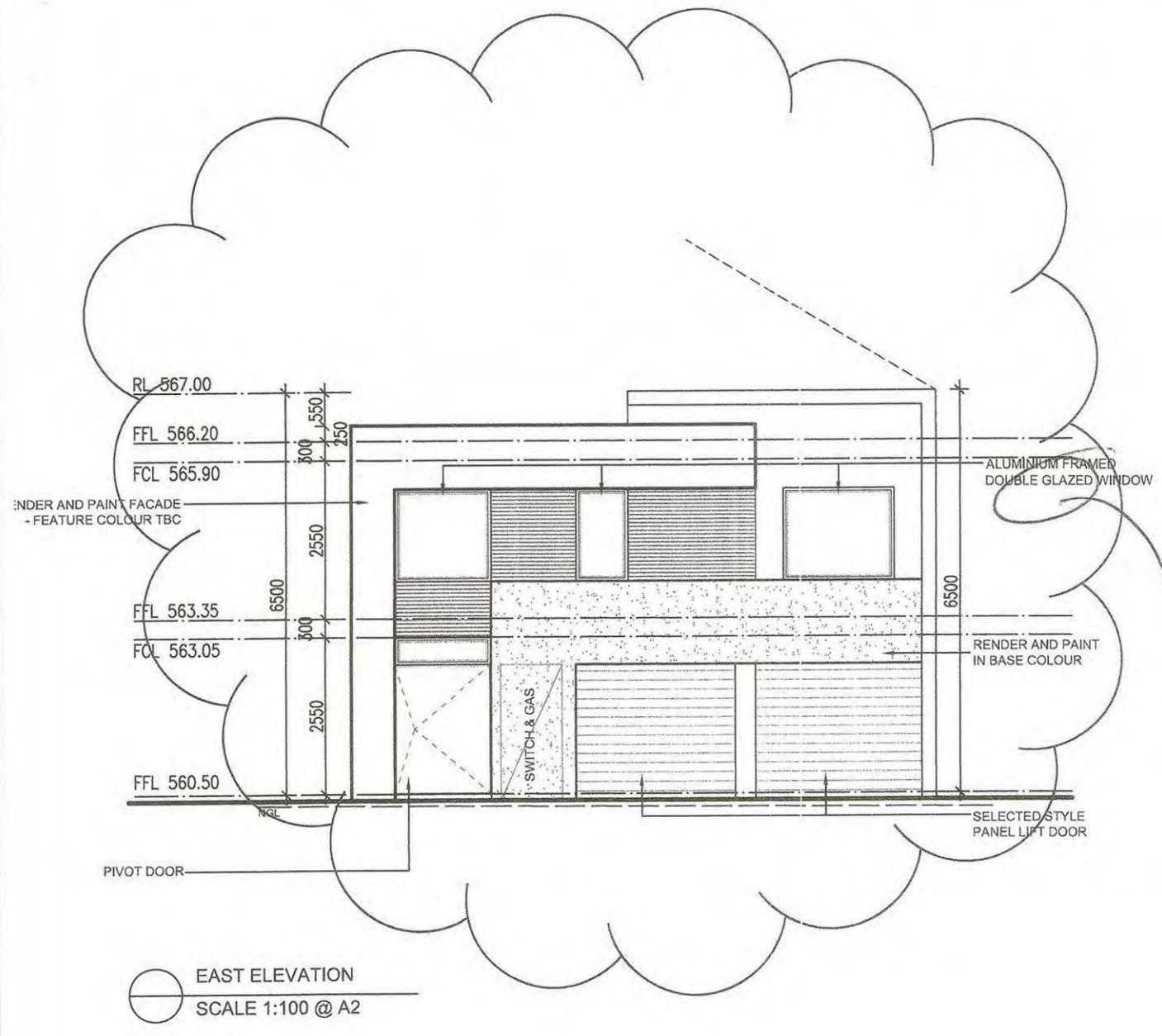
SECOND FLOOR PLAN
SCALE 1:100 @ A2

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APPROVAL GRANTED
 SUBJECT TO THE CONDITIONS SET OUT IN THE
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 PURSUANT TO SECTION 162
 Delegate name BRIAN CONNORS
 Date 18/5/2009

Graham Moss Lic. No. 28426-23
 Building Approval issued under section 28 of
 the Building Act 2004
 This sheet 9 of 12



PROJECT PROPOSED NEW RESIDENCE		CLIENT UNITED LEGAL	 DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LONSDALE STREET BRADDON ACT 2612 ABN: 43 097 309 325 TEL: 02 6230 4688 FAX: 02 6230 4699	DRAWN AJ	REVISION
BLOCK 3	SECTION 55	SUBURB KINGSTON		DRAWING SECOND FLOOR PLAN	SCALE 1:100 AT A2
				PROJ NO. 0766	REVIEWED
				DATE 16.04.09	PSP DA BA CONST
				DRAWING NO. DA-A08	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>




ALL GLAZED WINDOWS + DOORS.
 DA LOW-E NEED TINT IMPROVED
 FRAME, U_v 3.08, SHGL 0.46
 AS PER PERB PRO REPORT

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 SUBJECT TO THE CONDITIONS SET OUT IN THE
 NOTICE OF DECISION
 PURSUANT TO SECTION 162
 Delegate name BRIAN CONNORS
 Date 18/5/2009

WINDOWS TO BE OPERABLE AS
 REQUIRED BY BIA 3-8.5.

Graham Moss Lic No: 200426193
 Building Approval issued under section 28 of
 the Building Act 2004
 This sheet numbered of 12

PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL		 DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LONSDALE STREET BRADDON ACT 2612 ABN: 43 097 309 325 TEL: 02 6230 4688 FAX: 02 6230 4699	DRAWN AJ	REVISION
BLOCK 3	SECTION 55	SUBURB KINGSTON	DRAWING ELEVATIONS			SCALE 1:100 AT A2	CHECKED
						PROJ NO. 0766	REVIEWED
					DATE 16.04.09	PSP	<input type="checkbox"/>
					DRAWING NO. DA-A09	DA	<input type="checkbox"/>
						CONST	<input type="checkbox"/>

R6 BULK INSULATION AS PER BEES PRO REPORT.
 DOUBLE SIDED FOIL AS PER BEES PRO REPORT

KLIP LOK ROOF SHEETING ON TIMBER ROOF TRUSSES AT 2.0m TO MANUFACTURER'S SPECIFICATION. PROVIDE ANTI-CON BLANKET THROUGHOUT.

TIMBER ROOF TRUSSES TO MANUFACTURER'S SPECIFICATIONS

ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS

ALUMINIUM FACADE PANEL - COLOUR TBC
 R2.4 INSULATION BEHIND

METAL FASCIA GUTTER

BED 4

REFER BEES PRO REPORT FOR WALL INSULATION (MUCH BULK INSULATION IS 2.4)

R3.0 WALL INSULATION AND ISOLATION

RUMPUS / POOL ROOM

GYM

STORE

BATH

LONG SPAN JOISTS TO ENGINEERS SPECIFICATION WITH R3.0 INSULATION

R3.0 AS PER BEES PRO REPORT

GARAGE 2

GARAGE 3

KITCHEN

2,000L AZURATEC IN SLAB WATER TANK

FOOTINGS TO STRUCTURAL ENGINEERS DETAILS

TANK CONNECTED TO TOILET, LAUNDRY COLD WATER & GARDEN WATERING WITH 50% OF ROOF FEEDING TO TANK

R1.8 SLAB EDGE INSULATION


RC SLAB TO STRUCTURAL ENGINEERS DETAILS

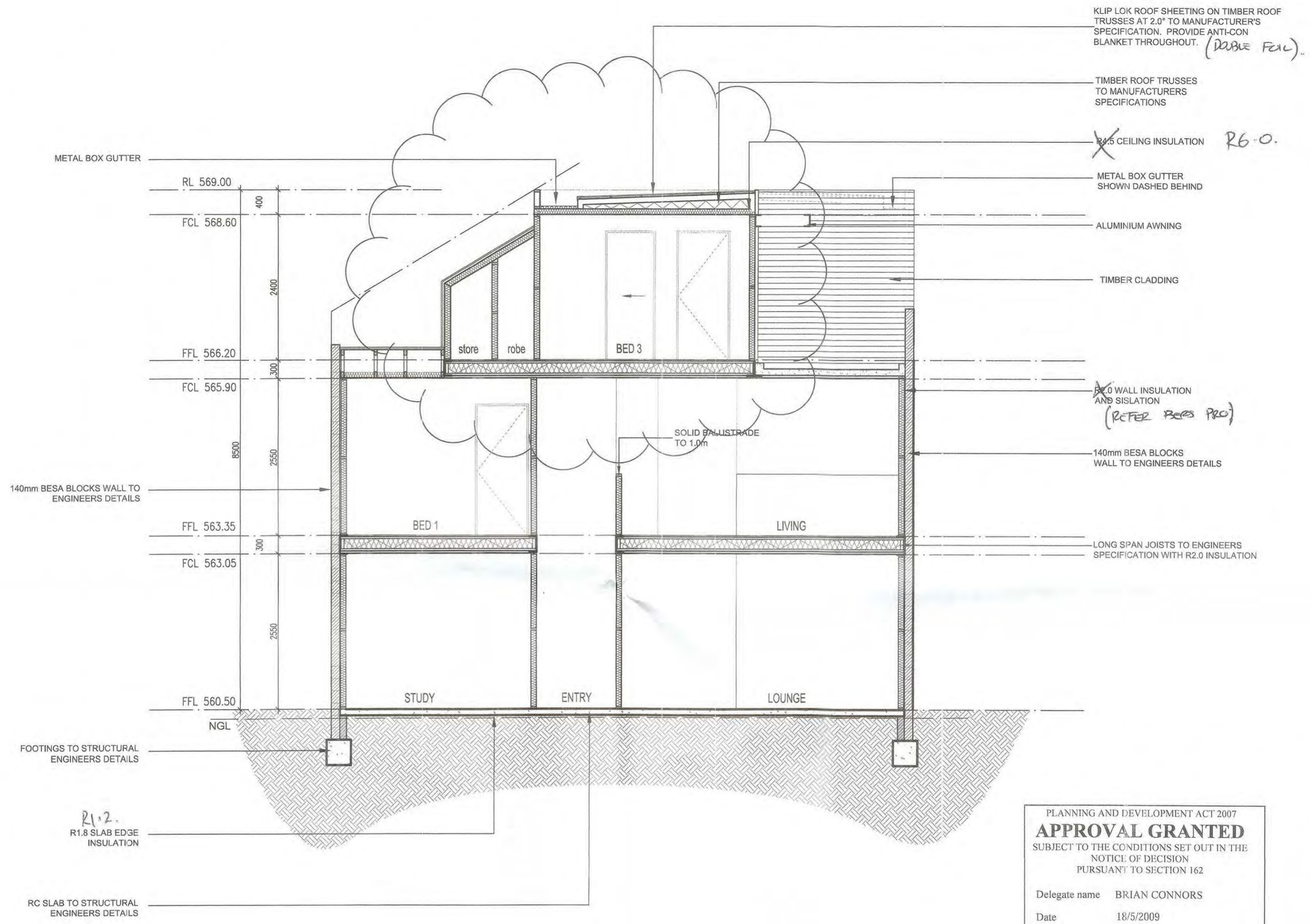
PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162
 Delegate name BRIAN CONNORS
 Date 18/5/2009

City of Kingston
 Lic. No: 260428123
 Building Approval issued under section 28 of the Building Act 2004
 This sheet numbered 6 of 12

SECTION A - A
 SCALE 1:50 @ A2



PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL		 DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LONSDALE STREET BRADDOON ACT 2612 ABN: 43 097 309 325 TEL: 02 6230 4688 FAX: 02 6230 4699	DRAWN AJ	REVISION
BLOCK 3			DRAWING SECTION A - A			SCALE 1:50 AT A2	CHECKED
SECTION 55			SUBURB KINGSTON			PROJ NO. 0766	REVIEWED
					DATE 22.04.09	PSP DA	<input type="checkbox"/>
					DRAWING NO. DA-A10	BA CONST	<input type="checkbox"/>

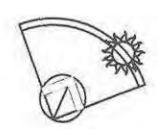


SECTION B - B
SCALE 1:50 @ A2

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE
NOTICE OF DECISION
PURSUANT TO SECTION 162

Delegate name BRIAN CONNORS
Date 18/5/2009

Grant in Motion Lic. No. 200426123
Building Approval issued under section 22 of
the Building Act 2004
This sheet 7 numbered of 12



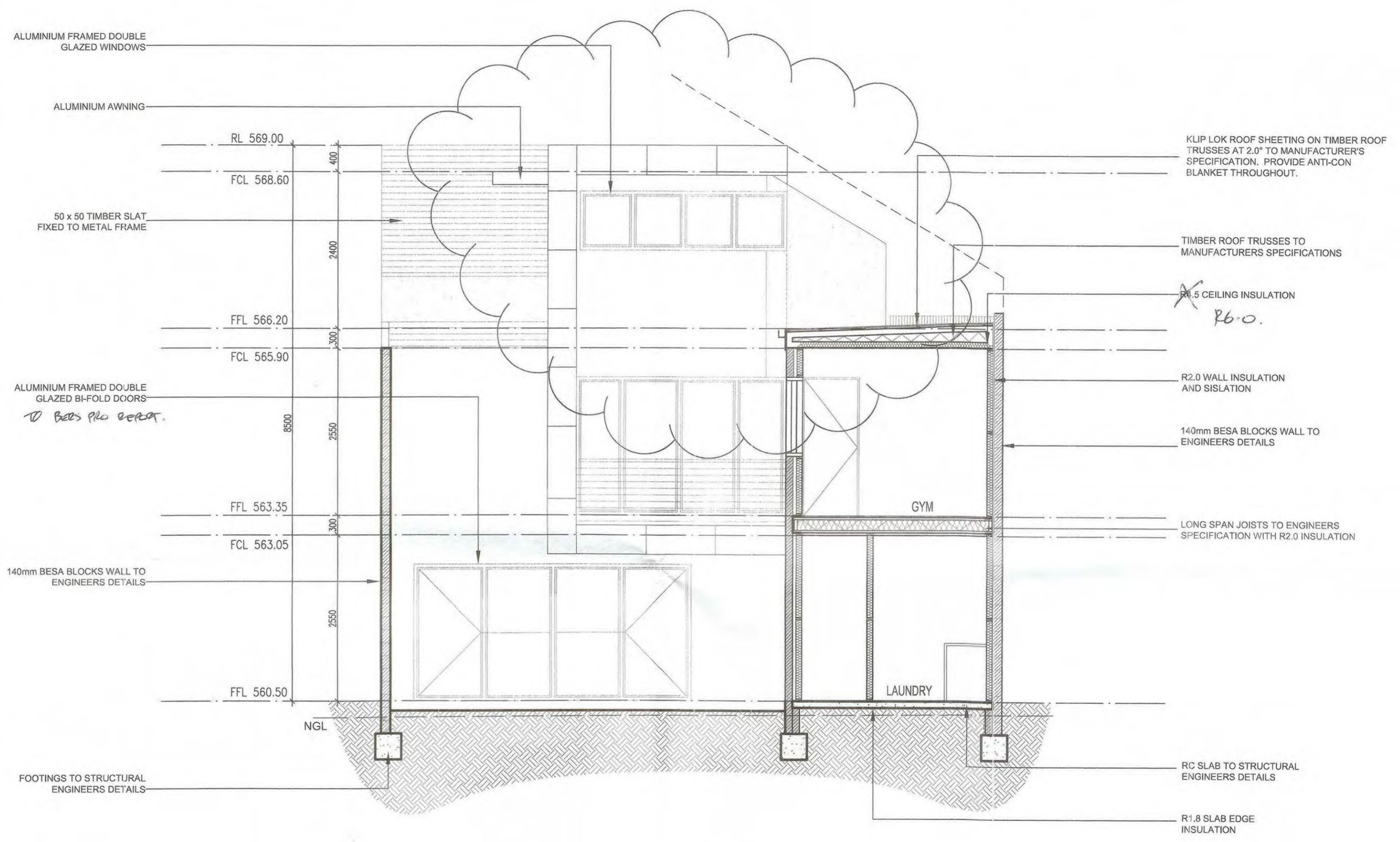
PROJECT		
PROPOSED NEW RESIDENCE		
BLOCK	SECTION	SUBURB
3	55	KINGSTON

CLIENT	UNITED LEGAL
DRAWING	SECTION B - B



DOWSE NORWOOD ARCHITECTS PTY LTD
SUITE 10
14 LONSDALE STREET
BRADDON ACT 2672
ABN: 43 097 309 325
TEL: 02 6230 4688
FAX: 02 6230 4699

DRAWN	AJ	REVISION
SCALE	1:50 AT A2	CHECKED
PROJ. NO.	0766	REVIEWED
DATE	22.04.09	PSP <input type="checkbox"/>
DRAWING NO.	DA-A12	DA <input checked="" type="checkbox"/>
		BA <input type="checkbox"/>
		CONST <input type="checkbox"/>

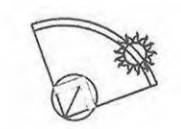


PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 SUBJECT TO THE CONDITIONS SET OUT IN THE
 NOTICE OF DECISION
 PURSUANT TO SECTION 162

Delegate name **BRIAN CONNORS**
 Date **18/5/2009**

Graham Ross Lic. No: 200426123
 Building Approval issued under section 23 of
 the Building Act 2004
 This sheet of 12 numbered 6

SECTION C - C
 SCALE 1:50 @ A2

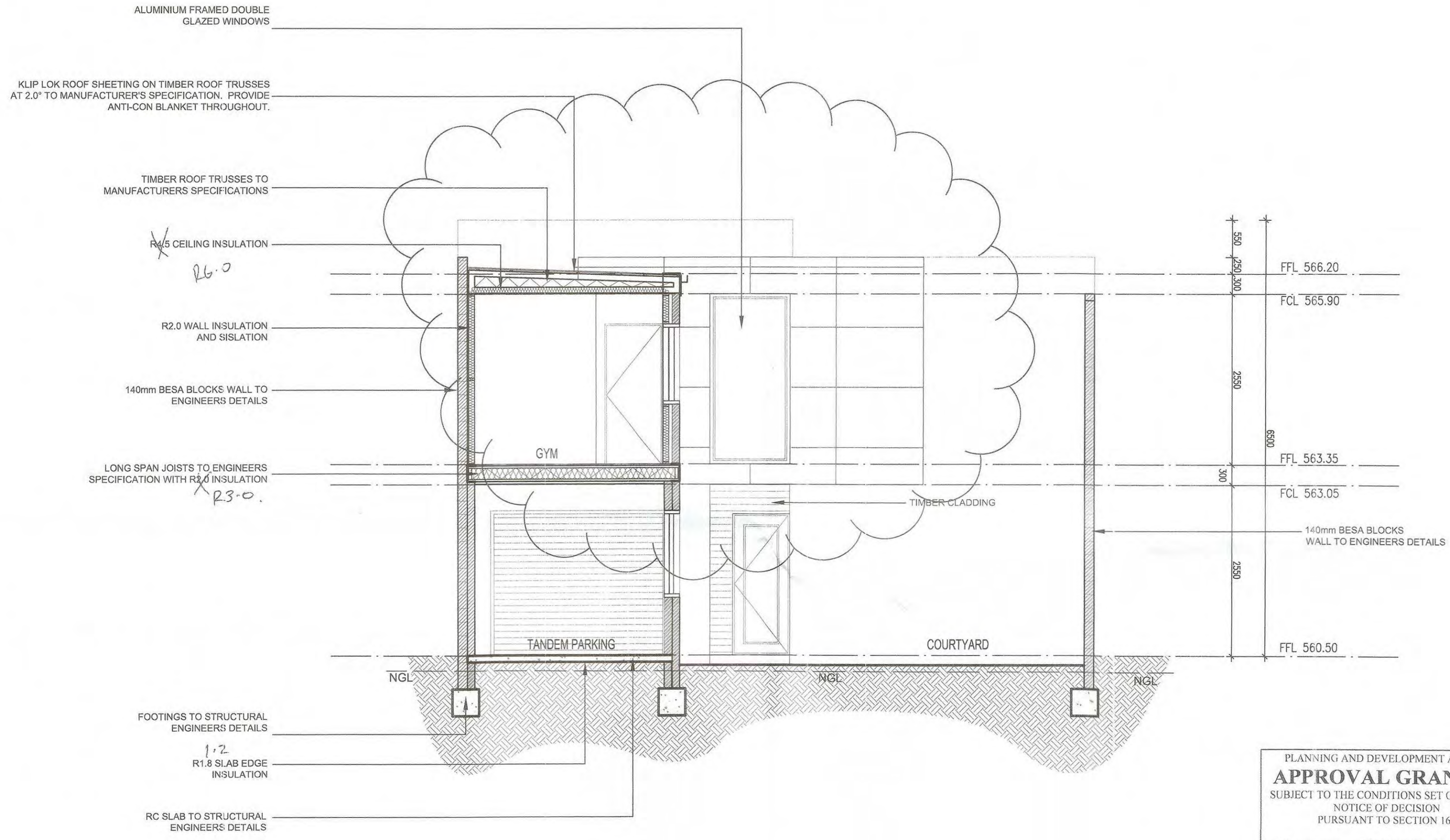


PROJECT		CLIENT		DRAWN	
PROPOSED NEW RESIDENCE		UNITED LEGAL		AJ	
DRAWING		SECTION C - C		SCALE 1:50 AT A2	
BLOCK	SECTION	SUBURB	PROJ NO. 0766		
3	55	KINGSTON	DATE	22.04.09	PSP
			DRAWING NO.	DA-A13	DA
					BA
					CONST



DOWSE NORWOOD ARCHITECTS PTY LTD
 SUITE 10
 14 LONSDALE STREET
 BRADDON ACT 2612
 ABN: 43 097 309 325
 TEL: 02 6230 4688
 FAX: 02 6230 4699

REVISION	
CHECKED	<input checked="" type="checkbox"/>
REVIEWED	<input type="checkbox"/>
DATE	22.04.09
DRAWING NO.	DA-A13

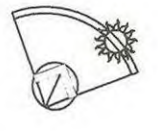



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 SUBJECT TO THE CONDITIONS SET OUT IN THE
 NOTICE OF DECISION
 PURSUANT TO SECTION 162

Delegate name BRIAN CONNORS
 Date 18/5/2009

Graham Moss Lic No: 200428123
 Building Approval issued under section 28 of
 the Building Act 2004
 This sheet - 1 MAR 2011 numbered
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SECTION D - D
 scale 1:50 @ A2



PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL		 DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LONSDALE STREET BRADDON ACT 2612 ABN: 43 097 309 325 TEL: 02 6230 4688 FAX: 02 6230 4699	DRAWN AJ	REVISION
BLOCK 3	SECTION 55	SUBURB KINGSTON	DRAWING SECTION D - D			SCALE 1:50 AT A2	CHECKED
					PROJ NO. 0766	REVIEWED	
					DATE 22.04.09	PSP DA	<input type="checkbox"/>
					DRAWING NO. DA-A14	BA CONST	<input checked="" type="checkbox"/>

From: "Green, Ben" <Ben.Green@act.gov.au>
Sent: 24/05/2019 10:54 AM
To: "Borrett, Layne" <Layne.Borrett@act.gov.au>
Subject: FW: 3/55 Kingston - COU Application 69 (2B)
Attachments: RE: Application for certificate of occupancy [SEC=UNCLASSIFIED, DLM=Sensitive: Legal]

UNCLASSIFIED

Hi Layne,

Please see attached and below. Could you please issue a COU for this site under section 69 (2B) of the Building Act. When you have issued, please send to me for referral to the home owner, via their legal representatives.

