BUDGET DEBATE:

MOTION 4: ***Special Resolution:*** *It was resolved that the proposed budget of $96,454.52 (GST Exclusive) be accepted. Also, that the corporation determine a levy equal to the approved budget for the twelve month period, commencing 1st June 2011, and to be contributed in accordance with the unit entitlements and at quarterly intervals being the first days of August and November 2011 and February and March 2012.*

CARRIED

Secretarial Note: A brief discussion took place in regard to allocations of the budget.

MOTION 5: ***Ordinary Resolution:*** *It was resolved that the proposed Sinking Fund of $7,727.27 (GST Exclusive) be accepted. Also, that the corporation determine a levy equal to the approved budget for the twelve month period, commencing 1st June 2011, and to be contributed in accordance with the unit entitlements and at quarterly intervals being the first days of August and November 2011 and February and March 2012.*

CARRIED

Secretarial Note: The Strata Manager suggested that funds in the Sinking Fund be invested to achieve a better return and that the Executive Committee should provide their direction to the Strata Manager

MOTION 5: *It was resolved that the Owners Corporation considers appropriate, the Transfer/Assignment of the Body Corporate Management Rights for Units Plan 2211 from Independent Body Corporate Pty Limited ACN 083 161 648 to Independent Body Corporate Services Pty Limited 143 715 986.*

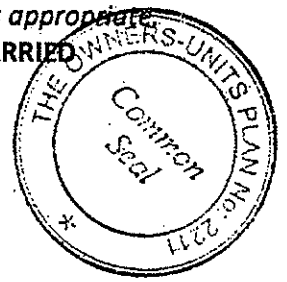
CARRIED

MOTION 6: *It was resolved that the Owner's Corporation agrees to exercise year 2 option of the Strata Management Agreement*

CARRIED

MOTION 7: **Special Resolution:** *It was resolved that the Owners Corporation of Units Plan 2211 authorise the Executive Committee to make determinations regarding investment of Administrative and Sinking Funds as it considers appropriate.*

CARRIED



Secretarial Note: The Committee with determine the amount to be invested. The Managing Agent will supply the rates of interest the Executive Committee.

MOTION 8: **Special Resolution** That Article 4 of the Articles of Association of the Unit Titles Act 2001 be amended to read as follows:-
'Article4: Erections & Alterations 1 (a) A Unit Owner may erect or alter any structure in or on the unit or the common property only in accordance with the express permission of the Executive Committee and in accordance with the provisions of any law in force in the Territory applicable in the circumstances'.

CARRIED

ELECTION OF COMMITTEE:

The following Owners were elected to stand as Executive Committee Members until the next Annual General Meeting:

Mr C Saunders, Ms K Mazu, Mr I Sagi, Miss A Steinwendler, Mr J Borgese & Mr K Nguyen

GENERAL BUSINESS:

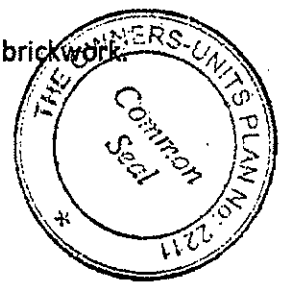
House Rules:
The Owners present discussed changes to the house rules regarding smoking. Those present agreed that the new Executive Committee would reword the House Rules and register the new House Rules with the Office of Regulatory Services. The Managing Agent will supply house rules and information regarding smoking in unit complexes for Body Corporate.

Motion : *It was resolved to register the House Rules of Unit Plan 2211 Carindale.*

CARRIED

Unit 28 Roof Leak:
The owner of Unit 28 requested a contractor to visit Unit 28 to conduct a quote or repairs on the leaking roof. The Managing Agent advised that a request was placed last week (14th June 2011) and awaiting a quote to be received.

Gardening:
Owners present at the meeting requested that the gardener attend the site to repair a dip/sunken ground due to a gum tree being removed from the site.
The gardener was also requested on his next visit to trim back any vines on any brickwork.



Electricity Access- Garage:
The Owners presented requested that quotations be obtained to provide lockable or pay as you go power points to residents for car cleaning or recharging purposes. The Managing Agent will provide quotations to the Executive Committee.

Owner Contact Details:
A floor motion was presented to the Owners requesting contact information of Owners of the Complex. Due to privacy laws the Managing Agent is unable to provide details and would depend on the individual whether contact details are provided.

Motion : *It was resolved that Owners provide contact details for accessibility for the Executive Committee.*

CARRIED

Closure: There being no further business the meeting closed at 6.55pm

THE OWNERS-UNITS PLAN No. 2211
Common Seal

OFFICE OF REG
Department of Justice an

SR$1769135 27/10/2011 13:50:25 BRYCB
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CES

DEPARTMENT OF JUSTICE & COMMUNITY SAFETY

SPECIAL RESOLUTION BY OWNERS CORPORATION

Form 094 - SR

Land Titles Act 1925

LODGING PARTY DETAILS		
Name	Postal Address	Contact Telephone Number
INDEPENDENT BODY CORPORATE	91 NORTHBOURNE AVENUE TURNER	02 62091515

TITLE AND LAND DETAILS				UNITS PLAN NUMBER
Volume & Folio	District/Division	Section	Block	
1651:30	BRUCE	81	19	2211

DETAILS OF ARTICLE/S BEING AMENDED (Insert article number/s)

AMEND ARTICLE 4 ADD ARTICLE 14 HOUSE RULES

SUPPORTING DOCUMENTATION (Please tick appropriate item – Original signed copy must be supplied)	COMMON SEAL OF OWNERS CORPORATION (Seal must be affixed)
☑ Sealed copy of Minutes of Meeting ☐ Sealed copy of Resolution/Motion ☐ Other (specify) -	THE OWNERS-UNITS PLAN NO 2211 Common Seal

EXECUTION BY OWNERS CORPORATION USING A COMMON SEAL (The Common Seal was affixed in the presence of)

Signature	[signature]	[signature]
Full Name (Block Letters)	LORRAINE HENDERSON	GERALDINE JONES
Address	9-37 DERRINGTON CRESCENT BONYTHON	37 HANRAHAN CRESCENT DUNLOP
Office Held	BODY CORPORATE MANAGER	ADMINISTRATION OFFICER

OFFICE USE ONLY			
Lodged by		Annexures/Attachments	Minutes/Resolution/Motion
Data entered by			
Registered by		Registration Date	31 OCT 2011

Approved form AF 2010 – 61 approved by Brett Phillips, Registrar-General on 23/02/2010 under Section 140 of the *Land Titles Act 1925* (approved forms)
This form revokes AF2006-444
Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Unit Titles Act 2001 – Form 8

NOTICE OF REDUCED QUORUM DECISIONS

Part A Details of reduced quorum decisions

A1 The Owners Units Plan No ____2211_____ [*insert number*]

A2 Annual General / General meeting

Date (or dates) of general meeting at which the reduced quorum decision or decisions were made on: - _____22nd June 2011_____

Tick applicable box, or both boxes if applicable:

❑ **Regularly convened -** The Annual General / General meeting was regularly convened (not following any adjournment under UTA s 99 (3) or (6) (a)).

❑ **Convened after Adjournment -** The Annual General / General meeting was convened following an adjournment or adjournments (under UTA s 99 (3) or (6) (a)).

A3 Reduced Quorum Decisions

[*If there is insufficient space here, tick* ❑ *and attach details to the notice*]

Date of decision Full text of reduced quorum decision

--22nd June 2011-----See Attached Minutes----------

A4 Owners Corporation Declaration

The information in this notice has been recorded on the following date from details shown in the records of the Owners Corporation.

.....[*insert date of affixing of seal*]

..... *Signature*

.....Manager for Units Plan **2211**..... *Designation*

THE OWNERS-UNITS PLAN NO 2211 Common Seal

..... Seal

MINUTES OF A REDUCED QUORUM ANNUAL GENERAL MEETING
UNITS PLAN 2211 – 'CARINDALE'
22-48 LAMPARD CIRCUIT, BRUCE

Held: Wednesday 22nd June 2011 at 5.30pm
Belconnen Community Centre, Swanson Court, BELCONNEN

Present: Ms K Mazur (Unit 14), Mr J Borgese (Unit 23), Mr B Nguyen (Unit 27), Mr & Mrs K Nguyen (Unit 28), Mr I Sagi & Ms A Steinwendler (Unit 31) and Mr & Mrs Saunders (Unit 38)
M Hall & S Shaw representing Independent Body Corporate (Managing Agent)

Proxies: Mr & Mrs H Chan (Unit 4)

Mr & Mr Dunbar (Unit 48)

Mr H Burmester (Unit 50)

Chair: Mr C Saunders chaired the meeting.

Quorum: A quorum was not present. However the meeting proceeded with a Reduced Quorum (Section 99 of the Unit Titles Act).

Secretarial Note: Owners are advised that under the Unit Titles Act 2001 (S.101) Reduced Quorum Decisions take effect 21 days after the date of this meeting. A reduced quorum decision is only disallowed if within 21 days after the decision was made, the owners corporation is give a petition requiring that the decision be disallowed signed by a majority of people entitled to vote.

THE OWNERS – UNITS PLAN NO 2211 Common Seal

MINUTES OF THE PREVIOUS MEETING:

MOTION 1: *It was resolved that the minutes of previous Annual General Meeting be adopted.*

CARRIED

Matters Arising from Minutes:

Smoking on Complex Grounds:
The Managing Agent was asked to obtain quotations on installation of ventilation in the common stairwells. The Managing Agent will forward to the Executive Committee for review.

Bin Enclosure:
The Managing Agent was asked to provide quotations and solutions to enclose the garbage hoppers in building one. The Managing Agent to obtain quotes and forward to the Executive Committee.

Cleaning:
Owners present expressed the cleaning of the complex has picked up, yet advised if they have any further concerns with the standard of cleaning to advise the Managing Agent.

Parking:
With visitors and residents parking at incorrect spots, the Committee has taken to fitting every incorrectly parked vehicle with a sticker advising that they have parked inappropriately. The Managing Agent will send a letter to all residents and owners advising of the correct parking procedures. The Managing Agent also advised that it is set down every 3 months ACT Parking would be present to enforce the parking rules of the complex.

Cracked Paving:
The owners present requested the paving area noted of last year has become damaged again. A suggestion of concreting the area in question was presented; this will be followed up by the Managing Agent with quotes.

INSURANCE:

The Managing Agent advised members that the current Building Insurance cover is $25,385,000.00. Owners present agreed that this figure seemed adequate and agreed to increase the insurance as suggested by the insurer.

It is noted that any owner making an insurance claim against Body Corporate insurance will be responsible for the Excess unless it is deemed otherwise by the Executive Committee or the matter is related to a Body Corporate cause.

FINANCIAL REPORT:

The financial statements show a deficit of $6,717.56 in the Administration Fund and $49,539.34 in the Sinking Fund. With $12,927.55 of this invested.

MOTION 2: *It was resolved that the financial reports be accepted as presented.*
CARRIED

BUDGET DEBATE:

MOTION 4: ***Special Resolution:*** *It was resolved that the proposed budget of $96,454.52 (GST Exclusive) be accepted. Also, that the corporation determine a levy equal to the approved budget for the twelve month period, commencing 1st June 2011, and to be contributed in accordance with the unit entitlements and at quarterly intervals being the first days of August and November 2011 and February and March 2012.*

CARRIED

Secretarial Note: A brief discussion took place in regard to allocations of the budget.

MOTION 5: ***Ordinary Resolution:*** *It was resolved that the proposed Sinking Fund of $7,727.27 (GST Exclusive) be accepted. Also, that the corporation determine a levy equal to the approved budget for the twelve month period, commencing 1st June 2011, and to be contributed in accordance with the unit entitlements and at quarterly intervals being the first days of August and November 2011 and February and March 2012.*

CARRIED

Secretarial Note:
The Strata Manager suggested that funds in the Sinking Fund be invested to achieve a better return and that the Executive Committee should provide their direction to the Strata Manager

MOTION 5: *It was resolved that the Owners Corporation considers appropriate, the Transfer/Assignment of the Body Corporate Management Rights for Units Plan 2211 from Independent Body Corporate Pty Limited ACN 083 161 648 to Independent Body Corporate Services Pty Limited 143 715 986.*

CARRIED

MOTION 6: *It was resolved that the Owner's Corporation agrees to exercise year 2 option of the Strata Management Agreement*

CARRIED

MOTION 7: **Special Resolution:** *It was resolved that the Owners Corporation of Units Plan 2211 authorise the Executive Committee to make determinations regarding investment of Administrative and Sinking Funds as it considers appropriate.*

CARRIED

THE OWNERS - STRATA PLAN No. 2211 Common Seal

Secretarial Note:
The Committee with determine the amount to be invested. The Managing Agent will supply the rates of interest the Executive Committee.

MOTION 8: **Special Resolution** That Article 4 of the Articles of Association of the Unit Titles Act 2001 be amended to read as follows:-
'Article4: Erections & Alterations 1 (a) A Unit Owner may erect or alter any structure in or on the unit or the common property only in accordance with the express permission of the Executive Committee and in accordance with the provisions of any law in force in the Territory applicable in the circumstances'.

CARRIED

ELECTION OF COMMITTEE:

The following Owners were elected to stand as Executive Committee Members until the next Annual General Meeting:

Mr C Saunders, Ms K Mazu, Mr I Sagi, Miss A Steinwendler, Mr J Borgese & Mr K Nguyen

GENERAL BUSINESS:

House Rules:
The Owners present discussed changes to the house rules regarding smoking. Those present agreed that the new Executive Committee would reword the House Rules and register the new House Rules with the Office of Regulatory Services. The Managing Agent will supply house rules and information regarding smoking in unit complexes for Body Corporate.

Motion : *It was resolved to register the House Rules of Unit Plan 2211 Carindale as article no 14.*

CARRIED

Unit 28 Roof Leak:
The owner of Unit 28 requested a contractor to visit Unit 28 to conduct a quote or repairs on the leaking roof. The Managing Agent advised that a request was placed last week (14th June 2011) and awaiting a quote to be received.

Gardening:
Owners present at the meeting requested that the gardener attend the site to repair a dip/sunken ground due to a gum tree being removed from the site.
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Electricity Access- Garage:

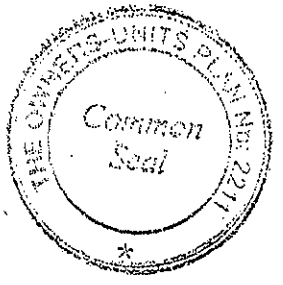
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A floor motion was presented to the Owners requesting contact information of Owners of the Complex. Due to privacy laws the Managing Agent is unable to provide details and would depend on the individual whether contact details are provided.

Motion : *It was resolved that Owners provide contact details for accessibility for the Executive Committee.*

CARRIED

Closure: There being no further business the meeting closed at 6.55pm



THE PROPRIETORS OF UNIT PLAN 2211

CARINDALE

HOUSE RULES

Introduction

For the general well-being of the residents and to ensure that all enjoy a maximum of convenience, comfort and privacy, it is necessary to have some rules. These rules are intended to keep annoyance to a minimum and to provide guidelines for residents and their guests. They are to be included as an integral part of any leasing arrangement between a unit proprietor and the tenant.

Noise

1. Residents should be aware that noise penetrates easily into other units.
2. At all times and especially between 11.00pm and 6.00am residents should avoid causing any noise (music, television, loud voices, washing machines, dryers etc) at a level which can disturb other residents.
3. Residents should prevent slamming front and car doors.

Cars and Parking

4. Residents should park their cars in their unit's allocated parking space leaving the visitor parking areas for guests.
5. The underground car parking area is for the parking of vehicles and bikes ONLY. No debris, cardboard boxes or any other items or unwanted items are to be stored in this location.
6. Cars must not be parked on the concrete access driveway, on landscaped areas, or in any position where they may cause an obstruction to others.
7. In the interests of safety, children are not permitted to ride cycles or play games on the common property driveways.
8. Vehicles are asked to keep to a 10kph speed limit when entering the complex.

Garbage Hopper Area

9. All rubbish must be placed in the hopper and the hopper lid closed after use.
10. All garbage must be enclosed in an acceptable outer container, such as an approved garbage bin liner and fastened securely.
11. Residents are encouraged to recycle paper in the blue recycling hopper and other recyclables in the red hopper. Please rinse all bottles, cartons etc before placing them in to the recycle bins.

Appearance

12. Residents shall maintain their units so that other unit holders are not adversely affected in terms of hygiene, appearance or value.
13. Clotheslines, laundry, garbage and garbage containers shall not be displayed on the balconies at any time. The draping of rugs, mats, sheets, blankets, clothing etc over balcony

railings is not permitted. Residents are, however, permitted to have a small clotheshorse discretely located in the corner of the balcony, as long as the height of the clotheshorse is no higher than the balcony.

14. A sense of community and general tidiness suggest that all residents should assist in keeping the Common Property that is carports, driveways, lawns and landscaped gardens clean and free from litter.

Pets

15. The Unit Titles Act states that pets are not permitted unless Body Corporate approval has been obtained to keep a pet.

General

16. Residents are responsible for any damage done on the premises by their guests and for any annoyance caused by them to other residents.

Body Corporate Manager

The Body Corporate Managers are Independent Body Corporate, Ground Floor, "Unisys Building" 91 Northbourne Avenue, Turner ACT 2612. Postal Address is GPO Box 1539 Canberra City 2601. Ph: (02) 6209 1515 Fax: (02) 6247 9567 Email: bcenquiry@independent.com.au



Unit Title Management Act 2011

UNIT TITLE CERTIFICATE

SECTION 119

Unit in respect of which certificate issued: Unit 56 in Units Plan No. 2211

Unit Owner/Eligible Person: Mr Aurito & Mrs Jonina Louise Rivera/Batterham & Co Solicitors

Important You can inspect the Owners Corporation's register for additional information and you should obtain a new certificate for current information prior to settlement.

---

1 Members of Executive Committee

Member	Steven Anderson C/- Ian McNamee & Partners PO Box 500 Queanbeyan NSW 2620
Member	Joseph Borgese C/- Ian McNamee & Partners PO Box 500 Queanbeyan NSW 2620
Member	Sid Fems C/- Ian McNamee & Partners PO Box 500 Queanbeyan NSW 2620
Member	Chris Saunders C/- Ian McNamee & Partners PO Box 500 Queanbeyan NSW 2620
Member	Ali Preo C/- Ian McNamee & Partners PO Box 500 Queanbeyan NSW 2620
Member	Sue Schubert C/- Ian McNamee & Partners PO Box 500 Queanbeyan NSW 2620
Member	Augusto Verzosa C/- Ian McNamee & Partners PO Box 500 Queanbeyan NSW 2620

2 Managing agent

Name and address of managing agent appointed

IAN MCNAMEE & PARTNERS P/L
Rutledge Plaza
2-4 Rutledge Street
(PO Box 500)
Queanbeyan NSW 2620

3 Books and Records

Books and records can be inspected at

IAN MCNAMEE & PARTNERS P/L
Unit 4/2-4 Rutledge Street
Queanbeyan NSW 2620
Telephone 02 6297 5789 or 02 6297 5555

4 Insurance policies

Particulars of all insurance policies held by Owner's Corporation:

Policy No. 45828 Corporate Home Unit Underwriting Agencies
Type: Building Broker:

Premium: $24,900.51 Paid on: 02/01/2014 Next due 28/01/2015

Cover	*Sum insured*	*Excess*
Building	$25,480,000.00	$250.00
Loss Of Rent	$3,822,000.00	$0.00
Common Property	$85,280.00	$0.00
Public Liability	$20,000,000.00	$0.00
Vol. Workers Comp.	200,000/2,000	$0.00
Workers Compensation	As Per Act	$0.00
Fidelity Guarantee	$100,000.00	$0.00
Government Audit Expenses	$25,000.00	$0.00
Appeal expenses- common property	$100,000.00	$0.00
Legal Expenses	$50,000.00	$0.00
Lot owner's fixtures & improvements	$250,000.00	$0.00
Office Bearers Liability	$1,000,000.00	$0.00

5 Contributions

5.1	*Admin Fund*	*Sinking Fund*	*Due Dates*	*Period*
Amount, due date and period of each instalment	$749.51	$537.62	27 Aug 2013	27 Aug 2013 to 26 Nov 2013
	$749.51	$537.62	27 Nov 2013	27 Nov 2013 to 26 Feb 2014
	$749.51	$537.62	27 Feb 2014	27 Feb 2014 to 26 May 2014
	$749.51	$537.62	27 May 2014	27 May 2014 to 26 Aug 2014

Special/General Funds contributions to the administrative fund (of the Act)

None

5.2 Date paid to ***26 Aug 2014***

5.3 The balance due as at the date of this certificate: **$0.00**

5.4 Balance Sheet as at the date of this certificate – see attached

The fee fixed by the Owners Corporation for this information is $320.00 GST inclusive.

