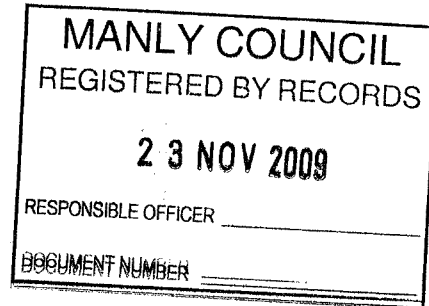


18 November 2009

Our ref.: 070169

The General Manager
Manly Council
PO Box 82,
Manly NSW 1655



Dear Sir/Madam,

**Re: 98 West Street BALGOWLAH
Occupation Certificate No. 070169**

Development application No.: 353/07

Private Certifiers Australia have issued an Occupation Certificate for the above-mentioned project under Section 109H of the Environmental Planning and Assessment Act 1979.

Please find enclosed the following documentation:

- Occupancy Certificate No. 070169
- Documentation used to determine the occupancy certificate.
- A cheque for Council's registration fee.

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Grant Harrington on the above numbers.

Yours faithfully,



Grant Harrington
Accredited Building Surveyor
Private Certifiers Australia

\$30.00
R/P/051987
25 23/11/09

FINAL OCCUPATION CERTIFICATE 070169 (RESIDENTIAL)

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

APPLICANT DETAILS

Applicant: J Kargillis
Address: 98 West Street BALGOWLAH NSW 2093
Contact Details: **Phone:** na **Fax:**

OWNER DETAILS

Name of person having benefit of the development consent: James Kargillis
Address: 98 West Street BALGOWLAH NSW 2093
Contact Details: **Phone:** 02 9949 2920 **Fax:**

RELEVANT CONSENTS

Consent Authority/Local Government Area: Manly Council
Development Consent No: 353/07 **Date issued:** 11/09/2007
Construction Certificate No: 070169 **Date Issued:** 11/06/2008

PROPOSAL

Address of Development: 98 West Street BALGOWLAH NSW 2093
Lot 13 DP20271
Building Classification: 1,1a
Scope of building works covered by this Notice: Demolish enclosed verandah to Ground Floor and replace with larger living room.
Enlarge laundry
Attachments: Schedule 1
Fire Safety Schedule: Nil
Exclusions:

PRINCIPAL CERTIFYING AUTHORITY

Principal certifying authority: Grant Harrington
Accreditation Body: Building Professionals Board
Registration No. DPNR ACC BPB0170

I, Grant Harrington as the certifying authority, certify that:

- I have been appointed as the Principal Certifying Authority under s109E;
- A current Development Consent or Complying Development Certificate is in force with respect to the building;
- A Construction Certificate has been issued with respect to the plans and specifications for the building;
- The building is suitable for occupation or use in accordance with its Classification under the Building Code of Australia;
- Where required, a final Fire Safety Certificate has been issued for the building;
- Where required, a report from the Commissioner of Fire Brigades has been considered.

DETERMINATION

Approval dated this: 18/11/2009



Grant Harrington
Accredited Building Surveyor

Right of Appeal: Under s109K where the Certifying Authority is Council an applicant may appeal to the land & Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision.

SCHEDULE 1

DOCUMENT	PREPARED BY	REFERENCE	DATE
Occupation Certificate Application	James Kargilis		12/11/2009
Inspection Reports	PCA		
Engineering Inspections and Certification	D.O'Brien Engineering Services Pty Ltd		1/07/2009
Smoke Alarm Certificate	Jeff Keating Electrics Pty Ltd		13/11/2009

18 November 2009

Our ref.: 070169

J Kargilis
98 West Street
BALGOWLAH NSW 2093

Dear Sir/Madam,

**Re: 98 West Street BALGOWLAH
Occupation Certificate No. 070169**

In accordance with Section 109H of the Environmental Planning and Assessment Act 1979, we enclose an Occupation Certificate relating to the construction of the above project.

