

## Schedule

<b>Land</b>	The unexpired term of the Lease	Unit	UP No.	Block	Section	Division/District
				34	27	YARRALUMLA
		AND KNOWN AS 98 HOPETOUN CIRCUIT, YARRALUMLA ACT 2600				
<b>Seller</b>	Full name	GEORGE TEMELKO				
	ACN/ABN					
	Address	11 GIBINGBELL CLOSE, OCEAN SHORES NSW 2483				
<b>Seller Solicitor</b>	Firm	GRIFFIN LEGAL				
	Email	kelly.bush@griffinlegal.com.au				
	Phone	02 6198 3100	Ref KELLY BUSH			
	DX/Address	GPO BOX 1789, CANBERRA ACT 2601				
<b>Stakeholder</b>	Name	FUSE PROPERTY TRUST ACCOUNT				
<b>Seller Agent</b>	Firm	FUSE PROPERTY				
	Email	<a href="mailto:ZOE@FUSEPROPERTY.COM.AU">ZOE@FUSEPROPERTY.COM.AU</a>				
	Phone	02 5110 7090	REF ZOE STEAD			
	DX/Address	56 MONARO STREET, QUEANBEYAN, NSW 2620				
<b>Restriction on Transfer</b>	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				
<b>Land Rent</b>	Mark one	<input checked="" type="checkbox"/> Non-Land Rent Lease <input type="checkbox"/> Land Rent Lease				
<b>Occupancy</b>	Mark one	<input checked="" type="checkbox"/> Vacant possession <input type="checkbox"/> Subject to tenancy				
<b>Breach of covenant or unit articles</b>	Description (Insert other breaches)	As disclosed in the Required Documents and				
<b>Goods</b>	Description	FIXED FLOOR COVERINGS, WINDOW TREATMENTS AND LIGHT FITTINGS AS INSPECTED.				
<b>Date for Registration of Units Plan</b>		N/A				
<b>Date for Completion</b>		ON OR BEFORE 30 DAYS FROM THE DATE OF THIS CONTRACT				
<b>Electronic Transaction?</b>		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, using Nominated ELN: PEXA				
<b>Land Tax to be adjusted?</b>		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes				
<b>Residential Withholding Tax</b>	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)	
<b>Foreign Resident Withholding Tax</b>	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.

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

<b>Co-Ownership</b>	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.

<b>Seller signature</b>	<b>Buyer signature</b>
Seller witness name and signature	Buyer witness name and signature

## Seller Disclosure Documents

The following marked documents are attached and form part of this Contract. The Buyer acknowledges that by execution of this Contract the Buyer certifies in writing that the Buyer received the marked documents prior to entering into this Contract.

- ☒ Crown lease of the Land (including variations)
- ☒ Current certified extract from the land titles register showing all registered interests affecting the Property
- ☒ Deposited Plan for the Land
- ☒ Energy Efficiency Rating Statement
- ☐ Encumbrances shown on the land titles register (excluding any mortgage or other encumbrance to be discharged)
- ☐ If there is an encumbrance not shown on the land titles register — a statement about the encumbrance complying with the Civil Law (Sale of Residential Property) Regulations
- ☒ Lease Conveyancing Inquiry Documents for the Property
- ☒ Building Conveyancing Inquiry Document (except if:
  - the Property is a Class A Unit
  - the residence on the Property has not previously been occupied or sold as a dwelling; or
  - this Contract is an "off-the-plan purchase")
- ☒ Building and Compliance Inspection Report(s) (except if section 9(2)(a)(ii) or section 9(2)(a)(iii) of the Sale of Residential Property Act applies).
- ☒ Pest information (except if the property is a Class A Unit or is a residence that has never been occupied): Pest Inspection Report(s).
- ☐ Regulated Swimming Pool documentation required under section 9 (1)(ja) of the Sale of Residential Property Act (on and from 1 May 2024).

### If the Property is off-the-plan:

- ☐ Proposed plan
- ☐ Inclusions list

### If the Property is a Unit where the Units Plan is not registered:

- ☐ Inclusions list
- ☐ Disclosure Statement

### If the Property is a Unit where the Units Plan is registered:

- ☐ Units Plan concerning the Property
- ☐ Current certified extract from the land titles register showing all registered interests affecting the Common Property
- ☐ Unit Title Certificate
- ☐ Registered variations to rules of the Owners Corporation
- ☐ (If the Unit is an Adaptable Housing Dwelling) drawings and plans demonstrating compliance with Australian Standard AS 4299-1995 (Adaptable Housing) as in force from time to time
- ☐ (If the Owners Corporation is a party to a Building Management Statement) Building Management Statement

### If the Property is a Lot that is part of a Community Title Scheme:

- ☐ Section 67 Statement, as first or top sheet
- ☐ Community Title Master Plan
- ☐ Community Title Management Statement

### If the Property is a Lot that will form part of a Community Title Scheme:

- ☐ Proposed Community Title Master Plan or sketch plan
- ☐ Proposed Community Title Management Statement

### GST

- ☒ Not applicable
- ☐ Input taxed supply of residential premises
- ☐ Taxable supply (including new residential premises)
- ☐ GST-free supply of going concern
- ☐ Margin scheme applies

### Tenancy

- ☐ Tenancy Agreement
- ☐ No written Tenancy Agreement exists

### Invoices

- ☒ Building and Compliance Inspection Report
- ☒ Pest Inspection Report

### Asbestos

- ☒ Asbestos Advice
- ☐ Current Asbestos Assessment Report

### Damages for delay in Completion – applicable interest rate and legal costs and disbursements amount (see clause 22)

Interest rate if the defaulting party is the Seller	0 % per annum
Interest rate if the defaulting party is the Buyer	10 % per annum
Amount to be applied towards legal costs and disbursements incurred by the party not at fault	\$440.00 (GST inclusive)

### Tenancy Summary

Premises		Expiry date	
Tenant name		Rent	
Commencement date		Rent review date	
Term		Rent review mechanism	

### Managing Agent Details for Owners Corporation or Community Title Scheme (if no managing agent, secretary)

Name		Phone	
Address			

## RW Amount

(residential withholding payment) — further details

The supplier will frequently be the Seller. However, sometimes further information will be required as to which entity is liable for GST (eg if the Seller is part of a GST group, where the GST representative has the GST liability). If more than one supplier, provide details for each supplier.

<b>Supplier</b>	Name			
	ABN		Phone	
	Business address			
	Email			
<b>Residential Withholding Tax</b>	Supplier's portion of the RW Amount:			\$
	RW Percentage:			%
	RW Amount (ie the amount that the Buyer is required to pay to the ATO):			\$
	Is any of the consideration not expressed as an amount in money?	<input type="checkbox"/> No <input type="checkbox"/> Yes		
	If 'Yes', the GST inclusive market value of the non-monetary consideration:			\$
	Other details (including those required by regulation or the ATO forms):			

## Cooling Off Period

(for residential property only)

- 1 The Buyer may rescind this Contract at any time before 5pm on the 5th Business Day after the day this Contract is made except if any circumstance in paragraph 2 applies.
- 2 There is no cooling off period if:
  - the Buyer is a corporation; or
  - the Property is sold by tender; or
  - the Property is sold by auction; or
  - before signing this Contract, the Buyer gives the Seller a certificate in the form required by the Sale of Residential Property Act signed by the Buyer Solicitor; or
  - this Contract is made on the same day the Property was offered for sale by auction but passed in and the Buyer was recorded in the bidders record as a bidder or a person for whom a bidder was bidding.
- 3 A Buyer exercising the cooling off right by rescinding this Contract forfeits 0.25% of the Price. The Seller is entitled to recover the amount forfeited from the Deposit and the Buyer is entitled to a refund of any balance.

## Warnings

- 1 The Lease may be affected by the *Residential Tenancies Act 1997* (ACT) or the *Leases (Commercial & Retail) Act 2001* (ACT).
- 2 If a consent to transfer is required by law, see clause 4 as to the obligations of the parties.
- 3 As some risks associated with the Property pass from the Seller to Buyer on the Date of this Contract, (except if the Property is a Unit) the Buyer should take out insurance on the Property on the Date of this Contract.
- 4 The Buyer will usually have to pay stamp duty on the purchase of the Land. The Buyer may incur penalties if the Buyer does not pay the stamp duty within the required time.
- 5 There are serious risks to a Buyer releasing the Deposit before Completion. The Buyer should take legal advice before agreeing to release the Deposit.
- 6 The Buyer should consider the application of the Territory Plan and other planning and heritage issues before signing this Contract.
- 7 If the Lease is a concessional lease then restrictions on transfer and other dealings may apply.

## Disputes

If there is a dispute, the Law Society encourages the use of informal procedures such as negotiation, independent expert appraisal or mediation to resolve the dispute.

## Exchange of Contract

- 1 An Agent, authorised by the Seller, may:
  - insert:
    - the name and address of, and contact details for, the Buyer;
    - the name and address of, and contact details for, the Buyer Solicitor;
    - the Price;
    - the Date of this Contract,
  - insert in, or delete from, the Goods; and
  - exchange this Contract.
- 2 An Agent must not otherwise insert, delete or amend this Contract.
- 3 **The Agent must not exchange this Contract unless expressly authorised by the Seller or (if a solicitor is acting for the Seller) by the Seller or the Seller Solicitor.**

The Seller agrees to sell and the Buyer agrees to buy the Property for the Price on these terms:

### 1. Definitions and Interpretation

- 1.1 Definitions appear in the Schedule and as follows:

**Affecting Interests** means any mortgage, encumbrance, lease, lien, charge, notice, order, caveat, writ, or other interest;

**Adaptable Housing Dwelling** has the meaning in the Sale of Residential Property Act;

**Agent** has the meaning in the Sale of Residential Property Act;

**ATO** means the Australian Taxation Office, and includes the Commissioner for Taxation;

**Balance of the Price** means the Price less the Deposit;

**Breach of Covenant** means:

- a Development not approved under the Planning Act including a development for which design and siting approval has not been obtained;
- a breach of the Building and Development Provision;

- a breach of any obligation of the Seller in a registered restrictive covenant affecting the Lease;
- a breach of any other term of the Lease;
- a breach of the articles of the Owners Corporation (if the Property is a Unit); or
- an Unapproved Structure;

**Building Act** means the *Building Act 2004* (ACT);

**Building and Development Provision** has the meaning in the Planning Act;

**Building Conveyancing Inquiry Document** has the meaning in the Sale of Residential Property Act;

**Building and Compliance Inspection Report** has the meaning in the Sale of Residential Property Act;

**Building Management Statement** has the meaning in the Land Titles Act;

**Business Day** means any day other than a Saturday, Sunday, public holiday or bank holiday in the Australian Capital Territory;

**Class A Unit** has the meaning in the Sale of Residential Property Act;

**Common Property** for a Unit has the meaning in the Unit Titles Act;

**Common Property** for a Lot that forms part of a Community Title Scheme has the meaning in the Community Title Act;

**Community Title Act** means the *Community Title Act 2001* (ACT);

**Community Title Body Corporate** means the entity referred to as such in the Community Title Act;

**Community Title Management Statement** has the meaning in the Community Title Act;

**Community Title Master Plan** has the meaning in the Community Title Act;

**Community Title Scheme** has the meaning in the Community Title Act;

**Completion** means the time at which this Contract is completed and **Completed** has a corresponding meaning;

**Compliance Certificate** means a certificate issued for the Lease under section 296 of the *Planning and Development Act 2007*, Division 10.12.2 of the Planning Act or under section 28 of the *City Area Leases Act 1936* or under section 180 of the Land Act;

**Covenant** includes a restrictive covenant;



**Default Notice** means a notice in accordance with clause 18.5 and clause 18.6

**Default Rules** has the meaning in the Unit Titles Management Act;

**Deposit** means the deposit forming part of the Price;

**Developer** in respect of a Lot has the meaning in the Community Title Act;

**Developer Control Period** has the meaning in the Unit Titles Management Act;

**Development** has the meaning in the Planning Act;

**Development Statement** has the meaning in the Unit Titles Act;

**Disclosure Statement** has the meaning in the Property Act;

**Disclosure Update Notice** has the meaning in section 260(2) of the Property Act;

**Encumbrance** has the meaning in the Sale of Residential Property Act but excludes a mortgage;

**Energy Efficiency Rating Statement** has the meaning in the Sale of Residential Property Act;

**Excluded Change** has the meaning in section 259A(4) of the Property Act;

**General Fund Contribution** has the meaning in section 78(1) of the Unit Titles Management Act;

**GST** has the meaning in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth);

**GST Rate** means the prevailing rate of GST specified as a percentage;

**Improvements** means the buildings, structures and fixtures erected on and forming part of the Land;

**Income** includes the rents and profits derived from the Property;

**Land Act** means the *Land (Planning & Environment) Act 1991* (ACT);

**Land Charges** means rates, land rent, land tax and other taxes and outgoings of a periodic nature in respect of the Property;

**Land Rent Act** means the *Land Rent Act 2008* (ACT);

**Land Rent Lease** means a Lease that is subject to the Land Rent Act;

**Land Titles Act** means the *Land Titles Act 1925* (ACT);

**Lease** means the lease of the Land having the meaning in the Planning Act;

**Lease Conveyancing Inquiry Document** has the meaning in the Sale of Residential Property Act;

**Legislation Act** means the *Legislation Act 2001*;

**Liability of the Owners Corporation** means any actual or contingent liability of the Owners Corporation attributable to the Unit on a Unit Entitlement basis (other than normal operating expenses) or expenditure to be made by the Owners Corporation to fulfil its obligations under the Unit Titles Management Act;

**Lot** has the meaning in the Community Title Act;

**Non-Land Rent Lease** means a Lease that is not subject to the Land Rent Act;

**Notice to Complete** means a notice in accordance with clause 18.1 and clause 18.2 requiring a party to complete;

**Owners Corporation** means the Owners Corporation for the Unit constituted or to be constituted under the Unit Titles Management Act following registration of the Units Plan;

**Pest Inspection Report** has the meaning in the Sale of Residential Property Act;

**Pest Treatment Certificate** has the meaning in the Sale of Residential Property Act;

**Planning Act** means the *Planning Act 2023* (ACT);

**Planning and Land Authority** has the meaning in the Legislation Act;

**Prescribed Building** has the meaning in the Building Act;

**Prescribed Terms** has the meaning in the Residential Tenancies Act;

**Property** means the unexpired term of the Lease, the Improvements and the Goods, or (if the Land is a Unit) the unexpired term of the Unit Lease, the Improvements and the Goods;

**Property Act** means the *Civil Law (Property) Act 2006* (ACT);

**Required Documents** has the meaning in the Sale of Residential Property Act and includes a Unit Title Certificate but excludes a copy of this Contract;

**Rescission Notice** has the meaning in the Sale of Residential Property Act;

**Residential Tenancies Act** means the *Residential Tenancies Act 1997* (ACT);

**Sale of Residential Property Act** means the *Civil Law (Sale of Residential Property) Act 2003* (ACT);

**Section 56 Certificate** means a certificate for a Lot issued under section 56 of the Community Title Act;

**Section 67 Statement** means a statement for a Lot complying with section 67(2)-(4) of the Community Title Act;

**Service** includes air, communication, drainage, electricity, garbage, gas, oil, radio, sewerage, telephone, television, or water service;

**Staged Development** has the meaning given by section 17(4) of the Unit Titles Act;

**Tenancy Agreement** includes a lease for any term and whether for residential purposes or otherwise;

**Unapproved Structure** has the meaning in the Sale of Residential Property Act;

**Unit** means the Unit referred to in the Schedule and which has the meaning in the Unit Titles Act;

**Unit Entitlement** for the Unit has the meaning in the Unit Titles Act;

**Unit Title** is the Lease together with the rights of the registered lessee of the Unit;

**Unit Title Certificate** means a certificate for the Unit issued under section 119 of the Unit Titles Management Act;

**Unit Titles Act** means the *Unit Titles Act 2001* (ACT);

**Unit Titles Management Act** means the *Unit Titles (Management) Act 2011* (ACT);

**Units Plan** means all the documents relating to the subdivision of the Land registered as the Units Plan for the Unit under the *Land Titles (Unit Titles) Act 1970*; and

**Withholding Law** means Subdivision 14 of Schedule 1 of the *Taxation Administration Act 1953* (Cth) and associated provisions.

## 1.2 In this Contract:

- a reference to the Seller or to the Buyer includes the executors, administrators and permitted assigns of any of them, if an individual, and the successors or permitted assigns of any of them, if a corporation;
- the singular includes the plural, and the plural includes the singular;
- a reference to a person includes a body corporate;
- a term not otherwise defined has the meaning in the Legislation Act; and
- a reference to an Act includes a reference to any subordinate legislation made under it or any Act which replaces it.

- 1.3 Headings are inserted for convenience only and are not part of this Contract.
- 1.4 If the time for something to be done or to happen is not a Business Day, the time is extended to the next Business Day, except in the case of clause 2.1.
- 1.5 A reference to “this Contract” extends to the Schedule, any annexure, additional clauses and attachments forming part of this Contract.
- 1.6 If there is more than one buyer or more than one seller the obligations which they undertake bind them jointly and individually.
- 1.7 Where the Buyer consists of more than one person, as between themselves, they agree to buy the Property in the specified manner of Co-ownership or if one alternative is not marked, as joint tenants.
- 1.8 Without limiting clause 13, the parties agree that for the purposes of the *Electronic Transactions Act 2001* (ACT) and the *Electronic Transactions Act 1999* (Cth), this Contract may be signed and/or exchanged electronically.

## 2. Terms of payment

- 2.1 The Buyer must pay the Deposit on the Date of this Contract, to the Stakeholder or, if no Stakeholder is named, then to the Seller.
- 2.2 The Deposit becomes the Seller’s property on Completion.
- 2.3 The Deposit may be paid by cheque or in cash (up to \$3,000.00) but if it is not paid on time or, if it is paid by cheque which is not honoured on first presentation, the Buyer is in default.
- 2.4 If the Buyer is in default under clause 2.3, then immediately and without the notice otherwise necessary under clause 18, clause 19 applies.
- 2.5 On Completion the Buyer must give the Seller an authority directing the Stakeholder to account to the Seller for the Deposit.
- 2.6 On Completion the Buyer must pay to the Seller in Canberra the Balance of the Price by unendorsed bank cheque, or in cash (up to \$200.00).
- 2.7 Any money payable to the Seller by the Buyer or the Stakeholder must be paid to the Seller or as the Seller Solicitor directs in writing and payment in accordance with that direction will be sufficient discharge to the person paying.
- 2.8 Completion must take place on the Date for Completion or as otherwise determined by this Contract and if not specified or determined, within a reasonable time.

### 3. Title to the Lease

- 3.1 The Lease is or will before Completion be granted under the Planning Act.
- 3.2 The Lease is transferred subject to its provisions.
- 3.3 The title to the Lease is or will before Completion be registered under the Land Titles Act.
- 3.4 The title to the Lease must be transferred free from all Affecting Interests except as otherwise provided.
- 3.5 The Buyer cannot insist on any Affecting Interests being removed from the title to the Lease before Completion provided, on Completion, the Seller gives the Buyer any documents and registration fees necessary to remove the Affecting Interests.

### 4. Restrictions on transfer

- 4.1 The Lease is not subject to any restrictions on transfer other than any Restriction on Transfer.
- 4.2 If the Lease is subject to a Restriction on Transfer under the Planning Act due to non-compliance with the Building and Development Provision then this Contract is subject to the grant of the approval referred to in section 370 of the Planning Act. A Restriction on Transfer referring to "section 370" refers to this restriction.
- 4.3 If the Lease is a lease of the type referred to in section 279 of the Planning Act then this Contract is subject to the approval in accordance with the Planning Act. A Restriction on Transfer referring to "section 280" refers to this restriction.
- 4.3A If the Lease is subject to a Restriction on Transfer under section 306 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in sections 306 and 307 of the Planning Act. A Restriction on Transfer referring to "section 306" refers to this restriction.
- 4.3B If the Lease is subject to a Restriction on Transfer under section 351 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in section 351 of the Planning Act. A Restriction on Transfer referring to "section 351" refers to this restriction.
- 4.4 Immediately after the Date of this Contract the Seller must do everything reasonably necessary to remove the restriction or obtain the consent required. If requested in writing, the Buyer must join in any application of the Seller and must do everything reasonably necessary to enable the Seller to obtain the consent. The Seller must pay all associated fees in connection with the application.

- 4.5 If the consent referred to in clauses 4.2, 4.3, 4.3A or 4.3B is not granted by the Date for Completion then either party may rescind this Contract (provided that the party seeking to rescind is not then in default) and clause 21 applies.

### 5. Particulars of title and submission of transfer

- 5.1 Unless clause 5.3 applies the Seller need not provide particulars of title.
- 5.2 No later than 7 days before the Date for Completion, the Buyer must give the Seller a transfer of the Lease in the form prescribed by the Land Titles Act, to be returned by the Seller to the Buyer on Completion in registrable form.
- 5.3 If the Seller is not the registered proprietor of the Lease at the Date of this Contract, the Seller must give to the Buyer no later than 14 days before the Date for Completion a copy of the instrument and any other documents necessary to enable the Seller to be registered as proprietor.

### 6. Buyer rights and limitations

- 6.1 If the Buyer establishes before Completion that except as disclosed in this Contract there is any Unapproved Structure on the Property, then the Buyer may:
  - 6.1.1 require the Seller to arrange for the Unapproved Structure to be approved before Completion; and
  - 6.1.2 if the Unapproved Structure is not approved before Completion, rescind or complete and sue the Seller for damages.
- 6.2 If the Buyer establishes, immediately before Completion, that, except as disclosed in this Contract:
  - 6.2.1 the Property is subject to an encumbrance other than the encumbrances shown on the title to the Lease; or
  - 6.2.2 the Buyer is not entitled to vacant possession, then the Buyer may either:
    - 6.2.3 rescind; or
    - 6.2.4 complete and sue the Seller for damages.
- 6.3 The Buyer is not entitled to make any requisitions on the title to the Property.
- 6.4 The Buyer cannot make a claim or objection or rescind or terminate in respect of:
  - 6.4.1 a Service for the Property being a joint service or passing through another property, or any Service for another property passing through the Property;
  - 6.4.2 a wall being or not being a party wall or the Property being affected by an



easement for support or not having the benefit of an easement for support;

- 6.4.3 any change in the Property due to fair wear and tear before Completion;
- 6.4.4 a promise, representation or statement about this Contract, the Property or the Lease, not made in this Contract;
- 6.4.5 any Breach of Covenant described in the Schedule or disclosed elsewhere in this Contract;
- 6.4.6 the ownership or location of any dividing fence;
- 6.4.7 the ownership of any fuel storage tank; and
- 6.4.8 anything disclosed in this Contract (except an Affecting Interest).

## 7. Seller warranties

7.1 The Seller warrants that at the Date of this Contract:

- 7.1.1 the Seller will be able to complete at Completion;
- 7.1.2 the Seller has no knowledge of any unsatisfied judgment, order or writ affecting the Property;
- 7.1.3 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property; and
- 7.1.4 the Seller is not aware of any material change in the matters disclosed in the Required Documents.

7.2 The Seller warrants that on Completion:

- 7.2.1 the Seller will be or will be able to be the registered proprietor of the Lease and will own the rest of the Property free from any Affecting Interests;
- 7.2.2 the Seller will have the capacity to complete;
- 7.2.3 there will be no unsatisfied judgment, order or writ affecting the Property;
- 7.2.4 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property;
- 7.2.5 the Seller is not aware of any encroachments by or upon the Property except as disclosed. This warranty does not extend to the location of any dividing fence;
- 7.2.6 there will be no Breach of Covenant except as disclosed in this Contract; and
- 7.2.7 unless disclosed in the Schedule or elsewhere in this Contract, the Lease is a

Non-Land Rent Lease and not a Land Rent Lease.

- 7.3 The Seller gives no warranties as to the present state of repair of any of the Improvements or condition of the Land, except as required by law.

## 8. Adjustments

- 8.1 The Seller is entitled to the Income and is liable for all Land Charges up to and including Completion after which the Buyer will be entitled to the Income and liable for the Land Charges, provided the Seller will be liable for all land tax in respect of the Property if the 'Land Tax to be adjusted?' option on the Schedule is marked 'No'.
- 8.2 The parties must pay any adjustment of the Income and Land Charges calculated under clause 8.1 on Completion.
- 8.3 Any concessional Land Charges must be adjusted on the concessional amount of those Land Charges.
- 8.4 If any of the Land Charges have not been assessed on Completion, the Buyer will be entitled to retain in the Buyer Solicitor trust account from the Balance of the Price an amount sufficient to pay the Seller's proportion of those Land Charges.
- 8.5 Attached are copies of the relevant invoices for the cost of obtaining the Building and Compliance Inspection Report and Pest Inspection Report. The Buyer must pay to the Seller the cost of obtaining the Building and Compliance Inspection Report and the Pest Inspection Report as required by section 18 of the Sale of Residential Property Act on Completion.

## 9. Terms of possession

- 9.1 The Seller must give the Buyer vacant possession of the Property on Completion unless otherwise marked in the Schedule.
- 9.2 If the Property is sold subject to a tenancy, the Seller has:
  - 9.2.1 attached to this Contract a copy of the signed Tenancy Agreement; or
  - 9.2.2 completed the tenancy summary on page 2 of this Contract.
- 9.3 If the Property is sold subject to a tenancy:
  - 9.3.1 the Seller warrants that except as disclosed in this Contract:
    - (a) if applicable, the rental bond has been provided in accordance with the Residential Tenancies Act;
    - (b) if applicable, the Seller has complied with the Residential Tenancies Act;



- (c) if applicable, the Seller has no notice of any application by the tenant for the release of the rental bond;
- (d) no notices relating to the tenancy have been served on the Seller or any agent of the Seller or on the tenant other than as disclosed in this Contract and there are no outstanding claims or disputes with the tenant;
- (e) there is no unremedied breach of the Tenancy Agreement by the tenant or the Seller; and
- (f) if applicable, the Tenancy Agreement incorporates:
  - (i) the Prescribed Terms; and
  - (ii) any other terms approved by the Residential Tenancies Tribunal.

9.3.2 The Seller must hand to the Buyer on Completion:

- (a) any written Tenancy Agreement to which this Contract is subject;
- (b) a notice of attornment;
- (c) if applicable, any notice required to be signed by the Seller to transfer the rental bond by the Office of Rental Bonds to the Buyer; and
- (d) if applicable, any other notice required to be signed by the Seller under the Residential Tenancies Act.

9.3.3 The Buyer indemnifies the Seller in relation to any liability which the Seller incurs or to which the Seller is subject under the tenancy because of matters occurring after Completion.

## 10. Inspection and condition of Property

- 10.1 The Buyer may on reasonable notice to the Seller and at reasonable times inspect the Property before Completion.
- 10.2 The Seller must leave the Property clean and tidy on Completion.

## 11. Inspection of building file

- 11.1 The Seller must, if requested by the Buyer, give to the Buyer all authorities necessary to enable the Buyer (or Buyer's nominee) to inspect and obtain at the Buyer's expense, copies of:
  - 11.1.1 any document in relation to the Land and Improvements held by any government or statutory authority; and

- 11.1.2 any notices issued by any authority in relation to the Land and Improvements.

