

**Sackley, Pip**

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**From:** Carey, Tracey  
**Sent:** Monday, 15 June 2015 4:00 PM  
**To:** s47F  
**Cc:** Carey, Tracey  
**Subject:** Counter Offer Response s47F North Nowra  
**Attachments:** s47F Counter-Offer.pdf

Hi s47F

I have undertaken some investigation with regard to your proposed addition of the following Special Conditions in the Contract for Sale:

- *Special Condition Item 1 – at settlement date the laundry floor tiles in the above mentioned property are to meet AS 3958.1-2007 with a recommended ratio of fall between 1:80 & 1:100. Cost to be worn by the vendor. Purchaser will provide unconditional access to the property for quotes and work; and*
- *Special Condition Item 2 – at settlement date the boundary fence between lots 55 & 56 of Development Plan 245408 is to comply with AS 1926.1 as a boundary fence used as a part of a pool fence. Cost to be shared equally between vendor and purchaser. Vendor is free to seek compensation from related parties. Purchaser will provide unconditional access to the property for quotes and work.*

DHA wishes to advise that the property complied with all relevant Australian Standards and legislative requirements when purchased in June 2003. As such the statutory warranty periods have since passed. DHA relies on Special Condition 33-35 (inclusive) of the Contract of Sale.

DHA also wishes to advise that the professional valuation of the property was undertaken on an 'as is' basis.

Accordingly, DHA do not accept the inclusion of either of these proposed special conditions into the Contract for Sale.

Please advise of your intent by COB **Wednesday 24 June 2015**.

Look forward to hearing from you.

Regards

**Tracey Carey | National Disposals Coordinator**  
**Sales & Portfolio Management | Defence Housing Australia**

26 Brisbane Avenue Barton ACT 2600  
 Tel: 02 6217 8415  
[tracey.carey@dha.gov.au](mailto:tracey.carey@dha.gov.au) | [www.dha.gov.au](http://www.dha.gov.au)

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**From:** s47F  
**Sent:** Monday, 15 June 2015 11:59 AM  
**To:** Carey, Tracey  
**Subject:** RE: Access: s47F North Nowra [SEC=UNCLASSIFIED]

**UNCLASSIFIED**

Hi Tracey,

As discussed today please find attached a counter offer for s47F  
Please let me know if you have any questions. We look forward to hearing from you.

Regards

s47F

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**From:** Carey, Tracey [<mailto:Tracey.Carey@dha.gov.au>]  
**Sent:** Thursday, 14 May 2015 15:44  
**To:** s47F  
**Cc:** s47F Carey, Tracey  
**Subject:** FW: Access: s47F North Nowra [SEC=UNCLASSIFIED]

Hi s47F

Thank you for your email. Our valuations team have been instructed of your request and have since cancelled s47F valuation as the providers for the professional valuation.

s47F from s47F Real Estate will contact you with regard to arranging a suitable time for a market appraisal.

As far as the policy/process is concerned, once I have the market appraisal, professional valuation and draft Contract of Sale to hand we will be in a position to formally offer the property to you. This process can take up to 3 weeks.

In the meantime, attached please find the signed Application for Records Search as requested. It would be my recommendation that this is not submitted to Council until offer and acceptance has taken place as I am sure that there is some fee associated with searching the records?

In the meantime, if you have any queries or questions, please do not hesitate to email or call.

Regards

**Tracey Carey** | National Disposals Coordinator  
Sales & Portfolio Management | Defence Housing Australia

26 Brisbane Avenue Barton ACT 2600  
Tel: 02 6217 8415 | Fax: 02 6222 2269  
[tracey.carey@dha.gov.au](mailto:tracey.carey@dha.gov.au) | [www.dha.gov.au](http://www.dha.gov.au)

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**Sackley, Pip**

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**From:** Carey, Tracey  
**Sent:** Friday, 19 June 2015 10:57 AM  
**To:** Falt, Aliey  
**Cc:** Carey, Tracey  
**Subject:** FW: s47F Fence Correspondence PDF letter  
**Attachments:** Email 6 Lisa Arnott .xps; E-mail 5 Aliey Falt.xps; E-mail 4 Aliey Falt.xps; E-mail 3 Stephen Daley.xps; E-mail 2 Stephen Daley.xps; E-mail 1 Steven Adington.xps; s47F Fence Correspondence Fence Jun 15.pdf

Hi Aliey

Attached please find the email with associated correspondence and photographs in relation to the above mentioned property.

Having viewed all documents, I would suggest arranging for an inspection of the entire boundary fence with the occupant, a fencing contract, yourself and/or a property manager to discuss the best course of action. Ideally it would be great to get a mutual agreement on site between all parties and get minor work undertaken as soon as possible to allow us to move on the direct purchase.

In light of the property being a potential direct purchase, I don't agree with a fence replacement however there may be some repairs that should be undertaken to ensure the fence is safe and in good order.

I note that you had forwarded an email dated 22 April 2015 advising the occupant that his maintenance request had not been allocated until an outcome had been reached for the direct purchase. Does this maintenance item also relate to the fence? I understand that the last fencing maintenance order raised was in February 2015 whereby the occupant confirmed that a contractor had attended. We discussed this particular request yesterday.

Please contact me when you have viewed this so we can discuss your course of action and I can advise the occupant of same.

Many thanks

**Tracey Carey** | National Disposals Coordinator  
 Sales & Portfolio Management | Defence Housing Australia

26 Brisbane Avenue Barton ACT 2600  
 Tel: 02 6217 8415  
[tracey.carey@dha.gov.au](mailto:tracey.carey@dha.gov.au) | [www.dha.gov.au](http://www.dha.gov.au)

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**From:** Carey, Tracey  
**Sent:** Friday, 19 June 2015 8:50 AM  
**To:** s47F  
**Cc:** Carey, Tracey  
**Subject:** FW: s47F Fence Correspondence PDF letter

Hi s47F

Thanks for providing this detail. I will have a read of this information and be in contact with the Nowra HMC for any associated maintenance which needs undertaking.

I will be in touch as soon as I have further information to hand.

Regards

Tracey Carey | National Disposals Coordinator  
Sales & Portfolio Management | Defence Housing Australia

26 Brisbane Avenue Barton ACT 2600

Tel: 02 6217 8415

[tracey.carey@dha.gov.au](mailto:tracey.carey@dha.gov.au) | [www.dha.gov.au](http://www.dha.gov.au)

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**From:** s47F

**Sent:** Thursday, 18 June 2015 11:10 PM

**To:** Carey, Tracey

**Cc:** s47F

**Subject:** s47F Fence Correspondence PDF letter

Hi Tracey,

As per the conversation with s47F today please find attached the information relevant and associated e-mail trail.

Regards

s47F

**Subject:** Information request [SEC=UNCLASSIFIED]

**From:** s47F

**To:** lisa.arnott@dha.gov.au;

**Cc:** s47F

**Date:** Wednesday, 17 June 2015, 12:07

UNCLASSIFIED

Hi Lisa,

As discussed today can I please request a copy off?

-Any correspondence DHA has on file related to the boundary fence between lots s47F of Development Plan s47F I would like any letters between current owners and any reports provided by s47F

The information is required before the 24<sup>th</sup> of June 2015 as we have a pending offer for direct purchase to reply to.

Please call me on s47F or e-mail if you have any questions.

Kind Regards

s47F

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**Subject:** Re: DHA SR s47F [REDACTED] North Nowra - Maintenance Feedback & Member Direct Purchase Enquiry  
**From:** s47F [REDACTED]  
**To:** nowrapropertyandtenancy@dha.gov.au;  
**Date:** Monday, 23 February 2015, 18:22

Hi Aliey,  
I can confirm the contractor had a look at the fence.

Regards  
s47F [REDACTED]

Sent from my iPhone

On 23/02/2015, at 15:46, "Falt, Aliey" <aliey.falt@dha.gov.au> wrote:

Good afternoon s47F [REDACTED]


DHA has been contacted by your DRHM (Defence Relocations Housing Manager) in relation to your current SR (Service Residence) – s47F [REDACTED] North Nowra and potential maintenance that you have noted your concerns about.

I would like to confirm that DHA has allocated a MITM (maintenance item) to our fencing Contractor and our system shows that they had arranged access to the property for the 20 Feb 2015, please confirm if they have attended and addressed the concerns with the fencing.

Additionally, if you are still interested in having DHA investigate the possibility of allowing a Member Direct Purchase of your SR please provide DHA a written request emailed to [NowraPropertyandTenancy@dha.gov.au](mailto:NowraPropertyandTenancy@dha.gov.au) inbox of your enquiry/application and DHA will begin communications with Defence and seek potential approvals.

Enjoy your day,  
Aliey

**Aliey Falt** | Regional Property and Tenancy Manager  
Nowra HMC | Defence Housing Australia  
Suite 3, Level 2 Bridgeton House, 55-57 Berry Street, Nowra, NSW 2541  
Tel: 139 342 | Fax: 02 6222 2207  
[NowraPropertyandTenancy@dha.gov.au](mailto:NowraPropertyandTenancy@dha.gov.au) | [www.dha.gov.au](http://www.dha.gov.au)

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Defence Housing Australia will send you correspondence and documents by email if you request or if you use email to contact us. Email is not a secure form of communication and may transmit computer viruses.

intmr01.dha.gov.au[8392701]



Subject: Re: DHA SR [REDACTED] North Nowra - Mber Direct Purchase Enquiry - (FW: [REDACTED] NORTH NOWRA NSW 2541)  
[SEC=UNCLASSIFIED]

From: [REDACTED]

To: [REDACTED]@defence.gov.au;

Date: Monday, 16 February 2015, 20:48

Hi Stephen,

We are requesting advice on how to move forward given our safety concerns on the fence. Our son is now three years old and very active and our 14 month old is looking similar. We have been informed that the house is not for sale although we remain interested in a direct purchase should it become available.