All the information in this unit title certificate has been recorded on the following date from details shown in the books, records and other documents of the Owners Corporation:

Date: 16 July 2014

This certificate is valid for a period of 30 days unless new or varied contributions are approved within that period.

The Common Seal of
the Owners – Units Plan No 2211
was hereunto affixed in
the presence of Christine Phillips



Current Owner Account

Mr & Mrs Aurito & Jonina Rivera

Lot 56 Unit 56

The Owners--Units Plan 2211

Carindale, 22-48 Lampard Circuit, Bruce ACT 2617

Purchased: 05/09/2007 UE / AE: 23.00 / 1,000.00

Date	Details	Administrative Fund due/paid	Sinking Fund due/paid	Unallocated	Interest paid	Total	Balance (-)prepaid
	Balance brought forward	0.00	0.00	0.00		0.00	0.00
22/08/12	Levy payment for 56/2211	-645.15	-126.50	0.00	0.00	-771.65	-771.65
27/08/12	Levies in advance 27 Aug 12 to 26 Nov 12	645.15	126.50	0.00	0.00	771.65	0.00
13/11/12	Levy payment for 56/2211	-645.15	-126.50	0.00	0.00	-771.65	-771.65
27/11/12	Levies in advance 27 Nov 12 to 26 Feb 13	645.15	126.50	0.00	0.00	771.65	0.00
12/02/13	Levy payment for 56/2211	-645.15	-126.50	0.00	0.00	-771.65	-771.65
27/02/13	Levies in advance 27 Feb 13 to 26 May 13	645.15	126.50	0.00	0.00	771.65	0.00
24/05/13	Levy payment for 56/2211	-645.15	-126.50	0.00	0.00	-771.65	-771.65
27/05/13	Levies in advance 27 May 13 to 26 Aug 13	645.15	126.50	0.00	0.00	771.65	0.00
21/08/13	Levy payment for 56/2211	-749.51	-537.62	0.00	0.00	-1,287.13	-1,287.13
27/08/13	Levy In Advance 27 Aug 13 to 26 Nov 13	749.51	537.62	0.00	0.00	1,287.13	0.00
27/11/13	Levy In Advance 27 Nov 13 to 26 Feb 14	749.51	537.62	0.00	0.00	1,287.13	1,287.13
28/01/14	Levy payment for 56/2211	-748.49	-536.88	0.00	21.86	-1,307.23	1.76
11/02/14	Levy payment for 56/2211	-750.52	-538.35	0.00	0.02	-1,288.89	-1,287.11
27/02/14	Levy In Advance 27 Feb 14 to 26 May 14	749.51	537.62	0.00	0.00	1,287.13	0.02
27/05/14	Levy In Advance 27 May 14 to 26 Aug 14	749.51	537.62	0.00	0.00	1,287.13	1,287.15
30/05/14	Levy payment for 56/2211	-749.52	-537.63	0.00	0.00	-1,287.15	0.00

16/07/2014	Current balances excluding interest	
	Administrative Fund	0.00
	Sinking Fund	0.00
	Unallocated Money Fund	0.00
		0.00
	Interest due as at 16/07/2014	0.00
	Current balance including interest	**$0.00**

Balance Sheet
As at 16/07/2014

The Owners--Units Plan 2211 — Carindale, 22-48 Lampard Circuit, Bruce ACT 2617

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(2,115.73)
Owners Equity--Admin	(7,674.30)
	(9,790.03)
Sinking Fund	
Operating Surplus/Deficit--Sinking	(7,652.73)
Owners Equity--Sinking	94,446.27
	86,793.54
Net owners' funds	**$77,003.51**
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	(9,664.23)
Receivable--Levies--Admin	2,592.88
Receivable--Owners--Admin	92.40
	(6,978.95)
Sinking Fund	
Cash at Bank--Sinking	82,287.59
Receivable--Levies--Sinking	2,152.15
	84,439.74
Unallocated Money	
Cash at Bank--Unallocated	57.09
	57.09
Total assets	77,517.88
Less liabilities	
Administrative Fund	
Creditor--GST--Admin	2,811.08
	2,811.08
Sinking Fund	
Creditor--GST--Sinking	(2,353.80)
	(2,353.80)
Unallocated Money	
Prepaid Levies--Unallocated	57.09
	57.09
Total liabilities	514.37
Net assets	**$77,003.51**

LEVEL 5, 1 NORTHCLIFF STREET MILSONS POINT 2061
PO BOX 507 MILSONS POINT NSW 1565 (DX 3500 MILSONS PT)
Phone: 1300 361 263 Fax: 1300 361 269

CHU
Strata Insurance

Policy Number: 45828
EFT Reference No.: 902844033
Period of Insurance:
From: 28/01/14
To: 28/01/15

IAN MCNAMEE & PARTNERS PTY. LTD.
PO BOX 500
QUEANBEYAN NSW 2620

The Insured & Situation
THE PROPRIETORS - UNIT PLAN 2211
22-48 LAMPARD CIRCUIT
BRUCE
ACT 2617

RESIDENTIAL STRATA INSURANCE PLAN

RENEWAL CERTIFICATE - TAX INVOICE

Cover Selected		Sum Insured
POLICY 1	INSURED PROPERTY (Building)	24,500,000
	Loss of Rent/Temp Accommodation (15%)	3,675,000
	INSURED PROPERTY (Common Area Contents)	82,000
	Optional Paint Benefit	Selected
	Excess 5 Any event of any kind. $250	
POLICY 2	PUBLIC OR LEGAL LIABILITY	20,000,000
POLICY 3	VOLUNTARY WORKERS	200,000/2,000
POLICY 4	WORKERS COMPENSATION (NSW, ACT, TAS & WA ONLY)	Selected
POLICY 5	FIDELITY GUARANTEE	100,000
POLICY 6	OFFICE BEARER'S LEGAL LIABILITY	1,000,000
POLICY 7	MACHINERY BREAKDOWN (over 5Kw)	Not selected
POLICY 8	CATASTROPHE INSURANCE (Insured Property)	Not selected
	Extended cover – Rent/Temp Accommodation	Not selected
	Escalation in Cost of Temp Accommodation	Not selected
	Cost of Storage and Evacuation	Not selected
POLICY 9	Government Audit Costs	25,000
	Appeal expenses - common property health & safety breaches	100,000
	Legal Defence Expenses	50,000
POLICY 10	LOT OWNER'S FIXTURES AND IMPROVEMENTS (per lot)	250,000
	FLOOD	Selected
	Excess Flood excess $250	
	Exclusion 1a does not apply.	

Base Premium:	20,546.95
Levies:	0.00
GST:	2,059.71
Stamp Duty:	1,346.00
CHU Admin Fee:	50.00
TOTAL:	**24,002.66**
THE PROPRIETORS - UNIT PLAN 2211	
Authorised Rep Comm	4,078.79
Authorised Rep Comm GST	407.88
	24,002.66

Date of Issue: 16/01/14
This certificate forms part of your RESIDENTIAL STRATA INSURANCE PLAN
Refer to Important Information for Duty of Disclosure and Excess Descriptions.
Please refer to Product Disclosure Statement and Policy Wording QM562-0912 and Supplementary Product Disclosure Statement QM3495-0613

Over/...

MINUTES OF THE ANNUAL GENERAL MEETING OF

The Owners of Units Plan 2211– 'Carindale'

held in at the Belconnen Soccer Club (Cnr Springvale Drv) Belconnen Way Hawker on the 26 June 2013 at 5:40 pm.

Present Personally — Mr K Goel (2), Mr S Anderson (14), Mr J Borgese (23), Mr B & Mrs A Nguyen (26), Mr S & Mrs T Ferns (31), Mr C Saunders (38), Mr R Hicks & Ms A Preo (45), Mrs S Schubert (53), Mr A & Mrs R Verzosa (54), Mr A Rivera (56)

Proxies — H & A Chan (4) appointing the chairperson.
K & M Nguyen (28) appointing Mr B Nguyen (27)

Attendance — Jan Browne & Holly Letcher (Ian McNamee & Partners Pty Ltd) & Sonia Saunders

Quorum — Holly Letcher, as the Managing Agent, declared the meeting opened and noted that a quorum was not reached. With the consent of those present the meeting progressed under the Reduced Quorum pursuant to Section 3.10 of the *Unit Titles Management Act 2011* which reads that a Reduced Quorum decision is disallowed if, within 28 days after the decision was made, the Owners Corporation is given a petition requiring that the decision be disallowed signed by a majority of people entitled to vote on the relevant motion at the time of signing.

Motion 1 *(Chairperson)* — The Managing Agent declared that Chris Saunders as Chairperson of the Executive Committee automatically becomes Chairperson of the Annual General Meeting, under **Section 41 (a)** of the *Unit Titles (Management) Act 2011.*

Motion 2 *(Minutes)* — *RESOLVED* that the minutes of the last general meeting of the Owners Corporation held on **5th July 2012** be confirmed.

Motion 3 *(Financials)* — *RESOLVED* that the financial statement as prepared for the period **1st June 2012 to 31st May 2013** be adopted.

Motion 4 *(Insurances)* — *RESOLVED* that the Owners Corporation vary or extend their insurances with the following:

a) The building sum insured at the time of renewal in accordance with **Suggested Sum Insured as recommended by the Insurance Company**

b) **CONFIRM** Office Bearer's Liability cover for the Executive Committee in an amount of **$1,000,000.00**

c) **Confirm** Paint option

Managing Agent is advising all owners that the Units Plan insurance policy does not cover, within your lot the following: blinds, curtains, wallpaper, carpet, furniture, furnishings and lightfittings; and that each owner consider insuring these items under their own contents policy. Also, those owners that are renting out their unit should make sure they have Landlords Contents insurance, this policy will need to include public liability for inside your unit. Contact Managing Agents at our offices for further details if required.

Motion 5 *(Budget)* — *RESOLVED* that

(a) in accordance with section 75 (1) and (2) and section 81 (1) and (2 of the *Unit Titles Management Act. 2011* **(the Act)**, the Owners Corporation estimates that in respect of the period **1 June 2013 to 31 May 2014** it will need to credit to its administrative and sinking funds for actual and expected expenditure referred to in those subsections the amounts **VARIED** in the **General Funds Budget** that was attached to the notice of the meeting at which this resolution was passed; and

(b) the Owners Corporation determines that the following amounts are to be levied to raise the estimated contributions:

(i) to the administrative fund, the sum of **$118,500.00 excl. GST**; and

(ii) to the sinking fund, the sum of **$85,000.00 excl. GST**; and

those amounts are to be paid by 4 equal quarterly instalments due on the **27th days of August, November, February and May.**

Motion 6 *(Executive Committee)*	The Chairperson called for nomination of candidates for the Executive Committee and the following persons, after providing their consent, were nominated. **Steven Anderson (14) Joseph Borgese (23) Sid Ferns (31) Chris Saunders (38) Ali Preo (45) Suzanne Schubert (53) Augusto Rivera (54)** The number of members to be elected to the Executive Committee was determined at **7 (seven).** The number of nominations received by the Chairperson was equal to the number of persons to be elected to the Executive Committee of the Owners Corporation. The Chairperson therefore declared that the above nominees be duly elected to the Executive Committee of the Owners Corporation
Motion 7 *(Future Works)*	*RESOLVED* that the Owners Corporation determines a future works and maintenance program for the complex with the following – • Security of the building to be determined by the Executive Committee • Upgrade of works for change of garbage collection • Balconies – water running off townhouses and damaging pavers. Executive Committee to investigate. May need a type of guttering. • And other projects as required and advised by the Executive Committee
Motion 8 *(Intercom System)*	**RESOLVED** that the Owners Corporation determines a course of action in relation to the intercom system. To be referred to the Executive Committee to advise timing and contractor.
Motion 9 (Painting Quotes)	**RESOLVED** that the Owners Corporation determines a course of action in relation to the painting of the complex. To be referred to the Executive Committee to advise timing and contractor.
Motion 10 (WH&S)	**RESOLVED** that the Owners Corporation undertakes a risk safety assessment of common property areas in accordance with current WH&S requirements. Executive Committee to progress
Motion 11 (Asbestos Report)	**RESOLVED** that the Owners Corporation undertakes an asbestos inspection assessment of common property areas in accordance with current WH&S requirements and as required/recommended for all buildings built prior to 31st December 2003. Obtain quotes for Executive Committee to progress.
Motion 12 (Default Rules)	**THAT** by **Special Resolution** the Owners Corporation adopts the new set of Default Rules as passed in the *Unit Titles Management Act 2011* on the **1st April 2012.** **MOTION LOST**
Motion 13 (Vehicle & Parking Rule)	**THAT** by **Special Resolution** the Owners Corporation amends their Rules to include the attached 'Vehicles & Parking Rules' as per Annexure A **MOTION LOST.** **MOVED that the Executive Committee be charged with the progressing of a new set of House Rules for presentation to owners at a future general meeting.** **MOTION CARRIED.**
Motion 14 (Agency Agreement)	**RESOLVED** that the Owners Corporation accepts the new SCA ACT approved Agency Agreement and elects representative/s to sign on behalf of the Owners Corporation in accordance with the *Unit Titles (Management) Act 2011.*
Closure	The Chairperson thanked those present for their attendance and declared the meeting closed at 6:55 pm.

Holly Letcher - Managing Agent

. Mc Namee
. McNamee
A. Miller
I. Collier
I. Bennett
Browne

Jerrabomberra Shopping Village
6 Limestone Drive
Jerrabomberra NSW 2619
Phone: (02) 6240 2888
Fax: (02) 6282 1322

Rutledge Plaza
2-4 Rutledge Street
Queanbeyan NSW 2620
Phone: (02) 6297 5555
Fax: (02) 6297 5823

Jerrabomberra Shopping Village
6 Limestone Drive
Jerrabomberra NSW 2619
Phone: (02) 6283 5555
Fax: (02) 6255 9855

admin@mcnamee.com.au
www.mcnamee.com.au

ABN: 47 074 02 563
ACN: 074 020 563

MINUTES OF THE CARINDALE EXECUTIVE COMMITTEE (EC) MEETING OF THE OWNERS OF UNIT PLAN 2211 'CARINDALE'

Held at Unit 53 22-48 Lampard Circuit, Bruce ACT on Sunday, 20th of January 2013 at 15:15

Present Personally	(38) Chris Saunders (Chairperson), (31) Sidney (Sid) Ferns. (54) Augusto (Gus) Verzosa and (53) Suzanne (Sue) Schubert.
Apologies	(28) Minh Nguyen
Conflicts of Interest:	Augusto Verzosa declared a conflict of interest and stated he would abstain from voting in relation to: Motion 1: as the complainant who brought the request for the Body Corporate to issue a Rules Infringement Notice under section 111 of the *Units Title (Management)At 2011; and* Motion 3: as the appellant for approval for installation of Solar Panels
MOTION 1 ***(Rules Infringement Notice)***	**RESOLVED** that, following receipt of a request from the owners of Unit 54 to issue a Rules Infringement Notice to the owner of Lot 1 under section 111 of the *Units Title (Management) Act* the EC request McNamee & Partners to issue the draft covering letter and Rules Infringement Notice under section 109 of the *Units Title (Management) Act 2011* in relation to his tenant's contravention of House Rules 2.3, 6& 8
MOTION 2 ***(Distribution of House Rules to all owners and Occupants***	**RESOLVED** that the EC: a. produce copies of the House Rules highlighting rules in relation to not parking in common areas, not exceeding the 10kph speed limit within the complex and non-dumping of items in Garbage Hopper Area with graphics to explain the rule and a covering note that the EC will take action to recover the cost of removing any items that are 'dumped' in the Garbage Hopper or other common areas from the relevant owner/(s) and request residents to notify McNamee & Partners immediately if they see other residents 'dumping' items; b. once the copies of the House Rules are available EC on-site members undertake a door knock and provide a copy of the rules to all residents; and c. The EC request McNamee & Partners to forward the same information to all non-resident owners.

MOTION 3 ***(Installation of Solar Panels at Unit 53)***	**RESOLVED** that pursuant to Schedule 2 clause 2.4 of the *Units Title (Management) Act 2011* the EC on behalf of the Owners Corporation grants consent to the Owner of lot 54 for the installation of solar panel within the lot pursuant to Schedule 4, Part 4 of the *Units Title (Management) Act 2011* and conditional that the work be undertaken by a qualified contractor and further conditional that the cost of supply, installation and maintenance be that of the owner.
MOTION 4 ***(Financial Position)***	**RESOLVED** that the EC request McNamee & Partners to provide each EC member with a set of accounts as at 31 January to determine how actual costs are tracking against the approved 2012–13 Budget.
OTHER MATTERS	1. **Cleaners Discussion:** After commenting on how much improved the cleaning has been since the new cleaners commence, Sid raised his concern that the cleaner had indicated to him that he believed he was only required to clean one of the buildings in the complex. **RESOLVED** that the EC request McNamee & Partners to confirm the costs and scope under the new cleaning contract. **2. Gardeners:** Sid noted that despite several requests that the gardeners include more detail on their weekly statement of work; this week's bill still did not have sufficient detail to enable him to confirm performance of the stated tasks and he and other EC members have concerns that the work is being completed as stated. **RESOLVED** that the EC advise McNamee & Partners that sign off confirming completion of stated tasks in accordance with the Contract Statement of Works by at least one EC member is required prior to payment of any further gardening bills.
Closure	The Chairperson thanked the EC members for coming and closed the meeting at 4:35 pm.

Chris Saunders (EC Chairperson)

(The Owner Unit 1 22-48 Lampard Circuit)
(Address)

Dear .....

Pursuant to an Ordinary Resolution by the Units Plan 2211 Carindale Owners Corporation Executive Committee (the Carindale Executive Committee) on 20 January 2013, the Carindale Executive Committee has decided to issue you with a Rule Infringement Notice under section 109 of the *Units Title (Management) Act 2011* (the Act) in relation to contravention of Carindale House Rules 2 & 3 re Noise and 6 & 8 re Cars and Parking by the tenant of Unit 1 on the morning of Tuesday 8 January 2013 – refer Attachment A.

Compliance with the Proprietors of Units Plan 2211 Carindale (Carindale) House Rules is a mandatory requirement for all residents of Carindale, whether they are owners or tenants refer section 108 (2) of the Act. Under those rules all residents of Carindale are entitled to equal access and use of all common areas, including visitor parking and should not be subjected to any form of harassment Whilst appreciating that your tenant has been issued with a 'Notice to Remedy' by your letting agent, the Carindale Executive Committee considers your tenant's threatening behaviour and clear contravention of Carindale House Rules in relation to Noise and Parking totally unacceptable and wishes to ensure that there will be no repeat of such behaviour, as compliance with these rules is essential for the wellbeing and safety of all residents.

Please note that should your tenant again contravene these rules he will have committed an offence under section 110 the Act and the Executive Committee will apply to the ACAT for an order under sections 125 (2) and 129 (2).of the Act, to require you as Lessor to request ACAT to make a 'termination and possession order' for breach of the standard residential tenancy terms under clause 48 of the *Residential Tenancies Act 1997.*

If you require any further information please contact me on

Yours sincerely

The Carindale Executive Committee

Attachment A

RULE INFRINGEMENT NOTICE

Re Premises at Unit 1 'Carindale' 22-48 Lampard Circuit Bruce ACT 2617

To ..... (The Owner)

Take note that at 5:20 am Tuesday 8 January 2013 your tenant contravened the following Proprietors of Units Plan 2211 Carindale House Rules:

Noise

2. At all times and especially between 11:00 pm and 6:00 am residents should avoid causing any noise (music, television, loud voices, washing machines, dryers etc.) at a level which can disturb other residents;
3. Residents should prevent slamming front and car doors;

Cars and Parking

6 Cars must not be parked on the concrete access driveway, on landscaped areas, or in any position where they may cause an obstruction to others; and
8. Vehicles are asked to keep to a 10kph speed limit when entering the complex

by way of: driving in excess of 10 kph in the driveway of the complex, bringing his car to a loud stop, with much screeching of brakes across the driveway of Unit 54 and purposely slamming his car door. These actions were so loud that they woke the residents of both Unit 54 and 53.

In accordance with clause 109 (2) of the *Units Title (Management) Act 2011* you are required to remedy these contraventions of the Carindale House Rules within 14 days of service of this notice.

If these contraventions are not remedied, i.e. if your tenant again contravenes these House Rules, you will commit an offence under the *Units Title (Management) Act 2011* and the Owner's Corporation will, without further notice, apply to the ACAT for an order in relation to the failure to comply with this notice.

Yours sincerely

MINUTES OF THE ANNUAL GENERAL MEETING OF

The Owners of Units Plan 2211– 'Carindale'

held in at the Belconnen Soccer Club (Cnr Springvale Drv) Belconnen Way Hawker ACT on the 5th July 2012 at 5:37 pm.