## 12. Additional Seller obligations

- 12.1 Except for any Breach of Covenant disclosed in this Contract, the Seller must before Completion:
  - 12.1.1 comply with any notice issued by any authority before the Date of this Contract which requires work to be done or money to be spent on or in relation to the Property or the Lease;
  - 12.1.2 obtain approval for any Development conducted on the Land;
  - 12.1.3 comply with the Lease to the extent to which the Seller is required to comply up to Completion;
  - 12.1.4 comply with any obligations on the Seller in a registered restrictive covenant affecting the Lease; and
  - 12.1.5 give the Buyer notice of any material change (other than fair wear and tear) the Seller becomes aware of in the matters disclosed in the Required Documents, since the date of each of the relevant Required Documents.

## 13. Electronic transaction

- 13.1 In this clause 13, the following words mean:

**Adjustment Figures** mean details of the adjustments to be made to the Price under this Contract;

**Completion Time** means the time of day on the Date for Completion when the Electronic Transaction is to be Completed;

**Conveyancing Transaction** has the meaning given in the Participation Rules;

**Digitally Signed** has the meaning given in the Participation Rules and **Digitally Sign** has a corresponding meaning;

**Discharging Mortgagee** means any discharging mortgagee, chargee, covenant chargee or caveator whose provision of a Digitally Signed discharge of mortgage, discharge of charge or withdrawal of caveat is required in order for unencumbered title to the Lease to be transferred to the Buyer;

**ECNL** means the *Electronic Conveyancing National Law (ACT) Act 2020 (ACT)*;

**Effective Date** means the date on which the Conveyancing Transaction is agreed to be an Electronic Transaction under clause 13.2.2 or, if clause 13.2.1 applies, the Date of this Contract;

**Electronic Document** means a caveat, a Crown lease or an instrument as defined in the Land Titles Act which may be created and Digitally Signed in an Electronic Workspace;

**Electronic Transaction** means a Conveyancing Transaction to be conducted for the parties by their legal representatives as Subscribers using an ELN and in accordance with the ECNL and the Participation Rules;

**Electronic Transfer** means a transfer of the Lease under the Land Titles Act to be prepared and Digitally Signed in the Electronic Workspace established for the purposes of the parties' Conveyancing Transaction;

**Electronic Workspace** has the meaning given in the Participation Rules;

**Electronically Tradeable** means a land title dealing that can be lodged electronically;

**ELN** has the meaning given in the Participation Rules;

**FRCGW Remittance** means a remittance which the Buyer must make in accordance with the Withholding Law and clauses 51.4 to 51.8;

**GSTRW Payment** means a payment which the Buyer must make in accordance with the Withholding Law and clauses 53.5 to 53.9;

**Incoming Mortgagee** means any mortgagee who is to provide finance to the Buyer on the security of the Lease and to enable the Buyer to pay the whole or part of the price;

**Land Registry** has the meaning given in the Participation Rules;

**Lodgment Case** has the meaning given in the Participation Rules;

**Mortgagee Details** mean the details which a party to the Electronic Transaction must provide about any Discharging Mortgagee of the Land as at Completion;

**Nominated ELN** means the ELN specified in the Schedule;

**Participation Rules** mean the participation rules as determined by the ECNL;

**Populate** means to complete data fields in the Electronic Workspace;

**Prescribed Requirement** has the meaning given in the Participation Rules;

**Subscribers** has the meaning given in the Participation Rules; and

**Title Data** means the details of the title to the Lease made available to the Electronic Workspace by the Land Registry.

13.2 This Conveyancing Transaction is to be conducted as an Electronic Transaction and this Contract is amended as required if:

13.2.1 this Contract says that it is an Electronic Transaction; or

13.2.2 the parties otherwise agree that it is to be conducted as an Electronic Transaction.

13.3 However, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:

13.3.1 if the title to the Lease is not Electronically Tradeable or the transfer of the Lease is not eligible to be lodged electronically; or

13.3.2 if, at any time after the Effective Date, but at least 14 days before the Date for Completion, a party serves a notice on the other party stating a valid reason why it cannot be conducted as an Electronic Transaction.

13.4 If, because of clause 13.3.2, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:

13.4.1 each party must:

(a) bear equally any disbursements or fees; and

(b) otherwise bear that party's own costs; incurred because this Conveyancing Transaction was to be conducted as an Electronic Transaction; and

13.4.2 if a party has paid all of a disbursement or fee which by reason of this clause, is to be borne equally by the parties, that amount must be adjusted on Completion.

13.5 If this Conveyancing Transaction is to be conducted as an Electronic Transaction:

13.5.1 to the extent that any other provision of this Contract is inconsistent with this clause, the provisions of this clause prevail and this Contract is amended to give full effect to the Electronic Transaction;

13.5.2 without limiting clause 13.5.1, clause 5.2 does not apply;

13.5.3 the parties must conduct the Electronic Transaction:

(a) in accordance with the Participation Rules and the ECNL; and

(b) using the Nominated ELN, unless the parties otherwise agree;

13.5.4 a party must pay the fees and charges payable by that party to the ELN and the

- Land Registry as a result of this transaction being an Electronic Transaction; and
- 13.5.5 a document which is an Electronic Document is served as soon as it is first Digitally Signed in the Electronic Workspace on behalf of the party required to serve it.
- 13.6 The Seller must within 7 days of the Effective Date:
- 13.6.1 create an Electronic Workspace;
- 13.6.2 Populate the Electronic Workspace with Title Data, the Date for Completion and, if applicable, Mortgagee Details; and
- 13.6.3 invite the Buyer and any Discharging Mortgagee to the Electronic Workspace.
- 13.7 If the Seller has not created an Electronic Workspace in accordance with clause 13.6, the Buyer may create an Electronic Workspace. If the Buyer creates the Electronic Workspace the Buyer must:
- 13.7.1 Populate the Electronic Workspace with Title Data;
- 13.7.2 create and Populate the Electronic Transfer;
- 13.7.3 Populate the Electronic Workspace with the Date for Completion and a nominated Completion Time; and
- 13.7.4 invite the Seller and any Incoming Mortgagee to join the Electronic Workspace.
- 13.8 Within 7 days of receiving an invitation from the Seller to join the Electronic Workspace, the Buyer must:
- 13.8.1 join the Electronic Workspace;
- 13.8.2 create and Populate the Electronic Transfer;
- 13.8.3 invite any Incoming Mortgagee to join the Electronic Workspace; and
- 13.8.4 Populate the Electronic Workspace with a nominated Completion Time.
- 13.9 If the Buyer has created the Electronic Workspace the Seller must within 7 days of being invited to the Electronic Workspace:
- 13.9.1 join the Electronic Workspace;
- 13.9.2 Populate the Electronic Workspace with Mortgagee Details, if applicable; and
- 13.9.3 invite any Discharging Mortgagee to join the Electronic Workspace.
- 13.10 To complete the financial settlement schedule in the Electronic Workspace:
- 13.10.1 the Seller must provide the Buyer with Adjustment Figures at least 2 Business Days before the Date for Completion;
- 13.10.2 the Buyer must confirm the Adjustment Figures at least 1 Business Day before the Date for Completion; and
- 13.10.3 if the Buyer must make a GSTRW Payment and / or an FRCGW Remittance, the Buyer must Populate the Electronic Workspace with the payment details for the GSTRW Payment or FRCGW Remittance payable to the ATO at least 2 Business Days before the Date for Completion.
- 13.11 Before Completion, the parties must ensure that:
- 13.11.1 all Electronic Documents which a party must Digitally Sign to complete the Electronic Transaction are Populated and Digitally Signed;
- 13.11.2 all certifications required by the ECNL are properly given; and
- 13.11.3 they do everything else in the Electronic Workspace which that party must do to enable the Electronic Transaction to proceed to Completion.
- 13.12 If Completion takes place in the Electronic Workspace:
- 13.12.1 payment electronically on Completion of the Balance of the Price in accordance with clause 2.6 is taken to be payment by a single unendorsed bank cheque; and
- 13.12.2 clauses 51.4.3, 51.4.4, 53.8 and 53.9 do not apply.
- 13.13 If the computer systems of any of the Land Registry, the ELN, the ATO or the Reserve Bank of Australia are inoperative for any reason at the Completion Time agreed by the parties, a failure to complete this Contract for that reason is not a default under this Contract on the part of either party.
- 13.14 If the computer systems of the Land Registry are inoperative for any reason at the Completion Time agreed by the parties, and the parties agree that financial settlement is to occur despite this, then on financial settlement occurring:
- 13.14.1 all Electronic Documents Digitally Signed by the Seller, any discharge of mortgage, withdrawal of caveat or other Electronic Document forming part of the Lodgment Case for the Electronic Transaction shall be taken to have been unconditionally and irrevocably delivered to the Buyer or



the Buyer's mortgagee at the time of financial settlement; and

13.14.2 the Seller shall be taken to have no legal or equitable interest in the Property.

13.15 If the parties do not agree about the delivery before Completion of one or more documents or things that cannot be delivered through the Electronic Workspace, the party required to deliver the documents or things:

13.15.1 holds them on Completion in escrow for the benefit of the other party; and

13.15.2 must immediately after Completion deliver the documents or things to, or as directed by the party entitled to them.

#### **14. Off the plan purchase and Compliance Certificate**

14.1 If the Lease contains a Building and Development Provision which has not been complied with at the Date of this Contract, and clause 4.2 does not apply:

14.1.1 where the Seller is obliged to construct Improvements by Completion, before the Date for Completion, the Seller must at the Seller's expense complete the construction of the Improvements promptly and in a good and workmanlike manner substantially in accordance with the proposed plan, specifications and inclusions list attached; and

14.1.2 on or before Completion, the Seller must at the Seller's expense give to the Buyer evidence that a Compliance Certificate has been obtained.

#### **15. Goods**

15.1 The Seller gives no warranties as to the present state of repair of any of the Goods except as required by law.

15.2 The Goods are included in the Price.

15.3 The Seller warrants that the Goods are unencumbered and that the Seller has the right to sell them.

15.4 The Goods become the Buyer's property on Completion.

15.5 Except for fair wear and tear, the Seller must give the Goods to the Buyer on Completion in the same state of repair they are in at the Date of this Contract.

#### **16. Errors and misdescriptions**

16.1 If, before Completion, the Buyer becomes aware of an error in the description of the Property the Buyer may:

16.1.1 identify whether the error is material or not material, and ask the Seller to arrange for the error to be corrected before Completion; and

16.1.2 if the error is not corrected before Completion:

(a) for an error that is material — rescind this Contract, or complete this Contract and make a claim for compensation; and

(b) for an error that is not material — complete this Contract and make a claim for compensation.

16.2 This clause applies even if the Buyer did not take notice of or rely on anything in this Contract containing or giving rise to the error or misdescription.

16.3 The Buyer is not entitled to compensation to the extent the Buyer knew the true position before the Date of this Contract.

#### **17. Compensation claims by Buyer**

17.1 To make a claim for compensation (including a claim under clause 16) the Buyer must give notice to the Seller before Completion specifying the amount claimed and:

17.1.1 the Seller can rescind if in the case of a claim that is not a claim for delay:

(a) the total amount claimed exceeds 5% of the Price;

(b) the Seller gives notice to the Buyer of an intention to rescind; and

(c) the Buyer does not give notice to the Seller waiving the claim within 14 days after receiving the notice; and

17.1.2 if the Seller does not rescind under clause 17.1.1, the parties must complete and:

(a) the lesser of the total amount claimed and 5% of the Price must be paid out of the Price to, and held by, the Stakeholder until the claim is finalised or lapses;

(b) the amount held is to be invested by the Stakeholder (at the risk of the party who becomes entitled to it) with an Australian bank in an interest-bearing account at call in the name of



the Stakeholder in trust for the Seller and the Buyer;

- (c) the claim must be finalised by an arbitrator appointed by the parties or, if an appointment is not made within 28 days of Completion, by an arbitrator appointed by the President of the Law Society of the Australian Capital Territory at the request of a party;
- (d) the decision of the arbitrator is final and binding;
- (e) the costs of the arbitration must be shared equally by the parties unless otherwise determined by the arbitrator. For clarity, the arbitrator has the power to award indemnity costs on a legal basis against either party;
- (f) the Buyer is not entitled, in respect of the claim, to more than the total amount claimed and the costs of the Buyer;
- (g) interest on the amount held, after deduction of all taxes and bank charges, Stakeholder administration fee and other similar charges and expenses, must be paid to the parties equally or as otherwise determined by the arbitrator; and
- (h) the claim lapses if the parties do not appoint an arbitrator and neither party asks the President of the Law Society of the Australian Capital Territory to appoint an arbitrator within 90 days after Completion and the amount held by the Stakeholder must be paid immediately to the Seller without any further authority being necessary.

## 18. Notice to Complete and Default Notice

- 18.1 If Completion does not take place in accordance with clause 2.8, either party may, at any time after the Date for Completion, serve the other party a Notice to Complete.
- 18.2 A Notice to Complete must appoint a time during business hours and a date being not less than 14\* days after service of the Notice to Complete (excluding the date of service) by which and a place in Canberra at which to complete this Contract.
- 18.3 At the time the Notice to Complete is served the party serving the Notice to Complete must:
  - 18.3.1 not be in default; and

18.3.2 be ready willing and able to complete but for some default or omission of the other party.

- 18.4 Completion at the time date and place specified in the Notice to Complete is an essential term.
- 18.5 Where one party is in default (other than failing to complete) the other party may at any time after the default serve the party in default a Default Notice.
- 18.6 A Default Notice:
  - 18.6.1 must specify the default;
  - 18.6.2 must require the party served with the Default Notice to rectify the default within 7\* days after service of the Default Notice (excluding the date of service), except in the case of a Default Notice for the purposes of clause 52.6, in which case the period specified in clause 52.6 will apply; and
  - 18.6.3 cannot be used to require a party to complete this Contract.
- 18.7 At the time the Default Notice is served, the party serving the Default Notice must not be in default.
- 18.8 The time specified in a Default Notice to rectify the specified default is an essential term.
- 18.9 Clauses 19 or 20 will apply as appropriate where the party served does not comply with the Notice to Complete or the Default Notice which complies with this clause.
- 18.10 If the party serving a notice under this clause varies the time referred to in the notice at the request of the other party, the time agreed to in the variation remains an essential term. The consent to the variation must be in writing and be served on the other party.
- 18.11 The parties agree that the time referred to in clauses 18.2 and 18.6.2 is fair and reasonable.

## 19. Termination — Buyer default

- 19.1 If the Buyer does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term then the Seller may by notice served on the Buyer terminate and may then keep, or recover and keep, the Deposit (except so much of it as exceeds 10% of the Price) and either:
  - 19.1.1 sue the Buyer for breach; or
  - 19.1.2 resell the Property and any deficiency arising on the resale and all expenses of and incidental to the resale or attempted resale and the Buyer's default are

\* Alter as necessary

recoverable by the Seller from the Buyer as liquidated damages provided the Seller has entered into a contract for the resale of the Property within 12 months of termination.

- 19.2 In addition to any money kept or recovered under clause 19.1, the Seller may retain on termination any other money paid by the Buyer as security for any damages awarded to the Seller arising from the Buyer's default provided that proceedings for the recovery of damages are commenced within 12 months of termination.

## 20. Termination — Seller default

- 20.1 If the Seller does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term the Buyer may by notice served on the Seller either:
- 20.1.1 terminate and seek damages; or
  - 20.1.2 enforce without further notice any other rights and remedies available to the Buyer.
- 20.2 If the Buyer terminates, the Stakeholder is authorised to refund to the Buyer immediately any money paid on account of the Price.

## 21. Rescission

- 21.1 Unless section 15 of the Sale of Residential Property Act applies, if this Contract is rescinded, it is rescinded from the beginning, and unless the parties otherwise agree:
- 21.1.1 the Deposit and all other money paid by the Buyer must be refunded to the Buyer immediately without any further authority being necessary; and
  - 21.1.2 neither party is liable to pay the other any amount for damages, costs or expenses.

## 22. Damages for delay in Completion

- 22.1 If Completion does not occur by the Date for Completion, due to the default of either party, the party who is at fault must pay the other party as liquidated damages on Completion:
- 22.1.1 if the defaulting party is the Seller, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion;
  - 22.1.2 if the defaulting party is the Buyer, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion; and
  - 22.1.3 the amount this Contract says on page 2 to be applied towards any legal costs and disbursements incurred by the party not

at fault if Completion occurs later than 7 days after the Date for Completion.

- 22.2 Whether or not percentages are inserted in clauses 22.1.1 or 22.1.2 the party at fault must pay the amount specified in clause 22.1.3 in addition to any other damages to which the party not at fault is entitled both at law and under this Contract.
- 22.3 The parties agree that:
- 22.3.1 the amount of any damages payable under clause 22.1.1 or clause 22.1.2 to the party not in default is a genuine and honest pre-estimate of loss to that party for the delay in Completion, and
  - 22.3.2 the damages must be paid on Completion.

## 23. Foreign Buyer

- 23.1 The Buyer warrants the Commonwealth Treasurer cannot prohibit and has not prohibited the transfer of the Lease under the *Foreign Acquisitions and Takeovers Act 1975* (Cth).
- 23.2 This clause is an essential term.

## 24. GST

- 24.1 If a party must pay the Price or provide any other consideration to another party under this Contract, GST is not to be added to the Price or amount, unless this Contract provides otherwise.
- 24.2 If the Price is stated in the Schedule to exclude GST and the sale of the Property is a taxable supply, the Buyer must pay to the Seller on Completion an amount equal to the GST payable by the Seller in relation to the supply.
- 24.3 If under this Contract a party (Relevant Party) must make an adjustment, pay an amount to another party (excluding the Price but including the Deposit if it is released or forfeited to the Seller) or pay an amount payable by or to a third party:
- 24.3.1 the Relevant Party must adjust or pay at that time any GST added to or included in the amount; but
  - 24.3.2 if this Contract says this sale is a taxable supply, and payment would entitle the Relevant Party to claim an input tax credit, the adjustment or payment is to be worked out by deducting any input tax credit to which the party receiving the adjustment or payment is or was entitled multiplied by the GST Rate.
- 24.4 If this Contract says this sale is the supply of a going concern:

- 24.4.1 the parties agree the supply of the Property is the supply of a going concern;
- 24.4.2 the Seller must on Completion supply to the Buyer all of the things that are necessary for the continued operation of the enterprise;
- 24.4.3 the Seller must carry on the enterprise until Completion;
- 24.4.4 the Buyer warrants to the Seller that on Completion the Buyer will be registered or required to be registered; and
- 24.4.5 if for any reason (and despite clauses 24.1 and 24.4.1) the sale of the Property is not the supply of a going concern but is a taxable supply:
- (a) the Buyer must pay to the Seller on demand the amount of any GST payable by the Seller in respect of the sale of the Property; and
  - (b) the Buyer indemnifies the Seller against any loss or expense incurred by the Seller in respect of that GST and any breach of clause 24.4.5(a).
- 24.5 If this Contract says the margin scheme applies:
- 24.5.1 the Seller warrants that it can use the margin scheme; and
  - 24.5.2 the Buyer and Seller agree that the margin scheme is to apply,
- in respect of the sale of the Property.
- 24.6 If this Contract says the sale is a taxable supply, does not say the margin scheme applies to the sale of the Property, and the sale is in fact not a taxable supply, then the Seller must pay the Buyer on Completion an amount of one-eleventh of the Price.
- 24.7 Unless the margin scheme applies the Seller must, on Completion, give the Buyer a tax invoice for any taxable supply by the Seller by or under this Contract.
- 25. Power of attorney**
- 25.1 Any party who signs this Contract or any document in connection with it under a power of attorney must, on request and without cost, provide the other party with a true copy of the registered power of attorney.
- 26. Notices claims and authorities**
- 26.1 Notices, claims and authorities required or authorised by this Contract must be in writing.
- 26.2 To serve a notice a party must:
- 26.2.1 leave it at; or
  - 26.2.2 send it by a method of post requiring acknowledgment of receipt by the addressee to,
- the address of the person to be served as stated in the Schedule or as notified by that person to the other as that person's address for service under this Contract; or
- 26.2.3 serve it on that party's solicitor in any of the above ways; or
  - 26.2.4 deliver it to an appropriate place in the facilities of a document exchange system in which the recipient solicitor has receiving facilities (and in the latter case service is deemed effected on the Business Day following delivery); or
  - 26.2.5 transmit it by email to a party's solicitor to the email address for that solicitor as stated in the Schedule or as notified by that solicitor to the other solicitor as the email address for service under this Contract.
- 26.3 A party's solicitor may give a notice, claim or authority on behalf of that party.
- 27. Unit title**
- 27.1 The following clauses 28 to 39 inclusive apply if the Property is a Unit.
- 28. Definitions and interpretation**
- 28.1 A reference in these clauses 28 to 39 inclusive to a section or Part is a reference to a section or Part of the Unit Titles Management Act.
- 28.2 For the purposes of a claim for compensation pursuant to clause 39, the provisions of clause 17 will apply provided that clause 17.1.1(c) is amended to read "the Buyer does not give notice to the Seller waiving the claim, or so much of it as exceeds 5% of the Price within 14 days after receiving the notice".
- 29. Title to the Unit**
- 29.1 Clauses 3.1, 3.2 and 3.3 do not apply.
- 29.2 The Unit Title is or will before Completion be granted under the Planning Act and is or will before Completion be registered under the *Land Titles (Unit Titles) Act 1970* (ACT).
- 29.3 The Unit Title is transferred subject to the Units Plan under which the lease to the Unit is held.
- 30. Buyer rights limited**
- 30.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for compensation in respect of any Breach of Covenant of the Unit Title, any breach of the



lease of the Common Property or breach of rules of the Owners Corporation disclosed in this Contract.

### 31. Adjustment of contribution

- 31.1 Any adjustment under clause 8 must include an adjustment of the contributions to the Owners Corporation under section 78 and section 89 of the Unit Titles Management Act.

### 32. Inspection of Unit

- 32.1 For the purposes of clause 10.1 Property includes the Common Property.

### 33. Seller warranties

- 33.1 The Seller warrants that at the Date of this Contract:

- 33.1.1 to the Seller's knowledge, there are no unfunded latent or patent defects in the Common Property or Owners Corporation assets, other than the following:
- (a) defects arising through fair wear and tear; and
  - (b) defects disclosed in this Contract;
- 33.1.2 the Owners Corporation records do not disclose any defects to which the warranty in clause 33.1.1 applies;
- 33.1.3 to the Seller's knowledge, there are no actual, contingent or expected unfunded liabilities of the Owners Corporation that are not part of the Owners Corporation's normal operating expenses, other than liabilities disclosed in this Contract;
- 33.1.4 the Owners Corporation records do not disclose any liabilities of the Owners Corporation to which the warranty in clause 33.1.3 applies;
- 33.1.5 the Seller or any occupier of the Unit has not committed any act or omission which may cause the Owners Corporation to incur any costs or perform any repairs;
- 33.1.6 there is no amount payable to the Owners Corporation by the Seller other than a contribution due under section 78 and section 89 of the Unit Titles Management Act; and
- 33.1.7 except for an unregistered Units Plan, the rules of the Owners Corporation are, as appropriate:
- (a) as set out in Schedule 4 to the Unit Titles Management Act; or

- (b) in respect of a corporation established under the *Unit Titles Act 1970 (repealed)* and that was in existence immediately prior to 30 March 2012, the articles in force immediately prior to 30 March 2012; or

- (c) in respect of a corporation established under the Unit Titles Act and that was in existence immediately prior to 30 March 2012, the articles in force immediately prior to 30 March 2012;

except for any alterations to those rules registered under section 108.

- 33.2 For clauses 33.1.1 to 33.1.4 inclusive, a Seller is taken to have knowledge of a thing if the Seller has actual knowledge, or ought reasonably to have knowledge, of that thing.

- 33.3 The Seller warrants that at Completion to the Seller's knowledge, there are no circumstances (other than circumstances disclosed in this Contract) in relation to the affairs of the Owners Corporation likely to significantly prejudice the Buyer.

- 33.4 For the purposes of clause 7, Property includes the Common Property.

- 33.5 These warranties are in addition to those given in clause 7.

### 34. Damage or destruction before Completion

- 34.1 If the Unit is destroyed or substantially damaged before Completion not due to the fault of either party then either party may by notice to the other rescind and clause 21 applies.

- 34.2 For the purposes of clause 34.1, the Unit is deemed to be substantially damaged if though not destroyed is unfit for the use to which it was being put at the Date of this Contract or, if not being used at that time, for the purpose permitted by the Unit Title.

### 35. Notice to Owners Corporation

- 35.1 The parties must comply with the rules of the Owners Corporation in relation to notification of the sale and purchase of the Unit.

### 36. Unit Title Certificate

- 36.1 On Completion the Buyer must pay to the Seller the fee as determined by the Minister pursuant to section 119(7) of the Units Title Management Act for the Unit Title Certificate attached.



### 37. Unregistered Units Plan

**Warning:** The following clauses 37, 38 and 39 do not encompass all obligations, rights and remedies under Part 2.9 of the Property Act for off the plan contracts.

- 37.1 This clause 37 applies if at the Date of this Contract, the Units Plan has not been registered.
- 37.2 The Seller must attach a copy of the proposed Units Plan or a sketch plan showing the location and dimensions of the Unit sufficient to enable the Buyer to determine the location and dimensions of the Unit in relation to other units and the Common Property in the proposed development.
- 37.3 If the Units Plan is not registered by the date specified in the Schedule, or elsewhere in this Contract, the Buyer may at any time after that date by notice served on the Seller require that the Units Plan be registered within 14 days of the service of the notice. If the Units Plan is not registered within the time limited by the notice the Buyer may at any time after expiry of the time in the notice rescind and clause 21 will apply.
- 37.4 If the Seller notifies the Buyer that the Units Plan is registered before rescission under this clause, the Buyer will not be entitled to rescind under this clause.
- 37.5 The Buyer cannot make any objection or requisition on title or claim for compensation in respect of:
- 37.5.1 any minor variations to the Unit between the plan attached, and the Units Plan registered by the Registrar General; or
- 37.5.2 any minor alterations required by an authority or the Registrar General in the number, size, location or Unit Entitlement of any other unit in the Units Plan or in or to the Common Property provided the proportion of the Unit Entitlement of the Unit to the other units in the Units Plan is not varied.
- In this clause, a minor variation is any variation less than 5% to either the size or value of the Unit described in the plan attached.
- 37.6 After the Owners Corporation has been constituted under section 8, the Seller must cause the Owners Corporation to comply with the rules of the Owners Corporation and with Parts 2, 3, 4, 5 and 7 to the extent to which the Owners Corporation is required by law to comply with those provisions up to the Date for Completion.
- 37.7 The Seller must not permit the Owners Corporation to vary the rules of the Owners

Corporation from those set out in Schedule 4 of the Unit Title Management Act.