Thanks
Ben

From: David McCulloch <david@bcacertifiers.com.au>
Sent: Friday, 24 May 2019 10:52 AM
To: Green, Ben <Ben.Green@act.gov.au>
Subject: RE: 3/55 Kingston - COU Application 69 (2B)

Ben,

I support a 69(2B) application.

Regards

David McCulloch
Principal Building
Certifier

T 02 6285 1199

M

E Sch 2 2.2(a)(ii)

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BCA Certifiers
Australia Pty Ltd

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

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

From: Green, Ben [<mailto:Ben.Green@act.gov.au>]
Sent: Friday, 24 May 2019 10:49 AM

To: David McCulloch

Subject: 3/55 Kingston - COU Application 69 (2B)

UNCLASSIFIED

Hi David,

I have received an application under section 69(2B) of the Building Act. Could you please advise whether you support this application, noting the issues that remain outstanding, and the clarity that I have sought from you as outlined in my earlier email, based on the Peak Consulting report.

Your earliest response would be appreciated.

Kind regards

Ben

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Sch 1 1.2

Sch 1 1.2

Sch 1 1.2

Sch 1 1.2

Sch 1 1.2

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Sch 1 1.2

Sch 1 1.2

Sch 1 1.2

Sch 1 1.2

Sch 1 1.2

Sch 1 1.2

Sch 1 1.2

Sch 1 1.2

Sch 1 1.2

From: "Gaze, Reuben" <Reuben.Gaze@act.gov.au>
Sent: 23/05/2019 8:57 AM
To: "Borrett, Layne" <Layne.Borrett@act.gov.au>
Cc: "Zarak, Marko" <Marko.Zarak@act.gov.au>
Subject: RE: B3 S55 Kingston [SEC=UNCLASSIFIED]

Dear Lane

Please revoke the COU. Based on the evidence provided being the Peak Consulting Report, as well as the statement from the certifier, I am of the view that revoking the COU is the most appropriate course of action. Advise the owner that we can step out the reasons for the decision if they request. If so can you please advise me and I will organise a Notice of Decision to be drafted (which will simply step out the above reasons in greater detail).

Can you please advise me once the COU is revoked?

Kind regards

Reuben Gaze | Deputy Construction Occupations Registrar
Phone: 02 62076282 | Email: reuben.gaze@act.gov.au
Access Canberra | Chief Minister and Economic Development Directorate | ACT Government
GPO Box 158 Canberra ACT 2601 | www.act.gov.au/accesscbr



From: Borrett, Layne
Sent: Thursday, 23 May 2019 8:45 AM
To: Gaze, Reuben <Reuben.Gaze@act.gov.au>
Subject: FW: B3 S55 Kingston

Hi Reuben,

Just confirming I have your permission to revoke the COU for the above Block and Section. Below is a request from the Certifier David McCulloch.

Regards

Layne Borrett | Supervisor: Plumbing, Electrical & Registrations Section
Phone: 02 6205 3978 | Email: layne.borrett@act.gov.au
Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government
8 Darling Street Mitchell | GPO Box 158, Canberra, ACT, 2601 | www.act.gov.au/accessCBR



From: David McCulloch [Sch 2 2.2(a)(ii)]
Sent: Wednesday, 22 May 2019 4:38 PM
To: Borrett, Layne <Layne.Borrett@act.gov.au>
Subject: B3 S55 Kingston

Layne,

Our final inspection was in 2013 . The Certificate of completion was issued in 31st January 2019.

I received the attached report this afternoon from the purchaser it shows the site inspection as 8 May 2019.

Item 57 in the attached report has photographs of a damaged footing with ligatures exposed.

As a result, the statement on the January 2019 certificate of completion in relation to the building work being completed in accordance with the requirements of the Building Act 2004 is now incorrect.

I understand that the Certificate of Occupancy has been issued in accordance with Section 69 (2).

In light of the damage I will suggest to the owner that they seek an Engineers Certificate of Structural Sufficiency confirming that the building is still structurally sufficient sound and stable.

In the interim you may wish to take action in relation to the Occupancy Certificate.

Regards

David McCulloch
Principal Building
Certifier

T 02 6285 1199

M

[Sch 2 2.2(a)(ii)]



E

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From: "David McCulloch" [Sch 2 2.2\(a\)\(ii\)](#)
Sent: 22/05/2019 6:37 AM
To: "Borrett, Layne" <Layne.Borrett@act.gov.au>
Subject: B3 S55 Kingston
Attachments: Peak Consulting Dilapidation Report 72 Printers Way Kingston 080519.pdf

Layne,

Our final inspection was in 2013. The Certificate of completion was issued in 31st January 2019.

I received the attached report this afternoon from the purchaser it shows the site inspection as 8 May 2019.

Item 57 in the attached report has photographs of a damaged footing with ligatures exposed.

As a result, the statement on the January 2019 certificate of completion in relation to the building work being completed in accordance with the requirements of the Building Act 2004 is now incorrect.

I understand that the Certificate of Occupancy has been issued in accordance with Section 69 (2).

In light of the damage I will suggest to the owner that they seek an Engineers Certificate of Structural Sufficiency confirming that the building is still structurally sufficient sound and stable.

In the interim you may wish to take action in relation to the Occupancy Certificate.

Regards

David McCulloch
Principal Building
Certifier

T [02 6285 1199](tel:0262851199)

M [Sch 2 2.2\(a\)\(ii\)](#)
E [3/50 Geills Court, Deakin ACT 2600](mailto:Layne.Borrett@act.gov.au)

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Building Consultants
~
Building Investigations
~
Expert Advice
~
Scopes of Work

SPECIAL PURPOSE INSPECTION DILAPIDATION REPORT

Inspector's Name:



NAME:	
ADDRESS:	72 Printers Way KINGSTON ACT 2604
REPORT PREPARED FOR:	
PHONE:	
EMAIL:	stauntonplace@gmail.com
DATE ATTENDED:	8 May 2019

*128 Gilmore Road
Queanbeyan NSW 2620
ABN: 13 620 282 439
P: 02 6297 7716
M: 0419 899 808
E: jmartin@peakconsulting.com.au*

Table of Contents

Site Inspection	3
1. Assumptions.....	3
2. Areas Inspected	3
3. Overview / Acceptance Criteria	4
4. Assessment/(Methodology).....	5
5. Inspection Findings	6
Terms and Conditions	50

Site Inspection

In accordance with your request, the consultant inspected the property.

The purpose of this inspection was to provide a list of defective items that are not in compliance with the relevant building code and other standards.

In addition, we were required to provide comment on the dilapidation status of the secondary finishes which display deterioration and require addressing by way of replacement, repair or treatment.

1. Assumptions

The consultant assumes, according to the information received that:

- 1.1 The property is listed for private sale.
- 1.2 The property has been constructed to the building contractor's satisfaction and relevant private certifying authority.

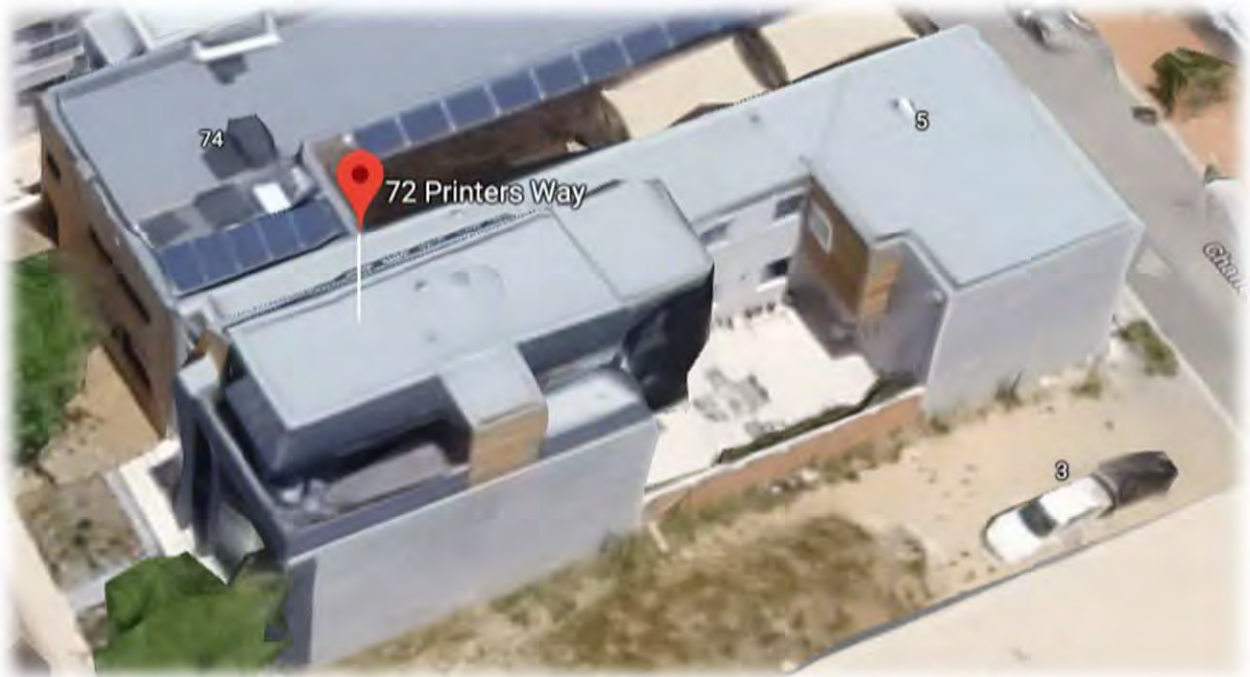
2. Areas Inspected

The following readily accessible areas were inspected access provided by the prospective purchaser:

- 2.1 Exterior elevations of the building ground level;
- 2.2 Interior of all rooms;
- 2.3 Accessible areas of the roof line;
- 2.4 Garage interior areas;
- 2.5 Accessible balconies;
- 2.6 Central courtyard area; and
- 2.7 General allotment.

3. Overview / Acceptance Criteria

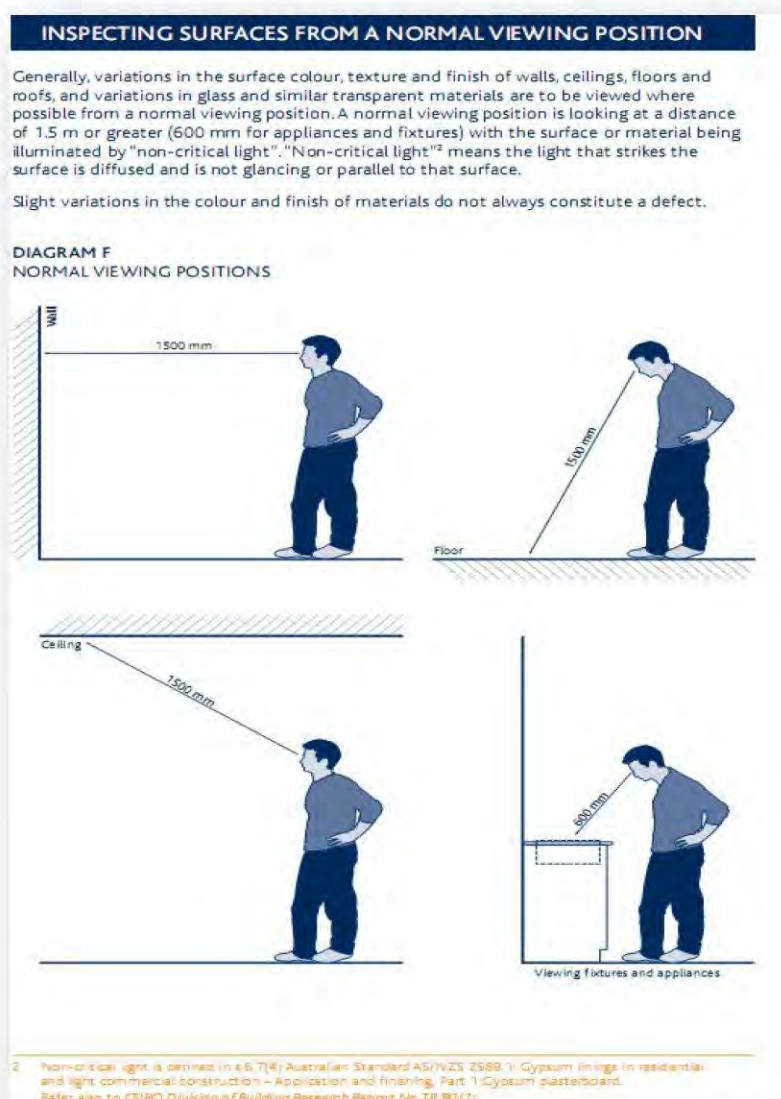
3.1 Google Maps Aerial Image of Property (for reference):



- 3.2 The subject property presents as a two and three level, cement rendered masonry, block work and alucabond cladding timber framed wall construction, concrete slab on ground substrate floor, and flat metal deck roof covering.
- 3.3 The building construction is complete and designed for residential occupancy.
- 3.4 The inspection and the opinions stated herein are based on the consultant's experience in conjunction with the National Construction Code (NCC) 2016 Volume 2 (including referenced standards) (Note: Later standards may apply), as well as the Guide to Standards and Tolerances 2007.

4. Assessment (Methodology)

- 4.1 The inspection was conducted visually.
- 4.2 The inspection was conducted in a non-invasive manner.
- 4.3 No disassembly of building components was conducted.
- 4.4 A digital handheld camera was used to record images.
- 4.5 A handheld digital spirit level was used to record data where required.
- 4.6 A digital measuring device was used to record dimensions and measurements.
- 4.7 A striking tool was used to lightly strike the tiled floor surfaces in order to identify hollow sounds which may indicate a level of tile delamination from the substrate.
- 4.8 The inspections, assessments and opinions herein are based on careful visual examination of the readily accessible areas of the property.
- 4.9 The visual inspection was conducted in accordance with AS 4349.3 (Inspection of Buildings) and the Guide to Standards and Tolerances 2007 as shown in the following diagram:



5. *Inspection Findings*

- 5.1 The following table defines items which were noted as defective or displaying visible dilapidation at the time of the conducted inspection on 8 May 2019.

Table 1: List of Items



Item No.	Location	Description / Findings	Image Reference
1	Lounge room.	The door seal attached to the sill of the bi-fold doors servicing the front entrance of the lounge room is broken and is catching when the doors are operated.	 <p>08/05/2019 14:35</p>
2	Bedroom 4 - lower level.	The top and bottom edges of the bedroom door are not sealed.	 <p>08/05/2019 14:37</p>

Table 1: List of Items cont'd ...



Item No.	Location	Description / Findings	Image Reference
3	Lower level.	<p>No control joint has been provided to the floor tiling on the lower level.</p> <p>A measurement was taken of 10.62m which exceeds the distance for the tolerance without a control joint installed. It was also observed that no movement joints have been provided at junctions. Floor grout has been installed in lieu of a recommended flexible sealant to allow for expected expansion and contraction of the floor tiling.</p>	
4	Kitchen.	<p>A measurement was taken from the top of the cooktop turrets to the underside of the kitchen cabinetry of the overhead cabinets and rangehood. This measurement was 685mm. An additional measurement was taken from the uppermost point of the central burner of the cooktop and it measured 695mm.</p> <p>Refer to manufacturers specifications for clearance measurements between components.</p>	

Table 1: List of Items cont'd ...


Item No.	Location	Description / Findings	Image Reference
5	Entry.	<p>Four floor tiles adjacent to the entrance door were Noted under test to be drummy.</p> <p>These tiles were lightly struck with a striking tool indicated in the image here in to confirm this.</p>	

Table 1: List of Items cont'd ...


Item No.	Location	Description / Findings	Image Reference
6	Living room.	<p>The bifold doors servicing the rear of the living room were unable to be opened due to a guide bearing not being in position on the top rail.</p> <p>It was observed that heavy collision between the door threshold and the bottom of the bi-fold door is apparent.</p>	

Table 1: List of Items cont'd ...

Item No.	Location	Description / Findings	Image Reference
7	Garage.	No door seals have been fitted to the internal access door from the garage into the building as required.	 <p>The image reference column contains two photographs. The top photograph shows a close-up of a white door frame where a seal should be, but none is present. The bottom photograph shows the floor area at the base of the door, also without a seal. Both photos have a timestamp '08/05/2019 15:00' in the bottom right corner.</p>

Table 1: List of Items cont'd ...

Item No.	Location	Description / Findings	Image Reference
8	Hallway.	No door seals have been fitted to the external access door from the hallway to the courtyard.	

Table 1: List of Items cont'd ...


Item No.	Location	Description / Findings	Image Reference
9	Stairwell.	No handrails have been fitted to the stairwell leading from the ground floor to level 1.	

Table 1: List of Items cont'd ...




Item No.	Location	Description / Findings	Image Reference
10	Upper-level mezzanine area.	<p>The glass handrail and balustrading to this mezzanine area is under height as per the related building code.</p> <p>The measurement taken was observed to be 990mm.</p> <p><i>Refer to NCC 2016 Vol.2 Part 3.9.2 (Barriers and Handrails)</i></p> <p><i>Part 3.9.2.3 (ii)(A) The height must be 1 m above any access path, balcony, landing or the like.</i></p>	
11	Upper-level mezzanine area	<p>No striker plate has been fitted to the left-hand leaf of the double doors.</p> <p>A door latch has been fitted to the right-hand door but with the striker plate being not in place, the doors cannot be closed properly.</p> 	

Table 1: List of Items cont'd ...



