

**DEED OF SURRENDER OF CROWN LEASE  
SCHEDULE**

17  
29/01/2015

<b>DATE OF THIS DEED</b>					
<b>LEASE DETAILS</b>					
<b>LAND</b>		Block	Section		
		14	102		
		Division/District KAMBAH			
<b>OCCUPANCY</b>		Vacant Possession			
<b>CO-OWNERSHIP</b>	Mark one	<input type="checkbox"/> Tenants in common (Show shares)	<input checked="" type="checkbox"/> Joint Tenants		
<b>LESSEE DETAILS</b>					
<b>LESSEE</b>	Full name				
	Address				
<b>LESSEE'S SOLICITOR</b>	Firm				
	Ref				
	Phone				
	Fax				
	Email				
	Postal address				
	Street address				
<b>TERRITORY DETAILS</b>					
<b>TERRITORY</b>	Full Name			AUSTRALIAN CAPITAL TERRITORY, the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (Cth) for and on behalf of ACTPLA	
	Address			C/- Chief Minister, Treasury and Economic Development Directorate GPO Box 158, Canberra City ACT 2601	
<b>TERRITORY'S SOLICITOR</b>	Firm			Meyer Vandenberg Lawyers	
	Ref	1404763			
	Phone	02 6279 4444			
	Fax	02 6279 4455			
	Email	buybackscheme@meyervandenberg.com.au			
	Postal address	GPO Box 764, CANBERRA ACT 2601			
Street address	Level 3, 1 Farrell Place CANBERRA ACT 2601				
<b>SURRENDER DETAILS</b>					
<b>SURRENDER SUM</b>					
<b>DATE FOR SURRENDER</b>					
<b>FIRST RIGHT OF REFUSAL</b>					
Does the Lessee have a First Right of Refusal? Mark one		<input type="checkbox"/> Yes	<input type="checkbox"/> No		
If the Lessee has a First Right of Refusal, is the Lessee electing to retain that right? <i>Note: 'Yes/No' election only required if First Right of Refusal exists</i> Mark one		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> Not applicable		
<b>STAMP DUTY CONCESSION</b>					
Is the Lessee eligible for a stamp duty concession?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
<b>GST</b>					
The surrender of the Lease is a Taxable Supply <i>Note: Check if correct, otherwise leave blank</i>		<input type="checkbox"/>			
<b>ANNEXURES</b>					
<b>STANDARD ANNEXURES</b>	Documents attached to this Deed	Annexure A – DCL Form Annexure B – Certificate of Independent Legal Advice			
<b>READ THIS BEFORE SIGNING</b> Before signing this deed the Lessee should ensure that they understand their rights and obligations. The Lessee should get advice from their solicitor.					
<b>EXECUTED as a deed</b>					
Delegate of the Territory signature:		Lessee signature:			
Delegate of the Territory name:	Chris Reynolds	Lessee name:			
Witness of the Territory Delegate signature:		Lessee signature:			
Witness of the Territory Delegate name:	CLINT PETERS	Lessee name:			
		Lessee witness signature:			
		Lessee witness name:			

---

**From:** Briese, Kelli  
**Sent:** Thursday, 5 February 2015 11:26 AM  
**To:** Hickey, Dave  
**Cc:** Chilvers, Christopher; Folkard, Peter  
**Subject:** Handover Documentation - 1 Feltus Place KAMBAH  
**Attachments:** 20150205111206787.pdf; 20150205111221894.pdf; 20150205111238846.pdf; Handover Photos.pdf

Hi Dave

Please find the attached handover documentation.

Kind regards

Kelli Briese | Administrative Assistant  
ACT Property Group  
Chief Minister, Treasury & Economic Development Directorate  
**T:** 02 6205 0299 | **E:** [kelli.briese@act.gov.au](mailto:kelli.briese@act.gov.au)  
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

1 FELTUS PLACE - KAMBAM

**Scope of works for handover of "ART" houses to CMTEDD for ongoing maintenance.**

- CMTEDD Project Manager to induct all contractors & Day Labour Staff.
- Is asset in good condition internally, to be checked by CMTEDD Project Managers, if in poor condition, leave the building and change "scope of works".
- CMTEDD Project Managers to deface portable & attractive items as directed by "ART" Rep.
- CMTEDD Project Managers to photograph internal rooms of the building.
- CMTEDD Project Managers to assess the external of the building & yard and note any issues. *Rubbish in the back yard*
- CMTEDD Project Managers to place stickers on front & rear doors and any low level window on side of buildings for extra protection.
- CMTEDD Project Managers to place locks on Switchboards and 2 external lockable taps.
- CMTEDD Project Managers to talk to the neighbours (instructed by "ART") and letter box drop to the ones that are not at home, approved letter with information & contacts to be issued by "ART".

Asbestos Contractors (A Class Licence holder)

- N/A*  Timber Floors. Screw fix at the base of each external door, a piece of 90 x 45 Pine, approximately 700mm long. Front doors, side doors and sliders are to be screw fixed at the base, rear door to be rekeyed by others. Note: there is to be no penetration into the cavity.
- Concrete Floors. Screw fix the door shut where possible, if not possible screw fix across the internal of the door into the frame approx 900mm off the floor, a piece of 90 x 45 Pine. Screw shut all other doors other than the rear door which will be rekeyed by others. Note: no penetration into the cavity.
- N/A*  Screw shut windows if required, CMTEDD Project Manager to instruct if required.
- N/A*  Seal/block off all Dog & Cat doors with plywood on timber doors & silicone seal on glass doors a piece of aluminium angle.
- Empty any rubbish in the 2 garbage bins and dispose of as contaminated waste, then place bins inside the building.
- Fill all sinks/floor wastes etc with a sand & cement mix to stop any escape of Methane Gas, house without a pool will require the ORG (overflow relief gully) which will be at the rear tap, to be filled as well. House with a pool will require the ORG to be left clear.

Chief Minister, Treasury and Economic Development



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

### Security Systems

Install approved security system, place in an approved area. Security Company to be responsible for the isolation of all power circuits other than the one to supply power to the security system, if they have had to open the switchboard they need to lock the board on completion of the works. Lock must be an ACTEW lock so they can access the meter.

### Locksmith works.

Rekey rear door or other door specified by CMTEDD Project Manager

Provide keyed alike lock to subfloor doors *locks were already on, screwed shut as well.*

*N/A*  Rekey Granny Flats

Provide 2 padlocks keyed to same system to be placed on external water taps.

Provide a padlock to be installed on the electrical switchboard, this key must be keyed alike to the ACTEW system. (Possible for some houses to have 2 boards).

### Fencing works.

Check all boundary fencing for any gates through to neighbours yards, if possible screw shut, if not place temporary fencing to these areas. *2 areas across the front fenced off.*

Check condition of boundary fencing, if in poor condition place a 1880 high temporary fence.

Check for side gates, if none place 1800 temporary fencing.

*N/A*  Pool fencing "ART" to inform if pool is staying. If no fence place 1800 high temporary fence around the pool, base is to be filled in to stop any child from crawling under. If a pool fence is present check for compliance, if noncompliant, place 1800 high fence around. If compliant lock gate with chain and padlock.

Chief Minister, Treasury and Economic Development

PO Box 777 Fyshwick ACT 2609 | phone: 6213 0700 | www.act.gov.au



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

Pools/Spa's & other water storage units.

- N/A  Check requirements from "ART", empty pool into the sewer, (ORG) at the rear tap, pop open the static valve at the bottom of the pool when empty to let any water in or out through this valve.
- N/A  Place approved ladder beams across the pool and cover with plywood or other approved surface, this must be fixed down in a way that it won't blow away in heavy storms. (Must be done by Licence Scaffolding Company).
- N/A  In ground Spa's are to be treated the same as above.
- N/A  Natural water traps, holes in backyards, that could hold water. Fill with sand.
- N/A  In ground water tanks, place lock on lid (if applicable), if not seek approval from "ART" on filling with sand or leaving it the way it is.
- N/A  Above Ground water tanks, check if it has a lid access, if applicable empty tank to stormwater system then leave base plug out. Check that this will not flood neighbours yards, if possible alter the water course.

Plumbing works

Note: no plumber is to go inside the building or under the subfloor at any time.

- Provide lockable taps to front and rear taps over ORG.
- Any other taps cap off.
- N/A  Empty pools into sewer system, ORG at rear tap.
- N/A  Gutter cleaning if required.
- N/A  Disconnect hot water tanks/quick recovery units, cap off lines as close as possible to the external wall. Place items in rear shed or leave at back door to be placed inside. *De faced Hot Water Unit.*
- Isolate Gas line at Meter, if possible lock off.

Telecom disconnection.

- N/A  Check if "ART" want the line disconnected or wait till demolition.

Gas disconnection.

- N/A  Check if "ART" want the gas cut back to main line and capped off or leave line isolated at meter.

Chief Minister, Treasury and Economic Development

PO Box 777 Fyshwick ACT 2609 | phone: 6213 0700 | www.act.gov.au



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

Electrical disconnection.

N/A  If and when required. *locked off at the board*

External wall mounted Oil Tanks.

N/A  Check if empty, if still full of heating oil drain fluid with approved recovery company. Check if "ART" want them removed or left on site for demolition.

External AC Unit split systems.

N/A  Check if "ART" want them removed or left as is. If removal is required, degas system by approved method, disconnect external unit and place in rear shed or at the back door.

Letter boxes

Block off openings to stop build up of mail/junk mail.

Vermin issues.

N/A  Address if and when required.

Ongoing Ground Maintenance

Mow front lawns, trim trees/shrubs, wiper snipper edging as per "ART" requirements.

Check trees & large shrubs for any possible damage that may cause injury or damage to neighbours and their properties.

Poison rear yard if requested by "ART", do not poison in windy weather or to cause damaged to neighbours plants & lawns.

Whipper snipper rear yard when required.

Notify CMTEDD Project Manager of any other issues arising from visits, EG: vandal damage, gutters falling down, water leaks etc.

Remove and dispose of any external attractive and portable items in the yard that may cause injury or damaged to neighbours and their property. EG: rotten structures, unsafe out buildings, small concrete/masonry structures that may fall over.

CMTEDD Project Managers are Peter Folkard [REDACTED] & Chris Chilvers [REDACTED]

Chief Minister, Treasury and Economic Development



Arnold Pl

Bacchus Circ

Bacchus Circuit

Bacchus Circuit

Feltus Pl

Bacchus Circuit

Headdy Pl NOT HOME

Bacchus Circuit



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development



**ACT**  
Government

**Asbestos Response  
Taskforce**

Dear Homeowner

## **ACT Government purchase of a neighbouring 'Mr Fluffy' property**

This letter is to advise you that a neighbouring property, **1 Feltus Place**, is a property affected by loose fill asbestos insulation ('Mr Fluffy') and has been purchased by the ACT Government as part of the buyback scheme.

This property will be managed from now until demolition by ACT Property Group (part of the Chief Minister, Treasury and Economic Development Directorate). This will include security of the property as well as maintenance to ensure the impact on you, and other neighbours, is as minimal as possible.

ACT Property Group is currently undertaking steps to ensure the property is secure. In addition to physically securing buildings on the property, monitoring and security arrangements will be in place. ACT Property Group will maintain the front yard through mowing of grass and garden upkeep.

At this time the ACT Government has decided not to erect perimeter fencing or board up properties, to reduce the impact on neighbouring residents and amenity of the street. We therefore seek your assistance in reporting any concerns you may have about the property's security or maintenance or any incidents on the site, no matter how minor it may seem, on this 24-hour number: **02 6213 0700**.

ACT Property Group has had many years of experience in ACT Government properties and will be putting in place a range of measures to ensure timely and responsive management of these properties. If you have any questions or concerns, please do not hesitate to contact Mr Mike Brown, Senior Manager, ACT Property Group on 6207 6908.

For more information on 'Mr Fluffy' or the buyback program, please visit the ACT Asbestos Response Taskforce Website at [www.act.gov.au/asbestostaskforce](http://www.act.gov.au/asbestostaskforce).

The Taskforce will provide further detail on demolition timelines and will engage with neighbours to be directly affected as the program progresses.



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

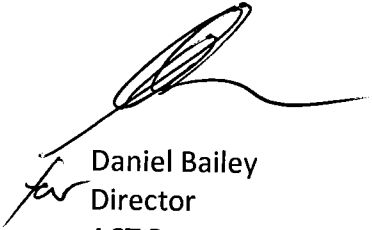


**ACT**  
Government

**Asbestos Response  
Taskforce**

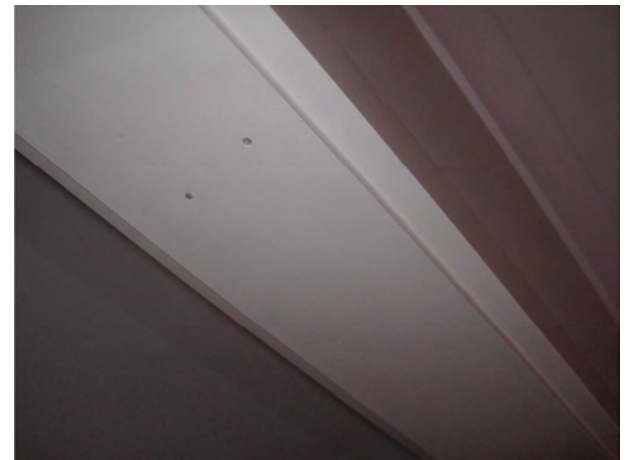
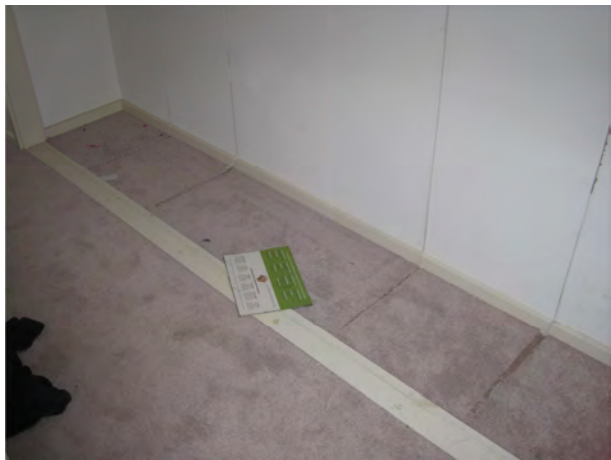
Thank you for your support as we work to provide an enduring solution to 'Mr Fluffy'  
loose fill asbestos insulation for our community.

