



R# 248683
\$30 -
JMB
30/10/08

28th October, 2008

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/Madam,

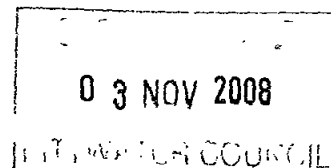
Final Occupation Certificate
Premises Lot 3003, DP 1065726, No 11 Grevillea Avenue, Warriewood NSW

Please find enclosed the Final Occupation Certificate for the abovementioned property

Council reference for the property is Development Consent No N0766/05

Yours faithfully,

Darren Ball
D M Ball & Associates Pty Ltd





**D M BALL
& ASSOCIATES
PTY LTD**

Building Certification & Development Consultants
ABN 16 090 100 986

OCCUPATION CERTIFICATE

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

OCCUPATION CERTIFICATE 122/08

Application

Type Of Certificate	Final Occupation Certificate
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Applicant	Phalika Mony Ek
name	11 Grevillea Avenue
address	WARRIEWOOD NSW 2102
contact no (phone /fax)	0400 332 475

Owner Of Building	Phalika Mony & Say Satha Ek
	11 Grevillea Avenue
	WARRIEWOOD NSW 2102

Development Consent No or Complying Development Certificate No	D/A N0766/05
Date Of Determination	28 th December, 2005

Construction Certificate	Issued by D M Ball & Associates Pty Ltd
Construction Certificate No	51/06
Date of Issue	6 th April, 2006

Subject Land	Lot 3003, DP 1065726,
Address	No 11 Grevillea Avenue
Lot, DP/MPS etc	WARRIEWOOD NSW 2102

Building Classification	Dwelling- Class 1a
	Garage- Class 10a



Attachments

- Certificate for the smoke detectors from Neou Electrical
- Certificates for the pest control from Cedar Pest Control
- Certificate for the waterproofing from Casula Waterproofing Services
- Certificate for the glazing from Winlux P/L
- Structural engineer's certificate from ANA Civil & Structural Engineers P/L
- Certificate for the BASIX requirements from Phalika Ek
- Certificate for the plumbing & drainage work from Greg Pannowitz
- Final survey report from Teca P/L
- Photographic survey of kerb and gutter to the property street frontage
- Letter from Stockland for landscape refund

Inspections

The following building inspections have been undertaken by D M Ball on the development

- a) T & S – 22/4/06
- b) Slab – 10/5/06
- c) Frame – 31/8/06
- d) Frame Re-Inspection – 12/9/06
- e) Frame Re-Inspection – 23/9/06
- f) Final – 4/3/07

Date Of Receipt

28th October, 2008

Determination

Determination

Type Of Certificate	Final Certificate
Approved/Refused	Approved
Date Of Determination	28 th October, 2008



Certificate

Certificate Final

- I Darren Ball certify that
- I have been appointed as the principal certifying authority under s 109E
- a development consent/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

Certificate No

122/08

Principal Certifying

Authority

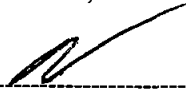
Name Of PCA
Accreditation No
Contact No
Address

Darren Ball
BPB0019
02-98224911
C/- D M Ball & Associates Pty Ltd
PO Box 820 Liverpool BC NSW 1871

Date

28th October, 2008

Signed



Note No new damage had occurred to the existing kerb and gutter fronting the site at the time of the final building inspection

**CERTIFICATE OF COMPLIANCE
DESIGN AND INSTALLATION
OF
SMOKE DETECTOR / ALARM**

Application Reference Installation of two 240 Volts Smoke Detector / Alarms as per
Australian standard

Smoke Detectors / Alarms have been hard wired / interconnected and are installed in
according with BCA spec E2 2a AS3786-1993

Date of Certificate 18/02/2007

Installation site 11 Grevillea Ave, Warriewood NSW 2102

Builder/Owner's Name Mrs Phalika Ek

Address 11 Grevillea Ave, Warriewood NSW 2102

Date of Inspection or Test 18/02/2007

Inspected or Test by S.H Neou of NEOU Electrical Contractor, Licence NO 110371C

Service found to have been designed and installed, and to be capable of operating
to the relevant standard? **YES** OR NO

I S H Neou Of NEOU ELECTRICAL

Certify that person who inspected or test the services the subject of this certificate was
competent to conduct those inspections or test and that information contained in this
certificate is true and accurate