Item No.	Location	Description / Findings	Image Reference
12	Bedroom 1.	<p>It was observed that no handle was fitted to the bottom section of the awning window. The absence of same does not enable the window to be closed securely.</p> <p>The awning window was also able to be opened greater than the required measurement of 125mm for an upper level opening.</p> <p><i>Refer to NCC 2016 Vol.2 Part 3.9.2 (Barriers and Handrails)</i></p> <p><i>Part 3.9.2.5 (a) A window opening must be provided with protection, if the floor below the window in a bedroom is 2m or more above the surface beneath.</i></p>	
13	Ensuite.	<p>Door guides have not been fitted to the cavity sliding door.</p> <p>Whilst the door does slide effectively, there is the likelihood of potential damage to the surfaces of the door, being scratched by the cavity door unit itself in the absence of physical door guides which should be installed.</p>	

Table 1: List of Items cont'd ...


Item No.	Location	Description / Findings	Image Reference
14	Ensuite.	<p>It appears the tap fitting for the bathtub is leaking.</p> <p>It was observed some resultant damage from this leaking to the edge of the bathtub hob and also some deterioration to the grout and floor tiling.</p>	 <p>The top photograph shows a close-up of a chrome bathtub tap with a visible leak. The bottom photograph shows the edge of the white bathtub where the water has leaked, causing damage to the surrounding grout and floor tiles.</p>

Table 1: List of Items cont'd ...



Item No.	Location	Description / Findings	Image Reference
15	Ensuite.	The double towel rail fitted to the wall tiles is loose and requires re-tightening.	
16	Ensuite.	The door furniture fitted to the swinging door of the ensuite is loose and requires re-tightening.	

Table 1: List of Items cont'd ...



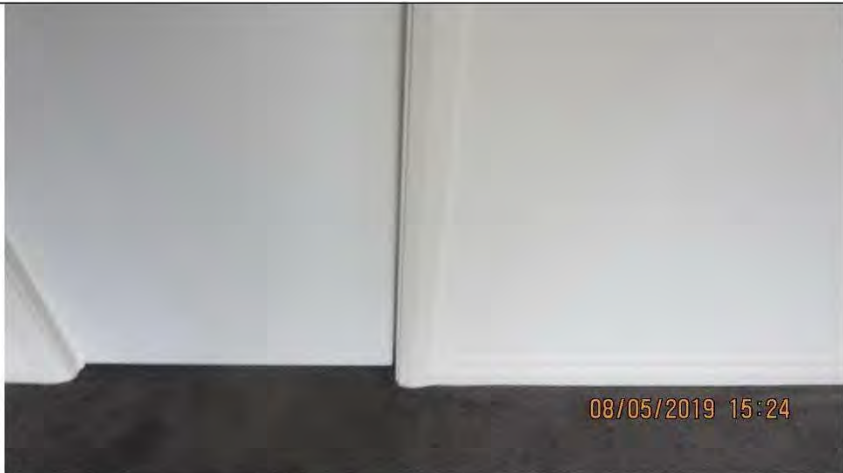
Item No.	Location	Description / Findings	Image Reference
17	Ensuite.	<p>Rigid grout has been installed between the floor tiles and the wall tiles.</p> <p>This does not allow for any movement between the floor and the walls causing the grout to crack nor cater for any building movement.</p> <p>A bathroom grade flexible sealant is recommended to be installed along this junction between the floor and wall tiles.</p>	 <p>A photograph showing the junction between a light-colored wall and a dark brown tiled floor. The grout is a light, rigid material. A timestamp '08/05/2019 15:20' is visible in the bottom right corner.</p>
18	Bedroom 1 retreat.	<p>Inconsistent door margins are apparent between the sliding door and the door jamb. In addition, there is poorly fitted door guides allowing potential damage to the door surfaces as a result of scratching of the door leaf between the cavity jamb edges.</p> 	 <p>A photograph showing the bottom of a white sliding door and its jamb. The door is slightly off-level, and the guides appear poorly fitted. A timestamp '08/05/2019 15:24' is visible in the bottom right corner.</p>

Table 1: List of Items cont'd ...

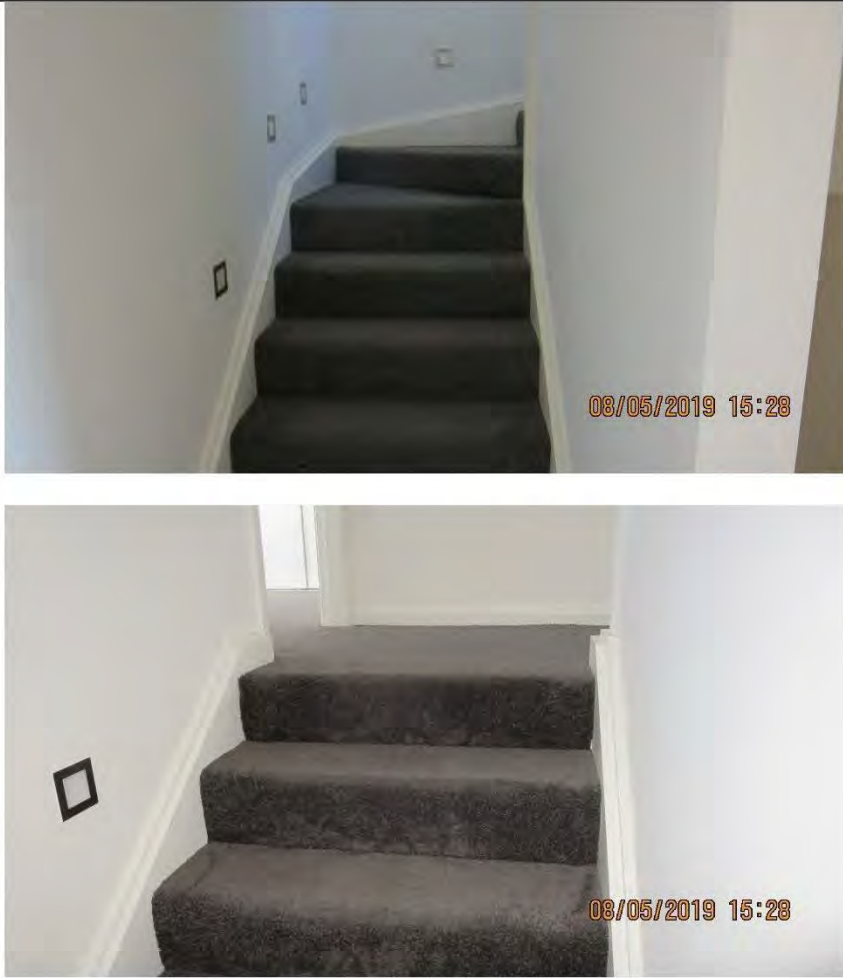
Item No.	Location	Description / Findings	Image Reference
19	Stairwell.	<p>No handrails have been fitted to the stairwell providing access from level 1 to level 2.</p> <p><i>Refer NCC 2016 Vol.2 Part 3.9.2 (Barriers and Handrails)</i></p> <p><i>Part 3.9.2.4 (a)(i) Handrails to a stairway or ramp must – be located along at least one side of the flight or ramp.</i></p>	

Table 1: List of Items cont'd ...



Item No.	Location	Description / Findings	Image Reference
20	Bedroom 3.	<p>The lock fitted to the north facing window is not operating as intended.</p> <p>It is unable to be locked therefore not providing the intended security.</p>	
21	Bedroom 3.	<p>The door threshold fitted to the exterior swinging door has no provision for drainage to the exterior of the building.</p> <p>It was observed that a notching has been taken out of the internal section of the threshold which may indicate this is the intended relief point for the threshold if any water gathers within.</p> <p>It was also observed that no damp proof course (DPC) has been fitted to the underside of this subject door.</p>	

Table 1: List of Items cont'd ...



Item No.	Location	Description / Findings	Image Reference
22	Bedroom 3.	<p>It appears the door is fitted with a mismatch of door furniture.</p> <p>The mortise lock is fitted with a roller catch and also a deadbolt, but the deadbolt cannot be operated due to the door furniture not allowing for any key entry.</p> <p>A slide deadbolt has been installed to secure the building.</p>	
23	Upper bathroom.	<p>Rigid grout has been installed between the floor tiles and the wall tiles.</p> <p>This does not allow for any movement between the floor and the walls causing the grout to crack nor cater for any building movement.</p> <p>A bathroom grade flexible sealant is recommended to be installed along this junction between the floor and wall tiles.</p> <p>It was also observed adjacent to the toilet suite that some gaps appear at the subject junction where the grout has become dislodged.</p>	

Table 1: List of Items cont'd ...



Item No.	Location	Description / Findings	Image Reference
24	Upper bathroom.	<p>Both basins fitted to the vanity units are fitted with a push plug waste.</p> <p>These wastes cannot be operated as intended as the push plug wastes are seized.</p>	
25	Upper bathroom.	<p>The double towel rail fitted to the wall tiles is loose and requires retightening.</p>	

Table 1: List of Items cont'd ...



Item No.	Location	Description / Findings	Image Reference
26	Upper bathroom.	<p>The sliding door from bedroom 2 is not operating as intended.</p> <p>It is difficult to slide when being operated.</p> <p>Also, there is a significant amount of paint overrun to the flush pull handles.</p>	
27	Upper bathroom.	<p>The internal wall junctions have been filled with rigid wall grout.</p> <p>The wall grout does not allow for any movement and therefore with any movement, the grout becomes dislodged.</p> <p>A flexible sealant is recommended in these areas to cater for the expected movement and to provide water protection to the junctions.</p>	

Table 1: List of Items cont'd ...




Item No.	Location	Description / Findings	Image Reference
28	Bedroom 2.	<p>The door furniture fitted to the bedroom door is not operating as intended.</p> <p>It is fitted with a snib lock which cannot be operated.</p>	
29	Bedroom 2.	<p>The sill height of the windows on the south-west elevation of the building is 955 mm and the awning window can be opened up greater than 125 mm.</p> <p><i>Refer to NCC 2016 Vol.2 Part 3.9.2 (Barriers and Handrails)</i></p> <p><i>Part 3.9.2.5 (a) A window opening must be provided with protection, if the floor below the window in a bedroom is 2m or more above the surface beneath.</i></p> 	

Table 1: List of Items cont'd ...


Item No.	Location	Description / Findings	Image Reference
30	Bedroom 3 – External balcony.	<p>It appears this balcony is provided with adequate fall to tiled floor surface.</p> <p>It was observed that the waterproofing upturn can be seen to the building edge and balustrade edge.</p> <p>No upturn can be observed to the external door of the bedroom. Where the tiles are fitted against the aluminium frame, the installed grout has cracked and subsequently provides for water entry to the substrate or under the door threshold into the building.</p> <p>As previously mentioned, this door is not fitted with a DPC to protect water entry into the building.</p> <p>Proper waterproofing detailing is required at this location to eliminate any water ingress into the building.</p>	

Table 1: List of Items cont'd ...


Item No.	Location	Description / Findings	Image Reference
31	Bedroom 2.	The locking mechanism fitted to the north facing window is incomplete. This does not allow for the sliding window to be locked to secure the building from this opening point.	

Table 1: List of Items cont'd ...


Item No.	Location	Description / Findings	Image Reference
32	Exterior roof covering (bedroom 2).	<p>The roof covering fitted to the northern elevation adjacent to bedroom 2 has been fitted with corrugated roof sheeting.</p> <p>The roof gradient provided is inadequate for this particular sheet profile. It is also heavily dented and areas of the roof sheeting is holding water.</p> <p>It appears that this roof covering is a secondary measure as another level of sheeting can be seen between the gapping of the roof sheeting and the wall linings.</p> <p>Little effort has been conducted to provide any flashings being fitted to the building edge to prevent any water entering the under surface.</p> <p>This roof surface is in direct correlation with the room below (and as discussed with the perspective purchaser), the ceiling had collapsed and water stains are evident surrounding the recessed light fittings in the bedroom retreat area.</p>	

Table 1: List of Items cont'd ...


Item No.	Location	Description / Findings	Image Reference
33	Upper bathroom.	<p>There is inadequate fall to the tiled surface in the bathroom area.</p> <p>Measurements were also taken within the shower recess and were observed to be adequate.</p> <p>No shower screens were fitted to the opening of the shower recess allowing for water to escape the shower recess. Subsequently, water migrate onto the floor outside the shower recess where there is inadequate falls to the tiled surface and can allow for the pooling of water over.</p>	

Table 1: List of Items cont'd ...




Item No.	Location	Description / Findings	Image Reference
34	Bedroom 1 ensuite.	<p>There is inadequate fall to the tiled surface in the ensuite area.</p> <p>Measurements were also taken within the shower recess and were observed to be adequate.</p> <p>No shower screens were fitted to the opening of the shower recess allowing for water to escape the shower recess. Subsequently, water migrate onto the floor outside the shower recess where there is inadequate falls to the tiled surface and can allow for the pooling of water over.</p> 	 

Table 1: List of Items cont'd ...




Item No.	Location	Description / Findings	Image Reference
35	Exterior balcony (bedroom 1 retreat)	<p>There is inadequate falls to the balcony adjacent to bedroom 1 retreat.</p> <p>Areas closest to the sliding door were measured with adequate falls but approaching the edge of the balcony, the fall provided is inadequate.</p> <p>There is visible gapping between the tiled edge and the building envelope. The gapping provides for an entry point for water to enter the areas below.</p> <p>It was also observed that there is no upturn of the waterproofing membrane to this area.</p> 	 

Table 1: List of Items cont'd ...



Item No.	Location	Description / Findings	Image Reference
36	Exterior balcony (bedroom 1 retreat)	<p>The handrail fitted to the balcony servicing bedroom one retreat is under height measuring 995mm.</p> <p><i>Refer NCC 2016 Vol.2 Part 3.9.2 (Barriers and Handrails)</i></p> <p><i>Part 3.9.2.3 (ii)(A) The height must be 1 m above any access path, balcony, landing or the like.</i></p>	
37	General.	The smoke detector fitted between bedrooms 2 and 3 is incomplete.	

Table 1: List of Items cont'd ...


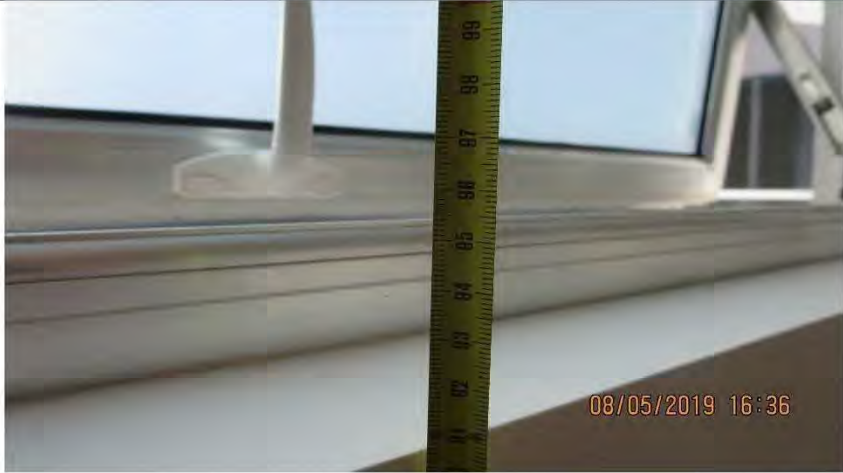
Item No.	Location	Description / Findings	Image Reference
38	General.	<p>The top edges of the internal doors have not been sealed throughout the residence.</p> <p>The bottom edges were unable to be observed without physically removing them. It is required that all edges are to be sealed to eliminate moisture uptake and meet the requirements of the door manufacturer.</p>	 <p>08/05/2019 16:34</p>
Two Bedroom Apartment			
39	Bedroom 1.	<p>The windowsill height within this bedroom was measured to be 955mm. One of the awning windows was able to be opened greater than 125 mm and greater than the required measurement for an upper level opening.</p> <p>The other window collided with the balcony handrail restricting the opening.</p> <p><i>Refer to NCC 2016 Vol.2 Part 3.9.2 (Barriers and Handrails)</i></p> <p><i>Part 3.9.2.5 (a) A window opening must be provided with protection, if the floor below the window in a bedroom is 2m or more above the surface beneath.</i></p>	 <p>08/05/2019 16:36</p>

Table 1: List of Items cont'd ...


Item No.	Location	Description / Findings	Image Reference
40	Meals area.	<p>The two windowsill heights within this area were measured to be 955mm. The awning window was able to be opened greater than 125 mm and greater than the required measurement for an upper level opening.</p> <p><i>Refer to NCC 2016 Vol.2 Part 3.9.2 (Barriers and Handrails)</i></p> <p><i>Part 3.9.2.5 (b) Where the lowest level of the window opening is less than 1.7 m above the floor, a window opening covered by (a) must comply with the following.</i></p>	

Table 1: List of Items cont'd ...


Item No.	Location	Description / Findings	Image Reference
41	Living room.	<p>The sill height of the windows on the south-west elevation measured 650mm. All movable panes of glass to these windows were able to be opened greater than 125mm and greater than the required measurement for an upper level opening.</p> <p>It was also observed the locking mechanism to the sliding windows were incomplete with no engagement plate being fitted to the stiles of the window.</p> <p><i>Refer to NCC 2016 Vol.2 Part 3.9.2 (Barriers and Handrails)</i></p> <p><i>Part 3.9.2.5 (b) Where the lowest level of the window opening is less than 1.7 m above the floor, a window opening covered by (a) must comply with the following.</i></p>	

Table 1: List of Items cont'd ...


Item No.	Location	Description / Findings	Image Reference
42	Bedroom 2.	<p>The sill height of the sliding window on the south-west elevation measured 650mm. The window was able to be opened greater than 125mm and greater than the required measurement for an upper level opening.</p> <p>It also was observed that the locking mechanism to the window is not working as intended. It was unable to be locked.</p> <p><i>Refer to NCC 2016 Vol.2 Part 3.9.2 (Barriers and Handrails)</i></p> <p><i>Part 3.9.2.5 (a) A window opening must be provided with protection, if the floor below the window in a bedroom is 2m or more above the surface beneath.</i></p>	

Table 1: List of Items cont'd ...


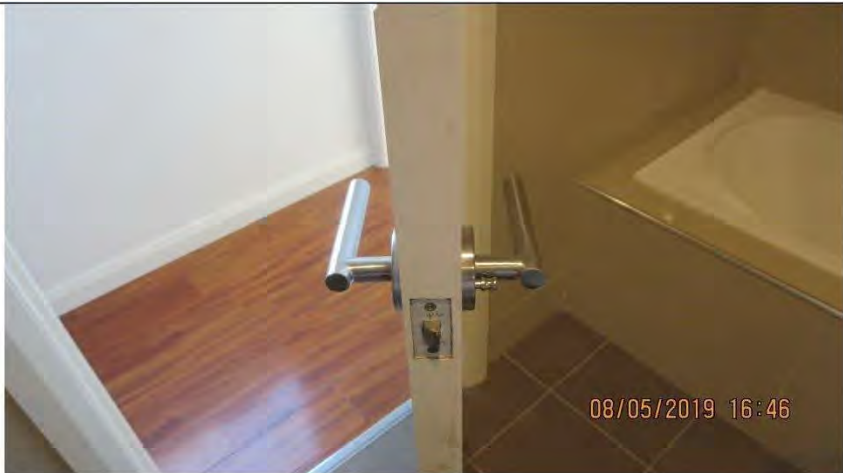
Item No.	Location	Description / Findings	Image Reference
43	Bedroom 2.	Between the data and double power point on the bedroom wall, some repairs have been conducted but are yet to be completed.	
44	Bathroom.	<p>The door furniture fitted to the bathroom door is not operating as intended.</p> <p>A snib lock is fitted to the door furniture and is not operating as intended.</p>	

Table 1: List of Items cont'd ...


Item No.	Location	Description / Findings	Image Reference
45	Bathroom.	<p>Inadequate falls were observed to the bathroom floor.</p> <p>The falls were also measured within the shower recess but were observed to be adequate.</p> <p>A shower screen was fitted to this shower recess.</p>	

Table 1: List of Items cont'd ...


