

LOCAL

Final Occupation Certificate

issued under the Environmental Planning and Assessment Act, 1979, as amended

Pittwater X
Suite 21, 5 Inglewood Place
Baulkham Hills NSW 2153
P 9836 5711
F 9836 5722
E info@localgroup.com.au
ABN 30 735 366 565

Certificate No 5003017

Subject Land H/N 53
Lot 92
DP/SP/CP 30836
Street ARNOTT CRESCENT
Suburb WARRIEWOOD 2102
Applicant MR SHANE WILLIAMS
53 ARNOTT CRESCENT
WARRIEWOOD NSW 2102
Development DWELLING (TWO STOREY)
Limitations &/or Exclusions
Building Classification 1A
Development Consent N0599/08
11 MARCH, 2009

COUNCIL COPY

Date of Determination 23/2/2010

Final Certificate

The Final Occupation Certificate has been determined as **APPROVED** in accordance with the procedures outlined in Clause 151 of the Environmental Planning and Assessment Regulation 2000. In making this determination, I certify that,

- a) a current Development Consent or Complying Development Certificate is in force with respect to the building, and
- b) if any building work has been carried out, a current Construction Certificate is in force with respect to the plans and specifications for the building work, and
- c) that the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia, and
- d) where required, a final fire safety certificate has been issued for the building, and
- e) where required, a report from the Fire Commissioner has been considered

Attached/-

- 1 Documentation relied upon and that accompanied the application
- 2* Fire Safety Schedule (where required)
- 3 Record of critical stage inspections

Signature

Name

Andrew Dean

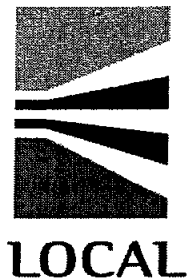
Accreditation Number

bpb0087

Accreditation Body

Building Professionals Board

26/2/2010
R-276048



RECORD OF
MANDATORY
INSPECTIONS

Development Consent
Number

N0599/08

Construction Certificate
Number

5003017

Our Reference

5003017

Subject Land:

LOT 92
DP 30836
HNO 53
ARNOTT CRESCENT
WARRIEWOOD 2102

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
11/05/2009	Pier Inspection	Compliance Certificate	Rafeletos Zanuttini Accreditation No 389790/BPB045'
18/05/2009	Pre-Commencement Inspection	Satisfactory	Sam Pratt Accreditation No BPB0732
18/05/2009	Slab/ Steel Inspection	Compliance Certificate	Rafeletos Zanuttini Accreditation No 389790/BPB045'
27/05/2009	Stormwater Inspection	Satisfactory	Sam Pratt Accreditation No BPB0732
4/09/2009	Framework Inspection	Satisfactory (Minor issues)	Sam Pratt Accreditation No BPB0732
4/12/2009	Reinspection (Framework Inspection)	Satisfactory	Sam Pratt Accreditation No BPB0732
16/12/2009	Wet Area Inspection	Satisfactory	Sam Pratt Accreditation No BPB0732
1/02/2010	Final (Preliminary) Inspection	Defective	Andrew Dean Accreditation No BPB0087
22/02/2010	Final Inspection	Satisfactory	Andrew Dean Accreditation No BPB0087

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

Andrew Dean
Principal Certifying Authority
Building Professionals Board
Bpb0087

DAVIES GEOTECHNICAL

CONSULTING ENGINEERS

22 February 2010

08-062 E

Eden Brae Homes
Level 2 4 Columbia Circuit
BAULKHAM HILLS NSW 2153

Attention Craig Booth Construction Manager

Dear Craig

re **STATEMENT IN REGARD TO FORM 3 GEOTECHNICAL CERTIFICATION
RESIDENTIAL DEVELOPMENT, NO 53 ARNOTT CRESCENT WARRIEWOOD, NSW**

Further to your request on 8 February 2010 and our subsequent discussions we provide below and attached our comments and Form 3 Post-Construction Geotechnical Certificate regarding the above development

Our DA-stage geotechnical report (letter 08-062 B dated 27 November 2008) and Form 2 certificates dated 21 April 2009 are to be read in conjunction with this certification

It is to be noted that Davies Geotechnical Pty Ltd has not visited the site during construction and cannot certify the footings or the on-site stormwater disposal facility that were the subject of the Form 2 certifications

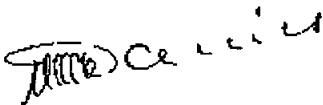
We have been provided with certifications and statements from the structural engineer (Rafeletos & Zanuttini Pty Ltd) the hydraulics engineer (Ibrahim Stormwater Consultants) and the contract plumber (Greg Houston Plumbing Pty Ltd) All correspondence provided to us is attached to and forms part of this statement

On the basis of the information provided to us as attached and listed below we can state that we are satisfied the development has complied with the requirements specified in the DA-stage geotechnical report in regard to maintaining a Low Risk or lower for the completed development as required under the Pittwater Council's Geotechnical Risk management Policy

We make no statement about and assume no responsibility for the serviceability of the development in regard to performance of the footings or the dwelling structure or the on-site stormwater disposal facility

Yours faithfully

DAVIES GEOTECHNICAL Pty Ltd



Warwick N Davies MIEAust CPEng NPER
Principal Geotechnical Engineer
e08062L.doc

Encl

PWC Form 3 dated 22/2/10 (1 page)
Letter from Rafeletos & Zanuttini Pty Ltd 15/2/10 (1 page)
Certification from Ibrahim Stormwater Consultants 18/2/10 (1 page)
Stormwater Compliance and Installation Certificates from Greg Houston Plumbing Pty Ltd 18/2/10 (2 pages)

Davies Geotechnical Pty Ltd ABN 44 070 628 787
PO Box 732 Pennant Hills NSW 1715 telephone & fax (02) 9481 8912
Email daviesgeotek@bigpond.com

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO 3 – Post Construction Geotechnical Certificate to be submitted with Occupation Certificate or
Subdivision Certificate

Development Application for	EDEN BRAE HOMES (FOR MR & MRS WILLIAMS)
Name of Applicant	
Address of site	Nº53 (LOT 92) ARNOTT CR WARRIEWOOD

Declaration made by geotechnical engineer on completion of the Development

I WARWICK DAVIES on behalf of DAVIES GEOTECHNICAL PTY LTD
 (Insert Name) (Trading or Company Name)

on this the 22 FEB 2010

certify that I am a Geotechnical Engineer Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I prepared and/or verified the Geotechnical Report as per Form 1 dated 27/11/2008 referred to below

Geotechnical Report Details

Report Title	GEOTECHNICAL ASSESSMENT PROPOSED RESIDENTIAL DEVELOPMENT, Nº53 ARNOTT CR WARRIEWOOD NSW
Report Date	LETTER 08-062 E DATED 27/11/2008
Author	WARWICK DAVIES
Author's Company/Organisation	DAVIES GEOTECHNICAL PTY LTD

I reviewed the original structural design and where applicable the subsequently amended structural details (below listed) which have been incorporated into the completed project

I ~~am~~ am satisfied that the foundation materials, upon which the structural elements (as detailed in the original and amended structural documents) of the development have been erected comply with the requirements specified in the Geotechnical Report and the Construction Certificate approved Structural Plans

~~I am~~ to the best of my knowledge, I am satisfied that the development referred to in the development consent D A (DETAILS - NOT SUPPLIED)
 (D.A. No) (Date consent given)

has been constructed in accordance with the intent of the Geotechnical Report ~~the implementation of the requirements of the Development Certificate~~ and the Construction Certificate approved Structural Plans relating to the geotechnical issues (including any treatment and/or maintenance plan that may be required to remove risk where reasonable and practical)

I am aware that Pittwater Council require this certificate prior to issuing an occupancy certificate for the development identified above and will rely on this certificate in regard to the development having achieved the 'Acceptable Risk Management' criterion defined in the Policy and that reasonable and practical measures have been taken to remove foreseeable risk

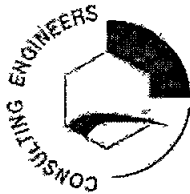
List of all work as executed drawings and Ongoing Maintenance plans relevant to geotechnical risk management.

