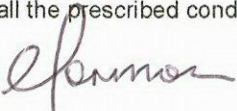


POSTED
23/10/15



FINAL OCCUPATION CERTIFICATE

Date Application Received	22-04-2015		
Council	Pittwater Council		
Occupation Certificate No.	2015-066-FOC	Date Approved	21-10-2015
CDC No.	2015-066	Date Approved	13-05-2015
Certifying Authority	Craig Formosa		
Accredited Certifier	Craig Formosa	Accreditation No.	BPB0124
Accreditation Body	Building Professionals Board		
APPLICANT DETAILS			
Name	Michael Butler	Contact Number	0402 067 988
Address	14 Elaine Avenue, Avalon Beach NSW 2107		
OWNER DETAILS			
Name	Michael & Kelly Butler		
Address	14 Elaine Avenue, Avalon Beach NSW 2107		
DEVELOPMENT DETAILS			
Subject Land	14 Elaine Avenue, Avalon Beach NSW 2107	Lot No.	32 DP 16153
Description of Development	Alterations & additions to an existing dwelling		
Class of Building	1a	Value of Work	\$77,000.00
THE BUILDING IS SUITABLE FOR OCCUPATION			
Certificates Attached	Mandatory Inspection Reports, Builders Basix Compliance (including glazing), Basix Completion Receipt, Fire Rated Wall, Termite Protection, Smoke Detectors, Waterproofing.		
RECORD OF INSPECTIONS			
Site Inspection prior to issue of Complying Development Certificate	11-03-15		
Timber Frame – prior to lining	29-05-15		
Waterproofing	19-06-15		
Final Inspection – issue of Occupation Certificate	17-09-15		
CERTIFICATION			
<p>I, Craig Formosa, as the certifying authority am satisfied that;</p> <ul style="list-style-type: none"> (a) the building will not constitute a hazard to the health or safety of the occupants, (b) a current Complying Development Certificate has been issued for the building in respect to the plans and specifications for the building, (c) the building is suitable for its use under the Building Code of Australia, and (d) all the prescribed conditions of the SEPP have been satisfied. <p>Signed:  Date: 21-10-2015</p> <p>PCA Accreditation No. BPB0124 Accreditation Body: Building Professionals Board</p>			

\$36 REC: 386915 28/10/15.

Form Building Certifiers Pty Ltd
PO Box 1824, DEE WHY NSW 2099
Phone: 8021 9313 Fax: 8021 9313



BUILDING INSPECTION RESULT SHEET

REQUESTED INSPECTION TYPE:

Site Inspection ✓ PRE CDC

APPLICATION DETAILS:

Date App. Received:	6-3-15.
Property Address:	14 Elaine Ave, Avalon.
Development Type:	ALTERATIONS TO EXISTING
Company Name:	RAPID PLANS
Owners Name & No.:	BUTLER
DA No. (If Applicable):	N/A

OBSERVATIONS FROM SITE VISIT:

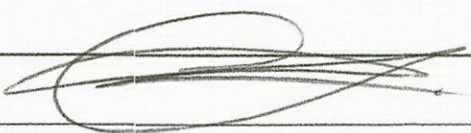
Application Type	Possibly CD	CC only
Site Access	✓	
Stormwater Drainage	TO STREET - EXISTING	
Kerb & Gutter		
Overhead Power Lines	✓	
Easements	CHECK CERT OF TITLE - REQUEST	
Tree Removal	N/A	
Bushfire Hazard		
Flooding	Likely or (not likely)	
Slope of Block	FLAT	
Retaining Walls	N/A	
Set Backs	GARAGE 0.4m TO BOUNDARY	
Sewer Mains		
Fire Safety Measures (Class 2-9 Only)	Fire Hydrant <input type="checkbox"/> Fire Hose Reels <input type="checkbox"/> Exit Signs <input type="checkbox"/> Portable Fire Extinguishers <input type="checkbox"/> Emergency Lighting <input type="checkbox"/> Other <input type="checkbox"/> N/A	
* Do the plans and specifications adequately & accurately depict existing site conditions and/or existing buildings? Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
* Are there any features of the site or buildings that would mean the development cannot be CD or comply with the BCA? Yes <input type="checkbox"/> / No <input type="checkbox"/> If Yes, give details: WILL NEED TO BE FIRE RATED		
Has any building work commenced? Yes <input type="checkbox"/> / No <input checked="" type="checkbox"/> If Yes, give details:		