Present Personally	Mr K Goel (2), Mr H Chan (4), Mr J Zang (6), Mr B & Mrs A Nguyen (27), Mr K & Mrs M Nguyen (28), Mr S & Mrs T Ferns (31), Mr M Jiang (33), Mr C Saunders (38), Mrs S Schubert (53), Mr A & Mrs R Verosa (54), Mr A Rivera (56)
Proxies	Ross McConnell (41) & Simone & Geoff Channells (39) appointing the chairperson.
Present by Proxy	Nil
Attendance	Jan Browne & Matthew Pratt (Ian McNamee & Partners Pty Ltd) & Sonia Saunders
Quorum	The Managing Agent declared the meeting opened and noted that a quorum was not reached. With the consent of those present the meeting progressed under the Reduced Quorum pursuant to Sections 3.10 (1) & 3.11(1) of the *Unit Titles Management Act 2011* which reads that if a reduced quorum decision is made on a motion , within 7 days after the meeting the owners corporation must give each person mentioned in 3.6 (1) (Notice of general meetings) written notice of the reduced quorum decision. A reduced quorum decision takes effect 28 days after the decision was made, subject to this section.
Motion 1 ***(Chairperson)***	The Managing Agent called on nominations of Chairperson for the meeting, on being nominated, Chris Saunders accepted the nomination and the Managing Agent declared Chris Saunders as Chairperson for the meeting.
Motion 2 ***(Minutes)***	***RESOLVED*** that the minutes of the last general meeting of the Owners Corporation held on **22nd June 2011** to be confirmed.
Motion 3 ***(Financials)***	***RESOLVED*** that the financial statement as prepared for the period **1st June 2011 to 31st May 2012** be adopted. **Partial financials from Independent Body Corporate** **The meeting expressed concern as to why the complex was running at a deficit.** **Independent Body Corporate financials attached**
Motion 4 ***(Insurances)***	***RESOLVED*** that the Owners Corporation vary or extend their insurances with the following: *a)* extend the building sum insured at the time of renewal in accordance with:**building valuation as prepared at the time of renewal;** *b)* **CONFIRM** Office Bearer's Liability cover for the Executive Committee in an amount of **$1,000,000 Effective immediately.** ***Managing Agent is advising all owners that the Units Plan insurance policy does not cover, within your lot the following: blinds, curtains, wallpaper, carpet, furniture, furnishings and lightfittings; and that each owner consider insuring these items under their <u>own</u> contents policy. Also, those owners that are renting out their unit should make sure they have Landlords Contents insurance, this policy will need to include <u>public liability</u> for inside your unit. Contact Managing Agents at our offices for further details if required.***
Motion 5 ***(Budget)***	***RESOLVED*** that (a) in accordance with section 75 (1) and (2) and section 81 (1) and (2 of the *Unit Titles Management Act. 2011* (**the Act**), the Owners Corporation estimates that in respect of the period **1st June 2012 to 31st May 2013 2012** it will need to credit to its administrative and sinking funds for actual and expected expenditure referred to in those subsections the amounts set out in the **General Funds Budget** that was attached to the notice of the meeting at which this resolution was passed; and

(b) the Owners Corporation determines that the following amounts are to be levied to raise the estimated contributions:
   (i) to the administrative fund, the sum of **$112,200.00 including GST**; and
   (ii) to the sinking fund, the sum of **$22,000.00 including GST**; and

those amounts are to be paid by 4 equal quarterly instalments due on the **27th days of August, November, February and May.**

Motion 6 ***(Executive Committee)***

The Chairperson called for nomination of candidates for the Executive Committee and the following persons, after providing their consent, were nominated.

(28) Minh Nguyen (31) Sidney Ferns (38) Chris Saunders
(53) Suzanne Schubert (54) Augusto Rivera

The number of members to be elected to the Executive Committee was determined at **5 (five).**

The number of nominations received by the Chairperson was equal to the number of persons to be elected to the Executive Committee of the Owners Corporation. The Chairperson therefore declared that the above nominees be duly elected to the Executive Committee of the Owners Corporation

Motion 7 ***(Future Works)***

RESOLVED that the Owners Corporation determines a future works and maintenance program for the complex with the following –

- Executive Committee to review cleaning contract
- Executive Committee to review grounds contract
- Managing Agent to follow up fire contract
- And other projects as advised by the Executive Committee

Motion 8 ***(Agreement)***

RESOLVED that in accordance with sec 50 of the *Unit Titles Management Act 2011*

a) Ian McNamee & Partners P/L ("**Agent**") be appointed as managing agent of Units Plan 2211;
b) the owners corporation delegate to the Agent all of its functions of its secretary and treasurer.
c) the owners corporation execute a written agreement, "**Agreement**"), to give effect to this appointment and delegation;
d) the delegation is to be subject to the conditions and limitations set out in the Agreement; and
e) authority is given for the common seal of the owners corporation to be affixed to the Agreement, with the Executive Committee to sign.

Managing Agent to amend Agreement form to state that the Executive Committee will receive invoices for their approval that fall outside of the estimated expenditure.
Executive Committee to receive monthly financials.

Closure

The Chairperson thanked those present for their attendance and declared the meeting closed at 7:37 pm.

Janet L Browne

Managing Agent

I.E. McNamee
S.E. McNamee
G.A. Miller
G.J. Collier
D.J. Bennett
J.L. Browne

Jerrabomberra Shopping Village
6 Limestone Drive
Jerrabomberra NSW 2619
Phone: (02) 6240 2888
Fax: (02) 6282 1322

Rutledge Plaza
2-4 Rutledge Street
Queanbeyan NSW 2620
Phone: (02) 6297 5555
Fax: (02) 6297 5823

Jerrabomberra Shopping Village
6 Limestone Drive
Jerrabomberra NSW 2619
Phone: (02) 6283 5555
Fax: (02) 6255 9855

admin@mcnamee.com.au
www.mcnamee.com.au

ABN: 47 074 02 563
ACN: 074 020 563

MINUTES OF A REDUCED QUORUM ANNUAL GENERAL MEETING
UNITS PLAN 2211 – 'CARINDALE'
22-48 LAMPARD CIRCUIT, BRUCE

Held: Wednesday 22nd June 2011 at 5.30pm
Belconnen Community Centre, Swanson Court, BELCONNEN

Present: Ms K Mazur (Unit 14), Mr J Borgese (Unit 23), Mr B Nguyen (Unit 27), Mr & Mrs K Nguyen (Unit 28), Mr I Sagi & Ms A Steinwendler (Unit 31) and Mr & Mrs Saunders (Unit 38)
M Hall & S Shaw representing Independent Body Corporate (Managing Agent)

Proxies: Mr & Mrs H Chan (Unit 4)

Mr & Mr Dunbar (Unit 48)

Mr H Burmester (Unit 50)

Chair: Mr C Saunders chaired the meeting.

Quorum: A quorum was not present. However the meeting proceeded with a Reduced Quorum (Section 99 of the Unit Titles Act).

Secretarial Note: Owners are advised that under the Unit Titles Act 2001 (S.101) Reduced Quorum Decisions take effect 21 days after the date of this meeting. A reduced quorum decision is only disallowed if within 21 days after the decision was made, the owners corporation is give a petition requiring that the decision be disallowed signed by a majority of people entitled to vote.

MINUTES OF THE PREVIOUS MEETING:

MOTION 1: *It was resolved that the minutes of previous Annual General Meeting be adopted.*

CARRIED

Matters Arising from Minutes:

Smoking on Complex Grounds:
The Managing Agent was asked to obtain quotations on installation of ventilation in the common stairwells. The Managing Agent will forward to the Executive Committee for review.

Bin Enclosure:
The Managing Agent was asked to provide quotations and solutions to enclose the garbage hoppers in building one. The Managing Agent to obtain quotes and forward to the Executive Committee.

Cleaning:
Owners present expressed the cleaning of the complex has picked up, yet advised if they have any further concerns with the standard of cleaning to advise the Managing Agent.

Parking:
With visitors and residents parking at incorrect spots, the Committee has taken to fitting every incorrectly parked vehicle with a sticker advising that they have parked inappropriately. The Managing Agent will send a letter to all residents and owners advising of the correct parking procedures. The Managing Agent also advised that it is set down every 3 months ACT Parking would be present to enforce the parking rules of the complex.

Cracked Paving:
The owners present requested the paving area noted of last year has become damaged again. A suggestion of concreting the area in question was presented; this will be followed up by the Managing Agent with quotes.

INSURANCE:

The Managing Agent advised members that the current Building Insurance cover is $25,385,000.00. Owners present agreed that this figure seemed adequate and agreed to increase the insurance as suggested by the insurer.

It is noted that any owner making an insurance claim against Body Corporate insurance will be responsible for the Excess unless it is deemed otherwise by the Executive Committee or the matter is related to a Body Corporate cause.

FINANCIAL REPORT:

The financial statements show a deficit of $6,717.56 in the Administration Fund and $49,539.34 in the Sinking Fund. With $12,927.55 of this invested.

MOTION 2: *It was resolved that the financial reports be accepted as presented.*
CARRIED

BUDGET DEBATE:

MOTION 4: ***Special Resolution:*** *It was resolved that the proposed budget of $96,454.52 (GST Exclusive) be accepted. Also, that the corporation determine a levy equal to the approved budget for the twelve month period, commencing 1st June 2011, and to be contributed in accordance with the unit entitlements and at quarterly intervals being the first days of August and November 2011 and February and March 2012.*

CARRIED

Secretarial Note: A brief discussion took place in regard to allocations of the budget.

MOTION 5: ***Ordinary Resolution:*** *It was resolved that the proposed Sinking Fund of $7,727.27 (GST Exclusive) be accepted. Also, that the corporation determine a levy equal to the approved budget for the twelve month period, commencing 1st June 2011, and to be contributed in accordance with the unit entitlements and at quarterly intervals being the first days of August and November 2011 and February and March 2012.*

CARRIED

Secretarial Note: The Strata Manager suggested that funds in the Sinking Fund be invested to achieve a better return and that the Executive Committee should provide their direction to the Strata Manager

MOTION 5: *It was resolved that the Owners Corporation considers appropriate, the Transfer/Assignment of the Body Corporate Management Rights for Units Plan 2211 from Independent Body Corporate Pty Limited ACN 083 161 648 to Independent Body Corporate Services Pty Limited 143 715 986.*

CARRIED

MOTION 6: *It was resolved that the Owner's Corporation agrees to exercise year 2 option of the Strata Management Agreement*

CARRIED

MOTION 7: **Special Resolution:** *It was resolved that the Owners Corporation of Units Plan 2211 authorise the Executive Committee to make determinations regarding investment of Administrative and Sinking Funds as it considers appropriate.*

CARRIED

Secretarial Note:
The Committee with determine the amount to be invested. The Managing Agent will supply the rates of interest the Executive Committee.

MOTION 8: **Special Resolution** That Article 4 of the Articles of Association of the Unit Titles Act 2001 be amended to read as follows:-
'Article4: Erections & Alterations 1 (a) A Unit Owner may erect or alter any structure in or on the unit or the common property only in accordance with the express permission of the Executive Committee and in accordance with the provisions of any law in force in the Territory applicable in the circumstances'.

CARRIED

ELECTION OF COMMITTEE:

The following Owners were elected to stand as Executive Committee Members until the next Annual General Meeting:

Mr C Saunders, Ms K Mazu, Mr I Sagi, Miss A Steinwendler, Mr J Borgese & Mr K Nguyen

GENERAL BUSINESS:

House Rules:
The Owners present discussed changes to the house rules regarding smoking. Those present agreed that the new Executive Committee would reword the House Rules and register the new House Rules with the Office of Regulatory Services. The Managing Agent will supply house rules and information regarding smoking in unit complexes for Body Corporate.

Motion : *It was resolved to register the House Rules of Unit Plan 2211 Carindale as article no 14.*

CARRIED

Unit 28 Roof Leak:
The owner of Unit 28 requested a contractor to visit Unit 28 to conduct a quote or repairs on the leaking roof. The Managing Agent advised that a request was placed last week (14th June 2011) and awaiting a quote to be received.

Gardening:
Owners present at the meeting requested that the gardener attend the site to repair a dip/sunken ground due to a gum tree being removed from the site.
The gardener was also requested on his next visit to trim back any vines on any brickwork.

Electricity Access- Garage:
The Owners presented requested that quotations be obtained to provide lockable or pay as you go power points to residents for car cleaning or recharging purposes. The Managing Agent will provide quotations to the Executive Committee.

Owner Contact Details:
A floor motion was presented to the Owners requesting contact information of Owners of the Complex. Due to privacy laws the Managing Agent is unable to provide details and would depend on the individual whether contact details are provided.

Motion : *It was resolved that Owners provide contact details for accessibility for the Executive Committee.*

CARRIED

Closure: There being no further business the meeting closed at 6.55pm

K P R Reports Pty Ltd trading as
ACT Professional Building Services
Unit 1/29 Webber Crescent, Calwell ACT 2905
Phone: (02) 6291 9950 • **Mobile:** 0403 185 631
Fax: (02) 6291 1029 • **Email:** actpro@bigpond.com
PO Box 401, Calwell ACT 2905 • **Web:** www.actpro.com.au

Data Sheet

Quick reference guide

Property:	46 Lampard Circuit - Bruce
Report Number:	18157
Inspected:	08/07/2014
Total Floor Area:	Lower 94 Sqm
	Upper 55 Sqm
Energy Rating:	5 Stars
Garage:	21.41 Sqm
Bedrooms:	3
Condition of home:	Good
Repairs required:	No

K P R Reports Pty Ltd

'ACTPRO'
PO Box 401
CALWELL ACT 2905

K P R REPORTS PTY LTD

T/A ACTPRO

'The Inspection Specialists'

A.B.N.: 87 001 956 716

Bill To:

Mr A. & Mrs R. Jonina
46 Lampard Circuit
BRUCE ACT 2617..

Invoice #: 00001266

DATE 11/07/2014

	YOUR NO.	SHIP DATE	TERMS
SALESPERSON	11 18157..		

QTY.	ITEM NO.	DESCRIPTION	PRICE	UNIT	DISC %	EXTENDED	CODE
1	PAK	B/P/C Inspection Report	$807.00			$807.00	GST
1	GOV	Government Charges	$138.00			$138.00	N-T

DIRECT DEPOSIT:

BOQ
KPR Reports Pty Ltd
BSB: 122 801
Acct No: 21857384

COMMENT	CODE	RATE	GST	SALE AMOUNT
	GST	10%	$73.36	$733.64
	N-T	0%	$0.00	$138.00

SALE AMOUNT	$945.00
FREIGHT	$0.00
GST	$73.36
TOTAL	$945.00
PAID TODAY	$0.00
BALANCE	**$945.00**

MYOB Forms by Forms Express - Ph (Aust) 1 300 780 159 (NZ) 0 800 442 533 www.formsexpress.com.au Stock code '04-114'

ACT PRO

K P R Reports Pty Ltd trading as
ACT Professional Building Services
Unit 1/29 Webber Crescent, Calwell ACT 2905
Phone: (02) 6291 9950 • **Mobile:** 0403 185 631
Fax: (02) 6291 1029 • **Email:** actpro@bigpond.com
PO Box 401, Calwell ACT 2905 • **Web:** www.actpro.com.au

BUILDING REPORT



KPR Reports Pty Ltd
trading as ACTPRO

DATE OF INSPECTION: 8th of July, 2014
OUR REFERENCE NUMBER: A/18157
Refer Property: 46 Lampard Circuit, Bruce

As at your request we have inspected the above property and we are pleased to submit the following building report.

This report has been compiled in accordance with **AS4349.0 and AS4349.1-2007**. If you have any further inquiries please do not hesitate to contact the Inspector Alan Gane (3307) or Manager Ken Roche (3304) on the above telephone numbers.

Yours faithfully,

Ken Roche
ACTPRO
Ph: 02 6291 9950

PREAMBLE

Upon receipt of this Standard Property Report, the purchasing client enters into a contract devised solely as per AS 4349.0 and AS4349.1-2007.

This report has been compiled after a visual inspection of the property, with an objective of identifying any defects (whether minor or significant) to the property that were visible and present at the time of inspection.

This report does not cover all aspects of the building and must be read in conjunction with the scope and limitations document contained within.

It may not include all items that were inspected and found to be in a good condition or all minor faults or defects as defined below:

AS 4349.1 "Minor fault or defect a matter which, in the view of age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification."

This report uses the following grading system:

- **GOOD**
  Of acceptable industry standards
  and free of defects
  and requiring no repairs.

  (superficial defects accepted).

- **FAIR**
  Of below acceptable industry standards
  or has minor defects
  or has minor signs of deterioration

  and is functional.

- **POOR**
  Of well below acceptable industry standards
  or has defects requiring extensive repair or replacement
  or has obvious signs of deterioration.

DESCRIPTION OF PROPERTY.

This is a two storey, rendered brick attached residence constructed on a concrete slab to a standard block. There are concrete roof tiles and aluminium window frames to the home. A single garage has been built to the front, under the same roofline as the residence. The fold-a-line has been fitted to the rear and a Rinnai Infinity hot water service has been installed to the left hand side of the property.

STRUCTURAL MOVEMENT / CRACKING.

- There is no evidence of significant structural movement or brickwork cracking to the residence.

EXTERNAL.

- Brickwork is in a good condition.
- Paintwork is in a good condition. Painting is an ongoing maintenance item to protect the timbers from the natural elements.
- Colourbond fascias are in a good condition.
- Landscaped gardens are in a good condition.
- Fold-a-line is in a good condition.
- Front verandah is in a good condition.
- Rear verandah is in a good condition.
- Paved paths are in a good condition.

GARAGE.

- Internally accessed garage is in a good condition.
- Ceiling is peaking.
- Panel lift door with remote control is in a good condition.

FENCES.

- Paling fences to the front, left, right and rear are in a good condition.
- Safety fencing to the left hand side is in a good condition.
- Metal gate to the front is in a good condition.

WINDOWS.

- Aluminium window frames are in a good condition.
- Flyscreens fitted to the windows are in a good condition.

EXTERNAL DOORS.

- External door to the front is in a good condition.
- Security flyscreen door to the front is in a good condition.

ROOF.

- Pre-fabricated Radiata roof trusses appear to be aligned and in a good condition.
- Concrete roof tiles are in a good condition.
- Ridge capping is in a good condition.
- Bedding and pointing is in a good condition.
  The re-bedding and re-pointing of these tiles is an ongoing maintenance item to prevent moisture from entering the roof space. Further advice when required should be sought from a practising roof tiler.
- Eaves are in a good condition.
- Colourbond guttering is in a good condition.
- Downpipes are in a good condition.

INSULATION.

- There are R5.0 fibreglass batts to the ceilings of the residence.

Note* R5.0 ceiling insulation is the recommendation for the ACT region.

PLUMBING and DRAINAGE.

- Inspection of stormwater plumbing and sewerage drainage is not possible as these areas are not accessible to our inspectors.

INTERNAL.

- Gyprock walls and ceiling are in a good condition.
- Paintwork is in a good condition.
- Carpets and tiles are laid to the floors.

Note* the residence is furnished at the time of inspection.

- **Lights, heating, hot water service and other household fittings and appliances have not been tested as part of this inspection.**

HEATING.

- A heating unit and an evaporative cooler have been ducted to the ceilings of the residence.

ENTRY.

- Gyprock walls and ceiling are in a good condition.
- Tiles are laid to the floor.

LOUNGE and DINING ROOM.

- A smoke detector is fitted to the ceiling. The batteries will require replacement every twelve months.
- Gyprock walls and ceiling are in a good condition.
- Tiles are laid to the floor.
- Curtains and venetian blinds are fitted to the four windows and glass sliding door.
- There are locks to the windows.

FAMILY ROOM.

- Gyprock walls and ceiling are in a good condition.
- Skirting is water damaged.
- Tiles are laid to the floor.
- Curtains are fitted to the glass sliding door.

LAUNDRY.

- Villaboard walls and gyprock ceiling are in a good condition.
- Tiles are laid to the floor.
- Tiles laid to the floor are drummy.
- Exhaust fan is in a good condition.
- Laundry tub and taps are in a good condition.
- Single door storage cupboard is in a good condition.

KITCHEN.

- Gyprock walls and ceiling are in a good condition.
- Tiles are laid to the floor.
- Venetian blinds are fitted to the window.
- There is a lock to the window.
- Cupboards and benchtop are in a good condition.
- Oven, grill and hotplates have not been tested.
- Rangehood has not been tested.
- Dishwasher has not been tested.
- Kitchen sink has no signs of leaks.
- Tap mixer is in a good condition.
- Splash back tiles are in a good condition.

HALLWAY and STAIRCASE.

- A smoke detector is fitted to the ceiling. The batteries will require replacement every twelve months.
- Gyprock walls and ceiling are in a good condition.
- Carpet is laid to the floor.
- Two door storage cupboard is in a good condition.

BEDROOM ONE.

- Gyprock walls and ceiling are in a good condition.
- Carpet is laid to the floor.
- Curtains are fitted to the glass sliding door.
- Walk-in-robe is in a good condition.

ENSUITE.