NONE APPLICABLE BUT NOTE THIS FORM IS TO BE READ IN CONJUNCTION WITH LETTER 08-062 E, 22/2/10 PREPARED BY DAVIES GEOTECHNICAL PTY LTD

Signature [Signature]
 Name WARWICK N DAVIES
 Chartered Professional Status MIEAust CPENGINEER (CIVIL)
 Membership No 385078
 Company DAVIES GEOTECHNICAL PTY LTD

22/2/2010

RAFELETOS



ZANUTTINI

Pty Ltd

Level 7, 197 Victoria St
Kingscross NSW 2208

ABN 5079 047 466
Telephone (02) 9554 9111
Facsimile (02) 9554 9764

Date 15/02/2010
Our Reference 30549EB
Builder Reference WILLIAMS - 12199

Davies Geotechnical Pty Ltd
Consulting Engineers
P O Box 732
PENNANT HILLS NSW 1715

Dear Warwick,

Re. New Residence construction
At 53 Arnott Crescent Warriewood

In reference to our telephone conversation on Friday, 12 February 2010 regarding the abovementioned project, Rafeletos Zanuttini Pty Ltd would like to confirm the following

- A pier inspection was undertaken on 11 May 2009 at the request of the concrete contractor upon completion of the drilling operations and prior to the placement of any concrete
- The placement of the piers were in accordance with the engineers details, issue b, dated 21 April 2009
- All piers were drilled to firm yellow/brown clay to approximate depths of 3.0 metres
- The 400mm diameter piers were founded on natural clay

Should you require further clarification please do not hesitate to contact the undersigned

Yours faithfully

John Rafeletos
B E / M I E Aust C P Eng
NPER Structural and Civil
Structural Engineer No 389790



Ibrahim Stormwater Consultants

ABN 37 116 185 516

Kasey Pitman
C/O Private Certifying Authority
Eden Brae Homes
Level 2, Nexus Building, Norwest Business Park
4 Columbia Court
Baulkham Hills NSW 2153

18th of February 2010,

Job Ref E1631-12199

STORMWATER CERTIFICATION

**RE PROPOSED DEVELOPMENT
AT 53 ARNOTT CRESCENT
WARRIEWOOD
For MR & MRS WILLIAMS
Development Application No 599/08**

The site was inspected on Thursday the 18th of February 2010, and the external visible pits, and stormwater system requirements have been checked and generally comply with the approved details on drawing E1631-12199 Sheets 1 to 2 Rev A dated 27-3-09, (subject to the variations/exclusions listed below), and submitted Works - As - Executed Plan prepared by D Burton of Aspect Development and Survey and plumbers certification by Greg Houston Plumbing dated 18-2-10

The placing of the pipes, and pits has not been supervised and any charged and absorption systems have not been tested, however we are satisfied that the work when completed in accordance with good workmanship, and essential ongoing maintenance will be satisfactory

This certification is prepared in respect of the D A conditions pertaining to the house stormwater system only (All re-use components to be certified by plumber)

Variations/Exclusions

- 1 Minor level changes insignificant
- 2 Cleaning eyes to charged systems to be made accessible
- 3 New Pipework to be painted in accordance with AS3500
- 4 Owner is responsible to ensure external ground levels maintain 150mm clearance to finished floor level of house post occupation
- 5 Rainwater heads and box gutter installations as certified by plumber in accordance with AS3500

Yours faithfully,

Per Ibrahim Stormwater Consultants

Mark Ibrahim

B E Hons, M I E Aust CPEng,

This is only a design certificate and is not a Part 4A certificate as only a consent authority the council or an accredited certifier can issue such

Office Suite 66 15 Terminus Street Castle Hill NSW 2154
Mail P O Box 400 Cherrybrook NSW 2126
Ph 02 9980 5515 Fax 02 9980 6114



Greg Houston Plumbing Pty Ltd

ABN 58 001 896 662

9 Hargraves Place

Wetherill Park NSW 2164

Telephone 02 9756 1623

Facsimile 02 9725 5439

Thursday, 18 February 2010

Eden Brae Homes
Level 2, Nexus Building, 4 Columbia Court,
Norwest Business Park, Baulkham Hills NSW 2153

STORMWATER COMPLIANCE – LOT 92 ARNOTT CRESCENT WARRIEWOOD NSW 2102

Hi Matt,

In relation to your enquiry associated with the installation of the domestic stormwater reticulation system Greg Houston Plumbing Pty Ltd wishes to confirm the construction of the system at Lot 92 Arnett Crescent Warriewood has been installed to comply with Australian Standard AS3500 3 2

Yours Sincerely,


Brett Garvey
Asset Protection

STORMWATER DRAINAGE GREG HOUSTON

INSTALLATION CERTIFICATION

PROJECT ADDRESS 53 Arnott Crescent - Warriewood

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979

I **GREG HOUSTON**
(Name of Certifier)

of **GREG HOUSTON PLUMBING PTY LIMITED**
(Firm)

9 HARGRAVES PLACE WETHERILL PARK 2164
(Address)

Hereby certify -

That the **STORMWATER DRAINAGE** installed in the building (Building work/element) project comply with -

a) The relevant clauses of the Building Code of Australia & the Australian/New Zealand Standard AS/NZS 3500 0 1995 - 1 1 1998 - 2 1 1996 - 1 2 1998 - 2 2 1996 - **3 2 1998** - 4 2 1998 & the New South Wales Code of Practice Edition 2 July 1999

b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction

c) The relevant Australian Standards listed in the Building Code of Australia (Specification A1 3)

AS3500
d) The following Australian Standards Australian/New Zealand Standard AS/NZS 3500 0 1995 - 1 1 1998 - 2 1 1996 - 1 2 1998 - 2 2 1996 - 3 2 1998 - 4 2 1998 & the New South Wales Code of Practice Edition 2 July 1999

e) Other practices or standards relied upon for this certification QA 9002

AS/NZS ISO 9001 2000

Full Name of Certifier GREG HOUSTON

Qualifications and experience Lic Plumber Drainer Gasfitter L1448 Contractors Authority A902 Accredited Sydney Water Major Works Constructor and an Authorized Sydney Water - Water Service Co-coordinator Business est 1977 and a Certified quality assured company to AS/NZS ISO 9001 2000

Address of Certifier **9 HARGRAVES PLACE WETHERILL PARK 2164**
Bus 9756 1623 Fax 9725 5439 Mob 0416 250 136