- 37.8 If clause 37.1 applies, the Seller must give to the Buyer a Unit Title Certificate at the Buyer's expense at least 7 days before Completion.
- 37.9 The parties acknowledge that the following must form part of the Contract:
- 37.9.1 a Disclosure Statement for the Unit that complies with the requirements of section 260 of the Property Act; and
- 37.9.2 if a right to approve the keeping of animals during the Developer Control Period is reserved — details of the reservation, including the kind and number of animals.
- 37.10 The Seller warrants that the information disclosed in the Disclosure Statement, including information in any Disclosure Update Notice, is accurate.

### 38. Rescission of Contract

- 38.1 The Buyer may, by written notice given to the Seller, rescind this Contract if:
- 38.1.1 there would be a breach of a warranty provided in any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4 or 33.3, were this Contract completed at the time it is rescinded; or
- 38.1.2 there would be a breach of a warranty provided in clause 37.10:
- (a) were this Contract completed at the time it is rescinded; and
- (b) the Buyer is significantly prejudiced by the breach,
- and the breach does not relate to an amendment to the Development Statement that is an Excluded Change.
- 38.2 A notice must be given:
- 38.2.1 under clause 38.1.1:
- (a) if this Contract is entered before the Units Plan for the Unit is registered — not later than 3 days before the Buyer is required to complete this Contract; or
- (b) in any other case — not later than 14 days after the later of the following happens:
- (i) the Date of this Contract; and
- (ii) another period agreed between the Buyer and Seller ends; or

38.2.2 under clause 38.1.2 – at any time before the Buyer is required to complete this Contract.

38.3 If the Buyer rescinds this Contract, the Seller must repay any amount paid to the Seller towards the purchase of the Unit and otherwise the provisions of clause 21 will apply.

### 39. Claims for compensation

39.1 This clause 39 applies if, before Completion, the Buyer reasonably believes that, except as disclosed in this Contract, there would be a breach of a warranty established under any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4, 33.3 or 37.10 were this Contract to be completed.

39.2 The Buyer may, by written notice given to the Seller:

39.2.1 tell the Seller:

- (a) about the breach; and
- (b) that the Buyer will complete this Contract; and

39.2.2 claim compensation for the breach.

39.3 A notice under clause 39.2 must be given:

39.3.1 if this Contract is entered before the Units Plan for the Unit is registered – not later than 3 days before the Buyer is required to complete this Contract; or

39.3.2 in any other case – not later than 14 days after the later of the following happens:

- (a) the Buyer's copy of the Contract is received by the Buyer;
- (b) another period agreed between the Buyer and Seller ends.

39.4 The Buyer may not claim compensation under this clause 39 only because of the breach of a warranty related to an amendment to the Development Statement that is an Excluded Change.

### 40. Community title

40.1 The following clauses 41 to 50 inclusive apply if the Property is, or will on Completion form, a Lot within a Community Title Scheme.

### 41. Definitions and interpretation

41.1 A reference in these clauses 40 to 50 inclusive to a section or Part is a reference to a section or Part of the Community Title Act.

### 42. Buyer rights limited

42.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for

compensation in respect of any breach of the lease of the Common Property or breach of rules or by-laws of the Community Title Body Corporate disclosed in this Contract.

### 43. Adjustment of contribution

43.1 Any adjustment under clause 8 must include an adjustment of the contributions to the fund under section 45.

### 44. Inspection of property

44.1 For the purposes of clause 10.1 Property includes the Common Property.

### 45. Unregistered Community Title Scheme

45.1 This clause 45 applies if at the Date of this Contract, the Community Title Scheme has not registered.

45.2 The Seller must attach a copy of the proposed Community Title Master Plan, or a sketch plan showing the location and dimensions of the Lot sufficient to enable the Buyer to determine the location and dimensions of the Lot in relation to other lots and the Common Property in the proposed scheme.

45.3 The Seller must attach a copy of the proposed Community Title Management Statement.

45.4 The Buyer cannot make any objection or requisition on title or claim for compensation in respect of:

45.4.1 any minor variations to the Lot between the plan attached, and the registered Community Title Master Plan; or

45.4.2 any minor alterations required by an authority or the Registrar General in the number, size, location or entitlement of any other Lot in the Community Title Scheme or in or to the Common Property provided the proportion of the entitlement of the Lot to the other lots in the Community Title Scheme is not varied; or

45.4.3 any minor variations between the proposed Community Title Management Statement and the registered Community Title Management Statement.

In this clause, a minor variation is any variation less than 5% to either the size or value of the Lot described in the plan attached and referred to in the proposed Community Title Management Statement.

45.5 The Seller must not permit the Community Title Body Corporate to vary the by-laws of the

Community Title Scheme from those set out in Schedule 1 of the Community Title Act, unless otherwise disclosed in this Contract.

- 45.6 After the Community Title Body Corporate has been constituted under section 30, the Seller must cause the Community Title Body Corporate to comply with Part 8 to the extent to which the Community Title Body Corporate is required by law to comply with those provisions up to the Date for Completion.

#### **46. Incomplete development of Community Title Scheme**

- 46.1 This clause 46 applies if at the Date of this Contract, development of the Community Title Scheme has not completed.
- 46.2 Until the development of a Community Title Scheme is finished, the Developer warrants to the Buyer that the development will be carried out in accordance with the scheme.
- 46.3 Without limiting the damages recoverable for breach of the warranty in clause 46.2, the Buyer may recover damages for the loss of a reasonably expected capital appreciation of the Lot that would have resulted from completion of the development in accordance with the terms of the Community Title Scheme.

#### **47. Incomplete development of Lot**

- 47.1 This clause 47 applies if at the Date of this Contract, the Lot is to be developed or further developed in accordance with the Community Title Scheme. For clarity, this clause does not apply if an unconditional Compliance Certificate has issued before the Date of this Contract and the Seller gives to the Buyer evidence acceptable to the Registrar General that an unconditional Compliance Certificate has issued for the Lot, or if the Seller gives an unconditional Compliance Certificate to the Buyer on Completion.
- 47.2 The Buyer becomes bound to develop the Lot in accordance with the Community Title Scheme.
- 47.3 The Seller must give written notice of the proposed sale of the Lot to the Planning and Land Authority.
- 47.4 The Buyer must:
- 47.4.1 give to the Planning and Land Authority a written undertaking to develop the Lot in accordance with the Community Title Scheme (if a form is approved for an undertaking, the form must be used); and
  - 47.4.2 give the Planning and Land Authority any security required by the Planning and Land Authority, within 28 days after notice of the transaction was given to the

Planning and Land Authority, for the development of the Lot in accordance with the Community Title Scheme.

#### **48. Required first or top sheet**

- 48.1 The Seller must give to the Buyer, before the Buyer enters into this Contract, a Section 67 Statement.
- 48.2 The Section 67 Statement must:
- 48.2.1 state that the Lot is included in a Community Title Scheme that imposes obligations on the owner of the Lot;
  - 48.2.2 state the name and address of:
    - (a) the body corporate of the scheme; or
    - (b) if it is the duty of the Community Title Body Corporate manager to act for the Community Title Body Corporate in supplying Section 56 Certificates — the manager;
  - 48.2.3 state the amount of annual contributions currently fixed by the Community Title Body Corporate as payable by the owner of the Lot;
  - 48.2.4 identify improvements on common property of the scheme for which the owner of the Lot is responsible;
  - 48.2.5 be signed by the Seller or a person authorised by the Seller; and
  - 48.2.6 be substantially complete.
- 48.3 The Seller must attach to this Contract, as a first or top sheet, a copy of the Section 67 Statement given to the Buyer under clause 48.1.
- 48.4 The Buyer may rescind this Contract if:
- 48.4.1 the Seller has not complied with clauses 48.1 and 48.3; and
  - 48.4.2 Completion has not taken place.

#### **49. Notice to Community Title Body Corporate**

- 49.1 The parties must comply with the rules and by-laws of the Community Title Body Corporate in relation to notification of the sale and purchase of the Lot.

#### **50. Section 56 Certificate**

- 50.1 The Seller must give to the Buyer a Section 56 Certificate at least 7 days before Completion.
- 50.2 On Completion, the Buyer must pay to the Seller the fee charged for the Section 56 Certificate.



## 51. Foreign Resident Withholding Tax

**Warning:** The questions in the Schedule regarding the Relevant Price and the Clearance Certificates are not binding, and are included to remind the parties of their obligations under the Withholding Law.

**Warning:** The following clauses 51.1 to 51.8 are subject to the Withholding Law, and do not encompass all obligations under the Withholding Law.

51.1 In this clause 51 the following words have the following meanings:

**CGT Asset** has the meaning in the *Income Tax Assessment Act 1997*;

**Clearance Certificate** means a certificate issued under section 14-220 of the Withholding Law that covers the date of Completion;

**Relevant Percentage** means the percentage amount stated in section 14-200(3)(a) and 14-205(4)(a) of the Withholding Law;

**Relevant Price** means the higher of:

- the Price (including GST); and
- the market value of the CGT Assets sold under this Contract;

as at the Date of this Contract;

**Variation Certificate** means a certificate issued under section 14-235 of the Withholding Law that covers the date of Completion;

**Withholding Amount** means, subject to clauses 51.6 and 51.7, the Relevant Percentage of the first element of the CGT Asset's cost base (for all CGT Assets sold under this Contract) as at the Date of this Contract; and

**Withholding Law** means Subdivision 14-D of Schedule 1 of the *Taxation Administration Act 1953* and associated provisions.

51.2 If the Relevant Price is less than the dollar amount stated in section 14-215(1)(a) of the Withholding Law as at the Date of this Contract, the parties acknowledge that there are no obligations under the Withholding Law.

51.3 If Clearance Certificates for all the Sellers are provided to the Buyer prior to Completion, the parties acknowledge that there are no obligations under the Withholding Law.

51.4 If neither clauses 51.2 or 51.3 apply, then:

51.4.1 the Seller must provide to the Buyer any information required to enable the Buyer to comply with clause 51.4.2(a), within 5 days of written request from the Buyer;

51.4.2 the Buyer must:

- (a) lodge a purchaser payment notification form with the ATO; and
- (b) give evidence of compliance with clause 51.4.2(a) to the Seller;

no later than 5 days before the Date for Completion;

51.4.3 the Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the Withholding Amount; and

51.4.4 the parties must both, on the date of Completion, attend the offices of an authorised collection agent of the ATO to deposit the bank cheque referred to in clause 51.4.3 in payment of the Withholding Amount following Completion.

51.5 If clause 51.4 applies and the parties do not comply with clause 51.4.4:

51.5.1 the Buyer indemnifies the Seller for any loss or damage resulting from the Buyer's delay in remitting and/or failure to remit the Withholding Amount to the ATO; and

51.5.2 the Buyer charges the Property (for the benefit of the Seller) with the Buyer's obligations under this clause 51.5.

51.6 Where the Seller gives the Buyer a Variation Certificate prior to Completion, the Withholding Amount is the amount stated in the Variation Certificate.

51.7 Where Clearance Certificates for some but not all of the Sellers are provided to the Buyer prior to Completion, then the Withholding Amount is reduced by the same percentage as the percentage ownership of the Property of the Sellers that are subject to a Clearance Certificate.

51.8 Where a Clearance Certificate is provided by a Seller to the Buyer, the Seller warrants to the Buyer that that Seller is the entity referred to in the Clearance Certificate and is the relevant taxpayer for capital gains tax payable on the sale of the CGT Assets sold under this Contract.

## 52. Deposit by Instalments

52.1 The following clauses 52.2 to 52.8 inclusive only apply if the 'Deposit by Instalments' option on the Schedule is selected.

52.2 Clauses 2.1, 2.2, 2.3 and 2.4 are deleted.

52.3 The Buyer must pay the Deposit to the Stakeholder. The Seller agrees to accept the payment of the Deposit in two instalments as follows:



- 52.3.1 5% of the Price by cheque on the Date of this Contract (**First Instalment**); and
- 52.3.2 the balance of the Deposit (if it has not already been paid) by unendorsed bank cheque on the Date for Completion (**Second Instalment**);

and in every respect time is of the essence for payment of the First Instalment in this clause 52.3.1.

- 52.4 The Deposit becomes the Seller's property on Completion or on the earlier termination of this Contract by the Seller for the Buyer's default.

- 52.5 If the First Instalment of the Deposit is:

- 52.5.1 not paid on time and in accordance with clause 52.3; or
- 52.5.2 paid by cheque and the cheque is not honoured on first presentation,

the Buyer is in default and the Seller may terminate this Contract immediately by written notice to the Buyer (without the notice otherwise necessary under clause 18) and clause 19 applies. If the Seller does not terminate this Contract in accordance with this clause 52.5, then this Contract remains on foot, subject to this clause 52.5, until either the Seller terminates the Contract pursuant to this clause 52.5, or waives the benefit of this clause 52.5 pursuant to clause 52.8.

- 52.6 If the Second Instalment of the Deposit is not paid on time in accordance with clause 52.3, then the Seller cannot immediately terminate the Contract for the Buyer's breach of an essential condition. The Seller must make timing of the payment of the Second Instalment an essential condition of the Contract by serving on the Buyer a Default Notice requiring the Buyer to pay the Second Instalment within 14\* days after service of the Default Notice (excluding the date of service).

- 52.7 For clarity, the Buyer must pay the full Price to the Seller, on or before Completion.

- 52.8 These clauses 52.2 to 52.8 inclusive are for the benefit of the Seller. The Seller may at any time before this Contract is terminated notify the Buyer in writing that the benefit of these clauses 52.2 to 52.8 inclusive is waived.

### 53. Residential Withholding Tax

**Warning:** The following clauses 53.1 to 53.9 are subject to the Withholding Law, and do not encompass all obligations under the Withholding Law.

- 53.1 In this clause 53 the following words have the following meanings:

**RW Amount** means the amount which the Buyer must pay under section 14-250 of the Withholding Law;

**RW Amount Information** means the completed RW Amount details referred to on page 3 of this Contract; and

**RW Percentage** means the percentage amount stated in section 14-250(6), (8) and (9) of the Withholding Law, as applicable to the supply of the Property from the Seller to the Buyer.

- 53.2 The Seller must provide the Buyer with the RW Amount Information no later than 7 days after the Date of this Contract.
- 53.3 If the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'no' or if no selection is made, the Seller warrants to the Buyer that the Buyer is not required to make a payment under section 14-250 in relation to the supply of the Property from the Seller to the Buyer.
- 53.4 The following clauses 53.5 to 53.9 inclusive only apply if the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'yes'.
- 53.5 Subject to any adjustments to the Price that may arise after the date that the RW Amount Information is provided in accordance with clause 53.2 and which affect the RW Amount, the Seller warrants to the Buyer on the date that the RW Amount Information is provided to the Buyer that the Seller has provided the Buyer with the information required under section 14 255 of the Withholding Law in relation to the supply of the Property from the Seller to the Buyer, and that this information is true and correct to the Seller's knowledge.
- 53.6 The Buyer must provide the Seller with a copy of the 'GST property settlement withholding notification online form' confirmation email (or emails, if applicable) issued to the Buyer by the ATO no later than:
- 53.6.1 21 days after a written request from the Seller; or
- 53.6.2 7 days prior to the Date for Completion, whichever is the earlier.
- 53.7 The Buyer must provide the Seller with evidence of submission by the Buyer to the ATO of the 'GST property settlement date confirmation online form', with such evidence to be provided prior to or on Completion.

\* Alter as necessary

- 53.8 The Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the RW Amount.
- 53.9 In relation to the unendorsed bank cheque required by clause 53.8, the Buyer must:
- 53.9.1 forward the unendorsed bank cheque to the ATO immediately after Completion; and
  - 53.9.2 provide the Seller with evidence of payment of the RW Amount to the ATO.

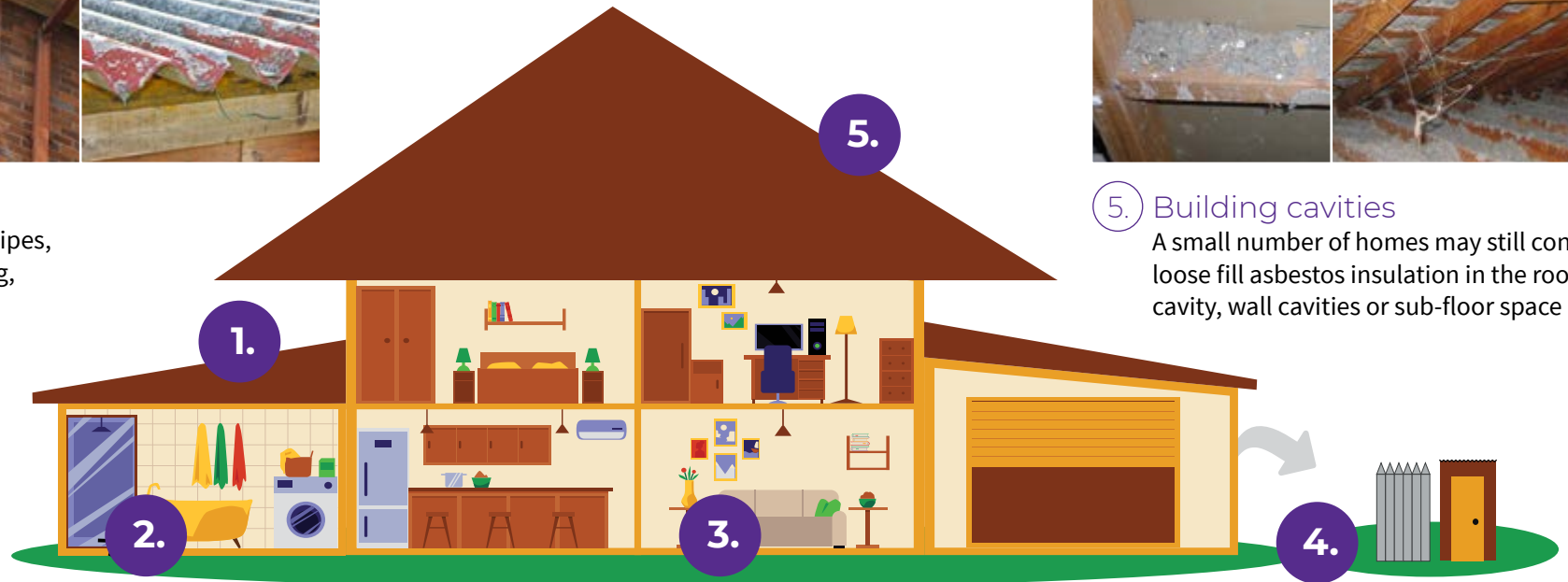
Block 34 Section 27 Yarralumla  
98 Hopetoun Circuit, Yarralumla ACT  
2600

# If a home was built before 1990 it may contain dangerous asbestos material

Identify where asbestos materials might be. Five common places are:



1. Exterior  
roof sheeting, gutters, downpipes,  
ridge capping, eaves, cladding,  
electrical switchboards



5. Building cavities  
A small number of homes may still contain  
loose fill asbestos insulation in the roof  
cavity, wall cavities or sub-floor space



2. Wet areas - bathroom, laundry and kitchen  
wall and ceiling panels, vinyl floor tiles, backing for wall tiles  
and splashbacks, hot water pipe insulation



3. Internal areas  
wall and ceiling panels, carpet underlay,  
textured paints, insulation in domestic  
heaters



4. Backyard  
fences, sheds, garages, carports, dog kennels, buried or  
dumped waste, letterboxes, swimming pools

# If a home was built before 1990 it may contain dangerous asbestos material

## Assess the risk

A licensed asbestos assessor can help identify asbestos in your home and its condition.

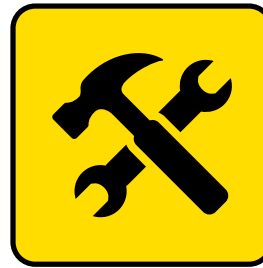
### Asbestos materials become dangerous when:



Broken or in poor  
condition



Damaged  
accidentally



Disturbed during  
renovation or repairs



Loose fill asbestos  
insulation



## Manage asbestos safely

- Monitor the condition of asbestos in your home
- Inform tradespeople of locations of asbestos in your home
- Avoid disturbing or damaging asbestos if working on your home
- Engage a licensed asbestos removalist to remove asbestos

If you suspect your home contains loose fill asbestos insulation, contact Access Canberra.



## **Contract for Sale**

### **CONDITIONS OF AUCTION SALE**

These are the terms upon which the auction for the sale of the Property described in the Contract will be conducted.

1. The auctioneer may make 1 bid for the Seller of the Property at any time during the auction.
2. Each person bidding must be entered on the bidders record.
3. The auctioneer may refuse any bid.
4. The auctioneer may decide the amount by which the bidding is to be advanced.
5. The auctioneer may withdraw the Property from sale at any time.
6. The auctioneer may refer a bid to the Seller at any time before the end of the auction.
7. If there is a dispute about a bid, the auctioneer may resubmit the Property for sale at the last undisputed bid or start the bidding again.
8. If there is a dispute about a bid, the auctioneer is the sole arbiter and the auctioneer's decision is final.
9. The sale is subject to a reserve price unless the auctioneer announces otherwise.
10. The highest recorded bidder will be the Buyer, subject to any reserve price.
11. If a reserve price has been set for the Property and the Property is passed in below the reserve price, the Seller must first negotiate with the highest bidder for the purchase of the Property.
12. The Buyer must sign the Contract and pay the deposit immediately after the fall of the hammer.

## **SPECIAL CONDITIONS**

### **1. INCONSISTENCY**

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If there is any inconsistency between a Special Condition and the Standard Terms, the provisions of the Special Conditions prevail.

### **2. DEFINITIONS AND INTERPRETATION**

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**2.1.** In these Special Conditions, the following definitions have the following meanings:

- (a) **“Contract”** means the Contract for Sale;
- (b) **“Director’s Guarantee”** means the personal guarantee of liability signed by the directors of the Buyer annexed to this Contract;
- (c) **“Party”** means a party to this Contract and **“Parties”** has the corresponding meaning;
- (d) **“Standard Terms”** means the ACT Contract for Sale CS10-2024 produced by The Law Society of the Australian Capital Territory that forms part of this Contract; and
- (e) **“Special Conditions”** means these special conditions.

**2.2.** In these Special Conditions, unless the context otherwise requires a term used in these Special Conditions but not defined will have the meaning given to that term in the Standard Terms.

**2.3.** A reference to a clause in these Special Conditions is a reference to that clause in the Standard Terms, and a reference to a special condition is a reference to that special condition in these Special Conditions.

### **3. VARIATIONS TO STANDARD TERMS**

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#### **3.1. Variations**

Despite anything to the contrary, the following clauses in the Standard Terms are varied or deleted as applicable:

- (a) clause 2.6, the words “or in cash (up to \$200.00)” are deleted;
- (b) clause 17.1.1(a), the words “5% of the Price” are deleted and replaced with “\$1,000.00”;
- (c) clause 17.1.2(a), the words “5%” are amended to read “1%”; and
- (d) clause 17.1.2(b) is deleted

### **4. ACKNOWLEDGEMENTS BY THE BUYER**

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#### **4.1. Representations and Warranty**

The Buyer acknowledges that it does not rely on any representation, statement, warranty, condition or promise made by or on behalf of the Seller except as stated in this Contract or where implied by legislation that cannot be excluded.

#### **4.2. Repairs**

The Buyer cannot require the Seller to carry out any repairs or works to the Property unless the repairs or works required to be carried out are specified in these Special Conditions.

#### **4.3. Condition of the Property**

- (a) The Property is sold in its current state of repair and condition, and with any latent or patent defects.
- (b) The Buyer accepts the Property as is and will take the Property with boundary and internal fences and other Improvements, if any, in their present state of condition and repair.
- (c) The Buyer relies upon its own inspection of the Improvements on the Land.
- (d) The Buyer agrees that it cannot make a claim, requisition, objection, rescind, terminate or delay Completion in respect of the nature, quality, state or repair and condition, latent or patent, defects, dilapidation or infestation of the Property or concerning the condition of the Improvements or their suitability for any purpose or the existence of any defects in them unless it has a right to do so at law.

### **5. AGENT'S COMMISSION**

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#### **5.1. Seller's Warranty**

The Seller warrants that it has not entered into an exclusive agency agreement for the sale of the Land and the Property with any agent other than the Seller Agent.

#### **5.2. Buyer's Warranty**

The Buyer warrants that it was not introduced directly or indirectly to either the Seller or the Land and the Property by any person other than the Seller Agent.

#### **5.3. Buyer's Indemnity**

The Buyer indemnifies the Seller against any claim or demand for commission or remuneration by any person other than the Seller Agent arising from a breach of the Buyer's warranty under Special Condition 5.2.

#### **5.4. Survival**

This Special Condition 5 shall survive Completion, termination or rescission of this Contract.

### **6. TERMINATION OR INCAPACITY OF A PARTY**

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#### **6.1. Natural Person**

If a Party is a natural person (and, if comprising more than one person, any one or more of them) before Completion:

- (a) dies;
- (b) is found by a court or tribunal to be incapable of administering his or her estate or affairs;

- (c) commits an act of bankruptcy under the *Bankruptcy Act 1966* (Cth);
- (d) is declared bankrupt;
- (e) enters a scheme of arrangement; or
- (f) makes an assignment for the benefit of creditors,

the other Party may rescind this Contract and the provisions of clause 21 apply.

## **6.2. Company**

If a Party is a company or an authority (and, if comprising more than one company or authority, any one or more of them) before Completion:

- (a) appoints or has appointed an administrator or receiver over the whole or any part of its assets or undertaking;
- (b) resolves to go into liquidation;
- (c) has a summons or application presented or an order made for its winding up; or
- (d) enters into a deed of arrangement, assignment or composition for the benefit of creditors,

the other Party may rescind this Contract and the provisions of clause 21 apply.

## **7. PRESENCE OF ASBESTOS**

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### **7.1. Asbestos Disclaimer**

The Buyer acknowledges that the Seller has not and does not make any warranty or representation regarding the presence or otherwise of asbestos or that the Land and the Property is free of any form of asbestos.

### **7.2. Buyer to rely on own enquiries**

In entering into this Contract, the Buyer warrants and acknowledges that they have made and relied on their own enquiries as to whether any form of asbestos is present in the Property or on the Land and the consequences of the presence of any asbestos in the Property or on the Land and will make no claim requisition, rescind, terminate or delay Completion, in respect of the existence or discovery of asbestos on or in the Property and the Land.

### **7.3. Buyer's Warranty**

The Buyer warrants that, on and from Completion, it will do all things necessary to comply with any requirements and regulations in relation to the actual and potential presence of asbestos and the Buyer indemnifies the Seller in relation to these requirements and regulations on and from Completion.

### **7.4. ACT Government Asbestos Website**

The Buyer acknowledges that they have been referred to the website [www.asbestos.act.gov.au](http://www.asbestos.act.gov.au).

## **8. COMPLETION**

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### **8.1. Place for Completion**

Completion shall take place at 2.30pm on the Date for Completion via PEXA unless otherwise agreed by the Parties in writing.

## **9. FOREIGN REVIEW BOARD APPROVAL**

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### **9.1. Approval Not Required**

The Buyer warrants that the provisions of the *Foreign Acquisitions and Takeovers Act 1975* (Cth) do not apply to the Buyer and that the Buyer is not subject to the approval of the Foreign Investment Review Board.

### **9.2. Buyer to Indemnify**

The Buyer will indemnify the Seller against any actions, penalties, fines, legal costs, claims, loss, expenses, liabilities, damage or interest suffered as a result of a breach of the warranty at Special Condition 9.1.