Comments:


10a structure changing to 1a
CANNOT BE ISSUED UNDER PART 4, MUST BE PART 3
FIRE RATING TO ISSUES TO BE ADDRESSED.
neighbouring property setback over 900mm + no windows
facing boundary.

Name of Certifier & Accreditation Number	Craig Formosa BPB0124 Trish Gray BPB2185
Date of Inspection	11/3/15

INSPECTION REPORT 6264

<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Builder <input type="checkbox"/> Other _____	
Name <u>FOUR HAMMERS</u>	Tel/Email _____
PROPERTY ADDRESS	
<u>14 ELAINE AVE, AVALON</u>	
INSPECTION TYPE	
<u>FRAMING</u>	
INSPECTION OUTCOME	
Certifier Opinion <input type="checkbox"/> Inspection stage is Satisfactory <input checked="" type="checkbox"/> Inspection stage is Satisfactory subject to Action Required <input type="checkbox"/> Inspection stage is Not Satisfactory	Action Required (read with NOTES below) <input checked="" type="checkbox"/> NO re-inspection required <input type="checkbox"/> Re-inspection required <input type="checkbox"/> Tick if result has also been given verbally
NOTES	
- MODAK WALL LINING TO EXT. WALL TO ACHIEVE FRL 60/60/60 - KORDON WHITE ANT PROTECTION IN PLACE + PEST CONTROLLER TO ISSUE CERTIFICATE OF COMPLIANCE - EXS. SLAB APPEARS TO HAVE HAD A WATERPROOFING MEMBRANE APPLIED TO PREVENT RISING DAMP. BUILDER TO ISSUE CERTIFICATE OF COMPLIANCE - WALL & ROOF & FLOOR FRAMING ALL GENERALLY ERECTED SATISFACTORILY.	
 Accredited Certifier - BPB <u>1714</u>	<u>29 1 5 120 15</u> Date

INSPECTION REPORT 6456

<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Builder <input type="checkbox"/> Other _____	
Name <u>FOR HAMMERS</u>	Tel/Email _____
PROPERTY ADDRESS	
<u>14 ELAINE AV, AVARON</u>	
INSPECTION TYPE	
<u>WATERPROOFING</u>	
INSPECTION OUTCOME	
Certifier Opinion	Action Required (read with NOTES below)
<input type="checkbox"/> Inspection stage is Satisfactory <input checked="" type="checkbox"/> Inspection stage is Satisfactory subject to Action Required <input type="checkbox"/> Inspection stage is Not Satisfactory	<input checked="" type="checkbox"/> NO re-inspection required <input type="checkbox"/> Re-inspection required <input type="checkbox"/> Tick if result has also been given verbally
NOTES	
- WATERPROOFING OF WET AREA DONE SATISFACTORILY - ALL PIPEWORK PENETRATIONS IN WALL LINING MUST BE ADEQUATELY SEALED TO PREVENT WATER ENTERING WALL FRAME - CONTRACTOR TO ISSUE CERTIFICATE OF COMPLIANCE	
	