- Cavity sliding door is in a good condition.
- Villaboard walls and gyprock ceiling are in a good condition.
- Wall tiles are in a good condition.
- Tiles are laid to the floor.
- No window dressings are fitted to the window.
- There is a lock to the window.
- Basin and vanity are in a good condition.
- Taps are in a good condition.
- Mirror is in a good condition.
- Shower base and screen are in a good condition.
- Dual flush toilet is in a good condition with no signs of leaks.
- Tastic fan / heater is in a good condition.

BEDROOM TWO.

- Gyprock walls and ceiling are in a good condition.
- Carpet is laid to the floor.
- Venetian blinds are fitted to the window.
- There is a lock to the window.
- Sliding two door built-in-robe is in a good condition.

BEDROOM THREE.

- Gyprock walls and ceiling are in a good condition.
- Carpet is laid to the floor.
- Venetian blinds are fitted to the window.
- There is a lock to the window.
- Sliding, mirrored three door built-in-robe is in a good condition.

BATHROOM.

- Villaboard walls and gyprock ceiling are in a good condition.
- Tiles are laid to the floor.
- Skylight is in a good condition with no signs of leaks.
- Basin and vanity are in a good condition.
- Mirror is in a good condition.
- Taps are in a good condition.
- Shower base is in a good condition.
- Spa bath is in a good condition. Pump has not been tested.
- Tastic fan / heater is in a good condition however one heat lamp is blown.

TOILET – lower level.

- Villaboard walls and gyprock ceiling are in a good condition.
- Tiles laid to the floor are drummy.
- Basin and vanity are in a good condition.
- Taps are in a good condition.
- Skylight is in a good condition with no signs of leaks.
- Exhaust fan is in a good condition.
- Dual flush toilet is in a good condition with no signs of leaks.

TOILET – upper level.

- Villaboard walls and gyprock ceiling are in a good condition.
- Tiles are laid to the floor.
- Exhaust fan is in a good condition.
- Dual flush toilet is in a good condition with no signs of leaks.

OVERVIEW / COMMENTS.

This three bedroom home with a single garage is generally in a good condition with only minimal and minor defects as noted within this report.
This inspection has not included the examination of the plumbing or electrical wiring to the property. If inspection of these areas is required it is recommended that a qualified tradesman be consulted.
The residence is situated on a gently sloping block of land that would appear to drain away / run off adequately.
The weather at the time of the inspection was overcast.
The overall condition of the property where visible / accessible appears to be in a sound structural condition.

K P R Reports Pty Ltd trading as
ACT Professional Building Services
Unit 1/29 Webber Crescent, Calwell ACT 2905
Phone: (02) 6291 9950 • Mobile: 0403 185 631
Fax: (02) 6291 1029 • Email: actpro@bigpond.com
PO Box 401, Calwell ACT 2905 • Web: www.actpro.com.au

Visual Timber Pest Inspection & Report in accord with AS 4349.3 ACT only

Account to: A. & R. Jonina
46 Lampard Circuit
BRUCE ACT 2617

Reference: *18157-11/WM*

Re: Structure at: 46 Lampard Circuit
BRUCE ACT 2617

Inspection Date: 8th July, 2014
Report Prepared Date: 9th July, 2014

Summary Only

IMPORTANT DISCLAIMER

- **This Summary is supplied to allow a quick and superficial overview of the inspection results.**
- **This Summary is NOT the Report and cannot be relied upon on its own.**
- **This Summary must be read in conjunction with the full report and not in isolation from the report.**
- **If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.**
- **The Report is subject to conditions and limitations. Your attention is particularly drawn to the Clauses, Disclaimer of Liability to Third Parties, Limited Liability to a Purchaser within the Australian Capital Territory and to the Notice to the Purchaser at the back of this Report.**

ACCESS

Are there any Area(s) and/or Section(s) to which Access should be gained? Yes, read report in its entirety.

TIMBER PEST ACTIVITY

Were active subterranean termites (live specimens) found? No, read report in its entirety.

Was visible evidence of subterranean termite workings or damage found?No, read report in its entirety.

Was visible evidence of borers of seasoned timbers found? No, read report in its entirety.

Was evidence of damage caused by wood decay (rot) fungi found? No, read report in its entirety

**For complete and accurate information
please refer to the attached complete
Visual Timber Pest Report, provided in accord with AS 4349.3.**

TERMS & LIMITATIONS

Important Information: Any person who relies upon the contents of this report does so acknowledging that the following clauses which define the Scope and Limitations of the inspection form an integral part of the report.

1. THIS IS A VISUAL INSPECTION ONLY in accord 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) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.

2. SCOPE OF REPORT: This Report is confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean and damp wood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hylotrupes bujulus Linnaeus)* 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. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hylotrupes bujulus Linnaeus* are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.

3. LIMITATIONS: Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property 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. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.

4. DETERMINING EXTENT OF DAMAGE: The Report is NOT a structural damage Report. We claim no expertise in building and any inexpert opinion we give on timber damage CANNOT be relied upon. The Report will not state the full extent of any timber pest damage. The Report will state timber damage found as 'slight', `moderate', 'moderate to extensive' or 'extensive'. This information is not the opinion of an expert. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then You must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and You should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither We nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

5. MOULD: Mildew and non wood decay fungi is commonly known as Mould and is not considered a Timber Pest. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. Should any evidence of Mould happen to be noticed during the inspection, it will be noted in the Other Information (5.11) section of this report. If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

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

7. (a) **DISCLAIMER OF LIABILITY TO THIRD PARTIES**: This Report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Subject to 7 (b) below, any third party acting or relying on this Report, in whole or in part, does so at their own risk.

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

This Report may be attached to the Contract provided that:

I. This Report must include: -

(a) the Inspection Date; and

(b) the date the Report was prepared; and

(c) the QBE Insurance policy number and expiry date of the professional indemnity insurance policy covering the Inspector who provided the Report.

II. The Vendor and the Purchaser are advised that within 7 days after the Inspection Date the following information will be given to the Territory (defined in the Act) for inclusion in a publicly available register: -

(a) the fact that this Report has been prepared; and

(b) the street address of the property inspected; and

(c) the Inspection Date stated in this Report; and

(d) the name and contact details of the company, partnership or sole trader that employs the Timber Pest Inspector who prepared the Report; and

(e) the name of the Timber Pest Inspector who carried out the inspection.

III. As required by Part 2, Section 7 and Clause 5 of the Regulations the circumstances in which reliance may be placed on the report in respect to the state of the property at the time of the inspection are;

(a) the inspection was carried out not more than three months prior to the date the property named on the front of the Report was first listed or offered for sale; and

(b) the date on which the settlement took place was not more than one hundred and eighty (180) days after the Inspection Date; and

(c) the Report is given by the Vendor to the prospective Purchaser prior to Exchange and prior to the expiration of any 'Cooling-off Period' allowed in the Act; and

(d) the Purchaser completes, signs and dates the "Notice to the Purchaser" before settlement; and

(e) the Purchaser transmits by fax, post or otherwise delivers the signed "Notice to the Purchaser" to the company, partnership or sole trader at the address shown on the front of the Report not less than four (4) days prior to the date of settlement.

NB. No reliance may be placed on the report for any contract entered into more than six months after the date of inspection.

IV. The Vendor and the Purchaser are advised that, upon payment of a reasonable fee, the company, partnership or sole trader that employed the Timber Pest Inspector who prepared this Report may supply a copy to any person, Solicitor, company or organization purporting to represent or be a person who has entered into a contract to buy the property.

NOTE: The provisions of the above 'Limited Liability to a Purchaser within the Australian Capital Territory only' clause together with the 'Notice to the Purchaser' shall, in all circumstances, form part of the Contract between the Purchaser and the company, partnership or sole trader that employs the Timber Pest Inspector who carried out the Inspection.

WARNING: The Purchaser is advised that this Report reflects the condition of the property existing at the time of the inspection(Inspection Date) and may not reflect the current state. Timber Pests, particularly Termites, may have gained entry to the property since the Inspection Date. Termites can, in a relatively short period, cause significant damage to both structural and non-structural timbers within and around the buildings of the Property. Termites (white ants) may be difficult to detect and much of the damage caused may not be readily visible. If damage exists then it may cost thousands of dollars to repair. It is, therefore, very strongly recommended that you promptly arrange for another inspection and report in accordance with Australian Standard AS4349.3 to be carried out prior to the expiration of the 'Cooling off Period' and settlement.

8. COMPLAINTS PROCEDURE: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

VISUAL TIMBER PEST REPORT

1. BRIEF DESCRIPTION OF STRUCTURE(S) INSPECTED:

1.1 Building: Domestic. **Construction:** Multistorey. **Floor:** Concrete Slab. **Walls:** Brick Veneer & Cavity Brick. **Roof:** Tile. **Fences etc:** Timber & Aluminium Pool Fencing.

Any building or part of a building that is constructed on a concrete slab is always more susceptible to termite attack because of possible concealed termite entry.

1.2 Areas Inspected: Only structures, fences &/or trees within 50m of the building but within the property boundaries were inspected. The areas inspected were: - Interior, Roof Void, Exterior, Grounds, Fences, Other areas also inspected, if any, were: **n/a**.

1.3 Areas NOT Inspected: No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios subfloors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow **blocks/posts, etc.**

1.4 Other Area(s)* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason(s) why include:

- 1.5 metres around the inside perimeter of the roof void, from the eave inwards due to the height between the ceiling joists and rafters.
- Roof void in saddled areas (valleys).

Please note since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

1.5 Area(s) in which Visual Inspection was Obstructed or Restricted and the Reason(s) why include:

- **Exterior:** Behind the down pipes because they were secured to the exterior cladding.
- **Roof Void:** The presence of insulating materials, rendered a comprehensive inspection impractical. The ceiling joists, hanging beams, top plate and other ceiling timbers were not inspected. Visual inspection was obstructed because of air / heat conditioning ducting and/or equipment.
- **Interior:** Timbers in cupboards and built-in robes were concealed by clothing, personal items and other stored household items. Furniture and appliances obstructed the visual inspection of the floor and skirting boards.
- **Fences:** The boundary fence because of garden vegetation.
- **Garage:** Garden tools and stored items obstructed the visual inspection inside the garage.

Please note since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

1.6 High Risk Area(s) to which Access <u>should</u> be gained, or fully gained, since they may show evidence of Timber Pests or damage: Roof void - Exterior - Interior - Garage - Fences.

1.7 Was the property furnished at the time of inspection? Yes.

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

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2. SUBTERRANEAN TERMITES:

2.1 Were active termites (live insects) present at the time of the inspection: None found at the time of the inspection.

If the answer was "none found at the time of the inspection" then the following termite description is not applicable. Go to 2.2.

If the answer was "yes" then the termites are believed to be *(not applicable as none found) at the time of the inspection*. The termites have the potential to cause (not applicable as none found) damage to structural and decorative timbers and were located mainly in, but not necessarily limited to, the following areas: not applicable.

2.2 A termite nest was not located.

2.3 Visible evidence of subterranean termite workings and/or damage was found in but not necessarily limited to: not applicable.

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

2.4 Was any evidence of timber damage visible? None found at the time of the inspection.

We claim no expertise in building. No termite damage was visible.

VERY IMPORTANT:

2.5 If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the ground and fences then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. We claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsible for the repair of any damage whether disclosed by this report or not. (See Terms & Limitations).

Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, you must realise that it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, regular, inspections are essential. Unless written evidence of a termite protection program in accord with "*Australian Standard 3660*" with ongoing inspections is provided, you must arrange for a treatment in accord with "*Australian Standard 3660*" to be carried out immediately to reduce the risk of further attack.

2.6 General remarks: A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property up to a height of 2m have been visually inspected, where possible and practicable, for evidence of termite activity. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

2.7 No signs of a termite treatment were found or evidence of a possible previous termite treatment.

WARNING: If evidence of drill holes in concrete or brickwork or other signs of a possible previous treatment is reported then the treatment was probably carried out because of an active termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive inspection carried out and have a builder determine the full extent of any damage and the estimated cost of repairs as the damage may only be found when wall linings etc are removed.

Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating the type of termite shield system, treated zone or combination has been installed.

2.8 No durable notice was found during the inspection.

This firm can give no assurances with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty information. In most cases you should arrange for a treatment in accord with "*Australian Standard 3660*" be carried out to reduce the risk of further attack.

3. BORERS OF SEASONED TIMBER

3.1 ***Lyctus brunneus*** **(powder post beetle)** is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. However, you should have a building expert investigate if any timber replacement is required.

3.2 ***Anobium punctatum*** **(furniture beetle) and** ***Calymmaderus incisus***(Queensland pine beetle) must always be considered active, unless proof of treatment is provided, because, unless the timber is ground up, one cannot determine conclusively if activity has ceased. Total timber replacement of all susceptible timbers is recommended. A secondary choice is treatment. However, the evidence and damage will remain and the treatment may need to be carried out each year for up to three years.

3.3 Was visible evidence of borers found? *No evidence located.* No damage was found at the time of the inspection

We claim no expertise in building and if any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

3.4 Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

3.5 Borer recommendations: Replacement of all susceptible timbers is always preferred since, in the event of selling the property in the future it is probable that an inspector will report the borers as active (see above). A chemical treatment to control and/or protect against Furniture beetle and/or Queensland pine beetle can be considered as a less effective, lower cost option. Before considering this option you should consult with a builder (See Terms & Limitations) to determine if the timbers are structurally sound. Following the initial treatment a further inspection is essential in twelve months time to determine if further treatment is needed. Treatments over a number of consecutive years may be required.

4. FUNGAL DECAY CAUSED BY WOOD DECAY FUNGI

4.1 Was evidence of wood decay fungi (wood rot) found? None found at the time of the inspection.

4.2 No damage was found at the time of the inspection.

We claim no expertise in building and if any evidence of fungal decay or damage is reported you should consult a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

5. CONDITIONS THAT ARE CONDUCIVE TO TIMBER PESTS

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

At the time of the inspection no visible leaks were found:

We claim no expertise in building and if any leaks were reported then you must have a plumber or other building expert determine the full extent of damage and the estimated cost of repairs.

5.2 Moisture: At the time of the inspection moisture readings were normal

High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection.

If a high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

5.3 Drainage: Poor drainage, especially in the subfloor, greatly increases the likelihood of wood decay and termite attack. We claim no expertise in plumbing and drainage, however it appears that drainage is generally not applicable.

Where drainage is considered inadequate a plumber, builder or other building expert must be consulted.

5.4 Hot water services and air conditioning units which release water alongside or near to building walls should be piped to a drain (if not possible then several meters away from the building) as the resulting wet area is highly conducive to termites.

Is there a need for this work to be carried out? **No, no leaks found at time of inspection.**

5.5 Ventilation: Ventilation, particularly to the sub-floor region is important in minimising the opportunity for Timber Pests to establish themselves within a property.

We claim no expertise in building, however, the ventilation appears to be generally not applicable. Where ventilation is considered inadequate a builder or other expert should be consulted.

5.6 Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

Does the slab edge inspection zone fully comply? No, not required as it's an infill type slab.

Note: A very high proportion of termite attacks are over the slab edge. Covering the slab edge makes concealed entry easy. This is particularly true of infill type slab construction. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2.

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

Were the weep holes clear allowing the free flow of air? Yes

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

We claim no expertise in building. However, in our opinion the termite shields appear to be inadequate.

If considered inadequate a builder or other building expert should be consulted.

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

5.9 Other areas and/or situations that appear conducive to (may attract) subterranean termite infestation:

- Timber in ground contact / Non-durable timbers: **HIGH** *(fences)*

5.10 Comments on other Conducive Conditions:

- The boundary fence is conducive to timber infestation as they are in direct contact with the soil.
- Vegetation covering the boundary fence allows for concealed termite entry.

5.11 Other information:

- We recommend that the vegetation from around the boundary fence is removed so that it does not allow for concealed termite to attack the boundary.

6. OVERALL ASSESMENT OF THE PROPERTY:

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

6.2 At the time of the inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION to the overall property was considered to be moderate to high.

6.3 SUBTERRANEAN TERMITE TREATMENT RECOMMENDATION: A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be not essential but 6 to 12 monthly inspections are recommended.

6.4 FUTURE INSPECTIONS: AS 3660.2-2000 recommends "regular competent inspections should be carried out at least on an annual basis but more frequent inspections are strongly recommended". It goes on to inform that "regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimized".

Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2000 is conducted at this property every 6 months but not more than 12 months.

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

Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors which may lead to infestation from Timber Pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc; form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavour to ensure such conditions DO NOT occur around your property.

We further advise that you engage a professional pest control firm to provide a termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises that "*the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections.*"

You should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details important information about what you can do to help protect your property from timber pests. This information forms an integral part of the report.

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected. The Australian Standard 4349.3 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified in the Table below are available or, where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers." Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

Area	Access hole	Crawl space	Height
Roof interior	450 x 400mm	600 x 600mm	Accessible from 2.1m step ladder or 3.6m ladder placed against a wall.
Subfloor	500 x 400mm	Vertical clearance **Timber floor**: 400mm to bearer, joist or other obstruction. **Concrete floor** : 500mm	
Roof Exterior			Accessible from a 3.6m ladder.

A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED

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

This style of report is available by ordering with several days notice. Inspection time for this style of report will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. A price is available on request.

CONCRETE SLAB HOMES

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

SUBTERRANEAN TERMITES

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forestry shows 1 in every 5 homes is attacked by termites at some stage in its life. More recent data would indicate that this is now as high as 1 in every 3. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

How Termites Attack your Home. The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite Damage. Once in contact with the timber they excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and cost two to five thousand dollars (or more) to treat.

Subterranean Termite Ecology. These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings.

Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas.

Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

BORERS OF SEASONED TIMBERS

Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle.

It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected.

Where floors are covered by carpets, tiling, or other floor coverings and where no access to the underfloor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling.

Borers of 'green' unseasoned timber may also be present. However these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

Anobium borer (furniture beetle) and Queensland pine borer. These beetles are responsible for instances of flooring collapse, often triggered by a heavy object being placed on the floor (or a person stepping on the affected area!) Pine timbers are favoured by this beetle and, while the sapwood is preferred, the heartwood is also sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall panelling. The *frass* from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

Lyctus borer (powder post beetle). These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that structural timbers contain no more than 25% Lyctus susceptible sapwood these borers are not normally associated with structural damage. Replacement of affected timbers is not recommended and treatment is not approved. Where decorative timbers are affected the emergence holes may be considered unsightly in which case timber replacement is the only option. Powder post beetles mostly attack during the first 6-12 months of service life of timber. As only the sapwood is destroyed, larger dimensional timbers (such as rafters, bearers and joists) in a house are seldom weakened significantly to cause collapse. In small dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may result in collapse. Replacement of these timbers is the only option available.

TIMBER DECAY FUNGI

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually reside in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Destruction of affected timbers varies with the symptoms involved. Removal of the moisture source usually alleviates the problem. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack.

CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties or timber Pest activity and/or damage in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection and Report was carried out by: **Wayne McManus**

Insurance Termite Accreditation Number: **3304**

Dated this **8th** day of **July** 2014

SIGNED FOR AND ON BEHALF OF: ACTPRO

Signature: 

Notice to the Purchaser (ACT only)

(a) Prior to or on Exchange and prior to the commencement of the 'Cooling-off Period' you were given an inspection Report on the Property you intend purchasing ("the Report"). The Purchaser is advised that this Report reflects the condition of the property existing at the time of the inspection(Inspection Date) and may not reflect the current state. Timber Pests, particularly Termites, may have gained entry to the property since the Inspection Date. Termites can, in a relatively short period, cause significant damage to both structural and non-structural timbers within and around the buildings of the Property. Termites (white ants) may be difficult to detect and much of the damage caused may not be readily visible. If damage exists then it may cost thousands of dollars to repair. It is, therefore, **very strongly recommended** that you urgently arrange for another inspection and report in accordance with Australian Standard AS4349.3 to be carried out prior to exchange or prior to the expiration of any 'Cooling Off Period' and prior to settlement.

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

(c) If you fail to procure a further inspection and report as recommended in (a) and (b) or fail to obtain copies of the treatment proposal, certificates of treatment carried out, details of all repairs including copies of quotations, invoices and any other reports as recommended in (b) above, then it will be deemed that you have decided not to have a further inspection and report carried out, or to obtain copies of certificates of treatments carried out, details of all repairs including copies of quotations, invoices and any other reports and have relied upon your own enquiries and the Report knowing the possible consequences and that the condition of the property, as stated in the Report, may have changed.