### **9.3. Survival**

This Special Condition 9 survives Completion, termination or rescission of this Contract.

## **10. KEYS**

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Upon Completion, the Seller will provide the Buyer with all keys necessary for the Buyer to enter the onto the Land and into the Improvements and any other keys in the Seller's possession. The Buyer will make no claim, objection, requisition, rescind, terminate or delay Completion with respect to the availability or others of any other keys to the Land and the Improvements.

## **11. ADJUSTMENTS**

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### **11.1. Failure to Complete**

If Completion does not occur by the Date for Completion due to the Buyer's delay or default, the Parties agree that adjustment of all Land Charges, excluding any income associated with the Property, under clause 8 will be adjusted from the Date of Completion rather than the actual date Completion takes place.

### **11.2. Special Water Meter Reading**

- (a) The Buyer must provide the Seller's solicitor with an Icon Water special water meter reading certificate at least three business days prior to the Date for Completion, failure of which will result in no adjustment being made on settlement for any amount shown on the certificate.
- (b) Notwithstanding clause 8.4, the Buyer acknowledges that they will not be entitled to retain any amount from the balance of the Price or the Deposit to pay or adjust for any amount shown on the certificate.

## **12. DIRECTOR'S GUARANTEE**

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- 12.1.** If the Buyer is a corporation, the Buyer acknowledges and agrees that, in accordance with its constitution and the law applicable to it, each of the directors of the Buyer have,

on the date of this Contract, properly executed the Director's Guarantee attached to this Contract.

### **13. DEPOSIT BOND OR BANK GUARANTEE**

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#### **13.1. Definitions**

In this Contract, the following definitions have the following meanings:

- (a) **"Bond"** means either:
  - (i) a deposit bond issued to the Seller at the request of the Buyer for 10% of the Purchase Price and in a form satisfactory to the Seller; or
  - (ii) a bank guarantee issued by a bank operating in Australia for 10% of the Purchase Price in a form satisfactory to the Seller.

#### **13.2. Payment by Bond**

- (a) The Seller agrees to accept a Bond provided that:
  - (i) the Buyer delivers the Bond to the Seller or the Seller's solicitor on or before the Date of this Contract;
  - (ii) the Bond is to the value of 10% of the Purchase Price and, for the avoidance of doubt, clause 52 of the Contract does not apply to the Bond;
  - (iii) the Bond has an expiry date no earlier than 30 days after the Date for Completion; and
  - (iv) the Bond includes the Seller as a beneficiary.
- (b) The Buyer must pay the amount stipulated in the Bond to the Seller by way of unendorsed bank cheque on Completion of this Contract, on expiry of the Bond or at such other times as may be provided for the Deposit to be accounted for to the Seller.

#### **13.3. Replacement of Bond**

- (a) In the event of any of the following occurring:
  - (i) between the Date of this Contract and Completion, the Seller becomes aware that the Bond is not compliant with Special Condition 13.2(a) and serves Buyer with written notice of those defects;
  - (ii) the provider of the Bond is placed under external administration of any nature before Completion;
  - (iii) the Date for Completion is extended beyond the Bond expiry date, either by agreement between the parties or as a result of delay of either Party;
  - (iv) the Seller serves written notice on the Buyer that they reasonably believe that Completion will occur on a date that is after the Bond expiry date;then the Buyer must, within 24 hours, secure the Deposit to the Seller by either:
  - (v) providing a replacement Bond by another bond provider reasonably acceptable to the Seller, that complies with the terms included in Special Condition 13.4(a); or
  - (vi) payment of the Deposit by way of unendorsed bank cheque to the Stakeholder.

- (b) This Special Condition 13.3 is for the benefit of the Seller and the performance of the Buyer's obligations under this Special Condition 13.3 are an essential condition of this Contract.
- (c) Time is of the essence in relation to the Buyer's obligations under this Special Condition 13.3.

#### **13.4. Immediate Payment of Deposit**

- (a) If:
  - (i) the Seller serves on the Buyer a notice in writing claiming to forfeit the Deposit in accordance with clause 19 or as otherwise permitted under this Contract or at law;
  - (ii) the Bond has an expiry date prior to the Date for Completion and is not renewed to the satisfaction of the Seller at least 30 days prior to the expiry of the Bond;
  - (iii) in the Seller's opinion, the provider of the Bond is unable to pay the amount referred to in the Bond;then, to the extent that the amount guaranteed under the Bond has not already been paid, the Buyer must immediately pay the Deposit, or so much of it that has not been paid, by unendorsed bank cheque to the Stakeholder.
- (b) Nothing in this Special Condition 13.4 prevents the Seller from terminating this Contract in accordance with Special Condition 13.5 and claiming upon the Bond and the Buyer agrees time is of the essence in relation to its obligations under Special Condition 13.4 (a).
- (c) The Seller acknowledges that payment under the Bond shall, to the extent of the amount paid, be in satisfaction of the Buyer's obligation to pay the Deposit under Special Condition 13.4 (a).

#### **13.5. Termination due to failure of Bond**

For the avoidance of doubt, if the Buyer fails to comply with its obligations under Special Condition 13.3 or Special Condition 13.4 within the required timeframe, then immediately and without the notice otherwise necessary under clause 18, clause 19 applies.

### **14. ELECTRONIC TRANSACTION**

---

#### **14.1. Execution**

- (a) In this Special Condition, **Electronic Signature** means a visual representation of a party's handwritten signature on the Contract using an electronic signing platform agreed by the parties.
- (b) The parties consent to this Contract being signed by an Electronic Signature.
- (c) Where an Electronic Signature has been used to sign the Contract, the parties warrant that their Electronic Signature was used to:
  - (i) identify and authenticate the party signing; and
  - (ii) indicate that the party intended to be bound by the terms of this Contract.
- (d) For the avoidance of doubt, no witnessing of a party's signature is required.

#### **14.2. Exchange**

- (a) Each party acknowledges that:
  - (i) this Contract may be exchanged by email or other electronic means;
  - (ii) an electronically signed and exchanged Contract is sufficient evidence of the parties' intention and consent to enter into and be bound by the Contract;  
and
  - (iii) the parties may not receive an original counterpart of this Contract as signed by the other party.

**14.3** If either party becomes aware of issues with respect to the enforceability or validity of this Contract due to this Contract being signed by Electronic Signature and exchanged by electronic means, both parties must wet ink sign and exchange printed copies of the Contract in the same form and dated the same date as this Contract.



## **15. DEPOSIT PAID BY DEFT AUCTION PAY**

---

15.1 Clause 52 of the Contract is amended as follows:

15.1.1 Insert the words 'or by DEFT Auction Pay' after the words 'by cheque' in clause 52.3.1;

15.1.2 Insert the words 'or' after 'on first presentation,' in clause 52.5.2;

15.1.3 Insert a new clause 53.5.3 as follows:

"52.5.3 paid by DEFT Auction Pay but the First Instalment of the Deposit is not received as cleared funds into the trust account of the Stakeholder by 5:00 pm on the third business day following the date of this Contract"

15.2 If the First Instalment of the Deposit is paid by DEFT Auction Pay and at any time:

15.2.1 prior to Completion, there is any reversal of any amount paid by this method such that it effectively becomes unpaid, then the Buyer is in default and the Seller may terminate this Contract immediately by written notice to the Buyer and clause 19 applies. If the Seller does not terminate this contract in accordance with this clause, then this Contract remains on foot, subject to this clause, until either the Seller terminates the Contract pursuant to this clause, or waives the benefit of this clause in writing.

15.3 If this Contract remains on foot and there is any reversal of any amount paid by the Buyer by DEFT Auction Pay, the parties agree to complete this Contract within seven (7) days of the date that the Stakeholder notifies the Seller in writing of the reversal.

15.4 Following Completion, and prior to the Stakeholder releasing the Deposit held by the Stakeholder to the Seller (or as the Seller directs), then the balance of the Deposit is a debt immediately due and owing by the Buyer to the Seller together with interest on the balance owed at the rate of 15% per annum with interest to be calculated from and including the date of Completion to and including the date upon which the balance of the Deposit (together with all interest owing thereon) is paid to the Seller. The Seller may in its sole and absolute discretion select the method of payment of the Deposit (together with all interest owing thereon) to the Seller which includes but is not limited to electronic funds transfer (EFT) or unendorsed bank cheque.

15.5 Special condition 15.4 survives and does not merge on Completion.

# gl.

## Director's Guarantee

I, \_\_\_\_\_ (Full name of Director)  
of \_\_\_\_\_ (Address)  
agree as follows:

1. I am a Director of the Buyer, who will enter into a contract for sale with \_\_\_\_\_ (Seller's Details)  
**(the Contract).**
2. In consideration of the Seller entering into the Contract at my request, I agree to guarantee to the Seller:
  - (a) the performance by the Buyer of all its obligations under this Contract before, on, and after Completion of the Contract; and
  - (b) the payment of all money payable to the Seller or to third parties under the Contract or otherwise.
3. This is a continuing guarantee and binds me notwithstanding:
  - (a) my subsequent death, bankruptcy or liquidation or the subsequent death, bankruptcy or liquidation of any or more of the Buyer or the Buyer's directors;
  - (b) any indulgence, waiver or extension of time by the Seller to the Buyer or to me or to the Buyer's Directors; and
  - (c) Completion of the Contract.
4. In the event of any breach by the Buyer, including in the payment of any money payable to the Seller or to third parties under this Contract or otherwise, the Seller may proceed to recover the amount claimed as a debt or as damages from me without having instituted legal proceedings against the Buyer or any other of the Buyer's Directors and without first exhausting the Seller's remedies against the Buyer.
5. I will indemnify, and keep indemnified, the Seller against any liability, loss, damage or claim which the Seller may incur due to the default of the Buyer under, or in respect of, the Contract.
6. If the Buyer is a company, and in consideration for the Seller entering into this Contract with the Buyer, the Buyer acknowledges and agrees that each director of the Buyer must properly execute the director's guarantee attached to this Contract, whereby the directors of the Buyer each personally guarantee to the Seller the Buyer's performance under this Contract.

SIGNED, SEALED AND \_\_\_\_\_ )  
DELIVERED by the Buyer's \_\_\_\_\_ )  
Director in the presence of: \_\_\_\_\_ )

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature of Buyer's Director

\_\_\_\_\_  
Name of Witness

\_\_\_\_\_  
Name of Director

---

**Volume 334 Folio 99 Edition 4**

**AUSTRALIAN CAPITAL TERRITORY**  
**TITLE SEARCH**

**LAND**

Yarralumla Section 27 Block 34 on Deposited Plan 439

Lease commenced on 19/09/1956, granted on 19/02/1957, terminating on 18/09/2055

Area is 702 square metres or thereabouts

**Proprietor**

George Temelko

Unit 1 9 Billyard Avenue Elizabeth Bay NSW 2011

**REGISTERED ENCUMBRANCES AND INTERESTS**

Original title is **Volume 46 Folio 4504**

**Restrictions**

Purpose Clause: Refer Crown Lease

S.180 Land Act 1991: Compliance/Completion Cert Issued

Registered Date	Dealing Number	Description
05/12/2014	1946051	Mortgage to Perpetual Limited

***End of interests***

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THE COMMONWEALTH OF AUSTRALIA.

# Australian Capital Territory.

The City Area Leases Ordinance 1936-1951.

## Lease

GRANTED pursuant to the City Area Leases Ordinance 1936-1951 and the Regulations thereunder on the nineteenth day of February One thousand nine hundred and fiftyseven WHEREBY the Commonwealth of Australia (hereinafter called the "Commonwealth") grants to HAROLD FREDERICK HILL THATCHER of Ainslie Hostel Canberra in the Australian Capital Territory Plasterer.

(hereinafter called the "Lessee") ALL THAT piece or parcel of land situate in the City Area in the Australian Capital Territory containing an area of \_\_\_\_\_ acres \_\_\_\_\_ roods  $27\frac{3}{4}$  perches or thereabouts and being Block—34—Section—27—Division of—Yarralumla— as delineated on Sub-divisional Plan Number—439— in the office of the Registrar of Titles at Canberra in the said Territory and being the land shown by pink colour on the plan endorsed hereon RESERVING unto the Commonwealth all minerals TO HOLD unto the Lessee for the term of ninety-nine years commencing on the nineteenth day of September One thousand nine hundred and fiftysix to be used by the Lessee for residential purposes only YIELDING AND PAYING THEREFOR during the first twenty (20) years of the said term rent at the rate of eighteen pounds

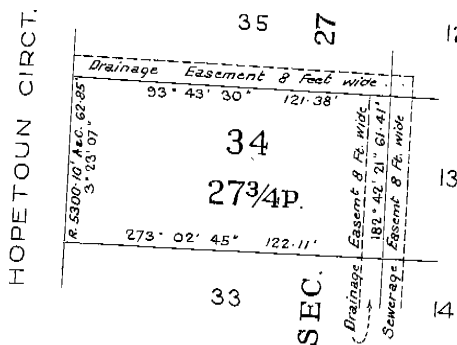
per annum and after the expiration of the said first twenty years during the remainder of the said term rent at the rate of Five pounds per centum per annum of the unimproved value of the said land as determined from time to time upon re-appraisalment of the said value under any Statute Ordinance or Regulation.

1. THE lessee covenants with the Commonwealth as follows:—

- (a) That the lessee will in respect of the first year of the said term pay to the Minister on behalf of the Commonwealth or to such person as may be authorized by the Minister for that purpose at Canberra in the said Territory the rent hereby reserved in advance without any deduction whatsoever and that the lessee will during the remainder of the said term pay the rent hereby reserved at the rate aforesaid in the following manner namely in advance for the period commencing on the nineteenth day of September and ending on the thirtieth day of September One thousand nine

hundred and fiftyseven and thereafter by quarterly payments in advance on the FIRST day of October the FIRST day of January the FIRST day of April and the FIRST day of July in each year to the Minister or to such person as may from time to time be authorized by the Minister for that purpose at Canberra aforesaid without any deductions whatsoever the first of such quarterly payments to be made on the FIRST day of October One thousand nine hundred and fiftyseven

- (b) That the lessee will pay to the Minister on behalf of the Commonwealth or to such person as may be authorized as aforesaid at Canberra in the said Territory as additional rent a sum at the rate of Eight pounds per centum (8%) per annum of rent payable under this lease which may remain unpaid for one calendar month after the day appointed for payment thereof computed from the expiration of the said calendar month to the date upon which such payment is made such additional rent to be added to and paid with the said amount of rent;



1356/55.

Scale : 60 Feet to an Inch



- (c) That the lessee will within—six months—from the commencement of the said term or within such further time as may be approved in writing by the Commonwealth or the Minister on behalf of the Commonwealth for that purpose commence to erect one building only (with necessary and usual outbuildings and fences) on the said land at a cost not less than the sum of—thirtyfive hundred—pounds and in accordance with plans and specifications prepared by the lessee and previously submitted to and approved in writing by the Commonwealth or the Minister on behalf of the Commonwealth;
- (d) That the lessee will within—twelve months—from the commencement of the said term or within such further time as may be approved in writing by the Minister complete the erection of the said building at a cost not less than the said sum of—thirtyfive hundred—pounds and in accordance with the said plans and specifications and in accordance with every Statute Ordinance or Regulation applicable thereto;
- (e) That the lessee will at all times during the said term maintain repair and keep in repair all buildings and erections on the said land all to the satisfaction of the Minister;
- (f) That the lessee will not without the previous approval in writing of the Commonwealth or the Minister on behalf of the Commonwealth erect any building on the said land or make any structural alterations in any building erected on the said land;
- (g) To use the said land for—residential purposes—

only;

- (h) If and whenever the lessee fails to repair or keep in repair any building or erection on the said land the Commonwealth or the Minister on behalf of the Commonwealth may by notice in writing to the lessee specifying the wants of repairs require the lessee to effect repairs in accordance with the said notice or to remove the building or erection and if after the expiration of one calendar month from the date of the said notice or such longer time as the Commonwealth or the Minister on behalf of the Commonwealth may in writing allow the lessee has not effected the said repairs or removed the building or erection the Minister or any person or persons duly authorized by the Commonwealth or the Minister in that behalf with or without carts or other vehicles horses or other animals may enter upon the said land and effect the said repairs or (if the Minister is of opinion the building or erection is beyond reasonable repair) may demolish and remove the building or erection and all expenses incurred by the Commonwealth or the Minister in effecting such repairs or in demolishing and removing the building or erection shall be paid by the lessee to the Commonwealth on demand and from the date of such demand until paid shall for all purposes of this lease be deemed to be rent payable under this lease and unpaid by the lessee;
- (i) To permit any person or persons authorized by the Commonwealth or the Minister on behalf of the Commonwealth in that behalf to enter upon the said land at all reasonable times and in any reasonable manner and inspect the said land and any buildings erections and improvements thereon.

## 2. THE Commonwealth covenants with the lessee—

- (a) That the lessee may at any time upon payment of all rent and other moneys due to the Commonwealth under this lease surrender this lease to the Commonwealth but subject to any law of the Territory to the contrary the lessee shall not be entitled to receive any compensation from the Commonwealth in respect of such surrender or in respect of any buildings erections or improvements upon the said land;
- (b) That the unimproved value of the said land shall be re-appraised for the purpose of determining the rent payable under this lease only in the twentieth year of the term of this lease and in every twentieth year thereafter.

## 3. IT IS MUTUALLY COVENANTED AND AGREED as follows:—

### (a) That if—

- (i) any rent payable under this lease shall remain unpaid for twelve calendar months next after the date appointed for payment thereof (whether such rent shall have been formally demanded or not); or
- (ii) a building in accordance with sub-clause (c) of clause 1 of this lease is not commenced within the period specified in the said sub-clause; or
- (iii) a building in accordance with sub-clause (c) of clause 1 of this lease is not completed within the period specified in sub-clause (d) of the said clause; or

- (iv) after completion of a building as aforesaid the said land is at any time not used for a period of one year for the ~~main~~ purpose for which this lease is granted the Commonwealth or the Minister on behalf of the Commonwealth may determine this lease but without prejudice to any claim which the Commonwealth or the Minister on behalf of the Commonwealth may have against the lessee in respect of any breach of the covenants on the part of the lessee to be observed or performed;
- (b) That acceptance of rent by the Commonwealth or the Minister or a person authorized by the Minister for that purpose during or after any period referred to in paragraph (ii) (iii) or (iv) of sub-clause (a) of this clause shall not prevent or impede the exercise by the Commonwealth or the Minister on behalf of the Commonwealth of the powers conferred upon it by sub-clause (a) of this clause;
- (c) If at the expiration of this lease the Minister shall have decided not to subdivide the said land and that it is not required for any Commonwealth purpose and shall have declared the said land to be available for lease the lessee shall be entitled to a further lease of the said land for such further term and at such rent and subject to such conditions (including re-appraisalment of rent) as may then be provided or permitted by Statute Ordinance or Regulation. If the Minister shall have decided to subdivide the said land the lessee shall be entitled to a lease under the Statutes Ordinances and Regulations then in force of any one block which forms part of the said land and which the Minister shall have declared to be available for lease;
- (d) That in this lease the expression "Minister" shall mean the Minister of State of the Commonwealth for the time being administering the *City Area Leases Ordinance 1936-1951* including any amendments thereof or any Statute or Ordinance substituted therefor or the member of the Executive Council of the Commonwealth for the time being performing the duties of such Minister and shall include the authority or person for the time being authorized by the Minister or by law to exercise the powers and functions of the Minister under the *City Area Leases Ordinance 1936-1951* including any amendments thereof or any Statute or Ordinance substituted therefor;
- (e) That any notice requirement demand consent or other communication to be given to or served upon the lessee by the Commonwealth or the Minister under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Minister and delivered to or sent in a prepaid letter addressed to the lessee at the said land or at the usual or last-known address of the lessee or affixed in a conspicuous position on the said land;
- (f) That if the lessee shall consist of one person the word "Lessee" shall where the context so admits or requires be deemed to include the lessee and the executors administrators and assigns of the lessee;
- (g) That if the lessee shall consist of two or more persons the word "Lessee" shall where the context so admits or requires in the case of a tenancy in common be deemed to include the said persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and the administrators executors and assigns of the survivor of them;
- (h) That if the lessee shall be a corporation the word "Lessee" shall where the context so admits or requires be deemed to include such corporation and its successors and assigns.

IN WITNESS whereof this Lease has been executed in the name of the Commonwealth of Australia by the Minister and by the lessee.

SIGNED SEALED AND DELIVERED  
by **JOHN NOBLE CORE ROGERS**  
delegate of the Minister of State for  
the Interior of the Commonwealth of  
Australia in the presence of—

*J. N. Rogers*

COMMISSIONER FOR DECLARATIONS UNDER  
THE STATUTORY DECLARATIONS ACT 1911-1950  
SIGNED SEALED AND DELIVERED  
by the Lessee in the presence of—  
COMMISSIONER FOR DECLARATIONS UNDER  
THE STATUTORY DECLARATIONS ACT 1911-1950

*H. Mackintosh*

No. 14439 — MORTGAGE from the within named Harold  
Frederick Hill Thatcher

to Commissioner for Housing  
Produced 19th July 1957 — and entered 20th August 1957 — at  
fifty minutes past two o'clock in the afternoon.

Deputy Registrar of Titles

No. 20575 — DISCHARGE OF MORTGAGE No. 14439  
Produced 27th October 1959 — and entered 20th November 1959 — at  
ten minutes past two o'clock in the afternoon.

Deputy Registrar of Titles

No. 22407 — MORTGAGE from the within named Harold  
Frederick Hill Thatcher

to The National Mutual Life and  
Produced 7th June 1960 — and entered 29th June 1960 — at  
ten minutes past two o'clock in the afternoon.

No. 28709 — DISCHARGE OF MORTGAGE No. 22407 —  
Produced 19th February 1962 and entered 8th April 1962 at  
fifty minutes past two o'clock in the afternoon.

Registrar of Titles

No. 28710 — MORTGAGE from the within named Harold  
Frederick Hill Thatcher to The Mutual Life and  
Citizens' Assurance Company Limited

Produced 19th February 1962 and entered 6th April 1962 at  
fifty-five minutes past two o'clock in the afternoon.

Registrar of Titles

Satisfactory evidence has been produced to me that  
on 14th February 1962 clauses 1(c) and 1(d)  
of the within lease had been complied with.

Registrar of Titles

No. 102229 — MORTGAGE from the within named Harold  
Frederick Hill Thatcher to Commercial & General Acceptance Limited

Produced 3rd April 1970 — and entered 30th April 1970 — at  
two minutes past ten o'clock in the afternoon.

Registrar of Titles

No. 114047 — DISCHARGE OF MORTGAGE No. 28710  
Produced 23rd March 1971 — and entered 22nd April 1971 — at  
fifty minutes past eight o'clock in the forenoon.

No. 114048 — DISCHARGE OF MORTGAGE No. 102229  
Produced 23rd March 1971 — and entered 22nd April 1971 — at  
five minutes past nine o'clock in the forenoon.

RECEIVED AND CERTIFICATE OF TITLE

334-1-100-99

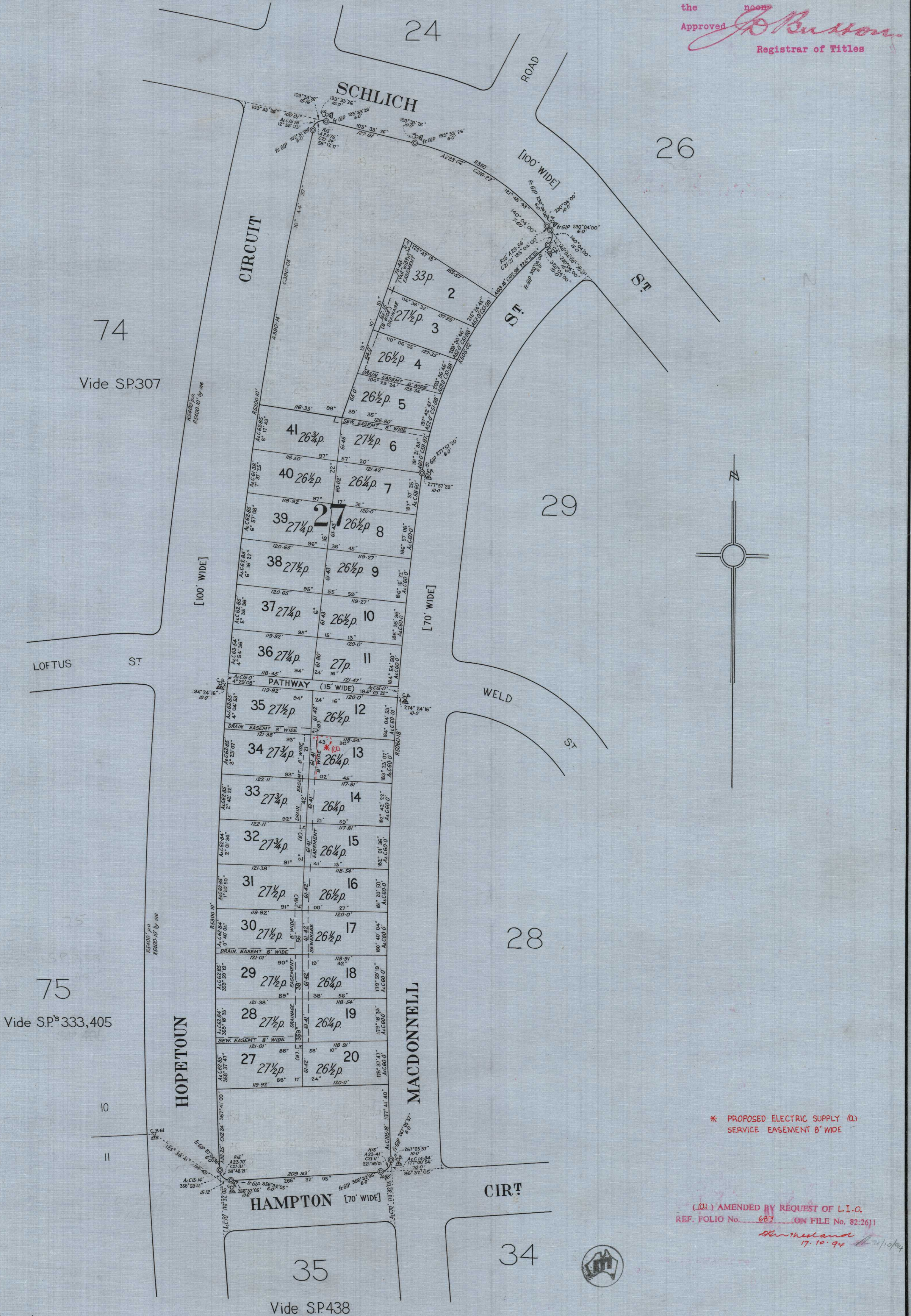


Plan of  
Blocks 2-20,27-41; Section 27  
DIVISION OF YARRALUMLA  
CANBERRA CITY DISTRICT  
AUSTRALIAN CAPITAL TERRITORY

DEPOSITED PLAN N<sup>o</sup>. S.P. 439

Deposited in the office of the  
Registrar of Titles at Canberra in the  
Australian Capital Territory  
the day of , 19  
at minutes past o'clock in  
the noon  
Approved *J. B. Burton*  
Registrar of Titles

Scale  
FEET 80 0 80 160 240 320 400



I certify that this plan is the plan prepared in accordance  
with sub-section 1. of section nine of the Districts Ordinance 1927-37

*J. Rogers*  
Commonwealth Surveyor General

Drawn by R.J. Corrigan Date 8-6-54  
Examined by *McMurray* Date 11-6-54  
Date of Survey 23-2-53  
Strom Meridian  
FIELD BOOK K703

Declared at Canberra the 19<sup>th</sup> day of July 1954 before me

Datum Line of Azimuth - Adelaide Avenue Radial.  
(See SP438 for connections)

*W. G. Graham*  
Commissioner for Declarations under  
the Statutory Declarations Act 1911-1922

I, Francis James Garmody of Canberra in the Territory for the Seat of Government of the  
Commonwealth of Australia, a surveyor specially licensed by the Commonwealth under the provisions of the  
Real Property Ordinance 1925, do hereby solemnly and sincerely declare (a) that all boundaries and measure-  
ments shown on this plan are correct (b) that all survey marks found and relevant physical objects on or  
adjacent to the boundaries are correctly represented (c) that all physical objects indicated exist in the  
positions shown (d) that the whole of the material facts in relation to the land are correctly represented  
(e) that the survey has been made (1) by me (2) under my supervision, and completed on the 23<sup>rd</sup> day of  
September 1953, and the reference marks have been placed as shown hereon.  
And I make this solemn declaration by virtue of the Statutory Declarations Act 1911-1922 conscientiously  
believing the statements contained therein to be true in every particular.

