



LOCAL

P.O. Box 3190
NARELLAN DC NSW 2567
P: (02) 4655 5811
F: (02) 4655 2411
E: info@localgroup.com.au
ABN: 30 735 366 565

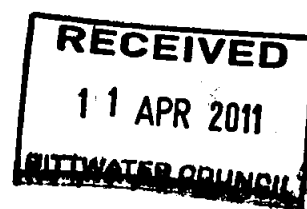
Final Occupation Certificate

and Determination

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

COUNCIL COPY

Certificate Number: 5001192
Development: Dwelling
BCA Classification: 1a
Applicant: Mr Louis Quattromani
Po Box 6924
BAULKHAM HILLS1 NSW 1755
Subject Land: LOT: 1
DP: 546543
HNO.:32
THE SERPENTINE
BILGOLA 2107



In accordance with the procedures outlined in Clause 151 of the Environmental Planning and Assessment Regulation 2000 this Occupation Certificate has been determined as **Approved** for the **Whole** of the building including all **New** work for the purpose of **Residential** use as referred to in the Development Consent. Schedule A provides a list of documents that were included with the subject application and they are attached to this certificate. In making this determination I hereby certify that;

I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning and Assessment Act, 1979 (as amended),

Development Consent No. 0784/06 dated 10 August, 2007 issued by PITTWATER Council is in force in respect to the building.

Construction Certificate No. 5001192 dated 21 November, 2007 was issued by PAUL GEARIN Accredited Certifier BPB0132 Building Professionals Board on 21 November, 2007 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 safety certificate has been issued for the building.

Where required, a report from the Commissioner of Fire Brigades has been considered.

Paul Gearin

Accredited Certifier
Building Professionals Board
Bpb0132

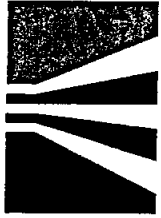
2 August, 2007

Date of Receipt

\$30 REC:300003 11/4/11

8 April, 2011

Date of Determination



LOCAL

48b Princes Highway
Fairy Meadow NSW 2519
p: 4284 4709
f: 4284 4208
e: info@localgroup.com.au
abn: 30 735 366 565

SCHEDULE A

This schedule refers to the documents that were lodged with the application for Occupation Certificate No. 5001192 and to which that Certificate relates. This application was approved by Paul Gearin Accredited Certifier Bpb0132 Building Professionals Board On 8/4/11

Document/s attached to Application for Occupation Certificate

Clause 151 Environmental Planning and Assessment Regulation, 2002

Mandatory Inspection Record

Geotech Report

Pest Control

Hydraulic/Stormwater

Survey (Identification Survey)

Balustrade Installation

Glazing (Shower Screens)

Smoke Detectors

Landscape Compliance

Basix Requirements

Engineers Inspection Reports

Wet Area Waterproofing



RECORD OF MANDATORY INSPECTIONS

**Development Consent
Number:**

0784/06

**Construction Certificate
Number:**

5001192

Our Reference:

5001192

Subject Land:

LOT: 1
DP: 546543
HNO.:32
THE SERPENTINE
BILGOLA 2107

In accordance with the requirements of Clause 151(2)(d) of the Environmental Planning and Assessment Regulations 2000, this document is to serve as a record of the "critical stage inspections" carried out in relation to the development. Schedule "A" includes all inspections referred to in Clause 151(2)(d)(i - iii) of the Regulations.

SCHEDULE "A"

Date of Inspection	Type of Inspection	Result	Accredited Certifier
23/11/2007	Pre-Commencement Inspection	Satisfactory	Sam Pratt Accreditation No.:BPB0732
18/01/2008	Pier Inspection	Satisfactory (Minor issues)	Paul Gearin Accreditation No.:BPB0132
25/02/2008	Slab Inspection	Satisfactory (Minor issues)	Paul Gearin Accreditation No.:BPB0132
8/04/2009	Framework Inspection	Defective	Sam Pratt Accreditation No.:BPB0732
15/04/2009	Reinspection (Framework Inspection)	Satisfactory (Minor issues)	Paul Gearin Accreditation No.:BPB0132
4/08/2010	Final (Preliminary) Inspection	Defective	Paul Gearin Accreditation No.:BPB0132
6/10/2010	Reinspection (Final Preliminary Inspection)	Defective	Sam Pratt Accreditation No.:BPB0732
7/12/2010	Reinspection (Final Preliminary Inspection)	Defective	Sam Pratt Accreditation No.:BPB0732
4/04/2011	Final Inspection	Satisfactory (Minor issues)	Paul Gearin Accreditation No.:BPB0132

This documentation is to accompany any Occupation Certificate issued in relation to this development but is not to be misconstrued as a Compliance Certificate. Should additional information be required in relation to this matter, please contact the undersigned during normal business hours.

Paul Gearin

Principal Certifying Authority

Building Professionals Board

Bpb0132

8 April, 2011

Date

CONSTRUCTION INSPECTION RECORD

PROJECT: DUGOUT: STEPHENSON

JOB NO.:

06633

Project C.I.R. Number (if required):

[illegible]

NOTES:

1. Inspections are performed to ensure that the work carried out is in accordance with the design intent.
2. Inspections are not intended to substitute in any part for the Contractors supervision of the sub-contractor or the work-in-progress.
3. Inspections are performed on a representational basis and not on all of the works. Supervision of the whole of the works remains the responsibility of the nominated licensed contractor for the project.
4. Inspections have been conducted in accordance with Robert Bird Group Inspection and Test Plans using construction criteria set down by the relevant Australian Standards, and Robert Bird Group inspection guidelines.
5. Inspections include the following items on a representational basis:
Size of elements, fabrication conformance, connection to other elements, general framing and assembly, conformance with "Approved for Construction" documents, review of tests (concrete F'c @ 28 days, welds as specified) and items as nominated on our Inspection and Test Plans.
6. This record serves as a summary of inspection and Test Plans.
7. Formwork has not been included in this inspection unless specifically requested and indicated above. Formwork should be separately inspected and recorded.

CIRCULATION TO:

☐ Head Contractor

Superintendent

Principal ☐

□

12/13/2017

COMMENTS:

① Communist tries to recover R's as noted on geological map to gross tax

(10) Aspects of Movement Disorders & NATS

(3) Value Reinforcement type to ensure functional concrete cover

RECORDED BY:

137	2017	C: Work generally complied.
-----	------	-----------------------------

SIGNED:

[Handwritten signature]

DATE:

2018

C: Work generally complied.

manifest in

S: Work to be completed in accordance with Site Instruction noted.

work on hold - additional inspection required.

