

greenfield

Accredited Certifiers

COUNCIL COPY

2 June, 2010

The General Manager
Manly Council
PO BOX 82
MANLY NSW 2095

MANLY COUNCIL	
REGISTERED BY RECORDS	
4 JUN 2010	
RESPONSIBLE OFFICER	_____
DOCUMENT NUMBER	_____

Dear Sir/Madam

Re: Construction Certificate No. 2010/13488
Property: Lot 28 The Crescent, Manly

The attached copy of the Construction Certificate & \$30.00 Council submission cheque is forwarded for your record in accordance with Regulation 142(2) of the Environmental Planning & Assessment Regulation 2000.

Yours faithfully



Stephen Murray
Accredited Certifier

CERTIFIER

\$30

R 700084

4-6-10

Telephone 1300 663 215
Facsimile (02) 9836 3000
PO Box 6160
Baulkham Hills BC NSW 2153



R Moy & Associates Pty Ltd
T/as Greenfield Accredited Certifiers
ACN 100 924 605
ABN 23 100 924 605

Construction Certificate

Issued in accordance with section 109C(1)(b) of the Environmental Planning & Assessment Act 1979.

CONSTRUCTION CERTIFICATE NUMBER CC2010-13488

Subject Site Address	28 The Crescent, MANLY 2095
Council Area	MANLY COUNCIL
Applicant Name	Jones, L. & R. Anderson: c/- The Site Foreman
Applicant Address	PO Box 361, SUMMER HILL 2130
Owner Name	Jones, Louise Alma & Robert James Anderson
Owner Address	1/28 & 19/26 The Crescent, MANLY
Description of Building Work	Alterations & Additions to an existing residential flat building
BCA Class of Building Work	2a
Development Consent No.	168/09
Development Consent Date	7/09/2009
Estimated Cost of Development	\$506,000.00

List of Documents Accompanying the Application:

CC Application and PCA Form
Home Warranty Insurance
Long Service Levy Receipt & Calculation Sheet
Sydney Water Approval and Stamp
ABSA & BASIX Certificates
General Housing Specifications
Engineers Details - Sheet 1 of 4 - 4 of 4 inclusive - dated 8.02.10
Acoustics Report prepared by RSA Acoustics Report No. 4687
Stormwater Drainage Design Dwg No. 140410 dated 14.04.10
Fire Safety Schedule dated 18 May 2010
Fire Safety Report prepared by Building Code of Australia Consultants dated December 13, 2008
Pre Certification Inspection
Stormwater Drainage Plan - dated 14.04.10
Council Submission Cheque - \$30.00

List of Plan References and Specifications approved under this Certificate:

JN: 2058 DA01 A, DA02 A, DA03 A, DA04 A, DA05 A, DA06 A, DA07 A, DA08 A, DA09 A, DA10 A - dated April 2009

The Certifying Authority (undersigned) is hereby satisfied that where the described works are completed in accordance with documentation accompanying the application for this certificate (with such modifications as shown on the documentation, if applicable) shall comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in section 81A (5) of the Act.

Signed
Certifying Authority
Accreditation Number
Accreditation Body


Stephen Murray
BPB0282
Building Professionals Board

Date of this Certificate

2/06/2010

INSPECTIONS INFORMATION

Site Address
CC No.

[Lot] 28 The Crescent, MANLY 2095
CC2010-13488

The following mandatory critical stage inspections apply:

- Pre certification (where existing buildings are to remain)
- Stormwater
- Framework
- Wet Area
- Final

*Please note that you will need to arrange for a suitably qualified **STRUCTURAL ENGINEER** to provide the PCA with an Engineers Structural Certificate of Adequacy for piers and slabs during construction.

TO BOOK AN INSPECTION:

Fax: 9836 3000 incl Site address and inspection type
or
Phone: 1300 663 215 => Option 1 => Option 1

****PLEASE BOOK INSPECTIONS BEFORE 3.00PM THE DAY PRIOR TO THE INSPECTION****

Contact Personnel

To check the status of your job contact Cathi McGovern
Extension numbers are available at www.greenfieldcertifiers.com.au

For technical enquiries contact

Stephen Murray



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PCA FORM

NOTICE OF INTENTION TO COMMENCE BUILDING WORK
NOTICE OF INTENTION TO APPOINT PRINCIPAL CERTIFYING AUTHORITY (PCA)

CHECKLIST

- ☐ Complete all fields in the "PARTICULARS" section – we cannot accept incomplete forms and they will be sent back to you for your completion.
- ☐ Provide evidence (via Building Contract or Tender) to substantiate "Estimated value of building works" declared on this form.
- ☐ The Appointor/s to initial bottom right of all 5 pages.
- ☐ Residential Building Work only: arrange for a copy of Home Warranty Insurance or Owner Builder Permit to be submitted to our office **prior to commencing any building work.**

SECTION 1 : PARTICULARS OF THE APPOINTOR/S

Appointor Name (Cannot be the Building Contractor unless they also own the property)	APPOINTOR NO. 1 LOUISE ALMA JONES	APPOINTOR NO. 2 ROBERT JAMES ANDERSON
Appointor Address (nominate 1 address)	1/28 THE CRESCENT, MANLY NSW 2095	19/26 THE CRESCENT, MANLY NSW 2095
Appointor Contact Details (nominate 1 contact)	Tel/Fax/Email: andersonbobj@hotmail.com BUB ANDERSON, 0407664002	
Site Address of the Proposed Building Works	28 THE CRESCENT, MANLY	
Description of the Proposed Building Works	STRATA TITLING TWO EXISTING FLATS, UPSTAIRS & DOWNSTAIRS, TO BE TWO STRATA UNITS and MAKE RENOVATIONS THRU-OUT	
Estimated Value of Building Works	\$ 506,000	
Proposed Date to Commence Building Work	If left blank the presumption will be 2 days after PCA appointment date. 7 MAY 2010	
Development Consent or CDC Date	7 SEP 2009	
Development Consent or CDC Registration Number	168/09	
Builder/Principal Contractor	SydCon Developments Pty. Ltd	
License/Permit Number	140607C	

SECTION 2 : PCA SERVICE AGREEMENT

Engagement

The engagement or the appointment of the PCA will not commence until the proposed PCA has accepted and notified their acceptance of the appointment to the Appointor and the Consent Authority (usually Council). The proposed PCA or Greenfield Accredited Certifiers will not accept any responsibility for any damages, losses or delays suffered by the Appointor/s or any other party as a result of omissions or errors contained within this form or failure of the Appointor/s to comply with all items contained in the Checklist on this form.

