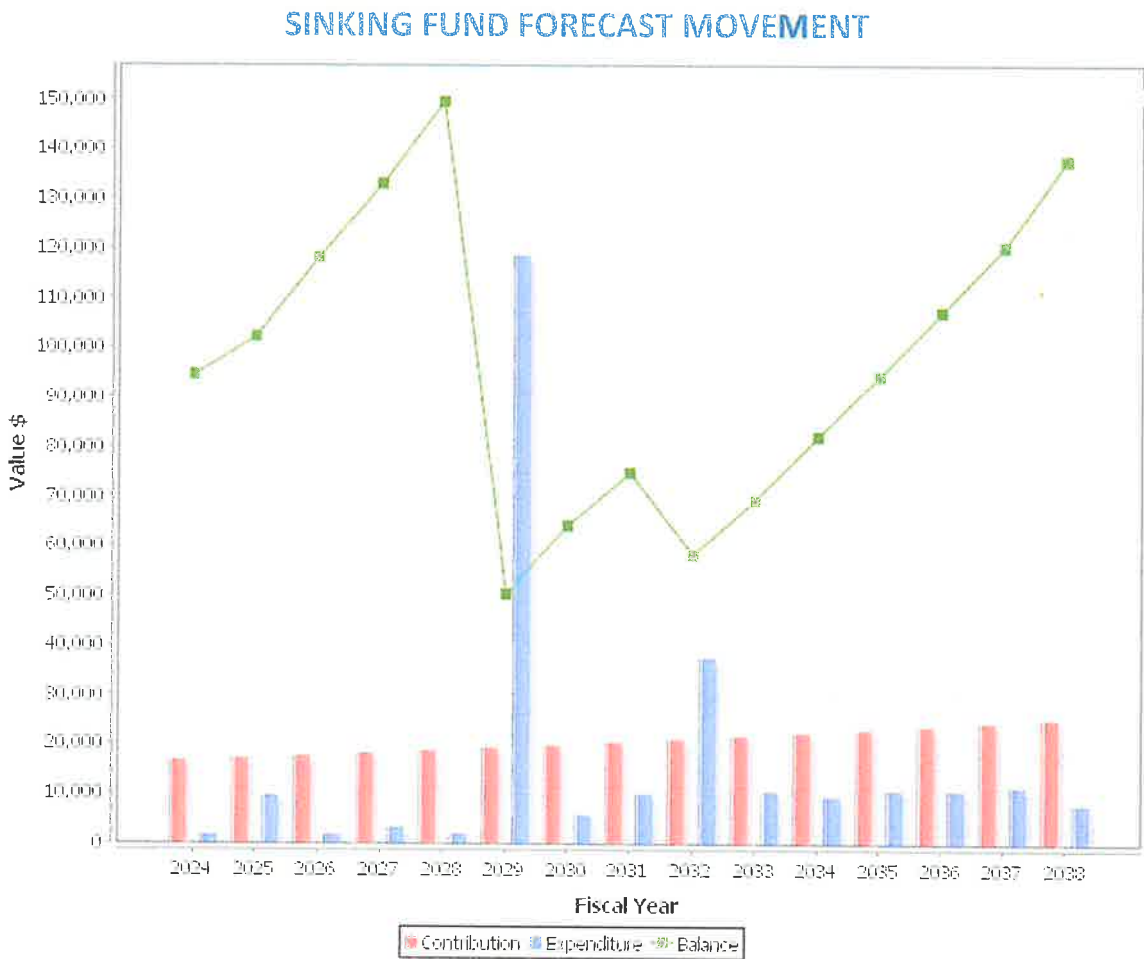


SINKING FUND FINANCIAL SUMMARY

Year		Opening Balance	Income		Expenses	Closing Balance
Report Year	Fiscal From	Beginning of Year	Contribution Total P.A.	Contribution per Entitlement	Est Expenditure (Inc GST)	Closing Balance (End of Year)
1	01/09/2024	\$79,752	\$16,531	\$1.65	\$1,624	\$94,659
2	01/09/2025	\$94,659	\$17,027	\$1.70	\$9,515	\$102,171
3	01/09/2026	\$102,171	\$17,538	\$1.75	\$1,790	\$117,918
4	01/09/2027	\$117,918	\$18,064	\$1.81	\$3,145	\$132,837
5	01/09/2028	\$132,837	\$18,606	\$1.86	\$1,974	\$149,469
6	01/09/2029	\$149,469	\$19,164	\$1.92	\$118,494	\$50,139
7	01/09/2030	\$50,139	\$19,739	\$1.97	\$5,775	\$64,103
8	01/09/2031	\$64,103	\$20,331	\$2.03	\$9,891	\$74,543
9	01/09/2032	\$74,543	\$20,941	\$2.09	\$37,352	\$58,132
10	01/09/2033	\$58,132	\$21,569	\$2.16	\$10,502	\$69,200
11	01/09/2034	\$69,200	\$22,216	\$2.22	\$9,392	\$82,024
12	01/09/2035	\$82,024	\$22,883	\$2.29	\$10,717	\$94,190
13	01/09/2036	\$94,190	\$23,569	\$2.36	\$10,596	\$107,163
14	01/09/2037	\$107,163	\$24,276	\$2.43	\$11,306	\$120,134
15	01/09/2038	\$120,134	\$25,005	\$2.50	\$7,683	\$137,455



SUMMARY OF ANNUAL FORECAST EXPENDITURE

September 2024	Expense Inc GST
-----------------------	----------------------------

SUPERSTRUCTURE

- Capital Replacement - General	\$1,624
---------------------------------	---------

<u>Total Forecast Expenditure for year - September 2024 (Inc GST):</u>	<u>\$1,624</u>
--	----------------

Includes GST amount of :	\$148
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September 2025	Expense Inc GST
-----------------------	----------------------------

SUPERSTRUCTURE

- Capital Replacement - General	\$1,705
---------------------------------	---------

DRIVEWAYS & PARKING

- Maintain bitumen driveway (patchwork)	\$4,202
---	---------

EXTERNAL WORKS

- Ongoing partial maintenance of walkways	\$1,801
---	---------

AMENITIES

- Repaint walls/ceiling	\$788
-------------------------	-------

FIRE PROTECTION SYSTEMS

- Provision to replace portable fire extinguishers	\$1,019
--	---------

<u>Total Forecast Expenditure for year - September 2025 (Inc GST):</u>	<u>\$9,515</u>
