



58 MacLeay Street
Turner, ACT 2612



3



2



2

Auction
Advantage



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Thank you for attending this open home.

58 MacLeay Street, Turner ACT 2612

We appreciate you taking the time to inspect this property.

Our aim is to ensure you have all the information you need to make an informed decision.

If You Are Buying, We Can Provide:

- Copies of all relevant reports and documentation
- Guidance on the auction process and bidding strategy
- Flexible settlement and deposit arrangements (where possible)

Download all property documents instantly — just scan the QR code within this document.

In most instances, we do not sell prior to auction. This allows you the time to complete your research, arrange finance, and make an informed decision — without unnecessary pressure.

If you need an inspection outside of the scheduled open home times, please let me know and I'll do my best to arrange a suitable time.

If You Are a Future Seller, We Can Provide:

- A detailed market appraisal with recent comparable sales
- A tailored auction strategy to maximise competition and price
- Advice on presentation, marketing, and campaign timing
- Clear updates and feedback throughout the process

With over 350 auctions called, we understand the important concepts that drive strong results — from buyer psychology to campaign timing and on-the-day strategy.

Learn more about how we achieve top results — scan the QR code within this document to visit our auction portfolio and seller resources.



Frank Walmsley

Auctioneer and Director

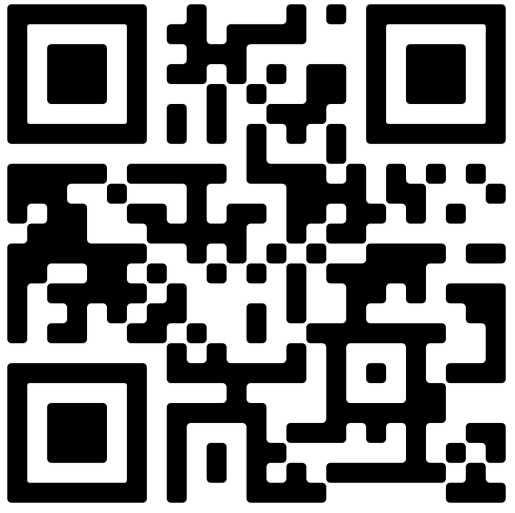
Real Estate Licence Number: 18404240

My email is contact@auctionadvantage.com.au

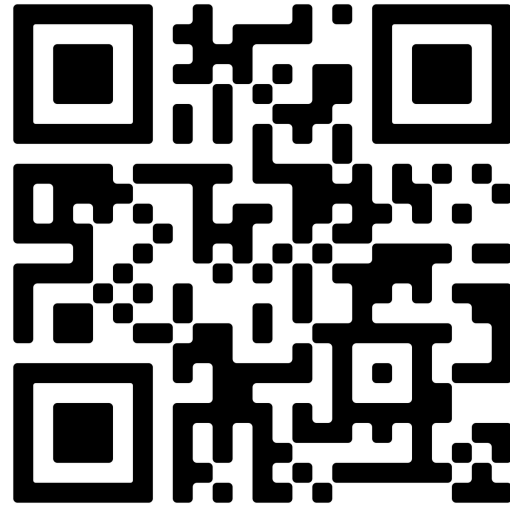
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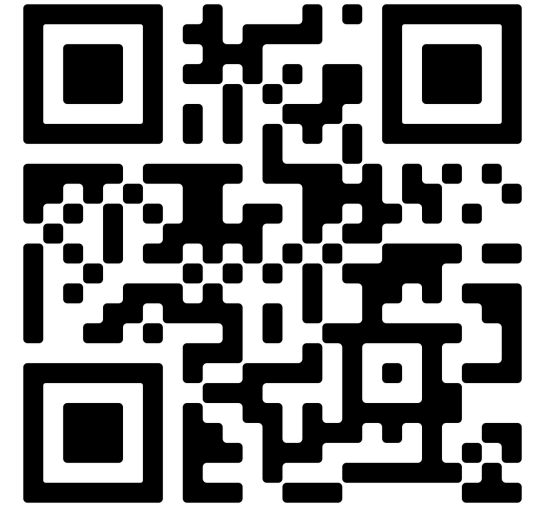
**Auction
Agreement**



**Building and
Compliance Report**



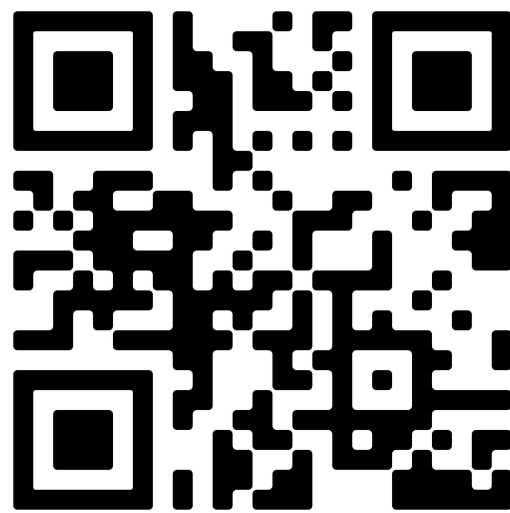
**Dimensional
Floorplan**



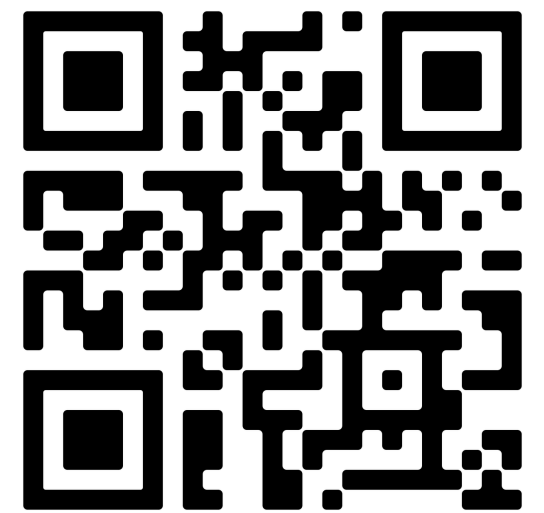
**Sales
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**Turner
Market Report**



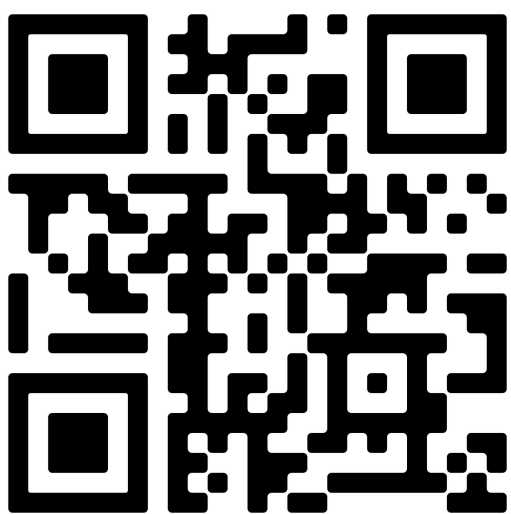
**Rental
Valuation**



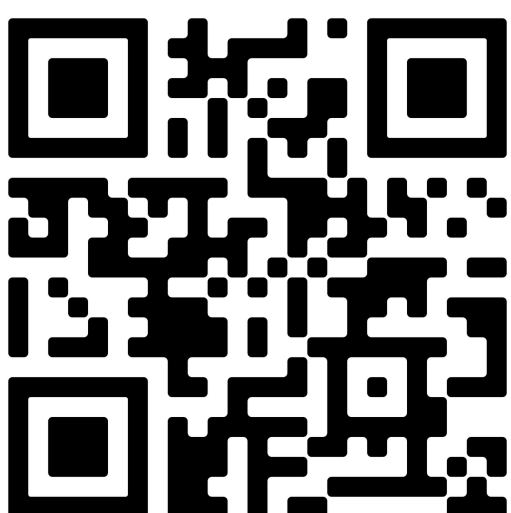
Property Walkthrough



AirDNA Repot



**Optional Special Conditions
(merged)**

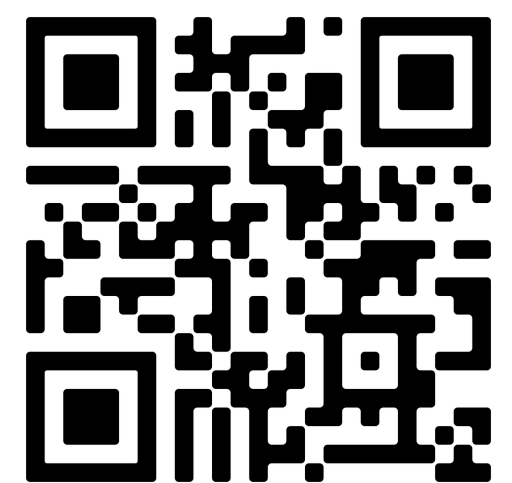


Extension Proposal

**Extension
Information**



**Building
Plans**



**Extension
Renders**



Single-Level, Separately Titled & Ready to Sell in Turner's Leafy Heart

3 bedrooms | 2 bathrooms | 2 car spaces | 767 sqm block

Set on a generous 767 sqm corner block in one of Turner's most established, tree-lined streets, this single-level, separately titled home delivers effortless Inner North living - the perfect mix of privacy, position, and practicality.

Why You'll Love It

- Single-level layout - ideal for downsizers, professionals, or young families.
- Freestanding, separately titled home - no shared driveways, no body corporate.
- Fully renovated three-bedroom, two-bathroom home with light-filled open-plan living.
- Private north-facing courtyard and gardens, perfect for entertaining.
- Secure parking behind an automatic gate, plus additional off-street space.
- Walk or cycle to Braddon, the City, ANU and light rail - a location that truly counts.

What You Should Know

We believe in being upfront:

- The home is fully renovated and ready to move straight into - just unpack and enjoy.
- The independent building report provides a clean bill of health, confirming the home's solid condition; the only item noted is an unapproved deck, for which a Development Application has already been lodged.
- It is a large block with space to extend. Multi-unit redevelopment would only happen if that becomes your plan, after amalgamation with the neighbouring block.





The Owners' Story

The current owners have loved living here - the quiet corner position, the ability to walk everywhere, and the strong sense of community Turner offers. But with four young children and their next home just around the corner, they've now outgrown the space. They've even developed a thoughtful extension plan, which they're happy to share with the new owner. This home is perfect to live close to the city, without the heavy price tag or the complexities body corporates- a simple, elegant lifestyle in Canberra's most convenient pocket.

The Seller's Position

- Our owners have listened to market feedback and are ready to sell before Christmas.
- Published reserve: \$1.8 million - this is not an agent's price guide that shifts on auction day; it's the real number. If you bid \$1.8 million and you're the only bidder, you'll own it.
- Early occupancy option available under an occupancy agreement when you exchange at auction.
- Flexible settlement terms - up to 90 days to suit your timing.
- Auction: Onsite, 3 December 2025 at 6:30pm

Who It Suits

- Buyers seeking a single-level, freestanding three-bedroom home close to the city.
- Those valuing Inner North lifestyle without shared ownership or strata complications.
- Anyone wanting a true turn-key home, ready to move in and enjoy immediately.

The Bottom Line: 58 MacLeay Street delivers the independence of a freestanding home, the ease of single-level living, and the honesty of a transparent sale. Renovated, private, and perfectly located - this is Turner living made simple

Auction Agreement

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

Schedule

Land	The unexpired term of the Lease	Unit	UP No.	Block	Section	Division/District
				22	62	Turner
and known as 58 MacLeay Street Turner ACT 2612						
Seller	Full name	Zoe Catherine Robens and David Colin Robens				
	ACN/ABN					
	Address	58 Macleay Street Turner ACT 2612				
Seller Solicitor	Firm	Lexmerca Lawyers	Ref	JC:SC 52115		
	Email	john.chamberlain@lexmerca.com.au / Sarah.Coventry@lexmerca.com.au				
	Phone	+61 (2) 6181 2900	Fax	+61 (2) 6181 2911		
	DX/Address	86 Northbourne Avenue, Braddon ACT 2612				
Stakeholder	Name	Lexmerca Lawyers Trust Account				
Seller Agent	Firm	Auction Advantage				
	Ref	Frank Walmsley				
	Phone	0400 446 605	Email	contact@auctionadvantage.com.au		
	DX/Address	Unit 6/80 Emu Bank, Belconnen ACT 2617				
Restriction on Transfer	Mark as applicable	<input checked="" type="checkbox"/> Nil	<input type="checkbox"/> section 370	<input type="checkbox"/> section 280	<input type="checkbox"/> section 306	<input type="checkbox"/> section 351
Land Rent	Mark one	<input checked="" type="checkbox"/> Non-Land Rent Lease		<input type="checkbox"/> Land Rent Lease		
Occupancy	Mark one	<input checked="" type="checkbox"/> Vacant possession		<input type="checkbox"/> Subject to tenancy		
Breach of covenant or unit articles	Description (Insert other breaches)	As disclosed in the Required Documents and				
Goods	Description	Fixed floor coverings, light fittings, window treatments and dishwasher as inspected				
Date for Registration of Units Plan						
Date for Completion On or before 120 days from the Date of this Contract						
Electronic Transaction? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, using Nominated ELN: PEXA						
Land Tax to be adjusted? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes						
Residential Withholding Tax						
New residential premises? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes						
Potential residential land? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes						
Buyer required to make a withholding payment? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (insert details on p.3)						
Foreign Resident Withholding Tax						
Relevant Price more than \$750,000.00? <input type="checkbox"/> No <input type="checkbox"/> Yes						
Clearance Certificates attached for all the Sellers? <input type="checkbox"/> No <input type="checkbox"/> Yes						

An agent may only complete the details in this black box and exchange this contract. See page 3 for more information.

Buyer	Full name					
	ACN/ABN					
	Address					
Buyer Solicitor	Firm		Ref			
	Email					
	Phone		Fax			
	DX/Address					
Price	Price	\$	(GST inclusive unless otherwise specified)			
	Less deposit	\$	(10% of Price)	<input type="checkbox"/> Deposit by Instalments (clause 52 applies)		
	Balance	\$				
Date of this Contract						
Co-Ownership	Mark one (show shares)	<input type="checkbox"/> Joint tenants		<input type="checkbox"/> Tenants in common in the following shares:		

Read This Before Signing

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

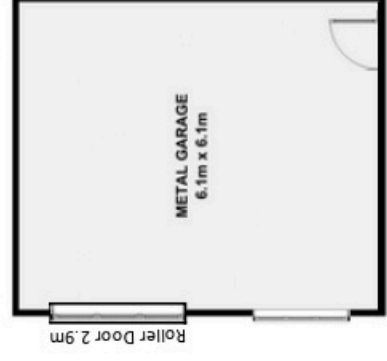
Seller signature	Buyer signature
Seller witness name and signature	Buyer witness name and signature

Floorplan and Block Size



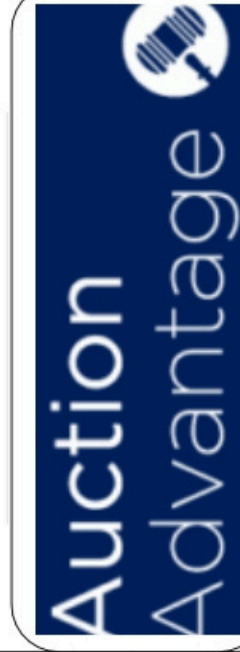
Macleay Street

Condamine Street



ALL INTERNAL SPACES - CHECKLIST 5
- Rr/Cp

Name	Measured Area
BATHROOM	7.16
BED 1	9.78
BED 2	16.80
BED 3	13.12
BIR 1	0.61
BIR 2	0.48
ENSUITE	4.39
HALL	11.78
KITCHEN	12.73
L'DRY LIVING	5.04
ROOM LIVING	18.80
ROOM	29.32
WTR	9.83



PROJECT DETAILS
 Customer Name:
 Project Address: 58 Macleay Street, Turner ACT 2612
 Block No 22 Section No 62

DRAFTERPERSON	DESIGNER	TEMPLATE	BLOCK TYPE
		v.19.24	LARGE

AREAS
 Total GFA - Class 1
 Total GFA - Class 10 (Garage, Shed, Carport)
 Total Roof Area - Class 1
 Total Roof Area - Class 10 (Garage, Shed, Carport)
 Block Area
 Actual POS (Excl. Gar, GFA + Driveway - Block area)
 Minimum Internal Open Space (Block area x 0.60)
 Site Coverage (LARGE / max 40% = 306.80 m²)

163.63 m ²	306.80 m ² = 26.77%
41.72 m ²	
186.92 m ²	
41.72 m ²	
70.00 m ²	
20.07 m ²	
490.14 m ²	
460.10 m ²	

REV	COMPLETION PLANS	DATE
CP1.0		01-Jul-25
Dimensions are approximates, actual may vary		

DRAWING NAME		DRAWING NUMBER		CHECKLIST NUMBER
FLOOR PLAN		CP-BP.1		
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER	
1:80	A3	CP-BP.1		





Block Amalgamation and Development Information

What is Possible at 58 Macleay Street, Turner?

58 MacLeay is zoned as RZ4 meaning it provides a mix of single dwelling through to multi-unit housing, with buildings similar to the size and scale of the rest of the street. That gives the potential redevelopment into a multi-unit housing project to be unit titled or subdivided, subject to ACT Government assessment and approval. Alternatively, an extension or a secondary residence may be permitted.

Any development application needs to comply with the ACT's assessment outcomes with the design guide, planning specifications and the assessment outcomes. Provided the design complies with site coverage, height, setbacks, open-space and parking requirements, there are a lot of versatile options available due to its zoning particularly as it is a corner block.

Site coverage – multi-unit housing – RZ3, RZ4 and RZ5

15. Site coverage for multi-unit housing in RZ3, RZ4 and RZ5 is a maximum of 50% of the original block area.

BLOCK_DERIVED_AREA	767
BLOCK_LEASED_AREA	
BLOCK_KEY	11050620022
BLOCK_NUMBER	22
SECTION_NUMBER	62
CURRENT_LIFECYCLE_STAGE	REGISTERED
ADDRESSES	58 MACLEAY STREET
PLAN_NUMBERS	AP1749, POL167, X7618, DP2809
VOLUME_FOLIO	740:33
LAND_USE_POLICY_ZONES	RZ4: MEDIUM DENSITY RESIDENTIAL
OVERLAY_PROVISION_ZONES	
NEW_TERRITORY_PLAN	Territory Plan Land Use Policies: RZ4: MEDIUM DENSITY RESIDENTIAL

As the existing Crown lease permits only a single dwelling, a lease variation would be required to enable multiple dwellings on the block. Once development approval is granted, the dwellings are constructed, and occupancy certificates are issued, the site can then be unit-titled to create individually owned units with common property managed under a units plan. Or, due to its size and position, the subdivision of the entire block may be possible.

Block Amalgamation

The Inner North Precinct Code is attached to assist in understanding multi-unit development. Rule 4 of the Inner North Precinct Code requires the neighbouring block at 16 Condamine Street to be amalgamated with 58 Macleay Street if a unit redevelopment was proposed on either block. There is a map at page 17 of the code, that shows the two blocks with a dotted boundary and the key stating 'required minimum block amalgamation'. These are the last two houses on the block. If a unit development was proposed, then it would require cooperation or a buyer to hold both blocks.

With the new Planning Act, the Inner North and City district strategy was made. It refers back to the code for what is required with these blocks. The new district strategy has the block in the 'Northbourne Avenue area B' which allows buildings possibly up to 25m high.



ACT Planning &
Land Authority

Inner North Precinct Code

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Introduction

Application of this code

This Precinct Code applies to multi-unit housing in the RZ3 Urban Residential and RZ4 Medium Density Residential Zones of Inner North Canberra identified in the zones' development table as being within the code, merit and impact assessment tracks.

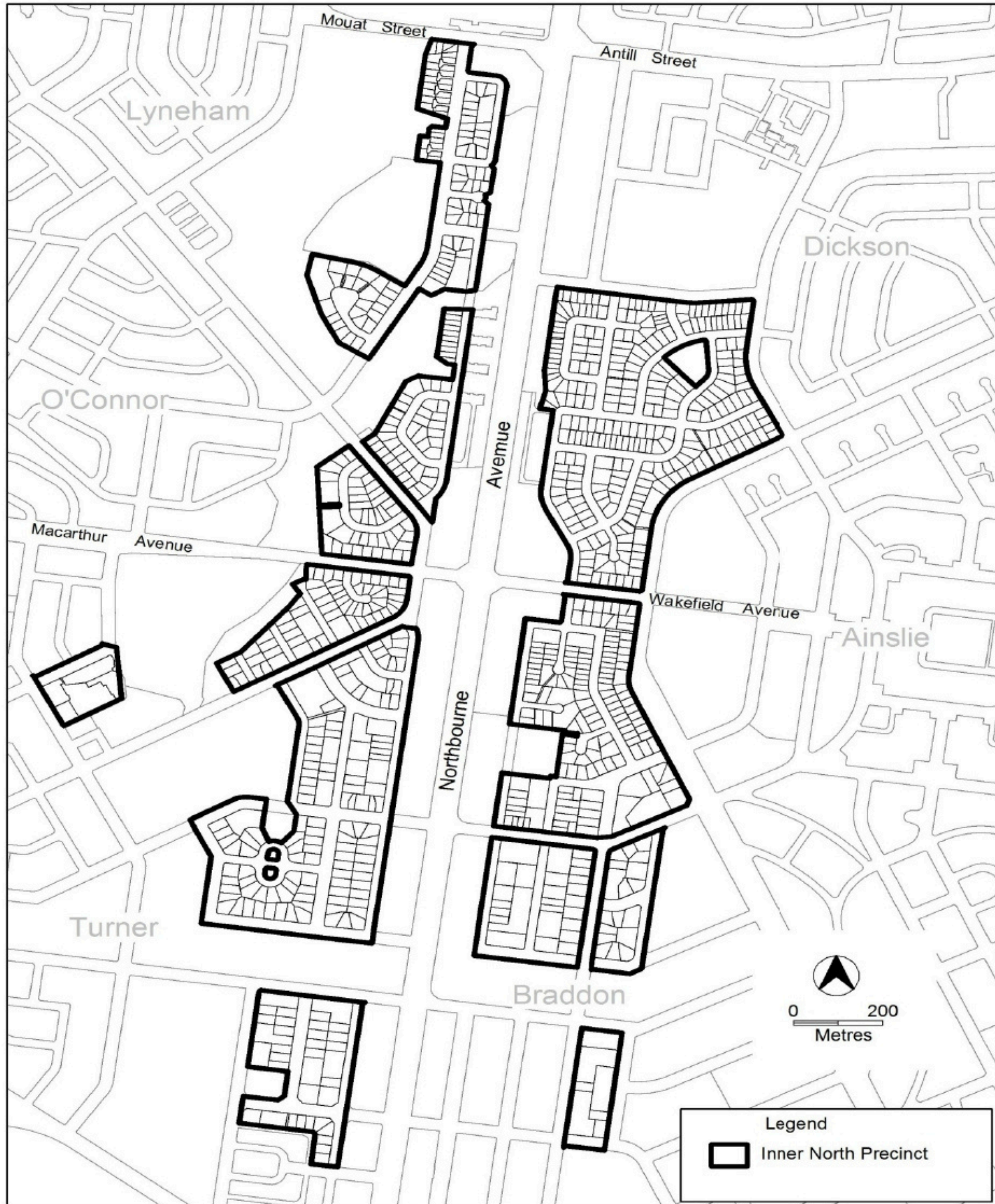


Figure A Area subject to Inner North Precinct Code

Purpose of codes

Codes provide additional planning, design and environmental controls to support the zone objectives and assessable uses in the development tables.

The Codes are used by the Authority to assess development applications. The Codes therefore also provide guidance to intending applicants in designing their developments and preparing their development applications.

Each Code's controls are expressed as either **rules**, which are generally quantitative, or as qualitative **criteria**.

- Proposals in the **code track** must comply with all rules relevant to the development.
- Proposals in the **merit track** and **impact track** have the option to comply with the rules or criteria, unless the rule is mandatory. Where it is proposed to meet the criteria, the onus is on the applicant to demonstrate, by supporting plans and written documentation, that the proposed development satisfies the criteria and therefore the intent of the element.
- Proposals in the **impact track** also have the option to justify any non-compliance with the rules and the criteria, unless the rule is mandatory. Where it is proposed to not meet the rules and the criteria, the onus is on the applicant to justify the non-compliance by demonstrating that the proposed development is consistent with the relevant principles of the Statement of Strategic Directions. Supporting plans and written documentation, providing consideration of the relevant Intents of the Code and the Zone objectives, are to accompany the development application.

Structure of codes

The Inner North Precinct Code is divided into three Parts:

Part A – General Development Controls provides the general controls that are applicable to multi-unit housing in the RZ3 and RZ4 Zones.

Part B – Control Plans illustrates some of the controls from Part A in graphical form, known as Control Plans. There are five Control Plans covering the suburbs of Braddon, Dickson, Lyneham, O'Connor/Turner North and Turner South.

Part C – Site Specific Controls provide any additional specific controls for particular areas or sites. [Care is needed to check whether any specific controls apply to individual sites]

Each Part is divided into sections referred to as **Elements**, although each Part may not include provisions for every Element. The Elements describe the various issues for consideration:

1. Restrictions on Use
2. Building and Site Controls
3. Built Form
4. Parking and Site Access
5. Amenity

Each Element consists of Intents and Items under which are Rules and Criteria.

Intent describes the purpose of the development controls

Rules provide the quantitative, or definitive, controls for development

Criteria provide the qualitative controls for development

In some instances, there are rules that are mandatory. For clarity of use, the mandatory rules are emphasised by the following words: **“This is a mandatory requirement. There is no applicable**

criterion". Non-compliance with these provisions will result in the refusal of a development application. Conversely, the words "**There is no applicable rule**" is used when controls cannot be quantitative or definitive and only criteria exist.

Any application of a **General Code** to a development proposal is identified as part of the relevant rule or criteria.

Where more than one type of Code applies to a development, the order of precedence when there is inconsistency of provisions between Codes, as defined by the Act, is **Precinct Code**, then **Development Code**, and then **General Code**.

Further information

Please refer to the Development Application Guide, for more information on preparing applications under the Territory Plan, including the use of assessment codes.

Abbreviations

GFA = gross floor area

LFL = lower floor level

m² = metres squared

PBZ = primary building zone

UFL = upper floor level

Part A - General Development Controls

Objectives:

The objectives for the General Controls are to:

- a) Conserve the Garden City character of the area
- b) Optimise residential land use adjacent to the Northbourne Avenue corridor, the commercial area of the City Centre, the Sullivans Creek open space corridor and other areas of open space
- c) Retain and enhance a healthy and attractive residential environment for existing and new residents to the area
- d) Create a safer, more secure environment
- e) Promote non-car based movement
- f) Promote streets and open space as places for people
- g) Ensure orderly redevelopment of blocks within sections

Element 1: Restrictions on Use

Intent:

- a) To provide for a range of residential forms whilst maintaining the residential character of the locality.

Rules	Criteria
1.1 Residential	
R1 Dual occupancy development is not permitted where the additional dwelling is located to the rear of the block behind an existing dwelling or a new dwelling.	This is a mandatory requirement. There is no applicable criterion.
R2 On a block greater than 3000m ² , a variety of dwelling sizes must be provided i.e., 1, 2 and 3 bedroom dwellings are required.	This is a mandatory requirement. There is no applicable criterion.

Element 2: Building and Site Controls

Intent:

- a) To allow sufficient space for existing and future tree plantings at the front and rear of development blocks
- b) To ensure development sites can accommodate urban housing based on perimeter block development and efficient and effective site layout
- c) To maximise permeable surfaces

Rules	Criteria
2.1 Subdivision	
R3 Required minimum block amalgamations are specified in the Control Plans (Part B)	This is a mandatory requirement. There is no applicable criterion.
R4 Block amalgamations and integrated redevelopment are required where: a) Existing dwellings have shared walls, such as duplexes; b) Sites are less than 16 m wide; or c) Corner sites are too small to provide satisfactory open space.	This is a mandatory requirement. There is no applicable criterion.
2.2 Height	
R5 Development on corner blocks, identified in the Control Plans (Part B), must be built to the maximum height limit.	This is a mandatory requirement. There is no applicable criterion.
2.3 Front Setbacks	
R6 Minimum front street setbacks are 6m unless otherwise specified in Part C of the code (Site specific controls) On corner blocks identified as requiring corner treatment in the control plan (Part B) buildings must be built to the specified minimum front street setback.	This is a mandatory requirement. There is no applicable criterion.
R7 No building or design elements including basement structure are to be located forward of the specified minimum front setback.	This is a mandatory requirement. There is no applicable criterion.

Rules	Criteria
2.4 Rear Setbacks	
<p>R8</p> <p>Rear setbacks are 7 m on blocks specified in the Control Plans (Part B). Where blocks specified are corner blocks, this is to be a 7 x 7 m minimum area in the rear corner.</p>	<p>C8</p> <p>Rear setbacks allow for a deep-root planting zone and ensure privacy on blocks.</p>
2.5 Building Siting	
<p>There is no applicable rule.</p>	<p>C9</p> <p>Design promotes perimeter block development by building primarily across the frontage of the site (and not down the length of the site), so as to:</p> <ul style="list-style-type: none"> a) provide space to the rear of the block to retain or introduce large-canopy trees and create a treed backdrop to development b) maximise street address as well as physical and visual access to the rear garden c) minimise privacy impacts between adjacent sites d) optimise possibilities for private and communal open spaces to the rear of the block that can accommodate landscaping and large tree planting
<p>R10</p> <p>Dual frontage design (Figure 1) is required for development on blocks specified in the Control Plans (Part B).</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule</p>	<p>C11</p> <p>Where dual frontage design is required for development on blocks specified in the Control Plan development is to;</p> <ul style="list-style-type: none"> a) Maximise building frontage to both the main street address from the primary building zone and frontage to public space or secondary street frontage from the secondary building zone. b) Provide and maximise overlooking and prospect into open spaces including pedestrian laneways from living areas within dwellings of the development. c) Promote the increased use (including

Rules	Criteria
	walking and cycling) of open space by providing access to and overlooking of open spaces.

