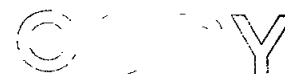


ANDREW DEAN CONSULTING

Pittwater +

ACN 090 400 230
 PO Box 7321 Baulkham Hills BC NSW 2153
 Ph (02) 9836 5711 ♦ Fax (02) 9836 5722



Final Occupation Certificate

Certificate Number: 0260/2005

Applicant	Name Address	T W Lane and Associates Pty Ltd 4 Windermere Place, Wheeler Heights NSW 2097
Subject Land	Street number and name Lot and deposited plan number Town or village	21 Bilgola Avenue Lot 11A DP 401408 Bilgola NSW 2107
Owners Detail	Name Address	Newport, Mrs Irene 21 Bilgola Avenue, Bilgola Beach NSW 2107
Particulars of building	Classification of building Description of building	1a Alterations and additions to an existing sole occupancy dwelling
Development Consent Authority	Name Address	Pittwater Council PO Box 882, Mona Vale NSW 1660
Development Consent	Development Consent Number Date of determination	N0085/05 18/04/2005
Type of Determination	Final Occupation Certificate	
Determination	The application for a final occupation certificate has been approved	
Date of Determination	7/04/2009	
Certifying Authority	Name BPB Reg No Address Phone Number	Danial Powell BPB0329 PO Box 7321 Baulkham Hills BC 2153 (02) 98365711
Final Certificate	<p><i>I certify that</i></p> <p>a) <i>I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning and Assessment Act 1979</i></p> <p>b) <i>A development consent/complying development certificate is in force with respect to the building</i></p> <p>c) <i>A construction certificate has been issued with respect to the plans and specifications for the building</i></p> <p>d) <i>The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia</i></p> <p>e) <i>Where required, a final fire safety certificate has been issued for the building</i></p> <p>f) <i>Where required, a report from the Commissioner of Fire Brigades has been considered</i></p>	
	Danial Powell Date of Endorsement	 7/04/2009

R- 25708
 Punc \$30



Form 13PC
 Release 20
 www.lands.nsw.gov.au

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

AC491160F

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Reg by 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	11A/401408		
(B) LODGED BY	Document Collection Box	Name, Address or DX and Telephone 123088T Burr ridge & Legg DX 461 Sydney	CODE PC
	156Q	Reference:	
(C) REGISTERED PROPRIETOR	IRENE NEWPORT		
(D) LESSEE MORTGAGEE OR CHARGE	Of the above land agreeing to be bound by this positive covenant		
	Nature of Interest	Number of Instrument	Name
	Mortgage	8043264	National Australia Bank Limited
(E) PRESCRIBED AUTHORITY	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 _____

(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] Signature of authorised officer: [Signature]
 Name of witness: STEPHEN RAWE Name of authorised officer: MARK FERGUSON
 Address of witness: 12/5 Vuko Place Position of authorised officer: GENERAL MANAGER
Warriewood NSW

(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] Signature of Registered Proprietor: Irene Newport

Name of witness: GARY JAMES NEWPORT
 Address of witness: 21 BIL GOLA AVE
BIL GOLA NSW 2107

(H) Consent of the mortgagee

The mortgagee under mortgage No 8043264, agrees to be bound by this positive covenant

I certify that the above mortgagee 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 of mortgagee: _____
 Name of witness: _____
 Address of witness: _____

CT - LSA

PC

13

**THIS IS ANNEXURE "A" TO POSITIVE COVENANT IN RELATION TO
THE PROPERTY COMPRISED IN FOLIO IDENTIFIER 11A/401408
OWNED BY IRENE NEWPORT AND IN FAVOUR OF THE PRESCRIBED
AUTHORITY PITTWATER COUNCIL**

The registered proprietor shall comply with the recommendations set out in the
Coastline Risk Management Report by Patterson Britton & Partners dated 8 February
2005 as to ongoing maintenance and inspections.

Executed 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.....