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

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

Please cross out the statement below that does not apply: -

At the date of exchange, not more than 3 months have elapsed since the Inspection Date and as at the anticipated date of settlement not more than 180 days will have elapsed since the Inspection Date;

1. I/We have read and understood the 'Limited Liability to a Purchaser within the Australian Capital Territory only' clause of the Report and this Notice to the Purchaser. I/We have not arranged for another inspection and report in respect of the property and it is my/our intention to **rely upon the findings contained in the report**; or
2. I/We have **arranged for another inspection of the property and report** to be carried out, which I/We will use in conjunction with this Report in deciding whether to proceed with the purchase of the property; or
3. I/We have read and understood the 'Limited Liability to a Purchaser within the Australian Capital Territory only' clause of the Report and this Notice to the Purchaser. I/We have not arranged for another inspection and report in respect of the property and have **relied on my/our own enquiries in respect of the condition of the property** as at the date of settlement including any changes in the condition of the property that have taken place since the Inspection Date stated in the Report.

Name of Inspector: **Wayne McManus**

Firm: **Inspection Date:** 08/07/2014

Street Address of the Property: 46 Lampard Circuit

Suburb: Bruce **Post Code:** 2617 **Exchange Date:**

Contact Details

Full Name of the Purchaser:

Contact Address:

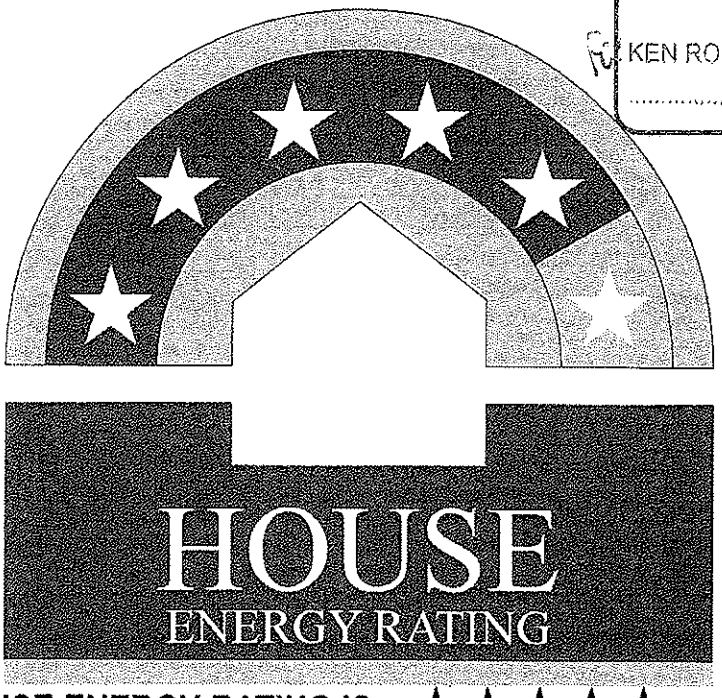
Suburb: **Post Code:**

Phone: (**)** **Mobile:** **Fax: (** **)** **Email:** **@**

Signed: _____ **on this the** **day of** **200** **.**

FirstRate Report

ACT HOUSE ENERGY RATING SCHEME
11 points 5 stars
- 8 JUL 2014
KEN ROCHE 19863345c
Accurate Assessor



YOUR HOUSE ENERGY RATING IS: ★★★★★ **5 STARS**
in Climate: 24
SCORE: 11 POINTS

Name:	A & R. JONINA	**Ref No:**	18157-11
House Title:	BL 19 SEC 81 - UNIT# 56 - BRUCE	**Date:**	8-07-2014
Address:	46 LAMPARD CIRCUIT		
	BRUCE ACT		2617
Reference:	C:\ACTPRO\2014 EER'S\BC 081 019 U 00 00 056		
Total Floor Area:	Lower: 94sq.m Upper: 55sq.m		

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.

Appliance Ratings

Heating:	Unknown Heater / Unknown Rating
Cooling:	Unknown Cooling / Unknown Rating
HotWater:	Unknown Hot Water System / Unknown Rating

NOTE: The appliance ratings above are based on information provided by the applicant and are included for information purposes only. They do not affect the House Energy Rating of the dwelling.

IMPROVING YOUR RATING

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

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

Current	11	
Potential	11	

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

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	11	★★★★★

Largest windows in the dwelling;

Direction : North

Area : 10 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	11	★★★★★
2. North East	11	★★★★★
3. East	11	★★★★★
4. South East	10	★★★★★
5. South	12	★★★★★
6. South West	8	★★★★★
7. West	6	★★★★★
8. North West	6	★★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: BL 19 SEC 81 - UNIT# 56 - BRUCE, 46 LAMPARD CIRCUIT, BRUCE ACT

Assessor's Name: K.P. ROCHE
Net Conditioned Floor Area: 117.5 m²

Feature						Points		
						Winter	Summer	Total
CEILING						7	1	7
Surface Area:	0	Insulation:	8					
WALL						3	0	4
Surface Area:	-3	Insulation:	7	Mass:	0			
FLOOR						5	1	5
Surface Area:	2	Insulation:	-8	Mass:	11			
AIR LEAKAGE (Percentage of score shown for each element)						7	0	7
Fire Place	0 %	Vented Skylights	0 %					
Fixed Vents	0 %	Windows	48 %					
Exhaust Fans	0 %	Doors	34 %					
Down Lights	0 %	Gaps (around frames)	19 %					
DESIGN FEATURES						0	0	0
Cross Ventilation	0							
ROOF GLAZING						0	0	0
Winter Gain	0	Winter Loss	0					
WINDOWS						-17	-7	-24

Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
N	10	9%	-21	18	-3	0
S	9	7%	-19	6	-2	0
W	3	2%	-5	4	-1	0
Total	21	18%	-44	27	-7	-24

* 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 2 points			Winter	Summer	Total
RATING	★★★★★	**SCORE**	5	-5	11*

*** includes 11 points from Area Adjustment**

Detailed House Data

House Details

ClientName	A & R. JONINA
HouseTitle	BL 19 SEC 81 - UNIT# 56 - BRUCE
StreetAddress	46 LAMPARD CIRCUIT
Suburb	BRUCE ACT
Postcode	2617
AssessorName	K.P. ROCHE
FileCreated	8-07-2014

Climate Details

State	
Town	Canberra
Postcode	2600
Zone	24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	87.9m²
2	Timber	NA	Yes	No	No	Carp	R0.0	34.4m²
3	Timber	NA	Yes	No	No	Tiles	R0.0	8.6m²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R2.5	24.9m	2.4m
2	Brick Veneer	No	R2.5	28.9m	2.4m
3	Brick Cavity	Yes	R2.5	12.7m	2.4m
4	Brick Cavity	Yes	R2.5	6.9m	2.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	No	R5.0	43.0m²
2	Attic - Standard	No	No	R5.0	87.9m²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	S	1.0m	1.2m	No	SG	ALSTD	VE	No	0.2m	0.2m	0.4m
2	S	2.1m	1.8m	No	SG	ALSTD	CW	No	1.2m	1.2m	0.1m
3	S	1.8m	1.2m	No	SG	ALSTD	VE	No	0.1m	0.1m	0.0m
4	W	1.8m	0.9m	No	SG	ALSTD	VE	No	0.1m	0.1m	0.0m
5	N	2.1m	2.0m	No	SG	ALSTD	HD	No	1.2m	1.2m	0.2m
6	S	1.2m	1.2m	No	SG	ALSTD	VE	No	0.2m	0.2m	0.1m
7	N	1.2m	0.9m	No	SG	ALSTD	VE	No	0.2m	0.2m	0.3m
8	N	1.2m	0.9m	No	SG	ALSTD	VE	No	0.2m	0.2m	0.3m
9	N	2.1m	1.8m	No	SG	ALSTD	HD	No	1.3m	1.3m	0.1m
10	W	1.2m	0.9m	Yes	SG	ALSTD	NC	No	0.2m	0.3m	0.3m

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

No shaded windows

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 ?	No
Area of Heavyweight Mass	0m²
Area of Lightweight Mass	0m²

	Sealed	UnSealed
Chimneys	0	0
Vents	0	0
Fans	0	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	2
External Doors	3	0

Unflued Gas Heaters	0
Percentage of Windows Sealed	100%
Windows - Average Gap	Small
External Doors - Average Gap	Small
Gaps & Cracks Sealed	Yes

K P R Reports Pty Ltd trading as
ACT Professional Building Services
Unit 1/29 Webber Crescent, Calwell ACT 2905
Phone: (02) 6291 9950 • Mobile: 0403 185 631
Fax: (02) 6291 1029 • Email: actpro@bigpond.com
PO Box 401, Calwell ACT 2905 • Web: www.actpro.com.au

Reference: 18157-11/AG

COMPLIANCE REPORT

Unit 56, Block 19, Section 81 of – **BRUCE**
Known as 46 Lampard Circuit – **BRUCE**

Approval numbers and dates:

Plans for Townhouse & Garage –	**Plan No.**	**014017/A**
Plans for Townhouse & Garage –	**Plan No.**	**014017/B**
Plans for Townhouse & Garage –	**Plan No.**	**014017/C**
Plans for Townhouse & Garage –	**Plan No.**	**014017/D**
Plans for Townhouse & Garage –	**Plan No.**	**014017/E**
Plan of Drainage -	**Plan No.**	**105625**

Unit Titles -
Unit Plan No. 2211
Surveyor's Certificate -
Dated: 19/04/2002

Certificate of Occupancy or Use	**Cert No.**	**014017N1C1**
for New Townhouse Garage -	**Plan No.**	**014017/A/B/C/D/E**

Dated: 24/01/2003

No unapproved work on this property and/or building file.
No records on the building file of current notices issued over this property.
No records on the building file showing applications still being processed.

ALL THE STRUCTURES MENTIONED HEREWITH ARE APPROVED AND IN COMPLIANCE WITH ACT REGULATIONS, FOR CONSTRUCTION TO THIS PROPERTY. THERE ARE NO UNAPPROVED STRUCTURES AT THIS PROPERTY.

***NB** ***Plan 014017/E is not relevant to Unit 56.**

K. P. Roche
ACTPRO Building Services
15th July, 2014

CONVEYANCING BUILDING FILE INDEX

SUBURB: Bruce SECTION: 81 BLOCK: 19 UNIT: 56 EX GOV: No PAGE: 1/1

COU ISSUED Y/N	PLAN NUMBER	FOLIO NO.	DESCRIPTION OF WORK	AMEND	DETAILS	INDEM INSUR	SURVEY	PERMIT NUMBER	COST OF WORKS	COU PLAN NO. & DATE	FOOTINGS DATE
Y	014017/A	9	Townhouse & Garage Unit 56						$88,950		
Y	014017/B	10			Y						
		11				26/07/02					
		86									24/11/01
		89-90	Survey				Y				
Y	014017/C	120		Y							
Y	014017/D	122			Y						
Y	014017/E	159		Y							
		160-161								014017/A+B+C+D+E 26/01/03	

Drainage Plan Number: 105625

Soil Classification Number: No

Comments: Plan 014017/E not relevant to unit 56.

ACT Government
Environment and Planning

ESDD TO COMPLETE

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.

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

If available, copies of the following documents are provided:

• Certificate/s of Occupancy and Use	☒	☐
• Survey Certificates	☒	☐
• Approved Building Plans	☒	☐
• Ex- government Building Plans	☐	☒
• Certificate of Completion of Asbestos Removal work**	☐	☒

** 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)	☒	☐

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 B20XXXXX 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.

Search officer comments (if any?)			
Search officer initials:	Cost of application: $ 108.20	Date completed:	14/07/2014

[redacted] RAE & ASSOCIATES
ACN 090 525 429
CONSULTING SURVEYORS
LAND, ENGINEERING & MINING

Peter J Selfe B.App Sci: IS&C), Grad Dip IS.P.C.), M.I.S. Aust.
REGISTERED SURVEYOR/ DIRECTOR
Mark B Murphy B.App Sci. IS&C)
SURVEYOR/ DIRECTOR

INSTITUTION OF SURVEYORS
AUSTRALIA

(90)
2/14-16 Huddart Court
MITCHELL ACT 2911

Postal Address
PO Box 574
MITCHELL ACT 2911

Phone: (02) 6262 2622
Fax: (02) 6262 2633
Mobile: 0412 337 612

PS.LW - 22126

19th April, 2002

Victory Homes
7 Mialli Place
O'MALLEY ACT 2615

Dear Sir,

As instructed, we have surveyed land at Bruce, in the Division of Bruce, District of Belconnen, having a total frontage of 240.335 metres to Lampard Circuit being **Block 19 Section 81 Deposited Plan Numbered 9562** as shown by red edging in the sketch plan attached.

Upon this land stands the brick foundations of buildings in the course of erection to be on completion Sixteen Brick Residences, along with Two Steel and Brick Buildings.

The sketch shows the positions of the buildings and foundations relative to the boundaries.

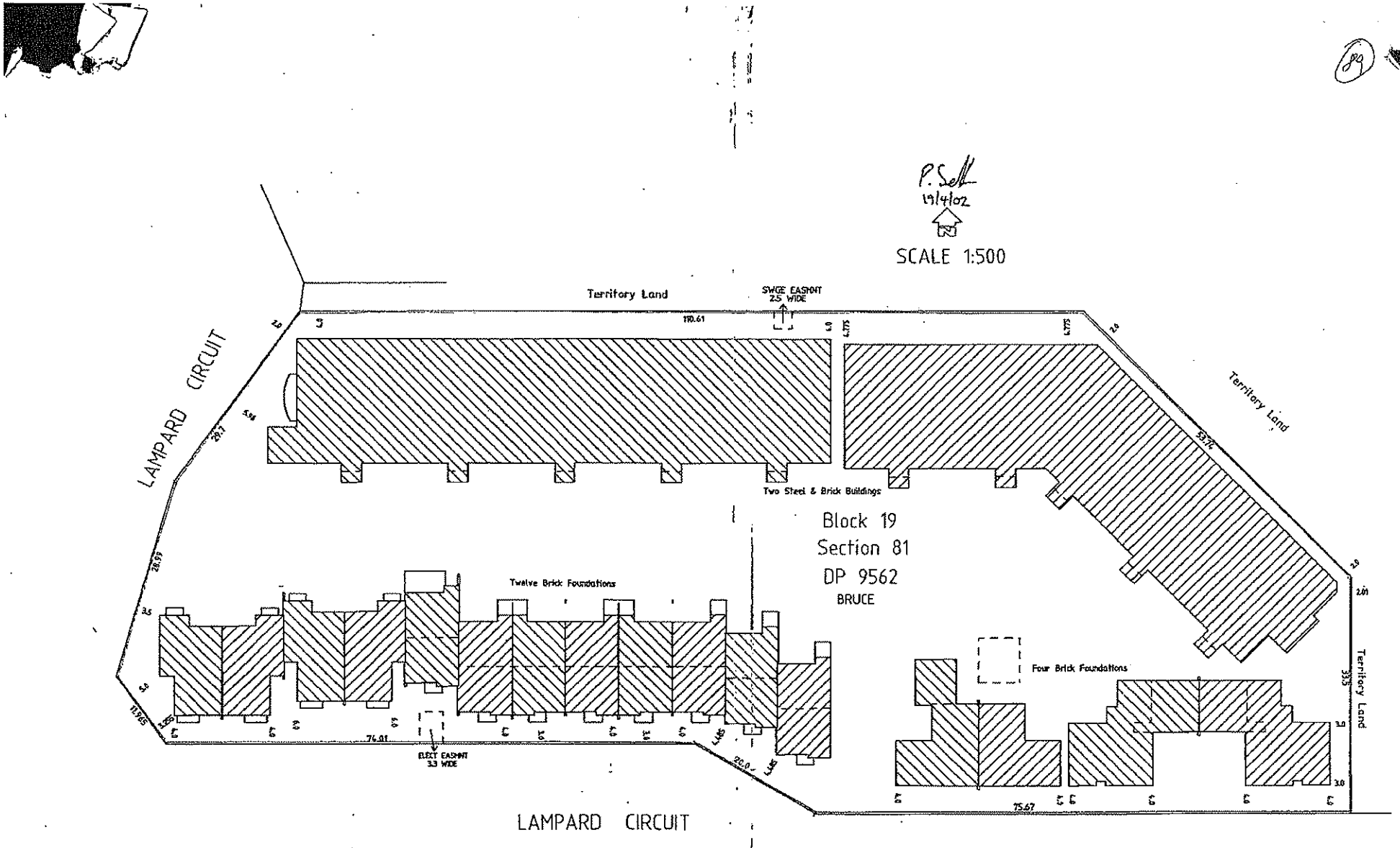
The boundaries of subject land are not fenced.

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

Yours faithfully,
M & S SURVEYS PTY LTD.

P. Selfe

Peter Selfe
Registered Surveyor


P.S.
19/4/02
SCALE 1:500
Territory Land
SWGE EASMNT
2.5 WIDE
110.61
LAMPARD CIRCUIT
Territory Land
Two Steel & Brick Buildings
Block 19
Section 81
DP 9562
BRUCE
Twelve Brick Foundations
Four Brick Foundations
Territory Land
ELECT EASMNT
3.3 WIDE
74.01
75.67
LAMPARD CIRCUIT

FORM 1A AND 3

LAND TITLES (UNIT TITLES) ACT 1970 SHEET No. 1 OF 13 SHEETS

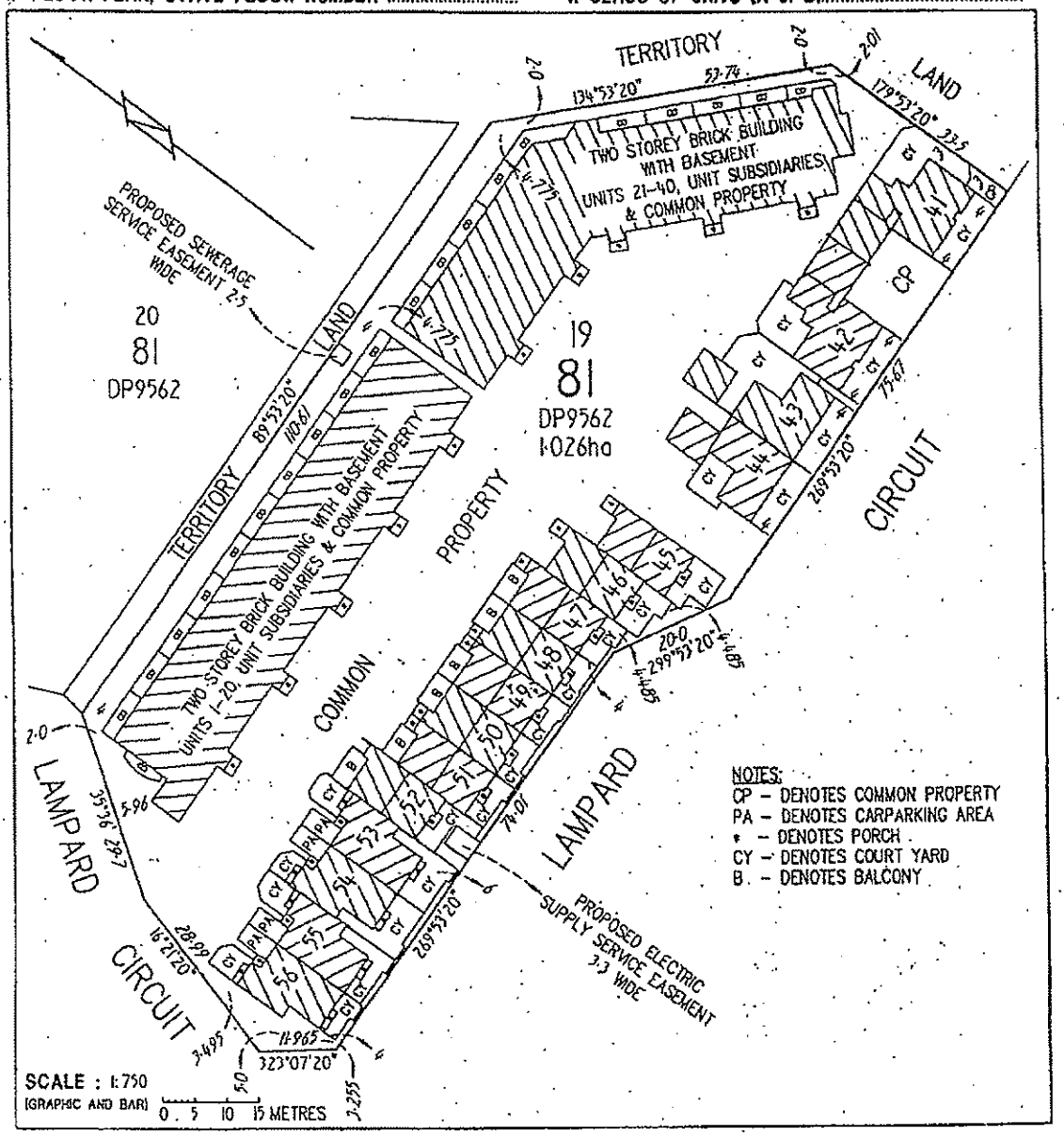
UNITS PLAN No 2311

1. LAND

DISTRICT/DIVISION	SECTION	BLOCK
BRUCE	81	19

2. [✓] SITE PLAN [ ] FLOOR PLAN (tick appropriate box)

3. IF FLOOR PLAN, STATE FLOOR NUMBER ..... 4. CLASS OF UNITS (A or B) A



5. EXECUTION

SIGNED BY VICTORIA Homes Pty Limited BY IT ATTORNEY Danielle Fussell WHO STATES THAT HE HAS NO NOTICE OF REVOCATION OF THE POWER OF ATTORNEY REGISTERED NUMBER 140439 THE AUTHORITY OF WHICH HE HAS JUST EXECUTED THE WITHIN INSTRUMENT.
Applicant

UNDER P. Sell 22/11/02
Registered Surveyor (please sign for site plan only)

K. BALENDRAN
Delegate of the Minister

FORM 2 LAND TITLES (UNIT TITLES) ACT 1970 SHEET No. 5 OF 43 SHEETS

ANNEXURE TO SCHEDULE OF UNIT ENTITLEMENTS

UNITS PLAN No. 2211

DISTRICT/DIVISION BRUCE SECTION 81 BLOCK 19

COLUMN 1			COLUMN 2	
UNIT NO.	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	CERTIFICATE OF TITLE VOLUME	FOLIO
49	21	4	1651	79
50	21	4	1651	80
51	21	4	1651	81
52	21	4	1651	82
53	25	7	1651	83
54	23	7	1651	84
55	23	7	1651	85
56	23	7	1651	86
Aggregate	1000	203		

SIGNED BY VICTORIA HEWES BY [illegible] ATTORNEY WHO STATES THAT HE HAS NO NOTICE OF REVOCATION OF THE POWER OF ATTORNEY REGISTERED NO. 5B643/9 UNDER THE PROVISIONS OF [illegible] WITHIN INSTRUMENT.