We are unsure of the best way to proceed given we are tenants. We cannot put in a maintenance job as the fence is not technically broken (ie it's still standing and doing its job as a boundary fence). We cannot replace the fence without the necessary approvals. We do not know the fencing requirements in NSW for pools versus boundary fencing and therefore can't suggest replacing or repairing. We do know from our home ownership in SA that the fence would have to be replaced in that state. I am happy to drop past your office to discuss in more detail if you like. Any suggestions on the most appropriate way forward in dealing with the fence issue would be greatly received.

Regards

[REDACTED]

---

From: [REDACTED]@defence.gov.au  
To: [REDACTED]  
Sent: Monday, 16 February 2015, 10:17  
Subject: RE: DHA SR [REDACTED] North Nowra - Mber Direct Purchase Enquiry - (FW: [REDACTED] NORTH NOWRA NSW 2541)  
[SEC=UNCLASSIFIED]

UNCLASSIFIED

[REDACTED]

What are you requesting - ? fence replacement/repair, or purchase of the property.

Regards,

[REDACTED]

Defence Relocations & Housing Manager  
Shoalhaven, Wollongong, South Coast

Defence Support and Reform Group- SHSW  
Suite 2 Level 2 Bridgeton House  
55 - 57 Berry St Nowra NSW 2541  
PH: 02 44213855 Fax: 02 44230622

---

From: [REDACTED]  
Sent: Monday, 16 February 2015 10:04  
To: [REDACTED]  
Subject: Fwd: DHA SR - [REDACTED] North Nowra - Mber Direct Purchase Enquiry - (FW: [REDACTED] NORTH NOWRA NSW 2541)

Sent from my iPhone

Hi Stephen,

[REDACTED] spoke to you a few weeks back about an issue we have with our current DHA rental and the safety of the deteriorating fence it shares with our neighbours' pool. Whilst we are concerned for our children's safety, we are reluctant to move due to some ongoing medical issues with our son, the less stress in his life the better. [REDACTED] has taken some photographs which are attached. Please understand the owner is a current ADF reservist who does his duty at my squadron. Please feel free to contact me on [REDACTED] to discuss further, I do not carry my phone for work reasons but will return all calls.

Regards

[REDACTED]

FIN

----- Forwarded Message -----

From: "Falt, Aliey" <aliey.falt@dha.gov.au>  
To: [REDACTED]  
Cc: "Lorroway, Robyn" <Robyn.Lorroway@dha.gov.au>  
Sent: Wednesday, 26 November 2014, 15:30  
Subject: DHA SR - [REDACTED] North Nowra - Mber Direct Purchase Enquiry - (FW: [REDACTED] NORTH NOWRA NSW 2541)

Good morning [REDACTED]

Thank you for contacting DHA and advising us that you still have an interest in a potential Direct Purchase of your current Service Residence (SR) - [REDACTED] North Nowra.

Currently your SR has not been identified to be sold during this financial year (2013/2014), if you are still interested in a possible Direct Purchase next financial year please contact DHA during the next financial year and we will again investigate your request to Direct Purchase your current SR.


DHA and Defence evaluates our housing stock regularly and considerations are made each financial year on our Member's housing requirements, at this stage I am not able to confirm any prospective disposal dates that may occur within the next few years.

DHA is continually striving to provide the highest quality of service to our diverse range of customers and we value Members constructive feedback as it provides us with an opportunity to improve our services to our Members. All correspondence from yourself and DHA has been added interactions on our systems for future reference.

Additionally, if you notice any maintenance (MITM) items, please contact the DHA Maintenance Contact Centre (MCC) on 139 DHA ( 139 342 ). You may also like to login into your Online Services account, where you can check the status and follow the progress of any new raised maintenance requests. <https://online.dha.gov.au/Content/Security/Forms/Login.aspx>

Enjoy your day,  
Aliey

Aliey Fait | Regional Property and Tenancy Manager  
Nowra HMC | Defence Housing Australia  
Suite 3, Level 2 Bridgeton House, 55-57 Berry Street, Nowra, NSW 2541  
Tel: 139 342 | Fax: 02 6222 2207  
[NowraPropertyandTenancy@dha.gov.au](mailto:NowraPropertyandTenancy@dha.gov.au) | [www.dha.gov.au](http://www.dha.gov.au)

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**From:** Annual Revaluation  
**Sent:** Wednesday, 26 November 2014 9:23 AM  
**To:** S47F  
**Cc:** Annual Revaluation; Fait, Aliey  
**Subject:** S47F NORTH NOWRA NSW 2541

Good Morning S47F

Thank you for your email.

I have forwarded your query to the property manager, Aliey Fait, she will respond to you in regards to this matter.

Kind Regards,

Robyn Lorraway|Valuations Project Manager  
Capital Services|Defence Housing Australia

26 Brisbane Ave Barton ACT 2600  
Ph:02 6217 8583  
email:[robyn.lorraway@dha.gov.au](mailto:robyn.lorraway@dha.gov.au)|[www.dha.gov.au](http://www.dha.gov.au)

---

**From:** S47F  
**Sent:** Tuesday, 25 November 2014 8:19 PM  
**To:** Annual Revaluation  
**Subject:** Fw: Market Rent Review Service: 2014-15

Hi Robyn,  
I contacted DHA in May 2013 about buying the property in which I live at S47F. At first I told it would not be up for 5 or so years, but in later corresp









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s47F

North Nowra NSW 2541

Tel: s47F

s47F

Tracey Carey  
 National Disposals Coordinator  
 Sales & Portfolio Management Defence Housing Australia (DHA)  
 26 Brisbane Avenue Barton ACT 2600  
 Tel: 02 6217 8415  
[Tracey.carey@dha.gov.au](mailto:Tracey.carey@dha.gov.au)

18<sup>th</sup> June 2015

Dear Ms Carey,

RE: Correspondence for s47F North Nowra

As per the conversation today between s47F and Tracey Carey please find attached our communications and correspondence related to the fence issue at s47F

- 21<sup>st</sup> Oct 2014 - s47F performs a valuation of the property (Email 1). s47F expresses concerns around the lack of insulation and other issues at the property and s47F suggests speaking with DHA.
- 18<sup>th</sup> Dec 2014 - Large local flash flooding inundates the front driveway/porch/shed at s47F and the pool in s47F leading to further deterioration of the boundary fence between the properties (Appendix A)
- Late Jan 2015 - s47F visits s47F for advice regarding the deteriorating condition of the fence and our safety concerns for both our children as our youngest is near walking. He recommends putting in a maintenance request and offers to assist the process if we forward him photographs. s47F also discusses the process to purchase the property and he is surprised we had been advised that it would not be available any time soon.
- 15<sup>th</sup> Feb 2015 - Email sent to s47F for advice with photos (E-mail 2)
- 17<sup>th</sup> Feb 2015 - s47F engages with DHA on our behalf, and we follow his advice logging a job for the fence (Appendix D). We also enquire if the property is likely to be for sale.
- 20<sup>th</sup> Feb 2015 - s47F (MITM - 1472413) attends both s47F and measures the existing fence. There was no offer to do any repairs and it is suggested that DHA will be in contact (E-mail 3).
- 23<sup>rd</sup> Feb 2015 - Aliey Falt sends an e-mail asking if the contractor had attended & addressed concerns with the fence. A reply is sent informing that a contractor come and looked at the fence (E-mail 4).
- Early April 2015 - We phoned maintenance hotline and entered maintenance for several items.
- 22<sup>nd</sup> April 2015 - Aliey Falt sends an e-mail informing us that no maintenance will be carried out on s47F as we asked about a direct purchase (E-mail 5).
- 14<sup>th</sup> May 2015 - Tracey Carey contacts us to begin direct purchase evaluations.
- 17<sup>th</sup> June 2015 - An e-mail is sent to Lisa Arnott requesting information about the fence after the rejection of a counter offer for direct purchase to ascertain the history around the boundary fence to determine if it can be replaced immediately upon purchase. (E-mail 6).

Please also find attached a recent photos (May 21<sup>st</sup>) we took a few days after a storm showing how the slats and railing are in poor condition and easily moved (appendix C).

We are requesting all DHA's relevant correspondence to determine the status and stage of negotiations to repair/replace the fence with regard to all parties involved. We feel our children's safety is paramount and this information will help us to know how quickly this issue can be resolved should we proceed with the purchase.

Please contact me if you have any queries or need to discuss the matter in greater detail.

Regards

s47F

Appendix A – Flooding 18<sup>th</sup> Dec 2015 s47F



Appendix B – Maintenance History **s47F**



EMPLOYEE ID **s47F**

LOGOUT

Dashboard Rent Allowance LIA Resources

My Account

Property ID **s47F** Property Address **s47F** NORTH NOWRA, NSW 2541

DETAILS REPORT MAP CORRESPONDENCE TENANT REMEDIES MAINTENANCE

Date	Reason	Correspondence
27/06/2012	Welcome Visit	J-WV Property Condition Report <b>s47F</b> .pdf J-DRA <b>s47F</b>

Property ID **s47F** Property Address **s47F** NORTH NOWRA, NSW 2541

DETAILS REPORT MAP CORRESPONDENCE TENANT REMEDIES MAINTENANCE

UPCOMING MAINTENANCE

There is no upcoming maintenance for this property.