PROJECT: Div 200

—

4

JOB NO.:

06590

Project C.I.R. Number (if required):

②

[illegible]

1. Inspections are performed to ensure that the work carried out is in accordance with the design intent.
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6. This record serves as a summary of inspections performed by Robert Bird Group on the elements nominated. For more complete details of the inspections reference is to be made to the Site Instructions noted above.
7. Formwork has not been included in this Inspection unless specifically requested and indicated above. Formwork should be separately inspected by an experienced Formwork Engineer.

CIRCULATION TO:

Head Contractor

10

Superintendent

10

☐ Principal

6

10

□

Summary of an expert

References

www.englishmatters.org

COMMENTS:

1) insure cover

Blockbuster

2) Install as instructed on package. Sept 1973 Under Finning

RECORDED BY:

SIGNED:

C: Work generally complied.

S: Work to be completed in accordance with Site Instr

H: Work on hold - additional inspection required.

DATE:

CONSTRUCTION INSPECTION RECORD

PROJECT: Pinkola

[illegible]

1. Inspections are performed to ensure that the work carried out is in accordance with the design intent.
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CIRCULATION TO:

1) convert base to the number with

- 2) form work to be added to back of beam to avoid Mark Lawrence.
- 3) "I" bars to be added to vertical, N/A's are marked.

RECORDED BY: [Signature] SIGNED: [Signature] DATE: 25-7-08

INSPECTION STATUS: C: Work generally complied. S: Work to be completed in accordance with Site Instruction noted. If inspection required.

SK10

TOP CONSULTING
ROBERT BIRD GROUP

RBP-DOC/2.9

DESIGN	DATE	PAGE	OF
578	06/5/33	20	12/7

STEP 1 REINFORCEMENT

STEP REINFORCEMENT ELEVATION

(FROM SK06)

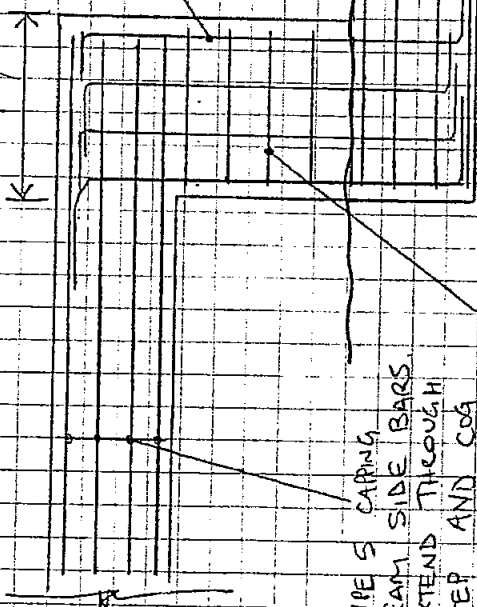
ELEVATION II

AS SHOWN

TYPE 5 CAPPING
BEAM SIDE BARS
EXTEND THROUGH
STEP AND COG AT
ENDS.

N16-250
TIES. ~~WAS NOT~~

TYPE 5 CAPPING
BEAM SIDE BARS
EXTEND THROUGH
STEP AND COG
AT ENDS.