Scope

The scope of works covered under this appointment is restricted to those building works as described in the "PARTICULARS" section of the form.

Terms and Conditions

1. All information provided by the Appointor/s on this form shall be taken to be accurate and correct. The PCA shall not accept any responsibility for any intentional or unintentional error or omission made by the Appointor/s on this form.
2. Where building works have commenced prior to the acceptance of appointment of PCA without the knowledge of the intended PCA the appointment shall be invalid and acceptance of the appointment will be withdrawn.
3. The Appointor/s shall be obliged to keep the PCA informed of any changes to the details of Principal Contractor (builder) and any relevant insurances required by the builder. Failure to meet this obligation shall result in the Appointor/s to indemnify the PCA against any losses or suffering as a result of non compliance with any legislative requirements.
4. The Appointor/s are responsible for ensuring that a copy of Home Warranty Insurance or Owner Builder Permit is submitted to the PCA prior to the commencement of building works, where required by Home Building Act 1989. The acceptance of the appointment will not occur until this requirement has been met.
5. It is recommended the Appointor/s ensure that the principal contractor (builder) shall make arrangements to book in critical stage inspections with our office via fax, post or email as required by giving prior day notice (before 3.00pm).
6. The PCA shall not accept responsibility for any damages or costs associated for the inability to issue an Occupation Certificate due to, but not limited to, the following: non compliance with a development consent condition, unsatisfactory final inspection, non compliance with Basix commitments, missed critical stage inspections, non compliance with approved building plans or failure to pay the required inspection or Occupation Certificate fees.

Fees

Failure to pay the prescribed Appointment of PCA fee may result in the refusal to accept the appointment of PCA. Should an appointment be accepted and payment not honoured, the Appointor will be ultimately liable for unpaid fees, regardless of whether the fee was paid directly to the Builder, and any associated debt recovery costs plus interest incurred from the time of the appointment.

It is noted that the PCA and/or Greenfield may suspend its services provided to the appointor/s or the builder, where fees have not been paid, within the provisions of the Building and Construction Industry Security of Payment Act 1999.

SECTION 3 : DECLARATIONS BY THE APPOINTOR/S

I/We the aforementioned persons as described as the Appointor/s in the PARTICULARS section hereby declare the following that:

- I/We "have the benefit of the Development Consent or Complying Development Certificate" within the meaning under EP&A Act 1979 for the proposed works as indicated on this form.
- I/We, to the best of my/our knowledge, have completed all details in the PARTICULARS section in a true and accurate manner and hereby indemnify the appointed PCA and Greenfield against any damages, losses or suffering as a result of incorrect information provided under that section.
- I/We have read, understood and hereby accept the terms and conditions outlined within the PCA Service Agreement on this form.
- I/We understand that the Appointment of the PCA is not taken to be have been accepted until a copy of the acceptance has been signed by the proposed PCA and released to the Appointor/s and the Consent Authority, effective from the date of the acceptance.
- I/We understand that the Commencement of Building Work cannot be any earlier than 2 business days after the appointment of PCA has been accepted and therefore declare that no building works shall commence until after such date.
- I/We authorise the right of entry for any certifying authority arranged by Greenfield Accredited Certifiers to carry out inspections required by the PCA under this agreement.
- I/We authorise the transfer of PCA to another employee of Greenfield if the original PCA ceases employment with Greenfield Accredited Certifiers for any reason or becomes unable to fulfil their duties as the PCA or ceases to become an Accredited Certifier at no cost to Greenfield Accredited Certifiers. I/We accept costs associated with the transfer of the PCA, for any reason whatsoever.
- I/We understand the appointment of PCA shall not be accepted until documentation of required insurances or owner builder permit is submitted to Greenfield, in accordance with the Home Building Act 1989.
- I/We declare that I/we shall notify the PCA, at the earliest possible instance, of any changes to the appointment of the builder and ensure any mandatory insurances required by the incoming builder in accordance with the Home Building Act 1989 are in place.

APPOINTOR SIGNATURES

Signature of Appointor 1	X <i>Robert James Anderson</i>
Full Name of Appointor 1	ROBERT JAMES ANDERSON
Dated	9 APRIL 2010

Signature of Appointor 2	X <i>Louise Jones</i>
Full Name of Appointor 2	Louise Jones
Dated	9 April 2010

SECTION 4 : PCA ACCEPTANCE (office use only)

PCA Selection:

Select	Name of PCA	Accreditation Number
☐	Richard Moy	BPB0281
☐	George Watts	BPB0434
☐	Peter Dewick	BPB0090
☐	Luke Jeffree	BPB0196
☒	Stephen Murray	BPB0282
☐	Wesley Vos	BPB0744

PCA office details:

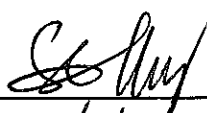
Address	PO Box 6160, Baulkham Hills BC NSW 2153
Phone	1300 663 215
Fax	02 9659 1633
Accreditation Body	Building Professionals Board 10 Valentine St, Parramatta NSW 2150

PCA STATEMENT

I, the person selected above, hereby accept the appointment of Principal Certifying Authority (PCA) within the Terms and Conditions as indicated in "Section 2 : PCA Service Agreement" effective no earlier than the "Acceptance Date" shown below.

I, the appointed Principal Certifying Authority, am of the opinion that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied.

PCA SIGNATURE

Signature of PCA	X 
Appointment Acceptance Date	2/6/10

SECTION 5 : NOTICE OF CRITICAL STAGE INSPECTIONS (to be completed by the PCA only based on BCA Building Class)

- ☐ Pre Certification
- ☐ Footings
- ☐ Piers
- ☐ Slab/s
- ☒ Stormwater
- ☒ Frame
- ☒ Wet Areas
- ☒ Completion

- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

APPENDIX 1 : INFORMATION FOR THE APPOINTOR

The following information is a guide only and is aimed at clarifying the role of the PCA and the requirements under the Legislation surrounding the appointment of a PCA.

