

COUNCIL COPY

Bernie Cohen & Associates Pty Ltd Trading as

ESSENTIAL CERTIFIERS LIVERPOOL

ABN : 84047117254

PO Box 5387 Prestons NSW 2170 ☎ 6/387-393 Hume Hwy, Liverpool 2170

Telephone: (02) 9824-1545

☎ Facsimile: (02) 9824-1754



CERT. NO:

FINAL OCCUPATION CERTIFICATE

CC2004-02862

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

COUNCIL

PITTWATER

APPLICANT

Name ACA Design Consultants P/L
Address Suit 2/174 Green Valley Road, GREEN VALLEY 2168
Contact no (telephone/fax) 9607 3811

OWNER

Name Suhajda, Mr Tibor
Address 34 York Terrace, BILGOLA PLATEAU
Contact no (telephone/fax) 0417 254 211

SUBJECT LAND

Address 34 York Terrace, BILGOLA PLATEAU 2107
Lot No 176
DP - 16327

APPROVAL DETAILS

D.A No. N0763/03
D.A Approval Date 6/02/2004
CC No CC2004-02862
Date of CC Approval 4/05/2004
Issued by Essential Certifiers Liverpool

Essential Certifiers Liverpool Certificate No. CC2004-02862

R.203827 25/10/06 KUL.

WORKS APPROVED

Description	Additions to Existing Dwelling
Classification	1a

DETERMINATION

Type of Certificate	Final
Decision	Approved
Date of Decision	24/10/2006

RIGHT OF APPEAL

under S109K where the Certifying Authority is a Council an applicant may appeal to the Land and Environmental Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision.

ACCREDITATION BODY

DIPNR, 10 Valentine Street, Parramatta NSW 2150

CERTIFICATE

This is to certify that :

I have been appointed as the Principal Certifying Authority under S109E.

I have taken into consideration the health and safety of the occupants of the building.

A Development Consent/Complying Development Certificate is in force with respect to the building.

A Construction Certificate/Complying Development Certificate has been issued with respect to the plans and specifications for the building.

The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.

Where required, a final Fire Safety Certificate has been issued for the building.

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

Essential Certifiers Liverpool Certificate No. CC2004-02862

FINAL REPORT

The Accredited Certifier certifies that the subject stages of construction were inspected and found to be satisfactory and the development is completed in accordance with the approved plans and specifications and Council's Development Consent conditions if applicable.

Date	Inspection	Inspected by
11/10/04	Frame & Roof	Kieran Tobin
16/05/05	Framework	Kieran Tobin
11/01/06	Storm Water	Kieran Tobin
24/03/06	Water Proofing	Kieran Tobin
11/10/06	Final Inspection	Kieran Tobin
24/10/06	Final OC Completion	Bernie Cohen

CERTIFICATES RELIED UPON

Engineers Certificate by Baigents dated 12/10/06, Smoke Detector Certificate by Benz Electrical dated 11/10/06, Waterproofing Certificate by All Seasons Waterproofing dated 10/10/06, Pest Certificates by The Professionals Pest Controllers dated 27/10/04 & 23/2/05, Glazing Certificate by Trend Windows & Doors dated 12/10/06, AAA Fixtures Letter by Tibor Suhajda dated 18/10/06, Survey Report by ESO Surveyors dated 24/4/06, Photographs & Statement dated 20/10/06 by Tibor Suhajda

CERTIFYING AUTHORITY

Name of Accredited Certifier
Accreditation No

Bernie Cohen
623



SIGNED:

BAIGENTS

Consulting Engineers

ABN 29 006 982 538

COUNCIL COPY

Baigents Pty Ltd
Level 6, 225 Miller Street
North Sydney, NSW 2060
Telephone: (02) 9929 7511
Facsimile: (02) 9929 7544
Email: sydney@baigents.com.au
Web: www.baigents.com.au

Offices in Sydney and Melbourne

Ref: S03325/FF/KAG/ODSC-15065

12 October 2006

Mr Tibor Suhajda
34 York Terrace
BILGOLA NSW 2107

Dear Mr Suhajda,

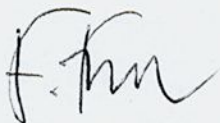
Inspection Certification for Alterations and Additions to Residence, 34 York Terrace, Bilgola

We, Baigents Pty Ltd, being professional engineers, certify that:

- (a) we have carried out inspections during construction; and
- (b) as far as could be determined from those inspections, the work required by structural engineering drawings and engineering instructions issued up to the time of each inspection conformed generally with those drawings and instructions.

This certificate shall not be construed as relieving any other parties of their responsibilities, liabilities and contractual obligations.

Yours faithfully
BAIGENTS PTY. LTD.



Frank Farac
BE MIE Aust

11 Oct 2006

Tibor Suhajda
34 York Tce
Bilgola Plateau NSW 2107

To Whom It May Concern:

All work completed at 34 York Tce, Bilgola Plateau NSW 2107.
It has been in compliance with the Rules and Regulations of the following;

- Smoke Alarm
- AS 3000

Should you have any questions, please contact Ben Dyball on 0417-676- 017.