Signature



Date 18th February 2010



Ibrahim Stormwater Consultants

ABN 37 116 185 516

Kasey Pitman
C/O Private Certifying Authority
Eden Brae Homes
Level 2, Nexus Building, Norwest Business Park
4 Columbia Court
Baulkham Hills NSW 2153

18th of February 2010,

Job Ref E1631-12199

STORMWATER CERTIFICATION

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AT 53 ARNOTT CRESCENT
WARRIEWOOD
For MR & MRS WILLIAMS
Development Application No 599/08**

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Yours faithfully,

Per Ibrahim Stormwater Consultants

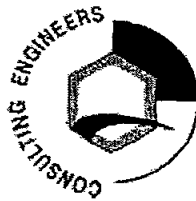
Mark Ibrahim

B E Hons, M I E Aust CPEng,

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Office Suite 66, 15 Terminus Street Castle Hill NSW 2154
Mail P O Box 400 Cherrybrook NSW 2126
Ph 02 9980 5515 Fax 02 9980 6114

RAFELETOS



ZANUTTINI
Pty Ltd

ABN 35 079 047 466

Level 2 103 Vanessa St
Kingsgrove NSW 2208

Telephone (02) 9554 9311
Facsimile (02) 9554 9764

DATE Monday, 11 May 2009
OUR REFERENCE 30549EB
YOUR REFERENCE WILLIAMS
JOB LOCATION 53,ARNOTT CRES WARRIEWOOD

STRUCTURAL CERTIFICATE

This is to certify that an inspection of the pier holes was undertaken at the above mentioned site prior to the placement of any concrete

The piers have generally been placed in accordance with the current engineers details

Yours Faithfully

David Zanuttini
B E M I E Aust C P Eng
NPER3 Structural and Civil

RAFELETOS



ZANUTTINI
Pty Ltd

ABN 35 079 047 466

Level 2 103 Vanessa St
Kingsgrove NSW 2208

Telephone (02) 9554 9311
Facsimile (02) 9554 9764

DATE Monday, 18 May 2009
OUR REFERENCE 30549EB
YOUR REFERENCE WILLIAMS
JOB LOCATION 53,ARNOTT CRES WARRIEWOOD

STRUCTURAL CERTIFICATE

This is to certify that an inspection of the slab reinforcement was undertaken at the above mentioned site prior to the placement of any concrete

The slab has been constructed and the reinforcement placed generally in accordance with the current engineers details

Yours Faithfully

David Zanuttini
B E M I E Aust C P Eng
NPER3 Structural and Civil

Aspect Development and Survey Pty Ltd

ABN 60 078 649 000

PO Box 161
Kingsgrove NSW 1480

DX 11392
Hurstville

Level 2, 103 Vanessa St
Kingsgrove NSW 2208

Ph (02) 9554 8388

admin@aspectsurvey.com.au

Fax (02) 9554 8588

8 April 2009

EDEN BRAE HOMES PTY LTD

PO Box 7210
BAULKHAM HILLS NSW 2153

Our Ref: 21/1009562/86539

Your Ref: Williams/0012199/031

SURVEY REPORT

Dear Sirs

Acting in accordance with your instructions, I have surveyed the land in Certificate of Title Folio Identifier 92/30836, being Lot 92 in Deposited Plan Number 30836, situated with a frontage to Arnott Crescent at Warriewood, in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland and report as follows

- 1 The subject land is shown on the attached sketch - 21/1009562/86539
- 2 The survey undertaken is based on Title details dated 9 July 2008, obtained from the Land and Property Information New South Wales
- 3 The survey undertaken is with regard to the proposed residence only and no improvements have been located
- 4 The position of the proposed residence has been marked as shown on the attached sketch
- 5 The subject land is affected by
H506119 Covenant
H699230 Covenant

With regards to the new residence and subject land, I note that no investigation has been carried out by this office to verify any compliance with the above restriction(s) or covenant(s)

- 6 If further improvements are proposed the boundaries of the subject land should be marked

Yours Sincerely



David Burton B Surv M I S Aust
Surveyor Registered under the Surveying
Act, 2002

SKETCH



■ DENOTES OFFSET PEG

Survey dimensions on this plan prepared for EDEN BRAE HOMES PTY LTD on 7/4/09 are based on PLANS RECEIVED drawing No. AJ3453 ISSUE F-26/3/09. This information is prepared for the purpose of setting out the construction shown on that drawing and should not be used for any other purpose. The buyer should verify survey dimensions shown on this plan with the latest approved design drawings. Any discrepancies should be clarified in writing with Aspect Development and Survey Pty Ltd prior to commencement of the work. Commencement of the work should be deemed to be for confirmation of these dimensions. Aspect Development and Survey Pty Ltd accepts no responsibility for disturbances to any marks subsequent to leaving site. The boundary location as shown on this plan is from information or marks placed by others, the verification of which does not form part of this survey. This note is an integral part of this plan.

DX 11392
HURSTVILLE
P O BOX 161
KINGSGROVE NSW 1480

Aspect Development and Survey Pty Ltd

ABN 60 078 649 000

PO Box 161
Kingsgrove NSW 1480
Ph (02) 9554 8388

DX 11392
Hurstville
admin@aspectsurvey.com.au

Level 2, 103 Vanessa St
Kingsgrove NSW 2208
Fax (02) 9554 8588

15 May 2009

EDEN BRAE HOMES PTY LTD

PO Box 7210
BAULKHAM HILLS NSW 2153

Our Ref 21/1009562/87700
Your Ref Williams/0012199/031

SURVEY REPORT

Dear Sirs

Acting in accordance with your instructions, I have surveyed for identification purposes only the land in Certificate of Title Folio Identifier 92/30836, being Lot 92 in Deposited Plan Number 30836, situated with a frontage to Arnott Crescent at Warriewood in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland and report as follows

- 1 The subject land is shown on the attached sketch - 21/1009562/87700
- 2 The survey undertaken is based on Title details dated 9 July 2008, obtained from the Land and Property Information New South Wales
- 3 The survey undertaken is with regard to the new residence only and no other improvements have been located
- 4 Standing upon and wholly within the boundaries of the subject land is formwork for the proposed residence
- 5 The property bears neither name nor number
- 6 The relationship of the formwork surveyed to the boundaries is as shown on the attached sketch
- 7 The reduced levels of the formwork have been obtained at the approximate proposed finished floor levels, and the excavated platform level, and are shown on the attached sketch (Australian Height Datum)
- 8 The subject land is affected by
H506119 Covenant
H699230 Covenant

With regards to the new residence and subject land, I note that no investigation has been carried out by this office to verify any compliance with the above restriction(s) or covenant(s)

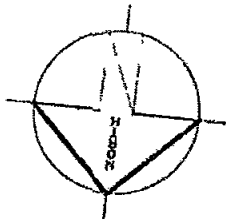
- 9 During the course of the survey no investigation has been undertaken to determine the existence of any possible subterranean encroachments
- 10 If further improvements are proposed the boundaries of the subject land should be marked