Accredited Certifier - BPB <u>1714</u>	Date <u>19 / 6 / 2015</u>

INSPECTION REPORT 6129

<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Builder <input type="checkbox"/> Other _____	
Name <u>Butler / Four hammers</u>	Tel/Email _____
PROPERTY ADDRESS	
<u>14 Elaine Ave, Avalon</u>	
INSPECTION TYPE	
<u>Final</u>	
INSPECTION OUTCOME	
Certifier Opinion	Action Required (read with NOTES below)
<input checked="" type="checkbox"/> Inspection stage is Satisfactory	<input type="checkbox"/> NO re-inspection required
<input type="checkbox"/> Inspection stage is Satisfactory subject to Action Required	<input type="checkbox"/> Re-inspection required
<input type="checkbox"/> Inspection stage is Not Satisfactory	<input type="checkbox"/> Tick if result has also been given verbally
NOTES	
<u>Provide the following certificates - Waterproofing ✓</u> <u>- termite protection (if applicable) ✓</u> <u>- Smoke alarm ✓</u> <u>- Builders compliance statement for Basin ✓</u> <u>+ Waterproofing of existing slab ✓</u> <u>Modak fire rated wall ✓</u> <u>- Glazing certificate ✓</u>	
<u>Once above certificates are received OC are to be released.</u>	
<u>m.butler@kordamenth9.com</u> <u>mark@butler@kordamenth9.com</u>	
<u>[Signature]</u> Accredited Certifier - BPB <u>0124</u>	<u>17 / 09 / 20 15</u> Date

BASIX Completion Receipt

Receipt no.: CR-1445398682756-A210774

This receipt is confirmation that the certifying authority identified below has satisfied the requirements of clause 154C of the Environmental Planning and Assessment Regulation 2000 for the development described in the 'BASIX Certificate details' section below.

Director-General

Date of issue: Wednesday, 21/10/2015



Planning &
Infrastructure

Principal certifying authority

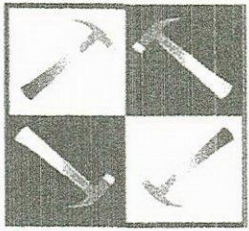
Name: Craig
Accreditation scheme: BPB
Accreditation number: 0124

Final Inspection

Date of final inspection: Thursday, 17/09/2015

BASIX Certificate details

BASIX Certificate no.	A210774
Project name	Butler
Street address	14 Elaine Avenue
Suburb	Avalon
Postcode	2107
Local Government Area	Pittwater Council



Four Hammers Pty Ltd

Building and Carpentry

BASIX COMPLIANCE LETTER

22/09/2015

14 Elaine Av Avalon

Basix Certificate number: A210774

To whom it may concern,

We Troy Tester and Kristian Gray Builder/Director of Four Hammers Pty. Ltd state that the components that Four Hammers Pty Ltd was contracted to complete, meet the requirements set by the BASIX A210774

R2.0 insulation in external walls.

R2.5 insulation to ceiling.

75 mm existing foil back roofing insulation.

Sewer connection to Ensuite is to the existing sewer.

Lighting is a minimum of 40% LED.

Taps, toilets and shower heads are 3 star or above water rating (supplied by client)

The doors and windows were installed as per manufactures specification and to meet Australian standards

Kordon termite barrier was installed to the garage conversion only.

The existing garage floor has 2 coats of Ardex WPM300 water based epoxy membrane applied.

Kristian Gray

Builder/Director
Four Hammers Pty. Ltd.

A.B.N. 85 119 685 380 Lic. No. 189002C Address: 12 Ambleside St Wheeler Heights 2097
Troy Tester Mobile: 0418 609 027 Kristian Gray Mobile: 0413 771 974
Phone: 9972 4950 Fax: 9944 0131
Email: builders@fourhammers.com.au WEB: www.fourhammers.com.au

29/05/2014

Project:
14 Elaine Avenue
Avalon Beach

BCA COMPLIANCE Fire Safety Measures

This is to certify that the external wall lining of attached garage have been installed to achieve a 60/60/60 fire rating as required. The systems used was Modak board, certified (CMA-CM40007) and tested for timber framing. The soffit and fascia boards are constructed of non-combustible materials.

Relevant BCA Codes include.

AS3837, AS1648.