--	----------------

Includes GST amount of :	\$865
--------------------------	-------

September 2026	Expense Inc GST
-----------------------	----------------------------

SUPERSTRUCTURE

- Capital Replacement - General	\$1,790
---------------------------------	---------

<u>Total Forecast Expenditure for year - September 2026 (Inc GST):</u>	<u>\$1,790</u>
--	----------------

Includes GST amount of :	\$163
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September 2027	Expense Inc GST
-----------------------	--------------------

SUPERSTRUCTURE

- Capital Replacement - General	\$1,880
---------------------------------	---------

FURNITURE & FITTINGS

- Replace clothes lines	\$909
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STAIRWELL

- Maintain handrails	\$356
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<u>Total Forecast Expenditure for year - September 2027 (Inc GST):</u>	<u>\$3,145</u>
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Includes GST amount of :	\$286
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September 2028	Expense Inc GST
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SUPERSTRUCTURE

- Capital Replacement - General	\$1,974
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<u>Total Forecast Expenditure for year - September 2028 (Inc GST):</u>	<u>\$1,974</u>
--	----------------

Includes GST amount of :	\$179
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September 2029	Expense Inc GST
-----------------------	--------------------

SUPERSTRUCTURE

- Capital Replacement - General	\$2,073
---------------------------------	---------

DRIVEWAYS & PARKING

- Maintain bitumen driveway (patchwork)	\$5,108
---	---------

- Maintain driveway 3% of total	\$3,892
---------------------------------	---------

EXTERNAL WORKS

- Maintain common pipework	\$4,662
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FENCING

- Provision to maintain retaining wall	\$2,909
--	---------

FURNITURE & FITTINGS

- Maintain signage	\$796
- Ongoing partial replacement of exterior lighting	\$472

AMENITIES

- Maintain floor tiles	\$426
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ROOF