*Francis James Garmody*  
Licensed Surveyor





## LEASE CONVEYANCING ENQUIRY

Your response is sought to the following questions in relation to:

**LAND:** Please provide details of the land you are enquiring about.

Unit	0	Block	34	Section	27	Suburb	YARRALUMLA
------	---	-------	----	---------	----	--------	------------

Leased by the Australian Capital Territory on behalf of the Commonwealth under the Land (Planning and Environment) Act 1991, Planning & Development Act 2007 and Planning Act 2023.

**No** **Yes**

- |  |       |       |
|--|-------|-------|
| 1. Have any notices been issued relating to the Crown Lease?                                       | ( X ) | ( )   |
| 2. Is the Lessor aware of any notice of a breach of the Crown Lease?                               | ( X ) | ( )   |
| 3. Has a Certificate of Compliance been issued? (N/A ex-Government House) <input type="checkbox"/> | ( )   | ( X ) |

Certificate Number: N/A

Dated: 14-FEB-62

- |  |              |
|--|--------------|
| 4. Has an application for Subdivision been received under the Unit Titles Act?   | (see report) |
| 5. Has the Property been nominated for provisional registration, provisionally registered or registered in accordance with provisions of the Heritage Act 2004?                                  | (see report) |
| 6. If an application has been determined, is the land subject to an Environmental Impact Statement under Chapter 8 of the Planning & Development Act 2007, or part 6.3 of the Planning Act 2023? | (see report) |
| 7. Has a development application been received, or approval (applications lodged prior to 2 April 1992 will not be included)?  | (see report) |
| 8. Has an application been received or approved for Dual Occupancy? (applications lodged prior to 2 April 1992 will not be included)   | (see report) |
| 9. Has an Order been made in respect of the Land pursuant to Part 11.3 of the Planning & Development Act 2007 or Part 12.3 of the Planning Act 2023?   | (see report) |
| 10 Contaminated Land Search - Is there information recorded by Environment ACT regarding the contamination status of the land?   | (see report) |

Applicant's Name : InfoTrack, InfoTrack  
E-mail Address : actenquiries@infotrack.com.au  
Client Reference : 250280 - 171802752

Date: 01-SEP-25 11:22:56



ACCESS CANBERRA  
LAND, PLANNING & BUILDING SERVICES  
8 Darling Street  
MITCHELL ACT 2911

01-SEP-2025 11:22

**PLANNING AND LEASE MANAGER (PaLM)**  
**LEASE CONVEYANCING ENQUIRY REPORT**

Page 1 of 3

**INFORMATION ABOUT THE PROPERTY**

**YARRALUMLA Section 27/Block 34**

**Area(m2):** 702.9  
**Unimproved Value:** \$1,150,000 **Year:** 2025  
**Subdivision Status:** Application not received under the Unit Titles Act.

**Heritage Status:** Nil.

**Environment Assessment:** The Land is not subject to an Environmental Impact Statement under Chapter 8 of the Planning & Development ACT 2007, or part 6.3a of the Planning Act 2023.

**DEVELOPMENT APPLICATIONS ON THE PROPERTY (SINCE APRIL 1992)**

**Application** DA20022182 **Lodged** 17-MAY-02 **Type** Single Dwelling

**-- Application Details -----**

**Description**

ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE

**-- Site Details -----**

District	Division	Section	Block(s)	Unit
Canberra Central	Yarralumla	27	34-34	

**-- Involved Parties -----**

Role	Name
Applicant	Pressley & Temelko Architects

**-- Activities -----**

Activity Name	Status
Ba Single Hse (Neighbour Cons)	Approved

**DEVELOPMENT APPLICATIONS ON THE ADJACENT PROPERTIES (LAST 2 YEARS ONLY)**

The information on development applications on adjacent blocks is to assist purchasers to be aware of possible nearby development activity. Please note however, it doesn't cover all development activity. Exempt activities can include but are not limited to, new residences, additions to residences, certain sheds, carports and pergolas etc. Information on exempt developments can be found at <https://www.planning.act.gov.au/applications-and-assessments/development-applications/check-if-you-need-a-da>

Sect	Blk	DA No.	Description	Overlay Policy	Status
------	-----	--------	-------------	----------------	--------



ACCESS CANBERRA  
LAND, PLANNING & BUILDING SERVICES  
8 Darling Street  
MITCHELL ACT 2911

01-SEP-2025 11:22

**PLANNING AND LEASE MANAGER (PaLM)**  
**LEASE CONVEYANCING ENQUIRY REPORT**

Page 2 of 3

75	4	202442916	PLANNING ACT 2023 - PROPOSAL FOApproval Conditional NEW DWELLING - demolition of existing dwelling, retaining walls, driveway, verge crossing and tree removal. Construction of a new two storey dwelling with basement carparking, swimming pool, courtyard wall, new driveway, verge crossing, landscaping, and associated works.	16-AUG-24
58	51	202342201	PROPOSAL FOR ALTERATIONS ANIApproval Conditional ADDITIONS TO EXISTING COMMERCIAL DEVELOPMENT AND LEASE VARIATION - internal alterations to the lower ground floor to facilitate the change of building class and associated works. Lease Variation to permit non-retail commercial use.	07-FEB-24

### LAND USE POLICIES

To check the current land use policy in the suburb that you are buying a property in, please check the Territory Plan online at <https://www.legislation.act.gov.au/ni/2023-540/>

### CONTAMINATED LAND SEARCH

Information is not recorded by the Environment Protection Authority regarding the contamination status of this land. However, this does not absolutely rule out the possibility of contamination and should not be interpreted as a warranty that there is no contamination. To be completely sure, independent tests should be arranged.

### ASBESTOS SEARCH

ACT Government records indicate that asbestos (loose fill or otherwise) is not present on this land. However, the accuracy of this information is not guaranteed. If the property was built prior to 1 January 2004, 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 e.g. bonded asbestos) on the premises.

### CAT CONTAINMENT AREAS

Cat containment has been extended across the ACT for cats born on or after 1 July 2022. Containment means keeping your cat on your premise 24 hours a day. This can include your house or apartment, enclosed area in a backyard or courtyard, a cat crate or leash. Cats born before 1 July 2022 do not have to be contained unless they live in one of the 17 currently declared cat containment suburbs. All cats (regardless of age) located in the following suburbs must be contained to their premise 24 hours a day. However, cats can be walked on a leash and harness under effective control in all containment suburbs: BONNER, COOMBS, CRACE, DENMAN PROSPECT, FORDE, JACKA, LAWSON, MOLONGLO, MONCRIEFF, STRATHNAIRN, THE FAIR in north WATSON, THROSBY, WRIGHT, GUNGAHLIN TOWN CENTRE, MACNAMARA, TAYLOR and WHITLAM. More information on cat containment is available at <https://www.cityservices.act.gov.au/pets-and-wildlife/domestic-animals/cats/cat-containment> or by phoning Access Canberra on 13 22 81.

### URBAN FOREST ACT 2023



ACCESS CANBERRA  
LAND, PLANNING & BUILDING SERVICES  
8 Darling Street  
MITCHELL ACT 2911

01-SEP-2025 11:22

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**PLANNING AND LEASE MANAGER (PaLM)**  
**LEASE CONVEYANCING ENQUIRY REPORT**

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Page 3 of 3

The Urban Forest Act 2023 (or Tree Protection Act 2005 where applicable) protects individual trees of importance and urban forest areas that require particular protection. A Tree Register has been established and can be found on the Transport Canberra and City Services website [https://www.cityservices.act.gov.au/trees-and-nature/trees/act\\_tree\\_register](https://www.cityservices.act.gov.au/trees-and-nature/trees/act_tree_register) or for further information please call Access Canberra on 132281.

----- END OF REPORT -----





# TAX INVOICE

Mr George Temelko  
PO BOX 558  
MULLUMBIMBY NSW 2482

**Invoice Date**  
9 Apr 2025

**Invoice Number**  
03253

**Reference**  
9119

**ABN**  
64 154 063 662

ACT Building Inspection  
Services  
PO Box 235  
CALWELL ACT 2905

Description	Quantity	Unit Price	GST	Amount AUD
Building, Pest and Compliance Inspection Report	1.00	1,381.00	10%	1,381.00
ACTPLA Fee (plans & lodgement of EER)	1.00	169.00	GST Free	169.00
Energy Rating Report (EER) No Charge	1.00	0.00		0.00
Refer property: 98 Hopetoun Circuit YARRALUMLA				
INCLUDES GST 10%				125.55
<b>TOTAL AUD</b>				<b>1,550.00</b>

## Due Date: 6 Oct 2025

Payment terms; This account is required to be paid in full within 14 days on the earlier of:

- (a) Settlement of the property
- (b) If the property is not listed for sale within 3 months of the Property Inspection Date
- (c) If the property is no longer listed for sale
- (d) 180 days after the Property Inspection Date

Please pay by the due date into the following bank account:

Please use invoice number as reference

Account Name: ACT Building Inspection Services

BSB: 062914

Account Number: 10810121

# DEFERRED PAYMENT ON SETTLEMENT



## PAYMENT ADVICE

To: ACT Building Inspection Services  
PO Box 235  
CALWELL ACT 2905

**Customer** Mr George Temelko  
**Invoice Number** 03253

**Amount Due** 1,550.00  
**Due Date** 6 Oct 2025

**Amount Enclosed**

Enter the amount you are paying above



**BUILDING INSPECTION REPORT  
COMPLIANCE INSPECTION REPORT  
TIMBER PEST INSPECTION REPORT  
ENERGY RATING REPORT**

Reference: 9119

Date: 28 August, 2025

Inspector: David Navarro

Prepared in accordance with AS4349.0 and AS4349.1-2007

**98 Hopetoun Circuit, YARRALUMLA**



Ph: 0405 795 628 | PO Box 235 Calwell, ACT, 2905

Email: [info@actbis.com.au](mailto:info@actbis.com.au) | Web: [actbis.com.au](http://actbis.com.au)

ACT Builders Lic 2012 1636 | ABN: 64 154 063 662

Summary	
Building type	Double storey free standing house
Construction type	Cavity brick
Block type	Standard block
Year of construction	1958
Bedrooms	4
Bathrooms	1
Vehicle accommodation	Double garage
Approximate Gross floor area	House - 195m <sup>2</sup> Garage - 42.55m <sup>2</sup>
Block size	702m <sup>2</sup>
Block 34              Section 27	YARRALUMLA
Weather at time of inspection	Fine and dry
Pest report	None found, please read report in full.
Unapproved structures	Yes, please read compliance report in its entirety.
Energy rating	2.5 Stars
Street side orientation	West

Information	
Hot water	Gas hot water system
Heating	Reverse cycle ducted split system
Cooling	Reverse cycle ducted split system
Ceiling Insulation	R4.0 Fibreglass batts
Cooktop	Electric cooktop
Oven	Electric fan forced
Dishwasher	Yes, system not tested.

Construction Details	
Floor type	Concrete slab on ground, suspended concrete slab & brick piers with timber floor system.
Roof framing	Hardwood cut frame
Roof cladding	Terracotta tiles
Fascia	Timber fascia
Gutters	Metal gutter quad down pipe
Window frames	Aluminium
Note	Windows are randomly checked for correct operation however in many cases access to windows is restricted by window dressings.
Glazing	Single glazed
Fences	Combination of metal & timber fencing

### Definition of terms;

**Good** - The condition of the area inspected has no visible significant defects at the time of inspection.

**Fair** - The condition of the area inspected has minor defects or wear and tear at the time of inspection.

**Poor** - The condition of the area inspected requires repairs or replacement at the time of inspection.

### Furniture

*Note - Where a property is furnished at the time of the inspection, floor coverings, window treatments and stored goods may be concealing some defects.*



The dwelling was furnished at the time of inspection.

External	
External brick walls	Good condition
Windows	Good condition
Site drainage	The property is situated on a block of land that appears to drain away/run off adequately.
Concrete driveway	Good condition
Front pathways	Good condition
Front retainer walls	Fair condition
Front tiled landing & steps	Good condition - where a fall potential is greater than 1m in height, it is recommended to install an approved handrail to the top of the retaining walls. Areas of the stone retaining wall would benefit from repairs
Rear pathways	Good condition – several cracks noted.
Rear retainer walls	Fair condition
Rear paved terrace	Good condition
Rear concrete steps & landing	Fair condition
Clothes line	Folding clothes line
Metal fences	Good condition
Timber fence	Poor condition – replacement recommended.
Gates	Good condition

Sub Floor	
Floor timbers	Good condition
Bearers	Good condition
Joists	Good condition
Piers and foundation walls	Good condition
Dampness	Dry at the time of inspection.
Ventilation	Adequate
Subfloor cleanliness	There is an accumulation of debris/stored goods etc in the subfloor which ACTBIS recommend be removed. A clean and unobstructed subfloor will assist in maximising ventilation. Therefore lowering humidity levels and generally reducing the risk of timber pest infestation and significantly increases the opportunity for early detection of timber pests.

Roof Exterior	
Terracotta tiled roof cladding	Good condition
Bedding & pointing	Good condition
Ridges	Good condition
Valleys	Good condition
Gutters	Good condition
Downpipes	Good condition
Fascia	Good condition
Eaves	Good condition
Lead flashings	Good condition
Note:	This is an opinion of the general quality and condition of the roofing material on the day of inspection. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall.

**Important Notes:** Roof drainage is not tested during our inspection; therefore it is not possible to determine the integrity of the roof drainage system under all conditions.



Electrical and Plumbing	
Electrical	In regards to electrical, it should be noted that we are not electricians and any comment made is not that of a qualified electrician. ACTBIS recommend that a qualified contractor be engaged to make comment on any matter dealing with electrical issues.
Plumbing	In regards to plumbing, it should be noted that we are not plumbers and any comment made is not that of a qualified plumber. ACTBIS recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing.

Double Garage	
2 x single metal roller doors & hardware	Good condition
Ceiling	Good condition
Walls	Good condition
Window	Good condition
Floor cover	Concrete slab
Internal access panel door & hardware	Good condition
Power to garage	Yes

Entry	
Front timber entry door & hardware	Good condition
Security screen door	Good condition
Ceiling/cornice	Good condition
Walls	Good condition
Architrave/skirting	Good condition
Panel door & hardware	Good condition
Floor cover	Floating floor fitted
Cloak cupboard & hardware	Good condition

Lounge Room	
Ceiling/cornice	Good condition
Walls	Good condition
Window	Good condition
Architrave/skirting	Good condition
Panel doors & hardware	Good condition
Floor cover	Floating floor fitted

Dining Room	
Ceiling/cornice	Good condition
Walls	Good condition
Window	Good condition
Architrave/skirting	Good condition
Floor cover	Floating floor fitted

Staircase	
Ceiling/cornice	Good condition
Walls	Good condition
Window	Good condition
Architrave/skirting	Good condition
Landing & stairs	Good condition
Panel door & hardware	Good condition
Under stairs cupboard	Good condition
Floor cover	Floating floor fitted

Bedroom 4	
Ceiling/cornice	Good condition
Walls	Good condition
Window	Good condition
Architrave/skirting	Good condition
Panel door & hardware	Good condition
Floor cover	Floating floor fitted

Powder Room	
Ceiling/cornice	Good condition
Exhaust fan	Good condition
Tiled walls	Good condition
Mirror	Good condition
Vanity	Good condition
Basin & tap ware	Good condition
Dual flush toilet suite	Good condition
Floor cover	Tiles laid to floor
Panel door & hardware	Good condition

Family Room	
Ceiling	Good condition – paint peel noted to ceiling, remedy; patch & paint.
Walls	Good condition
Window	Good condition
Aluminium sliding door & fixtures	Good condition
Architrave/skirting	Good condition
Panel door & hardware	Good condition
Floor cover	Floating floor fitted

Kitchen	
Ceiling/cornice	Good condition
Walls	Good condition
Windows	Good condition
Architrave/skirting	Good condition
Panel door & hardware	Good condition
Kitchen floor cover	Floating floor fitted
Kitchen cupboards	Good condition
Pantry cupboard & hardware	Good condition
Bench tops	Good condition
Tiled splashback	Good condition
Range hood	Good condition
Sink & tap ware	Good condition

Hallway	
Ceiling/cornice	Good condition
Walls	Good condition
Architrave/skirting	Good condition
Panel door & hardware	Good condition
Floor cover	Floating floor fitted
Cupboard & hardware	Good condition

Laundry	
Ceiling/cornice	Good condition
Architrave	Good condition
Walls	Good condition
Panel door & hardware	Good condition
Floor cover	Tiles laid to floor
External panel door & hardware	Good condition
Window	Good condition
Tub & tap ware	Good condition
Floor waste	Yes

Hallway	
Ceiling/cornice	Good condition
Walls	Good condition
Architrave/skirting	Good condition
Panel door & hardware	Good condition
Floor cover	Floating floor fitted
Cupboard & hardware	Good condition

Bedroom 3	
Ceiling/cornice	Good condition
Walls	Good condition
Window	Good condition
Architrave/skirting	Good condition
Panel door & hardware	Good condition
Cupboards & hardware	Good condition
Floor cover	Carpet laid to floor

Bedroom 2	
Ceiling/cornice	Good condition
Walls	Good condition
Window	Good condition
Architrave/skirting	Good condition
Panel door & hardware	Good condition
Cupboards & hardware	Good condition
Floor cover	Carpet laid to floor

**Bedroom 3**

Ceiling/cornice	Good condition
Walls	Good condition
Window	Good condition
External panel doors & hardware	Good condition
Architrave/skirting	Good condition
Panel door & hardware	Good condition
Cupboards & hardware	Good condition
Floor cover	Carpet laid to floor

**Smoke Detectors**

The purchaser should satisfy themselves as to the working condition of the smoke detectors, if installed. It is highly recommended that suitable smoke detectors be installed in all residential properties. AS 3786 – states that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to advise on those installed or install these detectors.

**Main Bathroom**

Ceiling/cornice	Good condition
Heat light fan	Good condition
Tiled walls	Good condition
Window	Good condition
Mirror	Good condition
Vanity	Good condition
Basin & tap ware	Good condition
Shower tiled walls	Good condition
Shower screen	Good condition
Shower tiled base	Good condition
Bath & tap ware	Good condition
Floor cover	Tiles laid to floor
Panel door & hardware	Good condition
Floor Waste	Yes
Note	This is an opinion of the general quality and condition of the shower recess on the day of inspection. The inspector cannot and does not offer an opinion or warranty as to whether it may be subject to future leakage.

**Toilet**

Ceiling/cornice	Good condition
Walls	Good condition
Window	Good condition
Dual flush toilet suite	Good condition
Panel door & hardware	Good condition
Floor cover	Tiles laid to floor

General access limitations	
Was the property furnished at the time of inspection? Yes	<i>Note – Where a property is furnished at the time of the inspection, floor coverings, window treatments and stored goods may be concealing some defects.</i>
External	A full inspection was carried out to the exterior.
Garage	A full inspection was carried out to the garage.
Terracotta tiled roof	A full inspection was carried out to the roof top.
Metal roof cladding	A full inspection was carried out to the roof top.
Subfloor	A limited inspection was carried out to the subfloor.
Roof void space	Please note: Inspection over the eaves was restricted due to low pitch and clearance. This allowed only for a limited visual inspection from a distance to be carried out, other restrictions found in the roof void, insulation and ducting flex on top of ceiling, reducing a visual inspection of the ceiling and frame timbers. Damage/defects/timber pest, it is recommended that access be gained to these areas as they may contain concealed defects.

## Conclusion and Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

**The incidence of major defects** in this residential building as compared with similar buildings is considered: **Typical.**

**The incidence of minor defects** in this residential building as compared with similar buildings is considered: **Typical.**

**The overall condition** of this residential building in the context of its age, type and general expectations of similar properties is: **Above Average.**

*Please Note:* This is a general appraisal only and cannot be relied on its own – read the report in its entirety.

This summary is supplied to allow a quick and superficial overview of the inspection results. This summary is **NOT** the report and cannot be relied upon on its own. This summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the report and anything in this summary, the information in the report shall override any details in this summary.



## Definitions

**Above Average:** The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

**Average:** The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

**Below Average:** The building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

**Major Defect:** Is a defect requiring building works to avoid unsafe conditions, loss of function, or further worsening of the defective item.

**Minor Defect:** Any defect other than what is described as a major defect.

**Accessible area:** Is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

## Important Advice

**Note:** In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

**Trees:** Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and provide advice on the best course of action with regards to the trees.

**The septic tanks:** Should be inspected by a licensed plumber.

**Swimming pools:** Swimming pools/spas are not part of the standard building report under AS4349.1-2007 and are not covered by this report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non-compliance under the legislation.

**Surface water drainage:** The retention of water from surface run off could have an effect on the foundation material, which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater runoff and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

**Weep holes:** External brick (and stone) walls are porous material it actually behaves much like a sponge. During a rain event, the masonry wall actually absorbs water and actually stores it. The weep holes are designed for two purposes; it provides an opening to allow water to drain out through the bottom of the wall, and it is intended to allow ventilating air to enter behind the wall to help dry the structure. If weep holes have been noted as being not installed, it is recommended to consult a builder on how to best rectify the problem.

## Scope and Limitations

**Important information regarding the scope and limitations of the inspection and this report:** Any person that relies upon the contents of this report, does so, acknowledging that the following clauses which define the scope and limitations of the inspection form an integral part of the report.

**1) This report is NOT an all-encompassing** report, dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any act, regulation, ordinance or by-law. It is not a structural report. Should you require any advice of a structural nature, you should contact a structural engineer.

**2) This is a visual inspection only**, limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of inspection. The inspection **DID NOT** include breaking apart, dismantling, removing or moving objects including, but not limited to; foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector **DID NOT** dig, gouge, force or perform any other invasive procedures. Visible timbers **CANNOT** be destructively probed or hit without the written permission of the property owner.

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

**4) Consumer complaints procedure:** In the event of any dispute or claim arising out of, or relating to, the inspection or the report, you must notify us as soon as possible of the dispute or claim by email, mail, or in person. You must allow us (*which includes people nominated by us*), to visit the property (*which must occur within twenty-eight (28) days of your notification to us*), and give us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If you are not satisfied with our response, you must within twenty-one (21) days, of your receipt of our written response refer the matter to a mediator from *The Master Builders Association*, as nominated by us. The cost of the mediator will be borne equally by both parties, or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation, then the dispute or claim will proceed to arbitration. *The Master Builders Association* will appoint an arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of arbitrator, will proceed in the following manner:

- (a) The parties must submit all written submissions and evidence to the arbitrator within twenty-one (21) days of the appointment of the arbitrator; *and*
- (b) The arbitration will be held within twenty-one (21) days of the arbitrator receiving the written submissions.

The arbitrator will make a decision determining the dispute or claim within twenty-one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

**5) Magnesite flooring disclaimer:** No inspection for magnesite flooring was carried out at the property and no report on the presence or absence of magnesite flooring is provided. You should ask the owner whether magnesite flooring is present and/or seek advice from a structural engineer.

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

**7) Mould (mildew and non-wood decay fungi) disclaimer:** Mildew and non-wood decay fungi is commonly known as mould. However, mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. *No inspection for mould was carried out at the property and no report on the presence or absence of mould is provided.* If in the course of the inspection, mould happened to be noticed, it may be noted in the *Additional Comments* section of the report. If mould is noted as present within the property, or, if you notice mould and you are concerned as to the possible health risk resulting from its presence, then you should seek advice from a qualified expert.

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

**9) Site drainage:** The general adequacy of site drainage is not included in the Standard Property Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection.

## Important Disclaimer

**DISCLAIMER OF LIABILITY:** No liability shall be accepted on an account of failure of the report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the inspector, *(including, but not limited to, any area(s) or section(s) so specified by the report).*



**DISCLAIMER OF LIABILITY TO THIRD PARTIES:** Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Any third party acting or relying on this report, in whole or in part, does so entirely at their own risk. However, if ordered by a real estate agent or a vendor for the purpose of auctioning a property, then the inspection report may be ordered up to seven (7) days prior to the auction, and copies may be given out prior to the auction, and the report will have a life of fourteen (14) days, during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement, they may rely on the report subject to the terms and conditions of this agreement and the report itself.

**Note:** In the ACT under the Civil Law (*Sale of Residential Property Act 2003*), and regulations, the report resulting from this inspection may be passed to the purchaser as part of the sale process, providing it is carried out not more than three (3) months prior to listing, and is not more than six months old.






**Limited liability to a purchaser within the Australian Capital Territory only:** Within the Australian Capital Territory (ACT) and in accordance with the ACT Civil Law (*Sale of Residential Property Act 2003*) and regulations, a copy of the report may be attached to the contract for sale.