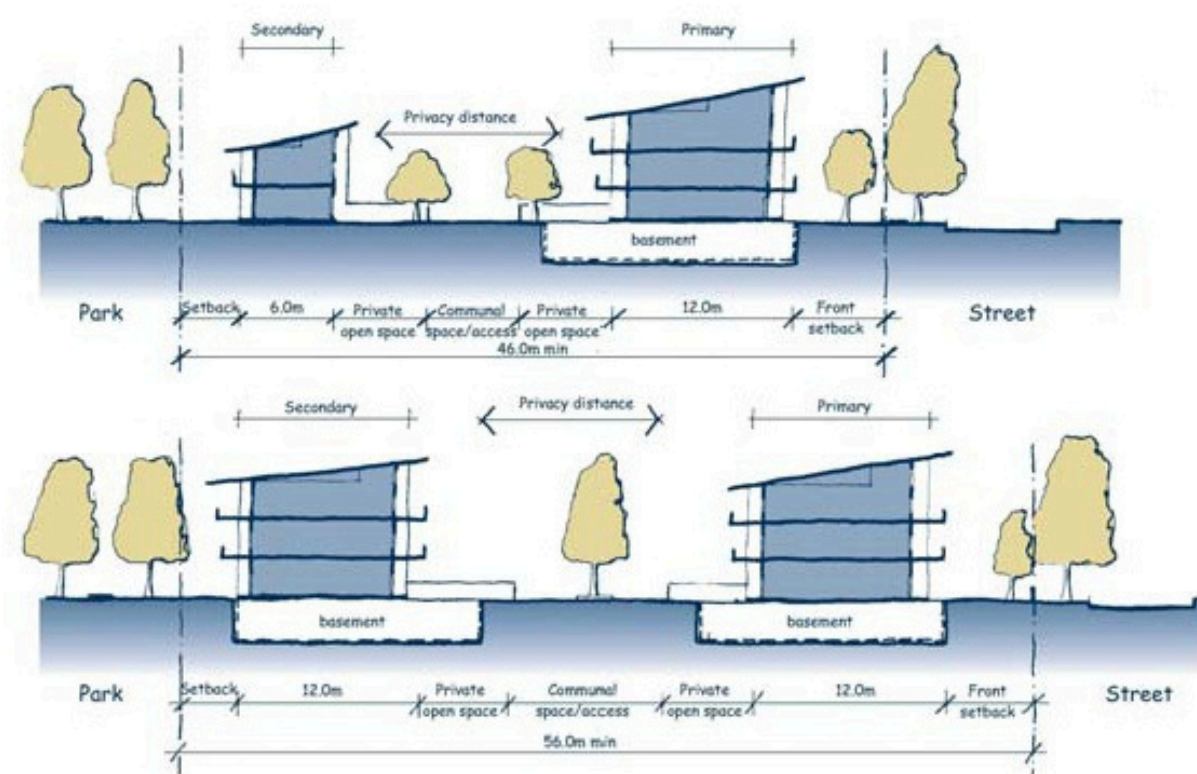
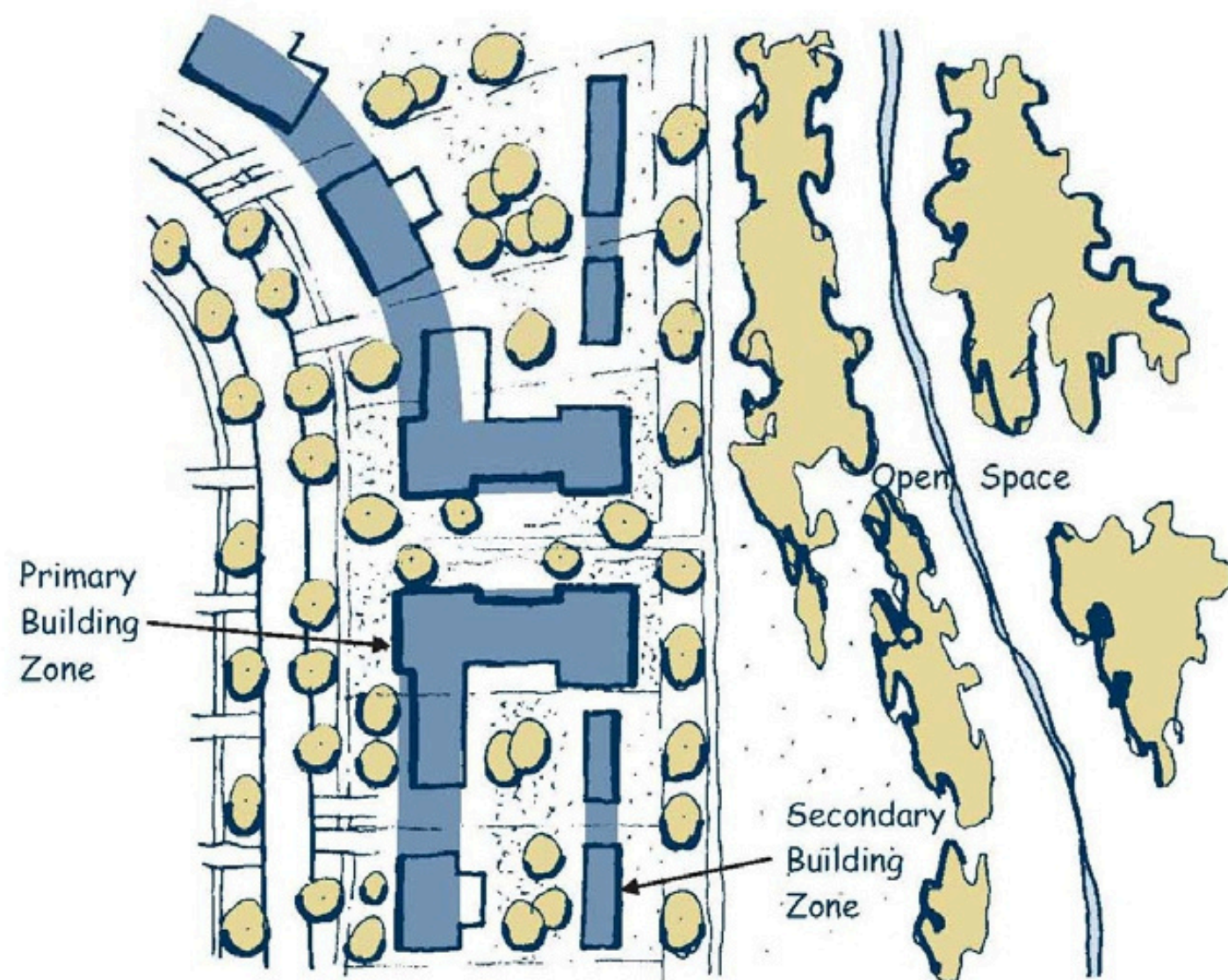


Figure 1 Dual frontage design

Rules	Criteria
2.6 Site Coverage	
<p>There is no applicable rule.</p>	<p>C12</p> <p>Maximum site coverage of up to 100% in the Primary Building Zone may be permitted subject to the agreement of adjoining lessees and lodging a plan for integrated development.</p> <p>Note: This requirement applies to all built-to-boundary proposals less than 100% site coverage in the Primary Building Zone.</p>
<p>R13</p> <p>Maximum site coverage in the Rear Zone does not exceed 30%.</p> <p>Braddon Sections 15, 16, 58 and 59 are exempt from this rule.</p> <p>O'Connor Section 40 is exempt from this rule.</p> <p>Lyneham Section 46 Block 1 and 2 are exempt from this rule.</p> <p>Note: A basement structure that projects into the Rear Zone is included in calculations of site coverage.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 3: Built Form

Intent:

- a) To model building faces to add variation to building alignment
- b) To protect the existing residential amenity of neighbouring lessees
- c) To provide for orderly redevelopment with minimal impact on remaining dwellings
- d) To ensure existing single dwellings are not isolated by redevelopment
- e) To provide overlooking opportunities within developments ensuring surveillance of public and communal areas

Rules	Criteria
3.1 Building Design	
<p>R14</p> <p>Development is built to the minimum front setback. The front façade of the development is articulated to a depth of 2-3 m behind the front setback, for all storeys of the development (Figure 2).</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R15</p> <p>The articulation of the front façade of a building must exceed 40% of the width of the building, at every storey level.</p>	<p>C15</p> <p>The front façade of a building is articulated to:</p> <ul style="list-style-type: none"> a) prevent continuous walls of development b) provide visual interest to building alignment
<p>There is no applicable rule.</p>	<p>C16</p> <p>The articulation responds to:</p> <ul style="list-style-type: none"> a) architectural design b) local character c) access d) environmental conditions e) landscape features
<p>There is no applicable rule.</p>	<p>C17</p> <p>Development adjacent to pedestrian paths and laneways provide casual surveillance and overlooking of these spaces.</p>

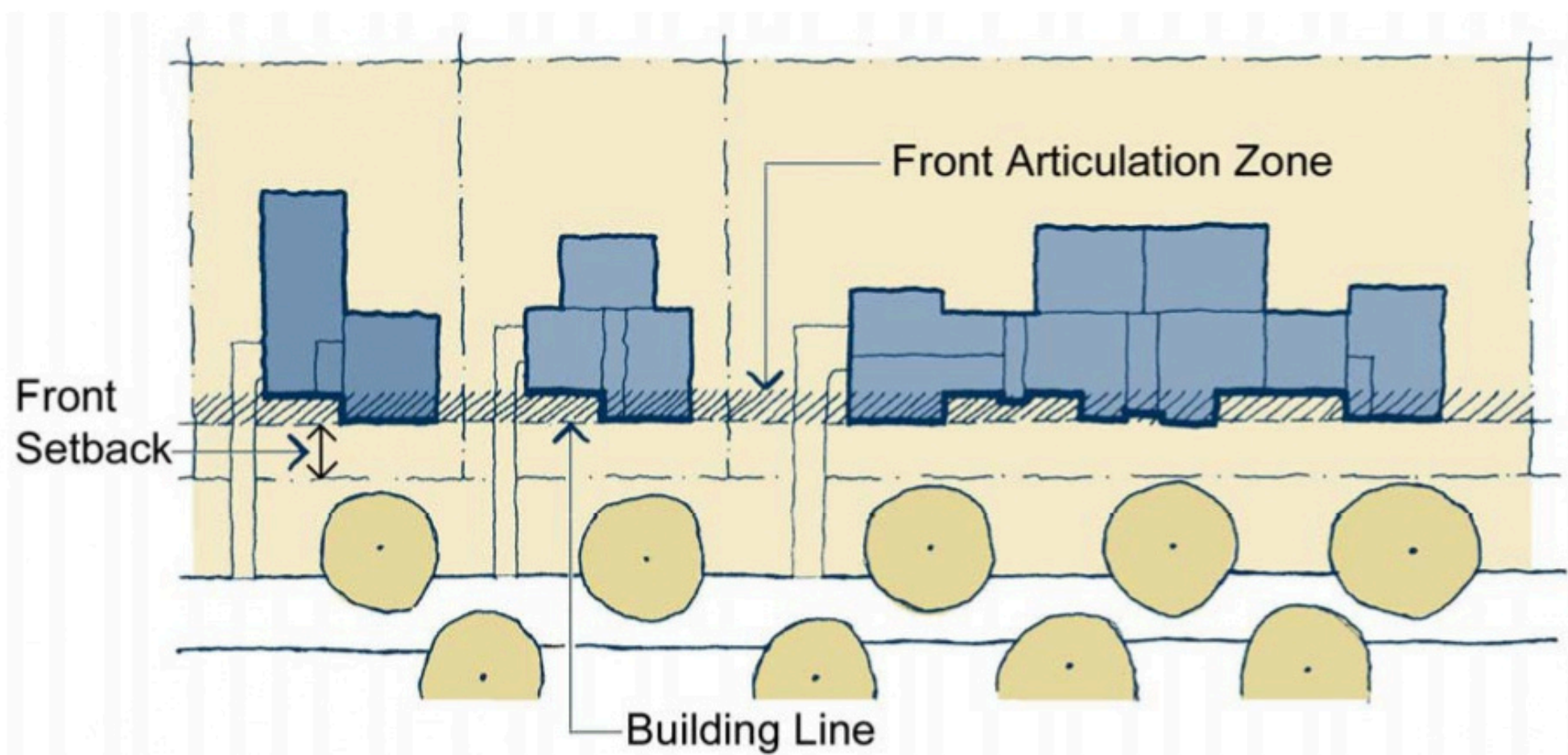


Figure 2 Articulation zones

Rules	Criteria
3.2 Interface	
<p>R18</p> <p>Redevelopment of more than two dwellings on a block in RZ4 is not permitted where it adjoins an existing single dwelling that has an existing or approved redevelopment on the other side boundary, unless the single dwelling site is one or more of the following:</p> <ul style="list-style-type: none"> a) included in the amalgamation of sites, b) developed at the same time as part of a plan for an integrated housing development and with the consent of the affected lessee, c) located in Turner Sections 38, 39, 44, 60 and 61 where the lessee of the single dwelling supports the proposed development occurring independently. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 4: Parking and Site Access

Intent:

- a) To restrict the parking provision
- b) To reduce the visual impact of parking facilities

Rules	Criteria
4.1 Vehicle Access	
R19 A maximum of one basement entry per two blocks or per 40 m of street frontage, whichever is greater.	C19 Basement entries across the nature strip are limited to reduce visual impact.
4.2 Parking	
There is no applicable rule.	C20 Car parking provision rates identified in the Parking and Vehicular Access General Code are the maximum rates for development.

Element 5: Amenity

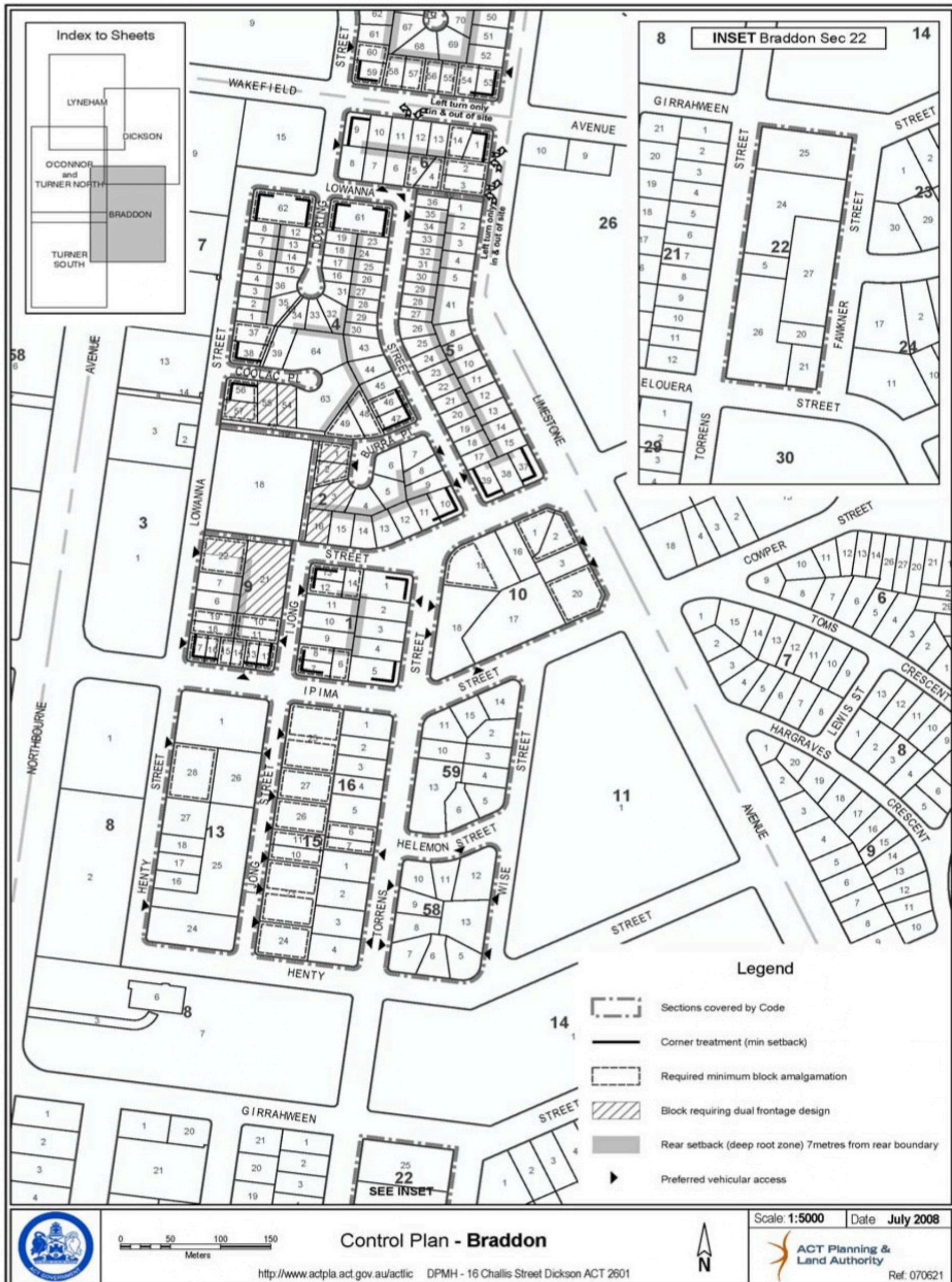
Intent:

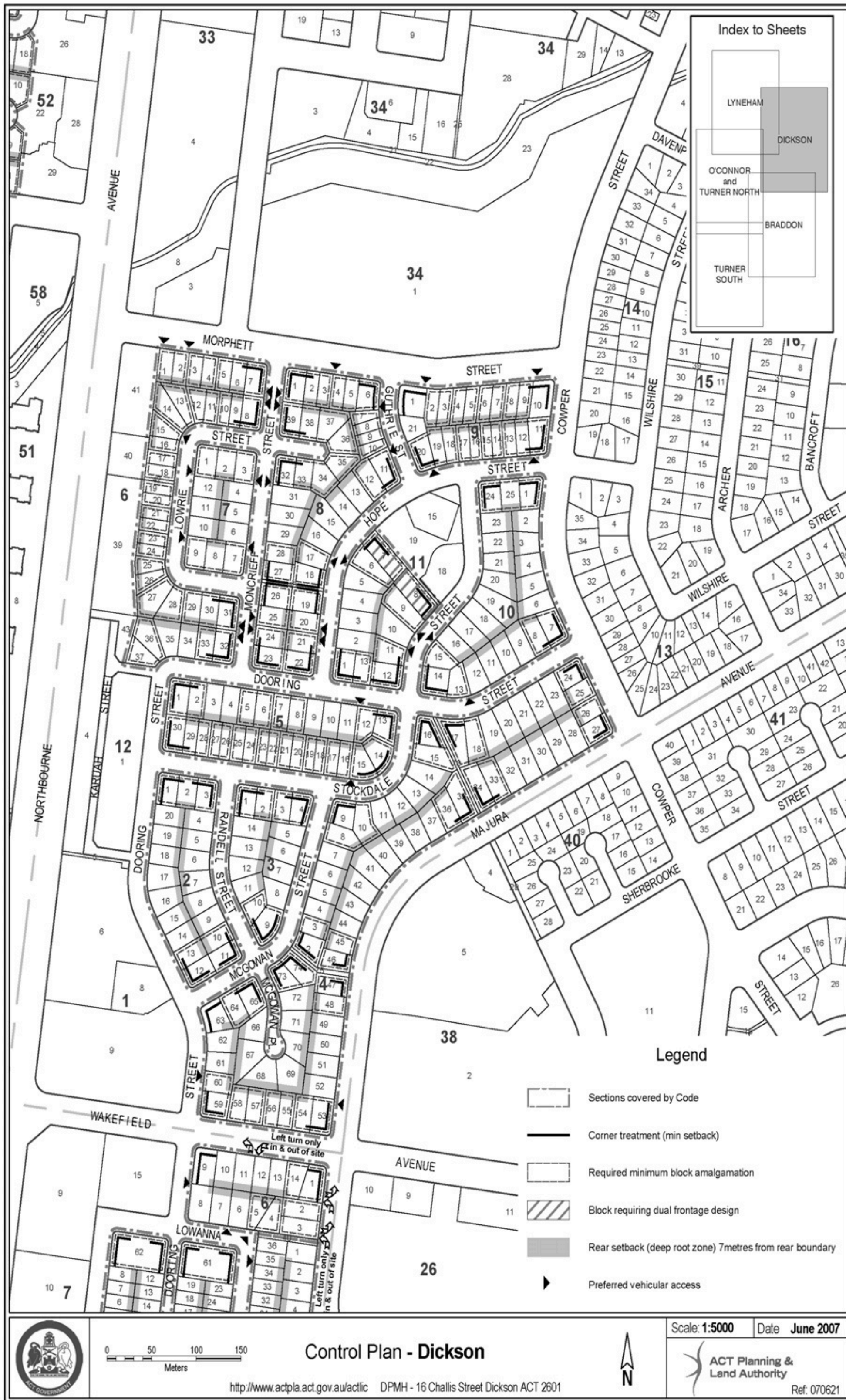
- a) To provide for private open space as part of urban dwellings that is useable, compliments the desired urban characteristics of the area as well as the garden city character
- b) To provide for a mature canopy and treed backdrop to development
- c) To reduce the impact of utilities on the amenity of the area

Rules	Criteria
5.1 Neighbourhood Plans	
There is no applicable rule.	C21 Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.
5.2 Private Open Space	
R22 Dwellings with three bedrooms or more have direct access to ground floor private open space.	This is a mandatory requirement. There is no applicable criterion.
5.3 Utilities	
R23 Overhead powerlines, telephone and data cables are undergrounded in coordination with the relevant utility provider.	C23 Powerlines, telephone and data cables are progressively undergrounded within sections to reduce visual impact, improve residential amenity and provide clearance for deep root planting zones.

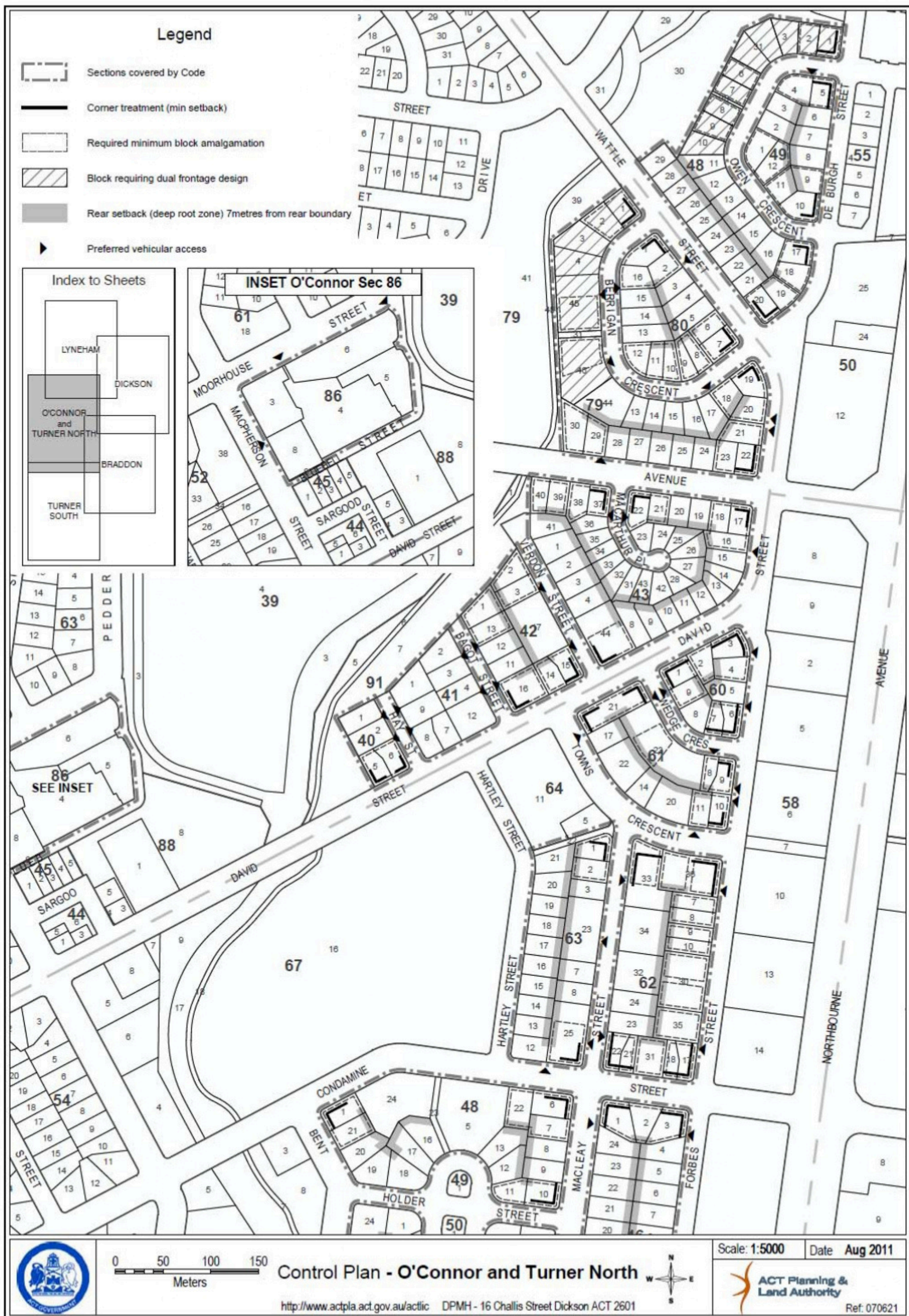
Part B - Control Plans

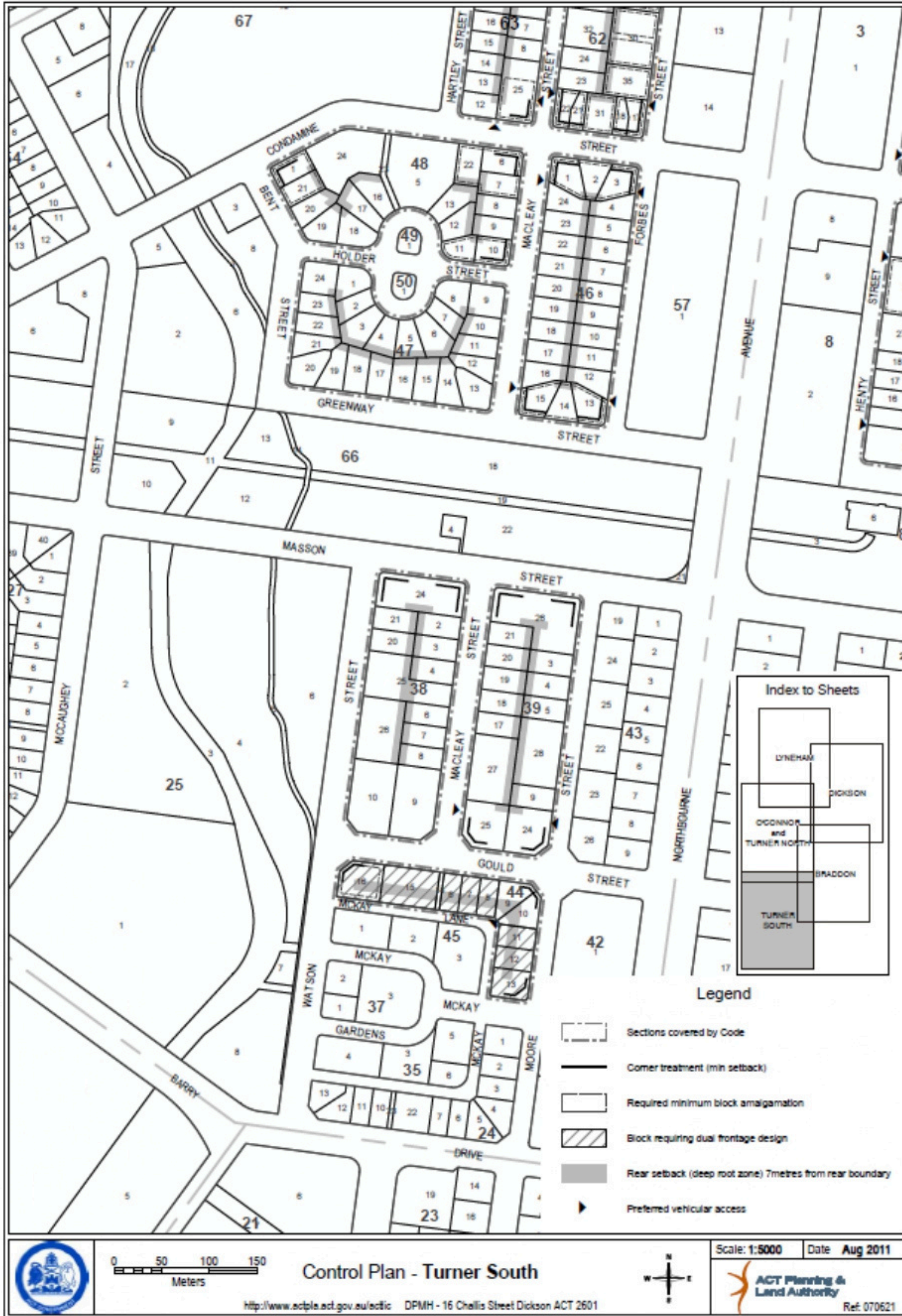
Part B illustrates some of the controls from Part A in Control Plans. There are five Control Plans covering the suburbs of Braddon, Dickson, Lyneham, O'Connor/Turner North and Turner South.











Part C - Site Specific Controls

Part C provides additional specific controls for particular areas or sites.