Signed



Dated 18/02/2007

No A263

Microcon Phy Ltd
11 Greylea Avenue
Warrlewood

PRECONSTRUCTION ☒

EXISTING BUILDING ☐

TERMITICIDE USED		DEVIATION(S) FROM	
CONCENTRATION OF EMULSION	g/L	STANDARD APPLICATION	
VOLUME OF EMULSION USED	L	GIVE REASONS	
AREA PROTECTED	m ²		
TOTAL GROUND AREA OF BUILDING	m ²	PRICE OF APPLICATION (PEST CONTROL FIRM)	\$

PLAN OF BUILDING SITE SHOWING TREATED AREAS

(Use of Legend codes to indicate plumbing, piers steps treated areas)

LEGEND

Plumbing line

Pier

Steps

Treated areas

10 Penetrations

installed per

AS 3660-1

SITE PREPARATIONS—CERTIFICATION BY BUILDER
 I certify that site preparations have been carried out in accordance with the requirements of AS 3660 (see overleaf)
 Limitations (please specify)
 The builder warrants to provide this certificate to the purchaser as part of the contract of sale
 Builder's name _____ Authorized signatory _____

TERMITICIDE APPLICATION* CERTIFICATION BY PEST CONTROL FIRM
I certify that termiticide application has been carried out in accordance with the requirements of AS 3660
Limitations (please specify)

PEST CONTROL FIRM—NAME Ceda Pest Control NAME OF APPLICATOR R Pezzaro
Address PO Box 1048 Licence No 2872
Green valley 2168 Authorized signatory R Pezzaro
Phone No 9753 1992 Date 25-5-06

COPYRIGHT

PlasmiteTM

PO Box 1582
Toowoomba QLD 4350

PHYSICAL TERMITE BARRIER

Telephone (07) 4633 7200
Facsimile (07) 4633 7115

Issued to
Installed by
Date of Installation
Building Address
Warranty No

Miracom
Cedar Pest Control
25/05/2006
11 Grevillea Avenue
Warriewood
A 263

PRODUCT WARRANTY AND CONDITIONS FOR PLASMITE PATROL INSTALLATIONS.

Plasmite Aust will warranty the person(s) mentioned overleaf that when properly installed by approved installers of Plasmite Aust and the system maintained to the Australian Standard 3660 1 and Amendments will remain free of termite infestations penetrating the Plasmite barrier

Plasmite Aust will at no extra cost to the purchaser be responsible to eradicate the termites in the building should they penetrate the Plasmite barrier only Plasmite used in conjunction with other termite control systems will only be responsible if termites penetrate the Plasmite termite barrier

Plasmite (at no extra cost to the purchaser) will repair or replace (labour and materials) the following timbers in the home structure only should termites penetrate the Plasmite and cause damage to the door and door frames window frames window and door sills roof and ceiling timbers wall timbers, skirting boards, vanities, carpet fixing timbers to the limit of \$100 000 00 for any one claim this includes the cost of any customer's anxiety and/or inconvenience

This warranty will be for a period of twenty five (25) years from date of purchase for any property installed Plasmite by a qualified installer
Note AS3660 1 RECOMMENDS INSPECTIONS AT INTERVALS NOT EXCEEDING TWELVE (12) MONTHS Physical Barriers need constant inspection to perimeter areas by building owner, agent or pest controller This is a condition of the issued warranty

OWNER RESPONSIBILITIES

The Owner of the Building during the warranty period, at the owners expense must arrange for a thorough and regular inspection of the Building mentioned overleaf for the presence of termites at intervals not exceeding 12 months by an accredited/licensed Timber Pest Inspector Where the termite risk is high or the Building type is susceptible to termite attack (e.g. North of the 26th parallel) more frequent inspections (3-6 months) must be undertaken If termites are detected or are found to have breached the PlasmiteTM barrier, the Owner must, within 7 days of such detection, notify PlasmiteTM Aust.

Plasmite Aust has a warranty against faulty materials for a period of twenty five (25) years from the date of purchase providing that the Plasmite termite barrier is within the period of warranty and installed correctly, not dislodged, interfered with or damaged in any way Should atmospheric or geometric movement of the structure tear or dislodge Plasmite, this will not be covered under any product warranties A qualified learned installer must install the PlasmiteTM Termite Barrier for this warranty to be valid and take effect.