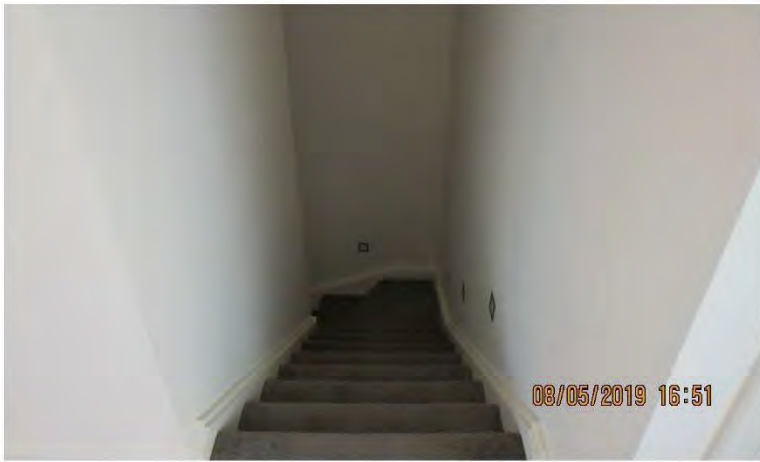
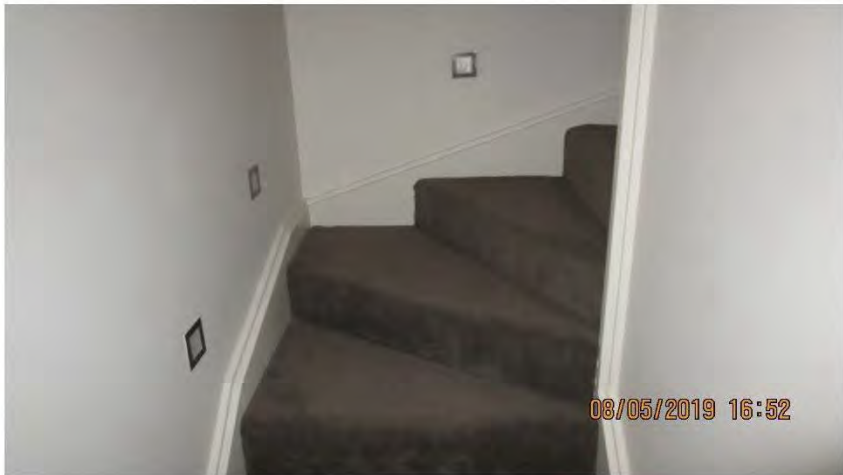
Item No.	Location	Description / Findings	Image Reference
46	Bathroom.	<p>Rigid wall grout has been installed between the floor tiles and the wall tiles providing no provision for movement.</p> <p>Some gaps were also observed to these junctions which can lead to potential water entry into the floor substrate.</p> <p>It is recommended a bathroom grade flexible sealant be installed in these junctions.</p>	 <p>08/05/2019 16:50</p>
47	Stairwell.	<p>No handrails have been fitted to the stairwell.</p>  <p>08/05/2019 16:51</p>	 <p>08/05/2019 16:52</p>

Table 1: List of Items cont'd ...

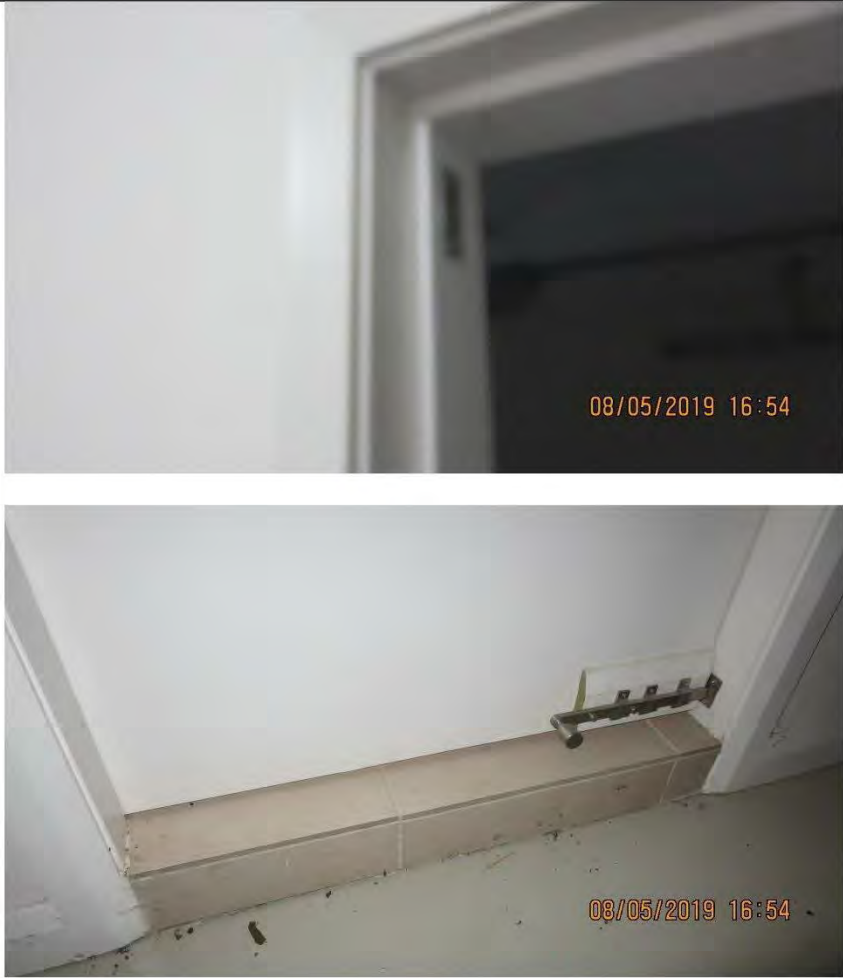
Item No.	Location	Description / Findings	Image Reference
48	Garage.	Door seals have not been fitted to the internal swinging garage door as is required.	

Table 1: List of Items cont'd ...



Item No.	Location	Description / Findings	Image Reference
49	Entry.	The entrance door was unable to be opened to check if any door seals have been installed and to evaluate the overall operation of the door itself.	
50	General.	<p>It was observed that the top edges of the internal doors and exterior doors were not sealed.</p> <p>The bottom edges were unable to be observed without removing the doors it is difficult to determine this.</p> <p>It is required that all edges are sealed to eliminate moisture uptake and meet the requirements of the door manufacturer.</p>	

Table 1: List of Items cont'd ...


Item No.	Location	Description / Findings	Image Reference
51	Exterior.	<p>The tiled area adjacent to the exterior swinging door of the four-bedroom residence and the exterior courtyard, presents with the weep holes being compromised by the height of the substrate on which the tiles are installed.</p> <p>No clearance to the bottom edge of the weep hole has been provided therefore providing possible entry for water and insects.</p> <p>Depending on the termite protection system used, this breach may void the warranty of the system.</p> <p>Ventilation of the wall cavity is not in reducing and controlling any moisture (condensation) within the wall cavity. In this case, the ventilation is compromised and unable to perform as intended.</p> <p><i>Refer AS 3660.2 2017 Part 2.4 – Where perimeter termite management systems have been installed with a defined inspection zone, no changes to finished ground level, paving, retaining walls, fixtures, vegetation or other contacting items which provide scope for concealed termite passage shall bridge the inspection zone.</i></p>	 <p>The image reference column contains two photographs. The top photograph shows a corner of a room with light-colored tiled flooring and white walls. A window is visible on the right wall. A small, dark, circular weep hole is visible in the wall near the floor. A timestamp '08/05/2019 16:58' is overlaid in the bottom right corner. The bottom photograph is a close-up of a weep hole in the wall, showing a metal cap and the hole's opening. A timestamp '08/05/2019 16:59' is overlaid in the bottom right corner.</p>

Table 1: List of Items cont'd ...


Item No.	Location	Description / Findings	Image Reference
52	Exterior.	<p>The boundary masonry fence to the courtyard has been constructed with no articulation joints (control joints) to control the expected expansion and contraction of the masonry product.</p> <p>A measurement was taken and recorded to be 9.99m. Articulation joints are required at 6m intervals.</p> <p>No large cracks were observed at the time of inspection and as such, this will structure is performing as reasonably as expected.</p>	 <p>The top photograph shows a long, plain masonry fence in a courtyard. The fence is light-colored and runs along the back of the courtyard. There are several potted plants in black planters along the base of the fence. The ground is paved with light-colored tiles. A timestamp in the bottom right corner reads '08/05/2019 17:02'.</p> <p>The bottom photograph is a close-up of a hand holding a Leica DISTO D110 laser distance measurer. The device's LCD screen displays '9.996 m'. The device has a red 'ON DIST' button and a blue 'CLEAR OFF' button. A timestamp in the bottom right corner reads '08/05/2019 17:02'.</p>

Table 1: List of Items cont'd ...


Item No.	Location	Description / Findings	Image Reference
53	Exterior.	<p>A control joint has been provided to the courtyard tiling surface as required.</p> <p>The courtyard control joint has been fitted with an aluminium angle each side of the tiles, but the internal area of these angles has not been filled and would allow water to enter the joint.</p> <p>It is recommended an exterior grade flexible sealant be applied to this joint to eliminate water entry and deterioration of the substrate.</p>	 <p>08/05/2019 17:04</p>

Table 1: List of Items cont'd ...




Item No.	Location	Description / Findings	Image Reference
54	Exterior.	<p>There are inadequate and non-compliant falls away from the building edge.</p> <p>It appears by the visible staining present at the time of inspection, silt build-up and gradients recorded, water gathers at the threshold of the external garage door of the 2 bedroom apartment. It would be likely during heavy rainfall that this area of the garage floor would become wet, even possibly flood. This analogy would have to be observed during heavy rainfall to be confirmed.</p> <p><i>Refer NCC 2016 Vol.2 Part 3.1.2 (Drainage)</i></p> <p><i>Part 3.1.2.3 (Surface water drainage)(a)(i) 25 mm over the first 1 m from the building in low rainfall intensity areas for surfaces that are reasonably imperable (such as concrete or clay paving).</i></p> 	 

Table 1: List of Items cont'd ...



Item No.	Location	Description / Findings	Image Reference
55	Exterior.	<p>Inadequate falls have been provided to the front porch adjacent to the front bedroom and entrance door.</p> <p>A large portion of the tiled surface were observed to be drummy, displaying delamination from the substrate.</p>	

Table 1: List of Items cont'd ...

Item No.	Location	Description / Findings	Image Reference
56	Exterior.	<p>Approx. 33 % of the tiled surface was observed to be drummy at the front porch area adjacent to the lounge room and bifold doors.</p> <p>It is also observed that two tiles adjacent to an inspection hatch are cracked.</p> <p>No movement joint has been provided surrounding the building edge nor at the aluminium frame of the bi-fold doors.</p>	

57

Exterior.

It was observed that the concrete footing supporting the building structure is overhanging the boundary line. According to information provided, a determination from a registered surveyor has confirmed this and the property owner has engaged tradespeople to conduct rectification works to remove the excess concrete.

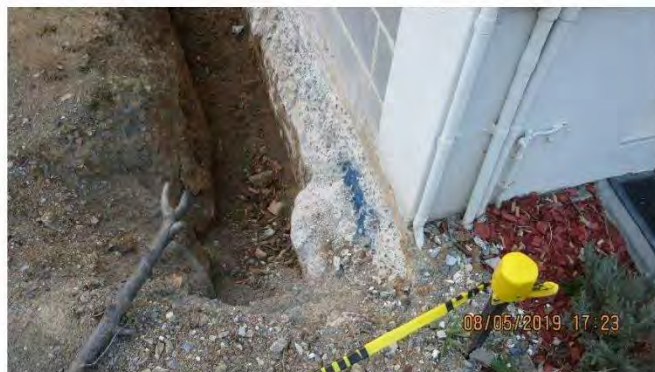
Upon conducting these works, steel reinforcement has been exposed and, in some areas, the reinforcement cut.

An independent structural engineer should be engaged to determine the presented structural integrity of the concrete footing. Guidance should also be gained from the structural engineer to provide the correct method of removing the excess concrete successfully without damaging the building structure.

This allotment requires zero tolerance in relation to positioning of the building edge requiring the footing being on or within the building line.

Refer AS 2870 -1996 Part 5.4 (Requirements for pad and strip footings)

Part 5.4.2 (Reinforcement)(b)



58	Exterior.	<p>The masonry block wall on the northern elevation has been constructed with no articulation joints (control joints) to cater for the normal and expected expansion and contraction of the masonry.</p> <p>A measurement was taken and recorded to be 11.22m. Articulation joints are required at 6m intervals.</p> <p><i>Refer AS 3700 – 2011 (Articulation joints)</i></p> <p><i>Part 4.8.4 Articulation joints as per table 4.3</i></p>
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End of Table 1

END OF REPORT

Disclaimer:

The opinions expressed in this report are that of the author and are to be taken into account in conjunction with the reports referred to herein.

We trust the above is sufficient to meet your request. Please do not hesitate to contact our office should you require any further information or assistance.

The author hereby makes himself available to provide verbal evidence, clarification or expansion of any information provided herein.

This report refers specifically to the matters requested for opinion of the author. Therefore, this report may not contain the full extent of our investigations nor does it contain all information gathered during our investigations.

This report is intended for the use of the addressee only and might contain sensitive or legally privileged information. If you are NOT the intended recipient, you are notified that any use or dissemination of this information is strictly prohibited. If you receive this information in error, please notify the author immediately by telephone and delete all copies of this transmission together with any attachments.

If you have any queries with this report or require further information, please do not hesitate to contact Peak Consulting.

DISPUTE RESOLUTION PROCEDURE

Please note: Peak Consulting has a dispute resolution system available. For details of this please contact our office IN THE FIRST INSTANCE.

CERTIFICATION

This document certifies that the property described in this Inspection Report has been inspected by the Building Consultant in accordance with the level of service requested by the Client and the terms and conditions as set out in this Report, and in strict accordance with AS 4349.1 2007

TERMS AND CONDITIONS

A SCOPE OF INSPECTION AND REPORT

Pre-purchase Property Inspection Report only deals with the detection or non-detection of Structural Damage, Conditions Conducive to Structural Damage and any Significant Defect in the general condition of Secondary Elements and Finishing Elements of construction discernible at the time of inspection, with or without ancillary testing. All other reports are Special-Purpose Inspection Reports.

As requested by the Client, the inspection assessment was based solely on the following inspection carried out by a Building Consultant of the Readily Accessible Areas of the property:

Service Requested A visual examination of surface work, and the carrying out of Tests.

NOTE: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

LIMITATIONS

The Client acknowledges:

1. This Inspection Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report which is adequately specified (see Exclusions below).
2. This Inspection Report does not include the inspection and assessment of items or matters that do not fall within the consultant's direct expertise.
3. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
4. Australian Standard Inspection of Buildings. Part 1 Property Inspections – Residential Buildings recognises that a standard property report is not a warranty or an insurance policy against problems developing with the building in the future.
5. This Inspection Report was produced for the use of the Client. The Building Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges:

A Standard Property Inspection Report does not cover or deal with:

- Any 'minor fault or defect', i.e. a matter, in view of the age, type and condition of the building being inspected, does not require substantial repairs or urgent attention and rectification;
- Solving or providing costs for any rectification or repair work;
- The structural design or adequacy of any element of construction;
- Detection of wood destroying insects such as termites and wood borers;
- The operation of fireplaces and chimneys;
- Any services including building, engineering (electronic), fire and smoke detection or mechanical;
- Any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- Any appliances such as dishwashers, waste disposal units, ovens, stoves and ducted vacuum systems;
- A review of occupational, health or safety issues such as asbestos content, or the provision of safety glass or swimming pool fencing;
- Whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws; and
- Whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip, earthquakes or tidal inundation, or if it is flood prone.
- Any of the above matters may be the subject of a Special-Purpose Inspection Report which is adequately specified and undertaken by an appropriately qualified inspector.

DEFINITIONS

Structural Damage means a significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

Structural Cracking and Movement – major (full depth) cracking forming in primary elements resulting from differential movement between or within the elements of construction, such as foundations, footing, floors, walls and roofs.

Deformation – an abnormal change of shape of primary elements resulting from the application of load(s).

Dampness – the presence of moisture within the building, which is causing consequential damage to primary elements.

Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber primary elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay (rot); wood borers (borers); and termites (white ants).

Conditions Conducive to Structural Damage means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

Structure means the load bearing part of the building, comprising the Primary Elements.

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

Significant Defect means a matter, in view of the age and type of the building being inspected, requires substantial repairs or urgent attention and rectification.

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

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

Client means the person or persons, for whom the Inspection Report was carried out or their Principal.

Principal means the person or persons for whom the report is being obtained.

Building Consultant means a person, business or company who is qualified and experienced to undertake a Standard Property Inspection Report in accordance with Australian Standard AS 4349. "Inspection of Buildings. Part 1: Property Inspections – Residential Buildings".

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

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

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

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

ACCESSIBILITY

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Building Interior. The Consultant did not move or remove any ceilings, wall coverings, floor coverings (including carpeting and wooden floorboards), furnishing, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing defects which may only be revealed when the items are moved or removed.

NOTE. In the case of strata and company title properties or other Class 2 buildings or equivalent, if the inspection was limited to assessing the interior of a particular unit or lot, the Client may have additional liability for defects or faults in the common property. This additional liability can only be addressed through the undertaking of a Special-Purpose Inspection Report which is adequately specified.

Building Exterior, Roof Exterior and Site. In inspecting the Building exterior, roof exterior and site the Consultant did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish. Such items may be concealing defects that may only be revealed when the items are moved or removed.

Roof Space In inspecting the roof space of any pitched roof there was no inspection of areas where accessibility was less than 600 mm high by 600 mm wide (but includes areas at the eaves of accessible roof spaces, that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance, i.e. 600 mm high by 600 mm wide).

Bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard AS 4349 the minimum requirement is a 450 mm by 400 mm access manhole.

Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of defects which may only be revealed when the obstructions are moved or removed.

Subfloor Space Storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of damage or faults which may only be revealed when the obstructions are moved or removed.

Bodily access should be provided to all accessible subfloor areas. In accordance with Australian Standard AS 4349 the minimum requirement is a 500 mm x 400 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 400 mm, Australian Standard 3660 recommends that the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings.

BUILDING STANDARDS

Building standards changed significantly in the 1970's when the Building Act was passed and again in 1990 when the Building Code of Australia was introduced. Materials and construction techniques are constantly changing and Building Legislation must change to address the latest developments.

Unless a dwelling has been constructed recently it may not comply with current standards. That does not necessarily mean that established dwellings are poorly constructed.

Generally, this assessment is based on the building standards that were current when the dwelling was constructed, which may be different from the current requirements of the Building Act.

The author is a licenced Builder (178638C NSW), (200413643 ACT). Copies of these licences are available on request.

The opinions expressed in this report are that of the author and are based on the skills, training and experience gained throughout 26 years licenced practice.

Peak Consulting trust the information included in this report, being impartial to any party is of assistance in any proceedings.

This report should not be relied upon 180 days from the date hereon.

Should you need further information regarding this report please do not hesitate to contact the author.

Signed:



Monday, May 13, 2019

From: "David McCulloch" [Sch 2 2.2(a)(ii)]
Sent: 22/05/2019 10:19 PM
To: "Borrett, Layne" <Layne.Borrett@act.gov.au>
Subject: FW: Certification - Printers Way Kingston
Attachments: 72 Printers Way Boundary Images.pdf
Importance: High

Layne,

I received the e-mail in the thread and the attached photographs this morning.

I have asked the owners of the land Block 3 Section 55 Kingston for a Certificate of Structural Sufficiency.

I understand a Certificate will be e-mailed to me today.

Regards



David McCulloch
Principal Building
Certifier

T [02 6285 1199](tel:0262851199)

M
E [Sch 2 2.2(a)(ii)]

BCA Certifiers
Australia Pty Ltd

COLA Licence No 200714
ACN 119 755 734
[3/50 Geils Court, Deakin ACT 2600](https://www.bcacertifiers.com.au)

Find us on  

[bcacertifiers.com.au](https://www.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: [Sch 2 2.2(a)(ii)]
Sent: Thursday, 23 May 2019 7:56 AM
To: David McCulloch
Subject: Certification - Printers Way Kingston
Importance: High

Good morning Mr McCulloch,

I understand your firm provided certification of the residential building located at 72 Printers Way Kingston. I hold an interest in the neighbouring site, 70 Printers Way that is currently vacant and will soon be under development.

In 2017 the structural engineer for 70 Printers Way performed a preliminary investigation of the boundary conditions. Given the zero setbacks that exist on the side boundaries of these terrace blocks there was concern about the clearance available to use a drilling rig in preparation for piers along the boundary. The investigation revealed a significant encroachment with the construction at 72 Printers Way built over my site.

I have been encouraging the owners of 72 Printers Way to remedy this issue for some time and rather reluctantly, they commenced work earlier this year on demolition. The remediation has been underway for close to four months now and is not even close to completion.

The demolition has significantly compromised the existing footing with the top layer of reinforcement now protruding into space (see attached) and some of the ligatures are severed. Leaving aside structural integrity, a significant volume of concrete remains over the boundary, as does some of the associated blockwork.

To make matters worse, the owners have not yet excavated to the bottom of the footing and forensic engineering advice suggests the piers below the footing are also encroaching on my property. The remediation has required significant excavation and a mountain of soil and concrete remain on my property together with a thirty metre long trench.