COMPLETED MAINTENANCE

Completion Date	Maintenance	Contractor
<a href="#">20/02/2015</a>	1 x Fencing	<b>s47F</b>
<a href="#">07/07/2014</a>	1 x Electrical	<b>s47F</b>
<a href="#">01/07/2014</a>	1 x TV Antennas	<b>s47F</b>
<a href="#">24/07/2013</a>	1 x Carpentry Builder	<b>s47F</b>
<a href="#">24/01/2013</a>	1 x Electrical	<b>s47F</b>
<a href="#">23/06/2012</a>	1 x Cleaning	<b>s47F</b>

Completed Maintenance

\*

Address **s47F** NORTH NOWRA NSW  
2541  
Contact Phone 139 342  
Contact Email [maintnowra@dha.gov.au](mailto:maintnowra@dha.gov.au)

Maintenance Item ID	Maintenance
MITM-1472413	Fencing



Appendix C



**Subject:** SR -s47F [REDACTED] North Nowra - Member Requested Maintenance Feedback  
**From:** Falt, Aliey (aliey.falt@dha.gov.au)  
**To:** s47F [REDACTED]  
**Cc:** s47F [REDACTED]  
**Date:** Wednesday, 22 April 2015, 12:01

Good afternoon s47F [REDACTED]

Thank you for contacting DHA and providing the MCC (Maintenance Contact Centre) with your maintenance requests for the SR (Service Residence) -s47F [REDACTED] North Nowra.


At this time your maintenance requests have not been allocated until DHA has been able to negotiate an outcome with your current Direct Purchase application.

DHA is continually striving to provide the highest quality of service to our diverse range of customers and we value Members constructive feedback as it provides us with an opportunity to improve our services to our Members. All correspondence from yourself and DHA has been added as interactions on our systems for future reference.

Thank you again for your understanding and patience in relation to this matter and I do appreciate your assistance in reporting maintenance to the DHA Maintenance Contact Centre (MCC) on **139 DHA** (139 342).

Enjoy your day,  
Aliey

**Aliey Falt** | Regional Property and Tenancy Manager  
Nowra HMC | Defence Housing Australia  
Suite 3, Level 2 Bridgeton House, 55-57 Berry Street, Nowra, NSW 2541  
Tel: 139 342 | Fax: 02 6222 2207  
[NowraPropertyandTenancy@dha.gov.au](mailto:NowraPropertyandTenancy@dha.gov.au) | [www.dha.gov.au](http://www.dha.gov.au)

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**Subject:** Re: DHA SR s47F [REDACTED] North Nowra - Mber Direct Purchase Enquiry - (FW: s47F [REDACTED])  
s47F [REDACTED] NORTH NOWRA NSW 2541) [SEC=UNCLASSIFIED]

**From:** s47F [REDACTED]

**To:** s47F [REDACTED]@defence.gov.au;

**Date:** Tuesday, 17 February 2015, 12:16

Hi s47F [REDACTED], I will contact DHA, thanks for you guidance.

s47F [REDACTED]

Sent from my iPhone

On 17/02/2015, at 11:04, s47F [REDACTED]@defence.gov.au> wrote:

UNCLASSIFIED

s47F [REDACTED]

You will need to contact DHA for the maintenance on the fence as they are the contractor for Defence for service residence maintenance.

The contact number for maintenance is 139342.

I will also forward this to the Nowra DHA office for their information and any repair/replacement consideration. I will also mention that remain interested in purchasing the property.

Regards,

s47F [REDACTED]

Defence Relocations & Housing Manager  
Shoalhaven, Wollongong, South Coast

Defence Support and Reform Group- SNSW  
Suite 2 Level 2 Bridgeton House  
55 - 57 Berry St Nowra NSW 2541  
PH: 02 44213855 Fax: 02 44230622

---

**From:** s47F [REDACTED]  
**Sent:** Monday, 16 February 2015 20:49  
**To:** s47F [REDACTED]  
**Subject:** Re: DHA SR s47F [REDACTED] - Mber Direct Purchase Enquiry - (FW: s47F [REDACTED])  
s47F [REDACTED] NORTH NOWRA NSW 2541) [SEC=UNCLASSIFIED]

Hi s47F [REDACTED],

We are requesting advice on how to move forward given our safety concerns on the fence. Our son is now three years old and very active and our 14 month old is looking similar. We have been informed that the house is not for sale although we remain interested in a direct purchase should it become available.

We are unsure of the best way to proceed given we are tenants. We cannot put in a maintenance job as the fence is not technically broken (ie it's still standing and doing its job as a boundary fence). We cannot replace the fence without the necessary approvals. We do not know the fencing requirements in NSW for pools versus boundary fencing and therefore can't suggest replacing or repairing. We do know from our home ownership in SA that the fence would have to be replaced in that state. I am happy to drop past your office to discuss in more detail if you like. Any suggests on the most appropriate way forward in dealing with the fence issue would be greatly received.

Regards

s47F

---

**From:** s47F [redacted]@defence.gov.au>  
**To:** s47F [redacted]  
**Sent:** Monday, 16 February 2015, 10:17  
**Subject:** RE: DHA SR - s47F [redacted] North Nowra - Mber Direct Purchase Enquiry - (FW: s47F [redacted]  
s47F [redacted] NORTH NOWRA NSW 2541) [SEC=UNCLASSIFIED]

UNCLASSIFIED

s47F

What are you requesting - ? fence replacement/repair, or purchase of the property.

Regards,

s47F

Defence Relocations & Housing Manager  
Shoalhaven, Wollongong, South Coast

Defence Support and Reform Group- SNSW  
Suite 2 Level 2 Bridgeton House  
55 - 57 Berry St Nowra NSW 2541  
PH: 02 44213855 Fax: 02 44230622

---

**From:** s47F [redacted]  
**Sent:** Monday, 16 February 2015 10:04  
**To:** s47F [redacted]  
**Subject:** Fwd: DHA SR - s47F [redacted] North Nowra - Mber Direct Purchase Enquiry - (FW: s47F [redacted]  
s47F [redacted] NORTH NOWRA NSW 2541)

Sent from my iPhone

Hi s47F

s47F spoke to you a few weeks back about an issue we have with our current DHA rental and the safety of the deteriorating fence it shares with our neighbours' pool. Whilst we are concerned for our children's safety, we are reluctant to move due to some ongoing medical issues with our son, the less stress in his life the better. s47F has taken some photographs which are attached. Please understand the owner is a current ADF reservist who does his duty at my squadron. Please feel free to contact me or s47F to discuss further, I do not carry my phone for work reasons but will return all calls.

Regards

s47F

FYI

----- Forwarded Message -----

**From:** "Falt, Aliey" <aliey.falt@dha.gov.au>  
**To:** s47F [redacted]  
s47F [redacted]  
**Cc:** "Lorroway, Robyn" <Robyn.Lorroway@dha.gov.au>  
**Sent:** Wednesday, 26 November 2014, 15:30  
**Subject:** DHA SR - s47F [redacted] North Nowra - Mber Direct Purchase Enquiry - (FW: s47F [redacted]  
s47F [redacted] NORTH NOWRA NSW 2541)

**Sackley, Pip**

---

**From:** Carey, Tracey  
**Sent:** Tuesday, 23 June 2015 11:32 AM  
**To:** Disposals Nowra  
**Subject:** FW: Counter Offer Response: s47F North Nowra [SEC=UNCLASSIFIED]

**From:** s47F  
**Sent:** Tuesday, 23 June 2015 7:10 AM  
**To:** Carey, Tracey  
**Cc:** s47F  
**Subject:** RE: Counter Offer Response: s47F North Nowra [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Tracey,

I refer to your e-mail from the 15<sup>th</sup> of June 2015. DHA has acted in good faith to present the offer and we act in the same good faith:

We are accepting the offer to purchase s47F North Nowra NSW 2541.

We have begun the bank process and will be in contact once the building and terminate inspections are completed satisfactorily. We are only aware of minor issues apart from the fence and do not expect anything else major to come to light. We will be lodging a Freedom Of Information FOI in order to determine the next required step in the fence replacement process. We remain very interested to see what comes from Friday's appointment.

We believe that not moving is a Win/Win for both ourselves and Defence. Please let us know if you have any questions.

Kind Regards

s47F

---

**From:** Carey, Tracey [mailto:Tracey.Carey@dha.gov.au]  
**Sent:** Monday, 15 June 2015 16:00  
**To:** s47F  
**Cc:** Carey, Tracey  
**Subject:** Counter Offer Response: s47F North Nowra

Hi s47F

I have undertaken some investigation with regard to your proposed addition of the following Special Conditions in the Contract for Sale:

- *Special Condition Item 1 – at settlement date the laundry floor tiles in the above mentioned property are to meet AS 3958.1-2007 with a recommended ratio of fall between 1:80 & 1:100. Cost to be worn by the vendor. Purchaser will provide unconditional access to the property for quotes and work; and*
- *Special Condition Item 2 – at settlement date the boundary fence between lots s47F of Development Plan s47F is to comply with AS 1926.1 as a boundary fence used as a part of a pool fence. Cost to be shared equally between vendor and purchaser. Vendor is free to seek compensation from related parties. Purchaser will provide unconditional access to the property for quotes and work.*

DHA wishes to advise that the property complied with all relevant Australian Standards and legislative requirements when purchased in June 2003. As such the statutory warranty periods have since passed. DHA relies on Special Condition 33-35 (inclusive) of the Contract of Sale.

DHA also wishes to advise that the professional valuation of the property was undertaken on an 'as is' basis.

Accordingly, DHA do not accept the inclusion of either of these proposed special conditions into the Contract for Sale.

Please advise of your intent by COB **Wednesday 24 June 2015**.

Look forward to hearing from you.