Applicant

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

Dated this Fourth day of February 19 2003

K. BALENDRAN
Delegate of the Minister

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

Volume 1651 Folio 30

Andrew Taylor
Registrar-General

Deputy Registrar - General

FORM 1A AND 3

LAND TITLES (UNIT TITLES) ACT 1970 SHEET No. 26 OF 43 SHEETS

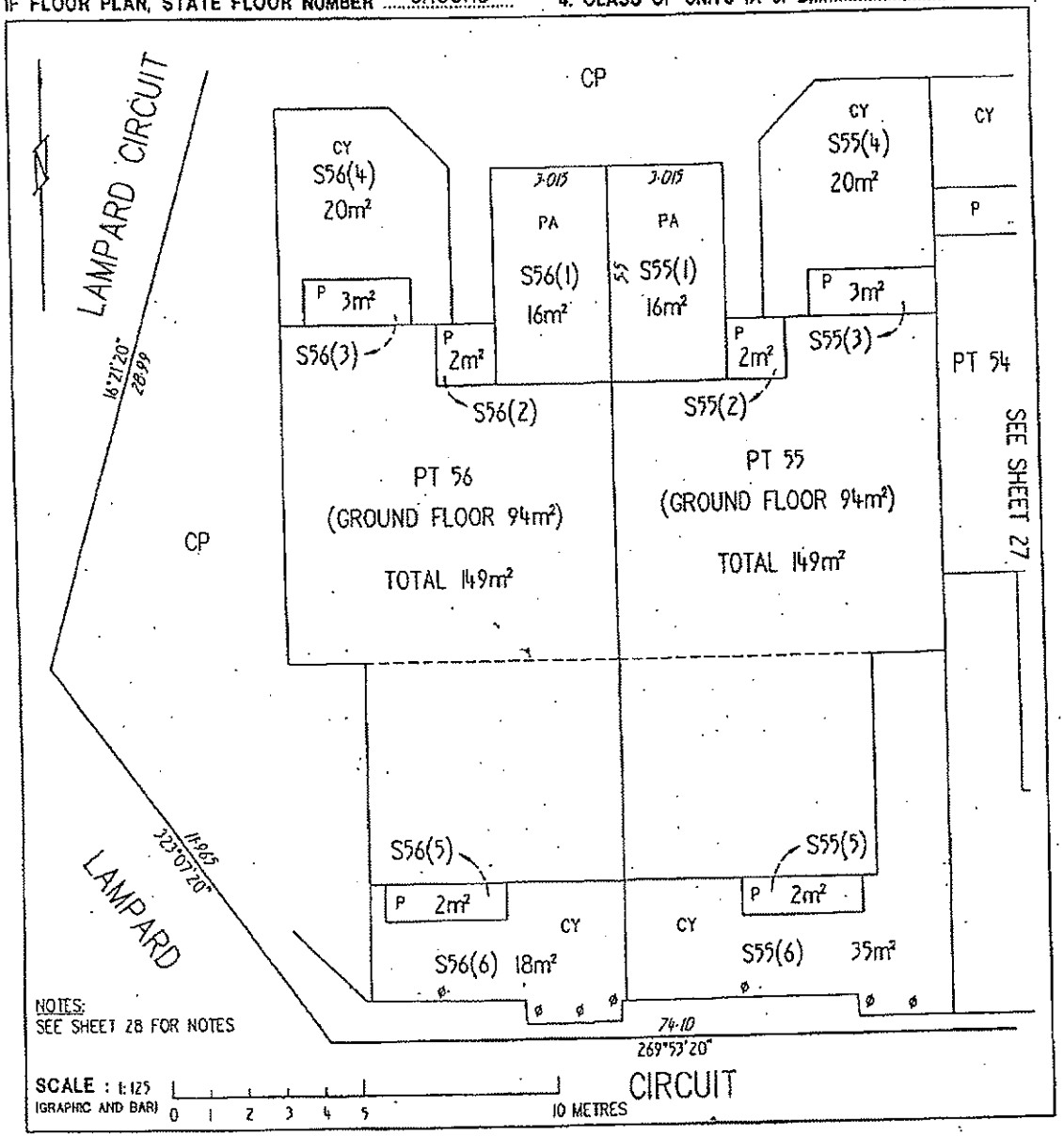
UNITS PLAN No 2211

1. LAND

DISTRICT/DIVISION	SECTION	BLOCK
BRUCE	81	19

2. ☐ SITE PLAN ☑ FLOOR PLAN (tick appropriate box)

3. IF FLOOR PLAN, STATE FLOOR NUMBER GROUND 4. CLASS OF UNITS (A or B) A



5. EXECUTION

Victorian Homes Pty Limited Applicant	Registered Surveyor (please sign for site plan only)	K. BALENDRAN Delegate of the Minister

FORM 1A AND 3

LAND TITLES (UNIT TITLES) ACT 1970 SHEET No. 34 OF 45 SHEETS

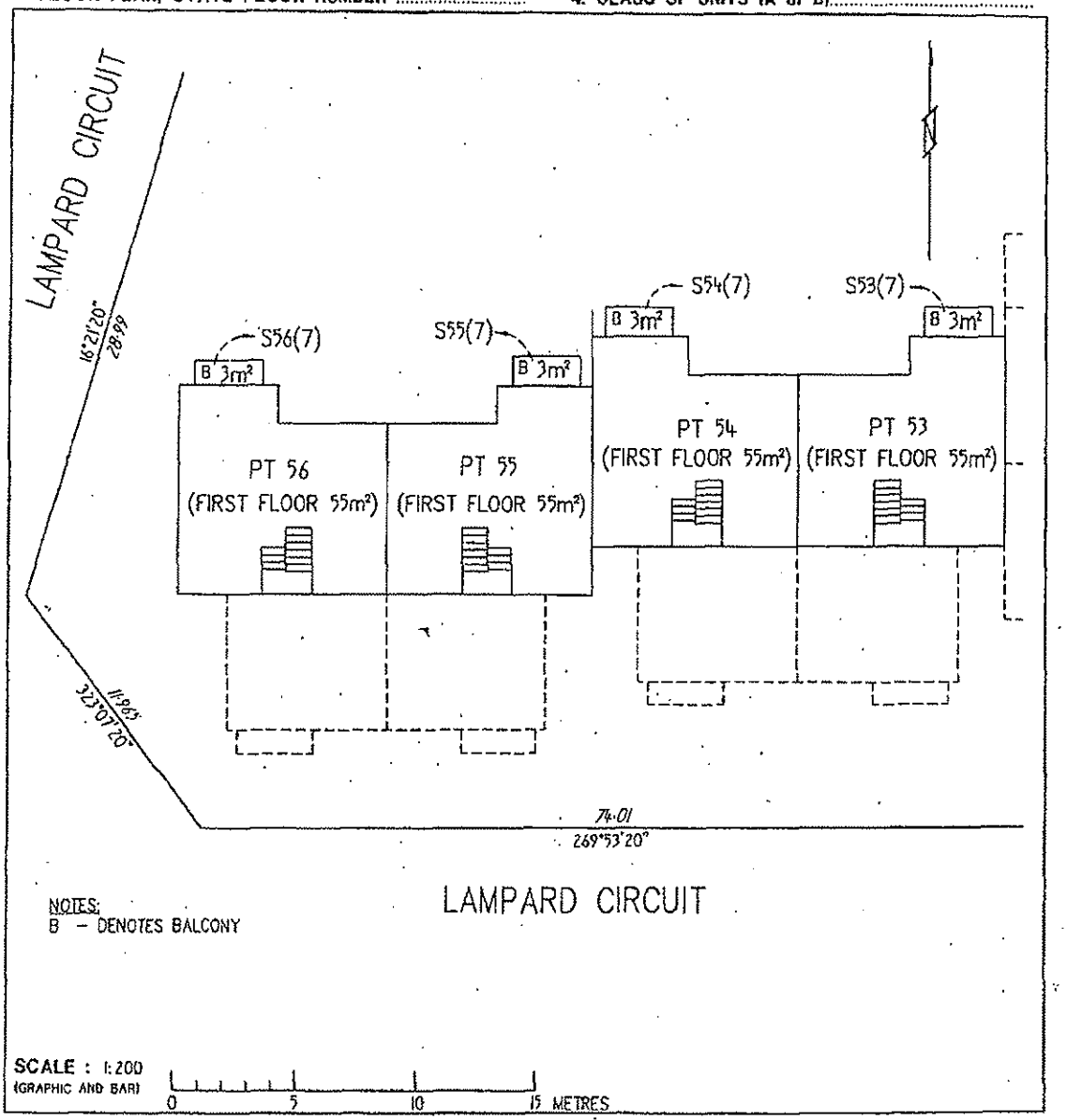
UNITS PLAN No 2211

1. LAND

DISTRICT/DIVISION	SECTION	BLOCK
BRUCE	81	19

2. ☐ SITE PLAN ☑ FLOOR PLAN (tick appropriate box)

3. IF FLOOR PLAN, STATE FLOOR NUMBER FIRST 4. CLASS OF UNITS (A or B) A



NOTES:
B – DENOTES BALCONY

SCALE : 1:200
(GRAPHIC AND BAR)
0 5 10 15 METRES

5. EXECUTION

Applicant	Registered Surveyor (please sign for site plan only)	K. BALENDRAN Delegate of the Minister
VICTORY HOMES Pty Limited David Ian Fussell ACN 009 643 [illegible]		

Department of Urban Services
Planning and Land Management

ACT Building, Electrical and Plumbing Control

GPO Box 1908, Canberra ACT 2601

61

Certificate of Occupancy and Use

Certificate No. **014017N1C1**

This Certificate is issued in accordance with Section 53 (3) of the Building Act.

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

Builder	*Suburb*	*Section*	*Block*
VICTORY HOMES PTY LTD	BRUCE	81	19

Notice of Intention to Start Work Number	Plans
014017N1	014017/A /B/C /D/E

Building Work

Nature of Work	Project Item Description	Unit	Other Description	Class of Occupancy	Type of Construction
NEW MEDIUM DENSITY	TOWNHOUSE	41	& GARAGE	1a (ii)	
NEW MEDIUM DENSITY	TOWNHOUSE	42	& GARAGE	1a (ii)	
NEW MEDIUM DENSITY	TOWNHOUSE	43	& GARAGE	1a (ii)	
NEW MEDIUM DENSITY	TOWNHOUSE	44	& GARAGE	1a (ii)	
NEW MEDIUM DENSITY	TOWNHOUSE	45	& GARAGE	1a (ii)	
NEW MEDIUM DENSITY	TOWNHOUSE	46	& GARAGE	1a (ii)	
NEW MEDIUM DENSITY	TOWNHOUSE	47	& GARAGE	1a (ii)	
NEW MEDIUM DENSITY	TOWNHOUSE	48	& GARAGE	1a (ii)	
NEW MEDIUM DENSITY	TOWNHOUSE	49	& GARAGE	1a (ii)	
NEW MEDIUM DENSITY	TOWNHOUSE	50	& GARAGE	1a (ii)	
NEW MEDIUM DENSITY	TOWNHOUSE	51	& GARAGE	1a (ii)	
NEW MEDIUM DENSITY	TOWNHOUSE	52	& GARAGE	1a (ii)	
NEW MEDIUM DENSITY	TOWNHOUSE	53	& GARAGE	1a (ii)	
NEW MEDIUM DENSITY	TOWNHOUSE	54	& GARAGE	1a (ii)	
NEW MEDIUM DENSITY	TOWNHOUSE	55	& GARAGE	1a (ii)	
NEW MEDIUM DENSITY	TOWNHOUSE	56	& GARAGE	1a (ii)	
NEW MEDIUM DENSITY	FLAT/UNIT/APARTMENT		Blocks 1 & 2 - 40 Units & basement carparking.	2 & 7	
NEW	SITE WORKS FOR UNITS			10b	

Comments This building work incorporates an alternative solution under the Building Code of Australia (BCA). Refer to the approval documentation for further information.

Important note:

1. Residential building statutory warranties and residential insurance apply in relation to building work.

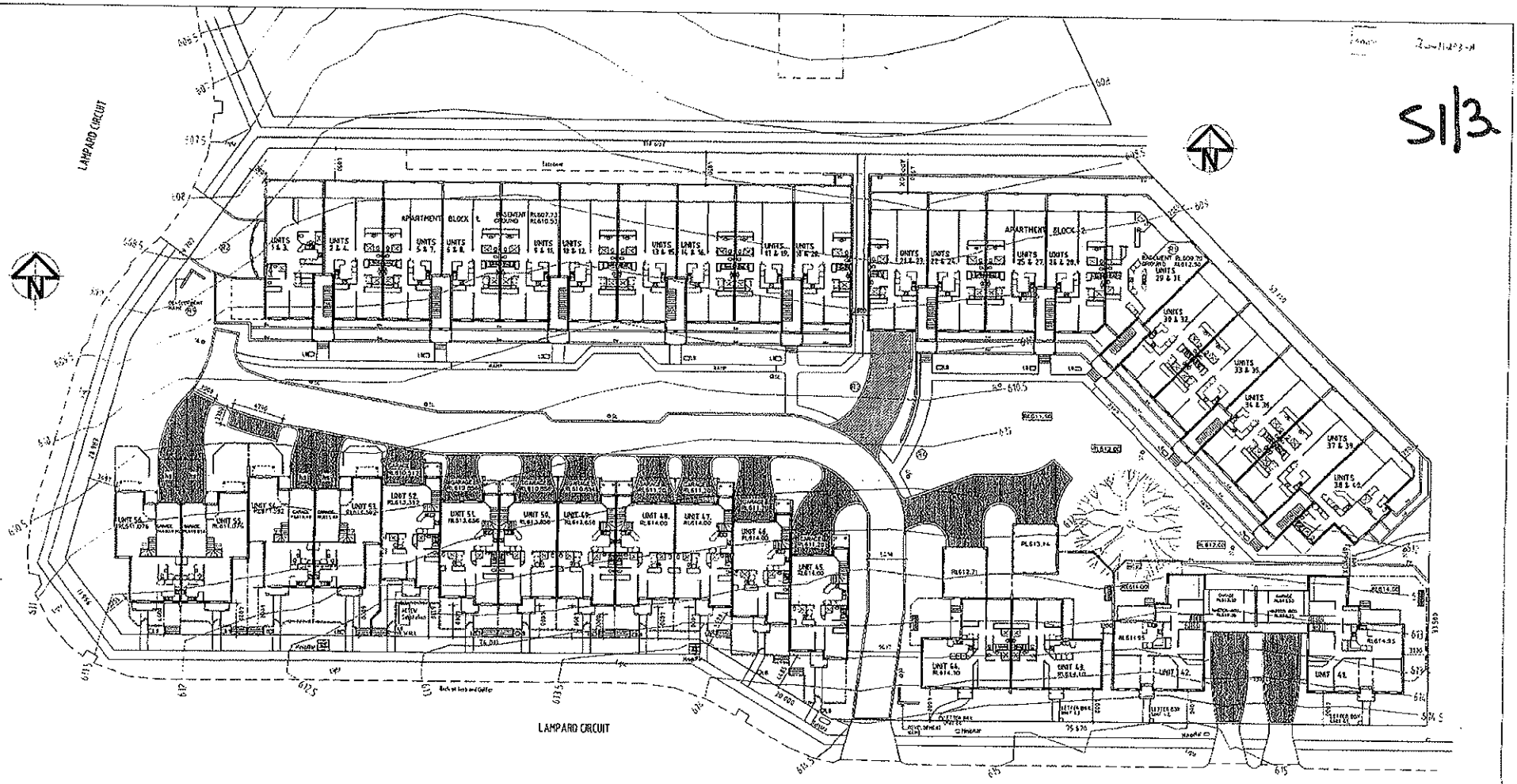
2. The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the Territory (including this Act) relating to the building or portion of the building.

60

STEPHEN ELWORTHY
Deputy Building Controller

24/1/03.
Date

S113



PROJECT:
Proposed Multi - Unit
Development on
Block: 19 Section: 81
Huntley Estate
Bruce

OZTAL ARCHITECTS
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS

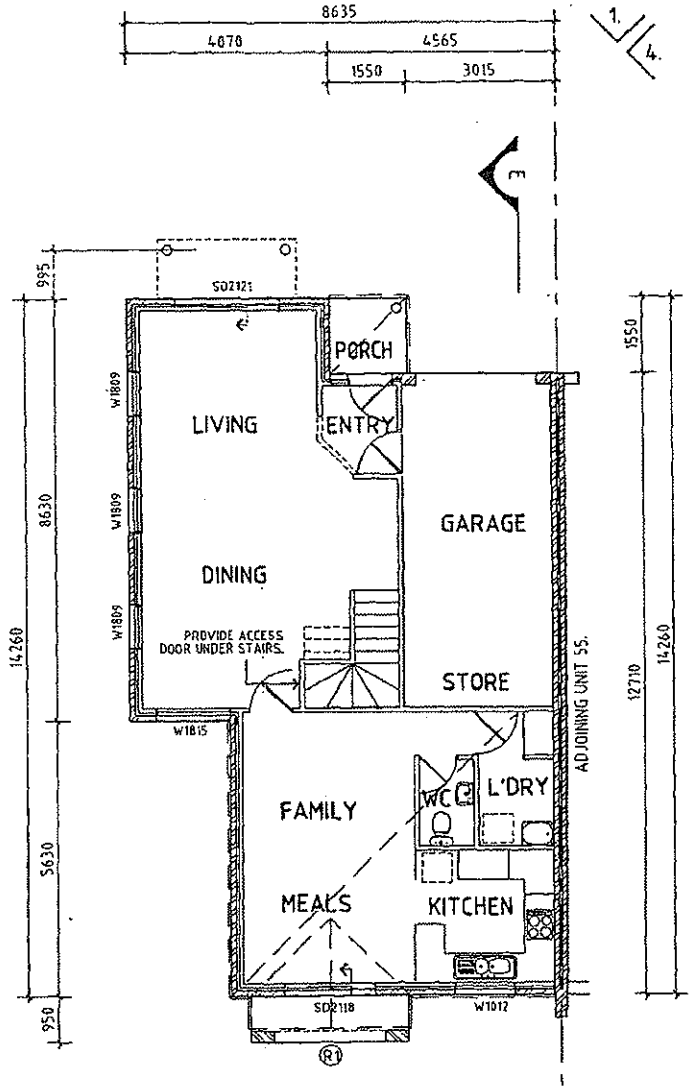
CANBERRA
SYDNEY

CLIENT:
VICTORY HOMES

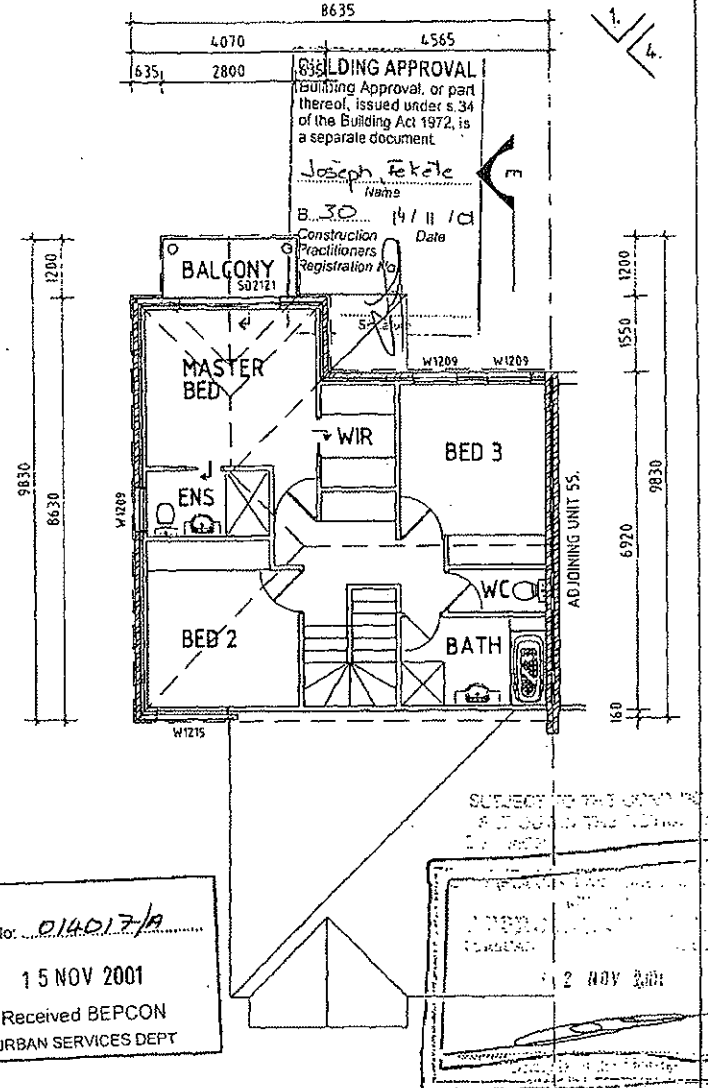
DRAWING TITLE:
Site Plan.
OPTION

SCALE: 1:250	DATE: Sept. 00
DESIGNED: DM, FP	PLOTTED: 24.9.01
DRAWN: FS	CHECKED:
PROJECT NO: 0010948-S3	REVISION: C

DRAWING STATUS:
☐ DEVELOPMENT APPROVAL ☐ TENDER



GROUND FLOOR PLAN.
AREA.
LIVING: 83.21 sqm.
GARAGE: 21.41 sqm.
PORCH: 2.40 sqm.



