



BUILDING STATUS REPORT

12 Brumby Court, Marlow Lagoon NT 0830

25th November, 2025

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INSPECTION DETAILS

Inspection Address 12 Brumby Court, Marlow Lagoon NT 0830

Inspection Date 25th November, 2025

INSPECTOR

Inspector Name Cameron Versteegh

Inspector Company Aussie Inspections

Inspector Email info@aussieinspections.com.au

Inspector Company Phone 0413 245 519

PURPOSE AND SCOPE OF REPORT

Purpose And Scope Of Report

This Building Status Report provides a **limited visual comparison** of the structures located at the property with the **approved documentation held by BASB**.

The purpose of this report is to identify any **visible inconsistencies** between the structures onsite and the records available at the time of BASB file access. This is a **visual status check only** and does NOT:

- confirm compliance with the NCC, BCA, NT Building Regulations, or any statutory framework
- verify structural adequacy or engineering integrity
- confirm workmanship quality or serviceability
- assess plumbing, electrical, mechanical, termite, or pest systems
- assess hidden or concealed elements
- confirm completeness of BASB records

The inspection was conducted in accordance with the intent of **AS 4349.1-2007**, restricted to accessible areas. Photographs included are **representative only** and should not be interpreted as exhaustive evidence.

Only BASB or a registered building certifier can determine approval status or legality of any structure.

INSPECTOR & ADMINISTRATION DETAILS

Inspector & Administration Details

Status Report only – confirms approvals recorded by the NT Department of Infrastructure, Planning & Logistics, Building Advisory Services Branch (BASB) and notes obvious discrepancies between those records and structures observed on site.

Item	Information
Prepared For	Aussie Inspections – Building Advisory & Status Division
Inspector	Cameron Versteegh - Qualified Carpenter - Aussie Inspections
Office Number	0413 245 519
Email	info@aussieinspections.com.au
ABN	87 682 911 173
Professional Indemnity Policy	PI - 15T5979592
Report Reference	AI - BSR - 00_ - 20251125
Date of Report	25/11/2025

This report must not be used as a Certificate of Compliance.

PROPERTY DETAILS

Property Details

Status Report only – confirms approvals recorded by the NT Department of Infrastructure, Planning & Logistics, Building Advisory Services Branch (BASB) and notes obvious discrepancies between those records and structures observed on site.

Item	Information
Address	12 Brumby Court, Marlow Lagoon NT 0830
Lot / Plan	4080
Type of Dwelling	Single Storey Dwelling
NCC Classification	1a
Inspection Date/Time	25/11/2025 @ 11.00am
Date BASB File Accessed	20/11/2025

This is a status comparison only.
No assessment of general building condition or structural integrity was undertaken.

DOCUMENTS REVIEWED

Documents Reviewed

- Documents were sourced from the BASB file and may not represent a complete historical record. Appendix references reflect documents **provided by BASB**:
 - A – Building Permit Package
 - B – Occupancy Permit Package
 - C – Inspection Certificates
 - D – Section 40 & Planning Approvals
 - E – Compliance / Trade Certificates
 - F – Approved Drawings
 - G – Fidelity Insurance Certificates
 - H – Photographs
- Absence of documentation **does not confirm unapproved work**—only that records were not present in the BASB file accessed on the specified date.

SUMMARY OF OBSERVATIONS

Summary Of Observations

This is a **visual status check only**.

No assessment was made regarding:

- structural adequacy• workmanship quality• building condition• compliance with NCC/BCA or NT Building Regulations

The table reproduced from BASB records indicates the permit history for the property.

Two important notes:

1. **Dwelling addition 590-4080-3** was cancelled after a "Permit to Build" was issued. No further documentation was available.
2. An **additional garden shed** was present onsite with **no corresponding documentation** in the BASB file accessed.

These observations do not determine regulatory approval or non-compliance—status must be confirmed directly with BASB.

Summary Of Observations - Continued

Structure	Status	Date of Issue	Permit Number	Class	Description
House	Approved	24/06	590-4080	1a	Certificate of Completion
Storage shed	Approved	11/11/1993	590-4080-2	10a	Occupancy Permit
Dwelling additions	Cancelled	22/10/1996	590-4080-3	1a	Permit to Build & Certificate for completion- Design stage only
Dwelling additions	Approved	24/03/2003	590-4080-4	1a	Occupancy Permit
Ensuite	Approved	22/11/2006	590-4080-5	1a	Permit to Occupy
Shed	Approved	24/01/2007	590-4080-6	10a	Permit to Occupy
Gazebo, Decking & Blockwork fence	Approved	15/01/2024	590-4080-7	10a; 10b	Occupancy Permit
SHWS replacement	Approved	28/08/2018	57809	10b	Certificate of Compliance
PV Solar system	Approved	15/04/2024	590-4080-9	10b	Occupancy Permit

SUMMARY CONCLUSION

Summary Conclusion

NOTES & OBSERVATIONS

- The property is located within NCC Wind Region C (cyclonic). This is contextual information only and is not a compliance assessment.
- BASB records accessed contained mandatory Section 40 documents and relevant trade certificates; however, completeness of the BASB file cannot be confirmed.
- From a visual comparison only, the structures onsite appeared generally consistent with the BASB documents available at the time of access, to the extent visible and without measurement or verification.
- One unrecorded structure was visible onsite (garden shed). Documentation for this structure was not available in the BASB file accessed.
- No other visible indicators of unrecorded or unapproved works were observed during the visual inspection.