Regards

**Tracey Carey** | National Disposals Coordinator  
Sales & Portfolio Management | Defence Housing Australia

26 Brisbane Avenue Barton ACT 2600  
Tel: 02 6217 8415  
[tracey.carey@dha.gov.au](mailto:tracey.carey@dha.gov.au) | [www.dha.gov.au](http://www.dha.gov.au)

**From:** s47F  
**Sent:** Monday, 15 June 2015 11:59 AM  
**To:** Carey, Tracey  
**Subject:** RE: Access: s47F North Nowra [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Tracey,  
As discussed today please find attached a counter offer for s47F  
Please let me know if you have any questions. We look forward to hearing from you.

Regards

s47F

---

**From:** Carey, Tracey [<mailto:Tracey.Carey@dha.gov.au>]  
**Sent:** Thursday, 14 May 2015 15:44  
**To:** s47F  
**Cc:** s47F; Carey, Tracey  
**Subject:** FW: Access: s47F North Nowra [SEC=UNCLASSIFIED]

Hi s47F

Thank you for your email. Our valuations team have been instructed of your request and have since cancelled s47F Valuation as the providers for the professional valuation.

s47F from s47F Real Estate will contact you with regard to arranging a suitable time for a market appraisal.

As far as the policy/process is concerned, once I have the market appraisal, professional valuation and draft Contract of Sale to hand we will be in a position to formally offer the property to you. This process can take up to 3 weeks.

In the meantime, attached please find the signed Application for Records Search as requested. It would be my recommendation that this is not submitted to Council until offer and acceptance has taken place as I am sure that there is some fee associated with searching the records?

In the meantime, if you have any queries or questions, please do not hesitate to email or call.

Regards

**Tracey Carey | National Disposals Coordinator**  
Sales & Portfolio Management | Defence Housing Australia

26 Brisbane Avenue Barton ACT 2600  
Tel: 02 6217 8415 | Fax: 02 6222 2269  
[tracey.carey@dha.gov.au](mailto:tracey.carey@dha.gov.au) | [www.dha.gov.au](http://www.dha.gov.au)

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**Sackley, Pip**

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**From:** s47F s47F  
**Sent:** Wednesday, 24 June 2015 10:31 AM  
**To:** Carey, Tracey  
**Cc:** s47F  
**Subject:** FW: Acceptance of Offer\_Feb 2015 -s47F North Nowra [MA-N.FID96265]  
**Attachments:** Acceptance of Offer\_Feb 2015.doc

Good Morning Tracey,

I phoned a short time ago but you were out of the office.

s47F and I have discussed the ongoing communications between DHA and the tenant/prospective purchaser regarding the dividing fence (so far as it forms part of a pool fence), the most recent draft acceptance of offer letter and reviewed the legislation more closely.

s33 of the *Swimming Pools Act 1992* (which overrides the provisions of the *Dividing Fences Act 1991* in regards to contributory costs between neighbouring properties) confirms very clearly that the expenses of constructing, altering, repairing, replacing or maintaining a dividing fence (which forms part of a pool fence) which are attributable to the purposes of complying with the *Swimming Pools Act* are to be borne by the owner of the premises on which the swimming pool is situated.

It is our view that DHA should clearly outline in the offer documents that the current offer is not subject to any conditions, undertakings or ongoing investigations (especially as to the fence and so far as pool safety compliance is concerned) and clearly indicate that the property has been valued as is by DHA's technical team and is being offered for sale in its current state and repair.

Further, it is not a matter for DHA's technical officers to confirm pool safety compliance. This falls to the local governing authority or a private certifier (the engagement of which remains the responsibility of the owner of the premises on which the swimming pool is situated).

Consideration should be given to not making detailed references to the dividing fence's pool safety compliance or otherwise in the offer documents to ensure DHA remains at arm's length in regards to the prospective purchaser's pre-purchase inspections, enquiries and legal advice (i.e. from his own solicitor) and DHA should be mindful to ensure that any technical officer in DHA's employ or contracted by DHA makes no representations as to pool safety compliance to the prospective purchaser when undertaking any further inspections.

Should you require any further advice or information in this regard, please contact our office as required and we will be very happy to assist.

Kind Regards,

s47F

s47F

---

**From:** Carey, Tracey [mailto:Tracey.Carey@dha.gov.au]  
**Sent:** Tuesday, 23 June 2015 12:07 PM

To: s47F  
Subject: Acceptance of Offer\_Feb 2015 - s47F North Nowra

Hi s47F

As discussed, would you mind reviewing the attached letter particularly the paragraphs relating to the fence.

Many thanks

**Tracey Carey** | National Disposals Coordinator  
Sales & Portfolio Management | Defence Housing Australia

26 Brisbane Avenue Barton ACT 2600  
Tel: 02 6217 8415  
[tracey.carey@dha.gov.au](mailto:tracey.carey@dha.gov.au) | [www.dha.gov.au](http://www.dha.gov.au)

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23 June 2015

s47F

NORTH NOWRA NSW 2541

Dear s47F

**RE: Purchase of s47F North Nowra**

We wish to confirm the acceptance of your offer to purchase the above mentioned property for the sum of \$365,000 with settlement date scheduled for 35 days from Contract date.

The solicitors acting on our behalf are s47F located at s47F s47F. To formalise your acceptance, please arrange to pay the \$2,000 deposit into their trust account as per the following bank details:

s47F

To enable us to arrange for the preparation of the Contract for Sale would you kindly complete the attached form with all the relevant details and return to our office as soon as possible. Upon receipt of your returned details, a hard copy of the contract of sale will be sent to your nominated solicitor(s) for your signatures.

In addition to the above, I understand that concerns have been raised with the boundary fence adjoining the neighbouring property s47F. From our discussions, I understand that your concerns are for the compliancy of the fence and the current state of repair of the existing fence.

A representative from our Nowra office will be attending an inspection on Friday 26 June 2015 for the purpose of identifying whether the existing fence is safe in its current existence and whether any repairs are required.

From the compliancy perspective, it is recommended that you undertake your own enquiries by contacting local Council. The council are the governing authority on the pool compliancy regulation and they should be able to assist you with your concern in this regard.



We would like to take this opportunity to thank you for your interest in the property and look forward to hearing from you in due course.

In the meantime, if you have any queries, please do not hesitate to contact the undersigned.

Yours faithfully

**Tracey Carey** | National Disposals Coordinator  
Sales & Portfolio Management | Defence Housing Australia

26 Brisbane Avenue Barton ACT 2600  
Tel: 02 6217 8415  
[tracey.carey@dha.gov.au](mailto:tracey.carey@dha.gov.au) | [www.dha.gov.au](http://www.dha.gov.au)

Date \_\_\_\_\_

**Purchaser Details**

---

Full Name/s: \_\_\_\_\_

ABN: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Solicitor: \_\_\_\_\_

Solicitor Address: \_\_\_\_\_

Solicitor Phone: \_\_\_\_\_

Solicitor Fax: \_\_\_\_\_

Solicitor Email: \_\_\_\_\_

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Name

**Sackley, Pip**

---

**From:** Carey, Tracey  
**Sent:** Friday, 26 June 2015 3:24 PM  
**To:** s47F  
**Cc:** Disposals Nowra; Disposals Admin  
**Subject:** Direct Purchase: s47F North Nowra - Offer Acceptance  
**Attachments:** 20150626152033481.pdf

Hi s47F

Apologies for the delay in getting this formal correspondence off to you. I have been absent from work due to illness.

Regards

Tracey Carey | National Disposals Coordinator Sales & Portfolio Management | Defence Housing Australia

26 Brisbane Avenue Barton ACT 2600

Tel: 02 6217 8415

tracey.carey@dha.gov.au | www.dha.gov.au



26 June 2015

s47F

NORTH NOWRA NSW 2541

Dear s47F

**RE: Purchase of s47F North Nowra**

We wish to confirm the acceptance of your offer to purchase the above mentioned property for the sum of \$365,000 with settlement scheduled for 35 days from Contract date.

The solicitors acting on our behalf are s47F located at s47F. To formalise your acceptance, please arrange to pay the \$2,000 deposit into their trust account as per the following bank details:

s47F

To enable us to arrange for the preparation of the Contract for Sale would you kindly complete the attached form with all the relevant details and return to our office as soon as possible. Upon receipt of your returned details, a hard copy of the contract of sale will be sent to your nominated solicitor(s) for your signatures.

I understand that you have raised concerns about the boundary fence adjoining the neighbouring property (s47F) in particular with the compliancy of the fence considering that it adjoins a property containing a pool and the current state of repair.

It is recommended that you undertake your own enquiries by contacting local Council. The council are the governing authority on the pool compliancy regulation and they should be able to assist you in this regard.

It is imperative to understand that the property has been valued and priced on an 'as is' basis meaning that the property has been priced to sell in its current state and condition. Accordingly, the current offer is not subject to any conditions, undertakings or ongoing investigations.



I would like to take this opportunity to thank you for your interest in the property and look forward to hearing from you in due course.

In the meantime, if you have any queries, please do not hesitate to contact the undersigned.

Yours faithfully

s47F

**Tracey Carey** | National Disposals Coordinator  
Sales & Portfolio Management | Defence Housing Australia

26 Brisbane Avenue Barton ACT 2600

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Date \_\_\_\_\_

**Purchaser Details**

---

Full Name/s: \_\_\_\_\_

ABN: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Solicitor: \_\_\_\_\_

Solicitor Address: \_\_\_\_\_

Solicitor Phone: \_\_\_\_\_

Solicitor Fax: \_\_\_\_\_

Solicitor Email: \_\_\_\_\_

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Name

Sackley, Pip

---

**From:** s47F [REDACTED]  
**Sent:** Monday, 29 June 2015 12:08 PM  
**To:** Carey Tracey  
**Subject:** Fwd: s47F [REDACTED], North Nowra, NSW  
**Attachments:** s47F [REDACTED] North Nowra, NSW.pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

**From:** s47F [REDACTED]  
**Date:** 29 June 2015 8:30:01 AEST  
**To:** s47F [REDACTED]  
**Subject:** s47F [REDACTED] North Nowra, NSW

Hi s47F [REDACTED]

Please find attached your building report for the above address. Have a read through and give me a call to discuss any questions you might have.