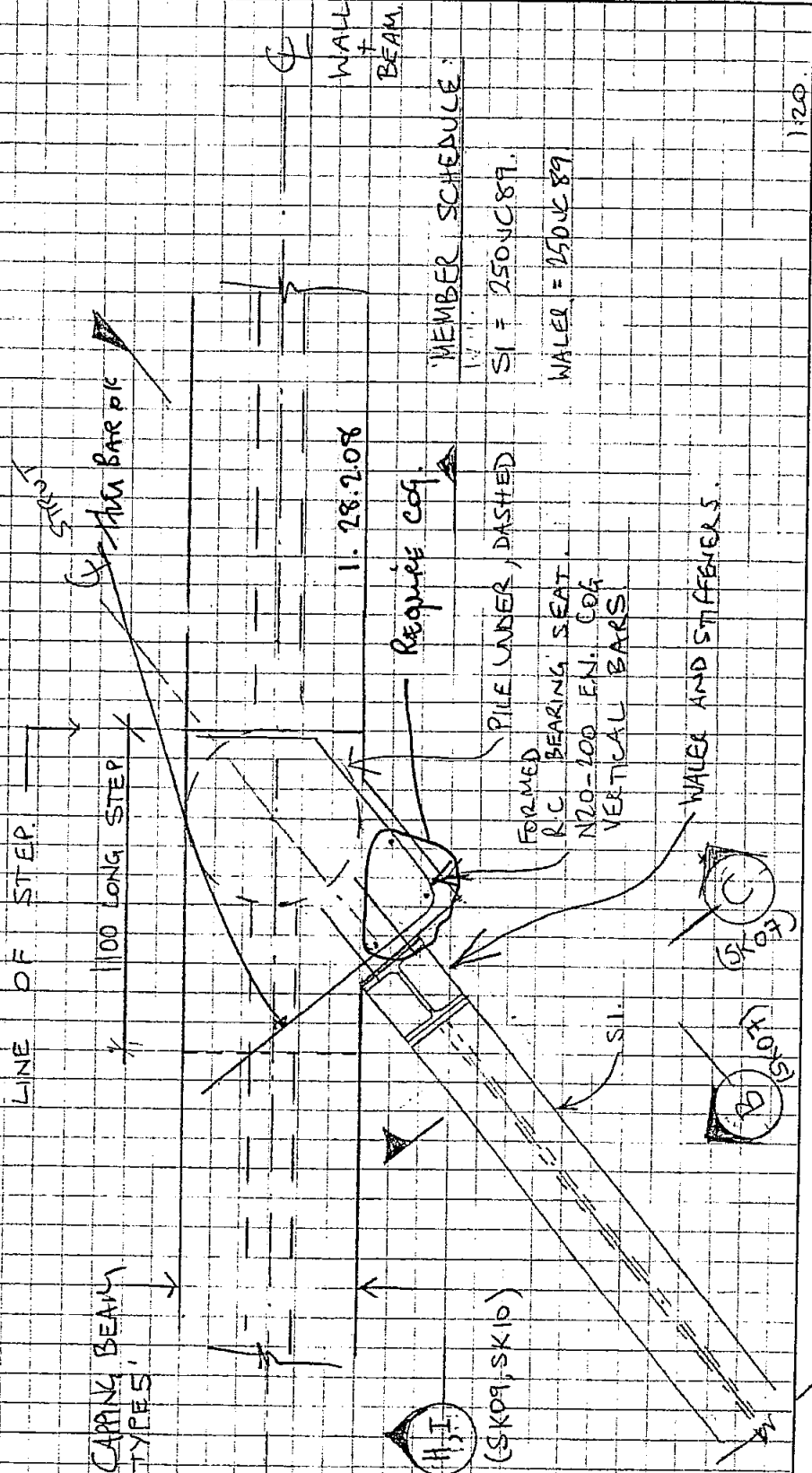
SECTION E1

1. CONCRETE BEARING
SEAT REINFORCEMENT
NOT SHOWN
2. CAPPING BEAM TIES
NOT SHOWN, FOR
CLARITY.

thick
Reinforcement finished.

SCALE
1:40

120.



CONSTRUCTION INSPECTION RECORD

PROJECT: 21/02/01 JOB NO.: 06533 Project C.I.R. Number (if required): _____

[illegible]

1. Inspections are performed to ensure that the work carried out is in accordance with the design intent.

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CIRCULATION TO: ☐ Head Contractor ☐ Superintendent ☐ Principal ☐ Client ☐ Other

COMMENTS:

1) Install 3 vapors over 120 to beam bers-

↑ Increase nucleic levels as distance ↓

RECORDED BY: [Signature] SIGNED: [Signature] DATE: 13.08.

INSPECTION STATUS: C: Work generally complied. S: Work to be completed in accordance with Site Instruction noted. ☒ Work on hold - additional inspection required.

CONSTRUCTION INSPECTION RECORD

PROJECT: Project

JOB NO.:

۱۰

Project C.I.R. Number (if required):

у

[illegible]

NOTES:

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CIRCULATION TO:

Head Contractor

Superintendent

Principal ☐

Client

☐ Other

COMMENTS:

1) Grade lowers

4) Install vertical

4) Install vertical bars to Eastern Top Bars.

2) Tap water from #1 on Western Soil and to Cartel.

3) The all channels to SWS

RECORDED BY:

202/6672

SIGNED:

by Ken

DATE: 11.28.8

INSPECTION STATUS:

C: Work generally complied.

S: Work to be completed in

H: Work on hold - additional inspection required.

RECIPIENT COPY

Project C.I.R. Number (if required): 6.

**Inspection
Status
(see below)**

1. Inspections are performed to ensure that the work carried out is in accordance with the design intent.
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COMMENTS:

if we are working on a slope:

- 1) Support both ends Western side to the Western side and both faces.
- 2) Top face supported to Western slope
- 3) Bottom face supported to Western slope

4) Have Nails to opposing side

5) Remove extra Nails - too tight

6) Too span to Nails at shoulders

SIGNED: /s/ Jayden DATE: 17.3.08

INSPECTION STATUS: C: Work generally complied. S: Work to be completed in accordance with Site Instruction noted. H: Work on hold - additional inspection required.



EGP

EXCLUSIVE GLASS PRODUCTS P/L

Date: 18th June 2010

Cabe Group
PO BOX 6924
Baulkham Hills NSW 2153

CERTIFICATE OF COMPLIANCE

32 The Serpentine Bilgola

Lewis,

All glass used for the frameless showerscreens installed by Exclusive Glass Products Pty Ltd at the above address complies with Australian Standards AS 1288 & AS 2208.

Yours Faithfully

Garry Best
Director

Unit 1/348 Manns Road
West Gosford
NSW 2250
ABN: 62 103 740 289

Phone: 43226977
Fax: 43226988
Email: exclusiveglass@bigpond.com.au



VISION 3 INSTALLATIONS PTY LTD

P.O. Box 387, Brookvale
N.S.W. Australia 2100
Ph: 02 9905 9700 Fax: 02 9905 9755
Email: mark@vision3windows.com.au ABN: 89 119 367 494

17th June 2010

SITE ADDRESS: 32 Serpentine Ave Bilgola Plateau

All Vision 3 Windows and Sliding Doors are manufactured to meet the wind loading/structural and water performance requirements specified at the time of ordering. The products are labeled to indicate the AS2047 performance ratings which they meet. This conforms to the requirements of the Australian Building Code Amendment No.13 for Class 1 Buildings. This amendment requires window manufacturers to label windows and sliding doors with the wind loading/structural and water performance ratings of the window/door.

AS1288 is specified within AS2047, therefore products which are labeled as meeting AS2047 must also be glazed to meet AS1288.

All Vision 3 products are glazed to meet the requirements of AS1288 based on information supplied at the time the windows/doors are ordered.

In some instances the positioning of a window will determine the type of glazing required for the glazing to meet AS1288. Thus it is important that windows are installed in the locations specified at the time of ordering. Windows which are broken at site must be re-glazed to meet AS1288 for the location and the Class of Building in which they are installed.

Based on the above details it is not necessary for Vision 3 to issue a glazing certificate. Vision 3 is unable to issue a glazing certificate without carrying out a detailed inspection and an associated charge for that inspection to verify that windows have not been replaced, exchanged, installed in incorrect locations or re-glazed incorrectly.

For and on behalf of
Vision 3 Windows Pty Ltd

MARK RUTHERFORD
DIRECTOR

Mario Attard Electrical

Smoke Alarm Certificate

Domestic • Commercial • Industrial

Mario Attard
326 Reynolds Road
Londonderry, 2753

ABN 99 35 25 96 795

Lic No 53643C

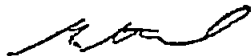
ASP 1237

Ph / Fax: 4588 5509
Mobile: 0419 849 173

To Whom It May Concern:

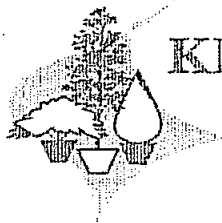
The PDL smoke alarms installed at 32 The Serpentine BILGOLA NSW are permanently connected to a 240V 50HZ supply with 9V battery back-up. The alarms are connected to the lighting circuit and are wired in accordance to Australian Standard AS1670.1. The alarms are interconnected with each other and when one is activated the other is activated shortly afterwards.

