



80 Dalley Crescent
Latham, ACT 2615



Auction
Advantage 

Thankyou for attending this open home.

80 Dalley Crescent, Latham ACT 2615

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 1,550 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
My mobile is 0400 446 605



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Auction Conditions

1. Settlement Period - Flexible
30 - 90 days

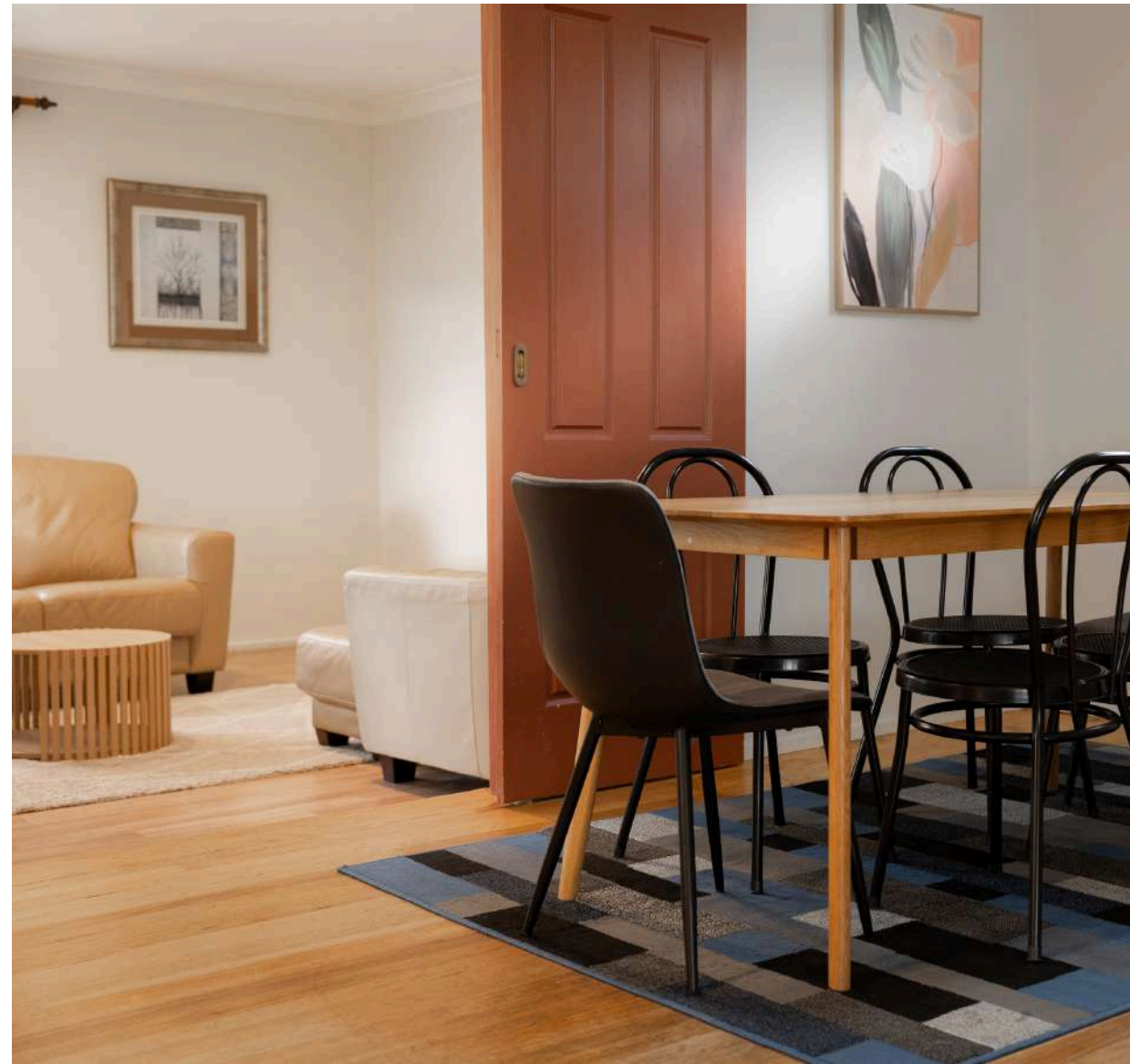
2. Auction Deposit - Exchange unconditionally with \$1,000 on the day (via EFT or cash), then top up to 5% within 5 business days. Standard 10% deposit remains at risk under the contract.

3. Onsite Auction - 10:00am
June 7th, onsite

4. Restriction on Transfer -
None

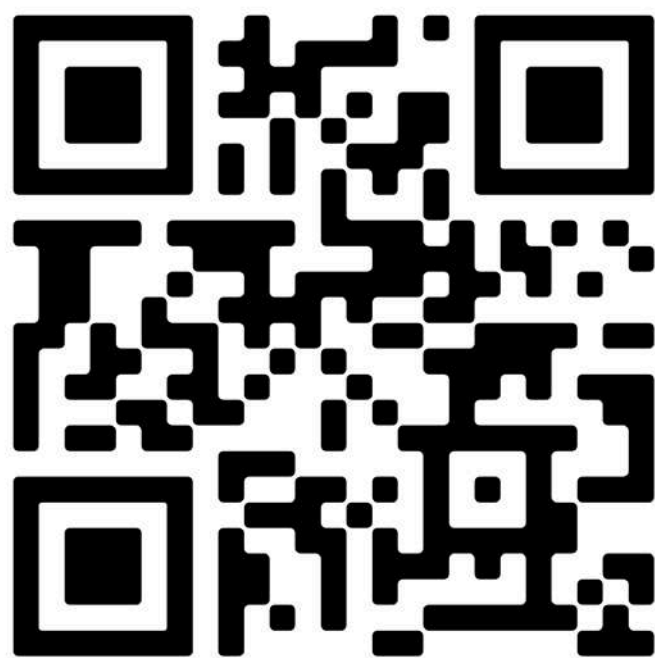
5. Vacant Possession - Home provided with vacant possession at settlement.

6. Pre-Auction Offers - We've committed to not selling preauction to allow everyone time to prepare without pressure.





**Auction
Agreement**



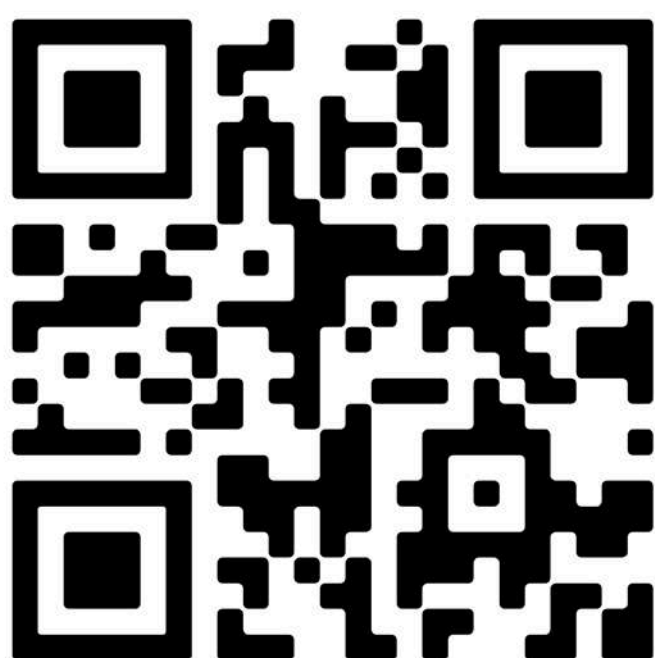
**Building and
Compliance Report**



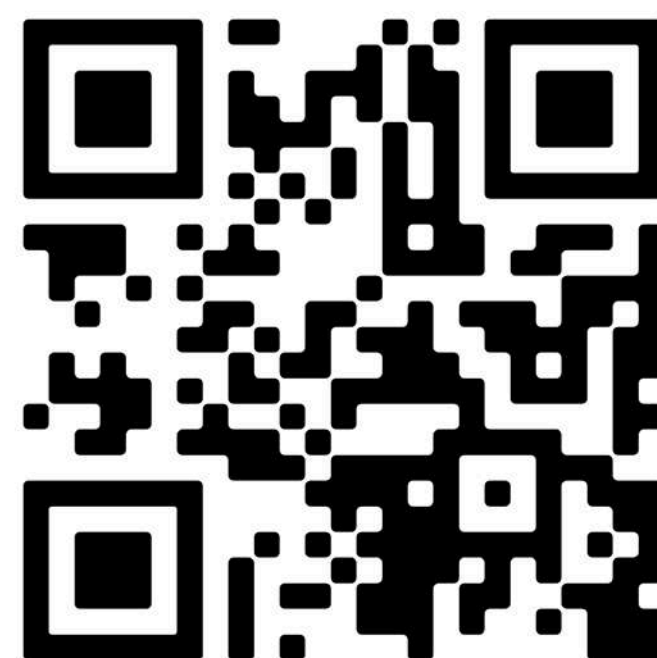
**Latham
Market Report**



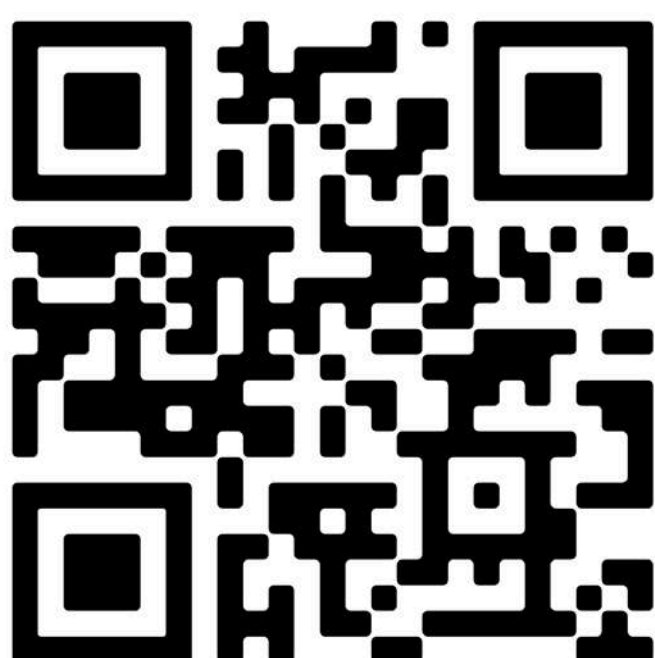
**Sales
Valuation**



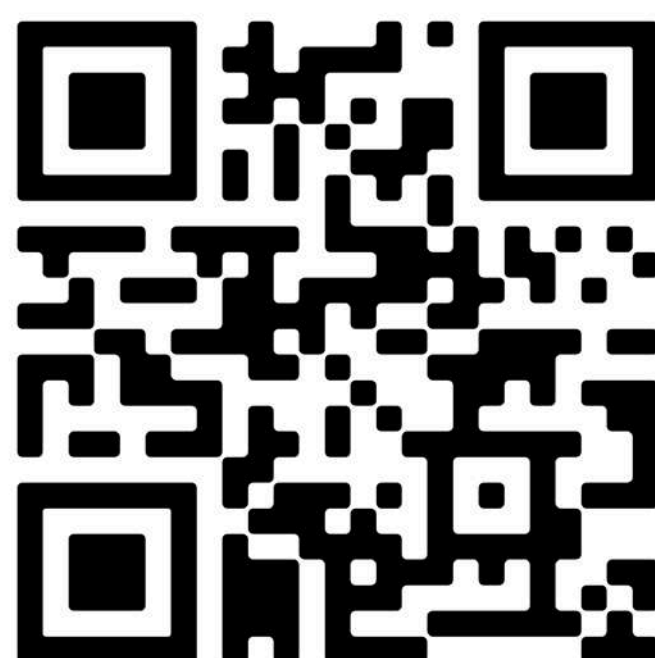
**Dimensional
Floorplan**



**Rental
Valuation**



**Planning Assessment
Report**



AirDNA Report

Double Income Potential or the Perfect Teen Retreat – The Choice is Yours

Positioned on a generous 886m² block in a tightly held pocket of Latham, 80 Dalley Crescent presents a rare opportunity to secure a flexible, income-producing property in one of Belconnen's most established suburbs – close to schools, bus routes and parkland. Offering a 4-bedroom, 2.5-bathroom property with additional detached studio space, this property is ideal for families, investors, or buyers seeking adaptable living with future upside.

The home itself provides approximately 138.5m² of internal living, complemented by a separate 42.5m² studio, creating a unique dual-use layout suited to modern living. The layout is highly versatile, functioning as a four-bedroom home or a three-bedroom residence with additional living space, depending on your needs. A desirable north-easterly rear aspect further enhances natural light and everyday comfort.

Why This Property Stands Out:

- Flexible floorplan with multiple living zones
- Detached Class 10 studio with approved plumbing connection
- Ideal as a teenagers' retreat, home office, creative studio or private workspace
- Large 886m² block with scope to enhance or further capitalise
- Proven history of supplementary income potential
- Quiet, family-friendly location close to shops, schools, transport and parkland

Income & Flexibility:

Held by the current owner for over 20 years, the property has demonstrated consistent appeal and adaptability. The detached studio has historically generated approximately \$400-\$450 per week, equating to around \$20,000 per year, offering a valuable contribution toward your mortgage (subject to use).

For investors, the property has also demonstrated strong short-term rental appeal, with the potential to generate approximately \$1,250 per week gross via Airbnb, providing a compelling income stream.





Flexible Buying Options:

Our interstate owner is committed to achieving a result and is open to flexible arrangements, including occupancy under licence. This provides genuine flexibility — move in prior to settlement, secure the property while you prepare, or take advantage of vacant possession at settlement if you're ready to occupy immediately. A flexible settlement period of 30-90 days further enhances the appeal.

Who This Suits:

This property is ideal for families seeking a versatile floorplan and additional space, as well as savvy investors focused on strong cashflow in a changing market environment. Whether you're looking to:

- Create separation for growing families
- Set up a dedicated work-from-home space
- Give teenagers their own retreat
- Or unlock additional income potential

This is a property that adapts to your needs.

Important Note:

The detached studio is a Class 10 structure and is not approved for residential accommodation. It does include an approved plumbing connection.

Any use of this space is at the discretion of the purchaser, who must make their own enquiries and decisions regarding its use.

Auction:

- On-site auction (unless sold prior).
- A \$1,000 deposit is payable on the day, with the balance to be topped up to 5% within 5 business days. The standard 10% deposit remains at risk under the contract.
- Flexible settlement terms of 30-90 days available.

Auction Agreement

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

beforeLand	The unexpired term of the Lease	Unit	UP No.	Block	Section	Division/District
				23	9	Latham
		and known as 80 Dalley Crescent, Latham				
Seller	Full name	Philip Glen McDonald				
	ACN/ABN					

Seller Solicitor	Firm	Vera lex.				
	Email	darren@veralex.com.au				
	Phone	1300012411	Ref DC:MZ:264886			
	DX/Address	PO Box 3487, Manuka ACT 2603				
Stakeholder	Name	Auction Advantage Trust Account				
Seller Agent	Firm	Auction Advantage				
	Email	contact@auctionadvantage.com.au				
	Phone	0400446605	Ref Frank Walmsley			
	DX/Address	11/160 Lysaght Street, Mitchell, ACT				
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				
Goods	Description	Fixed floor coverings, light fittings, Window Treatments as inspected				
Date for Registration of Units Plan	N/A					
Date for Completion	On or before 30 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 checked="" 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.

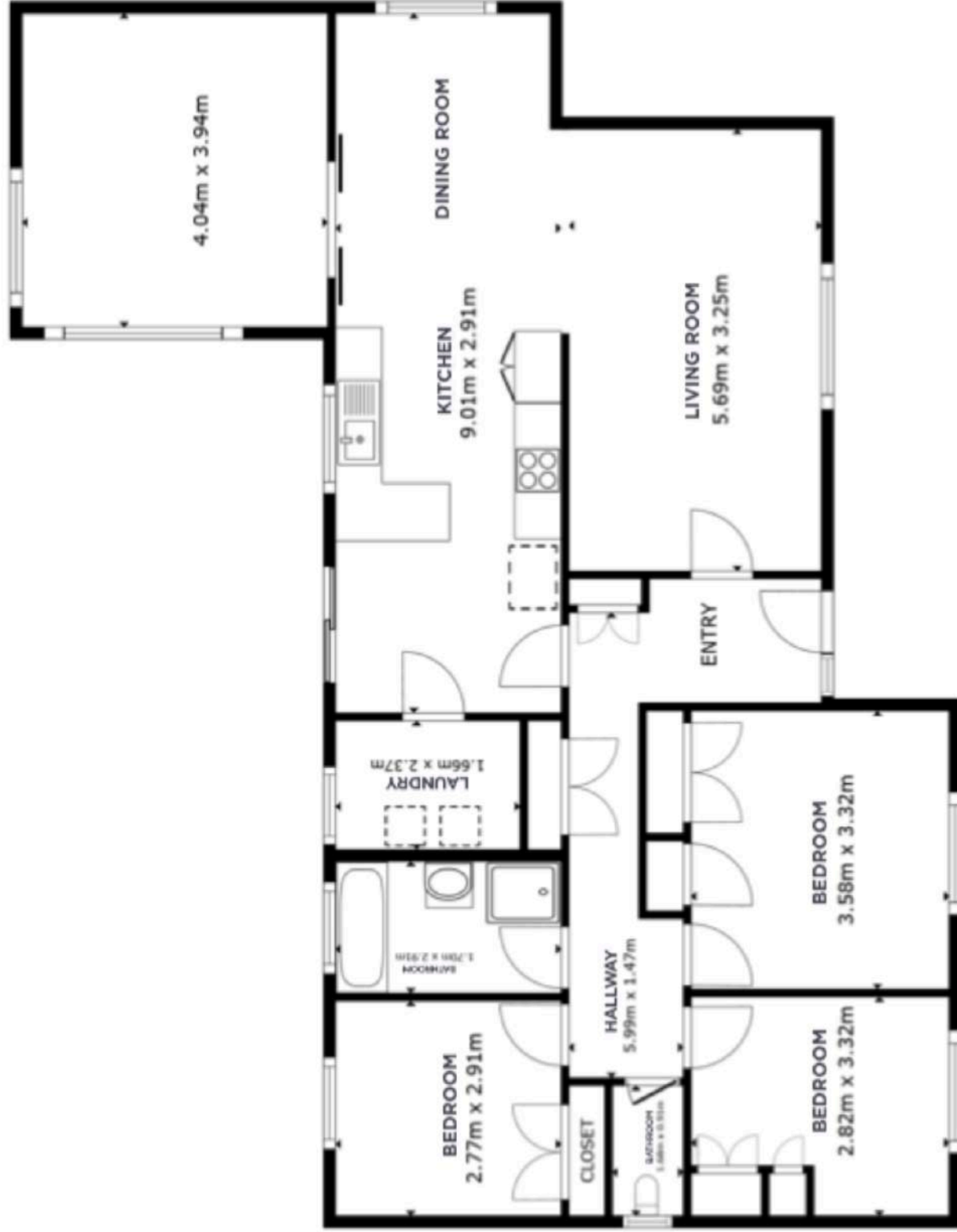
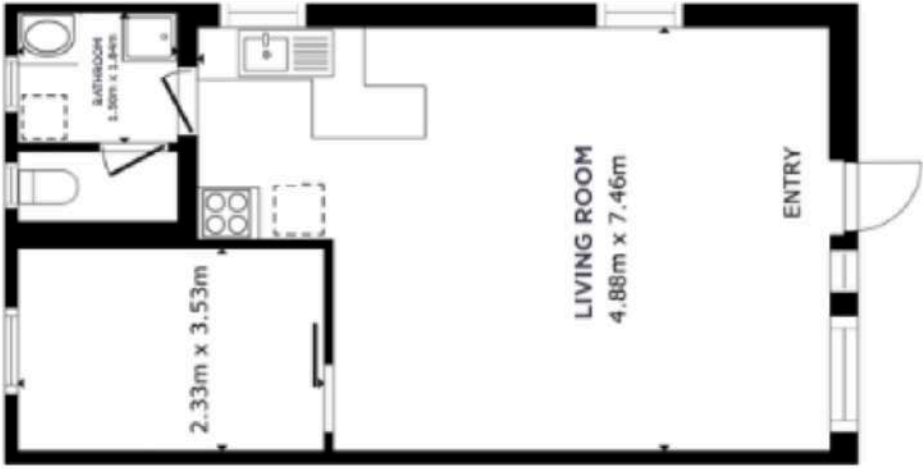
Buyer	Full name				
	ACN/ABN				
	Address				
Buyer Solicitor	Firm				
	Email				
	Phone		Ref		
	DX/Address				
Price	Price	(GST inclusive unless otherwise specified)			
	Less deposit	(10% of Price)		<input type="checkbox"/> Deposit by Instalments (clause 52 applies)	
	Balance				
Date of this Contract					

Co-Ownership	Mark one (show shares)	<input type="checkbox"/> Joint tenants	<input type="checkbox"/> Tenants in common in the following shares:
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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



Please note, every care has been taken to make this floor plan accurate and precise, these dimensions are approximates.

Please also note, the road is further from the residence than depicted, the road is used for directional information only

Dalley Crescent



25.1 m

38.1 m

Block Size:
886 m²

37.9 m

20.7 m



Sales and Rental Valuation

19 March 2026

To Whom It May Concern,

I am pleased to provide a current market appraisal for the property located at 80 Dalley Crescent. This unique offering presents a compelling investment opportunity, particularly due to its dual-occupancy nature, allowing for multiple income streams and strong rental yield potential.

The property comprises two separate residences, making it highly attractive to investors seeking diversified income or owner-occupiers looking to offset their mortgage through supplementary rental income. Properties with dual-income capability remain in high demand, particularly in the current market where affordability and yield are key drivers for buyers.

- **13 Wrixon Street, Latham** – A five-bedroom home on 684m², currently marketed between \$1,150,000 and \$1,300,000.
- **27 Kinchela Crescent, Latham** – A four-bedroom home on a substantial 1,065m² block, listed at \$1,150,000+.
- **20 Emerton Street, Evatt** – A four-bedroom home on 789m², with a guide of \$1,100,000.

Importantly all of these properties are single dwelling, where 80 Dalley Crescent offers an additional layer of value through its dual-occupancy nature. Based on current market conditions and the added value of dual income capability, we believe the property is well positioned within a price range of \$1,100,000 to \$1,150,000.

This property is particularly well suited to:

- Investors seeking strong rental returns and diversification
- Multi-generational families requiring separate living spaces
- Buyers looking for future flexibility and long-term growth

There are currently no directly comparable dual-residence properties available or recently sold within the immediate area, further highlighting the rarity and unique value proposition of 80 Dalley Crescent. Should you require further details, including potential rental appraisals for each dwelling or to arrange a private inspection, please feel free to reach out.

Kind regards,

Frank Walmsley

Auctioneer

Real Estate Agent Licence Number: 18404048

30 April 2026

To Whom It May Concern,

I have reviewed the rental market to provide an estimate for the likely rent achievable at 80 Dalley Crescent.

Based on the floorplan and overall accommodation, the property comprises a well-proportioned main residence along with a separate secondary structure, providing flexibility for dual occupancy or extended family use.

- **Main Residence** – A three-bedroom home with multiple living areas, kitchen, bathroom, and internal laundry. Considering the layout, size, and functionality of the home, it would reasonably achieve \$680 – \$750 per week in the current market.

- **Studio / Secondary Structure** – The detached studio is classified as a Class 10 structure and includes plumbing. While not a separate approved dwelling, it provides functional self-contained accommodation. This space has demonstrated strong rental performance, achieving approximately \$600 per week via Airbnb and \$400 per week on an ongoing rental basis.

Combined Rental Potential

Taking a conservative approach, the combined rental income would reasonably be in the order of \$1,080 – \$1,150 per week, equating to \$56,160 – \$59,800 per year.

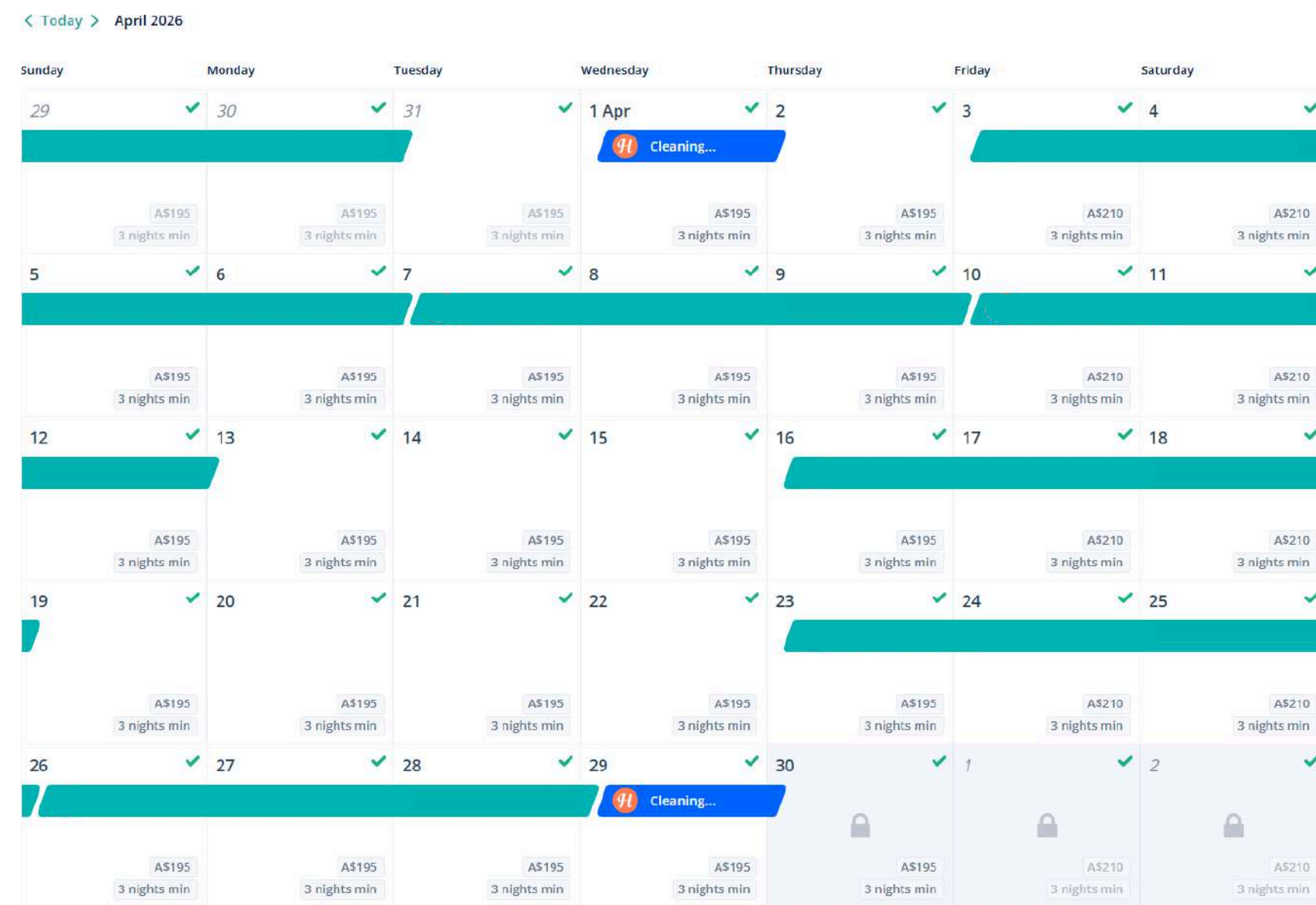
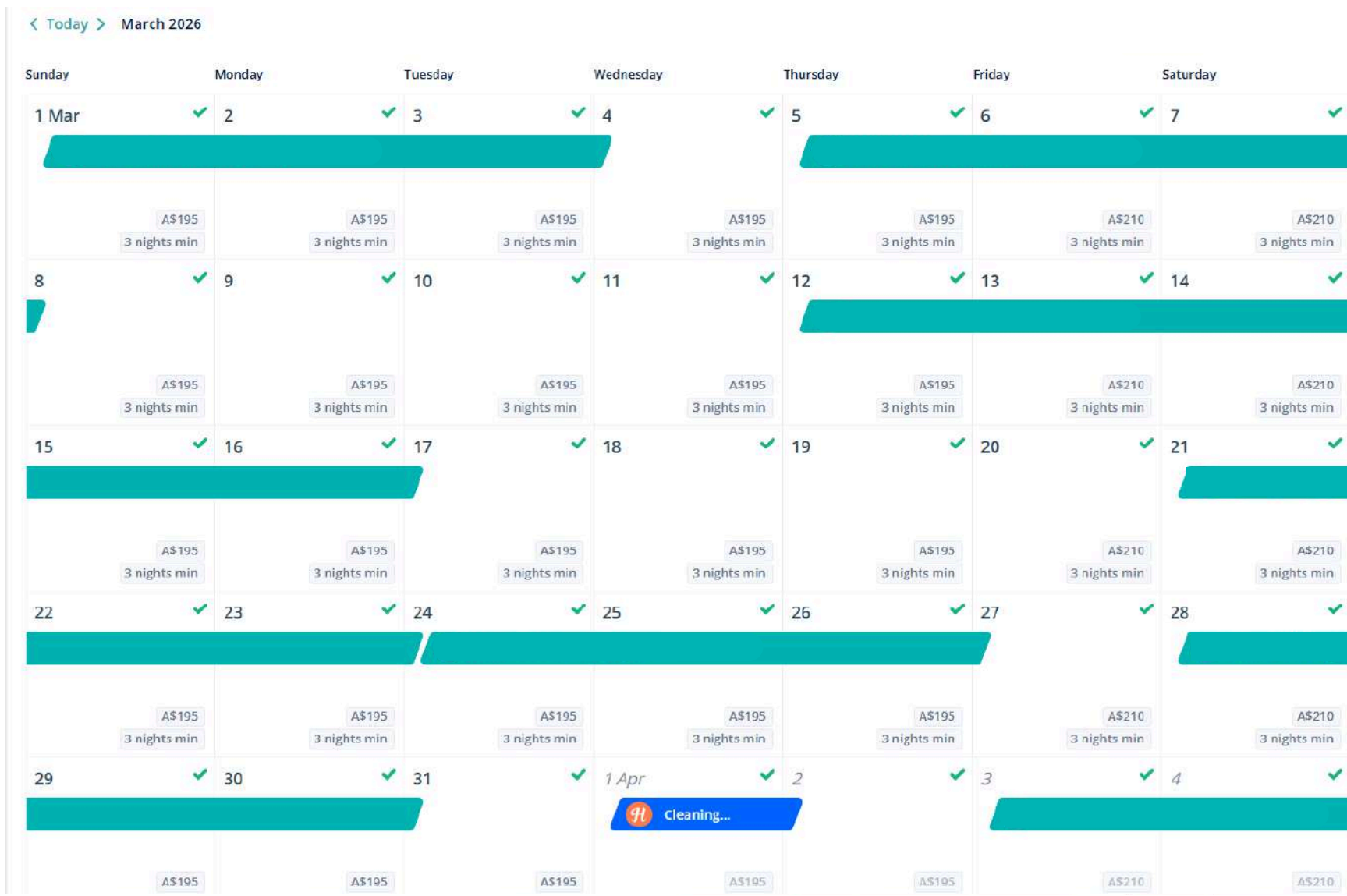
While these figures provide a grounded estimate, it should be noted that the studio component has already demonstrated the capacity to achieve higher short-term returns, reflecting demand for flexible accommodation options.

Given the increasing demand for adaptable housing and supplementary living spaces, this property represents a strong rental opportunity within the local market. If you require further detail or a formal rental appraisal report, please let me know.

Kind regards,

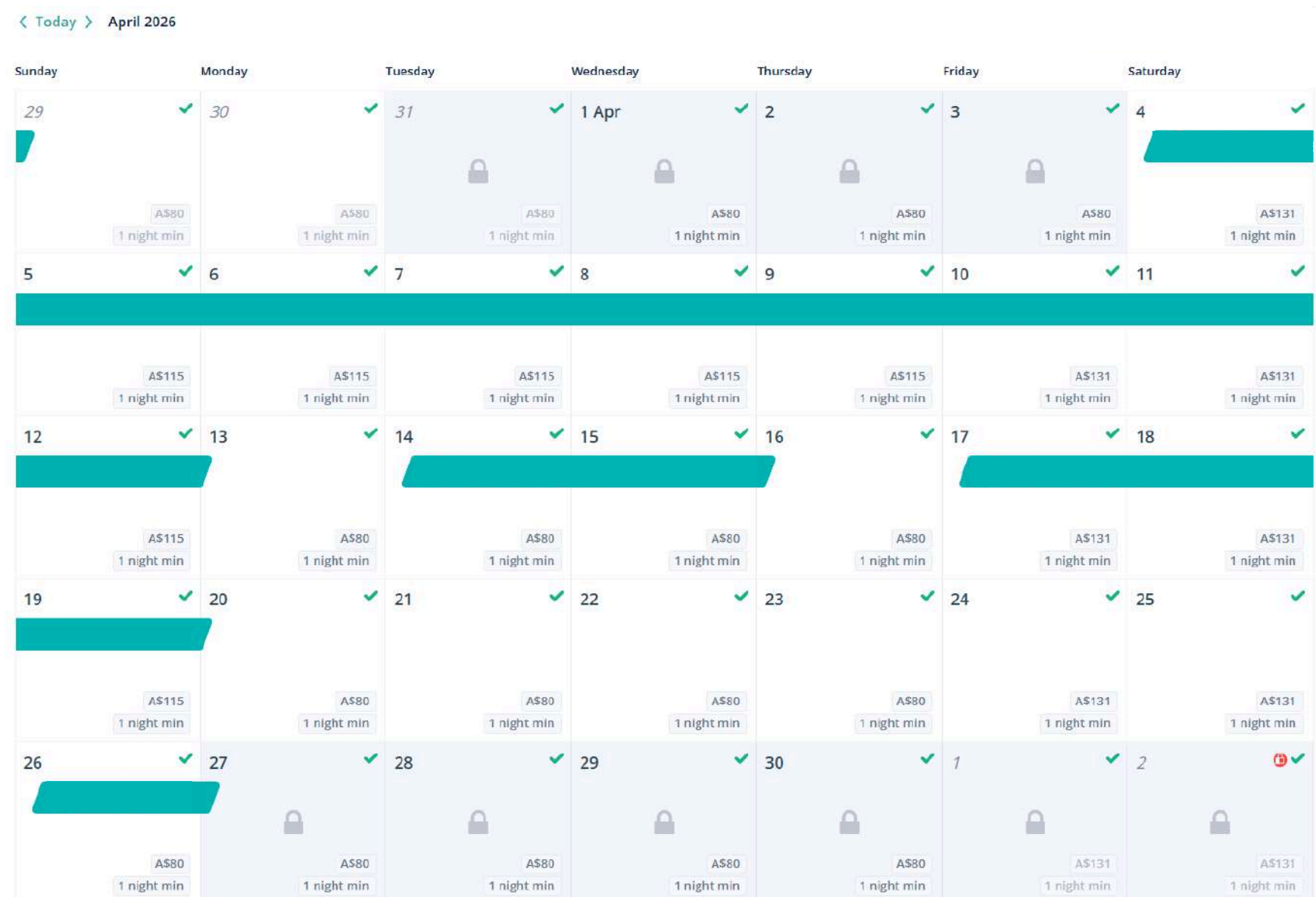
Frank Walmsley
0400 446 605

Real Airbnb Bookings and Income



Primary Residence Bookings
March - April 2026

Class 10 Bookings
April 2026



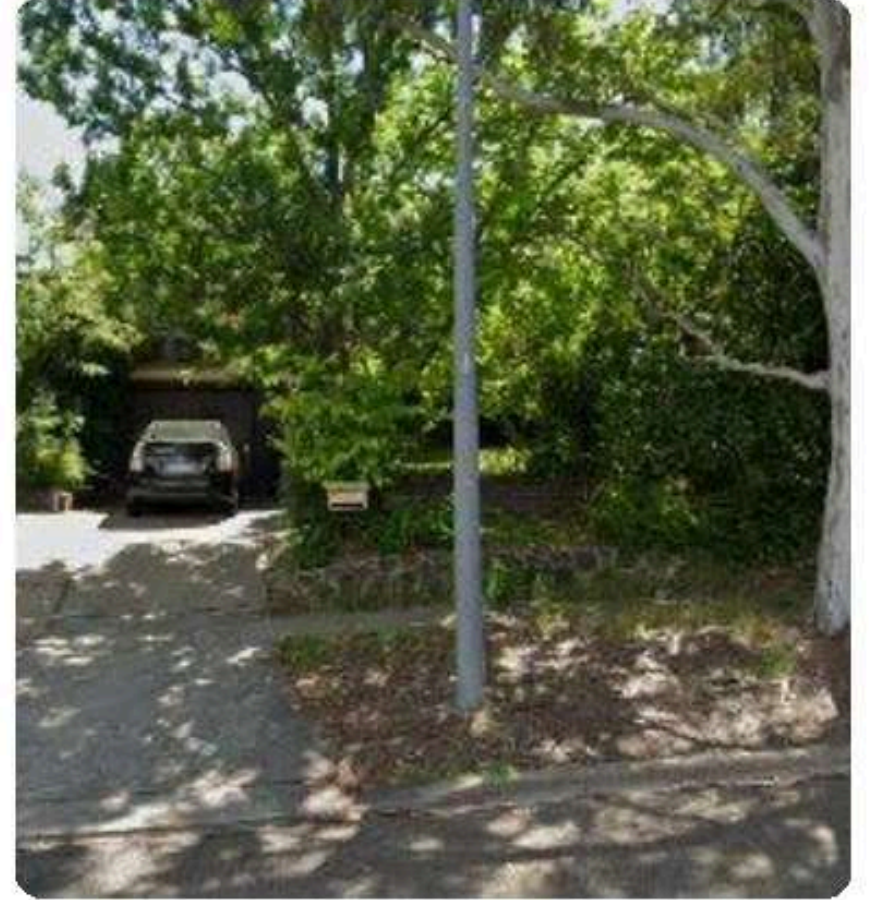
AirDNA Income Report

85

80 Dalley Crescent,
Latham ACT, Australia

Market: Australian Capital Territory Submarket: Latham

Submarket Score 4 Bed 2 Bath 9 Guests



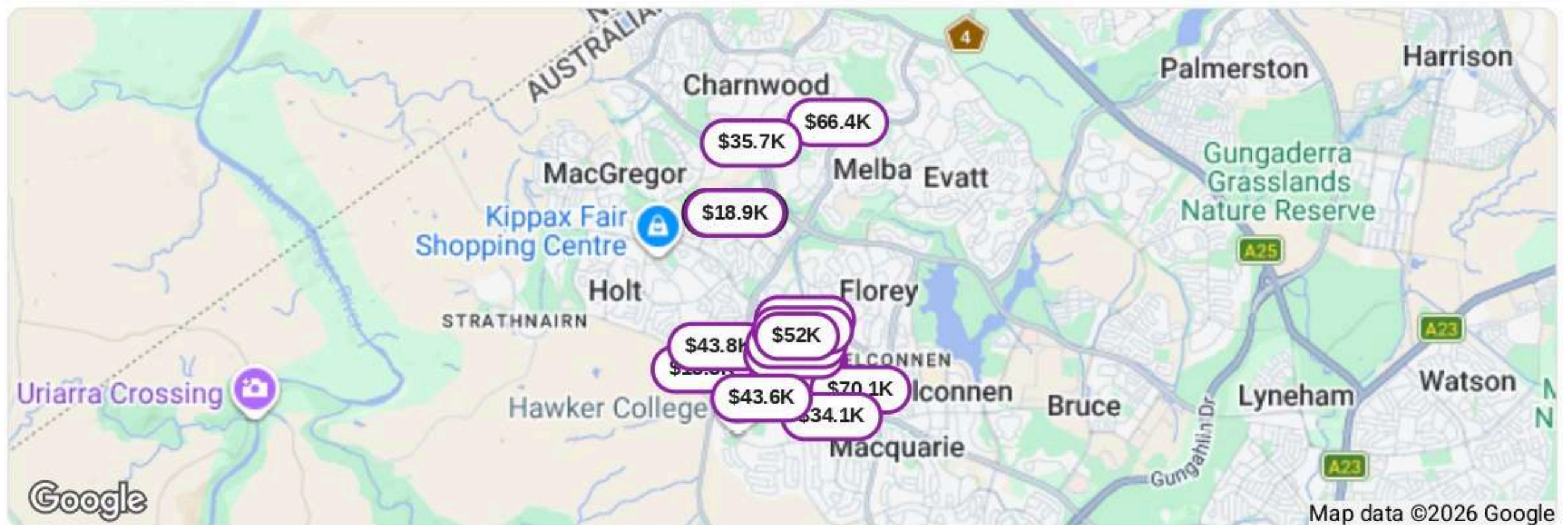
Operating Expenses	\$17.8K
Net Operating Income	\$32.4K
Cap Rate	---

\$50.2K Projected Revenue	57.1% Occupancy	\$240.6 Average Daily Rate	Medium Confidence Score
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Comparable short-term rental listings Default Comps

Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
Brand new settled beautiful house near shops	3	2	\$53.2K	360	\$52.3K	65.6%	\$221.8
Brand new settled beautiful house with Netflix	4	2	\$65K	361	\$64.3K	65.4%	\$272.4
Modern 3-Bedroom Home, Belconnen – Free Parking!	3	2	\$19.3K	186	\$18.8K	47.3%	\$213.4
AA07-Bravo*-X	4	2	\$71.9K	355	\$70.1K	73.5%	\$268.7
Belconnen Luxury Tranquil 3BR House Parking/Wifi	3	1	\$51.1K	288	\$43.8K	75.7%	\$200.9
Beautiful 4 Bedroom house in Flynn canberra	4	2	\$66.9K	363	\$66.4K	68.3%	\$267.6
****Perfect Canberra Floriade♥ Getaway ****	3	1	\$34.3K	299	\$32.6K	54.2%	\$201.2
Whole Family Cosy Home - Latham!	3	1	\$33K	198	\$18.9K	67.7%	\$141.1
Charming Home • Free Parking, Wifi, Netflix	3	1	\$36.4K	358	\$35.7K	68.2%	\$146.2
Scullin 3BR House (Air-Con, WiFi, Netflix, Parking)	3	1	\$32.8K	360	\$32.3K	42.2%	\$212.7
Follow the sun 3br Perfect Canberra Gettaway	3	1	\$26.1K	333	\$25.8K	46.8%	\$165.6
Luxurious 3 Bedroom Executive Home-Private Retreat	3	2	\$28.3K	347	\$27.7K	29.1%	\$274.7

+ 3 additional listings in comp set



AIRDNA.CO

80 DALLEY CRES, LATHAM ACT 2615, AUSTRALIA

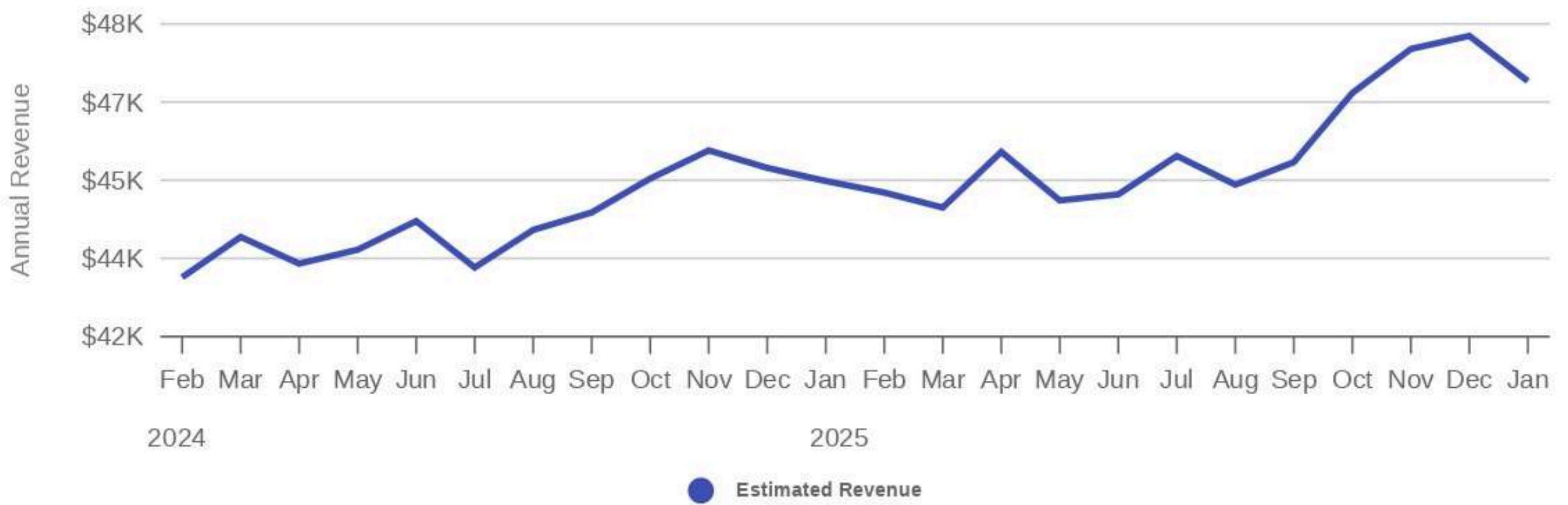
Comparable short-term rental amenities

Air Conditioning	93%	Parking	100%
Dryer	47%	Pool	7%
Heating	93%	Cable TV	73%
Hot Tub	13%	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.



