









DUNLOP  
275/80R17

Stack of paint cans and containers:

- Red exterior paint can (Dulux)
- Blue paint can (Dulux Colour)
- White plastic tub
- White bucket

HP LaserJet 4000 N printer box with a black plastic bag on top.

Blue paint can (Dulux Professional) and other paint containers in a black bucket.

Large silver plastic bag on the floor.

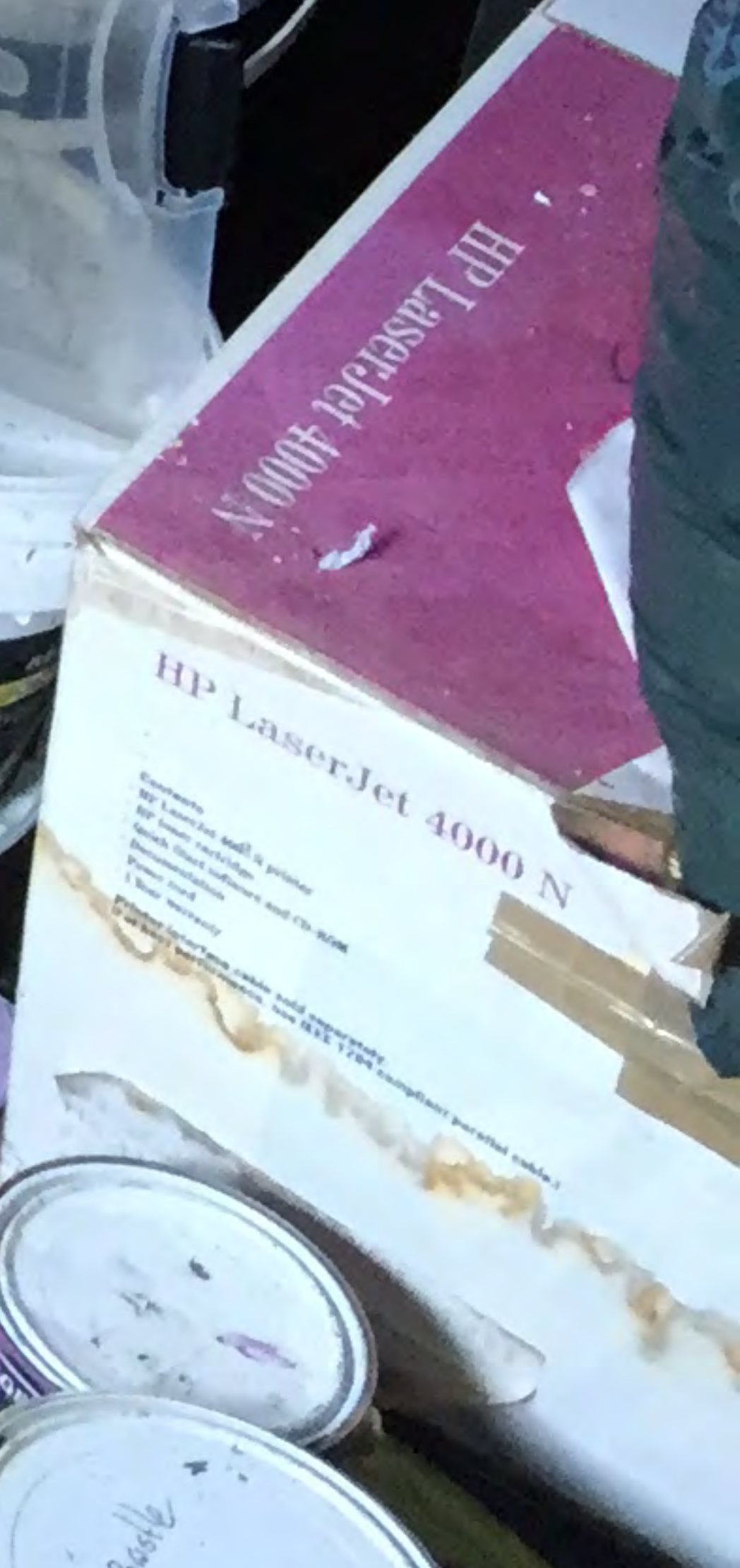
REVEYS Water Colour set box and other small items.