As required under the legislation copies of the same have been forwarded to Manly Council for their records and the Final Fire Safety Certificate, where appropriate, issued to NSW Fire Brigades. Please note that annual certification of the fire safety measures is a statutory responsibility of the building owner. Private Certifiers Australia would be pleased to offer our assistance.

We would like to take this opportunity to thank you for using our services. Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Grant Harrington on the above numbers.

Yours faithfully,



Grant Harrington
Accredited Building Surveyor
Private Certifiers Australia

OCCUPATION CERTIFICATE APPLICATION

Made under the *Environmental Planning and Assessment Act 1979*
Sections 109C(1)(c) & 109H

TYPE OF APPLICATION

Tick Appropriate Boxes

- Interim Certificate
 Final Certificate
 Change of Building Use of an Existing Building
 Occupation/Use of a New Building

IDENTIFICATION OF BUILDING

Address 98 WEST ST
Lot, DP/MPS etc LOT 13, DP 20271
Suburb or town BALGOWLAH Post Code 2093

DESCRIPTION OF DEVELOPMENT

Detailed Description:

Demolish enclosed verandah to Ground
Floor & replace with larger Living Room
+Deck. Enlarge laundry

RELEVANT CONSENTS

Development Consent:

DA No. 353/07 Date 11 Sep 07

Construction Certificate:

CC No. 070169 Date 11 June 08

OWNER (APPLICANT)

Name James Kargilrs Company _____

Address 98 West St

Suburb or town Balgowlah Post Code 2093

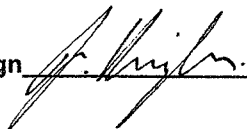
Phone #/H 02 9949 2920 Fax No 02 8004 6169

Mobile 0438670786 Email james@zgravity.com.au

As the Owner, I/we hereby;

1. Submit this Occupation Certificate Application under the *Environmental Planning & Assessment Act 1979*, for determination by the *Principal Certifying Authority*.
2. Certify that the works have been completed in accordance with the relevant *Development Consent*.
3. Attach a *Fire Safety Certificate*, where relevant, for the subject building work in accordance with the *Fire Safety Schedule*.

Signature of OWNER:

Sign  Date 12-11-09



PRIVATE CERTIFIERS AUSTRALIA

Private Certifiers Australia

Address: Suite 1a / 226 Condamine Street PO Box 907
Balgowlah
Manly Vale NSW 2093
Tel: 02 9907 6300
Fax: 02 9907 6344
Email: grant@pcaservices.com.au
Web: www.pcaservices.com.au

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - COMMENCEMENT-FOOTINGS

OWNER DETAILS

Name of person having benefit of the development consent: James Kargillis
Address: 98 West Street BALGOWLAH NSW 2093
Contact Details: 02 9949 2920

RELEVANT CONSENTS

Consent Authority/Local Government Area: Manly Council
Development Consent No: 353/07 Date issued: 11/09/2007
Construction Certificate Number: 070169 Date issued: 11/06/2008

PROPOSAL

Address of Development: 98 West Street BALGOWLAH NSW 2093
Building Classification: 1,1a
Type of Construction: n/a
Scope of building works covered by this Notice: Demolish enclosed verandah to Ground Floor and replace with larger living room.
Enlarge laundry

INSPECTION DETAILS

Principal Certifying Authority: Grant Harrington No.: DPNR ACC BPB0170
Inspector: Grant Harrington No.: DPNR ACC BPB0170
Inspection date and time: 12/08/2008 Inspection time: 9:42 AM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ Building commencement inspection - Satisfactory
Required documents:
- Engineer to provide inspection reports prior to pouring
- Inspection area: ✓ Footings and Slabs - Satisfactory subject to documents being provided
Required documents:
- Engineer to provide inspection reports prior to pouring

ADDITIONAL COMMENTS

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - FRAMING INSPECTION

OWNER DETAILS

Name of person having benefit of the development consent: James Kargills
Address: 98 West Street BALGOWLAH NSW 2093
Contact Details: 02 9949 2920

RELEVANT CONSENTS

Consent Authority/Local Government Area: Manly Council
Development Consent No: 353/07 Date issued: 11/09/2007
Construction Certificate Number: 070169 Date issued: 11/06/2008