Regards

s47F [REDACTED]  
s47F [REDACTED]  
s47F [REDACTED]

# Inspection Report

Provided By

s47F

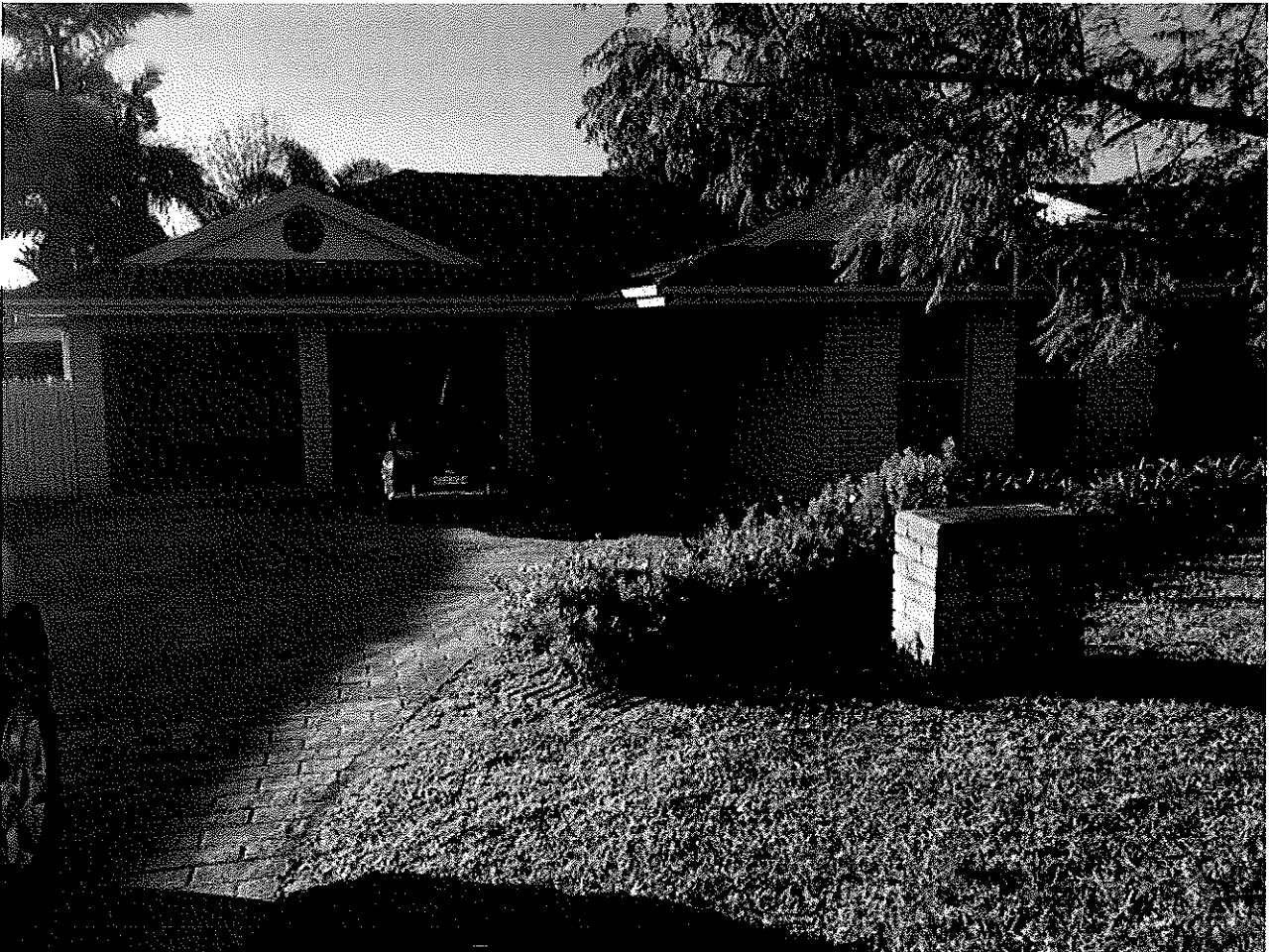
s47F

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## Property Address

s47F

North Nowra, NSW



## Report Information

### Client Information

Client Name s47F  
Email s47F  
Total Fee \$ 295.00

### Inspection Information

Report/Agreement # 2606150832102  
Inspection Date: 26 Jun 2015  
Inspection Time: 08:32 am

### Building Inspection

This report Complies with Australian Building Standards AS 4349.1-2007. Inspection of Buildings Part 1: Pre- Purchase Inspections-Residential Buildings- Appendix C, except for Strata Units or properties where the inspection will be in accordance with AS 4349.1-2007 Appendix B.

If an issue, pending dispute or a claim arises out of this inspection and report, then each party must give written notice to each of the parties within 28 days. Disputes will then be handled by an independent mediator or arbitrator. Each party will pay their own costs.

### Areas to be Inspected and Restrictions

The Building and the site including fencing that is up to 30 meters from the building and within the boundaries of the site. Where present and accessible, the Inspection shall include. The Site, Building Interior, Building Exterior, Roof Exterior, Roof Void, Subfloor.

Entering attics or roof voids that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited review of the attic area viewed from the hatch only in these circumstances.

The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally issues that prevent roof access include, access height over 3 metres, steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk a roof significantly limits our inspection which can result in hidden defects going undetected.

Only areas where safe and reasonable access is available were inspected. Access will not be gained where there are safety concerns, obstructions or where the space to inspect is less than the following: Roof Void access door must be at least 500 mm x 400 mm, reachable by a 3.6 m ladder and within the roof void there is at least 600 mm x 600 mm crawl space. Safe access to the roof void, the sub floor area and the roof cladding is at the inspector's discretion.

### **Areas where full Inspection Restricted**

Please refer to each individual area re sections that were incapable or being inspected.

PLEASE NOTE - Since a complete inspection of some areas listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, low clearance in sub floor or roof void areas, ducts restricting access in sub floors or roof voids, plumbing restricting access in sub floor area, no access doors or access doors too small to sub floor or roof void and the like; then it follows that defects, timber pest activity and/or damage may exist in these areas and arrangements should be attempted to have these areas inspected.

In some circumstances this will not be possible, for example a low sub floor or heating ducts restricting access. To properly inspect these restricted areas, ducts and floor boards may need to be removed, furniture moved, cupboards and wardrobes emptied which will be difficult to carry out. Therefore, there will be an element of risk that defects/damage/termites/termite damage and the like may exist in any physically or visually obstructed areas and only become apparent when access is made available.

We do not guarantee in any way that there are or are not any defects, termite damage or live termites in any areas not able to be inspected.

## Table of Contents

1. REPORT INFORMATION
2. SITE
3. ROOFING
4. GENERAL PLUMBING
5. EXTERIOR
6. EXTERNAL STAIRS- PERGOLA- BALCONIES
7. GARAGE - CARPORT
8. INTERIORS
9. KITCHEN & LAUNDRY
10. BATHROOM(S)
11. ROOF VOID
12. CONCLUSION

## Report Summary

### Below Is A Summary Of the Report.

**You should not rely on the summary only. Please read the entire report.**

**This is only a summary of the report and should not be relied on solely.  
We strongly recommend you read the report in its entirety.**

Section	Location	Name	Comment
SITE	Fences & Gates	Overall Condition	General age to fence components - Recommendations: General upkeep/ maintenance recommended. A qualified fencing contractor should be engaged for advice and recommendations.
SITE	Fences & Gates	Overall Condition	General fence components have wood decay - Recommendations: Repairs are required by fencing contractor.
SITE	Retaining Walls	Overall Condition	Retaining wall leaning of due to deterioration and age.
SITE	Surface Drainage	Drainage Findings	The ground levels along the perimeter walls of the home did not appear to fall away from the property walls sufficiently. Recommendations: This will need to be assessed during a period of rainfall and if surface water appears to be entering the sub floor or ponding against the perimeter walls, engage a plumber or landscaper to assess and rectify as required. All drains should be regularly checked by a plumber and kept clean of debris to allow surface water to be carried away from the dwelling.
SITE	Surface Drainage	Drains	Garage spoon drain - Debris evident - Requires cleaning out.
SITE	Swimming Pool	Pool Fence	A swimming pool is present in the neighboring property, making the boundary fence part of the pool fence. This boundary / pool fence appears inadequate. The pool fence should be checked for compliance with safety regulations.
SITE	Trees	Tree Findings	Trees are overhanging roof areas. Recommendations: These should be cut back away from the roof line and gutters.