Yours Sincerely



Robert Adema

Lic No 41165
MBA Member 1861435



PRODUCT WARRANTY



Warranty Number: NK20150900204231

Expiry Date: 04/06/2016

Property Address: 14 Elaine Avenue

AVALON BEACH

NSW 2107

Warranty Scope

This warranty is given by Bayer CropScience Pty Ltd (Bayer) (ACN 000 226 022) of 391-393 Tooronga Road, Hawthorn East, Victoria 3123 (Phone number 1800 804 479) in respect of the Kordon Barrier products (as defined below).

Your rights under this warranty are in addition to and are not intended to in any way detract from or limit any rights you have under the Australian Consumer Law or any other applicable laws.

Kordon has been extensively tested by the CSIRO and has been evaluated to have a durability and design life in excess of fifty (50) years. This represents the life expectancy of a building as deemed by Australian Building Codes Board (ABCB). This warranty document represents twelve (12) months coverage for the insured events and is renewable for the life of the building upon inspection by a qualified timber pest inspector, approved and authorised by Bayer.

Our goods come with guarantees that cannot be excluded under the Australian Consumer Law. You are entitled to a replacement or refund for a major failure and compensation for any other reasonably foreseeable loss or damage. You are also entitled to have the goods repaired or replaced if the goods fail to be of acceptable quality and the failure does not amount to a major failure.

1. Definitions

In this warranty document:

- a. **Accredited Installer** means any person appointed by Bayer to be an accredited installer of the Kordon Barrier.
- b. **Australian Consumer Law** means the Australian Consumer Law set out in Schedule Two of the Competition and Consumer Act 2010 (Cth) and in any applicable state and territory acts.
- c. **Building** means the original structure in which the Kordon Barrier is installed (as specified in the Certificate of Compliance).
- d. **Certificate of Compliance** means a certificate issued by an Accredited Installer certifying that installation of the Kordon Barrier complied (amongst other things) with Bayer's recommended installation procedures.
- e. **Installation Date** means the date of installation of the Kordon Barrier, as specified in the Certificate of Compliance.
- f. **Kordon Barrier** means the Kordon termite barrier manufactured by Bayer.
- g. **Owner** means the owner of the Building.
- h. **Warranty Period** 1 year from the installation date or anniversary of the installation date in the case of

a policy renewal. Refer to Warranty Scope above.

Life of Building deemed to be 50 years as deemed by the Australian Building Codes Board (ABCB).

2. Warranty

- 2.1 Bayer warrants to the Owner that (subject to the exclusions in paragraph 3 below) for the duration of the Warranty Period, the Kordon Barrier will restrict the entry of subterranean termites into the Building **THROUGH THE KORDON BARRIER**.

3. Circumstances where warranty does not apply

- 3.1 The warranty in paragraph 2 does not apply where (in Bayer's reasonable opinion) termites are able to obtain entry into the Building as a result of:
 - a. damage, modifications, bridging or other interference with the Kordon Barrier by any person;
 - b. the Kordon Barrier being installed other than by an Accredited Installer in accordance with Bayer's recommended installation procedures;
 - c. alteration, structural modification, or any other changes to the Building which would or may diminish the effectiveness of the Kordon Barrier as a termite barrier;

- d. the Owner or any other person (including any occupier of the Building) allowing the Kordon Barrier to be bridged or broken by any material or matter through which termites may by-pass the Kordon Barrier and enter the Building;
- e. the finished ground level around the Building being higher than the maximum height specified in Bayer's installation manual for the Kordon Barrier; or
- f. any circumstances beyond the reasonable control of Bayer.

- 3.2 The warranty in paragraph 2 will also not apply where:
- a. a Certificate of Compliance is not issued in respect of the installation of the Kordon Products;
 - b. damage is caused by termites other than subterranean termites; or
 - c. termites enter the Building in any way other than by a breach of the Kordon Barrier.

4. Warranty claim procedure

- 4.1 If termites are detected in the Building and have found to have gone **THROUGH THE KORDON BARRIER** by a qualified Timber Pest Inspector during the Warranty Period and the Owner wishes to make a claim under this warranty, the Owner must within seven days contact the Bayer Kordon Claims Centre as per below.