1. Only the "person having benefit of a development consent involving building work" can appoint the PCA. This is generally the Land Owner. The Builder is prohibited from appointing the PCA unless the builder is also the owner of the land.
2. A PCA must be appointed, accepted and notified to Council no later than 2 days prior to the commencement of building works. Failure to do so may jeopardise the legitimacy of the building certification.
3. An Occupation Certificate can only be issued by the appointed PCA.
4. Information about Home Warranty Insurance and Building Licensing requirements are available on the Dept of Fair Trading website below.
<http://www.dft.nsw.gov.au/building.html>
5. All "critical stage inspections" as notified in this document are required to be carried out to enable the issue of an Occupation Certificate.
6. The appointment of PCA shall not be effective until the Appointor/s and Consent Authority has received the Acceptance of the Appointment of PCA by our office.
7. Greenfield recommends that the appointor/s should review the Development Consent conditions and ascertain whether the Building Contract covers all additional requirements under the development consent. It is common that some Council conditions are not covered under the Building Contract and may be the responsibility of the owner/s to fulfill such conditions prior to obtaining an Occupation Certificate. We recommend you familiarise yourself with such post-contract requirements and responsibilities.
8. Please note that additional inspection fees and charges may apply for additional inspections outside works covered under your Building Contract and for additional Occupation Certificates issued directly to the appointer. Refer to Appendix 2 for additional fees and charges.

APPENDIX 2 : ADDITIONAL FEES AND CHARGES

The following fees and charges may be payable by the Appointor/s where the PCA is requested or required to carry out additional work, inspections or Occupation Certificates to be issued directly to the appointor as a result of owner/s having to comply with Council Development Consent conditions AFTER the Building Contract has been fulfilled. For example: driveways, landscaping, privacy screening, air conditioning and landings are often items which are not covered under the Building Contract but may be required in order to obtain a Final Occupation Certificate. The following rates are indicative only and rates can be increased at any time without notice.

Item	Ex GST	GST	Total
Additional Inspections after building contract has been fulfilled (per inspection)	\$150.00	\$15.00	\$165.00
Additional Occupation Certificate + lodgment	\$240.00	\$24.00	\$264.00
Archive retrieval fee (applies where additional work is requested more than 12 months after final inspection or last activity or issue of an Occupation Certificate)	\$100.00	\$10.00	\$110.00

Note: The PCA shall be entitled to suspend his/her services under the Building and Construction Industry Security of Payment Act 1999 where payment of fees is not received.



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Accredited Certifiers

CONSTRUCTION CERTIFICATE APPLICATION FORM

CHECKLIST

- ☒ Complete & sign this Application form – only originals/mailed versions will be accepted. Legislation prohibits Greenfield from accepting faxed application forms.
- ☒ 1 x copy of Council stamped DA approved plans.
- ☒ 1 x copy of Council development consent.
- ☐ 1 x copy of Basix Certificate, ABSA Assessor Certificate and ABSA stamped plans if you were required to provide one with your DA lodgment.
- ☒ 3 x copies of architectural (CC) plans with amendments satisfying DA conditions, where required and showing required Basix and ABSA commitments.
- ☒ 3 x copies of building specifications
- ☐ Proof of payment of Long Service Levy if work is valued \$25,000 or over
- ☐ Attach cheque in favour of your Council for CC Registration Fee (refer to required items on quotation or advice from our Approvals Liaison Officers).
- ☐ Make arrangements to appoint a PCA before commencing building work – refer to Greenfield "PCA Form" for details.

SECTION 1 : PARTICULARS

Applicant Name (Cannot be the Building Contractor unless they also own property)	APPLICANT NO. 1 LOUISE ALMA JONES	APPLICANT NO. 2 ROBERT JAMES ANDERSON
Applicant Address (This is the address all correspondence will be delivered) "Care of" addresses accepted.	1/28 THE CRESCENT MANLY NSW	19/26 THE CRESCENT MANLY NSW
Applicant Contact Details (nominate 1 contact)	Tel/Fax/Email: 0407644002 BOB ANDERSON 80959389 andersonbobj@hotmail.co	
Owner/s Name (Write "As Above" if same as Applicant/s)	OWNER NO. 1 LOUISE ALMA JONES	OWNER NO. 2 ROBERT JAMES ANDERSON
Owner/s Current Address	OWNER NO.1 ADDRESS 1/28 THE CRESCENT, MANLY	OWNER NO. 2 ADDRESS 19/26 THE CRESCENT, MANLY
Owner/s Contact Details (nominate 1 contact)	Tel/Fax/Email: 0407644002 BOB ANDERSON 80959389 andersonbobj@hotmail.co	

RA 4

SITE Address of the Proposed Building Works	28 The Crescent Manly.	
Local Government Area (Council)	Manly Council	
Development Consent Date	7/9/09	
Development Consent No.	168/09	
Class of Building (under BCA)	Class 2 and 102	
Detailed description of proposed building works	Alterations + Additions and consolidation to two (2) Torrens Title lots and Strata Subdivision.	
Estimated Cost of Building Work	\$ 506,000	
Number of proposed storeys	2	
Gross floor area of proposed building	313.9 sqm.	sqm
Gross site area of property	547 sqm.	sqm

For proposed new residential building work only:

No. of existing dwellings on the property	2
No. of existing dwellings to be demolished	0
No. of dwellings to be included in the new building	2
Will new building be attached to any existing building?	Yes
Will new building be attached to any other new building?	No
Does the land contain a dual occupancy?	Yes.

Building materials:

External Walls	Full Brick
Floors	Timber.
Roof	Tiled.
Frame	Timber.

SECTION 2 : TERMS OF APPLICATION

Engagement

The engagement of Greenfield Accredited Certifiers to provide services will not commence until the applicant successfully completes and signs this application form, provides all items in the checklist on page 1. Greenfield Accredited Certifiers will not accept any responsibility for any damages, losses or delays suffered by the Applicant as a result of omissions or errors contained within this form or failure to comply with all relevant items contained in the Checklist on this form.

Scope

The scope of works covered under this application is restricted to those building works as described in the "PARTICULARS" section of the form.