- Provision to replace guttering/down pipes in 6 years	\$13,028
- Provision to replace metal roof in 6 years	\$85,130

Total Forecast Expenditure for year - September 2029 (Inc GST): \$118,494

Includes GST amount of : \$10,772

September 2030

Expense
Inc GST

SUPERSTRUCTURE

- Capital Replacement - General	\$2,176
---------------------------------	---------

EXTERNAL WORKS

- Ongoing partial maintenance of walkways	\$2,298
---	---------

FIRE PROTECTION SYSTEMS

- Provision to replace portable fire extinguishers	\$1,300
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Total Forecast Expenditure for year - September 2030 (Inc GST): \$5,775

Includes GST amount of : \$525

September 2031

Expense
Inc GST

SUPERSTRUCTURE

- Capital Replacement - General	\$2,285
---------------------------------	---------

STAIRWELL

- Replace vinyl flooring	\$7,606
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<u>Total Forecast Expenditure for year - September 2031 (Inc GST):</u>	<u>\$9,891</u>
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Includes GST amount of :	\$899
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September 2032

Expense
Inc GST

SUPERSTRUCTURE

- Repaint building & previously painted surfaces (2023 cost \$19,250 indexed)	\$34,492
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- Replace external timber slat door/frame	\$461
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- Capital Replacement - General	\$2,399
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<u>Total Forecast Expenditure for year - September 2032 (Inc GST):</u>	<u>\$37,352</u>
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Includes GST amount of :	\$3,396
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September 2033

Expense
Inc GST

SUPERSTRUCTURE

- Provision to maintain/replace pergola	\$1,774
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- Capital Replacement - General	\$2,519
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DRIVEWAYS & PARKING

- Maintain bitumen driveway (patchwork)	\$6,209
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<u>Total Forecast Expenditure for year - September 2033 (Inc GST):</u>	<u>\$10,502</u>
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Includes GST amount of :	\$955
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September 2034

Expense
Inc GST

SUPERSTRUCTURE

- Capital Replacement - General	\$2,645
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DRIVEWAYS & PARKING

- Maintain driveway 3% of total	\$4,967
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FURNITURE & FITTINGS

- Replace clothes lines	\$1,279
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STAIRWELL

- Maintain handrails	\$500
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<u>Total Forecast Expenditure for year - September 2034 (Inc GST):</u>	<u>\$9,392</u>
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Includes GST amount of :	\$854
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September 2035

Expense
Inc GST

SUPERSTRUCTURE

- Capital Replacement - General	\$2,777
---------------------------------	---------

EXTERNAL WORKS

- Ongoing partial maintenance of walkways	\$2,934
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FURNITURE & FITTINGS

- Provision to replace mail boxes	\$2,062
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AMENITIES

- Repaint walls/ceiling	\$1,284
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FIRE PROTECTION SYSTEMS

- Provision to replace portable fire extinguishers	\$1,659
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<u>Total Forecast Expenditure for year - September 2035 (Inc GST):</u>	<u>\$10,717</u>
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Includes GST amount of :	\$974
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September 2036

Expense
Inc GST

SUPERSTRUCTURE

- Capital Replacement - General	\$2,916
---------------------------------	---------

EXTERNAL WORKS

- Maintain common pipework	\$6,560
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FURNITURE & FITTINGS

- Maintain signage	\$1,120
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<u>Total Forecast Expenditure for year - September 2036 (Inc GST):</u>	<u>\$10,596</u>
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Includes GST amount of :	\$963
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September 2037

Expense
Inc GST

SUPERSTRUCTURE

- Capital Replacement - General	\$3,062
---------------------------------	---------

DRIVEWAYS & PARKING

- Maintain bitumen driveway (patchwork)	\$7,547
---	---------

FURNITURE & FITTINGS

- Ongoing partial replacement of exterior lighting	\$697
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<u>Total Forecast Expenditure for year - September 2037 (Inc GST):</u>	<u>\$11,306</u>
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Includes GST amount of :	\$1,028
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September 2038

Expense
Inc GST

SUPERSTRUCTURE

- Provision to maintain/replace pergola	\$2,264
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- Capital Replacement - General	\$3,215
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AMENITIES