On making the discovery of the encroachment in 2017 I also learned there was an encroachment on the other side of 72 Printers Way into the neighbouring 74 Printers Way. This also required demolition to rectify but was of a magnitude many times less than what exists at 70 Printers Way.

As the residence constructed on 72 Printers Way Kingston was completed six years ago, I am trying to comprehend why your firm would certify the property when it was not constructed within the confines of the boundaries on either side. I have learned only today that after being occupied for six years the owners have only now obtained a certificate of compliance from the ACT Government.

Based on the professional advice received to date there will be significant costs involved in rectifying the encroachment issue. As you might imagine this reflects very poorly on the builder, surveyor, many other parties and of course your firm.

It would be appreciated if you could explain how your firm has permitted a certificate of compliance to be issued given the obvious problems with the building and furthermore, what your intended actions are to remedy the situation.

Regards

Sch 2 2.2(a)(ii)

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Building Act 2004, S151

Certification of Completion of Building Work

Project ID: B20114762/A

If this application is incomplete or documentation is inadequate this application may not be accepted for lodgement and the Certificate of Occupancy and Use may not be issued.

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	3	55	CANBERRA CENTRAL	KINGSTON	Australian Capital Territory

Plan Registration Number

B20114762/A

Description of Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Unit	BCN ID	Builder
1a(II)	Other	SEE DESCRIPTION	New Residence	NA		B20114762N1	CONSTANTINOS NIKIAS
10a	New	GARAGE	Garage	NA		B20114762N1	CONSTANTINOS NIKIAS

The project involved electrical work

The project involved plumbing and/or sanitary drainage work

The project did not involve gas work

This building work is not subject to an alternative solution under BCA

PART B - CERTIFIERS DECLARATION

I am satisfied that the building work detailed in the application is complete. I hereby certify that:

- I have provided all the relevant documents required by subsection 48(2) of the Building Act 2004 with this application as uploaded;
- the documentation relating to the building approval has been marked in accordance with the requirements of the Building Act 2004;
- The building work has been completed in accordance with the requirements of the Building Act 2004 and substantially in accordance with the approved plans;
- The building or part of the building as erected or altered is structurally sufficient, sound and stable for the purposes for which it is intended to be occupied or used; and
- The Registrar can issue a Certificate of Occupancy and Use

Full Name	Address	License Number	Expiry Date
ACT METROPOLITAN BUILDING CERTIFIERS PTY LTD	PO Box 310 DEAKIN WEST ACT 2600	200428123	17/11/2019

Date Issued: 31/01/2019 4:52:13 PM

Privacy Notice: The personal information on this form is being collected to enable processing of your application and to enable auditing and compliance of builders and certifiers by the Government appointed auditor. The information that you provide may be disclosed to the Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be accessed by other government agencies and commercial organisations interested in building information.



Building Act 2004, S151

Application for Certificate of Occupancy and Use

Project ID: B20114762C1

If this application is incomplete or documentation is inadequate this application may not be accepted for lodgement and the certificate of occupancy and use may not be issued.

WARNING TO OWNERS

It is recommended that owners seek appropriate advice to determine whether the building work and other contract requirements have been completed satisfactorily before signing this form. This form should not be signed before the completion of building work.

PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	3	55	KINGSTON	CANBERRA CENTRAL	Australian Capital Territory

Description of Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
1a(II)	Other	SEE DESCRIPTION	New Residence	NA		B20114762N1	CONSTANTINOS NIKIAS
10a	New	GARAGE	Garage	NA		B20114762N1	CONSTANTINOS NIKIAS
1a(II)	Other	SEE DESCRIPTION	New Residence	NA		B20114762N2	CONSTANTINOS NIKIAS
10a	New	GARAGE	Garage	NA		B20114762N2	CONSTANTINOS NIKIAS

OWNER/LESSEE DETAILS

Name	Address	Email Address
Ashmay Pty Ltd	Sch 2 2.2(a)(ii)	

DECLARATION BY OWNER

I am/we are:

- the owner(s) of the above described land
- the agent authorised by the owner(s) to apply for a Certificate of Occupancy and Use on their behalf, and I have attached a letter of authority

I am/we are satisfied that the building work and related requirements have been completed and hereby apply for a Certificate of Occupancy and Use in respect of the above described work to be issued and (select one option only):

- sent by post to the owner(s) address
- sent by post to the agent's address; or
- held for collection from the Mitchell Customer Service Centre

This form should not be signed before the completion of building work.

Signature/s of Owners – all owners must sign if agent has not been appointed

Name	Signature	Date
Ashmay Pty Ltd		

Once complete, you should return this form to your certifier to lodge or return to the Access Canberra Building Services Shopfront, 8 Darling Street, Mitchell ACT 2911.

Privacy Notice: The personal information on this form is being collected to enable processing of your application and to enable auditing and compliance of builders and certifiers by the Government appointed auditor. The information that you provide may be disclosed to the Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be accessed by other government agencies and commercial organisations interested in building information.



Certificate of Occupancy and Use

Certificate No.: **B20114762C1**

Access Canberra Building Services

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

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

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

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	3	55	KINGSTON	CANBERRA CENTRAL	Australian Capital Territory

Plans
B20114762/A

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
1a(II)	Other	SEE DESCRIPTION	New Residence	NA		B20114762N1	CONSTANTINOS NIKIAS
10a	New	GARAGE	Garage	NA		B20114762N1	CONSTANTINOS NIKIAS

Comments

Important Note:

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

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

Issued by: Layne Borrett

Issued on: 21/05/2019

Delegate of the ACT Construction
Occupations Registrar.



Access Canberra Building Services

GPO Box 1908, Canberra ACT 2601

Certificate of Occupancy and Use

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

The building work listed on this certificate is considered fit for occupation and use as a bulding of the class listed in the table below.

However the Construction Occupations Registrar (**Registrar**) is not satisfied on reasonable grounds that building work listed below, involving the erection of the building has been completed in accordance, or substantially in accordance, with the prescribed requirements for the building work as defined in the Building Act. In making this decision, I have had regard to the Peak Consulting SPECIAL PURPOSE INSPECTION DILAPIDATION REPORT signed and dated 13 May 2019 (**report**) provided to the Registrar by the building certifier, via email, on 22 May 2019. The items of non compliance are specifically those identified as

Items: 21, 32, 33, 34, 51, 54, 55, 56 and 58 of the report (**non compliance items**). The non compliant items require further investigation to determine what, if any, remediation works are required. Evidence will then need to be submitted to the Registrar to demonstrate compliance, or substantial compliance, with the prescribed requirements, as defined in section 66 of the Building Act, prior to any future certificate of occupapny and use being issued.

The giving of the certificate does not affect the liability of anyone to comply with the provisions of a territory law (including the Building Act) in relation to the building work. Part 6 (Residential buildings- statutory warranties, insurance and fidelity certificates) may not apply to the building work.

Builder: Constantinos Nikias	Site Address: 72 Printers Way, Kingston ACT 2604
Permit number: B20114762	Plans: B20114762

Building work

Nature of work	Project item description	Unit	Other description	Occupancy class	Type of construction
Other	New Residence			1a(II)	NA
New	Garage			10a	NA

Marko Zarak

Deputy Construction Occupations Registrar:  Date **24/5 /2019**

Mainframe Interiors Pty Ltd
12 Archdall Street,
MacGregor ACT 2615

To whom it may concern

This is to certify that 368 laminate glass has been installed to the residence at 72 Printers Way Kingston, ACT.

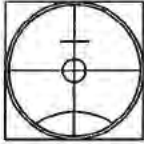
The glass and installation of the glass complies with Australian Standard 1288 and Australian Standard 2047.

Should you require any further information please feel free to contact me.

Sch 2 2.2(a)(ii)

Director, Mainframe Interiors Pty Ltd

13 February 2015



Sch 2 2.2(a)(ii)

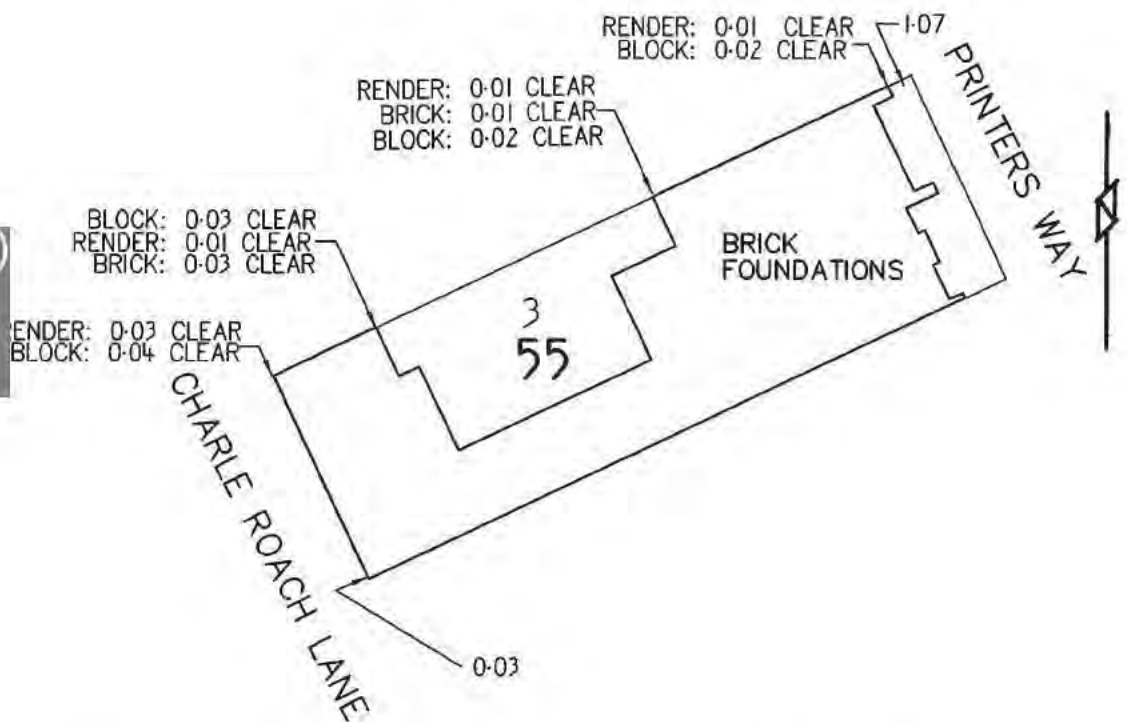
OUR REF: 19104

Dear Sir,

As instructed by you, we have surveyed for identification purposes only, part of the land being Block 3, Section 55, Kingston, with a frontage to Printers Way and Charles Roach Lane, Kingston, in the District of Canberra Central of the Australian Capital Territory

- The subject land is shown by red edging on the diagram.
- Standing upon and wholly within the boundaries of the subject land are the brick foundations of a new residence under construction.
- The relationship of the brick foundations with respect to the boundaries is as indicated on the diagram.
- This survey report is with respect to the brick foundations to the northern boundary only.
- This survey report is for the purpose of obtaining a Building Certificate only and should not be used to set out future additions.

Yours Faithfully
Sch 2 2.2(a)(ii)
Registered Surveyor
17 May 2019



CERTIFICATE OF INSTALLATION OF SUBTERRANEAN TERMITE MANAGEMENT SYSTEM

In accordance with AS 3660.1- 2000 Termite Management - New Building Work and/or AS3660.2-2000 Termite Management - In and Around Existing Buildings and Structures

This is to certify that the structure in the areas specified in this certificate (site plan included) has had a Termite Management System(s) installed (type specified) in accordance with AS3660.1-2000 and/or AS3660.2-2000 and Rentokil Pest Control Specifications

Name of owner/builder: Ashmay P/L Telephone: Sch 2 2.2(a)(ii) Date: 17/5/19

Treatment Site Address: 5 Charles Roach lane Kingston Act Post Code: 2604

Rentokil Branch Office: Canberra Telephone: 61243050 Email: Rentokil.com.au

AS 3660.1 Termite Management - New building work and/or AS 3660.2 Termite Management - Existing building.

Type of Barrier Applied:

Physical or other Barrier Installation, Termiticide Liquid Barrier, Reticulation System Monitoring and Baiting
 Nest Eradication Type of Proprietary System/s Used: _____

Area/s covered by this Certificate:

Full Under Concrete Slab, (m2): _____ Date of Installation: _____
 External Perimeter only, (L/M): 5 Date of Installation: 17.5.19
 External and Internal Perimeter, (L/M): _____ Date of Installation: _____
 Penetrations Only (No.): _____ Date of Installation: _____
 Internal Cavity Perimeter & Penetrations, (L/M): _____ No. Penetrations: _____ Date of Installation: _____
 Reticulation charge up only, (Ltrs): _____ Date of Charge up: _____

The above barrier is a complete / partial barrier. If the barrier is not complete further work may be required as partial barriers are not effective and may allow undetected Termite entry. See limitations

All systems integrated with each other: Yes, No.

Concrete slab forms part of Termite Management System: Yes, No. Please see note below.

If the above barrier(s) is/are integrated with the concrete then the concrete forms an integral part of the termite barrier to this structure. In this case the builder must ask for a Certificate from the concrete firm that the concrete has been pored in accordance with AS3600 and AS2870-1996 and amendments

Termiticide Liquid Barrier Specifications:

Termiticide Used Termidor Active Constituent Fipronil Active Constituent % 100g/L
Concentration Rate 6 mls/Lt 1
Installers Name: Sch 2 2.2(a)(ii) Installers PC License No: 15102318001
Installers Signature: _____ Date: 17.5.19

Limitations that apply to the above installation are: _____

Please read the Terms and Conditions listed on the back of this certificate, which form an IMPORTANT, part of this certificate.

TERMS AND CONDITIONS

DISCLAIMER OF LIABILITY TO THIRD PARTIES. - This Certificate is made solely for the for the benefits of the builder/owner named on the face of this Certificate and no liability or responsibility whatsoever is accepted to any third party who may rely on the Certificate either wholly or in part. Any third party acting or relying on this Certificate in whole or in part does so at own risk. This disclaimer does not apply to persons responsible for Building Approvals

(a) Entire Agreement - It is agreed by the Client and Rentokil Pest Control hereafter called the "Company" that this Certificate and these Terms and Conditions (together and comprising "the Agreement") constitutes the entire Agreement entered between the Company and the Client, herein called the "Parties" and no other representation or statements will be binding upon Parties.

(b) Employees, Servants and Agents. In this Agreement the words "the Company" shall include the Company, its employees, servants and agents, and the words "the Client" shall include its employees, servants and agents.

(c) Agreement: - The Company agrees to carry out the treatment specified in accordance with AS3660 to the property on the front of this Certificate hereafter called the "Agreement"

(d) Payment Terms: - Unless specific written arrangements have been provided all monies are due, payable and recoverable by the Company upon commencement of the Termite Management Program. This Certificate will not be provided to the Client and any warranty in place shall be null and void unless all monies have been received in full.

(e) Access to premises: - The Company shall be permitted such access as deemed necessary to the Client's property in order to perform the service/s. When access is required to the interior of the premises the Company shall arrange a convenient time with the Client to gain access. All personnel shall conform to the Client's requirements and/or regulations, as directed.

(f) Clients Com:

1 The success of the termite Management program is greatly increased by the involvement of the client. In environmental conditions conducive to Subterranean Termite infestation, can adversely affect the performance of the service provided. You except that the termite treatment program can be rendered ineffective due to you making building alterations, renovations, additions (including pergolas, awnings, verandahs, etc); introduction infested materials, disturbing gardens, pathways, etc adjacent to the areas protected and through establishing lawns & garden beds adjacent to the protected areas. (Such changes to the property are likely to breach the termite protection barrier). Or if the client fails to implement any of our recommendations. Where changes to the property have occurred you must contact us for further treatment advice. You must be careful and take precautions to ensure that you do not in any way damage the soil barrier created.

2 When installing paths, lawn, garden beds etc it is very important not cover air vents or weep holes. The slab edge is exposed by no less than 75mm to form part of the termite management system and it is equally important not to cover the slab edge unless another form of barrier and/or treated zone is installed. Again contact Rentokil Pest Control before carrying out any such coverings. Where such coverings are made a further termite barrier and/or treated zone installation is essential.

3 Do not use untreated timbers for garden edges or retaining walls as untreated timbers attract termites.

4 Good ventilation and drainage is essential, as poor ventilation and drainage greatly increases the risk of termite attack by providing suitable environments for termites.

5 Do not use untreated timbers for garden beds or retaining walls, as they may attract termites.

6 Client is to provide 240v/AC 15amp power supply to within 30 meters of any areas to be drilled.

7 Client is to remove all furniture, tools and any carpet in areas where access is needed to drill through flooring

8 The client clearly understands his/her responsibility to arrange for the safety of any live animals including bird/s, fish/s, cat/s, dog/s or pet/s of any description when a chemical barrier is being carried out.

9 The Client shall permit Rentokil Pest Control to make a charge at the normal hourly rate for any wasted journey due to the Client's failure to observe an appointment, delays in carrying out treatment or cancellation as a result of the client's failure to allow access, or provide proper instruction.

(g) Damage and Terms Related to Services:

1 If drilling and or cutting is required as part of this Agreement in order to bring pests under control, the client shall indicate the position of all services i.e. water pipes, drainage pipes, electrical cables, gas lines, telephone cables and the like. You indemnify the Company against any costs that may arise from such possible damages. The Company will exercise due care while performing any work to try to avoid damaging any parts of the clients property. However, the client shall be responsible for any repairs due to inadvertent penetration of hidden services/pipes. Under no circumstances shall the Company be responsible for damage caused at the time the work is performed except those damages resulting from gross negligence on the part of the Company.

2 All control agents used for the control of pests are applied in accordance with the directions on the labels. While every care will be taken, the Company will not be held liable for any inadvertent staining of timbers, fabrics, wall coverings, floor coverings or any other articles and /or injury to harm to shrubs, pot plants, lawns, trees (ornamental or fruit), or any other vegetation.

(h) Site Preparation: - Prior to the site being prepared the builder must ensure that all termite activity located was eradicated in accordance with AS3660.1-2000. Prior to the work commencing, the builder should have arranged for a qualified licensed person to inspect the site to investigate and eradicate all economically important termite nests found. The failure to have this inspection carried out may mean that termite nests may not have been found and eradicated and may still be active under the construction. (See clauses f and m below).

(i) Effectiveness of Installation: - The effectiveness of this installation is dependent upon the provision of a complete termite management system being installed in accordance with AS3660.1-2000 and/or AS3660.2-2000 using approved termiticide(s), systems and/or products. If the system(s) are disturbed, breached or bridged in anyway then concealed entry by subterranean termites is possible.

(j) Failure of Termite Management System: - No liability is accepted for any failure of a termite management system and Rentokil Pest Control warrants only to provide such remedial action as maybe necessary during the first 12 months from the date of this Certificate. No such warranty is provided if there are limitations listed on this Certificate or if the system is an incomplete barrier or treated zone or if the builder and/or owner has not arranged for the termite eradication in clause "d" above.

(k) Subterranean Termites: - The barrier(s) and/or treated zone(s) installed, as described on this certificate and in the site plan, provide a barrier against subterranean termites only. The barrier or treated zone is not a barrier against any other pest(s) and in particular does not provide any barrier against "drywood (KALOTERMITIDAE spp) or dampwood termites".

(l) Pest Damage: No responsibility is accepted, or warranty implied, for any termite damage that may occur as the result of termite activity either past, current or in the future.

(m) Poor Building Design: - takes no responsibility for the concealed entry by termites resulting from poor building design, construction or poor building practices.

(n) Regular Inspections: - It is the building owner's responsibility to ensure that the inspections, recommended in AS3660.2-3000 are performed, again you should contact the Company for information on this.

VERY IMPORTANT

If you become aware of the presence of termites within the grounds or on or within the building you should contact Rentokil Pest Control immediately. You should also notify the Company if you become aware that the installed barrier and/or treated zone has been breached, bridged or disturbed in anyway.

The Australian Standard AS3660.2-2000 recommends "Regular, competent inspections should be carried out at least on an annual basis but more frequent inspections are strongly recommended". The standard also recommends, "The building owner should ensure that regular inspections are carried out by a person competent in Unit 8 Inspect and Report on Timber Pests of the national Pest Management Competency Standards, or equivalent" and has "experience in accordance with that specified in AS4349.3-1998". Termites can build round termite management systems but can be detected during recommended inspections.

