

PRINCE CERTIFIERS

PRojects IN Controlled Environments

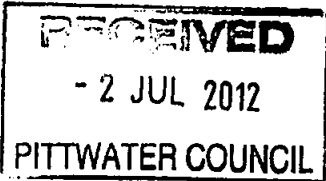
Principal Certifying Authority; Accredited Certifiers; Building Consultants; BASIX Certificates; Fire Safety Reports

Reference:

10/003

REGISTRATION OF OCCUPATION CERTIFICATE WITH COUNCIL

Date:	<u>29/06/2012</u>	Pages:	<u>4</u> + supporting documents
To:	Building and Development.	From:	Michael Ludlow
Council:	Pittwater Council	Company:	PRINCE Certifiers
Fax:	02 9970 7150	Phone:	02 9838 4139
Address:	PO Box 882 MONA VALE NSW 1660	Fax:	02 9674 4039



DETAILS OF DEVELOPMENT

Full Property Address: Lot 14 DP11423 H/N 2023 Pittwater Rd Bayview NSW 2109

Proposed works: Alterations and Additions Dwelling

Type of work: Building work.

DA no. N0562/08 **Determination date:** 27 April 2009

PURPOSE OF THE DOCUMENTS

As the certifying authority for the above mentioned development, please register the following documents in accordance with the Environmental Planning and Assessment Regulation 2000 – Section 151:

1. The occupation certificate.
3. The application for the occupation certificate.
4. The records of inspections.
5. A copy of any compliance certificates and other documents relied upon to issue the occupation certificate.
6. Any required Council record keeping fee for the lodgement of the occupation certificate.

RN: 323 889

PRINCE Certifiers - ABN 56745811071

0404 879 835

PO Box 721 Baulkham Hills NSW 1755
Email: service@princecertifiers.com

Phone 02 9838 4139
Fax 02 9674 4039

PRINCE Certifiers PProjects IN Controlled Environments

OCCUPATION CERTIFICATE

This certificate verifies that, if the applicant carries out the proposed work in accordance with the plans and specifications that are approved, the work will comply with the Environmental Planning and Assessment Regulation 2000.

Determination: Approved. ☒ ☐ Refused, for reasons attached. *(tick as appropriate)*

Type of Certificate: Final

DEVEVELOPMENT DETAILS

Full Address: Lot 14 DP11423 H/N 2023 Pittwater Rd Bayview NSW 2109

Proposed works: Alterations and Additions Dwelling

Type of work: Building work

Development N0562/08 Determination date: 27 April 2009
Consent No.:

Construction 10/003 Class/s of building: 1a; 10a
Certificate No.:

DOCUMENTATION FORMING PART OF THE OCCUPATION CERTIFICATE

1. The application for the Occupation Certificate.
2. The records of Mandatory Inspections (See Attached Schedule).
3. A copy of any Compliance Certificates and other documents relied upon to issue the Occupation Certificate (See Attached Schedule).
4. Any required Council record keeping fee for the lodgement of the Occupation Certificate.

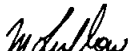
CERTIFICATE

I Michael Ludlow, of Prince Certifiers, certify that:

1. A development consent is in force with respect to the building.
2. A current construction certificate has been issued with respect to the plans and specifications for the building.
3. The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.

Certifying Authority: Michael Ludlow
Contact details: Phone: 02 9838 4139 Fax: 02 9674 4039
Address: PO Box 721 Baulkham Hills NSW 1755
Accreditation no: BPB 0236

Signature: ►



Date: 29 June 2012

PRINCE Certifiers PROjects IN Controlled Environments

SCHEDULE OF MANDATORY INSTLECTIONS			
Full Property Address:	Lot 14 DP11423 H/N 2023 Pittwater Rd Bayview NSW 2109	Reference No:	10/003

MANDITORY INSPECTION	REQUIRED ?	Result	Date of INSPECTION	INSPECTOR	ACCREDITATION NUMBER	Signature
Pre Commencement	X	Satisfactory	02/02/2010	M Ludlow	BPB 0236	
Foundations/footings	X	Satisfactory	03/05/2011	M Ludlow	BPB 0236	
Structural work	X	Satisfactory	1/04/2011 14/04/2011 08/06/2011	M Ludlow	BPB 0236	
Timber Frame	X	Satisfactory	07/09/2011	M Ludlow	BPB 0236	
Waterproofing of wet areas	X	Satisfactory	07/09/2011	M Ludlow	BPB 0236	
Hydraulics						
Final	X	Satisfactory	23/12/2011	M Ludlow	BPB 0236	