ROOFING	Guttering	Gutter Findings	Gutter ponding - This can relate to poor fall, inadequate down pipes, gutter or debris build up. If debris presence has been noted above clean same out and re-assess for any ponding. If clean guttering is ponding it can be a blocked down pipe or the guttering fall is inadequate. Recommendations: A qualified plumber should be engaged for advice and recommendations.
GENERAL PLUMBING	Hot Water Unit	Hot Water Unit Findings	The hot water overflow requires diverting to a drain or further from the dwellings wall or footings. Excess water ponding alongside walls and into perimeter footings has the potential to cause rising damp, differential settlement and wall cracks over time. It is also conducive to termite infestation. Recommendations: Engage a plumber to rectify as soon as possible.
EXTERIOR	Exterior Walls	Control Joint Findings	The control joints have not been sealed completely. Recommendations: Engage carpenter to carry out same - Minor and easily rectified. Where any water penetration could occur, i.E. No eave coverage, they should be sealed.
EXTERIOR	Porch	Base or Flooring Condition	Tile cracks evident on entry patio/porch - Recommendations: Engage a qualified tiling contractor to repair.
INTERIORS	Study	Overall Condition	The study is in acceptable condition with no notable structural defects
KITCHEN & LAUNDRY	Kitchen and Meals Area	Sink and Taps	Bench top and splash back junction sealing deteriorated - Recommendations: Re-sealing by a plumber or general maintenance contractor is recommended to prevent water access behind the bench.
KITCHEN & LAUNDRY	Laundry Findings	Flooring	Currently there is no floor waste present. Evidence of water ponding throughout. Laundry door timbers/architrave have moisture damage.
CONCLUSION	Conclusion and Summary	The incidence of Major Defects	The incidence of major defects in this residential building as compared with similar buildings is considered low
CONCLUSION	Conclusion and Summary	The Incidence of Minor Defects	The incidence of minor defects in this residential building as compared with similar buildings is considered low



CONCLUSION	Conclusion and Summary	The Overall Condition Of This Dwelling	The overall condition of this residential dwelling in the context of its age, type and general expectations of similar properties is above average.
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## REPORT INFORMATION

### Weather at Inspection Area

#### **Weather Conditions**

The weather was Fine and Dry at the time of the building inspection.

### Property Information

#### **Direction House Faces**

The dwelling faces West for the purposes of this inspection report.

#### **Building Type**

The dwelling is a Residential House.

#### **Construction Type**

The wall cladding is Brick.

#### **Roof Cladding**

The roof is clad with Concrete Tiles.

#### **Roof Design**

The roof is a Pitched roof design.

#### **Footings Type**

Slab On Ground Footing Construction.

#### **Storeys**

The home is a Single Level Dwelling.

#### **Property Occupied**

The home was occupied.

#### **Property Furnished**

The home was Fully Furnished

#### **People Present**

Pest Inspector was present.

The Tennant/s were present.

## **Areas Where Full Inspection Restricted**

### **Areas Inspected**

Since a complete inspection of some areas listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, the 2nd storey roofing, gutters, fascia, flashings and the like, low clearance in sub floor or roof void areas, ducts and deep insulation restricting access in roof voids, sub floor restrictions including plumbing, ducts, low clearance, no access doors or access doors too small and the like) then it follows that defects, timber pest activity and/or damage may exist in these areas.

To adequately inspect these restricted areas, ducts and floor boards may need to be removed, furniture moved, cupboards and wardrobes emptied which will be difficult to carry out. This will obviously be difficult to carry out due to time restrictions and permission would need to be obtained from the property owner.

This Firm DOES NOT GUARANTEE IN ANY WAY that there ARE OR ARE NOT any defects, termite damage or live termites in any areas NOT ABLE to be inspected.

Note: To obtain a full understanding of the report findings, it is essential you read the entire inspection report, including the information sections at the end of this report and I encourage you to call me if you have any queries at all before purchasing the inspected dwelling.

Building Exterior

Building Interior

Garage

Roof Exterior

Roof Void

Site

### **Area Where Inspection Was Restricted**

Roof Void

## **Utility Status**

### **Water**

The water was Connected. All plumbing pipe installation should be assessed by a licenced plumber.

## **Electricity**

Electricity to the dwelling was connected. Note: We do not carry out electrical inspections for wiring or safety. This must be, by law, carried out by a licensed electrician and I recommend you have all electrical wiring and components assessed by a licensed electrician.

## **Safety Hazards**

### **Duty to Warn**

- 1) Undulating pavers and or concrete joints can be a trip hazard
- 2) Any uneven stair riser height and or stair tread widths can also be a trip hazard
- 3) All railings must be no lower than 1m high
- 4) A Structural Engineer will be required to inspect retaining walls over 700mm high and any structural steel work evident and visible at the time of the inspection to this property
- 5) rooms to two story properties must not have furnishings within 1.0 meters of an external window unless the window has penetration proof screening materials and are fixed in place and not easily removed
- 6) Window and door venetians, blinds and or curtain cords can be a choke hazard if left dangling in view of toddlers

## SITE

### Driveway

#### **Materials**

The driveway is concrete.

#### **Driveway Condition**

Common cracks & settlement were observed on the driveway. Maintenance is recommended. Note: Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks and if worsening occurs contact a concreter for further advice.

### Paths

#### **Pathways Condition**

Common cracks and settlement were observed on paths. This may not have any effect on the actual structural integrity of the dwelling itself - Maintenance is recommended. Note. Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks and if worsening occurs contact a concreter for further advice.

### Fences & Gates

#### **Overall Condition**

General age to fence components - Recommendations: General upkeep/maintenance recommended. A qualified fencing contractor should be engaged for advice and recommendations.

General fence components have wood decay - Recommendations: Repairs are required by fencing contractor.

### Retaining Walls

#### **Material**

The retaining wall material is wood / timber.

#### **Overall Condition**

Retaining wall leaning of due to deterioration and age.

### Surface Drainage

#### **Drainage Findings**

The ground levels along the perimeter walls of the home did not appear to fall away from the property walls sufficiently. Recommendations: This will need to be assessed during a period of rainfall and if surface water appears to be entering the sub floor or ponding against the perimeter walls, engage a plumber or landscaper to assess and rectify as required. All drains should be regularly checked by a plumber and kept clean of debris to allow surface water to be carried away from the dwelling.

## **Drains**

Garage spoon drain - Debris evident - Requires cleaning out.

The general adequacy of site drainage is not included in the standard property inspection report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a smoke test be obtained to determine any illegal connections, blocked or broken drains.

## **Swimming Pool**

### **Pool Fence**

Note: Where a swimming pool is present, this inspection specifically excludes any inspection of the pool, associated pool equipment and pool surrounds. An inspection should be made by a specialist pool inspector to determine the condition of the pool, pool equipment and surrounds.

A swimming pool is present in the neighboring property, making the boundary fence part of the pool fence. This boundary / pool fence appears inadequate. The pool fence should be checked for compliance with safety regulations.

## **Trees**

### **Tree Findings**

Trees are overhanging roof areas. Recommendations: These should be cut back away from the roof line and gutters.

## ROOFING

### Roof Covering

#### **Overall Condition**

Of the visible areas, the general condition of the roof is in acceptable condition for the age.

#### **Roof Clad Condition**

Visible section of ROOF TILES appeared in reasonable condition for age of this dwelling with no visible cracking/unevenness/damage. Annual maintenance inspection recommended.

Cracked tiles visible

#### **Flashing Conditions**

The flashing is intact.

#### **General Disclaimer**

The above is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We offer no guarantee that the roof cladding or roof components e.G. Flashing, at this dwelling will not leak in the future.

### Guttering

#### **Gutter Findings**

Debris in guttering areas- this requires cleaning out to prevent blocking of down pipes and leaking into eaves and fascia

Gutter ponding - This can relate to poor fall, inadequate down pipes, gutter or debris build up. If debris presence has been noted above clean same out and re-assess for any ponding. If clean guttering is ponding it can be a blocked down pipe or the guttering fall is inadequate. Recommendations: A qualified plumber should be engaged for advice and recommendations.



## Down Pipes

### **Down Pipe Findings**

The down pipe/s wall clips is detached or missing



## GENERAL PLUMBING

### Hot Water Unit

#### Hot Water Unit Findings

The hot water overflow requires diverting to a drain or further from the dwellings wall or footings. Excess water ponding alongside walls and into perimeter footings has the potential to cause rising damp, differential settlement and wall cracks over time. It is also conducive to termite infestation. Recommendations: Engage a plumber to rectify as soon as possible.

#### System Location

The hot water unit is located outside.

#### System Type

The hot water unit is an electric storage system.

#### System Make

The make of the hot water unit is rheem.

#### System Capacity

Hot water unit system capacity is 315 litre.

## EXTERIOR

### Exterior Walls

#### Cracking

If evident, cracking is categorised into the following 5 categories with a description of typical damage and required repairs;

Note: Cracking within the categories below will require a Structural Engineers inspection for a complete determination on the effects to this dwelling prior to making a decision to purchase.

(An Engineer is required for all cracking over category "2")

- 0 - Hairline cracking. Less than 0.1mm
- 1 - Fine cracks that do not need repair. Less than 1.0mm
- 2 - Noticeable cracks, yet easily filled. 1mm to 5.0mm
- 3 - Cracks that can be repaired and possibly some of the wall sections will need to be replaced. Note, weather tightness can be impaired. 5.0mm to 15mm
- 4 - Extensive repair works required involving breaking out and replacing these sections. Walls can become out of plumb and fall and causes reduced bearing capacity. 15mm to 25mm

#### Condition

On visual inspection, the general condition of the exterior walls is acceptable for the age.

#### Control Joint Findings

The control joints have not been sealed completely. Recommendations: Engage carpenter to carry out same - Minor and easily rectified. Where any water penetration could occur, i.E. No eave coverage, they should be sealed.



### Exterior Windows

#### Window Information

Note: Timber framed windows can bind or stick. This can be seasonal due to the fluctuation in moisture content in timber. If binding or sticking continues minor adjustments may be required by a carpenter. Binding windows is not normally a major defect, however in some circumstances binding windows and doors can be directly related to some differential footings settlement. If any timber fungal decay on frames or deteriorated putty seals is noted, the consultant will not attempt to operate windows due to potential damage. Windows that are sticking, binding or paint stuck will also not be forced open.

## **Overall Condition**

On visual inspection, the general condition of the windows area is acceptable for the age.