Part C(1) – Braddon

Element 2: Building and Site Controls

Intent:

- a) To protect the amenity of neighbouring lessees
- b) To maintain the residential character of the locality

Rules	Criteria
2.1 Setbacks to Limestone Avenue, Braddon	
R24 Minimum front setback is 8m to Limestone Avenue.	This is a mandatory requirement. There is no applicable criterion.
2.4 Height in Braddon Section 4 Blocks 12-19, 23-36 and 39-55	
R27 Maximum building heights are 2 storeys for Braddon Section 4 Blocks 12-19, 23-36 and 39-55.	This is a mandatory requirement. There is no applicable criterion.

Part C(2) – Dickson

Element 2: Building and Site Controls

Intent:

- a) To maintain the residential character of the locality

Rules	Criteria
2.1 Setback to Wakefield Avenue, Dickson	
R28 Minimum front setback is 8m to Wakefield Avenue, Dickson.	This is a mandatory requirement. There is no applicable criterion.
2.2 Setbacks in Dickson Section 6 Blocks 18 and 19 and Section 8 Blocks 18, 19, 26 and 27	
R29 Minimum setback from boundary adjoining the public pathway is 5 m for Dickson Section 6 Blocks 18 and 19 and Section 8 Blocks 18, 19, 26 and 27.	This is a mandatory requirement. There is no applicable criterion.
2.3 Height in Dickson Section 4 Blocks 66-72	
R30 Maximum building heights are 2 storeys for Dickson Section 4 Blocks 66-72.	This is a mandatory requirement. There is no applicable criterion.

Part C(3) – Lyneham

Element 2: Building and Site Controls

Intent:

- a) To protect the existing residential amenity of neighbouring lessees
- b) To maintain the residential character of the locality

Rules	Criteria
2.1 Setbacks in Lyneham Section 49 Blocks 5-10	
R31 Minimum front setback is 5 m for Lyneham Section 49 Blocks 5-10.	This is a mandatory requirement. There is no applicable criterion.
Rules	Criteria
2.11 Setbacks to Mouat Street, Lyneham	
R41 Minimum front setback is 8m to Mouat Street, Lyneham	This is a mandatory requirement. There is no applicable criterion.
2.12 Height in Lyneham Section 52 Blocks 7-12	
R42 Maximum building heights are 2 storeys for Lyneham Section 52 Blocks 7-12.	This is a mandatory requirement. There is no applicable criterion.

Part C(4) - O'Connor

Element 2: Building and Site Controls

Intent:

- a) To maintain the residential character of the locality

Rules	Criteria
2.1 Height in O'Connor Section 43 Blocks 23-28, 31-36 and 42-43	
R43 Maximum building heights are 2 storeys for O'Connor Section 43 Blocks 23-28, 31-36 and 42-43.	This is a mandatory requirement. There is no applicable criterion.

Part C(5) – Turner

Element 2: Building and Site Controls

Intent:

- a) To maintain the residential character of the locality

Rules	Criteria
2.1 Height in Turner Section 44 Blocks 1-2, 6-8, 11-13 and 15	
R45 The maximum building height for development fronting the rear street (McKay Lane) shall be 2 storeys (refer to Figure 3).	This is a mandatory requirement. There is no applicable criterion.

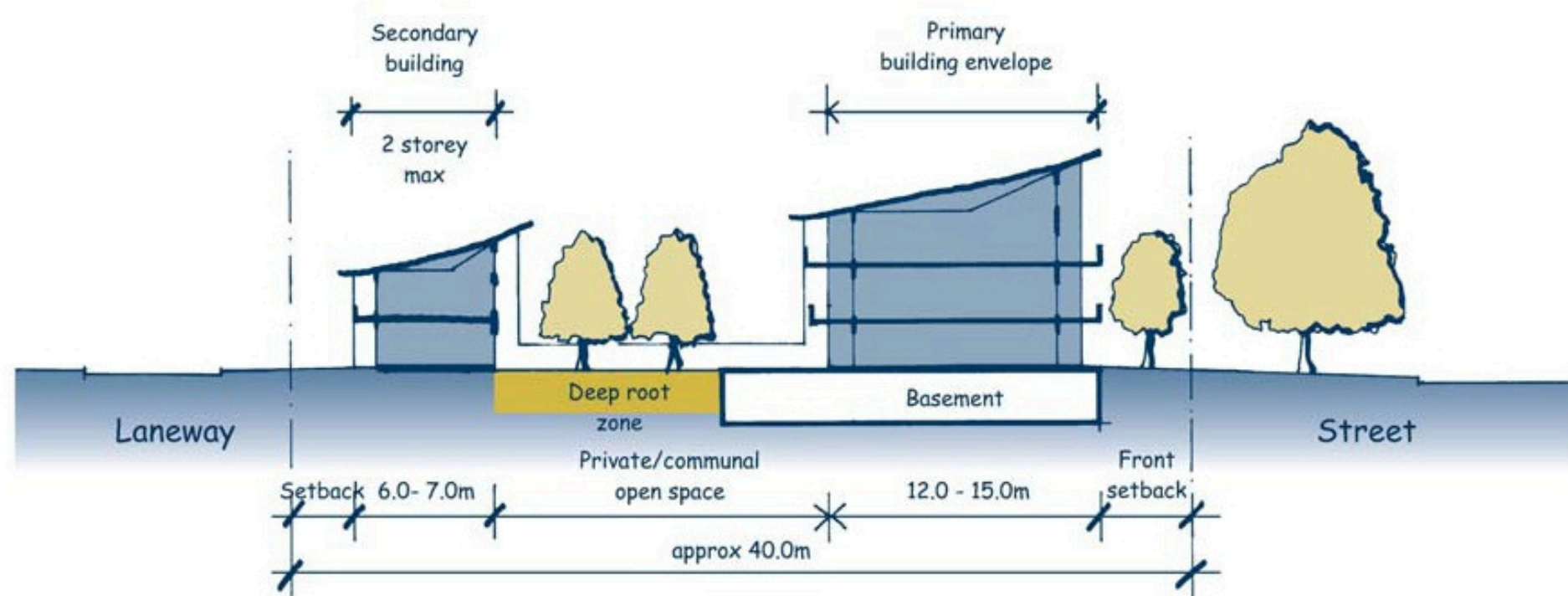
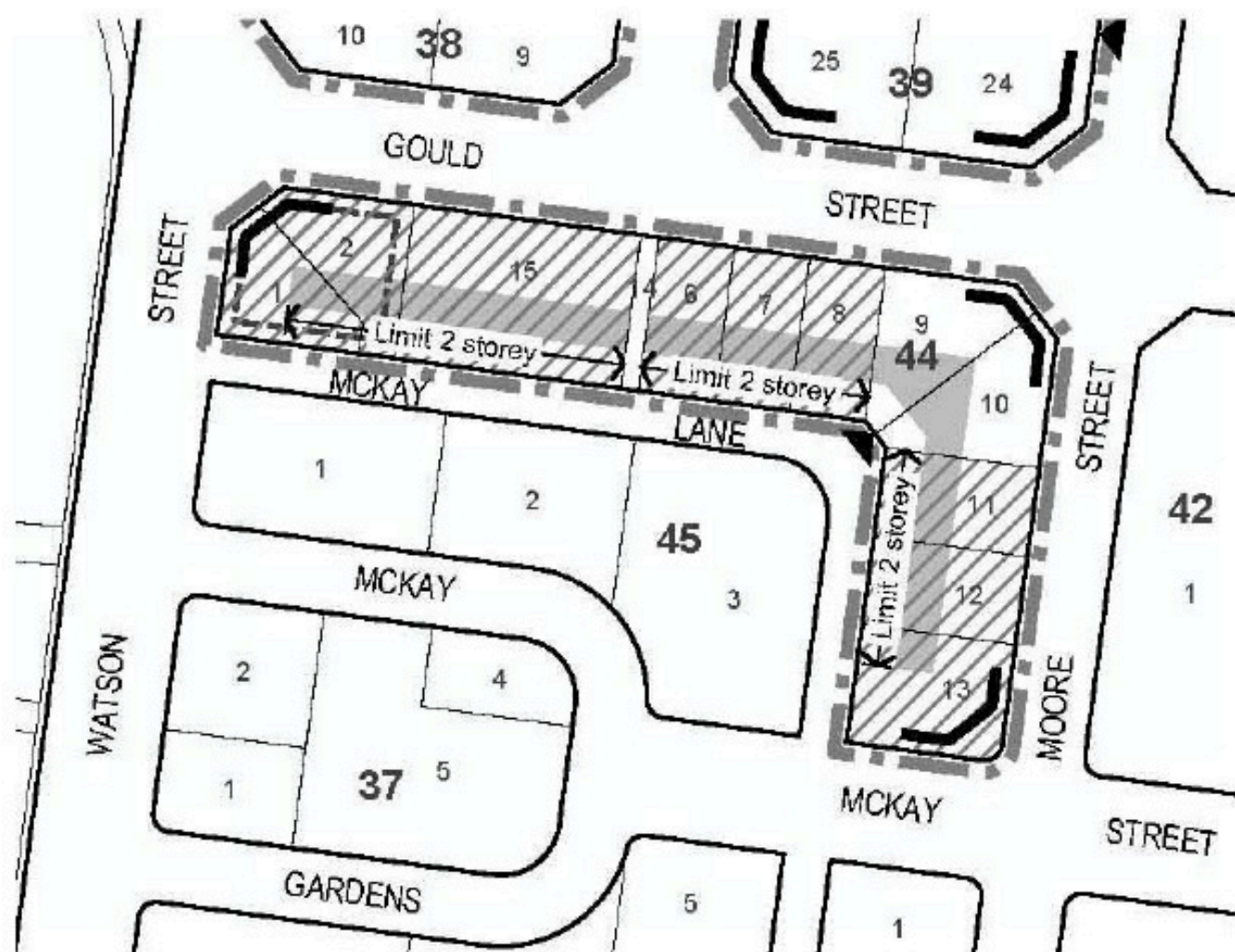


Figure 3 Section 44 Turner: Dual Frontage Design

Rules	Criteria
2.2 Setbacks in Turner Section 44	
R46 Minimum front setbacks in Turner Section 44 are: <ul style="list-style-type: none"> • 4 m to Watson and Gould Streets • 6 m from the kerb to McKay Lane. 	This is a mandatory requirement. There is no applicable criterion.
2.3 Setbacks in Turner Section 48 Blocks 11-13 and 16-18	
R47 Minimum front setback is 8m from the boundary Turner Section 48 Blocks 11-13 and 16-18	This is a mandatory requirement. There is no applicable criterion.
2.4 Setbacks in Turner Section 62 Blocks 7-16 and 23-29.	
R48 Minimum front setback is 10 m from the boundary for Turner Section 62 Blocks 7-16 and 23-29	This is a mandatory requirement. There is no applicable criterion.

Sales and Rental Valuation

Future Owner,

As requested, I have reviewed recent sales evidence in Canberra's Inner North to provide market context for the property at 58 Macleay Street, Turner. This home is a renovated three-bedroom, two-bathroom residence set on approximately 767 sqm of land.

Based on comparable sales, my opinion is that the property sits within the \$1.9 million – \$2.0 million range, subject to presentation, finishes, and prevailing market conditions.

Key Comparable Sales

- 39 Macleay Street, Turner – 4 bed, 2 bath on 975 sqm, sold off-market to a developer in 2024 for \$2,500,000.
- 23 Batman Street, Braddon – 3 bed, 2 bath, sold 4 October 2024 for \$1,830,000.
- 40 Waller Crescent, Campbell – 3 bed, 2 bath, sold 1 November 2022 for \$1,900,000.
- 13 Hale Crescent, Turner – 3 bed, 1 bath (semi-detached), sold 2 May 2025 for \$1,375,000.
- 1/35 Hackett Gardens, Turner – Renovated 3 bed, 2 bath, sold 11 June 2025 for \$1,600,000.
- Current Listing: 4 Towns Crescent, Turner – 3 bed, 1 bath on 792 sqm, advertised at \$2,100,000.

These results highlight strong buyer demand for renovated three-bedroom homes in Turner and the wider Inner North, particularly where land size exceeds 700 sqm. Given its landholding, renovation quality, and location, 58 Macleay Street is well-positioned to achieve a premium result in the \$1.9–2.0 million range.

Should you require a detailed appraisal report or tailored sales strategy, I would be pleased to assist.

Kind regards,
Frank Walmsley
Auctioneer

17 September 2025

To Whom It May Concern,

I have reviewed the current rental market in Turner to provide an estimate for the likely rent achievable at 58 Macleay Street, Turner, a renovated three-bedroom, two-bathroom duplex on a 767 sqm block.

Based on comparable properties and current market conditions, this property would reasonably achieve \$950 per week in rent.

Reference Properties

- 7 Hale Crescent, Turner (3 bed, 2 bath, renovated duplex) – Advertised at \$1,100/week.
- 3/47 David Street, Turner (3 bed townhouse) – Leased at approximately \$980/week.
- Turner suburb median for 3-bedroom houses – Currently around \$850/week according to realestate.com.au.

These examples demonstrate that renovated, well-located three-bedroom homes in Turner typically achieve rents in the \$900–\$1,100/week range. Considering its land size and presentation, a rental of \$950 per week for 58 Macleay Street is realistic and supportable.

If you require further detail or a formal rental appraisal report, please let me know.

Kind regards,

Frank Walmsley
Auctioneer

Turner Market Report

SUBURB FLYOVER REPORT

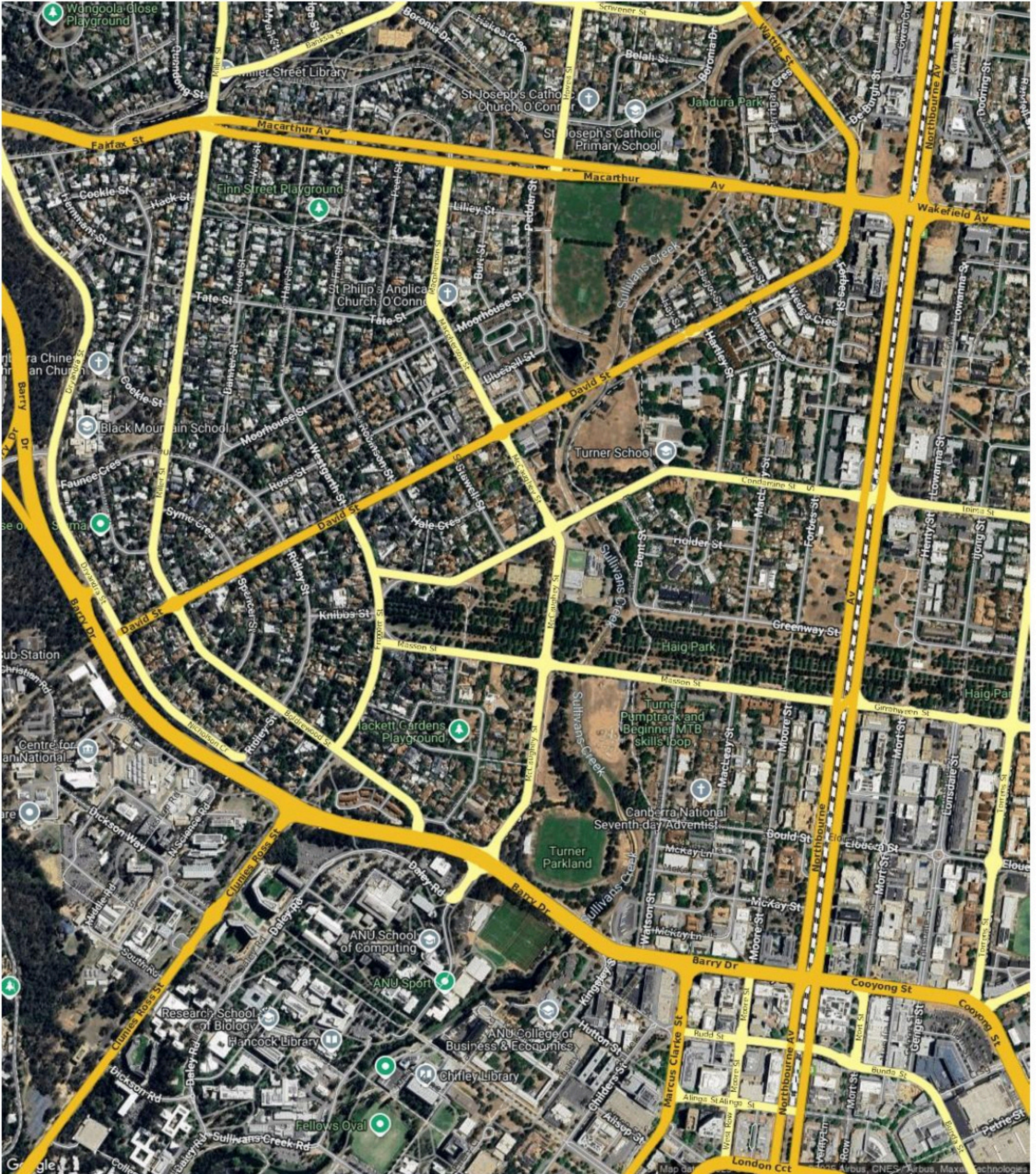
TURNER (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





TURNER - Suburb Map



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TURNER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	23	\$ 780,000	0.0 %	\$ 300,000	\$ 1,350,000
2008	11	\$ 690,000	-11.5 %	\$ 223,333	\$ 1,333,333
2009	12	\$ 838,750	21.6 %	\$ 331,250	\$ 2,267,000
2010	10	\$ 979,375	16.8 %	\$ 75,000	\$ 1,450,000
2011	10	\$ 1,025,000	4.7 %	\$ 594,000	\$ 2,700,000
2012	18	\$ 875,000	-14.6 %	\$ 323,333	\$ 1,180,000
2013	17	\$ 1,050,000	20.0 %	\$ 710,000	\$ 1,700,000
2014	10	\$ 952,500	-9.3 %	\$ 901,000	\$ 2,980,000
2015	14	\$ 1,331,000	39.7 %	\$ 180,000	\$ 5,400,000
2016	12	\$ 1,283,000	-3.6 %	\$ 1,000,000	\$ 2,425,000
2017	12	\$ 1,485,400	15.8 %	\$ 876,000	\$ 2,160,000
2018	10	\$ 1,472,500	-0.9 %	\$ 1,330,000	\$ 2,600,000
2019	14	\$ 1,562,500	6.1 %	\$ 1,200,000	\$ 2,050,000
2020	6	\$ 1,625,000	4.0 %	\$ 1,230,000	\$ 3,000,000
2021	15	\$ 2,250,000	38.5 %	\$ 1,480,000	\$ 21,500,000
2022	14	\$ 2,187,500	-2.8 %	\$ 1,685,000	\$ 3,500,000
2023	5	\$ 1,900,000	-13.1 %	\$ 1,200,000	\$ 2,665,000
2024	11	\$ 2,250,000	18.4 %	\$ 1,651,000	\$ 2,600,000
2025	2	\$ 1,241,500	-44.8 %	\$ 1,108,000	\$ 1,375,000

Median Sale Price

\$2.1m

Based on 5 recorded House sales within the last 12 months (Financial Year 2025)

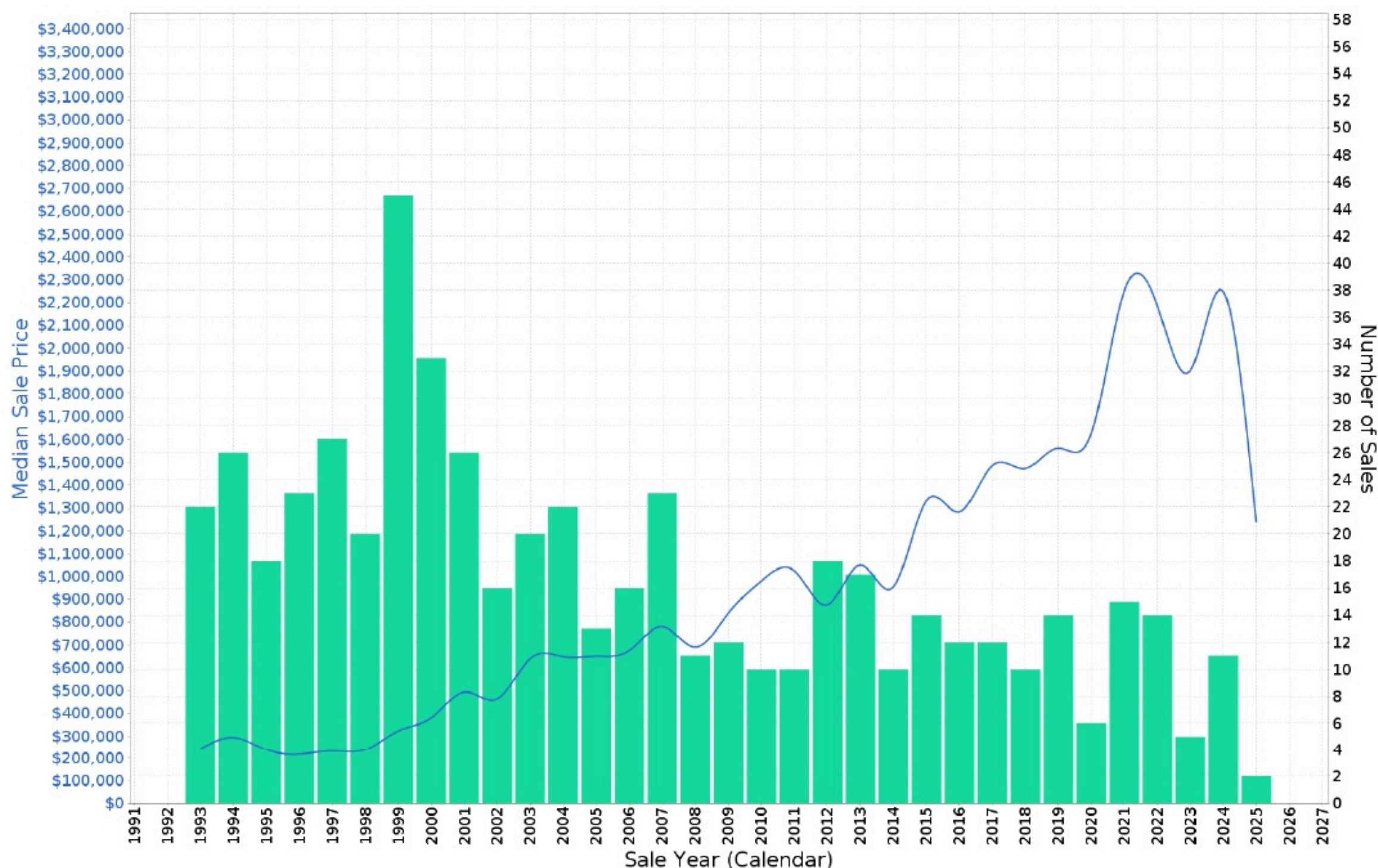
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

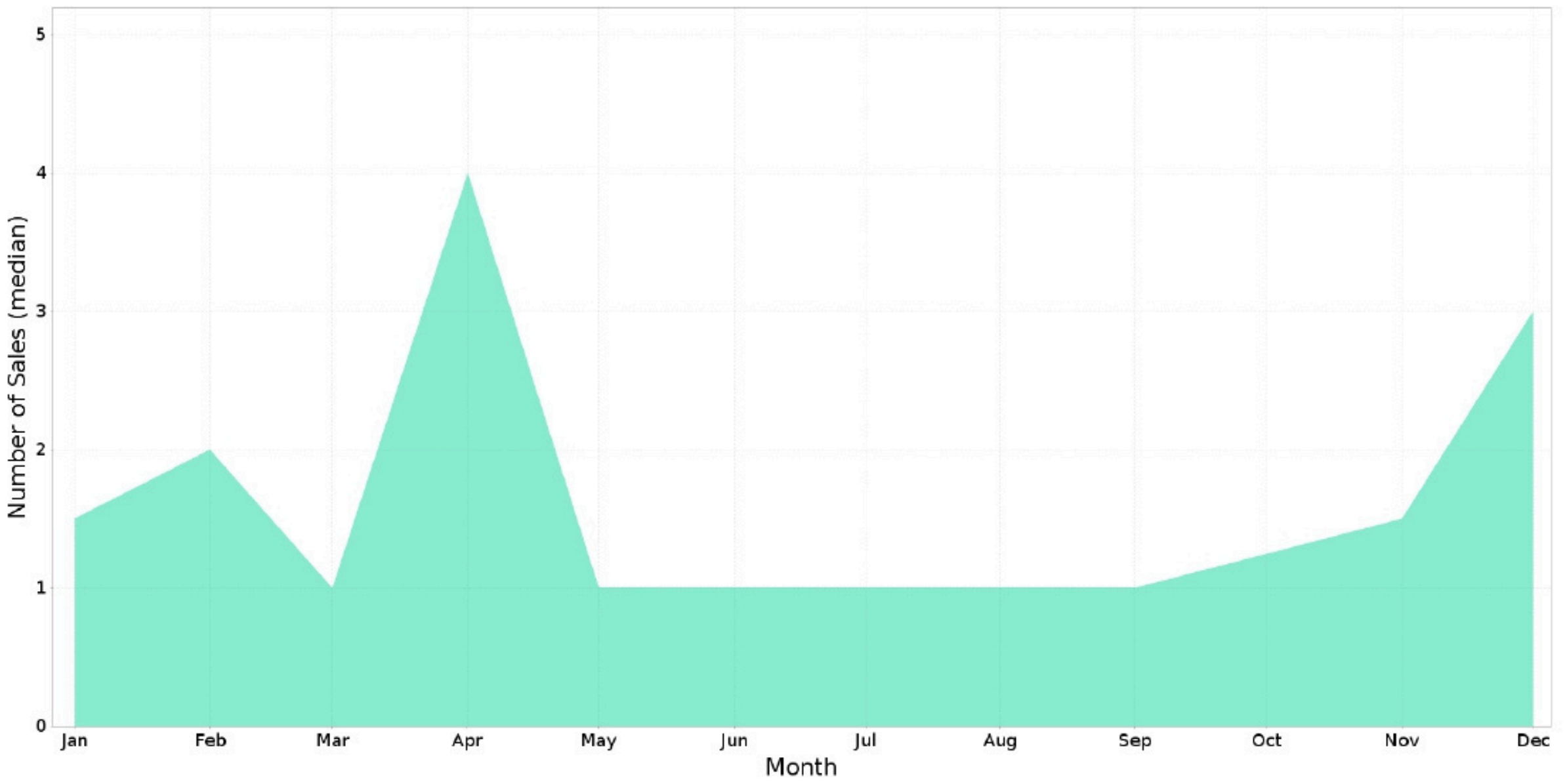
-12.5%

Current Median Price: \$2,100,000
Previous Median Price: \$2,400,000

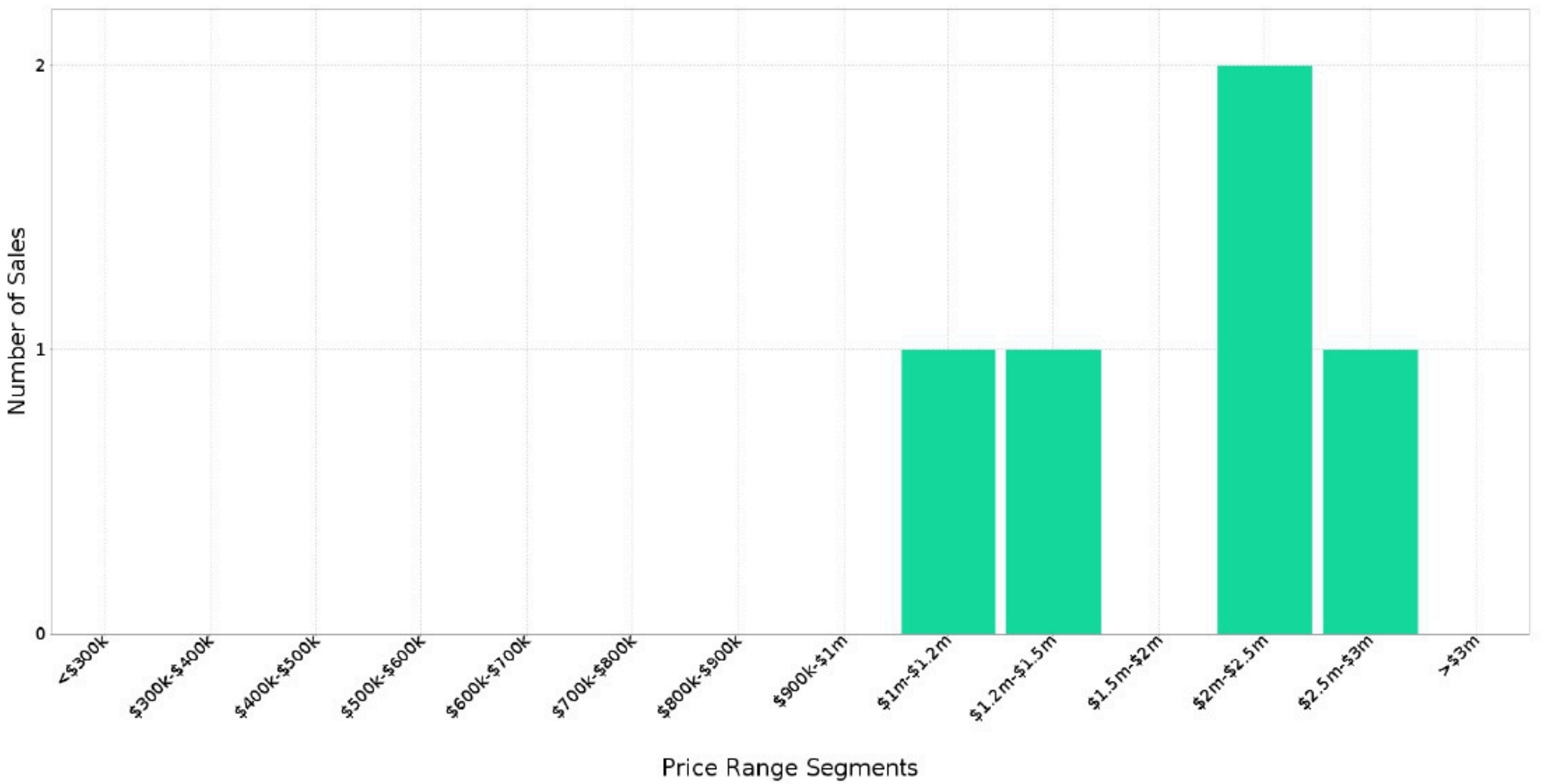
Based on 14 recorded House sales compared over the last two rolling 12 month periods



