DEFENCE HOUSING AUTHORITY (2)

TENANT RETURN COPY: HOUSING CONDITION BERGET

Defence Housing AUTHORITY
the home of service

Address:	Danvers & Tizili
Name:	······································
Contact Number: (H) (W)

How to Complete:

Your house has been inspected for cleanliness and any urgent repairs have been scheduled.

Your should now:

(M)

- 1. Complete and sign CONDITION REPORT (including personal details above)
- 2. Complete MAINTENANCE REQUEST FORM, if necessary.

The next step is:

- 1. If you require an inspection by a consultant, phone the HMC.
- 2. If you do not require an inspection-return the GREEN copies of the forms as instructed in the Welcome Kit.

*NOTE: bedrooms are numbered from entry going clockwise through home.

Example — Condition of property at occupancy

	Cond	ition	Comments
Entrance/Hall	A	Tenant	
Walls/Ceiling	Y	N	Cluster of nine hooks
Floor/Coverings	Y		Carpet stain near window
Door	Y		
Windows/Screens	Y		
Blinds/Drapes	Y		Stained in corners
Light Fittings/GPO's	N		Light fitting need new

Please indicate Y for Yes

N for No

Office Use Only

Entered:/20

HOUSING CONDITION REPORT
*NOTE: THIS IS A CONDITION REPORT ONLY. NO MAINTENANCE IS ACTIONED FROM THIS REPORT

Address of Property DOOMBLS CHORLES FROM THIS REPORT

Tenant 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	PAINT CHIPPED AROVE MORE MARKS ON WALLS Q PIC HOOK HOLES COMMENTS LOVE 12 POR WERE ARCHIVEY CHIPPED MARKS ON WALL FERSION WHERE A REM WAS COMMENTS COMMENTS
Tenant	MARKS ON WIRLS DIC HOOK HOUSE COMMENTS COMMENTS DICT HYS 12 PIC HOOK ADLES HOLE IN CORNEL ARCH ARCHNOLI CHAPED MARKS ON WALL BESIDE WHERE ALREM WAS COMMENTS COMMENTS COMMENTS COMMENTS COMMENTS PICT HK SCRAPE MARKS ON WALL OP WOLE IN WALL OP KITCHEN S PIC HOOK HOLES WHOLE IN WALL OP KITCHEN LIGHT COVER LEACHED AND CHIPPED SUPPLIAL DOOR GLASS SCRATCHED,
Tenant	COMMENTS
Tenant	COMMENTS COMMENTS Descripted 12 Pic How forces Hole is los is each Architect chippen Prist Region where present where a nam was Marks on wall bession wholes Comments
Tenant Y Y Y Y Y Tenant Y Y Y Y Y Y Tenant Y Y Y Y Tenant Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	Descripts /2 Pic How Joues How is los is one Alch Archivall Chippen Print Perina to Colder where a rem was Marks on wary beside window Comments Comments War Marred Comments Comments Comments Los in war of Kitchen Socape marks an wall or Note in war of Kitchen Socape whose Light Cover Lacked and Chipped Suppling Door Glass Suppling Comments
Tenant Y Y Y Y Y Tenant Y Y Y Y Y Y Tenant Y Y Y Y Tenant Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	Descripts /2 Pic How Joues How is los is one Alch Archivall Chippen Print Perina to Colder where a rem was Marks on wary beside window Comments Comments War Marred Comments Comments Comments Los in war of Kitchen Socape marks an wall or Note in war of Kitchen Socape whose Light Cover Lacked and Chipped Suppling Door Glass Suppling Comments
Tenant Y Y Y Y Y Y Tenant Y Y Y Y Y Y Tenant Y Y Y Tenant Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	Descripts /2 Pic How Joues How is los is one Alch Archivall Chippen Print Perina to Colder where a rem was Marks on wary beside window Comments Comments War Marred Comments Comments Comments Los in war of Kitchen Socape marks an wall or Note in war of Kitchen Socape whose Light Cover Lacked and Chipped Suppling Door Glass Suppling Comments
Tenant Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	Descripts /2 Pic How Joues How is los is one Alch Archivall Chippen Print Perina to Colder where a rem was Marks on wary beside window Comments Comments War Marred Comments Comments Comments Los in war of Kitchen Socape marks an wall or Note in war of Kitchen Socape whose Light Cover Lacked and Chipped Suppling Door Glass Suppling Comments
YYYYYYYYYYYYYYYYYYYYYYYYYYYYYYYYYYYYYY	HOLE IS PORT IN POLICIE WHERE PLANT WAS MARKS ON WALL BESIDE WINDOW COMMENTS
Tenant Ty Tenant	PAINT PERLING IN POLICIE WHERE ALLEM WAS MARKS ON WALL BESIDE WINDOW COMMENTS COMMENTS WALL MARRED COMMENTS COMMENTS WOLE IN WALL OP KITCHELL SPICE HOOK HOLES WILL OP KITCHELL LIGHT COVER LEACHES SUPPORTS LIGHT COVER LEACHED AND CHIPPED SIDEN DOOR GLASS SURATCHED.
Tenant Y Z Tenant Y Z Tenant Y Z Tenant Y Tenant Y Y Y Y Y Y Y Y Y Y Y Y Y	MARKS ON WALL BESIDE WINDOW COMMENTS WALL MARRED COMMENTS COMMENTS COMMENTS PICT HK SCRAPE MARKS ON WALL OP WOLE IN WALL OP KITCHEN S PIC HOOK HOLES LIGHT COVER LEACKED AND CHIPPED SLIPING DOOR GLASS SURATCHED,
Tenant Y Y Tenant Y Y Z Tenant Y Y Tenant Y Y Tenant Y	COMMENTS COMMENTS COMMENTS WALL MARRED COMMENTS COMMENTS PICT HIK SCRAPE MARKS ON WALL OP WOLE IN WALL OP KITCHEN SPIC HOOK HOLES LUGGE (WIBBARD MISSING SHELF SUPPORTS LIGHT COVER LEACKED AND CHIPPED SLIPING DOOR GLASS SURATCHED.
Tenant Y Y Y Z Tenant Y Y Y Z Tenant Y Y Y Tenant Y	COMMENTS COMMENTS COMMENTS PICT HK SCRAPE MARKS BY WALL OP WOLE IN WALL OP KITCHEN RIC HOOK HOLES LUAGO WEBARD MISSING SHELF SUPPORTS LIGHT COVER LEACKED AND CHIPPED SLIPING DOOR GLASS SURATCHED.
Tenant Tenant Ty Tenant Ty Tenant Ty Tenant Ty Tenant Ty	COMMENTS COMMENTS COMMENTS PICT HK SCRAPE MARKS BY WALL OP WOLE IN WALL OP KITCHEN RIC HOOK HOLES LUAGO WEBARD MISSING SHELF SUPPORTS LIGHT COVER LEACKED AND CHIPPED SLIPING DOOR GLASS SURATCHED.
Tenant Y Y Y Z Tenant Y Y Z Tenant Y Y Tenant Y	COMMENTS COMMENTS COMMENTS PICT HK SCRAPE MARKS BY WALL OP WOLE IN WALL OP KITCHEN RIC HOOK HOLES LUAGO WEBARD MISSING SHELF SUPPORTS LIGHT COVER LEACKED AND CHIPPED SLIPING DOOR GLASS SURATCHED.
Tenant Y Y Y Y Tenant Y Y Tenant Y Tenant Y	COMMENTS
Tenant Y Tenant Y Tenant Y	COMMENTS
Y Y Y Y Tenant Y Y Y Y Y Tenant Y	WALL MARRED COMMENTS PICT HK SCRAPE MARKS ON WALL OP WOLE IN WALL OP KITCHEN S PIC HOOK HOLES LUNGU (LIBBARD MISSING SHELF SUPPORTS LIGHT COVER LEACKED AND CHIPPED SLIPING DOOR GLASS SCRATCHED,
Y Y Y Z Tenant Y Y Y Tenant Y	COMMENTS PICT HK SCRAPE MORKS ON WALL OP. WOLE IN WALL OP KITCHEN B PIC HOOK HOLES LUGBOARD MISSING SHELF SUPPORTS LIGHT COVER LEACKED AND CHIPPED SLIPING DOOR GLASS SURATCHED.
Y Y Z Tenant Y Y Y Tenant Y Y Tenant Y	HOLE IN WALL OF KITCHEN B PIC HOOK HOLES LIGHT COVER LEACKED AND CHIPPED SLIPING DOOR GLASS SCRATCHED.
Y Y Z Tenant Y Y Y Y Y Tenant Y	HOLE IN WALL OF KITCHEN B PIC HOOK HOLES LIGHT COVER LEACKED AND CHIPPED SLIPING DOOR GLASS SCRATCHED.
Tenant Y Y Y Y Y Tenant Y	HOLE IN WALL OF KITCHEN B PIC HOOK HOLES LIGHT COVER LEACKED AND CHIPPED SLIPING DOOR GLASS SCRATCHED.
Tenant Y Y Y Y Y Tenant Y	HOLE IN WALL OF KITCHEN B PIC HOOK HOLES LIGHT COVER LEACKED AND CHIPPED SLIPING DOOR GLASS SCRATCHED.
Tenant Y Y Y Y Y Tenant Y	HOLE IN WALL OF KITCHEN B PIC HOOK HOLES LUGGO WISSING SHELF SUPPORTS LIGHT COVER LEACKED AND CHIPPED SLIPING DOOR GLASS SCRATCHED.
Tenant Y Y Y Y Y Tenant Y	HOLE IN WALL OF KITCHEN B PIC HOOK HOLES LUGGO WISSING SHELF SUPPORTS LIGHT COVER LEACKED AND CHIPPED SLIPING DOOR GLASS SCRATCHED.
Tenant Y Y Y Y V Tenant Y	HOLE IN WALL OF KITCHEN B PIC HOOK HOLES LIGHT COVER LEACKED AND CHIPPED SLIPING DOOR GLASS SCRATCHED.
Y Y Y Y Tenant	HOLE IN WALL OF KITCHEN B PIC HOOK HOLES LIGHT COVER LEACKED AND CHIPPED SLIPING DOOR GLASS SCRATCHED.
Y Y Y Tenant	HOLE IN WALL OF KITCHEN 3 PIC HOOK HOLES LUGGE WIBDARD MISSING SHELF SUPPORTS LIGHT COVER LEACKED AND CHIPPED SLIPING DOOR GLASS SCRATCHED.
Y Tenant	B PLC HOOK HOLES LUGBOARD MISSLAY SHELF SUPPORTS LUGHT COVER LEACKED AND CHIPPED SLIPING DOOR GLASS SURATCHED,
Y Tenant	LIGHT COVER LEACKED AND CHIPPED SLIPING DOOR GLASS SCRATCHED,
Y Tenant	LIGHT COVER CRACKED AND CHIPPED SLIPING DOOR GLASS SCRATCHED. COMMENTS
Y Tenant	SUPING DOOR GLASS SCRIATCHED,
Y Tenant	COMMENTS
Y Tenant	1 3 2 7 7
Tenant	1 3 2 7 7
4	1 3 3 7 7 8
	10 Harris Condit Stiele No. OHIN.
	2 HOOKS SMALL SHELF DOLPHIN.
4	BLACK MARKS ON FLOOR & CUT NOAR DISHWASHER.
4	BOSSON OF STADIOLS STALLING TO LOT
4	WINDOW BILLS MARY ISCRALEMED / STALBED
4	BENCH TOPS BELIETEMED AND MARILED
4	LIGHT FORMS CLASSICAL DAYS CAIPLED.
4	HOLES AND SEREINS INSTING EVERY CUPBOARD DOOR
4	2 Plugs love werny Size
-	HOLES IN THES BELOW DOLPHIN SHELF
4	P.D. CONCUCA SIESTING STORY
1	RPO CLACLED
	VAIL IN WINDOW SILL
	COMMENTO
Tenant	COMMENTS
22.	
0	
,	
	·
1400	TenantCOMMENT
Land of	
	,
i	
	Y U N Tenant