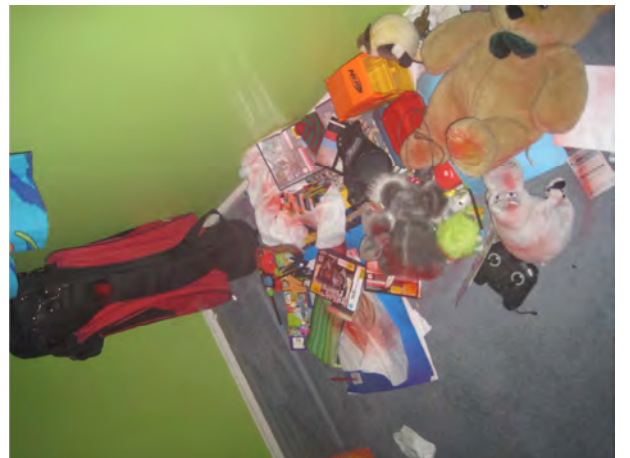
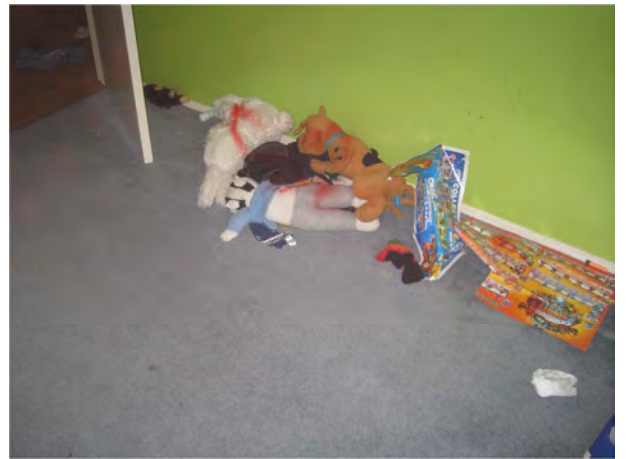
Yours sincerely,

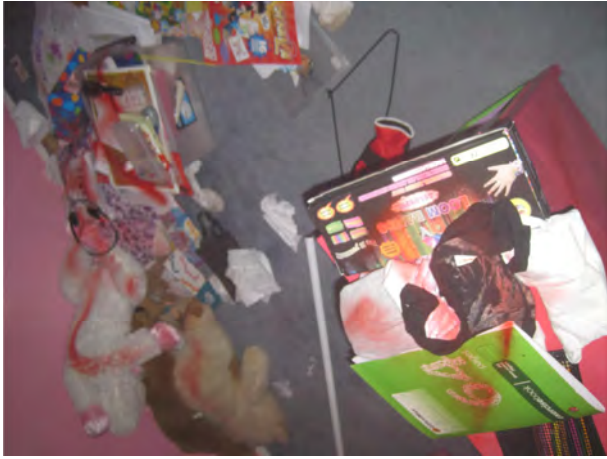


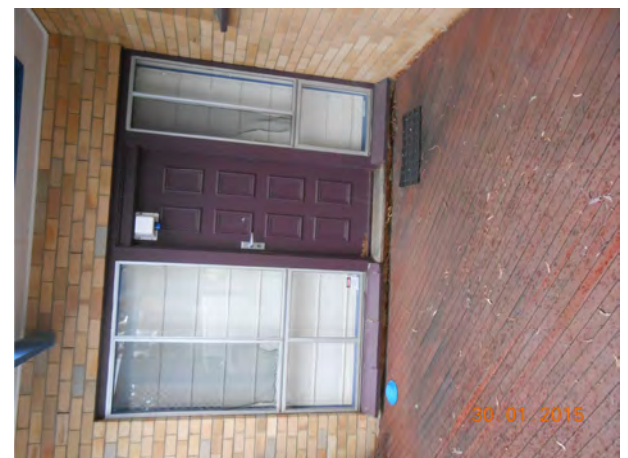
Daniel Bailey  
Director  
ACT Property Group

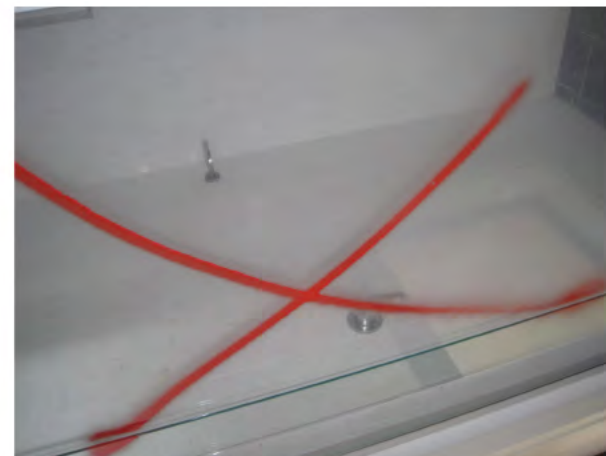
23 January 2015











## Supply Abolishment Completion Letter

Dear Customer

ActewAGL Distribution would like to advise that, as per your lodged Supply Abolishment form, the electricity service and meters at the site have now been removed.

### Site

**Block: 14**

**Section: 102**

**Address: 1 Feltus Place**

**Suburb: Kambah**

These services were disconnected on:

**2/06/2015**

Additional live assets not included in the disconnection request may be present on or adjacent to this site. If construction or demolition work is going to be carried out outside the existing building line, please call '*Dial Before You Dig*' on 1100 or visit their website at [www.1100.com.au](http://www.1100.com.au) prior to the commencement of any such works.

If you have any further questions regarding this letter or your original application please do not hesitate to contact ActewAGL Distribution on 6293 5749 or [networkservicing@actewagl.com.au](mailto:networkservicing@actewagl.com.au)

Yours sincerely

ActewAGL Distribution

**IMPORTANT** – The contents of this communication may be privileged and confidential. The information contained in this communication is intended for the named addressees only. Any unauthorised use of the contents is expressly prohibited. If you have received this communication in error, please advise the sender by telephone immediately and then destroy the message and any printed copies. Thank you.

ActewAGL House 40 Bunda Street Canberra ACT 2600 | GPO Box 366 Canberra ACT 2601  
t 13 14 93 | f 02 6249 7237 | [actewagl.com.au](http://actewagl.com.au)

ActewAGL Distribution ABN 76 670 568 688 a partnership of ACTEW Distribution Limited ABN 83 073 025 224 and Jemena Networks (ACT) Pty Ltd ABN 24 008 552 663.



# Asbestos Response Taskforce

#14

2016

Jan - June

## 1 Feltus Place KAMBAH Coversheet

In addition to the site-specific information, please note the following information relevant to affected properties generally.

- All properties by definition are affected (to varying degrees) by loose fill asbestos insulation.
- All properties given their age are likely to contain asbestos containing materials including bonded asbestos products and/or asbestos pipe lagging.
- Given the Scheme rules permit affected owners to abandon unwanted goods in surrendered houses, there is also likely to be other substances present that may represent a safety risk including asbestos contaminated household goods left in cupboards.
- All properties are affected by above ground and/or underground services which may include gas, water, sewer and power.

General Information				
Taskforce house code Kambah 038			ACTMAPi block key 66011020014	
District	Division	Section	Block	Unit
TUGGERANONG	KAMBAH	102	14	
Street No.	Street name	Street type	Suburb	
1	Feltus	Place	KAMBAH	
Alternate street address (where applicable)				
45 Bacchus Circuit				

Block Details and Surrounds	
Land use zone	Block size (m2)
RZ1: SUBURBAN	928
Is the block a corner block?	Block topography (where available)
Yes	1m rise from front boundary to rear boundary.

Block location and accessibility	
Is the block difficult to access?	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Details –	
Is the block located within close proximity to a school, shop, community/public facility?	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Details – Approximately: 250m from a fire station. 280m from an ambulance station. 340m from a church. 680m from a church. 715m from a childcare. 760m from schools. 790m from a childcare.	

Easements and registered or regulated trees		
<b>Does the building file or ACTMAPi indicate there are any easements located on the block?</b>		
<b>(Building file)</b> Yes	<b>Type/s –</b> Electrical, Storm Water	
<b>(ACTMAPi)</b> Yes	<b>Type/s –</b> Electrical, Storm Water	
(please refer to documents from the building file or ACTMAPi aerial photograph for location of easement/s)		
<b>Are there any registered or regulated trees located on the block, nature strip or adjacent blocks?</b>		
<input type="checkbox"/> Yes, registered	<input type="checkbox"/> Possible, regulated	<input checked="" type="checkbox"/> No
<b>Location and any additional information –</b>		

ACTMAPi Information	
<b>Pool?</b>	<b>Solar Panels?</b>
No	No
<b>No. of additional unattached structures?</b>	
2	
<b>Other comments</b>	

Other special considerations	
<b>Is there any additional information or special considerations to take into account about the block or surrounds?</b>	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Details – Large naturestrip area.</b>	

### Dwelling and Other Improvements

**Property description:**

1970s recently renovated and extended 5 bedroom ensuite dwelling and single carport. Site 928 square metres.

**Key features:**

5 bedrooms, 2 bathrooms, entry/foyer, hallway, lounge, kitchen/living/dining, separate toilet, laundry.

**Fixtures:**

Ducted gas heating, 2 X instantaneous HWS, carpets, polished timber floors, window coverings, light fittings, security screens.

**Other Improvements:**

Established grounds, colourbond boundary fencing, mature shade trees, brick paving, back deck.

**Approximate floor/building areas (valuer's on-site measurements)**

Main building/living	Outdoor area/s	Car/vehicle areas	Total
230 sqm	60 sqm	23 sqm	sqm

### Historic Development Application and Territory Lease Files

**Development Application File checked?**

Yes

**Relevant details** – No DA record on Objective file.

**Territory Lease File checked?**

Yes

**Relevant details** – Lease surrendered.

<b>Certificate/s of Occupancy and Use (including additions and alterations where applicable)</b>		
<b>Date</b> 7/8/1974	<b>For:</b> Original dwelling	<b>Primary construction type</b> Brick Veneer <b>Main floor material</b> Timber
<b>Date</b>	<b>For</b> Carport & shed	<b>Primary construction type</b> Metal <b>Main floor material</b> Earth
<b>Date</b> 9/5/1983	<b>For</b> Extension to residence	<b>Primary construction type</b> Brick Veneer <b>Main floor material</b> Concrete
<b>Date</b> 2/5/1992	<b>For</b> Asbestos removal	<b>Primary construction type</b>  <b>Main floor material</b>
<b>Date</b> 31/10/2014	<b>For</b> Additions to residence	<b>Primary construction type</b> Brick Veneer <b>Main floor material</b>
<b>Date</b>	<b>For</b>	<b>Primary construction type</b>  <b>Main floor material</b>
<b>Date</b>	<b>For</b>	<b>Primary construction type</b>  <b>Main floor material</b>
<b>Comments:</b> COU2 - date illegible. No COU for approved plan B20135405 - Asbestos removal		

**Heritage listing and other special considerations**

Is the house heritage listed or in a heritage precinct? No

If yes, details:

Is there any additional information or special considerations to take into account about the dwelling or any onsite improvements? (E.g. additional structures, etc.)

Yes

No

Details – Pergola. Carport.

**Property Group Report**

Date of last inspection: 5/2/2015

(Including condition of the property at the time of inspection)- please see attached

**Hazards Comments:**

As noted on Pre-settlement Checklist, trip hazards from unfinished building works. Building materials, bricks etc left on property.

**Additional Supporting Information**


Is there any additional information from other databases or sources held within the Taskforce or within the Territory that should be identified for this property (either house or land) and be taken into account prior to demolition?

As per handover report, rubbish in back yard.

Internal checklist	
Indicate whether the following data sources have been checked	
<input checked="" type="checkbox"/>	Building File Checked
<input checked="" type="checkbox"/>	Removal File Checked
<input checked="" type="checkbox"/>	Taskforce Pre-settlement Inspection Report
<input checked="" type="checkbox"/>	ACT Property Group Handover Works Checklist
<input checked="" type="checkbox"/>	Extracts from the building file for the property
<input checked="" type="checkbox"/>	Extracts from the historic removal file for the property
<input checked="" type="checkbox"/>	Plan of Sanitary Drainage (if available)
<input checked="" type="checkbox"/>	Easements printout from ACTMAPi
<input type="checkbox"/>	First Right of Refusal: Asset Retention Check
<input checked="" type="checkbox"/>	Right of First Refusal Retained <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Relevant Details:

The information contained in this document and any attachments is a record to the best of my knowledge, so far as reasonably practicable, obtained by the Asbestos Response Taskforce in reaction to potential known hazards and risks at the above property.