TURNER - Peak Selling Periods (3 years)



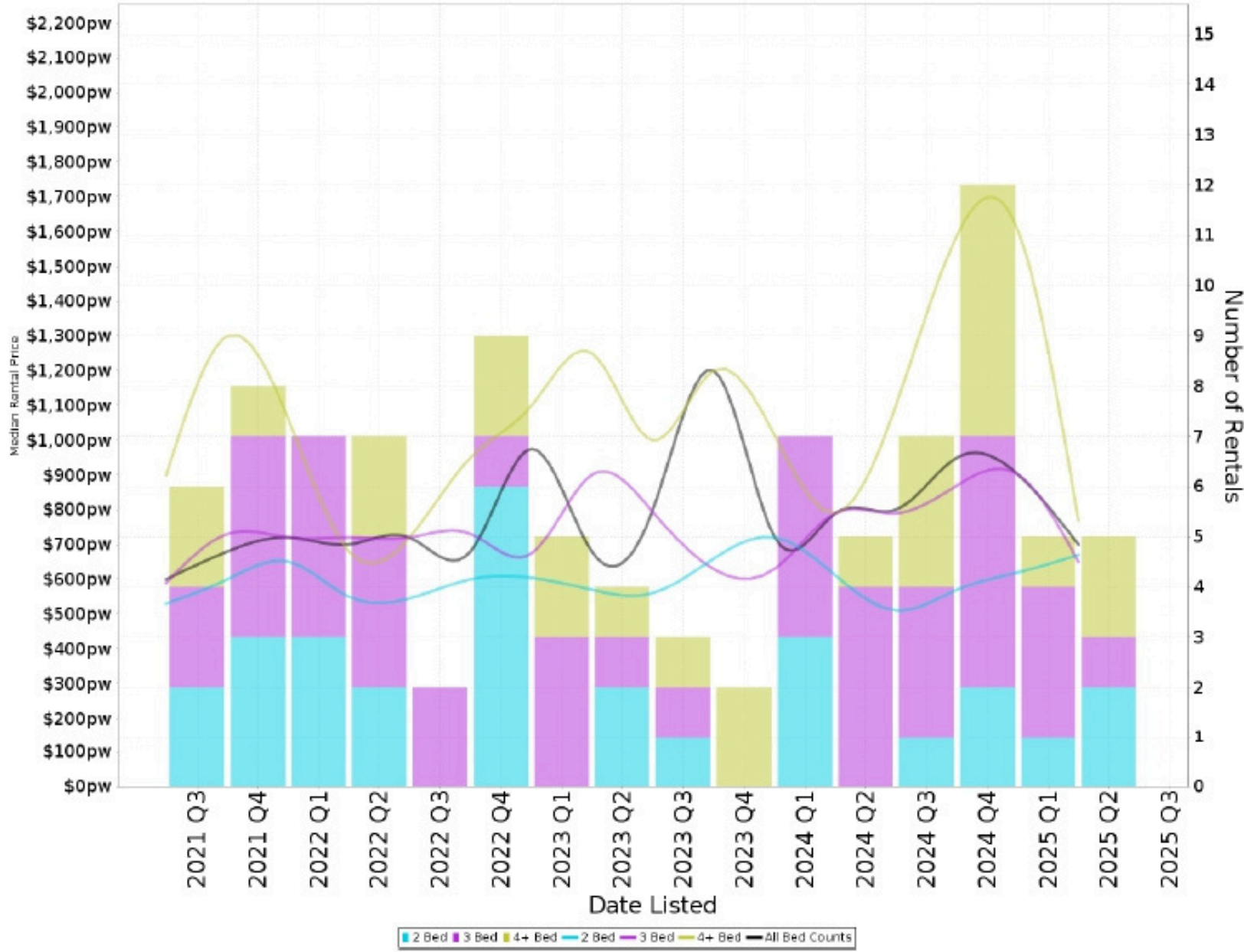
TURNER - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-12.5%

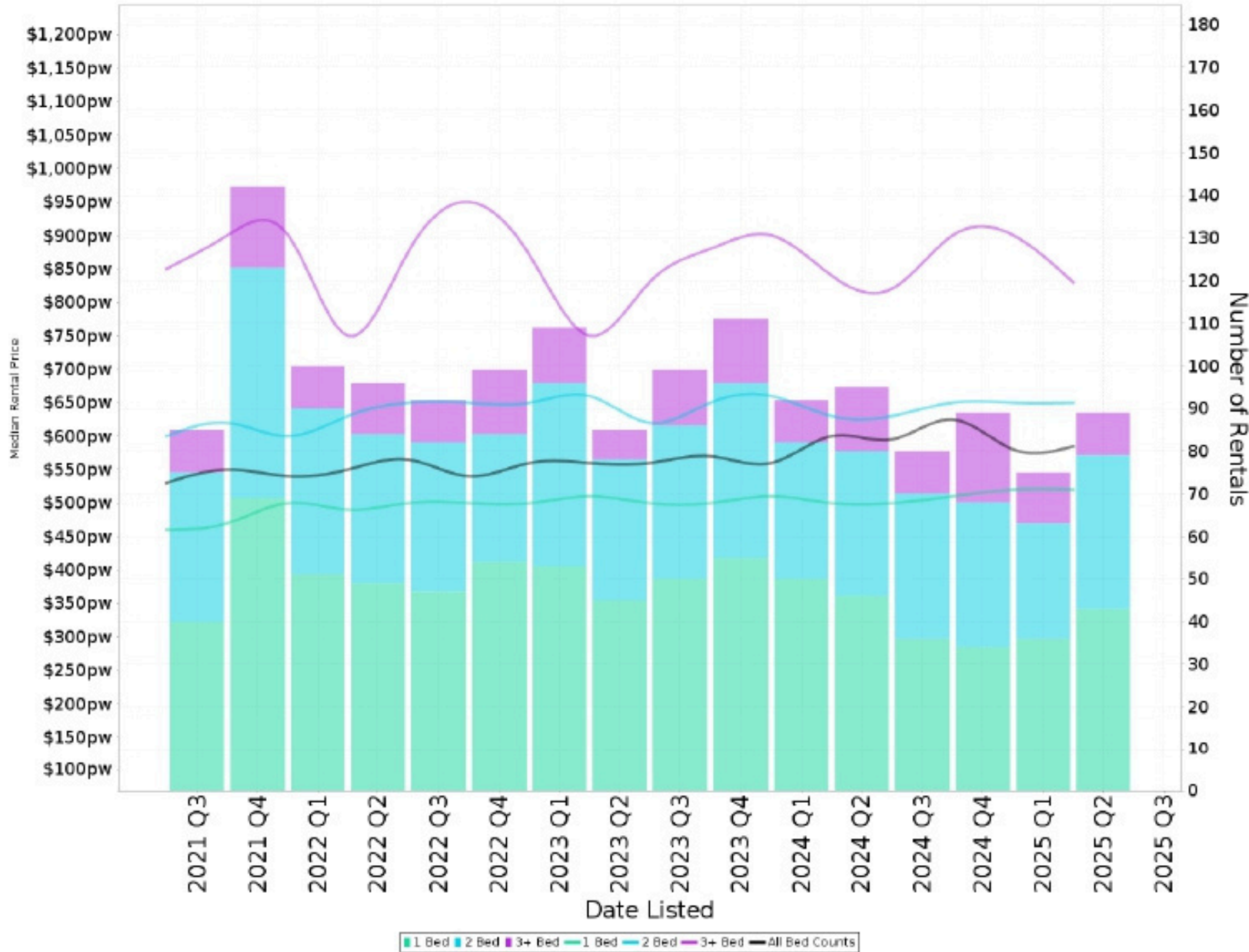
Current Median Price: \$2,100,000
Previous Median Price: \$2,400,000
Based on 14 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.1%

Current Median Price: \$2,100,000
Current Median Rent: \$850
Based on 29 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

0.0%

Current Median Price: \$650,000
Previous Median Price: \$650,000
Based on 252 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$650,000
Current Median Rent: \$610
Based on 333 registered Unit rentals compared over the last 12 months.

TURNER - Recently Sold Properties

Median Sale Price

\$2.1m

Based on 5 recorded House sales within the last 12 months (Financial Year 2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-12.5%

Current Median Price: \$2,100,000
Previous Median Price: \$2,400,000

Based on 14 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

5

Based on recorded House sales within the 12 months (Financial Year 2025)

Based on a rolling 12 month period and may differ from calendar year statistics

13 HALE CRES



\$1,375,000

872 m² 3 1 1

2025 53 Days

3 WEDGE CRES



\$1,108,000

510 m² 2 1 1

2025 53 Days

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TURNER - Properties For Rent

Median Rental Price

\$850 /w

Based on 29 recorded House rentals within the last 12 months (Financial Year 2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+2.1%

Current Median Price: \$2,100,000
Current Median Rent: \$850

Based on 5 recorded House sales and 29 House rentals compared over the last 12 months

Number of Rentals

29

Based on recorded House rentals within the last 12 months (Financial Year 2025)

Based on a rolling 12 month period and may differ from calendar year statistics

5 Forbes Street



\$590.00

2025
2 Days

1,045 m² 3 1 1

66 DAVID STREET



\$1,750.00 pw

2025
5 Days

1,172 m² 4 2 2

404/2 MASSON STREET




\$660 per week

2025
2 Days

2 2 1

3/3 TOWNS CRESCENT




\$520 Per Week

2025
7 Days

2,587 m² 1 1 1

404/2 Masson St

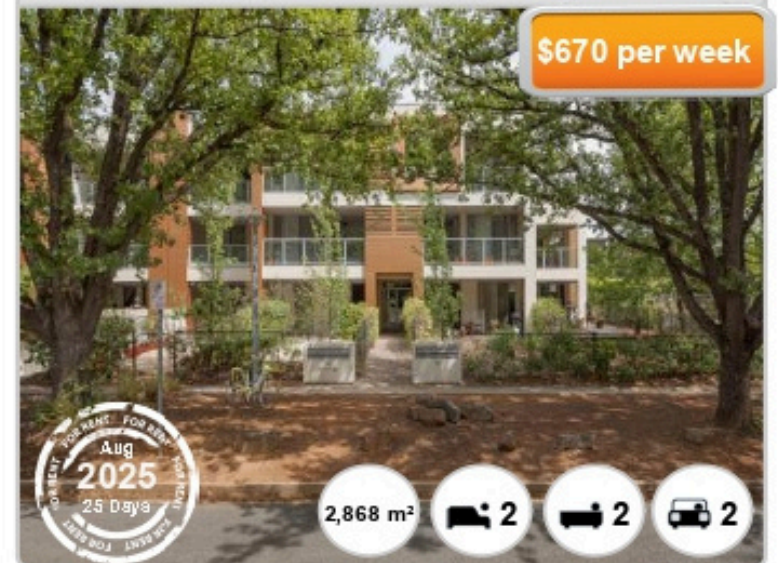


\$660 per week

2025
5 Days

2 2 1

3/33 Forbes Street




\$670 per week

2025
25 Days

2,868 m² 2 2 2

4/67 MACLEAY STREET



\$920 per week

2025
16 Days

2,543 m² 3 2 2

9 McCaughey St



\$750 per week

2025
118 Days

936 m² 4 1 2

9 MCCAUGHEY STREET




\$750 weekly

2025
117 Days

936 m² 4 1 2

3/33 Forbes Street

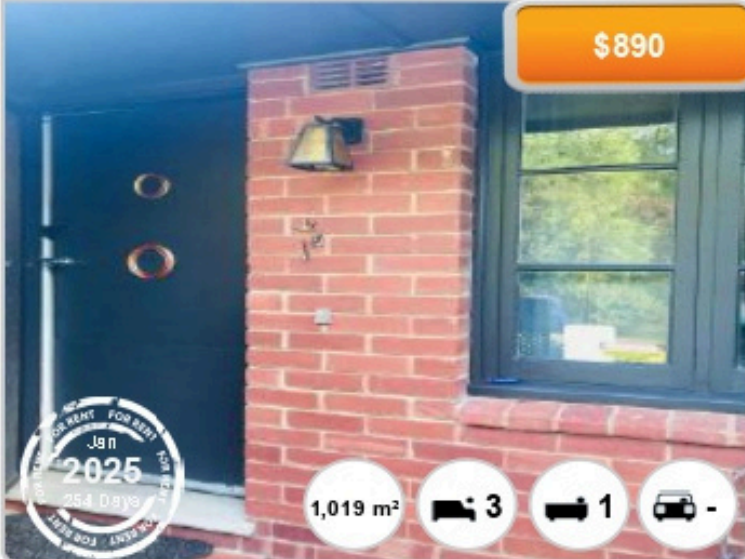


\$700 per week

May 2025
152 Days

2,868 m² 2 2 2

11 Hackett Gardens



\$890

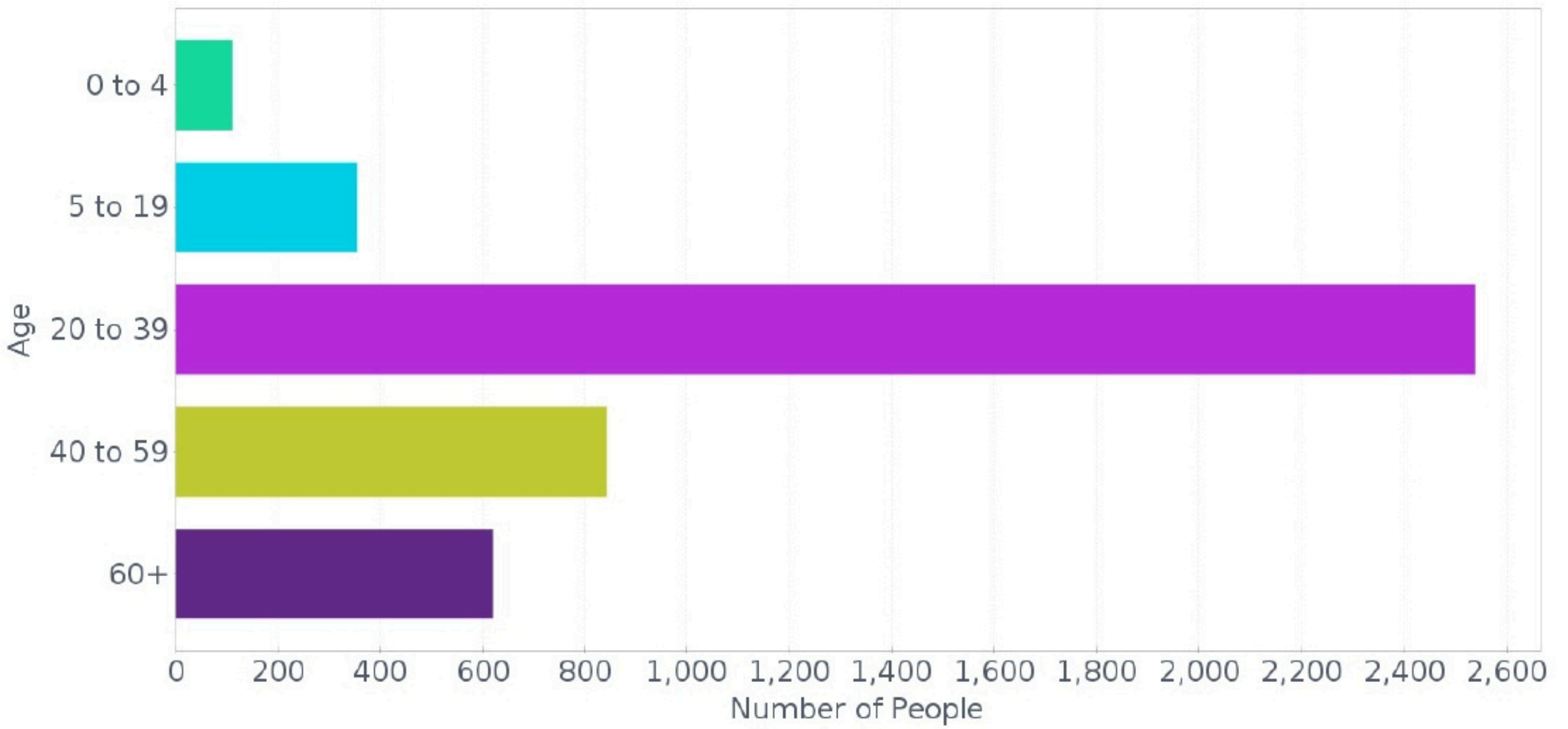
Jan 2025
254 Days

1,019 m² 3 1 -

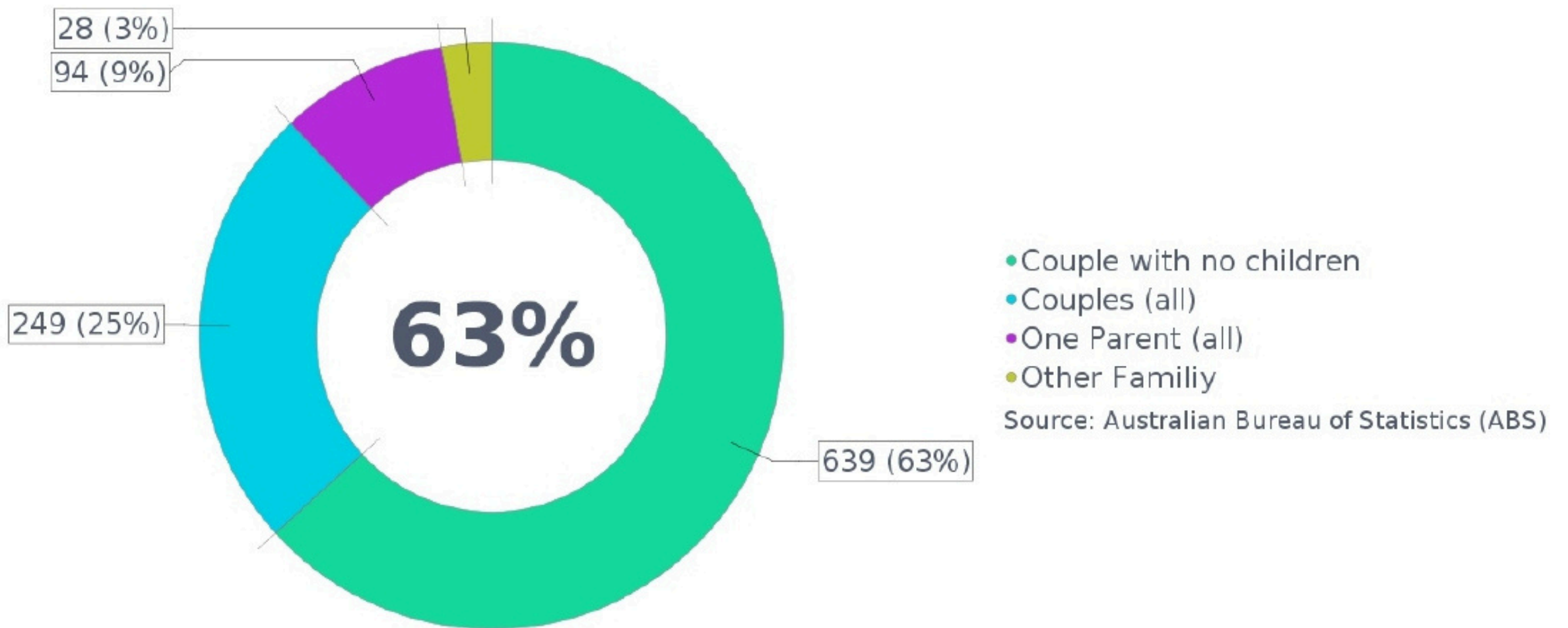
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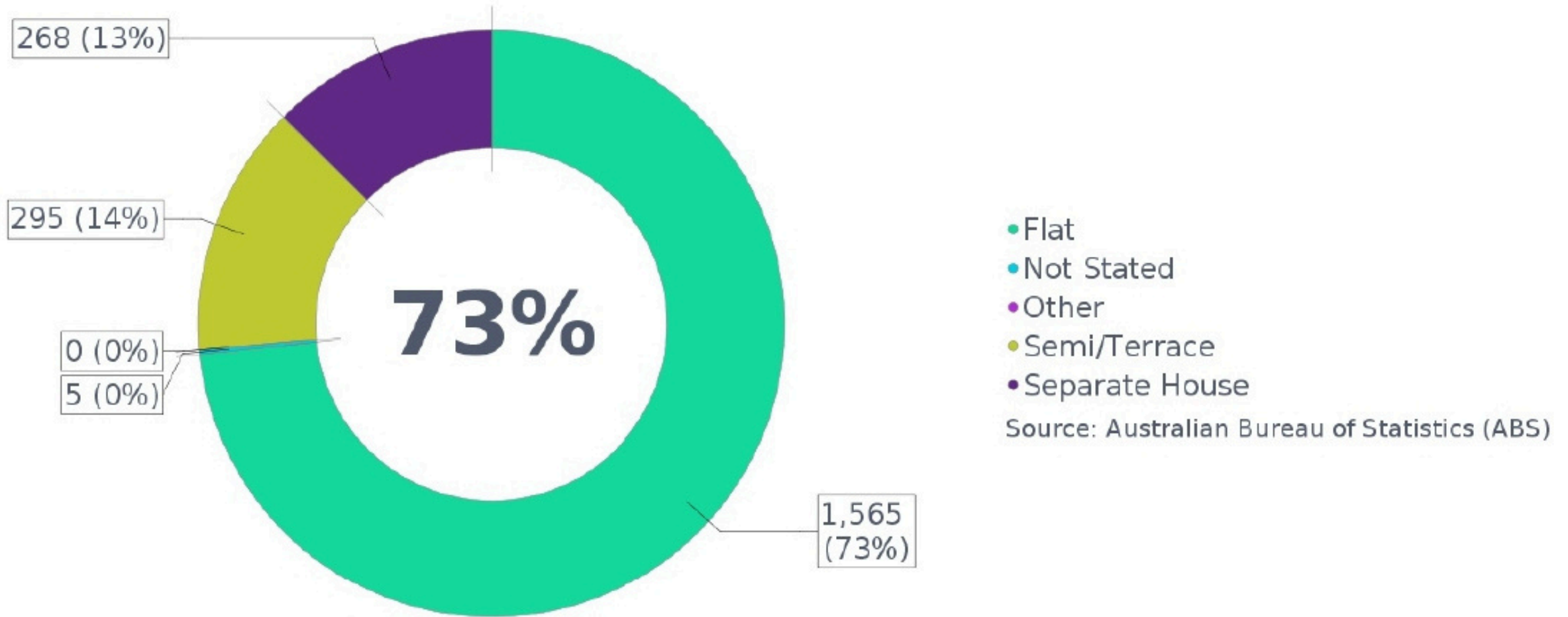
Age of Population (2021)



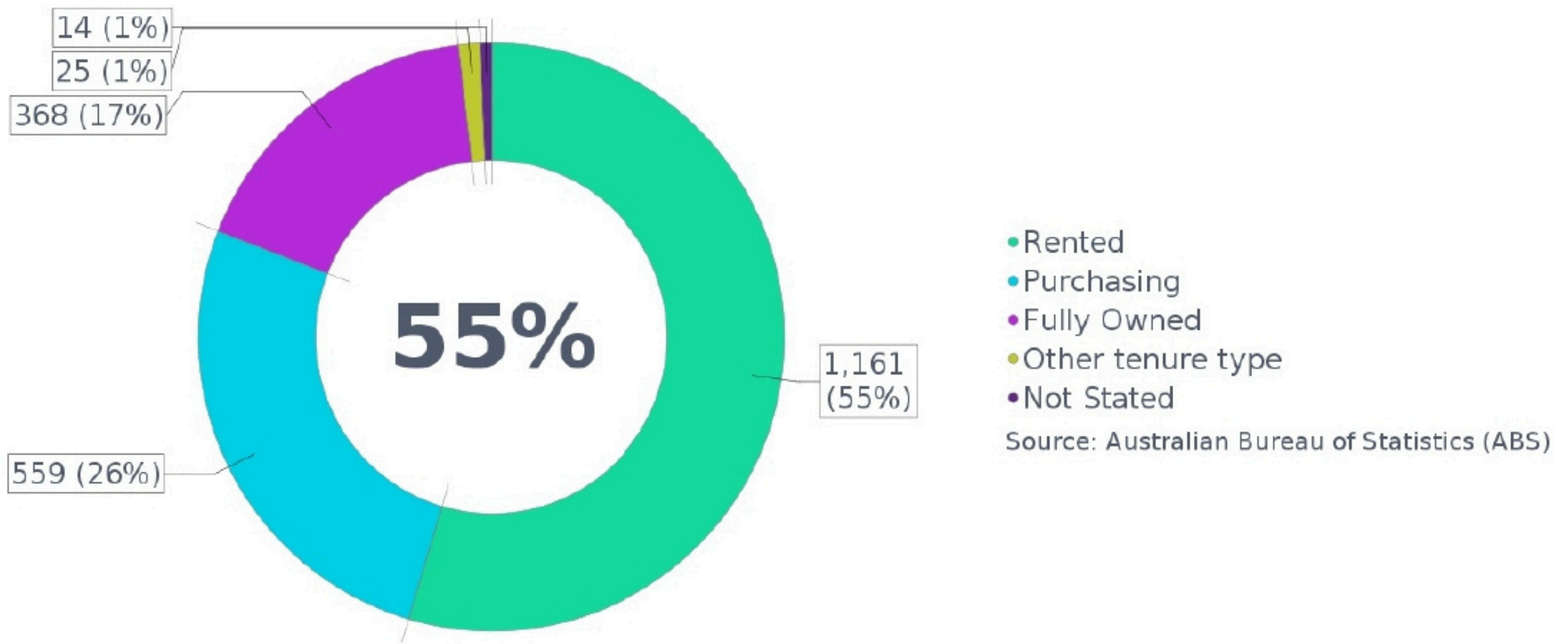
Family Composition (2021)



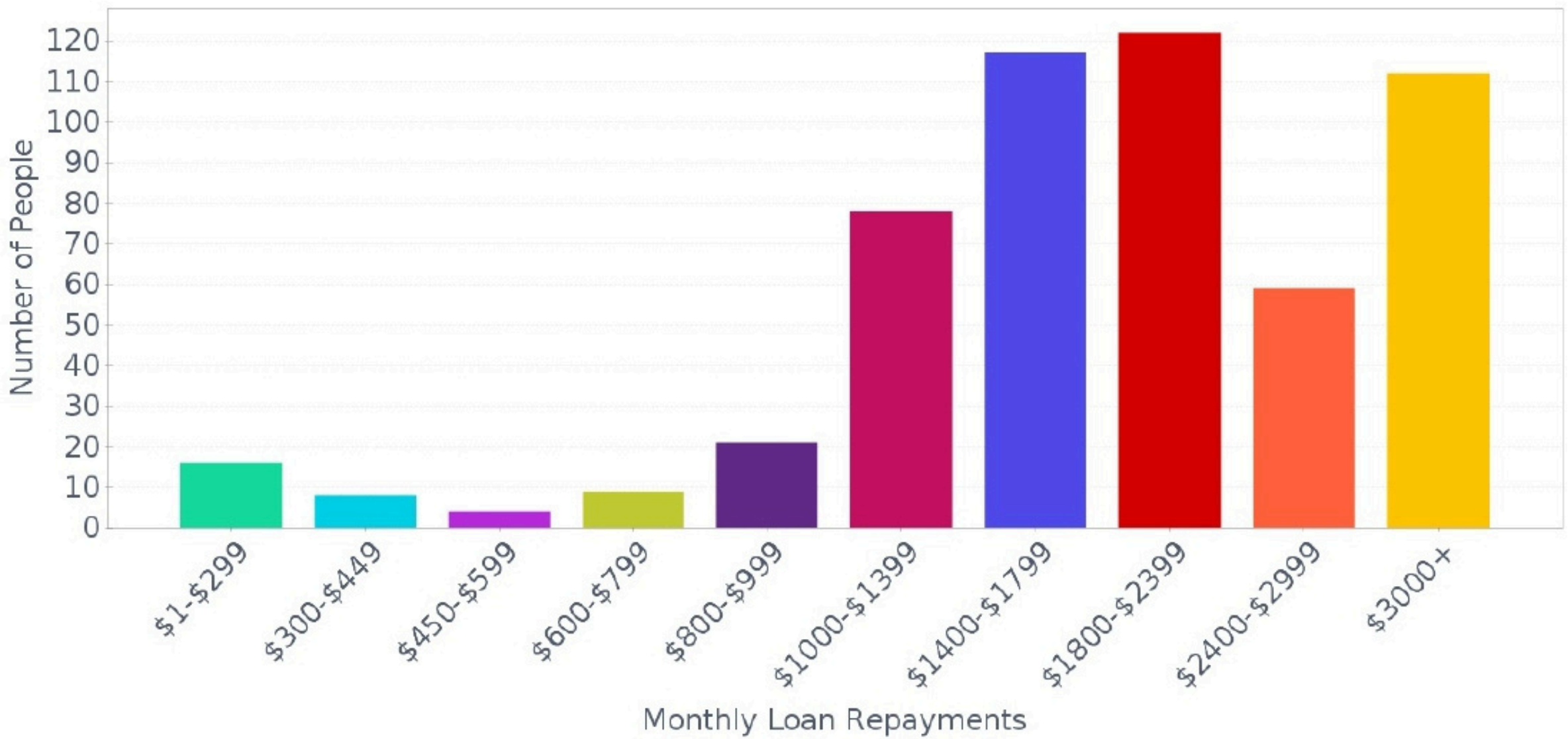
Dwelling Structure (2021)