Yours Sincerely

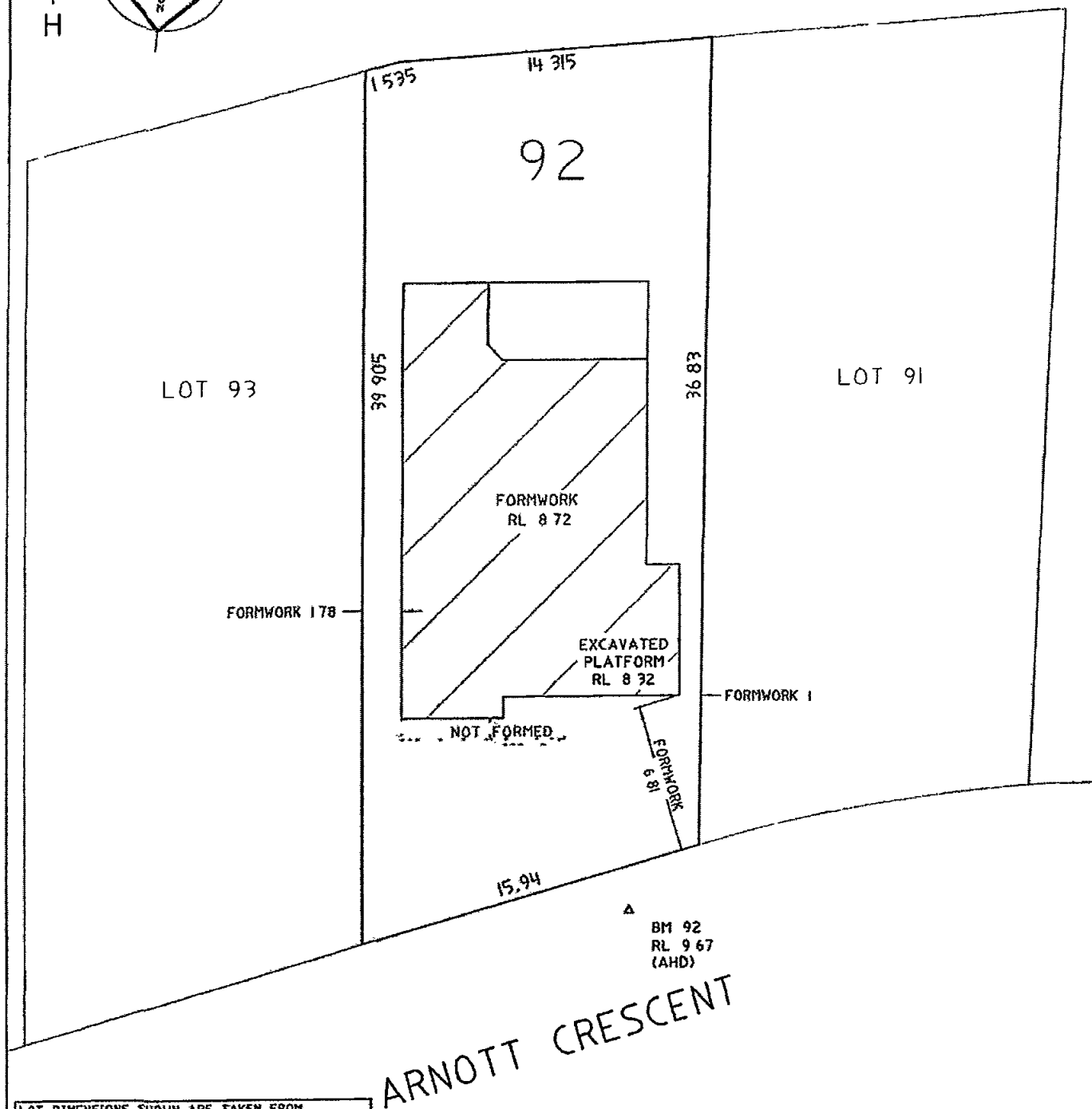


David Burton B Surv M.I.S Aust
Surveyor Registered under the Surveying
Act, 2002

N
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SKETCH



LOT DIMENSIONS SHOWN ARE TAKEN FROM
THE BASE DEPOSITED PLAN NUMBER 38836
IF A SUBSEQUENT PLAN OF SURVEY IS UNDERTAKEN
OVER THE SUBJECT LAND OR IN ITS VICINITY AND
LODGED AT LAND AND PROPERTY INFORMATION
NSW THESE DIMENSIONS MAY CHANGE

LEVELS ARE IN TERMS OF AUSTRALIAN HEIGHT DATUM
ORIGIN OF LEVELS FROM SSM 24627
SOURCE OF INFORMATION SCIMS DATED 09/07/08

ASPECT DEVELOPMENT & SURVEY PTY LTD ACN 078 649 000

OUR REF 21/1009562/87700
YOUR REF WILLIAMS
0012199
SUBURB WARRIEWOOD

LEVEL 2, 103 VANESSA STREET
KINGSGROVE NSW 2208
TELE (02) 9554 8388
FAX (02) 9554 8588

DX 11392
HURSTVILLE
P O BOX 161
KINGSGROVE NSW 1480

Aspect Development and Survey Pty Ltd

ABN 60 078 649 000

PO Box 161
Kingsgrove NSW 1480
Ph (02) 9554 8388

DX 11392
Hurstville
admin@aspectsurvey.com.au

Level 2, 103 Vanessa St
Kingsgrove NSW 2208
Fax (02) 9554 8588

2 September 2009

EDEN BRAE HOMES PTY LTD

PO Box 7210
BAULKHAM HILLS NSW 2153

Our Ref 21/1009562/90567
Your Ref Williams/0012199/035

SURVEY REPORT

Dear Sirs

Acting in accordance with your instructions, I have surveyed for identification purposes only the land in Certificate of Title Folio Identifier 92/30836, being Lot 92 in Deposited Plan Number 30836, situated with a frontage to Arnott Crescent at Warnewood, in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland and report as follows

- 1 The subject land is shown on the attached sketch - 21/1009562/90567
- 2 The survey undertaken is based on Title details dated 9 July 2008, obtained from the Land and Property Information New South Wales.
- 3 The survey undertaken is with regard to the new residence only and no other improvements have been located
- 4 Standing upon and wholly within the boundaries of the subject land is a two storey residence with a tile roof
- 5 The property bears neither name nor number
- 6 The relationship of the residence surveyed to the boundaries is as shown on the attached sketch
- 7 The subject land is affected by
H506119 Covenant
H699230 Covenant

With regards to the new residence and subject land, I note that no investigation has been carried out by this office to verify any compliance with the above restriction(s) or covenant(s)

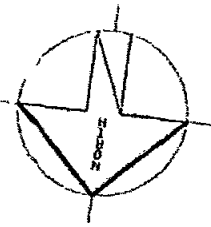
- 8 During the course of the survey no investigation has been undertaken to determine the existence of any possible subterranean encroachments
- 9 If further improvements are proposed the boundaries of the subject land should be marked.