Latham Market Report

SUBURB FLYOVER REPORT

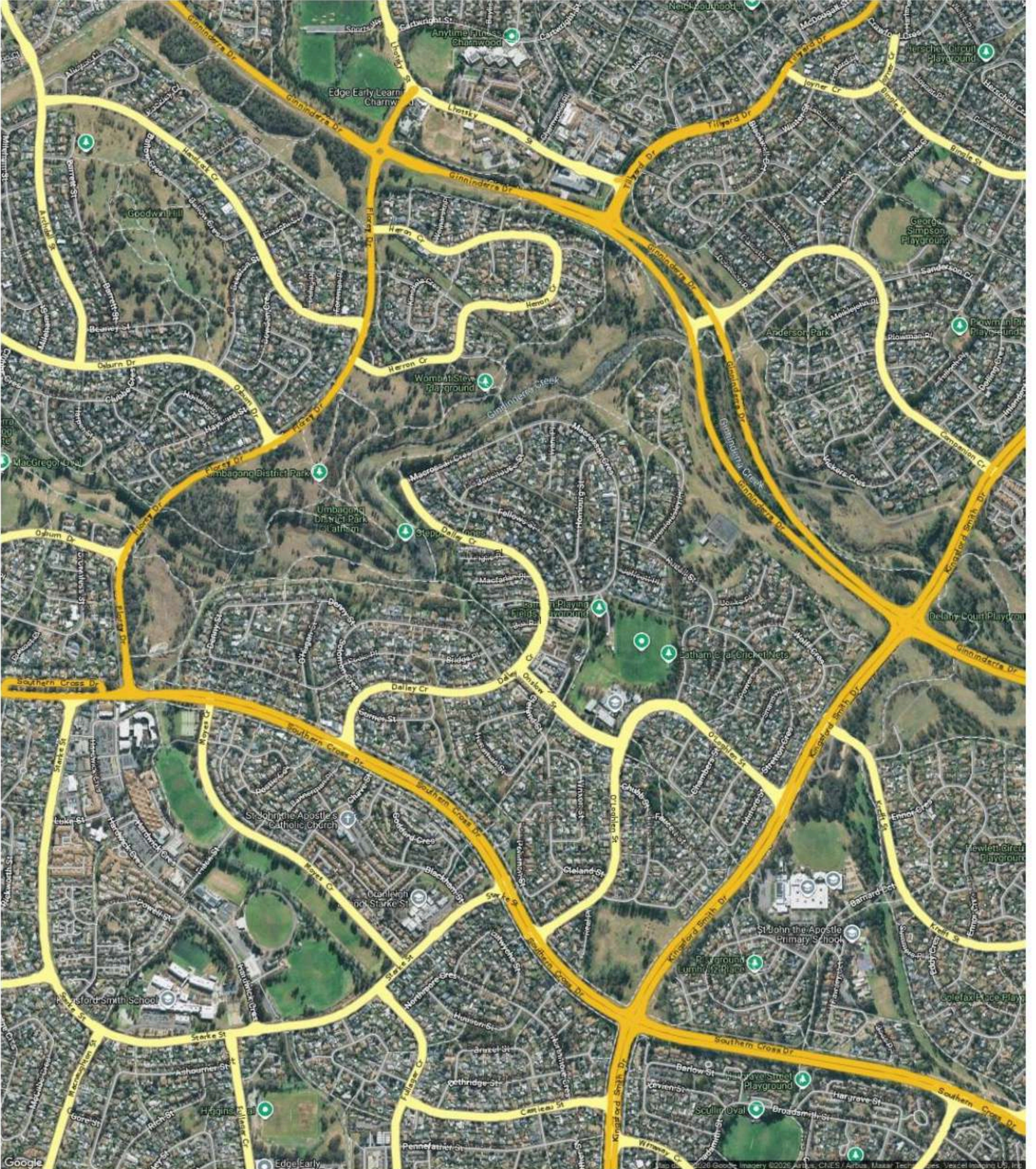
LATHAM (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





LATHAM - Suburb Map



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LATHAM - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	52	\$ 388,750	0.0 %	\$ 243,333	\$ 540,000
2009	48	\$ 402,000	3.4 %	\$ 50,000	\$ 699,500
2010	33	\$ 445,000	10.7 %	\$ 4,600	\$ 692,500
2011	32	\$ 425,500	-4.4 %	\$ 8,500	\$ 595,000
2012	56	\$ 456,250	7.2 %	\$ 50,000	\$ 635,000
2013	43	\$ 452,500	-0.8 %	\$ 4,250	\$ 580,000
2014	34	\$ 466,500	3.1 %	\$ 170,000	\$ 700,000
2015	44	\$ 476,000	2.0 %	\$ 67,000	\$ 780,000
2016	48	\$ 487,750	2.5 %	\$ 150,000	\$ 710,000
2017	51	\$ 545,000	11.7 %	\$ 410,000	\$ 740,000
2018	43	\$ 556,000	2.0 %	\$ 295,000	\$ 950,000
2019	42	\$ 585,750	5.4 %	\$ 317,500	\$ 730,000
2020	52	\$ 620,000	5.8 %	\$ 250,000	\$ 814,000
2021	54	\$ 810,000	30.6 %	\$ 610,000	\$ 1,125,000
2022	62	\$ 828,000	2.2 %	\$ 80,000	\$ 1,200,000
2023	51	\$ 765,000	-7.6 %	\$ 65,000	\$ 1,625,000
2024	43	\$ 808,000	5.6 %	\$ 650,000	\$ 1,200,000
2025	36	\$ 859,000	6.3 %	\$ 750,000	\$ 1,205,000
2026	0				

Median Sale Price
\$859k

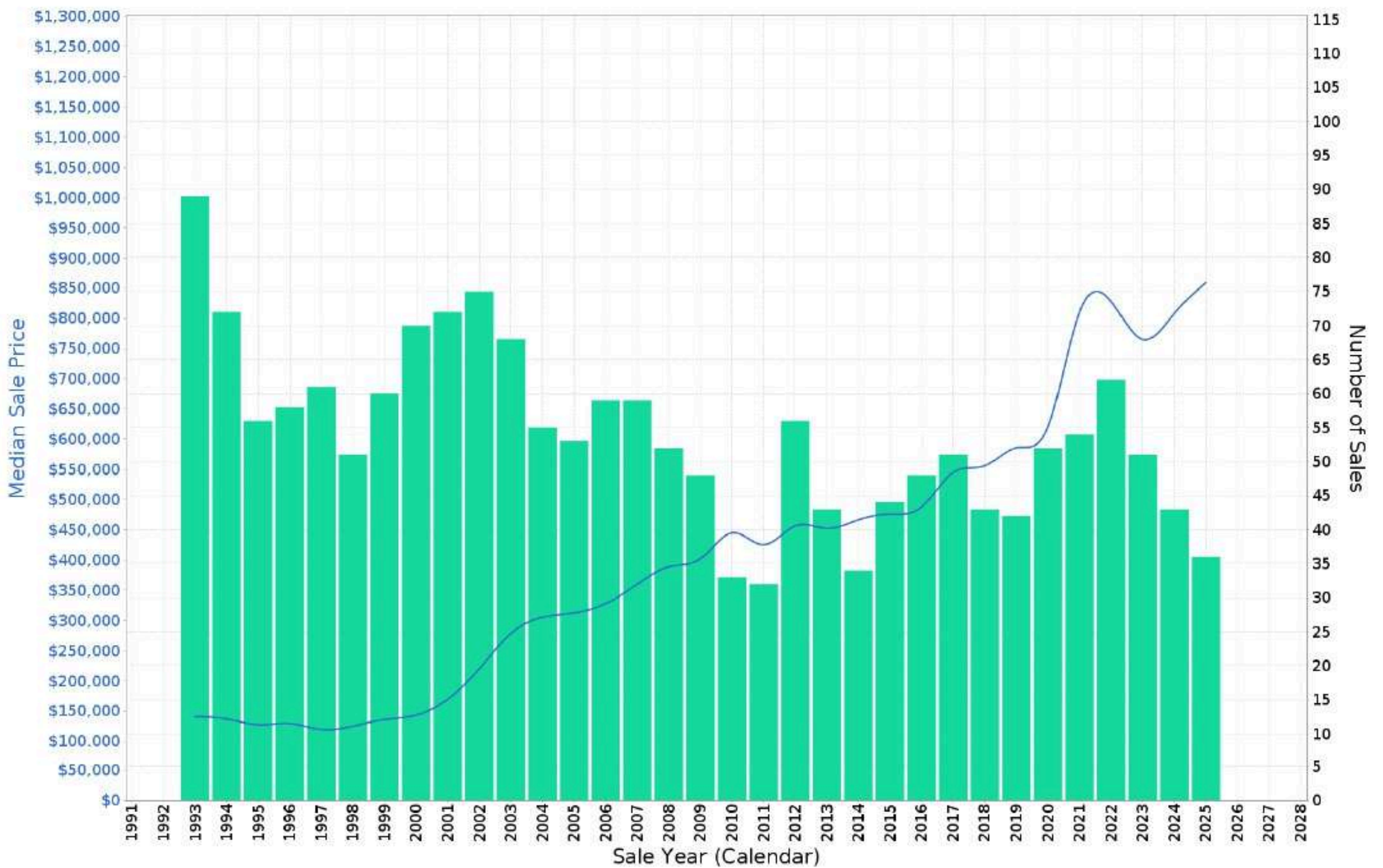
Based on 36 recorded House sales within the last 12 months (2025)

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

Suburb Growth
+6.3%

Current Median Price: \$859,000
Previous Median Price: \$808,000

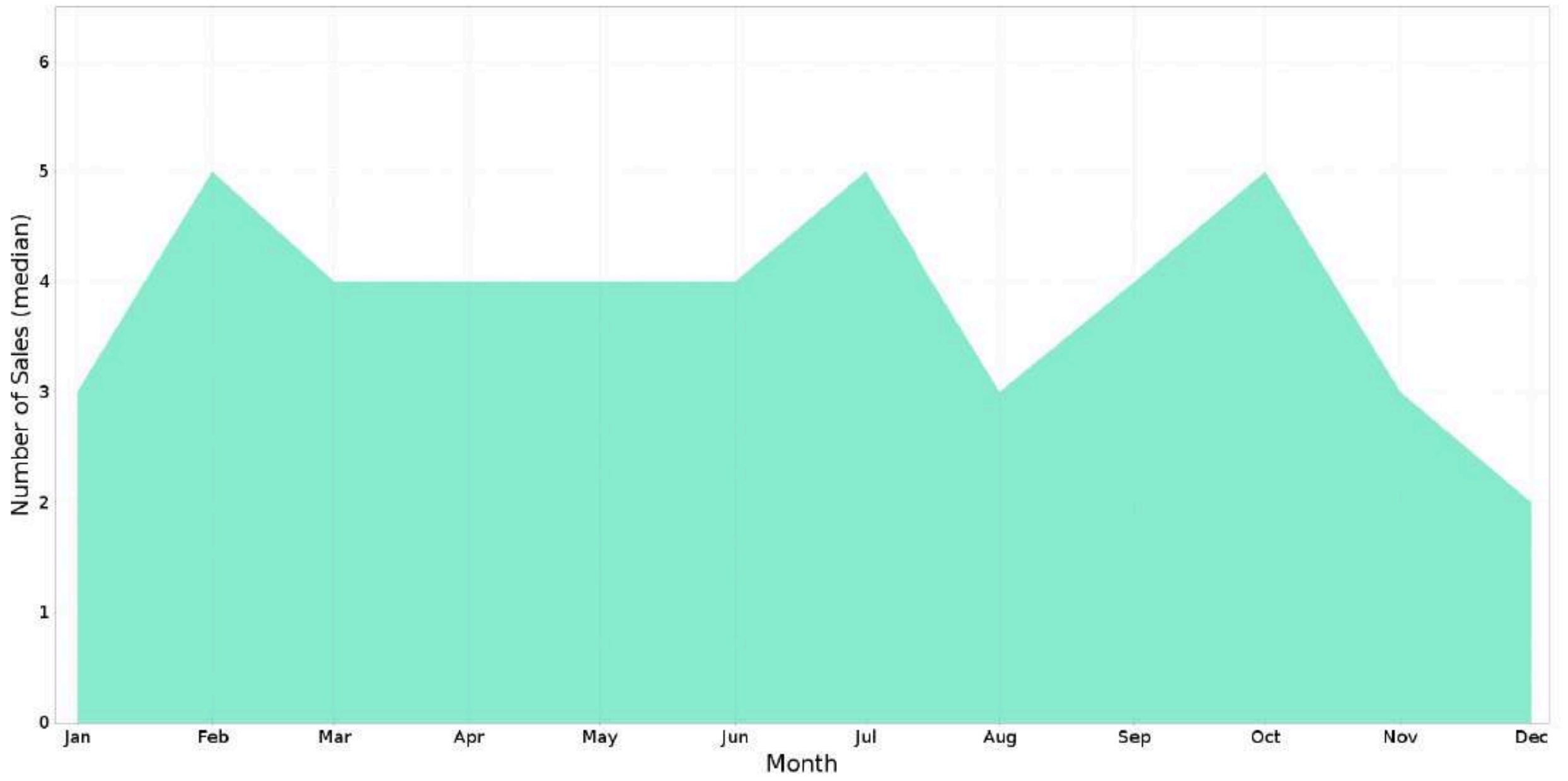
Based on 79 recorded House sales compared over the last two rolling 12 month periods



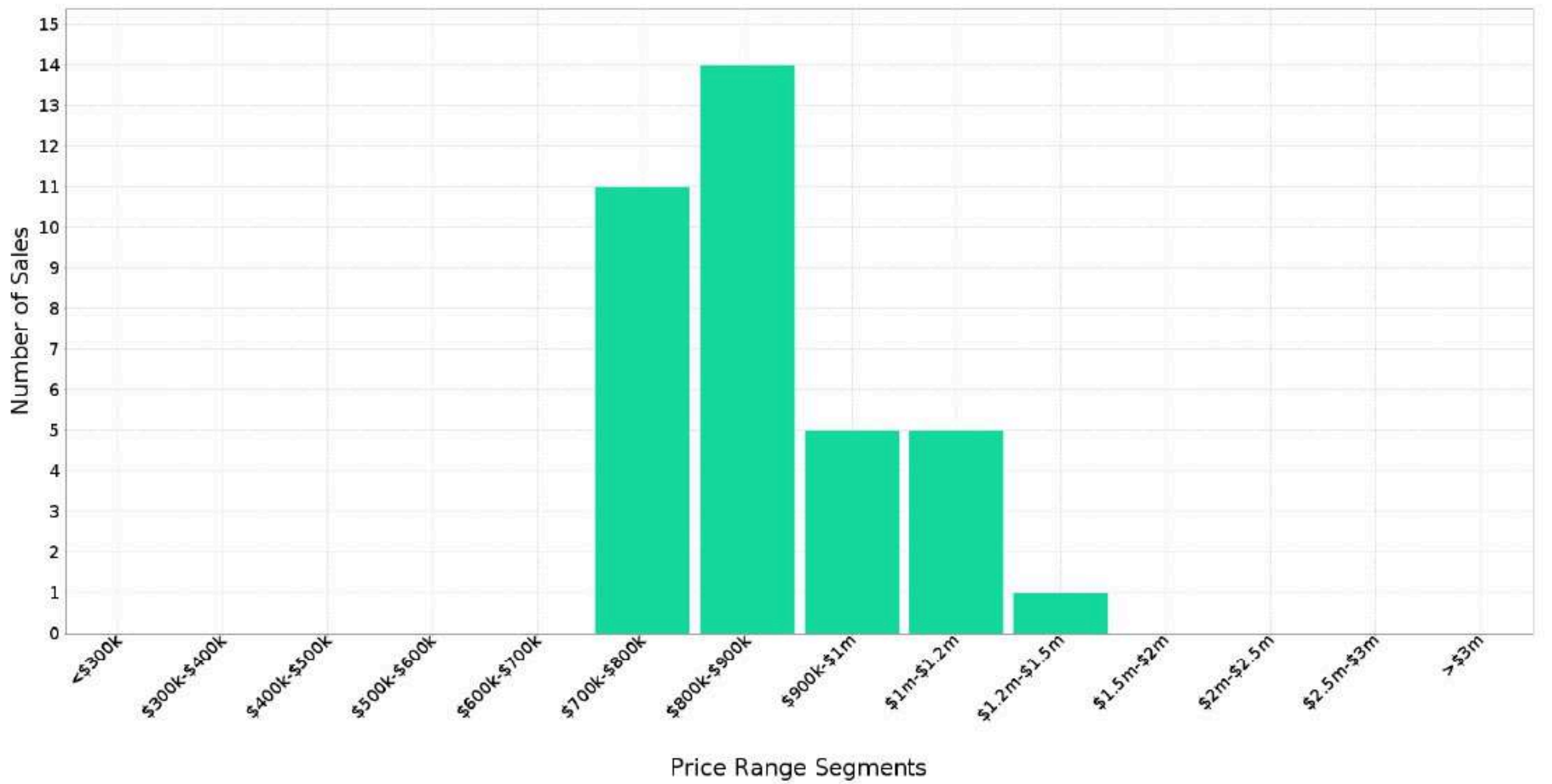
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LATHAM - Peak Selling Periods (3 years)



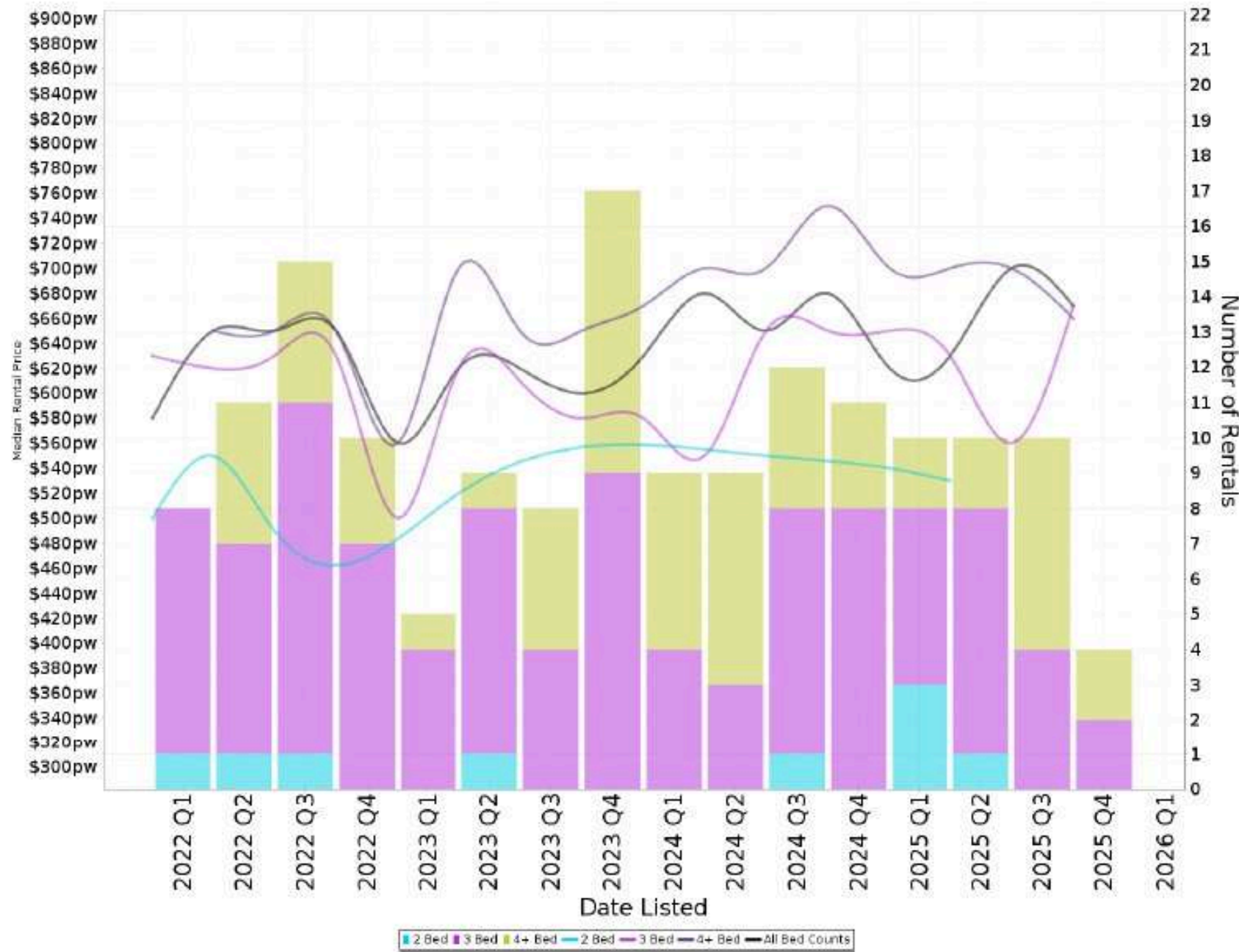
LATHAM - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.3%

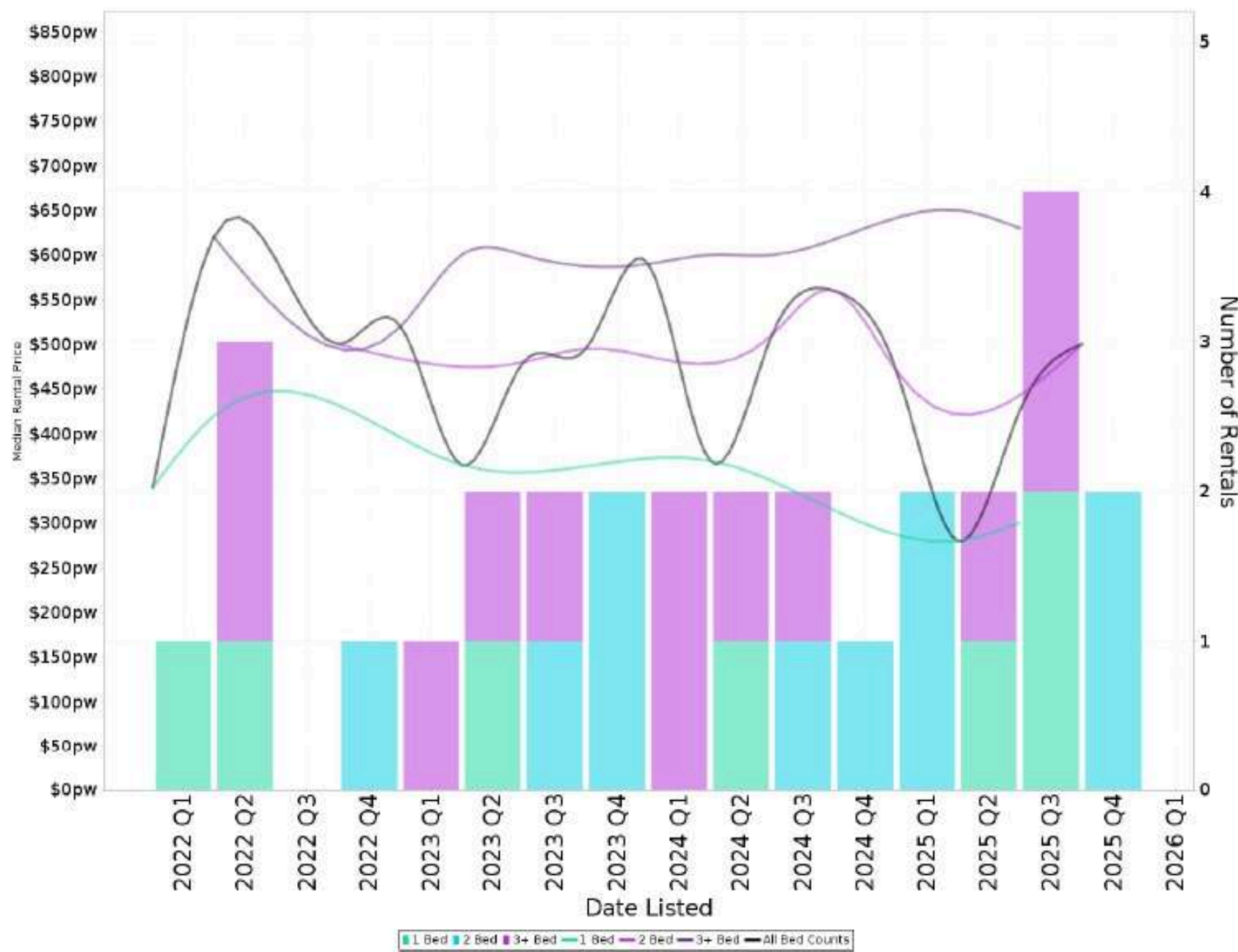
Current Median Price: \$859,000
Previous Median Price: \$808,000
Based on 79 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$859,000
Current Median Rent: \$670
Based on 34 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+14.6%

Current Median Price: \$765,000
Previous Median Price: \$667,500
Based on 20 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$765,000
Current Median Rent: \$500
Based on 10 registered Unit rentals compared over the last 12 months.

LATHAM - Recently Sold Properties

Median Sale Price

\$859k

Based on 36 recorded House sales within the last 12 months (2025)

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

Suburb Growth

+6.3%

Current Median Price: \$859,000
Previous Median Price: \$808,000

Based on 79 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

36

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

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

17 KINCHELA CRES



\$985,000

Feb 2026
13 Days

1,008 m² 4 2 1

3 RAINBOW PL



\$705,000

Feb 2026
21 Days

770 m² 3 1 -

24 POHLMAN ST



\$1,120,000

Feb 2026
17 Days

704 m² 4 2 2

33 POHLMAN ST



\$1,042,000

Feb 2026
13 Days

1,105 m² 5 2 1

5 WOINARSKI PL



\$873,000

Jan 2026
24 Days

856 m² 3 1 4

3 DALLEY CRES



\$817,000

Dec 2025
17 Days

787 m² 3 1 2

14 POOLE PL



\$1,205,000

Dec 2025
13 Days

766 m² 5 2 2

9 MCGHIE PL



\$912,000

Nov 2025
26 Days

737 m² 4 2 2

57 O'LOGHLEN ST



\$797,000










Nov 2025
13 Days

778 m² 3 1 3

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Auction Advantage

<p>37 DALLEY CRES</p>  <p>\$980,000</p> <p>Nov 2025 16 Days</p> <p>959 m² 4 2 3</p>	<p>16 JEFFCOTT PL</p>  <p>\$874,000</p> <p>Oct 2025 20 Days</p> <p>640 m² 3 1 2</p>	<p>7 CLELAND ST</p>  <p>\$860,000</p> <p>Oct 2025 N/A</p> <p>920 m² 4 2 2</p>
<p>16 SOLOMON CRES</p>  <p>\$1,110,000</p> <p>Oct 2025 22 Days</p> <p>792 m² 4 2 3</p>	<p>93 MACROSSAN CRES</p>  <p>\$1,130,000</p> <p>Oct 2025 25 Days</p> <p>859 m² 4 2 2</p>	<p>31 DALLEY CRES</p>  <p>\$850,000</p> <p>Oct 2025 N/A</p> <p>786 m² 4 2 2</p>
<p>57 STRETTON CRES</p>  <p>\$1,100,000</p> <p>Oct 2025 24 Days</p> <p>769 m² 4 2 7</p>	<p>14 CHAMBERS ST</p>  <p>\$750,000</p> <p>Sep 2025 N/A</p> <p>789 m² 3 1 2</p>	<p>1 HIBBINS PL</p>  <p>\$830,000</p> <p>Sep 2025 17 Days</p> <p>772 m² 4 1 2</p>

Prepared on 11/03/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

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LATHAM - Properties For Rent

Median Rental Price

\$670 /w

Based on 34 recorded House rentals within the last 12 months (2025)

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

Rental Yield

+4.1%

Current Median Price: \$859,000
Current Median Rent: \$670

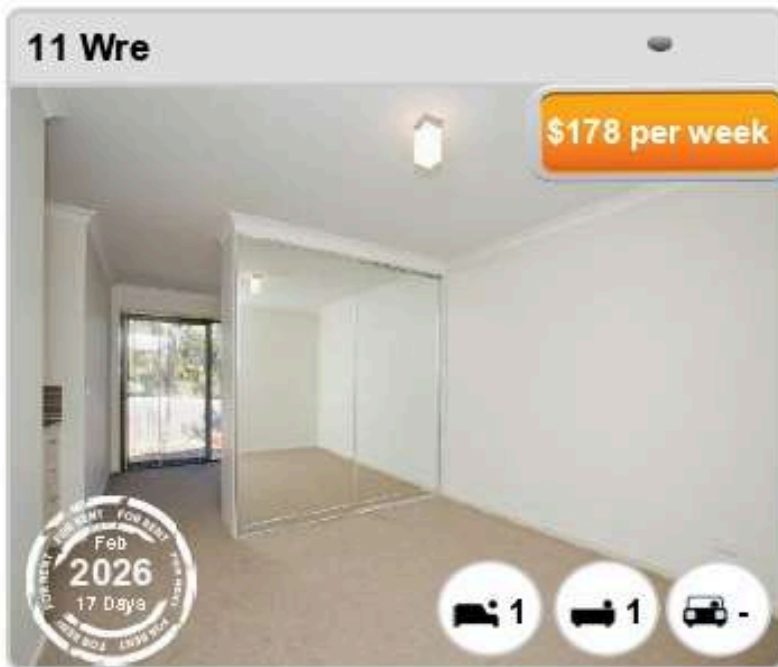
Based on 36 recorded House sales and 34 House rentals compared over the last 12 months

Number of Rentals

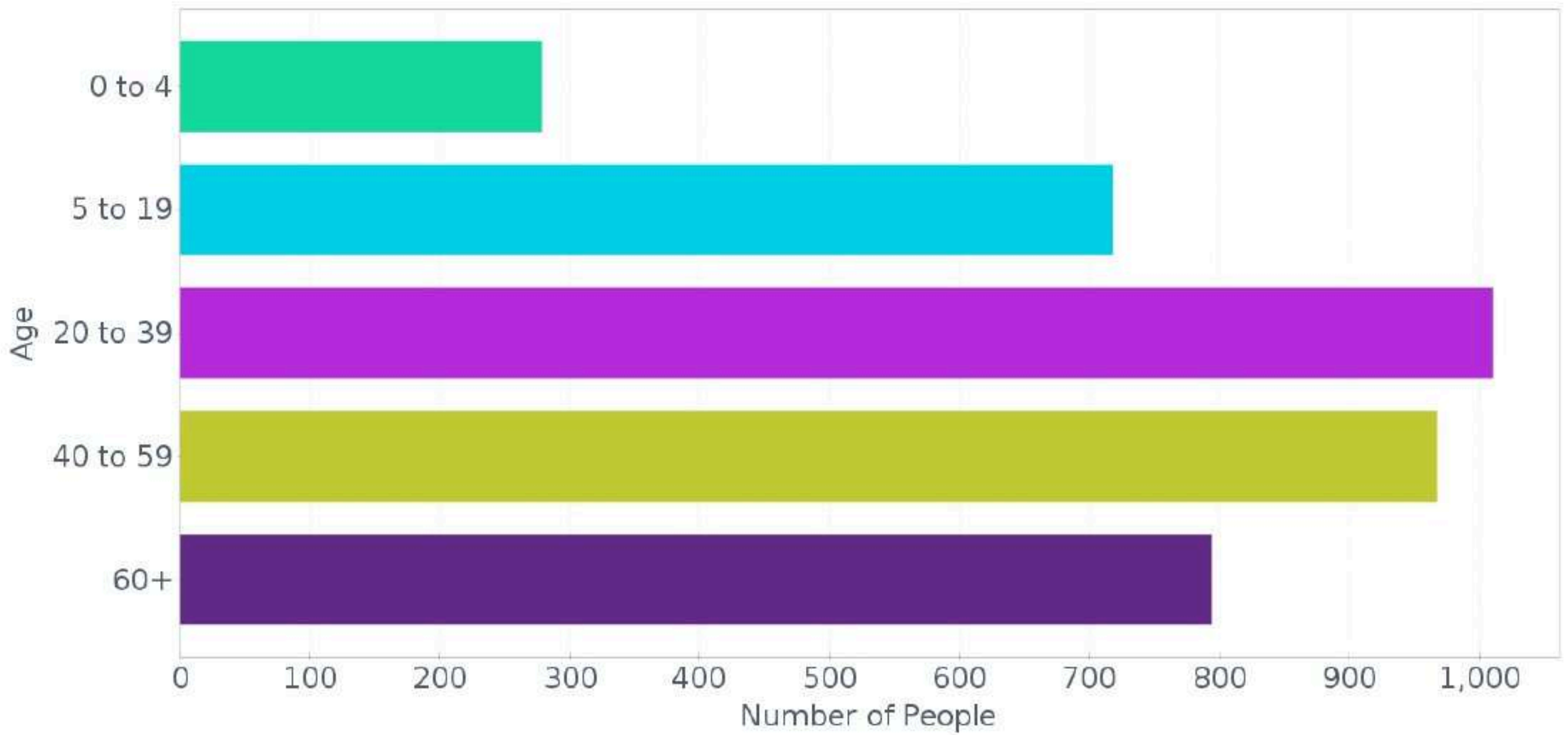
34

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

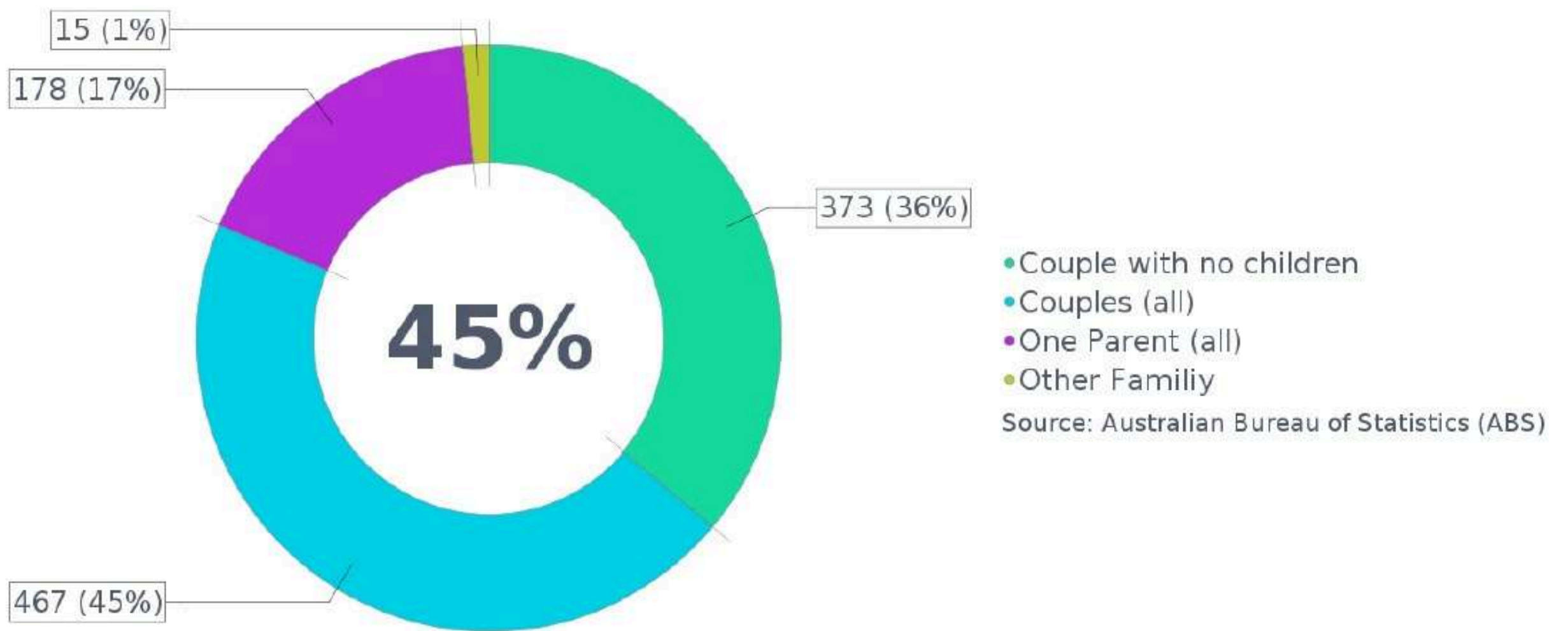
Based on a rolling 12 month period and may differ from calendar year statistics



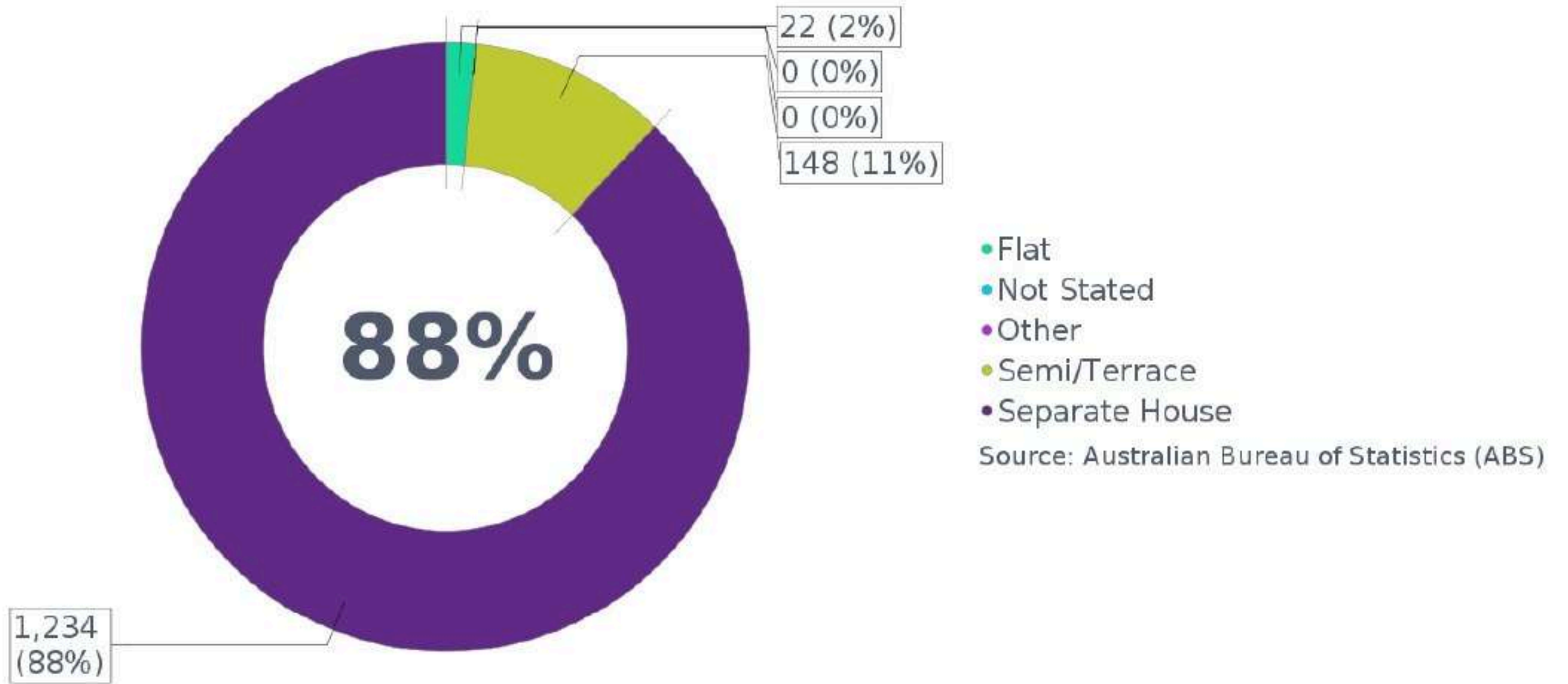
Age of Population (2021)



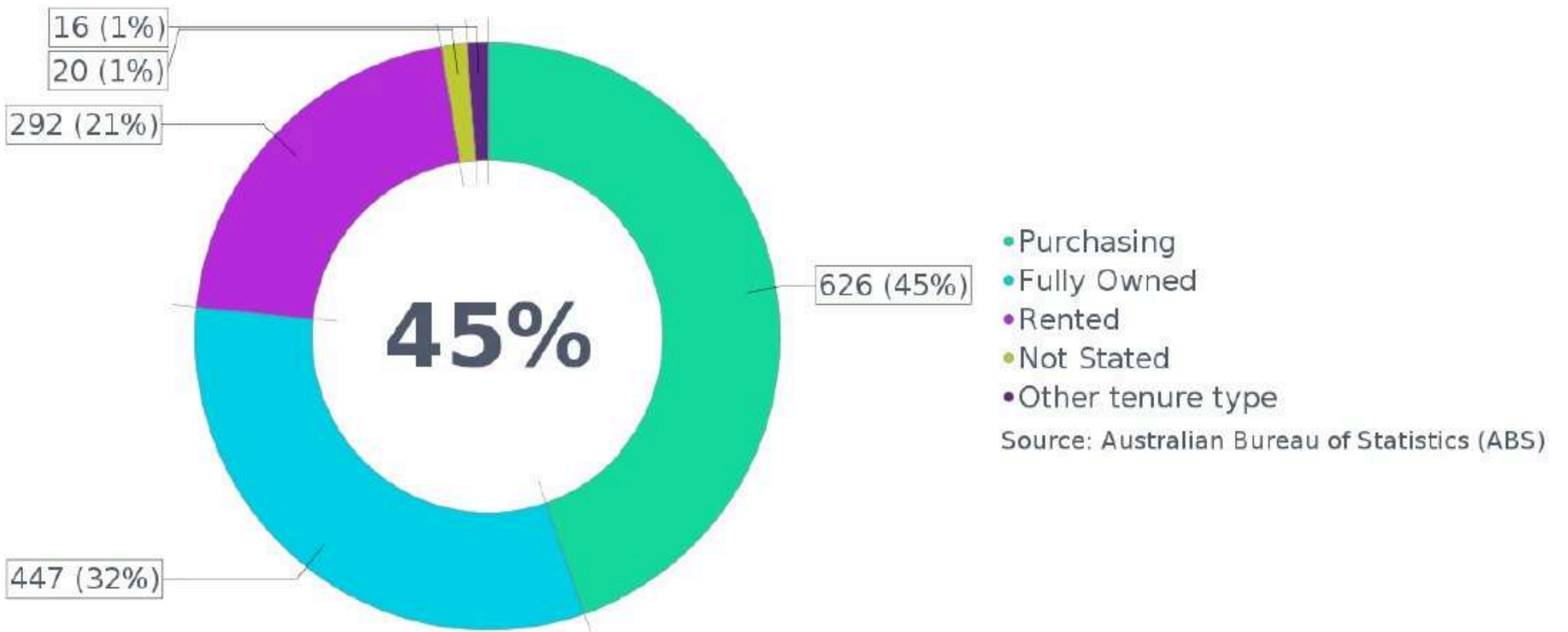
Family Composition (2021)