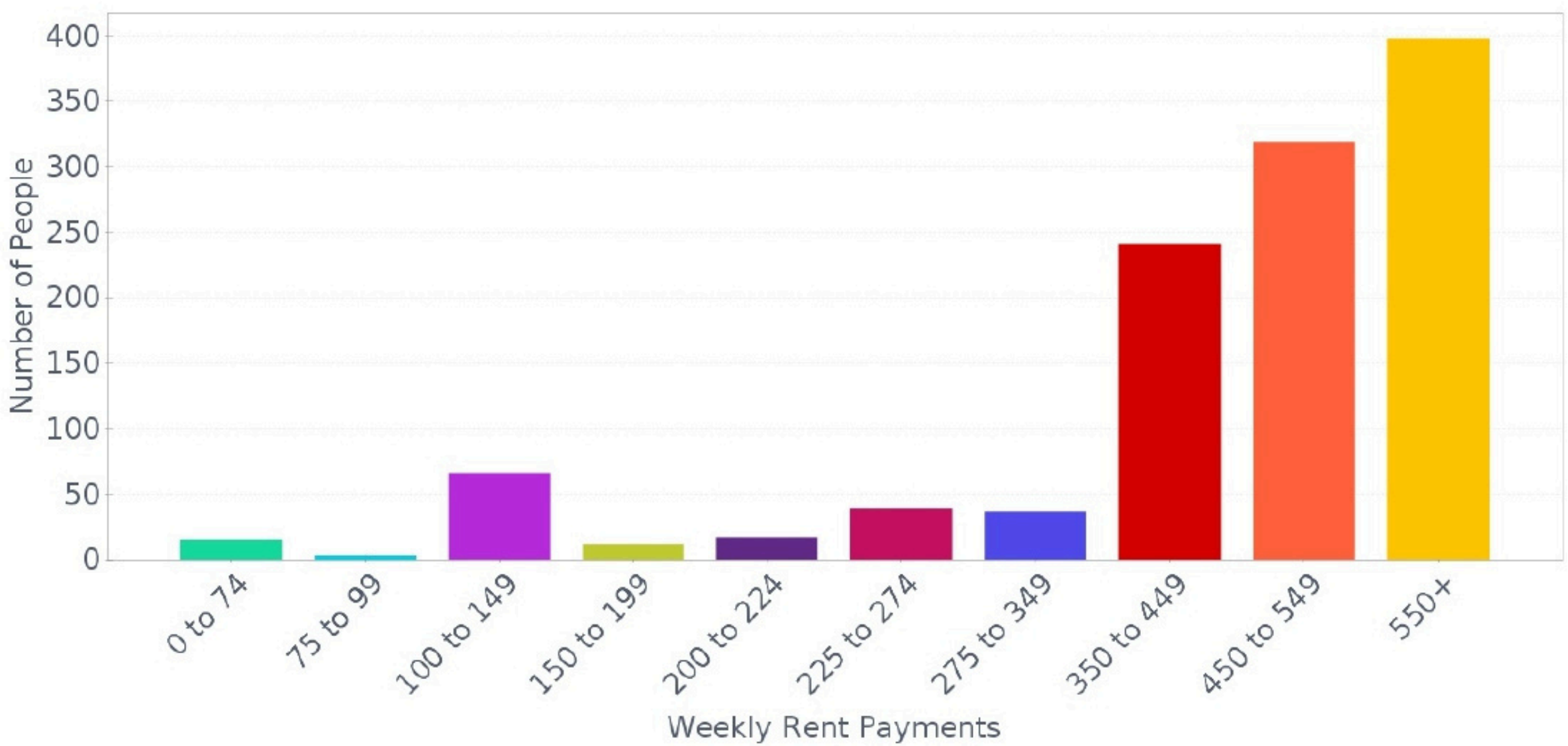
Home Ownership (2021)



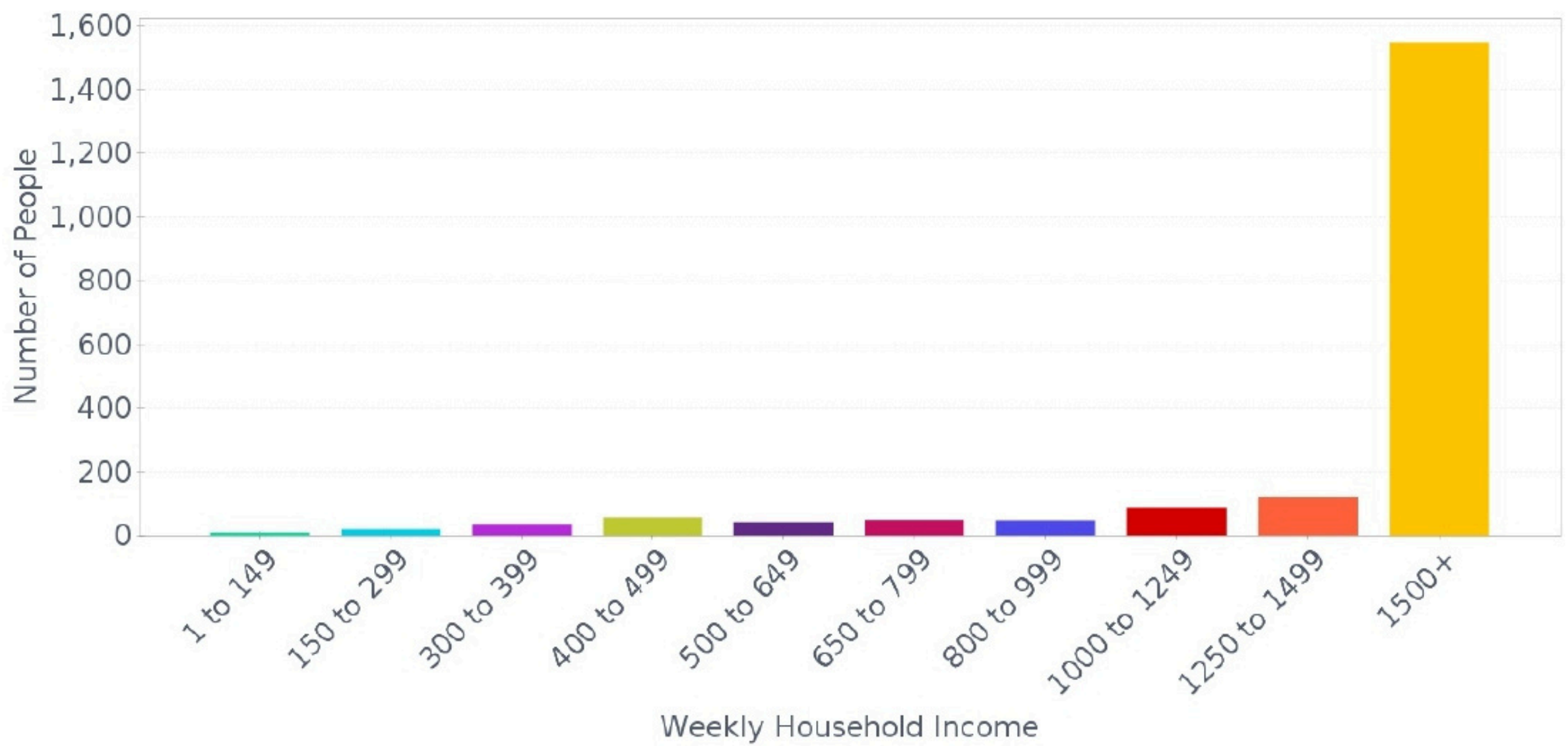
Home Loan Repayments - Monthly (2021)



Rent Payments - Weekly (2021)



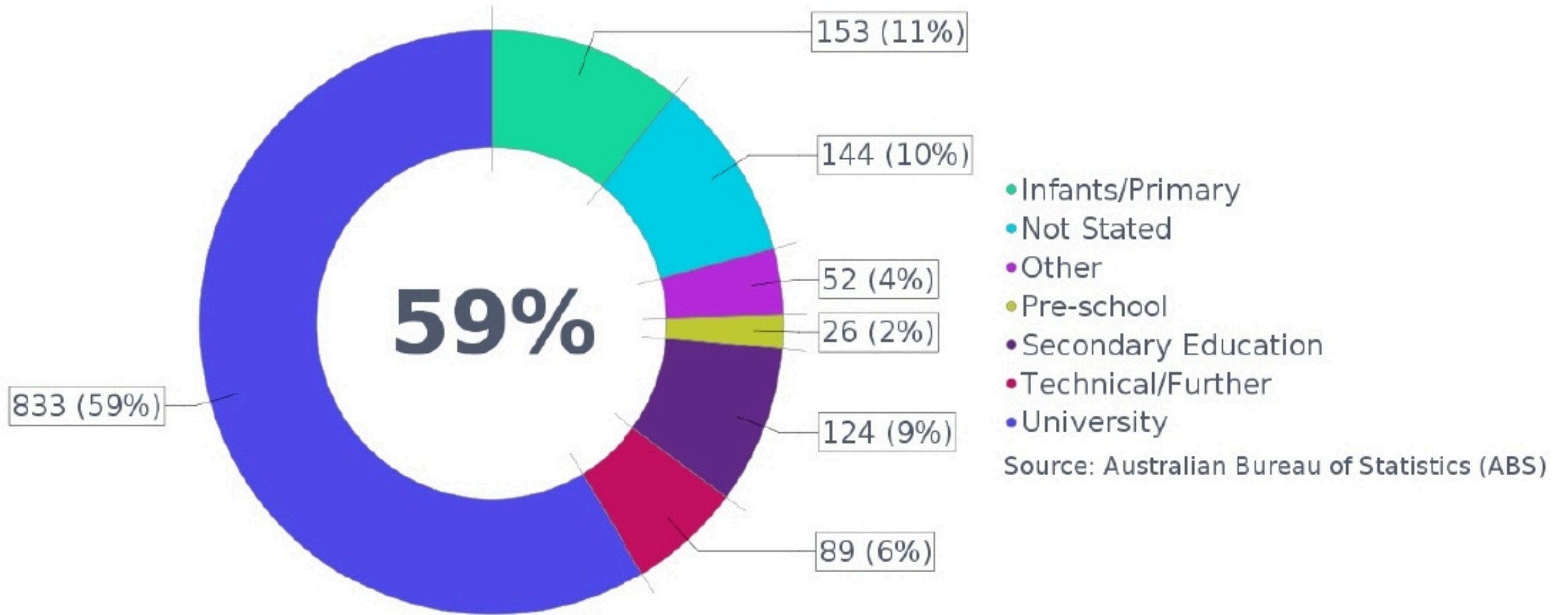
Household Income - Weekly (2021)



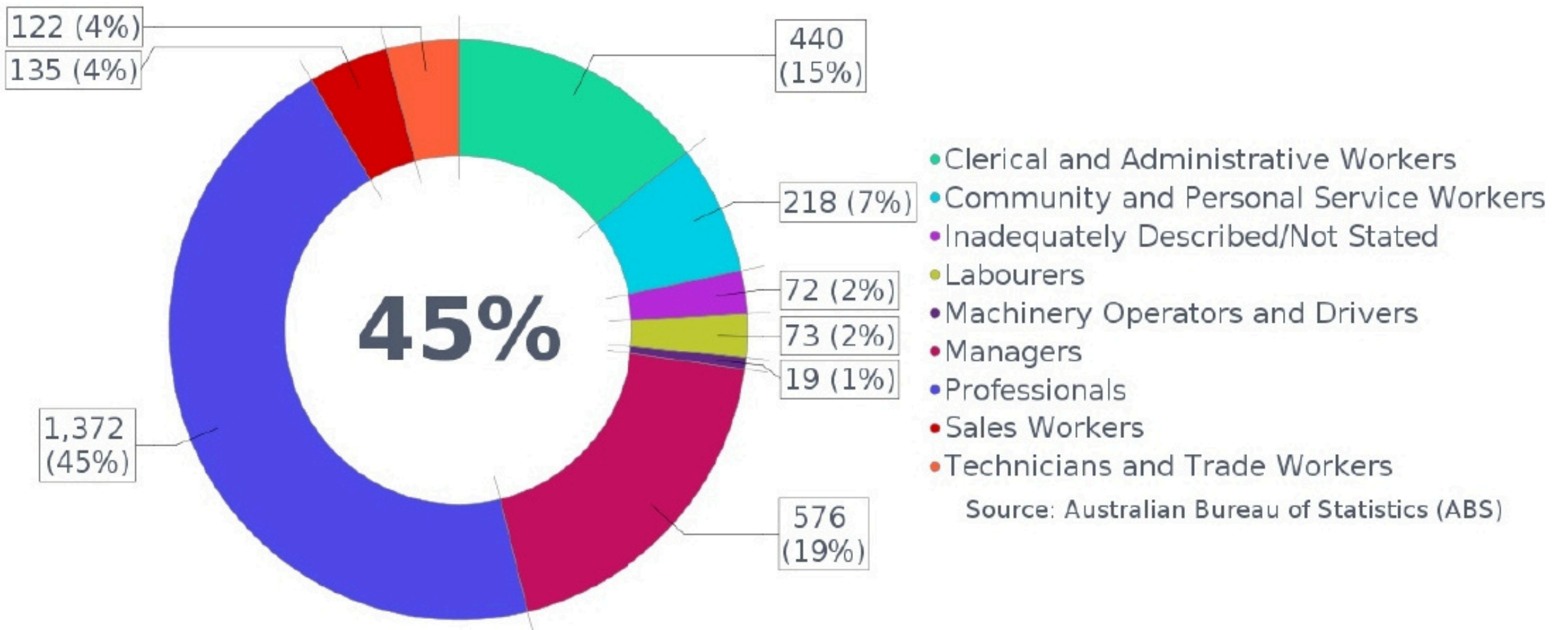
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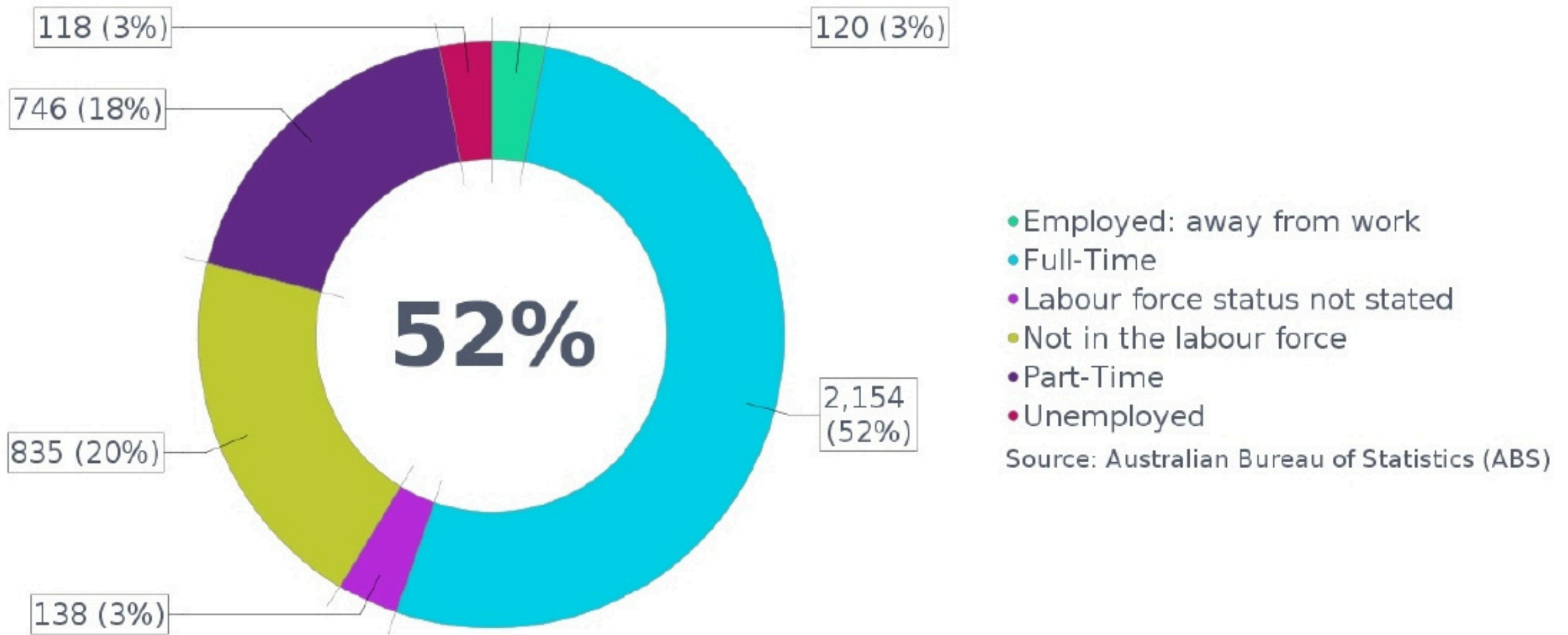
Non-School Qualification: Level of Education (2021)



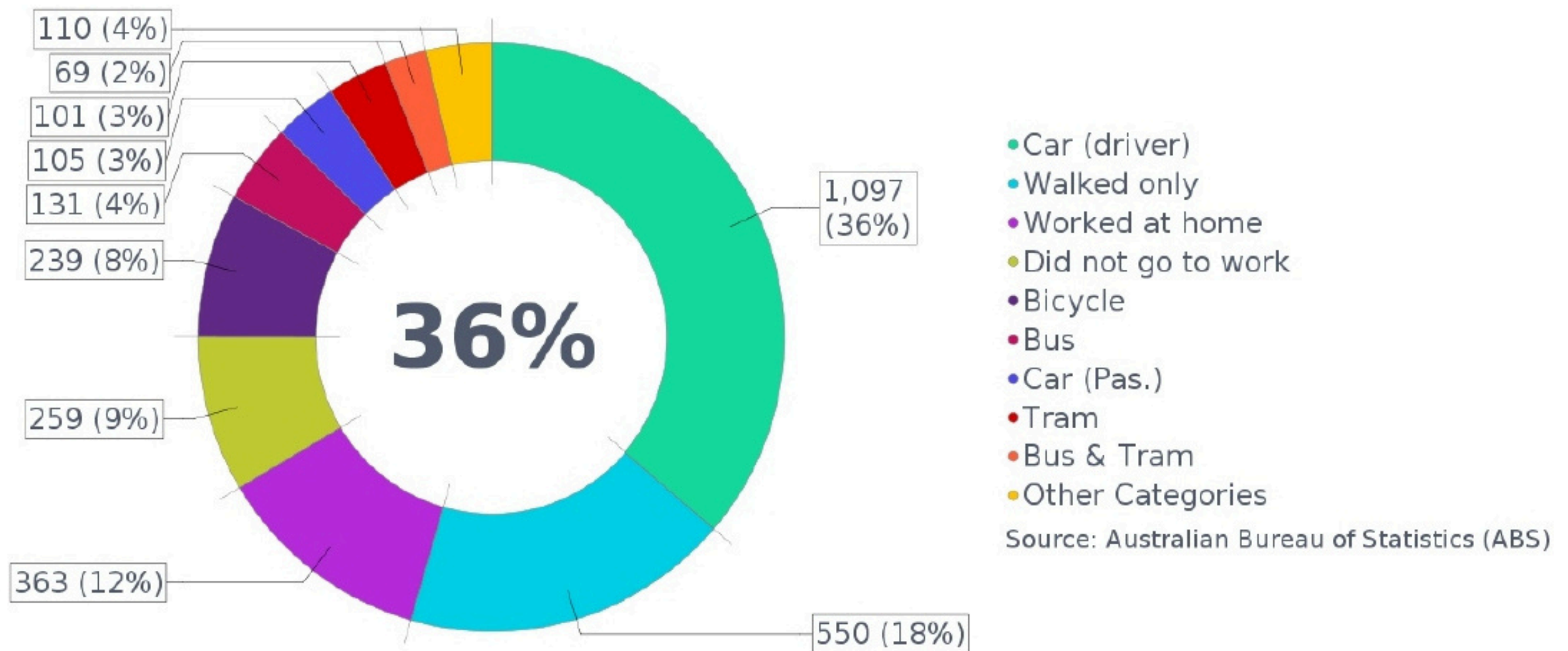
Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)



AirDNA Income Reports

66

58 MacLeay Street,
Turner ACT 2612, Australia

Market: Australian Capital Territory Submarket: Turner

Submarket Score 3 Bed 2 Bath 6 Guests



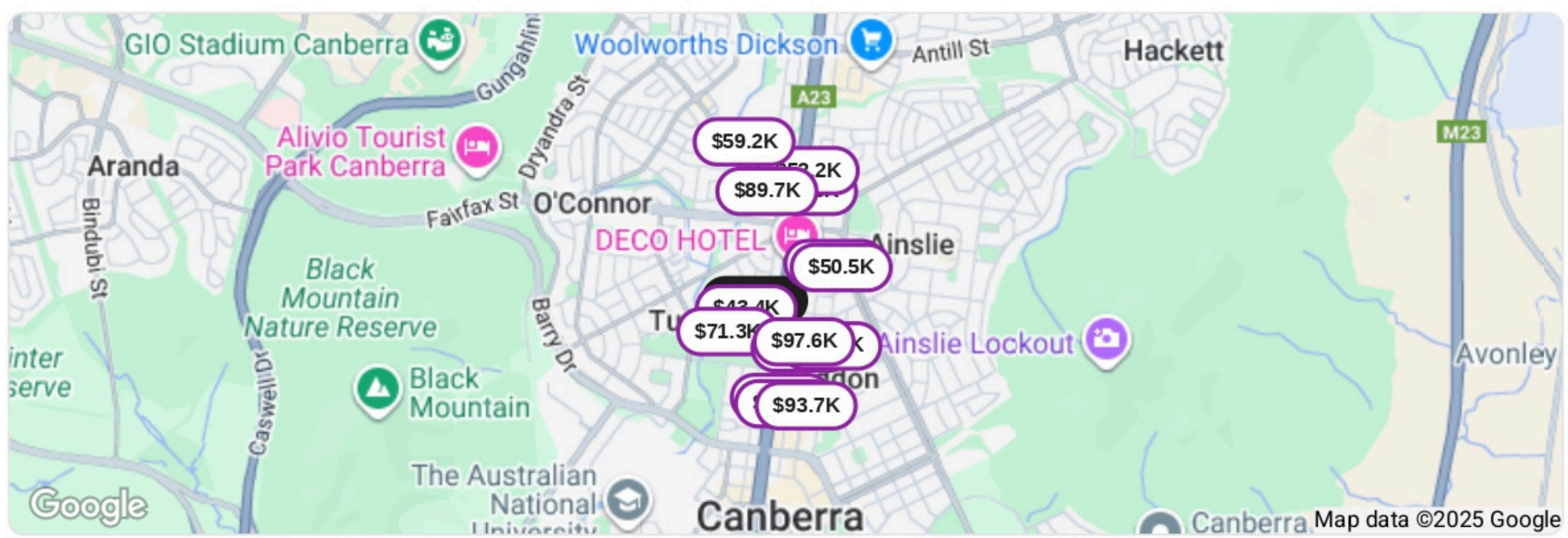
Operating Expenses	\$31.3K
Net Operating Income	\$42.4K
Cap Rate	---

\$73.7K Projected Revenue	68% Occupancy	\$297 Average Daily Rate	High Confidence Score
-------------------------------------	-------------------------	------------------------------------	---------------------------------

Comparable short-term rental listings Default Comps

Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
Charming 3BR Turner Home Near Canberra Centre	3	2	\$56.9K	214	\$43.4K	70%	\$291
New Modern Townhouse w 2 Parkings near CITY	3	2	\$88K	289	\$71.3K	82%	\$300
Duplex 3B2B apt in Braddon CITY Free WIFI Parking	3	2	\$45.4K	149	\$38.7K	77%	\$336
The Braddon Classic - a spacious two-story home	3	2	\$43.4K	255	\$34.7K	37%	\$368
3BR Modern Apt Prime Location 7 Mins to CBD!	3	2	\$66.9K	365	\$66.9K	59%	\$311
Chic 3-Bed in Central with Pool, Sauna and Gym	3	2	\$92.8K	321	\$79.3K	62%	\$400
Plush Penthouse Midnight Braddon	3	2	\$40.1K	139	\$36.5K	50%	\$529
3BR Braddon Flat, 8 mins walk to CBD	3	2	\$93.7K	365	\$93.7K	75%	\$341
3BR Broadview New Apartment In Dickson	3	2	\$61K	281	\$43K	68%	\$225
3BR Broadview New Apartment In Dickson	3	2	\$71.8K	282	\$52.2K	67%	\$276
Captivating 3BR/2BA APT close to Dickson Shopping!	3	2	\$64.9K	327	\$59.2K	61%	\$294
Beautiful Home just minutes walk from the city.	3	1.5	\$71.6K	262	\$50.5K	77%	\$248

+ 2 additional listings in comp set



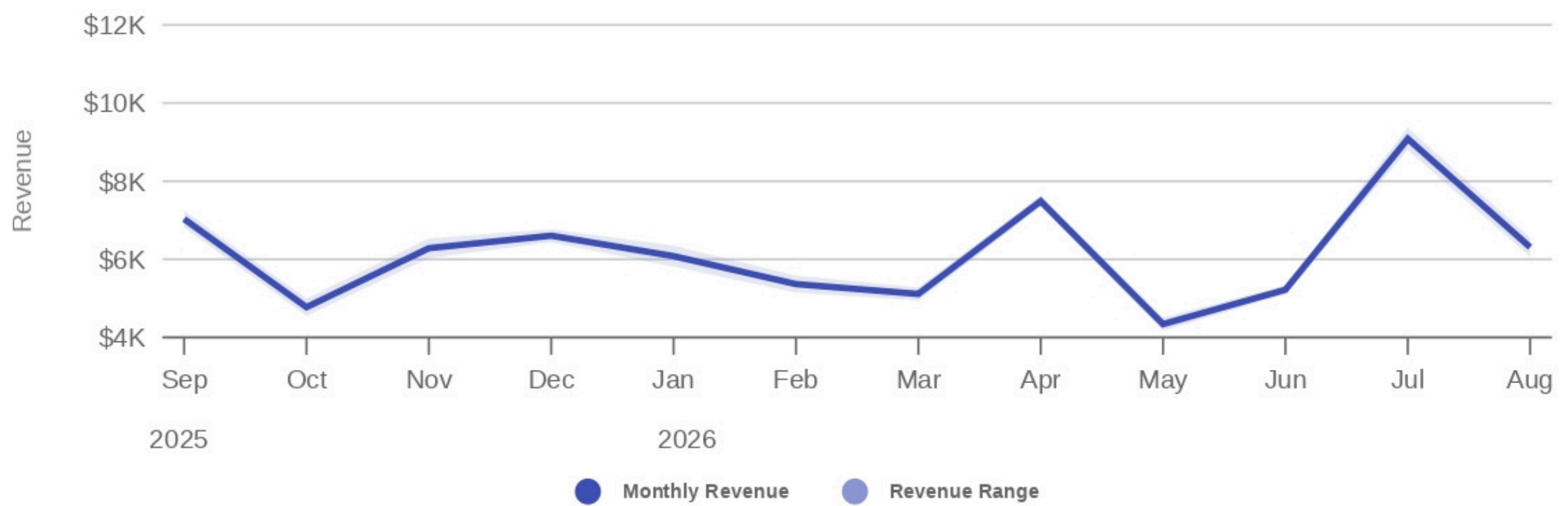
AIRDNA.CO

58 MACLEAY ST, TURNER ACT 2612, AUSTRALIA

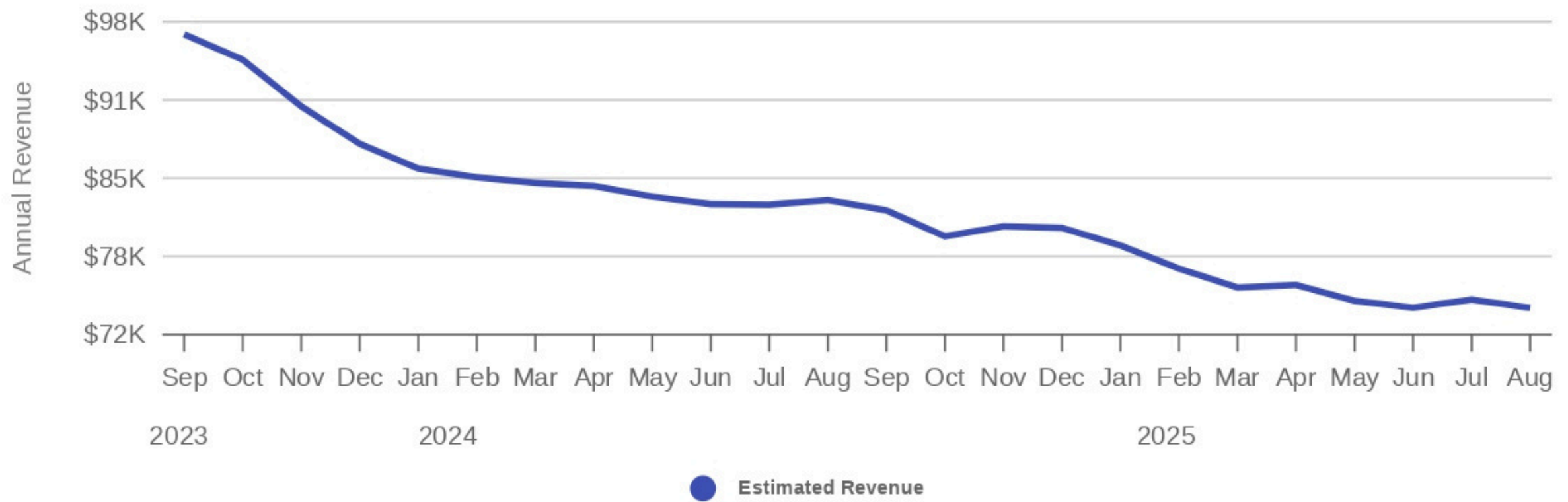
Comparable short-term rental amenities

Air Conditioning	86%	Parking	100%
Dryer	64%	Pool	29%
Heating	93%	Cable TV	79%
Hot Tub	0%	Washer	100%
Kitchen	100%	Wireless Internet	100%

What is the projected monthly revenue over the next year?