Address of Property	6	DDIO.	WERS PL KICHARDSON
PASSAGE/STAIRS	1	Tenant	COMMENTS
Walls/Ceiling	V	4	PAINT CHIPPED
	/	4	CORNILE'S BADE MAIPPED /DENTED.
Floor/Coverings	3/	J	CONTRACT STATE OF THE STATE OF
Doors	7	1-5-	
Windows/Screens	N	N	
Blinds/Drapes	13	2	
Light Fitting/GPO's	1	4.	
Cupboards	N	2	
		Tenant	COMMENTS
LAUNDRY	A	Y	NO TIP HANDLES FOR WASHING MACHINE TAPS
Walls/Ceiling	Y		NO THE HANDLES FOR WASHING FRANCE
Floor/Coverings	Y	7_	WINDON SILL MARKED/SKAINES
Doors	Y	1	PATCH WORK OU WALL
Windows/Screens	4	1	WALL BESIDE TUB BADLY SCRAPED & DENTED
Blinds/Drapes	KIT	N	DOOR CHIPPED / DOOR JAM CHIPPED / MARKED
	V	1	TUS DOOR BELOW THE CHIPPED
Tubs	Y		108 1000K 138C3~ 188 0 111 0 9
Cupboards	N		
Dryer	Pal	N	
BATHROOM	A	Tenant	COMMENTS
Walls/Ceiling	V	И	TING BASKEN NEAR VANITY UNIT
	V	y	MIGHT FITTING MONSIED
Floor/Coverings	3	y	VANITY BOW DUE TO WATER INGLESS
Doors	1		
Windows/Screens	Ÿ	4	MACKED & CHIPPEDS
Light Fittings/GPO's	V	y	
Exhaust Fan/Tastic	Y	V	
1	V	y	
)S T Deil	3	5	
Towel Rail	7		
Mirrors	V	4	
Shower/screen	V	7	
Bath	V	7	
Vanity	V	1	
	1	4	
Blínds			COMMENTS
TOILET	Á	Tenant	
Walls/Ceiling	4	4	Have in Back of Dool
Floor/Coverings	Y	1	MARKS ON WALLS.
Doors	V	4	SCRAPE MARK'S BELOW TOTLET PAPER HOLDED AND
Windows/Screens	Ý	y	BESIDE (ABOVE METERN
	1	4	Bost DC (Mary C (As T C)
Pedestal	1	J.	
Cistern	3/		
Toilet Paper Holder	V	4	
ENSUITE	A	Tenant	
Walls/Ceiling	V	7	SHOWER SCREEN CRACKED
	V	4	Paras Perinsel Main
Floor/Coverings	- /		LIGHT FITTING MONTED MISSING POUCE)
Doors	y	4	MAHT GITING MGLTON / FISSING 16100)
ndows/Screens	1	4	PAINT BUSSLENG NEAR MUZROR
Light Fittings/GPO's	4	4	BACK OF DOOR PATEMED
Exhaust Fan/Tastic	V	d	BACK OF DOOR PATCHED DILLETING SCALOR.
	1	u	ALL TAPS CRALKED
Taps	Ÿ	4	
Towel Rail		_}_	Mound an water
Vanity/Mirrors	Y	_7_	MOUND IN CARPET IN DOOR NAY
Toilet	Y	4	SHELF STAINED.
Toilet Roll Holder	Y	9	
BEDROOM 1	Á	Tenant	COMMENTS
	1	И	1 PICT HK/3 PIC HOOK HOLES
Walls/Ceiling		H	
Floor/Coverings	Y		WALS MARKED
Doors	V	9	PORS DOORS SCAPTCHED
Windows/Screens	14	4	CRACK BETWEEN DOOR AND ROBE.
Fan/Air Con	N	4	NINDOW SILL WERTHERED.
	V	4	
Blinds/Drapes	7	1	
Light Fittings/GPO's		1	
Robes	M	Y	
BEDROOM 2 MAI	A	Tenant	COMMENTS
Walls/Ceiling	V	0,	3 Picc Hook House
	1	0	CRACK IN WALL ABOVE ROBE
Floor/Coverings	1		BLACK MARK ON CARPET NEAR LOSE
Doors	17		BLACK MADE ON CARDO DONE
Windows/Screens	У	1	CORNICO PAINT CUIPPED
	K	W	
Fan/Air Con			
Fan/Air Con Blinds/Drapes	V	1	WINDOW SILL NEATHERED MGHT SWITCH CRACKED.