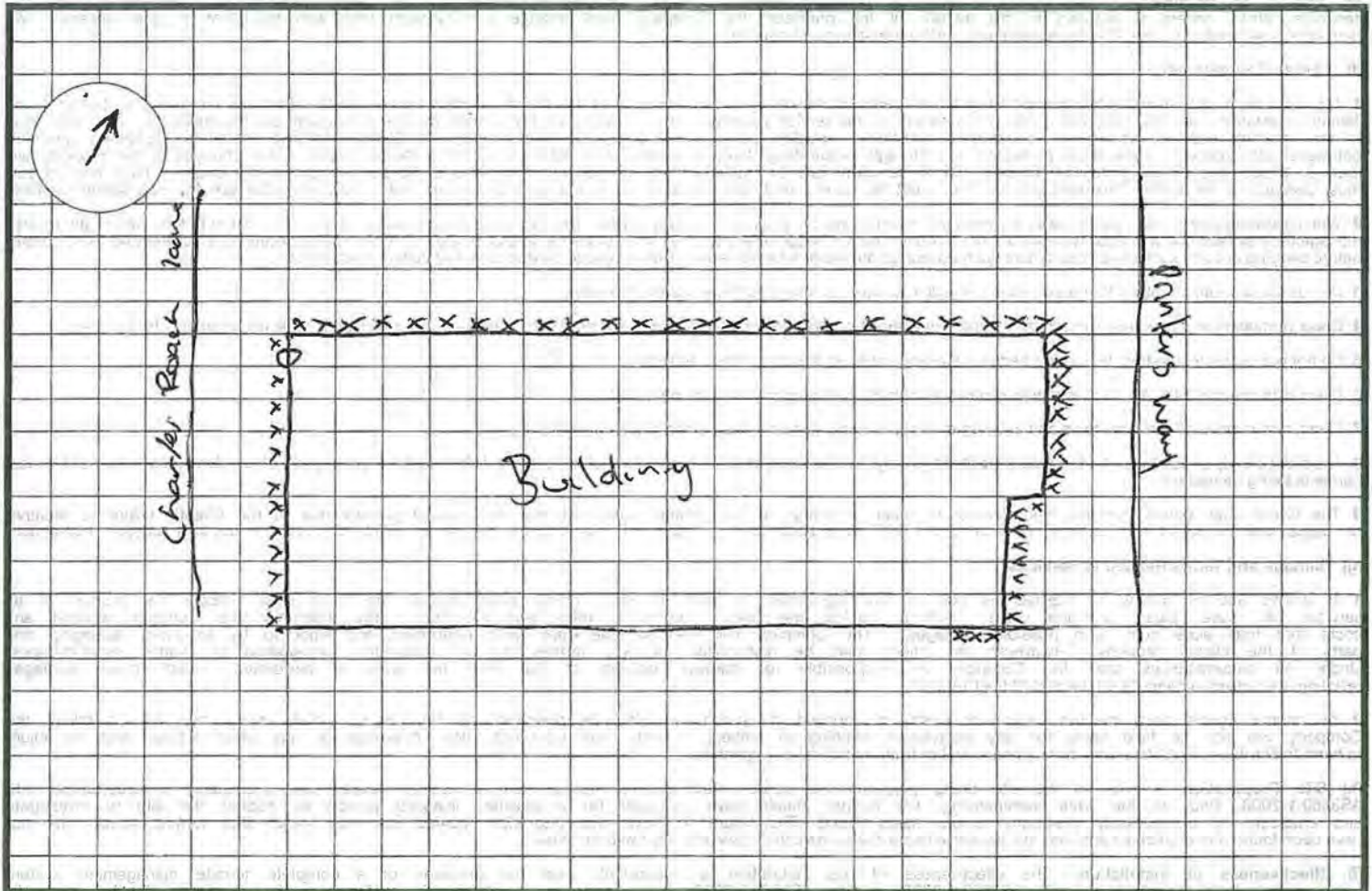
Modern termiticide(s) have a limited life expectancy. The liquid termiticide barrier and/or treated zones will need to be re-installed. The timing can only be determined by regular, competent inspections as recommended by AS3660.2-2000 carried out by a qualified licensed termite inspector.

IMPORTANT INFORMATION: The Australian Standard AS3660.1-2000 Termite Management Part 1: New Buildings details the "methods to deter concealed entry by termites" and states "a termite barrier system constructed in accordance with this standard cannot prevent termite attack, as barrier maybe bridged or breached. Where termites bridge barriers the evidence may be detected during inspections". A treatment in accordance with AS3660.2-2000 to eradicate such an infestation will be required.

Property Plan (Not to scale)

Diagram showing the location of the installed barrier(s). The direction of North is indicated by the ↑ symbol.

KEY: **X**: = TREATED AREA **O**: = PLUMBING **I-I-I-I** = PATHS **T** = ACTIVE TERMITES



Specific Limitations applying to this Installation: *next unit is hard up against this unit and not possible to chemical treat area.*

Termite Barriers do not kill or stop termites. The barrier(s) are installed to prevent concealed termite access only. The barriers are designed to force the termites into the open. **It is very important that the Termite Treatment Zone is not bridged or breached.** This can happen when installing garden beds, lawn or other landscaping or building works. You should contact us prior to carrying out any such work. **DO NOT** disturb the treated areas in any way.

The Treatment specified has been completed in accordance with AS3660.1 and/or AS3660.2. Any applicable warranties are subject to the Terms and Conditions specified further in this Certificate. No warranties apply unless both the under slab and the external perimeter of the structure is completed. The external perimeter must be completed within 6 calendar months of completion of the under slab area for warranties to apply.

Termiticide liquid barriers and/or treated zones degrade (break down) over time and need to be replenished in the future to ensure efficacy is maintained. AS3660.2-2000 recommends that buildings should be inspected as a minimum annually. The Australian Standard **AS 3660.2-2000** recommends that "Regular, competent inspections should be carried out at least on an annual basis by a person competent in Inspections and Timber Pest Reports". However, more frequent inspections are strongly recommended. After one of these inspections the inspector may advise of the need to re-install the treated zone or liquid termiticide barrier. Where termites have bridged the barrier a treatment in accordance with AS 3660.2-200 to control termites will be required. It is the builder's responsibility to ensure the owner is advised of this requirement when or prior to the building being completed and handed over to the owner.

In the case of new structures no warranties apply until a Termite barrier system has been installed to both the under slab and the external perimeter of the structure. External perimeter must be completed within 6 calendar months of completion of the under slab area for warranties to apply.

Please read the Terms and Conditions listed on the back of this certificate, which form an IMPORTANT part of this certificate.

TERMS AND CONDITIONS

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - This Certificate is made solely for the for the benefits of the builder/owner named on the face of this Certificate and no liability or responsibility whatsoever is accepted to any third party who may rely on the Certificate either wholly or in part. Any third party acting or relying on this Certificate in whole or in part does so at own risk. This disclaimer does not apply to persons responsible for Building Approvals.

(a) Entire Agreement - It is agreed by the Client and Rentokil Pest Control hereafter called the "Company" that this Certificate and these Terms and Conditions (together and comprising "the Agreement") constitutes the entire Agreement agreed between the Company and the Client, herein called the "Parties" and no other representations or statements will be binding upon the Parties.

(b) Employees, Servants and Agents. In this Agreement the words "the Company" shall include the Company, its employees, servants and agents, and the words "the Client" shall include its employees, servants and agents.

(c) Agreement: - The Company agrees to carry out the treatment specified in accordance with AS3660 to the property on the front of this Certificate hereafter called the "Agreement".

(d) Payment Terms: - Unless specific written arrangements have been provided all monies are due, payable and recoverable by the Company upon commencement of the Termite Management Program. This Certificate will not be provided to the Client and any warranty in place shall be null and void unless all monies have been received in full.

(e) Access to premises: - The Company shall be permitted such access as deemed necessary to the Client's property in order to perform the services. When access is required to the interior of the premises the Company shall arrange a convenient time with the Client to gain access. All personnel shall conform to the Client's requirements and/or regulations, as directed.

(f) Client's Commitment:

1 The success of the Termite Management Program is greatly increased by the involvement of the client. Certain environmental conditions conducive to Subterranean Termite infestation can adversely affect the performance of the service provided. You except that the termite treatment program can be rendered ineffective due to you making building alterations, renovations, additions (including pergolas, awnings, verandahs, etc), introduction infested materials, disturbing gardens, pathways, etc adjacent to the areas protected and through establishing lawns & garden beds adjacent to the protected areas. (Such changes to the property are likely to breach the termite protection barrier). Or if the client fails to implement any of our recommendations. Where changes to the property have occurred you must contact us for further treatment advice. You must be careful and take precautions to ensure that you do not in any way damage the soil barrier created.

2 When installing paths, lawn, garden beds etc it is very important not cover air vents or weep holes. The slab edge is exposed by no less than 75mm to form part of the termite management system and it is equally important not to cover the slab edge unless another form of barrier and/or treated zone is installed. Again contact Rentokil Pest Control before carrying out any such coverings. Where such coverings are made a further termite barrier and/or treated zone installation is essential.

3 Do not use untreated timbers for garden edges or retaining walls as untreated timbers attract termites.

4 Good ventilation and drainage is essential. as poor ventilation and drainage greatly increases the risk of termite attack by providing suitable environments for termites.

5 Do not use untreated timbers for garden beds or retaining walls, as they may attract termites.

6 Client is to provide 240v AC 15 amp power supply to within 30 meters of any areas to be drilled.

7 Client is to remove all furniture, tools and any carpet in areas where access is needed to drill through flooring.

8 The client clearly understands his/her responsibility to arrange for the safety of any live animals including birds, fish/s, cat/s, dog/s or pet/s of any description when a chemical barrier is being carried out.

9 The Client shall permit Rentokil Pest Control to make a charge at the normal hourly rate for any wasted journey due to the Client's failure to observe an appointment, delays in carrying out treatment or cancellation as a result of the client's failure to allow access, or provide proper instruction.

(g) Damage and Terms Related to Services: -

1 If drilling and or cutting is required as part of this Agreement in order to bring pests under control, the client shall indicate the position of all services i.e. water pipes, drainage pipes, electrical cables, gas lines, telephone cables and the like. You indemnify the Company against any costs that may arise from such possible damages. The Company will exercise due care while performing any work to try to avoid damaging any parts of the client's property. However, the client shall be responsible for any repairs due to inadvertent penetration of hidden services/pipes. Under no circumstances shall the Company be responsible for damage caused at the time the work is performed except those damages resulting from gross negligence on the part of the Company.

2 All control agents used for the control of pests are applied in accordance with the directions on the labels. While every care will be taken, the Company will not be held liable for any inadvertent staining of timbers, fabrics, wall coverings, floor coverings or any other articles and /or injury to harm to shrubs, pot plants, lawns, trees (ornamental or fruit), or any other vegetation.

(h) Site Preparation: - Prior to the site being prepared the builder must ensure that all termite activity located was eradicated in accordance with AS3660.1-2000. Prior to the work commencing, the builder should have arranged for a qualified licensed person to inspect the site to investigate and eradicate all economically important termite nests found. The failure to have this inspection carried out may mean that termite nests may not have been found and eradicated and may still be active under the construction. (See clauses f and m below).

(i) Effectiveness of Installation: - The effectiveness of this installation is dependent upon the provision of a complete termite management system being installed in accordance with AS3660.1-2000 and/or AS3660.2-2000 using approved termiticide(s), systems and/or products. If the system(s) are disturbed, breached or bridged in anyway then concealed entry by subterranean termites is possible.

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(l) Pest Damage: - No responsibility is accepted, or warranty implied, for any termite damage that may occur as the result of termite activity, either past, current or in the future.

(m) Poor Building Design: - takes no responsibility for the concealed entry by termites resulting from poor building design, construction or poor building practices.

(n) Regular Inspections: - It is the building owner's responsibility to ensure that the inspections, recommended in AS3660.2-3000 are performed, again you should contact the Company for information on this.

VERY IMPORTANT

If you become aware of the presence of termites within the grounds or on or within the building you should contact Rentokil Pest Control immediately. You should also notify the Company if you become aware that the installed barrier and/or treated zone has been breached, bridged or disturbed in anyway.

The Australian Standard AS3660.2-2000 recommends "Regular, competent inspections should be carried out at least on an annual basis but more frequent inspections are strongly recommended". The standard also recommends, "The building owner should ensure that regular inspections are carried out by a person competent in Unit 8 Inspect and Report on Timber Pests of the national Pest Management Competency Standards, or equivalent" and has "experience in accordance with that specified in AS4349.3-1998". Termites can build round termite management systems but can be detected during recommended inspections.

Modern termiticide(s) have a limited life expectancy. The liquid termiticide barrier and/or treated zones will need to be re-installed. The timing can only be determined by regular, competent inspections as recommended by AS3660.2-2000 carried out by a qualified licensed termite inspector.

IMPORTANT INFORMATION: The Australian Standard AS3660.1-2000 Termite Management Part 1: New Buildings details the "methods to deter concealed entry by termites" and states "a termite barrier system constructed in accordance with this standard cannot prevent termite attack, as barrier maybe bridged or breached. Where termites bridge barriers the evidence may be detected during inspections". A treatment in accordance with AS3660.2-2000 to eradicate such an infestation will be required.

Rentokil

The Experts in Pest Control

Visual Timber Pest Inspection

Report in Accordance with AS 4349.3



Visual Timber Pest Inspection

Report in Accordance with AS 4349.3

PURCHASER NAME:

UNITED LEGAL
5, CHARLES ROACH LANE, KINGSTON, ACT, 2604
TEL:
EMAIL: ADMIN@UNITEDLEGAL.COM.AU
REF: 12476478

We wish to advise that this inspection and report was conducted using the following method;

Visual only inspection to the readily accessible areas of the property as defined within the terms and conditions of this report.

Please ensure that you read all sections of the report as well as the additional information at the rear of the report and understand the limitations and the special recommendations for this construction style.

Visual Timber Pest Inspection

Report in Accordance with AS 4349.3

PROPERTY INSPECTED:

5,CHARLES ROACH LANE,KINGSTON,ACT,2604

DATE OF INSPECTION:

3/05/2019 11:43:20 AM

INSPECTION PERFORMED BY:

Sch 2 2.2(a)(ii)

We wish to advise that this inspection and report was conducted using the following method;

Visual only inspection to the readily accessible areas of the property as defined within the terms and conditions of this report.

Please ensure that you read all sections of the report as well as the additional information at the rear of the report and understand the limitations and the special recommendations for this construction style.

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4. IMPORTANT INFORMATION



Any person who relies upon the content of this report does so acknowledge that the following clauses which define the Scope and Limitations of the Inspection form an integral part of the Report

1. **THIS IS A VISUAL INSPECTION ONLY** in accordance with the requirements of AS 4349.3 Inspection of buildings Part 3: Timber pest Inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (see definition on Page 11 of this report) was both available and permitted on the date of inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation / sisalation™, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector DID NOT dig, gouge or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner. In a occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are removed.
2. **SCOPE OF REPORT** This Report is confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean termites (white ants), borers of seasoned timber and wood decay fungi (hereafter referred to as "timber pests") present on the date of the inspection. It is based solely upon visual inspection of those areas and sections of the property fully accessible to the inspector on the date of the inspection. The inspection did not cover any other pests and this Report does not comment on them. Drywood termites (Family: KALOTERMITIDAE) were excluded from the inspection, but have been reported on if, in the course of the inspection, any visual evidence of infestation happened to be found.
3. **LIMITATIONS** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property, or any adjoining properties, being inspected by the inspector on the date of the inspection were not, or have not been, infested by Timber Pests. Accordingly this Report is **NOT A GUARANTEE** that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property, or any adjoining properties. Nor is it a guarantee that future infestation of timber pests will not occur or be found. No inspection of any furnishings or household items was made. In an occupied property it must be understood that furnishings or household items may be concealing Timber Pest activity and/or damage which may only be revealed when the items are removed.
4. **DETERMINING EXTENT OF DAMAGE** This Report does not and cannot state the extent of any damage. If any Timber Pest activity or damage is noted in this Report, it is strongly recommended that a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade be asked to determine the full extent of the damage to the structure and the extent of the repairs required.
5. **POSSIBLE HIDDEN DAMAGE OR ACTIVITY** If Timber Pest activity and/or damage is found, either within the Structures OR the grounds of the property, then damage may exist in concealed areas, eg wall timbers etc. An INVASIVE INSPECTION is strongly recommended in this case. Damage may only be found when wall linings and/or cladding are removed to reveal previously concealed timbers. If activity is not found at the time of the inspection, this is not a guarantee that active termites are not present.
6. **ATTENTION** This Inspection Firm is not responsible to repair any damage disclosed by this inspection, including without limitation, any Timber Pest infestation and/or damage which exists in areas or in timbers which were not accessible for visual inspection on the date of this inspection, unless provided by way of a separate contract.

5. BUILDING DESCRIPTION



BUILDING TYPE: **MULTI-STOREY TERRACE WITH COMMON WALLS**

WHICH DIRECTION DOES THE BUILDING FACE: **NORTH EAST**

BUILDING CONSTRUCTION: **BRICK VENEER**

ROOF TYPE: **FLAT ROOF**

SUBFLOOR TYPE: **NO SUBFLOOR**

FLOORING STRUCTURE: **CONCRETE SLAB ON GROUND**

As a building, or part of a building that is constructed on a concrete slab it is always susceptible to concealed termite entry.

OCCUPANCY STATUS: **VACANT - NOT FURNISHED**

In occupied or furnished properties, stored goods may conceal evidence of Timber Pest activity. This evidence may only be revealed when the property is vacated and a further inspection of those areas is recommended at that time.

COMPANY TITLE / STRATA: **No**

NOTE: Where the property is subject to a Body Corporate or Company Title, access restrictions generally apply to common areas such as roof voids and sub floors. The client can be subject to liability of common areas where inspection is not possible.

6. INTERIOR INSPECTION



WAS EVIDENCE OF LIVE TERMITES FOUND: **No**
If "Yes" location was:
WAS TERMITE DAMAGE FOUND: **No**
If "Yes" location was:
Extent of damage is considered:

NOTE: This report is not a structural report and accordingly, if it reveals any evidence of termite infestation and/or damage, it is recommended that a competent inspection by a building consultant or a qualified licensed building contractor be obtained as soon as possible to determine the extent of any damage.

WAS EVIDENCE OF FUNGAL DECAY FOUND: **No**
If "Yes" Location was:
Extent of damage is considered:

WAS EVIDENCE OF MOISTURE FOUND: **No**
If "Yes" location was:
Possible source:

WAS EVIDENCE OF BORERS FOUND: **No**
If "Yes" location was:
Possible species:

WAS EVIDENCE OF NEW TIMBER FOUND: **No**
If "Yes" location was:

Recommendations:
NONE

Areas not inspected: No inspection was made and no report is submitted, of inaccessible areas. These include, but may not be limited to concealed frame timbers or any areas concealed by wall linings/sidings, floor coverings, furniture, pictures, appliances, stored items, or any other obstructions to visual inspection

Interior area(s) to which reasonable access was restricted or not available and the reason(s) why include:
NONE

7. ROOF VOID INSPECTION



ACCESS LOCATION: NOT APPLICABLE - FLAT ROOF

WAS EVIDENCE OF LIVE TERMITES FOUND: NOT APPLICABLE

If "Yes" location was:

WAS TERMITE DAMAGE FOUND: NOT APPLICABLE

If "Yes" location was:

Extent of damage is considered:

NOTE: This report is not a structural report and accordingly, if it reveals any evidence of termite infestation and/or damage, it is recommended that a competent inspection by a building consultant or a qualified licensed building contractor be obtained as soon as possible to determine the extent of any damage.

WAS EVIDENCE OF FUNGAL DECAY FOUND: NOT APPLICABLE

If "Yes" location was:

Extent of damage is considered:

WAS EVIDENCE OF DELIGNIFICATION FOUND: NOT APPLICABLE

If "Yes" location was:

WAS EVIDENCE OF BORERS FOUND: Not Applicable

If "Yes" location was:

Possible species:

WAS EVIDENCE OF NEW TIMBER FOUND: NOT APPLICABLE

If "Yes" description:

Areas not inspected: No inspection was made and no report is submitted, of inaccessible areas. These include, but may not be limited to concealed roofing timbers or any areas concealed by insulation, sarking, soffit/eaves, skillion roof void's, change of direction sections in truss roof void's, stored goods/furniture, or any other obstructions to prevent visual inspection.