**This Report may be attached to the contract provided that:**






**I. This Report must include:**

-  *the inspection date; and*
-  *the Rapid Solutions Insurance Limited policy number, and expiry date of the professional indemnity insurance policy covering the inspector who provided the report.*

**2. The vendor and the purchaser are advised that within 7 days after the inspection date the following information will be given to the Territory (defined in the Act) for inclusion in a publicly available register:**

-  *the fact that this report has been prepared; and*
-  *the street address of the property inspected; and*
-  *the inspection date stated in this report; and*
-  *the name and contact details of the company, partnership or sole trader that employs the timber pest inspector who prepared the report; and*
-  *the name of the timber pest inspector who carried out the inspection.*

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

-  *the inspection was carried out not more than three months prior to the date the property named on the front of the report was first listed or offered for sale; and*
-  *the date on which the settlement took place was not more than one hundred and eighty (180) days after the inspection date; and*
-  *the report is given by the vendor to the prospective purchaser prior to exchange and prior to the expiration of any 'cooling-off period' allowed in the act; and*
-  *the purchaser completes, signs and dates the "Notice to the Purchaser" before settlement; and*
-  *the Purchaser transmits by fax, post or otherwise delivers the signed "Notice to the Purchaser" to the company, partnership or sole trader at the address shown on the front of the Report not less than four (4) days prior to the date of settlement.*

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

**4. The vendor and the purchaser are advised that, upon payment of a reasonable fee, the company, partnership or sole trader that employed the timber pest inspector that prepared this report, may supply a copy to any person, solicitor, company or organisation claiming to represent or be a person who has entered into a contract to buy the property.**

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

**WARNING:** The purchaser is advised that this Report reflects the condition of the property existing at the time of the inspection (28/08/2025) and may not reflect the current state. It is, therefore, **very strongly recommended** that you promptly arrange for another inspection and report in accordance with Australian Standard AS4349.1 to be carried out prior to the expiration of the 'cooling off period' and settlement.



### This is not a compliance Report strictly in accordance with Civil Law (Sale of Residential Property) Regulations:

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

### Other Inspections and Reports

As a purchaser you may like to consider obtaining the following Inspections and Reports prior to any decision to purchase the property, so that you can be well equipped to make an informed decision. These Inspections and reports fall outside the guidelines for a Standard Property Report. All though appliances may be listed in the report, they have not been tested as this is outside the scope of the standard building inspection. Other inspections recommended to the purchaser before making their decision are;

Asbestos Inspection	Drainage Inspection	Plumbing Inspection
Electrical Inspection	Air-conditioning Inspection	Appliances Inspection
Mould Inspection	Structural (Engineer)	Alarm/Intercom/Data System
Gas fitting Inspection	Garage Door Mechanical	Hydraulics Inspection
Mechanical Services	Hazards Inspection	Fire/Chimney Inspection
Swimming pools and associated filtration and similar equipment	Durability of Exposed Surfaces	Estimating Report

### Cracking of Buildings Items - Definitions






**Appearance defect:** Where in the inspector's opinion the appearance of the building item has deteriorated at the time of the inspection and the significance of this cracking is unknown until further information is obtained.

**Serviceability defect:** Where in the inspector's opinion the performance of the building item is flawed at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

**Structural defect** - Where in the inspector's opinion the structural soundness of the building item has diminished at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

**Important!**

Regardless of the type of crack(s) a pre-purchase building inspector carrying out, a pre-purchase inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks obtaining information regarding:

-  The nature of the foundation material on which the building is resting;
-  The design of the footings;
-  The site landscape;
-  The history of the cracks; and
-  Carrying out an invasive inspection.

All of the above fall outside the scope of this pre-purchase inspection, however the information obtained from the five items above are valuable in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection may have the potential to develop over time into Structural Problems for the Home Owner resulting in major expensive rectification work been carried out.

If cracks have been identified in the report above, then A **structural engineer** is required to determine the significance of the cracking prior to a decision to purchase.

<b>Categorisation of Cracking in Masonry</b>		
<b>Description of typical damage and required repair</b>	<b>Width limit</b>	<b>Damage Category</b>
Hairline cracks	$\leq 0.1$ mm	0
Fine cracks that do not need repair	$\leq 1.0$ mm	1
Cracks noticeable but easily filled, doors and windows stick slightly.	$\leq 5.0$ mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Door and windows stick, service pipes can fracture. Weather-tightness often impaired.	$> 5.0$ mm $\leq 15.0$ mm (or a number of cracks 3.0 mm or more in one group)	3
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Door frames distort, walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	$> 15.0$ mm $\leq 25$ mm but also depends on number of cracks	4

**External Wall Condition**

The condition of the external brick walls is generally sound.

### Notice to the Purchaser (ACT Only)

(a) At the Exchange and prior to the 'cooling-off period' you were given an inspection report on the Property you intend purchasing. This Report reflects the condition of the property existing at the time of the inspection (28/08/2025) and may not reflect the current state. The structures may have been damaged by pests, storm, strong wind or fire or the vendor may have carried out alterations and/or additions to the property since the inspection date. The report may no longer reflect the true condition of the property. The structure(s) may no longer be in accordance with the attached plans etc. It is, therefore, ***very strongly recommended*** that you urgently arrange for another inspection and report in accordance with Australian Standard AS4349.1 to be carried out prior to exchange or prior to the expiration of any 'cooling off period' and prior to settlement.

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

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

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

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

## Compliance Report

This is a compliance report with regard to any unapproved structures or alterations. ACT Building Inspection Services have accessed the attached Building File from *ACT Planning and Land Authority (ACTPLA)* and hold no responsibility for any inaccuracies in the building file supplied by *ACTPLA*.

***Please note:***

A copy of the Building File is attached to this report. To fit the file into the report the building file may have been scanned or scaled down by ACTPLA. The compliance report is based solely upon the information available from the building file which does not contain information in regards to plumbing or electrical work that has taken place since the original construction. Information in regards to the plumbing and electrical is available upon application from *ACTPLA*. Since we are not plumbers or electricians, we are unable to comment on those works.

**Property Address:** 98 Hopetoun Circuit  
YARRALUMLA ACT 2600

**Inspection Date:** 28/08/2025

Block	Section
34	27

Approved Plan No.	Building Works	Certificate Date	Certificate No.
161 YARRALUMLA	NEW RESIDENCE	01/08/1961	3137
2734/A	ALTERATIONS TO RESIDENCE	N/A	N/A




Survey Certificate Date	Drainage Plan No.
BEDE S. COURTENAY - 19/01/1960	3337 - 20/06/1958

### Summary

Based on the plans and documents provided, the following discrepancies have been noted.

**There is unapproved work on this property and/or building file.**

#### **Unapproved Structures:**

-  Front yard retaining walls require Building Approval.
-  Rear yard BBQ structure requires Building Approval.
-  Reconfiguration of main bathroom requires Plumbing Approval.

#### **UNAPPROVED STRUCTURES AND ALTERATIONS**

If you are considering obtaining approval for any unapproved structures or alterations, ACTBIS can assist with Development Approval or the certification of unapproved structures.

## Disclaimer

Finally we state that this report is for the use of the addressee. We accept no responsibility or liability to any other party who might use or rely upon this report without prior knowledge and written consent. Also, we must state that neither the whole nor any part of this report or any reference thereto may be included in any published document, circular or statement or published in part or in full in any way without the written approval of ACTBIS Pty Ltd of the format and context in which it may appear.

The contents of this report are valid for a period of six months only. You should not rely on this report after six months and you should obtain a further report after three month.

## Contact the inspector

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

The inspection and report was carried out and prepared by:



*David Navarro*

***Date: 28/08/2025***

***Phone: 0414 079 901***



## Visual Timber Pest Inspection & Report in accord with AS 4349.3

Account to: George Temelko

Re: Structure at: 98 Hopetoun Circuit  
YARRALUMLA ACT 2600

Inspection Date: 28/08/2025

Weather Conditions at the time of the Inspection: Fine & dry

### Summary Only

### Important Disclaimer

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

### Access

Are there any area(s) and/or sections to which access should be gained? **Yes**, read the report in full.

### Timber Pest Activity

Were active subterranean termites (live specimens) found?	<b>No</b> , read the report in full.
Was visible evidence of subterranean termite workings or damage found?	<b>No</b> , read the report in full.
Was visible evidence of borers of seasoned timbers found?	<b>No</b> , read the report in full.
Was evidence of damage caused by wood decay (rot) fungi found?	<b>Yes</b> , read the report in full.
Were any major safety hazards identified?	<b>No</b> , read the report in full.
Are further inspections recommended?	<b>Yes</b> , read the report in full.

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

## Conditions of this inspection

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

**1. THIS IS A VISUAL INSPECTION ONLY** in accord with the requirements of AS 4349.3 Inspection of buildings Part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (See Definition) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.

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

**3. LIMITATIONS:** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by Timber Pests. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.

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

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

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

**7. DISCLAIMER OF LIABILITY TO THIRD PARTIES:** This Report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk. For those properties in the Australian Capital Territory (ACT) this report complies with the regulations applicable to the Civil Law (Sale of residential property) Bill 2003.

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

## Visual Timber Pest Inspection

### 1. Brief Description of Structures(s) Inspected

**1.1 Building:** Free standing house

**Height:** Two storey

**Construction Details:**

**Floor:** Slab on ground, brick piers & timber floor system

**Roof:** Terracotta tiles

**Walls:** Cavity brick

**Garaging:** Double garage

**Fences:** Metal and timber paling

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

**1.2. Areas inspected:** Only structures, fences &/or trees within 50m of the building but within the property boundaries were inspected. The areas inspected were: Interior, exterior, roof void, subfloor and timber boundary fencing, garage, fences and grounds (posts, stumps, trees, and landscaped timbers).

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

**1.4. Other area(s)\* to which *reasonable access* for inspection was NOT AVAILABLE and the reason(s) why include:** 1.5 metres around the inside perimeter of the roof void, from the eave inwards due to the height between the ceiling joists and rafters.

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

**1.5. Area(s)\* in which Visual Inspection was obstructed or restricted and the reason(s) why include:**

**Subfloor:** Visual inspection was obstructed due to stored household goods/items.

**Exterior:** Behind down pipes as they were secured to the exterior cladding.

**Interior:** Timbers in cupboards and built-in robes were concealed by clothing, personal items and other stored household items. Furniture and appliances obstructed the visual inspection of the floor and skirting boards.

**Roof Void:** Due to the inspection being a visual seasoned timber inspection the removal of insulation was not conducted. Insulation may conceal timber pest damage/activity in the roof timbers not visible in the inspection.

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

**1.6. High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of Timber Pests and/or damage:** Interior, exterior, roof void and subfloor.

**1.7. The property was furnished at the time of inspection.**

Where a property is furnished at the time of the inspection, then you must understand that 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.

## 2. Subterranean Termites

**2.1. No active (live) termites were present at the time of inspection.**

**2.2. A termite nest was not located.**

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

**2.3. No evidence of subterranean termite workings and/or damage was found.**

**2.4. No timber damage was visible at the time of the inspection.**

**2.5. VERY IMPORTANT:** If live termites or any evidence of termite workings or damage was reported above 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. We claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage, whether disclosed by this report or not. (See Terms & Limitations).

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

**No signs or evidence of a termite treatment were found.**

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

**2.6. A durable notice (termite management notice) was not found during the inspection.**

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

**2.7. General remarks:** A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed.



### 3. Borers of Seasoned Timber

#### 3.1. No visible evidence of borers was found.

**3.2. *Lyctus brunneus* (powder post beetle)** is not considered a significant pest of timber. These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement under the timber marketing act 1946 that structural timbers contain no more than 25% Lyctid susceptible sapwood, these borers are not normally associated with structural damage. Also due to the need for moisture content of sapwood to be greater than 15% for it to be palatable to Lyctids, generally after approximately 10 years in service, the moisture content falls below 15% therefore the attack by Lyctid ceases. Replacement of the affected timbers is not recommended and treated is not approved.

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

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

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

### 4. Fungal Decay caused by Wood Decay Fungi

#### 4.1 Visible evidence of wood decay fungi (wood rot) was found and located to timber fence line.

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.

## 5. Conditions that are conducive to Timber Pests

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

**At the time of the inspection no leaks were found.**

If any leaks were reported then you must have a plumber or other building expert to determine the full extent of damage and the estimated cost of repairs.

**5.2. Moisture: At the time of the inspection moisture readings were normal.** High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection. If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

**5.3. Drainage:** Poor drainage, especially in the subfloor, greatly increases the likelihood of wood decay and termite attack. We claim no expertise in plumbing and drainage, however it appears that drainage is **adequate**.

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

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

**There is no need for work to be carried out.**

**5.5. Ventilation:** particularly in the sub-floor region it is important in minimising the opportunity for Timber Pests to establish themselves within a property. We claim no expertise in building, however, **the ventilation appears to be adequate**.

Where ventilation is considered inadequate a builder or other expert should be consulted, in the case where vent airflow is physically blocked or restricted, the obstruction must be removed.

**5.6. Mould** on walls and ceilings etc. is an indicator of high moisture or very poor ventilation. If reported you need to have the reason investigated by a builder or an Industry Hygienist as its presence may indicate the presence of a water leak, wood decay or termites behind the wall or ceiling sheeting.

**Mould was not found at the time of inspection.**

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

**The slab edge inspection zone does not apply to this property.**

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

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

**Weep holes do not apply to this property.**

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

We claim no expertise in building. However, in our opinion the termite barrier is **inadequate**. If considered inadequate a builder or other building expert should be consulted. Other physical shield systems are not visible to inspection and no comment is made on such systems.

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

**Influence by nearby areas:** Large trees surrounding dwelling.

**Uninspected areas:** Uninspected areas may have present active termites and/or damage/conducive conditions for timber pests.

**Timber in contact with the soil:** The timber fencing is conducive to termites when in contact with the ground.

**5.11. Comments on other conducive conditions:** Enclosed patios will allow for undetected entry of termites into the building. Enclosed pathways will allow for undetected entry of termites into the building.

## 6. OVERALL ASSESMENT OF THE PROPERTY:

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

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

**6.3. SUBTERRANEAN TERMITE TREATMENT RECOMMENDATION:** A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be Visual inspection of the dwelling and grounds for timber pests ingress and/or activity should be undertaken by a qualified pest inspector every 6-12 months, six month inspections are highly recommended by ACTBIS as early detection reduces the damage caused.

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

Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2000 is conducted at this property every 12 months.

### Important maintenance advice regarding pest management for protecting against timber pests:

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

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

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

### Reasonable Access

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

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

### ***A more invasive physical inspection is available and recommended***

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of report is available by ordering with several days' notice. Inspection time for this style of report will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. A price is available on request.

### **Concrete Slab Home**

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc then it is possible for termites to affect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions. It is strongly recommended that you have a termite inspection in accordance with AS 3660.2 carried out every 6 to 12 months.

### **Subterranean Termites**

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

### ***How Termites Attack Your Home***

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



## Termite Damage

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

Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible. The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

## Borers of Seasoned Timbers

Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the underfloor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling.

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

### **Anoium borer (furniture beetle) and Queensland pine borer**

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

### **Lyctus borer (powder post beetle)**

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

### **Timber Decay Fungi**

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

### **Contact the inspector**

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

**The Inspection and Report was carried out by:** David Navarro

**Pest Management Technical Accreditation No:** 3361-01

**Date:** 28/08/2025

**Signature:**

*D Navarro*

### Notice to the Purchaser (ACT only)

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

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

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

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

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

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

The report is only an opinion of Act Building Inspection Services 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.

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

**Name of Inspector:** David Navarro

**Firm:** ACTBIS – ACT Building Inspection Services

**Inspection Date:** 28/08/2025

**Exchange Date:**

**Address of the Property:** 98 Hopetoun Circuit  
YARRALUMLA ACT 2600

**Contact Details:**

**Full Name of the Purchaser:**

**Contact Address:**

# FirstRate Report

## ACT HOUSE ENERGY RATING SCHEME

-29 Points 2.5 Stars

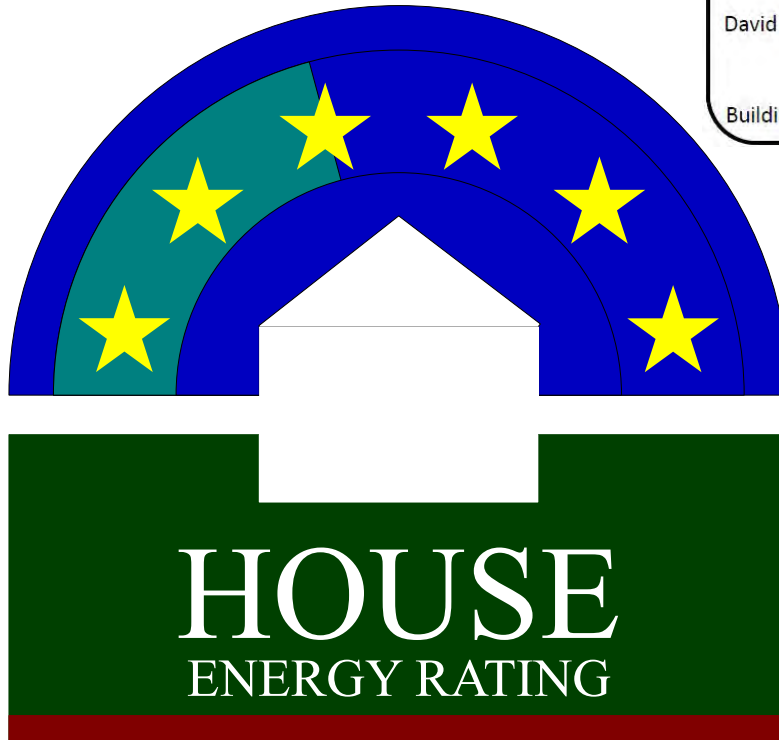
28 August, 2025

David Navarro

20121345

*D Navarro*

Building Assessor – Class A Energy Efficiency



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

**2.5 STARS**

**SCORE: -29 POINTS**

**Name:** George Temelko

**Ref No:** 9119

**House Title:** Block: 34 Section: 27

**Date:** 28-08-2025

**Address:** 98 Hopetoun Circuit

YARRALUMLA ACT

2600

**Reference:** Y:\ACTBIS EER\2025 EER'S\YA 027 034 000 000

**Total Floor Area:** 195 sqm

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

# IMPROVING YOUR RATING

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

Star Rating	POOR			AVERAGE				GOOD				V. GOOD
	0 Star	★		★★		★★★		★★★★		★★★★★		★★★★★★
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	-29											
Potential	19											

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	28
Change added floor insulation	R 2	11
Change curtain to	Heavy Drapes & Pelmets	9



## ORIENTATION

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

<b>Current Rating</b>	<b>-29</b>	<b>★ ★ ☆</b>
-----------------------	------------	--------------

Largest windows in the dwelling;

**Direction : North**

**Area : 13 m<sup>2</sup>**

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

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

ORIENTATION	POINT SCORE	STAR RATING
1. North	-29	★ ★ ☆
2. North East	-31	★ ★ ☆
3. East	-32	★ ★ ☆
4. South East	-35	★ ★
5. South	-36	★ ★
6. South West	-37	★ ★
7. West	-33	★ ★ ☆
8. North West	-31	★ ★ ☆

FirstRate Mode
Climate: 24

**RATING SUMMARY for:      Block: 34 Section: 27, 98 Hopetoun Circuit, YARRALUMLA ACT**

Assessor's Name:    David Navarro  
 Net Conditioned Floor Area:    164.6 m²

Feature			Points		
			Winter	Summer	Total
<b>CEILING</b>			<b>5</b>	<b>1</b>	<b>6</b>
Surface Area:	0	Insulation:	6		
<b>WALL</b>			<b>-25</b>	<b>5</b>	<b>-21</b>
Surface Area:	-13	Insulation:	-22	Mass:	14
<b>FLOOR</b>			<b>-6</b>	<b>0</b>	<b>-6</b>
Surface Area:	0	Insulation:	-5	Mass:	-2
<b>AIR LEAKAGE (Percentage of score shown for each element)</b>			<b>4</b>	<b>0</b>	<b>4</b>
Fire Place	0 %	Vented Skylights	0 %		
Fixed Vents	0 %	Windows	35 %		
Exhaust Fans	11 %	Doors	28 %		
Down Lights	0 %	Gaps (around frames)	26 %		
<b>DESIGN FEATURES</b>			<b>0</b>	<b>1</b>	<b>1</b>
Cross Ventilation	1				
<b>ROOF GLAZING</b>			<b>0</b>	<b>0</b>	<b>0</b>
Winter Gain	0	Winter Loss	0		

WINDOWS							-7	-9	-16
Window Direction	Area		Point Scores						
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total			
N	13	8%	-11	13	-3	-1			
E	13	8%	-10	8	-2	-5			
S	4	2%	-3	1	-1	-3			
W	10	6%	-10	6	-4	-8			
Total	40	24%	-35	28	-9	-16			

\* 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
<b>RATING</b>	★ ★ ☆		<b>-29</b>	<b>-4</b>	<b>-29*</b>

\* includes 4 points from Area Adjustment

# Detailed House Data

## House Details

ClientName	George Temelko
HouseTitle	Block: 34 Section: 27
StreetAddress	98 Hopetoun Circuit
Suburb	YARRALUMLA ACT
Postcode	2600
AssessorName	David Navarro
FileCreated	28-08-2025

## Climate Details

State	
Town	Canberra
Postcode	2600
Zone	24

## Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Timber	Open	No	No	No	Float Timb	R0.0	42.0m <sup>2</sup>
2	Timber	Enclosed	No	No	No	Carp	R0.0	40.0m <sup>2</sup>
3	Timber	Enclosed	No	No	No	Float Timb	R0.0	89.0m <sup>2</sup>
4	Timber	Enclosed	No	No	No	Tiles	R0.0	12.0m <sup>2</sup>

## Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Cavity	No	R0.0	68.0m	2.5m

## Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	No	R4.0	183.0m <sup>2</sup>

## Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	W	1.6m	2.6m	No	SGE	ALIMPR	VE	No	0.5m	0.5m	0.0m
2	W	1.5m	2.1m	No	SGE	ALIMPR	VE	No	0.5m	0.5m	0.0m
3	W	1.5m	2.1m	No	SGE	ALIMPR	VE	No	0.5m	0.5m	0.0m
4	N	1.5m	1.8m	No	SGE	ALIMPR	VE	No	0.5m	0.5m	0.0m
5	N	1.5m	0.6m	No	SGE	ALIMPR	HB	No	0.5m	0.5m	0.0m
6	N	1.2m	2.1m	No	SGE	ALIMPR	HB	No	0.5m	0.5m	0.0m
7	N	1.6m	2.6m	No	SGE	ALIMPR	HB	No	0.5m	0.5m	0.0m
8	E	2.1m	2.5m	No	SGE	ALIMPR	HB	No	0.5m	0.5m	0.0m
9	E	1.2m	2.1m	No	SGE	ALIMPR	HB	No	0.5m	0.5m	0.0m
10	E	1.2m	1.6m	Yes	SGE	ALIMPR	HB	No	0.5m	0.5m	0.0m
11	E	0.8m	0.6m	Yes	SGE	ALIMPR	HB	No	0.5m	0.5m	0.0m
12	N	2.1m	1.2m	No	SGE	ALIMPR	HB	No	0.5m	0.5m	0.0m
13	S	0.9m	1.2m	Yes	SGE	ALIMPR	HB	No	0.5m	0.5m	0.0m
14	E	1.2m	2.1m	No	SGE	ALIMPR	HB	No	0.5m	0.5m	0.0m
15	S	1.5m	1.8m	No	SGE	ALIMPR	HB	No	0.5m	0.5m	0.0m

## Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
1	W	1.6m	2.6m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.2m	3.5m
10	E	1.2m	1.6m	0.0m	0.0m	0.0m	0.0m	7.3m	0.1m	3.2m	1.1m
11	E	0.8m	0.6m	0.0m	0.0m	0.0m	0.0m	7.3m	2.2m	3.2m	0.1m
12	N	2.1m	1.2m	0.0m	0.0m	0.0m	0.0m	10.0m	0.0m	0.0m	0.0m

## Zoning Details

Is there Cross Flow Ventilation ?                      Good

## Air Leakage Details

Location	Suburban
Is there More than One Storey ?	Yes
Is the Stairwell Separated by Doors ?	No
Is the Entry open to the Living Area ?	No
Area of Heavyweight Mass	60m <sup>2</sup>
Area of Lightweight Mass	0m <sup>2</sup>

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	2	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	4
External Doors	2	0

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

**T:** 1300 309 169  
**E:** [insurance@rapidsolutions.com.au](mailto:insurance@rapidsolutions.com.au)  
**M:** PO Box 550 Kotara NSW 2289  
**W:** [www.rapidsolutions.com.au](http://www.rapidsolutions.com.au)



## **CERTIFICATE OF CURRENCY**

This is intended for use as evidence that the Cover summarised below has been effected and shall be subject to all terms and conditions and exclusions of the Policy Schedule.

**The Insured:** ACT Building Inspection Services Pty Ltd  
**Trading As:**  
**Address:** 19 Denovan Circuit  
Calwell ACT 2905  
**ABN:** 64 154 063 662

### **PARTICULARS OF INSURANCE COVER**

Policy Number: AUS-25-10151  
Period of Insurance: 07 January 2025 To: 07 January 2026  
Limit of Professional Indemnity: \$1,000,000 in the aggregate and \$500,000 in any one claim during the period of insurance including costs and expenses.  
Limit of General Liability \$5,000,000 Any one claim and in the aggregate during the period of insurance including costs and expenses.  
Sub-Limit of General Liability  
Environmental Impairment: \$250,000 Any one claim and in the aggregate during the period of insurance.  
Limit of Products Liability: \$5,000,000 Any one claim and in the aggregate during the period of insurance including costs and expenses.

### **Business Activities and/or Extensions covered under this policy:**

(PPI) Residential Building Inspections - AS4349.1-2007; (PPI) Timber Pest Inspections - AS4349.3-2010; Energy Rating Reports; Handyman & Maintenance Services; Other Building Inspections/Consultancy Work - AS4349.0-2007

Issued on: 27 November 2024 3:41:53PM

This Certificate of Currency is current only at the date and time of issue.

# If a home was built before 1990 it may contain dangerous asbestos material

Identify where asbestos materials might be. Five common places are:



- 1.** Exterior  
roof sheeting, gutters, downpipes,  
ridge capping, eaves, cladding,  
electrical switchboards



- 5.** Building cavities  
A small number of homes may still contain  
loose fill asbestos insulation in the roof  
cavity, wall cavities or sub-floor space



- 2.** Wet areas - bathroom, laundry and kitchen  
wall and ceiling panels, vinyl floor tiles, backing for wall tiles  
and splashbacks, hot water pipe insulation



- 3.** Internal areas  
wall and ceiling panels, carpet underlay,  
textured paints, insulation in domestic  
heaters



- 4.** Backyard  
fences, sheds, garages, carports, dog kennels, buried or  
dumped waste, letterboxes, swimming pools



# If a home was built before 1990 it may contain dangerous asbestos material

## Assess the risk

A licensed asbestos assessor can help identify asbestos in your home and its condition.

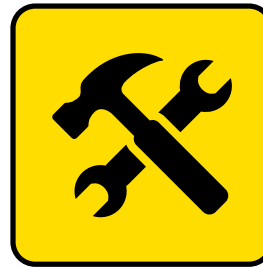
### Asbestos materials become dangerous when:



Broken or in poor  
condition



Damaged  
accidentally



Disturbed during  
renovation or repairs



Loose fill asbestos  
insulation



## Manage asbestos safely

- Monitor the condition of asbestos in your home
- Inform tradespeople of locations of asbestos in your home
- Avoid disturbing or damaging asbestos if working on your home
- Engage a licensed asbestos removalist to remove asbestos

If you suspect your home contains loose fill asbestos insulation, contact Access Canberra.

Lessee \*

Applicant's reference

TEMELKO

9119

Additional information

Is the property an ex Government residence? \*

☐

Yes

☐

No

☒

Unknown

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

☒

Yes

☐

No

## Applicant declaration

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

☐

I am the lessee/owner.