Yours sincerely,



Mario Attard
25/06/10

888369



KENTHURST NURSERY

DIVISION OF H. & H. CHHA PTY LTD
ACN 074 420 993 ABN 78 951 073 485

23rd June 2010

LOUIS QUATTROMANI
CABEZ INVESTMENTS PTY LTD
PO BOX 6924
BAULKHAM HILLS 2153

Dear Louis,

RE: 32 The Serpentine Bilgola NSW

This letter is to confirm that a landscape plan has been give to CABE with regards to the planting of areas outside the approved landscape zones ie; Marine Park, 76 The Serpentine Bilgola NSW.

All species specified are selected from the Pittwater Council book 'Native Plants for Your Garden' as per section E12 on the DA consent.

If you require any further information, please do not hesitate to contact me.

Kind Regards,

Cheryl Hajje CNP
Manager

5001192

Attach My
Dear !



25 June 2010

Paul Gearin
Local Group
PO Box 7321
BAULKHAM HILLS NSW 2153

Emailed & Posted

P 02 9836 5711
F 02 9836 5722

RECEIVED
29/6/10

Dear Paul

**32 The Serpentine, Bilgola
BASIX Compliance**

The objectives of the BASIX assessment report No. 20C-06-0257-TRP-218483-1 prepared by Vipac Engineers and Scientists Limited, dated 03 August 2007, have been satisfied in relation to the following;

Water target of 40%

- 3 star water rated shower heads, toilets and taps have been installed
- A 14,000 litre rain water tank has been installed, collecting all roof water. The rain water is used for landscape irrigation and toilet flushing.
- Landscaped areas have been planted with indigenous/ low water use species of plants
- An on-demand hot water recirculation system has been installed
- Outdoor pool has been constructed to 25kL and no outdoor spa has been installed. The pool is treated with a liquid cover.

Nathers (Thermal Comfort)

- R1.5 insulation has been installed to External Cavity Brick and Concrete walls.
- R4.0 insulation has been installed to the Roof areas
- R2.5 insulation has been installed to all metal clad walls.
- Skylight is Double Glazed clear.
- All glazing is Single Glass Low-E with timber frame (Total Window System NFRC U-value of 3.67 and SHGC value of 0.41), except:
 - Upper Ground Level: Bedroom 1 south glazing, all north, east and west glazing is Double Glazing clear with timber frame (Total Window System NFRC U-value of 3.30 and SHGC value of 0.61).
 - Ground Level: West staircase glazing and Bedroom 4 south glazing is Double Glazing clear with timber frame (Total Window System NFRC U-value of 3.30 and SHGC value of 0.61).

- Lower Ground Level: Bedroom 5 and Rumpus south glazing is Double Glazing clear with timber frame (Total Window System NFRC U-value of 3.30 and SHGC value of 0.61).

Energy target of 40%

- Gas Instantaneous (6 star) Hot Water System has been installed.
- 1-phase (5 star) air-conditioning system for living rooms (cooling) and all bedrooms (cooling/ heating) has been installed (day and night zoned)
- Gas Hydronic system for living areas for heating has been installed.
- Bathrooms, kitchen and laundry exhaust system use individual fans, ducted to façade or roof, with manual on/off switch have been installed.
- LED and fluorescent light fittings have been used throughout.
- The Kitchen has a Gas cook-top and Electric oven installed.

Should you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely
CABE



per **LOUIS QUATTROMANI**
Project Manager
D 02 8818 3630

MAINTENANCE APPLICATIONS NSW

ABN 36 003 299 483

A DIVISION OF TRESBYN PTY LTD

ACN 003 299 483

*Darryle
Dransfield*

UNIT 15, 43 STERLING RD, MINCHINBURY NSW 2770
TELEPHONE (02) 9675 5044 • FACSIMILE (02) 9675 5088

*Jenny
O'Neill*

WORKMANSHIP AND APPLICATION WARRANTY

WARRANTY NO. 2057

To: **CABE DEVELOPMENTS PTY LTD**
PO BOX 6924,
BAULKHAM HILLS BC NSW 2153

We: Maintenance Applications (NSW) hereinafter named as the applicator.

Of: Unit 15, 43 Sterling Road, Minchinbury NSW 2770. Having completed our contract

At: BILGOLA HOUSE – 32 THE SERPENTINE, BILGOLA

For: MR LOU ZIVANOVIC

Using: Tremco's, TREMPROOF 90 waterproofing membrane system applied to the

- INTERNAL WET AREAS..... Approx. 145 m² Completed.

This membrane was applied according to the manufacturer's specifications, and in accordance the Australian Standards AS3740/04.

Hereby undertake that we will rectify at our own cost, any deficiency in performance of the process resulting from defective workmanship which occurs within the period of SEVEN (7) years from the 10TH JUNE 2010.

The processes have been applied as fully representative of the manufacturer's current specifications for each process to permit performance as claimed for that process, and this warranty is to be read in conjunction with the product warranty in particular Schedule A of that warranty.

Our liability under this warranty is subject to the following terms and conditions:-

1. This warranty shall be void and of no effect if the terms of payment and all other conditions contained or implied in the contract are not complied with.
2. This warranty shall be void and of no effect, and the Applicator shall have no liability in respect thereof if, the Applicator is not given notice in writing of any alleged failure or fault or deterioration relating to the processes within seven days of the discovery of such alleged failure, fault or deterioration. (Time being of the essence.)

PRODUCT WARRANTY

WARRANTY OWNERS:	MR LOU ZIVANOVIC
DESCRIPTION OF SITE:	BILGOLA HOUSE 32 THE SERPENTINE BILGOLA NSW
WARRANTY NUMBER:	100616
WORKS DESCRIPTION:	TREMproof® 90 INTERNAL WET AREAS AREA: 145 SQUARE METRES
WARRANTY PERIOD:	SEVEN (7) YEARS
WARRANTY COMMENCEMENT:	10 TH JUNE, 2010
CONTRACTOR:	MAINTENANCE APPLICATIONS NSW
CONTRACT VALUE:	Shall not exceed the invoice value of goods supplied

1. WARRANTY

Tremco Pty Limited (Tremco) hereby warrants to the above named Warranty Owner that, subject to the terms, conditions and limitations of this Warranty that it will replace in containers the above listed Tremco Product to the extent the Tremco product has failed to perform during the warranty period in accordance with this Warranty and Tremco's published specifications, provided that the Tremco product was installed in accordance with Tremco's published recommendations.