How has the annual projected revenue changed over time?



How does the revenue calculator work?

When an address is entered, a list of comparable short-term rentals is compiled and an index is created based on relevance. The more similar a property, the more weight it has on the calculation. It also factors in market-wide metrics such as seasonality, rental demand, and revenue growth.

How are the financial numbers determined?

After the projected revenue is created, we use that amount to generate common expenses associated with running a short term rental. The operating expenses include items such as HOA fees and taxes. The net operating income is calculated by removing the operating expenses from the projected revenue and the cap rate is telling you how much this property can yield.



Building Inspection, Compliance and Pest Report



allreports

ALL BUILDING, COMPLIANCE, PEST & ENERGY REPORTS

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58 Macleay Street Turner

All Reports (ACT) Pty Ltd

PO Box 4024 Manuka ACT 2603

All Reports

Reports prepared for

Name: Zoe and David Robens

Property Details

Address: 58 Macleay Street Turner

Block/Section: Block 22, Section 62

Inspection Details

Inspection Date/Time: 1 September 2025, 0900

Persons in attendance: Douglas

Weather conditions: Fine

Other relevant comments:

Report Prepared: 3 September 2025

Structure: 3 Bedroom double brick attached house with separate garage.

Construction type: Brick Cavity

Pier type: Brick

Roof type and material: Hipped Tile/Mixed

Orientation: North

Pool present: No

Energy Efficiency Rating: 4.5

Approximate Areas	Living	163 m2
	Garage	37 m2
	Land	767 m2

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IMPORTANT NOTE: Report summaries are supplied to allow a quick and superficial overview of the inspection results. Summaries are NOT the Report and cannot be relied upon on their own. Summaries must be read in conjunction with the full report and not in isolation from the report

Building Condition and Compliance Summary

The overall condition of the property is consistent with dwellings of approximately the same age and construction.

The internal wall linings are in a good condition. The external walls are in good condition. The floor coverings are in good condition, with no defects detected. No defects were observed in the roof framing, however access was restricted by structure.

An external inspection of the roof was not conducted due to safety considerations.

Timber Pest Inspection Summary

Access to the site and structures was sufficient to permit a full inspection of all areas except the roof void due to WHS safety requirements of the inspector. Access to the subfloor was restricted by clearance

There were no live specimens of subterranean termite found in any of the structures inspected, and there were no live specimens found on the site. There was no visible evidence of subterranean termite workings or damage found in any of the structures inspected.

Building Condition Report

Purpose of Inspection and Scope

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection.

Except where noted, no inspection was performed for appliances including, but not limited to, air conditioning, dishwashers, hot water services, stoves and cooktops, and exhaust fans. These need to be verified as satisfactory by the purchaser during pre-settlement.

The Building and the site including fences that are up to 30 metres from the building and within the property boundary of the site, unless otherwise specified in the inspection agreement. Vegetation, structures, personal effects and refuse may restrict visibility of potential issues - we do not generally comment these items as they are transient and an invasive inspection would be required.

The inspection and reporting is visual and non-invasive, limited to Appendix C AS4349.1-2007. Where a property is not vacant furnishings and personal effects may conceal defects.

The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

If it is more than 60 days from the inspection date, we recommend a new inspection and report. If the property is being auctioned refer to the Disclaimer of Liability to Third Parties in this report.

Should you have any difficulty in understanding anything contained within this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

Building Condition Inspection Findings

General Recommendations

An electrical safety inspection carried out by licensed professionals is recommended for all properties.

Roof guttering and rainwater management are regular maintenance items and should be checked regularly. It is not possible to fully check these items unless observed during a high rain event.

Taps and tapware contain seals that from time to time may require replacement.

Driveway

The driveway is in good condition considering age and car use.

Garage

The garage is in good condition. The automatic door was operable. No defects were observed.

Entry

The entry is in good condition, no defects were observed.

Kitchen

The kitchen is in good condition with no defects detected in plumbing and drainage, tiling, or construction. The cabinets were showed no evidence of water damage.

Bedroom 1, Walk in robe

Bedroom 1 and the WIR are in good condition. No defects were detected.

Bedroom 2

Bedroom 2 is in good condition no defects were detected.

Ensuite

The ensuite is in good condition. No defects were detected in plumbing and drainage, tiling, or construction. The toilet was operable.

The vanity cabinet showed possible water stains from old water exposure.

Bedroom 3

Bedroom 3 is in good condition with no defects detected.

Bathroom

The bathroom is in good condition. No defects were detected in plumbing and drainage, tiling, or construction.

The vanity cabinet showed possible water stains from old water exposure.

WC

The WC is in good condition. No defects were detected in plumbing and drainage, tiling, or construction. The toilet was operable.

Laundry

The laundry is in good condition. No defects were detected in plumbing and drainage, tiling, or construction.

Roof Void

The roof void entry is below the minimum specified for safe access. The void was observed from the entry. No defects were observed.

Roof Exterior

The roof was inspected from the ground. Some defects, such as hairline cracks in tiles, minor deflections in roof structure, and other visually insignificant potential issues can not be detected.

There were no defects observed, and no evidence of roof leaks or defects in other parts of the property.

Fences, Gates, and Yards

Fences and rear gate are in good order and operable. Due to potential concealment by vegetation it may not be possible to observe all items.

The automatic gate was operable.

Decks and Pergolas

Inspection of the structure was not possible due to restricted clearance.

Subfloor

Access to the subfloor was restricted by low clearance, observation from the access hole was possible. No defects were observed.

Building Compliance Report

Block 22 Section 62 Suburb Turner

The building file provided Access Canberra contained the following details:

Plan Number	Description	Date of Certificate of Occupancy approvals	Comments
49498/A	BV Addition to residence	20/12/1978	
49498/B	Steel clad garage	10/07/1979	
49498/C	Heater	No COU, no longer present or not completed	
49498/D	Extension and renovation	23/08/1995	

This is an ex-government residence which appears to match the original plan set.

The BV addition (49498/A) appears to match approved plans.

The garage (49498/B) appears to match approved plans.

The extensions (49498/D) vary slightly from the plans on file, but are covered under the granted COU.

The front deck (no building file entry) should have been constructed with development approval as it is more than 400mm above finished ground level and within 1.5m of a side boundary or rear boundary.

As attested by the original survey the residence is properly sited with no encroachments.

Note: Information relating to the status of development approvals is not contained in the Building File we receive from Access Canberra. This information would be included in the Lease Conveyancing Enquiry conducted by the vendors solicitor.

Timber Pest Inspection Report

Purpose of Inspection and Scope

The purpose of this inspection is to give advice about the condition of the property with regard to timber pests.

The Building and the site including fences that are up to 30 metres from the building and within the property boundary of the site, unless otherwise specified in the inspection agreement.

The inspection and report is conducted in accordance with AS4349.3-2010.

If it is more than 30 days from the inspection date, we recommend a new inspection and report. If the property is being auctioned refer to the Disclaimer of Liability to Third Parties in this report.

Should you have any difficulty in understanding anything contained within this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

Where a property is furnished at the time of the inspection the furnishings and stored goods may conceal 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.

General Access

Access to the site and structures was sufficient to permit a full inspection of all areas except the roof void and subfloor due to WHS safety requirements of the inspector.

Limited subfloor access restricted the inspection of the subfloor.

Timber Pest Activity

Were active subterranean termites (live specimens) found in any of the structures inspected? **No.**

Were active subterranean termites (live specimens) found on the site? **No.**

Was visible evidence of subterranean termite workings or damage found in any of the structures inspected? **No.**

Was visible evidence of subterranean termite workings or damage found on the site? **No.**

Was visible evidence of borers of seasoned timbers found in any of the structures inspected? **No.**

Was evidence of damage caused by wood decay (rot) fungi found in any of the structures inspected? **No.**

Were any major safety hazards related to Timber Pest Activity and/or Damage identified? **No.**

What termite inspection zone is present, and is it clear?

There is sufficient inspection zone at dwelling interfaces with concrete and landscaping.

“Antcaps” were installed on all piers that could be inspected.

Degree of risk of subterranean termite infestation:

Moderate. This is standard for Canberra due to proximity to bushland and climate.

Are further inspections recommended?

A standard risk management practice of regular inspections twice yearly is recommended.

Areas of note

ALL REPORTS – TERMS & CONDITIONS

ASBESTOS: No inspection for asbestos will be carried out at the Dwelling and no report on the presence or absence of asbestos will be provided.

If during the course of the Building Inspection asbestos or materials containing asbestos happened to be noticed, then this may be noted in the general remarks section of the report. If asbestos is noted as present within the Dwelling then you agree to 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.

To comply with the standard and potential insurer requirements, please read the information below

SCOPE OF THE INSPECTION & THE REPORT

1. Timber Pest Inspection is performed according to AS4349.3-2010: Inspection of Buildings - Timber Pest Inspections
2. Building Inspection is performed according to AS4349.1-2007: Inspection of Buildings - Pre-purchase Inspections and will normally report on the condition of:
 - the interior of the Dwelling;
 - the subfloor of the Dwelling;
 - the roof void of the Dwelling;
 - the roof exterior of the Dwelling; and
 - garage, car-port, fencing and/or pergola's and/or garden sheds on the Land
3. The Building Inspection and Building Report compares the inspected building with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and durability.
4. The Building Inspector will report individually on Major Defects and Safety Hazards evident and visible on the date and time of the Building Inspection. The Building Report will also provide a general assessment of the Dwelling and collectively comment on Minor Defects which would form a normal part of property maintenance.
5. Where a Major Defect has been identified, the Building Inspector will give an opinion as to why it is a Major defect and specify its location.
6. Timber Pest Inspection is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection.
7. The Inspection did not cover any other pests and this Report does not comment on them.
8. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hyloterpes 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.
9. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hyloterpes bujulus* Linnaeus are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.

LIMITATIONS

10. Areas for inspection shall cover all areas to which Safe Access was both available and permitted at the time of inspection
11. The inspection DID NOT include breaking apart, dismantling, removing, or moving objects including, but not limited to, foliage, moldings, roof insulation/sisalation, floor or wall coverings or rugs, sidings, ceilings, floors, furnishings, appliances or personal possessions.
12. 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.
13. 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.
14. The Report is NOT a structural damage Report. We claim no expertise in building and any observations or recommendations about timber damage should not be taken as expert opinion and CANNOT be relied upon. 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 is 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.
15. The reports may not report on mildew and non-wood decay fungi (commonly known as Mould) as they are not considered a Timber Pest but may be an indicator of poor ventilation or the presence of termites, wood decay or water leaks. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.
16. 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), or to which Safe Access was not possible, or which was concealed.
17. If any part of the Dwelling to be inspected is obstructed, or furnished, or occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed.

You agree to obtain a statement from the owner as to:

- any damage;

- any Timber Pest activity or damage;
- timber repairs or other repairs;
- alterations or other problems to the Dwelling known to them;
- any other work carried out to the Dwelling including Timber Pest treatments; and
- obtain copies of any paperwork issued and the details of all work carried out; and
- Indemnify the Building Inspector from any loss incurred by You relating to the items listed in clause 17(5) above where no such statement is obtained.

18. The Inspections will not cover or report the items listed in Appendix D to AS4349.1-2007.

19. Where the Dwelling is a strata or similar title, the Building Inspector will only inspect the interior and immediate exterior of the particular unit requested to be inspected as detailed in Appendix B in AS4349.1-2007.

20. You agree that ALL Reports cannot accept any liability for any failure to report a defect that was concealed by the owner of the building being inspected and You agree to indemnify All Reports for any failure to find such concealed defects.

IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT (IPM) 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 suitable 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 when a complete termite management system is installed in accordance with AS 3660.1-2014 for pre-construction termite work or 3660.2-2000 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the labels directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system You install.

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.

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 fool proof 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.

PAYMENT & DEFFERED PAYMENT TERMS:

Note - Generally, the buyer of the Land will pay for the costs of the Building Report when completion of the sale and purchase of the Land Occurs. Please confirm if you elect to pay or defer the payment as per the terms below.

21. If you elect to defer payment of the Report Costs, payment is required on the earlier of the following:
 - (1) On Completion of the sale and purchase of the Land by way of bank cheque; or
 - (2) Within 120 days of You or your Agent receiving the Building Report; or
 - (3) Withdrawal of the property from market.
22. A failure to pay the Report Costs in full is a breach of the these terms and conditions and that sum becomes a liquidated debt due and payable upon demand.

CONSUMER COMPLAINTS PROCEDURE

23. In the event of any controversy or clam 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 may be referred to a mediator nominated by the Building Inspector.
24. Should the dispute not be resolved by the mediator then either party may refer the dispute to the Resolution Institute for resolution by arbitration.
25. The parties agree that the cost of the mediation shall be met equally by both parties or as agreed as part of the mediation settlement.
26. The parties agree that if the matter is submitted for arbitration, then the arbitrator will determine what costs each of the parties are to pay.

THIRD PARTY DISCLAIMER:

27. We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Building Report provided pursuant to this Agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Dwelling or the giving of security over the Dwelling, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by All Reports is the Client named on the face page of this Agreement.

**Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Civil Law (Sale of Residential Property) Regulations 2004 the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.*

Prohibition on the Provision or Sale of the Report

28. The Report may not be sold or provided to any other Person without All Reports express written permission, unless the Client is authorised to do so by Legislation. If We give our permission it may be subject to conditions such as payment of a further fee by the other Person and agreement from the other Person to comply with this clause. However, All Reports may sell the Report to any other Person although there is no obligation for All Reports to do so.

Release

29. You release All Reports from any and all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of whatever nature that the Person may have at any time hereafter arising from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

Indemnity

30. You indemnify All Reports in respect of any and all liability, including all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of any nature, which may be incurred by, brought, made or recovered against All Reports arising directly or indirectly from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

No Liability

31. We accept no liability with respect to work carried out by other trades, consultants or practitioners referred by the All Reports. Our liability with respect to the advice given in the Report shall be limited to a refund of the Building Inspection fee only for any and all injuries, damages, claims, losses, expenses, or claim expenses (including attorney's fees) arising out of this Agreement from any cause of causes. Such causes include, but are not limited to, Our negligence, errors or omissions, strict liability, breach of contract or breach of warranty to the extent permitted by law.

ACCEPTANCE OF TERMS AND CONDITIONS

32. You are agreeing to our conditions and accept that it is Your responsibility to inform All Reports if the home is not a standard home.

33. You agree to accept any additional charges that may be incurred as a result of the home being non-standard. You/Your means the person defined above as the Client and where more than one party all such parties jointly and severally, together with any agent of that party.

34. You accept that All Reports reserves the right to nominate another person of equal or greater qualification to conduct any Inspections.
35. You agree that by booking an inspection online order form You have read and understand the content of these Terms & Conditions and the Agreement.
36. You have had the opportunity to seek legal advice on the terms of this agreement and have entered into it under your own determinism in the absence of duress or intoxication and that the Timber Pest Inspection will be carried out in accordance with this document.
37. You agree to pay for the inspection prior to delivery of the report. If You cancel the requested inspection giving less than 24 hours notice (excluding weekends and public holidays) then You agree that You have read and understand the contents of this agreement and that We will charge you a last minute cancellation fee of up to 25% of the Report Costs.

Note: Additional inspection requirements requested by you may incur additional expense in regard to the cost of the inspection. Special Requirements / Conditions requested by the Client/Client's Representative regarding the Inspection and Report must be included on the booking form and may not be included in the report if requested verbally. Cost of the Report including any requested Special Requirements/Conditions: Costs to be as per quote and provided prior to commencement of inspection

DEFINITIONS

38. You should read and understand the following definitions of words used in this Agreement and the Report. This will help You understand what is involved in a timber pest inspection, the difficulties faced by the Building Inspector and the contents of the Report which We will provide You following the Inspection.

Acceptance Criteria: the Building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Access hole (cover) means an opening in the structure to allow for safe entry to carry out a Building Inspection.

Accessible Area means an area of the site where sufficient safe and reasonable access is available to allow inspection within the scope of the Building Inspection.

Agent means the real estate agent who has been retained by You who is conducting the sale of the Land.

All Reports means All Reports (ACT) Pty Ltd ACN.

Building Element means a portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.

Building Inspection means the inspection undertaken at the Dwelling by the Building Inspector.

Building Inspector means the person or organisation responsible for undertaking and completing the Building Inspection.

Building Report means the document and any attachments produced pursuant to the Acceptance Criteria and issued to You by All Reports following the Building Inspection of the Dwelling.

Client means the person(s) or other legal entity for which the Building Inspection is to be carried out. If ordered by the person(s)'s agent then it is agreed that the agent represents the person(s) and has the authority to act for and on their behalf.

Defect means a fault or deviation from the intended condition of the material, assembly or component.

Dwelling means the dwelling or dwellings constructed on the Land.

EER means the energy efficient rating report provided in the Building Report.

Land means the land that the Dwelling is erected on and owned by you as the registered proprietor/s.

Limitation means any factor that prevents full achievement of the purpose of the Building Inspection.

Major Defect means a defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the Dwelling. Minor defect means a defect other than a Major defect.

Person means any individual, company, partnership or association who is not a Client.

Pest Inspection means the non-invasive pest inspection undertaken at the Dwelling by the Building Inspector.

Property means the structures and boundaries, etc up to thirty (30m) metres from the exterior walls of the main building but within the boundaries of the land on which the main building is erected.

Report Costs means the costs of the Building Report, including the costs of the EER and Pest Inspection.

Residential Property has the same meaning as in the *Civil law (Sale of Residential Property) Act 2003*.

Resolution Institute means the Resolution Institute located at Level 1 & 2 - 13-15 Bridge Street - Sydney NSW 2000 – (telephone 1800 651 650).

Safe Access does not include the use of destructive or invasive inspection methods, or moving furniture or stored goods, or removing or bypassing locks and security devices, and shall be in consideration of workplace health and safety risks.

Note - The Standard defines the extent of safe and reasonable access as follows: "The extent of accessible areas shall be determined by the Building Inspector at the time of the Building Inspection, based on the conditions encountered at the time of the inspection. The Building Inspector shall also determine whether sufficient space is available to allow safe access. The Building Inspection shall include only accessible areas and areas that are within the Building Inspector's line of sight and close enough to enable reasonable appraisal."

It also defines access to areas as defined in the Table below.

Access Table from AS 4349.1-2007

Area	Access hole mm	Crawl space mm	Height
Roof interior	400mm x 500mm	600mm x 600mm	Accessible from a 2.1m step ladder.
Roof Exterior	-	-	Accessible from a 3.6m ladder placed on the ground.

Table Notes:

- 1. Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.**
- 2. Sub floor areas sprayed with Chemicals should not be inspected unless it is safe to do so.**

Structural Inspection means the inspection shall comprise visual assessment of accessible areas of the Dwelling to identify major defects to the building structure and to form an opinion regarding the general condition of the structure of the Dwelling. The Report will not include those items noted in Clause A3 of AS 4349.1- 2007 e.g. Condition of roof coverings, partition walls, cabinetry, doors, trims, fencing, minor structures, ceiling linings, windows, non-structural & serviceability damp issues, rising damp, condensation, etc.

Appendix A: Insurance Certificate of Currency



Woodina
Underwriting Agency

Woodina Underwriting Agency Pty Ltd
13F, 167 Eagle Street, Brisbane QLD 4000
Ph: (07)3222 9400
Email: proposals@woodina.com.au

Professional Indemnity Insurance Certificate of Currency

Policy No: 2024-CO30027-99909

Date: 10 May 2024

Insured:	All Reports (ACT) Pty Ltd
Period of Insurance:	31 May 2024 to 31 May 2025 at 4pm AEST both days
Professional Services:	Pre-purchase building inspections, pest inspections, and Nathers energy rating services
Limit of Indemnity - any one claim:	\$1,000,000
Limit of Indemnity - in the aggregate:	\$2,000,000
Deductible:	\$7,500
Deductible Type:	Inclusive of costs and expenses
Retroactive Date:	Match Expiry
Wording:	Construction Professions PI Wording 06_21
Claims Handling:	Woodina inhouse solicitors claims model
Endorsements:	Ivory Capacity (Coinsurance) Spousal liability Public Relations Expenses Loss mitigation costs - \$100,000 sublimit Activities Restriction - Building Inspections Costs in addition Costs inclusive deductible Inspections Write-Back Non-Compliant Building Materials Exclusion - Construction Professionals

This is to certify that in accordance with the authorisation granted to Woodina Underwriting Agency under Contract No B1741TWL24028 by Certain Underwriters at Lloyd's and Contract No IVORY231201 with Ivory Insurance Pty Ltd, whose definitive numbers and the proportions underwritten by them, which will be supplied on application, can be ascertained by reference to the said Contract, and in consideration of the premium specified herein, the said Underwriters are hereby bound, severally and not jointly, each for his own part and not one for another, their Executors and Administrators, to insure in accordance with the terms and conditions contained herein or endorsed hereon.

Appendix B: Energy Efficiency Rating

FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★☆☆☆ **4.5 STARS**
in Climate: 24 **SCORE: -2 POINTS**

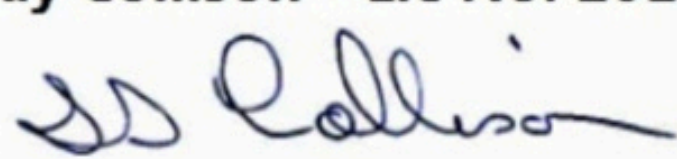
Name:	Robens	Ref No:	44341
House Title:	Turner S62 B22	Date:	02-09-2025
Address:	58 Macleay Street Turner		2612
Reference:	M:\WORK\...\TU 062 022 0 00 00 000		

ACT HOUSE ENERGY RATING SCHEME

-2 Points 4.5 Stars

Date **02-09-2025**

Lindsay Collison – Lic No. 2011331



Building Assessor – Class A (Energy Efficiency)

YOU CAN OPTIMISE YOUR ENERGY RATING TO



BY FOLLOWING THE DESIGN OPTION SUGGESTIONS ON PAGE 2 OF THIS REPORT

02-09-25 14:37:17 Ver:4.06a M:\WORK\...\TU 062 022 0 00 00 000.1RT

IMPROVING YOUR RATING

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

Star Rating	POOR			AVERAGE				GOOD			V. GOOD	
	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★	★★★★★★★		
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	-2											
Potential	14											

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

Design options	Additional points
Change glass to Double Glazing	100 % 6
Change frame to	Aluminium-Thermally Broken 1
Change curtain to	Heavy Drapes & Pelmet 9

DESIGN OPTIONS

The design option suggestions to improve this energy rating may be additional to elements already in place. For example, the option to install 'Heavy Drapes and Pelmet' will take into account windows that already have Heavy Drapes and Pelmet installed. Insulation recommendations will take into account existing insulation values.

Some recommendations for improvement will not be practical in all circumstances. For example, if the dwelling is built on a concrete slab or the external walls are solid brick, it would not be possible to install insulation.

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	-2	★★★★☆
-----------------------	----	-------

Largest windows in the dwelling;

Direction : North

Area : 7 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	-2	★★★★☆
2. North East	-4	★★★★
3. East	-5	★★★★
4. South East	-7	★★★★
5. South	-6	★★★★
6. South West	-6	★★★★
7. West	-3	★★★★
8. North West	-3	★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: Turner S62 B22, 58 Macleay Street, Turner

Assessor's Name: Lindsay Collison
 Net Conditioned Floor Area: 123.3 m²

Feature	Points					
	Winter	Summer	Total			
CEILING	5	1	6			
Surface Area: 0 Insulation: 6						
WALL	-19	4	-15			
Surface Area: -6 Insulation: -22 Mass: 13						
FLOOR	9	-3	5			
Surface Area: 0 Insulation: 5 Mass: 0						
AIR LEAKAGE (Percentage of score shown for each element)	3	0	3			
Fire Place 28 % Vented Skylights 0 %						
Fixed Vents 0 % Windows 28 %						
Exhaust Fans 12 % Doors 12 %						
Down Lights 0 % Gaps (around frames) 21 %						
DESIGN FEATURES	0	1	1			
Cross Ventilation 1						
ROOF GLAZING	0	0	0			
Winter Gain 0 Winter Loss 0						
WINDOWS	-1	-11	-12			
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
N	7	6%	-10	15	-3	2
E	7	6%	-10	9	-3	-3
S	6	5%	-8	3	-2	-7
W	5	4%	-6	5	-3	-3
Total	25	20%	-34	33	-11	-12

* 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 -3 points

	Winter	Summer	Total
RATING ★★★★★	SCORE -4	-8	-2*

* includes 10 points from Area Adjustment

Detailed House Data

House Details

ClientName Robens
 HouseTitle Turner S62 B22
 StreetAddress 58 Macleay Street
 Suburb Turner
 Postcode 2612
 AssessorName Lindsay Collison
 FileCreated 02-09-2025

Climate Details

State
 Town Canberra
 Postcode 2600
 Zone 24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Timber	Enclosed	No	No	No	Carp	R1.5	26.9m ²
2	Timber	Enclosed	No	No	No	Tiles	R1.5	20.3m ²
3	Timber	Enclosed	No	No	No	No	R1.5	88.3m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Cavity	No	R0.0	45.1m	2.4m
2	Brick Cavity	Yes	R0.0	4.3m	2.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	No	R4.0	135.5m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	N	0.3m	3.2m	No	SG	TIMB	NC	No	0.6m	0.0m	0.0m
2	E	2.0m	2.6m	No	SG	TIMB	NC	No	0.6m	0.0m	0.0m
3	E	2.0m	0.8m	No	SG	TIMB	NC	No	0.6m	0.0m	0.0m
4	N	2.0m	1.6m	No	SG	TIMB	HB	No	0.6m	0.0m	0.0m
5	N	2.0m	1.6m	No	SG	TIMB	HB	No	0.6m	0.0m	0.0m
6	S	2.2m	2.4m	No	SG	TIMB	NC	No	0.6m	0.0m	0.0m
7	S	1.5m	0.1m	No	SG	TIMB	NC	No	0.6m	0.0m	0.0m
8	S	1.5m	0.1m	No	SG	TIMB	NC	No	0.6m	0.0m	0.0m
9	S	1.5m	0.1m	No	SG	TIMB	NC	No	0.6m	0.0m	0.0m
10	W	0.8m	0.5m	Yes	DGT	ALIMPR	NC	No	0.6m	0.0m	0.0m
11	W	0.8m	0.5m	Yes	DGT	ALIMPR	NC	No	0.6m	0.0m	0.0m
12	W	1.8m	1.5m	No	SG	TIMB	NC	No	0.6m	0.0m	0.0m
13	W	0.8m	0.5m	Yes	DGT	ALIMPR	NC	No	0.6m	0.0m	0.0m
14	W	0.8m	0.5m	Yes	DGT	ALIMPR	NC	No	0.6m	0.0m	0.0m
15	W	2.1m	0.5m	No	DGT	TIMB	NC	No	0.6m	0.0m	0.0m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
No shaded windows											

Zoning Details

Is there Cross Flow Ventilation ? Good

Air Leakage Details

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Location	Suburban
Is there More than One Storey ?	No
Is the Entry open to the Living Area ?	Yes
Is the Entry Door Weather Stripped ?	Yes
Area of Heavyweight Mass	0m ²
Area of Lightweight Mass	0m ²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	1	0
Vents	0	0
Fans	2	0
Downlights	0	0
Skylights	0	0
Utility Doors	2	0
External Doors	1	0

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

02-09-25 14:37:19 Ver:4.06a M:\WORK\...TU 062 022 0 00 00 000.1RT

Appendix C: ACT Government Conveyancing File Search



Building Conveyancing Enquiries and Energy Rating Package Application - receipt

Your submission has been successful. Please keep a copy of this receipt for your records. This transaction will appear on your statement as ACCESS GBR INTERNET CANBERRA

Date and time	Reference code	Payment receipt number	Total amount paid
02 Jul 2024 11:38:09 AM	3CLZ59DT	3806574493	\$ 140.24

Access Canberra ABN 68 367 113 536 GPO Box 1908 Canberra ACT 2601 Phone: (02) 6207 1923

Request type

Select a request type *

Our aim is to provide a 24 hour turnaround, However please allow up to 4 full working days for request.

What is the priority of this request? *

Standard High

Contact details

Applicant details

Title Given name * Family name *

Email * Phone *

Property information

Address line 1 *

Address line 2

Suburb * State * Postcode *

Suburb * Section * Block * Unit

If you require help with suburb/district, section or block details, visit ACTMAPi (<http://www.actmapl.act.gov.au/home.html>).

Lessee *

Applicant's reference

David and Zoe Robens

Additional information

Is the property an ex Government residence? *

Yes No Unknown

Do you want to include a Sanitary Drainage Plan? (Additional fees apply) *

Yes No

Applicant declaration

As the applicant lodging this request, you are declaring: *

- I am the lessee/owner.
- I am the solicitor acting on behalf of the lessee/owner.
- I have authorisation from the lessee/owner.
- I am/act for a mortgagee in possession.
- I have authorisation from the solicitor representing the lessee/owner.
- I have authorisation from the Trustee of the deceased estate.
- I have authorisation for power of attorney from the lessee/owner.

Please Note:

1. Documentation confirming that you have the lessee/owner's permission is required in all instances.
2. The applicant must comply with one of the above declarations to protect any personal information relating to the lessee/owner of this lease under the provisions of the Privacy Act 1988.
3. It is an offence to make a false or misleading statement, give false or misleading information or produce a false or misleading document (see Criminal Code, pt 3.4).