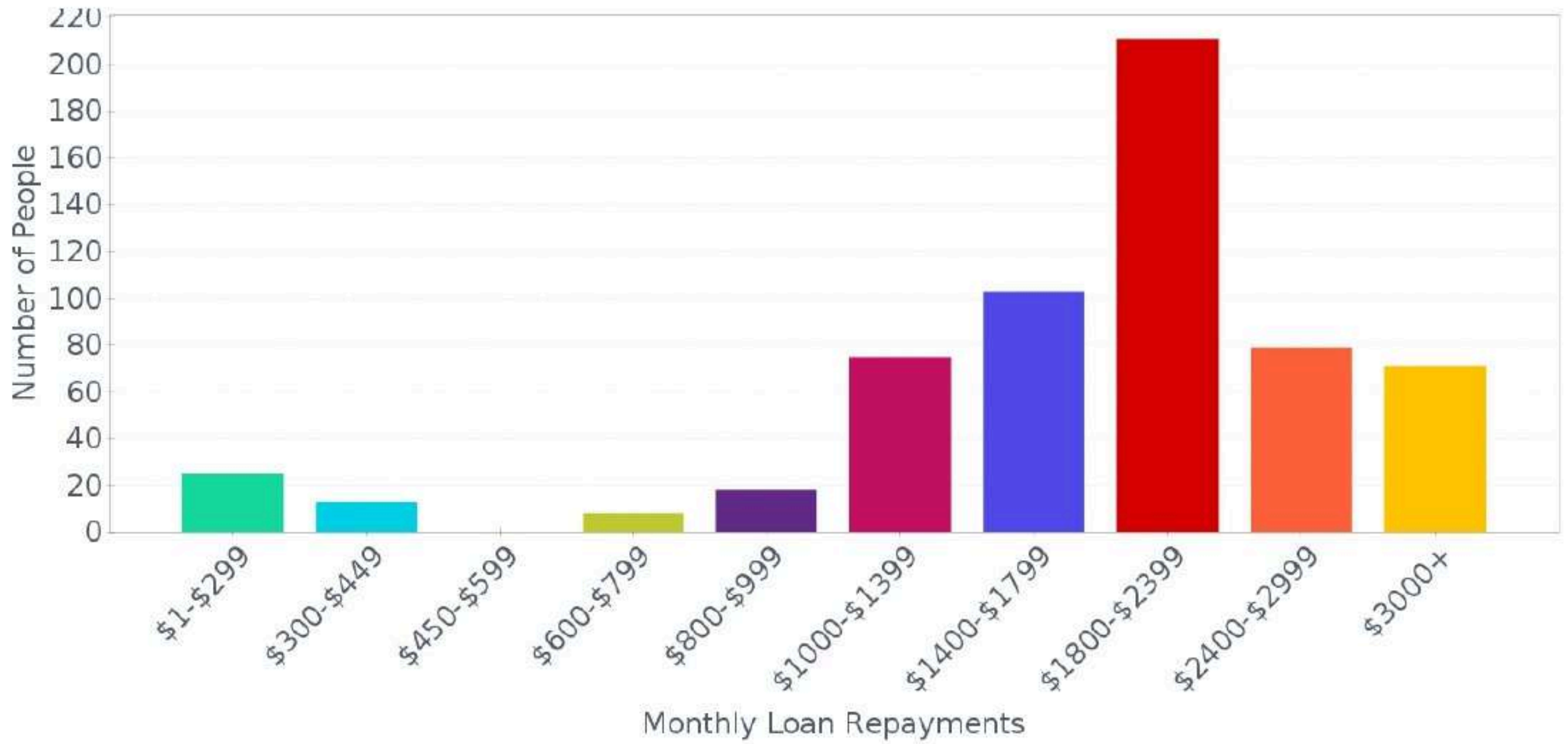
Dwelling Structure (2021)



Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

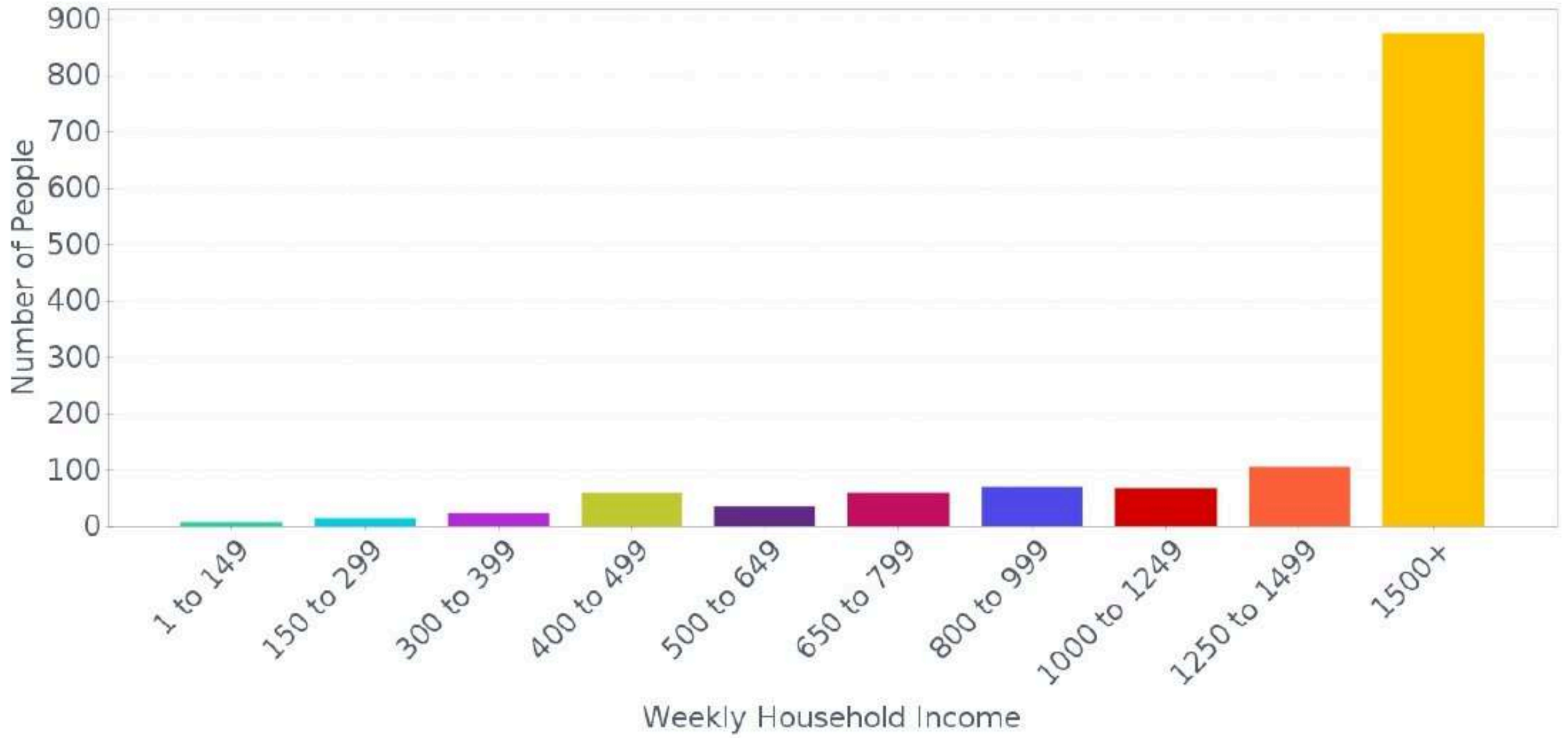


Rent Payments - Weekly (2021)





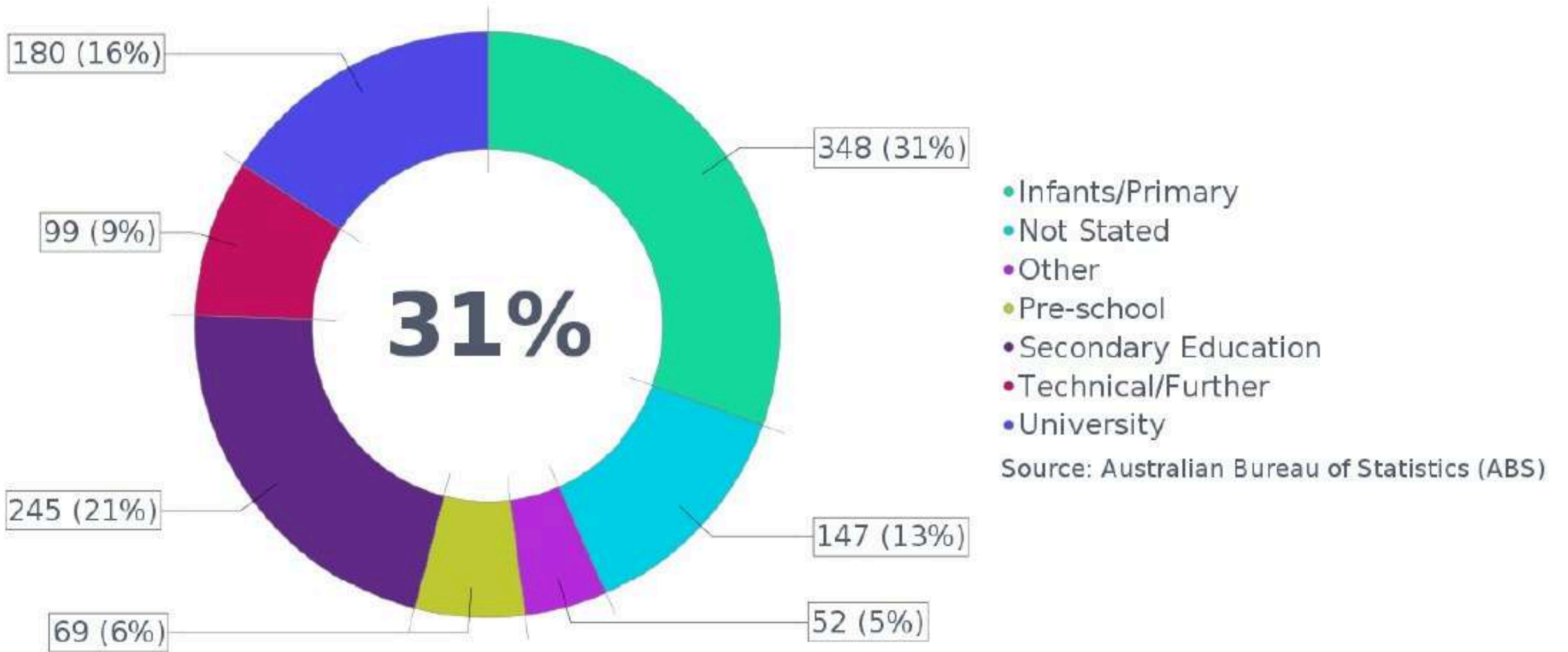
Household Income - Weekly (2021)



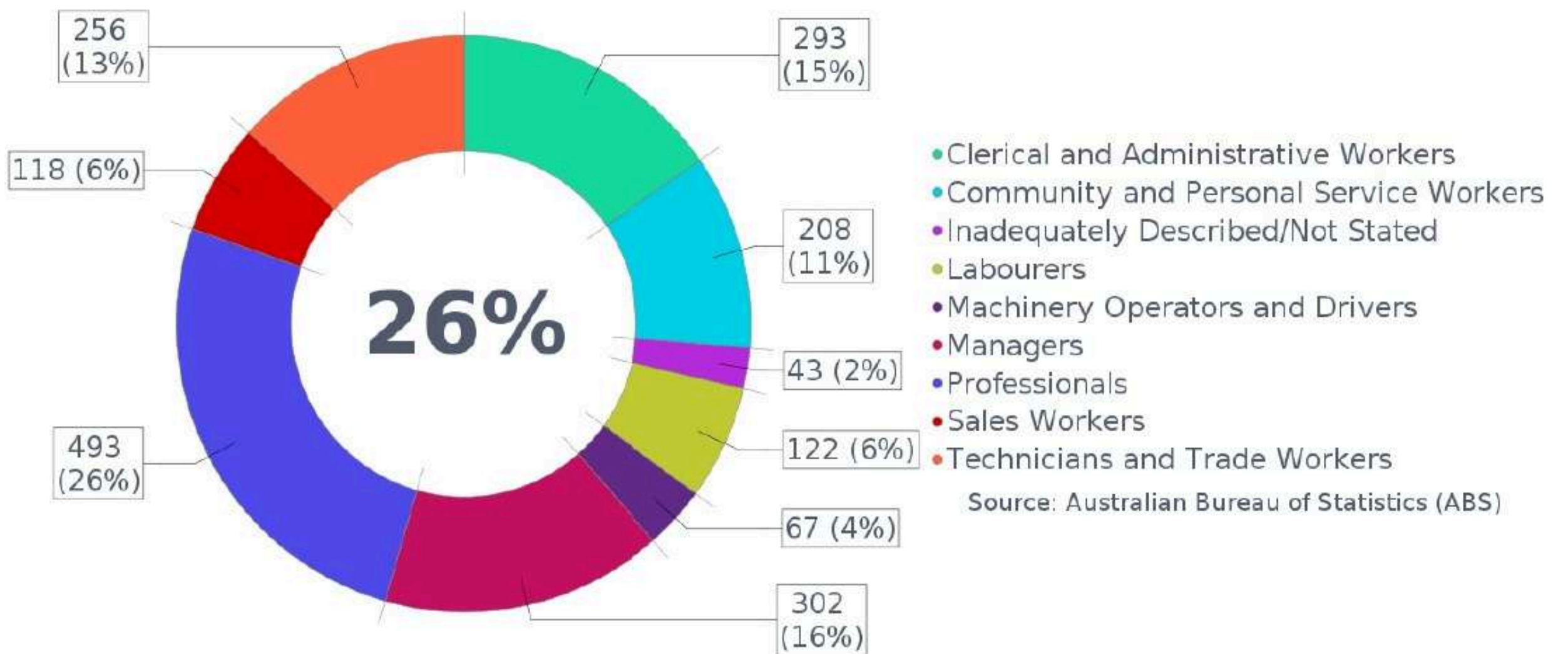
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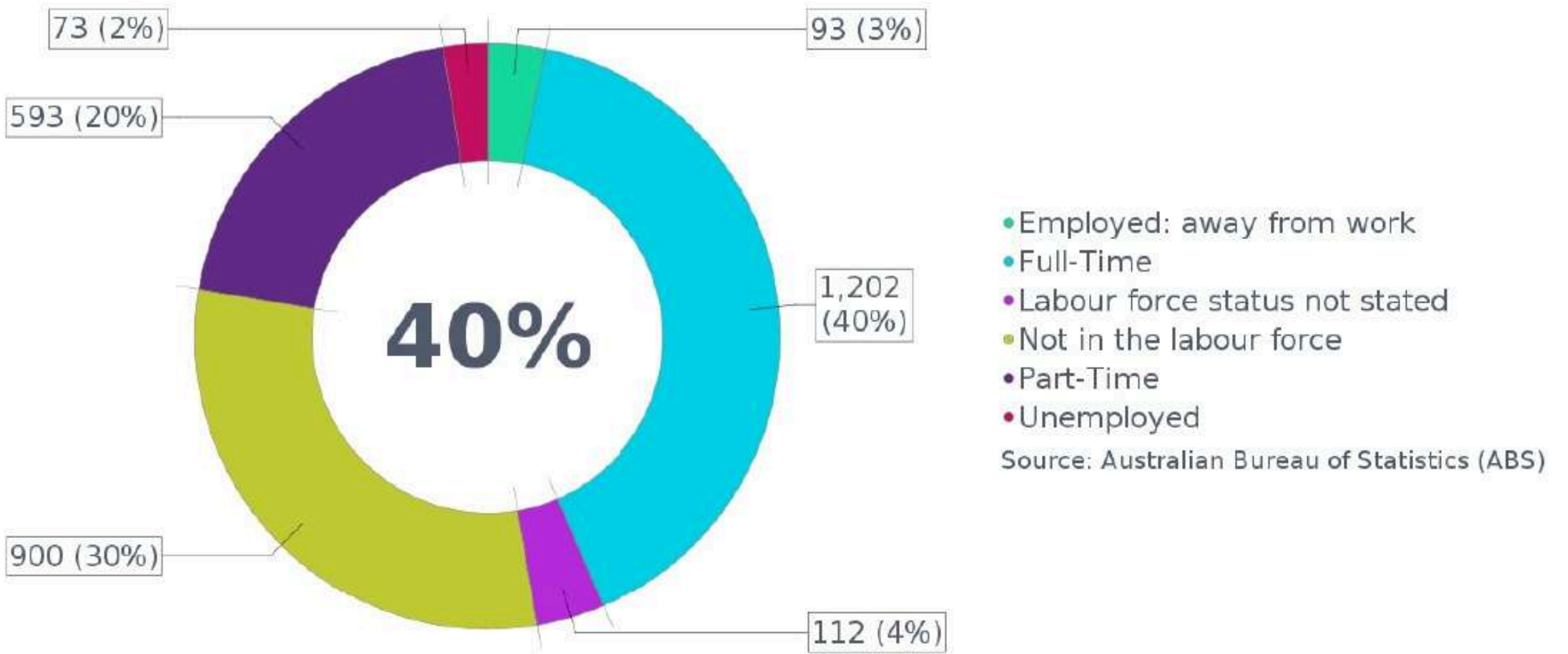
Non-School Qualification: Level of Education (2021)



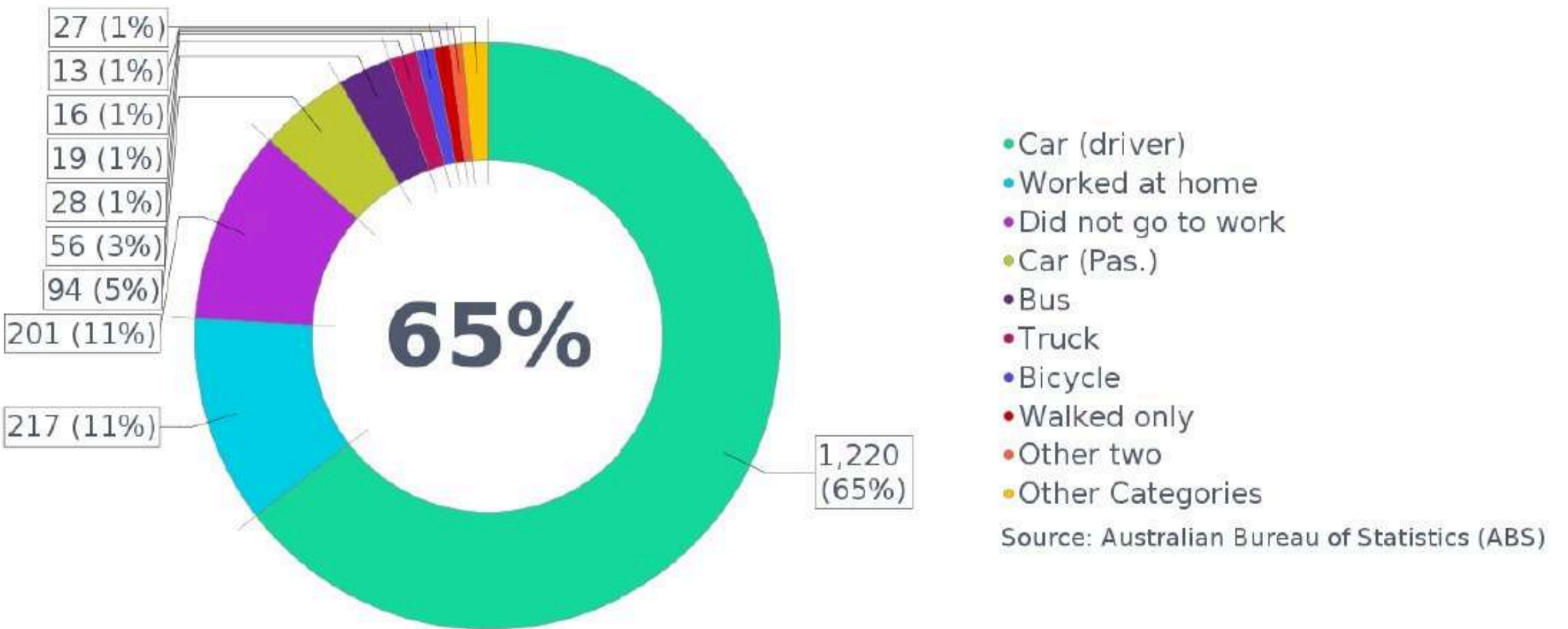
Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)



Building Inspection, Compliance and Pest Report



Residential REPORTS



PRESALE REPORT

80 Dalley Crescent

Latham

REPORT PREPARED

9 February 2026



35 Poynton Street Hughes



6288 0402



info@residentialreports.com.au

SITE RECORD

ADDRESS	80 Dalley Crescent Latham	
CLIENT	Phillip McDonald	
OCCUPANCY STATUS	unoccupied - the dwelling was furnished at the time of inspection	
INSPECTOR - Derek Taylor	INSPECTION DATE - 6 February 2026	WEATHER CONDITIONS - Fine
JOB REFERENCE - 45795	BLOCK - 23	SECTION - 9

INSPECTION DATA SUMMARY

YEAR OF DEVELOPMENT (APPROX. ISSUE OF FIRST CERTIFICATE OF OCCUPANCY)	<ul style="list-style-type: none"> 1972
AREA DETAILS (APPROX. SQM)	<ul style="list-style-type: none"> Residence - 138.5sqm Garage - 27sqm External Garage - 59sqm Storeroom/workshop - 42.5sqm Block size - 886sqm
WALL CONSTRUCTION	<ul style="list-style-type: none"> brick veneer construction. For more information: visit residentialreports.com.au, click on 'resource library' and refer to the publication - Brick Veneer Walls
ROOF CONSTRUCTION	<ul style="list-style-type: none"> timber truss construction concrete tile roof covering
FLOOR CONSTRUCTION	<ul style="list-style-type: none"> timber bearers and joists with tongue and groove flooring
ENERGY RATING	<ul style="list-style-type: none"> 1.5 stars
CONSTRUCTION	<ul style="list-style-type: none"> the dwelling is of adequate construction and structural workmanship for this type of residential development and its condition is commensurate with the era of construction, design, age and use
MAINTENANCE	<ul style="list-style-type: none"> there are maintenance items detailed in this report, please read the entire report
TIMBER PEST REPORT	<ul style="list-style-type: none"> please review the entire report, including the <i>Timber Pest Overview and Recommendations</i> section, for complete details and context no evidence of active subterranean termites (live species) was found at the time of our inspection evidence of wood decay fungi (wood rot) was found at the time of inspection
COMPLIANCE REPORT	<ul style="list-style-type: none"> For details on structures in this block and section, see the compliance report

IMPORTANT: This report is intended to be read in its entirety. You must carefully read the full document including Detailed Inspection Information, Warranty & Use and Scope & Limitations prior to making any critical decisions. The above Data Summary is supplementary to the Report and should not be used as a standalone reference. It is imperative to review the complete Report and in the case of any discrepancies between the Report and the above comments, the information in the detailed Report is the final authority. The reader is requested to immediately contact us if any content is not fully understood and requires clarification or further explanation. We value the opportunity to work on this inspection project and wish you all the best as you evaluate this property.

Signed on behalf of:

Residential Reports Pty Limited ABN 38 609 880 122

Derek Taylor

Derek Taylor

Building & Timber Pest Assessor

INSPECTION SCOPE – INTRODUCTION FOR THE READER

The reader must refer to the comprehensive Warranty & Use and Scope & Limitations at the end of this report. This report is written with reference to the Australian Standards outlined in our Scope & Limitations and is the result of a largely visual inspection only as required by the Standards. The inspection has been conducted to identify notable defects, insofar as an inspector can reasonably identify them and considering the building's age. Comments are provided primarily for items that could impact property value, normal wear and tear for an older building may not be detailed. If there are any discrepancies between the "Summary" and the Detailed Report, the Detailed Report should be relied upon. Where testing is undertaken and there are adverse findings, details will be noted. We do not inspect features such as electrical appliances, utilities, or swimming pool/s and equipment; qualified technicians should be consulted. This report does not quantify ongoing maintenance, upgrades, cosmetic works, or minor defects. If present, significant defects will be noted, and further investigation may be recommended. Where reference has been made to termites (live species, activity or prior activity) and maintenance or defects of significance, we strongly advise that prior to making any critical decisions, that the services of a suitably qualified tradesperson be engaged to quantify remedial action. Report comments may seem repetitive to emphasise that all inspected elements have been reviewed and a summary of inspection items is included at the end of the report for your reference.



STANDARD INDICATORS EXPLAINED

Our Inspector uses the terms below to describe the condition of building elements. The inspection is visual and conducted under normal lighting. These terms consider factors like the building's age, construction quality and type. Keep in mind that what is considered "good" may vary between an older and a modern building. There are no estimates for repair costs reported, as these depend on your service provider and chosen action:

GOOD	The feature is generally in good condition and does not require major repairs. Minor imperfections in the finish or structure may be present. For elements like windows and doors, the observation refers to a visual inspection only, focusing on substantial defects affecting the property, not operational issues.
FAIR	The feature is functional but has deteriorated and would benefit from cosmetic or remedial repair work.
POOR	The feature in the inspector's opinion, requires remedial action. Repairs or replacement are considered necessary rather than discretionary.
NO SIGNIFICANT DEFECTS	This condition is applied when no significant structural or functional defects are observed. Minor issues may be present, and any remedial action is discretionary.
DEFECTS HAVE BEEN IDENTIFIED	This condition is applied where the inspector has identified defects that require remedial action or investigation considered necessary rather than discretionary.



BUILDING & TIMBER PEST REPORT

IMPORTANT NOTE

Your inspector has conducted a comprehensive visual site assessment following Australian Standards for the Building Report and Timber Pest Report. Whilst the reports are considered separate, we've organised all the data for each area into a single table for your convenience. For example, when commenting on fences, you'll find information on both building maintenance and pest considerations in the one table. Where suspected water leakage, termite activity, active or latent, or building defects have been identified in this report, we strongly suggest further investigation. **The reader must refer to the comprehensive Warranty & Use and Scope & Limitations contained in this report as it contains important advice for intending purchasers and for the owner of this building.** A proactive approach to building maintenance and timber pest management is essential to the upkeep of the property.

GENERAL REPORT NOTES:

- there are visible repairs to the walls and ceiling linings in some areas of the dwelling. This was considered to be of cosmetic significance only and further repairs are discretionary
- there is minor movement cracking to the wall and ceiling linings in some areas of the dwelling - this is a cosmetic matter and repairs required are minimal

INTERIOR

Entrance	
ceilings and cornices	good
architraves and skirting boards	good
walls	fair to good
doors and windows internal	fair to good <ul style="list-style-type: none">• minor repairs are required to the door and door jamb from previous installation of door hardware

Master Bedroom	
ceilings and cornices	fair to good <ul style="list-style-type: none">• there are some undulations to the ceiling lining - however, this was not considered structurally significant at the time of our inspection
architraves and skirting boards	good
walls	fair to good <ul style="list-style-type: none">• there is impact damage to the wall linings in some areas
doors and windows internal	fair to good <ul style="list-style-type: none">• the latchset requires minor adjustment• the cupboard door is binding with the frame, adjustment is required• there are visible repairs to the cupboard door. This was considered to be of cosmetic significance only. Further repairs are discretionary

Bedroom Two	
ceilings and cornices	fair to good <ul style="list-style-type: none">• there are some undulations to the ceiling lining - however, this was not considered structurally significant at the time of our inspection• some of the screws in the plasterboard ceiling are visible
architraves and skirting boards	good
walls	fair to good
doors and windows internal	good

Bedroom Three	
ceilings and cornices	fair to good <ul style="list-style-type: none"> • there are some undulations to the ceiling lining - however, this was not considered structurally significant at the time of our inspection
architraves and skirting boards	good
walls	fair to good <ul style="list-style-type: none"> • there is some impact damage behind the door which requires repairs
doors and windows internal	fair to good <ul style="list-style-type: none"> • the cupboard door is binding with the frame, adjustment is required

Bathroom	
ceilings and cornices	fair to good <ul style="list-style-type: none"> • there is some minor cracking along the cornice line in some areas
architraves and skirting boards	good
walls	fair to good
doors and windows internal	good
vanity/hand basin	good
shower screen	fair to good <ul style="list-style-type: none"> • the shower screen door is not operating smoothly, adjustment or repair is required
bath	fair to good <ul style="list-style-type: none"> • the bath has some marks and signs of wear
ventilation	• ventilation is provided by a ceiling mounted exhaust fan
water leakage	• no water leakage detected in accessible areas
wall tiles	good
floor tiles	fair to good <ul style="list-style-type: none"> • replacement of the seal at the intersection between the wall and floor tiles is recommended
fit-out	good <ul style="list-style-type: none"> • the mirror is showing signs of deterioration
hardware, fixtures and fittings	good

Toilet	
ceilings and cornices	good
architraves and skirting boards	good
walls	good
doors and windows internal	good
toilet suite	good
water leakage	• no water leakage detected in accessible areas
ventilation	• there is no mechanical ventilation
floor tiles	fair to good <ul style="list-style-type: none"> • replacement of the seal at the intersection between the wall and floor tiles is recommended
hardware, fixtures and fittings	good

Laundry	
ceilings and cornices	fair to good <ul style="list-style-type: none"> • there are some undulations to the ceiling lining - however, this was not considered structurally significant at the time of our inspection
architraves and skirting boards	good
walls	fair to good <ul style="list-style-type: none"> • there is some minor movement cracking to the wall lining - this is a cosmetic matter and repairs required are minimal
doors and windows internal	good
laundry tub	fair to good <ul style="list-style-type: none"> • the laundry cabinet has marks and signs of wear commensurate relative to its age
water leakage	<ul style="list-style-type: none"> • no water leakage detected in accessible areas
ventilation	<ul style="list-style-type: none"> • there is no mechanical ventilation
wall tiles	good
floor tiles	fair to good <ul style="list-style-type: none"> • replacement of the seal at the intersection between the wall and floor tiles is recommended
hardware, fixtures and fittings	good

Kitchen and Dining Area	
ceilings and cornices	fair to good <ul style="list-style-type: none"> • there are some undulations to the ceiling lining, these are considered an appearance defect, the ceiling is serviceable
architraves and skirting boards	good
walls	good
doors and windows internal	good
sink	good
splashback	good
ventilation	<ul style="list-style-type: none"> • ventilation is provided by an externally ducted range hood
hardware, fixtures and fittings	good
kitchen fit-out	good

Family Room	
ceilings and cornices	fair to good <ul style="list-style-type: none"> • there are some undulations to the ceiling lining - however, this was not considered structurally significant at the time of our inspection
architraves and skirting boards	good
walls	fair to good
doors and windows internal	good

Lounge Room	
ceilings and cornices	<p>fair to good</p> <ul style="list-style-type: none"> • there are some undulations to the ceiling lining - however, this was not considered structurally significant at the time of our inspection • there are water stains on the ceiling, electronic moisture meter testing and our visual inspection did not identify any current water leakage at the time of inspection. It is not possible to determine when the leakage occurred, and under what circumstances, or to eliminate the possibility of further leakage in the future, we recommend monitoring changes and consulting a suitably qualified expert if required
architraves and skirting boards	good
walls	fair to good
doors and windows internal	<p>fair to good</p> <ul style="list-style-type: none"> • there are visible repairs to the door. This was considered to be of cosmetic significance only. Further repairs are discretionary

Hallway	
ceilings and cornices	fair to good
architraves and skirting boards	good
walls	fair to good
doors and windows internal	good

Roof Cavity	
insulation	<ul style="list-style-type: none"> • the roof cavity has been insulated with fibreglass batts and loose-fill insulation. PLEASE NOTE: We are not licensed to inspect for asbestos and the loose-fill insulation has not been tested. However, we are of the opinion that the loose-fill insulation is not friable asbestos • For more information: visit residentialreports.com.au and click on 'resource library'.
sarking	<ul style="list-style-type: none"> • no sarking has been installed in the roof cavity • For more information: visit residentialreports.com.au, click on 'resource library' and refer to the publication - Sarking
roof construction	<ul style="list-style-type: none"> • timber truss construction
termites - roof void	<ul style="list-style-type: none"> • no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection
wood decay - roof void	<ul style="list-style-type: none"> • no evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection
borers - roof void	<ul style="list-style-type: none"> • no evidence of borer damage was sighted in areas accessible at the time of the inspection

Interior/Main Dwelling	
termites - interior	<ul style="list-style-type: none"> • no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection
wood decay - interior	<ul style="list-style-type: none"> • no evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection
borers - interior	<ul style="list-style-type: none"> • no evidence of borer damage was sighted in areas accessible at the time of the inspection

Inspection Items	
roof exterior	<p>defects have been identified</p> <ul style="list-style-type: none"> • concrete tile roof covering • bedding and pointing repairs are required to the ridge and hip capping • some roof tiles have broken corners, this is a common problem with concrete and terracotta tiles. Leakage rarely occurs and generally repairs are not required
gutters and downpipes	<p>defects have been identified</p> <ul style="list-style-type: none"> • gutters need to be cleared of leaf litter, silt and debris to ensure that maximum roof drainage occurs in all weather conditions. Additionally, the leaf litter may be concealing rust or defects
eaves, fascia and barge ends	<p>defects have been identified</p> <ul style="list-style-type: none"> • there is timber decay in the fascia boards • damage in the area/s noted appears to be moderate • generally, fascia boards, eaves and barge ends require painting
wall construction exterior	<p>defects have been identified</p> <ul style="list-style-type: none"> • brick veneer construction. For more information: visit residentialreports.com.au, click on 'resource library' and refer to the publication - Brick Veneer Walls • there is movement cracking in the exterior masonry, while the cracks were not considered to be structurally significant at the time of our inspection, they should be monitored over time to ensure that there is no ongoing movement
doors and windows external	<p>defects have been identified</p> <ul style="list-style-type: none"> • timber windows require maintenance or easing to operate freely • some aluminium windows require maintenance to ensure smooth operation • repainting of some window frames is recommended
floor construction	<p>no significant defects</p> <ul style="list-style-type: none"> • timber bearers and joists with tongue and groove flooring • there is no evidence that the floor has any significant defects, floor coverings prohibit a visual inspection so it is possible that some minor defects may be concealed • there are some squeaky floor boards. Squeaky floor boards are not generally structurally significant and in this instance we have no concerns regarding structural integrity
driveway	<p>defects have been identified</p> <ul style="list-style-type: none"> • there is significant cracking in the driveway • there is significant uplifting of the driveway paving
paths and paving	<p>defects have been identified</p> <ul style="list-style-type: none"> • cracking and uplifting was observed in some areas of the concrete paving
steps and stairs external	<p>no significant defects</p>
retaining walls	<p>defects have been identified</p> <ul style="list-style-type: none"> • there are some cracks and loose masonry in the retaining walls

grounds	<p>defects have been identified</p> <ul style="list-style-type: none"> the railway sleepers bordering areas of the garden are deteriorating in some areas. Typically, deteriorating sleepers are susceptible to attack by decay and timber pests. Having conducted a visual inspection only, we are unable to confirm that there is no pest activity or extensive timber decay occurring beyond the exposed surfaces damage in the area/s noted appears to be moderate
fences and gates	<p>defects have been identified</p> <ul style="list-style-type: none"> vegetation and screening in some areas of the fence line limited our inspection. We were unable to determine the condition of the fencing in those areas impact damage was evident to some areas of the metal fencing, repair is considered discretionary some sections of the metal fence are leaning out of plumb timber decay is evident in cross-timber and timbers in contact with the ground in some areas damage in the area/s noted appears to be moderate
other structures	<ul style="list-style-type: none"> timber decay is evident to the timber structure to southeast side of house damage noted appears to be extensive roof sheeting has deteriorated the structure is unsound and requires significant repairs, removal or replacement

Subfloor	
subfloor access and general	<ul style="list-style-type: none"> our inspection was restricted by low clearances and ductwork
subfloor drainage & ventilation	<ul style="list-style-type: none"> whilst we are not plumbers, our inspection indicates that the subfloor drainage and ventilation is generally acceptable
termites - subfloor	<ul style="list-style-type: none"> no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection
wood decay - subfloor	<ul style="list-style-type: none"> no evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection
borers - subfloor	<ul style="list-style-type: none"> no evidence of borer damage was sighted in areas accessible at the time of the inspection

Pergola	
pergola roof	<p>good</p> <ul style="list-style-type: none"> corrugated metal and polycarbonate roof
structural integrity	<p>good</p>
termites - deck pergola	<ul style="list-style-type: none"> no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection
wood decay - deck pergola	<ul style="list-style-type: none"> no evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection
borers - deck pergola	<ul style="list-style-type: none"> no evidence of borer damage was sighted in areas accessible at the time of the inspection

Entrance Patio	
patio construction	good <ul style="list-style-type: none"> • concrete slab
balustrades and handrails	fair to good <ul style="list-style-type: none"> • handrails/balustrades are not built to regulation height in accordance with the current Building Code. Due to the age of the construction this is not a requirement. However, in the interests of safety it should be noted that regulation height balustrades and railings provide for a higher level of safety • there is some rust present on the handrails
drainage	good <ul style="list-style-type: none"> • drainage appears to be directed away from the dwelling, however, this was not tested at the time of inspection

Garage, Storeroom and Workshop Area	
description	the garage is on the lower level
roof exterior	no condition has been applied <ul style="list-style-type: none"> • living area above
gutters and downpipes	good
wall construction exterior	good <ul style="list-style-type: none"> • brick construction
floor construction	good <ul style="list-style-type: none"> • concrete slab construction
doors	good <ul style="list-style-type: none"> • one panel lift door has been fitted
ceilings and cornices	good
doors and windows internal	good
termites - garage	no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection
wood decay - garage	no evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection
borers - garage	<ul style="list-style-type: none"> • no evidence of borer damage was sighted in areas accessible at the time of the inspection

Converted Garage	
living areas	<ul style="list-style-type: none"> • living and dining area • bathroom/laundry • bedroom
ceilings and cornices	good
architraves and skirting boards	fair to good <ul style="list-style-type: none"> • the skirting has been affected by water penetration to the back wall of the bedroom, moisture meter readings were normal at the time of inspection
walls	good
floor construction	good <ul style="list-style-type: none"> • concrete slab construction • there is no evidence that the floor has any significant defects, floor coverings prohibit a visual inspection so it is possible that some minor defects may be concealed
doors and windows internal	fair to good <ul style="list-style-type: none"> • the entrance door requires minor repairs from the previous installation of door hardware
kitchen fit-out	fair to good <ul style="list-style-type: none"> • there is a burn mark on the the bench top
hardware, fixtures and fittings	good
shower screen	good
wall tiles	good
floor tiles	good
laundry tub	good
toilet suite	good
vanity/hand basin	good
roof exterior	good <ul style="list-style-type: none"> • concrete tile roof covering
gutters and downpipes	fair to good <ul style="list-style-type: none"> • gutters need to be cleared of leaf litter, silt and debris to ensure that maximum roof drainage occurs in all weather conditions. Additionally, the leaf litter may be concealing rust or defects
eaves, fascia and barge ends	good
wall construction exterior	good <ul style="list-style-type: none"> • brick construction
termites - interior	<ul style="list-style-type: none"> • no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection
wood decay - interior	<ul style="list-style-type: none"> • no evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection
borers - interior	<ul style="list-style-type: none"> • no evidence of borer damage was sighted in areas accessible at the time of the inspection

TIMBER PEST - OVERVIEW & RECOMMENDATIONS

Overall risk - pest	<ul style="list-style-type: none"> considering all of the relevant factors, it is our opinion that the overall degree of risk of timber pest infestation to the property is MODERATE to HIGH - we strongly recommend that regular inspections are undertaken
Evidence of timber pests	<ul style="list-style-type: none"> no evidence of active subterranean termites (live species) was found at the time of our inspection evidence of wood decay fungi (wood rot) was found at the time of inspection
Evidence of a termite nest	<ul style="list-style-type: none"> no, please read the report in full
Evidence of a pest treatment	<ul style="list-style-type: none"> we found no evidence of any recent termite treatment or durable notice at the time of inspection
Pest treatment required?	<ul style="list-style-type: none"> considering there is no evidence of a pest treatment, we recommend that a regular pest management program in accordance with Australian Standard 3660.1 to prevent subterranean termites from infesting the property be implemented. A proactive approach to Timber Pest Management will offer the highest protection for the building. A management proposal can be obtained by contacting our office on 6288 0402, or please contact your regular inspector.
We recommend pest inspections are conducted every:	<ul style="list-style-type: none"> 6 to 12 months
Drainage and ventilation	<ul style="list-style-type: none"> whilst we are not plumbers, it is considered that drainage is generally adequate
Mould	<ul style="list-style-type: none"> mould was not observed at time of inspection <p>Mould on walls and ceilings etc; is an indicator of high moisture or very poor ventilation. If reported you should commission further investigation by a builder or an Industry Hygienist as its presence may indicate a water leak, wood decay or termites behind the wall or ceiling sheeting.</p>
Weep holes	<p>Were the weep holes clear allowing the free flow of air?</p> <ul style="list-style-type: none"> not applicable, suspended timber floor construction <p>Weep holes are small openings that allow water to drain from within an assembly. Weeps are located at the bottom of the building to allow for drainage. It is important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.</p>
Slab edge exposure	<p>Is the slab edge exposed?</p> <ul style="list-style-type: none"> not applicable, suspended timber floor construction <p>Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The concrete edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case, you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may result in concealed timber damage.</p>

Termite shields (ant caps) cont.	<p>In our opinion the termite shields appear to be:</p> <ul style="list-style-type: none"> adequate <p>Termite Shields should be in good order so termite workings are exposed and visible. This helps stop termites gaining undetected entry. Joins in the shielding should have been soldered or sealed with an approved sealant as per AS 3660 during the installation. Whenever it is observed that the joins in the shielding have not been soldered then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation. Other physical shield systems are not visible to inspection and no comment is made on such systems.</p>
Hot water, air conditioning and water tanks	<p>Units that release water alongside or near to building walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several meters away from the building, as the resulting wet area is highly conducive to termites.</p> <p>Is there a need for work to be carried out?</p> <ul style="list-style-type: none"> no - all units appear to be connected to a drain or piped away on the day of inspection
General recommendations	<ul style="list-style-type: none"> As this property is located in an area where subterranean timber pests are commonly found we strongly recommend that you have regular inspections carried out no later than every 6 - 12 months (or as specifically recommended above) to ensure that there is no termite activity present in your buildings and structures. Any untreated timbers in direct contact with the soil are very conducive to attack from subterranean termites. These should be removed and replaced with a material not conducive to attack such as brick, stone, concrete or treated timber. The timber off cuts/stored timbers/cardboard in the subfloor should be removed. Large trees (particularly eucalypt variety) are regular nesting sites for the most common termite species found in our region. Trees on the property have been visually inspected up to a height of 2 metres, where possible and practicable for signs of termite activity. It is however, very difficult and generally impossible to locate a termite nest visually as they are underground and evidence in trees is usually well concealed. Drilling and testing of large trees is recommended to determine if they are harbouring a termite nest. Garden beds, mulch and foliage against the structure can create conditions that are highly conducive to timber pest attack. Clearing is recommended.