UPPER FLOOR PLAN.
AREA.
LIVING: 62.61 sqm.
BALCONY: 3.36 sqm.

insulation
unit 56
R5.0 Ceiling
R2.5 Brick veneer
R1.0 Slab
R3.5 Timber floor over garage

Plan No: 014017-A
15 NOV 2001
Received BEPCON
URBAN SERVICES DEPT

PROJECT:
Proposed Multi - Unit Development on
Block: 19 Section: 81
Huntley Estate
Bruce

NO.	DATE:	DESCRIPTION:	BY:	CH:
R1	13.9.01	Entry porch added.	LC	

REVISIONS.

OZTAL ARCHITECTS
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
CANBERRA
33 MOORE STREET
TURNER ACT 2612
GPO Box 2170
CANBERRA CITY ACT 2601
PH: (02) 6257 2486
FAX: (02) 6257 3365
SYDNEY
133-135 ALEXANDER STREET
CROWS NEST NSW 2065
PH: (02) 9965 1239
FAX: (02) 9439 2738

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CLIENT:
VICTORY HOMES

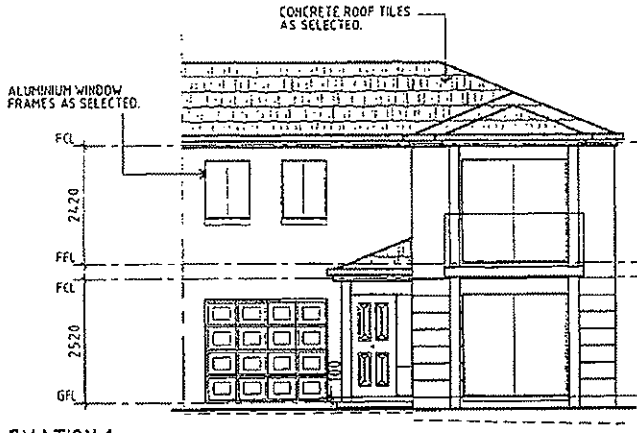
DRAWING TITLE:
Floor Plans
UNIT 56.

SCALE:	DATE:
1:100	Sept 00
DESIGNED: DM, FP	PLOT DATE: 27.9.01
DRAWN: FS	CHECK: REV: A

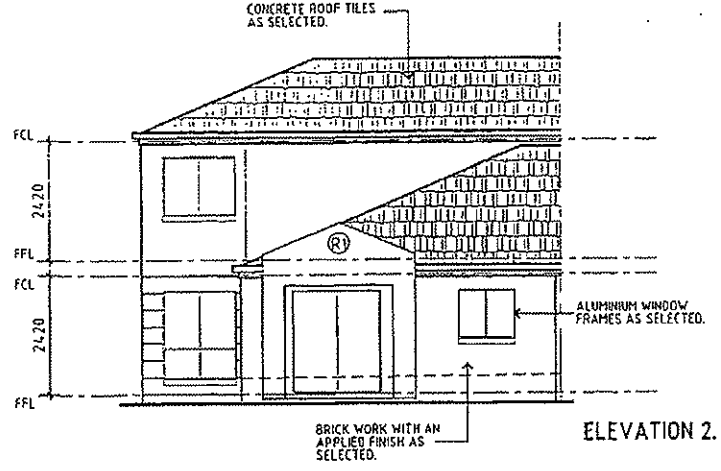
JOB/DWG No: 001094B-U56/1

DRAWING STATUS:
- ☐ DEVELOPMENT APPROVAL.
- ☐ BUILDING APPROVAL.
- ☐ FOR TENDER.
- ☐ FOR CONSTRUCTION.

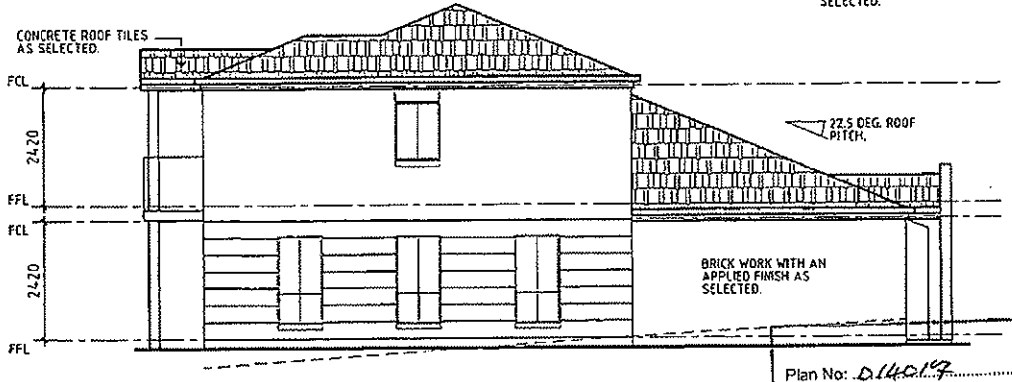
CAD FILE:



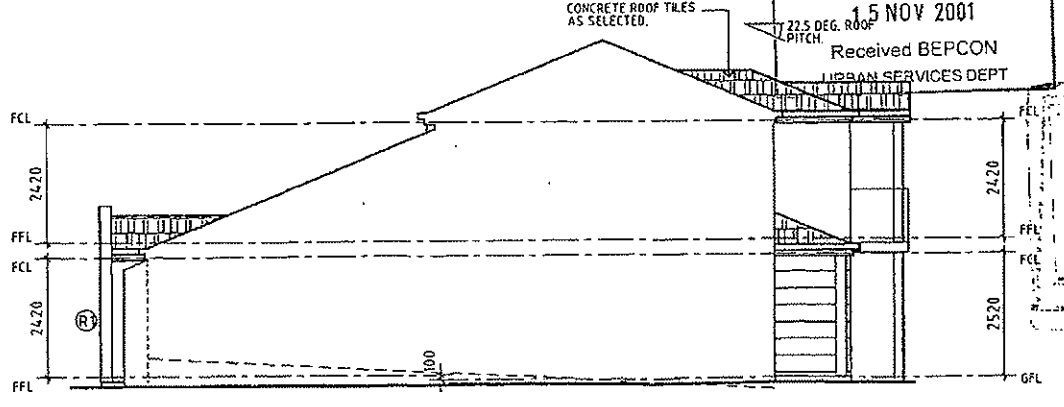
ELEVATION 1.



ELEVATION 2.



ELEVATION 3.



ELEVATION 4.

BUILDING APPROVAL
Building Approval or part thereof, issued under s.34 of the Building Act 1972, is a separate document.
Joseph Fekete
Name
B...30.. 14/11/01
Construction Practitioners Registration No. Date
Signature

Plan No: D140127

15 NOV 2001

Received BEPCON
URBAN SERVICES DEPT

PROJECT:
Proposed Multi - Unit Development on
Block: 19 Section: 81
Huntley Estate
Bruce

NO.	DATE:	DESCRIPTION:	BY:	CH.
R1	13.9.01	Entry porch added.	LC	

REVISIONS.

OZTAL ARCHITECTS
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
CANBERRA
33 MOORE STREET
TURNER ACT 2612
GPO BOX 2170
CANBERRA CITY ACT 2601
PH: (02) 6257 3488
FAX: (02) 6257 3385
SYDNEY
133-135 ALEXANDER STREET
CROWS NEST NSW 2065
PH: (02) 9965 7239
FAX: (02) 9439 2738

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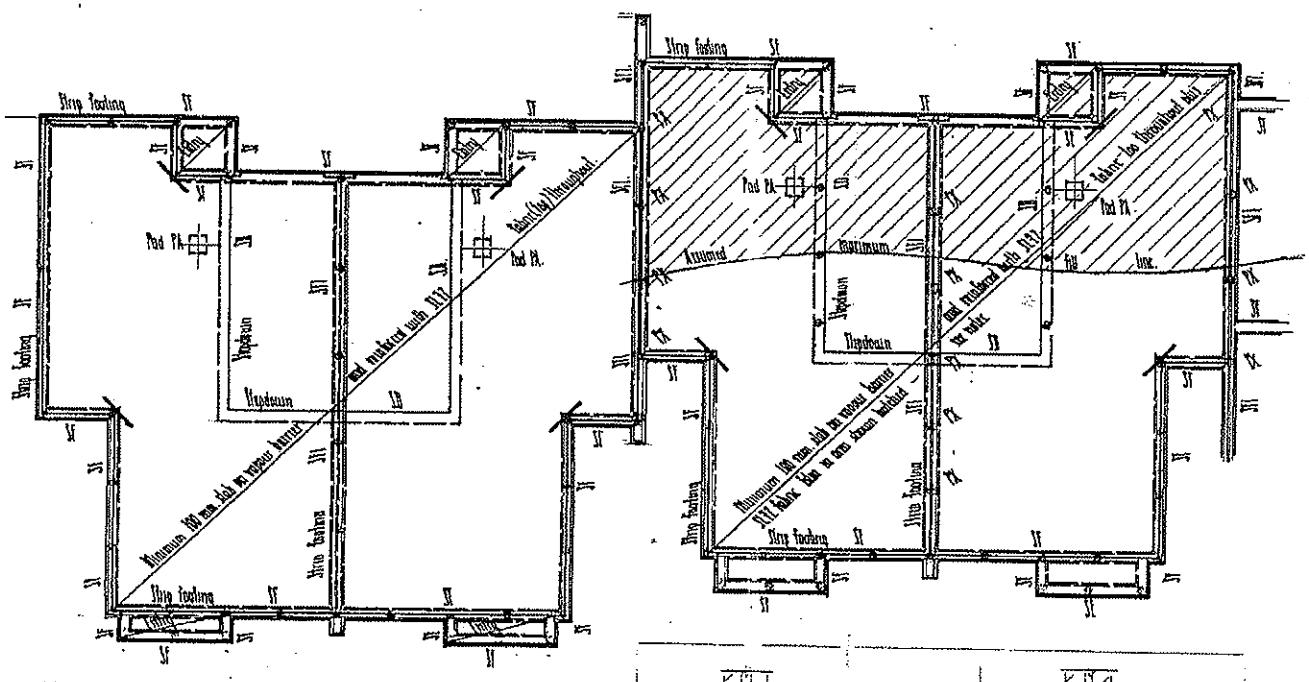
CLIENT:
VICTORY HOMES

DRAWING TITLE:
Elevations.
UNIT 56.

SCALE: 1:100	DATE: Sept 00
DESIGNED: DM, FP	PLOT DATE: 27.9.01
DRAWN: FS	CHECK: REV: A
JOB/DWG No: 001094B-U56/2	

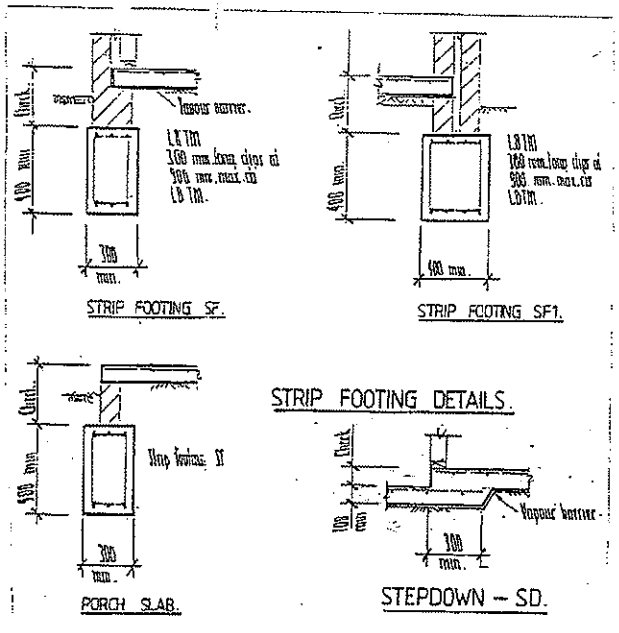
DRAWING STATUS:
- ☐ DEVELOPMENT APPROVAL.
- ☐ BUILDING APPROVAL.
- ☐ FOR TENDER.
- ☐ FOR CONSTRUCTION.

CAD FILE:



FOOTING and SLAB PLAN.- UNIT 53 to 56.

Entire residence and garage slabs for units 53-56 as noted except in area shown hatched provide 300 mm dia mass concrete piers at 1800 mm max cts (both ways) in residence and 1500 max cts (both ways) in garage, plus piers as shown under slab stepdowns
All mass concrete piers under slab, strip footings and stepdowns to be taken down into rock and underside of slab, strip footing and stepdowns
All piers under strip footings to be a minimum 300 mm dia at each corner and then at 2500 mm max cts
All pies noted 'PX' to be 450 mm dia mass concrete at 2500 mm max cts
Approved vapour barrier under entire residence and garage slabs - taped at all laps
All entry slabs to be a minimum 100 mm slab reinforced with SL72 fabric (top) throughout
All diagonal trimmer shown to be 2-N12 x 1200 mm long (very top)
All pads noted 'PA' to be a minimum 450 x 450 x 400 mm deep mass concrete



UNIT N° 53 to 56.

DA No. 0140M/B
[illegible] 2002
Building Surveyor
Electrical Engineer

CONCRETE NOTES

Type "A" cement to be used in all concrete.
All concrete work is to be in accordance with the current AS Codes.
Design strength/'f'c is to be 32 MPa for suspended slabs and slabs 25 MPa for remainder unless otherwise noted.
Maximum permissible slump to be 80 mm.
"R" refers to plain round structural grade bars with fsy = 250 MPa.
"D" refers to TEMPCORE structural grade bars with fsy = 410 MPa.
"Fabric" refers to high tensile welded wire mesh with fsy = 450 MPa.
Lap all fabric to manufacturers specification.
Stagger laps in fabric to prevent four thickness of fabric occurring in either top or bottom reinforcement mat.
Concrete cover to main reinforcement to be:-
Footings Bm = 75 mm. Sides 50 mm.
Slabs on compacted fill or cut ground: Top = 25 mm
Suspended slabs: Top and bottom = 20 mm internally 20 mm externally.
Slab thickness does not include floor finish.
All concrete to be placed using vibrators.
Brickwork supporting slabs to have a damp-proof membrane between the brickwork and concrete.

STEELWORK NOTES

All structural steelwork is to be in accordance with the current AS Codes.
All circular pipes, and Hollow Sections to be grade 350.
All remaining structural steel to be grade 250.
All welds (unless otherwise noted) to be 6 mm. continuous fillet.
All butt welds to be full size of connecting parts.
All structural steelwork is to be given one coat of zinc chromate primer before leaving the workshop.
Remove all mill rust scale, rust and grease before painting.
All concrete encased steelwork is to be wrapped with 2.2 mm gauge wire at 100 mm cts or equivalent and is to have a minimum of 50 mm cover all around.
Corners wrap all concrete encased steelwork.

Rev.	Amendment	Date.

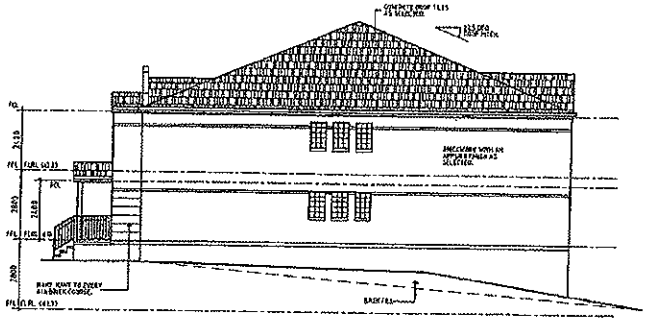
SELLICK CONSULTANTS Pty. Ltd.
STRUCTURAL & CIVIL ENGINEERS
Suite 16 N°16 Lonsdale Street Braddon.
A.C.T. Ph.(061) 2572708 Fax.(061) 2472293
P.O. Box 5. Braddon. A.C.T. 2612.

Project: UNIT DEVELOPMENT
BLOCK 19.
SECTION 81.
BRUCE. A.C.T.

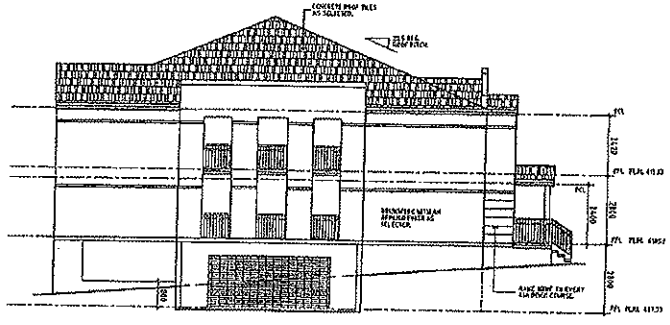
Client: VICTORY HOMES.

Title: Footing and slab plans.

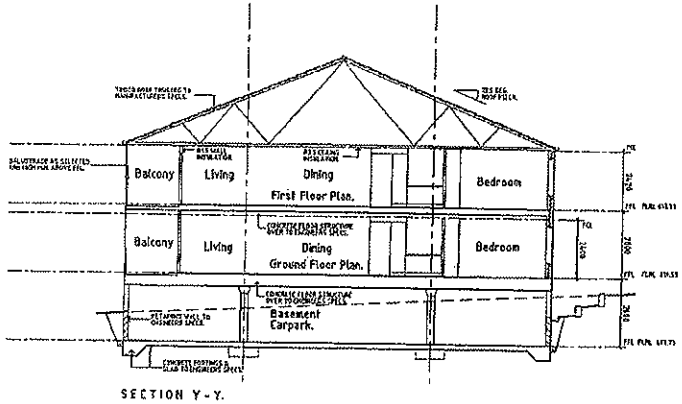
Date	Drawn JPT	Design	Sheet N°
Aug 2002			5/5
Scale 1:100 1:20.	Drawing N° 451/Rot/02:-5.		



ELEVATION THREE.



ELEVATION FOUR.



SECTION Y-Y.

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION.

