

Compliance Report

This compliance report is based on a thorough and careful visual inspection of accessible areas of the property and building file documents provided by the Environmental and Sustainability Development (ESD). This information is current at the date of inspection only. This compliance report is provided to determine the possible presence of unapproved works. This is purely a comparison of the property with the plans and documentation provided by ESD as per the Building Conveyancing Enquiry. It is not possible to carry out a physical inspection of the authorities Building File and the process is solely reliant on searches carried out by ESD. This compliance report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, or by-law.

This information is provided as a guide only and clarification must be sought from ESD or an ESD accredited certifier in relation to any complying or non-complying items mentioned within this report.

In Accordance with the
CIVIL LAW (Sale of Residential Property) Act 2003 and Regulations 2004.

Address: 1 Smith Street, Smithtown ACT

As requested, an inspection of the records provided by ESD for **Block 1111 Section 11 Smithtown** was carried out on 2011-1-01. The information below is based on documentation as supplied by ESD.

Building File Detail

Building Approval Plan No.	Date	Certificate of Occupancy	Date	Description of Works
11111	1/1/1	11111	1/1/1	Residence
1111/C	1/1/1	1111	1/1/1	Pool

Photo Portfolio

Garage



Pergola North



Pool



East Elevation



Garden Shed



Summary:

This is a dwelling constructed by the Commonwealth of Australia and as such no Certificate of Occupancy and Survey are available from ESD for the original built dwelling.

The Shed to the north of the building is exempt from approval.

Based on the details supplied by ESD there are no discrepancies and all structures appear to be approved.

Bill Smith
Surety Property Reports
MBA Accredited Building Consultant
1300 767 741

Sample Only



PACIFIC INTERNATIONAL

Pacific International Insurance Limited
PO Box 19-410 Avondale
Auckland New Zealand
Telephone: (64 9) 820 3433
Fax: (64 9) 820 3434
Email: insurance@pacificintins.com

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 document and Schedule.

If the Insured has a Premium Funding agreement in place, this Policy may be cancelled in accord with the terms of the Insurance Contracts Act if the Insured fails to make the required payments.

The Insured: Property Works Pty Ltd
Also Trading as: Austco Building Services Pty Ltd T/as:
Property Works South Coast
45 Pyang Avenue
MALUA BAY NSW

Address: Unit 6, 31-37 Townshend Street
PHILLIP ACT

PARTICULARS OF INSURANCE COVER

Insurer: Pacific International Insurance Limited
Policy Number: AUS-11-2506
Period of Insurance Cover: 07 September 2011 To 07 September 2012
Limit of Professional Indemnity: \$2,000,000 In the aggregate and \$1,000,000
in any one claim during the period of insurance.

Pacific International accepts no responsibility for any failure to notify the recipient of this Certificate of Currency in the event of the policy being cancelled.



Friday, 26 August 2011