Terms and Conditions

1. All information provided by the Applicant on this form will be taken to be accurate and correct. Greenfield does not accept any responsibility for any intentional or unintentional error or omission made by the Applicant on this form.
2. The Applicant is to declare that no building works have commenced at the time of the application. A false representation in this regard will invalidate the application and Applicant will indemnify Greenfield against any damages or losses suffered by it or its employees in relation to the issue of a Construction Certificate. In such an event the Applicant agrees to cancel the Construction Certificate at the earliest possible time at no cost to Greenfield.

Fees

Failure to pay the quoted fee for services will generally result in a refusal to release the Construction Certificate. Should a Construction Certificate be released and payment not honoured the Applicant will be liable in addition to any associated debt recovery costs plus interest incurred from the time of the application. Greenfield may suspend where fees have not been paid in accordance with the provisions of the Building and Construction Industry Security of Payment Act 1999.

SECTION 3 : DECLARATIONS BY THE APPLICANT AND SIGNATURES

I, the aforementioned person or authorised representative of a legal entity as described as the Applicant in the PARTICULARS section hereby declare the following:

- I/We "have the benefit of the Development Consent" within the meaning given under EP&A Act 1979 for the proposed works as indicated on this form.
- I, to the best of my knowledge, have completed all details in the PARTICULARS section in a correct and accurate manner and hereby indemnify Greenfield against any damages, losses or suffering as a result of incorrect information provided under that section.
- I have obtained consent from the owner/s of the property as indicated in the PARTICULARS section to apply and obtain a Construction Certificate.
- I have read, understood and hereby accept the terms and conditions outlined in Section 2 of this form.
- I understand that the Application for Construction Certificate is not complete until all required documentation has been received by Greenfield.
- I understand that the Application for and acquisition of Construction Certificate does not authorise Commencement of Building Work. (Refer to appointment of PCA on Greenfield PCA Form)

APPLICANTS SIGNATURE

Signature of Applicant No. 1	x LOUISE ALMA JONES
Full Name of Applicant No. 1	<i>Louise Jones</i>
Dated	
Signature of Applicant No. 2	x <i>Robert James Anderson</i>
Full Name of Applicant No. 2	ROBERT JAMES ANDERSON
Dated	

SECTION 4 : OWNERS CONSENT TO APPLY FOR CONSTRUCTION CERTIFICATE

If there are additional site owners (not already named as Applicants) OR the site owners are not the Applicants (limited circumstances) it is necessary that ALL owners of the site consent to this Application. The person/s signing below declare they are an owner of the Site and consent to the Applicant/s named on this form to make an Application for Construction Certificate.

	OWNER NO. 1	OWNER NO. 2	OWNER NO. 3	OWNER NO. 4
Signature	X	X	X	X
Full Name				
Dated				

LONG SERVICE LEVY CALCULATOR - FROM 1/1/06

Enter building value 506,000

LSL calculated 1771.00

**Manly Council**

Council Offices 1 Belgrave Street Manly
 PO Box 82 MANLY NSW 1655 AUSTRALIA
 Phone 02 9976 1500 Fax 02 9976 1400 DX 9205 Manly
 records@manlycouncil.nsw.gov.au www.manly.nsw.gov.au

**18940 TAX INVOICE/
 OFFICIAL RECEIPT**
 ABN: 43 662 868 065

DANO 168/09

Assessment / Job No: Date: **10.5.10**

Name: **R. J. Anderson & Louise Jones**

Address: **28 The Crescent**

DESCRIPTION—GOODS & SERVICES

AMOUNT \$

(Paid)

Long service leave

1778.00

Trust fund deposit

7500.00

2 cheque for .

\$4639.

= 9278

TOTAL (cash / cheque):

GST:

\$

x2

\$

9278

For Manly Council

No GST has been paid unless the amount is shown above.
 * indicates taxable supplies—subject to GST

FIRE SAFETY SCHEDULE

PREMISES

28 The Crescent, Manly

BUILDING CLASSIFICATION

Class 2 (Residential Flats) and Class 10a (Detached Garage)

APPLICANT

Robert James anderson and Louise Alma Jones

CONSTRUCTION CERTIFICATE No: 10/13488 Alteration and Addition to Residential Flat Building

DATE SCHEDULE WAS PREPARED: 18 May 2010

PROPOSED FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
Lightweight wall construction western boundary FRL level of 60/60/60	Building Code of Australia Consultant Report dated 13 December 2008 and condition ANS01 of Development Consent 168/09 issued by Manly Council.
Portable fire extinguishers	BCA E1.6, AS2444- 2001
Smoke Alarm System and Heat Detector Laundry areas	BCA Clause E2.2a, Specification E2.2a and Australian Standard 3786-1993

Emergency Lighting rear external stair area	BCA Clause E4.2 Australian Standard 2293.1-2005
Protection of penetration floor between separate occupancy	BCA Clauses C3.12 and 3.15
Fire Rated Ceiling Ground Floor Unit 30/30/30	BCA Specification C1.1 Clause 5.1 (e)

Warranty of Insurance

Mr Robert Anderson & Ms Louise Jones
28 The Crescent
MANLY NSW 2095
Australia

Owner's Copy
Policy Number: RCW77881582
Date of Issue: 01/04/2010

Form 1
Section 92
Home Building Act 1989

CLAIMS ENQUIRY LINE
1800 554 255

GPO Box 1509
Melbourne VIC 3001

CERTIFICATE IN RESPECT OF INSURANCE

Contract of Insurance Complies With: Section 92
Of The: Home Building Act 1989
Issued By: Vero Insurance Limited
ABN 48 005 297 807

Building Contract Details

Contract Date: 23/03/2010
Declared Building Contract Value: \$508,800.00
(Refer policy for indemnity limit)
Carried out By: Sydcon Development Group Pty Ltd
Trading As:
ABN: 16 101 805 038
Licence Number: 140607C
For: Mr Robert Anderson & Ms Louise Jones
In Respect Of: Alterations and Additions
At: House Number 28
The Crescent
MANLY NSW 2095
Permit Authority: Manly Council

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to a beneficiary described in the contract and successors in the title to the beneficiary. Please note when the Insurer has issued this certificate, the Insurer is not entitled to refuse to pay a claim or to cancel the insurance contract, on the grounds that the premium was not paid. This certificate is to be read in conjunction with the policy wording, if you have not received a copy of the policy wording please contact the Insurer Vero Warranty a division of Vero Insurance Limited.