Yours Sincerely



David Burton B Surv M.I.S.N.S.W
Surveyor Registered under the Surveying
Act, 2002

N
O
R
T
H



SKETCH

LOT 93

1535

14 315

92

39 905

ALFRESCO

TWO STOREY
RESIDENCE
TILE ROOF

PORCH
(BALCONY
OVER)

36 83

LOT 91

WALL 1

WALL 2

15 94

ARNOTT CRESCENT

LOT DIMENSIONS SHOWN ARE TAKEN FROM
THE BASE DEPOSITED PLAN NUMBER 30836
IF A SUBSEQUENT PLAN OF SURVEY IS UNDERTAKEN
OVER THE SUBJECT LAND OR IN ITS VICINITY AND
LODGED AT LAND AND PROPERTY INFORMATION
NSW THESE DIMENSIONS MAY CHANGE

ASPECT DEVELOPMENT & SURVEY PTY LTD ACN.078 649 000

OUR REF 21/1009562/90567
YOUR REF WILLIAMS
0012199
SUBURB WARRIEWOOD

LEVEL 2, 103 VANESSA STREET
KINGSGROVE NSW 2208
TELE (02) 9554 8388
FAX (02) 9554 8588

DX 11392
HURSTVILLE
P O BOX 161
KINGSGROVE NSW 1480



WATERPROOFING INSTALLATION CERTIFICATE

LICENCE NO S NSW (121176C 30832S) QLD (728764, 728921) SA (199721 200038)

DATE OF ISSUE

21 January 2010

CERTIFICATE NUMBER

20984

ADDRESS

LOT 91 (51) ARNOTT CRESCENT
WARRIEWOOD, NSW, 2102

BUILDER

Eden Brae Homes

This certificate is to acknowledge the installation of Waterproofing Systems in the above named property. The areas of coverage and the waterproofing methods & products used in the wet areas of the property are in accordance with the Australian Standard 3740 (AS 3740)

The areas of coverage and the waterproofing methods & products used in non wet areas of the property (e.g. balconies) are in accordance with the Building Code

Multiskill uses CSIRO approved and AS/NZ 4858 compliant products including Novaglass Polibit Bituminous Membrane and Sealex LF25 Acrylic Liquid Membrane

Frank Fryer
Chairman (Licence Holder)

Darren Fryer
Managing Director

Multiskill Pty Ltd • PH 1300 MSKILL (1300 675 455) • FAX 1300 675 466 • EMAIL info@multiskill.com.au
PO Box 1493 Mudgeeraba QLD 4213 • Unit 9 / 30 Mudgeeraba Rd Mudgeeraba QLD 4213 • ABN 98 072 224 283
Note This document does not serve as a warranty for the installation Please refer to the Warranty Certificate for warranty details



WARRANTY CERTIFICATE

This certifies that the waterproofing system installed by Multiskill Pty Ltd at the address stated below is guaranteed for a period of ten (10) years from the date of handover, subject to the terms & conditions set out on the reverse side of this certificate

DATE OF ISSUE
21 January 2010

ADDRESS
LOT 91 (51) ARNOTT CRESCENT
WARRIEWOOD, NSW, 2102




Frank Fryer
Chairman (Licence Holder)

Darren Fryer
Managing Director



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MULTISKILL PTY LTD WARRANTY TERMS & CONDITIONS

This warranty is subject to all of the terms & conditions listed below. The provisions of this warranty shall be interpreted and governed pursuant to the laws of Australia and the State in which the installation was carried out. This warranty is valid only in Australia.

1 Definitions

For the purposes of this warranty

- The "Property" means the building at the address identified on this certificate
- The "Owner" means the registered legal owner(s) or authorised representative of the owner(s) of the Property such as the Builder contracted to construct the Property
- The "Intended Purpose" means the requirements of a residential waterproofing system as defined by the AS 3740 - 2004 Waterproofing of wet areas within residential buildings

2 Scope of the Warranty

This certificate warrants to the Owner of the Property that the waterproofing system installed by Multiskill Pty Ltd in the wet areas of the Property is free from defects in materials or workmanship and will perform the Intended Purpose when subject to normal use for a period of ten (10) years from the date of handover.

Multiskill Pty Ltd's obligation under this warranty shall be to

- Repair and / or replace at their discretion any defective material and / or defective workmanship at no cost to the Owner and / or
- Reimburse the Owner for any expense(s) incurred by the Owner for the rectification of:
 - Damage to the building structure caused by defective material and / or workmanship of the waterproofing system
 - Modifications carried out by Multiskill Pty Ltd during the repair and / or replacement of the defective waterproofing system such as the removal of tiles

Under the terms of this warranty Multiskill Pty Ltd shall not accept liability for any incidental consequential or punitive damages arising from the use, loss of use or failure of a

Multiskill Pty Ltd waterproofing system including but not limited to

- Lost income, profits, property value or sales
- Injury or damage to person or property
- Structural or other damage not directly related to the defective waterproofing system
- Any other incidental consequential or punitive damage or loss

In any case where a repair and / or replacement of any or all of the defective waterproofing system has been carried out by an authorised and approved Multiskill agent, the original warranty issued at the time of installation shall continue to apply for the remainder of the warranty term and no additional replacement or extended warranty shall apply or be issued.

The warranty herein is expressly in lieu of any and all other warranties expressed or implied. Any expressed or implied warranty of merchantability or fitness for a particular purpose is excluded from this transaction and shall not apply.

3 Warranty Exclusions and Limitations

The warranty herein does not apply and Multiskill Pty Ltd makes no warranties express or implied with respect to

- The waterproofing system installed in any Property which after installation has been repaired or altered by anyone other than has been authorised and approved by Multiskill Pty Ltd, unless in Multiskill Pty Ltd's sole and reasonable opinion such modifications are in no way responsible for the condition complained of
- Damage or malfunction caused by flooding (natural or otherwise) or severe weather conditions including but not limited to cyclone, hurricane, tornado, severe thunderstorm, lightning strike or any other natural weather events causing the waterproofing system to endure conditions outside the scope of normal use
- The waterproofing system installed in any Property which is determined to have been pierced, torn or otherwise damaged after installation causing failure of the waterproofing system that is not a result of defective materials or workmanship
- The waterproofing system installed in any Property in which any surrounding materials including but not limited to tiles, tiling systems, bath, bath frame, floor wastes, fittings etc are removed, damaged or otherwise altered

unless in Multiskill Pty Ltd's sole and reasonable opinion, such modifications are in no way responsible for the condition complained of

- The waterproofing system installed in any Property which has been used for any purpose other than that which is considered by Multiskill Pty Ltd to be reasonable use
- Any defects or faults reported to Multiskill Pty Ltd later than sixty (60) days after the Owner becomes aware of any alleged waterproofing defect or failure
- The waterproofing system installed in any Property which has not been built according to the specifications supplied to Multiskill Pty Ltd and / or does not meet State and National building requirements and / or has not been constructed by a licenced and qualified builder
- Any waterproofing system where the cause of the defect or failure is deemed to be the result of anything other than a defect in materials or workmanship as reasonably determined by an assessment conducted by an approved Multiskill Pty Ltd agent

4 Making a Claim

To make a claim under the terms of this warranty the Owner shall

- Notify Multiskill Pty Ltd of the alleged defect no later than sixty (60) days after the Owner becomes aware of any alleged waterproofing defect or failure
- Present in conjunction with the claim a copy of the Multiskill Pty Ltd Water Proofing Installation Certificate and Warranty Certificate
- Make themselves available within a reasonable time frame and allow Multiskill Pty Ltd or an approved third party the opportunity to inspect and assess the alleged defect before commencing any repairs or alterations to the alleged defective area
- Where the defect is determined to be covered under the terms of this warranty, make themselves available within a reasonable time frame and allow Multiskill Pty Ltd or an approved third party access to the Property to repair and / or replace the defective waterproofing

Where a defect or failure is determined not to be covered by this warranty, the Owner will be provided with a quote by Multiskill to perform rectification works and it is at the Owner's discretion to accept or decline this quote.