IMPORTANT CLARIFICATION

The absence of documentation does NOT confirm that a structure is unapproved.

Only BASB or a registered NT building certifier can determine approval status.

PHOTOGRAPHIC EVIDENCE (REPRESENTATIVE ONLY)

Photos provide general examples only and should not be interpreted as complete documentation of all structures onsite.

Summary Conclusion - Continued

Photo	Description				
1	Front elevation – House				
2	Storage shed				
3	Dwelling additions				
4	Ensuite				
5	Shed				
6	Gazebo, Decking and Blockwork fence				
7	SHWH Replacement				
8	PV Solar system				
9	Garden shed - no BAS files provided				

RECOMMENDATIONS

- 1. Records Only:** No apparent inconsistencies were identified for structures supported by BASB documentation, based solely on visible comparison and without measurement or verification.
- 2. Garden Shed:** Seek clarification from BASB regarding approval status for the unrecorded shed, as records were not present in the BASB file accessed on 20/11/2025.
- 3. Future Works:** Ensure any future alterations or additions obtain the required Building Permit prior to commencement.
- 4. Essential Services:** Maintain servicing of essential services as required by any applicable Occupancy Permit.

These recommendations relate only to **administrative approval status**, not building condition or compliance.

Summary Conclusion - Continued



590-4080 - House



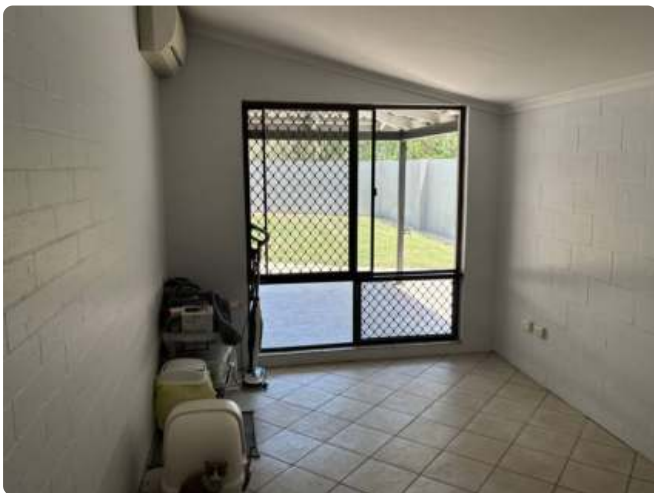
590-4080-1 -Storage shed



590-4080-1 -Storage shed



590-4080-4 - Dwelling additions



590-4080-4 - Dwelling additions



590-4080-4 - Dwelling additions

Summary Conclusion - Continued



590-4080-5 - Ensuite



590-4080-5 - Ensuite

Summary Conclusion - Continued



590-4080-5 - Ensuite



590-4080-5 - Ensuite



590-4080-6 - Shed



590-4080-7 Gazebo, Decking & Blockwork fence

Summary Conclusion - Continued



590-4080-8 SWHS Replacement



590-4080-9 Pv Solar System



Garden shed - No documentation provided by BAS

DISCLAIMER & LIMITATION OF LIABILITY

Disclaimer & Limitation Of Liability

This report is **not** a Certificate of Compliance and must not be relied upon as evidence of compliance with:

- the NCC• the BCA• NT Building Regulations• any statutory framework

This Status Report is limited to a **visual comparison** of onsite structures with the documents supplied by BASB at the date accessed.

It does **not** assess:

- structural integrity• workmanship• building condition• concealed services• plumbing, electrical, mechanical, termite, or pest systems• pools, spas, drainage, site works, or common property

Only BASB or a registered certifier can determine approval status.

Some documentation listed by BASB may be incomplete or missing.

Aussie Inspections does not guarantee the accuracy or completeness of BASB files.

Inspection was conducted in accordance with **AS 4349.1-2007 (visual only)**.

Independent professional advice is recommended for any matter outside this report's scope.

THANK YOU

Thank you for choosing us for your inspection needs. We appreciate your trust in our services.

Should you have any questions or require clarification regarding this report, please don't hesitate to reach out to your inspector.