It should be noted that if the risk factor specified in this report is considered to be high it is encouraging awareness that increased vigilance is warranted. Any recommendations regarding reducing conditions that are conducive to timber pests or frequency of inspections must be observed. If termite activity, active or latent, has been identified in this report, we strongly suggest an invasive inspection is carried out. To safeguard against potential timber pest attack, we recommend that a full inspection be undertaken every 6-12 months at a minimum or as specifically recommended above. We strongly encourage the property owner to consider implementing a Timber Pest Preventative Management Plan, which includes periodic Termite Inspections. A proactive approach will help ensure the ongoing protection of the property. Please call our office on 6288 0402 for advice and information or to arrange a customised schedule for this building or contact your regular inspector.

COMPLIANCE REPORT

Plan No. (if applicable)	Description	Date of COU Approvals (Certificate of Occupancy)	Comments
27665	brick veneer residence	11/07/1972	
27664/A	retaining walls	06/01/1978	
27665/B	garage	06/01/1978	
27665/C	additions	24/03/1980	
27665/D	fireplace & hearth	12/08/1985	• the fireplace has been removed
27665/E			• this plan has been superseded
27665/F+/H	underfloor conversion (sub-floor opening only)	09/07/1992	
27665/G	existing pergola	24/06/1992	
995063/A	alterations	18/11/1999	
	kitchen and bathroom renovations, wall removed to kitchen/dining area		• building or development approval is not required
	timber structure to side of house		• approval is not required
	new pergola		• approval is required, structure is over 3m from ground
	converted garage		• approval is required, second dwelling

COMPLIANCE REPORT NOTATION

IMPORTANT NOTE - We obtained a Building File from Access Canberra to complete this Compliance Report. This report relates to Building and Development approvals only. The building file may contain floor plans, elevations, Certificates of Occupancy & Use, index, survey reports, and drainage plans. Our report is based on examining these documents and conducting a visual inspection, focusing on compliance matters from the provided file. Please be aware that if plan details are unclear or compromised, we are not liable for any omissions or errors. Refer to more details about Compliance in our Scope & Limitations. For information regarding current dimensions and approvals you can visit: planning.act.gov.au/topics/design_build/da_assessment/exempt_work

EASEMENTS - An easement is a section of land registered on your property which gives another party the right to access it for a specific purpose. An example is a section of the property that contains municipal services such as electricity, or drainage infrastructure. If a structure requires approval and is located on an easement the appropriate utility provider is consulted during the certification process and it is they who determine if an application for approval will be supported.

TCCS, PLUMBING & ELECTRICAL APPROVAL - If this report notes structures or alterations that require Transport Canberra & City Services (TCCS), Plumbing or Electrical Approval or cites plumbing and electrical additions and or alterations, please note that approval may have been granted, however, documentation is not provided in the building file. The Environment & Planning Directorate or the owner may have further information.

DEVELOPMENT APPROVAL - If this report identifies structures that require Development Approval, information relating to the status of Development Approvals will be shown on the Lease Conveyancing Enquiry provided by the solicitor. This will be included in the Conveyancing Contract for Sale. The status of a pending Development Approval is not contained within the building file we receive.

SWIMMING POOLS & SPAS - The ACT Government has introduced reforms to home swimming pool safety, with a focus on swimming pool safety barriers. The reforms commence on 1 May 2024, with a four-year transition period. The scheme imposes requirements for information about the safety standard of a regulated swimming pool to be disclosed on the sale of a property. Owners must provide prescribed information including: exemption certificate, compliance certificate, swimming pool disclosure statement, certificate of occupancy for the pool and safety barriers that is not older than 5 years and 'Pool Owners Guidance Material' which outlines the obligations on owners of premises on which a regulated swimming pool is located. If this information is not provided in this report, you must request a copy. For more information on the reforms visit the ACT Government's Planning website.

EXTENSIONS - Where an extension or addition has been made to a property, it can create a potential gap or discontinuity in the termite barrier system. This gap occurs between the original structure and the new addition. Termite barriers are critical in aiding the prevention of undetected subterranean termites from entering the dwelling, and any interruption in the barrier can compromise its effectiveness. We are unable to report on the existence, condition or continuity of the termite barrier system between the existing dwelling and additions or alterations.

PROPERTY ACCESS

Restricted access caused by stored goods, furnishings, window treatments, floor coverings, security devices, vegetation, duct work, confined spaces, insulation and other impediments will limit the scope of this inspection. Whilst every effort has been made to conduct a comprehensive roof cavity and subfloor inspection there are limitations relative to safe access requirements which include low clearances, the availability of safe walk-ways and work-safe temperatures, which when applicable, will limit the inspection. The roof exterior is inspected when accessible from a 3.6 metre ladder, or from ground level where there are height restrictions. Only structures, fences and/or trees within 30m of the building but within the property boundaries were inspected. No inspection was made, and no report is submitted with respect to inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios, subfloors, soil concealed by concrete floors, wall linings etc. Where a property is furnished at the time of the inspection the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case. Please note where a complete inspection of any area was not possible, timber pest activity and/or damage may exist in these areas. Prior to making any critical decisions, further inspections are strongly recommended to areas where reasonable access is unavailable, obstructed or restricted or a high risk of possible timber pests and /or damage exists.

80 Dalley Crescent Latham	
Area	Restrictions
INTERIOR	access during inspection of the interior of the property was restricted by: <ul style="list-style-type: none"> - furniture and stored goods including in cupboards and under sink units - window treatments and floor coverings - stored goods within the dwelling
SUBFLOOR	access in the subfloor was restricted by: <ul style="list-style-type: none"> - low clearances - duct work - building materials/debris
ROOF CAVITY	our inspection of the roof cavity was restricted by: <ul style="list-style-type: none"> - low clearances - insulation covering the ceiling framing - inspection around the eaves was restricted due to low pitch and clearances - duct work
ROOF EXTERIOR	roof exterior: <ul style="list-style-type: none"> - safe access considerations required a top of ladder inspection for some areas and ground level inspection for the height restricted areas
GROUNDS & EXTERNAL STRUCTURES	access to the inspection of grounds/external structures was restricted by: <ul style="list-style-type: none"> - vegetation restricted visual inspection to some areas - stored goods restricted access to some areas

WARRANTY & USE OF OUR REPORTS

This report is **intended to be read in its entirety**. The report is written solely for the use and benefit of:

The Client named in this report

The Purchaser of the property

No liability or responsibility in contract or tort or statute is accepted to any Other Party who may rely on the report wholly or in part. Any Other Party acting or relying on this report, wholly or in part, does so at their own risk. Additionally, no liability or responsibility will be accepted if the invoice for this report is not paid on or before settlement of the sale contract or within one hundred and eighty (180) days from the date of inspection.

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 of the subject property physically inaccessible, or to which access for inspection is denied by or to the Inspector including but not limited to any areas so specified by the Report. Furthermore, we do not assume liability for any omissions, errors, or inaccuracies in documents provided by external agencies, the client, or their representative. The report is only an opinion of Residential Reports and is valid for one hundred and eighty (180) days from the date of inspection as per the Civil Law (Sale of Residential Property) Act. No liability will be accepted or claims considered after the expiration of this period of liability.



Before the property exchange, you will have the opportunity to attend a pre-settlement inspection to conduct your due diligence. Carefully consider the building's age and its impact on elements like windows, doors, and cupboards. Our inspectors do not assess ongoing maintenance, and as such you or your representative should personally appraise relevant building elements. If it is claimed that there is an omission relating to this report, Residential Reports must be notified in writing before any action is taken. No liability shall be accepted where any costs (including for remedial action or professional advice) are incurred by the claimant prior to Residential Reports receiving written notification along with evidence of the defect or omission, being given a reasonable opportunity to re-inspect the property, obtain professional advice and propose a resolution or arrange for rectification work to be undertaken. Unless costs are specified and agreed to in writing, no liability will be accepted. No liability shall be accepted for any costs incurred in excess of the reasonable costs required to rectify the defect or omission claimed. ***This report supersedes any other report, verbal or written, given to you by this company in respect of this property. If you have questions or do not understand any part of this document and require clarification, please contact us prior to acting on this report. Copyright remains with Residential Reports, the report content, style and presentation is not to be copied or reproduced without written authority of the Company.***

SCOPE & LIMITATIONS OF OUR INSPECTION

This report has been prepared as a result of a largely **VISUAL INSPECTION ONLY** with limited operational testing conducted as required by Australian Standard AS 4349.0-2007 Inspection of Buildings (General requirements), AS 4349.1-2007 Inspection of Buildings (Pre-purchase inspections - Residential Buildings) and AS 4349.3 - 2010 Inspection of Buildings Part 3: Timber Pest Inspections. It is limited to the condition of those areas of the property that were fully accessible (see Safety and Reasonable Access) and visible to the inspector at the time of inspection. In the case of a Strata type property, our inspector only undertakes an examination of the interior of the unit. You must read the entire report and Scope & Limitations sections before reaching any conclusions regarding our opinion of the property's condition. Any person relying on this report acknowledges the following clauses, which define the Scope and Limitations of the inspection and form an integral part of the report.

LIMITATION OF LIABILITY

This report is valid on the date of inspection. Responsibility is not accepted for any matter that is not evident, or, for any deterioration of the property that occurs after the date of the inspection. The inspection is a visual assessment only.

The operation/working condition of limited features may have been commented on during the course of our inspection. Operational testing is limited, where testing occurs and a defect is identified, this defect may be noted in the Report if it is a major defect and may be investigated further to provide more detail. However, this does not impose on the inspector any further obligation to test each same item, nor does it impose an obligation to make note if in the inspector's reasonable view, the defect is not a major defect. There is no guarantee

that items referenced will operate as intended at a later date. Prior to purchase, the purchaser must conduct their own due diligence most particularly where defects have been documented in this report so that they are able to quantify the extent and cost of required remedial action. The Purchaser acknowledges that they should not solely rely on this Report as to the exact condition of the property and that they should obtain independent advice from a qualified technician relative to required remedial actions.

Concealed areas are not reported on. Concealed defects may include, but are not limited to:

- Breakage, blockage or interference with concealed pipes, concealed window and door mechanisms
- Defective service installations
- Any part of the structure which is underground or concealed e.g. footings, wall and ceiling framing, concealed floor structures
- Areas concealed by furnishings, fixtures and fittings or stored goods, low clearances or where safe access is not possible.

Responsibility is not accepted for defects which are latent or otherwise not reasonably detected in a visual inspection without interference with, removal or breaking apart of any of the structure including fixtures, fittings, furniture, insulation or stored items within and around the building. The inspector notes that some defects may be concealed, obstructed and/or inaccessible at the time of the inspection. The reader should be aware that various features of the property such as large and heavy furniture, as well as electrical goods including washing machines and fridges may obstruct the view of the inspector and/or make possible defects inaccessible such that their visibility to the inspector is limited and they may not be identified. The Purchaser acknowledges that Residential Reports will not accept any liability for concealed, obstructed and/or inaccessible defects that the inspector does not identify.



EXCLUSION OF ITEMS FROM INSPECTION

AS 4349.1 – 2007 excludes reporting of the following items: Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communications and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air-conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment, the operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings, except external protective coatings, health hazards (e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie-downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators, soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings/sidings, landscaping, rubbish, floor covers, furniture and accessories, stored items, insulation, environmental matters (e.g., BASIX, water tanks, BCA Environmental Provisions), energy efficiency, lighting efficiency.

WHAT THE INSPECTOR EXAMINES TO PREPARE A PROPERTY REPORT...

...AND IMPORTANT NOTES ABOUT THESE AREAS

The following outlines aspects of the property that can be examined through visual inspection, derived from the Australian Standard AS4349.1–2007. Comments are generally provided only if significant issues are found. The inspector didn't move or remove any coverings or furnishings, which could hide defects. Damage to concealed structures or pest activity may not be visible due to foliage or other obstructions. This report is a guide for potential buyers and should complement your own inspection and due diligence. Some aspects are subjective, so consider factors like presentation, past maintenance, and construction age when forming opinions.

DOORS & DOOR FRAMES - Defective hardware – significant, rotting/corroded frames, loose/badly fitting doors, damage.

EXTERNAL ROOF COVERING, FASCIAS, GUTTERS & DOWNPIPES - Tiles/slates, sheet roofing, flashing, skylights, vents, downpipes, valleys, guttering, eaves, fascia boards, barge ends. Roof waterproof integrity and roof drainage is not tested during our inspection therefore it is not possible to determine the effectiveness of the roof cover and drainage system under all conditions. It is important to note that a visual inspection of the roof covering may not identify roof leakages. Roof design can have a significant impact on roof drainage. Low pitched construction can, in adverse weather conditions lead to flooding of the roof cover. Effective roof drainage is absolutely critical for a flat framed or low pitch roof. Flooding of the roof cover can result in water ingress within the building envelope. Roof drainage and the stormwater systems are not tested at the inspection. Inadequate, blocked or non-existent stormwater drains are often accountable for problems relating to roof drainage. Repainting of timber can mask the existence of timber rot. We cannot guarantee that all timbers are sound. A visual inspection may not, in some circumstances, detect roofing timbers affected by rot.

EXTERNAL WALLS & NON-STRUCTURAL RETAINING WALLS - Bricks, mortar, render, cracking/movement, dampness, visible flashing, weep holes, joint sealants, perpends, decay. Settlement cracks, if present, need to be monitored over a period of time to determine if an ongoing structural problem exists. If any reference has been made in this report to cracking, settlement and or movement, it should be noted that we are not experts in this area and further advice, if considered necessary, should be obtained from a Structural Engineer.

FENCES & GATES - Palings/panels, rails, posts, sagging, timber decay (rot).

FLOORS - **TIMBER**: Springy or squeaky boards/sheeting, timber decay (rot), out of level – significant, undulations - significant, dampness/water damage; **CONCRETE**: cracking, out of level – significant; **HARD FLOORING**: cracking, loose or drummy units, dampness/water damage

INTERNAL ROOF SPACE - Framing, insulation, sarking, party walls (if applicable). Sarking is a foil insulation/vapour barrier. Used in conjunction with bulk insulation, sarking provides an ideal insulation system for the control of heat and condensation. Sarking can only be installed during construction.

KITCHEN - Fit out, sealants, ventilation, taps, leakage, sink, drummy/cracked/missing tiles, grout defects. This report does not cover any matters relating to the operation of electrical or gas appliances. Any comments made in this regard are from a general observation only.

PAINTWORK - The condition of painted surfaces is often a subjective matter. Areas that appear to be acceptable when furnished may not always be considered so when devoid of obstructions. Paint work is normally not considered in Property Inspections. To prevent wood decay of timber surfaces and deterioration of metal components, the condition of these surfaces should be monitored, and repainting carried out regularly. Corrosion of any metal roof sheeting should be repaired, treated and painted to avoid water leakages. Painted surfaces can mask areas where timber has deteriorated. Our visual inspection may not detect instances where this has occurred. The opinions provided here are of a general nature only, given that there can be significant differences in the condition of painted surfaces in each area of the property. The reader of this report is urged to conduct their own detailed inspection before reaching a conclusion regarding the acceptability of painted surfaces

PATHS, PAVING & DRIVEWAY - Cracking, movement, uplifting, sinking, alignment, roof penetration.

SPECIAL PURPOSE REPORTS - Improvements such as swimming pools and spas are subject to a Special Purpose Report and are not included in our inspection and reports. We recommend that a qualified technician be engaged to report on these items and to advise on current regulations relating to safety fencing and equipment.

STAIRCASES - Stringers, handrails, balustrades, newel posts, treads (goings), risers

SUB FLOOR - Dampness, debris, drainage, ventilation, cracked or leaking pipes; **TIMBER CONSTRUCTION**: bearers & joists, framing, piers/stumps; **SUSPENDED CONCRETE FLOOR CONSTRUCTION**: concrete condition, cracking. If moisture is noted, it is recommended that the sub-floor area be monitored to ensure that surface and sub-surface moisture ingress is not an ongoing issue. If the area remains damp, consideration should be given to upgrading subterranean and surface drainage systems to ensure that moisture is directed away from the building foundations and the sub-floor area is kept dry. A qualified drainage expert should be consulted with regard to drainage issues.

Foundation problems are caused by reactive soil types and trees and gardens being planted too close to the building. Generally, clay soils which are common in the ACT, are reactive soils. Large trees use vast amounts of water and can quickly draw moisture out of the ground during dry periods, this results in destabilised moisture content of the soils around the building and ultimately may cause a foundation problem. Over watering gardens close to the building may have the opposite effect, especially with clay soil. Over watering increases the moisture content of the soil which can result in “heaving” of the foundations adjacent to the garden. When watering close to the building you should avoid ‘pooling’ of water in a particular area, as this also affects the moisture content of the soil which in turn can cause damage to footings and foundations. Too much or too little water near the perimeter of the building may cause serious problems with foundations and footings and damage can cause major structural problems, resulting in costly repairs.

HINTS FOR AVOIDING PROBLEMS AND COSTLY REPAIRS:

- Water gardens evenly close to the building and do not over water
- Ensure the ground is graded away from the walls of the building and that the property has adequate drainage
- Promptly repair broken downpipes, leaking taps, sewerage pipes and other water services
- Hot water system overflows should be directed away from the area immediately adjacent to the foundations and the services maintained to ensure excessive leakage does not occur
- Garden beds should not be located against the house

TIMBER PESTS - Our visual inspection is undertaken to identify the following timber pests: Subterranean termites, Borers, Timber decay (rot) fungi. Where applicable and where there is reasonable access, the following areas are examined: interior and exterior of structures, roof cavity, subfloor, garage or carport, garden and storage sheds/outbuildings, retaining walls and garden borders, pergolas and decks, structures, fences and trees within 30m of the building within the boundaries of the property. Water leaks: especially in the subfloor or against external walls e.g. leaking taps, roofs or down pipes, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed timber pest attack. Where evidence of termite activity was found in the grounds then the risk to buildings is very high. A treatment to eradicate the termites and to protect the building(s) should be immediately carried out. Where the evidence of termite workings (including dormant mud leads) was found in the grounds or the building(s) then the risk of a further attack is very high. If live termites or any evidence of termite workings or damage was reported within the building(s) or in the grounds and fences then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. In situations where visual evidence of termite activity or damage is reported, but no live termites were observed during the inspection, it's important to recognise that termites might still be active in the immediate vicinity, potentially causing further damage. Determining whether the infestation is active or inactive requires multiple inspections over time, as various factors, such as prior disturbances, climatic conditions, or the termites finding an alternative food source, can influence their presence during a single inspection. To safeguard against potential termite-related issues, we recommend continued, regular inspections. **An invasive inspection is also an option for a more comprehensive assessment. We strongly encourage the property owner to consider implementing a Timber Pest Preventative Management Plan, which includes periodic Termite Inspections. This proactive approach will help ensure the ongoing protection of the property against potential termite threats. Please call our office on 6288 0402 for information and to arrange a customised schedule for this building or contact your regular inspector.**

WALL CONSTRUCTION - Distortion (significant), nail popping, defective lining, dampness/water damage, cracking, defective or damaged plaster/render. Settlement cracks, if present, need to be monitored over a period of time to determine if an ongoing structural problem exists. If any reference has been made in this report to cracking, settlement and/or movement, it should be noted that we are not experts in this area and further advice should be obtained from a Structural Engineer.

WATERPROOFING - A VISUAL INSPECTION OF THE AREA CANNOT PROVIDE CONCLUSIVE EVIDENCE THAT THE AREA IS WATERPROOF. Compliance with Australian Standard AS 370-2004 Waterproofing of Wet Areas is critical to meeting waterproofing requirements. Should conclusive evidence be required regarding the integrity of waterproofing of wet areas, in particular shower areas, we recommend that a qualified technician be engaged to complete a comprehensive test to include:

- Capping the shower rose and leaving the water reticulation system under pressure and then checking for evidence of water leakage around tap spindles etc. (the sound of escaping air when the shower rose cap is removed indicates a watertight system). The technician may be engaged to complete a comprehensive pressure test of the entire water reticulation system.
- Plugging the floor drain of the shower cubicle and filling the base with water to the maximum level. Allowing the water to remain in the base for an extended period and checking that the level has not dropped. If the water has diminished it is most likely that the waterproofing system has failed.

WET AREAS - Fixtures and fittings, ventilation, cistern/pan, taps, basins, tubs, leakage, sealants, drummy/cracked/missing tiles, grout defects, vanity, shower leakage, broken/cracked glass. If a wet area was not in service prior to and or at the time of inspection and no elevated moisture readings were recorded, or there was no visible evidence of current water leakage, then it is possible that an existing water leak will remain undetected.

WINDOWS - Putty/glazing sealant, broken glass, rotting frames (timber), corrosion (metal), sills, fittings/hardware, damage. In most cases access to windows is restricted by window treatments, furniture or security locks. Older style timber windows can sometimes bind with the frame. This is viewed as a general maintenance issue. Sash windows sometimes require maintenance to the window balance mechanism or sash cords. A visual inspection cannot provide a guarantee that windows will operate smoothly. Sometimes window runners, sashes and balance mechanisms will require maintenance or replacement.



SAFETY & REASONABLE ACCESS

Australian Standard 4349.1 – 2007 3.2.2 The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe access. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal. The Australian Standard 4349.3 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances are available; or, where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length. NOTE: Reasonable access does not include removing screws and bolts to access covers." Reasonable access is determined in accordance with the provisions of the following WHS requirements;

Area	Access Manhole MM	Crawl Space MM	Height
Subfloor	500 x 400	VERTICAL CLEARANCE - Timber Floor: 400* Concrete Floor: 500	Height
Roof Interior	400 x 500	600 x 600	Accessible from a 3.6 m ladder
Roof Exterior			Accessible from a 3.6 m ladder

* To underside of bearer, joist or other obstruction to access.

ROOF COVER INSPECTION

Work Health and Safety requirements determine that an inspector accessing a roof cover must be protected by harnessed safety lines and or edge protection. These safety measures are not practical during a presale inspection, therefore, this report is restricted to a "top-of-ladder" inspection. This report is not a guarantee that defects and/or damage do not exist in any part of the property not specifically seen and described by the inspector. This report is not a warranty against problems that may develop in the future.

CEILING CAVITY INSPECTION

Work Health and Safety requirements determine that an inspector entering a ceiling cavity or similar space must have direct access to properly constructed walkways (sometimes referred to as catwalks) to eliminate the possibility of falling through the ceiling lining to the floor below, a fall that could result in serious injury. Generally, walkways are limited in a ceiling cavity so invariably sections of the roof structure will be inspected from a distance with the inherent limitations associated with limited access and often an impaired line-of-sight. Safety requirements prevent the inspector from traversing a ceiling cavity where safety elements are not available. This report is not a guarantee that defects and/or damage do not exist in inaccessible areas.

WORK HEALTH & SAFETY ACT 2011

A non-residential building and the common property of some group residential buildings will fall within the definition of a workplace for the purposes of the Work Health and Safety Act 2011, The owners of workplaces must ensure that:

- Premises are safe and without risk
- Plant and substances are used without risk
- Workers are trained in WHS, are aware of their obligations and do, in fact, act in a safe manner

A pre-purchase building inspection may identify some safety issues in the common area but it is not an audit conducted for that specific purpose. It is essential that every Owners' Corporation or Company consult an appropriately qualified specialist to ensure it meets its legislative obligations.

SAFE WORKING TEMPERATURES FOR THE INSPECTOR

When the temperature of a workspace (for example a ceiling cavity) exceeds the level considered to be safe according to WHS guidelines, the inspector will complete a risk assessment and the inspection will be limited accordingly. In the event that the inspector determines that the temperature exceeds safe working limits, generally, the inspection will be limited to the area immediately adjacent to the access for inspection.

PROPERTY REPORT

This report does not and cannot make comment upon: defects which may have been concealed; the assessment or detection of defects (including rising damp or leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects; the presence or absence of timber pests; gas fittings; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns, fire protection; site drainage (apart from surface water drainage). The operation of swimming pools and spas; detection and identification of unapproved building work; detection and identification of illegal or inadequate plumbing or electrical work; durability of exposed finishes; neighbourhood problems; document analysis; any matters solely regulated by statute; any area or item that could not be inspected by the inspector. Unless otherwise specified, no examination has been made of any documentation of any type. We have not referred to statutory authority records nor have we examined any survey or water and sewerage service diagram, or any other document prepared by any statutory authority or other party. Stock images in the report are for presentation purposes only and are not images of the subject property.

PURPOSE OF THE REPORT - The purpose of this report is to identify major defects in the building, decks, pergolas, garages and other similar significant improvements insofar as a property inspector can reasonably identify those defects. Structures, not limited to but including, garden sheds, play equipment, garden trellis', swimming pools and spas are not inspected or included in this report. A Special Purpose Report may be commissioned for these types of improvements. This report contains numerous observations but is not intended to list every defect. Defects are common to all structures and generally are commensurate with the age of the construction and use. Ongoing maintenance, upgrading or replacement requirements, cosmetic works and minor defects or faults are subjective and have not been included.

CONCEALED SURFACES - The inspection did not include breaking apart, dismantling, removing or moving objects, including but not limited to foliage, mouldings, roof insulation or sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, equipment, appliances, or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods or any other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers have not been destructively probed or hit. In an occupied property, furnishings or household items may be concealing defects. Some defects may only be visible once furniture and other items have been removed from a property or when alterations are carried out. Built-in cupboards are usually filled with personal items and clothing. Some exterior surfaces may be obscured due to overgrown vegetation. Therefore, we cannot comment on the condition of the surfaces obscured or concealed by these or other items.

WATER PENETRATION & ROOF DRAINAGE - Some water penetration problems and/or dampness within a building do not become apparent and may not be detected unless there has been recent heavy rain or prolonged periods of rain. If moisture has been identified by the inspector using electronic testing equipment, then it will be noted in the report. Roof drainage is not tested. Therefore, no guarantee is given or implied that the roof will remain weatherproof in all weather conditions. If there is reference in the report to water stains within the interior of the property this may be evidence that the roof and or drainage system has previously leaked. We recommend that you contact a suitably qualified roofing expert to discuss the probability of ongoing water leakages in the building. Particularly with respect to older properties and where the roof has a low pitch, engaging the services of qualified roof plumber to provide an expert opinion should be considered. The very best roof drainage systems can fail in extreme weather conditions sometimes impacted by conditions not related to the property under review. (Blocked or impaired stormwater drains for example).

FIRE PROTECTION EQUIPMENT & ORDINANCE REQUIREMENTS - These are not covered by this report and these matters should be checked with the statutory authority. Any fire protection equipment has not been tested, e.g. smoke detectors etc.

HAZARDOUS MATERIALS & CONTAMINATION - Our inspection and report does not cover any hazardous materials or prior use of the land and building or any chemicals applied to land and buildings, which may have caused contamination.

RETAINING WALLS & STRUCTURAL COLUMNS - We are not engineers. Comment in respect of large and/or structural retaining walls and columns are beyond the scope of this report. It is not possible to determine from a visual inspection whether a retaining wall or column has been built in accordance with sound engineering principles and, even if it has, whether it is or will remain sound. An engineer should be consulted in any case where there are large, or structural, retaining walls, columns or similar building elements.

INTERNAL WALLS & CEILINGS - Movement cracking in ceiling and wall linings are common to most structures particularly older developments. Mostly they are cosmetic and generally have no structural implications. Reparation is usually undertaken during routine maintenance. Undulations in ceiling linings are often associated with older structures and are a result of the deterioration of the adhesive used to fix plasterboard to the ceiling battens. Typically, this is a cosmetic defect, however, in some circumstances the plasterboard may require refixing to the battens.

CRACKING/SETTLEMENT/MOVEMENT & STRUCTURAL INTEGRITY - Where reference has been made in this report to cracking, settlement, movement or an opinion has been provided on structural integrity, it is important to note that we are not experts in this area and our advice is limited accordingly. If considered necessary, further advice should be obtained from a Structural Engineer before critical decisions are made. Any cracking reported should be monitored for further movement. If further movement is noted, a Structural Engineer should be consulted at the earliest opportunity. Cracking of masonry walls is very common in the ACT, particularly where there are volatile clay soils. There may be some superficial or hairline cracks that we consider have no structural implications which have not been identified.

ELECTRICAL, GAS & OTHER SERVICE INSTALLATIONS - We are not licensed electricians, gas fitters or mechanical engineers. This report does not cover any matters relating to electrical and gas installations or any apparatus operated by electronic, mechanical or hydraulic means. This report does not cover any matters relating to the operation of electrical or gas appliances. Any comments made in this regard are from a general observation only. You should satisfy yourself as to the operation and condition of any appliances or other installations. Any comments made in this regard are from general observation only. There has been no electrical, data, security or fire detection system testing or investigation.

PLUMBING & DRAINAGE - We are not licensed plumbers and a specialist inspection of the water service, plumbing and drainage system including roof drainage is excluded from this report. We recommend an inspection by a licensed plumber and drainer to identify any plumbing faults or drainage problems.

TIMBER PESTS - If this report does not include one, we strongly recommend that an independent inspection and report be obtained from an accredited Pest Inspector to determine whether the property is free from infestation (whether active or dormant).

BOUNDARIES - Unless otherwise stated, the inspector has not gained access to any neighbouring properties and is therefore unable to comment upon the external state of any boundary fences and walls. The common areas of unit developments are not inspected. Any comments made in relation to common areas are strictly observational.

RURAL PROPERTY INSPECTION - This inspection and report relates to the residential structure; rural improvements on the property are not inspected or reported on, any comments contained in this report relative to rural improvements are strictly observational.

AREAS AND DIMENSIONS - Whilst every care has been taken to accurately quantify dimensions referenced in this report, we accept no responsibility for inaccuracies as supplying this information exceeds the requirements of a standard building inspection as per Australian Standard 4349.1-2007. In many instances scale plans are not available and therefore the reader should not rely on this report when making critical decisions relating to dimensions.

ELEVATED STRUCTURES - Where reference has been made in this report to an elevated structure such as a deck balcony or veranda, it is important to note that we are not Structural Engineers and accordingly our advice is limited. Any opinion relating to structural integrity is relative to weight loadings typical of a normal household event. Prior to loading the structure beyond normal, which may occur at a larger gathering, we recommend that professional advice be obtained to determine that the structure will safely cope with the weight loading. Additionally, the structure should be regularly inspected to ensure that structural integrity is maintained.

SPECIAL PURPOSE REPORTS - This Property Report does not contain any assessment or opinion in relation to any item which is the subject of a Special Purpose Property Report, or any matter where the inspection or assessment of which is solely regulated by Statute. Special Purpose Property Reports include comment on the following: common property areas, environmental concerns such as sunlight, privacy, streetscape and views, proximity of property to flight paths, railways and busy traffic or other neighbourhood issues; noise levels; WHS issues including, but not limited to the presence of asbestos, lead or other hazardous materials; heritage concerns; security or fire protection systems; climate control or water heating systems; analysis of site drainage apart from surface water drainage; swimming pools and spas; detection and identification of illegal and unauthorised plumbing work; durability of exposed finishes.

COMPLIANCE REPORT

The information within this report relies on the plans, survey reports, certificates of occupancy and other relevant documents supplied by the Environment & Planning Directorate (EPD), the appropriate local council or Directorate, the client or their agent. Our company or its employees are not responsible for any omissions or errors where incomplete, inaccurate or illegible information is supplied. It is the responsibility of the property owner to resolve any file discrepancies with the relevant authority. Documentation of any plumbing or electrical alterations is not included in the building file. If required, this documentation can be obtained by the title holder from the relevant utilities provider. If the subject property features a second driveway or verge crossing, Transport Canberra & City Services approval may be required. This information is not supplied in the building conveyancing file. If this report confirms that certification is 'pending' for an unapproved structure, it is important that you are aware that this process can take weeks and involve more than one agency including but not limited to the Environment & Planning Directorate, Icon & Transport Canberra & City Services. Whilst it is rare, in some instances throughout the approvals process an application may be rejected. The Compliance Report relies on documentation provided in the Building File. Residential Reports Inspectors are not Building Surveyors. Certifications included in the file are not cross referenced with the Building Code of Australia (BCA) applicable at the time of construction to confirm that the improvements are compliant with the BCA. This is the responsibility of the Building Surveyor prior to issuing a Certificate of Occupancy. No attempt is made in this inspection and reporting process to confirm that the existing improvements on the subject property are in strict accordance with approved plans. There may be variations in design, features and dimensions that conflict with each other. Additionally, there is no guarantee given that improvements are in accordance with the current Building Code of Australia. In most circumstances, there is no requirement to upgrade specifications to the current Building Code.

SWIMMING POOLS & SPAS - The ACT Government has introduced reforms to home swimming pool safety, with a focus on swimming pool safety barriers. The reforms commence on 1 May 2024, with a four-year transition period. The scheme imposes requirements for information about the safety standard of a regulated swimming pool to be disclosed on the sale of a property. Owners must provide prescribed information including: exemption certificate, compliance certificate, swimming pool disclosure statement, certificate of occupancy for the pool and safety barriers that is not older than 5 years and 'Pool Owners Guidance Material' which outlines the obligations on owners of premises on which a regulated swimming pool is located. If this information is not provided in this report, you must request a copy. For more information on the reforms visit the ACT Government's Planning website.

TIMBER PEST REPORT

This report is the result of a VISUAL INSPECTION ONLY. Inspection of the property and this report has been completed with reference to AUSTRALIAN STANDARD AS 4349.3 - 2010 Inspection of buildings Part 3: Timber Pest Inspections. In all instances throughout this report the inspector is referring to accessible areas only. Areas that were not accessible at the time of inspection or were concealed from view are not covered by this report. The inspector does not imply that inaccessible or partly inaccessible areas of the property were not, or have not been, infested by Timber Pests. This Report is not a guarantee that an infestation or future infestation and/or damage does not exist in any inaccessible or partly inaccessible areas of the property. This inspection DID NOT include breaking, removing or moving objects, floor and wall coverings, roof insulation, foliage, furniture, appliances stored goods and personal possessions - these all limit the scope of inspection. The inspector does not have access to the inside of walls, between flooring, inside eaves and skillion roofing. This Report is confined to reporting infestation and/or damage caused by white ants (subterranean and damp wood termites), borers of seasoned timber and timber pests (wood decay fungi), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites and European House Borer (*Hylotrupes bujulus* Linnaeus) are excluded from the inspection due to the extreme difficulty in locating the small colonies. Some species of termite and house borers, if discovered, will be reported (by law) to Government Authorities.

TERMITE RECOMMENDATIONS - Where evidence of termite activity or workings was found in any structure then the risk to buildings is very high and the risk of further attack is also high. A treatment to eradicate the termites and to protect the building(s) should be carried out. If live termites or any evidence of termite workings or damage was reported within the building(s) or in the ground and fences then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. We claim no expertise in engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage whether disclosed by this report or not.



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

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

If evidence of drill holes in concrete or brickwork or other signs of a possible previous treatment is reported then the treatment was most likely carried out because of an active termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive inspection carried out and have a builder determine the full extent of any damage and the estimated cost of repairs as the damage may only be found when wall linings etc are removed. Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating the type of termite shield system, treated zone or combination has been installed.

BORER RECOMMENDATIONS - Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection. If borers are identified replacement of all susceptible timbers is always preferred since, in the event of selling the property in the future it is probable that an inspector will report the borers as active. A chemical treatment to control and/or protect against Furniture beetle and/or Queensland pine beetle can be considered as a less effective, lower cost option. Before considering this option You should consult with a builder to determine if the timbers are structurally sound. Following the initial treatment, a further inspection is essential in twelve months' time to determine if further treatment is needed. Treatments over a number of consecutive years may be required. The *Lyctus brunneus* (powder post beetle) is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. However, you should have a building expert investigate if any timber replacement is required. *Anobium punctatum* (furniture beetle) and *Calymnaderus incisus* (Queensland pine beetle) must always be considered active, unless proof of treatment is provided, because, unless the timber is ground up, one cannot determine conclusively if activity has ceased. Total timber replacement of all susceptible timbers is recommended. A secondary choice is treatment. However, the evidence and damage will remain, and the treatment may need to be carried out each year for up to three years.

HIGH MOISTURE READINGS, DRAINAGE & VENTILATION - High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection. High moisture levels also increase the likelihood of termite attack and may also be conducive to borer activity and wood decay. If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

If drainage is considered inadequate, a plumber or other building expert should be consulted, and remedial measures should be taken. Ventilation of the sub-floor region is important in minimising the opportunity for subterranean termites to establish themselves. Consideration should be given to installing high air flow vents and/or improve the cross flow of air within the subfloor to produce ventilation equivalent to 8400 sq mm net ventilation area per lineal metre on external and internal walls.

INFILL AND CONCRETE SLABS - Any building or part of a building that is constructed on a concrete slab is always more susceptible to termite attack because of possible concealed termite entry. A very high proportion of termite attacks are over the edge of both infill and other concrete slab types. 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 conceal their entry into the property. Termites 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. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and is not exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person such as a Builder, Certifier or Architect. Construction Plans may be obtainable by your conveyancer. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections

in accordance with AS 3660.2. Where the slab edge is not fully exposed, or the slab is an infill slab or the slab type cannot be determined then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2. Infill slab: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 1996 and AS 3660.1-2000.

TIMBER (FUNGAL) DECAY - We claim no expertise in building and if any evidence of fungal decay or damage is reported you should consult a building expert to determine the full extent of damage and the estimated cost of repairs or timber replacement.

DETERMINING EXTENT OF DAMAGE - This Report is NOT a structural damage report. You agree that we are not responsible or liable for the repair of any damage, whether disclosed by our report or not. Our inspectors are not necessarily specialised builders and any inexpert opinion provided with respect to timber damage cannot be relied upon. The Report will not state the full extent of any timber pest damage; rather, we may provide comment on the damage for your information. If evidence of Timber Pest activity and/or damage is reported in the structure(s) or the grounds of the property, then you must assume that there may be further concealed structural damage within the building(s). This concealed damage may only be found when invasive procedures are applied to reveal previously concealed timbers. In the case of Timber Pest activity and/or damage WE STRONGLY RECOMMEND an invasive Timber Pest Inspection is undertaken and a qualified person such as a Builder, Structural Engineer, or Architect be engaged to carry out a structural inspection to determine the full extent of the damage and repairs that may be required.

MOULD - Mould (also referred to as Mildew and non-wood decay fungi) is not considered a Timber Pest. This report does not extensively cover the inspection of Mould. If evidence of mould was observed during the inspection, it may be noted for your information. If you are concerned as to the possible health risk resulting from the presence of mould, then you should seek advice from your local State or Commonwealth Government Health Department expert.

IMPORTANT INFORMATION

This Report reflects the condition of the property existing at the time of the inspection date and may not reflect the current state. Timber Pests, particularly termites, may have gained entry to the property since the inspection date. Termites can, in a relatively short period, cause significant damage to both structural and non-structural timbers within and around the buildings of the property. Termites are difficult to detect and much of the damage caused may not be readily visible, if damage exists, it may be costly to repair. If the Report indicated the presence of termites, termite damage, previous activity or treatments, or recommends a treatment, you should obtain copies of the treatment proposal, any certificates of treatments carried out, details of all repairs including copies of quotations, invoices and any other reports. It is strongly recommended that you arrange for an inspection in accordance with AS 4349.3 to verify that the treatment has been successful and carried out in accordance with AS 3660.2 and arrange for a further building inspection in accordance with AS 4349.1. The person carrying out the inspection and this company will have no liability to you for any damage or loss you may suffer as a result of your entering the contract to purchase the property or in connection with completing the purchase of the property as a result of your failure to heed the advice given in this report and may use such failure in defence of any claim that you may later make against any of them.

Where a property is furnished at the time of inspection, you will appreciate that the furnishings, floor coverings and stored goods may be concealing any evidence of Timber Pest Activity which may only be revealed when the items are moved. Where fences are obscured by foliage, overgrowth or structures, evidence of timber pest activity or damage may be concealed. Poor subfloor drainage increases the likelihood of termite attack. If the risk factor stated in this report is high, this is the opinion of the inspector and should encourage awareness that increased vigilance is warranted and that recommendations for the reduction of unfavourable conditions that increase the chances of termite activity must be strictly observed. It is strongly recommended that a comprehensive timber pest inspection by a qualified timber pest inspector is under-taken every 6-12 months (or more frequently if specified in the report). Regular inspections DO NOT prevent timber pest attack. Regular inspections increase the chance of the early detection of timber pest activity thereby limiting the structural damage that may occur. The overall degree of risk of Timber Pest Infestation cited in this report is a subjective assessment by the inspector at the time of the inspection, taking into account many factors which include, but are not limited to, location and proximity to bushland and trees and/or other timber structures, evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack, such as timbers in contact with soil, inaccessible areas, slab on ground construction, or other factors that, in the inspector's opinion, raise the risk of future timber pest attack.

A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees and stumps on the property with a diameter in excess of 100mm have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

RESOURCE LIBRARY

Where reference is made to the Residential Reports Resource library, [you may access this content by clicking here.](#)

ENERGY EFFICIENCY RATING FACT SHEET

QUICK FACTS

- Sellers of residential properties are required to provide an Energy Efficiency Rating (EER) to potential buyers. (This is known as mandatory energy efficiency disclosure.)
- The EER forms part of the Sale Contract and must be published in all advertising material.
- The EER rating system uses computer simulations to assess the potential thermal comfort of your home.
- The more stars, the less likely the occupants need cooling or heating to stay comfortable.
- The ACT Government has two systems in place for Energy Ratings:

One is for established homes
(1st Generation Software)

One is for new homes
(2nd Generation Software)

Residential Reports (and all other companies preparing reports for the sale of a property on an existing Canberra home that has been previously occupied) are required to use 1st Generation Software.

- The consumption of energy in the home for heating, cooling, hot water or lighting and other appliances IS NOT considered in the application of 1st generation software when calculating the EER rating.
- Many aspects of solar passive designs are also not able to be accounted for in 1st Generation Software.

WHAT IS RATED?

The rating is dependent on:

- Layout of the home
- Construction of its roof, walls, windows and floor
- Wall, floor and ceiling insulations
- Orientation of windows and shading of the sun's path and local breezes
- Influence of the local climate

WHY IS THERE A DISCREPANCY BETWEEN MY OLD EER AND MY NEW EER?