Address of Property	(0	DAN	Jees A RICHARDSON
BEDROOM 3	Α	Tenant	COMMENTS
Walls/Ceiling		4	3 Pic Hooks / 1 Pic Hook Hobe
Floor/Coverings		9	WALLS MARKED SURITINED
Doors		V	KOBE, DOOL LAUSE CALPED
Windows/Screens		y	DIMMER SWITCH DOESN'T WORK
Fan/Air Con		25	WINDOW SELL WERTHERD.
Blinds/Drapes		7	
Light Fittings/GPO's		4	
Robes	-	y	
BEDROOM 4	A	Tenant	COMMENTS
	-	V	2 Pic Hooks 12 Pic Hook Houses
Walls/Ceiling		4	DOOR JAN SCUEFED / CHIPPED
Floor/Coverings	1-	ч	WALLS MARKED /PAINT CHIPPED
Doors		4	WINDOW SILL WEATHERED.
Windows/Screens		-	MINION SILL MEITHERESS
Fan/Air Con		2	
Blinds/Drapes		4	
Light Fittings/GPO's			
Robes		N	OCHMENTS
OTHER	Α	Tenant	COMMENTS
Walls/Ceiling			
Floor/Coverings			
Doors			
Windows/Screens			
Ean/Air Con			
hds/Drapes		- 2	:
Light Fittings/GPO's			
Robes			
EXTERIOR GROUNDS	A	Tenant	COMMENTS
Shed	1	M	LANJUS FULL OF WEEDS
Clothes Hoist	1-	4	GARDENS STILL HAVE LOTS OF WEEDS
	-	4	POINT PECLING GROOM BBQ ALGA
Paths/Driveway	-	4	Control of the state of the sta
Fences/Gates	-	1	KNOS MISSING GEOM BED JONE BURNER MISSING
Garden/Lawns/Edges	-	1	TREES OFFICIANTING POWER LINES
External Lights	-	7	BLICKS LIFTING MOVENY GROW PANING AREA WERE APPEXTRE
Letter-Box		17-	GUO PERGOLES POSS GRACIENA INDES OF NAILS
Pergola		17	GOD VERGOLD POST CRACIONA TROPS OF TOTAL
		1 9	RATES STARTING TO PUST
TV Aerial	-	1	PAVING HAS NOTS OF NEEDS.
Hot Water System		4.	
	A	Tenant	COMMENTS
Hot Water System	A	Tenant	RUBBISH BIN BADLY SCLAPED / CRACKED.
Hot Water System EXTRA	A	Tenant 4	
Hot Water System EXTRA Phone	A	Tenant	RUBBISH BIN BADLY SCLAPED / CRACKED,
Hot Water System EXTRA Phone Smoke Detectors	A	Tenant / Tenant / Tenant	RUBBISH BIN BADLY SCLAPED / CRACKED, COMMENTS
Hot Water System EXTRA Phone Smoke Detectors Bins		44	RUBBISH BIN BADLY SCRAPED / CRACKED. COMMENTS PAINT STARTING TO PEEL
Hot Water System EXTRA Phone Smoke Detectors Bins GARAGE/CARPORT		44	RUBBISH BIN BADLY SCLAPED / CRACKED, COMMENTS
Hot Water System EXTRA Phone Smoke Detectors Bins GARAGE/CARPORT		44	RUBBISH BIN BADLY SCRAPED / CRACKED. COMMENTS PAINT STARTING TO PEEL
Hot Water System EXTRA Phone Smoke Detectors Bins GARAGE/CARPORT Ils/Ceiling		44	RUBBISH BIN BADLY SCRAPED / CRACKED. COMMENTS PAINT STARTING TO PEEL
Hot Water System EXTRA Phone Smoke Detectors Bins GARAGE/CARPORT Ils/Ceiling Trioor Doors Windows/Screens		44	RUBBISH BIN BADLY SCRAPED / CRACKED. COMMENTS PAINT STARTING TO PEEL
Hot Water System EXTRA Phone Smoke Detectors Bins GARAGE/CARPORT Ils/Ceiling Prioor Doors Windows/Screens Blinds		Tenant	RUBBISH BIN BADLY SCRAPED / CRACKED. COMMENTS PAINT STARTING TO PEEL
Hot Water System EXTRA Phone Smoke Detectors Bins GARAGE/CARPORT Ils/Ceiling 'roor Doors Windows/Screens Blinds Remote Control		Tenant	RUBBISH BIN BADLY SCRAPED / CRACKED. COMMENTS PAINT STARTING TO PEEL
Hot Water System EXTRA Phone Smoke Detectors Bins GARAGE/CARPORT Ils/Ceiling 'r-roor Doors Windows/Screens Blinds Remote Control Light Fittings/GPO's		Tenant Y Y N N	RUBBISH BIN BADLY SCRAPED / CRACKED. COMMENTS PAINT STARTING TO PEEL
Hot Water System EXTRA Phone Smoke Detectors Bins GARAGE/CARPORT Ils/Ceiling 'roor Doors Windows/Screens Blinds Remote Control		Tenant Y N N	RUBBISH BIN BADLY SCRAPED / CRACKED. COMMENTS PAINT STARTING TO PEEL
Hot Water System EXTRA Phone Smoke Detectors Bins GARAGE/CARPORT 'IIs/Ceiling 'r-roor Doors Windows/Screens Blinds Remote Control Light Fittings/GPO's Bench/Shelving	A	Tenant Y Y N N N	COMMENTS PAINT STARTING TO PECL HOLE CUT IN SIDE OF GARAGE
Hot Water System EXTRA Phone Smoke Detectors Bins GARAGE/CARPORT 'IIs/Ceiling 'r-roor Doors Windows/Screens Blinds Remote Control Light Fittings/GPO's Bench/Shelving	A	Tenant Y Y N N N	COMMENTS PAINT STARTING TO PECL HOLE CUT IN SIDE OF GARAGE
Hot Water System EXTRA Phone Smoke Detectors Bins GARAGE/CARPORT 'IIs/Ceiling 'r-roor Doors Windows/Screens Blinds Remote Control Light Fittings/GPO's Bench/Shelving	A	Tenant Y Y N N N	RUBBISH BIN BADLY SCRAPED / CRACKED. COMMENTS PAINT STARTING TO PEEL
Hot Water System EXTRA Phone Smoke Detectors Bins GARAGE/CARPORT 'IIs/Ceiling 'r-roor Doors Windows/Screens Blinds Remote Control Light Fittings/GPO's Bench/Shelving	A	Tenant Y Y N N N	COMMENTS PAINT STARTING TO PECL HOLE CUT IN SIDE OF GARAGE
Hot Water System EXTRA Phone Smoke Detectors Bins GARAGE/CARPORT 'IIs/Ceiling 'r-roor Doors Windows/Screens Blinds Remote Control Light Fittings/GPO's Bench/Shelving	A	Tenant Y Y N N N	COMMENTS PAINT STARTING TO PECL HOLE CUT IN SIDE OF GARAGE
Hot Water System EXTRA Phone Smoke Detectors Bins GARAGE/CARPORT 'IIs/Ceiling 'r-roor Doors Windows/Screens Blinds Remote Control Light Fittings/GPO's Bench/Shelving	A	Tenant Y Y N N N	COMMENTS PAINT STARTING TO PECL HOLE CUT IN SIDE OF GARAGE
Hot Water System EXTRA Phone Smoke Detectors Bins GARAGE/CARPORT 'IIs/Ceiling 'r-roor Doors Windows/Screens Blinds Remote Control Light Fittings/GPO's Bench/Shelving	A	Tenant Y Y N N N	COMMENTS PAINT STARTING TO PECL HOLE CUT IN SIDE OF GARAGE
Hot Water System EXTRA Phone Smoke Detectors Bins GARAGE/CARPORT 'IIs/Ceiling 'r-roor Doors Windows/Screens Blinds Remote Control Light Fittings/GPO's Bench/Shelving	A	Tenant Y Y N N N	COMMENTS PAINT STARTING TO PECL HOLE CUT IN SIDE OF GARAGE
Hot Water System EXTRA Phone Smoke Detectors Bins GARAGE/CARPORT Ils/Ceiling rroor Doors Windows/Screens Blinds Remote Control Light Fittings/GPO's Bench/Shelving GENERAL COMMENT	A A	Tenant Y V N N N N N N N N N N N N	RUBBISH BIN BADLY SCLAPED / CRACKED. COMMENTS PAINT STARTING TO PECL HOLE CUT IN SIDE OF GARAGE SILLS NIED DANGING BACK / RE-COATING.
Hot Water System EXTRA Phone Smoke Detectors Bins GARAGE/CARPORT 'IIs/Ceiling 'r-roor Doors Windows/Screens Blinds Remote Control Light Fittings/GPO's Bench/Shelving	A A	Tenant Y V N N N N N N N N N N N N	COMMENTS PAINT STARTING TO PECL HOLE CUT IN SIDE OF GARAGE