- Maintain floor tiles	\$660
------------------------	-------

- Provision to replace toilet and basin	\$1,544
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<u>Total Forecast Expenditure for year - September 2038 (Inc GST):</u>	<u>\$7,683</u>
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Includes GST amount of :	\$698
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ITEMISED EXPENDITURE BY YEAR

Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
SUPERSTRUCTURE																		
- Repaint building & previously painted surfaces (2023 cost \$19,250 indexed)	\$20,212	2032	10									34492						
- Replace external timber slat door/frame	\$270	2032	20									461						
- Provision to maintain/replace pergola	\$990	2033	5										1774					2264
- Capital Replacement - General	\$1,406	2024	1	1624	1705	1790	1880	1974	2073	2176	2285	2399	2519	2645	2777	2916	3062	3215
DRIVEWAYS & PARKING																		
- Maintain bitumen driveway (patchwork)	\$3,465	2025	4		4202				5108				6209				7547	
- Maintain driveway 3% of total	\$2,640	2029	5						3892					4967				
EXTERNAL WORKS																		
- Maintain common pipework	\$3,163	2029	7						4662							6560		
- Ongoing partial maintenance of walkways	\$1,485	2025	5		1801					2298					2934			
FENCING																		
- Provision to maintain retaining wall	\$1,973	2029	10						2909									
FURNITURE & FITTINGS																		
- Maintain signage	\$540	2029	7						796							1120		
- Replace clothes lines	\$680	2027	7				909							1279				
- Provision to replace mail boxes	\$1,044	2035	25												2062			
- Ongoing partial replacement of exterior lighting	\$320	2029	8						472								697	

Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
AMENITIES																		
- Repaint walls/ceiling	\$650	2025	10		788										1284			
- Maintain floor tiles	\$289	2029	9						426									660
- Provision to replace toilet and basin	\$675	2038	20															1544
FIRE PROTECTION SYSTEMS																		
- Provision to replace portable fire extinguishers	\$840	2025	5		1019					1300					1659			
ROOF																		
- Provision to replace guttering/down pipes in 6 years	\$8,838	2029	35						13028									
- Provision to replace metal roof in 6 years	\$57,750	2029	50						85130									
STAIRWELL																		
- Maintain handrails	\$266	2027	7				356							500				
- Replace vinyl flooring	\$4,680	2031	18								7606							
Total				1624	9515	1790	3145	1974	118494	5775	9891	37352	10502	9392	10717	10596	11306	7683
Includes GST amount of				148	865	163	286	179	10772	525	899	3396	955	854	974	963	1028	698

ITEMISED ACCRUALS BY YEAR

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
SUPERSTRUCTURE																		
- Repaint building & previously painted surfaces (2023 cost \$19,250 indexed)	\$20,212	2032	10	3128	6413	9861	13482	17285	21277	25469	29870	34492	4467	9157	14082	19252	24682	30383
- Replace external timber slat door/frame	\$270	2032	20	42	86	132	180	231	284	340	399	461	37	76	117	159	204	252
- Provision to maintain/replace pergola	\$990	2033	5	141	289	445	608	779	959	1148	1347	1555	1774	410	840	1292	1766	2264
- Capital Replacement - General	\$1,406	2024	1	1624	1705	1790	1880	1974	2073	2176	2285	2399	2519	2645	2777	2916	3062	3215
DRIVEWAYS & PARKING																		
- Maintain bitumen driveway (patchwork)	\$3,465	2025	4	2050	4202	1185	2429	3736	5108	1441	2953	4541	6209	1751	3590	5520	7547	2128
- Maintain driveway 3% of total	\$2,640	2029	5	572	1173	1804	2466	3162	3892	899	1843	2834	3874	4967	1147	2352	3617	4945
EXTERNAL WORKS																		
- Maintain common pipework	\$3,163	2029	7	685	1405	2161	2954	3787	4662	806	1652	2540	3473	4452	5480	6560	1134	2324
- Ongoing partial maintenance of walkways	\$1,485	2025	5	879	1801	416	853	1311	1792	2298	531	1089	1674	2289	2934	678	1389	2136
FENCING																		
- Provision to maintain retaining wall	\$1,973	2029	10	428	877	1348	1843	2363	2909	377	772	1188	1624	2081	2562	3067	3597	4154
FURNITURE & FITTINGS																		
- Maintain signage	\$540	2029	7	117	240	369	504	647	796	138	282	434	593	760	936	1120	193	397
- Replace clothes lines	\$680	2027	7	211	432	665	909	157	322	495	677	868	1068	1279	221	453	697	952
- Provision to replace mail boxes	\$1,044	2035	25	130	266	408	558	716	881	1055	1237	1428	1629	1840	2062	146	300	461
- Ongoing partial replacement of exterior lighting	\$320	2029	8	69	142	219	299	383	472	73	150	230	315	403	496	594	697	108