- Increasingly, in a number of circumstances particularly where new homes have been rated using 2nd generation software and are now being offered for sale where the rating must be conducted using 1st generation software, there can be a significant variation between the two ratings:

1st generation software rates to 6 stars

2nd generation software may rate up to 10 stars

- ACT Legislation currently PROHIBITS Inspectors from assuming insulation values which may have been the case previously. Documented proof or visual sighting is now required to verify the existence and rating of insulation.

Your Energy Rating is calculated using software approved by the ACT Government.



CGU Professional Risks Insurance
Level 7, 181 William Street, Melbourne Vic 3000
GPO Box 4609, Melbourne Vic 3001
T 03 9601 8222 F 03 9602 5255

Certificate of Currency

- Policy Number** BP20200022
- Item 1 The Insured:** Residential Reports Pty Ltd
- Item 2 Address:** 35 Poynton Street
HUGHES ACT 2605
- Item 3 Professional Services covered by this policy:**
Pre Purchase Building Inspections (AS4349.1)
Special Purpose Building Inspections
Energy Rating Reports
Urban Pest Management
Termite Management including inspections - existing buildings and structures (AS3680.2)
Timber Pest Inspections (AS4349.3)
- Item 4 Description of the Policy:** Professional Indemnity & Broadform Liability (CGU PIB 03-17)
- Item 5 Period of Insurance:** From 20/07/2025 To 4.00 pm on 20/07/2026
- Item 6 Particulars of Risk:**
Civil Liability Professional Indemnity
6.1 The Policy Limit is \$5,000,000 which includes all policy sections
6.2 The Policy Excess is \$20,000
6.3 The Retroactive Date is 20/07/2020

Public Liability
6.4 Sum Insured \$20,000,000
6.5 Excess \$2,500
- Date and Place of Issue** 21/07/2025 Melbourne, Victoria


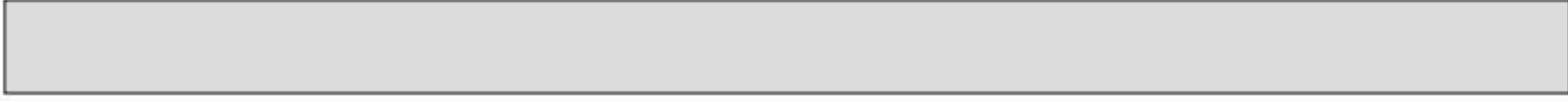
Signed for and on behalf of Insurance Australia Limited ABN 11 000 016 722

Najibi Bisso, Manager

This Certificate of Currency indicates policy cover effective as at the date of issue only

IMPROVING YOUR RATING

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

	POOR			AVERAGE				GOOD			V. GOOD	
Star Rating	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★★	★★★★★★★★★		
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	-49											
Potential	32											

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 added wall insulation	R 2.5	45
Change added floor insulation	R 2.5	11
Change glass to Double Glazing	100 %	10
Change curtain to	Heavy Drapes & Pelmet	15

FirstRate Mode
Climate: 24

RATING SUMMARY for: Block 23, Section 9, 80 Dalley Crescent, Latham

Assessor's Name: Lindsay Collison

Feature	Points					
	Winter	Summer	Total			
CEILING	5	1	6			
Surface Area: 0 Insulation: 6						
WALL	-44	0	-44			
Surface Area: -21 Insulation: -22 Mass: 0						
FLOOR	-4	0	-4			
Surface Area: 0 Insulation: -6 Mass: 2						
AIR LEAKAGE (Percentage of score shown for each element)	7	0	6			
Fire Place 0 % Vented Skylights 0 %						
Fixed Vents 0 % Windows 38 %						
Exhaust Fans 8 % Doors 38 %						
Down Lights 0 % Gaps (around frames) 15 %						
DESIGN FEATURES	0	1	1			
Cross Ventilation 1						
ROOF GLAZING	0	0	-1			
Winter Gain 0 Winter Loss -1						
WINDOWS	-14	-10	-24			
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
NE	11	9%	-19	19	-3	-3
SE	1	1%	-1	1	0	-1
SW	14	12%	-20	10	-7	-18
NW	6	5%	-12	9	0	-3
Total	32	27%	-52	38	-10	-24

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

The contribution of heavyweight materials to the window score is -1 points

		Winter	Summer	Total
RATING	★ ☆	-51	-9	-49*

* includes 11 points from Area Adjustment

Detailed House Data

House Details

ClientName Phillip McDonald
 HouseTitle Block 23, Section 9
 StreetAddress 80 Dalley Crescent
 Suburb Latham
 Postcode 2615
 AssessorName Lindsay Collison
 FileCreated 06-02-2026
 Comments

Climate Details

State
 Town Canberra
 Postcode 2600
 Zone 24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	Float Timb	R0.0	20.6m ²
2	Timber	Enclosed	No	No	No	No	R0.0	67.5m ²
3	Timber	Enclosed	No	No	No	Carp	R0.0	42.0m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R0.0	41.6m	2.5m
2	Brick Veneer	No	R0.0	13.3m	2.6m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	No	R4.0	130.1m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	SW	2.1m	2.7m	No	SG	TIMB	HD	Yes	0.6m	0.6m	0.2m
2	SW	2.1m	0.5m	No	SG	TIMB	OW	No	0.6m	0.6m	0.2m
3	SW	2.1m	1.8m	No	SG	TIMB	HD	Yes	0.6m	0.6m	0.2m
4	SW	2.1m	1.8m	No	SG	TIMB	HD	Yes	0.6m	0.6m	0.2m
5	NW	0.8m	0.6m	Yes	SGT	ALSTD	OW	No	0.6m	0.6m	1.5m
6	NE	1.2m	1.5m	No	SG	ALSTD	HD	No	0.6m	0.6m	0.2m
7	NE	0.7m	1.2m	Yes	SGT	ALSTD	NC	No	0.6m	0.6m	0.2m
8	NE	1.0m	0.6m	Yes	SG	TIMB	NC	No	0.6m	0.6m	0.2m
9	NE	2.1m	1.8m	No	SG	ALSTD	HD	No	4.7m	0.6m	0.2m
10	NE	1.0m	1.5m	No	SG	ALSTD	OW	No	4.7m	0.6m	0.2m
11	NW	2.1m	2.8m	No	SG	ALSTD	HD	No	6.3m	0.6m	0.2m
12	NE	1.2m	1.8m	No	SG	ALSTD	HD	No	0.6m	0.6m	0.8m
13	SE	0.4m	1.7m	No	SG	ALSTD	NC	No	0.6m	0.6m	0.4m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
1	SW	2.1m	2.7m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.6m	3.2m
2	SW	2.1m	0.5m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.6m	0.0m
7	NE	0.7m	1.2m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	4.1m	6.7m
8	NE	1.0m	0.6m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	4.1m	5.9m
9	NE	2.1m	1.8m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	4.1m	2.6m
10	NE	1.0m	1.5m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	4.1m	0.2m

11 NW 2.1m 2.8m 0.0m 0.0m 0.0m 0.0m 10.0m 0.6m 0.0m 0.0m

Sky Light Details

<u>ID</u>	<u>Dir</u>	<u>Tilt</u>	<u>Type</u>	<u>Shade</u>	<u>Utility</u>	<u>Width</u>	<u>Length</u>
1	NE	15 degrees	Double Opal	No	No	0.8m	0.6m

Zoning Details

Is there Cross Flow Ventilation ? Good

Air Leakage Details

Location Suburban
 Is there More than One Storey ? No
 Is the Entry open to the Living Area ? No
 Area of Heavyweight Mass 0m²
 Area of Lightweight Mass 0m²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	1	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	3
External Doors	0	1

Unflued Gas Heaters 0
 Percentage of Windows Sealed 98%
 Windows - Average Gap Small
 External Doors - Average Gap Small
 Gaps & Cracks Sealed Yes

Rater Comments

House Details

ClientName	Phillip McDonald
HouseTitle	Block 23, Section 9
StreetAddress	80 Dalley Crescent
Suburb	Latham
Postcode	2615
AssessorName	Lindsay Collison
FileCreated	06-02-2026

Rater Comments

MEASUREMENTS USED IN THIS ASSESSMENT

The Energy Rating recorded in this assessment is determined by assessing many elements of the structure and interior treatments including window and floor coverings. The area of external walls and windows, ceiling and floors are part of the assessment.

Some measurements used in this assessment may be nominal. Every effort is made by the assessor to accurately calculate the dimensions of property. However, often accurate and comprehensive plans indicating all dimensions of an existing property, particularly following alterations and extensions are not always available. The reader of this report should not rely on the accuracy of any dimensions used when making critical decisions relating to those dimensions. The assessor will not accept any liability should any discrepancy be revealed.

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's' will take into account windows that already have Heavy Drapes and Pelmet's 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, it will be possible to install floor insulation.

DOOR SEALS AND WEATHER STRIPS

A wooden framed door is only considered to be sealed when a draft extruding device is fitted to the bottom of the door AND sealing tape or felt is fitting to the timber frame around the door opening.

WINDOW GLAZING RATIOS

Glazing areas in one direction greater than 25% of the nett conditioned floor area will reduce the Energy Efficiency Rating.

For any incomplete approvals please email acbuildingconveyance@act.gov.au for further information on how to complete.

Drainage Plan Number: 19624

Survey: Y (1)

Comments:



CONVEYANCING PART 2

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

- | | <u>Yes</u> | <u>No</u> |
|---|--------------------------|-------------------------------------|
| 1. (a) Is this a government or ex government house? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) If yes, is there a building file with approvals on it? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Is there any record of incomplete building work on the building file?
If yes - file copies attached | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

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: Development Approval plans will not be included in this report (We do not receive Development Approval Plans unless they are part of a Building Approval in which case they become Building Approval Plans), if development approval was granted you can request copies of the Development Approval plans from ACEPDcustomerservices@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: Kayne	Cost of application: \$ 144.79	Date completed:	04/02/2026

SOLOMON WELLS & ASSOCIATES
REGISTERED SURVEYORS

34 BOUGAINVILLE STREET
MANUKA, A.C.T. 2603



27565
M29/3/72
TELEPHONE 95 9468
PRIVATE 49 7741
95 9142

P.O. Box 277
MANUKA, A.C.T. 2603

29th March, 1972.

Ref: 8254.

The Manager,
Fairlane Construction Pty. Ltd.,
22, Patey Street,
CAMPBELL, A.C.T.

Dear Sir,

I have surveyed Block 23, Section 9, Division of LATHAM in the Canberra City District, Australian Capital Territory as delineated on Deposited Plan No. containing an area of 35 perches more or less and having a frontage of 69.04 feet to Dalley Crescent, such being shown by red edging on the sketch plan endorsed hereon.

Upon this land stands a residence in the course of erection to be known as No. 80 Dalley Crescent, The sketch shows the position of the residence relative to the boundaries.

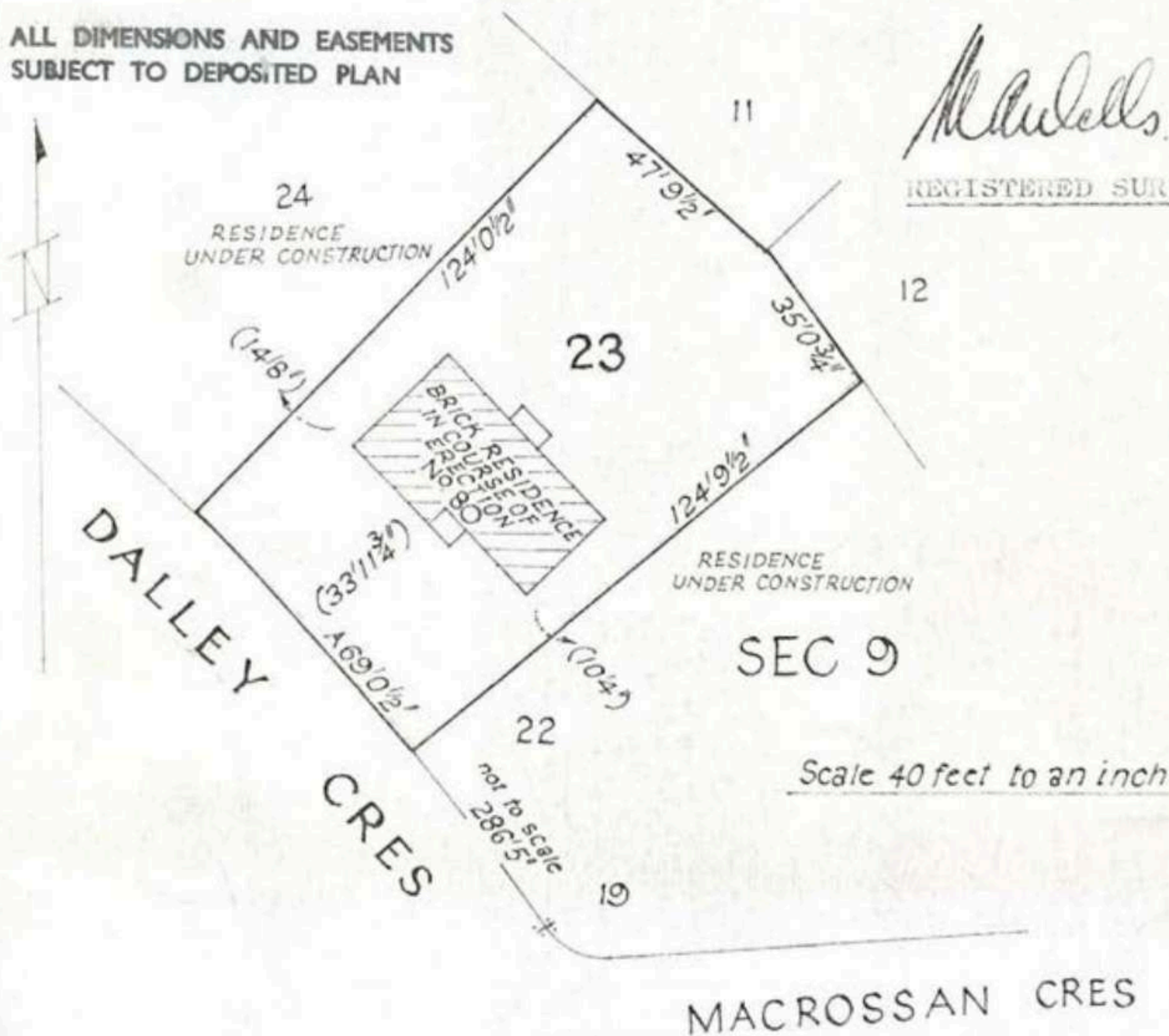
The residence is being erected wholly within the boundaries of the land.

At present the land is unfenced.

There are no encroachments by or upon the subject land.

Yours faithfully,

NOTE: ALL DIMENSIONS AND EASEMENTS
SUBJECT TO DEPOSITED PLAN



M. Wells
REGISTERED SURVEYOR.

AUSTRALIAN CAPITAL TERRITORY
Building Ordinance 1964 (as amended)

N^o 7779

CERTIFICATE AS TO FITNESS FOR OCCUPANCY AND USE

Plan Number(s) 27565	Permit Holder K. KLEMMER
	Lessee MERCANTILE CREDITS LTD

I certify that a **BRICK VENEER RESIDENCE**

on Block **23** of Section **9** at **LATHAM**

is fit for occupancy and use.

11, 7, 72

[Signature]
Deputy Proper Authority

198317/1

White - original
 Pink - office copy
 Green - information copy
 Gold - information copy

OFFICE COPY

Building Branch
Department of the Interior
BL1/8 (1971)

S/2

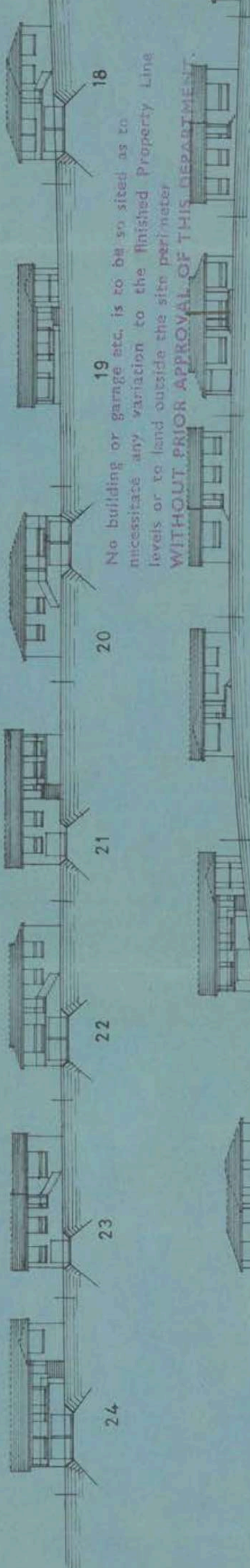
19 No building or garage etc. is to be sited as to necessitate any variation to the finished Property Line levels or to land outside the site perimeter WITHOUT PRIOR APPROVAL OF THIS DEPARTMENT.

14 A check survey is to be lodged at the Building Section and no work on this project is to proceed above ground level without prior approval.

BUILDINGS DESIGN AND SITING
ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED FEB 1972
DELEGATE
1850 NATIONAL CAPITAL
DEVELOPMENT COMMISSION

SITE PLAN

9

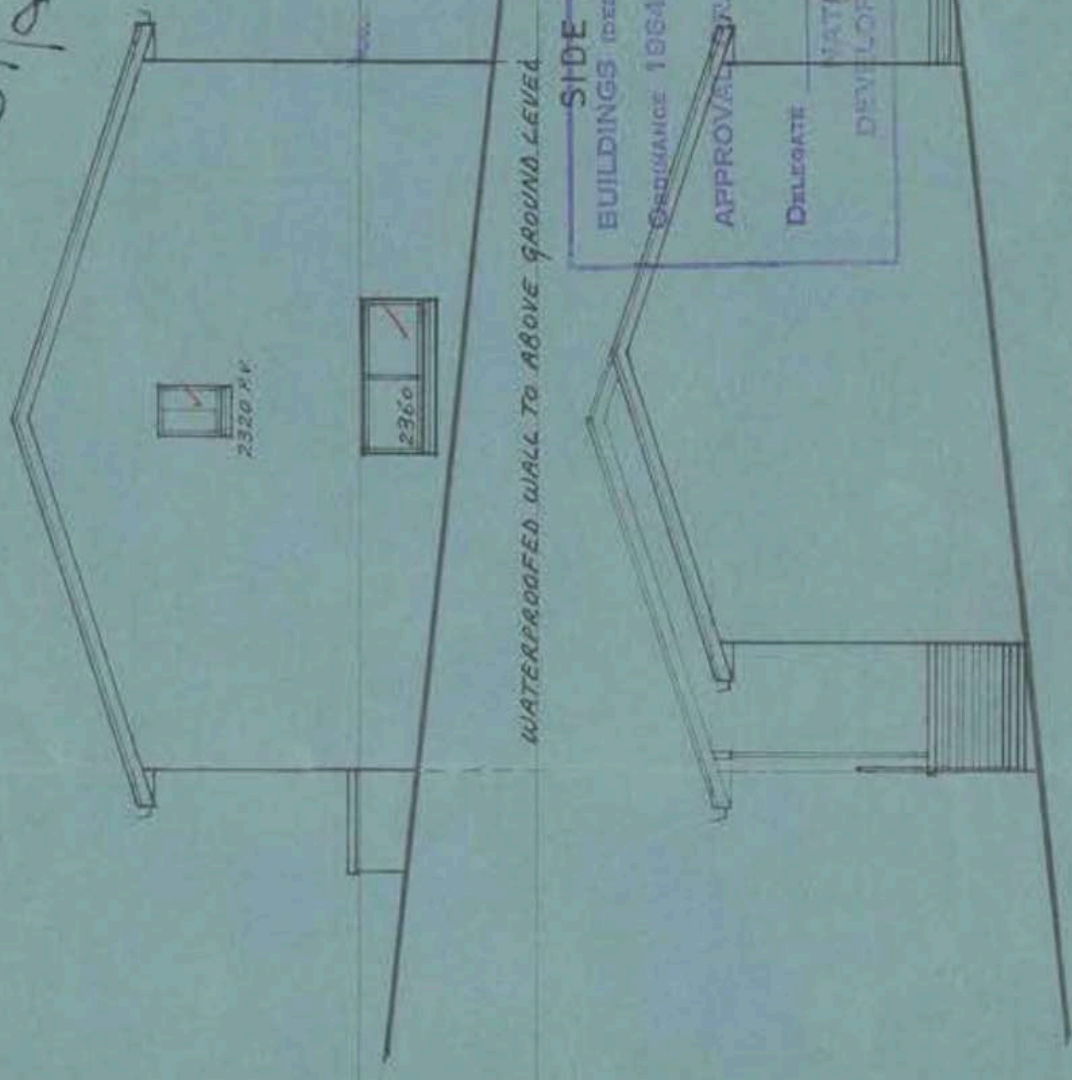


SCHEDULE		BLOCKS: 10 to 24		SERVIAN: 9		LATHAM	
10	GOULBURN CREAM	11	TAN BARTEX	12	CREAM CREAM	13	MANG. BARTEX
11	GOULBURN CREAM	12	TAN BARTEX	13	CREAM CREAM	14	GOULBURN WIRE CUT
12	GOULBURN CREAM	13	TAN BARTEX	14	CREAM CREAM	15	GOULBURN WIRE CUT
13	GOULBURN CREAM	14	TAN BARTEX	15	CREAM CREAM	16	GOULBURN WIRE CUT
14	GOULBURN CREAM	15	TAN BARTEX	16	CREAM CREAM	17	GOULBURN WIRE CUT
15	GOULBURN CREAM	16	TAN BARTEX	17	CREAM CREAM	18	GOULBURN WIRE CUT
16	GOULBURN CREAM	17	TAN BARTEX	18	CREAM CREAM	19	GOULBURN WIRE CUT
17	GOULBURN CREAM	18	TAN BARTEX	19	CREAM CREAM	20	GOULBURN WIRE CUT
18	GOULBURN CREAM	19	TAN BARTEX	20	CREAM CREAM	21	GOULBURN WIRE CUT
19	GOULBURN CREAM	20	TAN BARTEX	21	CREAM CREAM	22	GOULBURN WIRE CUT
20	GOULBURN CREAM	21	TAN BARTEX	22	CREAM CREAM	23	GOULBURN WIRE CUT
21	GOULBURN CREAM	22	TAN BARTEX	23	CREAM CREAM	24	GOULBURN WIRE CUT
22	GOULBURN CREAM	23	TAN BARTEX	24	CREAM CREAM		
23	GOULBURN CREAM						
24	GOULBURN CREAM						

MERCANTILE CREDITS LTD.
Cinema Centre Suite 17
Tel. 491266
GROUP HOUSING PROJECT
REMARKS:
SCALE: 1/4" = 40'
DATE: JAN. 1972
DRAWN: Carl Ostlym

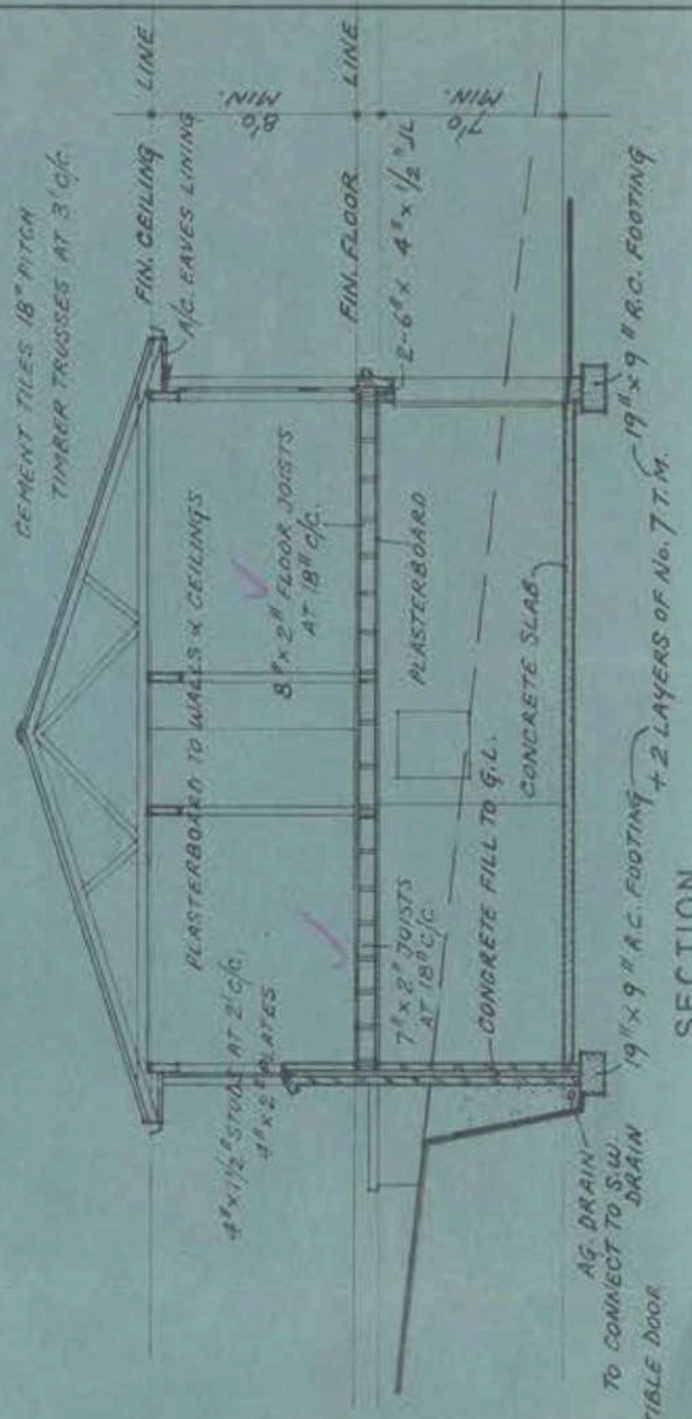
51/2
 PLANNING NO. 275665
 DEPT. OF INTERIOR
 BUILDING BRANCH

RECEIVED
 -7 FEB 1972

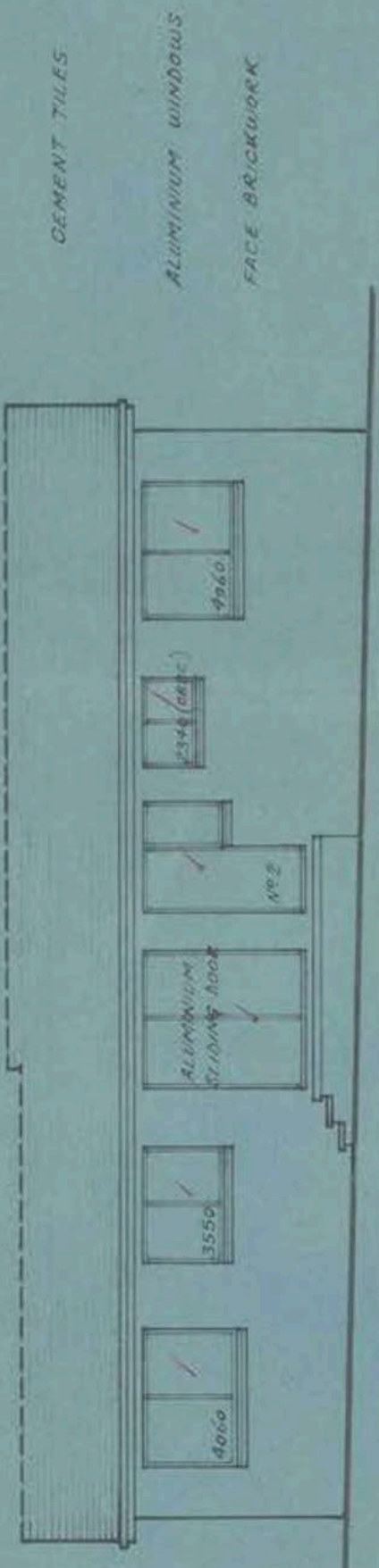


SIDE ELEVATION
 (DESIGN AND FITTING)
 ORDINANCE 1964 AS AMENDED
 APPROVED FEB. 1972
 APPROVAL STAMPED
 DELICATE NATIONAL CAPITAL
 DEVELOPMENT COMMISSION

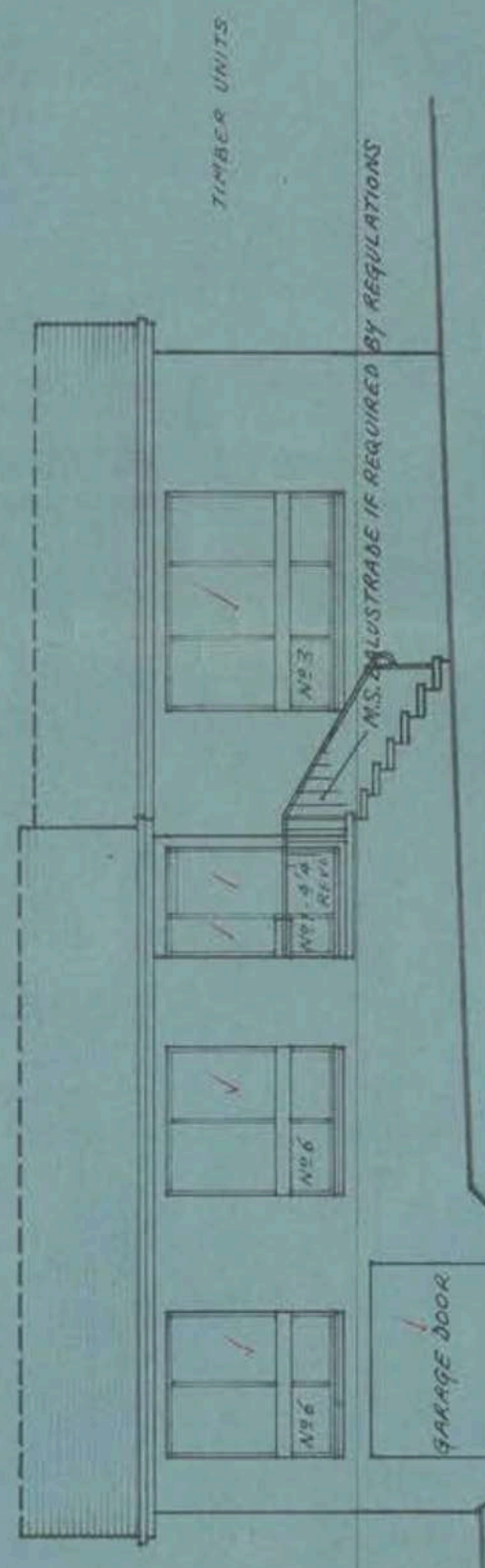
SIDE ELEVATION



SECTION

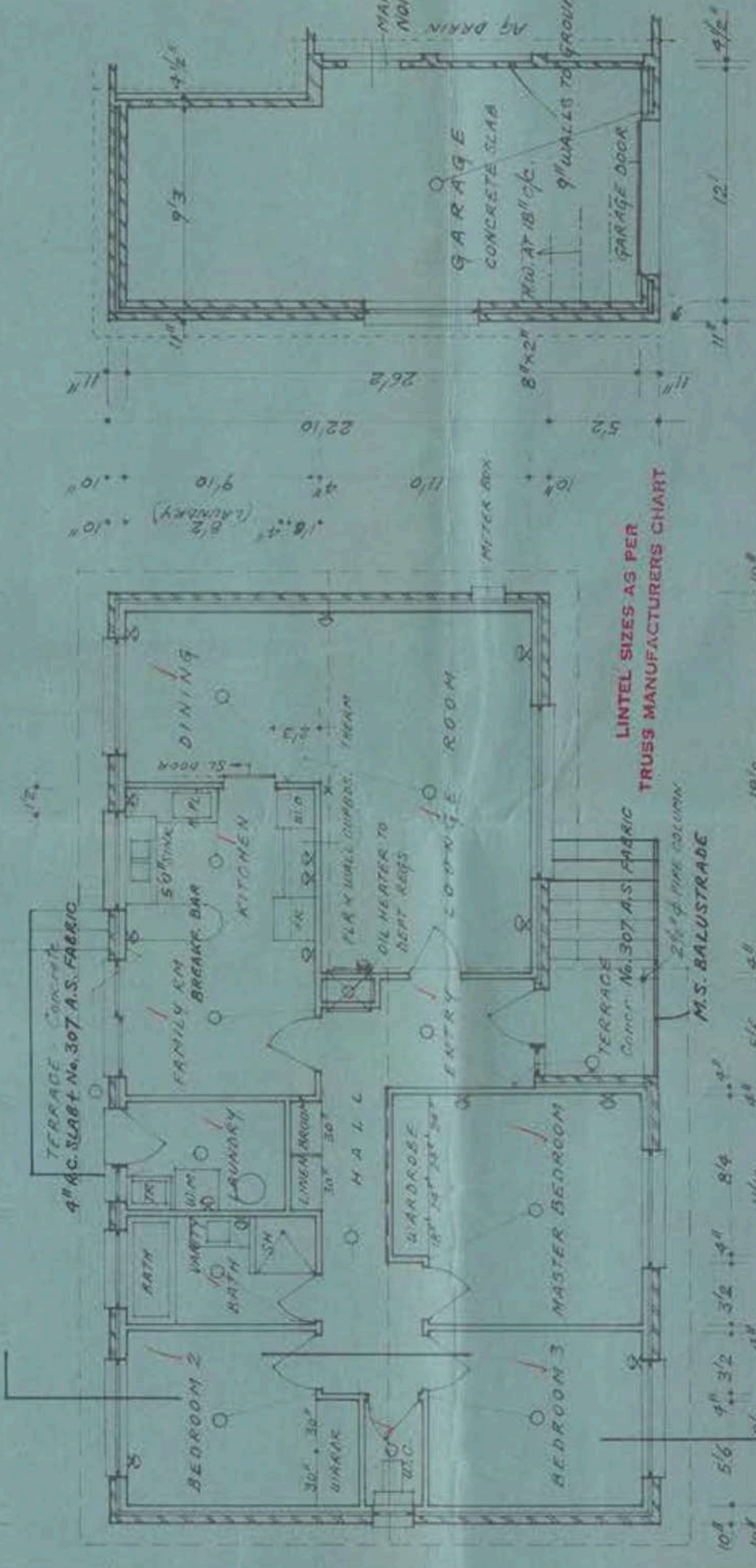


REAR ELEVATION

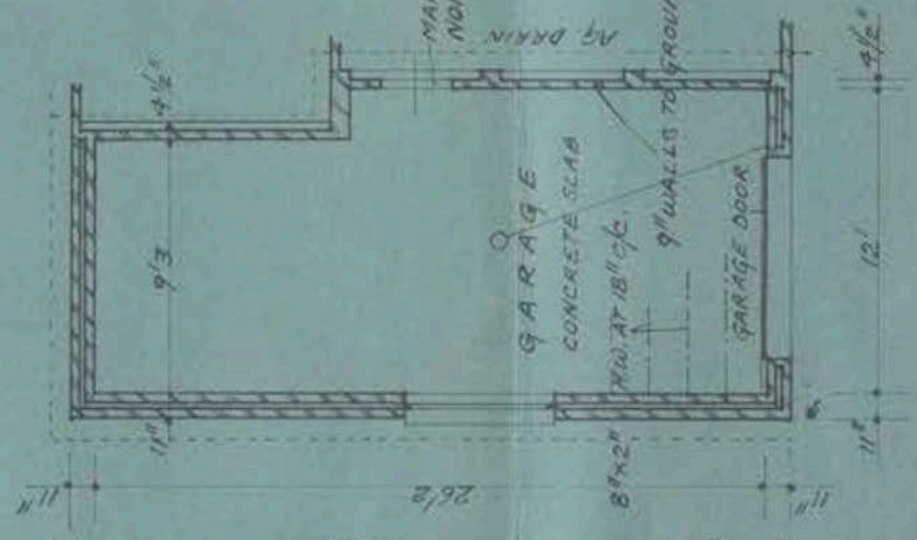


FRONT ELEVATION

PROVIDE SURFACE DRAINAGE
 & CONNECT TO S.W. DRAIN
 10' VIA GULLY



FLOOR PLAN



GARAGE PLAN

MERCANTILE CREDITS LTD.	
PERFECTION HOMES Cinema Centre - Suite 17 TEL. 491246	BLOCK: 23 SECTION: 9
BRICK VENEER RESIDENCE	LATHAM
REMARKS:	SCALE: 1/8" = 1'-0" DATE: FEBR. 1972 DRAWN: Carl Dslym

CLIFTON - RG.

Residence 12.14 Sq.
 Garage 2.90 Sq.

5-5

Department of the Capital Territory
Building Section

Australian Capital Territory
Building Ordinance 1972-74
(Part V)

CERTIFICATE OF FITNESS
(CLASS 1 AND X OCCUPANCY ONLY)

BL1/8(9/75)

It is hereby certified that the building consisting of.....

RETAINING WALLS.....

..... situated on

Block	Section	Division
23	9	LATHAM
or situated at		

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.

2756S/A

Type of construction*	Class of occupancy*	Number of storeys
		1
Permit no.	Name of permit holder	
1870	R C MC MAHON	

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

No

3142

R C Mc Mahon

Deputy Building Controller

6/11/78

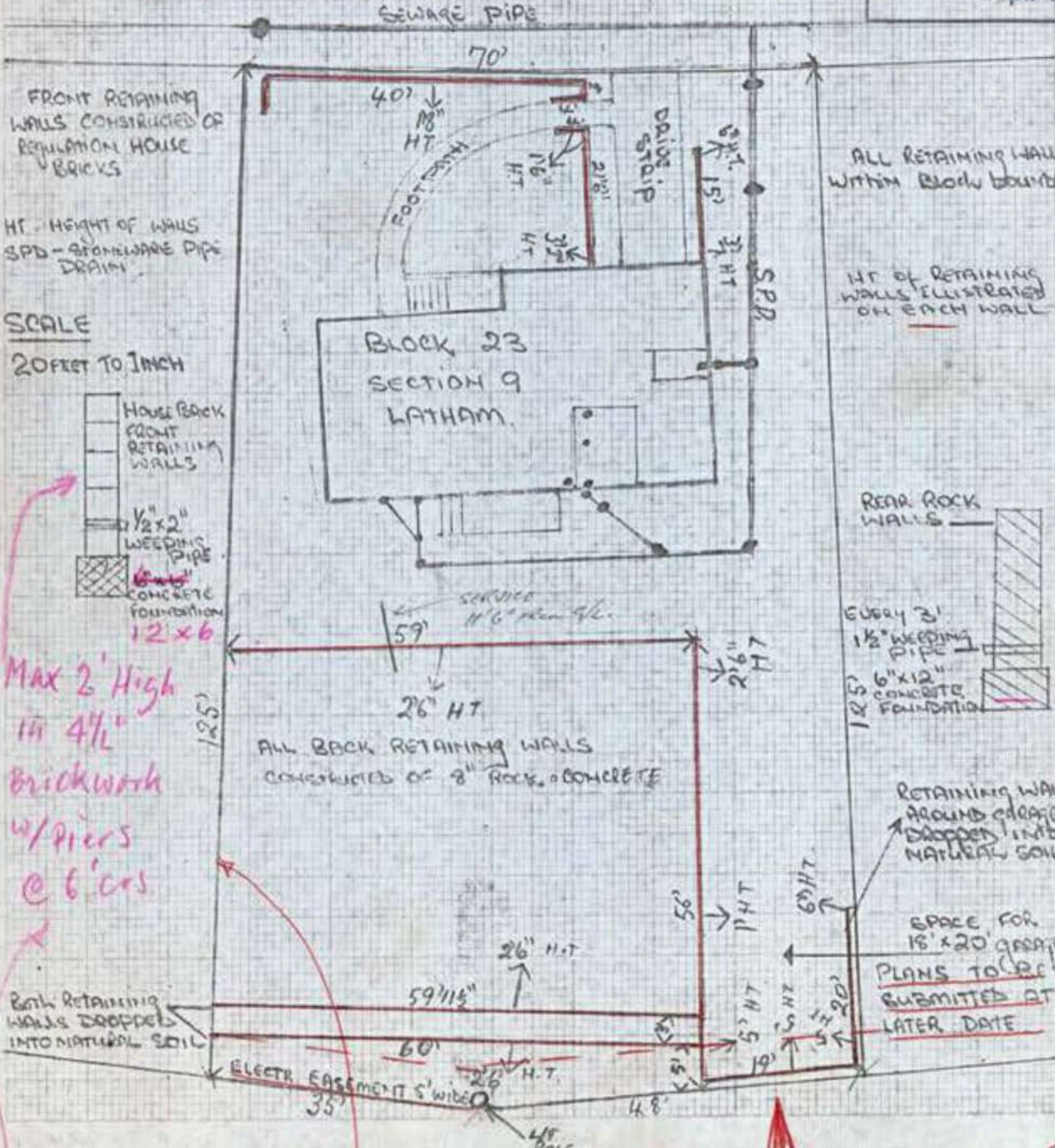
27.11.72

C.J. RC M. NATIONAL
80 DALLEY CRES
Plans File No. 27565/A

DALLEY CRES LATHAM.

Received Building Section
29 NOV 1972
Dept. of Interior

S1/2



Max 2' High in 4 1/2" brickwork w/ piers @ 6' c/s

19" Brickwork up to 4'-0" on 17x9 Footing w/ No 7 TM.

Submit details of retention of this boundary

NOTE.

Garage to be sited clear of elec. easement above

No part of wall or footing to encroach on boundary.

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL

EXAMINED BY

[Signature] 15.12.72
ENGINEER FOR WATER SUPPLY AND SEWERAGE

[Signature] 21.12.72
ELECTRICAL ENGINEER

[Signature] 11.12.72
STRUCTURAL ENGINEER

ARCHITECT 1 / 19

[Signature] 2.1.73
SENIOR TECHNICAL OFFICER

[Signature] 2.1.73
DEPUTY BUILDING CONTROLLER

SUBJECT TO THE AMENDMENTS BEING AGREED TO BY THE APPLICANT.

BUILDINGS (DESIGN AND SITING)
ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED 5 DEC 1972
DELEGATE *[Signature]*
NATIONAL CAPITAL DEVELOPMENT COMMISSION

54

Department of the Capital Territory
Building Section

Australian Capital Territory
Building Ordinance 1972-74
(Part V)

CERTIFICATE OF FITNESS

(CLASS 1 AND X OCCUPANCY ONLY)

BL1 / 8(9/75)

BRICK GARAGE

It is hereby certified that the building consisting of

..... situated on 5

Block 23	Section 9	Division LATHAM
or situated at		

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.