14/09/04

Page 1

Copy of Call No 1075876 Taken On 14/09/2004 At 16:33 By NATASAL

Address

Tenant

6 DANVERS PLACE

RICHARDSON

ACT

2905

Area

CA01

Caller

Status N

INSPECT ROOF - BROKEN TILES

Fault

Access PHONE TENANT TO ARRANGE ACCESS

6292 2698

Work 0404 091 398

*** End of Report ***

PROGRESS SHEET

SUBJECT: 6 Danvers Pl, Richardson

DATE RECEIVED: Various

DATE:	ACTION:
14/5/04	recorded sent to por texts to
14/5/04	inspect roof.
1.(- - /	a realest sent to Brackat
14/01/04	for vierces part jobs
	Lar view leves
15/01/04	ande received from ACT Tops.
1.510104	
	called terant to call Acres to
16/9/04	have power stay resecured. Teant
	have power stay resecured
	will then ordrise once this has
	locen done so rect can than
,	be repaired
•,	
12/5/04	quete received from peralect
	wie reised 1262003.
24/9/00	lenal received. Puner Step has
211 1100	been reserved.
24/9/04	who raised 1268 ust to repair
afilion	wo raised (1268445) to repair
-	
-1	



Copy of Call No 1075887 Taken On 14/09/2004 At 16:39

Address

Tenant

6 DANVERS PLACE RICHARDSON

ACT 2905

caller.

Area

CA01

Status

Fault

QUOTE TO PAINT BBQ AREA, CARPORT, REPAIR & PAINT BARGE

BOARDS & TO PATCH PAINT WALLS B1, WALLS/CEILING E1

Access PHONE TENANT TO ARRANGE ACCESS

6292 2698

Work

0404 091 398

*** End of Report ***

ACN 055 129 023

Insurance Work

Ridgecapping Re-roofing Storm Damage Metal Roofs Guttering &

Downpipes

Gutter Cover



JOHN MAR ENTERPRISES

John Mar Enterprises Ptv Ltd

Trading as: Gutter Cover (ACT) Gutter Cover (NSW)

TOP5 A.C.T.

Roof maintenancE 5 Homann Place Flynn ACT 2615

email: acttops@bigpond.com

COPY.



ABN 99 600 759 660



Phone: (02) 6258 1745 Mobile: 0418 628 971 (02) 6258 8426 Fax:

Defence Housing Authority PO Box 7096 Canberra Business Centre ACT 2610

Phone: (h)

(w) / (m) 6295 5205

Quotation No: 00002914

15/09/2004

Fax: 6295 7840

WE HAVE PLEASURE IN SUBMITTING THE FOLLOWING QUOTATION FOR YOUR CONSIDERATION

Attention

Re: 6 Da

วท

Tenant:

Rebed and repoint all toprluge and gable ends using a flexible compound for the pointing Replace broken tiles - Brown Pioneer Ranch (6) Clean out all guttering Remove debris from site

\$966.90

Note:

DHA to request ACTEW to attend and resecure the power stay which has pulled away and is lifting tiles

tenant to call.

TERMS STRICTLY NETT:

Payment on completion please

Bankcard Mastercard Visa accepted

GST:

\$87.90

Total Inc GST:

\$966.90

SIGNED:

John

PO BOX 1025 Woden ACT 2606

Ph: (02) 62919243 Fax: (02) 6291337

62913337





Barakat Holdings P/L

T/A ACT Constructions ABN: 94 051 318 579

Painting & Maintenance Contractor Class A Builders in the ACT & NSW

Email: harakat a austurmetra commune

Established 1988

"For all your construction needs, from painting your home to building your dream kontel"

Date: 16/09/2004

To:

Defence Housing Authority

Addressi

6 Danvers Place

Richardson ACT 2905.

Quote No:- 409061

Thank you for the opportunity to quote the following:

To prepare, repair and paint the BBQ area, carport, and barge boards, the indicated wall in the bathroom and walls and ceiling in the ensuite at the premises mentioned above.

Price, per house (189: TOTAL including GST:

\$909.10	
\$90.90	
\$1000.00	

If you require any further information please contact the under signed on the numbers provided.

Yours truly,

Pedro da Silva

FYSHWICK HOKE & HEATING

0262805953

Postal Address:

PO Box 1005 Fyshwick, ACT, 2609

88 Wollongong St, Fyshwick, ACT ABN: 43 DOB 521 515

Telephone Facsimile:

02 5280 5522

www.homeheating.com.au

emall: info@homeheating.com, au

02 6280 5953

TO:

DHA

FROM:

Maryanne Bresnik

ATT:

Natasha Lankester

DATE:

20/09/2004

Page

Order No. 1260121

6 Danvers Place, Richardson ACT

Hello Tash

The cost of work for the above job would be as follows -

Call out Fee to measure for childguard firescreen - \$44.00

Supply & fit Childguard to wall \$374.00

Service wood heater \$77.00

Total - \$495.00

Please confirm price acceptance so I can order the screen.

Regards

Maryanne

30-200

Lankester, Natasa

From: Sent:

To:

Cooper, Chenai Thursday, 23 September 2004 3:22 PM Lankester, Natasa

Subject:

RE: 6 Danvers Place Richardson

Tash,

Tenant rang in to let you know ready for roof tiler now Actew have restrained power stay!

Thanks

Chenai

Chenai Cooper

Asset Coordinator Assistant

Canberra HMC

Ph: (02) 6268 3747

Email: chenai.cooper@dha.gov.au





Defence Housing Authority

RECORD OF CONVERSATION
File No.
Subject
Conversation with Dervers
Date Retrict States Dethream varity (mored (noted)
I tree surgeon - Skyline I replace cover to light FI Person - perter pason & went shed thoughout Person bruchs to levely window I began bruchs to levely window I began bruchs to devote paint PA
Joseph - Checked PA
John cres peited la
Lection / paint walls in bethroom. Lection / paint walls in bethroom. Parameter paint walls / ceiling envite
I service combustion heater
Jeles & pert event for heater Pa
J. Carlot Hope

Griffin, Kali

From:

kali.griffin@dha.gov.au

Sent:

Tuesday, 25 January 2005 4:59 PM

To:

paaf@dha.gov.au

Cc: Subject: kali.griffin@dha.gov.au Unit Amendment Form

UAF Form details from Canberra HMC

Serial number: 4084

Unit: 070961

Address: 6 DANVERS PLACE, RICHARDSON ______

Street Address:

ACT 2904

01/50377

3cheme:

Property No.: Unit Type:

No. Bedrooms: Rent Area:

Maintenance Area:

Patch:

Lettings Area:

Void Code:

PD - Possible disposal

CDRC - Canberra DRC

Active Status Date:

Date Property Returned to Lessor:

Location:

Maintenance Responsibility:

Representation: Appointment:

TAASA:

Construction Flag:

Construction Date:

Block/Lot: Section/DP:

House Size:

\cquisition Date:

Jefect Liability End Date:

Handback Pending Date:

Land Value:

House Value:

Rent:

Ownership:

Comments:

PENDING DHA OWNED DISPOSAL

Initiated: KALI GRIFFIN

Date:

25/01/05

Contact Helpdesk for any enquiries on this form.