Any claims under this warranty are limited to the repair of the Plasmite at the discretion of Plasmite Aust which reserves the right to refuse service and repairs when on inspection the product is found to be in any way interfered with or damaged or installed incorrectly and particularly if the Plasmite has been penetrated by any object other than termites or as a result of any activity carried out by the owner his or her servants or agents in the course of any repair maintenance additions or structural alteration to the relevant building

This warranty expressly excludes liability by Plasmite Aust in relation to any claim for damages which may or is alleged to have resulted from the use abuse misuse or negligence in relation to the proper care and maintenance of the Plasmite termite barrier system This warranty only applies to the protection of the structure(s) as detailed on the treatment certificate for subterranean termites not drywood termites Family KALOTERMITDAE

This warranty can be transferred to new owner/s of the building subject to Plasmite being informed in writing by registered mail Should the new owner/s not be willing to comply with the original conditions of this warranty Plasmite Aust will decline to transfer the warranty
Plasmite Aust reserves the right to cancel this agreement before any work is carried out by giving notices to the purchasers in writing by registered mail

TO THE HOUSEHOLDER - INSTRUCTIONS FOR PLASMITE TERMITE BARRIER

EXCLUSIONS

This Warranty shall be void and have no effect in any of the following circumstances

If the PlasmiteTM Barrier is damaged, modified bridged or otherwise interfered with by any person or any act fact matter or thing beyond the reasonable control of Plasmite Aust The Building is structurally modified altered or otherwise changed in anyway which would or may diminish the effectiveness of the PlasmiteTM as a Termite Barrier

If at any time during the Warranty Period the Owner

(a) allows or fails to prevent the accumulation of

i) wood, rubbish or timber against the building AND

ii) finished ground level around the Building to a height which does not comply with the terms of the installation manual

(b) allows the barrier dividing the soil surface and the structure of the Building formed by the PlasmiteTM to be bridged or broken by any other material or matter through which termites may by-pass the PlasmiteTM and infest the Building

The owner shall fail to carry out any of the Owner's responsibilities

Termites shall enter the Building through any other manner other than by a breach of the PlasmiteTM barrier

If the Plasmite is installed other than by an Accredited PlasmiteTM installer

CASULA WATERPROOFING SERVICES

License N O – 108322C

PO BOX 273
CASULA 2170 AUSTRALIA
TEL 02 9730-4204
MOBILE 0413-744729

CERTIFICATION OF WATERPROOFING WORKS

To Whom It May Concern

This is to certify that CASULA WATERPROOFING SERVICES as approved applicators, have supplied labour and installed materials to waterproofing internal wet areas to conform with AUSTRALIA STANDARD 3740-2004

PROJECT: 11 GREVILLEA AVE WARRIEWOOD

INTERNAL

✓

EXTERNAL LOCATION:

✓

APPLICATION

DAMPFIX PU is a liquid applied polyurethane elastomeric waterproofing membrane Applied Waterproofing System supplied and installed in accordance with the Manufacturers' instructions and recommendations

Casula Waterproofing Services guarantees the work for the period of seven (7) years

If you have any questions please do not hesitate to contact the undersigned who will be pleased to assist.

CASULA WATERPROOFING SERVICES

DAY...8 . MONTH 11... YEAR.. 2006

Johny

W I N L U X PTY LTD

Aluminium windows, doors & building materials

CERTIFICATE OF COMPLIANCE

is hereby granted to

MIROCON PTY LTD

*This is to certify that all glass and aluminium frames fitted to doors and windows,
at the address below comply with the Australian Standards*

*A S 1288-1994 (Glass in buildings) &
A S 2047-1999 (Windows in buildings)*

11 Grevillea Ave, Warriewood

09 July 2007



JOHN CHHOEU
MANAGER



ANA CIVIL & STRUCTURAL ENGINEERS P/L

Suite 603 Level 6 Compass Centre Bankstown 2200
Tel 9793 1393 Fax 9708 3113

A C N 082 975 522
Email ana@acay.com.au

2 March 2007

Dear Sir,

RE Structural Adequacy Certificate for Development at
No 11 Grevillea Ave, Warriewood

This is to certify that an engineer from this company has inspected the concrete depth, reinforcement, and cover for the following members at above address

- Strip footing
- Ground Floor slab
- Raft Slab
- Balcony
- Timber Floor Framing
- Roof framing
- Steel Beams
- Garage footing