The maximum extent of Tremco's liability for the cost of any repairs shall not exceed the Contract Value reduced by an equal amount per annum to the expiration of the Warranty Period to reflect the service received from the Tremco Products.

In the event of an emergency which requires immediate repair to the Tremco Product to avoid substantial damage to the Tremco Product, building or the building's contents, Tremco may instruct the Warranty Owner to make temporary repairs.

2. EXCLUSIONS

This Warranty does not cover any failure of Tremco Product as a result of:

- (a) damage caused by lightning, hailstorms, floods, winds of 129kph or greater, tornadoes, earth-quakes, fire, vandalism, animals, penetration of the Tremco Product or chemical attack by outside agents;
- (b) any intentional or negligent act on the part of the Warranty Owner or third party, including but not limited to misuse, abuse, improper treatment or failure to undertake proper maintenance;
- (c) excessive distortion, expansion or contraction of the site due to faulty construction or design of building components used in the site or lack of adequate drainage resulting in accumulation of water on the Tremco product; or
- (d) installation or application of the Tremco product not in accordance with the published recommendations of Tremco.

3. NOTICE OF FAILURE TO PERFORM

If the Warranty set out in Clause 1 is breached during the Warranty Period, the Warranty Owner shall, by notice in writing to the Managing Director of Tremco Pty Limited, Unit 1, 2-4 Park Road Rydalmere NSW, 2116, notify Tremco of the failure as soon as possible, and in any event within thirty (30) days of the failure being discovered.

Tremco will within a reasonable time of receipt of notification of the failure, inspect the failure. If the failure is within coverage of this Warranty, Tremco will, at its own expense provide replacement Tremco Products in containers.

Tremco's sole and exclusive liability for repairs and consequential damages incurred by the building owner and the Warranty Owner as a result of the failure of Tremco product to perform is limited to the value of the contract, as invoiced by Tremco Pty Limited and reduced by an equal amount per annum to the expiration of the Warranty Period to reflect the service provided from the Tremco Product.

4. WARRANTY VOIDED

Tremco, may upon reasonable written notice to the Warranty Owner, void this Warranty for any of the following reasons:

- (a) building settlement, deterioration, cracking or failure of the substrate;
- (b) repairs, alterations or installation of structures or fixtures on, near or through the Tremco Product having been conducted without approval of Tremco;
- (c) failure of the Warranty Owner to notify Tremco within the prescribed time of discovery of the defects or failures of the Tremco product;
- (d) failure to repair non-warranty defects or failures according to Tremco's published specifications; or
- (e) failure of building owner or Warranty Owner to comply with routine and necessary maintenance as prescribed in Tremco's published specifications.

5. WARRANTY PERIOD

The Warranty Period shall commence from the Warranty Commencement Date.

6. ACCESS SITE

During the Warranty Period and at the time of carrying out any rectification or repair under the terms of this Warranty, Tremco shall be provided with free access to the Site where the Tremco Product is located. The cost of installation and removal of any access equipment to provide access to the Tremco Product location that was not required at the date of application of installing the Tremco Product, shall be to the account of the Warranty Owner.

7. NON TRANSFERABLE

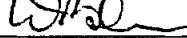
The Warranty Owners' rights under this warranty are not transferable.

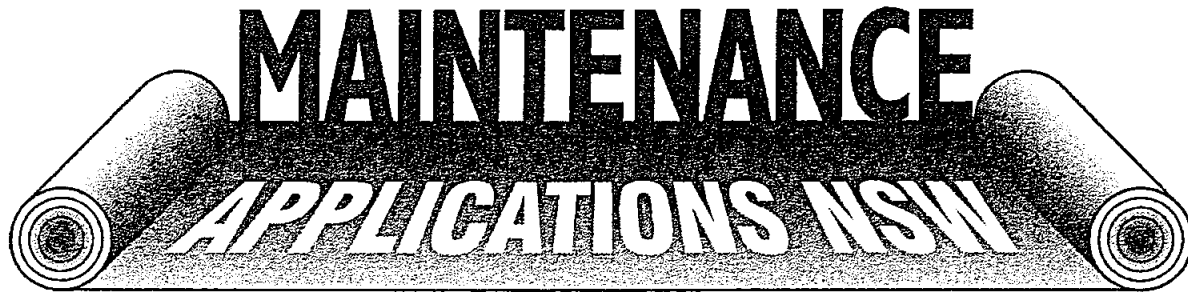
Page 4 of 4

8. THIS WARRANTY IS GIVEN IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. THE REMEDIES HEREIN ARE THE SOLE AND EXCLUSIVE REMEDIES OF THE WARRANTY OWNER FOR ANY AND ALL CLAIMS ARISING UNDER, OR IN CONNECTION WITH OR IN ANY WAY RELATING TO THE TREMCO PRODUCT. NO REPRESENTATIVE HAS AUTHORITY TO VARY OR ALTER THESE TERMS. IN NO EVENT SHALL TREMCO BE LIABLE FOR ANY DAMAGE TO THE BUILDING ITSELF, THE CONTENTS OR FUNCTION OF THE BUILDING, OR ANY OTHER SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. TREMCO SHALL NOT BE LIABLE FOR ANY DAMAGES WHICH ARE BASED UPON NEGLIGENCE, BREACH OF WARRANTY, STRICT LIABILITY OR ANY OTHER THEORY OF LIABILITY OTHER THAN THE EXCLUSIVE LIABILITY SET FORTH IN THIS WARRANTY.