PROPERTY INSPECTION REPORT



ROUNDS & GARI	DENS:								e e
ENERAL COMME	ENTS:								
DVICE TO LESSO	DR:								
ADVICE TO STRA	TA MANAGER:								
TRADE	CONTRACTOR	DETAILS		SCHEDULED DATE	COMP	LETED TE			:PV
				DATE	1-038-80			Turna (Ci	around Estimate
							A	=	5 working days
							В	=	6-10 working days
		8					С	=	10+ working days
							Re	ady I	Date: I I
Office Use Only:	Date of Inspection:	1 1	Order	s Raised:	1 1	Call Refe	erence:		
Customer Name		perty Insp	ection	Date: _	11/3	<u>105</u>	E	Defe	ence Housing
Property Address		ell ma	7 .	ion d					
General comme	harges identified? NQ/Y	ES (see Tenant	t Acknow	ledgement Form	attached)				

PROPERTY INSPECTION REPORT

Defence Housing

AUTHORITY

the home of service

☐ Ar	nnual	Inspec	tion	☐ Pre Vacation Inspection ☐ Pre Uplift Inspection ☐	Uplift	Inspection				
Addres	s of P	roperty:	(o Danvers Place Chisholm Unit	No:	×				
Consultant: Lock Box/Other:										
		ircle on olift Date		DHA) PRE 96 POST 96 ONBASE Property identified for (circle one): F		ng Handing) back			
Location Code	FLOOR COVERINGS	if work	STRUCTURE	Charge	Trade EL - Elect. PL - Plumber CA - Carpenter PA - Painter	Work Order Raised				
`	re	equired			SP					
				reper front top leaks	1 3	٠.٠				
				repeir front top - leaks garage - leaks - b bus in a service Sprinklers	aC1.27	La.	,			
				Service Sprinklers						
				security scient driver - for		-				
				security scient driver - for security screens.						
<u> </u>	-									
			-			· ·				
			-							
	+									
					-					
					-					
					-					



Peter Stead 19 Southern Close CHISHOLM ACT 2905

Mobile: 0407 900 717 Fax: 02 6292 1711

ABN: 340 5989 8586

01/5037



QUOTATION NUMBER: PSQ0183

DATE OF QUOTATION: 08/04/2005

201398602

WORK ORDER NO:

1377087

N/A O

QUOTATION FOR:

Defence Housing Authority PO Box 7017 CANBERRA BC ACT 2610

ATTN: TASH LANKESTER

JOB: ROTTEN PERGOLA TIMBERS

6 DANVERS PL, RICHARDSON ADDRESS:

This quotation includes the following:

1. Replace 7 rafters, 2 posts and part of main beam.

2. Paint all new timbers with 2 coats of external paint.

Clear debris from site.

TOTAL PRICE:

\$1,860.00

+ 37.00

Thank you for the opportunity to submit this quotation. Please contact me with any queries.

Valid for 14 days from date of quotation.

0262921711

All amounts include 10% GST

V P & S STEAD

0262921711

08/04/5002 15:28

Caldwell, Judy

From:

Gilbank, Ian WOFF [lan.Gilbank@defence.gov.au]

Sent:

Wednesday, 17 May 2006 2:07 PM

To:

Caldwell, Judy

Cc:

Gilbert, Joan MS

Subject: SEC Unclassified - FWSI

Hi Judy,

In response to your fax of 16 May 06. The modifications to SR at 6 Danvers Place, Richardson for are approved. Approval is given for the supply and installation of lever taps to the ensuite, main baumoun, kitchen and laundry. The cost being \$1000.00 inclusive of GST.

When the member is posted and if he intends living in a SR then it may be cost effective to replace these lever taps with the originals and for the member to take the lever taps with him for installation in the next SR.

Kind regards,

lan

lan R Gilbank WOFF HA1 Directorate of Entitlements CP2-6-121

Tel: (02) 62662918 Fax: (02) 62663854 of involve to DE

1 50+3. Kitcher - Sink.

Lankester, Natasa

From:

Sent:

O'Donoghue, Amy Wednesday, 24 May 2006 11:18 AM

To: Subject: Lankester, Natasa

Amy O'Donoghue Defence Housing Authority 26 Brisbane Avenue Barton ACT Email omy.odonoghue@dha.gov.au Ph 02 6270 8440

Job Details Report for Order No. 1660566 on 26/05/2006

Status: Allocated

Date: 26/05/2006

Price:

800.00

Order No: 1660566

Address: 6,DANVERS PLACE RICHARDSON

ACT

Contact:

Tel. No.:

2905

URGENT supply & fit 7 sets of lever taps to house (ensuite x 2, bathroom x 3, laundry x 1, kitchen x 1) - plse action ASAP

Access Details: contact tenant to arrange access Kelly Black 6292 2698 or 0404 091 398

Detailed Description -

Location: WH

Previous Job No:

Follow on Job No:

Contract: 1CC

Type of Work: PLS

Category of Work:

Contractor: THE PLUMBING DOCTOR

Priority: TE

perational Details:

Date Registered: 26/05/2006 14:51

Done On:

Inspection Requested On:

Inspection Completed On:

Post Inspection Requested On: Target for Post Inspection Completion:

Target Allocation Date: 26/05/2006 14:51

Post Inspection Completion:

Allocated On: 26/05/2006 14:53

Target Completion Date: 9/06/2006 14:53

Passed for Payment On:

Last Varied On:

Date Contractor Paid:

Financial Details:

Base Price:

800.00

Current Price: Current Commitment:

800.00 800.00

Price Variance: Value of Pending Invoice: 0.00

Value of Approved Invoice:

0.00

Original Price:

0.00 00.008

0.00

Final Invoiced Job Price: Total Variation: 0.00 0.00 Cancellation Fee: Penalty Amount:

0.00

Rechargeable Amount:

0.00

Les Ujvari

R	G	A	JA	1	C	0	PY	

-			
0	UO	TAT	ON

DATE 3/11 / 2006 Time: 2:55:14 PM

O1/50377

DATE 3/11 / 2006

DATE 3/11 / 2006

TO DHA	PROPERTY HAVAGER
DIAMME	GUEST
1300 366	615
A.B.N. (Of Recip	FAX 6263 3762 pient)

FROM LES UIVAM COLOGREGIE PAINTING & HEAG MAINTENANCE A.B.N. (Of Supplier) 36-201-035-5/2

HANK YOU FOR THE OPPORTUNITY OF SUBMITTING THIS QU	otation, as li	STED BELOW
TO MAKE TO COMPANY TO A STREET	G.S.T.	TOTAL

D MAIC 1	DESCRIPTION	G.S.T.	TOTAL
TY/REF	DESCRI HOW		
	M 6 DANVERS PL RICHA	RDSON	ACT ZECS
		1	
Localitation	To replace the wood for Alove preperty and between N 4 LAKER art Richard	ere at t	the !
1	Alove preperty and between	4	
	N 4 LAKER cit Richard	DU	
		1	
	Full lenglet 171m- share in 8.5 Lm. =	ough y	our
	Mille is 8.5 Lm. =	\$ 375	ine 10% 651
4			
	Maria Thanks		
	Mary Thouses LES CETVARI		
	0412 320340		
2 =====================================	02 62 92 7744.		
子下科文			
10/11	Louis and ahood with read	V & SOUCH	US Tax Invoi
10/11	Voino = 00 ahoad with repail with Paill defails & bank of	defails.	
	WINC FINIT OCHANIC		
	SUB TOTAL	AL	\$ 682
	TION WILL REMAIN VALID UNTIL	G.S	.T. \$ 6800
31/	TOTAL INCLL	JSIVE OF G.S	.T. \$ 750
SIGNA	TURE 2		
	July 1		



Gartshore, Michelle

From:

Parsons, Owen

Sent:

Wednesday, 11 February 2009 3:56 PM

To:

Gartshore, Michelle

Subject: FW: Defects and Maintenance problems [SEC=UNCLASSIFIED]

04,00377

Can I help raise any thing for you?