International Open Water Diver certificate in a gold frame.

ATTACHMENTS

Small red and white product box on the floor.





**BREW CRAFT**  
Brewers Bottles

15x750ml PET Bottles  
(caps included)  
www.brewcraft.com.au

CHINERY

BEFORM

BRAIFORM  
INCORPORATING BRAIFORM AND  
BEFORM

BAK-GEMMIS















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**From:** Chilvers, Christopher  
**Sent:** Wednesday, 14 January 2015 6:39 PM  
**To:** Hickey, Dave; Robertson, David; Peters, Clint  
**Cc:** Brown, Mike; Folkard, Peter; Chilvers, Christopher  
**Subject:** 1 Feltus Place KAMBAH - Pre-settlement inspection  
**Attachments:** 1 Feltus Place KAMBAH presettlement inspection checklist.pdf; DSCN1425.JPG; DSCN1419.JPG; DSCN1428.JPG; DSCN1429.JPG

All,

Dave Hickey and I conducted an external pre-settlement inspection of 1 Feltus Place KAMBAH this afternoon, please find attached a completed checklist.

The property is in poor condition for a number of reasons including; unfinished building works, deterioration of original house, and rubbish / building materials scattered around the yard. The boundary fences are in an okay condition however I would suggest approx 25m of temporary fencing to secure a poor section of fencing at the front corner of the property (adjacent to unfinished building works).

In my opinion this property requires a lot work to be brought up to an acceptable safe standard. In this case it may be simpler to leave it as is and install temporary fencing around the entire front of the house and the property made a priority for demolition.

With an expected settlement date of Friday 16 January and with your approval I will arrange for temporary fencing to be installed upon settlement and Wilson Security to commence patrols. We will then complete the other handover works on the following Monday morning.

Happy to discuss further on 77038.

Regards,

**Christopher Chilvers**  
Senior Tenancy Officer - ACT Property Group  
Chief Minister, Treasury & Economic Development Directorate  
T: 02 6207 7038 | M: [REDACTED]  
255 Canberra Ave Fyshwick ACT 2609 | PO Box 777, Fyshwick ACT 2609

ACT Property Group 24 Hour Response Centre - 02 6213 0700





**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

### 'Mr Fluffy' Property Pre-settlement Checklist

Property address: 1 FELTUS PLACE KAMOGAM  
Date of inspection: 14/01/15  
Estimated handover date: 16/01/15 or 23/01/15  
Inspected by:

C. CHILVERS & D. HICKEY

Is the property vacant? YES /  NO

GOODS STILL TO BE REMOVED

Is the property in good condition? YES /  NO

UNFINISHED BUILDING WORKS.

Is the land free from rubbish? YES /  NO

NUMBER OF ITEMS LEFT ON THE LAND  
INC BUILDING MATERIALS, BRICK, TIMBER ETC

Do the grounds need maintenance?  YES / NO

(e.g. mow lawns, remove trees etc)

FRONT YARD IS MAINLY WEEDS  
BACKYARD HAS BEEN LET GO } BRUSH CUT NEEDED - BOTH ARE IN VERY POOR CONDITION

Are there any unsafe structures?  YES /  NO

TRIP HAZARD FROM UNFINISHED BUILDING WORKS

Are there external goods that will need de-facing?  YES / NO

(e.g. instant hot water & a/c units)

CAS HEATER

#### Utility meters

- Water NEW / OLD - COULD NOT LOCATE
- Distribution board  NEW / OLD
- Gas - was this easily located?  YES / NO

#### Fencing

Is the boundary fencing in good condition?  YES / NO EXCEPT FOR FRONT

Is temp fencing required?  YES /  NO

FRONT FENCE NEEDS 25m OF TEMP FENCE TO COVER UNSAFE AREAS OF LAND.

#### Pools / water catchments

Are there any pools or spas? YES /  NO

Are there any other water catchment possibilities? YES /  NO

If YES, details:

Attachments / comments:

EXPAND FOAM NEEDED FOR CRACKS IN EXTERIAC WALLS / CAS AROUND WINDOWS.  
A LOT OF WORK TO BE COMPLETED AT THIS PROPERTY.



14.01.2015



14.01.2015



14.01.2015



14.01.2015