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
AMENITIES																		
- Repaint walls/ceiling	\$650	2025	10	384	788	102	209	322	440	564	694	831	975	1126	1284	166	341	524
- Maintain floor tiles	\$289	2029	9	63	128	197	270	346	426	60	123	189	258	331	407	487	572	660
- Provision to replace toilet and basin	\$675	2038	20	72	147	226	308	395	487	583	683	789	900	1017	1139	1267	1402	1544
FIRE PROTECTION SYSTEMS																		
- Provision to replace portable fire extinguishers	\$840	2025	5	497	1019	235	482	742	1014	1300	300	615	946	1294	1659	383	785	1208
ROOF																		
- Provision to replace guttering/down pipes in 6 years	\$8,838	2029	35	1915	3926	6038	8255	10583	13028	796	1631	2508	3429	4396	5412	6478	7598	8773
- Provision to replace metal roof in 6 years	\$57,750	2029	50	12516	25657	39455	53944	69157	85130	4663	9559	14701	20099	25767	31718	37967	44529	51418
STAIRWELL																		
- Maintain handrails	\$266	2027	7	83	169	260	356	61	126	194	265	339	418	500	86	177	272	372
- Replace vinyl flooring	\$4,680	2031	18	797	1633	2511	3433	4401	5418	6485	7606	651	1334	2051	2804	3595	4426	5298
TOTAL ACCRUALS																		
				24779	42983	68037	93077	120564	33000	45586	54968	37330	47113	59201	71037	84033	97504	115833

* Bold blue items listed above are expense items that occur in that year.

REPORT INFORMATION

The values included in the report are for budgeting purposes and have been obtained from a number of sources including building cost information guides, painting contractors, plant and equipment suppliers, manufactures and installers and working knowledge of each buildings configuration at the time of inspection.

Every endeavour has been undertaken to accurately compile a budget for the maintenance, repair, renewal or replacement of the items of a non-routine nature that have been identified in this report. However as there is no definitive scope of works for maintenance, repair, renewal or replacement of the items contained in this report it is expected that if said items were put to tender, the quotations received would vary significantly dependent upon the timing and scope of works to that will be undertaken. For this reason it is recommended that several quotations are sourced as far in advance of any anticipated work as possible.

The installation date, present condition and estimated life of each item is determined at the time of the site inspection from a visual inspection, the age of the building (where this information is provided) and any other relevant information provided by the Owners at the time of inspection. This information is then communicated in the report by way of nominated total life cycle in comparison with expected remaining life. The life cycles of each of the items will vary depending upon where the building is located, for example buildings near a salt environment tend to have a lesser life cycle and a higher maintenance requirement.

This Sinking Fund plan is not a building dilapidation report, building diagnostic report, warranty inspection, defects report, engineering report or structural assessment of the building. Where information in respect of any of these items at time of ordering, it has been incorporated into the report wherever possible. We recommend that a periodic survey be carried out by qualified building contractors to assess the building condition, if required. The inspection of the common property of the scheme is a cursory visual inspection only limited to those areas of the common property that are fully accessible and visible to the inspector from floor or ground level at the time of inspection. The primary purpose of the inspection is to determine the materials used in the construction of the building that need to be maintained, estimate the quantities of same, identify the plant and equipment in the common areas of the building and make a recommendation as to the timing of the repairs and replacements identified for restorative purposes only. The inspection did not include breaking apart, dismantling, removing or moving any element of the building and items located on the common property.