Owen Parsons | Property and Tenancy Administrator Australian Capital Territory | Defence Housing Australia

26 Mort Street, Braddon, ACT, 2600 Tel: 02 6276 2522 | Fax: 02 6268 3760

From:

Sent: Weanesday, 11 reprudry 2009 5:51 PM

To: Maint Canberra; Public Information

Subject: Defects and Maintenance problems [SEC=UNCLASSIFIED]

UNCLASSIFIED

To whom it may concern

I was informed by the Maintenance Help Desk to email this address in regards to getting some maintenance sorted out. I would have liked to have spoken to a manager about these problems yet an impersonal email is a start.

The address for the residence is: 6 Danvers Place Richardson **ACT 2905**

Firstly there is the matter of how old the residence looks inside. Nothing that a lick of paint and new carpet would not fix. Last time we had the carpets dry cleaned the contractor (Morgan's) suggested that the carpets were worn beyond recovery and would not come up after cleaning. This was relayed to the property manager and quick as a flash nothing was done about it. That was two years ago. When we first moved into the residence (Nov 2001) there was talk about replacing the carpet. At that time we did not want it replaced as young children and new carpet do not mix well. Now it is becoming an eyesore and our children are older. Yes, we would like the carpets replaced.

The second matter is the internal and external paint work. As stated earlier we have been in the residence since Nov 2001. During this time we have had the ensuite painted once and some of the outside timbers painted. Both not very well. The house was not painted prior to us moving in. I have also spoken with the previous tenants who informed me that during their occupation of the house it was not painted. They could not tell me wether it was painted prior to them moving in. Yes, we would like the house painted.

Thirdly, there is the matter of the BBQ area. I reported this defect in October 08 and as yet there is still no word on when this defect is going to be rectified. There is every possibility that this pergola would/could fall during high winds. It is unsafe. Yes, we would like the pergola fixed.

Also at the same time I reported the loose tiles in the bottom of the shower recess. Since then I have had three contractors come out and look at the problem. All three have told me the shower would need a new wet seal. At the same time I have shown them the cracked tiles at the end of the bath with nothing supporting them and again they would need to be replaced, however, you would not be able to match the tiles. The bathroom is outdated and the vanity unit is starting to delaminate. There is a large crack leading from the top of the window to the wall (most likely caused by the dryness), yet it is unsightly. Yes, we would like the bathroom to be fixed, renovated.

The Kitchen. Again 1970's wood grain finish. Are there defects? Yes, yet these are only small. The oven was replaced and when it was done the contractor could not get a piece of timber to fit in above the unit. That piece of timber is yet to be fitted, leaving an unsightly gap above the oven. Approximately two years. The floor covering (lion) is showing bad signs of wear. The cupboards are laminate chipboard and in some areas this is starting to peel off. The cook top (electric) is old and the fan unit above it is next to useless. The leaver taps that were put in at the request of family with special needs have not been affixed properly. There is a gap of approximately 5mm between the tap base and the sink allowing water to get under the taps and into the cupboard. Very poor workmanship and if I had of been there when they were installed I would not have accepted the work, this also applies to the oven. As stated earlier the kitchen is outdated. Would we like the kitchen to be renovated? Yes.

Fences. Another area that requires attention. The left side fence and the left half of the back fence have been replaced. The rest of the fences are falling apart. We want these replaced.

We have had contractors come in before about the drain pipes and gutters. Last time it was the drains from the unsuited that had to be freed of roots. I do not know if the plumber reported this fact back to you, but it appears that there is a root problem in most of the drains. Now when it rains the shed, house and pergola gutters overflow. I believe these gutters and drains need to be looked at as well as the internal drains as they are becoming slow to drain again. Yes we would like these look at and any problems rectified.

Fascia Boards. There are obvious signs of rot in more than one place. One of the contractors said he would inform you of this. I don't know if he did or not, so I am. Last time this problem was looked at the rot was scraped away and painted over. Not a real good fix!! Yes we would like these boards replaced.

The heater (Slow combustion). The heater was serviced sometime ago. Since then the rattling noises you get when the fan is running are almost unbearable. I do not want someone to come in and turn the fan on and tell me there is nothing wrong with it. It does not make the noise all the time and especially if it is not hot. However it does need to be looked at as it is that loud that you need to turn up the television just to hear it over the noise. We would like this looked at and fixed.

Trees. Most of the trees in the back yard require attention. There are large trees which a starting to encroach on powerlines and the fruit trees are very old for there type.

Overall with what I have just listed and the general appearance of the internals of the house it does require some sort of attention. I have written this email as directed. When I enquired about getting the property manager, supervisor out to have a look at the residence I was told to email as it was a busy time! I do not believe this to be the service that DHA wish to provide. Some of the problems listed above have been reported and some are new. The taps and oven both had follow up phone calls from DHA to enquire if we were happy with the service. Both times the defects listed above were reported and to date no further action were happy with the service. Both times the defects listed above a look at the residence was prior to my has been taken. The last time a property manager was out to have a look at the residence with your policies,

should not matter. Currently I am not satisfied with the service DHA are providing. With the requests for maintenance in October 2008 there was no action with in 28 days, (another of YOUR policies) and if I had not called to find out what was going on there may have been no action at all. Although I do not pay full market rent, a benefit of serving in the forces, I still pay the same amount as other service personnel of my rank and their properties are in much better condition than my current residence. Yes the house is old, yet it does not have to be run down. I do see a lot of advertising for DHA and the services that they offer in relation to property management. I do not believe I am getting the management that you advertise. I am quite confident that if I told people about the service that I am currently receiving they would think twice about DHA as a property manager. I do not believe I am asking too much in regards to the above requests for maintenance and assistance. I would just like to reside in a house that I can take some pride in.

If you are not a manager could you please forward this on to someone who is so I can get something done. I can be contacted on the numbers below

IMPORTANT: This email remains the property of the Australian Defence Organisation and is subject to the jurisdiction of section 70 of the Crimes Act 1914. If you have received this email in error, you are requested to contact the sender and delete the email.

From: Faulks, Howard [mailto:howard.faulks@dha.gov.au]

Subject: RE: 6 Danvers Pl Richardson - Defects and Maintenance problems [SEC=UNCLASSIFIED]

Michelle has referred your email to myself given the matters raised.

The issues that you raised with the property at 6 Danvers Place Richardson were also referred to me. With the amount of work that is required to the property and its lack of an ensuite, solid fuel heater etc it is not a property that DHA would retain to the future. I therefore took the decision to sell the property and relocate you at DHA expense into a property that was more appropriate.

Unfortunately, it would care it is as been lost in translation as the property that was suppose to This property is not located in Holt. I do understand that there are issues of remaining in why properties in close proximity were being considered. The property in Gordon has an ensuite and ducted heating.

The alternative that you suggest of purchasing the property is certainly a possibility. I was about to instruct my sales team to have the property valued so that we could see what the property would fetch. I order to do this I will need Michelle to co-ordinate with you access to the property for a valuation to take place. I would not be seeking to settle on any sale until after 1 July, so there is no rush if this is the track that is to be taken. I will however, be selling the property as is, I am not planning to repaint or recarpet before sale. You would also need to be aware that you would loose any housing entitlement if you owned the property.

I did not wish to create any anxiety within your family. Unfortunately, the property is at such a stage that a decision needed to be made to either retain or dispose.

My staff can work through with you if the proper alternatives. It is certainly not my intention that y

propriate and continue to look to of the current network of suburbs.

If you wish to discuss further either Michelle, Glenn or myself are available.