PROPOSAL

Address of Development: 98 West Street BALGOWLAH NSW 2093
Building Classification: 1,1a
Type of Construction: n/a
Scope of building works covered by this Notice: Demolish enclosed verandah to Ground Floor and replace with larger living room.
Enlarge laundry

INSPECTION DETAILS

Principal Certifying Authority: Grant Harrington No.: DPNR ACC BPB0170
Inspector: Grant Harrington No.: DPNR ACC BPB0170
Inspection date and time: 16/03/2009 Inspection time: 8:23 AM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ Framing Inspection - Satisfactory

ADDITIONAL COMMENTS

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - FINAL INSPECTION DOMESTIC

OWNER DETAILS

Name of person having benefit of the development consent: James Kargillis
Address: 98 West Street BALGOWLAH NSW 2093
Contact Details: 02 9949 2920

RELEVANT CONSENTS

Consent Authority/Local Government Area: Manly Council
Development Consent No: 353/07 Date issued: 11/09/2007
Construction Certificate Number: 070169 Date issued: 11/06/2008

PROPOSAL

Address of Development: 98 West Street BALGOWLAH NSW 2093
Building Classification: 1,1a
Type of Construction: n/a
Scope of building works covered by this Notice: Demolish enclosed verandah to Ground Floor and replace with larger living room.
Enlarge laundry

INSPECTION DETAILS

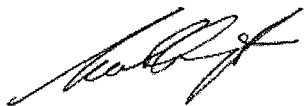
Principal Certifying Authority: Grant Harrington No.: DPNR ACC BPB0170
Inspector: Grant Harrington No.: DPNR ACC BPB0170
Inspection date and time: 17/11/2009 Inspection time: 10:00 AM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ Final Inspection domestic - Satisfactory

ADDITIONAL COMMENTS



Grant Harrington
Inspector

D. O'BRIEN ENGINEERING SERVICES PTY. LTD.

Civil & Structural Engineers

A.C.N. 000 526 876 A.B.N. 46 000 526 876

Suite 6/319 Condamine St
MANLY VALE 2093

Post to: P.O. Box 326
MANLY 1655
Phone: (02) 9907 6947
Fax: (02) 9907 6948
Mobile: 0412 971 107

Mr James Kargilis
98 West St
Balgowlah NSW 2093

ref: cg7211
Date: 1/07/09

Dear Mr Kargilis

RE: 98 West St Balgowlah NSW
Engineering Inspections and Certification for Alterations and Additions

During the construction work on site for the alterations and additions work at 98 West St Balgowlah, site visits were made to the residence and the following structural items were inspected;

- a) Footings beams and reinforcement
- b) Ground floor framing and beams
- c) Roof framing

The structural design and details for the alterations and additions to the existing residence at 98 West St Balgowlah are shown on drawing number 7211/S1. The structural elements of the new work, referred to above and inspected and completed on site, satisfy the design requirements for strength and serviceability in accordance with the relevant clauses of the Australian Standards including, AS3600 (Concrete Code), AS 3700 (Masonry Code), AS4100 (Steel Code) and AS 1684 (Timber framing Code).

This certificate does not cover the existing structural elements of the building, which were not part of the new works.

Yours sincerely



Dermot J. O'Brien, B.E. MIE. Aust. C P Eng

.....

34 Bangaroo Street
NORTH BALGOWLAH
NSW 2093
0419 466649
ABN 13 001 425 332

Jeff Keating Electrics Pty Ltd

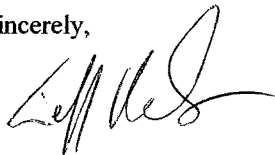
November 13, 2009

Re 98 WEST STREET
BALGOWLAH 2093

Dear Sir or Madam:

THIS LETTER IS CONFIRM THAT THE ABOVE ADDRESS HAS 1 SMOKE DETECTOR AND
IS WIRED IN ACCORDANCE WITH AUSTRALIAN STANDARDS

Sincerely,



JEFF KEATING

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