COT000717350

Generated: 01/04/2010

Signed for and on behalf of the Insurer:

B ——— D ———

Insurer: Vero Insurance Limited ABN 48 005 297 807
Vero Warranty is a division of Vero Insurance Limited

BASIX NOTES FOR LOT A

Windows, glazed doors & shading devices to be installed in accordance with Relevant overshadowing specifications must be satisfied for each window & door. The following information requirement must be also satisfied to each window & door. Each window or glazed door with standard aluminium or timber frames and or tone glass may either match the description, or, have a U-value and a SHGC no greater than that listed below. Total system U-value and SHGCs in accordance with National Fenestration Council (NFC) conditions. The description is provided for information only. Alternative systems with correct U-value and SHGC may be substituted.

WINDOW GLASS FRAME & GLASS TYPE

No	(Orientation)	AREA (sqm)	
W002	N	5.6	improved aluminium, single pyrolytic low-e
W003	N	6.8	improved aluminium, single pyrolytic low-e

LIGHTING

Install a minimum of 40% of new or altered light fixture are fitted with fluorescent, compact fluorescent, or light-emitted-diode (LED) lamps

FIXTURES

All showerheads to have a 3 star rating or flow rate no greater than 9.0 L/min.
All toilets to have a flushing system of 3 star rating or flow rate no greater than 6.0 L/min.
Kitchen & basin taps to have a 3 star rating or flow rate no greater than 6.0 L/min.

THERMAL COMFORT COMMITMENTS

The new construction (floors, walls & ceilings) to be in accordance with the relevant specifications except that a) additional insulation is not required where the area of new construction is less than 2msq, b) insulation specified is not required for parts of alter construction

CONSTRUCTION

Floor: concrete slab on ground
Flat ceiling, flat roof: framed

ADD

NIL
ceiling

BASIX NOTES FOR LOT B:

Windows, glazed doors & shading devices to be installed in accordance with Relevant overshadowing specifications must be satisfied for each window & door. The following information requirement must be also satisfied to each window & door. Each window or glazed door with standard aluminium or timber frames and or tone glass may either match the description, or, have a U-value and a SHGC no greater than that listed below. Total system U-value and SHGCs in accordance with National Fenestration Council (NFC) conditions. For projections, the leading edge of each eave, pergola, verandah, balcony or above the head of the window or glazed door & no more than 2400mm above the head of the window or glazed door. Pergolas with polycarbonate roof sheeting must have shading coefficient < 0.0. Pergolas with fixed battens must have parallel to the window or glazed door unless the pergola also shades a perpendicular window. The spacing between battens must be no more than 1200mm.

WINDOW GLASS FRAME & GLASS TYPE

No	(Orientation)	AREA (sqm)	
D101	S	5.6	standard aluminium, single clear, (or U-value < 1.0, SHGC < 0.4)
W101	S	7.2	standard aluminium, single clear, (or U-value < 1.0, SHGC < 0.4)
W102	S	5.6	standard aluminium, single clear, (or U-value < 1.0, SHGC < 0.4)
W103	S	1.2	standard aluminium, single clear, (or U-value < 1.0, SHGC < 0.4)
W104	N	0.5	standard aluminium, single clear, (or U-value < 1.0, SHGC < 0.4)
W105	N	7.2	standard aluminium, single clear, (or U-value < 1.0, SHGC < 0.4)

LIGHTING

Install a minimum of 40% of new or altered light fixture are fitted with fluorescent, compact fluorescent, or light-emitted-diode (LED) lamps

FIXTURES

All showerheads to have a 3 star rating or flow rate no greater than 9.0 L/min.
All toilets to have a flushing system of 3 star rating or flow rate no greater than 6.0 L/min.
Kitchen & basin taps to have a 3 star rating or flow rate no greater than 6.0 L/min.

THERMAL COMFORT COMMITMENTS

The new construction (floors, walls & ceilings) to be in accordance with the relevant specifications except that a) additional insulation is not required where the area of new construction is less than 2msq, b) insulation specified is not required for parts of alter construction w

CONSTRUCTION

Floor above existing dwelling or building
external walk other/undecided
Flat ceiling, pitch roof

ADD

NIL
R1.70
ceiling:

NOTE

THIS ARCHITECTURAL DOCUMENTATION SHOULD BE READ IN CONJUNCTION WITH THE FIRE SAFETY REPORT BY BUILDING CODE OF AUSTRALIA CONSULTANT DATED 13/08/08 (REF: 1000104-001)



These plans relate to Development

Consent No. 168/09

The plans are NOT for construction.

NOTE

ALL DIMENSIONS TO BE CHECKED ON SITE
WRITTEN DIMENSIONS ONLY TO BE USED
REFER TO ALL DETAIL DWGS BY CONSULTANT
ENGINEERS BEFORE COMMENCING WORK
REFER ANY DISCREPANCIES TO ARCHITECTS.

ISSUED FOR D.A. 25.05.2009

2058 DA11 A

E FOREMAN designers project managers

10/100 RESCEND, SUMMER HILL PH 1800 728 030 - FAX 1800 728 440

ATION DRAWINGS FOR PROPOSED
NS AND STRATA SUB-DIVISION AT
ONLY LOT 7 & 8 D.P. 456039

BUILDING CODE OF AUSTRALIA CONSULTANTS

(A Division of Australian Loss Prevention Pty Ltd) ABN 91 073 902 280

PLANNING, BUILDING SURVEYING & FIRE SAFETY

Email: bca@buildingcodeaustralia.com.au



December 13, 2008
[Ref. 1620.1bt-riem]

Suite 208, B1715K
20 Dalia Street
Brockvale NSW 2100
Tel: (02) 9739 4773
Fax: (02) 9739 4733
Mobile: (0412) 07 29 29

Louise Jones & Bob Anderson
C/- L. Jones
1/28 The Crescent
FAIRLIGHT N.S.W. 2095
Email: andersonbobj@hotmail.com

Dear Sir and Madam,

Re: Premises 28 The Crescent, Manly – Fire Safety report

As requested, I have assessed the existing building shown on the plans referenced at 1.7 below against the Deemed to Satisfy fire safety provisions contained in the Building Code of Australia (BCA) 2008.