Regards

Howard Faulks | Regional Manager Australian Capital Territory | Defence Housing Australia

26 Mort Street, Braddon, ACT, 2600 Tel: 02 6268 3701| Fax: 02 6268 3760 | Mob:0438 216 130 howard.faulks@dha.gov.au | www.dha.gov.au

From: Sent:

Tuesday, 24 repluary 2000 0.07 i m

To:

Faulks, Howard

Subject:

6 Danvers Place RICHARDSON

Howard,

Thankyou for your response.

propriate. There are many concerns with this property Firstly, I have to inform you that the pro which I would be more than happy to discuss with you, michelle or Glenn.

I do understand that a major posting turnover has just occurred and there are not a lot of property options available at the moment. This being said I, we, will not be rushed into accepting a property that does not meet our requirements

even though it may meet the requirements of DHA.

I am more than happy for your sales team to organize a property valuation and would like to get the property valued as soon as possible so I can look at getting finance for the purchase. I am interested in this property as a purchase (it has and would like every opportunity to effect this purchase. I do have questions as to why you are not looking -- "ore July 1. Yes I understand that I would loose housing entitlements, in this area, if I purchased the property but I would also be able to rectify the defects currently being experienced. As there is no immediate solution, I am still requesting some action towards the drains as the smell coming back into the ensuite (yes there is an ensuite) is quite unpleasant, I am still paying rent.

As I am on course for the rest of this week, I can be contacted or If you get the message bank please leave me a number and I will contact you first available opportunity

From: Faulks, Howard [mailto:howard.faulks@dha.gov.au]

Cant. Eriday 20 February 2009 14:28

Glenn Subject: RE: 6 Danvers Pl Richardson - Defects and Maintenance problems [SEC=UNCLASSIFIED]

Michelle has referred your email to myself given the matters raised.

The issues that you raised with the property at 6 Danvers Place Richardson were also referred to me. With the amount of work that is required to the property and its lack of an ensuite, solid fuel heater etc it is not a property that DHA would retain to the future. I therefore took the decision to sell the property and relocate you at DHA expense into a property that was more appropriate.

Unfortunately, it would appear that something has been lost in translation as the property that was suppose to be offered This property is not located in Holt. I do understand that there are issues of to you is

From:

Lawler, Adrian

Sent:

Wednesday, 25 February 2009 11:47 AM

To:

Faulks, Howard; Gartshore, Michelle

Subject:

RE: 6 Danvers Place RICHARDSON

Hi Michelle if you would like me to come out to the property to have alook at the drains, arrange a time and I'll be there

Yours Sincerely,

Adrian Lawier | Maintenance Contracts Manager Canberra HMC | Defence Housing Australia

26 Mort St Braddon, ACT 2612 Tel: 02 6268 3713 | Fax: 02 6268 3760 adrian.lawler@dha.gov.au | www.dha.gov.au

From: Faulks, Howard

Sent: Wednesday, 25 February 2009 8:26 AM

To: Gartshore, Michelle; Lawler, Adrian

Cc: Taylor, Glenn

Subject: FW: 6 Danvers Place RICHARDSON

Michelle

Can you please make contact and resolve the issue with the drainage.

I must have confused this property with another one. This one has an ensuite.

The element that makes it no compliant other than the heating/cooling appears to be the garage issue.

Can we have another discussion.

Glen - can you take

v off restriction.

Thanks

Howard

From:

Sent: Tucsuu,,

To: Faulks, Howard

Subject: 6 Danvers Place RICHARDSON

Howard,

Thankyou for your response.

Firstly, I have to inform you that the property which I would be more than happy to discuss ι

t appropriate. There are many concerns with this property elle or Glenn.



From:

Faulks, Howard

Sent:

Tuesday, 27 September 2011 4:58 PM

To:

Swan, Mike

Subject:

FW: Urgent - 6 Danvers Place

From:

Singh, Michael

Sent:

Tuesday, 17 November 2009 1:37 PM

To:

Faulks, Howard Lawler, Adrian

Cc: Subject:

RE: Urgent - 6 Danvers Place

Hi Howard,

Craig Holford will get me a quote this afternoon on the fence. When I receive the quote I will advise yourself and the neighbours of the costings.

The toilet has already been fixed.

Thanks

Michael Singh | Property Manager Australian Capital Territory | Defence Housing Australia

26 Mort Street, Braddon, ACT, 2600 Tel: 02 6268 3723 Fax: 02 6268 3760

From:

Faulks, Howard

Sent:

Tuesday, 17 November 2009 12:38 PM

To: Cc: Singh, Michael Lawler, Adrian

Subject:

Urgent - 6 Danvers Place

Importance:

tance: Hic

Michael

I have just received a call from

ack at the following address:

6 DANVERS PLACE RICHARDSON ACT 2905

The property was going to be sold, but is now being held as property disposals are now on hold.

There are a number of maintenance requests that have come in.

The fence - can we have this repaired/replaced - this is currently awaiting a decision. The toilet - have repaired asap.

The idea was that we were not going to spend much money on this property and that the member may purchase, but with the delay in the sale arrangements it is no longer practical to do this - please proceed asap with repairs.

Thanks

Howard Faulks | Regional Manager Australian Capital Territory | Defence Housing Australia

26 Mort Street, Braddon, ACT, 2600 Tel: 02 6268 3701| Fax: 02 6268 3760 | Mob:0438 216 130 howard.faulks@dha.gov.au | www.dha.gov.au

	The second secon		
Mensing M	Housing Management (PROD)	Property	Go To (S)
Properties Property Details	Details		The second section of the second section of the second section of the second section s
6 DANVERS PL	6 DANVERS PLACE RICHARDSON ACT 2905		Property ID 709618 🖾
Class Managed Property /	Class Managed Property / Status FUTV / Classification B1 / Type Dwelling / Repairs Area Canberra / Ownership DHA Investment / Asset Status PD / Repairs Status AS, PD	anberra / Ownership DHA Investment / Asset Status PD / Repairs	s Status AS, PD
Dashboard Maintens	Dashboard Maintenance Leasing Inspections Profile History		The control of a continue of an experiment law property.
Dashboard Vacanc	Vacancy 30/09/2011 View INSP-13489		Manage and the second s
Inspection Details		Linked Maintenance Items	New Maintenance Item
Inspection Process	Maintenance Check 05/08/2011	N/A	
Кеу	ⓒ INSP-13489 ₩ Gooch, Roseanne 04/08/2011 08:43	Linked Maintenance Quotes	New Maintenance Quote
Status	🍰 Inspection Completed	N/A	
Inspection Reason	Maintenance Check	Linked Maintenance Requests	New Maintenance Request
Inspection Type	Physical	N/A	
Inspection Dates		Attachments	
Insp. Req. By Date	22/07/2011	N/A	
Booking Req. By Date	08/07/2011	Tenant Interactions	
Inspection Date	05/08/2011 14:00 ACT Local Time	e CPO Phillip Black (Navy, RB2)	Employee ID 8092527
Inspection Duration	1 hour	No Interactions	
Attendees		***************************************	
Type	Name Reference/Contact Atnd.		
Tenant			
Property Manager	R		
Property Manager	Darko Cirjak 🛈	20	

Roseanne Gooch | 1.7.4 PROD Java 1.6.0_23

Rendered in 0.187 seconds



Vickers, Amy

From:

Faulks, Howard

Sent:

Tuesday, 23 August 2011 4:41 PM Carton, Daniel; Vickers, Amy; Howell, Sara; Cooper, Myra

To: Cc:

Molloy, Michael; Zhang, Kevin

Subject:

RE: Possible Disposal

Thanks Dan

Amy are you able to start the process?

Sara/ Myra - can we please discuss in relation to tenant management through this process.

Thanks again all

Howard Faulks | Regional Manager Australian Capital Territory | Defence Housing Australia 26 Mort Street, Braddon, ACT, 2600 Tel: 02 6268 3701| Fax: 02 6222 2249 | Mob:0438 216 130 ard.faulks@dha.gov.au | www.dha.gov.au

From: Carton, Daniel

Sent: Tuesday, 23 August 2011 4:20 PM

To: Faulks, Howard; Zhang, Kevin; Vickers, Amy

Cc: Molloy, Michael

Subject: RE: Possible Disposal

Sounds good... price as per normal and then often them the opportunity

Dan Carton | National Manager, Portfolio Operations Sales and Marketing | Defence Housing Australia 26 Brisbane Avenue Barton ACT 2600 Tel: 02 6270 6039 | Fax: 02 6222 2269 | Mob: 0421 040 083 daniel.carton@dha.gov.au | www.dha.gov.au

From: Faulks, Howard

Sent: Tuesday, 23 August 2011 12:29 PM To: Zhang, Kevin; Vickers, Amy; Carton, Daniel

Subject: RE: Possible Disposal

I am not certain that we can sell direct to the tenant - that is what he would like.