BAYER KORDON CLAIMS CENTRE
1800 634 913

- 4.2 Any expenses incurred by the Owner in claiming under this warranty (including without limitation postal expenses, telephone calls and time incurred) will be the responsibility of the Owner.
- 4.3 If a claim is made under this warranty the Owner must provide Bayer or its representatives with access to the Building at any times nominated by Bayer (acting reasonably) to enable Bayer or its representatives to inspect the installed Kordon Barrier and any termite damage or activity.
- 4.4 A claim under the warranty in paragraph 2 can only be accepted by Bayer giving notice in writing to the Owner. Any discussion, regardless of content, with Bayer staff or representatives cannot be construed or interpreted as acceptance of a warranty claim.
- 4.5 If Bayer rejects a claim made under the warranty in paragraph 2, Bayer may (but is under no obligation to) provide reasons for the rejection.
- 4.6 For the avoidance of doubt, claims under the warranty in paragraph 2 can only be made during the Warranty Period.

5. Remedies

- 5.1 For the avoidance of doubt, the remedies and limitations in this paragraph are in addition to and do not limit any remedies the Owner or any other person may have against Bayer under the Australian Consumer Law or any other applicable laws.
- 5.2 If the Kordon Barrier fails to comply with the warranty in paragraph 2 and the Owner makes a claim under that warranty within the Warranty Period which is accepted by Bayer, Bayer will (subject to paragraphs 5.3 and 5.4) without charge to the Owner:
 - a. eradicate the termite infestation, repair the Kordon Barrier where practicable; and/or
 - b. cause the repair or replacement of structural timbers and/or internal timbers damaged by termites.
- 5.3 Bayer will not repair, replace or reimburse the Owner under this warranty for any damage caused by termites to:
 - a. chattels of any nature whatsoever, including (but not limited to) antiques, heirlooms, paintings, and artwork; or
 - b. any pergolas, wiring, extensions to the Building and outhouses.
- 5.4 Bayer's liability for repair and replacement under paragraph 2 of this warranty is limited to a maximum of \$250,000.00 in respect of any one warranty claim.



PRODUCT WARRANTY

Date of Installation:	<u>04/06/2015</u>
Installation Address:	<u>14 Elaine Avenue</u>
	<u>AVALON BEACH</u>
	<u>NSW 2107</u>
Company Contact:	<u>Accounts</u>
Company Name:	<u>Design Pest Solutions</u>
Address:	<u>5, 93-99 South Creek Road</u>
	<u>DEE WHY</u>
	<u>NSW 2099</u>
Phone Number:	<u>02 8404 0619</u>
Accreditation Number:	<u>N134</u>

Bayer will grant additional specific warranty conditions where required to accommodate high density, commercial constructions, government buildings, etc on documented request.



NOTE: THE ANNUAL RENEWAL OF THIS WARRANTY IS CONDITIONAL TO ANNUAL INSPECTIONS.

Visit www.kordontmb.com.au/kordon/aboutKordon/Warranty_tmp.asp



CERTIFICATE OF COMPLIANCE

This document is to certify that the Kordon TMB / TB system was installed by a Bayer Accredited Installer and has been completed in accordance with the Manufacturer's specifications. Kordon TMB / TB complies with AS 3660.1 - 2000, the primary referenced standard of the Building Code of Australia. Kordon TB is only part of a termite management system for a new property. The slab must be constructed in accordance with the Standard; Residential Slabs and Footings Construction, AS 2870-1996.