This information can now be provided to Procurement and Capital Works as part of the preparation for approaching the market.

Prepared by  Position <i>Peter Moolenaar</i> Project/Administrative Officer	Date <i>9/9/15</i>	Reviewed by: David Robertson Position Senior Manager, Demolition Program	Date
---	-----------------------	--	------

**Attachments**

Please see attachments relating to the above property. These include –

<input type="checkbox"/> <b>Asbestos Assessment Report/s</b> <i>The attached asbestos assessment report/s were undertaken as part of the assistance phase of the Scheme. Their purpose was to determine the potential for asbestos fibres to enter into living areas of the residence. The samples themselves only represent the immediate location where they were taken and the results cannot necessarily be viewed as representative of the entire structure.</i>  <i>In addition, it should be assumed that given the age of the dwelling (including any extensions) and any other structures on the block, asbestos containing materials (including bonded asbestos products and/or asbestos pipe lagging) are likely to be present on the property.</i>
<input type="checkbox"/> <b>Taskforce Pre-settlement Inspection Report</b>
<input type="checkbox"/> <b>ACT Property Group Handover Works Checklist</b>
<input type="checkbox"/> <b>Extracts from the building file for the property</b>
<input type="checkbox"/> <b>Extracts from the historic removal file for the property</b>
<input type="checkbox"/> <b>Plan of Sanitary Drainage (if available)</b>
<input type="checkbox"/> <b>Easements printout from ACTMAPi</b>

Based on the information provided and to the best of my knowledge, I, **Clint Peters, Director of Acquisition, Maintenance and Sales**, agrees as follows:

- the project can now move to the procurement phase for a project manager to design a demolition program

Signed	Date	Position
		Director of Acquisition, Maintenance and Sales



PO Box 104  
NARRABUNDAH ACT 2604  
Lic. No: 2007933  
Lic. No: 19884486  
ABN: 24 128 822 284  
ACN: 128 822 284

Email: [office@ozbestos.com](mailto:office@ozbestos.com)

FAX: 62800 200

## Asbestos Survey of

1 Feltus PI Kambah ACT

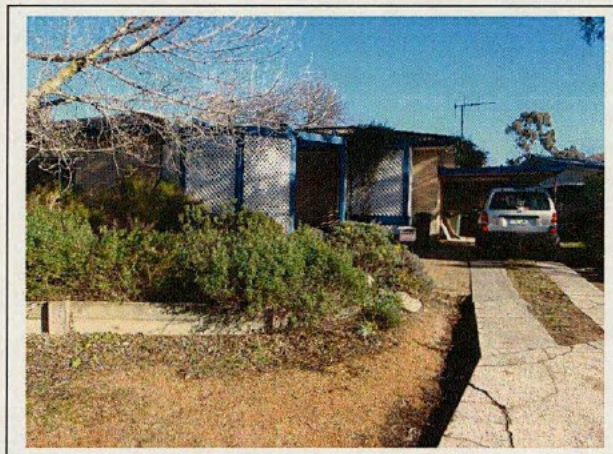
Prepared for:



Date of Inspection:

18/7/2014

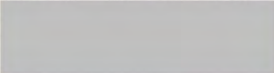
**“Warning X Mr Fluffy House”**



### COPYRIGHT

All rights are reserved. No part of this work may be reproduced or copied in any form or by any means, electronic or mechanical, including photocopying without the written permission of Ozbestos Pty Ltd.

The distribution of this document is also to be approved by Ozbestos Pty Ltd

<b>Job No:</b>	P398
<b>Date of Inspection:</b>	18/7/2014
<b>Inspection of:</b>	1 Feltus PI Kambah ACT
<b>Survey conducted by:</b>	Peter Hengst (Lic No 19884486)
<b>Signature:</b>	

## **Contents**

### **Table of Contents**

Scope: .....	4
Purpose:.....	4
Asbestos Analysis of Samples: .....	4
Asbestos Results:.....	6
Plans:.....	7
Recommendations: .....	8
Control Recommendations:.....	8
Exclusions: .....	8
Pictures: .....	9
Risk Assessment: .....	10
Health Aspects of Exposure to Airborne Asbestos Fibres .....	10
References:.....	11
Laboratory Results: .....	12

## Scope:

The scope of this survey is to inspect any building products from the premises that may be an asbestos containing material (ACM) and report on its condition and give recommendations on the management of the ACM.

## Purpose:

This Asbestos Survey has been conducted by Peter Hengst Class A Asbestos Assessor (19884486) of Ozbestos Pty Ltd will allow the owner or the person in control of the premises to inform all tenants, maintenance personal and other trades are informed about the location of the ACM and control measures.

Ozbestos Pty Ltd was employed to conduct an asbestos survey of 1 Feltus PI Kambah ACT Peter Hengst Class A Asbestos Assessor surveyed the premises and have the following results.

## Asbestos Analysis of Samples:

Sample No	Sample Type	Location of Sample	Result
<b>Friable Asbestos</b>			
398 – A1	Dust	Return air	No asbestos
398 – A2	Dust	Family room heater vent	No asbestos
398 – A3	Dust	Bedroom 1 dust in cupboard floor	Amosite asbestos
498 – A4	Dust	Bedroom 3 dust in cupboard	Amosite asbestos
498 – A5	Dust	Bedroom 2 dust in cupboard top shelf	No asbestos
498 – A6	Dust	Entrance cupboard top shelf	No asbestos
498 – A7	Dust	Sub-floor adj. access	Amosite asbestos
498 – A8	Dust	Lounge heater vent	No asbestos
498 – A9	Dust	Kitchen door frame	No asbestos
<b>Bonded Asbestos</b>			
VA1	Sheet	Eaves	ACM

VA2	Sheet	Laundry walls	ACM
VA3	Sheet	Toilet walls	ACM

VA = Visually Assessed  
ACM = Asbestos Containing Material

**Condition Rating: ACM**

1	Severe	Friable: Easily accessible, deteriorated surface in extremely poor condition
2	Poor	Friable: Unstable ACM that is relatively accessible Bonded: Readily accessible, deteriorated surface
3	Normal	Friable: Stable asbestos that is relatively inaccessible Bonded: accessible surface in fair condition
4	Good	Bonded: Well sealed in stable condition surfaces inaccessible

**Risk Rating: ACM**

A	Very High	Minor disturbance will create an extreme airborne asbestos exposure
B	High	Significant disturbance of an ACM
C	Medium	During normal building use it is unlikely to be exposed to asbestos
D	Low	During normal building use there is no exposure during normal building use

## Asbestos Results:

Sample No	Photo No	ACM Type	Location	Condition Rating	Risk Rating	Management Recommendations
498 – A3	-	Dust	Bedroom 1 dust in cupboard floor	3	C	Remediate
498 – A4	-	Dust	Bedroom 3 dust in cupboard floor	3	C	Remediate
498 – A7	-	Dust	Sub-floor adj. access	4	D	Restrict access
VA1	-	Sheet	Eaves	4	D	Maintain
VA2	1	Sheet	Laundry walls	4	D	Maintain
VA3	2	Sheet	Toilet walls	4	D	Maintain

VA = Visually Assessed

**Plans:**

## **Recommendations:**

This house was under the Asbestos Removal Program in the 1980s to 1990s. For this reason any demolition or opening of any wall cavities must be under the supervision of a Class A Asbestos Removalist using appropriate equipment and Air Monitoring.

Access to the sub-floor should be restricted to maintenance only wearing the appropriate PPE (disposable suite and mask) as there is asbestos contamination not readily visible.

The bedroom cupboards in room 1 & 3 need remediation by a class A asbestos removalist it is possible the contents are contaminated and may need to be disposed as asbestos waste.

It is recommended the cornice be inspected regularly for cracks and if found they should be sealed with No More Gaps or similar sealant.

All bonded ACM is in good condition may remain in situ but it must managed to ensure it remains in good condition.

## **Control Recommendations:**

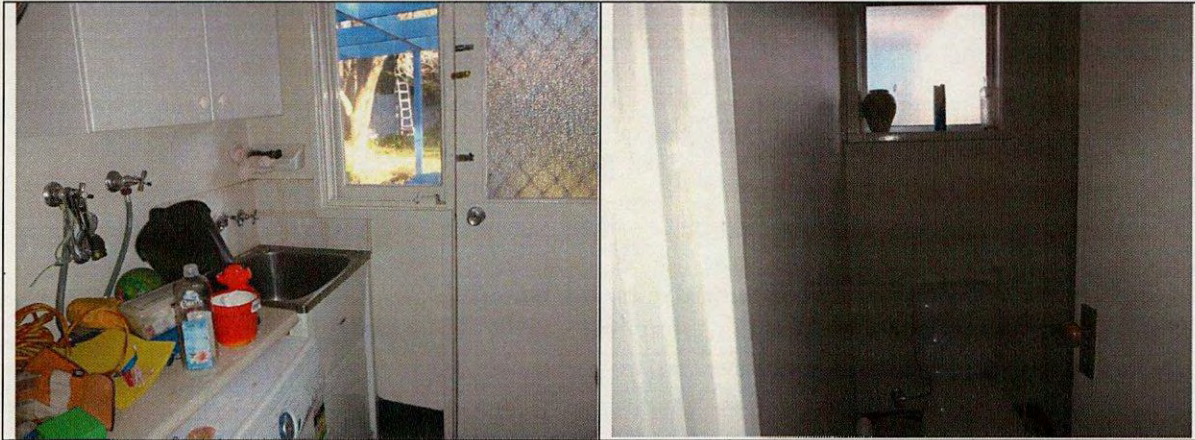
All asbestos can only be removed by an ACT Licensed Asbestos Removalist. There are two types of license in the ACT, A Class can remove Friable Asbestos a B Class can only remove Bonded Asbestos. All ACM products in the premise must be identified for all occupants and all trades that may modify or do maintenance on this premise where asbestos is present.

## **Exclusions:**

While Ozbestos has taken all care to ensure that this report includes the most accurate information available, where it uses test results prepared by other persons it relies on the accuracy of the test results in preparing this report. In providing this report Ozbestos does not warrant the accuracy of such third party test results.

It should be noted that while the survey attempted to identify all asbestos and ACMs at the premises, there is a possibility that some of these materials may exist in inaccessible areas which may only be found during demolition. If any other asbestos is discovered during demolition all works are to stop and the asbestos removed.

**Pictures:**



Laundry walls

Toilet walls

--	--

## **Risk Assessment:**

If the recommendations are followed there is no risk to the occupants under normal use after remediation.

The sub-floor access should be restricted to maintenance only wearing PPE (mask & disposable suite).

Any asbestos can only be removed by licensed Asbestos Removalists

A risk assessment should be undertaken by a Class A Assessor to determine any Air Monitoring requirements for any disturbance of any asbestos products.

## **Health Aspects of Exposure to Airborne Asbestos Fibres**

Asbestos is a known carcinogen. The inhalation of asbestos fibres is known to cause Mesothelioma, lung cancer and asbestosis. Malignant mesothelioma is a cancer of the outer covering of the lung (the pleura) or the abdominal cavity (the peritoneum). It is usually fatal. Mesothelioma is caused by the inhalation of needle-like asbestos fibres deep into the lungs where they can damage mesothelial cells, potentially resulting in cancer.

The latency period is generally between 35 and 40 years, but it may be longer, and the Disease is very difficult to detect prior to the onset of illness. Mesothelioma was once rare, but its incidence is increasing throughout the industrial world as a result of past exposures to asbestos. Australia has the highest incidence rate in the world.

Lung cancer has been shown to be caused by all types of asbestos. The average latency period of the disease, from the first exposure to asbestos, ranges from 20 to 30 years. Lung cancer symptoms are rarely felt until the disease has developed to an advanced stage.

Asbestosis is a form of lung disease (pneumoconiosis) directly caused by inhaling asbestos fibres, causing a scarring (fibrosis) of the lung tissue which decreases the ability of the lungs to transfer oxygen to the blood. The latency period of asbestosis is generally between 15 and 25 years. Asbestos poses a risk to health by inhalation whenever asbestos fibres become airborne and people are exposed to these fibres.

Accordingly, exposure should be prevented. The NES of 0.1 fibres/mL should never be exceeded, and control measures should be reassessed whenever air monitoring indicates the 'control level' of 0.01 fibres/mL has been reached. The Code of Practice

for the Safe Removal of Asbestos [NOHSC: 2002(2005)] provides additional information on control levels.

ACM can release asbestos fibres into the air whenever they are disturbed, and especially during the following activities:

- Any direct action on ACM, such as drilling, boring, cutting, filing, brushing, grinding, Sanding, breaking, smashing or blowing with compressed air (State and Territory legislation prohibits most of these actions, and the relevant laws should be checked before performing any activity on ACM);
- The inspection or removal of ACM from workplaces (including vehicles, plant and Equipment);
- The maintenance or servicing of materials from vehicles, plant, equipment or Workplaces;
- The renovation or demolition of buildings containing ACM.

Non-friable ACM that has been subjected to extensive weathering or deterioration also has a higher potential to release asbestos fibres into the air.

