



ABN 18 905 492 156

26th July 2015

Address of Client

**Re: Building Status Report for Lot 3256 6 Jones Street, Palmerston**  
**Purchaser: Name**

A visual inspection of the above property was carried out on 24th July 2015. The Department of Infrastructure, Planning and Environment, Building Advisory Service files were examined on 19th July 2015. Copies of the Certificates are attached for your information

Status Reports are brief reports that provide details of Certificates of Occupancy issued and on file at the Department of Infrastructure, Planning and Environment, Building Advisory Services. This inspection and report are based on AS 4349.1-1995. As provided for in AS 4349.1-1995 the report identifies issues on an 'exceptions basis' i.e., listing only inconsistencies, rather than reporting on items which are in accordance with the approved drawings.

This report is intended to either confirm the building is consistent with the approved drawings or note inconsistencies between the approved drawings and the buildings on the site. The report does not provide information about the condition, soundness or serviceability of the building fittings or fixtures.

The report relates to the building works and does not include any advice explicit or implied in relation to plumbing, mechanical services, electrical, pests or termites, floor coverings, pools, pool fencing or pumps. Inspections and certification of building work done both during, and at the completion of construction ensure all vapor barriers, flashings, fixings, structural components and cladding are installed in accordance with the relevant building codes, Australian Standard and manufacturers specifications current at that time.

The following report summarises the status of the structures at the site at the time of inspection:

Structure	Status	Comments
House	Approved	<p>The Permit to Occupy was issued on 22/8/2001 approved under permit number 123/4567/1.</p> <p>While the layout fittings and fixtures are broadly consistent with the approved drawings the following inconsistencies were identified during the inspection:</p> <p>The lattice screens below the stairs and attached to the columns are not shown on the approved drawings.</p>

Garden Shed	Approved	The Permit to Occupy was issued on 18/5/2001 approved under permit number 123/4567/2. Copy attached for your information.
Tool shed	Approved	The Certificate of Occupancy was issued on 6/4/1994 under building permit number 1234567/3. Copy attached for information.
Verandah	Approved	The Permit to Occupy was issued on 20/11/1998 under building permit number 123/4567/4. Copy attached for information.
Storage shed	Unapproved	The storage shed attached to the rear of the property is not shown on the approved drawings or Building Approval.


All advice provided by Northern Territory Property Services is issued in writing; this report has been issued without alterations.

I take this opportunity to thank you for choosing Northern Territory Property Services.

If you have any queries in relation to this report please do not hesitate to contact me on 0410 44 6267.

Yours faithfully

Ray Fogolyan

Descriptor	Photos
<p>Unapproved storage shed attached to rear of the property</p>	
<p>Unapproved lattice screens</p>	