## **Eaves**

### **Eave Condition**

The eaves are in good order with no notable defects

## **Fascia and Barge Boards**

### **Condition**

On visual inspection, the general condition of the fascia / brage boards is acceptable.

## **Porch**

### **Location**

Front



## **Overall Condition**

Visible sections of the entry porch is acceptable or in reasonable condition for the age of this dwelling.

### **Base or Flooring Condition**

Tile cracks evident on entry patio/porch - Recommendations: Engage a qualified tiling contractor to repair.

## EXTERNAL STAIRS- PERGOLA- BALCONIES

### Pergola Findings

#### **Overall Condition**

The Pergola is in acceptable condition with no notable defects sighted

## GARAGE - CARPORT

### Garaging

#### Type

Attached garage

#### Areas Restricted

Storage items restricted a full and thorough inspection of this area. Defects may exist in the inaccessible areas. It is strongly recommended that full access be granted to enable a thorough inspection to take place as it could be harbouring timber pest activity, damage or defects. Note: Where vehicles and storage has restricted a full inspection i advise that this area be cleared so a full inspection can be carried out.

#### Overall Condition

Of accessable and visible areas , this area is in acceptable condition

#### Roof And Gutter

Same as house. See house roof report.

#### Floor Findings

Minor hairline to 1 mm slab cracks - Note. Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks and if worsening occurs contact a licensed structural engineer or qualified concreter for further advice.

## INTERIORS

### Entry & Hall Area

#### **Overall Condition**

The hall is in acceptable condition with no notable structural defects

### Smoke Alarm

#### **Was a Smoke Alarm Fitted**

Yes a smoke alarm was noted but not tested.

All dwellings must have at least one working smoke alarm (sometimes mistakenly referred to as "smoke detectors") installed on each level of their home. This includes owner occupied, rental properties, relocatable homes or any other residential building where people sleep.

### Dining Room

#### **Overall Condition**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

### Living - Family

#### **Overall Condition**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

### Study

#### **Overall Condition**

The study is in acceptable condition with no notable structural defects

### Bedroom One

#### **Overall Condition**

Of the visible areas, the general condition of this bedroom is acceptable or in reasonable condition for the age of dwelling.

## **Bedroom Two**

### **Overall Condition**

Of the visible areas, the general condition of this bedroom is acceptable or in reasonable condition for the age of dwelling.

## **Bedroom Three**

### **Overall Condition**

Of the visible areas, the general condition of this bedroom is acceptable or in reasonable condition for the age of dwelling.

### **Door**

The door handle needs adjusting as it is very hard to turn.

### **Windows**

The window sill has some moisture damage.

## **Bedroom Four**

### **Overall Condition**

Visible sections of this bedroom is acceptable or in reasonable condition for age of this dwelling.



## KITCHEN & LAUNDRY

### Kitchen and Meals Area

#### Overall Condition

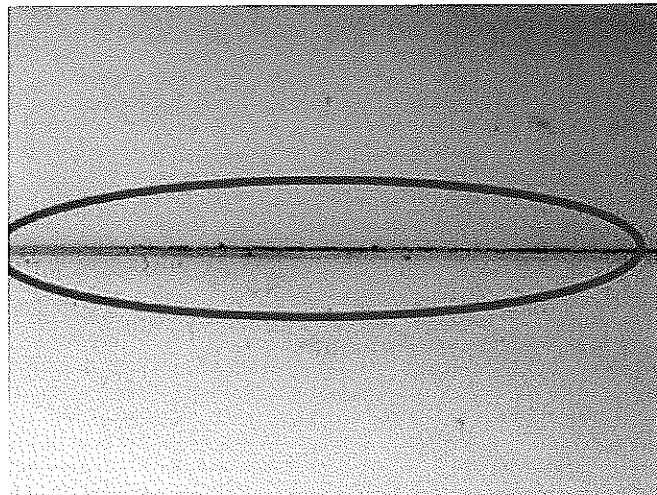
Of the visible areas, the general condition is acceptable or in reasonable condition for age of dwelling.

#### Ceiling

Minor cornice cracks - Minor (hairline to 5mm) cornice cracks visible.

#### Sink and Taps

Bench top and splash back junction sealing deteriorated - Recommendations: Re-sealing by a plumber or general maintenance contractor is recommended to prevent water access behind the bench.



#### Cupboards And Bench Tops

These components appear to be in a serviceable and acceptable condition

### Laundry Findings

#### General Disclaimer

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated.

#### Restricted Areas

There is owners possessions, items in cupboards/under wash tub & personal belongings present which is preventing a thorough inspection of some areas of the laundry from being undertaken.

## **Flooring**

Currently there is no floor waste present. Evidence of water ponding throughout. Laundry door timbers/architrave have moisture damage.

## BATHROOM(S)

### Bathroom One

#### Overall Condition

Of the visible areas, the general condition of this bathroom is acceptable or in reasonable condition for age of dwelling.

#### Shower-Walls-Screen

Bath and shower recess needs to be re-sealed.

#### Ventilation

An exhaust fan is present and operable in the bathroom - Regular cleaning advised.

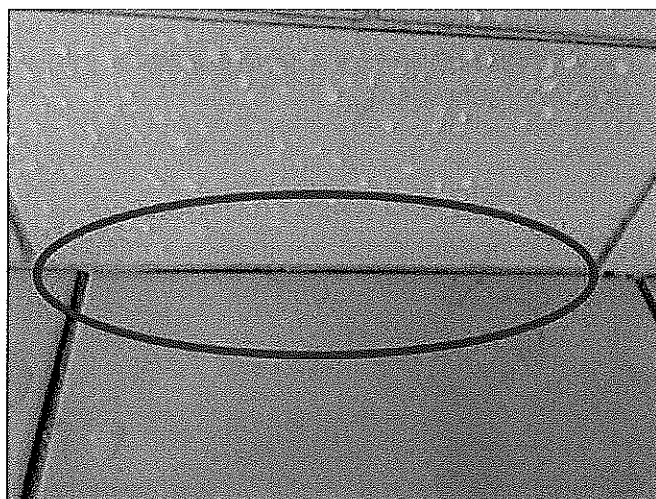
### Ensuite

#### Overall Condition

Of the visible areas, the general condition of this bathroom is acceptable or in reasonable condition for age of dwelling.

#### Shower-walls-screen

The shower base needs re-sealing around the internal joints to floor/wall.



#### Ventilation

An exhaust fan is present and operable in the bathroom - Regular cleaning advised.

## ROOF VOID

### Roof Void Findings

#### **General Disclaimer**

Access limitations: Entering attics or roof voids that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited view of the attic area viewed from the hatch only in these circumstances. Only areas where safe and reasonable access is available were inspected. Access will not be gained where there are safety concerns, obstructions or where the space to inspect is less than the following: Roof void access door must be at least 500 mm x 400 mm, reachable by a 3.6 M ladder and within the roof void there is at least 600 mm x 600 mm crawl space. Safe access to the roof void, the sub floor area and the roof cladding is at the inspector's discretion.

#### **Restricted Areas**

There is storage present throughout the roof void which is preventing a full/thorough visual inspection taking place. It is strongly recommended that full access be granted to enable a thorough inspection to take place as it could be harbouring timber pest activity, damage or defects.

Valley trusses hindered access to entire roof space.

#### **Roof Frame Type**

The roof frame is a truss timber frame. Note: Valley trusses are not crawled through. It is recommended that an additional manhole be put in place to gain access into the areas beyond the hindering valley series trusses.

#### **Overall Condition**

Visible sections of the roof void is acceptable or in reasonable condition for age of this dwelling.

### Insulation

#### **Insulated**

No insulation installed. Recommendations: Engage insulation contractor to assess.

#### **Sarking**

Yes. (being a silver foil material under the roof tiles.)

## CONCLUSION

### Conclusion and Summary

#### **General Disclaimer**

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the building members in accord with appendix c AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The incidence of major defects and minor and overall condition in this residential building as compared with similar buildings is listed below.

#### **The incidence of Major Defects**

The incidence of major defects in this residential building as compared with similar buildings is considered low

#### **The Incidence of Minor Defects**

The incidence of minor defects in this residential building as compared with similar buildings is considered low

#### **The Overall Condition Of This Dwelling**

The overall condition of this residential dwelling in the context of its age, type and general expectations of similar properties is above average.

## TERMS AND CONDITIONS

THIS MUST BE READ IN CONJUNCTION WITH THIS BUILDING REPORT

The following information is very important and forms an integral part of this report. Before you decide to purchase this property you should read and understand the following information. It will help explain what is involved in a Standard Property Inspection, the difficulties faced by the inspector and why it is not possible to guarantee that a property is free from defects, latent or otherwise. This information forms an integral part of this report. The inspection that will be carried out will be in accordance with AS 4349.1-2007 - Part 1 Pre-purchase inspections - Residential buildings. a copy of this Standard may be obtained from Standards Australia.

**CONSUMER COMPLAINTS PROCEDURE:** In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

**THIS IS A VISUAL INSPECTION ONLY** which is non-invasive and will be limited to those areas and sections of the property which are accessible, areas being both available and permitted on the date and time of the inspection. Accessible areas which are denied to the inspector, or where reasonable access is not available, are excluded from, and do not form part of this inspection report.

The Inspection DID NOT include cutting, breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixtures, floors, pavers, furnishings, appliances or personal possessions. The inspector CANNOT see or inspect inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The Inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner. Insulation and sisalation in the roof void will conceal timbers and may make inspection of the area unsafe for the inspector. An invasive inspection will not be performed and a separate contractor should be consulted to carry out an invasive inspection.