## References:

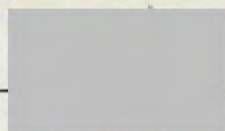
- ACT Work Health & Safety Act 2011
- [Construction Occupations \(Licensing\) Act 2004](#) and regulation;
- [Dangerous Substances Act 2004](#);
- *Code of Practice for the Safe Removal of Asbestos (2005)*

# Laboratory Results:



Fibre Identification Certificate of Analysis			
Report Number: 8000-1033	Date of Report: 29.07.2014	Samples Taken by: Client	Page 1 of 2
Client Details		Laboratory Details	
Client: Ozbestos	Address: 140 Gladstone Street, Fyshwick, Canberra 2609	Manager: [Redacted]	
Attention: [Redacted]		Telephone: 02 6239 5656	
Received: 18.07.2014	Client Reference: 1 Feltus Place, Kambah ACT	Fax: 02 6239 5669	
Email: office@ozbestos.com.au		Email: hazmat@robsonenviro.com.au	
Test Specification(s) Employed: AS4964 (2004) & In-House Procedure No.2			
Methodology Summary			
Client Supplied Samples			
Robson Environmental is not responsible for the accuracy or competence of sampling carried by third parties. Sample location(s) and/or sample type(s) of third party samples delivered to the laboratory are given by the client at the time of delivery. Under these circumstances, Robson Environmental cannot be held responsible for the interpretation of the results shown. When the test certificate indicates that bulk samples were taken by the client, they are outside the scope of our NATA Accreditation for sampling. Robson Environmental takes responsibility of information reported only when a staff member takes the sample(s).			
Reporting of Results			
<p><b>'Asbestos Detected':</b> Asbestos detected by <b>Polarised Light Microscopy (PLM)</b>, including <b>Dispersion Staining (DS)</b></p> <p><b>'No Asbestos Detected':</b> No Asbestos detected by <b>Polarised Light Microscopy (PLM)</b>, including <b>Dispersion Staining (DS)</b></p> <p><b>'UMF Detected':</b> Mineral fibres of unknown type detected by <b>Polarised Light Microscopy (PLM)</b>, including <b>Dispersion Staining (DS)</b>. Confirmation by another independent analytical technique may be necessary.</p> <p>"Hand-picked" refers to small discrete amounts of asbestos unevenly distributed in a large body of non-asbestos material.</p> <p><b>Limit of Detection &amp; Reporting Limit</b></p> <p>Known limitations of the test procedure using <b>Polarised Light Microscopy (PLM)</b> are</p> <ul style="list-style-type: none"> <li>• PLM is a qualitative technique only.</li> <li>• It does not cover identification of airborne or water-borne asbestos.</li> <li>• The less encountered asbestos mineral fibres actinolite, anthophyllite and tremolite exhibit a wide range of optical properties that preclude unequivocal identification by PLM and Dispersion Staining (DS). Thus, the method is used to positively identify the three major asbestos minerals; amosite ("brown"), chrysotile ("white") and crocidolite ("blue").</li> <li>• Valid identification requires that the sample material contains a sufficient quantity of the unknown fibres in excess of the practical detection limit used (in this case, PLM and Dispersion Staining, which has a calculated precise detection limit of 0.01-0.1% equivalent to 0.1-10kg AS4964:2004 App. A4).</li> </ul> <p>Results relate only to the sample(s) submitted for testing.                      Test report must not be reproduced except in full.                      Test report Accredited for compliance with ISO/IEC 17025</p>			

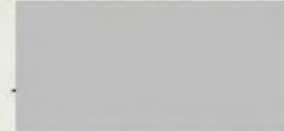
Sample No	Client Ref.	Location	Physical Description	Sample Description	Analysis of Fibrous Content
L4458-A1	398 - A1	Return air dust	Dust	<1g	No Asbestos Detected
L4458-A	398 - A2	Family room heater vent	Dust	<1g	No Asbestos Detected
L4458-A3	398 - A3	Bedroom 1 dust in cupboard floor	Dust	<1g	Amosite Asbestos Detected
L4458-A4	398 - A4	Bedroom 3 dust in cupboard floor	Dust	<1g	Amosite Asbestos Detected



Approved Identifier



No. 3181



Approved Identifier

Document issued in accordance with NATA's accreditation requirements and without alterations or erasure and must not be duplicated unless in full

Robson Environmental Pty Ltd  
 p: 02 6239 5656 - f: 02 6239 5669  
 P.O. Box 112 Fyshwick ACT 2609  
 office@robsonenviro.com.au  
 www.robsonenviro.com.au  
 ABN: 55 008 090 982



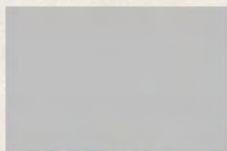
## Fibre Identification Certificate of Analysis

Laboratory Report Number: 8000-1033

Analyst: [REDACTED]

Page 2 of 2

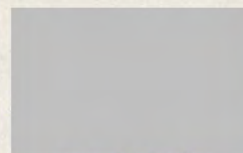
Sample No.	Client Ref.	Location	Physical Structure	Sample Description	Analysis of Fibrous Content
L4458-A5	398 - A5	Bedroom 2 dust in cupboard top shelf	Dust	<1g	No Asbestos Detected
L4458-A6	398 - A6	Entrance cupboard top shelf	Dust	<1g	No Asbestos Detected
L4458-A7	398 - A7	Sub-floor adj. access	Dust	<1g	Amosite Asbestos Detected
L4458-A8	398 - A8	Lounge heater vent	Dust	<1g	No Asbestos Detected
L4458-A9	398 - A9	Kitchen door frame	Dust	<1g	No Asbestos Detected



Approved Identifier



No. 3381



Approved Identifier

Document issued in accordance with NATA's accreditation requirements and without alterations or erasure and must not be duplicated unless in full



# ACT ASBESTOS SURVEY

Version 3

Address: 1 FELTUS PLACE, KAMBAH  
DBSUD: 601/14/102/0/0

Are the address details correct? Yes  No

Was a resident home? Yes  No

---

Roof Construction Flat  Gable  No Roof Space

Roofing Material Tiles  Metal  Asbestos Sheet

Sarking Yes  No  Type \_\_\_\_\_

Repaired Yes  No

House extension suspected? Yes  No

Estimated area of house 120 sq. ms  140  160  180+

Access to roof denied? Yes  No

Reason (if Yes above) Power of Entry  Other  \_\_\_\_\_

Damage resulting from inspection? Yes  No

Damage report completed? Yes

Internal Access Required? Yes  No

Insulation

Suspect Amosite <input checked="" type="checkbox"/>	Suspect Crocidolite <input type="checkbox"/>	Cellulose <input type="checkbox"/>
Glass Fibre Batts <input checked="" type="checkbox"/>	Glass Fibre Fluff <input type="checkbox"/>	Foam <input type="checkbox"/>
Rock Wool Fluff <input type="checkbox"/>	Rock Wool Batts <input type="checkbox"/>	Other <input type="checkbox"/>
	None <input type="checkbox"/>	

Inspector: F. MURKAM  
Signature: \_\_\_\_\_

Date: 28/2/89  
Time: \_\_\_\_\_

Analysis Results

Amosite Confirmed  Crocidolite Confirmed  Non Asbestos

Central Office  
Action taken Yes



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

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

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

C. CHILVERS & D. HICKET

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

Are there any unsafe structures?

YES /  NO

TRIP HAZARD FROM UNFINISHED BUILDING WORKS

BRUSH CUT NEEDED - BOTH ARE IN VERY POOR CONDITION

Are there external goods that will need de-facing?

YES / NO

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

CAS HEATER

Utility meters

- Water
- Distribution board
- Gas - was this easily located?

NEW / OLD - COULD NOT LOCATE

NEW / OLD

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 SECURE UNSAFE AREAS OF LAWN.

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 EXTERNAL WALLS / CAS AROUND WINDOWS.  
A LOT OF WORK TO BE COMPLETED AT THIS PROPERTY.



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

1 FELTUS PLACE - KAMBAM

Scope of works for handover of "ART" houses to CMTEDD for ongoing maintenance.

- CMTEDD Project Manager to induct all contractors & Day Labour Staff.
- Is asset in good condition internally, to be checked by CMTEDD Project Managers, if in poor condition, leave the building and change "scope of works".
- CMTEDD Project Managers to deface portable & attractive items as directed by "ART" Rep.
- CMTEDD Project Managers to photograph internal rooms of the building.
- CMTEDD Project Managers to assess the external of the building & yard and note any issues. *Rubbish in the back yard*
- CMTEDD Project Managers to place stickers on front & rear doors and any low level window on side of buildings for extra protection.
- CMTEDD Project Managers to place locks on Switchboards and 2 external lockable taps.
- CMTEDD Project Managers to talk to the neighbours (instructed by "ART") and letter box drop to the ones that are not at home, approved letter with information & contacts to be issued by "ART".

Asbestos Contractors (A Class Licence holder)

- N/A  Timber Floors. Screw fix at the base of each external door, a piece of 90 x 45 Pine, approximately 700mm long. Front doors, side doors and sliders are to be screw fixed at the base, rear door to be rekeyed by others. Note: there is to be no penetration into the cavity.
- Concrete Floors. Screw fix the door shut where possible, if not possible screw fix across the internal of the door into the frame approx 900mm off the floor, a piece of 90 x 45 Pine. Screw shut all other doors other than the rear door which will be rekeyed by others. Note: no penetration into the cavity.
- N/A  Screw shut windows if required, CMTEDD Project Manager to instruct if required.
- N/A  Seal/block off all Dog & Cat doors with plywood on timber doors & silicone seal on glass doors a piece of aluminium angle.
- Empty any rubbish in the 2 garbage bins and dispose of as contaminated waste, then place bins inside the building.
- Fill all sinks/floor wastes etc with a sand & cement mix to stop any escape of Methane Gas, house without a pool will require the ORG (overflow relief gully) which will be at the rear tap, to be filled as well. House with a pool will require the ORG to be left clear.

Chief Minister, Treasury and Economic Development

PO Box 777 Fyshwick ACT 2609 | phone: 6213 0700 | www.act.gov.au



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

Security Systems

Install approved security system, place in an approved area. Security Company to be responsible for the isolation of all power circuits other than the one to supply power to the security system, if they have had to open the switchboard they need to lock the board on completion of the works. Lock must be an ACTEW lock so they can access the meter.

Locksmith works.

Rekey rear door or other door specified by CMTEDD Project Manager

Provide keyed alike lock to subfloor doors

*locks were already on, screwed shut as well.*

N/A  Rekey Granny Flats

Provide 2 padlocks keyed to same system to be placed on external water taps.

Provide a padlock to be installed on the electrical switchboard, this key must be keyed alike to the ACTEW system. (Possible for some houses to have 2 boards).

Fencing works.

Check all boundary fencing for any gates through to neighbours yards, if possible screw shut, if not place temporary fencing to these areas. *2 areas across the front fenced off.*

Check condition of boundary fencing, if in poor condition place a 1880 high temporary fence.

Check for side gates, if none place 1800 temporary fencing.

N/A  Pool fencing "ART" to inform if pool is staying. If no fence place 1800 high temporary fence around the pool, base is to be filled in to stop any child from crawling under. If a pool fence is present check for compliance, if noncompliant, place 1800 high fence around. If compliant lock gate with chain and padlock.

Chief Minister, Treasury and Economic Development

PO Box 777 Fyshwick ACT 2609 | phone: 6213 0700 | www.act.gov.au



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

Pools/Spa's & other water storage units.

- N/A  Check requirements from "ART", empty pool into the sewer, (ORG) at the rear tap, pop open the static valve at the bottom of the pool when empty to let any water in or out through this valve.
- N/A  Place approved ladder beams across the pool and cover with plywood or other approved surface, this must be fixed down in a way that it won't blow away in heavy storms. (Must be done by Licence Scaffolding Company).
- N/A  In ground Spa's are to be treated the same as above.
- N/A  Natural water traps, holes in backyards, that could hold water. Fill with sand.
- N/A  In ground water tanks, place lock on lid (if applicable), if not seek approval from "ART" on filling with sand or leaving it the way it is.
- N/A  Above Ground water tanks, check if it has a lid access, if applicable empty tank to stormwater system then leave base plug out. Check that this will not flood neighbours yards, if possible alter the water course.

Plumbing works

Note: no plumber is to go inside the building or under the subfloor at any time.

- Provide lockable taps to front and rear taps over ORG.
- Any other taps cap off.

N/A  Empty pools into sewer system, ORG at rear tap.

N/A  Gutter cleaning if required.

N/A  Disconnect hot water tanks/quick recovery units, cap off lines as close as possible to the external wall.  
Place items in rear shed or leave at back door to be placed inside.

Isolate Gas line at Meter, if possible lock off.

*De faced Hot water unit.*

Telecom disconnection.

N/A  Check if "ART" want the line disconnected or wait till demolition.

Gas disconnection.

N/A  Check if "ART" want the gas cut back to main line and capped off or leave line isolated at meter.

Chief Minister, Treasury and Economic Development

PO Box 777 Fyshwick ACT 2609 | phone: 6213 0700 | www.act.gov.au



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

Electrical disconnection.

N/A  If and when required. *locked off at the board*

External wall mounted Oil Tanks.

N/A  Check if empty, if still full of heating oil drain fluid with approved recovery company. Check if "ART" want them removed or left on site for demolition.

External AC Unit split systems.

N/A  Check if "ART" want them removed or left as is. If removal is required, degas system by approved method, disconnect external unit and place in rear shed or at the back door.

Letter boxes

Block off openings to stop build up of mail/junk mail.

Vermin issues.

N/A  Address if and when required.