We hereby certify that the above building is structurally adequate to support all loads as specified in AS 1170 1 & 2 (Loading Code) All work found to be in general in accordance with our drawings No 2006027 S1, AS 3700-1988 (Masonry in buildings), AS3600 (Concrete Structures), AS 2870-1996 (Residential Slabs & Footings-Construction) and the NSW Timber Framing Manual

The above certificate is based on 5 separate inspections and the completion of the written/verbal instructions given on site We hope this certificate meets your requirements Should you require any help or further explanations, please do not hesitate to contact us

Yours faithfully,

M Zaioor
B S Civil Eng'g (A U B)
M S Structural Eng'g (UNSW)
M I E (Aust), CPEng

11 Grevillea Ave
Warriewood NSW2102

Owner Builder Permit No 305731P

18th July 2007

TO WHOM IT MAY CONCERN,

RE DA N0766/05 – 11 GREVILLEA AVENUE, WARRIEWOOD NSW 2102

Please be advised the works carried out at above dwelling complies with all the BASIX Commitments per Certificate number **35535S** The description of each item is listed below

- 1 Tank installation of 3,500L above ground rainwater tanks are installed at the side of the property
- 2 2 garden tap connection to the tank on the left side of house
- 3 Connection of cold water from the rain water tank to the washing machine and all toilets in this house
- 4 4 star Hot Water Tank installed
- 5 All tap fittings and showerheads have been installed as per BASIX Certificate **35535S** with min 3A rating
- 6 Insulation - R3 0 CSR Bradford ceiling batts and R2 wall insulation were installed

Any queries, please do not hesitate to contact the undersigned on 0407270151

Yours faithfully,



Mrs Phalika M Ek
Owner

PROPERTY & OWNER DETAILS

House No

11

Lot No

3003

Street

GREVILLEA AVENUE

Suburb

WARRIEWOOD

Municipality

Postcode

2102

Nearest Cross Street

Owner's Name

PHALIKA MONY EK

Full Address

SAME AS ABOVE

LICENSEE'S DETAILS

Full Name

GREG PANNOWITZ

Address for Notices

PO BOX 584

Phone No

Licence No

L9956

Expiry Date

2/2/11

Contractors Authority No

Expiry Date

/ /

WORK OF WATER SUPPLY / METER DETAILS

Size of Drilling/No

Size of Pipework Main to Meter

OR

Main Size Size of Tee to be cut into Main

Size of Valve

Reference No

Size of Meter

Meter No

Drilling Date/Time

/ /

Office Issued From

Full Description of Work/Affixed Meter or Return Meter and List the Number of Fittings to be Connected

Carry out work of Water supply

☒

Install/Commission/Maintenance of Thermostatic Mixing Valve

☐

Draw water from Water Authorities Supply stand pipe or sell water so drawn

☐

Install alter disconnect or remove a meter connected to service pipe

☐

Install alter disconnect or remove a backflow prevention device

☐

Fittings to be Connected	Number Existing	Number Proposed
W C		2
Basin		2
Bath		2
Shower		3
Kitchen		1
Laundry		1
Other		

WORK OF SANITARY PLUMBING/DRAINAGE AND STORMWATER

Give Full Description of Work and List The Number of Fittings to be Connected

Carry out work of sanitary plumbing/drainage

☒

Carry out work of Stormwater drainage

☒

Connection to Sewer

☒

Connection to stormwater system

☒

Fittings to be Connected	Number Existing	Number Proposed
W C		2
Basin		2
Bath		2
Shower		3
Kitchen		1
Laundry		1
Other (Specify)		

SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid

/ /

Amount

\$

Receipt No

Building Fee

\$

Receipt No

Authorising Officer

/ /

Office

Drainage No /Date

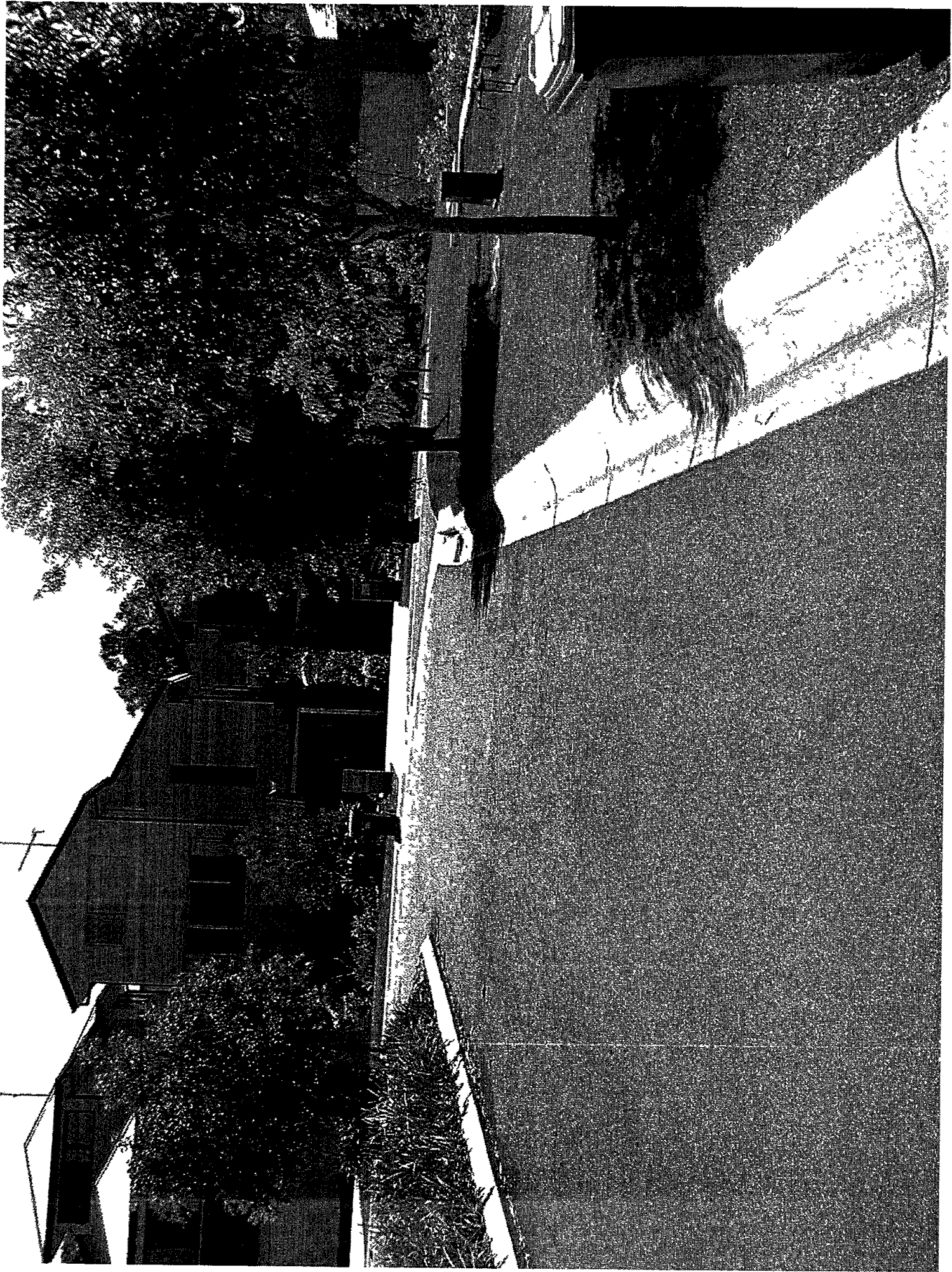
Date of Commencement of Work

20/4/06

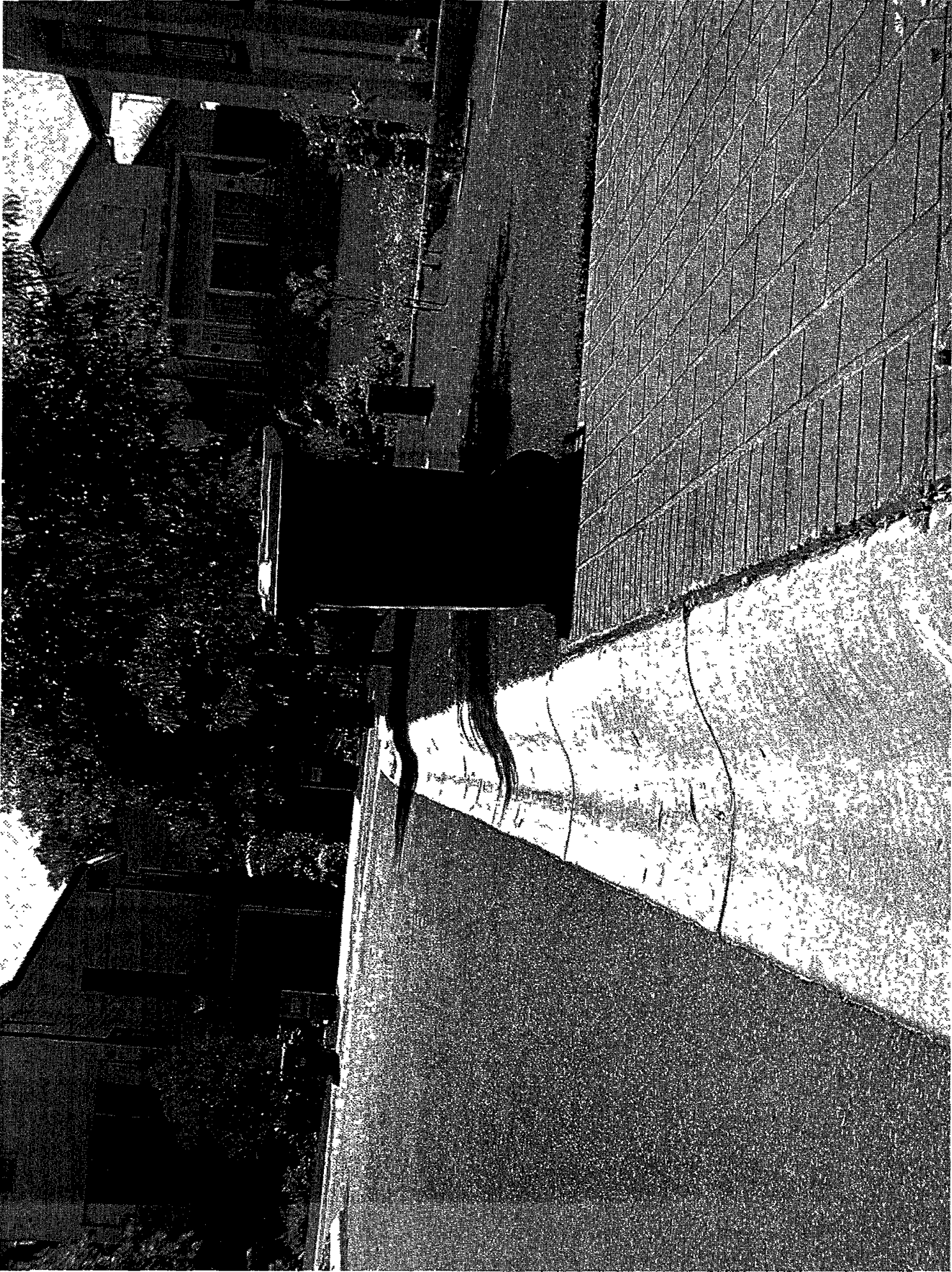