1.0 OVERVIEW

1.1

The report was commissioned in connection with a proposal to submit a development application to Manly Council for strata subdivision of the existing residential building which is currently occupied as two flats, with one dwelling being located at ground floor level and the second dwelling being located at first floor level.

1.2

The building, when approved for strata subdivision, would comprise the following BCA classifications:-

Ground and First Floor levels - Class 2 residential sole occupancy units
Garage at street level – Class 10a

1.3

The residential building has a Rise of 2 Storeys. Each residential sole occupancy unit has direct egress to an open space on the allotment that provides pedestrian connection to the street. The garage situated on the street alignment at the front of the property exists as a separate building.

1.4

Building elements comprise masonry internal and external walls, framed and clad internal walls, plasterboard ceilings and timber lined cupboard ceilings. A

2.3 Protection of openings in external walling <1.5m from side boundaries.

For a new, similar building, openings in external walling required to have an FRL, i.e., where located <1.5m from the side boundary, would need to be protected against the spread of fire from the adjoining property. In respect to the existing premises, the following considerations have been applied:-

- A. The garage has a side door located <1.5m from the western boundary, however, protection of this opening is not warranted.
- B. Windows facing the western boundary are located in external walling which is located approximately 1.0m from the side boundary. One window is located in framed and clad walling while the other windows are located in masonry external walling.

There is no change of use proposed to the rooms served by those windows and while the windows remain unaltered it is considered that protection of those openings in accordance with BCA C3.2 & C3.4 is not warranted, except for the window to the first floor level WC, which is the subject of discussion in paragraph 2.1 of this report. *Removal of clad wall opening.*

- C. The eastern elevation of the building is set back >3m from the side boundary.

2.4 Protection of openings in flooring between dwellings

Openings in floors, ceilings and shafts for services should be suitably fire sealed and protected as per BCA C3.12 & C3.15 in order to inhibit the spread of fire between sole occupancy units via services in the building. Shafts, if any, are required to have openings protected as per BCA C3.13 and to be constructed as per Clause 2.7 of BCA Specification C1.1.

In the initial instance a competent passive fire protection contractor should be engaged to assess the extent of any work required in this regard.

3.0 ACCESS AND EGRESS [BCA SECTION D]:

3.1 Stair, balustrade and handrail construction

3.1.1

Stairs providing access to the first floor level dwelling do not conform to contemporary BCA requirements referred to in paragraph 3.2 below in that stair riser dimensions are not consistent, the mid and top landing balustrade heights are both <1m, the mid landing balustrade has openings >125mm and the stairway narrows to 950mm. Upgrading to BCA standards is recommended, except that increasing the width of the stairs to 1m is not considered to be warranted.

3.1.9

The 880mm high eastern side pathway rail balustrade should be increased in height to at least 1m and openings therein should not permit passage of a 125mm sphere. This applies where the adjoining surface is >1m below the pathway or other finished level.

3.2 BCA standards for stairs, balustrades and handrails

3.2.1

Stair construction would be expected to conform to contemporary requirements in BCA D2.13, including but not limited to the following:

- a) Stair riser dimensions (R): Min. 115mm, Max. 190mm
- b) Stair going dimensions (G): Min. 250mm, Max. 355mm
- c) $2R + G$: Min. 550mm, Max. 700mm
- d) Dimensions to be constant throughout a stair flight
- e) Open risers are not to permit a 125mm sphere to pass through between the stair treads
- f) Stair treads which have a non-slip finish or an adequate non-skid strip near the edge of the nosings.
- g) Unobstructed width – 1.0m measured between handrails. Note – It is considered that widening of existing stairs would not be warranted.

3.2.2

Balustrades to balconies or the like and to stairs and stair landings would be expected to conform to contemporary requirements in BCA D2.16, including but not limited to the following:

- a) Stair landing and balcony balustrades – Min. 1.0m in height
- b) Stairway balustrades – Min. 865mm above stair nosings
- c) Openings in balustrade construction – Not to permit a 125mm sphere to pass through it and in the case of stairs the space is measured above the nosings
- d) First floor balcony, if its level is >4m above the surface beneath, any horizontal or near horizontal elements between 150mm and 760mm above the balcony floor must not facilitate climbing

3.2.3

Handrails to stairs and ramps would be expected to conform to contemporary requirements in BCA D2.17, including but not limited to the following:

- a) Located along at least one side of the ramp or stairs
- b) Located along each side if the total width of the stairway or ramp is 2m or more.
- c) Fixed at a height of at least 865mm above the nosings of stair treads or the surface of ramps or the like.

COUNCIL COPY



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Accredited Certifier

INSPECTION PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE
EXISTING BUILDINGS
Clause 143B & 143C Environmental Planning & Assessment Regulation

Site Inspection Report

Premises: 108 THE CRESCENT MURRAY
Development Application No: 168/109 - MURRAY COUNCIL
Type of Inspection: pre C/C inspection
Date of Inspection: 18 May 2016

Current fire safety measures installed in the building are listed as follows-

~~None on site~~
None on site, upgrade works required under C/C.

Do the Construction Certificate plans & specifications adequately & accurately depict the condition of the existing building?

☒ Yes

☐ No

Details

.....
.....
.....
.....
.....

Has any work authorised by the Consent commenced on site?

☐ Yes

☒ No

Details

.....
.....
.....

Name of Certifier: STEPHEN MURRAY

Accreditation No: 13123 0282

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A58096

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 29/9/2006 published by Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General

Date of issue: Wednesday, 13, May 2009



NSW GOVERNMENT
Department of Planning

Description of project

Project address			
Project name	8909, 28 The Crescent (B)		
Street address	28 The Crescent Manly 2095		
Local Government Area	Manly Council		
Plan type and number	Deposited Plan 456039		
Lot number	7 & 8		
Section number	0		
Project type			
Dwelling type		Unit	
Type of alteration and addition	My renovation work is valued at \$50,000 or more.		