The report does not and cannot make comment upon: defects that may have been concealed; the assessment of which may rely on certain weather conditions and the presence or absence of timber pests. The report will allow for ordinary inclusion, but does not consider or make recommendations as to the specific condition of specialist items and equipment such as gas fittings and supply systems; heritage listing conditions or requirements; fire protection fittings and systems; HVAC fittings and systems site drainage; electrical or data systems or wiring, building plumbing systems including sewerage, potable and stormwater pipe work and fittings; security concerns; detection and identification of illegal building work; and the durability of exposed finishes.

The inspector did not identify and assess safety hazards and did not carry out a risk assessment relating to any hazards upon the common property as part of this report. The report is not an Asbestos report and no assessment was made of asbestos products. The report is not Pool Safety or Window Safety report and no assessment was made as to the compliance or otherwise of any pool barrier or common property windows.

AREAS NOT INSPECTED

- Part or parts of the common property building interior that were not readily accessible
- Part or parts of the building exterior were not readily accessible
- Part or parts of the roof exterior that were not readily visible from ground or floor level or obstructed at the time of inspection because of exceeding height, vegetation or neighbouring buildings.
- Part or parts of the Common Property plant and equipment where specialised knowledge or equipment is required to carry out the inspection, particularly in respect of its' operation.
- Part or parts of the retaining walls, fencing where not readily accessible or inaccessible or obstructed at the time of inspection because of on alignment, vegetation.







STATUTORY PLANNING
DEVELOPMENT SOLUTIONS BRANCH
480 Northbourne Avenue
DICKSON ACT 2601
PHONE: (02) 62071923

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	8	Block	8	Section	36	Suburb	GARRAN
------	---	-------	---	---------	----	--------	--------

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) | () | (X) |
| Certificate Number: 859 Dated: 17-FEB-71 | | |
| 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) | |

Date: 04-SEP-26 13:22:39

Applicant's Name : InfoTrack, InfoTrack
E-mail Address : actenquiries@infotrack.com.au
Client Reference : 265122 - 206797380



STATUTORY PLANNING
DEVELOPMENT SOLUTIONS BRANCH
480 Northbourne Avenue
DICKSON ACT 2601

04-SEP-2026 13:22

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 1 of 2

INFORMATION ABOUT THE PROPERTY

GARRAN Section 36/Block 8/Unit 8

Building Class: A

Area(m2): 1,184.8
Unimproved Value: \$2,450,000
Year: 2025
Subdivision Status: Application 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 DA985694 **Lodged** 05-NOV-98 **Type** Multi-residential

— Application Details —

Description

To construct an enclosure for garbage bins for nine homes units

— Site Details —

District	Division	Section	Block(s)	Unit
Woden Valley	Garran	36	8-8	

— Involved Parties —

Role	Name
Contact	Fulton
Applicant	The Proprietors Of U P 39
Lessee	The Proprietors Of U P 39

— Activities —

Activity Name	Status
Da - With Dap. (Level 2)	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>



STATUTORY PLANNING
DEVELOPMENT SOLUTIONS BRANCH
480 Northbourne Avenue
DICKSON ACT 2601

04-SEP-2026 13:22

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 2 of 2

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 recorded by the Environment Protection Authority (EPA) regarding the contamination status of the land. This information is available via the EPA Contaminated Land Search. For further information on how to perform a search, please go to: <https://www.accesscanberra.act.gov.au/city-services/contaminated-sites> . For general information on land contamination in the ACT, please contact the Environment Protection Authority on 13 22 81.

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

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 or for further information please call Access Canberra on 132281.