NOTE: This document is to be attached to Warranty Document Number: NK20150900204231

Date of Installation: 04/06/2015

Installation Address: 14 Elaine Avenue

AVALON BEACH

NSW 2107

Builder's Name: Four Hammers

Builder's Address:

Builder's Email: troy@fourhammers.com.au

Phone Number: 0418 609 027

Owner's Name: Four Hammers

Phone Number: 0418 609 027

Local Council: Pittwater Council

Phone Number: 0299701111

Company Contact: Accounts

Installer's Name: Fergus Bermingham

Company Name: Design Pest Solutions

Address: 5, 93-99 South Creek Road

DEE WHY

NSW 2099

Phone Number: 02 8404 0619

Fax Number:

Accreditation Number: N134

Job Type: Miscellaneous job

Product used:

Type	Linear Metres (m)	Product Width (mm)	Total SQM
Other	25.00	300	7.5

Grand Total: 7.5

Service Penetrations

Total: 0

Kordon Kollars 0

Manual Collars 0

Wraps 0

Others 0

Total Kordon Installed: 7.50

Date: 23/09/2015

Authorised Signature:

Fergus Bermingham

- The builder has been advised to maintain a 75mm hard surface inspection zone around the building perimeter.
- Annual Termite inspections as per Australian standards are a condition of the warranty.
- Kordon is installed as per the manufacturer's specifications. Refer to the site installation drawing for details.
- Warranty and compliance only applies to the areas where Kordon has been installed.
- Where Kordon has been installed to an extension of a building no warranty applies if termites gain entry from the existing structure.
- No pre-installation site inspection report as recommended by AS3660.1 was carried out.
- Kordon has been installed to service penetrations and perimeter to manufacturer's specifications.



SITE INSTALLATION REPORT

This document is to certify that the Kordon TMB / TB system was installed by a Bayer Accredited Installer and has been completed in accordance with the Manufacturer's specifications. Kordon TMB / TB complies with AS 3660.1 - 2000, the primary referenced standard of the Building Code of Australia. Kordon TB is only part of a termite management system for a new property. The slab must be constructed in accordance with the Standard; Residential Slabs and Footings Construction, AS 2870-1996.

NOTE: This document is to be attached to Warranty

Document Number: NK20150900204231
 Job Type: Miscellaneous job
 Date of Installation: 04/06/2015
 Installation Address: 14 Elaine Avenue
AVALON BEACH
NSW 2107

Product used:

Type

Linear
Metres (m)

Product
Width (mm)

Total SQM

Other

25.00

300

7.5

Service Penetrations

Total: 0

Kordon Kollars 0
 Manual Collars 0
 Wraps 0
 Others 0

Total Kordon Installed: 7.50

Legend:

K = Kollar
XXX = Cold Joint
W = Wrap

mm = Step Down
//// = Perimeter
X = Piers

//// = Retaining walls/Wall sheeting
//// = Full Under
0 = Other

Grand Total: 7.5

Large empty grid area for site plan or drawing.

ABETTERSEAL WATERPROOFING

Address: Unit 8/10 Eustace Street
MANLY NSW 2095
Tel: 0405 611 756
Email: abetterseal@abon.com.au
Web: www.abetterseal.com.au

INSTALLATION CERTIFICATE

PROJECT ADDRESS: #14 Elaine Ave, Avalon

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and Section 145 of the Environmental Planning and Assessment Regulation 2000.

Pursuant to the provisions of Part A1.3 and Spec. A1.3 of the Building Code of Australia Volume 1 JADE MICKLEY of ABETTERSEAL WATERPROOFING of 8/10 EUSTACE STREET, MANLY, NSW 2095

Hereby certify:-

That the **waterproofing and wet areas** installed in the building (Building work/element) project comply with:-

- a) The relevant clauses of the Building Code of Australia **F1.7**
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction
- c) The relevant Australian Standards listed in the Building Code of Australia (specification A1.3)
- d) The following Australian Standards: AS3740
- e) Other practices or standards relied upon for this certification: _____
- f) Exclusions: YES/NO _____

Full Name of Certifier: Jade Mickley

Qualifications and Experience: Certificate III Construction Waterproofing 1510770

Address of Certifier: 8/10 Eustace Street, MANLY NSW 2095

Phone Numbers:

Bus _____ Fax _____ Mob 0405611756

Signature: 

Date: 22/9/2015