Estimated Date of Completion

19/2/07

Signature of Licensee

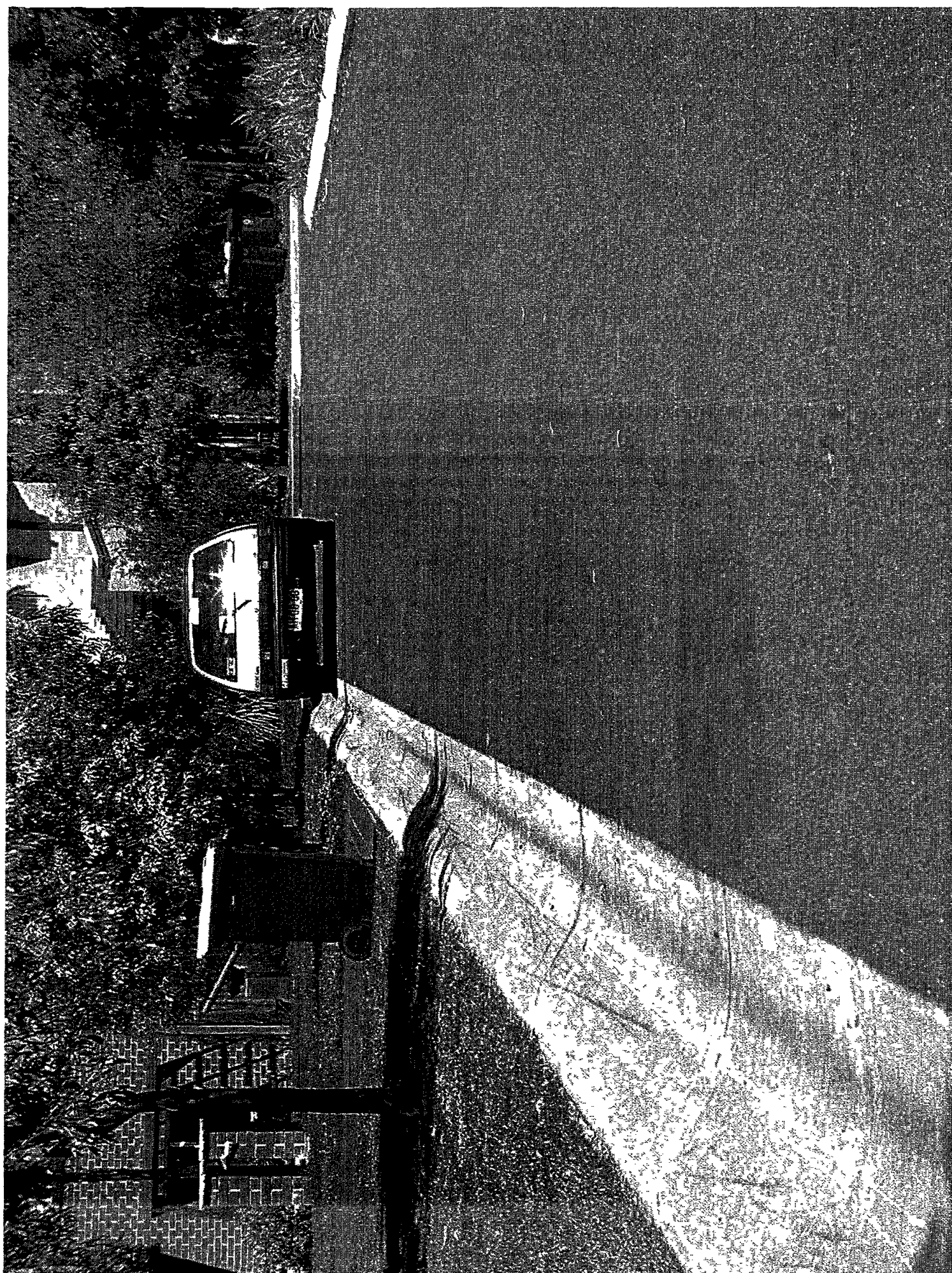














24th April 2007

Mr and Mrs Ek
11 Grevillia Avenue
Warriewood NSW 2102
Address
Suburb

Stockland Development Pty Limited
ABN 71 000 064 835

GPO Box 998
Sydney NSW 1041
Phone 02 9035 2870
Fax 02 8988 2870
www.stockland.com.au

Dear Say and Phalika,

Re Landscape Rebate – Lot 3003 Fernbrook

We refer to your request claiming the landscape rebate in accordance with Special Condition No 46 of the Contract for Sale of Land. Please find enclosed a cheque for \$2000 in your favour.