☐

I am the solicitor acting on behalf of the lessee/owner.

☒

I have authorisation from the lessee/owner.

☐

I am/act for a mortgagee in possession.

☐

I have authorisation from the solicitor representing the lessee/owner.

☐

I have authorisation from the Trustee of the deceased estate.

☐

I have authorisation for power of attorney from the lessee/owner.

### Please Note:

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

Letter of authority \*

9119 SIGNED AUTHORITY.pdf

Payment amount

\$

140.24

CONVEYANCING BUILDING FILE INDEX

SUBURB: YARRALUMLA SECTION: 27 BLOCK: 34 UNIT: N/A EX GOV: NO

COU ISSUED Y/N	PLAN NUMBER	FOLIO NO.	DESCRIPTION OF WORK	AMEND	DETAILS	PERMIT NUMBER	COU PLAN NO. & DATE
Y	161 YARRALUMLA	-	NEW RESIDENCE				
		-				161 YARRALUMLA	
		-					2734 01/08/1961
N	2734/A	-	ALTERATIONS TO RESIDENCE				

For any incomplete approvals please email [acbuildingconveyance@act.gov.au](mailto:acbuildingconveyance@act.gov.au) for further information on how to complete.

Drainage Plan Number: 3337

Survey: Y (1)

Comments: PLAN NUMBER 2734 IS ALSO KNOWN AS 161 YARRALUMLA

APPLICATION ONLY FOR PLAN 2734/A

## 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes - file copies attached		
3. Are there any records on the building file of current (within 5 years) housing Indemnity insurance policies for building work? If yes - file copies attached	<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](http://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](mailto: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: Paul

Cost of application: \$ 140.24

Date completed:

08/04/2025



BEDE S. COURTENAY

LAND AND ENGINEERING SURVEYOR

REGISTERED UNDER SURVEYOR'S ACT, 1929  
LICENSED TO PRACTICE IN THE A.C.T.

ADDRESS: 20 RODWAY ST.,  
YARRALUMLA.

PHONE: U8511.

19th January, 1960.

## Survey Report

RE: BLOCK 34, SECTION 27, YARRALUMLA...A.C.T.

As instructed I have surveyed all that piece or parcel of land, containing  $27\frac{3}{4}$  perches, being Block 34, Section 27, Division of YARRALUMLA, CANBERRA CITY DISTRICT, AUSTRALIAN CAPITAL TERRITORY.

I certify that erected wholly upon the above-mentioned land is a Brick House, roofed with Tiles.

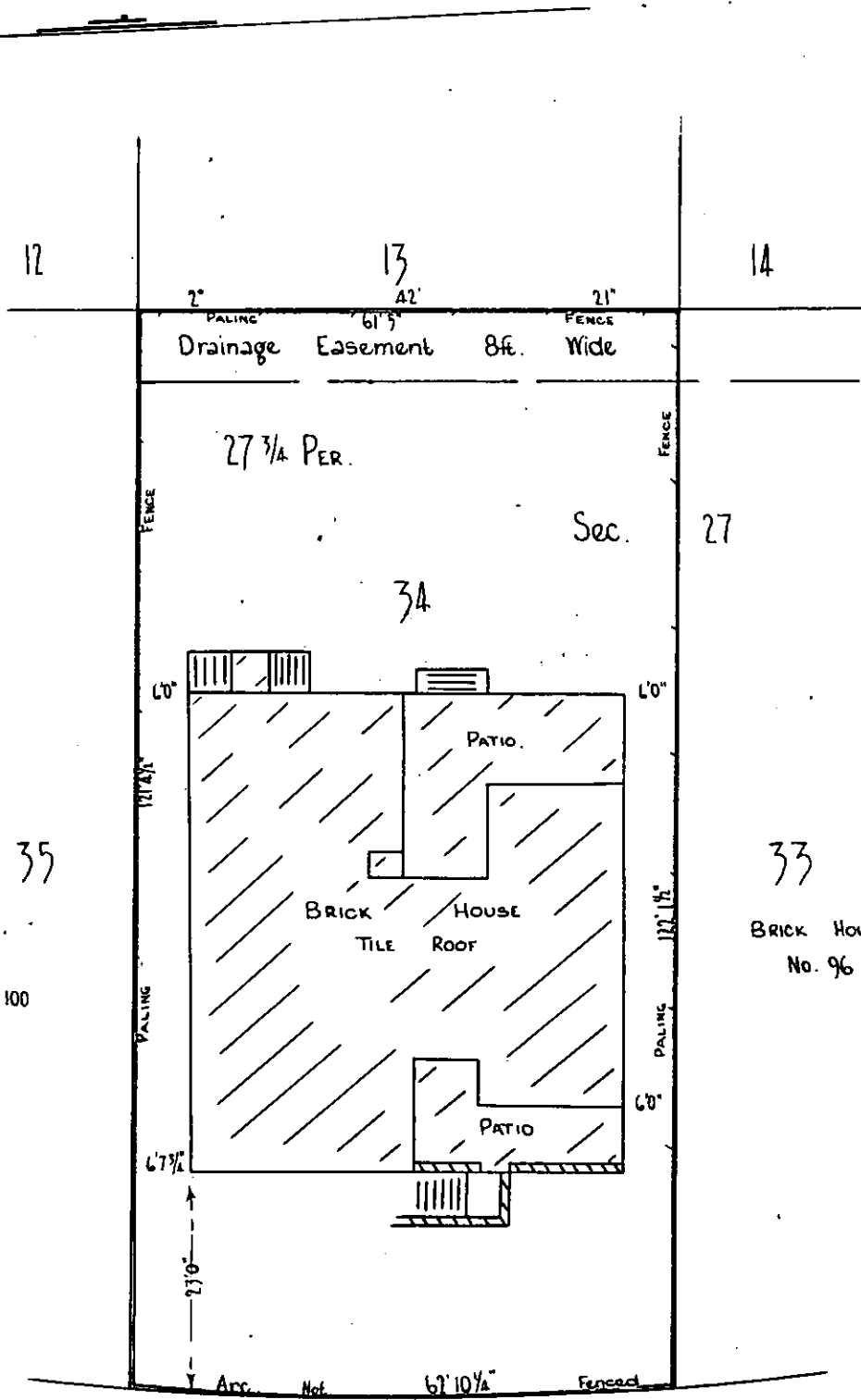
There are no encroachments on this property and none by this property upon the adjoining lands or Circuit.

The provisions of Regulation 47 of the CANBERRA BUILDING REGULATIONS regarding the position of the House in relation to the boundaries have been complied with.

*Bede S. Courtenay*

REGISTERED SURVEYOR.

# SKETCH



HOPETOUN

CIRCUIT

Scale: 20ft. to one inch.

AUSTRALIAN CAPITAL TERRITORY.  
CIVIC BRANCH.

## DEPARTMENT OF THE INTERIOR

*Building and Services Ordinance 1924-1942.*  
*Canberra Building Regulations.*N<sup>o</sup> 3137**CERTIFICATE OF COMPLETION.**

THIS IS TO CERTIFY that a building has been completed by *R. C. Walton*  
on Block *34* of Section *27* at *Yarralumla*  
for *H. F. Thatcher* the Lessee of the  
said Block, in accordance with the plans and specifications approved therefor, and  
in accordance with the provisions of the Canberra Building Regulations made under  
the *Building and Services Ordinance 1924-1942.* *Plan N<sup>o</sup> 2734.*

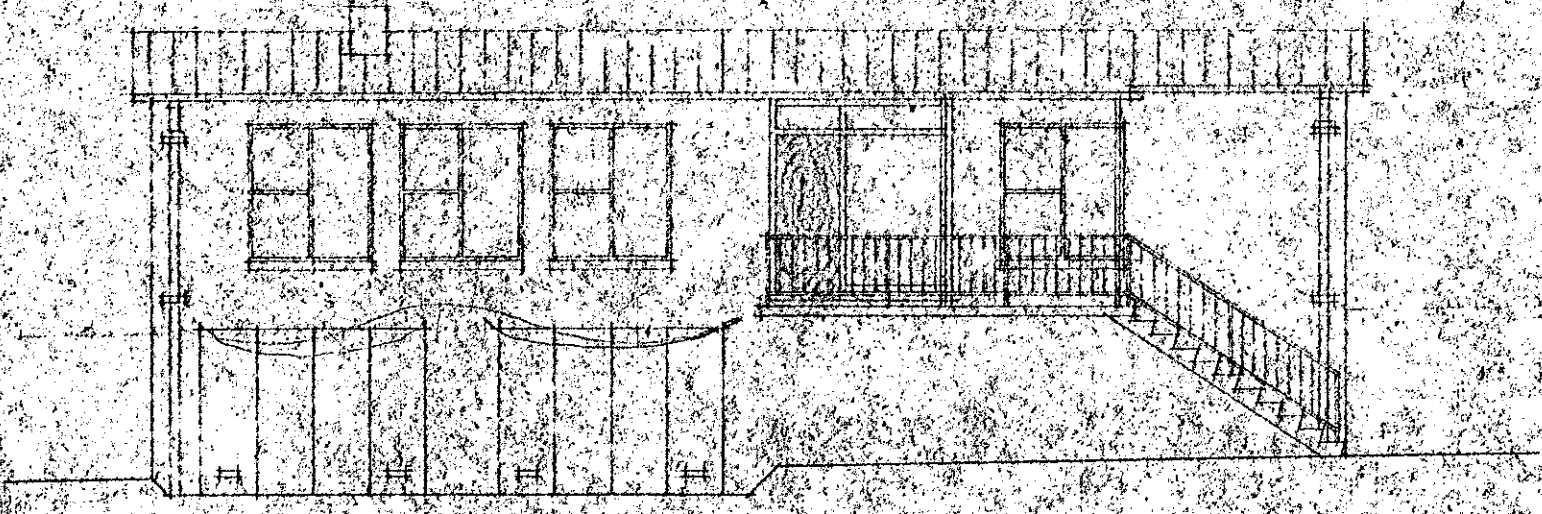
Dated this *1st* day of *August* 19*61*.

*[Signature]*  
Proper Authority.

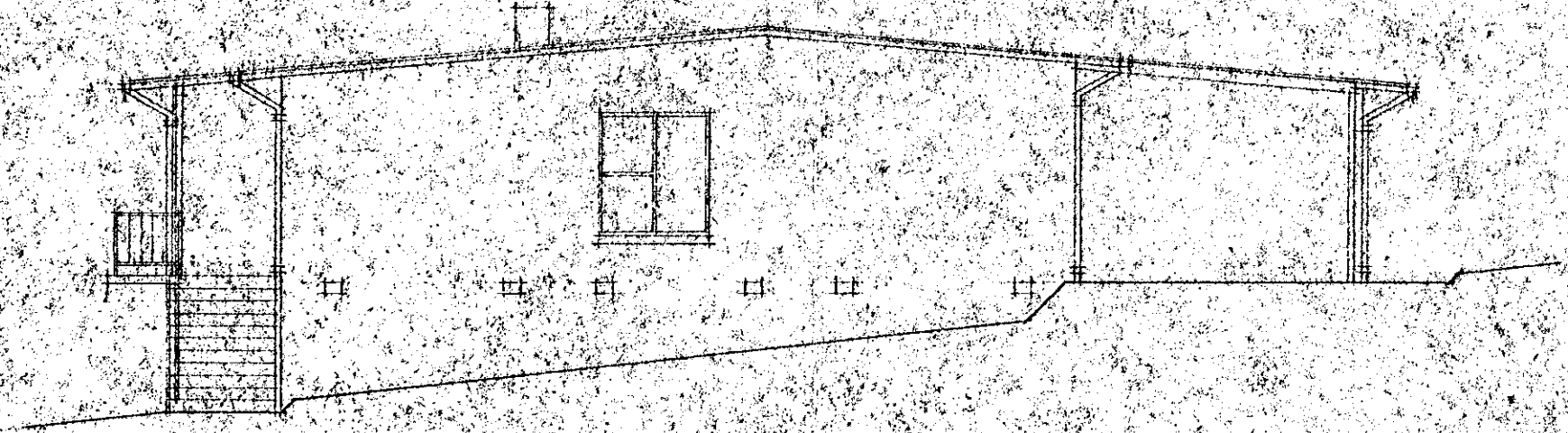


8694

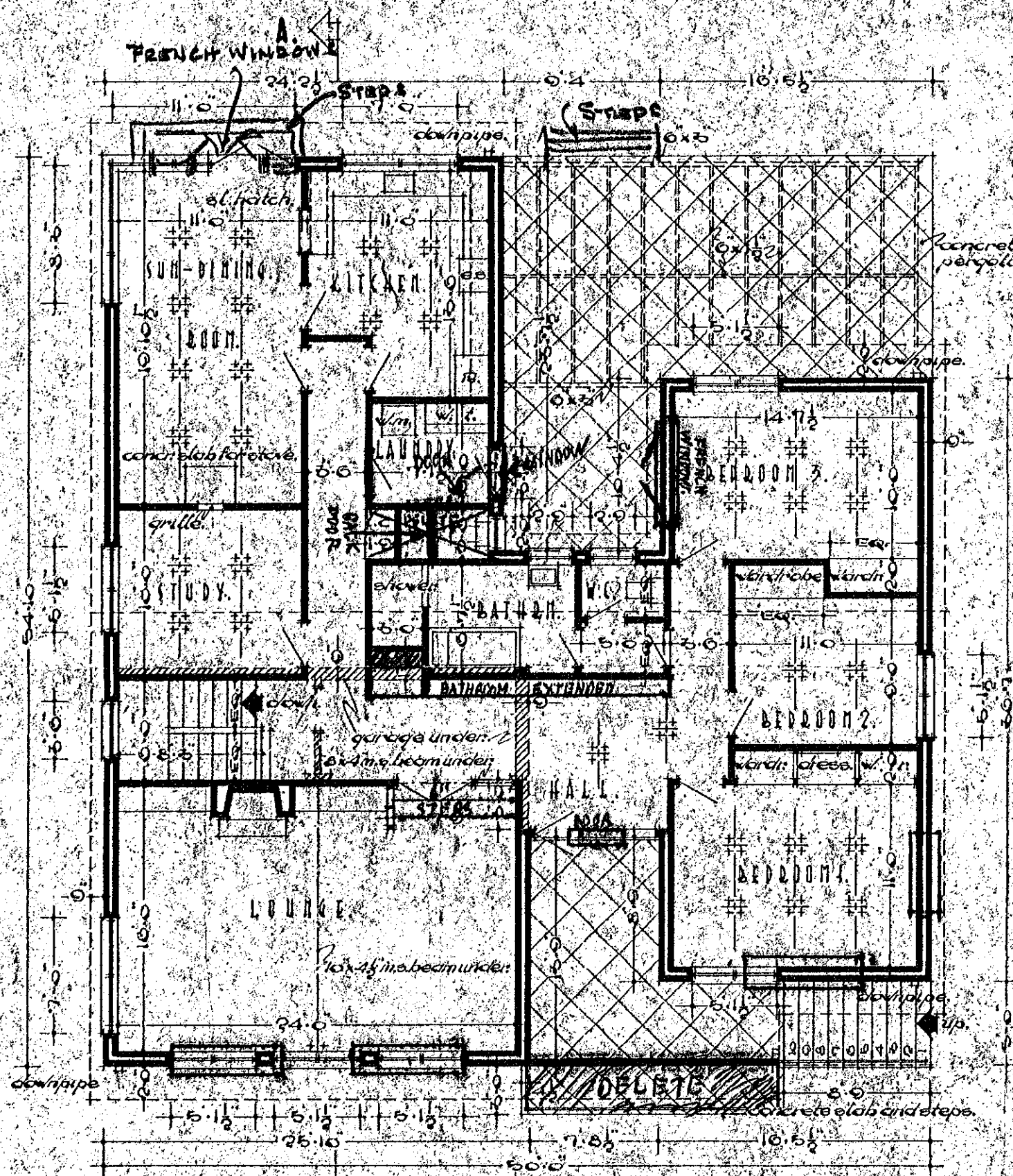
PLANNING AND DEVELOPMENT WORK  
BUILDING REGULATIONS  
*W. J. Thatchers*  
2734



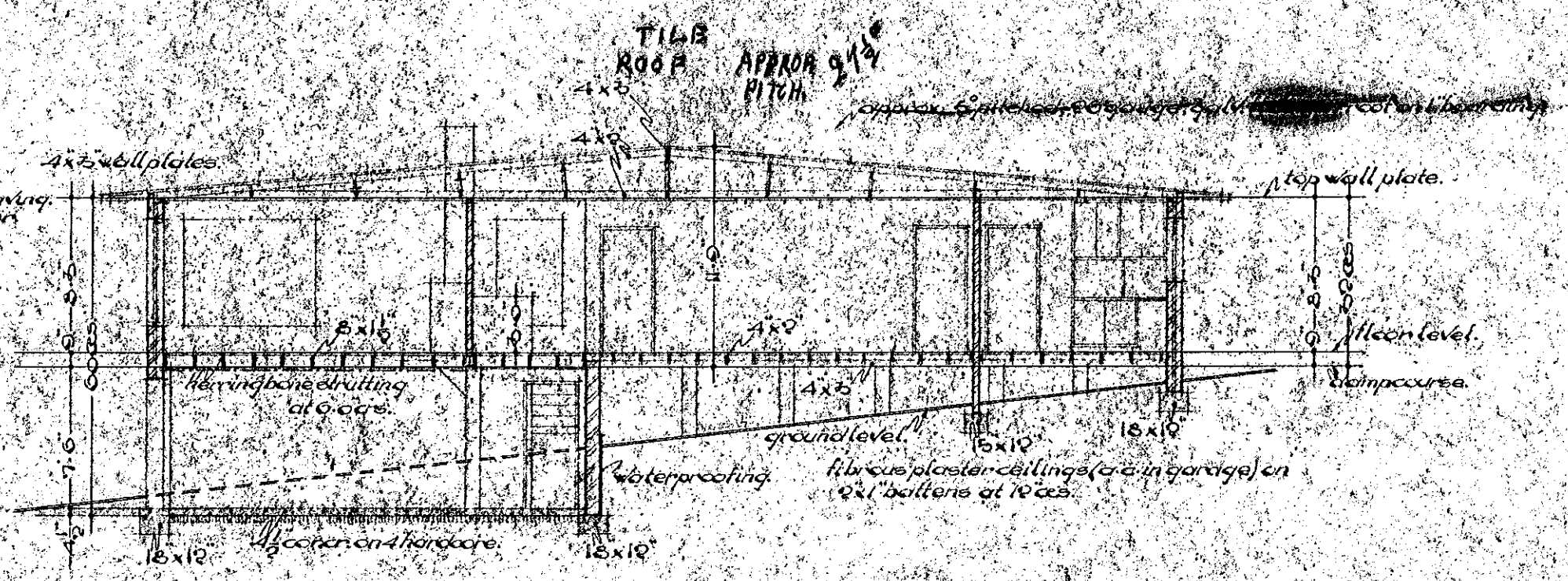
FRONT ELEVATION.



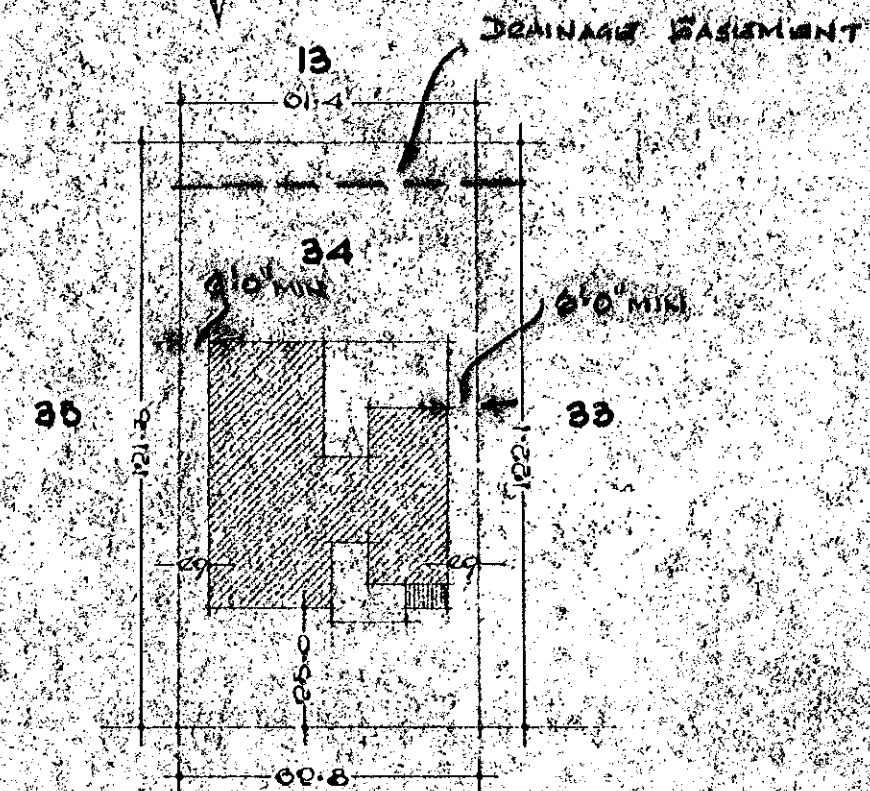
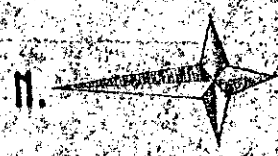
SIDE ELEVATION.



PLAN.



SECTION A-A



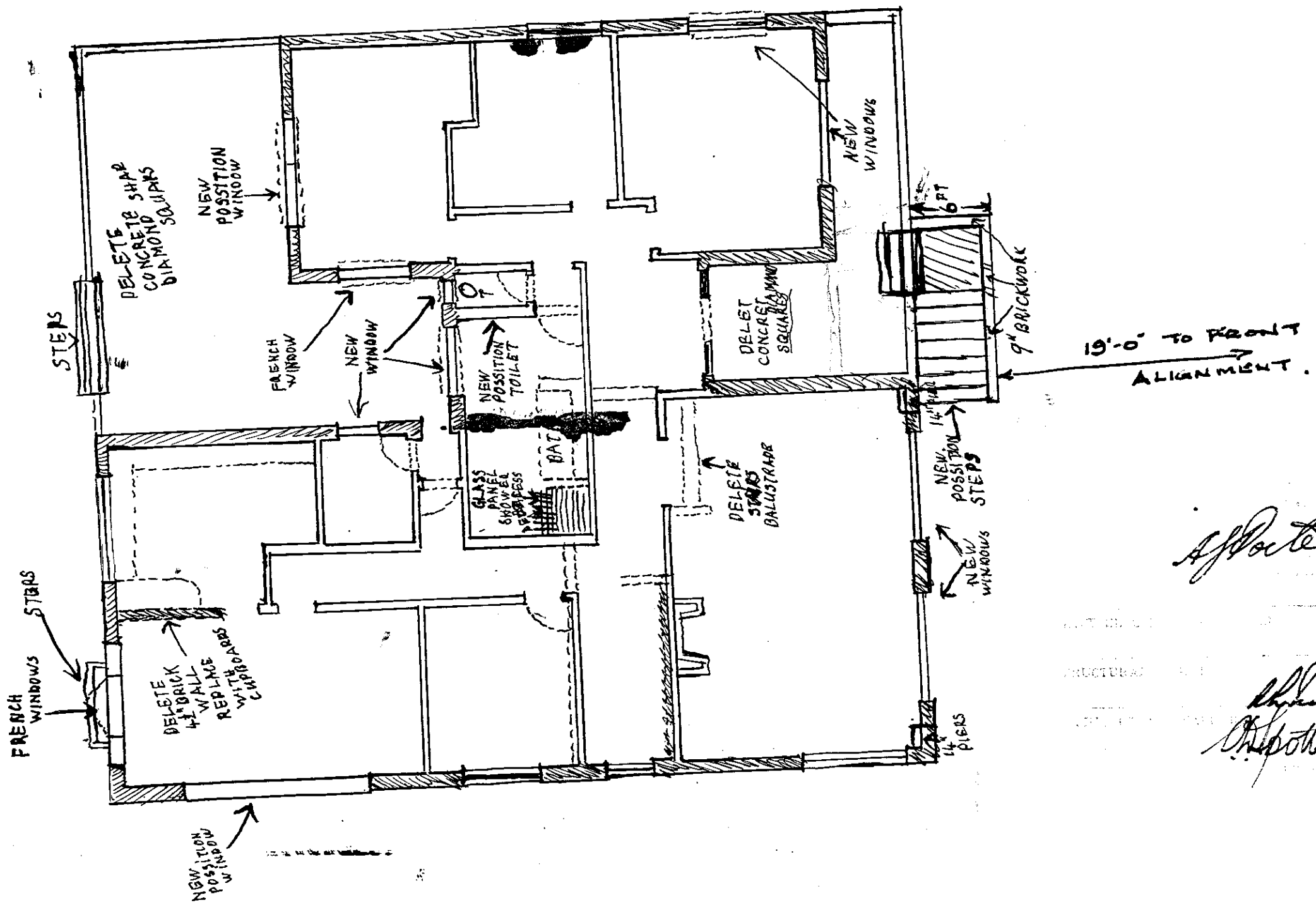
HOPE FOUR C.T.

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED  
FOR APPROVAL  
EXAMINED BY *[Signature]* 15 MAY 1957  
ENGINEER FOR WATER SUPPLY AND SEWERAGE  
CHIEF ELECTRICAL ENGINEER  
STRUCTURAL ENGINEER  
CHIEF PLANNING AND VALUATION  
*[Signature]* 20/12/56  
CITY ENGINEER

RESIDENCE TO BE ERECTED ON BLOCK 34, SECTION 27,  
YARRALUMIA.  
FOR J. THATCHER, ESQ.