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



ACT Building Inspection Services

A.B.N.: 64 154 063 662
PO BOX 235
CALWELL ACT 2905
Phone: 0405 795 628
Email: info@actbis.com.au
Web: www.actbis.com.au

Invoice No.: 10223
Date: 08/09/2026

Isaac Wagner

NORTH SYDNEY NSW 2060

Tax Invoice

Description	Fee
Energy Rating Report (EER)	345.91
ACTPLA Lodgment Fee's - No GST	47.00

Refer property: Unit 8/3 Garran Place, GARRAN

PAID
08/09/2026

Total Excluding GST	\$392.91
Total GST	\$32.09
Total Including GST	\$425.00
Amount Received	\$0.00
Invoice Balance	\$425.00

Thank you for your business

Remittance Advice

Isaac Wagner

NORTH SYDNEY NSW 2060

ACT Building Inspection Services
PO BOX 235
CALWELL ACT 2905

Invoice No.: 10223
Date: 08/09/2026
Amount Due: \$425.00
Amount: \$ _

Please charge my: ☐ MasterCard ☐ Visa

Card No.: Signature:
Name on Card: Exp. Date: / CVV2 No.:

I will pay by Direct Deposit/EFT ☐ Please make payment to: CBA David Navarro BSB: 062-593 ACC: 10239722

ENERGY RATING FACT SHEET

An energy efficiency rating (EER) is a rating used to identify the energy efficiency of homes in the ACT. The Civil Law (Sale of Residential Property) Act 2003 requires all homes being sold in the ACT to carry an energy efficiency rating (EER). This enables owners and buyers to compare a home's passive energy performance characteristics with others for sale in the Territory.

In the ACT, established homes are assessed using 1st generation software, and can achieve 0 to 6 stars in the rating scheme.

Houses with a higher EER are more cost and energy efficient, use less energy for heating and cooling, generate lower greenhouse gas emissions, and are more comfortable.

What information is taken into account when assessing my homes energy efficiency?

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

What information is NOT applicable when assessing my homes energy efficiency?

-  Heating and cooling
-  Hot water systems
-  Lighting systems and appliances
-  Solar panels

How can I improve my Energy Rating?

Your energy efficiency report will include a list of design options (unless it's already achieved the maximum rating of 6 stars). This will outline the improvements that can be made to gain additional points and increase the overall star rating of your home.

When I built my home, I was provided with a 10-star energy rating. Why has this decreased?

The ACT Government has two software systems in place to generate energy efficiency ratings:

-  Established homes: An on site assessment using 1st generation software. A maximum of 6 stars can be achieved.
-  Brand new homes: A computer based assessment using 2nd generation software. A maximum of 10 stars can be achieved.

When assessing a home's energy efficiency for the purpose of sale, property inspection companies are required to use 1st generation software, which will achieve a maximum of 6 stars.

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

The Energy Rating is calculated using software approved by the ACT Government

FirstRate Report

ACT HOUSE ENERGY RATING SCHEME

-28 Points 2.5 Stars

9 September 2026

David Navarro

20121345

D Navarro

Building Assessor – Class A Energy Efficiency



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

2.5 STARS

SCORE: -28 POINTS

Name: Isaac James Wagner

Ref No: 10223

House Title: Block: 08 Section: 36

Date: 09-09-2026

Address: 8/3 Garran Place

GARRAN ACT

2605

Reference: Y:\ACTBIS EER\2026 EER'S\GA 036 008 00U 008

Total Floor Area: 52 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	-28											
Potential	-10											

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

Design options	Additional points
Change curtain to	Heavy Drapes & Pelmet 18

ORIENTATION

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

Current Rating	-28	★ ★ ☆
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Largest windows in the dwelling;

Direction : West

Area : 11 m²

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

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

ORIENTATION	POINT SCORE	STAR RATING
1. West	-28	★ ★ ☆
2. North West	-17	★ ★ ★ ☆
3. North	0	★ ★ ★ ★ ☆
4. North East	-3	★ ★ ★ ★
5. East	-18	★ ★ ★
6. South East	-23	★ ★ ★
7. South	-25	★ ★ ★
8. South West	-25	★ ★ ☆