27565/B

Type of construction*	Class of occupancy*	Number of storeys
Permit no. 19800	Name of permit holder C. J. Mc MAHON	

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

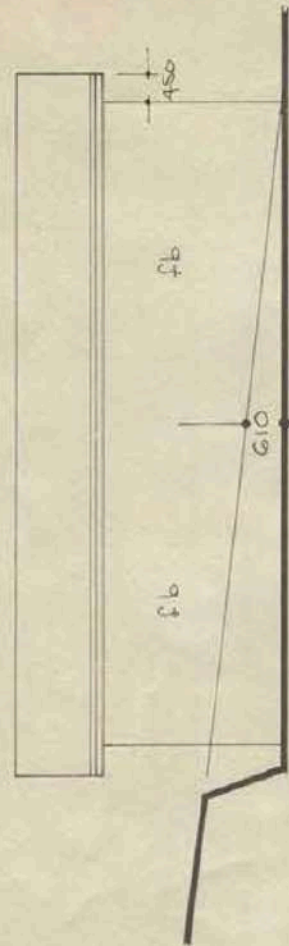
No

3141

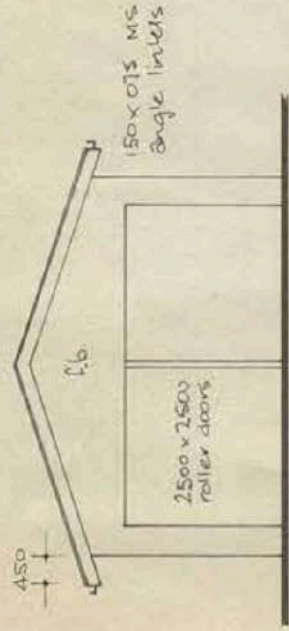
C. J. Mc MAHON
Deputy Building Controller

6/1/78

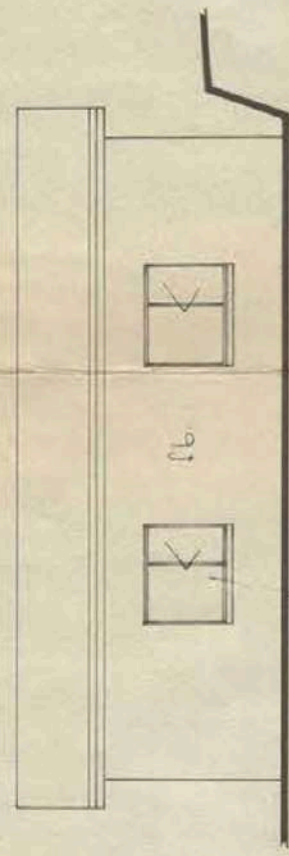
PLANS REF. NO. 27565/B
 Received Building Section
 17 NOV 1976 S/17
 Dept. of the Capital Territory



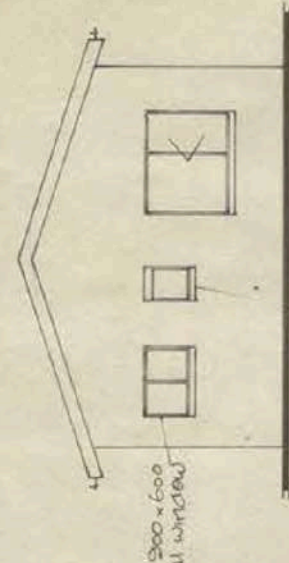
Side View A



Front View



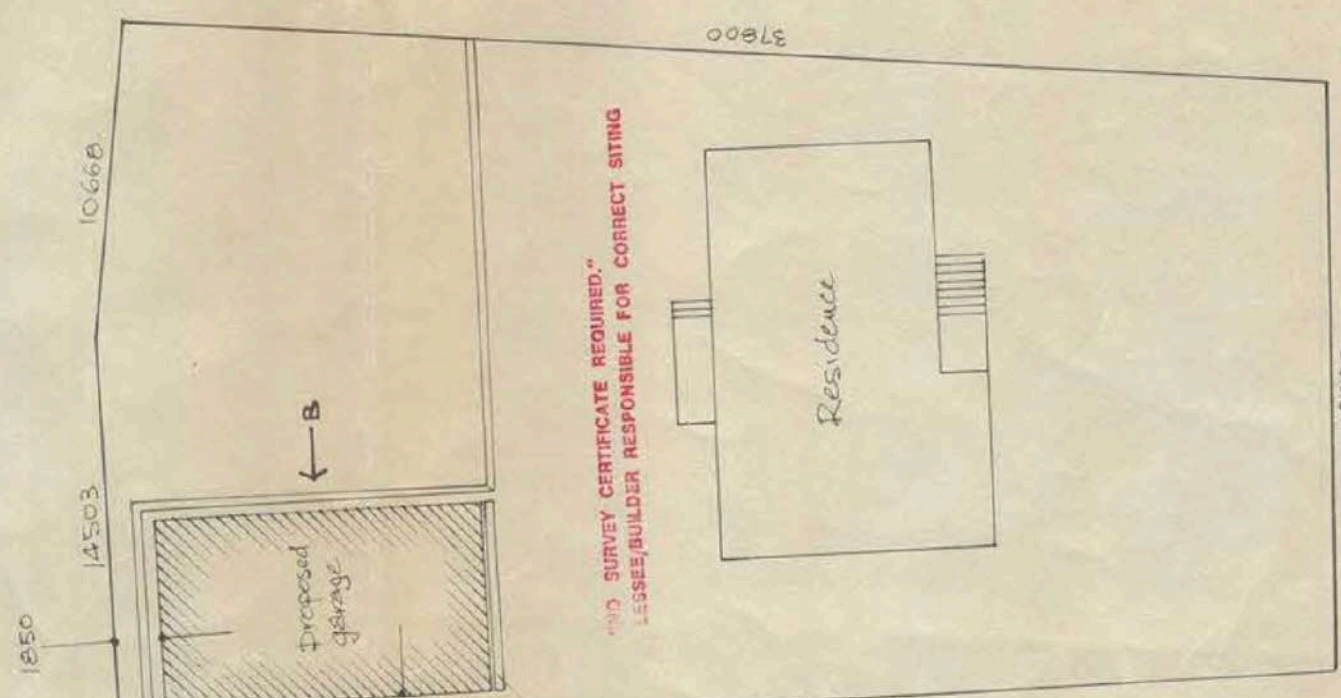
Side View B



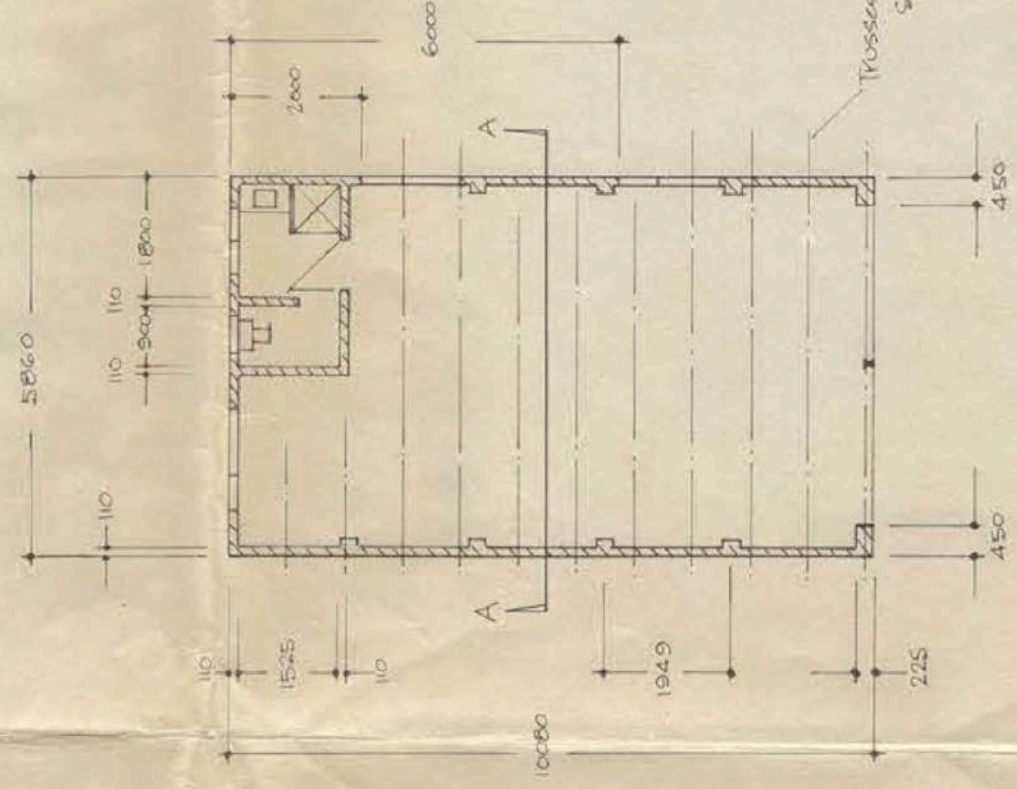
Rear View

Building to be constructed in accordance with the Building Rules 1974.
 All materials and equipment to be certified by the relevant authorities before use. Any variation to the above specifications should be indicated in writing with Lathams Section 422(74).

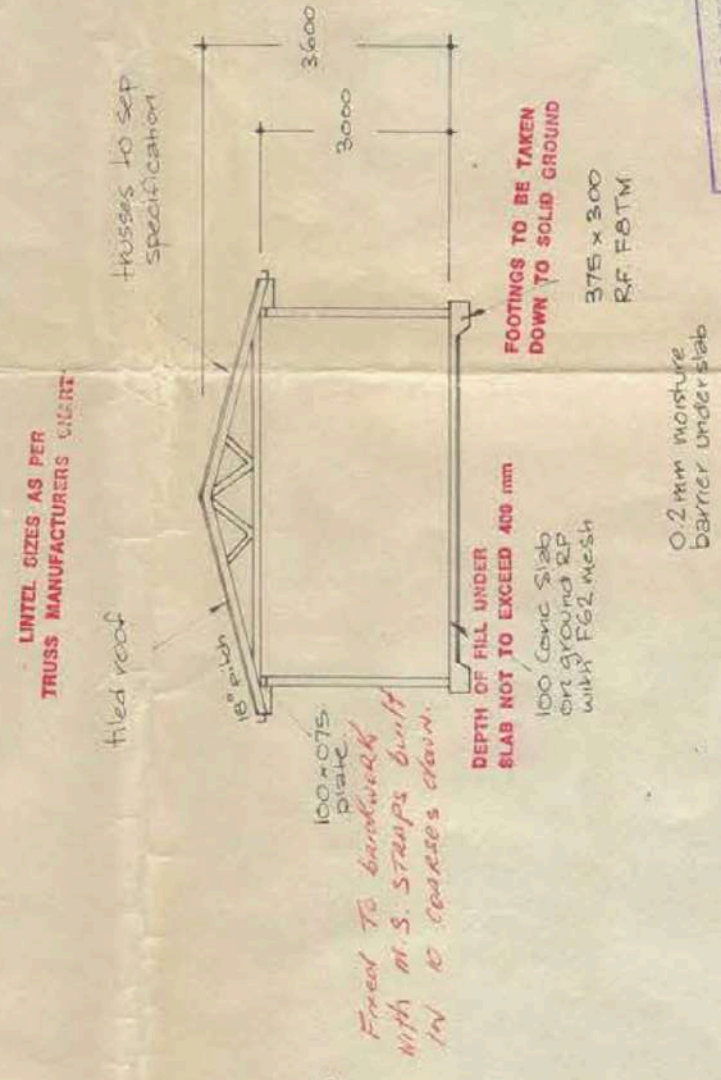
- Single Power Point
- ⊗ Double Power Point
- Lights



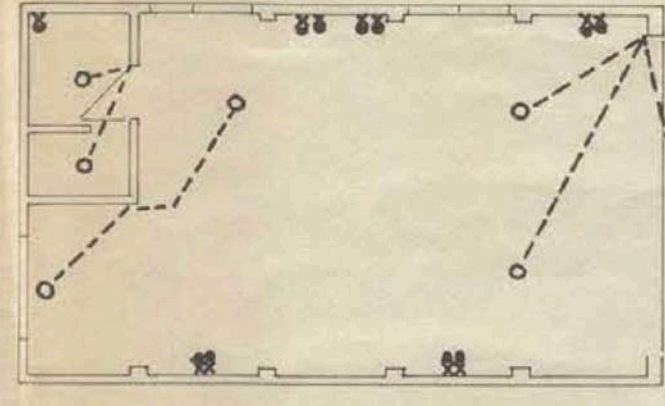
Site Plan
 Scale 1:200



Floor Plan



Section AA



Electrical Plan

BUILDINGS (1975) ACT AND REGULATIONS
 ORDINANCE 15, 16, 17, 18, 19, 20
 APPROVED
 - 8 DEC 1976
 DELEGATE
 MAYOR
 DEVELOPMENT
 SECTION

PROPOSED DOUBLE GARAGE FOR MR & MRS C J McMAHON		BLOCK	23	SCALE	1:100 or as indicated
		SECTION	S	AREA	59.06 M ²
		LATHAM		DRAWN	A.C.



CERTIFICATE OF OCCUPANCY OR USE

Pursuant to Part V of the Building Ordinance 1972, the building consisting of -
BRICK VENEER ADDITIONS TO RESIDENCE

situated at -

Block 23	Section 9	Division LATHAM
or situated at		

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

Approved plan nos 27565/k		
Type of construction* 5	Class of occupancy* 1	(*As defined in the Building Manual A.C.T.)
Permit no. 22891	Name of permit holder K. Meier	

ENDORSEMENTS:

.....

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.....

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.....

.....

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 Ordinance) relating to the building work nor does it authorise the use of the land contrary to a provision, covenant or condition of lease.

Nº 003887

.....
Deputy Building Controller



82

CERTIFICATE OF OCCUPANCY OR USE

Pursuant to Part V of the Building Ordinance 1972, the building consisting of:

Fireplace and Hearth.

situated at

Block <i>23</i>	Section <i>9</i>	Division <i>Latham</i>
or situated at		

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

Approved plan Nos. <i>27565/P.</i>		
Type of construction* <i>5</i>	Class of occupancy* <i>1</i>	(* as defined in the Building Manual A.C.T.)
Permit No. <i>75938</i>	Name of permit holder <i>Burning Log Fireplace Pty Ltd</i>	

Endorsements

.....

.....

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.....

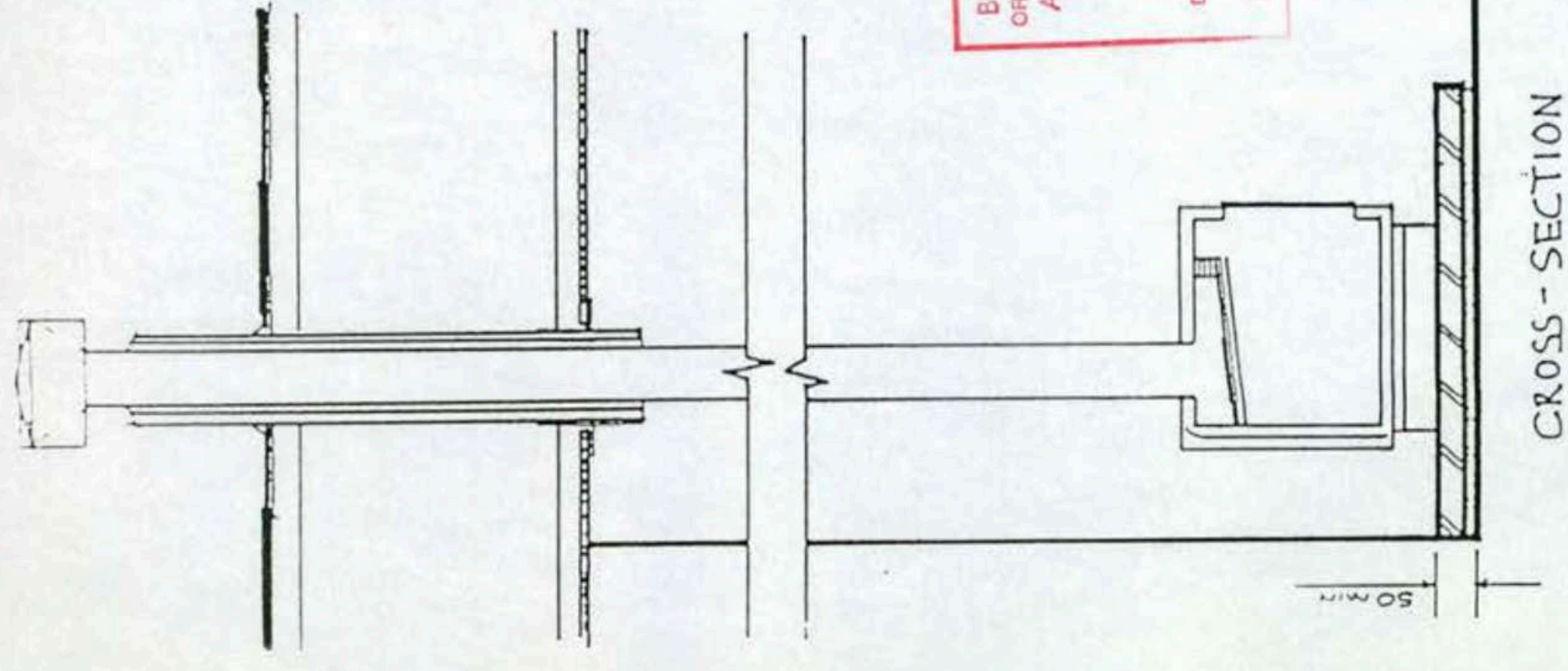
The issue of this Certificate does not affect the liability of a person to comply with the provisions of a law of the Territory (including the Building Ordinance) relating to the building work nor does it authorise the use of the land contrary to a provision, covenant or condition of lease.

47452

[Signature] *12, 8, 85*
 Deputy Building Controller date

SEE OVERLEAF

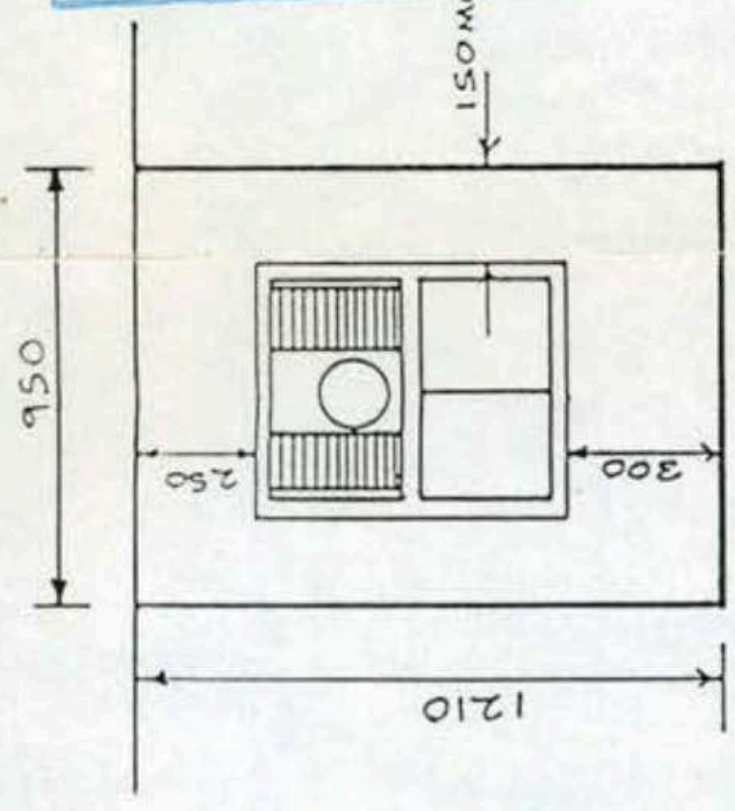
EXTERNAL FINISH TO MATCH EXISTING



CROSS - SECTION

- MANUF. STANDARD ROOF KIT
- LEAD FLASHING
- EXISTING TILE ROOF CONST.
- MANUF. STANDARD TRIPLE FLUE
- EXISTING GYROCK CEILING - 2400
- BLACK CEILING DUCT CEILING RING
- MANUF. STANDARD SINGLE SKIN FLUE

BUILDINGS (DESIGN AND SITING) ORDER NO. 1884 AS PER ORDER APPROVED FOR CONSTRUCTION
 -9 JUL 1985
 NATIONAL CAPITAL DEVELOPMENT COMMISSION



PLAN

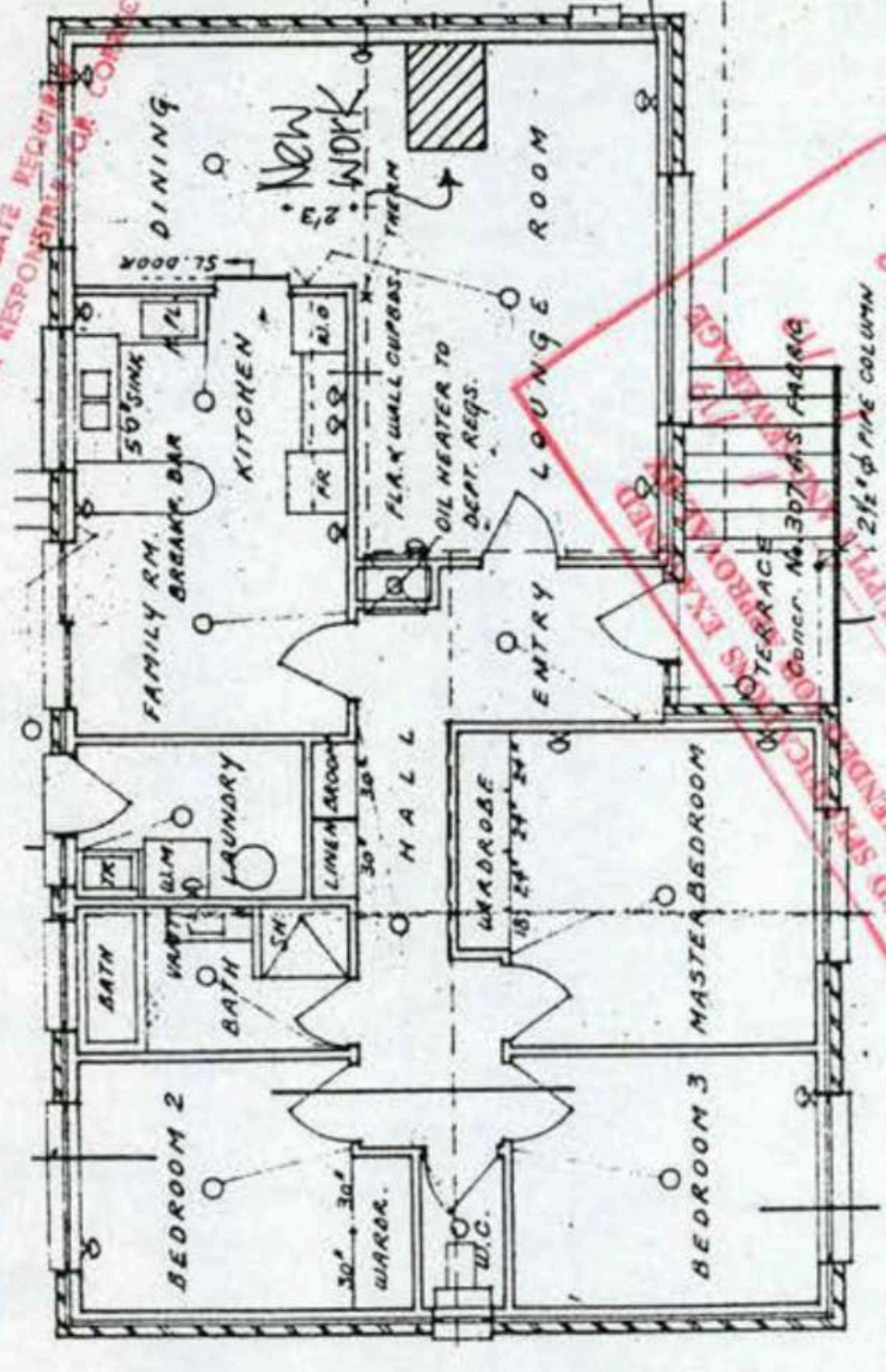
BUILDING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS THE BUILDING MANUAL ACT, THE NOTATIONS MADE ON THE PLANS AND ANY MATTERS SPECIFIED ON THE BUILDING PERMIT. THE APPROVAL OF PLANS OR THE GRANT OF A BUILDING PERMIT DOES NOT AFFECT THE OPERATION OF ANY OTHER LAW IN THE TERRITORY, NOR DOES IT AUTHORISE THE USE OF THE LAND CONTRARY TO A PROVISION, COVENANT OR CONDITION OF LEASE.

MODIFICATIONS IF APPLICABLE

PLANS/FILE No. 278651
 Received Building Section
 17 JUN 1985
 Dept. Territories & Local Government

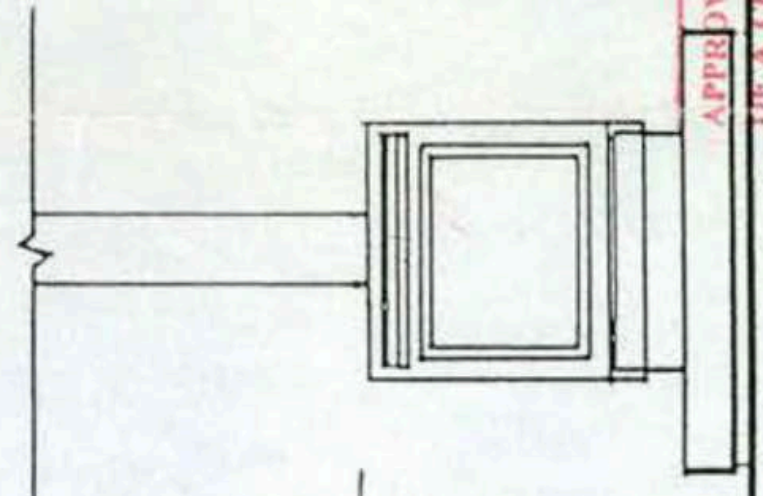
2/5

NO SURVEY CERTIFICATE REQUIRED
 LESSEE/BUILDER RESPONSIBLE FOR CORRECT SITING



LOCATION PLAN

PLANS AND SPECIFICATIONS EXAMINED AND APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS "D" LICENCE.
 CLASS OF OCCUPANCY: RESIDENCE I
 OUTBUILDINGS X
 JUL 10 1985
 MR. [Signature]



ELEVATION

- BRICK HEARTH 12mm AC SHEET
- EXISTING TIMBER FLOOR CONST.

MATERIALS
AC SHEET
BRICKS
MORTAR

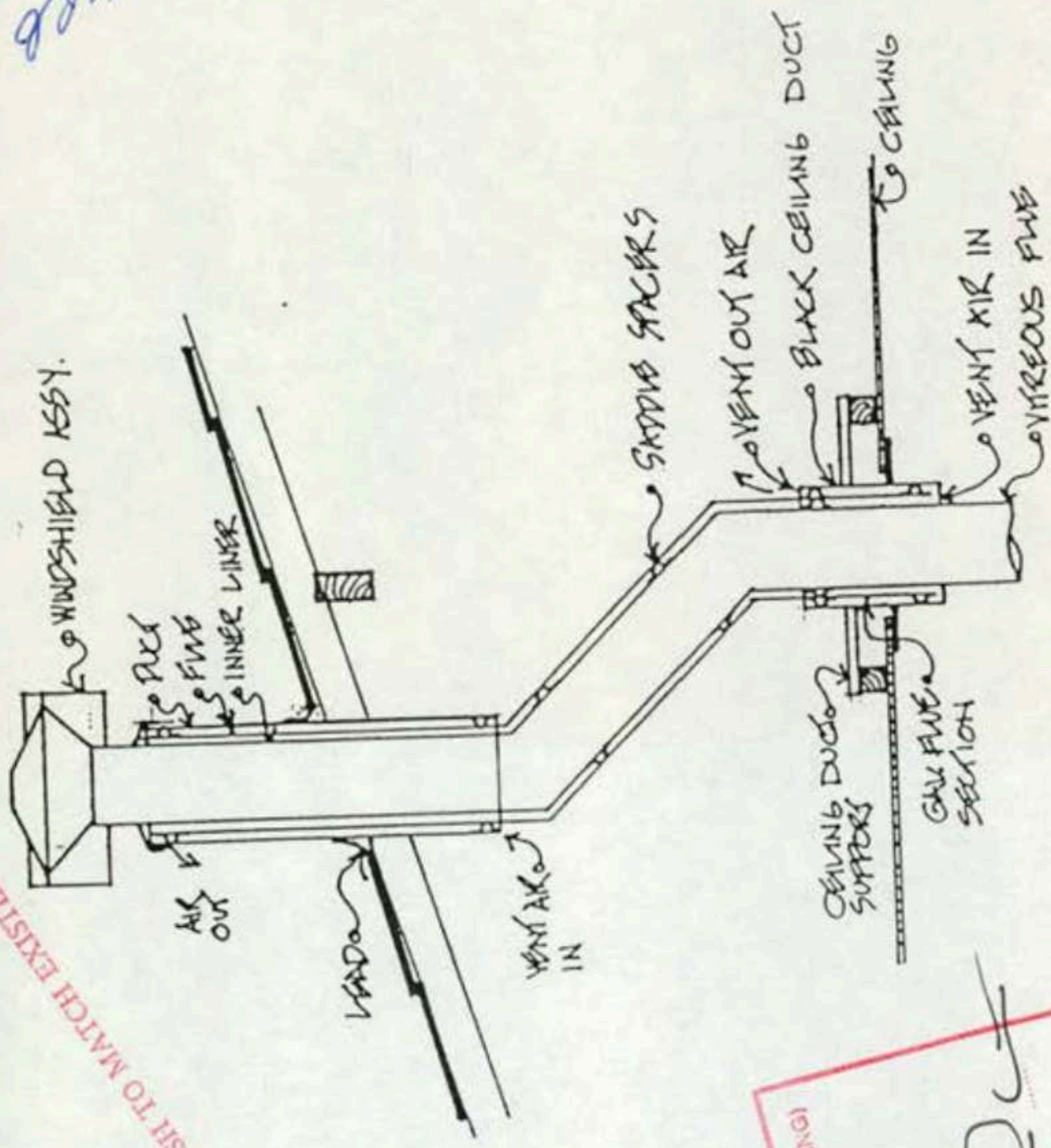
SCALE - 1:20/1:100
DATE - JUNE '85
DRAWN - [Signature]
REF ORDER NUMBER - 301/BEL

MR & MRS JAMES 80 DALLEY CRESCENT
 23/9 LATHAM
 PROPOSED FIREPLACE & HEARTH
 UNIT APPROVED IN PRINCIPLE REF F/NO 45830/Y
BURNING LOC FIREPLACE SPECIALISTS PTY. LTD.

NOTES
 INSTALLATION TO COMPLY WITH MANUF SPECIFICATIONS
 INSTALLATION TO COMPLY WITH SEC 25 ACT BUILDING CODE. FIREPLACE TO BE TYPE 'TURBO TEN' BY BURNING LOG FIREPLACE SPECIALISTS ACT P/L

275651D

JUL 10 1985
MFB



EXTERNAL FINISH TO MATCH EXISTING

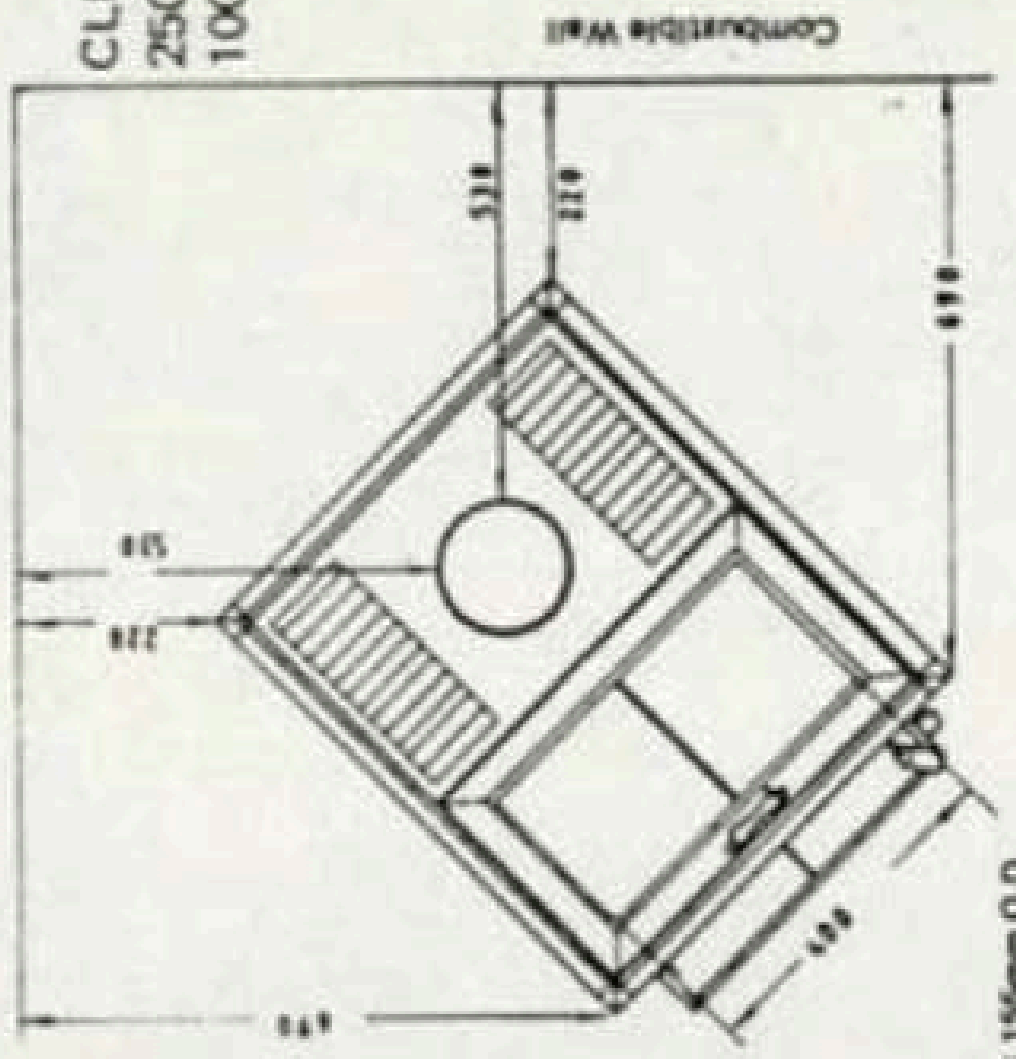
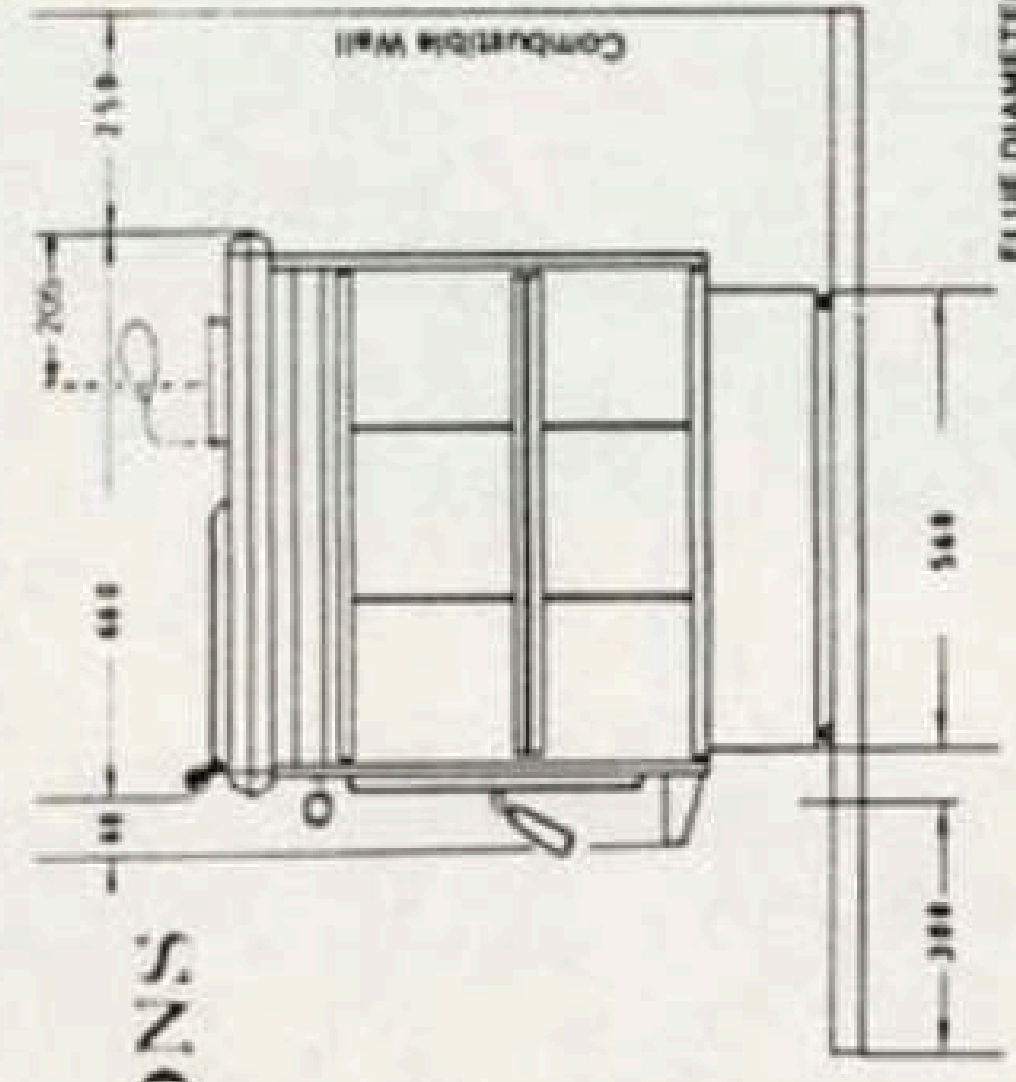
45° OFFSET BEND IN ROOF SPACE
IF REQUIRED

BUILDINGS (DESIGN AND SITING)
 BILLANCE 1964 AS AMENDED
 APPROVAL GRANTED
 - 9 JUL 1985
 DELEGATE
 NATIONAL CAPITAL
 DEVELOPMENT COMMISSION

BURNING LOG
FIREPLACE SPECIALISTS ACT. PTY LTD

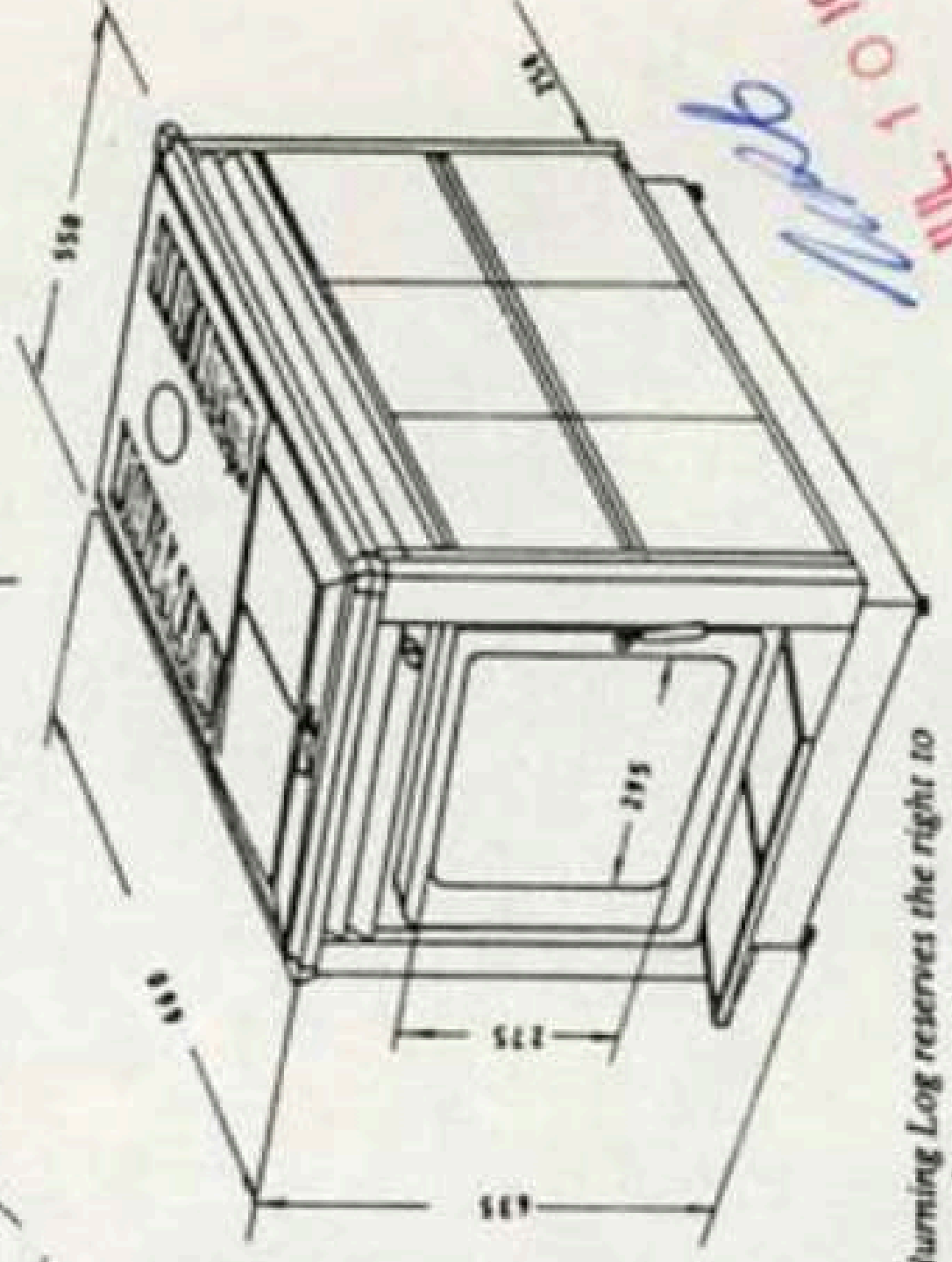
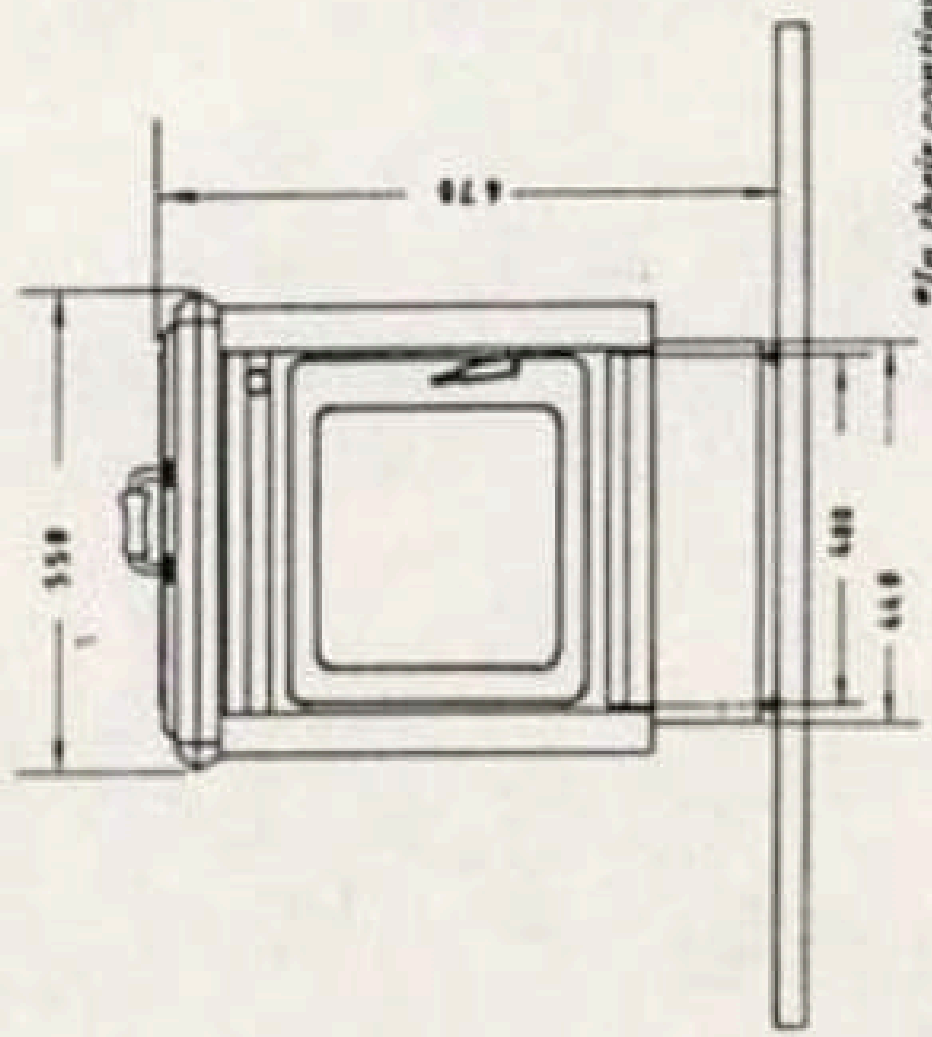
275651D

TECHNICAL SPECIFICATIONS



CLEARANCES FROM WALL:
250mm from combustible wall,
100mm from brick wall.