Roof Void area(s) to which reasonable access was restricted or not available and the reason(s) why include:

Location(s): NOT APPLICABLE - FLAT ROOF

Detail(s): NOT APPLICABLE - FLAT ROOF

Recommendations:

NONE

8. SUBFLOOR INSPECTION



ACCESS LOCATION: **NOT APPLICABLE - CONCRETE FLOOR**

WAS EVIDENCE OF LIVE TERMITES FOUND: **Not Applicable**

If "Yes" location was:

WAS TERMITE DAMAGE FOUND: **Not applicable**

If "Yes" location was:

Extent of damage is considered:

NOTE: This report is not a structural report and accordingly, if it reveals any evidence of termite infestation and/or damage, it is recommended that a competent inspection by a building consultant or a qualified licensed building contractor be obtained as soon as possible to determine the extent of any damage.

WAS EVIDENCE OF FUNGAL DECAY FOUND IN THE STRUCTURAL TIMBERS **Not Applicable**

If "Yes" location was:

Extent of damage is considered:

WAS EVIDENCE OF MOISTURE FOUND **NOT APPLICABLE**

If "Yes" location was:

Possible source:

WAS EVIDENCE OF BORERS FOUND **NOT APPLICABLE**

If "Yes" location was:

Possible species:

WAS EVIDENCE OF NEW TIMBER FOUND **NOT APPLICABLE**

If "Yes" location was:

Subfloor area(s) to which reasonable access was restricted or not available and the reason(s) why include:
NOT APPLICABLE

Recommendations:

NONE

9. SUBFLOOR CONDUCTIVE CONDITIONS



9(a) TIMBER FORMWORK / TIMBER DEBRIS ON SOIL

An inspection of the accessible subfloor areas for timber formwork found **N/A - CONCRETE SLAB**
If present the location was:

An inspection of the accessible subfloor areas for timber debris found **N/A - CONCRETE SLAB**
If present the location was:

Recommendations:
NONE

9(b) FUNGAL DECAY – TIMBERS NOT PART OF THE STRUCTURE

An inspection of the accessible subfloor found fungal decay **N/A - CONCRETE SLAB**

Recommendations:
NONE

NOTE: Fungal attack starts to occur when the moisture content of the timber reaches 20%. It is at this point that the timber is considered conducive to termite and borer infestation. To prevent this from occurring the moisture can be prevented by the installation of ventilators that comply with the Australian Standard. The minimum requirement is considered to be one ventilator 8400 mm² net ventilation area per linear metre on both external and internal walls. To monitor this situation an annual inspection and report of the subfloor area for moisture is recommended.

9(c) TERMITE SHIELDS (ANT CAPS) OR OTHER PHYSICAL TERMITE BARRIERS

An inspection of the accessible subfloor areas found the Termite Shields were **NOT APPLICABLE (CONCRETE SLAB)** for the purpose of making termites detour around or over them exposing the termites and making them visible during the visual inspection of the subfloor.

Recommendations:
NONE

NOTE: If considered inadequate a builder or other building expert should be consulted. NB physical barrier systems are not visible and no comment is made of such systems. Termite shields (Ant caps) should be in good order and condition so termite mud tubes are exposed and visible. This helps stop termites gaining undetected entry into the home. Missing, damaged or poor shields/barriers increase the risk of infestation.

9(d) VENTILATION CONDITION REPORT

An inspection of the accessible subfloor found the ventilation was **N/A - CONCRETE SLAB**

Recommendations:
NONE

NOTE: Subfloor ventilation is a critical component of any good Timber Pest Management Programme, as this one condition can lead to attack from all three Timber Pests (termites, fungal decay and borers). Poor subfloor ventilation is also known to be one of the causes of allergies and asthma. The damp and stale air trapped in the subfloor contains mould spores which grow on the timber and subfloor walls of homes.

Improving the subfloor ventilation under your home will also improve the quality of living by eradicating damp in the home. This creates a healthier environment and reduces the risk of timber pest infestation and damage.

10. EXTERNAL AREAS INSPECTION



A full inspection of the exterior surrounds including trees, fences, landscaping and outbuildings. The following are the reports on the individual areas and any conducive conditions which if left could attract termites.

External area(s) to which reasonable access was restricted or not available and the reason(s) why include:
COMMON PROPERTY LIMITED ACCESS

10(a) WINDOWS, DOOR FRAMES AND OTHER EXTERNAL TIMBERS - FOR THE MAIN BUILDING

An inspection of all accessible external windows and doorframes and other timbers was carried out;

WAS EVIDENCE OF LIVE TERMITES FOUND: **No**
If "Yes" location was:

WAS TERMITE DAMAGE FOUND: **No**
If "Yes" location was:
Extent of damage is considered:

NOTE: This report is not a structural report and accordingly, if it reveals any evidence of termite infestation and/or damage, it is recommended that a competent inspection by a building consultant or a qualified licensed building contractor be obtained as soon as possible to determine the extent of any damage.

WAS EVIDENCE OF FUNGAL DECAY FOUND **No**
If "Yes" location was:
Extent of damage is considered:

WAS EVIDENCE OF BORERS FOUND **No**
If "Yes" location was:
Possible species:

Recommendations:
NONE

10(b) GUTTERS AND DOWNPIPES – FOR THE MAIN BUILDING

An inspection of the accessible gutters and down pipes found the gutters **IN GOOD CONDITION**

Recommendations:
NONE.

NOTE: Gutters and downpipes in poor condition can cause water to seep under the home creating conditions conducive to termites and fungal decay, extreme cases can caused the foundation walls and support piers to be undermined by the flowing water.

10(c) SLAB EDGE EXPOSURE / SOIL LEVELS – FOR THE MAIN BUILDING

An inspection of the main building slab edge found **THERE IS NO SLAB EDGE EXPOSURE REQUIREMENT.**

Recommendations:

NONE

NOTE: Where external concrete slab edges are not exposed the risk of concealed termite entry is high. Slab edges are often concealed by concrete paths, patios, paver's, garden beds, etc. Where this is the case you should arrange to have the soil levels lowered so that the slab edge is exposed for inspection to ascertain whether concealed termite entry has occurred.

If this is not possible then the risk level remains the same and the property must be inspected every 6 months and a Termite Monitoring System is strongly recommended.

WAS EVIDENCE THAT THE FINISHED GROUND OR PAVING LEVEL WAS ABOVE THE INTERNAL FLOOR LEVEL, DAMP PROOF COURSE OR VENTS: NO

If "Yes" location was:

What was covered:

Soil level height can allow the termites to enter the home without being detected and have the potential to cause damage before being detected. Where this is the case you should arrange to have the soil levels lowered so that the slab edge is exposed for inspection to ascertain whether concealed termite entry has occurred.

If this is not possible then the risk level remains the same and the property must be inspected every 6 months and a Termite Monitoring System is strongly recommended.

Recommendations:

NONE

10(d) PATIOS / DECKS AND OTHER TIMBER STRUCTURES

Are there any Patios / Decks or other timber garden structures? **NO**

An inspection of the accessible timber decking and other timber garden structures in the gardens was carried out.

WAS EVIDENCE OF TERMITES FOUND: **NOT APPLICABLE**

If "Yes" location was:
If "Yes" was timber damage noted:
Extent of damage is considered:

NOTE: This report is not a structural report and accordingly, if it reveals any evidence of termite infestation and/or damage, it is recommended that a competent inspection by a building consultant or a qualified licensed building contractor be obtained as soon as possible to determine the extent of any damage.

WAS EVIDENCE OF FUNGAL DECAY FOUND: **NOT APPLICABLE**

If "Yes" location was:
Extent of damage is considered:
Possible source:

WAS EVIDENCE OF MOISTURE FOUND: **NOT APPLICABLE**

If "Yes" location was:
Possible source:

WAS EVIDENCE OF BORERS FOUND: **Not applicable**

If "Yes" location was:
Possible species:

WAS EVIDENCE OF NEW TIMBERS FOUND: **NOT APPLICABLE**

If "yes" location was:

Recommendations:

NONE

NOTE: Any timber landscaping materials that are close or against the edge of the home create possible entry points which will be difficult to detect. Therefore it is important that all cellulose material is kept well back from the edge of the home and is monitored as part of an effective Termite Management Programme.

10(e) HOT WATER SERVICE / AIR CONDITIONING OVERFLOW

An inspection of the hot water service found the overflow **ADEQUATE**.

An inspection of the air conditioning unit found the overflow **ADEQUATE**.

Recommendations:

NONE

NOTE: The overflow pipes are a source of moisture. In 80% of all homes we inspect the pipes are directed straight to the ground which will allow moisture to build-up. It is very simple to redirect or extend the pipe away from the home into a drain and we strongly recommend this action if it is applicable to your property.

10(f) DRAINAGE

An inspection of all the external areas and subfloor areas found **THE DRAINAGE APPEARS ADEQUATE.**

Recommendations:

NONE

NOTE: Good drainage is also important in the Management of Termites as poor or ineffective drainage may lead to excess moisture being allowed to seep into the subfloor or into walls from soil that is too high against the edge of the home. Poor drainage especially in the subfloor increases the likelihood of timber pest attack.

10(g) OUTBUILDINGS

No

WAS EVIDENCE OF LIVE TERMITES FOUND: **NOT APPLICABLE**

If "Yes" location was:

WAS TERMITE DAMAGE FOUND; **NOT APPLICABLE**

If "Yes" location of damage:

Extent of damage is considered:

NOTE: This report is not a structural report and accordingly, if it reveals any evidence of termite infestation and/or damage, it is recommended that a competent inspection by a building consultant or a qualified licensed building contractor be obtained as soon as possible to determine the extent of any damage.

WAS EVIDENCE OF FUNGAL DECAY FOUND: **NOT APPLICABLE**

If "Yes" location was:

Extent of decay is considered:

Possible source:

WAS EVIDENCE OF MOISTURE FOUND: **NOT APPLICABLE**

If "Yes" location was:

Possible source:

WAS EVIDENCE OF BORERS FOUND: **Not applicable**

If "Yes" location was:

Possible species:

WAS EVIDENCE OF NEW TIMBERS FOUND: **NOT APPLICABLE**

If "Yes" location was:

Recommendations:

NOT APPLICABLE

NOTE: Areas not inspected: No inspection was made and no report is submitted, of inaccessible areas. These include, but may not be limited to concealed frame timbers or any areas concealed by wall linings/sidings, floor coverings, furniture, pictures, appliances, stored items, or any other obstructions to visual inspection.

10(h) LANDSCAPING MATERIALS (TIMBER RETAINING WALLS ETC..) / STORED TIMBERS

WAS THERE ANY TERMITE SUSCEPTIBLE LANDSCAPING MATERIALS OR STORED TIMBER PRESENT. **No**

An inspection of the accessible landscaping materials / stored timbers around the property was carried out.

WAS EVIDENCE OF LIVE TERMITES FOUND: **No**

If "Yes" location was:

WAS TERMITE DAMAGE FOUND; **No**

If "Yes" location was:

Extent of damage is considered

NOTE: This report is not a structural report and accordingly, if it reveals any evidence of termite infestation and/or damage, it is recommended that a competent inspection by a building consultant or a qualified licensed building contractor be obtained as soon as possible to determine the extent of any damage.

WAS EVIDENCE OF FUNGAL DECAY FOUND: **No**

If "Yes" location was:

Extent of damage:

WAS EVIDENCE OF BORERS FOUND: **No**

If "Yes" location was:

Possible species:

WAS EVIDENCE OF NEW TIMBERS FOUND: **No**

if "Yes" location was:

Recommendations

NONE

NOTE: Any untreated timber landscaping materials / stored timbers increase the risk of attack to the property. If any timbers are close to or in contact with the edge of the home, they also create possible entry points which will be difficult to detect. Therefore it is recommended all untreated timbers and any landscaping timbers within close proximity to the home be removed from the property as part of an effective Termite Management Programme.

10(i) FENCES

THE CONSTRUCTION OF THE FENCES ARE: **NOT APPLICABLE**

THE OVERALL CONDITION OF THE FENCES IS CONSIDERED: **NO FENCES SIGHTED**

WAS EVIDENCE OF LIVE TERMITES FOUND: **No**

If "Yes" location was:

WAS TERMITE DAMAGE NOTED: **No**

If "Yes" location was:

Extent of damage is considered:

WAS EVIDENCE OF FUNGAL DECAY FOUND: **No**

If "Yes" location was:

Extent of damage is considered:

WAS EVIDENCE OF BORERS FOUND: **No**

If "Yes" location was:

Recommendations:

NONE

NOTE: The protection of timber fences from termite attack is virtually impossible as the fence is in direct contact with the soil and therefore most attractive to termites and other timber destroying pests. The best course of action is regular inspections and removal of affected timbers.

10(j) TREES / STUMPS

WAS EVIDENCE OF TREES / STUMPS SUSCEPTIBLE TO TERMITES FOUND WITHIN THE PROPERTY GROUNDS: **YES**
ON INSPECTION OF TREES AND STUMPS PRESENT ON PROPERTY WAS ANY EVIDENCE OF TERMITES FOUND? **NO**

Recommendations:
NOT APPLICABLE

WAS EVIDENCE OF TREES / STUMPS SUSCEPTIBLE TO TERMITES FOUND WITHIN THE NEIGHBOURING YARDS AND COUNCIL AREA WITHIN 80 METERS OF THE PROPERTY: **YES**

Recommendations:
RECOMMEND NEIGHBOURING PROPERTY OWNER HAVE TREES / STUMPS INSPECTED

NOTE: Trees are usually where termites will construct their nests, whether it is the subterranean species with their nests contained underground or the arboreal species that create the nest both internally and externally in the tree. Therefore any trees that are a susceptible species for infestation need to be monitored as part of any effective Termite Management Programme. If we have stated that the trees are in a neighbouring property or on council land we recommend that you contact the appropriate persons and ask them if the trees have been inspected in the last 12 months. If they have not we recommend that you show the neighbour our information sheet highlighting the risks for all homes within the 80 metre range of termite susceptible trees.

11. BORERS

The following wood borers are the most frequently encountered that cause damage to timber in service. The species of borer located is believed to be as indicated: **NOT APPLICABLE**

Lyctus brunneus (Powder Post Beetle) - This species usually attacks in the first six to twelve months of the service life of timber. It is not considered a significant pest of timber and treatment of infestation is not usually required. In most cases it will attack only the sapwood of certain hardwoods. In large dimensional timbers (such as rafters, bearers and joists) the attack seldom significantly weakens the timber enough to cause collapse. In small-dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may cause collapse. This may require the support or replacement of the affected battens. Recommendations require that any structural timbers used have a maximum allowable sapwood content of 25%.

Anobium punctatum (Furniture Beetle) - The attack from this species is encountered usually to pine timbers, mostly to flooring, wall panelling and furniture that has been in service for a number of years. It is seldom encountered in areas of high temperature such as roof voids and some species of pine and hardwoods have shown resistance to attack from this borer. The occurrence of attack from this species is mainly in coastal areas of high humidity and more even temperatures. Sustained attack to drier areas is rare and in most cases involves the transportation of attacked timber into these areas. In the case where attack of this borer has occurred it must always be assumed that the area is still active unless proof of treatment is provided. It is impossible to determine conclusively if activity has ceased unless the affected timber is broken up. It is often difficult to determine to what extent the borer has damaged and weakened affected timbers.

J Calymmaderus incisus (Queensland Pine Beetle) - This species is similar to *Anobium punctatum* (furniture beetle), with attack seldom occurring outside of the north coast of New South Wales and in Queensland. In the case where attack of this borer has occurred it must always be assumed that the area is still active unless proof of treatment is provided. It is impossible to determine conclusively if activity has ceased unless the affected timber is broken up. It is often difficult to determine to what extent the borer has damaged and weakened affected timbers.

NOTE: Where visible evidence of damage caused by borers is reported, this is only an assessment of the observed damage. The inspector's training and experience does not qualify the inspector in damage evaluation or any other building construction technology and/or repair. It should also be noted that some degree of damage, including hidden damage, might be present. This inspection is only an assessment of visible borer damage. In some cases the evidence may not be apparent until significant damage has occurred.

This document is not a structural report and accordingly, if it reveals evidence of borer infestation and/or damage, it is recommended that a competent inspection by a qualified and licensed structural engineer or building consultant be obtained as soon as possible to determine the extent of any damage.

If any evidence of borer is located, careful attention to these main points should be considered before deciding upon the best course of management.

1. The identification of the particular borer responsible; its biology and potential to cause further damage and/or ability to re-infest.
2. The current status of the infestation i.e. is the affected area still active?
3. The extent and degree of the damage.

Recommendations:**ANNUAL INSPECTION**

12. SUBTERRANEAN TERMITES OVERVIEW



Subterranean Termites are defined as the group of termite species that make tunnels through the ground to reach a source of food, which in some cases may be a considerable distance from the nest. The most usual location for this group to nest is underground or in concealed areas such as the trunk of a tree, root crown of a tree, or at the base of timber in ground contact such as retaining walls, etc. However, included in this group are mound building species and arboreal nesting species (nesting above the ground usually high up in trees). They have large populous colonies sometimes numbering in the hundreds of thousands of individuals.

The group of subterranean termites contains the main pest species of buildings, causing a considerable amount of economic damage to timber in service and susceptible building elements.

WAS THERE ANY VISIBLE EVIDENCE OF ACTIVE SUBTERRANEAN TERMITES ? NO

THE FOLLOWING SPECIES WERE IDENTIFIED:
LOCATED:

Termite species terminology:

Coptotermes sp - This genus contains the most widely distributed and economically destructive species. Most species of this genus that attack timber in service are capable of causing economic damage. Species from this genus can be found in most areas of mainland Australia.

Schedorhinotermes sp - The various species from this genus can be a serious pest of timber to buildings. Their attack at times reaches the intensity of *Coptotermes sp*, causing major economic damage to buildings. Species from this genus can be found in most areas of mainland Australia.

Heterotermes sp - The species from this genus can be considered an economic pest of buildings. Superficial damage to buildings can occur over a period of time. If no management is undertaken, considerable economic damage may occur. Species from this genus can be found in most areas of mainland Australia.

Mastotermes darwiniensis - This species is the largest subterranean termite in Australia, and the most destructive within its range of occurrence. It attacks houses, buildings, posts, poles and many other plant and animal products. The species occurs in tropical Australia, having a scattered distribution North of the Tropic of Capricorn in northern WA, the NT, Northern QLD and some coastal Islands.

Nasutitermes sp - Several species from this genus are capable of causing economic damage to buildings. Species from this genus can be found in most areas of mainland Australia.

Microcerotermes sp - Several species of this genus are capable of causing damage to timber in service. However in most cases the damage when located early is only superficial. Left unmanaged, considerable damage can occur. Species from this genus can be found in most areas of mainland Australia.

NOTE: If visual evidence of termite workings and/or damage is reported in this report, but no live termites were present at the time of the inspection, you must realise that it is possible that termites may still be active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of the inspection due to prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. It must be understood that due to the biology and habits of subterranean termites, the status and situation of the property and buildings inspected may change at any time. It is possible that subterranean termite infestation and attack can occur in as little as 24 hours after the time of the inspection. It is important that you consider options for the management of your property from the attack of subterranean termites.

Unless written evidence of a preventative programme in accordance with **Australian Standard AS 3660 - protection of buildings from subterranean termites - prevention, detection and treatment of infestation** is provided a treatment or proactive action should always be considered to prevent further attack. If a warranty is in effect the firm that issued the termite warranty or service agreement should be contacted.

VERY IMPORTANT: If termite activity or damage is noted above you must realise that further termite damage may be present in concealed areas.

13. PROPERTY TREATMENT HISTORY



AT THE TIME OF THE INSPECTION WAS THERE EVIDENCE OF A POSSIBLE PREVIOUS TERMITE MANAGEMENT PROGRAM HAVING BEEN CARRIED OUT? No

LOCATION:

DETAILS:

THE FOLLOWING PERSONS WERE ASKED IF THEY WERE AWARE OF ANY HISTORY IN REGARDS TO TIMBER PEST ACTIVITY, MANAGEMENT, TREATMENT, ETC, TO THIS PROPERTY ; **VENDOR/OCCUPIER - QUESTIONED**

14. GENERAL OVERVIEW



IMPORTANT DISCLAIMER

This Summary is supplied to allow for a quick and superficial overview of the inspection results.

This Summary is NOT the Report and cannot be relied upon on its own.

This Summary must be read in conjunction with the full report and not in isolation.

If there should happen to be any, discrepancy between anything in the Report and anything in this summary, the information in the Report shall override that in this summary.

The following items heighten your risk of termite attack both detected and undetected. Each point listed is in summary form only and should be read in full in the report. The risk level stated below is based on the conditions found at the time of the inspection and should the recommendations be carried out the risk level will decrease:

ROOF VOID - NO ACCESS

RISK OF INFESTATION BY SUBTERRANEAN TERMITES - After assessing all of the areas of the home and reporting on them in this report we rate the risk of current concealed or future infestation and possible damage by Termites, Borers and Fungal Decay as: **Low**

THE OVERALL RISK OF INFESTATION AND POSSIBLE DAMAGE BY SUBTERRANEAN TERMITES DETERMINED BY THIS INSPECTION IS REGARDED AS BEING LOW. AN ANNUAL TERMITE INSPECTION IS RECOMMENDED.