SMOKE ALARM CERTIFICATE

TO EDEN BRAE HOMES

RE LOT 92, 53 ARNOTT CRESCENT WARRIEWOOD NSW 2102

This is to certify that smoke detectors have been installed at the above address. The installation of the smoke detectors has been done in compliance with the Australian Standard AS3786-1993 (incorporating amendment no's 1, 2, 3 and 4). They are assessed for compliance with sections 2 & 4 and in accordance with table 5.1 and satisfy the performance requirements of section 3.

The smoke detectors are of a self-contained type and comply with 3.7.2 of the BCA.

Type of system: New

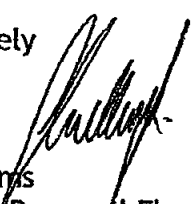
Model Type: Clipsal 240v hard-wired smoke detector

All detectors have been installed in the locations marked in the council approved plans.

Date of installation and testing: 5 January 2010

Tested by: Shane Williams (licence 41902C)

Yours sincerely



Shane Williams
Director and Principal Electrician
RANE Contracting Pty Ltd ABN 29 122 529 837
Phone 0405494994

NEW SOUTH WALES

A-220 unit property/Rate No.

3397587

LICENSEE'S CERTIFICATE OF COMPLIANCE
- for Plumbing and Drainage Work

Serial No E

474287

Please supply requested information fully and neatly to ensure the prompt issue of the permit

PROPERTY & OWNER DETAILS

House No. 52 Lot No. 92 Street Arndell Cres Suburb Warrimoo
Postcode 2570 Nearest Cross Street
Municipality/Shire Full Address 1190 Arndell Cres Warrimoo
Owner's Name Williams

LICENSEE'S DETAILS

Full Name R.D. Webb Address for Notices 1190 Arndell Cres Warrimoo Phone No. 0615 161000
Qualified Supervisor No. 11785-5 Expiry Date 1/1/2000 Contractor Company/Partnership Licence No. 918145 Expiry Date 1/1/2000

WORK OF WATER SUPPLY / METER DETAILS

Size of Drilling No. 20 Size of prework Main to Meter 20 Main Size-Size of Tee to be cut into Main 20 Size of Valve 20
Reference No. 20 Size of Meter 20 Meter No. 20 Drilling Date/Time 20/11/99 Office issued from

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

- ☒ Carry out work of Water Supply
- ☐ Install irrigation system
- ☐ On-site water services where a reticulated water supply is installed
- ☐ Install/Commission/Maintenance of Thermostatic Mixing Valve
- ☐ Draw water from Water Utilities supply, standpipe 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	Connected to Drinking Water	Connected to Non-Drinking Water
W.C.				
Basin				
Bath				
Shower				
Kitchen				
Laundry				
Other				

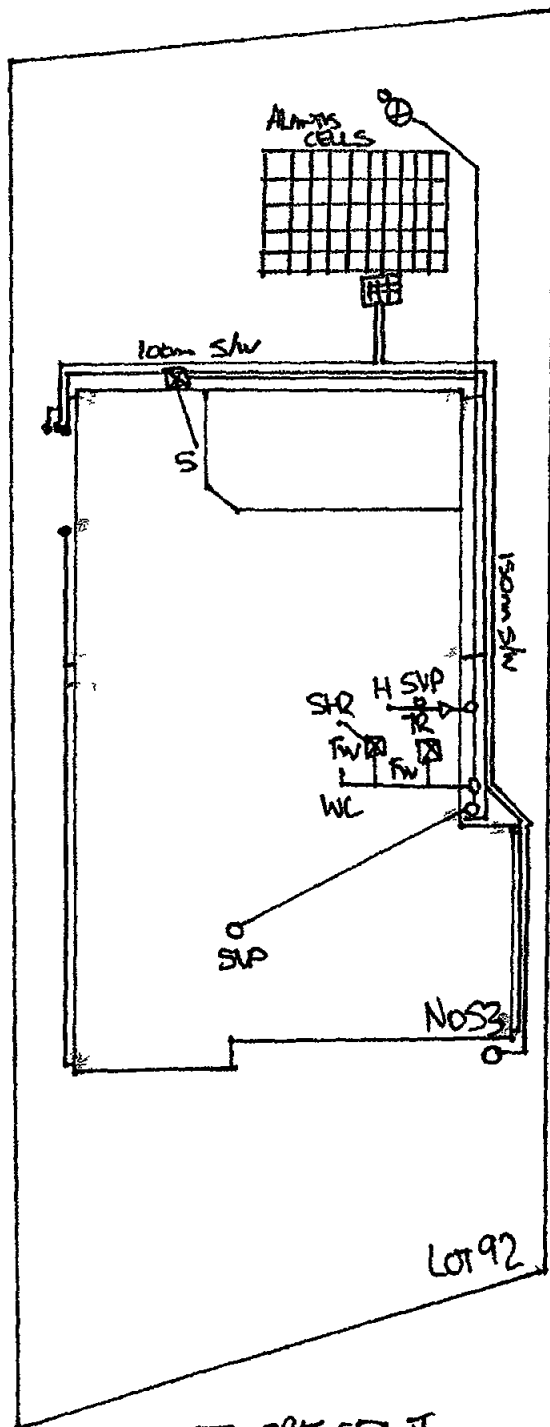
☐ CONTAINMENT

Certificate of Compliance with Gas Installation Code AS 5601
and Alinta AGN Limited gasfitting rules.
Installation of Reticulated Gas & Associated Equipment Alinta AGN Limited A.B.N 003 004 322

Customer Copy

Owner/Occupier Williams Job Address 1192, 53 Arndell Cres, Warrimoo
Summary of work performed Connect 3 test appliance as requested
Type of Appliance Installation
Gas to Gas ☐ Electricity to Gas ☐ Other Fuel ☐
Location on Site
I have installed the following appliance/s:
☐ Cooker ☐ Pool/Spa Heater
☐ Wall Oven ☐ Ducted Heating/Central Heating
☐ Cooktop ☐ Fixed Space Heater
☐ Storage HWS Internal ☐ Bayonet Fitting
☐ Storage HWS External ☐ Log Fire
☐ Continuous HWS Internal ☐ BBQ
☒ Continuous HWS External ☐ Other
☐ Gas Boosted Solar HWS
☐ Gas Airconditioning
☐ Existing Gas Customer ☒ New Home ☐ Industrial ☐ Comm
☐ New Gas Connection

Gas Meter Details
Meter No. 11785-5
I, T. Webb hereby certify that the whole installation or modification detailed has been carried out by me, in accordance with the current requirements of the Gas Utility and Gas Installation Code AS 5601. I further certify that required by the said Code, have been carried out and that the entire installation is free from any leakage.
Licence No. 1391946 Date 12/11/99
Licensee's Signature T. Webb Tel. 0615 161000
Address 1190 Arndell Cres Warrimoo
This copy to be given to the owner of the gas installation as soon as the job has been completed.



EDEN BEAE HOMES

CLIENT:- Mr & Mrs WILLIAMS

DETAILED:- GREG HOUSTON
Plumber

SCALE: 1:200

DYLAN. R WALKER 27-5-09

TERMguard (Sydney) Pty Ltd

P C Licence No 611

Unit 11/12 Victoria Street, LIDCOMBE NSW 2141
Phone 9643 8300 Fax 9643 8388

A C N 003 295 663

CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by TERMguard (Sydney) Pty Ltd to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.