Ongoing Ground Maintenance

Mow front lawns, trim trees/shrubs, wiper sniper edging as per "ART" requirements.

Check trees & large shrubs for any possible damage that may cause injury or damage to neighbours and their properties.

Poison rear yard if requested by "ART", do not poison in windy weather or to cause damaged to neighbours plants & lawns.

Whipper sniper rear yard when required.

Notify CMTEDD Project Manager of any other issues arising from visits, EG: vandal damage, gutters falling down, water leaks etc.

Remove and dispose of any external attractive and portable items in the yard that may cause injury or damaged to neighbours and their property. EG: rotten structures, unsafe out buildings, small concrete/masonry structures that may fall over.

CMTEDD Project Managers are Peter Folkard [redacted] & Chris Chilvers [redacted]

Chief Minister, Treasury and Economic Development

PO Box 777 Fyshwick ACT 2609 | phone: 6213 0700 | www.act.gov.au



Department of the Capital Territory  
Building Section

AUSTRALIAN CAPITAL TERRITORY  
Building Ordinance 1972  
(PART V)

Nº 16322

CERTIFICATE OF FITNESS  
(Class 1 and X Occupancy Only)

ADVICE TO	Name of Permit holder	Address
	Name of Lessee	Address

*FAIRLANE CANBERRA PTY LTD.*

It is hereby certified that the building consisting of A BRICK VENEER RESIDENCE

situated on Block 14 Section 102 in the Canberra Division of KAMBRAH /or

situated at \_\_\_\_\_ for which plans and specifications were approved and a building permit issued under the provisions of the Building Ordinance 1972, is fit for use and/or occupation.

Type of construction	Class of occupancy	Number of storeys
----------------------	--------------------	-------------------

Permit No. 20637/A

Approved Plan No. 35944

7, 8, 74

\* as defined in the Building Manual A.C.T.

*[Signature]*  
Deputy Building Controller

COPI



# CERTIFICATE OF OCCUPANCY OR USE

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

Metal Carport + shed

situated at -

Block 14	Section 102	Division KAWBAH
-------------	----------------	--------------------

or situated at

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

Approved plan nos 35944/B		
Type of construction* 5	Class of occupancy* X	(*As defined in the Building Manual A.C.T.)
Permit no. 24922	Name of permit holder [REDACTED]	

### ENDORSEMENTS:

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

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

No 003407

*G. Chambers* 21/6/70

Deputy Building Controller



Department of the Capital Territory  
BUILDING SECTION

BL 1/8(6/80)

47

### CERTIFICATE OF OCCUPANCY OR USE

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

Extension to Residence

situated at

Block 14	Section 102	Division Kambah
or situated at		

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

Approved plan Nos. <u>35944/c</u>		
Type of construction * 5	Class of occupancy * I	(* as defined in the Building Manual A.C.T. )
Permit No. 48125	Name of permit holder Diamond Homes	

Endorsements

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

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

28568

M. Wilson  
Deputy Building Controller

9.5.83  
date

SEE OVERLEAF



ACT Government  
Department of Urban Services  
City Operations Branch  
Asbestos Program  
PO Box 574, Kingston ACT 2604

Block 14  
Section 102

TUGGS 35944  
No. 0660 (62)

Telephone: (06) 239 6276  
Facsimile: (06) 295 6717

## Certificate of Completion of Asbestos Removal Work

This document confirms that loose asbestos insulation has been removed from:

Address

1 Fel tus Place, Kambah

in accordance with the standards and requirements of ACT Building Control.

Tests carried out on 8 / 14 / 92 established that the National Health and Medical Research Council and Worksafe Australia standards of safety for asbestos removal have been met.

Signed (Manager - Policy and Administration)

*[Signature]*

Date

08 / 15 / 92

Residual fibres may still be present in the wall cavities of the building. Prior approval of the Building Controller is to be obtained for any building work involving the alteration or removal of internal wall sheeting or external brickwork. It may be necessary for a licensed asbestos removalist to attend this work.

PA12103(1/92)

6004



**ACT**  
Government

Environment and  
Sustainable Development

## Certificate of Occupancy and Use

Certificate No.: **B20133551C1**

**Planning and Land Authority**

ABN 46 346 672 655  
8 Darling Street Mitchell  
GPO Box 1908 ACT 2601  
www.actpla.act.gov.au

This Certificate is issued in accordance with Section 69 (2) of the Building Act 2004.

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

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	14	102	KAMBAH	TUGGERANONG	Australian Capital Territory

### Plans

B20133551/A

### Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
1a(l)	Additions	DA EXEMPT-RESIDENCE		NA		B20133551N1	W J G BUILDING PTY LTD

### Comments

### Important Note:

1. Statutory warranties and statutory warranty insurance or a statutory warranty fidelity certificate apply in relation to some or all of the building work.
2. The issue of this certificate in respect of a building or a portion of a building does not affect the liability of a person or other entity to comply with the provisions of an ACT law, including the Building Act 2004, relating to the building or portion of the building.

Issued by: Douglas Farr

Issued on: 31/10/2014

Delegate of the ACT Construction  
Occupations Registrar.

35944 14/18/74 J. R. Vaughan

# Surveyor's Certificate

BLOCK 14 SECTION 102 KAMBAH  
Fairlane Canberra Pty Ltd.



**J. R. VAUGHAN, BURTON & ASSOCIATES PTY. LTD.**

REGISTERED SURVEYORS

18 Donaldson Street  
Braddon, A.C.T.

P.O. Box 942  
Canberra City 2601

Phone 49 7530

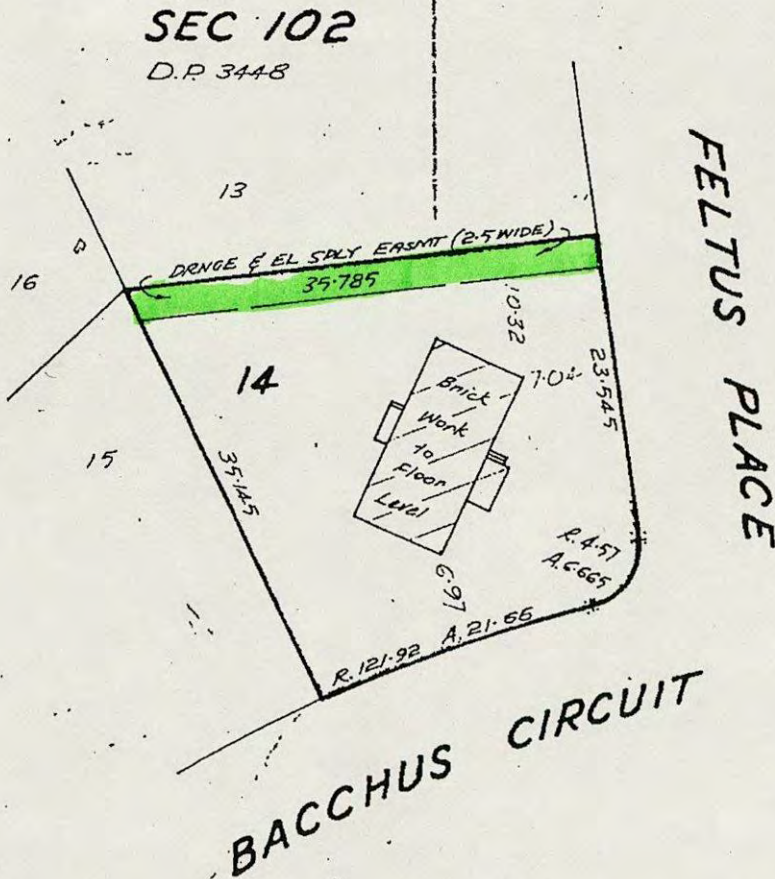
I have surveyed the land being **SECTION 102** in Deposited Plan No. 3448 and situated at the corner of BACCHUS CIRCUIT AND FELTUS PLACE, Division of KAMBAH Canberra City District of the Australian Capital Territory.

Erected upon the subject land is brickwork to floor level being for a proposed residence the position of which in relation to the boundaries is as shown on the sketch.

Apparent Easements affecting the subject land are as shown on the sketch.

The subject land is unfenced.

There are in my opinion no encroachments by or upon the subject land.

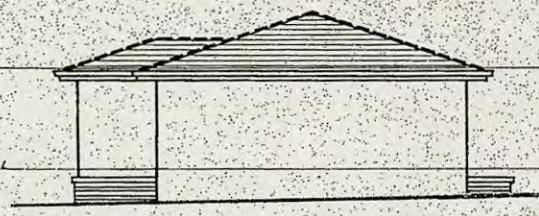


I certify that the survey in this Plan was made in accordance with the Survey Practice Directions.

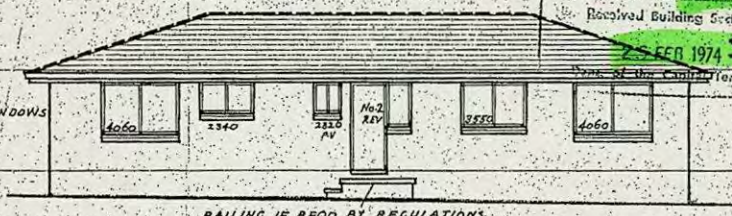
Scale 1:500

*J. R. Vaughan* 19/4/74  
 Surveyor Registered under the A.C.T. Surveyor's Ordinance 1967  
 Surveyor Registered under the N.S.W. Surveyor's Act 1929-46  
 9423

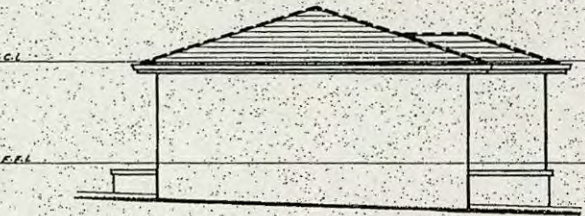
PLAN No. 35944  
 Received Building Section  
 25 FEB 1974 51/2  
 State of the Capital Territory



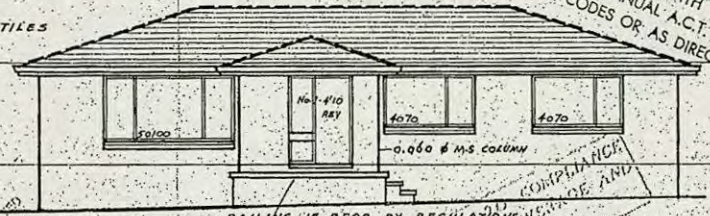
SIDE ELEVATION



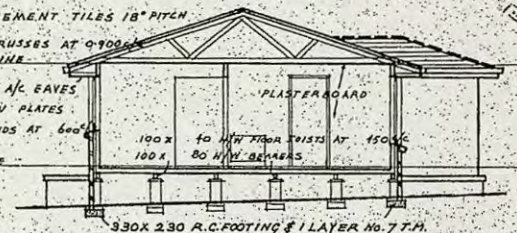
REAR ELEVATION



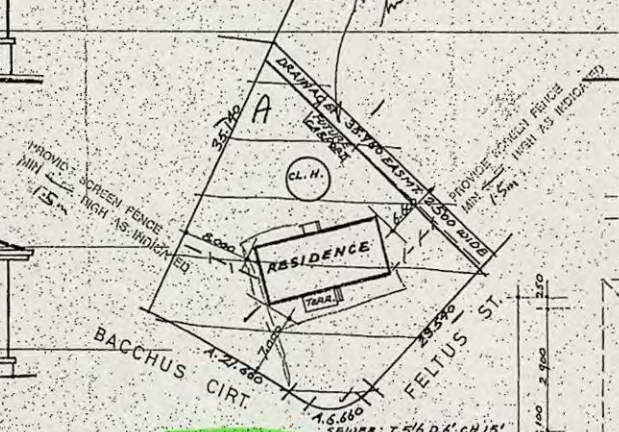
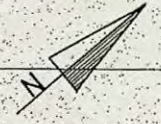
SIDE ELEVATION



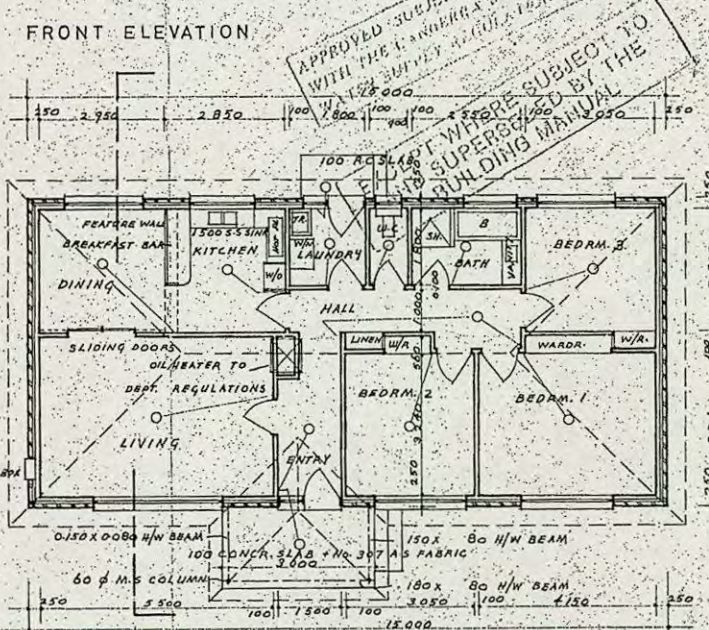
FRONT ELEVATION



SECTION



SITE PLAN  
 SCALE: 1/500



FLOOR PLAN

BUILDINGS DEPARTMENT  
 Canberra 1048 A. Australia  
 APPROVAL GRANTED - 5 MAR 1974  
 DELEGATE: [Signature]  
 NATIONAL CAPITAL  
 DEVELOPMENT COMMISSION