Name of witness **STEPHEN RAWE**

Address of witness **12/5 Vuko Place
Warriewood NSW**

Signature of authorised officer 

Name of authorised officer **MARK FERGUSON**

Position of authorised officer **GENERAL
MANAGER**

Executed by the registered proprietor

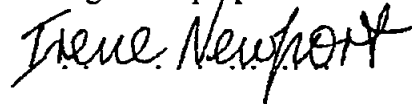
I certify that the registered proprietor of the land who is personally known to me or as
to whose identity I am otherwise satisfied signed this application in my presence.

Signature of witness 

Name of witness **GARY JAMES NEWTON**

Address of witness **21 BILGOLA AVE
BILGOLA NSW 2107**

Signature of registered proprietor



THIS IS AN ANNEXURE TO **POSITIVE COVENANT** WITH IRENE NEWPORT AS REGISTERED PROPRIETOR AND PITTWATER COUNCIL AS PRESCRIBED AUTHORITY DATED

NATIONAL AUSTRALIA BANK LIMITED ABN 12 004 044 937 as mortgagee under mortgage Registered No 8043264 hereby consents to the within **Positive Covenant** but without prejudice to and reserving all its rights powers and remedies under its security.

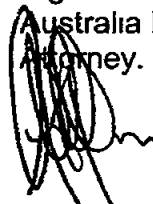
DATED at Sydney this 4th day of July, Two thousand and six

Signed in my presence by Stephen Phillip Tudjman the Attorney of National Australia Bank Limited pursuant to Power of Attorney Registered No 549 Book 3834 who is personally known to me



Sally Poate
Bank Officer
255 George Street, Sydney NSW

Signed for and on behalf of National Australia Bank Limited by its said Attorney.



Manager



Subterranean Termite Treatment Notice

in accordance with Australian Standard AS 3660.2

This Notice refers to the building / structures situated at 21 BULLER AVENUE DILGOLA NSW 2107

Method of colony treatment _____

Identity of management system installed, including life expectancy, where applicable

SOIL PRE TREATMENT

10 YRS. Date of Installation _____

For further information including any limitations, terms and conditions, please refer to the associated "Certificate of Subterranean Termite Treatment in accordance with AS 3660.2" identified by number below.

Certificate No 059464 Date of Issue 15.7.05

Regular maintenance inspections are recommended at 12 monthly intervals

The treatment work / installation of the management system was carried out by

Name NORTHERN BEACHES PEST MANAGEMENT

Address P.O. BOX 1367 DEE WYLL NSW 2099

Phone 99826655 Fax _____

Certificate of Installation
in accordance with AS 3660.1-2000
New construction

PAD (3)

Name of owner/builder Steven Richards

NO A 059464

Property Address 21 Bilgola Avenue
Bilgola NSW

Post Code 2107

AS 3660 1 Termite work **Termiticide Liquid Barrier Treatment**

and/or **Physical Barrier or other Barrier Installation**

A Liquid Termite Barrier was installed to the following area(s) Beneath concrete
slab to front patio - see site map using the liquid termiticide(s)
Conatray Bifenthrin which contain the active constituent(s)
Bifenthrin The concentration of the liquid termiticide/s used was 0.5 %
and the total volume used was 600 Lt

A Physical or other Barrier System(s) was installed in the following area(s) _____
_____ using _____
_____ The method(s) of installation was _____
_____ The above system(s) **are/are not**

(cross out one or the other) integrated with each other
The system(s) **are/are not** (cross out one or the other) integrated with the concrete poured by the builder to form the termite barrier

The resulting barrier is a ~~complete~~/partial (cross out one or the other) barrier, if the barrier is not complete further work may be required as partial barriers are not effective and may allow undetected Termite entry. You should consult with the builder See the limitations below

The Termite Barrier was carried out on the 15 day of July 20 05 and a durable notice was placed 10 Meter Box and _____

A qualified Timber Pest Inspector should inspect the building and its surrounds at least every twelve (12) months
is strongly recommended by the Australian Standard AS 3660 2 that more frequent inspections (3 to 6 monthly) should be carried out.

We recommend an inspection prior to the installation of gardens, paths, lawns and other landscaping and again on completion of this work to ensure that this work does not breach any termite barrier installed or allow concealed termite entry to the property

We recommend an inspection of the building and the surrounds every 12 months.