FLUE DIAMETER 156mm O.D.



Copyright © 1985
Burning Log

In their continuous quest for product improvements, Burning Log reserves the right to alter specifications without prior notice.



105

Certificate of Occupancy or Use

Persuant to Part V of the Building Act 1972, the building consisting of a
UNDERFLOOR CONVERSION (SUB-FLOOR OPENING ONLY)

situated at

Division:	Section:	Block:	Unit:
Latham	9	23	

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:

F H

Project Number: 14381 Type of construction: TRIMS Number: 27565
 Classes of occupancy: /D
 Name of Permit Holder: MR V JEREMENKO

Fit for occupancy or use pursuant S 53[3]

Endorsements:

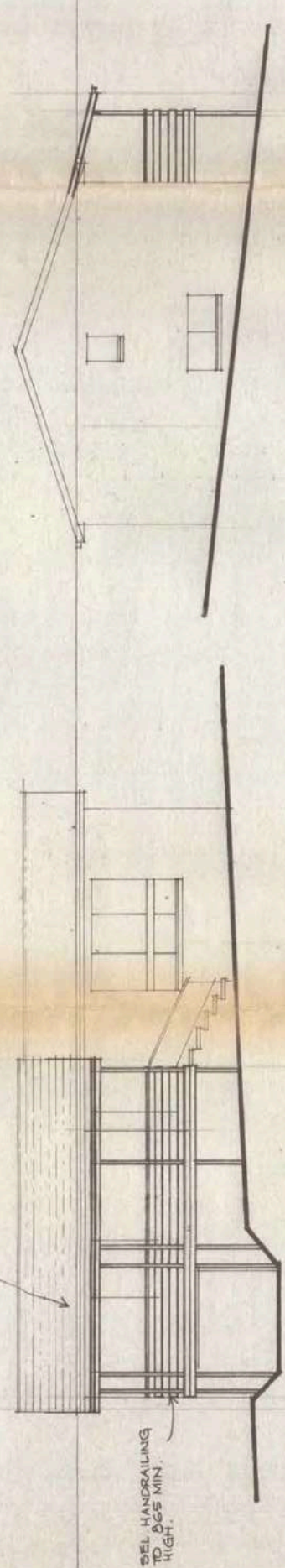
The issue of this certificate does not affect the liability of a person to comply with the provisions of a law of the Territory (including the Building Act) relating to the building work nor does it authorise the user of the land contrary to a provision, covenant or condition of lease.

[Signature]
Deputy Building Controller

9.1.7.92
Date

PLANS FILE NO. 275651F
21 JUL 1986
Dept. Transport & Local Government

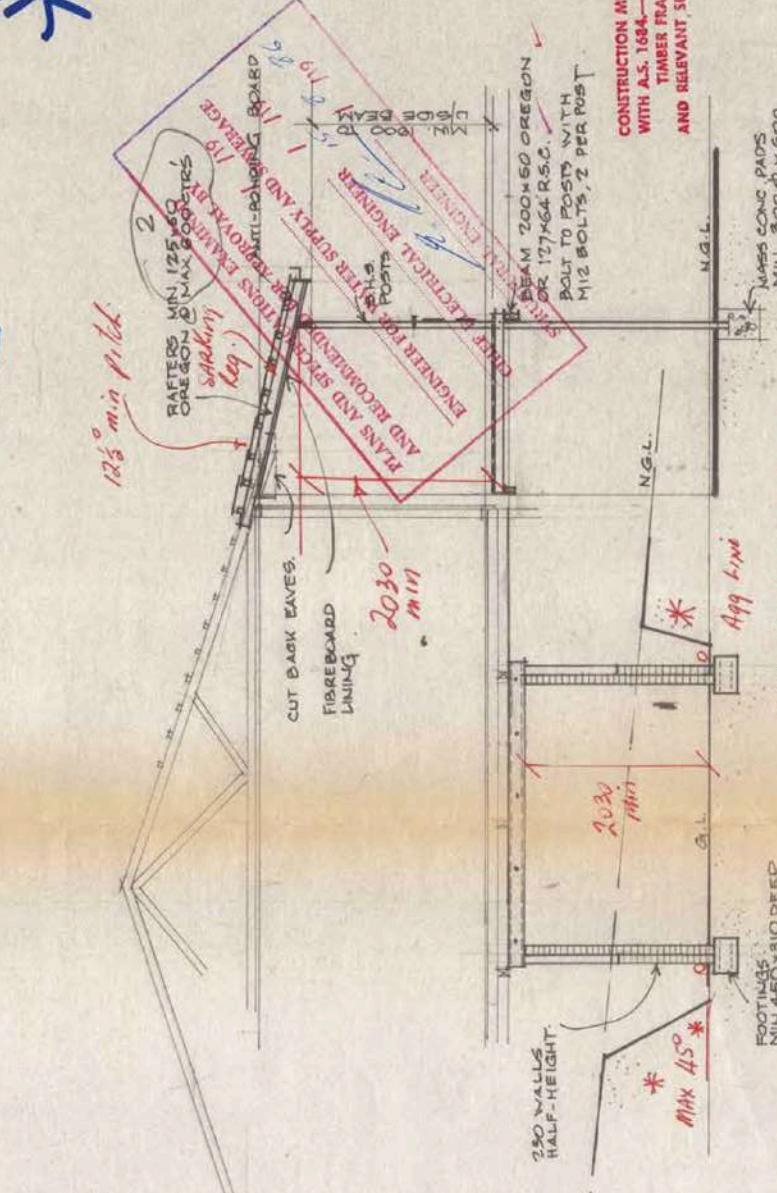
BUILDING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND THE NOTIFICATION. THE NOTIFICATION IS ON THE BASIS OF THE INFORMATION PROVIDED ON THE PLANS AND ANY MATTERS PRESENTED TO THE GOVERNMENT. THE APPROVAL DOES NOT AFFECT THE OPERATION OF ANY OTHER LAW IN THE TERRITORY NOR DOES IT AUTHORISE THE USE OF THE LAND CONTRARY TO A PROVISION, COVENANT OR CONDITION OF LEASE.
MODIFICATIONS IF APPLICABLE



FRONT ELEVATION

CONCRETE TILES AT MIN. 1/2" PITCH

ROOF MANUFACTURING TO 200 MIN. HIGH.



SECTION

135° min. pitch

RAFTERS MAX. 1250 x 100 x 40
OR MAX. 1250 x 100 x 40
SUPPORTING
1/2" PITCH

PLANS AND SPECIFICATIONS APPROVED BY REGISTERED ENGINEER FOR STRUCTURE AND ROOFING

BEAM 200x60 OREGON OR 177x64 R.S.C.
BOLT TO POST WITH 1/2" BOLTS, 2 PER POST

CONSTRUCTION MUST COMPLY WITH A.S. 1684-1979 TAMER FRAMING CODE AND RELEVANT SUPPLEMENTS

FOOTINGS SHALL BE TAKEN DOWN TO STAINLESS STEEL OR MATERIAL ENGINEERS CERTIFYING MATERIAL REQUESTED DURING FOOTING INSPECTION BY THE BUILDING AUTHORITY.

FOOTINGS MIN. 400 x 300 DEEP 7 LAYERS 18 TH.

WALLS 500 x 600 DEEP

MAX 45°

499 L/100

2030

2030

1911

1911

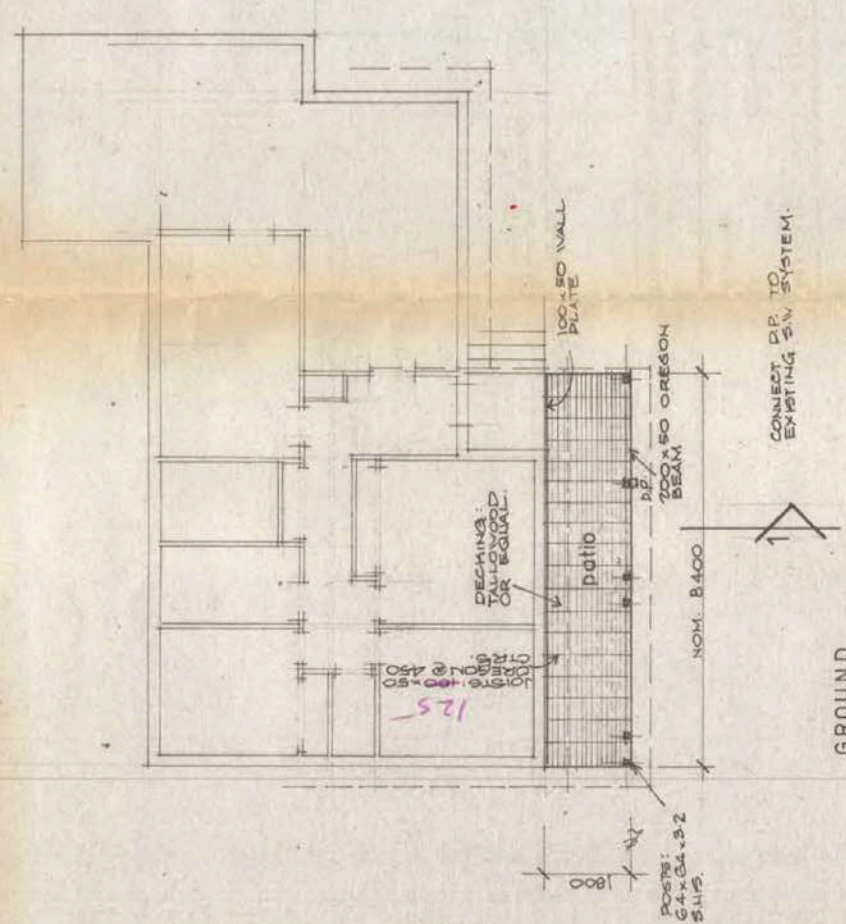
1911

1911

1911

1911

general notes:
1. FINISHES TO MATCH EXISTING.
2. CONCRETE STRENGTH TO FOOTING: 20 MPa.



GROUND FLOOR PLAN

CONCRETE TO 200 MIN. HIGH

CONNECT DR. TO EXISTING SW. SYSTEM.

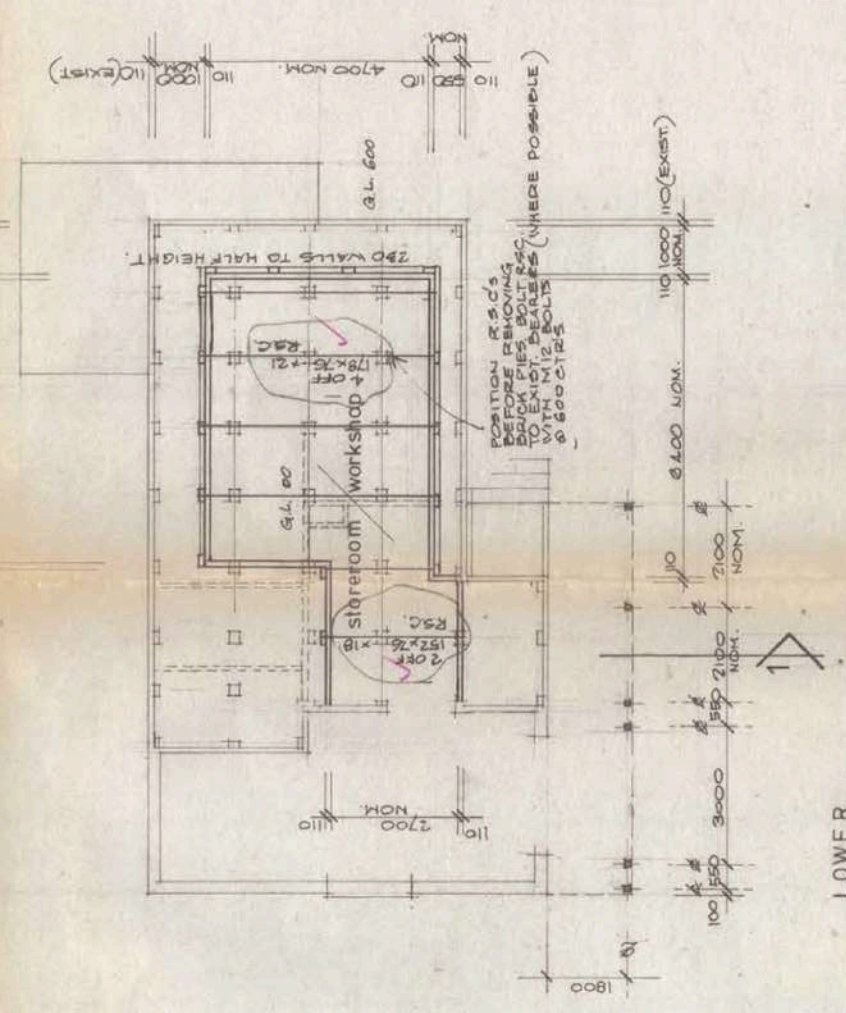
DECKING TO 200 MIN. HIGH

PATIO

1000 WALL

200x60 OREGON BEAM

NOM. 8.400



LOWER GROUND FLOOR PLAN

270 WALLS TO HALF HEIGHT

POSITION OF 200 x 60 OREGON BEAM TO BE BOLTED TO EXISTING WALLS WITH 1/2" BOLTS @ 600 C/C

8.400

10.000 (EXIST)

10.000 (EXIST)

10.000 (EXIST)

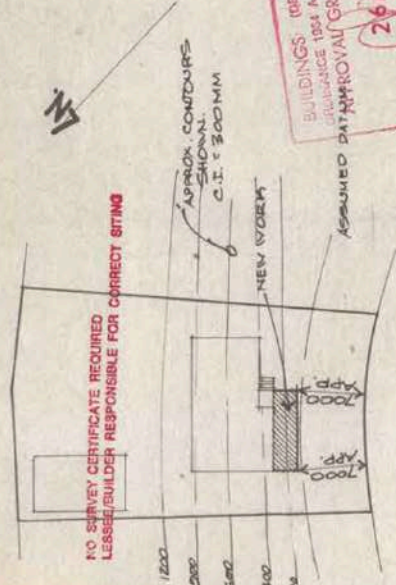
10.000 (EXIST)

10.000 (EXIST)

10.000 (EXIST)

10.000 (EXIST)

10.000 (EXIST)



SITE PLAN

NO ENTRY CONTRACT REQUIRED FOR CORRECT SITING

APPROX. CONTOURS C.I.T. 5' 800MM

NEW STREET

ASSUMED ON APPROVAL GRANTED

BUILDINGS DESIGN AND SITING APPROVED AS AMENDED 26 AUG 1986
DEPUTY NATIONAL CAPITAL DEVELOPMENT COMMISSION

THIS APPROVAL DOES NOT SUPERSEDE THE REQUIREMENTS OF THE ACT BUILDING MANUAL

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS 'C' LICENCE.
CLASS OF OCCUPANCY: RESIDENCE I
OUTBUILDINGS X
26 AUG 1986
Deputy Building Controller

AMENDED PLAN: July 20 '86
1. REVISIONS SHOWN IN RED
2. RAFTER SIZES ADJUSTED.

CONVERSION OF UNDERFLOOR SPACE TO STORE ROOM WORKSHOP and PATIO for Mr & Mrs. N. JAMES at: 23/9 LATHAM

VAL. JEREMENKO
JUNE 86

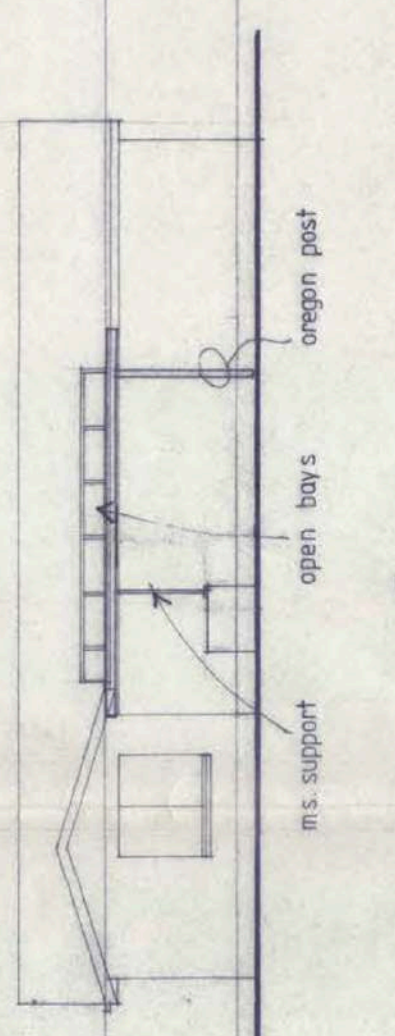
A.C.T. BUILDING CONTROL
 Lodged 25 MAY 1992.
 Approved
 TTPA
 Electricity
 Water
 Fire
 Environment
 Leasing
 Traffic
 Structural
 Health
 Wastes
 Roads/Misc.

13/82
 25 MAY 1992
NEW WORK
 Building Act Building Control
 ACT Government

512

Trans No. 14381
 Proj No. 14381
 Plans/Spec. No. 27565/H
 25 MAY 1992
 Approved
 Building Control
 ACT Government

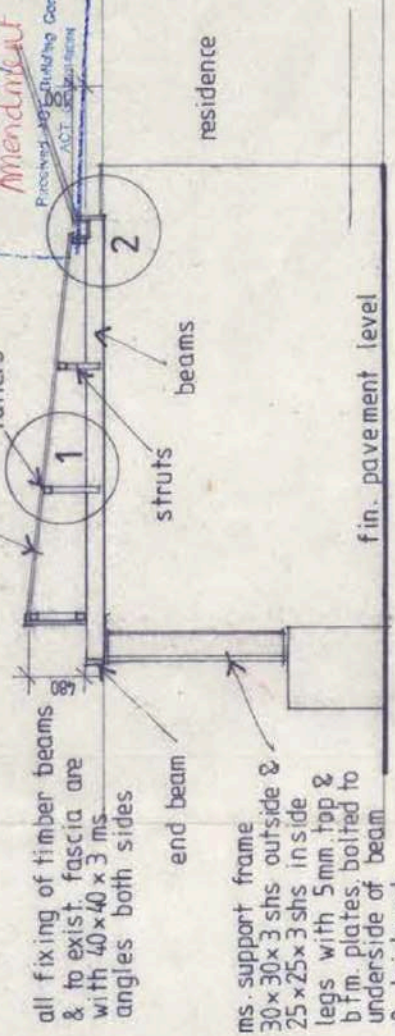
BUILDING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. THE BUILDING CODE OF AUSTRALIA, THE NATIONAL BUILDING REGULATIONS AND ANY OTHER REQUIREMENTS OF THE BUILDING PERMIT. THE APPROVAL OF THESE PLANS OR THE GRANT OF A BUILDING PERMIT DOES NOT AFFECT THE OPERATION OF ANY OTHER LAW IN THE TERRITORY WHICH MAY APPLY TO THE USE OF THE LAND, CONTRACTS, COVENANTS OR CONDITIONS OF LEASE.



elevation
 sc. 1:100

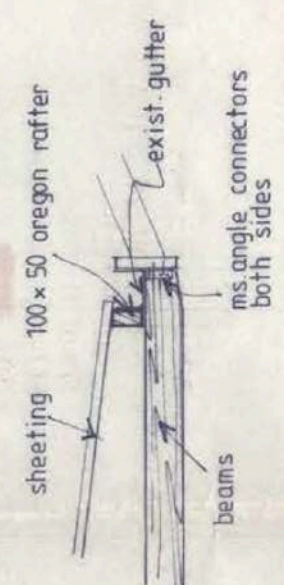
BUILDING WORK EXISTING PRIOR TO APPROVAL UNDER BUILDING ACT 1972. NO INSPECTIONS CARRIED OUT DURING CONSTRUCTION UNDER S.36.

A CERTIFICATE FROM A PRACTISING STRUCTURAL ENGINEER MUST BE REQUIRED IN ACCORDANCE WITH SECTION 53(1A) OF THE BUILDING ACT BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. INSPECTOR, PLEASE CHECK ON SITE

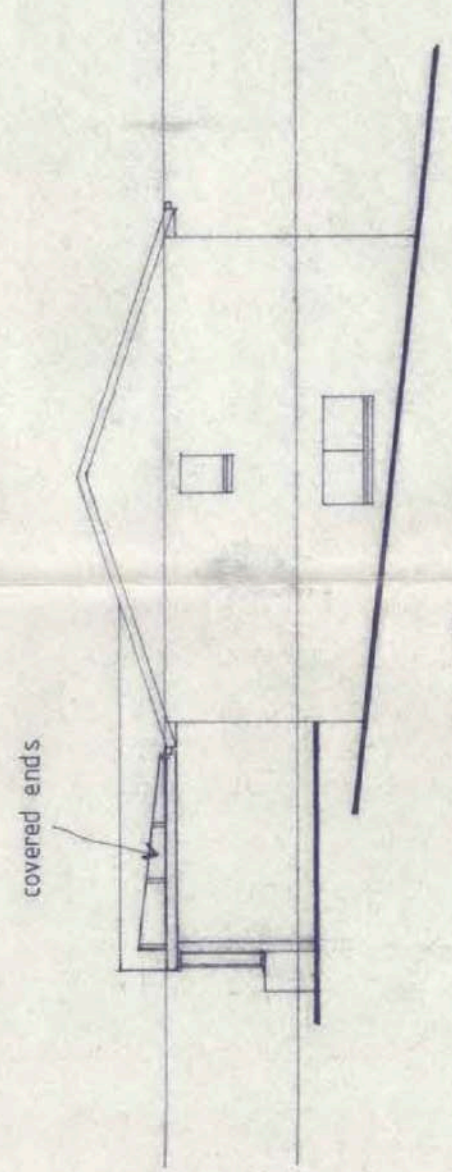


section
 sc. 1:50

all fixing of timber beams & to exist. fascia are with 40x40x3 ms angles both sides
 end beam
 ms. support frame 30x30x3 sbs outside & 25x25x3 sbs inside legs with 5mm. top & bfm. plates, bolted to underside of beam & brickwork



detail
 sc. 1:20



ground floor plan
 sc. 1:100

covered ends
 open bays
 ms. support
 oregon post

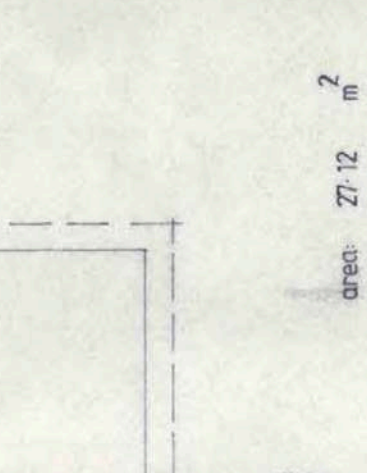
fs 90 x 90 oregon post
 this section & two ends covered with sunlit clear polycarbonate sheet. existing gutter

ms support under this point open bays
 brick bar-b-que structure 900 high.

support lines consisting of 75x50 struts of beams and supporting 75x50 rafters directly under sheeting

8/140 x 40 f.s. oregon beams a max. 1000 c/r's.

existing residence



lower ground floor plan
 sc. 1:100

opening in wall 1880 wide
 152 x 76 msc. lintel

area: 27.12 m²

TO SATISFY THE 'SICK' COMPUTER SYSTEM, AMENDMENTS REFERRED TO ON THIS SHEET ARE TO BE TREATED AS PLAN NO. 27565/H. E. m. p. 10/7/92.

Trans No. 27565/H
 Proj No. 14381
 Plans/Spec. No. 27565/H
 - 3 JUL 1992
 Received ACT Building Control
 ACT Government

AMENDMENTS: shown thus: (D)
 1. roofed patio not proceeded with
 2. storeroom workshop not proceeded with

other works not proceeded with



site plan
 sc. 1:50

no. 80 DALEY

APPROVAL VALID FOR 12 MONTHS ONLY
 CRESPIU, BUILDING CONTROLLER
 VALLEA, VALLEA
 APPROVED FOR CONSTRUCTION BY THE HOLDING OF A CLASS "C" LICENSE.
 CLASS OF OCCUPANCY: RESIDENCE 1
 OUTBUILDINGS X
 5/6/92

ALL EXISTING WORK AMENDED PLAN and NEW WORK COVERED PERGOLA and UNDER-FLOOR SPACE WORK for: mr. & mrs. N. JAMES at: 23/9 LATHAM

drawn: mcy 1 1992
 sc. as noted

AJE DRAFTING SERVICE
 VAL JEREMMO
 Builder, Licensed A.C.T. & N.S.W.
 BUILDING CONSULTANT
 Telephone: 0628 84 3828
 FAX: 0628 821111 Fax 06281678

A.C.T. PLANNING AUTHORITY
 18 MAY 1992
 APPL No. 4134



Department of Urban Services

ACT Building Control

GPO Box 158, Canberra ACT 2601

97

Certificate of Occupancy or Use

Persuant to Part V of the Building Act 1972, the building consisting of a
EXISTING PERGOLA

situated at

Division:	Section:	Block:	Unit:
Latham	9	23	

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:

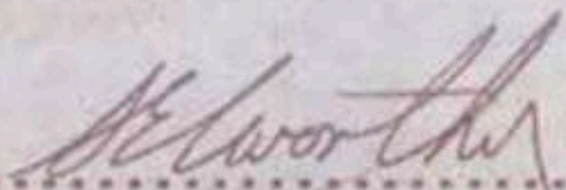
G

Project Number: 13182 Type of construction: TRIMS Number: 27565
 Classes of occupancy: 10
 Name of Permit Holder: MR V JEREMENKO

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

24.6.97

 Date

16616

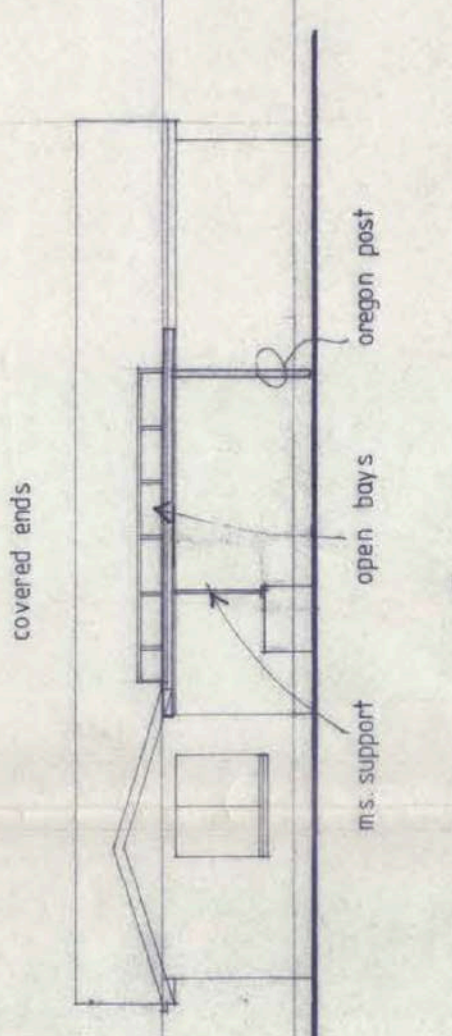
A.C.T. BUILDING CONTROL
 Lodged 25 MAY 1992.
 Approved
 TTPA
 Electricity
 Water
 Fire
 Environment
 Leasing
 Traffic
 Structural
 Health
 Wastes
 Roads/Misc.

13182
 25 MAY 1992
NEW WORK
 Registered / Act Building Control
 ACT Government

512

Trans No. 14381
 Proj No. 14381
 Plans/Files No. 27565/H
 25 MAY 1992
 Approved
 Building Control
 ACT Government

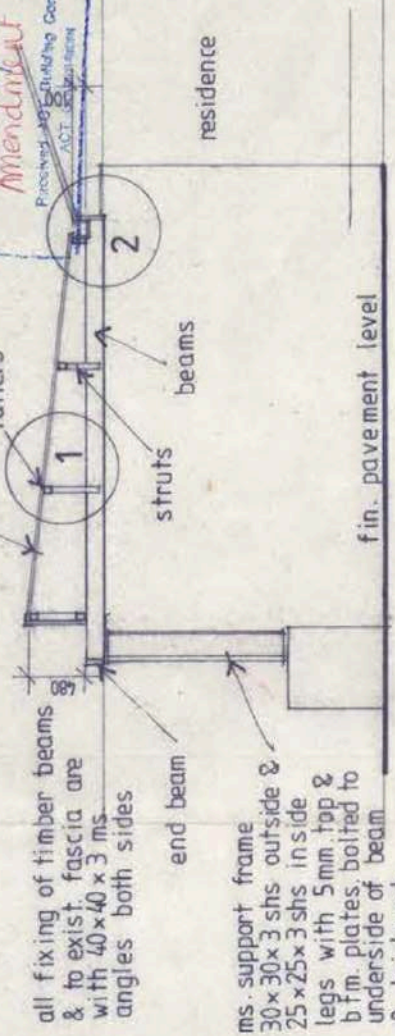
BUILDING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS, THE BUILDING CODE OF AUSTRALIA, THE NATIONAL METRIC PLANS AND ANY MATTERS SPECIFIED ON THE BUILDING PERMIT. THE APPROVAL OF PLANS OR THE GRANT OF A BUILDING PERMIT DOES NOT AFFECT THE OPERATION OF ANY OTHER LAW IN THE TERRITORY WHICH MAY APPLY TO THE USE OF THE LAND, CONTRACTS, COVENANTS OR CONDITIONS OF LEASE.



e l e v a t i o n s
 sc. 1:100

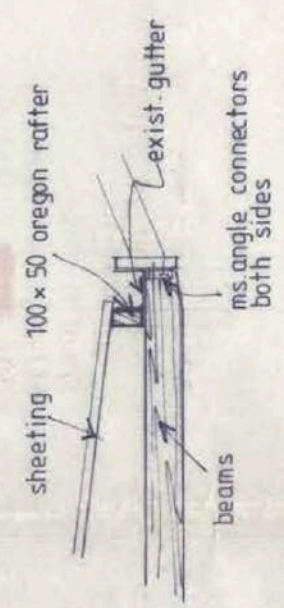
A CERTIFICATE FROM A PRACTISING STRUCTURAL ENGINEER MUST BE REQUIRED IN ACCORDANCE WITH SECTION 53(1A) OF THE BUILDING ACT BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
 INSPECTOR, PLEASE CHECK ON SITE

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

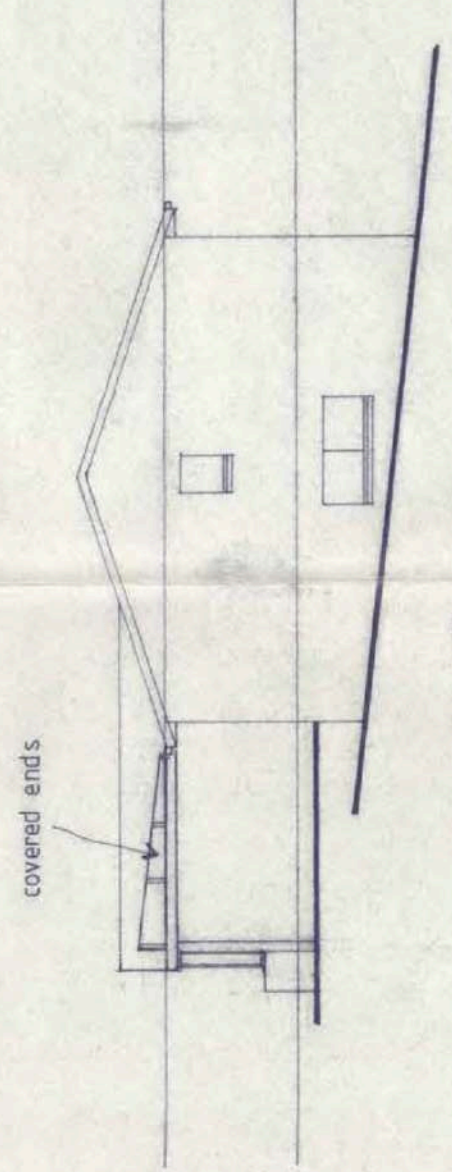


section
 sc. 1:50

all fixing of timber beams & to exist. fascia are with 40x40x3 ms angles both sides
 end beam
 ms. support frame 30x30x3 sbs outside & 25x25x3 sbs inside legs with 5mm. top & bfm. plates, bolted to underside of beam & brickwork



detail
 sc. 1:20

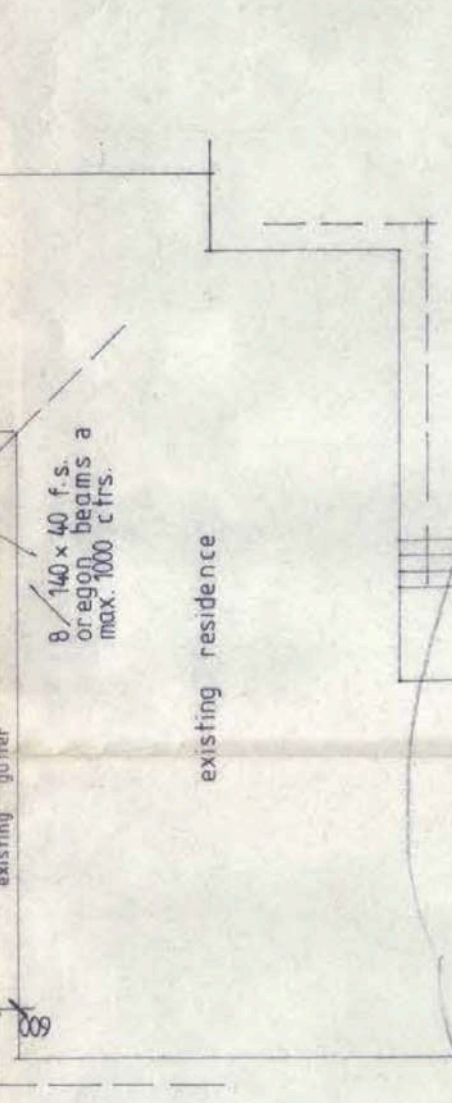


SECTION
 sc. 1:20

fs 90 x 90 oregon post
 this section & two ends covered with sunlit clear polycarbonate sheet. existing gutter
 rafter
 beams
 struts

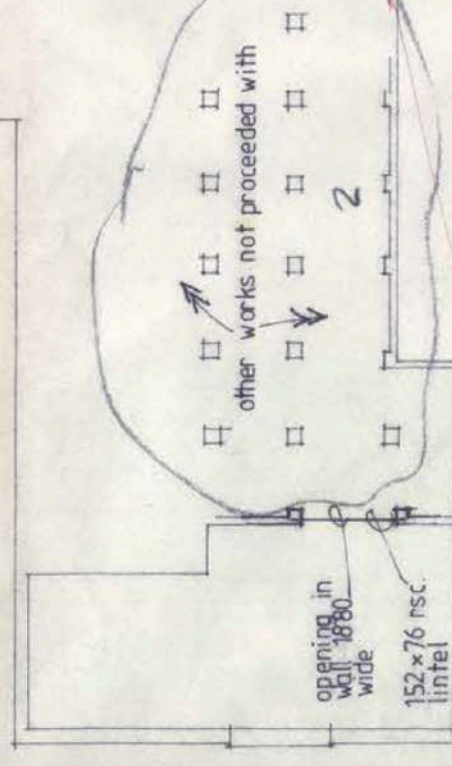
detail
 sc. 1:20

end beam fixed to existing barge board
 brick bar-b-que structure 900 high.
 support lines consisting of 7x50 struts of beams and supporting 75x50 rafters directly under sheeting



ground floor plan
 sc. 1:100

area: 71.12 m²



lower ground floor plan
 sc. 1:100

opening in wall 1880 wide
 152 x 76 msc lintel

other works not proceeded with

AMENDMENTS: shown thus: (D)
 1. roofed patio not proceeded with
 2. storeroom workshop not proceeded with

TO SATISFY THE 'SICK' COMPUTER SYSTEM, AMENDMENTS REFERRED TO ON THIS SHEET ARE TO BE TREATED AS PLAN NO. 27565/H.

Refer Certificate of Occupancy issued 19/7/92
 E. m. p. 19/7/92

Trans No. 27565/H
 Proj No. 14381
 Plans/Files No. 27565/H
 - 3 JUL 1992
 Received ACT Building Control
 ACT Government

ALL EXISTING WORK
 AMENDED PLAN and NEW WORK
 COVERED PERGOLA and UNDER-FLOOR SPACE WORK
 for: mr. & mrs. N. JAMES
 at: 23/9 LATHAM

APPROVAL VALID FOR 12 MONTHS ONLY
 no. 80 DALEY
 CRESPI, BUILDING CONTROLLER
 VALLEA, VALLEA
 APPROVED FOR CONSTRUCTION BY THE HOLDING OF A CLASS "C" ELENCE.
 CLASS OF OCCUPANCY: RESIDENCE 1
 OUTBUILDINGS X
 5/6/92

APPROVED IN RESPECT OF NOMINATED AMENDMENTS Nos 1 & 2 ONLY, ANY OTHER VARIATIONS TO THE ORIGINALLY APPROVED PLAN ARE NOT APPROVED.
 15 MAY 1992
 DEPUTY BUILDING CONTROLLER UNDER BUILDING ACT 1972
 105 JUN 1992

AJE DRAFTING SERVICE
 VAL JEREMMO
 Builder, Licensed A.C.T. & N.S.W.
 BUILDING CONSULTANT
 Telephone: 0628 84 3828
 Fax: 0628 821111

A.C.T. PLANNING AUTHORITY
 18 MAY 1992
 APPL No. 4134



124

ACT Building, Electrical and Plumbing Control

GPO Box 1908, Canberra ACT 2601

Certificate of Occupancy and Use

Certificate No. 995063N1C1

This Certificate is issued in accordance with Section 53 (3) of the Building Act 1972.