Letter of authority *

[Robens Allreports authority.pdf](#)

Payment amount

\$ 140.24

CONVEYANCING BUILDING FILE INDEX

SUBURB: SECTION: BLOCK: UNIT: EX GOV:

COU ISSUED Y/N	PLAN NUMBER	FOLIO NO.	DESCRIPTION OF WORK	AMEND	DETAILS	INDEM INSUR	PERMIT NUMBER	COST OF WORKS	COU PLAN NO. & DATE	INSPECTION DATE
Y	49498/A	7	B/V ADDITION TO RESIDENCE					\$10,000		
		10					49498/A			
		13	SURVEY							
		20	FINAL/A							19/12/78
		21							49498/A 20/12/1978	
Y	49498/B	25	TIMBER FRAME STEEL CLAD GARAGE					\$2,040		
		27					49498/B			
		32	FINAL/B							09/07/79
		33							49498/B 10/07/1979	
N	49498/C	37	HEATER					\$699		
		44					49498/C			
Y	49498/D	52	EXTENSION & RENOVATIONS					\$22,264		
		59					49498/D			
		72	FINAL							23/08/95
		73							49498/D 23/08/1995	

Drainage Plan Number: 1563

Comments: ORIGINAL RESIDENCE IS EX-GOVERNMENT

NO COU ISSUED FOR PLAN 49498/C – PERMIT ONLY.

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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) If yes, is there a building file with approvals on it? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is there any record of incomplete building work on the building file?
If yes - file copies attached | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Are there any records on the building file of current (within 5 years) housing Indemnity insurance policies for building work? If yes - file copies attached | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Are there any records on the building file showing building applications still being processed? (Current within 3 years) If yes - file copies attached | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Are there any records on the building file in relation to loose-fill asbestos insulation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If available, copies of the following documents are provided:

- | | | |
|--|-------------------------------------|-------------------------------------|
| • Certificate/s of Occupancy and Use | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Survey Certificates | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Unit Plan/Unit Entitlements (if property is unit titled) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Approved Building Plans | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Ex- government Building Plans* | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Certificate of Completion of Asbestos Removal work** | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

If requested:

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

ASBESTOS

**The ACT Government is not able to guarantee the accuracy of the information in this report. You should make your own enquiries and obtain reports (from a licensed Asbestos Assessor) in relation to the presence of loose fill asbestos insulation (and other forms of asbestos) on the premises. For more information go to the Asbestos Awareness Website – www.asbestos.act.gov.au

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

***Ex Government plans:** Plans are typical and not specific to each residence. There may be slight changes to the layout or window locations that were not required to be approved.

Search officer comments (if any?)			
Search officer initials: RR	Cost of application: \$ 140.24	Date completed:	05/07/2024

D. W. WILLIAMS & McDONALD PTY. LIMITED

REGISTERED SURVEYORS

D. W. WILLIAMS, B.SURV., M.I.S. (AUST.)

67 BAMBRIDGE STREET
WEEFANGERA, A.C.T. 2614

Phone: 54 5672



L. C. McDONALD, B.SURV., M.I.S. (AUST.)

190 OSBURN DRIVE
MACGREGOR, A.C.T. 2615

Phone: 54 2994

10/11/78

Surveyor's Certificate

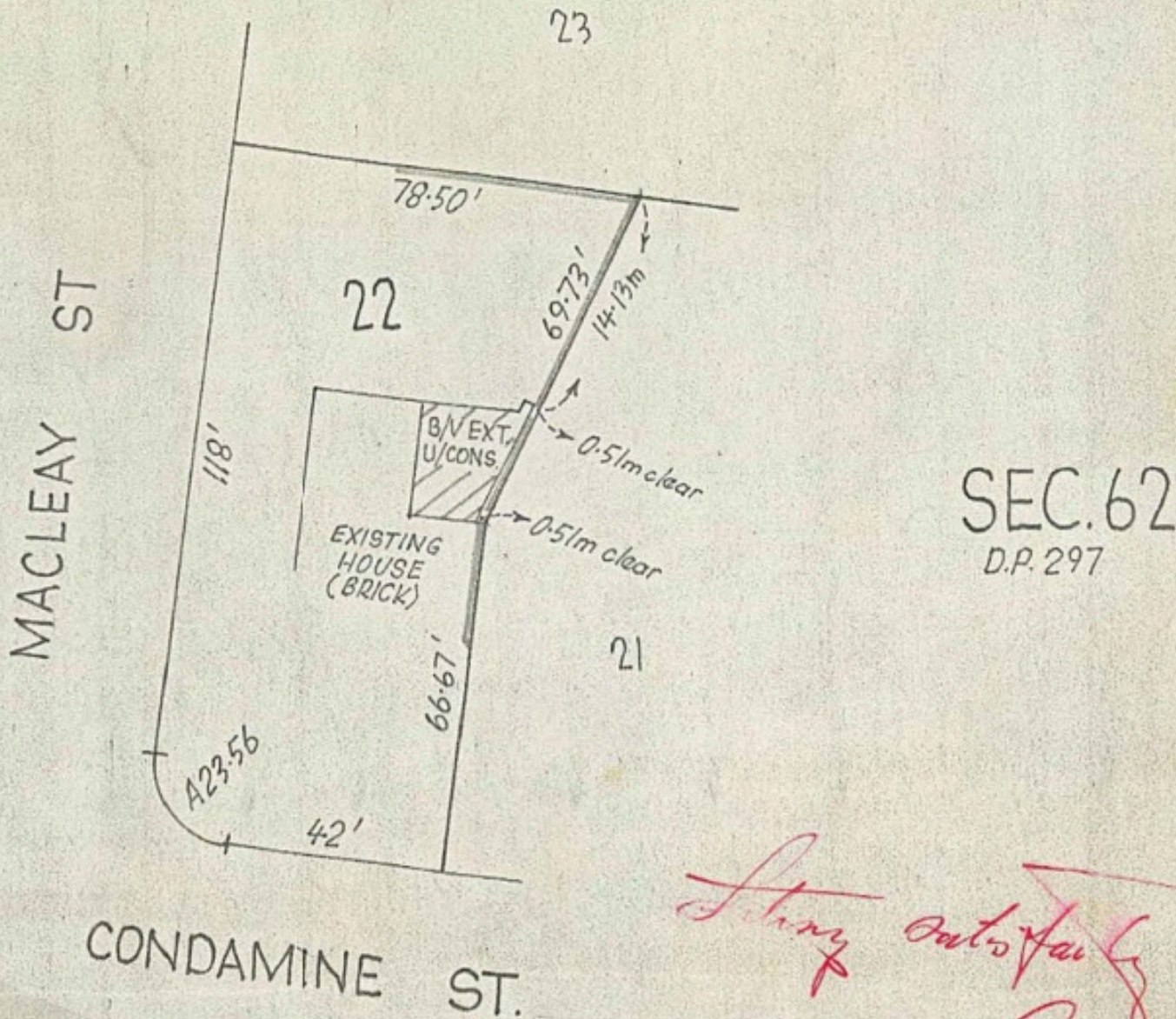
All that piece or parcel of land being BLOCK 22 SECTION 62
DIVISION of TURNER, CANBERRA CITY DISTRICT, AUSTRALIAN CAPITAL
TERRITORY, as shown on Deposited Plan No. 297.

I HEREBY CERTIFY that I have surveyed the boundaries of the
abovementioned land as shown by red edging on the sketch below.

Under construction on the said block is a proposed Brick Veneer
Extension to an existing house. This Extension stands in relation to
the surveyed boundaries as shown on the sketch plan.

This survey was for the Extension only.

L. C. McDonald
REGISTERED SURVEYOR



SCALE 1:500
OFFSETS ONLY IN METRES

*Strong onto family
L 12/11/78*

It is hereby certified that the building consisting of TIMBER FRAME SHED FOR GARAGES
situated on

Block <u>22</u>	Section <u>62</u>	Division <u>TURNER</u>
--------------------	----------------------	---------------------------

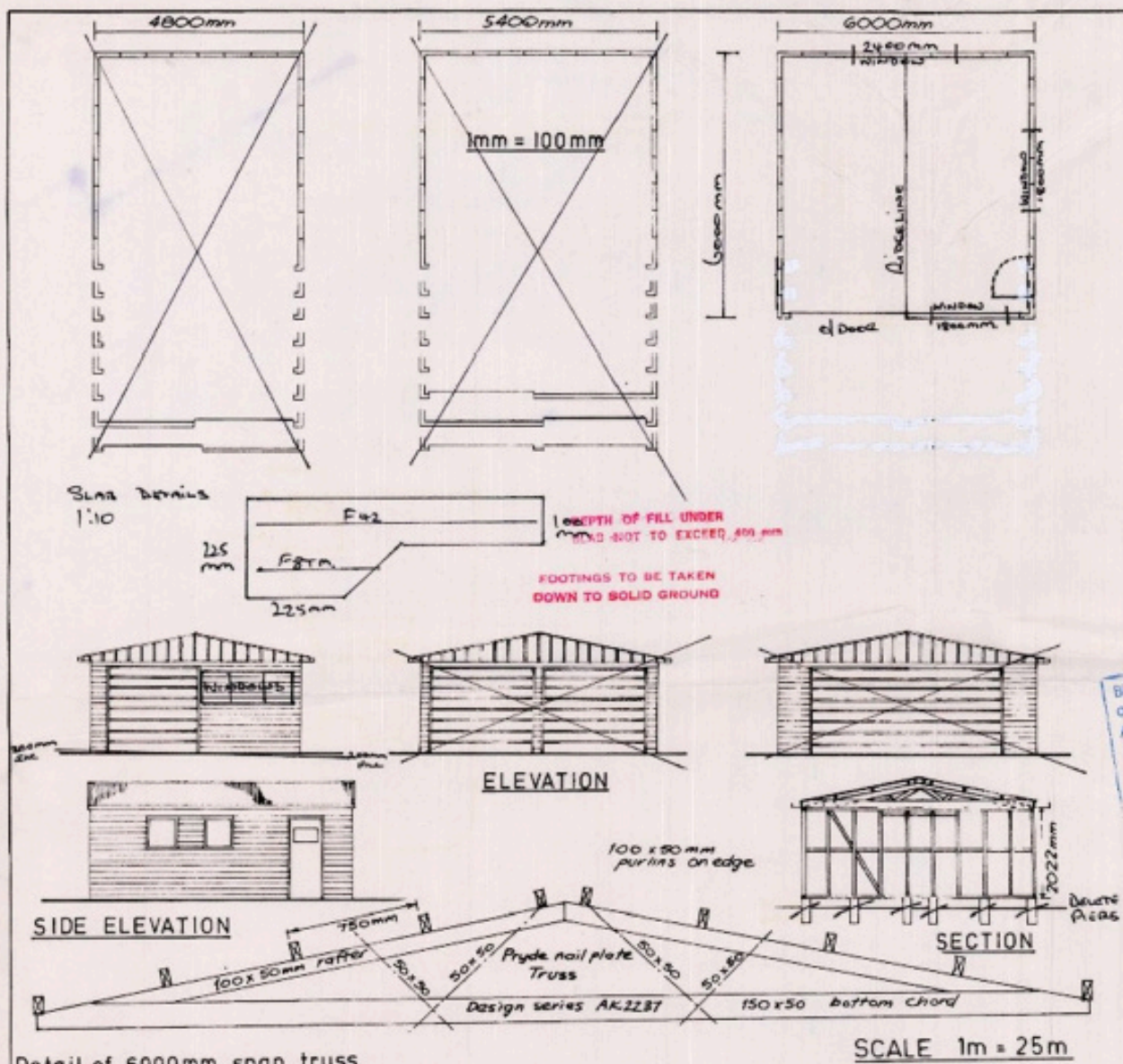
for which plans and specifications were approved and a Building Permit issued under the provisions of the Building Ordinance 1972, is fit for use and/or occupation.

Approved plan no. <u>49498/B</u>		
Type of construction *	Class of occupancy *	Number of storeys
Permit no. <u>19247</u>	Name of permit holder <u>H. Crawford</u>	

*As defined in the Building Manual A.C.T.

13906

M. Biddle
Deputy Building Controller



Detail of 6000mm span truss

Trusses for 5400mm & 4800mm are similar, but reduced to suit and have stiffeners of 50x50mm in lieu of 75x50mm. When 4500mm doors are fitted in double garages, the gable end is formed with a similar truss and completely metal lined.

- SPECIFICATIONS:**
- Foundations:** 200 x 150mm concrete piles at 1200mm & 600mm centres under studs or continuous concrete dwarf walls or complete floors.
 - Dampcourse:** 2 ply up to under all piles.
 - Framing:** All timber is borax treated machine gauged radiata. All framing is housed i.e. studs checked into plates & nags checked into studs. Studs at 600mm centres top and bottom plates and nags - 100 x 50mm.
 - Wall Braces:** 75 x 50mm cut on edge.
 - Door Beams:** Minimum 150 x 50mm with minimum of 13mm check in at each end.
 - Roof trusses and purlins:** as per detail drawing placed over studs at 1800mm and 2400mm centres to suit.
 - Dragon ties:** 75 x 50mm at 45° over top plate to each corner.
 - Roofing:** 26g galv corr iron single sheets. **Ridging:** 26g galv lead edged. **Walls:** 26g galv metal weatherboards.
 - Sanding:** 24g galv iron gutters fixed on side. **Cladding:** 75 x 50mm galv iron. **Doors:** 24g or 28g metal doors on overhead gear or galv roller doors.

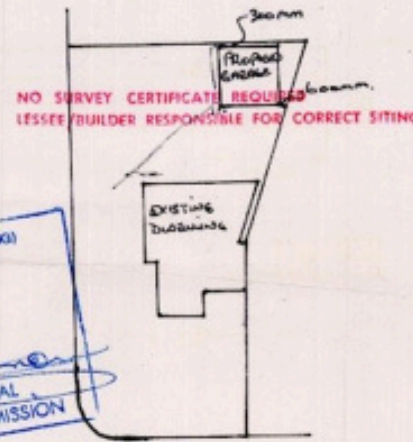
GARAGE, SHED at Block 22, Section 62, Turner for J. Desmet 58 Macleay St, Turner.

SKYLINE GARAGES

Manufactured by Skyline Buildings Ltd,
64 A Walls Rd, Poonera, Auckland, Ph. 598 821
Phone Skyline Garages
Sturminster, P. Chapman 98782

BLANS/PLANS No. 49498/B
Received Building Section
10 MAY 1979
Dept. of the Capital Territory

LESSOR/BUILDER IS RESPONSIBLE TO ENSURE THAT THE SETBACKS, AS INDICATED ON THIS PLAN, ARE ACHIEVED.



BUILDINGS (GENERAL AND SITE) ORDINANCE 1972 AS AMENDED APPROVAL GRANTED
25 MAY 1979
DELEGATE NATIONAL CAPITAL DEVELOPMENT COMMISSION

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY

ENGINEER FOR WATER SUPPLY AND SEWERAGE / /19
CHIEF ELECTRICAL ENGINEER / /19
STRUCTURAL ENGINEER / /19
NO. FOR TECHNICAL OFFICER / /19
30 MAY 1979
DEPUTY BUILDING CONTROLLER

SITE PLAN 1mm = 500mm.



Department of Territories
and Local Government

BUILDING SECTION
North Building, Civic Offices,
London Circuit, 491355

APPLICATION FOR APPROVAL OF PLANS

BL 1/6(6/83)

Cash Register Imprint

Name of Applicant ANNE de SMET GARRY KERANS	Address 58 MACLEAY ST 3 YOUNG ST QBN Phone Wk: 97-3401 Hm: Postcode 2620
---	---

Name of lessee/owner of parcel of land ANNE de SMET	Address (show P.O. Box No. if any) 58 MACLEAY ST TURNER Phone Wk: Hm: Postcode
---	---

Description of the building work involved in this application: **Installation of Wood heater**

Description of land on which the building work is to be carried out	Block 22	Section 62	Division (Suburb) TURNER
---	--------------------	----------------------	------------------------------------

To be specified in accordance with the appropriate classification in the Building Manual.	Type of construction <i>(NIA for Class I or X buildings)</i>	cost \$284
	Class of occupancy	Total floor area where applicable

This application is for: (please tick appropriate box)

New work Amendment to approved plan Amendment to plan not yet approved Details

Design information required under s.32 of the Building Ordinance to be provided by designer/applicant –

Classification of foundation material: Stable Unstable

Wind loading – AS1170: Terrain category Max. design wind speed M/S

Note: Approval is based on design information submitted on plans and above. Competent building consultants should be employed by the owner to advise on technical matters.

I hereby apply for approval of the attached plans, and request that approved plans be –

posted to the applicant's address *G. Kerans* **18.5.84**
signature of applicant date

held at the counter for collection (telephone advice will be given when ready for collection)

To be completed if application made otherwise than by the lessee / owner, his solicitor or architect.

I hereby authorise the abovenamed applicant of the address indicated to make this application on my behalf

ANNE de Smet **4/5/84**
signature of lessee / owner date

FOR OFFICE USE ONLY	<input type="checkbox"/> New work	Plans numbered 49498/C	Class of licence required D
	<input type="checkbox"/> Amendment to approved plan	Area	Valuation
	<input type="checkbox"/> Amendment to plan not yet approved	Total fees payable \$15.00	
	<input type="checkbox"/> Details	Plans <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Not approved <i>[Signature]</i> 27 JUN 1984 Deputy Building Controller date	
Notify applicant new permit required endorse existing permit	Permit fee required		



44

Permit No.	Date of Issue	Block	Section	Suburb
1691674	41284	22	162	Turner

THIS PERMIT WILL LAPSE

115 months after date of issue unless otherwise extended by the Building Controller. Application for extension must be made before permit lapses and extension fee paid otherwise a new permit is necessary and full permit fee payable. If work is not commenced no refund is payable unless permit is surrendered before it lapses.

ISSUED TO:

Permit Holder Details

Initials	Surname
A	desmet

Address

58 Macleay Str,
Turner 2801

Telephone: H B

Nominee (if applicable)

Initials	Surname

CLASS OF BUILDERS LICENCE

N/A

Plan No.

49493C

Register Folio No.

Cost \$

699

Code No.

Description of Work

Existing Combustion Heater

Type of Building Construction

Class of Occupancy

ENDORSEMENTS Under Section 36

Inspections—Each stage specified overleaf which applies to the building work must be inspected before proceeding beyond that stage. Stages may be groups as indicated overleaf.

NO BUILDERS LICENCE REQUIRED

"NO SURVEY CERTIFICATE REQUIRED."

LESSEE/BUILDER RESPONSIBLE FOR CORRECT SITING

BUILDING WORK EXISTING PRIOR TO APPROVAL UNDER BUILDING ORDINANCE 1972. NO INSPECTIONS CARRIED OUT DURING CONSTRUCTION UNDER S.36.

The building work shall be carried out in accordance with the approved plans, the A.C.T. Building Manual the notations made on the plans and subject to the provisions of the Building Ordinance 1972. The approval of plans or the grant of a building permit does not affect the operation of any other law in the Territory nor does it authorise the use of the land contrary to a provision, covenant or condition of the Crown Lease.

Deputy Building Controller

ELEVATION
Bricks on flat 12mm of A.C Sheeting
Ensure adequate support for hearth & unit

PLAN
WARMGLO HEATER
BRICK HEARTH
1150mm
260mm
300mm

Weatherproof cowl
15 Kg Lead Flashing to be used to weatherproof "Stranit Decking"
Existing tiled roof
Metal Decking covering extension from outer flue to any timber or combustibles minimum 20mm.
Flue 150mm Stainless steel inner flue 225mm outer flue with insulation packed between surfaces.

4-9998/C
20 JUN 1984
Dept. Technical & Local Government

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY
INSPECTOR FOR WATER SUPPLY AND SEWERAGE
CHIEF ELECTRICAL ENGINEER
STRUCTURAL ENGINEER

NO SURVEY NECESSARY
LICENSEE/BUILDER RESPONSIBLE FOR CORRECT SITING

APPROVED FOR CONSTRUCTION BY THE
HOLDER OF A CLASS "A" LICENCE
CLASS OF OCCUPANCY: RESIDENTIAL
27 JUN 1984
DEPUTY BUILDING CONTROLLER

Scale 1:20

Installation to Comply with Building note 19 + Section 25 of the Building Manual and also manufacturer instructions.

Installation of Free Standing "Warmglo Heater" for:
Mrs ANNE de SMET 58 Macleay St Turner
BK 22 Section 62 Turner

BUILDINGS (DESIGN AND SITING)
ORDINANCE 1984 AS AMENDED
APPROVAL GRANTED
27 JUN 1984
DELEGATE
NATIONAL CAPITAL DEVELOPMENT COMMISSION

Premier Inbuilt

Warmglo
PREMIER
SLOW COMBUSTION HEATERS

INBUILT: This unit is fully self contained and fits most existing fireplaces. The stylish front, finished in long lasting vitreous enamel will enhance any living room. Cold air is drawn in through the lower grille, up and around the firebox, and out through the top grille as hot air into the room. High efficiency and heat output – overnight burning are all features. Optional fan available.

INSTALLATION: Designed for fireplace installation. Fits most existing fireplaces.

CONSTRUCTION: Uses the same highly efficient, robust firebrick lined firebox as the Copperfire.

IN THEIR CONTINUOUS QUEST FOR PRODUCT SUPREMACY, WARMGLO FIREPLACES RESERVES THE RIGHT TO ALTER SPECIFICATIONS WITHOUT PRIOR NOTICE.

DESIGNED & MANUFACTURED BY:
Warmglo
FIREPLACES
A DIVISION OF TRAZEND PTY LIMITED
(INCORPORATED IN NSW)
42 COX AVENUE, KINGSWOOD, NSW

PROUDLY DISTRIBUTED BY:

SAFE • EFFICIENT • ENERGY SAVERS

Australian Made

Premier Free Standing



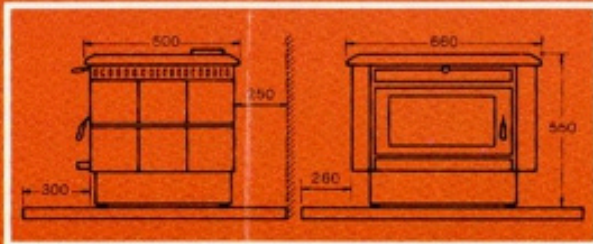
Premier Copperglo



FREE STANDING: A highly attractive unit with crisp clean lines. Exterior surfaces are finished in long lasting wipe clean vitreous enamel. Supplied complete with tiles which are interchangeable. Because of its small depth, the unit protrudes out from the wall less than many other fires — which saves space especially in those small lounge rooms. Warmglo's unique combustible air path provides high efficiency — overnight burning — minimal cleaning of ash (4-6 weeks) which means less work. Place your coffee pot on the top panels to keep warm or lift the panels away and cook directly on the extra large cooking surface. Optional fan is available for heat boosting. Available in top or rear outlet.

INSTALLATION: Designed for flued installation. Being double-skinned the back of the unit may be positioned 250 mm from a heat sensitive wall. The unit must be placed on a non-combustible base and have a border of at least 300 mm from the front and 260 mm from the sides of the unit. Installation and operating instructions are supplied with each unit.

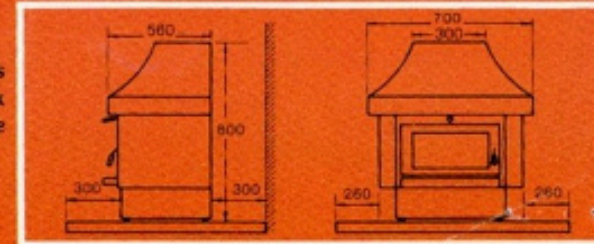
CONSTRUCTION: The firebox is constructed from 6 mm thick steel and has a rugged 10 mm thick steel secondary baffle and is firebrick lined for extra long life.



COPPERFIRE: The warm tones of handcrafted antiqued beaten copper and rich vitreous enamel harmonise with any style of decor. The large ceramic glass door creates warm picture window viewing — no danger of naked flames or stray sparks. Warmglo's unique combustible air path gives rapid heat response by one simple fingertip control and eliminates the unnecessary by-pass dampers used in some other fires. Easy access to the secondary chamber makes the removal of soot build up easy. Overnight burning — optional fan and high heat out put — approx. 55,000 BTU's.

INSTALLATION: Designed for flued installation. Being double-skinned the back of the unit may be placed 300 mm from a heat sensitive wall. The unit must be placed on a non-combustible base having a border of at least 300 mm from the front and 260 mm from the sides of the unit.

CONSTRUCTION: Uses the heavy duty firebrick lined firebox common to the PREMIER range.





Department of Urban Services
ACT Building Control

GPO Box 158, Canberra ACT 2601

73

Certificate of Occupancy or Use

Persuant to Part V of the Building Act 1972, the building consisting of a
EXTENSION AND RENOVATIONS

situated at

Division:	Section:	Block:	Unit:
Turner	62	22	

is considered to be substantially in accordance with the prescribed requirements for occupancy or use, subject to the endorsements listed below:

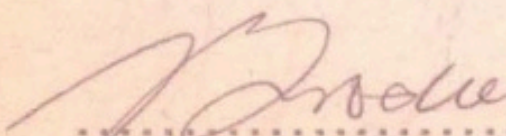
Approved plan id's included in this certificate:
D

Project Number: 36014 Type of construction: TRIMS Number: 49498
 Classes of occupancy: 01
 Name of Permit Holder: MR G A SIMS

Fit for occupancy or use pursuant S 53[3]

Endorsements:

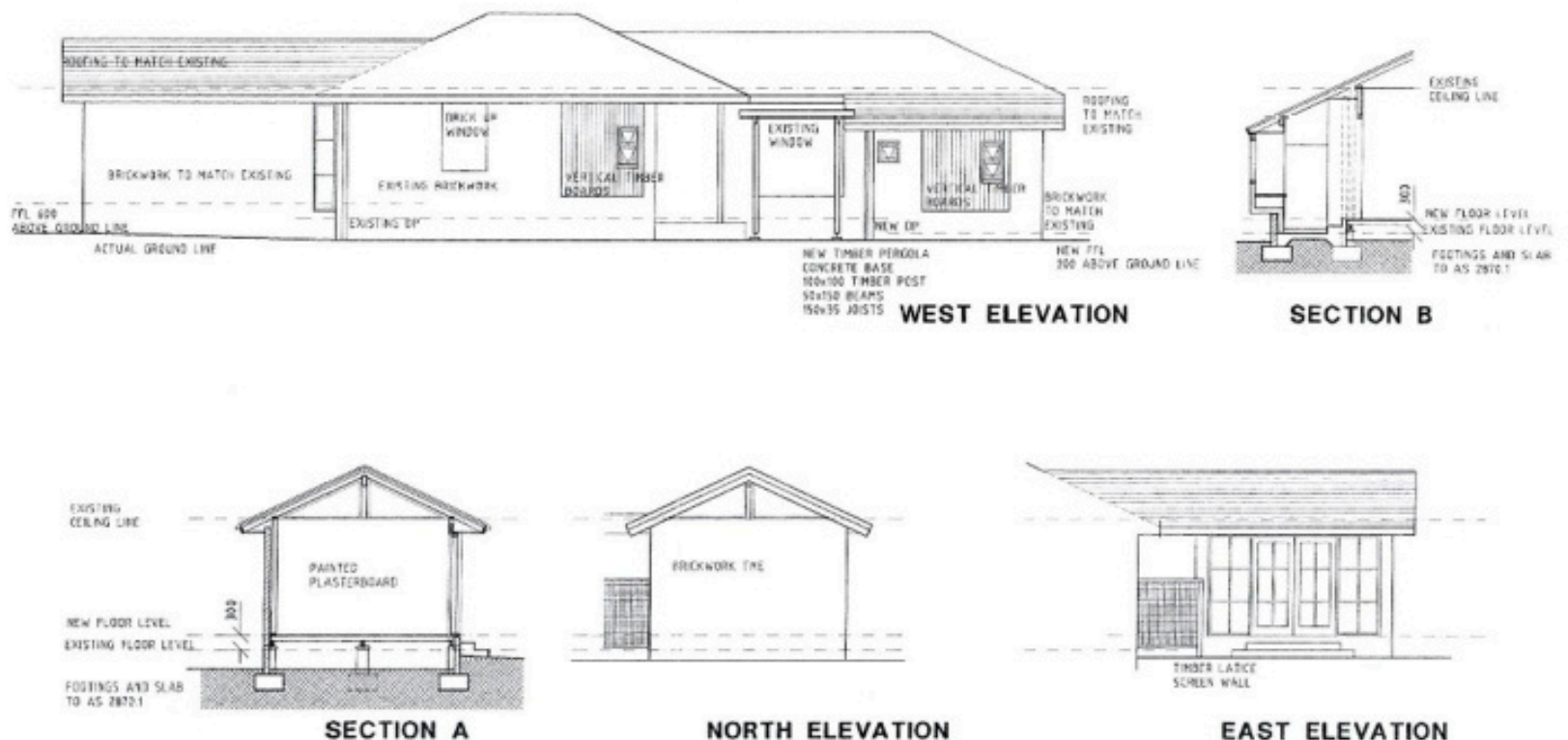
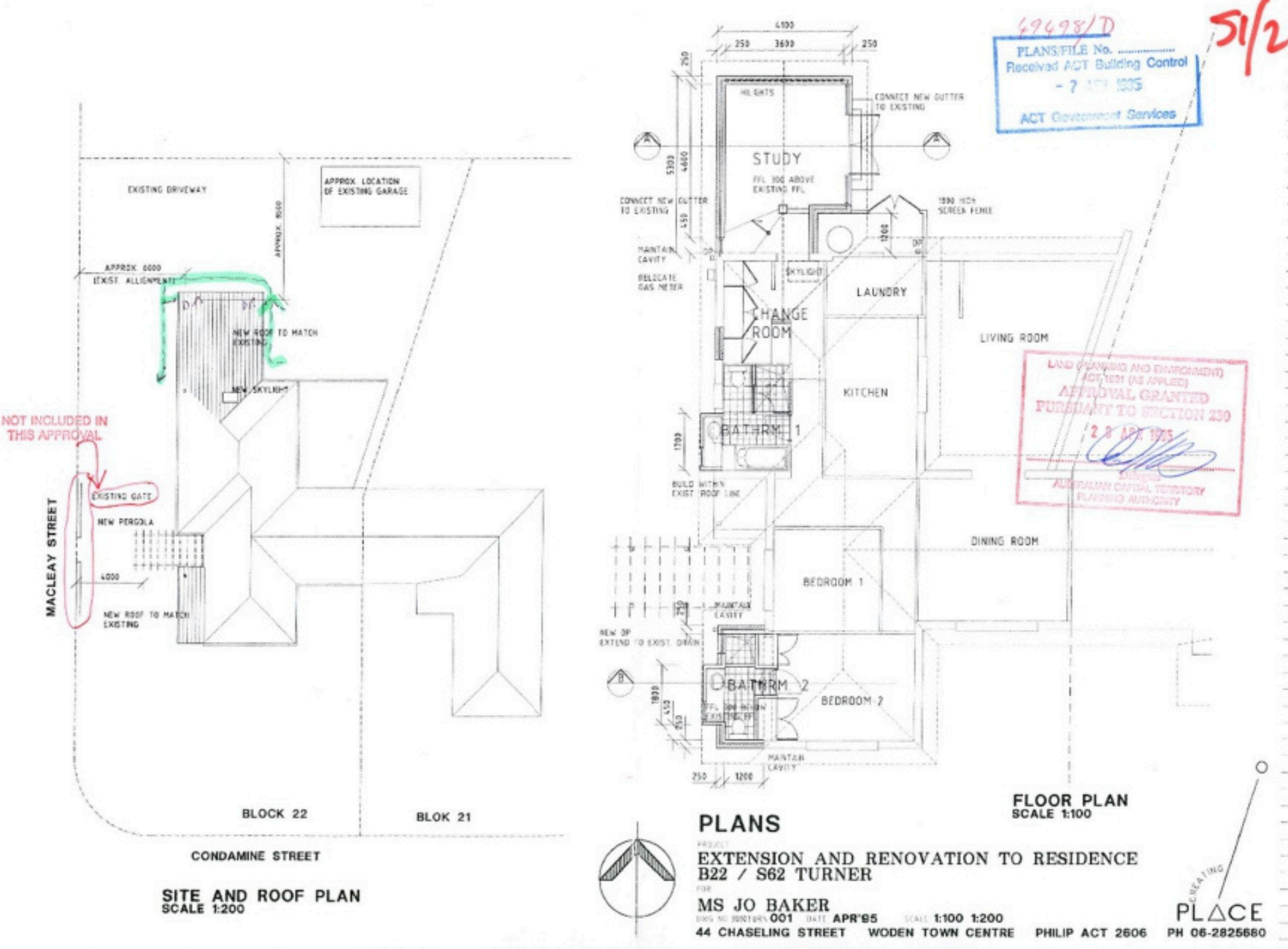
The issue of this Certificate does not affect the liability of a person to comply with the provisions of a law of the Territory (including the Building Act) relating to the building work nor does it authorise the user of the land contrary to a provision, covenant or condition of lease.