Termiticide Barriers degrade (break down) over time and should be replenished in the future After one of the required regular inspections of the property, the inspector may advise you of the need to re-install the Treated Zone or Barrier

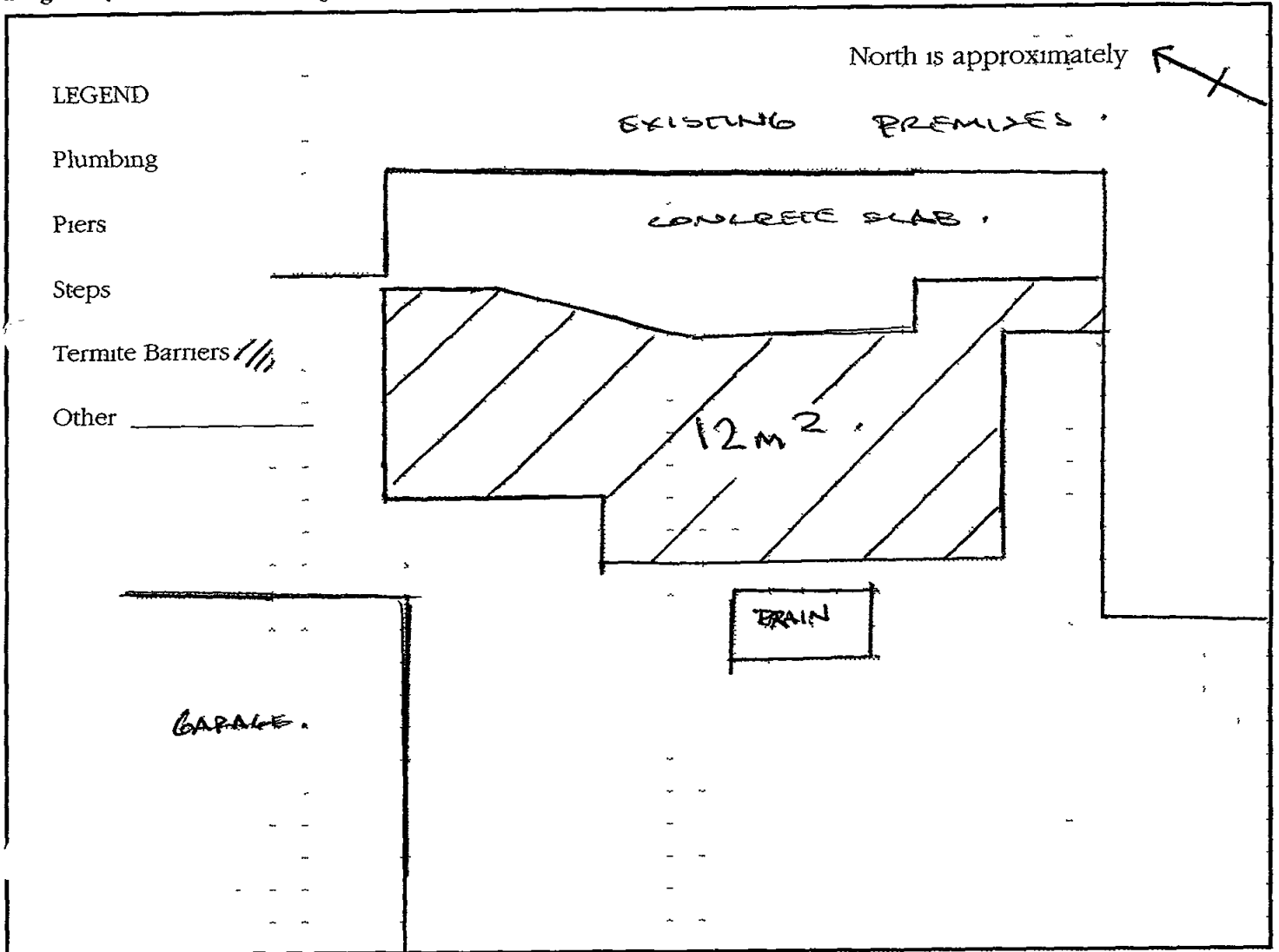
If the above barrier(s) is/are integrated with the concrete then the concrete forms an integral part of the termite barrier to this structure In this case, the Builder should be asked for a Certificate from the concrete firm that the concrete has been poured in accordance with AS 3660 1-2000

Terms and Conditions on Page 1 form an important part of this Certificate.