SCHEDULE OF ATTACHED DOCUMENTS	
ATTACHMENT	DOCUMENT
Attachment No 1	Termite Certificate
Attachment No 2	Smoke Detector Certificate
Attachment No 3	Glazing Certificate
Attachment No 4	Waterproofing Certificate
Attachment No 5	BASIX Compliance Statement
Attachment No 6	BASIX Completion Certificate

PRINCE Certifiers PRojects IN Controlled Environments

APPLICATION FOR OCCUPATION CERTIFICATE

To:W & C Jones

From:Michael Ludlow

Builder:

Company: PRINCE Certifiers

Our ref: 10/003

Ph: 02 9838 4139

DA No.: N0562/08

email: Service@princecertifiers.com

Council: Pittwater Council

Mobile: 0404 879 835

DETAILS OF DEVELOPMENT:

Full Property Address:

Lot 14 DP11423 H/N 2023 Pittwater Rd Bayview NSW 2109

Proposed works:

Alterations and Additions Dwelling

Type of work:

Building work

Development Consent No.:

N0562/08

Determination date:

27 April 2009

TYPE OF CERTIFICATE REQUIRED:

If you want to occupy or use a new building, you need an occupation certificate to do so.
Nominate which certificate you require:

- ☐

Interim occupation certificate:
We must be satisfied that the building is not a hazard to the health or safety of the occupants of the building.
- ☒

Final occupation certificate:

FINAL OCCUPATION CERTIFICATE REQUIREMENTS

Submit all supporting documents relating to the following, and then tick the left hand column when it has been complied with.

▼	Tick when complied with:	We are also satisfied:	▼
√	Mandatory inspections.(refer to schedule 1 of the principal certifying service agreement)		√
√	Compliance with the development consent and the conditions of development consent.		√
√	The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.		√
√	Adherence to the principal certifying authority service agreement.		√
√	Construction of the building work in accordance with the plans which relate to the construction certificate.		√
√	The submission of a fire safety certificate.		√
n/a	Where relevant, a BASIX certificate has been complied with.		n/a

DATE OF RECEIPT: (to be completed by us)

23/12/11



KORDON®

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: 2011-6-1283

Date of Installation: 12/04/2011

Job Type: Large Job - Miscellaneous

Installation Address: 2023 Pittwater Road
Bayview
NSW, 2109

Product used:

Linear Metres (m)	Product Width (mm)	Total SQM
85.95	300	25.79

Builder: Ron Jones
Phone number: 0434 147796
Owner: Ron Jones
Phone number: 0434 147796
Local Council: Pittwater Council
Phone number: 02 99701111
Company Contact: John Parkins
Installer's Name: John Parkins
Company Name: Alliance First

Service Penetrations

Kordon Collars	11	1.10
Manual Collars	0	0.00
Total Kordon Installed:		26.88

Address: 14 Hogan Street
Balgowlah Heights
NSW, 2093

Phone Number: 0418 427 192
Fax Number: 02 9907 8557
Accreditation Number: n144

Authorised Signature: [Signature] Date: 6/6/2011

Comments: The builder has been advised to maintain a 75mm or hard surface inspection zone around the building perimeter.

Kordon will only protect areas where the product is installed.

Regular termite inspections as per the Australian Standard are recommended.

Kordon is installed to the service penetrations and perimeter as per the manufacturers specifications. Refer to the site installation drawing for details.

No pre installation site inspection report as recommended by AS3660.1 was carried out.



Phone • +61 433 12 52 62
Fax • +61 433 14 80 86
Email • ktronics@three.com.au
PO Box • 147 Narrabeen NSW 2101
Cabling • S25050
Master • 408968795
ABN • 39 627 670 200

Site:

2023 Pittwater Rd

Bayview, NSW

Date:

14-1-2012

Detail of work:

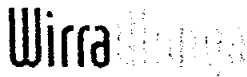
Supplied and installed 2 hardwired smoke detectors to each floor in accordance AS 3786-1993 smoke alarms. Total of 6 battery backed smoke detectors connected to monitored security alarm system.

Yours Sincerely

A handwritten signature in black ink, appearing to be 'Karl Lamb', written in a cursive style.