SITE ADDRESS: WARRIEWOOD 53 ARNOTT CRESCENT [lot 92]

BUILDER OR OWNER: EDEN BRAE HOMES

ATTENTION Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the TERMguard barrier ineffective.

Slab Penetrations

Ref 39185000

LEGEND

Treated area



Plumbing line



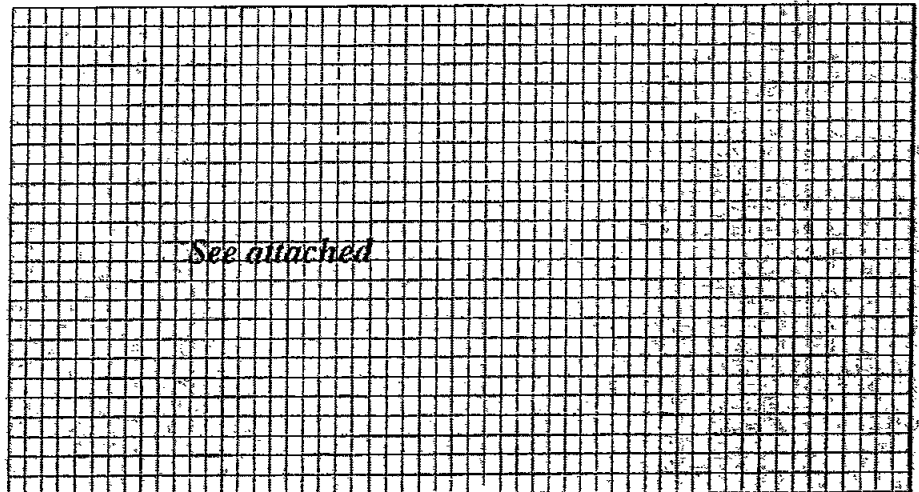
Pier



Steps



Rough sketch only -
refer builder's plans for
true dimensions



DATE OF TREATMENT 18-5-2009

SPECIAL CONDITIONS

Number of Penetrations 9

Materials Applied TERMISHIELDS

Certification

This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above.

Applied by P Nies

Signature

R. Sapsford

Warranty is 12 months unless indicated otherwise.

targets termites safeguards you
termguard
reticulation system

Unit 11 12-18 Victoria St Lidcombe NSW 2141

Builder EDEN BRAE
Site Address LOT 92 53 ARNOTT CR
WARRIEWOOD
Installer PAUL + HELEN NIES Lic No
SIGNED: *Helen Nies*

Date 18-5-09

Job Sheet No 065982

Ref No 39185000

Environmental Information		JOB PLAN	
External	Chemical Name _____		
	Vol of Concentration _____		
	Vol of Emulsion _____		
	Equipment: Hand held spray ☐ Truck mounted spray ☐		
Other _____			
Cavity	Chemical Name _____		
	Vol of Concentration _____		
	Vol of Emulsion _____		
	Equipment: Hand held spray ☐ Truck mounted spray ☐		
Other _____			
Wind Speed _____ Wind Direction _____			
Time Start _____ Time Finish _____			
Area Protected			
Under Slab M2 _____ Perimeter L/m _____			
Subfloor M2 _____ Penetrations Qty 9			
Cure M2 _____ Ringline L/m _____			
Slab ☐ Monolithic slab on ground			
☐ In fill slab ☐ Waffle pod			
☐ B3 Timber floor ☐ Ultra floor			
Method of Protection			
☐ Physical Barrier ☐ Chemical Barrier			
Type _____			
Reticulation Legend			
Path trap Drilled pipe _____			
Undrilled pipe - - - - - End cap			
Physical Barrier Legend			
Penetration Start / Finish			
Area Protected //			

TERMguard (Sydney) Pty Ltd

P C Licence No 611

Unit 11/12 Victoria Street, LIDCOMBE NSW 2141
Phone 9643 8300 Fax 9643 8388

A C N 003 295 663

CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by TERMguard (Sydney) Pty Ltd to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.

SITE ADDRESS WARRIEWOOD, 53 ARNOTT CRESCENT [lot 92]

BUILDER OR OWNER EDEN BRAE HOMES

ATTENTION Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the TERMguard barrier ineffective.

Curing

Ref 39185001

LEGEND

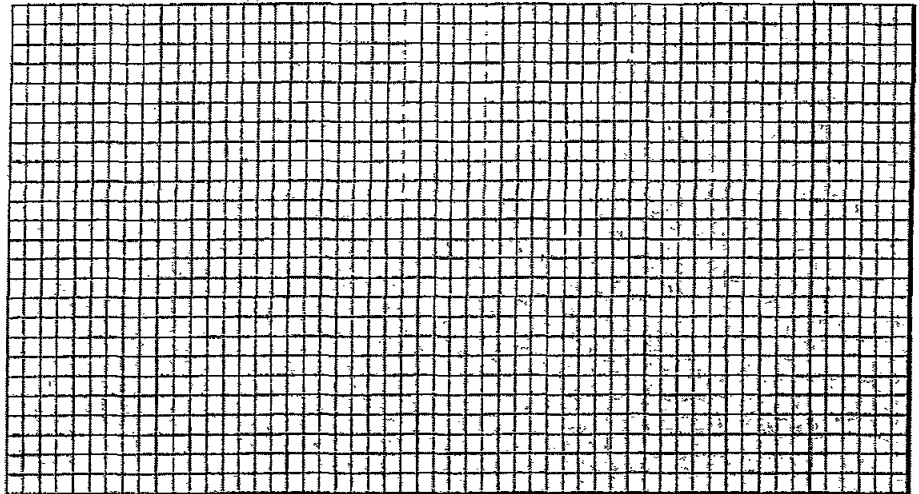
Treated area 

Plumbing line 

Pier 

Steps 

Rough sketch only -
refer builder's plans for
true dimensions



DATE OF TREATMENT 20-5-2009

SPECIAL CONDITIONS

Area Protected 248.3 square metres

Materials Applied COLORCURE WBS

Certification

This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above.

Applied by P Nies

Signature



R. Sapsford

Warranty is 12 months unless indicated otherwise

TERMGuard (Sydney) Pty Ltd

P C Licence No 611

Unit 11/12 Victoria Street, LIDCOMBE NSW 2141
Phone 9643 8300 Fax 9643 8388

A.C.N 003 295 663

CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by TERMGuard (Sydney) Pty Ltd to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.

SITE ADDRESS WARRIEWOOD, 53 ARNOTT CRESCENT [lot 92]

BUILDER OR OWNER EDEN BRAE HOMES

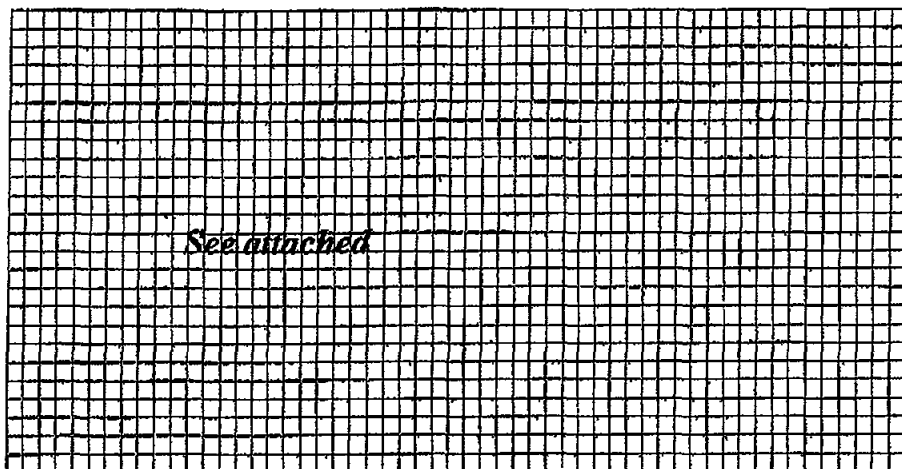
ATTENTION Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the TERMGuard barrier ineffective.