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

Builder VALENTINE JEREMENKO	Site for Project Address 80 DALLEY CRESCENT
Notice of Intention to Start Work Num 995063N1	Suburb LATHAM Section 9 Block 23
	Plan 995063/A

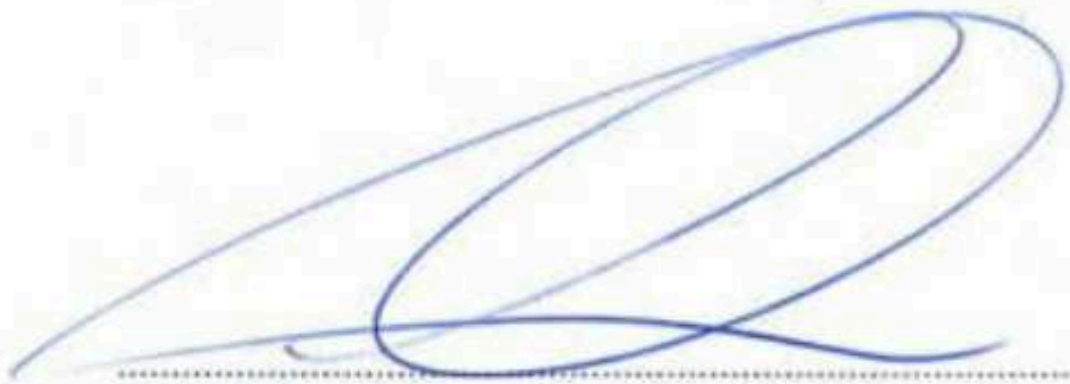
Building Work

Nature of Work	Project Item Description	Unit	Other Description	Class of Occupancy	Type of Construction
ALTERATIONS TO	RESIDENCE			1a (i)	NA

Comments

Important note:

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



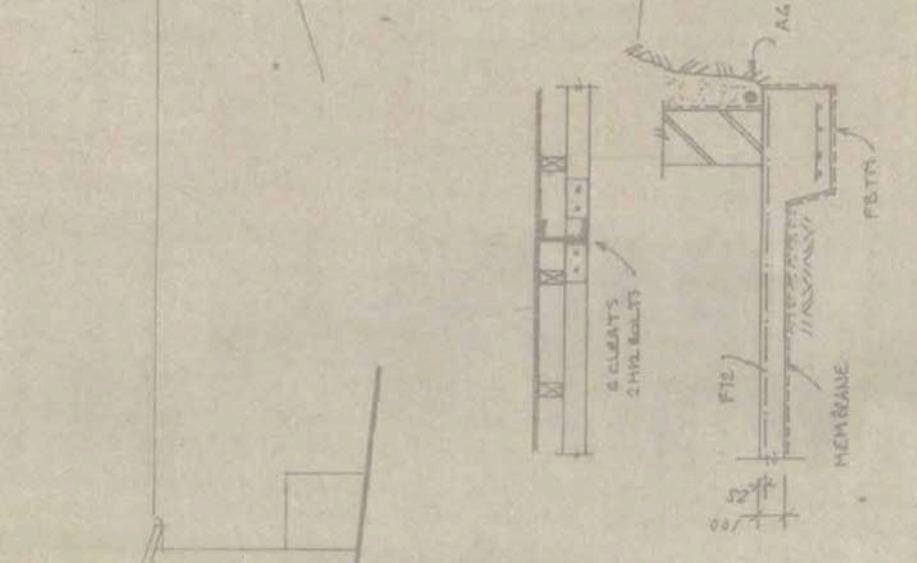
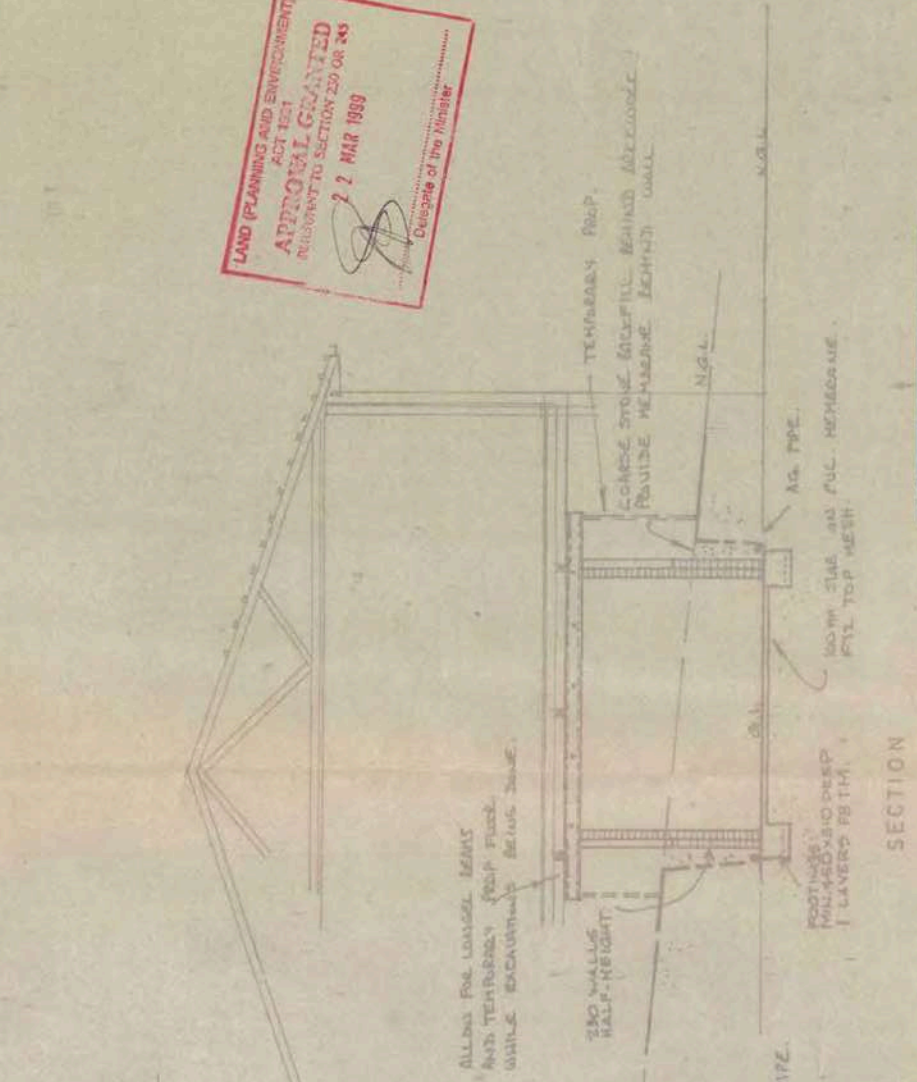
TED MILNE
Deputy Building Controller

18/11/99
Date

Plan No. 91250 65/A
 - 4 AUG 1989
 RECEIVED BEFORE
 URBAN SERVICES DEPT

LAND PLANNING AND ENVIRONMENT
 ACT 1977
 APPROVED DEVELOPMENT
 PERMIT TO SITE
 22 MAR 1989
 Director of the Inspector

I certify that I have checked these documents and that they comply with the building code of New South Wales and the relevant standards, and hereby affirm my work.
 Giuseppe Cluffe
 Principal Building Surveyor
 6 JUL 1989



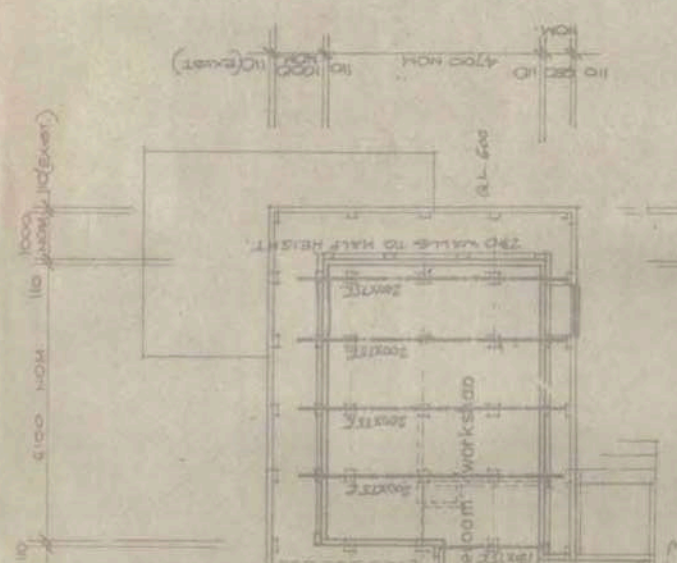
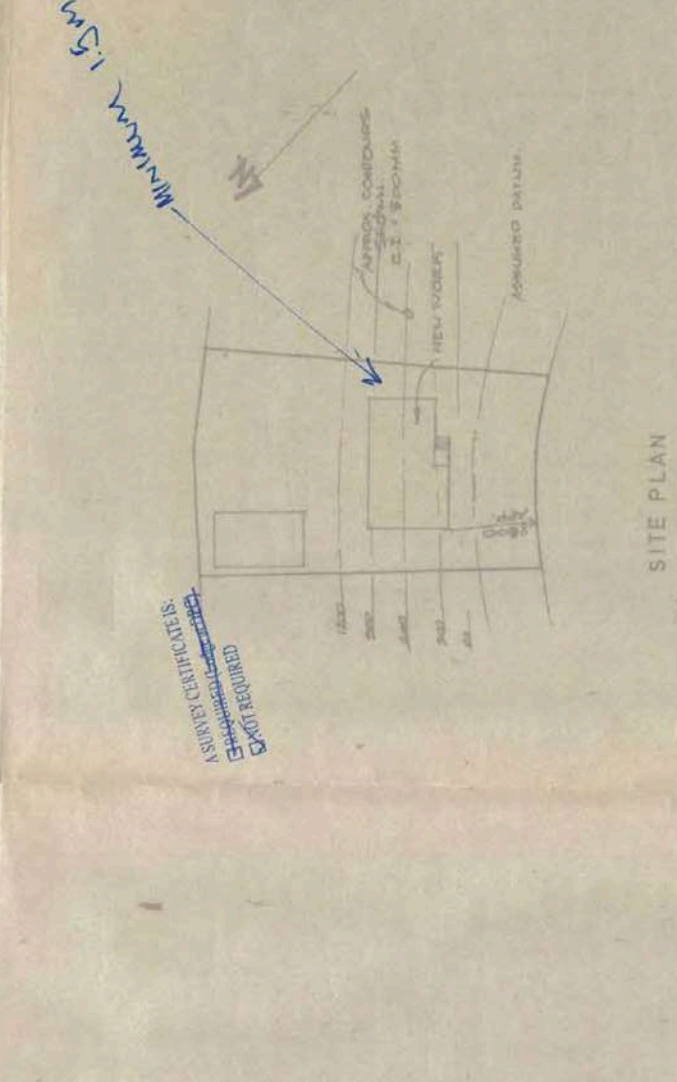
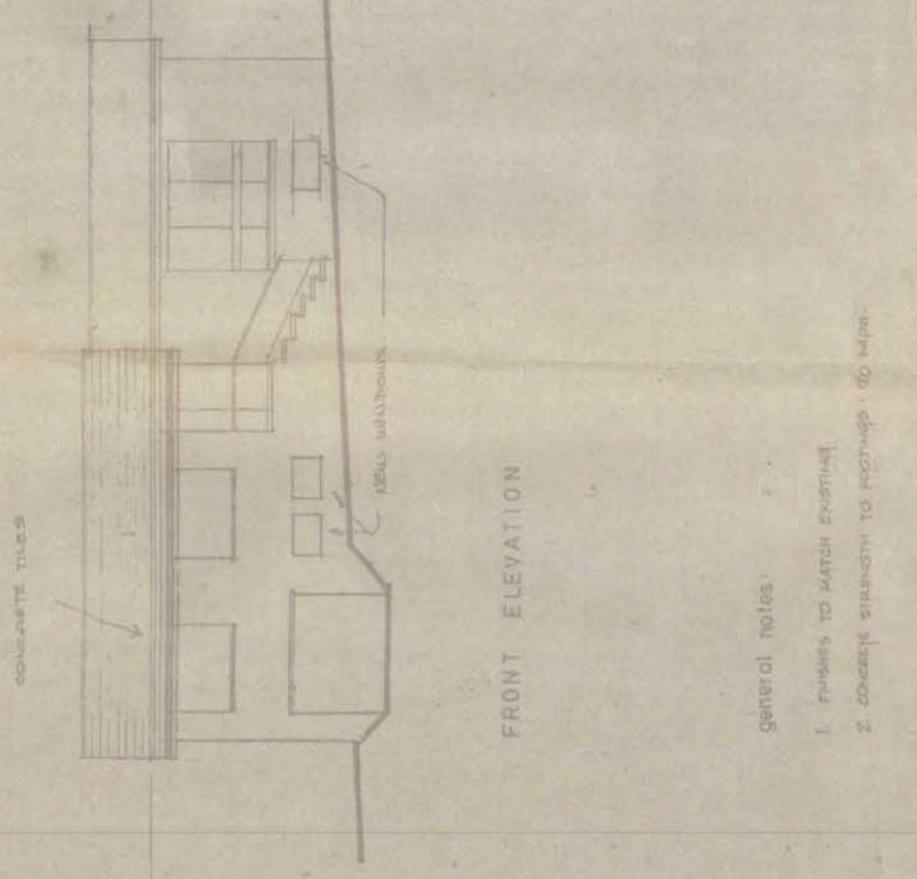
L.H.S. ELEVATION

CONSTRUCTION PROCEDURE

- TEMPERARY PROP FLOOR STRUCTURE WHILE FINISHING BILLS STEEL SUPPLY LENS IN PLACE.
- PROP STEEL BEAMS FROM DIET SMILE.
- REMOVE PROPOSED AREA OF MOJO STORE ROOM.
- CONSTRUCT SLAB WITH FOOTING AND WALLS NEW BUCKLAWS AND BRICK FILL.
- BUILD IN STEEL BEAMS INTO WALL.
- CUT OPENINGS IN EXTERNAL WALL FOR NEW WINDOWS USE REINFORCED LINTELS.
- MAINTAIN STRUCTURE IN STABLE CONDITION AT ALL TIMES DURING CONSTRUCTION.

general notes

- FINISHES TO MATCH EXISTING
- CONCRETE STRENGTH TO EXISTING 160 MPa.

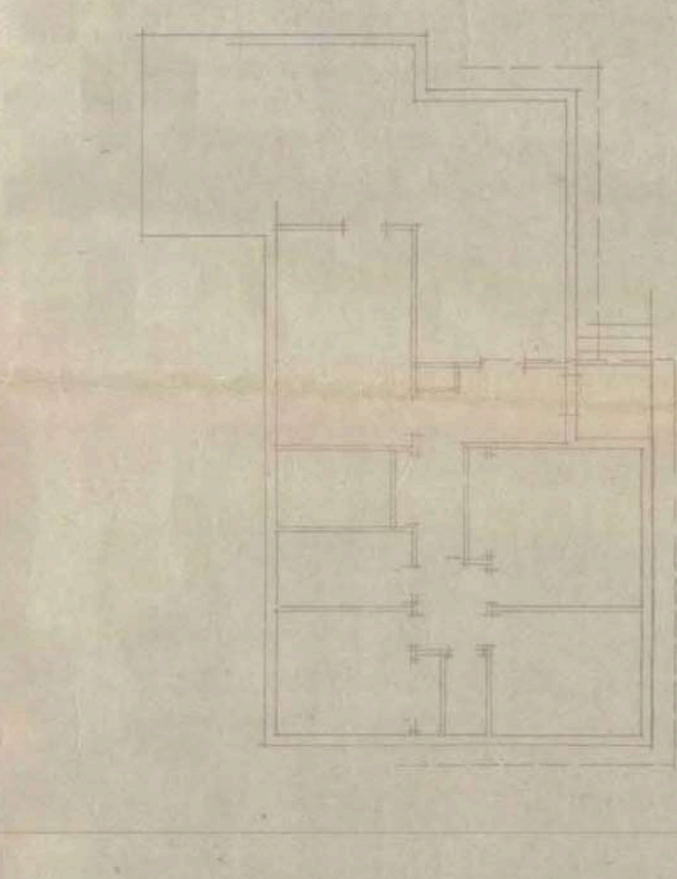


CONSTRUCTION PROCEDURE

- TEMPERARY PROP FLOOR STRUCTURE WHILE FINISHING BILLS STEEL SUPPLY LENS IN PLACE.
- PROP STEEL BEAMS FROM DIET SMILE.
- REMOVE PROPOSED AREA OF MOJO STORE ROOM.
- CONSTRUCT SLAB WITH FOOTING AND WALLS NEW BUCKLAWS AND BRICK FILL.
- BUILD IN STEEL BEAMS INTO WALL.
- CUT OPENINGS IN EXTERNAL WALL FOR NEW WINDOWS USE REINFORCED LINTELS.
- MAINTAIN STRUCTURE IN STABLE CONDITION AT ALL TIMES DURING CONSTRUCTION.

general notes

- FINISHES TO MATCH EXISTING
- CONCRETE STRENGTH TO EXISTING 160 MPa.



DESIGN & SITTING
 OFFICE
 22 MAR 1989

CONVERSION OF SUBFLOOR
 SPACE TO STOREROOM
 WORKSHOP
 for Mr & Mrs GREG COGGINS,
 at 23/9 LATHAM

Jan van der Veen CEGM (Structural Engineer)
 CONSULTING STRUCTURAL ENGINEER
 Unit 11, Bicus Chambers, Hawker Pl, Hawker
 PO Box 281, Hawker, Co. SA 5124
 Telephone 8 255 1189
 Facsimile 8 255 2924
 Mobile 088-33227



PLAN OF SANITARY DRAINAGE

FOR

MERCANTILE CREDITS LTD.

BLOCK 19-24, SECTION 9.

LATHAM.

A.C.T.

SCALE 40 FEET TO 1 INCH.

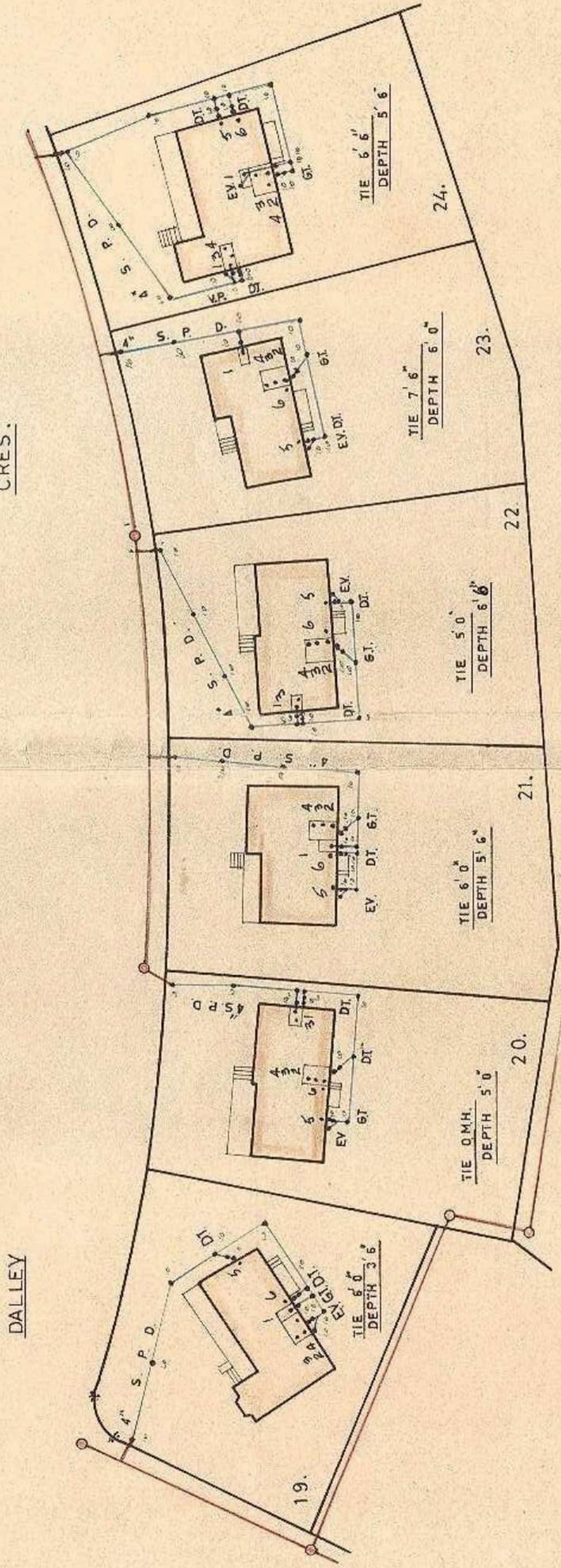
REFERENCE

- | | | | |
|-------------------------|------------------------------|--------------------------|---------------------------------|
| D.T. Disconnector 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. | G.I.T. Grease Interceptor Trap. |
- NOTE:—All work to be executed in accordance with Canberra Sewerage & Water Supply Regulations.

FIXTURES

1. WATER CLOSET.
2. BATH.
3. BASIN.
4. SHOWER.
5. SINK.
6. TROUGHS.

DALLEY



NOTES—DRAINS TO BE LAID ARE SHOWN IN BLUE LINES.
THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

DESIGNED BY G. MOORE
29. 2. 1972.

G. Moore
SEWERAGE ENGINEER
6-3- 1972

PLAN OF SANITARY DRAINAGE

DRAINAGE PLAN No. 19624⁶⁸

OWNERS Mr & Mrs C. J. Mc MAHON

BLOCK 23 SECTION 9 LATHAM 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

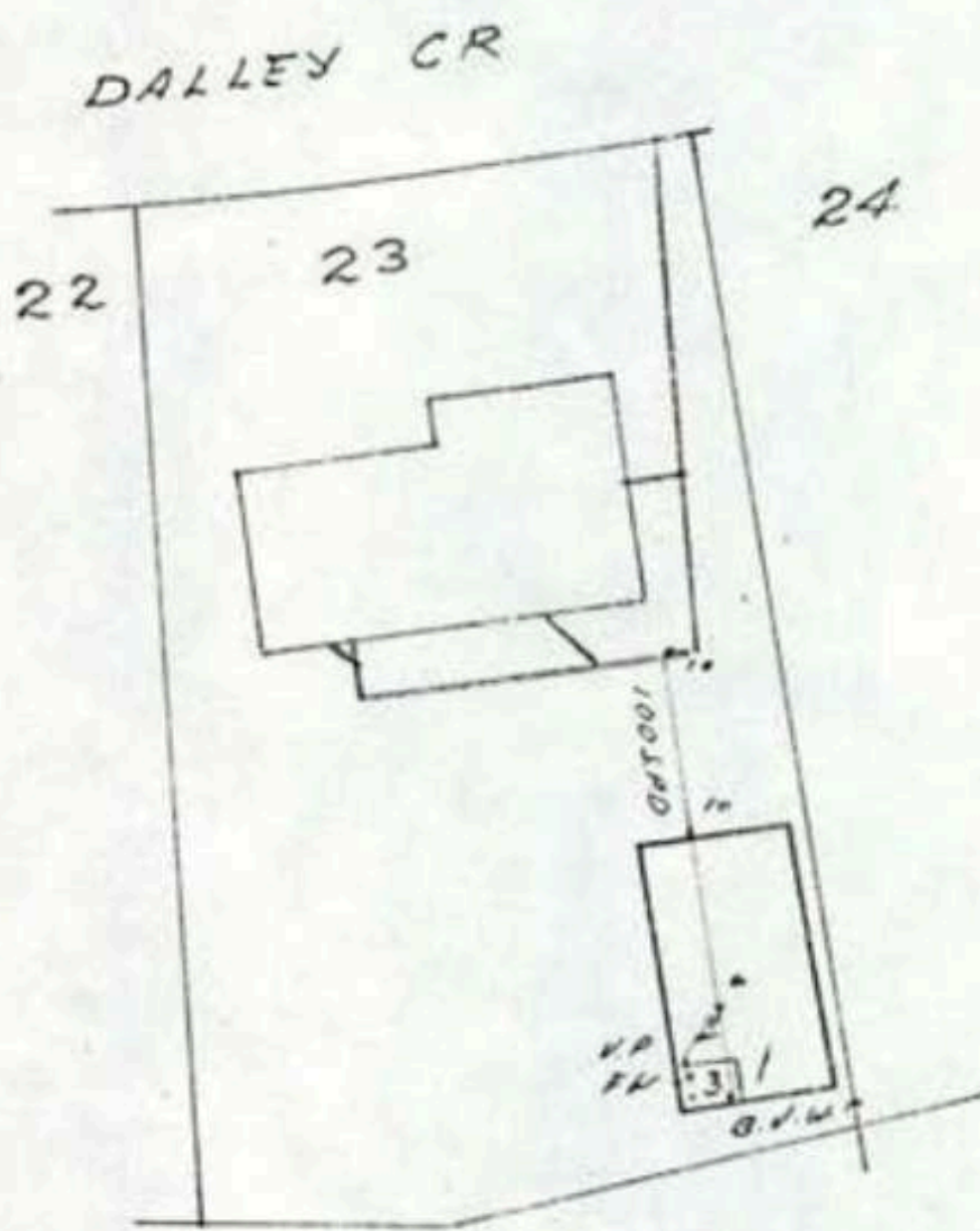
SCALE: METRIC 1:500



FIXTURES

ADDITIONAL

	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 S.A. GA 67-1972 AND CANBERRA CODE OF PRACTICE ISSUE 1 JULY 1974.~~

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

DRAWN *AS Smith* REF 8447

W. Todd
 SEWERAGE ENGINEER
 30.12.76.

PLAN OF SANITARY DRAINAGE

for



owner Mr. & Mrs. N. JAMES.
 block 23 section 9 division LATHAM

reference

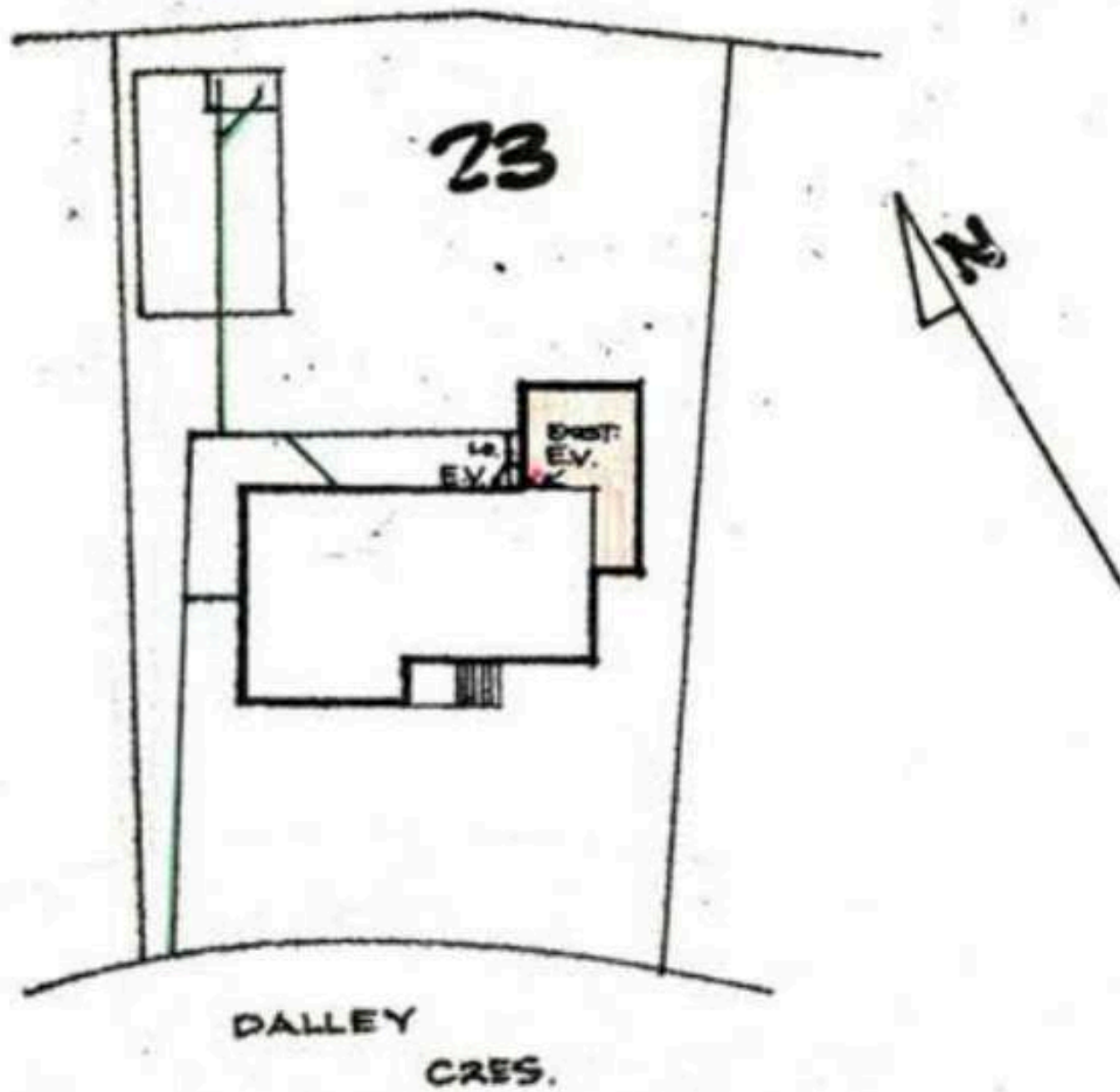
- io inspection opening
- gt gully trap
- dt disconnector trap
- spd stoneware pipe drain
- ev educt vent
- upvc unplasticised polyvinyl chloride

scale: 1:500

fixtures

- | | n° off |
|---|--------------|
| 1 | water closet |
| 2 | bath |
| 3 | basin |
| 4 | shower |
| 5 | sink |
| 6 | trough |
| 7 | urinal |

ADDITIONAL WORK
~~AMENDED DESIGN~~



~~Drains under building shall be re-tested.~~
~~Drains having cement joints shall be encased in 150 concrete all round.~~
 Drains Xed in red to be cut and ends sealed off to approval.

~~Locate tie prior to commencing any work.~~

All work executed in accord with Canberra Sewerage and Water Supply Regulations.
 This plan shall be read in conjunction with approved architectural plans and specification

Drains to be laid shown in BLUE lines
 Drains as laid shown in GREEN lines

designer: Val. Jeremenko 26 | 11 | 70

[Signature]
 approved sewerage engineer 3 | 12 | 79

PAYMENT PENDING

As per terms and conditions in the
Residential Reports Client Guarantee



Tax Invoice

Inspection Number 45795

Please ensure this number is used when making payment

30 January 2026

Phillip McDonald

For the Property at: 80 Dalley Crescent Latham ACT 2615

NO PAY UPFRONT RAPID INSPECTIONS PACKAGE	
Access Canberra conveyancing fees (no GST)	181.00
Property Inspection and Report (package price)	520.00
Timber Pest Inspection and Report (package price)	490.00
Building Compliance Inspection and Report (package price)	475.45
First Rate Energy Efficiency Inspection & Report (complimentary)	0.00
Subtotal	1,666.45
Total GST	148.55
TOTAL INC GST	\$1,815.00

Thank you for your business

**We offer comprehensive Pest Management Solutions!
Call now to book your regular Pest Control Service**

No Pay Package Conditions: This invoice must be paid on settlement or within 180 days of the date of inspection, whichever comes first. We must be notified immediately if the property is not marketed within 3 months or is withdrawn from the market and the invoice must be settled within 14 days. Failure to adhere to these terms will result in associated legal and collection fees being applied to amount due.

PAYMENT OPTIONS	
	To avoid unallocated payments please use reference number: 45795
Credit Card	Please call 6288 0402 to provide card details. Your account is not debited until the day reports are released. Providing these details as soon as possible will ensure there is no delay when reports are ready.
Direct Deposit	Account Name: Residential Reports BSB: 012-997 Account Number: 2269 05945 Reference: 45795 IMPORTANT: PLEASE ensure this unique ID is used



A PERCENTAGE OF EVERY JOB IS DONATED TO OUR WITHOUT A ROOF PROGRAM

Every year we step into hundreds of homes, yet in our region there are still so many people living without acceptable, permanent or safe shelter. A percentage from each inspection we conduct is contributed to our in-house program 'Without a Roof' and periodically donated to make small changes to this big issue. To find out more visit residentialreports.com.au

Residential Reports Pty Limited ABN 38 609 880 122

35 Poynton Street Hughes ACT 2605 p 6288 0402 info@residentialreports.com.au

Member- Master Builders Association & The Australian Environmental Pest Managers Association

FAQ's

Property Basics

What is the full street address of the property?

80 Dalley Crescent, Latham ACT 2615

What is the block and section number?

Block 23, Section 9, Latham

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

Yes, seperate title

What is the block size (m²)?

886 sqm

What is the total living area (m²)?

181m² is the total internal area.
The primary residence is approximately 138.5sqm and the class 10 workshop is 42.5sqm.

What year was the main dwelling constructed?

As per the building file search and building report, the first COU was issued in 1972.

What is the current use of the property?

The property is currently used as investment property. It is operated under Airbnb and has been for the last few years.

Is the property currently tenanted?

The home is active on Airbnb.

Building and Systems

Does the property have solar panels?

The property does not currently have a solar panel system, however a quotation can be organised for interested parties.

Does the property have a battery storage system?

No.

What is the roofing material?

Timber truss construction with concrete tile roof coverings.

Legal and Planning

What is the current zoning?

RZ1: SUBURBAN

What is the Unimproved Value (UV)?

2025: \$440,000

Has a building file search been completed?

Yes, a building file search was completed in order to create the Auction Agreement

Is everything on the property approved?

The converted garage is currently classified as a Class 10 structure and has not been approved as habitable accommodation. Prospective purchasers are encouraged to undertake their own enquiries regarding any approvals or potential future use. The covered outdoor entertaining area/pergola is also unapproved.

Services and Reports

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

NBN FTTN and electricity. Gas is currently disconnected but can be reconnected from existing systems that have been manually disconnected. An electric stove is fitted in both kitchen.

There is a gas line to the main house to power ducted heating but it has been temporarily shut off to save on costs.

Is there a recent valuation or appraisal available?

Yes, please refer to the rental and sales letters above.

Are there any recent improvements or renovations?

No

Timber pest report overview

The timber pest report found no evidence of active termites or borer damage at the time of inspection, however evidence of wood decay fungi (wood rot) was identified in some areas of the property.

Services and Reports

Who are the current owners?

Phil McDonald

How long have they owned the property?

The property was purchased in June 2002.

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

No, the property is an investment as the owners live out of state. It is currently listed on Airbnb (paused for the sales campaign)

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

There are no disputes.

Schedule of Annual Fees (Recent)

Outgoing	Value (\$)	Frequency
Council Rates	\$746	Quarterly
Land Tax	\$1273	Quarterly
Water	\$345	Quarterly
Gas	Unknown	
Electricity	\$519	Quarterly



Icon Water Limited ABN 86 069 381 960
PO Box 50 Mitchell ACT 2911



000033/0118

P G MCDONALD

Enquiries **02 6248 3111**

Including moving house, government concessions, service standards, hardship relief and complaint procedures

Hearing impaired (TTY) 13 36 77

Emergencies and faults 02 6248 3111

Language assistance 13 14 50

للحصول على مساعدة لغوية، اتصل بالرقم أعلاه
如需语言方面的协助，请拨打上述号码
برای کمک زبانی به شماره بالا تلفن بزنید
Gett/Gesundheit a. ගුවනු ලබන අංකයට දුරකථන
Nếu cần thông dịch viên, hãy gọi đến số trên đây

Website iconwater.com.au

Water and Sewerage account Tax invoice

Issue date 04/02/2026
Invoice Number
For supply at
80 DALLEY CRESCENT
LATHAM ACT 2615

Account number
1215 7902 1206

Full payment due
\$345.84

Please pay by
25 Feb 2026

Summary	Including GST
Your last bill	
Amount	\$348.62
Payment received	\$348.62 CR
Balance carried forward	\$0.00
Your current bill (see over details)	
New charges	\$345.84
Balance	\$345.84
Total due by 25 Feb 2026	\$345.84

E-33 S-65 1-129

EE

Water and wastewater prices are increasing from 1 July 2025

For information on the change visit iconwater.com.au/pricing

If things are tight and you can't pay your bill by the due date, we have a range of flexible options available. Call us on **(02) 6248 3111** (select option 2) during business hours to discuss a payment plan that works for you.



Land Tax Assessment Notice



00000-
P G McDonald

PAYMENT DETAILS

\$1,273.07
Total to pay by: **15 March 2026**

Electronic Funds Transfer
BSB: 037 844
Account No: 441504145
See overleaf for more payment options

Dear P G McDonald

Your land tax helps fund Canberra’s essential services - like our hospitals, schools and roads. Thank you for your contribution to our community.

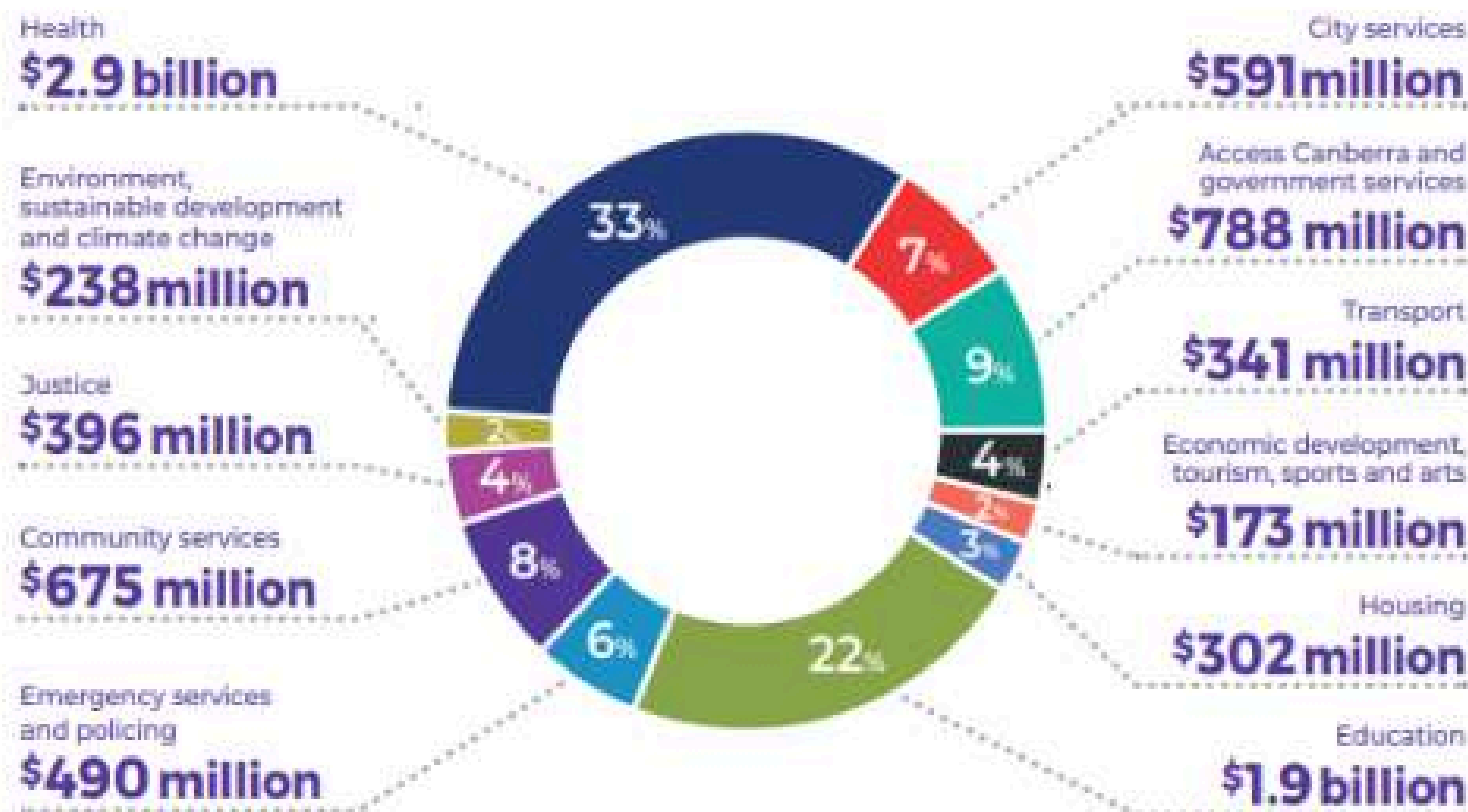
Your land tax has been assessed for the quarter 1 January 2026 to 31 March 2026. Your land tax assessment is based on the Average Unimproved Value (AUV) of the property which is currently calculated as \$425,000 and detailed in your valuation notice.

Notice details	
Account number:	Notice date: 16 February 2026
Property location: 80 Dalley Cres, Latham, Section: 9, Block: 23	

Late payments will attract interest on the amount due at a rate of 11.65% p.a. and this will continue to compound monthly on any amounts that remain unpaid on the 16th day of each month.

What your land tax funds

The ACT Government provides both state and council government services, which means your land tax contributes to supporting our schools, hospitals and police in addition to local government services.



Rates Instalment Notice



00000-
P G McDonald

PAYMENT DETAILS

\$746.00

Total to pay by: **15 March 2026**

Electronic Funds Transfer

BSB: 037 844

Account No: 411504145

See overleaf for more payment options

Dear P G McDonald

Your rates help fund Canberra's essential services – like our hospitals, schools and roads. Thank you for your contribution to our community.

This notice is to inform you that payment of the third rates instalment for 2025-26 is due by 15 March 2026.

Notice details

Account number:

Notice date: 16 February 2026

Property location: 80 Dalley Cres, Latham, Section: 9, Block: 23

Eligible pensioners could be entitled to a rates rebate on their principal place of residence.

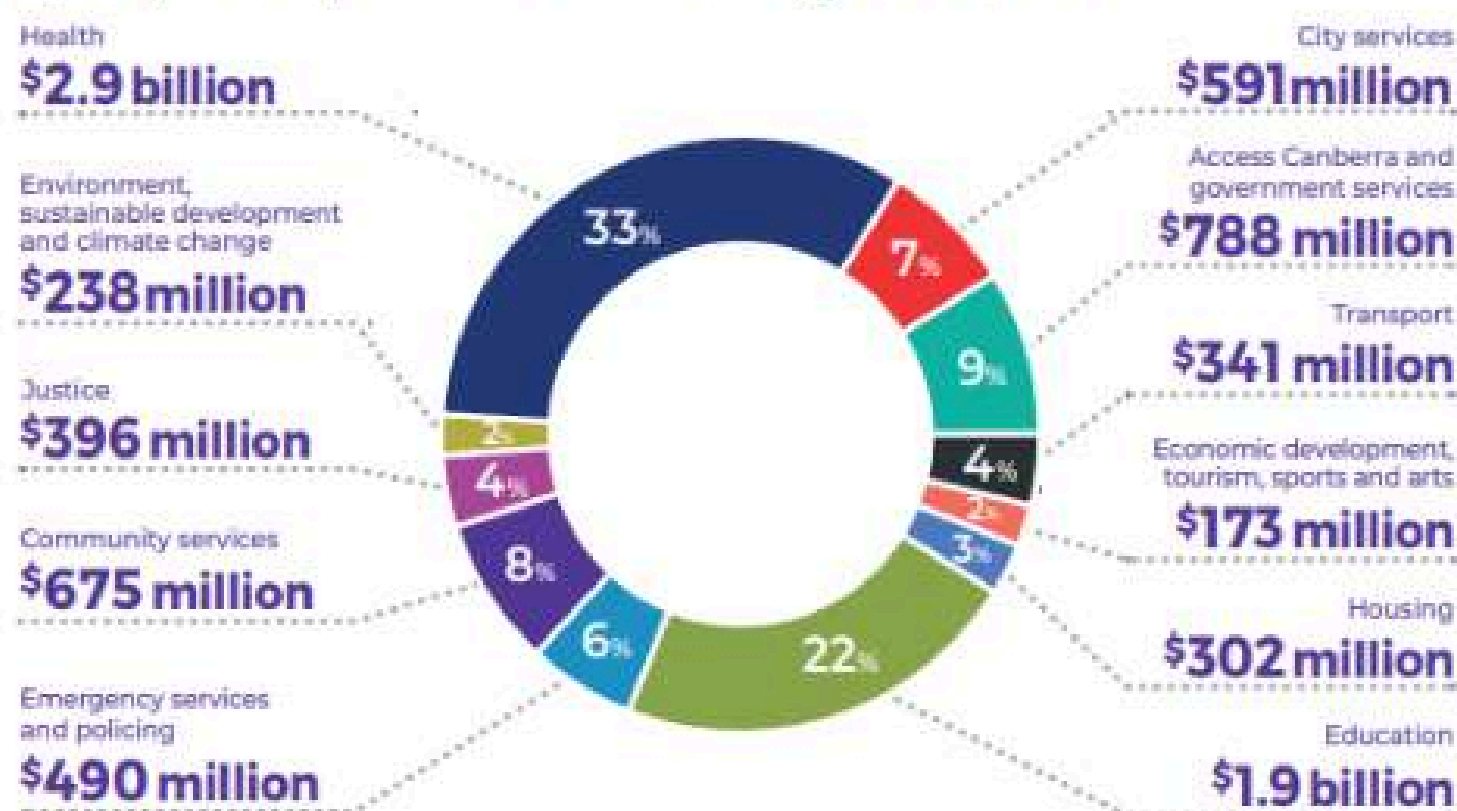
Deferring payment of your rates can be an option if you are a pensioner, aged over 65, or experiencing financial hardship. A low rate of interest applies and the outstanding amount is paid on sale or transfer of the property. Please visit revenue.act.gov.au/home-owner-assistance/rates-assistance to determine if you are eligible.


Late payments will attract interest on the amount due at a rate of 11.65% p.a. and this will continue to compound monthly on any amounts that remain unpaid on the 16th day of each month.

The ACT Government has a range of support measures available to assist with cost of living. Learn more at act.gov.au/money-and-tax/cost-of-living-support.

What your rates fund

The ACT Government provides both state and council government services, which means your rates contribute to supporting our schools, hospitals and police in addition to local government services.




 **Need to get in touch?**

Enquiries and Complaints: 133 466
Online: energyaustralia.com.au
Your energy ombudsman:
ACT Civil & Admin Tribunal
02 6207 1740
Faults or emergencies:
Street Light Faults Access Canberra 132 281
Power Failure Evoenergy 131 093

Your electricity account

Account number: _____
National Metering Identifier (NMI): _____
Service address: 80 Dalley CRES
LATHAM,ACT 2615
Bill issue date: 19 Mar 2026

The Australian and ACT Governments are supporting customers to reduce bills. Check the understand your bill section to see if you have received a rebate or concession. More information at energy.gov.au

 **Your bill**

Amount due
\$519.33
Bill due date
09 Apr 2026






Could you save money on another plan?

Based on your past usage, **you are on the best plan we can offer you.**^{^^}
Compare other plans at energymadeeasy.gov.au

The Australian Energy Regulator requires us to include this information.

Electricity payment options

If your bill has been delayed, you are entitled to an extended amount of time to pay.

-  **Direct debit**
Call **133 466** 
-  **Mail**
Please post this payslip with your cheque payable to: EnergyAustralia, GPO BOX 4491, Melbourne, Victoria 3001 
-  **Phone**
Call **1300 559 873** to pay by MasterCard, Visa or American Express for payment amounts up to \$10,000.

A merchant service fee may apply to credit card payments: MasterCard or Visa 0.36%, American Express 1.5%. Fee is calculated on the total payment amount. Any fees applied will be shown on your next bill and are GST inclusive. Some exemptions apply.

Amount due **\$519.33**
(incl. GST)
Bill due date **09 Apr 2026**

Auction Date

Sunday, 10:30am 7th June, Onsite

Open Home Schedule

1:00pm Saturday, May 9th

1:00pm Sunday, May 10th

1:00pm Saturday, May 16th

1:00pm Sunday, May 17th

1:00pm Saturday, May 23rd

1:00pm Sunday, May 24th

1:00pm Saturday, May 30th

1:00pm Sunday, May 31st

10:00am Saturday, June 6th

Preauction Open Home:

10:00am Sunday, June 7th

For private inspections and to make appointment bookings,
please call Maya Zielinski on 0402 289 868