Signed this 23rd day of JUNE, 2010

TREMCO PTY LIMITED

By : ,
W. BOSLEM,
(DIRECTOR)



ABN 36 003 299 483

A DIVISION OF TRESBYN PTY LTD

ACN 003 299 483

*Darryle
Dransfield*

UNIT 15, 43 STERLING RD, MINCHINBURY NSW 2770
TELEPHONE (02) 9675 5044 • FACSIMILE (02) 9675 5088

*Jenny
O'Neill*

WORKMANSHIP AND APPLICATION WARRANTY

WARRANTY NO. 2056

**To: CABE DEVELOPMENTS PTY LTD
PO BOX 6924,
BAULKHAM HILLS BC NSW 2153**

We: Maintenance Applications (NSW) hereinafter named as the applicator.
Of: Unit 15, 43 Sterling Road, Minchinbury NSW 2770. Having completed our contract
At: BILGOLA HOUSE – 32 THE SERPENTINE, BILGOLA
For: MR LOU ZIVANOVIC

Using: Research and Applied Technologies, CARLISLE CCW 5012 waterproofing membrane system applied to the

- PAVED COURTYARD / TERRACE
- POND AND ALL STAIRS Approx. 210 m² Completed.

This membrane was applied according to the manufacturer's specifications, and in accordance the Australian Standards AS3740.

Hereby undertake that we will rectify at our own cost, any deficiency in performance of the process resulting from defective workmanship which occurs within the period of SEVEN (7) years from the 10TH JUNE 2010.

The processes have been applied as fully representative of the manufacturer's current specifications for each process to permit performance as claimed for that process, and this warranty is to be read in conjunction with the product warranty in particular Schedule A of that warranty.

Our liability under this warranty is subject to the following terms and conditions:-

1. This warranty shall be void and of no effect if the terms of payment and all other conditions contained or implied in the contract are not complied with.
2. This warranty shall be void and of no effect, and the Applicator shall have no liability in respect thereof if, the Applicator is not given notice in writing of any alleged failure or fault or deterioration relating to the processes within seven days of the discovery of such alleged failure, fault or deterioration. (Time being of the essence.)

Builders Licence No. 86652C

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Research and Applied Technologies Pty Ltd

ABN 56 003 413 992

Suppliers and Consultants for Building Durability

Suite 108 Level 6
330 Wattle Street
Ultimo NSW 2007
AUSTRALIA

Ph: 612 92116544

Fax: 612 92116444

Email: info@researchandapplied.com.au

6th July 2010

Tresdyn Pty Ltd
Trading as Maintenance Applications (NSW)
ABN 36 003 299 483
Unit 15, 43 Sterling Road
Minchinbury NSW 2770

Carlisle CCW 5012 MATERIAL WARRANTY

PROJECT ADDRESS: - "Bilgola House" 32 The Serpentine Bilgola NSW 2107: -
210m² - Paved Courtyard / Terrace and Pond

A. Research and Applied Technologies hereby warrants the waterproofing performance of the Carlisle CCW 5012 applied on the above project in accordance with the manufacturer's instructions for a period of 7 years from the date of completion of the works, viz 10th June 2010.

B. In the event of a failure in its waterproofing performance, the failure will be rectified by Research and Applied Technologies at its cost and to its requirements provided that no other substance has been applied over the finished Carlisle CCW 5012 or the Carlisle CCW 5012 has not otherwise been interfered with without the written consent of Research and Applied Technologies previously obtained. This liability does not extend to failure of the Carlisle CCW 5012 due to cracks, damage or defects which develop in the building after the Carlisle CCW 5012 has been applied or to the rectification of blisters in the Carlisle CCW 5012 due to entrapped moisture from whatever source and there shall be no liability in respect of this warranty for any damage to the Carlisle CCW 5012 caused by actions or events outside the control of Research and Applied Technologies.

C. Otherwise than as set out herein, Research and Applied Technologies shall not be liable for any damage or loss suffered or incurred by Tresdyn Pty Ltd consequential or otherwise. Research and Applied Technologies shall be entitled for reimbursement of investigation costs as a debt due and owing when it is found that the terms of this warranty do not apply. Research and Applied Technologies has no liability for any costs of any associated works required for the execution of this warranty.

D. Should liability be established and arise within the warranty period repairs will be effected and replacement materials supplied provided payment is made by Tresdyn Pty Ltd at the then current price of repairs discounted by a fraction which equals the ratio of the part of the warranty period not achieved to the full warranty period.

E. Research and Applied Technologies obligation under this warranty shall be void and of no effect if the terms of payment and all other conditions contained or implied in the contract for the purchase of the Carlisle CCW 5012 are not complied with. Payment terms being of the essence.

F. Research and Applied Technologies obligation under this warranty shall be void and of no effect if Research and Applied Technologies is not given notice in writing of any alleged failure or fault or deterioration relating to the process or its performance within seven (7) days of the discovery of such alleged failure, fault or deterioration. Time being of the essence.

G. The works shall be as detailed or specified in Tresdyn Pty Ltd Contract dated 12th December 2009.

H. Research and Applied Technologies does not warrant that any repair work carried out pursuant to the terms of this warranty when completed shall match the existing applied process in respect of colour, texture or materials.

I. Notwithstanding the above, the warranty shall be limited to the original Contract sum.

J. The benefit of this warranty is not assignable without prior written consent of Research and Applied Technologies

K. This warranty does not exclude any obligation or liability implied by law, the exclusion of which is prohibited.

L. This warranty is issued for the performance of the Carlisle CCW 5012 material only and does not apply to any failure whatsoever which is related to or is a result of the process of application or workmanship and is only valid when issued in conjunction with Tresdyn Pty Ltd Labour and Workmanship warranty for the same warranty period.

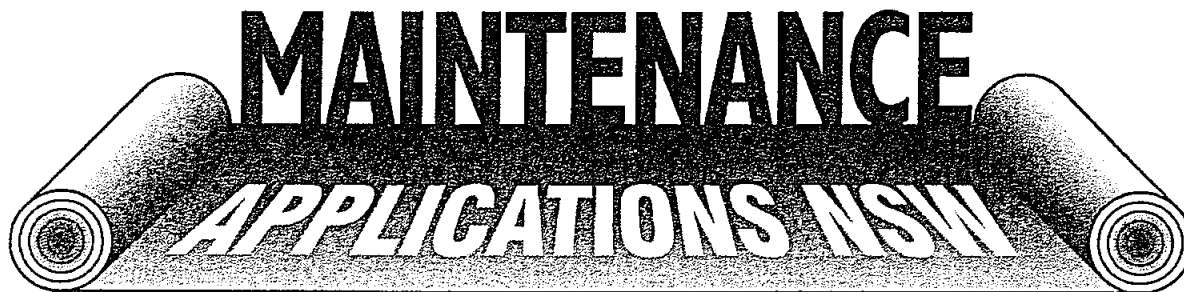
M. The Carlisle CCW 5012 shall be applied by an approved applicator strictly in accordance with the current specifications supplied by Research and Applied Technologies. Research and Applied Technologies has no responsibility under the terms of this warranty if the Carlisle CCW 5012 has not been installed in accordance with the current relevant specifications.