Perimeter Chemical Treatment

Ref 39185005

LEGENDTreated area Plumbing line Pier Steps 

Rough sketch only -
refer builder's plans for
true dimensions



DATE OF TREATMENT 1-2-2010

SPECIAL CONDITIONS

Volume of Concentrate: 0 9125 litres

Volume of Emulsion 365 litres

Application Rate 5 litres / sq metre

Linear Metres 73 metres

Materials Applied 0 25% BIFENTHRIN

Landscaping Not complete - additional chemical application required on completion of landscaping

Perimeter Treatment Certificate of Completion

This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above.

Applied by M Maynard

Signature



R. Sapsford

Warranty is 12 months unless indicated otherwise

32273

targets termites safeguards you
termguard (SYDNEY) PTY LTD
reticulation system
Unit 11, 12-18 Victoria St Lidcombe NSW 2141

INSTALLATION SHEET

Builder **EDEN BRAG**
Site Address **S3 Amoy Cr**

Date **1-2-10**

Installer **Matt**
SIGNED **M. Mynd**

Lac No

Job Sheet No **073368**

Ref No **39185003**
39185005

Environmental Information		JOB PLAN
External	Chemical Name Blattman Vol of Concentration 365 Vol of Emulsion 1.0L Equipment Hand held spray ☐ Truck mounted spray ☒ Other	
Cavity	Chemical Name Vol of Concentration Vol of Emulsion Equipment Hand held spray ☐ Truck mounted spray ☐ Other	
Wind Speed Wind Direction Time Start Time Finish		
Area Protected Under Slab M2. Porch/terrace L/m 73 Subfloor M2 Penetrations Qty Cavity M2 Ringline L/m		
Slab ☐ Monolithic slab on ground ☐ In-fill slab ☐ Waffle pod ☐ B/I Timber floor ☐ Uitra floor		
Method of Protection ☐ Physical Barrier ☒ Chemical Barrier Type Termguard		
Reticulation Legend Path trap ☒ Drilled pipe Unskilled pipe - - - - - End cap		
Physical Barrier Legend Penetration ☒ Start / Finish X Area Protected //		



Part of the JELD-WEN family

Compliance Certificate

Stegbar Pty Ltd certifies that the showerscreen, mirror, glass splashback or glass wardrobe door supplied to

Address

L92 53 ARNOTT ST

WARRIEWOOD NSW 2102

Order No

Job Number 86414 Customer PO

Invoice No

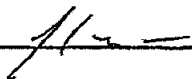
Delivery Date:

InvNo 8860107960

complies with the Australian Standard AS1288 - 2006 (Glass in building - selection and installation)

Stegbar Representative

Date



22/01/10



Part of the JELD-WEN family

Compliance Certificate

Stegbar Pty Ltd certifies that the showerscreen, mirror, glass splashback or glass wardrobe door supplied to

Address

L92 53 ARNOTT ST	WARRIEWOOD NSW 2102
------------------	---------------------

Order No

Job Number 86413 Customer PO	Invoice No
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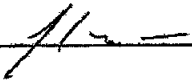
Delivery Date

InvNo 8860107959

complies with the Australian Standard AS1288 - 2006 (Glass in building - selection and installation)

Stegbar Representative

Date

_____ 

_____ 22/01/10

s Pty Ltd

get

6

577

venue

155

wood Road

144

com.au

7 year warranty

Guarantee Registration

Customer Identification

Job number 097298

Date of purchase 22/5/09

Name Eden Brae Homes

Site address Lot 92, 53 Arnott
Cres, Warriewood

*Please refer to Airlite conditions of sale for full guarantee details



JELD-WEN family



Part of the JELD-WEN family

Bradford™
for smarter
environments

LIFETIME
GUARANTEE

Bradford Home Insulation and Installation Guarantee Certificate

This is to certify that Bradford™ Insulation product has been installed at

Address Lot 92, 53 Arnott Crescent Warriewood

Date of Installation

Ceiling/Roof

25 11 0

Walls

11 12 09

Floor

/

Product Installed

Bradford Gold™

Bradford SoundScreen™

Bradford FireSeal™

Product R-Value		
Walls	Ceiling/Roof	Floor
<u>R20</u>	<u>R35</u>	

Wall

Roof

Bradford EnviroSeal™ (tick box if installed)

☐
☐

It is guaranteed that all products from Bradford™ Insulation will meet the following conditions when installed in accordance with our directions

- 1 Guaranteed for the life of your home
- 2 Achieve Simultaneous Determination of Ignitability, Flame Propagation Heat Release and Smoke Release Indices of Ignitability 0, Spread of Flame 0 Heat Evolved 0 Smoke Developed 0 when tested in accordance with Australian Standard 1530 part 3 of 1999 (these are the best results possible)
- 3 Be non-conductive allergy free will not pack down will not rot mould or deteriorate
- 4 Achieves the stated thermal resistances in accordance with AS/NZS4859.1
- 5 In the unlikely event of any damage occurring as a direct result of the installation of Bradford Insulation products that damage will be rectified by the installer

Tom Newton

Tom Newton
Group Marketing Manager
CSR Bradford Insulation
CSR Building Products Limited
ABN 55 008 631 356



It's where you want to be
eden brae homes pty limited
ABN 42 083 807 489

2/38 Brookhollow Avenue, Norwest Business Park,
Baulkham Hills NSW 2153
PO Box 7210, Baulkham Hills Business Park NSW 2153
Phone 02 9680 6900 Fax 02 9680 6999

Works Compliance

Client Williams Job Number 0012199
Property (Lot) 92 Street 53 Arnot Crescent Suburb Warnewood

I Robert Webb Licence Number 92614C of 106 Coburg Road located at Wilberforce NSW 2756
do hereby certify that the following works have been installed to comply with Council requirements Australian
Standards and in accordance with the DA consent relevant Basix Assessment Cert No 2144435
tender and purchase orders for the above-mentioned development (please tick which items are relevant)

Rainwater Tank Installation (please list capacity) 3000 Litres ☒
Rainwater Tank Runoff (please list) 118 m2 ☒
Rainwater Tank Connections (please tick) ☒
WC ☒
Washing Machine ☒
Outdoor Tap ☒

3AAA rated fixtures throughout (taps shower heads, dual flush WC's) ☒
Hot Water System Installation (please specify type) Gas Instantaneous 5 Stars ☒
Active Heating / Cooling Systems (please specify) ☒
EER ☒ N/A
Size ☒ N/A
Mode ☒ N/A
Appliances (please specify) ☒
Cooktop ☒ Gas
Oven ☒ Electric
Range hood ☒ Electric

Comments

Signature [Signature] Date 19/11/10

Date works completed on site 19/11/10

Contact Number 0415 261 660