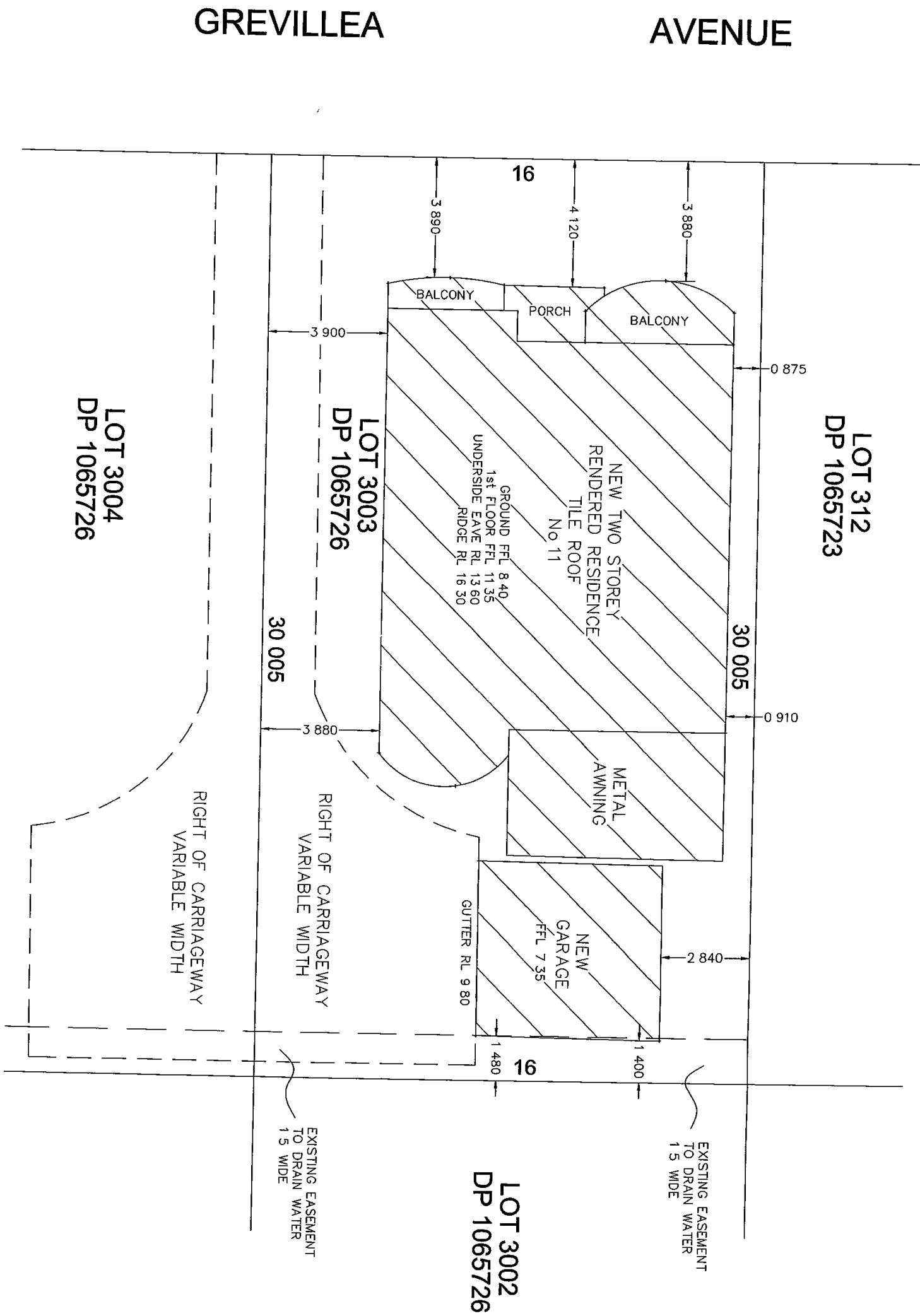
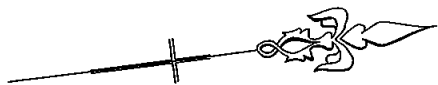
Should you have any queries please do not hesitate to contact the undersigned.

Yours sincerely,

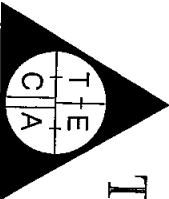
Alison Pratt
Customer Relations Coordinator
Residential Communities NSW

Encl Cheque number 053745

SURVEY REPORT



GREVILLEA AVENUE



TECA PTY LTD
PROJECT SURVEYORS
www.teca.com.au

SYDNEY
P O BOX 248, CANTERBURY
N S W 2193, Australia
Fax (02) 9754-1547
Mob 0411-178-179
Email teca.sydney@optusnet.com.au

CENTRAL COAST
Mob 0425-316-802
Email teca.centralcoast@optusnet.com.au
SOUTH COAST
Mob 0425-316-802
Email teca.centralcoast@optusnet.com.au

DIRECTOR / SURVEYOR
(TECA PTY LTD - SURVEY)

CLIENT MIRACON PTY LTD		R R 1 150 @ A3
FINAL SURVEY REPORT SHOWING SETBACKS, WALL TO BOUNDARY & FINISHED LEVELS OF AT - No 11 GREVILLEA AVENUE, WARRIEWOOD		FIELD PARTY TP/MS
LGA PITTWATER		DRAWN TP
		DATE 04/10/2008
		REF 2510
		SHEET 1 OF 1

BASIX Completion Receipt

Receipt no CR-730687-35535S

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 Tuesday 28/10/2008



NSW GOVERNMENT
Department of Planning

Principal certifying authority

Name	Darren Ball
Accreditation scheme	BPB
Accreditation number	0019

Final Occupation Certificate

Date of determination	Tuesday 28/10/2008
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BASIX Certificate details

BASIX Certificate no	35535S
Project name	Greville House
Street address	11 Greville Ave
Suburb	Warnewood
Postcode	2102
Local Government Area	Pittwater Council