Limitations that apply to the above installation are all areas not treated

A 059464

Diagram (not to scale) showing the location of the installed barrier(s) The direction of North is indicated by the ↑ symbol



It is very important that the Termite Barrier is not bridged or breached. This can happen when installing garden beds, lawn or other landscaping or building works. You should contact this firm prior to carrying out any such work. DO NOT disturb the treated areas in any way.

Frequent inspections are very important. Termite barriers do not kill or stop termites. The barriers are installed to prevent concealed access only. The barriers are designed to force the termites into the open. Thus the mud tubes that they use to gain access may be seen during inspections. For this reason such inspections should be carried out at least annually. A Termite treatment in accordance with AS 3660 2-2000 can then be carried out to eradicate the termites.

If you become aware of any activity **do not disturb the termites** in any way. You should notify this firm as soon as possible. Please contact us if ever you have any concerns about Termites or the effectiveness of the Barrier.

Installation Firm Northern Beavers Pest Management Name of Installer D. McArthur
 Firm's Address P.O. Box 1367 Installer's Licence No 2720
DEE WH4 NSW Insurance Termite Accreditation No 1180
 Post Code 2099 Signature [Signature]
 Telephone _____ Date 15.7.05



T J TAYLOR CONSULTANTS PTY LIMITED

ABN 98 002 360 054

Consulting Civil and Structural Engineers

Seascope', Suite 7, 22-26 Fisher Road, Dee Why, NSW 2099
Telephone 9982 7092 Fax 9982 5898 Email taylor_consultants@tpg.com.au



The Association of
Consulting Engineers
Australia

FACSIMILE TRANSMISSION

Date 23 February 2006

TO Renew Constructions Pty Ltd

ATTENTION Stephen Richardson

FAX NO 9967 2737

NO OF PAGES (incl cover) 2 ORIGINAL MAILED Yes

FROM David Squire

SUBJECT 21 BILGOLA AVENUE, BILGOLA BEACH

Stephen,

Please find attached certificate for the above property, original in mail today

Regards,

David Squire



T J TAYLOR CONSULTANTS PTY LIMITED

ABN 98 002 360 054

Consulting Civil and Structural Engineers

'Seascape', Suite 7, 22-26 Fisher Road, Dee Why, NSW 2099
Telephone 9982 7092 Fax 9982 5898 Email taylor_consultants@tpg.com.au



The Association of
Consulting Engineers
Australia

23 February 2006
Our ref DJS dp 26804

General Manager
Pittwater Council
1 Park Street
MONA VALE NSW 2103

Dear Sir,

**Re: Alterations & Additions
21 Bilgola Avenue, Bilgola Beach**

This is to certify that I inspected the reinforcement in place on 19 July 2005 prior to the placement of concrete for the additions floor slab

Reinforcement and relevant dimensions were in accordance with structural details and site instructions and nothing was observed during the course of the inspection to suggest that the general intent of the structural design had not been followed

The floor beam, wall and roof frame was inspected on 16 August 2005 prior to the placement of wall and ceiling linings and this frame was in accordance with structural details, standard building practice and was considered satisfactory

Yours faithfully,

D J SQUIRE
BE (Civil) MIEAust

T J TAYLOR
Principal

C06/26804C01



27th February 2006

Attention: Stephen Richardson
Rennew Constuctions
Suite 11, 71 Penshurst Street
WILLOUGHBY NSW 2068
By Fax 9967 2737

Project:

***21 Bilgola Avenue,
Bilgola***

This is to certify that all glazing works carried out by Nu Glass & Glazing Pty Ltd on the above mentioned project comply with Australian Standards AS2208 and are in accordance to AS1288 installation code

For and Behalf of
NU Glass & Glazing P/L

M Cochrane

Melissa-Sue Cochrane

Specialising in Aluminium & Frameless Shopfronts

• Commercial Fabrication • Glass Roofs • Glass Repairs • Mirror Walls • Tabletops
7 Wenban Place, Wetherill Park, NSW 2164 Ph 9756 5114 Fax 9756 5224