

1 August 2011

Mr. & Mrs. T Browne C/- Sara Escobar MHDP
271 Alfred Street North
North Sydney NSW 2060

Final Occupation Certificate

Occupation Certificate No:	2011/1282	Approval Date:	01/08/11
Interim Occupation Certificate No:	2010/1640(I)	Approval Date:	16/11/2010
Construction Certificate No:	2009/1204	Approval Date:	18/09/2009
Development Consent No:	N0552/08	Approval Date:	09/04/2009
Council:	Pittwater	Value of Works:	\$1,450,209.00

Applicant/Owner Details

Name: Mr. & Mrs. T Browne C/- Sara Escobar MHDP
Address: 271 Alfred Street North, North Sydney NSW 2060

Development Particulars

No: 140A Street: Crescent Road Suburb: Newport
Description of Development: Alterations & additions to dwelling

Record Of Inspections

1. Commencement of building work	Satisfactory
2. Timber frame prior to lining	Satisfactory
3. Waterproofing of wet areas	Satisfactory
4. Storm water pipes prior to backfilling	Satisfactory
5. Final Inspection – Issue of Interim Occupation Certificate	Satisfactory

Attachments

- | | |
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| <ul style="list-style-type: none"> Stormwater & Drainage Certificate Plumbing & Drainage Work Certificate Compliance Certificate for Gas Installation Termite Protection Certificate Smoke Alarm Certificate Final Fire Safety Certificate BASIX Compliance Certificate | <ul style="list-style-type: none"> BASIX Compliance Certificate Waterproofing Certificate Structural Engineers Certificate Plumbing Compliance Certificate Electrical Compliance Certificate Geotechnical Risk Management Policy for Pittwater Telecommunications cabling advice Section 88b instrument for positive covenant & restriction-as-to-user |
|--|--|

Certification

I, Paul Fitzgerald, as the certifying authority am satisfied that the building will not constitute a hazard to the health or safety of the occupants of the building and a current development consent is in force for the building, or a current complying development/construction certificate has been issued for the building in respect to the plans and specifications for the building and specifications for the building, the building is suitable for its use under the Building Code of Australia and, all the pre-conditions of development consent have been satisfied.

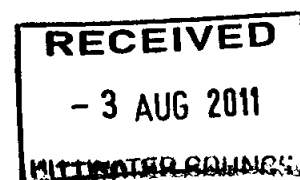
PCA: Paul Fitzgerald

Corporate Accreditation No: ABC 2

PCA Accreditation No: BPB 0119

Accreditation Body: Building Professionals Board

Signature of PCA: _____ Date: 1 August 2011



R.305582 \$36.

Form: 13PC
 Licence: 01-05-074
 Licensee: LEAP Legal Software Pty Limited
 Firm name: Wood Marshall Williams

POSITIVE COVENANT



AG312785R

New South Wales
 Section 88E(3) Conveyancing Act 1919

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the use of this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(A) TORRENS TITLE	Folio Identifier 2/535511								
(B) LODGED BY	Delivery Box 927N	Name, Address or DX and Telephone LLPN: Wood Marshall Williams DX 29200 Brookvale Tel: 02 9938 2444 Reference (optional): HC:310343	CODE PC						
(C) REGISTERED PROPRIETOR	TOBY ROWLEY BROWNE and JULIE ANNE BROWNE								
(D) LESSEE MORTGAGEE or CHARGE	Of the above land agreeing to be bound by this positive covenant <table border="1"> <thead> <tr> <th>Nature of Interest</th> <th>Number of Instrument</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>Mortgage</td> <td>AC876234</td> <td>St George Bank Limited</td> </tr> </tbody> </table>			Nature of Interest	Number of Instrument	Name	Mortgage	AC876234	St George Bank Limited
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Mortgage	AC876234	St George Bank Limited							
(E) PRESCRIBED AUTHORITY	Within the meaning of section 88E(1) of the Conveyancing Act 1919 PITTWATER COUNCIL								

(F) The prescribed authority having imposed on the above land a positive covenant in the terms set out in annexure 'A' hereto applies to have it recorded in the Register and certifies this application correct for the purposes of the Real Property Act 1900.

DATE 10/06/2011

(G) Execution by the prescribed authority

I certify that an authorised officer of the prescribed authority who is personally known to me or as to whose identity I am otherwise satisfied signed this application in my presence.

Signature of witness: *[Signature]*
 Name of witness: Amanda Clarke
 Address of witness: 1 Park St, Mona Vale

Signature of authorised officer: *[Signature]*
 Name of authorised officer: Harwick Lawrence
 Position of authorised officer: Public officer

(G) Execution by the registered proprietor

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the Registered Proprietor.

Signature of witness: *[Signature]*
 Name of witness: MICHAEL HANCOCK
 Address of witness: 7 FRANKLIN ST KILLARA NSW

Signature of Registered Proprietor: *[Signature]*

(H) Consent of the lessee/mortgagee/chargee

The lessee/mortgagee/chargee under lease/mortgage/charge No. , agrees to be bound by this positive covenant.
 I certify that the above lessee/mortgagee/chargee who is personally known to me or as to whose identity I am otherwise satisfied signed this application in my presence.

Signature of witness:
 Name of witness:
 Address of witness:

RELODGED

- 5 JUL 2011

TIME: 9.30

Signature of lessee/mortgagee/chargee:

ANNEXURE 'A' TO POSITIVE COVENANT

PARTIES:

**TOBY ROWLEY BROWNE AND JULIE ANNE BROWNE - REGISTERED PROPRIETORS
PITTWATER COUNCIL - PRESCRIBED AUTHORITY**

RELATING TO LAND: FOLIO IDENTIFIER 2/535511

Dated 10 / 06 / 2011

- 1.1 In accordance with Pittwater Council DA/NO552/08 dated 9 April 2009 and Pittwater Council Modification of Development Consent N0552/08/S96/1 dated 1 April 2010 (copies of which are annexed hereto and marked "B" and "C" respectively) and the provisions of Geotechnical Report dated 27 October 2008 (reference 22486Zrpt) prepared by Jeffrey & Katauskas Pty Ltd (a copy of which is annexed hereto and marked "D") in respect of the Land:-
- 1.2 All existing and proposed surface (including roof) and subsurface drains must be subject to ongoing and regular maintenance by the registered proprietors of the Land. In addition, such maintenance must be carried out by a plumber at no more than five yearly intervals including provision of a written report confirming scope of work completed (with reference to the as-built drawing a copy of which is annexed hereto and marked "E") and identifying any required remedial measures.
- 1.3 The existing retaining wall within the front yard and the existing rear wall must be inspected by a structural engineer at no more than five yearly intervals, including the provision of a written report confirming scope of work completed and identifying any remedial measures.
- 1.4 No cut or fill in excess of 0.5m (eg for landscaping, buried pipes, retaining walls etc) is to be carried out on site without prior consent from Pittwater Council.
- 1.5 Where the structural engineer has indicated a design life less than 100 years then the structure and/or structural elements must be inspected by a structural engineer at the end of their design life including a written report confirming scope of work completed and identifying the required remedial measures to extend the design life over the remaining 100 year period.