APPROVED PURSUANT TO THE ACT

12 DEC 2001

PROJECT:
Proposed Multi - Unit
Development on
Block: 19 Section: 81
Huntley Estate
Bruce

REVISIONS:

OZTAL ARCHITECTS
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS

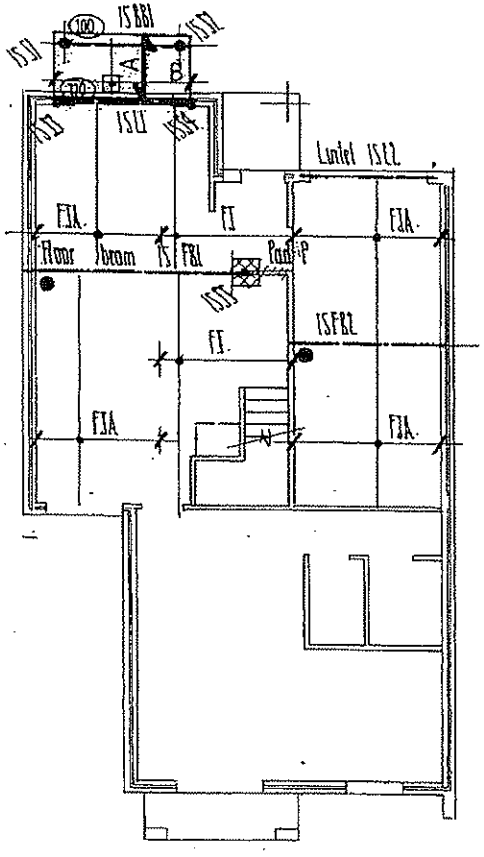
CANBERRA
SYDNEY

CLIENT:
VICTORY HOMES

DRAWING TITLE:
Apartment Block 1.
ELEVATIONS, SECTION

SCALE: 1:100	DATE: Sept. 00
DRAWN: DH, FP	AMENDED: 25.9.01
CHECKED: FS	APPROVED:
DRAWING No: DA0948-AP1/5	REVISION: A

DRAWING STATUS:
☐ DEVELOPMENT APPROVAL ☐ FOR TENDER
☐ BUILDING APPROVAL ☐ FOR CONSTRUCTION



UPPER FLOOR MARKING PLAN.

Stanchions 15S1 and 15S2 to be 101.6 OD x 3.2 mm CHS
Stanchions 15S3 to 15S5 to be 75 x 75 x 4.0 mm SHS
Point marked ● locates 2-90 x 45 mm F5 studs nailed together
Internal stud wall shown hatched locates load bearing wall for floor joists over
Floor joists noted "FJ" to be HYBEAM HJ 300 at 450 mm max cts
Floor joists noted "FJA" to be HYBEAM HJ 300 at 300 mm max cts
Pad "P" to be a minimum 450 x 450 x 400 mm deep mass concrete
Balcony beam 15BB1 to be 100 PFC
Lintel 15L1 to be fabricated from 180 PFC plus continuous 100 x 100 x 10 EA stitch welded
Lintel 15L2 to be 200 x 7.0 mm Gal "T" section
Floor beam 15FB1 and 15FB2 to be 310 UB 32

Minimum slab thickness noted thus ⬭
Design live load - 3.0 kPa
Structural deck shown to be Lysaght 0.75 mm Bondek installed to manufacturer's detail
⟵⟶ Denotes direction of structural deck
A - Structural deck (bottom)
B - RF72 fabric (top)

Plan No: 014017/D
18 DEC 2002
Received BEPCON
Planning and Land Management

BUILDING APPROVAL
Approved under s.34 of the Building Act 1972.
JOSEPH FEKETE
B30 18/12/02
Construction Practitioners Registration No. Date
Signature

Type 'A' cement to be used in all concrete.
All concrete work to be in accordance with the current A.S. Codes.
Design strength F'c to be 20 MPa for piers and strip footings. 32 MPa for remainder.
Maximum permissible slump to be 80mm throughout.
"R" refers to plain round structural grade bars with fsy = 230 MPa.
"Y" refers to TEMPCORE structural grade bars with fsy = 410MPa.
"Fabric" refers to high tensile welded wire mesh with fsy = 450MPa.
Lap all fabric to manufacturer's specifications.
Stagger laps in fabric to prevent four thickness of fabric occurring in either to or bottom reinforcement.
Concrete cover to main reinforcement to be:-
Strip footings and footing beams:
Btm-65mm. Top and sides-50mm.
Columns: All around 50mm.
Concrete beams: All round 40mm.
Slabs on compacted fill: Top-25mm
All suspended Slabs and Stairs:
Top and bottom - 20mm.
Slab thickness does not include floor finish.
All Concrete to be placed using vibrators.
Brickwork supporting slabs to have a damp proof membrane between the brickwork and the concrete. Where concrete slabs abut brick walls place 10mm place 10mm bituminous caneite between the two surfaces.

All structural steelwork is to be in accordance with the current A.S. Codes.
All circular pipes, Square hollow sections, Rectangular hollow sections to be grade 350.
All remaining structural steel to be grade 250
All welds (unless otherwise noted) to be 5mm continuous fillet.
All butt welds to be full size of connecting parts.
All structural steelwork is to be given one coat of zinc chromate primer before leaving the workshop. (if not concrete encased).
Remove all mill scale, rust and grease before painting.
All concrete encased steelwork is to be wrapped with 3.2mm gauge wire at 100mm. cts. or equivalent and is to have a minimum to 50mm. cover all around.
Cement wash all concrete encased steelwork. Where brick walls abut or pass stanchions weld or power fasten brick ties to stanchions every 6 brick courses.

SELLICK e
CONSULTANTS Pty. Ltd.
STRUCTURAL & CIVIL ENGINEERS
SUITE 15&16 14 LONSDALE ST. BRADDON ACT
A.C.T. PH.(02) 62572708 FAX.(02) 62472203
Postal address: P.O. Box 3 Braddon A.C.T. 2612
Email: sellick@dynamite.com.au

PROJECT: UNIT DEVELOPMENT
BLOCK 19. SECTION 81.
BRUCE. A.C.T.

CLIENT: VICTORY HOMES.

TITLE: Upper floor marking plan.

DATE	DRAWN	CHECKED	SHEET
Oct. 2001.	J P T		15/15

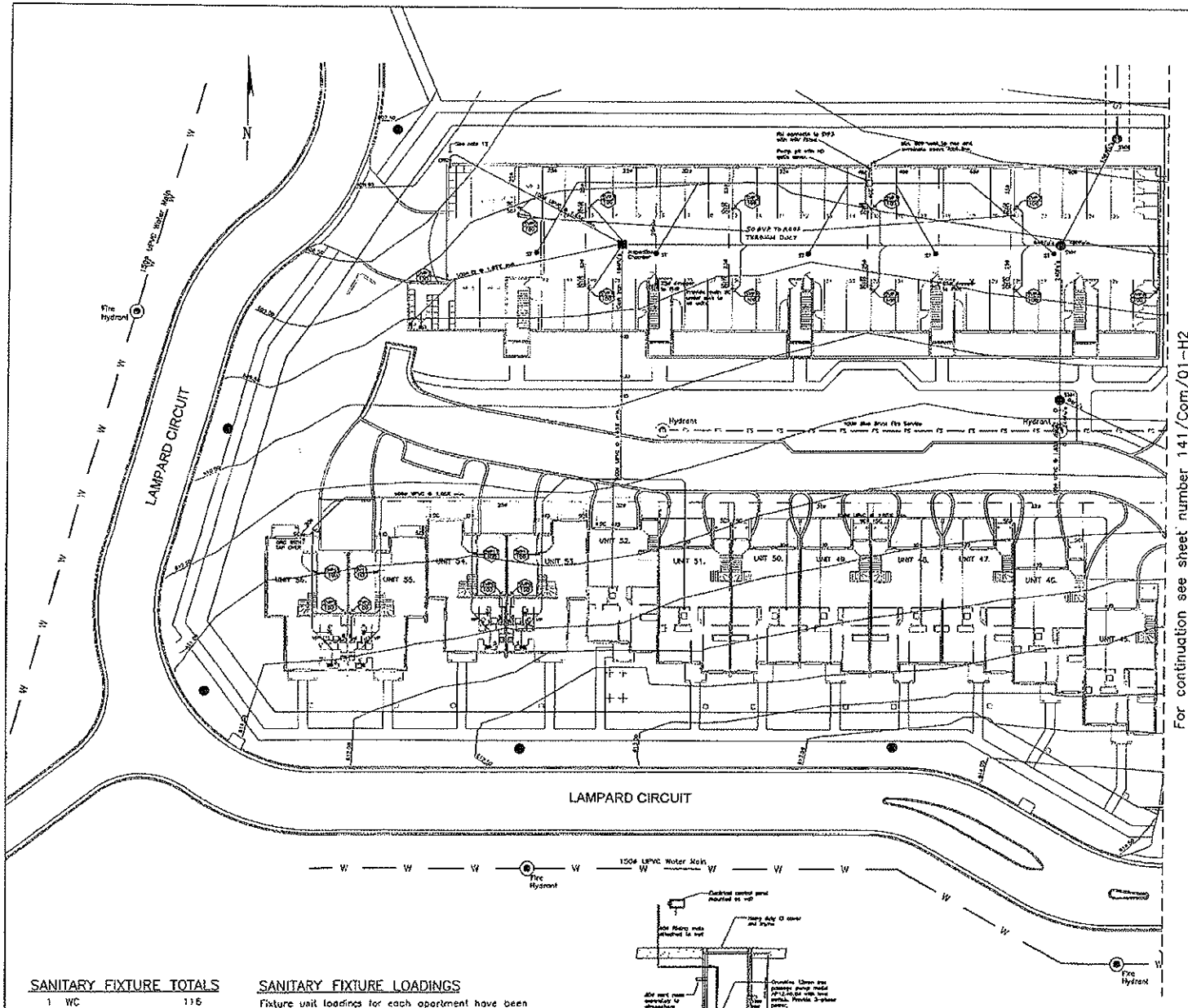
SCALE: 1:100 1:20
DRAWING No: 141/Rot/01-T15

UNIT Nº 56

PLAN OF SANITARY DRAINAGE.
PLAN No. 104635

PLAN OF SANITARY DRAINAGE
DESIGNED TO AS3500

OWNER Victory Homes
BLOCK 19 SECTION 81
SUBURB Bruce ACT



GENERAL NOTES

1. New sanitary pipework is shown in blue lines.
2. Existing drains shown in green lines.
3. Sewer mains are shown in red lines.
4. Inground drains to be supported on firm solid ground.
5. Sewer tie to be located on site before any work is commenced.
6. All plumbing and drainage to be installed in accordance with AS/NZS 3500
7. Cross-linked Polyethylene pipes and fittings to conform to AS/NZS 4129 and 4130.
8. Polybutylene pipes to conform to AS/NZS 2642.2.
9. Copper pipes to be in accordance with AS1432-1973 table 2 Type B tubes.
10. Unplasticised Polyvinal Chloride pipe to conform to AS 2032.
11. This plan is to be read in conjunction with approved Architectural plans and Specifications.
12. ORG levels to be in accordance with AS/NZS 3500.2.2 clauses 4.5.6.6 and 4.6.6.7.
13. Sewer manholes are located in non-trafficable areas. Manhole covers are to be light weight.
14. Fire hose reels to be installed in accordance with AS 2441.
    FHR cabinets shall be marked in white not less than 50mm high on a contrasting background in accordance with AS 2441.9.2.1.
15. Water supply to each unit is to be 20ø unless otherwise noted.
16. 65ø domestic service in meter pit. Main stop cock to be padlocked open in accordance with the BCA Part E Figure 1.4 for water services also servicing FHR's. No isolating valves are to be installed on branches also serving a FHR.
17. In accordance with AS3500.2.2 Clause 6.6.1, no connection shall be made closer than 500mm downstream or upstream of the base of a stack.
18. Domestic water service to be an approved material in accordance with AS3500-1998.
19. All drains passing through footings to be sleeved.

REFERENCE

CO	Clear Out
DT	Disconnector Trap
EJ	Expansion Joint
EP	Elevated Pipework
FW	Floor Waste
GT	Gully Trap
I.O.	Inspection Opening
ORG	Overflow Relief Gully
SPD	Stoneware Pipe Drain
SVP	Soil Vent Pipe
UPVC	Unplasticised Polyvinal Chloride
WM	Water Meter
WS	Waste Stack

SANITARY FIXTURE TOTALS

1	WC	116
2	Bath	56
3	Basin	116
4	Shower	112
5	Kitchen Sink	56
6	Laundry Trough	56
TOTAL		512

SANITARY FIXTURE LOADINGS

Fixture unit loadings for each apartment have been calculated using combined bathrooms (6FU's) and individual fixture loadings

TOTAL FIXTURE UNIT LOADING FOR THE SITE 1369FU

In accordance with AS 3500.1.2:1998 table 3.2
Probable simultaneous flow rate for 56 units is 5.09 L/s

PLUMBING PLAN APPROVED
APPROVED BY BMcCullinet
REGISTRATION No. P19
DATE 21-10-02

No	Description	Date
A	For Tender/Approval	12.11.01
B	Block 1 ORG relocated	28.11.01
C	Work as executed.	15.10.02

SELLICK CONSULTANTS Pty. Ltd.
STRUCTURAL & CIVIL ENGINEERS
P.O. Box 6 Belconnen A.C.T. 2616
Phone: (02) 6257 2799 Fax: (02) 6247 2200
Email: sellick@sellickconsultants.com.au

PROJECT Proposed Multi-Unit Development
Block 19 Section 81
Bruce ACT

CLIENT Victory Homes

TITLE Sanitary Drainage-Site Plan 1

DATE	DRAWN	CHECKED	SHEET No.
Nov 01	NGT		1/4

SCALE 1:200 DRAWING No. 141/Com/01-H1B

Important Information Regarding the Scope and Limitations of the Inspection and this Report

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

1) This report is NOT an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depend, to a large extent, upon the age and type of the building inspected. **It is unrealistic for the consultant to comment on minor defects and imperfections in the standard property report.** This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2) **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection **DID NOT** include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishing, 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, force or perform any other invasive procedures. Visible timbers **CANNOT** be destructively probed or hit without the written permission of the property owner.

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

4) **CONSUMER COMPLAINTS PROCEDURE.** In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be Resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

5) **ASBESTOS DISCLAIMER: "No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.** If during the course of the inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. If asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost sealing or of removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert".

6) **MOULD MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER:** Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No Inspection for Mould was carried out at the property and no report on the presence or absence of mould is provided.** If in the course of the Inspection, Mould happened to be noticed it may be noted in the **Additional Comments** section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

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

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

9) (a) **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** This Report is made solely for the use and benefit of the Client names on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Subject to 9 (b) below, any third party acting or relying on this Report, in whole or in part, does so at their own risk.

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

This Report may be attached to the Contract provide that:

I. This Report must include:-

(a) the Inspection Date; and
(b) the date the Report was prepared; and
(c) the Pacific International Insurance Limited policy number and expiry date of the professional indemnity insurance policy covering the Inspector who provided the Report.

II. The Vendor and the Purchaser are advised that within 7 days after the Inspection Date the following information will be given to the Territory (defined in Act) for inclusion in a publicly available register:-

(a) the fact that this Report has been prepared; and
(b) the street address of the property inspected; and
(c) the Inspection Date stated in this Report: and
(d) the name and contact details of the company, partnership or sole trader that employs the Timber Pest Inspector who prepared the Report; and
(e) the name of the Timber Pest Inspector who carried out the inspection.

III. As required by Part 2, Section 7 and Clause 5 of the Regulations the circumstances in which reliance may be placed on the report in respect to the state of the property at the time of the inspection are;

(a) the inspection was carried out not more that six months prior to the date the property named on the front of the Report was first listed or offered for sale; and
(b) the date on which the settlement took place was not more than one hundred and eighty (180) days after the Inspection Date: and
(c) the Report is given by the Vendor to the prospective Purchaser prior to Exchange and prior to the expiration of any 'Cooling-off Period' allowed in the Act; and
(d) the Purchaser completes, signs and dates the "Notice to the Purchaser" before settlement; and
(e) the Purchaser transmits by fax, post or otherwise delivers the signed "Notice to the Purchaser" to the company, partnership or Sole trader at the address shown on the front of the Report not less than four (4) days prior to the date of settlement.

NB. No reliance may be placed on the report for any contract entered into more than six months after the date of inspection.

IV. The Vendor and the Purchaser are advised that, upon payment of a reasonable fee, the company, partnership or sole trader that employed the Timber Pest Inspector who prepared this Report may supply a copy to any person, Solicitor, company or organization purporting to represent or be a person who has entered into a contract to buy the property.

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

THIS IS NOT A COMPLIANCE REPORT STRICTLY IN ACCORDANCE WITH CIVIL LAW (SALE OF RESIDENTIAL PROPERTY) REGULATIONS:

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

The report does not provide any examinations of the plumbing, electrical, heating and also, cooling services and carpet is not lifted nor is furniture moved during this examination. This report is confined to a visual inspection only limited to those areas and sections of the property fully accessible to the inspector on the date of the inspection. The inspection did not include breaking apart, dismantling, removing of moving objects including, but not limited to foliage, mouldings, floor or wall coverings, behind stored goods, in cupboards, other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures.

This report is valid for a period of 180 days only from the date of inspection and the property should therefore be re-inspected if not purchased within that time. Due to this time frame defects beyond the scope of this inspection could become evident such as brick cracking with seasonal changes, damage from water leaks, electrical, plumbing drainage or abuse.

As per Civil Law (Sale of Residential Property) Regulation 2004 - Act 7 - Section 4 (a) -(i) (ii) (iii) (iv) (v) and Section 4. (b) and Section 4. (c) the Building and Compliance reports have been registered with the Department of Fair Trading in accordance to Act 10 - Section 4 (a) (i) (ii) (iv) (v) and 4. (c) the Pest Report has been registered with Department of Fair Trading.

All Building and Pest Inspectors are accredited and licensed.

DEFINITIONS

AS4349 - 1995

1.4.3 **Minor fault or defects** -- a matter which, in view of the age, type of condition of the residential building, does not require substantial repairs or urgent attention and rectification.

1.4.5 **Property** - any areas or item other than the residential building and the site which is not the subject of a special report, but which may be specified in the terms of engagement.

1.4.6 Reasonable access - areas where safe, unobstructed access is provided and the minimum clearances specified in Table 1 are available; or where these clearances are not available, areas within the consultant's unobstructed line of sight.

TABLE 1

REASONABLE ACCESS

Area	Access Manhole mm	Crawl Space mm	Height
Roof Interior	450 x 400	600 x 600	Assessible from a 3.6mLadder
Subfloor	500 x 400	Vertical clearance Timber floor : 400* Concrete floor : 500	
Roof exterior			Accessible from a 3.6 m ladder

* **Underside of bearer**

Note: Cracking under 5mm to brick and masonry walls is classed as insignificant and does not need to be mentioned as per Australian Building Standards. (Cracking is common in the Canberra Region due to the clay soil, the drought conditions that we are experiencing at this time) and cracking can appear over a short period of time. We recommend keeping moisture around the footings of the dwelling, during a drought.

EXTRACTS FROM AS4349.1 - INSPECTION OF BUILDINGS

1.4.3 **Minor fault or defect** -- Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes.
It is common for most of these defects to be rectified over the first few years of ownership or redecoration and renovation are undertaken.

1.4.7 **Residential Building** -- shall have the meaning subscribed in the Building Code of Australia and includes 'residential Property'.

1.4.8 Special-purpose property report -- the report referred to in Clause 3.2.

1.4.9 Standard property report -- the report referred to in Clause 3.1

1.5 **INSURANCE** The consultant shall at all times maintain adequate insurance, including public risk and professional indemnity, and where appropriate, insurance against death or injury to any of his employees.

Name of Inspector/Firm: ACTPRO Date of Inspection 03/07/2014
The Street Address of the Property: 46 Campbell Circuit
The Suburb: Bruce Post Code: 2617
Contact Details: Full Name of the Purchaser: _____
Contact Address: _____
Suburb: _____
Phone: _____
Mobile: _____
Fax: _____
Email _____

Signed _____ on this the _____ day of _____ 200

QBE INSURANCE (AUSTRALIA) LIMITED
ABN 78 003 191 035

QBE

Pest Controllers Combined Liability Certificate of Currency

The Policy below is current until 4.00pm on the expiry date shown below

INSURED: K P R Report Pty Ltd T/as ACT Professional Building Services T/as ACTPRO
MN Inspection Pty Ltd T/as ACT Professional Building Services T/as ACTPRO
Building Inspectors Specialists Pty Ltd

LICENSEE: Ken Roche

BUSINESS DESCRIPTION: Timber Pest Inspections - Covered
Pre-Purchase House Pest Inspections - Covered
Buidling Inspections (Non Pest Related) - Covered
Pool Safety Inspections - Covered
Energy Ratings & Compliance Reports - Covered

POLICY REFERENCE: 09 P000473 PLB

EXPIRY DATE: 9/9/2014

POLICY CLASS: Pest Controllers Combined Liability.

SUMS INSURED:

Section A: Broadform Liability

Limit of Liability: $20,000,000 any one claim, or loss, including defence costs, and in the aggregate in respect of all claims, or losses, including defence costs.

Section B: Professional Indemnity

Limit of Liability: $1,000,000 any one claim, or loss, including defence costs, and in the aggregate in respect of all claims, or losses, including defence costs.

This Certificate of Currency is subject to the Policy Documentation to be read in conjunction with the Definitions, Conditions and Exclusions in the Pest Controllers Combined Liability Insurance Policy - QM792.

Signed
Narelle Pratt
Underwriter – Intermediary Distribution

Date 15/9/2013