Signed.....
For and on behalf of Research and Applied Technologies Pty Ltd

Date..... 6/7/10.

Signed.....
For and on behalf of Tresdyn Pty Ltd

Date..... 9/7/10



ABN 36 003 299 483

A DIVISION OF TRESIDYN PTY LTD

ACN 003 299 483

**Darryle
Dransfield**

UNIT 15, 43 STERLING RD, MINCHINBURY NSW 2770
TELEPHONE (02) 9675 5044 • FACSIMILE (02) 9675 5088

**Jenny
O'Neill**

WORKMANSHIP AND APPLICATION WARRANTY

WARRANTY NO. 2055

**To: CABE DEVELOPMENTS PTY LTD
PO BOX 6924,
BAULKHAM HILLS BC NSW 2153**

We: Maintenance Applications (NSW) hereinafter named as the applicator.
Of: Unit 15, 43 Sterling Road, Minchinbury NSW 2770. Having completed our contract
At: BILGOLA HOUSE – 32 THE SERPENTINE, BILGOLA
For: MR LOU ZIVANOVIC

Using: Research and Applied Technologies, CARLISLE CCW 5013 waterproofing membrane system applied to the

- AWNING ENTRY ROOF
- TERRACES WITH TIMBER DECKING
- TWO (2) CONCRETE AWNINGS ON THE EAST/WEST SIDE @ GROUND LEVEL
- TOPS OF THE PLANTERS..... Approx. 90 m² Completed.

This membrane was applied according to the manufacturer's specifications, and in accordance the Australian Standards AS3740.

Hereby undertake that we will rectify at our own cost, any deficiency in performance of the process resulting from defective workmanship which occurs within the period of SEVEN (7) years from the 10TH JUNE 2010.

The processes have been applied as fully representative of the manufacturer's current specifications for each process to permit performance as claimed for that process, and this warranty is to be read in conjunction with the product warranty in particular Schedule A of that warranty.

Our liability under this warranty is subject to the following terms and conditions:-

1. This warranty shall be void and of no effect if the terms of payment and all other conditions contained or implied in the contract are not complied with.
2. This warranty shall be void and of no effect, and the Applicator shall have no liability in respect thereof if, the Applicator is not given notice in writing of any alleged failure or fault or

Builders Licence No. 86652C

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Research and Applied Technologies Pty Ltd

ABN 56 003 463 992

Suppliers and Consultants for Building Durability

Suite 108 Level 6
330 Wattle Street
Ultimo NSW 2007
AUSTRALIA

Ph: 612 92116644

Fax: 612 92116444

Email: info@researchandapplied.com.au

6th July 2010

Tresdyn Pty Ltd Trading as Maintenance Applications (NSW)

ABN 36 003 299 483

Unit 15, 43 Sterling Road
Minchinbury NSW 2770

Carlisle CCW 5013 MATERIAL WARRANTY

**PROJECT ADDRESS: - "Bilgola House" 32 The Serpentine Bilgola NSW 2107: -
90m² - Entry Awning, Timber Terraces, Tops of Planters**

A. Research and Applied Technologies hereby warrants the waterproofing performance of the Carlisle CCW 5013 applied on the above project in accordance with the manufacturer's instructions for a period of 7 years from the date of completion of the works, viz 10th June 2010.

B. In the event of a failure in its waterproofing performance, the failure will be rectified by Research and Applied Technologies at its cost and to its requirements provided that no other substance has been applied over the finished Carlisle CCW 5013 or the Carlisle CCW 5013 has not otherwise been interfered with without the written consent of Research and Applied Technologies previously obtained. This liability does not extend to failure of the Carlisle CCW 5013 due to cracks, damage or defects which develop in the building after the Carlisle CCW 5013 has been applied or to the rectification of blisters in the Carlisle CCW 5013 due to entrapped moisture from whatever source and there shall be no liability in respect of this warranty for any damage to the Carlisle CCW 5013 caused by actions or events outside the control of Research and Applied Technologies.

C. Otherwise than as set out herein, Research and Applied Technologies shall not be liable for any damage or loss suffered or incurred by Tresdyn Pty Ltd consequential or otherwise. Research and Applied Technologies shall be entitled for reimbursement of investigation costs as a debt due and owing when it is found that the terms of this warranty do not apply. Research and Applied Technologies has no liability for any costs of any associated works required for the execution of this warranty.

D. Should liability be established and arise within the warranty period repairs will be effected and replacement materials supplied provided payment is made by Tresdyn Pty Ltd at the then current price of repairs discounted by a fraction which equals the ratio of the part of the warranty period not achieved to the full warranty period.

E. Research and Applied Technologies obligation under this warranty shall be void and of no effect if the terms of payment and all other conditions contained or implied in the contract for the purchase of the Carlisle CCW 5013 are not complied with. Payment terms being of the essence.

F. Research and Applied Technologies obligation under this warranty shall be void and of no effect if Research and Applied Technologies is not given notice in writing of any alleged failure or fault or deterioration relating to the process or its performance within seven (7) days of the discovery of such alleged failure, fault or deterioration. Time being of the essence.

G. The works shall be as detailed or specified in Tresdyn Pty Ltd Contract dated 12th December 2009.

H. Research and Applied Technologies does not warrant that any repair work carried out pursuant to the terms of this warranty when completed shall match the existing applied process in respect of colour, texture or materials.

I. Notwithstanding the above, the warranty shall be limited to the original Contract sum.

J. The benefit of this warranty is not assignable without prior written consent of Research and Applied Technologies

K. This warranty does not exclude any obligation or liability implied by law, the exclusion of which is prohibited.

L. This warranty is issued for the performance of the Carlisle CCW 5013 material only and does not apply to any failure whatsoever which is related to or is a result of the process of application or workmanship and is only valid when issued in conjunction with Tresdyn Pty Ltd Labour and Workmanship warranty for the same warranty period.

M. The Carlisle CCW 5013 shall be applied by an approved applicator strictly in accordance with the current specifications supplied by Research and Applied Technologies. Research and Applied Technologies has no responsibility under the terms of this warranty if the Carlisle CCW 5013 has not been installed in accordance with the current relevant specifications.