The inspection WILL NOT report on the presence or not of Timber Pest activity. You should have an inspection carried out in accordance with AS 4349.3-2007 - Part 3 Timber Pest Inspections, by a fully qualified, licensed and insured Timber Pest Inspector. If Timber Pest damage is found then it will be reported. The inspector will only then report on the damage which is readily visible. There may be concealed damage in walls etc and We strongly recommend You arrange for an invasive inspection to discover the full extent of the damage. If any evidence of Timber Pest damage is reported then Timber Pest activity may also be present. It is very important that You have an AS 4349.3-2007 Timber Pest Inspection carried out by a fully qualified, licensed and insured Timber Pest Inspector.

An estimate of the cost of rectification of defects is NOT provided and does not form part of the inspection report. Any estimates that may be provided are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided.

This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighborhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. If the inspected property is occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed. In some cases the concealment may be deliberate. If You are the purchaser and not the owner of the property to be inspected then You should obtain a statement from the owner as to any Timber Pest activity or damage, timber repairs or other repairs, alterations or other problems to the property known to them and what, if any, other work has been carried out to the property including Timber Pest treatments. It is important to obtain copies of any paperwork issued and the details of all work carried out. Ideally the information obtained should be given to the inspector prior to the inspection being carried out. With strata and company title properties, the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified. This report does NOT include review of body corporate or similar records.

The inspector will report the conditions that on the day and at the time of the inspection were evident and visible. No responsibility will be accepted for items that were not evident at the time or any changes or deterioration of conditions from this date that have occurred. The report shall describe the overall extent of minor defects. Any major defect observed shall be identified in the report. The report shall identify any observed item that may constitute a present or imminent serious safety hazard.

The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal.

You agree that We cannot accept any liability for Our failure to report a defect that was concealed by the owner of the building being inspected and You agree to indemnify Us for any failure to find such concealed defects.

The Company is unable to detect any faults in the area of property where the source of the defect is not evident to a visual inspection under the circumstances or conditions that apply at the time of the inspections. Such defects would include but are not limited to leakage of any roof cover, rainwater goods, wall cladding, windows or flashings, breakage, blockage, leakage or interference to any water drainage or sewerage lines that are concealed or underground, the condition of any gas, telephone or electrical service that is concealed or underground.

No responsibility can be accepted for defects, which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures, fittings or stored items within and around the building.

Where applicable, the inspector shall include recommendations for further inspections by specialist inspectors/contractors to undertake further inspections of some specific aspects of the building, You should then have such inspection/s carried out. If You fail to follow Our recommendations then You agree and accept that You may suffer a financial loss and indemnify Us against all losses that You incur resulting from Your failure to act on Our advice.

It is recommended that a Special Purpose Report be carried out by a suitably qualified person to check the following items for an accurate assessment of condition and serviceability:- hot water services, cooking appliances and other kitchen appliances, air conditioning/heating appliances whether they be gas, oil, wood fired or electric, the operation of fireplaces and chimneys, plumbing fixtures, septic, enviro-cycle and tank water pump and alarm systems, swimming pool/spa and filtration systems, electrical circuits, earth leakage breakers, alarm systems, smoke detection devices, intercom systems, aerials, satellite dishes, plumbing, storm water and sewerage drainage, gas fitting, footings, concealed damp-proof course, paint coatings, hazards. No report is made on the presence, operation, installation or cabling of any free to air or pay television system.

Swimming Pools: Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool, the pool equipment, plumbing and any heating system as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in fines for non compliance under the legislation.



Any cracking reported should be monitored for further movement. If further movement is noted a structural engineer should be consulted as to the correct method for repairs. Movement cannot be measured during one inspection.

This report cannot guarantee that structural damage does not exist or that it may occur or be found at a later date. To determine the structural adequacy of the roof, floor framing and the property a Structural Engineer's Report should be obtained. This inspection report does not guarantee the structural adequacy of the inspected property and any external buildings.

This report does not intend to indicate whether or not the buildings or part thereof on the subject property or the fixtures or fittings within these buildings comply with the relevant building codes or local government acts or by-laws; compliance with such codes and installation procedures should be sought from the relevant authority. The report does not include the identification of unauthorized building work or of work not compliant with building regulations. The report assumes that the existing use of the building will continue.

Access to the following areas will only be made and reported Dependant on the inspectors safety at the time of the inspection. Roof Interior Access hole = 400 x 500mm. Minimum crawl space for roof space of 600 x 600mm. Height accessible from a 3.6m ladder. Roof Exterior must be visible from a 3.6m ladder.

**DISCLAIMER OF LIABILITY:** No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

**DISCLAIMER OF LIABILITY TO THIRD PARTIES:** The Report will be made solely for the use of the named Client only. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third parties acting or relying on the report, in whole or in part, will do so at their own risk.

Where an oral report is given, The Company or its representative/s shall not be held responsible for any matters whatsoever should the applicant misconstrue or fail to The Company reports on the condition of the said property, the date the report was undertaken.

No responsibility will be accepted for items that were not evident at the time or any changes or deterioration of conditions from this date that have occurred.

**The Inspection and Report was carried out by:** s47F

**Contact the Inspector on:** s47F

**For and on Behalf of:** s47F

s47F

North Nowra NSW 2541

Tel: s47F

s47F

Tracey Carey  
 National Disposals Coordinator  
 Sales & Portfolio Management Defence Housing Australia (DHA)  
 26 Brisbane Avenue Barton ACT 2600  
 Tel: 02 6217 8415  
[Tracey.carey@dha.gov.au](mailto:Tracey.carey@dha.gov.au)

15<sup>th</sup> June 2015

Dear Ms Carey,

RE: Direct Purchase - s47F North Nowra counter-offer

We are replying to the previous offer made by DHA for the purchase of the above property. We are largely in agreement with the previous offer, but wish to add two items to the standard conditions presented by DHA, in order for the above mentioned property to meet Australian Standards. The offer would be:

- To buy the above mentioned property for \$365,000.
- To sign a contract for sale in accordance with DHA's 'Contract for the Sale of Land – 2005 Edition'.
- To sign a contract of sale with additional standard conditions as listed below:
  - Upon offer acceptance a \$2,000 deposit will be paid to DHA's solicitors (s47F Lawyers) trust account
  - A settlement timeframe of 35 days
  - The sale is subject to finance and subject to satisfactory termite and building reports
  - *Additional special condition item 1* – at settlement date the laundry floor tiles in the above mentioned property are to meet AS 3958.1-2007 with a recommended ratio of fall between 1:80 & 1:100. Cost to be worn by the vendor. Purchaser will provide unconditional access to the property for quotes and work.
  - *Additional special condition item 2* – at settlement date the boundary fence between lots s47F of Development Plan s47F is to comply with AS 1926.1 as a boundary fence used as a part of a pool fence. Cost to be shared equally between vendor & purchaser. Vendor is free to seek compensation from related parties. Purchaser will provide unconditional access to the property for quotes & work.

This offer will remain valid for 14 days from the date of this letter.

Please contact me if you have any queries or need to discuss the matter in greater detail.

Regards

s47F

**Sackley, Pip**

---

**From:** s47F [REDACTED] s47F [REDACTED]  
**Sent:** Thursday, 18 June 2015 3:04 PM  
**To:** Nowra Property and Tenancy  
**Subject:** s47F [REDACTED] NORTH NOWRA

s47F [REDACTED] NORTH NOWRA, NSW 2541

MITM 1472413 Inspected fence it is in poor condition, tenant is concerned the fence is too low due to the neighbour having a pool. The tenants fence is above 1200mm & therefore complies. There are several rotten posts & replacement will be required in the near future. Quote to remove/replace approx. 27m of fence with 1.8m colourbond \$2670.00 inc GST.

Regards,

s47F [REDACTED]

**Sackley, Pip**

---

**From:** s47F  
**Sent:** Monday, 23 February 2015 6:22 PM  
**To:** Nowra Property and Tenancy  
**Subject:** Re: DHA SR - s47F North Nowra - Maintenance Feedback & Member Direct Purchase Enquiry

Hi Aliey,  
I can confirm the contractor had a look at the fence.

Regards

s47F

Sent from my iPhone

On 23/02/2015, at 15:46, "Falt, Aliey" <[aliey.falt@dha.gov.au](mailto:aliey.falt@dha.gov.au)> wrote:

Good afternoon s47F


DHA has been contacted by your DRHM (Defence Relocations Housing Manager) in relation to your current SR (Service Residence) -s47F North Nowra and potential maintenance that you have noted your concerns about.

I would like to confirm that DHA has allocated a MITM (maintenance item) to our fencing Contractor and our system shows that they had arranged access to the property for the 20 Feb 2015, please confirm if they have attended and addressed the concerns with the fencing.

Additionally, if you are still interested in having DHA investigate the possibility of allowing a Member Direct Purchase of your SR please provide DHA a written request emailed to [NowraPropertyandTenancy@dha.gov.au](mailto:NowraPropertyandTenancy@dha.gov.au) inbox of your enquiry/application and DHA will begin communications with Defence and seek potential approvals.

Enjoy your day,  
Aliey

**Aliey Falt** | Regional Property and Tenancy Manager  
Nowra HMC | Defence Housing  
Australia  
Suite 3, Level 2 Bridgeton House, 55-57 Berry Street, Nowra, NSW 2541  
Tel: 139 342 | Fax: 02 6222 2207  
[NowraPropertyandTenancy@dha.gov.au](mailto:NowraPropertyandTenancy@dha.gov.au) | [www.dha.gov.au](http://www.dha.gov.au)

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Defence Housing Australia will send you correspondence and documents by email if you request or if you use email to contact us. Email is not a secure form of communication and may transmit computer viruses.

[intmr01.dha.gov.au](mailto:intmr01.dha.gov.au)[8392701]