RATING SUMMARY for: Block: 08 Section: 36, 8/3 Garran Place, GARRAN ACT

Assessor's Name: David Navarro

Net Conditioned Floor Area: 40.2 m²

Assessor's Name: David Navaro				Points		
Net Conditioned Floor Area: 40.2 m²						
Feature				Winter	Summer	Total
CEILING				-1	-1	-2
Surface Area: 0		Insulation: -2				
WALL				-33	0	-32
Surface Area: -24		Insulation: -15		Mass: 7		
FLOOR				22	-5	17
Surface Area: 16		Insulation: -2		Mass: 4		
AIR LEAKAGE (Percentage of score shown for each element)				1	0	1
Fire Place 0 %		Vented Skylights 0 %				
Fixed Vents 0 %		Windows 23 %				
Exhaust Fans 15 %		Doors 47 %				
Down Lights 0 %		Gaps (around frames) 15 %				
DESIGN FEATURES				0	1	1
Cross Ventilation 1						
ROOF GLAZING				0	0	0
Winter Gain 0		Winter Loss 0				
WINDOWS				-22	-27	-49
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
E	3	8%	-11	10	-3	-4
W	11	28%	-54	35	-24	-44
Total	15	36%	-65	44	-27	-49

* 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 9 points

				Winter	Summer	Total	
RATING	★ ★ ☆			SCORE	-33	-31	-28*

* includes 36 points from Area Adjustment

Detailed House Data

House Details

ClientName	Isaac James Wagner
HouseTitle	Block: 08 Section: 36
StreetAddress	8/3 Garran Place
Suburb	GARRAN ACT
Postcode	2605
AssessorName	David Navarro
FileCreated	09-09-2026

Climate Details

State	
Town	Canberra
Postcode	2600
Zone	24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Suspended Slab	Enclosed	No	Yes	No	Carp	R0.0	35.0m ²
2	Suspended Slab	Enclosed	No	Yes	No	Tiles	R0.0	10.0m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Cavity	No	R0.0	14.5m	2.5m
2	Weatherboard	No	R0.5	7.5m	2.5m
3	Brick Veneer	Yes	R0.0	8.3m	2.5m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Low Ventilation	No	Yes	R2.0	45.0m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	E	1.0m	1.6m	No	SG	TIMB	VE	No	0.0m	0.0m	0.0m
2	E	1.0m	1.4m	Yes	SG	TIMB	VE	No	0.0m	0.0m	0.0m
3	E	1.0m	0.4m	Yes	SG	TIMB	VE	No	0.0m	0.0m	0.0m
4	W	2.0m	2.8m	No	SG	ALIMPR	HD	No	0.6m	0.6m	0.4m
5	W	2.0m	2.8m	No	SG	ALIMPR	HD	No	0.6m	0.6m	0.4m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
1	E	1.0m	1.6m	0.0m	0.0m	0.0m	0.0m	2.0m	0.5m	4.0m	2.6m
2	E	1.0m	1.4m	0.0m	0.0m	0.0m	0.0m	2.0m	2.6m	4.0m	0.6m
3	E	1.0m	0.4m	0.0m	0.0m	0.0m	0.0m	2.0m	4.2m	4.0m	0.0m
4	W	2.0m	2.8m	0.0m	0.0m	0.0m	0.0m	0.5m	4.2m	3.2m	0.0m
5	W	2.0m	2.8m	0.0m	0.0m	0.0m	0.0m	0.5m	0.0m	3.2m	4.3m

Zoning Details

Is there Cross Flow Ventilation ?	Good
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Air Leakage Details

Location	Rural
Is there More than One Storey ?	No
Is the Entry open to the Living Area ?	Yes
Is the Entry Door Weather Stripped ?	Yes
Area of Heavyweight Mass	5m ²

Area of Lightweight Mass		0m ²
	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	1	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	2
External Doors	1	0
Unflued Gas Heaters		0
Percentage of Windows Sealed		100%
Windows - Average Gap		Small
External Doors - Average Gap		Small
Gaps & Cracks Sealed		Yes

T: 1300 309 169
E: insurance@rapidsolutions.com.au
M: PO Box 550 Kotara NSW 2289
W: 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-26-10151
Period of Insurance: 07 January 2026 To: 07 January 2027
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: 22 December 2025 11:37:28AM
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

For more information, visit www.worksafe.act.gov.au or call Access Canberra contact centre – 13 22 81
If you need interpreting help, telephone the Translating and Interpreting Service on 131 450

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

*Advice based on the Asbestos Safety
and Eradication Agency's residential
asbestos disclosure research.