 Deputy Building Controller

23 / 8 / 95

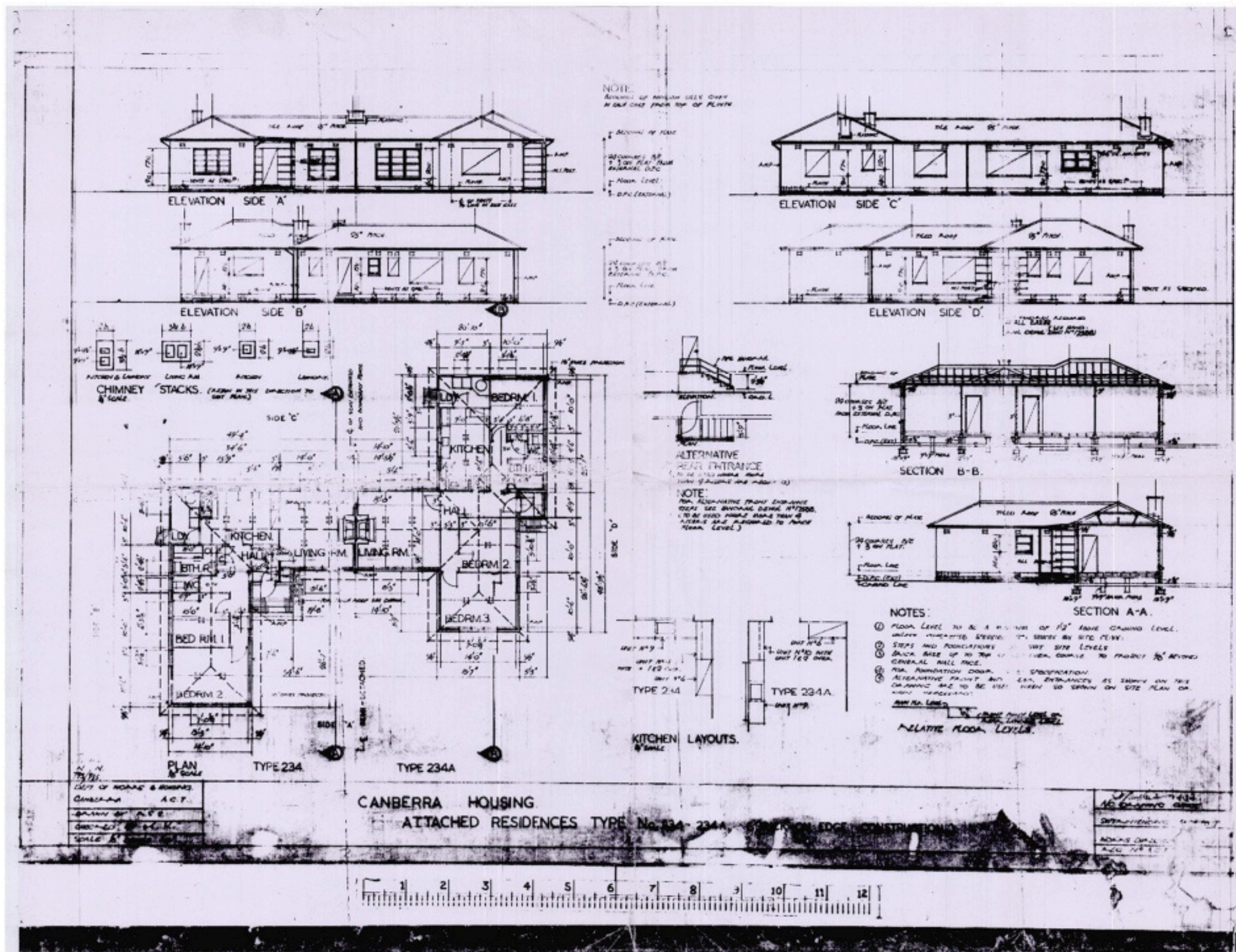
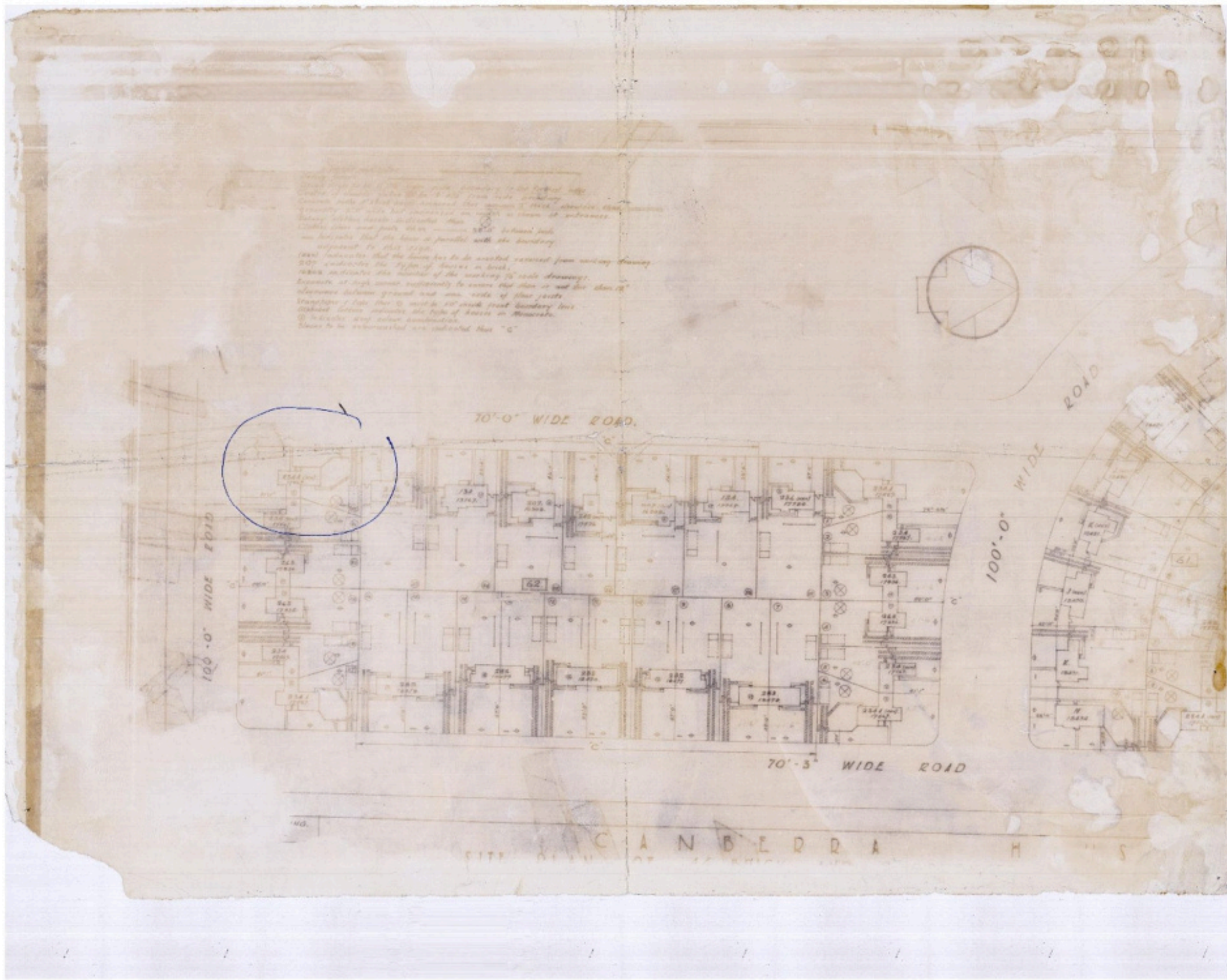
 Date

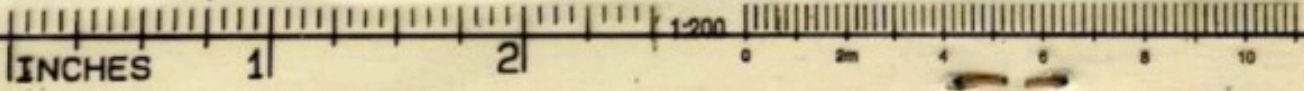


**LAND (PLANNING AND ENVIRONMENT) ACT 1971 (AS APPLIED)
 APPROVAL GRANTED
 PURSUANT TO SECTION 230
 20 APR 2005
 ACT GOVERNMENT SERVICES
 AUSTRALIAN CAPITAL TERRITORY
 PLANNING AUTHORITY**

SECTIONS AND ELEVATIONS
 PROJECT
**EXTENSION AND RENOVATION TO RESIDENCE
 B22 / S62 TURNER**
 FOR
MS JO BAKER
 44 CHASELING STREET WODEN TOWN CENTRE PHILIP ACT 2606
 DATE APR'95 SCALE 1:100
 PHILIP ACT 2606 PH 06-2825680

PLACE
 06-2825680





PLAN OF SANITARY DRAINAGE

DRAINAGE PLAN No. 1563 M

OWNER MR & MRS J. De SMET

BLOCK 22 SECTION 62 TURNER A.C.T.

REFERENCE

- | | | | |
|------------------------|-----------------------------|-------------------------|-----------------------|
| D.T. Disconnecter Trap | S.P.D. Stoneware Pipe Drain | I.C. Inspection Chamber | F.T. Floor Trap |
| E.V. Educt Vent | C.I.P. Cast Iron Pipe | M.H. Man Hole | S.V.P. Soil Vent Pipe |
| G.T. Gully Trap | I.O. Inspection Opening | V.P. Ventilating Pipe | V.R. Vertical Riser |
| J.U. Jump Up | F.P. Fixed Point | E.J. Expansion Joint | |

NOTE: All work to be executed in accordance with Canberra Sewerage & Water Supply Regulations

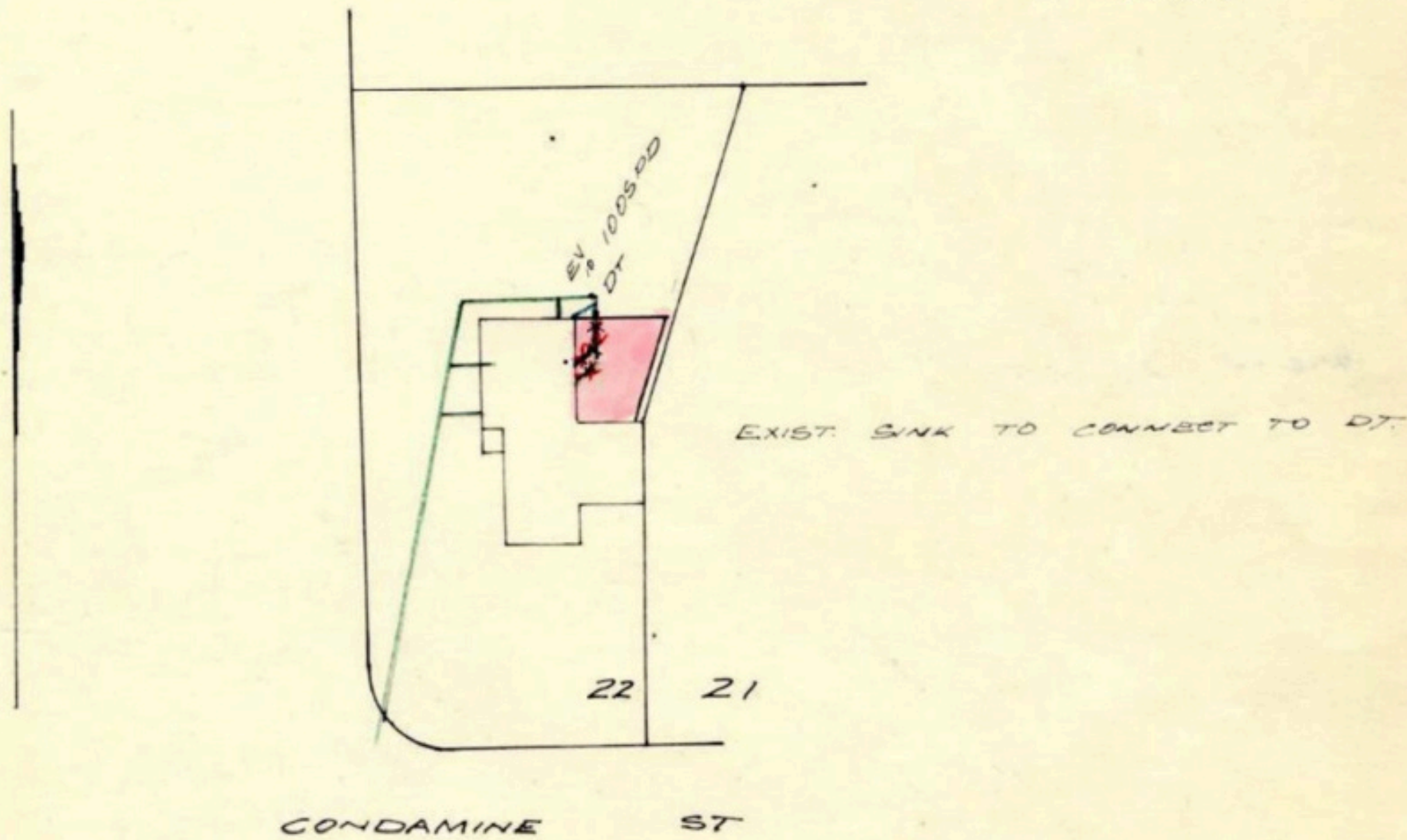
SCALE: METRIC 1:500



FIXTURES

ADDITIONAL WORK

	NO. OFF
1. WATER CLOSET	()
2. BATH	()
3. BASIN	()
4. SHOWER	()
5. SINK	(/)
6. TROUGHS	()



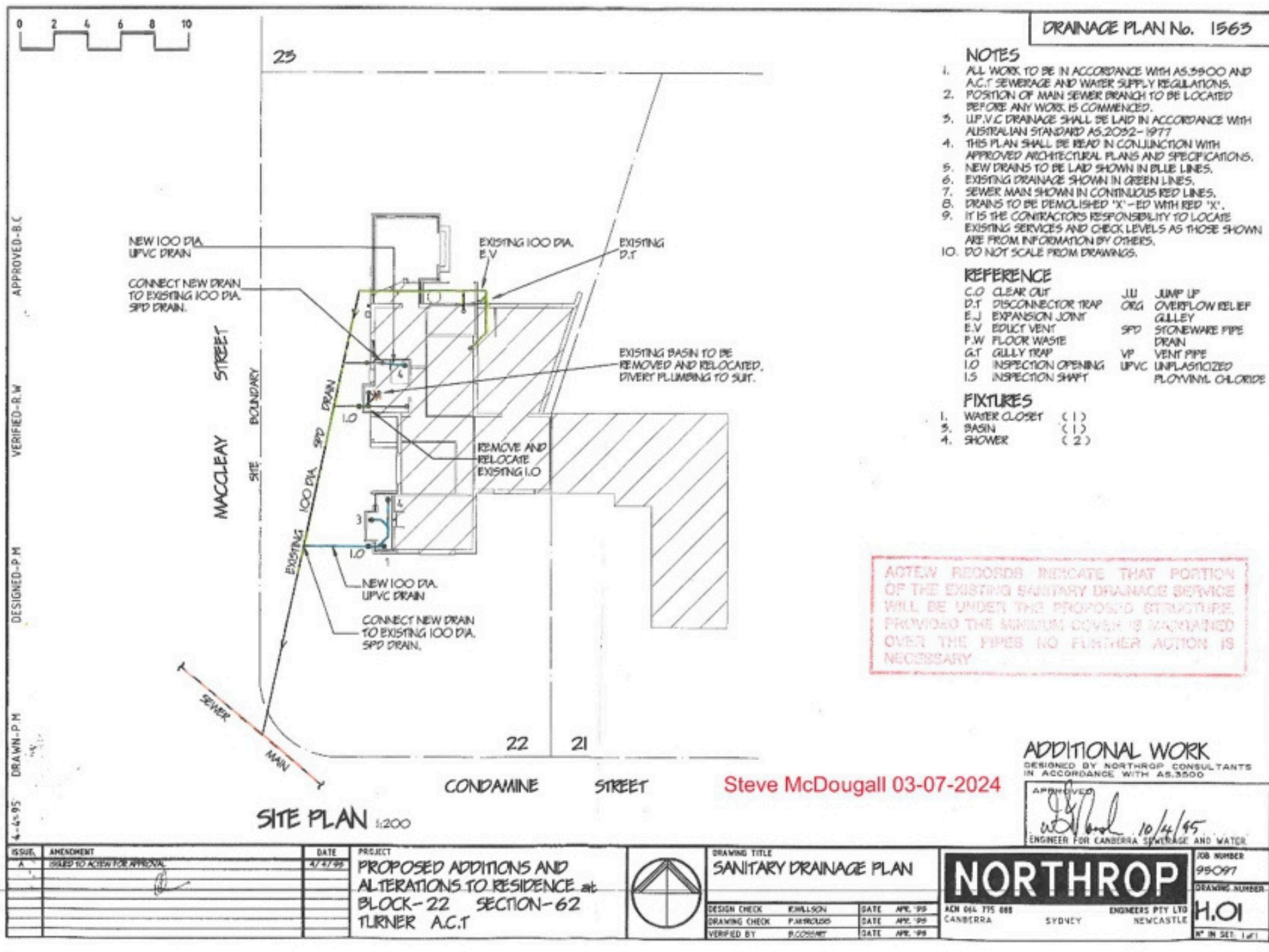
NOTES: DRAINS TO BE LAID ARE SHOWN IN BLUE LINES. THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS.
 DRAINS TO BE DELETED SHOWN BY RED X. EXISTING DRAINS SHOWN IN GREEN LINES.
 POSITION OF BRANCH TO BE LOCATED BEFORE ANY WORK IS COMMENCED.

~~DRAINS TO BE LAID IN (U.P.V.C.) UNPLASTICISED POLYVINYL CHLORIDE IN ACCORDANCE WITH A.S.A. CA 67 1972 AND CANBERRA CODE OF PRACTICE ISSUE 1 JULY 1974.~~

Designed by MOORE & SMITH PTY. LTD. Phone 95 9236
 Plumbing & Drainage Consultants

DRAWN GM 10 REF 2435

[Signature] 24.10.78
 SEWERAGE ENGINEER



- NOTES**
1. ALL WORK TO BE IN ACCORDANCE WITH AS 3500 AND A.C.T. SEWERAGE AND WATER SUPPLY REGULATIONS.
 2. POSITION OF MAIN SEWER BRANCH TO BE LOCATED BEFORE ANY WORK IS COMMENCED.
 3. U.P.V.C. DRAINAGE SHALL BE LAID IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 2002-1977.
 4. THIS PLAN SHALL BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS.
 5. NEW DRAINS TO BE LAID SHOWN IN BLUE LINES.
 6. EXISTING DRAINAGE SHOWN IN GREEN LINES.
 7. SEWER MAIN SHOWN IN CONTINUOUS RED LINES.
 8. DRAINS TO BE DEMOLISHED 'X'-ED WITH RED 'X'.
 9. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE EXISTING SERVICES AND CHECK LEVELS AS THOSE SHOWN ARE FROM INFORMATION BY OTHERS.
 10. DO NOT SCALE FROM DRAWINGS.
- REFERENCE**
- | | |
|-------------------------|--|
| C.O. CLEAR OUT | J.U. JUMP UP |
| D.T. DISCONNECTOR TRAP | O.R.G. OVERFLOW RELIEF GALLEY |
| E.J. EXPANSION JOINT | S.P.D. STONEWARE PIPE DRAIN |
| E.V. EJECT VENT | V.P. VENT PIPE |
| F.W. FLOOR WASTE | U.P.V.C. UNPLASTICIZED PLOVINAL CHLORIDE |
| G.T. GILLY TRAP | |
| I.O. INSPECTION OPENING | |
| I.S. INSPECTION SHAFT | |
- FIXTURES**
- | | |
|-----------------|-------|
| 1. WATER CLOSET | (1) |
| 2. BASIN | (1) |
| 4. SHOWER | (2) |

ADTEW RECORDS INDICATE THAT PORTION OF THE EXISTING SANITARY DRAINAGE SERVICE WILL BE UNDER THE PROPOSED STRUCTURE. PROVIDED THE MINIMUM COVER IS MAINTAINED OVER THE PIPES NO FURTHER ACTION IS NECESSARY.

ADDITIONAL WORK
DESIGNED BY NORTHROP CONSULTANTS IN ACCORDANCE WITH AS 3500

APPROVED
Steve McDougall 10/14/95
ENGINEER FOR CANBERRA SEWERAGE AND WATER

ISSUE	AMENDMENT	DATE
A	ISSUED TO ARCHITECT FOR APPROVAL	4/7/99

PROJECT
PROPOSED ADDITIONS AND ALTERATIONS TO RESIDENCE at BLOCK-22 SECTION-62 TURNER A.C.T.

DESIGN CHECK	DATE
DESIGN CHECK: E.HALLSON	APR 99
DRAWING CHECK: P.MORRIS	APR 99
VERIFIED BY: P.COSGROVE	APR 99

NORTHROP
ENGINEERS PTY LTD
CANBERRA SYDNEY NEWCASTLE
JOB NUMBER: 95097
DRAWING NUMBER: H.01
1 of 1

Tue Apr 4 13:24:52 1999 NORTHROP ENGINEERS PTY. LTD. ACN 064 775 088

DRAWN-P.M. DESIGNED-P.M. VERIFIED-R.W. APPROVED-B.C.

Appendix D: Invoice



TAX INVOICE

David Robens
58 Macleay St
TURNER 2612

Invoice Date
28 Jun 2024
Invoice Number
240628 1224
ABN
11 624 223 016

ALL REPORTS (ACT)
PTY LTD
PO Box 4024
MANUKA ACT 2603
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
ACT Presale (Building, Pest, EER, \$1650) 58 Macleay St Turner 2612	1.00	1,500.00	10%	1,500.00
			Subtotal	1,500.00
			TOTAL GST 10%	150.00
			TOTAL AUD	1,650.00

Due Date: 26 Sep 2024
Direct Deposit:
All Reports (ACT) Pty Ltd
BSB: 062-948
A/N: 1961 2888

PAYMENT ADVICE

To: ALL REPORTS (ACT) PTY LTD
PO Box 4024
MANUKA ACT 2603
AUSTRALIA

Customer	David Robens
Invoice Number	240628 1224
Amount Due	1,650.00
Due Date	26 Sep 2024
Amount Enclosed	<hr/>
	Enter the amount you are paying above

FAQ

Property Basics

What is the full street address of the property?

58 MacLeay St, Turner ACT 2612.

What is the block number?

22

What is the section number?

62

Is the property on a separate title? If not, please explain.

Yes, separate title.

What is the block size (m²)?

767sqm.

What is the total living area (m²)?

163.63sqm.

What is the expected rent for the house (\$/week) in a traditional rental arrangement?

\$950

What is the likely Airbnb Rental?

AirDNA predicted net operating income: \$42,400.

When the Airbnb was operational, between November 2024-June 2025, the listing made \$28,437.08.

Building & Systems

What are the kitchen appliances?

- Bosch Oven
- Samsung Fridge
- Samsung Dryer
- Bosch Dishwasher

What is the roofing material?

Hipped Tile/Mixed.

Legal & Planning

What is the current zoning?

RZ4: medium Density Residential.

Does the property have solar panels?

This zoning allows for multi-unit housing, meaning that for investors or future-focused buyers new medium density housing can be developed.

RZ4 zones see more access to government infrastructure - Because RZ4 allows more dense development in more desirable, accessible locations, the land and dwelling values may tend to appreciate more over time compared to lower density suburban zones. The improved amenity and infrastructure typical in RZ4 zones often adds to this compared with RZ1 or RZ2 zones.

Legal & Planning

Is there any protected trees on the block?

There are 4 protected trees, all near boundaries of the block.

Are there any existing development approvals (DA)?

No. However, we will be lodging a DA to get the small deck approved.

Has a Planning Assessment Report been completed?

Yes, on the 4th of June 2025.

Services & Reports

What services are connected (e.g. sewer, stormwater, electricity, NBN)?

Electricity, Gas, Fibre to the Node
Fibre to the premises is available for connection.

Are there any recent improvements or renovations?

The kitchen has had a full renovation with heated flooring implemented, new appliances and remote controlled sunroof shade in 2019.

Timber pest report overview

All accessible areas were checked, except the roof void and subfloor (restricted by WHS and low clearance) Findings:

No live subterranean termites were found in the structures or on site.

- No evidence of termite workings or damage.
- No evidence of borers or wood decay fungi.
- No major safety hazards identified.

Risk level: Moderate (Canberra Standard due to bushland proximity and climate)

Recommendation: Regular inspections twice yearly, as standard practice.

Property Basics

What year was the main dwelling constructed?

The house was built circa 1972, and the brick addition was certified in 1978.

What is the current use of the property?

Its vacant. The owners had lived there and then rented on Airbnb while weighing up their options.

Is the property currently tenanted?

No.

Building & Systems

What is the heating/cooling?

There is split system air conditioning at the property in all bedrooms as well as the dining/living space. All units are Toshiba Inverter models.

There is a total of 4 units

What is the hot water system?

The water is heated via a continuous flow gas heater - Rinnai B26 .

Does the property have solar panels?

No.

Does the property have three-phase power?

Yes, the property has 3 phase power.

Legal & Planning

What is the Unimproved Value (UV)?

2025: \$1,520,000.

Are there any easements or restrictions on the title?

Electrical easement on the eastern boundary on the neighbouring property.

Proposed drainage service easement on the southeastern boundary, overlapping with the neighbouring property.

Has a building file search been completed?

Yes, on the 29th of March 2025.

Are all structures approved (house, sheds, extensions)?

Yes, all but the low-level deck which we are seeking approval for and if not obtained by settlement, then we will hold back funds in trust until this is approval.

Is there any heritage listing or conservation overlay?

The property is not heritage registered, nor is it located in a conservation overlay.

Ownership

How long have the current owners, owned the property?

13 years - since 2012.

Do the owners live in the property or is it an investment?

The property was initially owner occupied when the couple purchased the home in 2012. Since their family has grown, they have outgrown the space and moved to a larger property. Since moving out of the property, the home has become an Airbnb investment property.

Are there any known disputes or issues with neighbours or boundaries?

There are no disputes.

There have been discussions of selling the block with the neighbouring home as they are a duplex - purpose being to appeal to investors. The owners don't want to sell their property at this point in time.



For private inspections and to make appointment bookings, please call Frank Walmsley on 0400446605 or email contact@auctionadvantage.com.au