We have just got the quotes on the work that needs to be done - \$64,500.

Dan

What is your view on disposal methodology? Can we put a price on it and advise the tenant and allow them the opportunity?

Regards

Howard Faulks | Regional Manager Australian Capital Territory | Defence Housing Australia 26 Mort Street, Braddon, ACT, 2600

Tel: 02 6268 3701| Fax: 02 6222 2249 | Mob:0438 216 130

howard.faulks@dha.gov.au | www.dha.gov.au

From: Zhang, Kevin

Sent: Tuesday, 23 August 2011 12:13 PM

To: Vickers, Amy; Carton, Daniel

Cc: Faulks, Howard

Subject: RE: Possible Disposal

Hi Amy, please touch base with Howard as it is a direct disposal to the tenant.

From: Vickers, Amy

£: Tuesday, 23 August 2011 12:07 PM

To: Zhang, Kevin; Carton, Daniel

Cc: Faulks, Howard

Subject: RE: Possible Disposal

Do you want me to proceed with this disposal?

Amy Vickers | Sales Coordinator Sales & Marketing | Defence Housing Australia

26 Brisbane Avenue Barton ACT 2600 Tel: 02 6217 8428 | Fax: 02 6222 2205

amy.vickers@dha.gov.au | www.invest.dha.gov.au

From: Zhang, Kevin

Sent: Monday, 22 August 2011 12:39 PM

To: Carton, Daniel

Cc: Faulks, Howard; Vickers, Amy ıbject: RE: Possible Disposal

Sorry about the late reply. I have no issues with disposal of 6 Danvers Pl. It's a B1 transitional marked as DI12.

Regards,

Kevin

From: Carton, Daniel

Sent: Monday, 15 August 2011 4:01 PM

To: Zhang, Kevin

Cc: Faulks, Howard; Vickers, Amy Subject: Fwd: Possible Disposal

Kev?

Sent from my iPhone

Begin forwarded message:

From: "Faulks, Howard" < howard.faulks@dha.gov.au>

Date: 15 August 2011 3:56:58 PM AEST

To: "Carton, Daniel" < daniel.carton@dha.gov.au>

Subject: Possible Disposal

Any chance we can sell a property at 6 Danvers Place, Richardson.

It is going to cost a lot of money to repair \$45,000+ very long term tenant still in place and continues to want to purchase.

Regards

Howard Faulks | Regional Manager Australian Capital Territory | Defence Housing Australia

26 Mort Street, Braddon, ACT, 2600 Tel: 02 6268 3701| Fax: 02 6222 2249 | Mob:0438 216 130

howard.faulks@dha.gov.au | www.dha.gov.au



From:

Howell, Sara

Sent:

Thursday, 25 August 2011 1:07 PM

To:

Gooch, Roseanne

Cc:

Client Services ACT; Cirjak, Darko

Subject:

6 Danvers Place Richardson

Hi Rosie,

Can you pls raise an urgent work order to replace the dishwasher for the above property. Howard has approved this.

Tx Sara

Kind regards,

Sara Howell | Housing Manager Australian Capital Territory | Defence Housing Australia

26 Mort Street Braddon ACT 2612 Tel: 02 6268 3720 | Fax 02 6222 2249 Mob: 0421 040 118

sara.howell@dha.gov.au www.dha.gov.au



Please consider the environment before printing this e-mail



From:

Gooch, Roseanne

Sent:

Thursday, 25 August 2011 1:24 PM

To:

Howell, Sara

Cc: Subject: Client Services ACT; Cirjak, Darko RE: 6 Danvers Place Richardson

Hi Sara,

I have raised for the replacement like for like of the dishwasher works will be completed by 31/08/2011.

Kind regards,

Rosie Gooch | Area Property & Tenancy Manager Canberra Housing Management Centre | Defence Housing Australia 26 Mort Street Braddon ACT 2612 Tel: (02) 6268 3700 | Fax: (02) 6222 2247 acthmcp&tadmin@dha.gov.au | www.dha.gov.au

From:

Howell, Sara

Sent:

Thursday, 25 August 2011 1:07 PM

To:

Gooch, Roseanne

Cc:

Client Services ACT; Cirjak, Darko

Subject:

6 Danvers Place Richardson

Hi Rosie,

Can you pls raise an urgent work order to replace the dishwasher for the above property. Howard has approved this.

Tx

Sara

Kind regards,

Sara Howell | Housing Manager Australian Capital Territory | Defence Housing Australia

26 Mort Street Braddon ACT 2612 Tel: 02 6268 3720 | Fax 02 6222 2249

Mob: 0421 040 118

sara.howell@dha.gov.au | www.dha.gov.au



Please consider the environment before printing this e-mail



From:

Vickers, Amy

Sent:

Tuesday, 30 August 2011 1:06 PM

To:

Faulks, Howard

Subject:

RE: 6 Danvers Place pricing submission

Yes it does seem quite high. Unfortunately because the val and the appraisal are similar I'll have to

Would you mind adding your recommendation to the submission so I can get Michael to approve? Once he gives it the ok I'll let you know.

Thanks

Amy Vickers | Sales Coordinator Sales & Marketing | Defence Housing Australia

26 Brisbane Avenue Barton ACT 2600 Tel: 02 6217 8428 | Fax: 02 6222 2205

amy.vickers@dha.gov.au | www.invest.dha.gov.au

From: Faulks, Howard

Sent: Tuesday, 30 August 2011 12:27 PM

To: Vickers, Amy

Subject: RE: 6 Danvers Place pricing submission

Amy

Thanks for that.

I must admit I was expecting approx \$435,000 in the current climate with the amount of work that needs to be done. The property is not one that a purchaser could just walk into without a lot of work. The view is that the market is not responding to "renovator delights".

Regards

Howard Faulks | Regional Manager Australian Capital Territory | Defence Housing Australia

26 Mort Street, Braddon, ACT, 2600

Tel: 02 6268 3701| Fax: 02 6222 2249 | Mob:0438 216 130

howard.faulks@dha.gov.au | www.dha.gov.au

From:

Vickers, Amy

Sent:

Tuesday, 30 August 2011 11:47 AM

To:

Faulks, Howard

Subject:

6 Danvers Place pricing submission

Hi Howard,

Please see the disposal pricing submission for 6 Danvers Place.

Amy

Swan, Wike

From: Sent: To:

Howell, Sara

Tuesday, 30 August 2011 4:13 PM

Faulks, Howard

DC. 6 Denuera Place pricing cultimission

structural cracks. Another 3 bed at the back sold for \$421K good condition. Based on this I reckon your price of \$435K would be on the mark.

PS He didn't mention the reduction in contributions either!

Kind regards,

Sara Howell | Housing Manager Australian Capital Territory | Defence Housing Australia

26 Mort Street Braddon ACT 2612 Tel: 02 6268 3720 | Fax 02 6222 2249 Mob: 0421 040 118

sara.howell@dha.gov.au | www.dha.gov.au



Please consider the environment before printing this e-mail

From: Sent:

Faulks, Howard

Tuesday, 30 August 2011 1:49 PM

To:

Howell, Sara

Subject:

FW: 6 Danvers Place pricing submission

Just so you know what is going on.

Howard

From:

Faulks, Howard

Sent:

Tuesday, 30 August 2011 1:10 PM

Vickers, Amy

Subject:

RE: 6 Danvers Place pricing submission

Amy

I have added in my recommendation.

<< File: Pricing Submission 1 - 6 Danvers Place.xlsx >> Regards

Howard Faulks | Regional Manager Australian Capital Territory | Defence Housing Australia