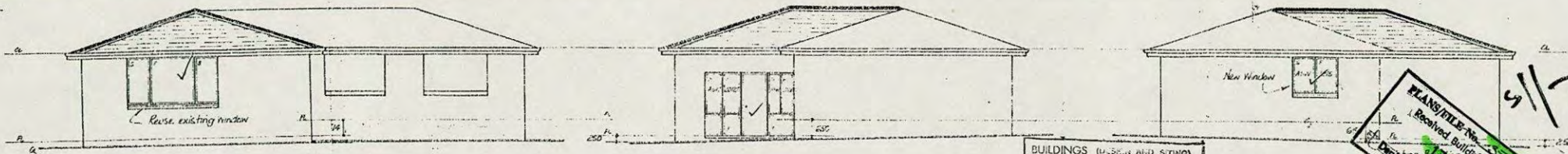
SUBJECT TO CONDITIONS  
 AS INDICATED

BUILDING TO BE CONSTRUCTED  
 IN ACCORDANCE WITH THE  
 BUILDING MANUAL A.C.T. AND  
 S.A.A. CODES OR AS DIRECTED

APPROVED SUBJECT TO COMPLIANCE  
 WITH THE CANBERRA SUBURB AND  
 RURAL DEVELOPMENT ACT 1973  
 WHERE SUBJECT TO  
 SUPERVISION BY THE  
 BUILDING MANUAL

ARCADIA-R. (Metric)  
 RESIDENCE: 109.500 m<sup>2</sup>  
 TERRACE: 6.840 m<sup>2</sup>  
 TOTAL: 116.340 m<sup>2</sup>  
 (11.82 sq)

FAIRLANE CANBERRA PTY. LTD.	
PERFECTION HOMES CINEMA CENTRE - SUITE 17 Tel. 491266	BLOCK: 14 SECTION: 102
BRICK VENEER RESIDENCE	KAMBAH
SCALE: 1/100	DRAWN: Carl Ostyn
DATE: FEB 1974	



ELEVATION 1

ELEVATION 2

ELEVATION 3

LIMIT SIZES AS PER TRUSS MANUFACTURERS

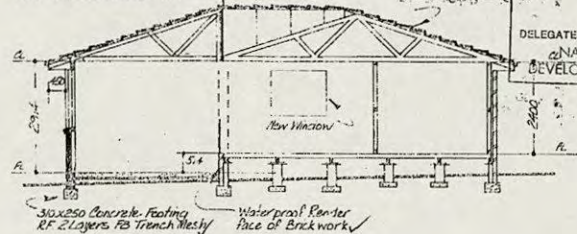
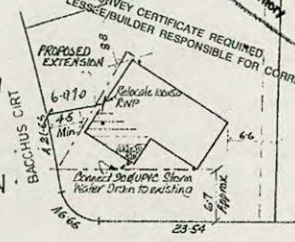
Roof Tiles to match existing  
Roof Pitch 18°  
Roof Trusses at 900 C/c

BUILDINGS (MASON AND SITING)  
ORDINANCE 1964 AS AMENDED  
APPROVAL GRANTED  
22 DEC 1982  
DELEGATE *M. Destilla*  
NATIONAL CAPITAL DEVELOPMENT COMMISSION

PLANS FILE No. 25-50114  
Received Building Section  
27 DEC 1982  
Dept of the Capital Territory

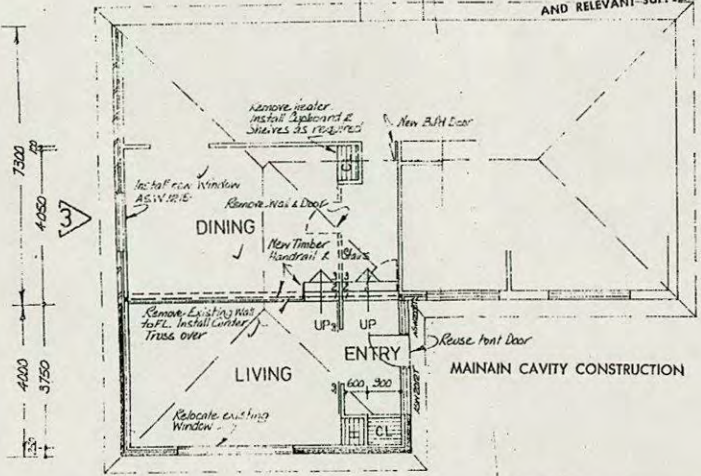
NO SURVEY CERTIFICATE REQUIRED  
LESSOR/BUILDER RESPONSIBLE FOR CORRECT SITING

SITE PLAN  
SCALE 1:500 m.



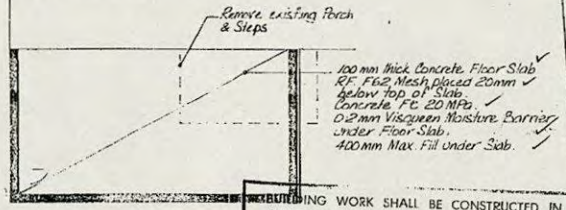
SECTION A-A

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



FLOOR PLAN

DEPTH OF FILL UNDER SLAB NOT TO EXCEED 400 mm



SLAB PLAN

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A CLASS "C" LICENCE.  
CLASS OF OCCUPANCY: RESIDENCE I OUTBUILDINGS X  
*M. Destilla 23-12-82*  
DEPUTY BUILDING CONTROLLER

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.

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY  
ENGINEER FOR WATER SUPPLY AND SEWERAGE 1/19  
CHIEF ELECTRICAL ENGINEER 1/19  
STRUCTURAL ENGINEER 1/19

PROPOSED ALTERATIONS & EXTENSION TO RESIDENCE

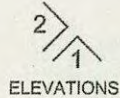
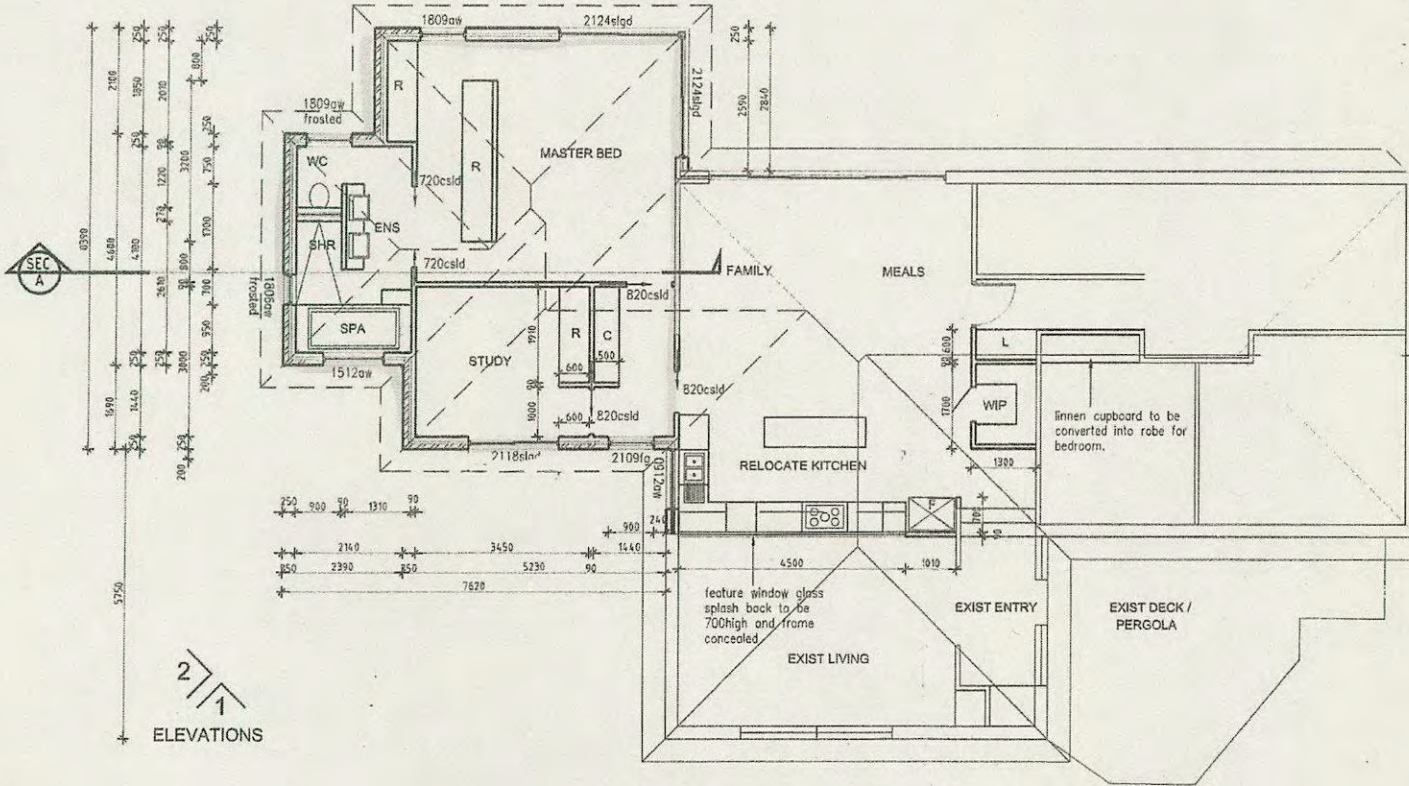
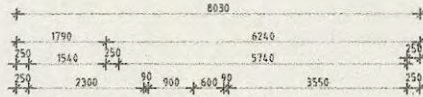
FOR	[Redacted]
AT	BLOCK 14 SECTION 102 KAMBAH
SCALE	1:100 mm. or as indicated.
AREA - EXTENSION	30.4 m <sup>2</sup>
BUILDER	DIAMOND HOMES
TERRAIN CATEGORY	3
JOB NO.	822696
DRAWN BY	CHALLENGE DRAUGHTING 13 POPE ST. HUGHES 814602
	25.11.82

B20133551/A

© COPYRIGHT ARCHITECTURAL EVOLUTION

Note:  
Contractor must verify all dimensions on site before commencing any work or drawing shop drawings. Do not scale drawings.

All work to be done in accordance with relevant Australian standards, Building code of Australia and local Authorities regulations. Execute all work in the best and most tradesmanlike manner and to the satisfaction of the superintendent. All dimensions in millimetres unless otherwise noted.



**Exempt Development Certification**  
Approved under s.29 of the Building Act 2004  
31 JUL 2013  
CITEK HOP PTY LTD - Reg. No. 2012392  
Signature: [Handwritten Signature] 13 763

**BUILDING APPROVAL**  
or part of the approval, under the Building Act 2004, s.23A(2) is in another document.  
Licence No. 2012392  
31 JUL 2013  
[Handwritten Signature]  
Issued by Certifier Date

1 FLOOR PLAN  
A04 BLOCK 14 SECTION 102 KAMBAH 1:100 @ A3

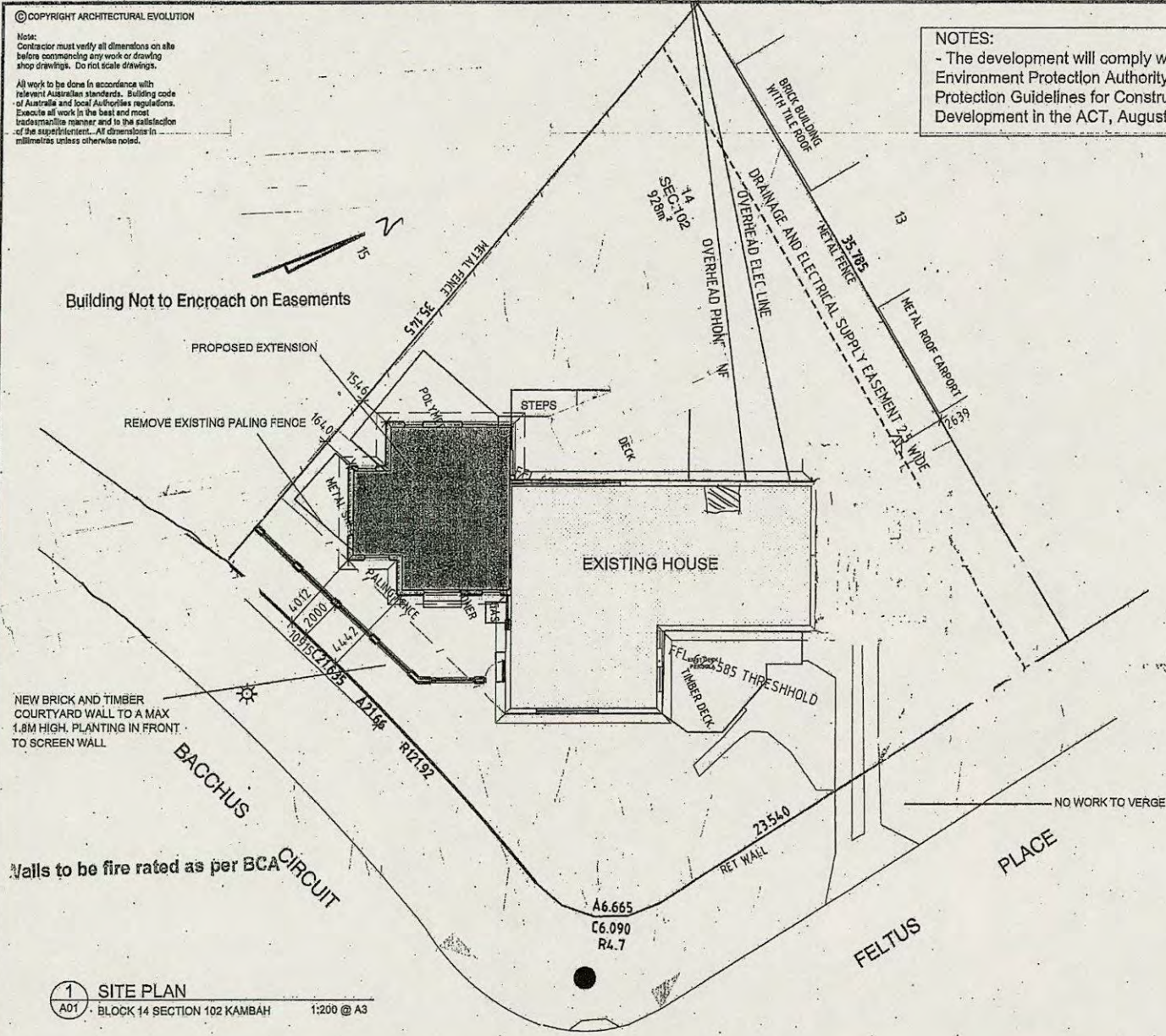
No.	Amendments	Date	DESIGNED BY: TIM JOHNSON		DESIGN & DRAFTING PH: 02 6290 6110 MOB: 0404 783 888 FAX: 02 6280 6113 Unit 16/63 Wollongong Street Fyshwick ACT	Client: <b>PROPOSED EXTENSION</b> BLOCK 14 SECTION 102 KAMBAH ACT	Drawing: FLOOR PLAN	Drawing No: A04
			DRAWN BY: TIM JOHNSON				Scale: 1:100 @ A3	Date: 02/10/12

