



GUARANTEED ♦ QUICK ♦ COMPREHENSIVE



## Compliance Report

10 Smith Street, Smith Town

### ACT

A First Floor, Unit 6, 31 - 37 Townshend Street, Phillip ACT 2606

P 1300 767 741 ♦ F 02 6282 7163

E [actsales@property-works.com.au](mailto:actsales@property-works.com.au)

Property Works Pty. Ltd. Trading As  
Property Works (ACT) ABN 72 107 817 121

### NSW

A 45 Pyang Avenue, Malua Bay NSW 2536

P 02 4471 3175 ♦ F 02 4471 1736

E [southsales@property-works.com.au](mailto:southsales@property-works.com.au)

Austco Building Services Trading As  
Property Works (South Coast) ABN 81 097 333 849

# Compliance Report

This compliance report is based on a thorough and careful visual inspection of accessible areas of the property and building file documents. 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 ACTPLA 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 ACTPLA. 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.

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

**Address: 10 Smith Street, Smith Town**

As requested, an inspection of the records provided by ACTPLA for **Block .... Section ..... of Dunlop** was carried out on 2 May 2008. The information below is based on documentation as supplied by ACTPLA.

## Building File Detail

<b>Building Approval Plan No.</b>	<b>Date</b>	<b>Certificate of Occupancy</b>	<b>Date</b>	<b>Description of Works</b>
991275/A	03/03/99	991275N1C1	27/07/99	Residence
061344/A	30/03/06/	061344N1C1	22/08/06	Patio Cover

For more information in relation to exempt development, please view the following link:

<http://www.actpla.act.gov.au/actpla/bepcon/build/exemptwork.pdf>

# Photo Portfolio

**North Elevation**



**South Elevation**



**East Elevation**



**West Elevation**



**Pergola**



**Shed**



## Summary:

The garden shed to the rear of the property does not require approval as outlined in exempt works Note 5.

The retaining walls to the rear of the property do not require approval as outlined in exempt works Note 2.

There are unapproved structures on this property. Please see details below.

The retaining walls to the front of the property require approval.



Charlie Azzopardi  
Property Works Pty Ltd  
Building Inspector  
02 6282 7143

Sample Only