Construction		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements				
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.				
Construction	Additional insulation required (R-value)		Other specifications	
floor above existing dwelling or building.	nil			
external wall: other/undecided	R1.70 (including construction)			
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking		medium (solar absorptance 0.475 - 0.70)	
			✓	✓

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
W 103	S	1.2	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W 104	N	0.5	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W 105	N	7.2	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		

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Accredited Certifiers

FIRE SAFETY SCHEDULE

PREMISES

28 The Crescent, Manly

BUILDING CLASSIFICATION

Class 2 (Residential Flats) and Class 10a (Detached Garage)

APPLICANT

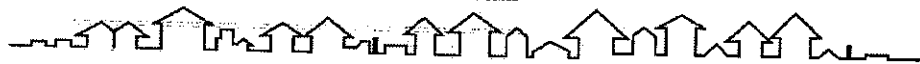
Robert James Anderson and Louise Alma Jones

CONSTRUCTION CERTIFICATE No: 10/13488 Alteration and Addition to Residential Flat Building

DATE SCHEDULE WAS PREPARED: 31 May 2010

PROPOSED FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
Lightweight wall construction western boundary FRL level of 60/60/60	Building Code of Australia Consultant Report dated 13 December 2008 and condition ANS01 of Development Consent 168/09 issued by Manly Council.
Portable fire extinguishers	BCA E1.6, AS2444- 2001
Smoke Alarm System and Heat Detector Laundry areas	BCA Clause E2.2a, Specification E2.2a and Australian Standard 3786-1993

Emergency Lighting rear external stair area	BCA Clause E4.2 Australian Standard 2293.1-2005
Protection of penetration floor between separate occupancy	BCA Clauses C3.12 and 3.15
Fire Rated Ceiling Ground Floor Unit 30/30/30	BCA Specification C1.1 Clause 5.1 (e)



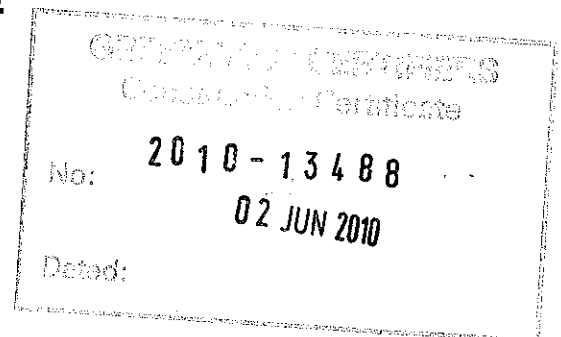
THE SITE FOREMAN

SPECIFICATION

FOR PROPOSED NEW ADDITION & ALTERATION

TENDER ISSUE

FOR



CLIENT : Mr. & Mrs. Losurdo
SITE ADDRESS : 18 Turner Ave Haberfield
JOB NUMBER : 2024
DATE : 11/07/2008.

- 3.2 The Builder is to engage a specialized subcontractor to install appropriate termite barriers to all areas of the new work.
 - i. The subcontractor is to provide a certificate of compliance.
 - ii. The Builder is to hand over this certificate to the Proprietor and the completion of the works.
- 3.3 The work is to be in accordance with AS 3660.1-2000.
- 3.4 A durable notice must be permanently fixed to the building in a prominent location.
- 3.5 The specialized subcontractor is to assess the existing building and make recommendations so as to provide suitable termite protection to existing structure.
- 3.6 The Proprietor is to approve the method prior to letting the contract.

A.4. CONCRETING: -

- 4.1 All work to comply with the BCA.
- 4.2 All formwork, concreting and reinforcement works are to conform to the following codes: -
 - i. AS 3600-2001 and amendments Concrete Structures Code.
 - ii. AS 3610-1995 and amendments Formwork for Concrete. In conjunction with amendments and supplements.
- 4.3 All concrete for the work shall be ready mixed from a supplying Company and shall be batched, mixed and delivered to the job in accordance with AS 1379-2007. Where any discrepancy exists between AS 1379-2007 and AS 3600, the latter shall prevail.
- 4.4 Construction Joints can only be placed under the direction of the certifying engineer.
- 4.5 If any reasons arise that there be cause for a construction joint, the certifying engineer is to be contacted immediately for direction.
- 4.6 Rates for concrete piers to the main slabs, including excavation, pouring, materials and machine hire to be submitted with the tender.

A.5. RENDERER: -

- 5.1 All work to comply with, the BCA.
- 5.2 All materials and workmanship shall comply with the current edition of the relevant Australian Standards and Codes, and will be rejected if defective. The work shall be carried out in a tradesman like manner and shall be in accordance with the best trade practices.

A.6. BRICKWORK: -

- 6.1 All work to comply with the BCA.
- 6.2 The external wall of the building to be as per drawings and scope of works.
- 6.3 Shall be in accordance with AS 3700-2001/AMDT 3-2007(Masonry Construction), AS 2699-1-2000 (Wall ties), and engineer's details.
- 6.4 Perform all operations necessary for the execution of works, such as cutting, corbelling, chasing, beam filling, bonding and making good.
- 6.5 Confer and co-operate with all other trades.
 - i. Carefully set out and leave openings for other trades to eliminate cutting.

- i. All steel painted or unpainted, shall be cleaned of all loose scale, rust, oil, dirt or other foreign matter by wire brushing or other approved means after fabrication.

A.10. METAL WORK: -

- 10.1 Cold form steel structures to comply with the BCA & AS/NZS 4600-2005.
- 10.2 Aluminum Construction to comply with AS/NZS 1664.1 or AS/NZS 1664.2.
- 10.3 Where aluminium surfaces may come in contact with other metals or where other incompatible materials join contact, this shall be avoided by:
 - i. Painting both contact surfaces with an approved heavy bodied bituminous paint, impregnated with aluminium powder; or
 - ii. Placing approved caulking or gasket materials between the surfaces.

A.11. EXPANSION AND CONTRACTION

- 11.1 Make all necessary allowances for the thermal movements in joints and fastenings, particularly in sheet metals and thin sections, and in the installation of assemblies, such as frames, so as to avoid tearing, buckling, opening of joints, undue stress or fatigue or other detrimental effects.

A.12. FRAMING CARPENTRY: -

- 12.1 Works to be in accordance with BCA & AS 1684-4-2006 (simplified version).
- 12.2 If contradictions occur that AS 1684.1, 1684.2 & 1684.3 will apply.
- 12.3 All timbers on delivery to the site shall be stacked clear of the ground and covered with impervious sheeting.
- 12.4 Use timber in single lengths wherever possible.
- 12.5 Thickness framing wherever linings are fixed directly to the framing.
- 12.6 Dress all visible surfaces, except where specified or otherwise noted as "sawn".
- 12.7 Visible edges are to be removed of arrises on sawn timbers, and removed with sandpaper to a 1.5 mm radius on dressed timbers.
- 12.8 Trim framing where necessary for all openings, including those required by the other trades, and for proper support to all fixtures.
- 12.9 All nails, bolts and other fixings for external timber shall be galvanized.