B 2013 9405

© COPYRIGHT ARCHITECTURAL EVOLUTION

Note:  
Contractor must verify all dimensions on site before commencing any work or drawing shop drawings. Do not scale drawings.  
All work to be done in accordance with relevant Australian standards, Building code of Australia and local Authorities regulations. Execute all work in the best and most workmanlike manner and to the satisfaction of the superintendent. All dimensions in millimetres unless otherwise noted.

NOTES:  
- The development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT, August 2007



CAPITAL CERTIFIERS PTY LTD  
10 DEC 2013  
Date Issued  
**BUILDING APPROVAL**  
Issued under s.28 of the Building Act 2004  
CAPITAL CERTIFIERS PTY LTD  
CICLA LIC. 2012 818  
ACN: 158 851 239

<b>AREAS:</b>	
BLOCK:	928.0m2
EXISTING HOUSE:	140.0m2
<b>DEMOLISHED:</b>	
EXISTING CARPORT:	18.0m2
EXISTING STORE:	10.5m2
EXISTING SHED:	11.2m2
<b>ADDITIONAL:</b>	
LIVING:	57.2m2
STORE:	11.4m2
DECK:	22.7m2
<b>TOTAL LIVING:</b>	<b>197.2m2</b>

1 SITE PLAN  
A01 BLOCK 14 SECTION 102 KAMBAH 1:200 @ A3

ISSUED FOR CONSTRUCTION

No. Amendments	DESIGNED BY:	ARCHITECTURAL EVOLUTION	DESIGN & DRAFTING	Client:	PROPOSED EXTENSION BLOCK 14 SECTION 102 KAMBAH ACT	Drawing:	SITE PLAN	Drawing No A01
	Date		PH: 02 6260 6110 MGR: 0404 783 888 FAX: 02 6260 6119 Unit 19/83 Wollongong Street, Fishwick, ACT					
	TIM JOHNSON							
	TIM JOHNSON							

# PLAN OF SANITARY & STORMWATER DRAINAGE

Designed to AS3500

Drainage Plan Number: 24507

WAE

Owner: [REDACTED]

Block: 14

Section: 102

Suburb: Kambah

## FIXTURES

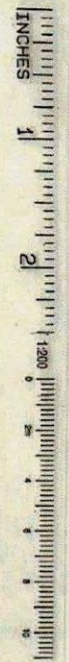
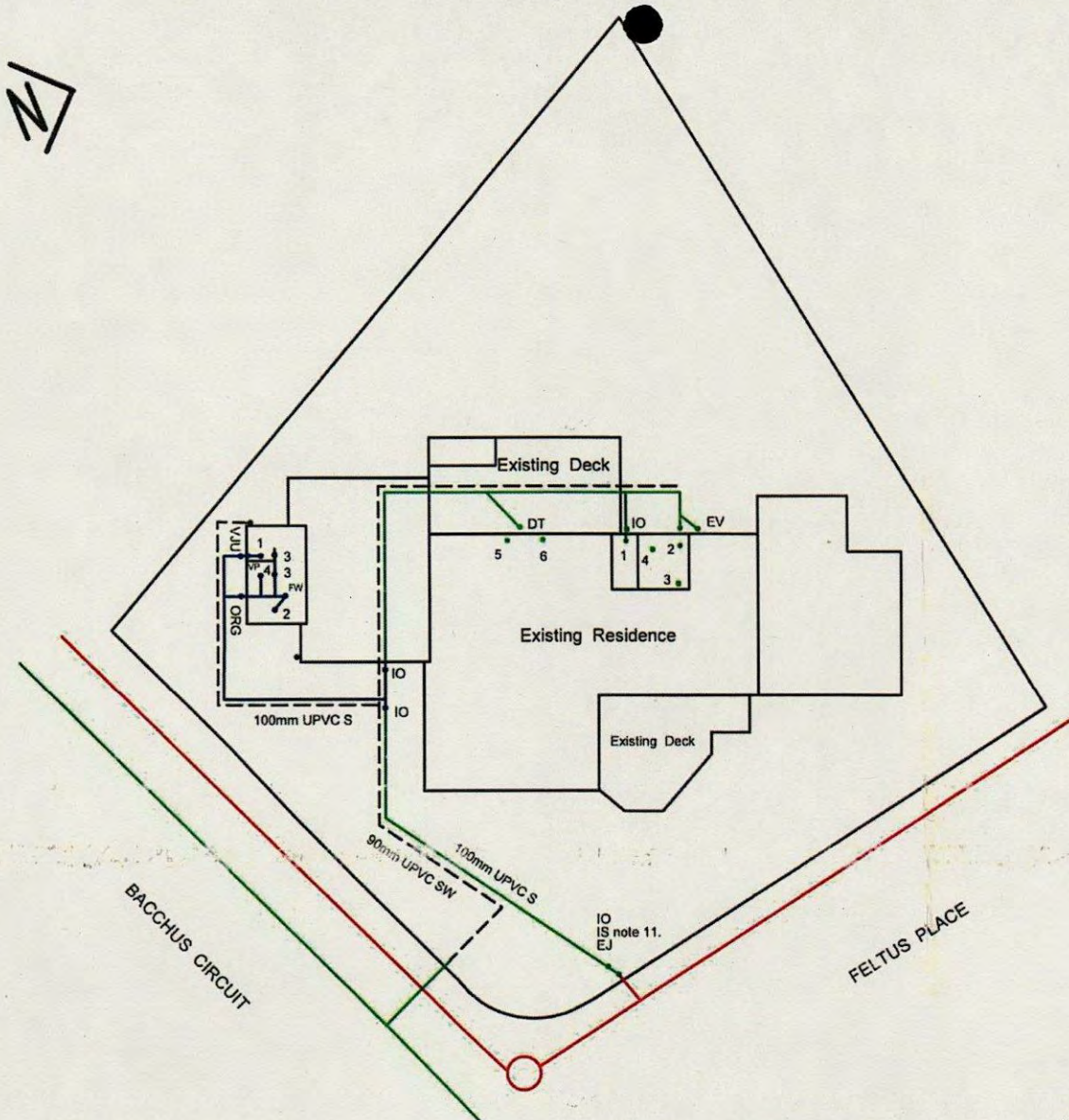
1 WC	(2)	7 Urinal	(-)
2 Bath	(2)	8 Cleaner's sink	(-)
3 Basin	(3)	9 Bidet	(-)
4 Shower	(2)	11 Dishwasher	(-)
5 Kitchen sink	(1)	12 Washing machine	(-)
6 Laundry trough	(1)		

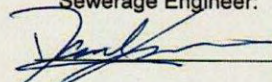
## REFERENCE

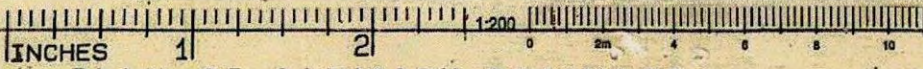
CO	Clear out	DP	Downpipe
FW	Floor waste	GT	Gully trap
IO	Inspection Opening	IS	Inspection shaft
MH	Manhole	ORG	Overflow relief gully
SMH	Sewer manhole	SVP	Soil vent pipe
UPVC	Unplasticised Polyvinyl Chloride		
VCP	Vitrified Clay Pipe	VJU	Vertical jump up
VP	Vent pipe	WS	Waste stack

## NOTES

- Drains to be laid are shown in blue lines.
- Existing drains 'x'ed in red are to be removed.
- Existing drains are shown in green lines.
- Sewer mains are shown in red lines.
- Water mains are shown in blue lines.
- Stormwater mains are shown in green lines.
- Sewer and stormwater ties to be located on site prior to commencement of work.
- Copper pipes to comply with AS 1432-1973 table 2 type B tubes.
- UPVC drains to comply with AS 2032 and the Canberra Code of Practice.
- UPVC levels to comply with AS3500.2 clause 4.6.6.5. and 4.6.6.7.
- IS at property boundary to be raised to ground level.
- Any stormwater drains laid under the concrete floor construction must be 100mm.
- Cover to comply with AS3500.3.2 - 1998.
- This plan to be read in conjunction with approved building plans and specifications.
- All work to comply with Canberra Sewerage and Water Supply Regulations.



Sewer tie	1.676	SCALE 1:200	Stormwater tie	2.85	<b>JIM TAYLOR PLUMBING</b> PO BOX 7065, CMC ACT 2610 Phone: 6161 2511 Fax: 6162 2501 Designed: November 2013	Sewerage Engineer:  25-7-2014
Depth	1.829		Depth	1.2		
Ch	4.5		Ch	4.5		



PLAN OF SANITARY DRAINAGE

DRAINAGE PLAN, No. 24507

OWNER FAIRLANE CANBERRA P/L.

BLOCK 13-15 SECTION 102. KAMBAH A.C.T.

REFERENCE

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

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

SCALE METRIC 1:500

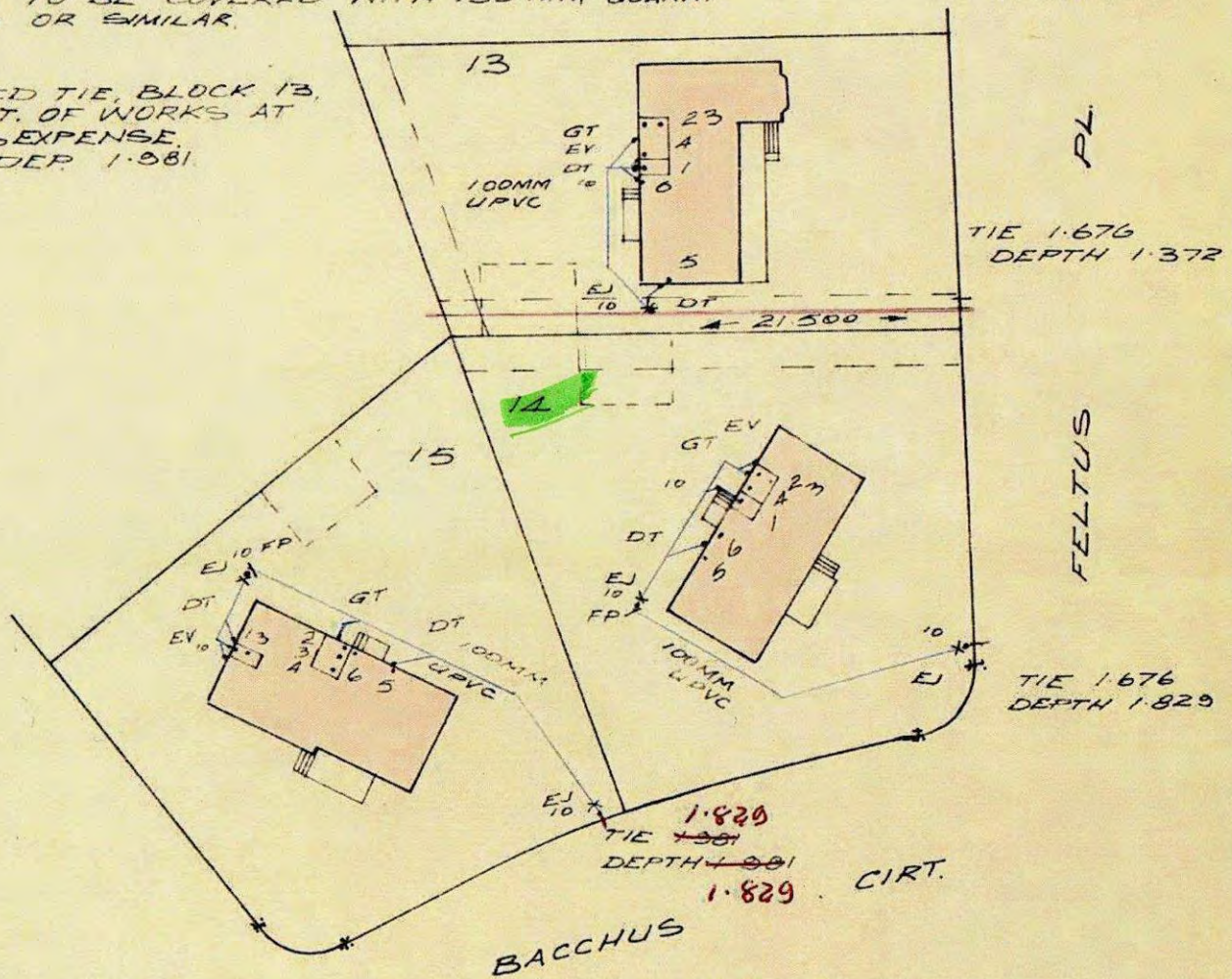
U.P.V.C UNPLASTICISED POLY VINYL CHLORIDE  
 DRAINS TO BE LAID IN U.P.V.C PIPE AND FITTINGS  
 IN ACCORDANCE WITH A.S.A. CA 67-1972.  
 MIN. COVER OVER DRAIN 600MM. (2'0")  
 X- EXPANSION JOINT- TO BE SLEEVED WITH  
 POLYTHENE AND TAPED ONTO PIPE.  
 1 F.P. FIXED POINT TO BE DRIVEN THROUGH  
 TRENCH BOTTOM 150MM. BEDDING MIN 75MM.  
 QUARRY FINES OR SIMILAR.  
 DRAINS TO BE COVERED WITH 150MM QUARRY  
 FINES OR SIMILAR.