Karl Lamb

KTRONICS



**Building Act 1993
Building Regulations 2006
Regulation 1507: Certificate Of Compliance - Design**

To: The Relevant Building Surveyor

From: David J. Plant B.Eng.
Category/Class: Civil Engineer
Postal address: 36 Raymond Street
Blackburn North 3130
Ph. 9878 6666, Fax 8812 2699

PROPERTY DETAILS

Address 2023 Pittwater Road Bayview NSW 2104
Lot:
Municipal District:

COMPLIANCE

I did prepare the design and I certify that the part of the design described as:
Proposed Glass Balustrade Design

Details Toughened Glass Frameless Balustrade
2 x 6mm Toughened Glass with 3.05mm SGP Interlayer
External Residential / Domestic Situation
Maximum Panel Height 1360mm
Panel 1-24 & 26; fixed with Anchors
Panel 25; Continuously supported into Channel
Fixing & Glazing Design by Others

complies with the following provisions of the Regulations:

AS/NZS 1170.1&2-2002

AS 1288-2006

BCA 2009-P2.1 Alternative Solution

	Number	Sheets	Prepared by	Date:
☐ Drawings	11-S41811	1-13	David Plant	20/12/2011
☐ Specifications	Generic		David Plant	20/12/2011
☐ Computations	11-S41811	1-9	David Plant	20/12/2011
☐ Reports				
☐ Notes				

SIGNATURE

B.Eng, EC-16265
20/12/2011

WirraWonga Pty Ltd.

20/12/2011



Compliance Certificate

Rylock Pty. Ltd.

Is a participating member of the AWA Accreditation Program, provides a 7 Year Guarantee against faulty workmanship and materials, is committed to the Industry Code of Conduct and has met the requirements of the annual AWA Compliance Audit conducted by a NATA accredited audit.

The manufacturer certifies that the Windows and Doors supplied to:

**RON JONES
2023 PITTWATER ROAD
BAYVIEW NSW 2104**

Delivered on: 30/08/2011

Delivered to: **2023 PITTWATER ROAD
BAYVIEW NSW 2104**

have been manufactured to comply with the Australian Window Standard AS2047 and the Glass Standard AS1288 including human impact requirements as specified in the order.

Signature

Rylock Pty. Ltd.

16/11/2012
Date

The Builder / Installer certifies that the Windows and Doors supplied have been Installed correctly and the human impact glass located in the correct openings.

Signature

Builder / Installer Name

Date



Accreditation No. 13739

This inspection service is accredited by the National Association of Testing Authorities Australia. The services reported herein have been performed in accordance with the scope of accreditation.

Visit the website www.awa.org.au for accreditation details



GLAZING CERTIFICATE

COMPANY/OWNER: Ron Jones

DATE: 29 August 2011

Glazing Certificate for 2023 Pittwater Road
Bayview NSW.

We can confirm that all glazing carried out by
AJ Aluminium Pty Ltd at the above mentioned project meets
AS 1288 2006.

AJ Aluminium Pty Ltd
T 02 9979 5240
F 02 9979 5455



Our AWA membership
is your guarantee
of performance

WILKES PTY LTD
STEPHAN KRENKELS

P.O. Box 264
Freshwater 2096
Builders Licence No. 69326C

17th October, 2011
Ron Jones
2023 Pittwater Road
Bayview 2104

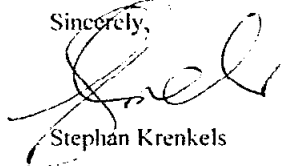
Dear Ron,

Re: 2023 Pittwater Road, Bayview.

The waterproofing completed on the new internal wet areas at the above address were done in accordance with the manufacturers specification, Australian Standard 3740-2004 and Building Code of Australia 2010. The product used on the areas was Duram Durabit REO..

The areas are guaranteed not leak for a period of ten years from the above date. In the event of a problem, the builder/ owner will be asked to show any areas of breakdown in the materials or faulty workmanship. These areas will be repaired accordingly.

Sincerely,



Stephan Krenkels

PWB CONSTRUCTION

Licence No: 167979C ABN: 75 061 427 813

MB: 0414 460 056 Fax: 9973 1184

53 Kanimbla Crs Bilgola Plateau NSW 2107

15/01/11

Ron Jones

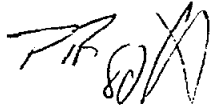
2023 Pittwater Rd

Bayview

To Whom It May Concern:

The works carried out by PWB Constructions at 2023 Pittwater Rd Bayview have been carried out as best as possible to comply with the Basix's report.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'P. Baggott', with a stylized flourish at the end.

Paul Baggott

BASIX Completion Receipt

Receipt no.: CR-1340921890017-A45774

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: Friday, 29/06/2012



Principal certifying authority

Name: Michael Ludlow
Accreditation scheme: BPB
Accreditation number: 0236

Final Inspection

Date of final inspection: Thursday, 28/06/2012

BASIX Certificate details

BASIX Certificate no.	A45774
Project name	2023 Pittwater Rd
Street address	2023 Pittwater Road
Suburb	Bayview
Postcode	2104
Local Government Area	Pittwater Council