161 Yawakumli  
 Amended 8.5.57



*A. Porter* 15 MAY 1957

*Amended 16/5/57*  
*Amended 17.5.57*



Department of Territories  
and Local Government

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

# APPLICATION FOR APPROVAL OF PLANS

BL 1/6(6/83)

Name of Applicant				Address	
SILVIA THEMELKOS				30 FLANAGAN ST. GARRAN	
Name of lessee/owner of parcel of land				Address (show P.O. Box No. if any)	
SILVIA THEMELKOS				'AS ABOVE'	
Description of the building work involved in this application				ALT'S	
Description of land on which the building work is to be carried out		Block	Section	Division (Suburb)	
		34	27	YARRALUMLA!	
To be specified in accordance with the appropriate classification in the Building Manual.		Type of construction		cost	
		(NIA for Class I or X buildings)		\$ 3,000.00 x	
		Class of occupancy		Total floor area where applicable	
		—		—	
This application is for:					
(please tick appropriate box)					
<input checked="" type="checkbox"/> New work <input type="checkbox"/> Amendment to approved plan <input type="checkbox"/> Amendment to plan not yet approved <input type="checkbox"/> Details					
Design information required under s.32 of the Building Ordinance to be provided by designer/applicant —					
Classification of foundation material: <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Unstable					
Wind loading — AS1170: Terrain category <input checked="" type="checkbox"/> 3 Max. design wind speed <input type="checkbox"/> M/S					
Note: Approval is based on design information submitted on plans and above. Competent building consultants should be employed by the owner to advise on technical matters.					
I hereby apply for approval of the attached plans, and request that approved plans be—					
<input checked="" type="checkbox"/> posted to the applicant's address <input type="checkbox"/> held at the counter for collection (telephone advice will be given when ready for collection)					
Signature of applicant: <i>S. Themelkos</i> 14.9.89					
signature of applicant date					
To be completed if application made otherwise than by the lessee / owner, his solicitor or architect.					
I hereby authorise the abovenamed applicant of the address indicated to make this application on my behalf					
Signature of lessee / owner date					

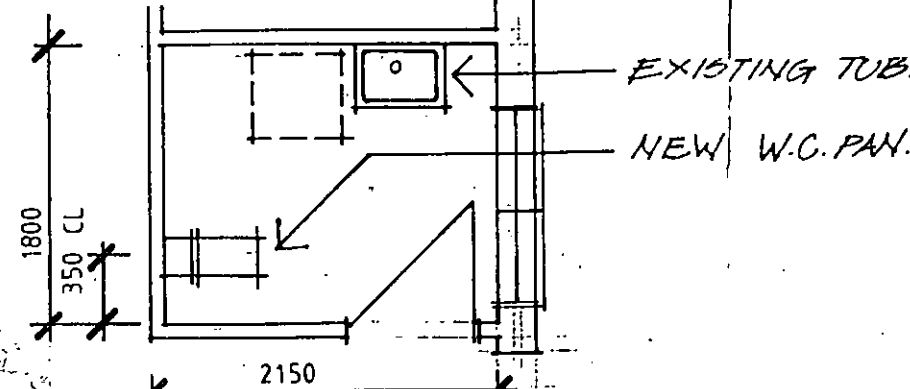
FOR OFFICE USE ONLY		Plans numbered		Class of licence required	
		2734/A		C	
		Area		Valuation	
				\$ 4,500	
		Total fees payable			
		\$ 24.75.			
		Plans			
		<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Not approved			
		25.9.89			
		Deputy Building Controller date			

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.

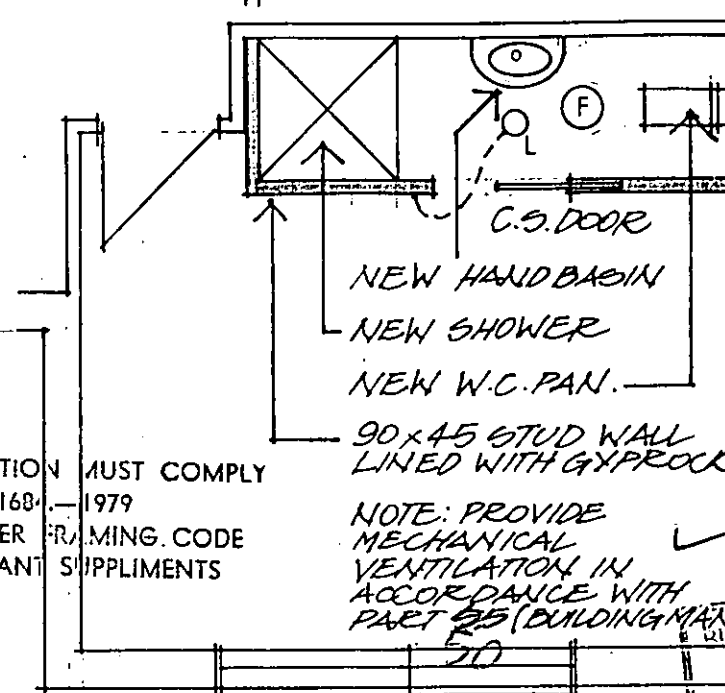
MODIFICATIONS IF APPLICABLE

## ALTERED LAUNDRY

1:50 CONCRETE FLOOR



ROOM SIZES TO COMPLY WITH PART 49 OF THE BUILDING MANUAL 3200



CONSTRUCTION MUST COMPLY WITH A.S. 168.1979 TIMBER FRAMING CODE AND RELEVANT SUPPLIMENTS

## ALTERED BEDROOM

1:50 TIMBER FLOOR

### NOTES:

ALL WORK MUST COMPLY WITH THE ACT BUILDING MANUAL AND RELEVANT AUTHORITIES.

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY

ENGINEER FOR WATER SUPPLY AND SEWERAGE

CHIEF ELECTRICAL ENGINEER

STRUCTURAL ENGINEER

SITE PLAN

N.T.S.

PLANS/FILE No. 2784/A

Received Building Section 15 AUG 1989 ACT Administration

slz

DESIGN AND SITING APPROVAL GRANTED

23 AUG 1989

INTERNAL TERRITORY PLANNING AUTHORITY

ACT BUILDING CONTROL

Lodged 15/8/89

Sent ...../...../.....

to

ALTERED AREAS  
☒ Elect ☐ Gen Works  
☐ Struct ☐ Water  
☐ Other ☐ Redevel

DUE 22/8/89

HOPETOUN CIRCT.

PROPOSED ALTERATIONS  
 BLOCK 34 SECTION 27  
 YARRALUMLA A.C.T.

DATE: 10.8.89  
 SCALES: AS SHOWN.  
 DRAWN BY: E. LOPEZ.  
 ELITE DRAFTING SERVICES 916497

## EXISTING FLOOR PLAN

1:100

NEW WORK -  
 NEW BUILDING PERMIT  
 REQUIRED

ALL CONSTRUCTION BY THE HOLDER OF A CLASS "C" LICENCE.  
 CLASS OF OCCUPANCY: RESIDENCE 1  
 OUTBUILDINGS X  
 LOUNGE  
 25 AUG 1989  
 APPROVAL VALID FOR 12 MONTHS ONLY  
 DEPUTY BUILDING CONTROLLER  
 VALUATION \$4,500

THIS APPROVAL DOES NOT SUPERSEED THE REQUIREMENTS OF THE BUILDING MANUAL

CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS THIS PLAN INCLUDES WORK SUBJECT TO THE ABOVE REGULATIONS WHICH MUST BE CARRIED OUT BY A LICENSED PLUMBER/DRAINER.

DEMOLISH ROBE AS REQUIRED



# DEPARTMENT OF WORKS.

Detail Plan No.

Drainage Plan No. **3337**

## PLAN OF DRAINAGE.

FOR

Owner

**J. THATCHER. ESQ.**

**LOT 34. SECTION 27.**

DISTRICT: **YARRALUMLA.**

### REFERENCE.

B.T. Boundary Trap.

C.T. Gully Trap.

D.T. Disconnector Trap.

G.D.T. Gully Disconnector Trap.

G.I.T. Grease Interceptor Trap.

S.V. Stop Valve.

S.T. Silt Trap.

C.I.P. Cast Iron Pipe.

G.W.I.P. Galv. Wrought Iron Pipe.

S.P.D. Stoneware Pipe Drain.

I.C. Inspection Chamber.

I.O. Inspection Opening.

I.O.J. Inspection Opening Junction.

E.V. Educt Vent.

I.V. Induct Vent.

S.I.V.P. Soil Induct Vent Pipe.

S.V.P. Soil Vent Pipe.

V.P. Ventilating Pipe.

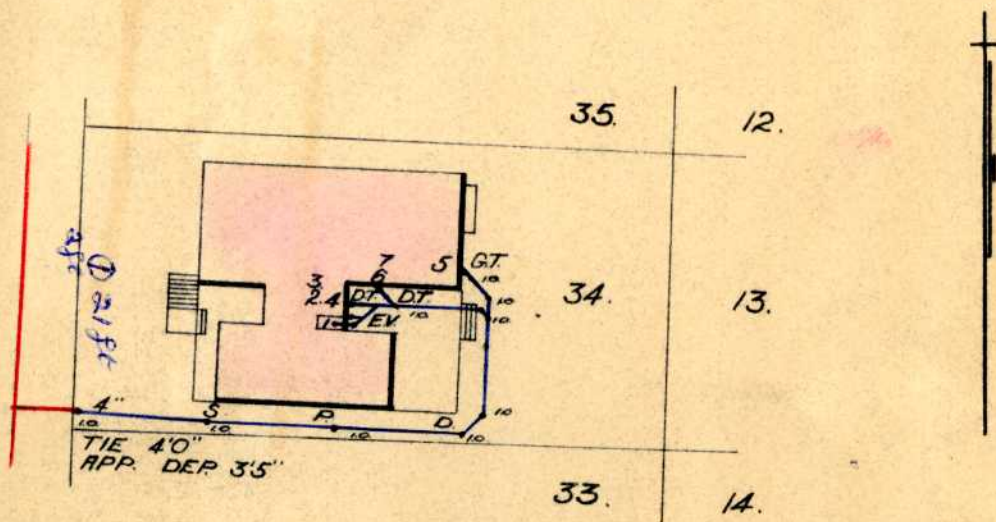
T.I.T. Triple Interceptor Trap.

I.O.B. Inspection Opening Bend.

Scale—40 feet to 1 inch.

(See Regulations.)

HOPETOUN CIRCUIT.



### NOTE

Drains to be laid shown in blue lines.

### FIXTURES

- |    |                         |
|----|-------------------------|
| Nº | 1. W. Closet (Internal) |
| "  | 2. Bath.                |
| "  | 3. Shower.              |
| "  | 4. Lav. Basin.          |
| "  | 5. Sink.                |
| "  | 6. Trough.              |
| "  | 7. Washing Machine.     |



Designed by **R. Low.** 19-6-58.

Engineer.

Canberra,

1958.



150x77 TRUFORM BEARER

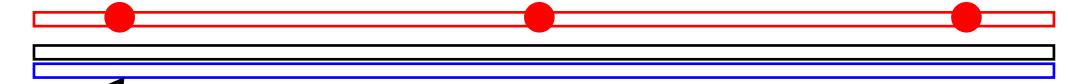
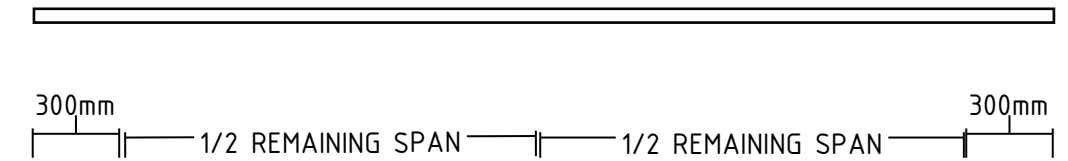


EXISTING 150 PFC

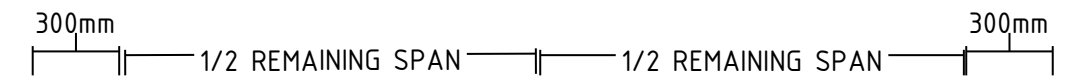
ACROW PROP NO.1.  
ACROW PROPS TO BE  
PLACED AS DETAILED  
IN DIAGRAM. 3 PROPS  
TO BE ADDED FOR  
EACH BEAM LOCATION

RECTIFICATION PROCEDURE FOR BOTH BEAMS:

1. ADD 150x77 TRUFORM BEARERS TO THE UNDERSIDE OF THE FLOOR JOISTS, ENSURE MAXIMUM SPAN OF 1800mm IS MAINTAINED. SUPPORT BEARERS WITH 3 No.1 ACROW PROPS, LOCATED AS DETAILED IN DIAGRAM.
2. LIFT JOISTS/BEARER (INCREASE ACROW PROP HEIGHT) UNTIL FLOOR IS LEVEL AND FLOOR WEIGHT IS FULLY SUPPORTED.
3. REMOVE 150PFC MEMBERS AND CLEAN OUT MATERIAL LOCATED ON ENGAGED BRICK PIERS.
4. PLACE 150PFC MEMBER AGAINST BEARER AS PREVIOUSLY POSITIONED. ENSURE PFC HAS GOOD CONTACT WITH BEARER ALONG FULL LENGTH OF BEARER. ENSURE BEAM IS FULLY PLUMB AND IS NOT TILTING.
5. BOLT PFC MEMBER TO EXISTING BEARERS AT 450mm CENTRES WITH M10 4.6S BOLTS. ENSURE BEARER/FLOOR IS LEVEL BEFORE BOLTING BEARER AND PFC.
6. APPLY GROUT TO BEARING LOCATION OF 150 PFC MEMBER ON ENGAGED BRICK PIER. HIGH STRENGTH NON-SHRINK CEMENTITIOUS GROUT TO BE USED FOR BEAM TO BRICK BEARING LOCATION. ENSURE MANUFACTURERS SPECIFICATIONS ARE FOLLOWED.
7. ALLOW GROUT TO CURE BEFORE REMOVAL OF PROPS AND BEARERS.



EXISTING 150PFC



EXISTING BEARERS

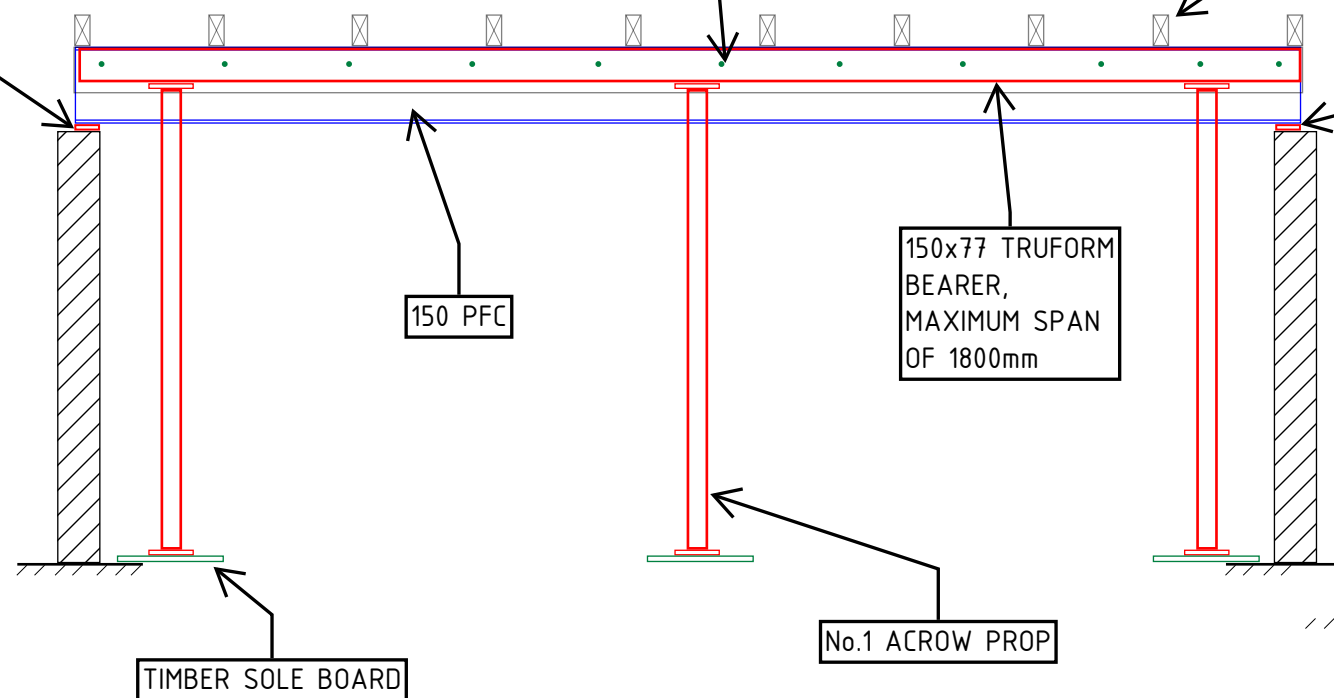
PLAN VIEW OF AFFECTED FLOORING

GROUT TO BE ADDED  
FROM BEAM TO BRICK  
BEARING LOCATION

M10 4.6S BOLTS  
SPACED AT 450mm CTS

EXISTING FLOORING

GROUT TO BE ADDED  
FROM BEAM TO BRICK  
BEARING LOCATION



150 PFC

150x77 TRUFORM  
BEARER,  
MAXIMUM SPAN  
OF 1800mm

No.1 ACROW PROP

TIMBER SOLE BOARD

SECTION VIEW OF AFFECTED FLOORING

Structural Engineer

**HPCE**  
hpce.com.au  
HPCE Pty Ltd  
ABN 42 664 897 483  
Suite 6 Level 2  
490 Northbourne Ave  
Dickson ACT 2602

Project  
250729 - 98 HOPETOUN  
CIRCUIT, YARRALUMLA ACT

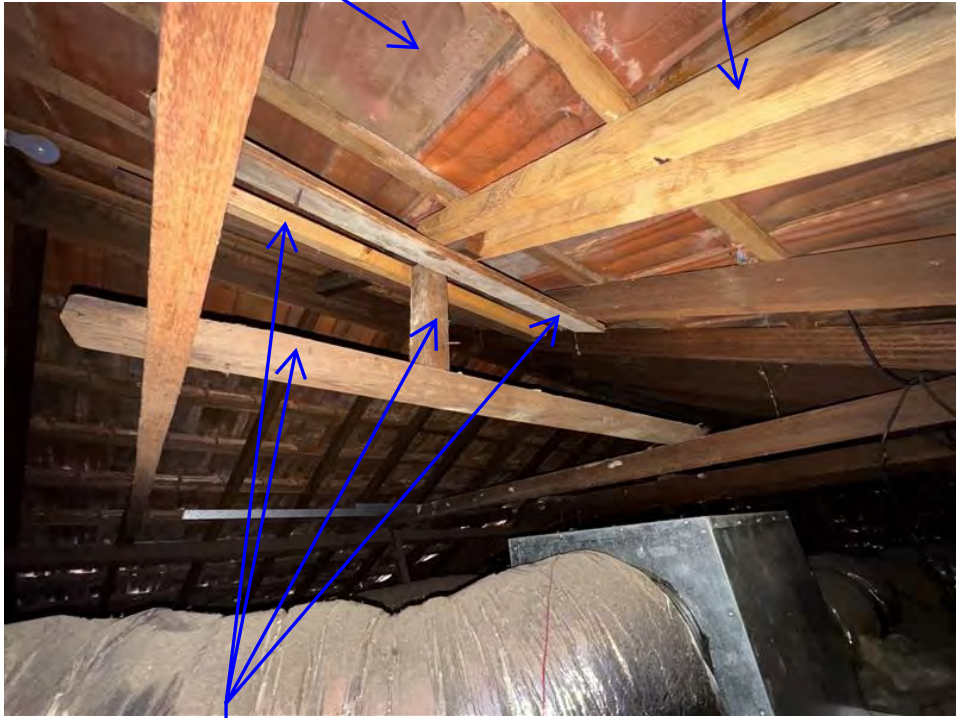
Title  
FLOOR BEAM RECTIFICATION MARKUP

Date 24.04.2025 Drawn By K.T

BUILDER TO CONSIDER DE-LOADING ROOF WHILE MAKING RECTIFICATIONS TO THE ROOF.

ONE TIMBER MEMBER MUST BE PRESENT AT ALL TIMES WHEN MAKING RECTIFICATIONS TO THE ROOF

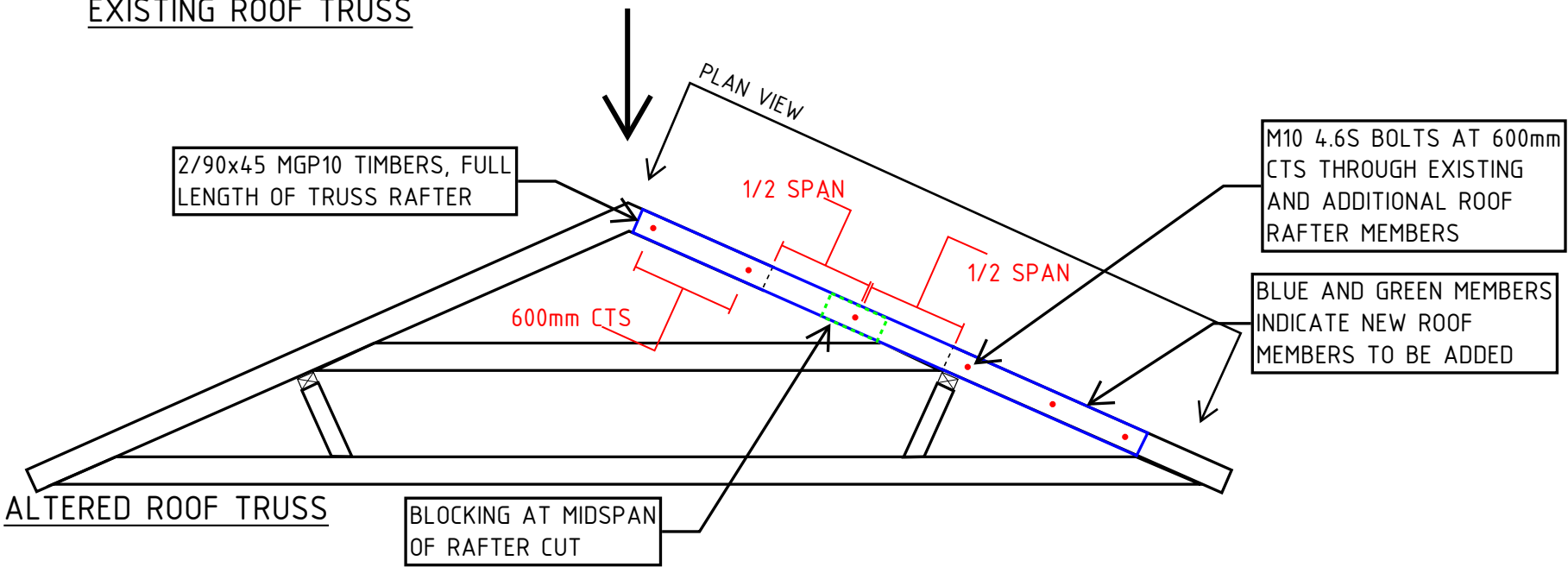
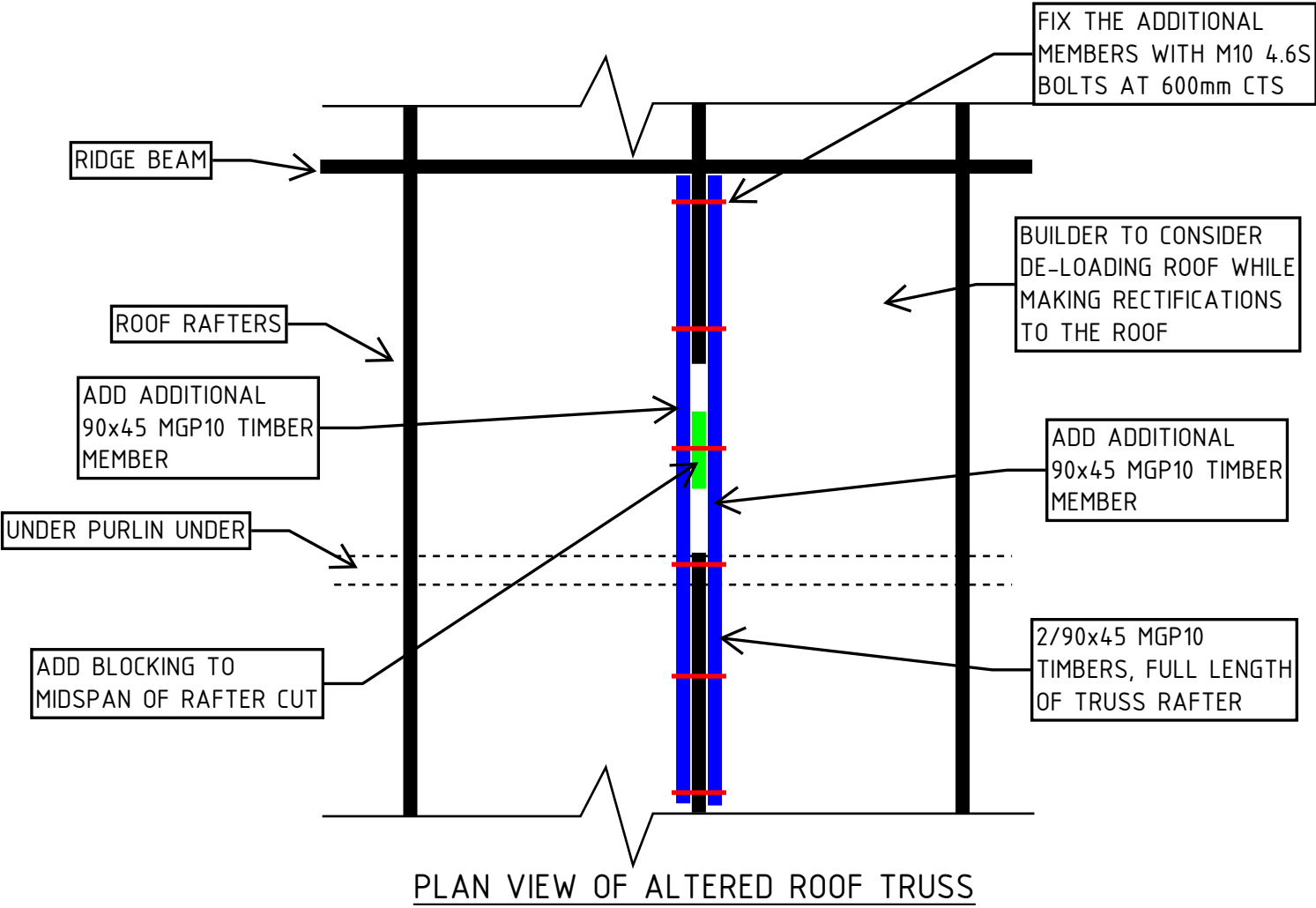
- NOTES FOR RECTIFICATION OF THE ROOF:
- ONE TIMBER MEMBER MUST BE PRESENT AT THE CUT RAFTER CONNECTION AT ALL TIMES WHEN MAKING RECTIFICATIONS TO THE ROOF.
  - BUILDER TO CONSIDER DE-LOADING THE ROOF WHILE MAKING RECTIFICATIONS.
  - BUILDER TO CONSIDER PROPPING OR SUPPORTING STRUCTURE FOR ROOF WHILE MAKING RECTIFICATIONS.
  - EXISTING MEMBERS COLOURED RED IN THE "EXISTING ROOF TRUSS" DIAGRAM ARE TO BE REMOVED ONCE THE ALL ELEMENTS DETAILED IN THE MARKUP ARE ADDED TO THE ROOF.



REMOVE MEMBERS FROM ROOF STRUCTURE AFTER NEW TIMBER MEMBERS HAVE BEEN ADDED.

REMOVE MEMBERS FROM ROOF STRUCTURE AFTER NEW TIMBER MEMBERS HAVE BEEN ADDED

RED MEMBERS INDICATE EXISTING ADDITIONAL ROOF MEMBERS



Structural Engineer

**HPCE**

HPCE Pty Ltd  
ABN 42 664 897 483  
Suite 6 Level 2  
490 Northbourne Ave  
Dickson ACT 2602  
hpce.com.au

Project  
250729 - 98 HOPETOUN  
CIRCUIT, YARRALUMLA ACT

Title  
ROOF RECTIFICATION MARKUP