A.13. FLOORING: -

- 13.1 T & G strip flooring to be in accordance with the BCA and AS 1684-4-2006 (simplified version) in association with AS 2796.1-1999.
 - i. Yellow tongue flooring to be in accordance with the BCA and AS 1860-1998
- 13.2 Compressed fiber-cement sheet flooring to all wet areas that are on timber floor frames.
 - i. To be installed in accordance with manufacturers recommendations.

A.14. FASCIA AND EAVES: -

- 14.1 All work to comply with the BCA.
- 14.2 The fascia is set at a height to allow the first row of tiles to sit in the correct line of the roof, if this is not possible than a belcast batten is to be supplied and fitted at the back of the fascia.
- 14.3 All external painted timber joinery to be pre-primed finger jointed treated pine.
- 14.4 Supply and install fiber cement anti-ponding boards from the base of the first batten to the top of the fascia or to the top of the belcast batten.

A.15. GUTTERS, FLASHINGS, VALLEY IRON AND DOWN PIPES: -

- i. Opening to be fitted with doors, doorframes and architraves as scope of works.
 - ii. Skirting to be provided inside and out as scope of works.
- 20.7 CHECK ALL DIMENSIONS RELATING TO THE PREFABRICATED CABINETRY PRIOR TO COMMENCING MANUFACTURE.
- 20.8 Those other sundry items as are affected by the new work and/or shown on the Drawings and/or necessary for the satisfactory completion of the new work

A.21. PLUMBING HOT AND COLD WATER, GAS AND DRAINAGE: -

- 21.1 All work to comply with the BCA and to the complete satisfaction of the relevant Authorities.
- 21.2 To be in accordance to AS/NZW 3500.1.1-1998 (water supply), AS/NZS 3500.5-2000 (domestic installation), amendments and supplements.
- 21.3 Adequately support and secure all pipes to adjacent walls and other suitable building elements, so that pipes do not deform and are able to move without causing stress in the pipes and joints.
- 21.4 All hot water piping shall be a proprietary brand of pre-lagged copper, suitable for the operating temperatures, and with an approved waterproof jacket.
 - i. Where bends must be formed the insulation is to be pushed back to permit bending and restored upon completion.
- 21.5 Water hammer-water systems shall be installed in a manner to prevent water hammer by the correct selection and installation of valves, pipe clips etc.
 - i. Water hammer is a defect in the system and shall be rectified by the builder.
- 21.6 Supply and installation of copper gas, hot and cold water pipes, in accordance with AS 1432-2004, to all the fixtures and outlets. Including all chasing and fixing of pipework.
- 21.7 Supply and installation of Polyethylene (PEX) hot and cold water pipes to be in accordance with manufactures installations recommendations including all chasing and fixing of pipework.

A.22. ELECTRICAL: -

- 22.1 Provide the materials and labour to complete the whole of the electrical services necessary to complete the works, as per scope of works, to the complete satisfaction of the relevant Authorities, the BCA and AS 3018-2001 and amendments.
 - i. If in conflict with AS 3000-2007 and amendments the later shall override.
- 22.2 The works shall be carried out and certified by an accredited licensed electrical contactor.
- 22.3 Connection of consumer and service mains in accordance with Authorities requirements and their approval of the location as required.
- 22.4 Provision of smoke detectors to be in accordance of the BCA, AS 3786-1993 and DA conditions of approval.
- 22.5 Commissioning and testing of the installation and the issue of a compliance certificate Prior to the approval of Practical Completion.
- 22.6 All locations and set out of the electrical works shall be discussed with the Proprietor for approval prior to the commencement of the works or in accordance with an Electrical layout supplied by the Proprietor.
- 22.7 All switches and power points to be Clipsal 2000 series or equal quality.
- 22.8 Alarm system as selected by Proprietor as per plans and scope of works.

- ii.a Allow for 3 colour changes.
- iii. Joinery to be in oil based full gloss, both internally and externally.
 - iii.a Allow for 3 colour changes.
- iv. Allow for Taubmans premium quality paints or equivalent.

26.3 ON COMPLETION: -

- i. Touch up painting where required to make good after all trades, clean off all marks, paint spots and stains throughout, including all hardware and other fittings, and leave the job in a clean and tidy condition.

A.27. LANDSCAPING

- 27.1 Carry out all works required and supply all materials needed to complete the works as show on the landscaping plans attached as per scope of works.
- 27.2 Remove all excess material and waste from site.

B MISCELLANEOUS AND CLARIFICATIONS.

B.1. PRECEDENCE: -

- 1.1 The scope of works will take precedence over the specification and contract if there are any discrepancies.

B.2. TESTING AND INSPECTIONS: -

- 2.1 The Proprietor and/or the Proprietor's agent will be given reasonable access, at any time with or without notice, to inspect the works, failure to detect any defective works during those inspections will not mitigate the builder's responsibility to rectify those defects.
- 2.2 If the Specification and/or the Proprietor and/or Authorities require any work to be specially tested or inspected or approved, the Builder shall be responsible for the arrangements and costs.
- 2.3 Should any testing, requested by the Proprietor, show that the item, being tested, is free of defect than the cost of that test shall be paid for by the Proprietor.
- 2.4 The builder is to give sufficient and timely notice of its readiness for inspection.
- 2.5 If any such work is covered up without approval or consent the builder will be required to Builder's expense, uncover the work for examination and recover it after inspection and approval.

B.3. BEFORE THE FINAL PAYMENT: -

- 3.1 A statement is required from the builder that no monies are due or owing to sub contractors and/or supplies.
- 3.2 The builder will submit a complete statement of accounts, including details of all variations to the contract.
- 3.3 The builder will remove all temporary structure, plant and equipment, surplus materials and rubbish from works.
- 3.4 The site and all surfaces are to be cleaned and clear of protective coatings, paint stains, cement or putty or other contaminates.
- 3.5 It is emphasised that the cleaning of the works is to be first quality. A trade or "builder's clean" will not be acceptable.