15. RECOMMENDATIONS FOR ACTION



THE FOLLOWING RECOMMENDATIONS SHOULD BE ACTIONED:

TERMITES:

INSTALLATION OF A CHEMICAL TREATED ZONE TO AS 3660.2
ANNUAL TERMITE INSPECTION

BORERS:

ANNUAL INSPECTION

INTERIOR:

NONE

ROOF VOID:

NONE

SUBFLOOR:

NONE

SUBFLOOR CONDUCTIVE CONDITIONS – TIMBER FORMWORK / TIMBER DEBRIS ON SOIL:

NONE

SUBFLOOR CONDUCTIVE CONDITIONS – FUNGAL DECAY - TIMBERS NOT PART OF THE STRUCTURE:

NONE

SUBFLOOR CONDUCTIVE CONDITIONS – TERMITE SHIELDS (ANT CAPS) OR OTHER PHYSICAL TERMITE BARRIERS:

NONE

SUBFLOOR CONDUCTIVE CONDITIONS – VENTILATION CONDITION REPORT:

NONE

EXTERNAL AREAS INSPECTION - WINDOWS, DOOR FRAMES AND OTHER EXTERNAL TIMBERS FOR THE MAIN BUILDING:

NONE

EXTERNAL AREAS INSPECTION - GUTTERS AND DOWNPIPES FOR THE MAIN BUILDING:

NONE.

EXTERNAL AREAS INSPECTION - SLAB EDGE EXPOSURE FOR THE MAIN BUILDING:

NONE

EXTERNAL AREAS INSPECTION - SOIL LEVELS FOR THE MAIN BUILDING:

NONE

EXTERNAL AREAS INSPECTION - PATIOS / DECKS AND OTHER TIMBER STRUCTURES:

NONE

EXTERNAL AREAS INSPECTION - HOT WATER SERVICE / AIR CONDITIONING OVERFLOW:

NONE

EXTERNAL AREAS INSPECTION - DRAINAGE:

NONE

EXTERNAL AREAS INSPECTION - OUTBUILDINGS:

NOT APPLICABLE

EXTERNAL AREAS INSPECTION -LANDSCAPING MATERIALS(TIMBER TREATMENT WALLS etc...) / STORED TIMBERS:

NONE

EXTERNAL AREAS INSPECTION - FENCES:

NONE

EXTERNAL AREAS INSPECTION - TREES / STUMPS (within property boundary):

NOT APPLICABLE

EXTERNAL AREAS INSPECTION - TREES / STUMPS (outside property boundary):

RECOMMEND NEIGHBOURING PROPERTY OWNER HAVE TREES / STUMPS INSPECTED

17. IMPORTANT MAINTENANCE ADVICE ■ ■ ■ ■

Information regarding the protection against timber pests is helpful to any property owner interested in protecting the structure from infestation. **Any structure can be attacked by timber pests. Periodic inspections are required to minimise the possibilities of infestation around the property.** Factors which may lead to infestation from timber pests include filled areas, subfloor areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc; formwork timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with the soil such as formwork, scrap timbers or stumps must be removed from under and around the building and any leaks repaired. **You should endeavour to ensure that such conditions DO NOT occur around your property.**

DISCLAIMER OF LIABILITY:- No liability shall be accepted on account of failure of the within Report to notify any Timber Pest activity current at or prior to the date of the within Report in any area(s) or section(s) of the subject property physically inaccessible for inspection or to which access for inspection is denied by or to the inspector (including but not limited to any area(s) or section(s) so specified by the within Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES:- This report is made solely for the benefit of the client named on the face of this report and no liability or responsibility whatsoever is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this report whether in whole or in part do so at their own risk.

For more advice about the report or if you wish to have us provide you with a full Termite Management Programme PLEASE contact us at your earliest convenience.

THIS INSPECTION AND REPORT WAS CARRIED OUT BY: Sch 2 2.2(a)(ii)

STATE LICENCE NUMBER: 102318

LICENCE CATEGORY: PMT

LICENCE EXPIRY DATE: 21/01/2020

BRANCH ADDRESS: CANBERRA PEST CONTROL
47 COLLIE STREET, Fyshwick, AUSTRALIAN CAPITAL TERRITORY, 2609

BRANCH PHONE NUMBER: 02 6124 3050

BRANCH EMAIL ADDRESS: CANBERRAPESTCONTROL-AU@RENTOKIL.COM

INSPECTORS SIGNATURE:

Sch 2 2.2(a)(ii)

CUSTOMER EMAIL ADDRESS CONFIRMATION : NO EMAIL ADDRESS

"THE FINEST COMPLIMENT WE CAN RECEIVE IS A REFERRAL FROM OUR CLIENTS TO THEIR FAMILY AND FRIENDS."

DESIGN CONSTRUCT INDUSTRIES PTY LTD
STRUCTURAL & CONSTRUCTION CONSULTANTS
ABN: 50 117 543 129



99 Tralee St Hume ACT 2620
 Tel: (02) 6260 1500 (Int'l +61 2 6260 1500)
 Fax: (02) 6260 1515 (Int'l +61 2 6260 1515)
 Mobile: 0411 725 886
 E-mail: andystodulka@hotmail.com
 Web sites: www.dcon.com

Design Check/Inspection - Certification of Structural Sufficiency

SHIRE: KINGSTON	BLOCK: 3	SECTION: 55	REF. PLAN No.:
ADDRESS:			
LESSEE'S OR PERMIT HOLDERS NAME: ASH MAY P/L.			
Description of Building Work			
New Work <input type="checkbox"/>	Existing/Approved <input checked="" type="checkbox"/>	Alterations/Additions <input type="checkbox"/>	Existing/Unapproved <input type="checkbox"/>

I certify that:

1. I have inspected the above building work in the following components and their supporting elements and/or checked the relevant structural design computations:

FOOTINGS TO BOUNDARY - EXPOSURE OF LIGATURES + REO
SEALED & WATERPROOFED HAS NO DETRIMENT TO CAPACITY
OF INSTALLED FOOTING

And that to my knowledge that the building work is structurally sufficient, sound and stable for the purpose for which it is to be occupied and used.

2. This certificate applies to the following approved/unapproved structural drawings:

As inspected

3. In inspecting the building work, I have paid attention to the structural integrity of the building. The strength and serviceability requirements of the building and its structural elements comply with the Building Code of Australia and relevant SAA codes and Australian Standards:

AS/NZS 4800 - 2500 - Part 0 : 2002
 AS/NZS 1170 - Parts 1 to 2 : 2002, Part 3 : 2003, Part 4 : 2007
 AS/NZS 1664 - Parts 1 to 2 : 1997

DECLARATION

I am practicing structural engineering as defined in the B.C.A 'Practising Structural Engineer' meaning an engineer with qualifications in Structural Engineering which are acceptable to the Institution of Engineers, Australia, to the Grade of Corporate Member and who is actively engaged in structural design and supervision of building construction.

Signature

Sch 2 2.2(a)(ii)

Date

22/5/2019

Andrew Stodulka - Managing Director, Design Construct Industries
 M.I.E. Aust. CPEng. (No. 3017), M.Eng.Sc. (Hydraulics) Sydney Uni., RPEQ (No. 7035), AMICE

COMPANY & PRODUCT AWARDS

• HIA INNOVATION 95 • HIA-COMMONWEALTH SCIENCE AWARD 95 • I.E. AUST EXCELLENCE 95 •
 MBA ENERGY 96 • TELSTRA 97 • YELLOW PAGES 97 • BUILDING SCIENCE FORUM 97 •
 A.I.B.-BORAL R&D 98 • I.E. AUST.DESIGN 98 • AUSTRALIAN STANDARDS ENGINEERING 99 •

From: "Borrett, Layne"

Sent: 20/05/2019 10:51 PM

Bcc: "contact@actmetro.com.au" <contact@actmetro.com.au>; Sch 2 2.2(a)(ii)

Sch 2 2.2(a)(ii) "mail@nikiasdiamond.com.au"

<mail@nikiasdiamond.com.au>; "admin@unitedlegal.com.au" <admin@unitedlegal.com.au>

Subject: COU B20114762 3/55 Kingston

Attachments: B20114762-Certificate of Occupancy and Use-Certificate of Occupancy-01.pdf

Good Morning,

Please see the attached Certificate of Occupancy and Use (COU) for the above property.

Kind Regards

Layne Borrett | Team Leader, Plumbing Section

Phone: 02 6205 3978 | Email: layne.borrett@act.gov.au

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

8 Darling Street Mitchell | GPO Box 158, Canberra, ACT, 2601 | www.act.gov.au/accessCBR

act.gov.au/accessCBR

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Certificate of Occupancy and Use

Certificate No.: **B20114762C1**

Access Canberra Building Services

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

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

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

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	3	55	KINGSTON	CANBERRA CENTRAL	Australian Capital Territory

Plans
B20114762/A

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
1a(II)	Other	SEE DESCRIPTION	New Residence	NA		B20114762N1	CONSTANTINOS NIKIAS
10a	New	GARAGE	Garage	NA		B20114762N1	CONSTANTINOS NIKIAS

Comments

Important Note:

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

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

Issued by: Layne Borrett

Issued on: 21/05/2019

Delegate of the ACT Construction
Occupations Registrar.

From: "Borrett, Layne"

Sent: 23/05/2019 12:15 AM

Bcc: "contact@actmetro.com.au" <contact@actmetro.com.au>; "David McCulloch"

Sch 2 2.2(a)(ii) "mail@nikiasdiamond.com.au"

<mail@nikiasdiamond.com.au>

Subject: COU B20114762 3/55 Kingston - Revoked

Good Morning

Based on the evidence provided being the Peak Consulting Report, as well as the statement from the certifier, the Certificate of Occupancy and Use (COU) for the above property has been Revoked by the Registrar.

A Notice of Decision is being drafted, which will simply step out the above reasons in greater detail and will be sent out in the coming days.

Kind Regards

Layne Borrett | Team Leader, Plumbing Section

Phone: 02 6205 3978 | Email: layne.borrett@act.gov.au

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

8 Darling Street Mitchell | GPO Box 158, Canberra, ACT, 2601 | www.act.gov.au/accessCBR

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FirstRate Report

**ACT HOUSE ENERGY
RATING SCHEME**

COLA Licence Number 201286
Sch 2 2.2(a)(i)

MACUSHLA SMITH
BUILDING ASSESSOR CLASS A
ENERGY EFFICIENCY



YOUR HOUSE ENERGY RATING IS: ★★☆☆☆ **4.5 STARS**
in Climate: 24

SCORE: 3 POINTS

Name: Ashmay Pty Ltd

Ref No: 3212887

House Title: KI 055 003 0 00 00 0001rt

Date: 25-10-2018

Address: 72 Printers Way

Kingston

2604

Reference: \\RAPID-NAS\...\JOBS\3212887\KI 055 003 0 00 00 0001RT

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

IMPROVING YOUR RATING

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

Star Rating	POOR			AVERAGE				GOOD				V. GOOD
	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★★	★★★★★★★★★	★★★★★★★★★★	
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	3											
Potential	8											

Incorporating these design options will add the additional points required to achieve the potential rating shown in the table. Each point represents about a 1% change in energy efficiency. This list is only a guide to the range of options that could be used.

Design options

Additional points

Change curtain to

Heavy Drapes & Pelmets

5

Important information

An Energy Efficiency Rating (EER) is required for form part of the contract of sale of a property/unit. The star rating of the EER must also be disclosed in all advertising material to satisfy the ACT Governments mandatory disclosure requirements.

There are two approved software types that EER assessors must use depending on the purpose of the EER.

1. 1st Generation software (FirstRate4) must be used for established homes and must be used when a 4 in one package or an EER is ordered through ACTNOW Rapid Reports. This software can rate up to 6 stars.
2. 2nd Generation software (BersPro V5, FirstRate5, Accurate) must only be used for new homes to demonstrate the building is compliant with minimum energy efficiency requirements for the building approval process. This software can rate up to 10 Stars.

There will be a discrepancy in a Star Rating when an EER is done at the time of construction from the time the property is sold, due to the use of the 2 types of software used for each different scenario.

EER assessments are done using information provided on the building file and information collated onsite. Only documented proof or sighted materials can be applied to a rating. For example, if the building file does not document the existence of insulation, it cannot be included in the rating. The same applies to 'Aluminium Improved' window frames.

All measurements are calculated using digital measuring tools and the approved plans supplied by Environment, Planning and Sustainable Development Directorate. The measurements and areas included in these reports are carefully compiled but should only be used as a guide.

Appliances installed and their energy consumption or effectiveness does not form part of the rating. This rating is a computer simulation of the thermal performance of the building fabric/materials and siting only.

The improvement options included in this rating already takes into account the items that exist, for example – where a recommendation for heavy drapes to be fitted is made, the windows currently covered by heavy drapes have already been included in the rating.

For further information please refer to <http://www.planning.act.gov.au>.

ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

Current Rating	3	★★★★☆
-----------------------	---	-------

Largest windows in the dwelling;

Direction : ENE

Area : 34 m²

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

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

ORIENTATION	POINT SCORE	STAR RATING
1. North East	7	★★★★★
2. East	4	★★★★☆
3. South East	2	★★★★☆
4. South	2	★★★★☆
5. South West	-1	★★★★☆
6. West	-3	★★★★
7. North West	1	★★★★☆
8. North	6	★★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: KI 055 003 0 00 00 0001rt, 72 Printers Way, Kingston

Assessor's Name: Macushla Smith
 Net Conditioned Floor Area: 356.2 m²

				Points		
Feature				Winter	Summer	Total
CEILING				13	0	13
Surface Area:	4	Insulation:	10			
WALL				0	-2	-2
Surface Area:	-7	Insulation:	6	Mass:	0	
FLOOR				9	0	9
Surface Area:	-2	Insulation:	3	Mass:	8	
AIR LEAKAGE (Percentage of score shown for each element)				-4	0	-4
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	18 %			
Exhaust Fans	33 %	Doors	11 %			
Down Lights	0 %	Gaps (around frames)	38 %			
DESIGN FEATURES				0	1	1
Cross Ventilation	1					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				5	-11	-6
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
ENE	34	10%	-9	14	-5	0
WSW	23	7%	-7	4	-4	-7
NNW	10	3%	-3	5	-1	1
Total	67	19%	-18	23	-10	-6

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

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

		Winter	Summer	Total
RATING	★★★★☆	22	-12	3*

* includes -7 points from Area Adjustment

Detailed House Data

House Details

ClientName Ashmay Pty Ltd
HouseTitle KI 055 003 0 00 00 0001rt
StreetAddress 72 Printers Way
Suburb Kingston
Postcode 2604
AssessorName Macushla Smith
FileCreated 25-10-2018

Climate Details

State
Town Canberra
Postcode 2600
Zone 24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Timber	Open	No	No	No	Carp	R3.0	10.0m ²
2	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	121.0m ²
3	Concrete Slab on ground	No Subfloor	No	No	No	Float Timb	R0.0	13.0m ²
4	Timber	NA	Yes	No	No	Carp	R3.0	100.0m ²
5	Timber	NA	Yes	No	No	Tiles	R3.0	14.0m ²
6	Timber	NA	Yes	No	No	Carp	R3.0	55.0m ²
7	Timber	NA	Yes	No	No	Tiles	R3.0	7.0m ²
8	Timber	Enclosed	No	No	No	Carp	R3.0	51.0m ²
9	Timber	Enclosed	No	No	No	Tiles	R3.0	7.0m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	AAC 100mm Block	No	R2.4	136.0m	2.6m
2	Framed: Metal Clad	No	R2.4	25.0m	2.4m
3	Framed: FC Sheet Clad	No	R0.5	8.0m	2.6m
4	Weatherboard	No	R2.4	6.0m	2.4m
5	Weatherboard	No	R2.4	18.0m	2.6m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Low Ventilation	No	Yes	R6.0	202.0m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	ENE	2.2m	1.3m	No	DGLE2	ALIMPR	HB	No	0.0m	0.0m	0.0m
2	ENE	2.2m	4.0m	No	DGLE2	ALIMPR	HB	No	0.0m	0.0m	0.0m
3	ENE	1.4m	1.3m	No	DGLE2	ALIMPR	HB	No	0.0m	0.0m	0.0m
4	ENE	2.8m	1.0m	No	DGLE2	ALIMPR	HB	No	0.0m	0.0m	0.0m
5	ENE	2.8m	4.0m	No	DGLE2	ALIMPR	NC	No	0.0m	0.0m	0.0m
6	ENE	2.2m	1.0m	No	DGLE2	ALIMPR	HB	No	0.0m	0.0m	0.0m
7	ENE	2.2m	1.9m	No	DGLE2	ALIMPR	HB	No	1.0m	1.0m	0.2m
8	NNW	2.2m	1.0m	No	DGLE2	ALIMPR	HB	No	0.0m	0.0m	0.0m
9	NNW	1.2m	1.2m	No	DGLE2	ALIMPR	HB	No	0.0m	0.0m	0.0m
10	NNW	1.2m	1.2m	No	DGLE2	ALIMPR	HB	No	0.0m	0.0m	0.0m
11	NNW	1.2m	1.2m	No	DGLE2	ALIMPR	HB	No	0.0m	0.0m	0.0m
12	NNW	0.8m	2.0m	No	DGLE2	ALIMPR	HB	No	1.0m	1.0m	0.2m
13	NNW	0.8m	2.0m	No	DGLE2	ALIMPR	HB	No	1.0m	1.0m	0.2m
14	WSW	2.2m	4.2m	No	DGLE2	ALIMPR	HB	No	3.0m	3.0m	0.2m
15	WSW	2.2m	3.0m	No	DGLE2	ALIMPR	NC	No	0.0m	0.0m	0.0m
16	WSW	1.4m	1.6m	No	DGLE2	ALIMPR	HB	No	0.0m	0.0m	0.0m
17	WSW	1.4m	0.8m	No	DGLE2	ALIMPR	HB	No	0.0m	0.0m	0.0m

18	WSW	1.4m	1.8m	No	DGLE2	ALIMPR	HB	No	0.0m	0.0m	0.0m
19	WSW	0.5m	3.2m	No	DGLE2	ALIMPR	HB	No	0.0m	0.0m	0.0m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
1	ENE	2.2m	1.3m	0.0m	0.0m	0.0m	0.0m	1.6m	2.6m	0.5m	0.2m
2	ENE	2.2m	4.0m	0.0m	0.0m	0.0m	0.0m	0.8m	0.0m	0.8m	0.0m
3	ENE	1.4m	1.3m	0.0m	0.0m	0.0m	0.0m	1.6m	2.6m	0.5m	0.2m
4	ENE	2.8m	1.0m	0.0m	0.0m	0.0m	0.0m	1.8m	0.0m	0.0m	0.0m
5	ENE	2.8m	4.0m	0.0m	0.0m	0.0m	0.0m	0.8m	0.0m	0.8m	0.0m
6	ENE	2.2m	1.0m	3.0m	10.0m	6.0m	-5.0m	0.0m	0.0m	10.0m	0.5m
8	NNW	2.2m	1.0m	0.0m	0.0m	0.0m	0.0m	6.0m	8.5m	6.0m	0.2m
9	NNW	1.2m	1.2m	0.0m	0.0m	0.0m	0.0m	6.0m	5.0m	6.0m	2.8m
10	NNW	1.2m	1.2m	0.0m	0.0m	0.0m	0.0m	6.0m	2.5m	3.0m	5.0m
11	NNW	1.2m	1.2m	0.0m	0.0m	0.0m	0.0m	6.0m	0.0m	6.0m	7.8m
12	NNW	0.8m	2.0m	0.0m	0.0m	0.0m	0.0m	2.6m	1.0m	0.0m	0.0m
13	NNW	0.8m	2.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	2.6m	1.0m
14	WSW	2.2m	4.2m	9.0m	10.0m	6.0m	-1.3m	10.0m	1.8m	0.0m	0.0m
15	WSW	2.2m	3.0m	3.0m	10.0m	6.0m	0.0m	10.0m	0.0m	0.0m	0.0m

Zoning Details

Is there Cross Flow Ventilation ? Good

Air Leakage Details

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

	Sealed	UnSealed
Chimneys	0	0
Vents	0	0
Fans	0	5
Downlights	0	0
Skylights	0	0
Utility Doors	0	2
External Doors	4	0

Unflued Gas Heaters 0
 Percentage of Windows Sealed 100%
 Windows - Average Gap Small
 External Doors - Average Gap Small
 Gaps & Cracks Sealed No