Signed.....
For and on behalf of Research and Applied Technologies Pty Ltd

Date..... 6/7/10

Signed.....
For and on behalf of Tresdyn Pty Ltd

Date..... 9/7/10

109 825

MAINTENANCE APPLICATIONS NSW

ABN 36 003 299 483

A DIVISION OF TRESBYN PTY LTD

ACN 003 299 483

*Darryle
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TELEPHONE (02) 9675 5044 • FACSIMILE (02) 9675 5088

*Jenny
O'Neill*

WORKMANSHIP AND APPLICATION WARRANTY

WARRANTY NO. 2054

**To: CABE DEVELOPMENTS PTY LTD
PO BOX 6924,
BAULKHAM HILLS BC NSW 2153**

We: Maintenance Applications (NSW) hereinafter named as the applicator.
Of: Unit 15, 43 Sterling Road, Minchinbury NSW 2770. Having completed our contract
At: BILGOLA HOUSE – 32 THE SERPENTINE, BILGOLA
For: MR LOU ZIVANOVIC

Using: Research and Applied Technologies, CARLISLE CCW 525 "RED EARTH" waterproofing membrane system applied to the

- RETAINING WALLS..... Approx. 170 m² Completed.
- PLANTERS..... Approx. 13 m² Completed.

This membrane was applied according to the manufacturer's specifications, and in accordance the Australian Standards AS4303.

Hereby undertake that we will rectify at our own cost, any deficiency in performance of the process resulting from defective workmanship which occurs within the period of SEVEN (7) years from the 10TH JUNE 2010.

The processes have been applied as fully representative of the manufacturer's current specifications for each process to permit performance as claimed for that process, and this warranty is to be read in conjunction with the product warranty in particular Schedule A of that warranty.

Our liability under this warranty is subject to the following terms and conditions:-

1. This warranty shall be void and of no effect if the terms of payment and all other conditions contained or implied in the contract are not complied with.
2. This warranty shall be void and of no effect, and the Applicator shall have no liability in respect thereof if, the Applicator is not given notice in writing of any alleged failure or fault or deterioration relating to the processes within seven days of the discovery of such alleged failure, fault or deterioration. (Time being of the essence.)

Builders Licence No. 86652C

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Research and Applied Technologies Pty Ltd

ABN 56 003 463 992

Suppliers and Consultants for Building Durability

Suite 108 Level 6
330 Wattle Street
Ultimo NSW 2007
AUSTRALIA
Ph: 612 92116644
Fax: 61292116444

Email: info@researchandapplied.com.au

6th July 2010

Tresdyn Pty Ltd
Trading as Maintenance Applications (NSW)
ABN 36 003 299 483
Unit 15, 43 Sterling Road
Minchinbury NSW 2770

Carlisle CCW 525 MATERIAL WARRANTY

PROJECT ADDRESS: - "Bilgola House" 32 The Serpentine Bilgola NSW 2107: -
Retaining Walls 170m² - Planters 13m²

A. Research and Applied Technologies hereby warrants the waterproofing performance of the Carlisle CCW 525 applied on the above project in accordance with the manufacturer's instructions for a period of 7 years from the date of completion of the works, viz 10th June 2010.

B. In the event of a failure in its waterproofing performance, the failure will be rectified by Research and Applied Technologies at its cost and to its requirements provided that no other substance has been applied over the finished Carlisle CCW 525 or the Carlisle CCW 525 has not otherwise been interfered with without the written consent of Research and Applied Technologies previously obtained. This liability does not extend to failure of the Carlisle CCW 525 due to cracks, damage or defects which develop in the building after the Carlisle CCW 525 has been applied or to the rectification of blisters in the Carlisle CCW 525 due to entrapped moisture from whatever source and there shall be no liability in respect of this warranty for any damage to the Carlisle CCW 525 caused by actions or events outside the control of Research and Applied Technologies.

C. Otherwise than as set out herein, Research and Applied Technologies shall not be liable for any damage or loss suffered or incurred by Tresdyn Pty Ltd consequential or otherwise. Research and Applied Technologies shall be entitled for reimbursement of investigation costs as a debt due and owing when it is found that the terms of this warranty do not apply. Research and Applied Technologies has no liability for any costs of any associated works required for the execution of this warranty.

D. Should liability be established and arise within the warranty period repairs will be effected and replacement materials supplied provided payment is made by Tresdyn Pty Ltd at the then current price of repairs discounted by a fraction which equals the ratio of the part of the warranty period not achieved to the full warranty period.

E. Research and Applied Technologies obligation under this warranty shall be void and of no effect if the terms of payment and all other conditions contained or implied in the contract for the purchase of the Carlisle CCW 525 are not complied with. Payment terms being of the essence.

F. Research and Applied Technologies obligation under this warranty shall be void and of no effect if Research and Applied Technologies is not given notice in writing of any alleged failure or fault or deterioration relating to the process or its performance within seven (7) days of the discovery of such alleged failure, fault or deterioration. Time being of the essence.

G. The works shall be as detailed or specified in Tresdyn Pty Ltd Contract dated 12th December 2009.

H. Research and Applied Technologies does not warrant that any repair work carried out pursuant to the terms of this warranty when completed shall match the existing applied process in respect of colour, texture or materials.

I. Notwithstanding the above, the warranty shall be limited to the original Contract sum.

J. The benefit of this warranty is not assignable without prior written consent of Research and Applied Technologies

K. This warranty does not exclude any obligation or liability implied by law, the exclusion of which is prohibited.

L. This warranty is issued for the performance of the Carlisle CCW 525 material only and does not apply to any failure whatsoever which is related to or is a result of the process of application or workmanship and is only valid when issued in conjunction with Tresdyn Pty Ltd Labour and Workmanship warranty for the same warranty period.

M. The Carlisle CCW 525 shall be applied by an approved applicator strictly in accordance with the current specifications supplied by Research and Applied Technologies. Research and Applied Technologies has no responsibility under the terms of this warranty if the Carlisle CCW 525 has not been installed in accordance with the current relevant specifications.

Signed.....
For and on behalf of Research and Applied Technologies Pty Ltd

Date..... 6/7/10

Signed.....
For and on behalf of Tresdyn Pty Ltd

Date..... 9/7/10