FIXTURES

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

PROPOSED TIE, BLOCK 13,  
 BY DEPT. OF WORKS AT  
 OWNER'S EXPENSE.  
 APP. DEP. 1-881.



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

Designed by: G. MOORE & N. SMITH. Phone 95 9236  
 Plumbing & Drainage Consultants

DRAWN G. Moore REF H225

*W. J. Todd*

SEWERAGE ENGINEER

5.4.74

1: 481



**DISCLAIMER**

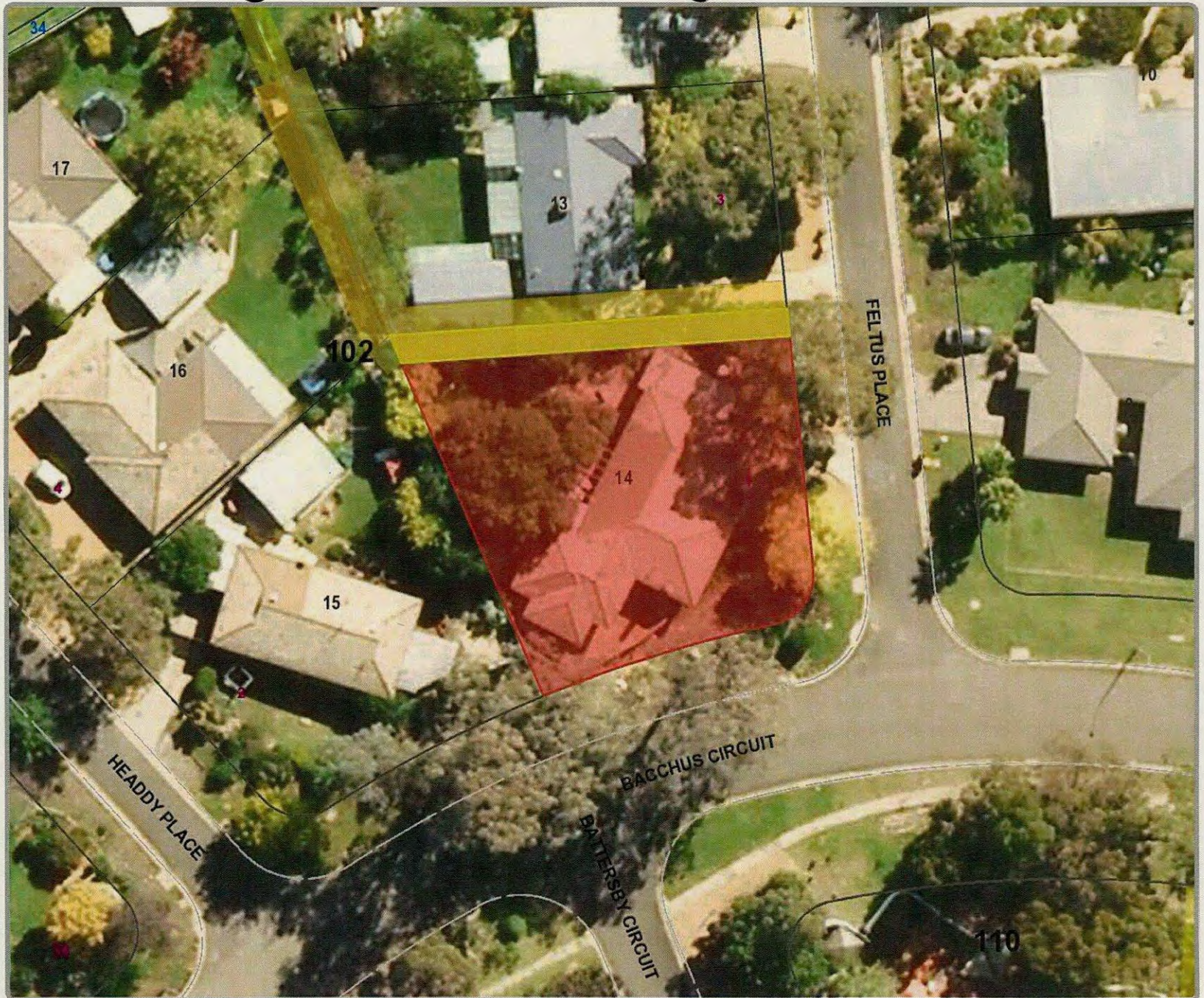
The map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable.

03-Sep-2015




Page 1 of 2



**ACT**  
Government



**Legend**

-  Road Labels
-  ACT Border
-  Districts
-  Divisions
-  Registered Sections
-  Approved Sections
-  Proposed Sections
-  Road Delimiter
-  R Sections
-  Electrical Easements
-  Gas Easements
-  Right of Way Easements
-  Sewer Easements
-  Stormwater Easements
-  Telecommunications Easements
-  Water Easements
-  Urban Registered Blocks
-  Rural Registered Blocks
-  Stratum Registered Blocks
-  Urban Approved Blocks
-  Rural Approved Blocks
-  Stratum Approved Blocks
-  Urban Proposed Blocks
-  Rural Proposed Blocks
-  Rural Occupied Blocks
-  Class B Units

1: 481



**DISCLAIMER**

*The map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable.*



TUGGERANONG:  
Approved Rural  
Block No: 1598

TUGGERANONG:  
Approved Rural  
Block No: 1243

WODEN VALLEY:  
Approved Rural  
Block No: 1044

20 22  
PEARCE  
21

TUGGERANONG:  
Proposed Rural  
Block No: 1552

1: 15,391



### DISCLAIMER

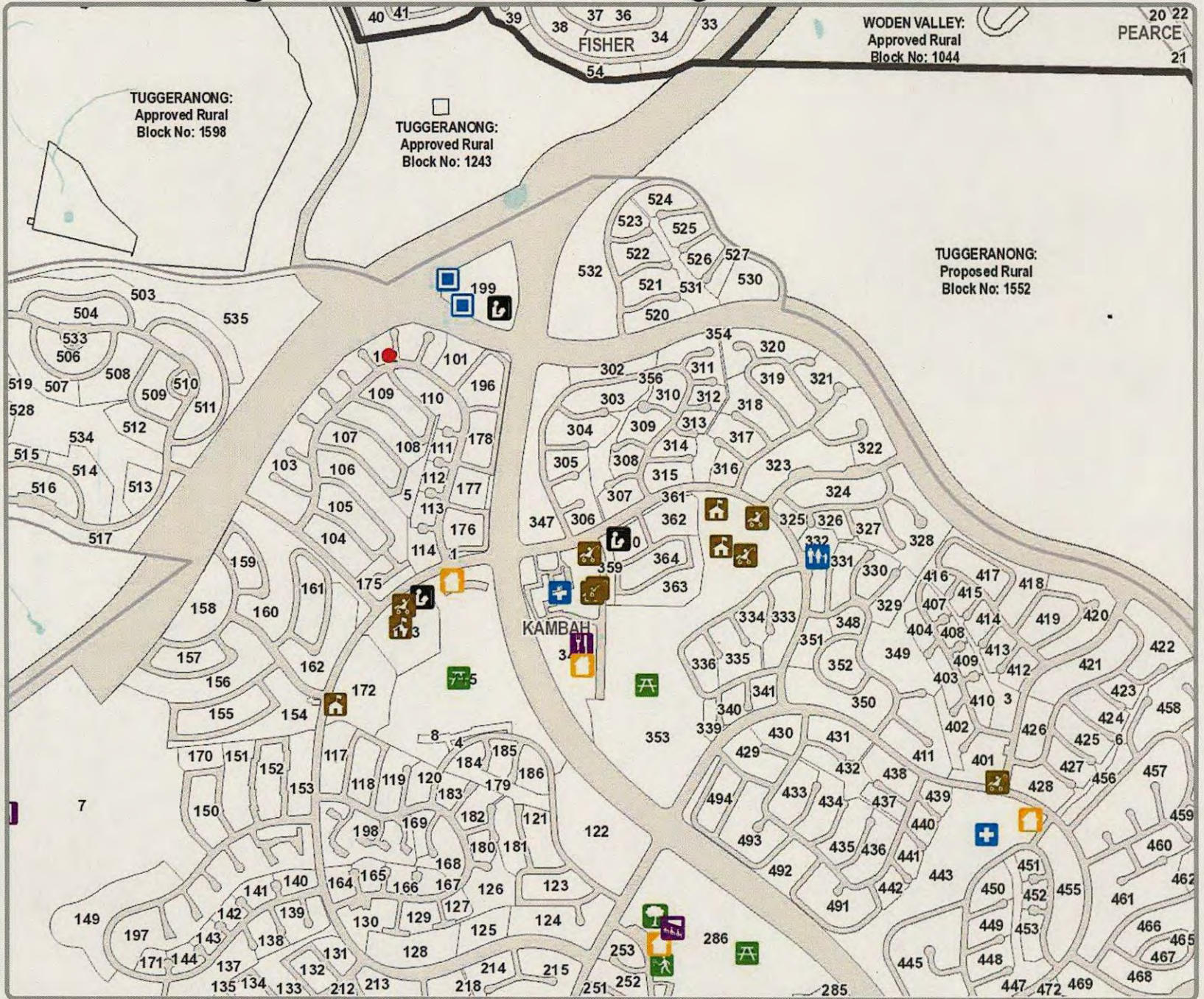
The map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable.

08-Sep-2015

Page 1 of 2



**ACT**  
Government



## Legend

-  Accommodation
-  Aged Care
-  Arts and Culture
-  Cemeteries
-  Child Care
-  Community Facilities
-  Community Gardens
-  Correctional Services
-  Education
-  Health and Medical
-  Hospitality and Sporting Clubs
-  Parks and Gardens
-  Places of Worship
-  Police and Emergency Services
-  Public Transport Terminals
-  Residential Care
-  Social and Welfare Assistance
-  Sports and Recreation
-  Tourist Information
- Rural Registered Blocks
- Rural Approved Blocks
- Rural Proposed Blocks
- Rural Occupied Blocks

1: 15,391



### DISCLAIMER

*The map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable.*

08-Sep-2015

Page 2 of 2



**ACT**  
Government

---

**From:** Middleton, Peter  
**Sent:** Friday, 23 October 2015 3:51 PM  
**To:** Jones, Katie; Johnston, Grant; McDuff, Ben  
**Cc:** Robertson, David; Peters, Clint; Moscaritolo, Alf; Buljan, Kristina; Hickey, Dave; Shashika, Don; Gallagher, Taylor; Parkinson, Andrew; Willimott, Samantha  
**Subject:** Demolition Packs - Kambah - January to June 2016 Schedule  
**Attachments:** [Redacted]

[Redacted]  
20151023 - DP\_1 Feltus PI Kambah.obr  
[Redacted]

Hi Katie,

Please see the attached Demolition Packs for:

Kambah (Package 1)

Suburb	Block	Section	Street Number	Street Name	Street Type
[Redacted]					

Kambah (Package 2)

Suburb	Block	Section	Street Number	Street Name	Street Type
Kambah	14	102	1	Feltus	Place
[Redacted]					

Kambah (Package 3)

Suburb	Block	Section	Street Number	Street Name	Street Type
[Redacted]					

Regards

**Peter Middleton | Administrative Support Officer**

**Asbestos Response Taskforce** | Chief Minister, Treasury and Economic Development Directorate | ACT Government

Level 2, 221 London Circuit Canberra ACT 2601 | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)



This message is intended for the recipient's use only. It may contain confidential and legally privileged information. If you receive this document in error, you must not use or disclose it or its contents. If you are not the intended recipient please contact the sender and dispose of the message.