Sincerely,

Ben Dyball
For Benz Electrical



9918 9886

CERTIFICATE OF COMPLIANCE AND WARRANTY

PHONE: 0419 128 113 ALL SEASONS WATERPROOFING FAX: 94462767

DATE OF CERTIFICATE
10/10/06

Address: 5 Dorey Ave
Suburb: Lickorbie

Warranty Number:
ABN 443 829 707 53 TRADE LICENCE NUMBER 1333JC

JOB SITE DETAILS

Client name: Tibor Subajda
Contact name:
Office Address:
Suburb:
Phone:
Job Address: 34 York Terrace
Suburb: Siligton Plots
Site contact name:
Phone: 9918 9886 Mob: 0432 844 200
Postcode:
Mob:

WORK AREAS COVERED BY THIS CERTIFICATE

Number of shower areas waterproofed	43	Hobs	1	Hob-less	1	Step-down	1
Number of wet areas waterproofed	4	Ensuites	1	Laundries	1	Bathrooms	1
Water stop heights: Showers	50 mm	WC's	1	Powder room	1	Doors	19 mm
Mobility impaired bathroom	1	Shower over bath	1				
Other specify							

WATERPROOFING MEMBRANE SYSTEM APPLIED

The bond breaker type	Sealant	Primer used	YES	Reinforcement used	YES	Number of membrane coats applied not including primer coat	Two
The membrane material used	P15 TAUHSET						
Membrane manufacturer	Durotech						
Flood tested	YES						

I hereby certify and sign off on the above wet area waterproofing works, and warrant that the waterproofing work completed at the above site was installed in accordance with the Manufacturers written installation instructions and complies with the guidelines outlined by one or more of the following wet area waterproofing publications or regulations:

THE BUILDING CODE OF AUSTRALIA (BCA) ☒ A.S. 3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDING ☒
GUIDE TO INTERNAL WET AREA WATERPROOFING MASTER BUILDERS ASSOCIATION ☒

Signature of authorised person ☒ Date 10-10-06



The Professionals Pest Controllers Pty Ltd



P.O. Box 811 Mona Vale NSW 1660. Tel: 9979 5048 Fax: 9979 3867

ACN 054 959 072 ABN 81 054 959 072

SUBTERRANEAN TERMITE MANAGEMENT SYSTEMS

CERTIFICATE OF INSTALLATION

In accordance with AS 3660.1

New Building Work Only

Certificate No:

Form C2 - 2001

C2900

IMPORTANT INFORMATION This "Subterranean Termite Management Systems Certificate of Installation in accordance with AS 3660.1" (hereinafter called "The Certificate") is issued subject to the Terms & Conditions set out in Clause A.1 of this document.

NAME OF BUILDING OWNER: Mr. T. Sullagda

NAME OF CLIENT (which may be same as above):

PROPERTY AT: 34 York Tce B.1506.

POST CODE:

PLEASE READ THE TERMS AND CONDITIONS SET OUT IN CLAUSE A.1 OF THIS DOCUMENT

METHOD OF TERMITE MANAGEMENT This Certificate confirms the installation of a management system(s).

Date the work was completed: 27/10/04.

Details of termite barrier(s) installed (include whether a single or integrated termite barrier has been installed, the name of the barrier, method of installation and any specific maintenance recommendations):

Tank → pump → hose → shower single barrier, Biflex.

Where applicable, specify registered chemical used:

Name of Chemical: Biflex

Active constituent used: Bifenthrin

Concentration applied: 500-1/1000

Total volume used: 235L

The expected life of any under floor chemical barrier is: 10 yrs

The expected life of any external chemical barrier is:

Details of any other system component installed (e.g. monitoring stations):

Specify any specific limitations and additional advice (include any limitations to the installation of the barrier or the ability to maintain or inspect, which may have occurred due to the design or construction of the building or the requirements of the client):

(i) This Certificate only applies to the work of this Installer. It does not apply to the work of any other installer.

Not a complete termite treatment hence no guarantee

DURABLE NOTICE The notice advises the Building Owner or others that a termite management system(s) has been installed

DURABLE NOTICE The notice advises the Building Owner or others that a termite management system(s) has been installed.

A durable notice has been permanently fixed to: *Master Lock*

INSPECTIONS



The Professionals Pest Controllers Pty Ltd



P.O. Box 811 Mona Vale NSW 1500. Tel: 9979 3048 Fax: 9979 3867

ACN 054 959 172 ABN 81 054 959 072

SUBTERRANEAN TERMITE MANAGEMENT SYSTEMS

CERTIFICATE OF INSTALLATION

in accordance with AS 3660.1

New Building Work Only

Certificate No:

Form C2-2001

C 3464

IMPORTANT INFORMATION This "Subterranean Termite Management Systems Certificate of Installation in accordance with AS 3660.1" (hereinafter called "The Certificate") is issued subject to the Terms & Conditions set out in Clause A.1 of this document.

NAME OF BUILDING OWNER: Mr. T. Sultogda.

NAME OF CLIENT (which may be same as above):

PROPERTY AT: 34 York Ave Bilgola.

POST CODE:

PLEASE READ THE TERMS AND CONDITIONS SET OUT IN CLAUSE A.1 OF THIS DOCUMENT

METHOD OF TERMITE MANAGEMENT This Certificate confirms the installation of a management system(s).

Date the work was completed: 23/2/05

Details of termite barrier(s) installed (include whether a single or integrated termite barrier has been installed, the name of the barrier, method of installation and any specific maintenance recommendations): Single barrier, Biflex.
Tank → pump → hose → shower nozzle.

Where applicable, specify registered chemical used:

Name of Chemical: Bifenox

Active constituent used: Biflex

Concentration applied: 500ml/100L

Total volume used: 40L

The expected life of any under floor chemical barrier is: 10 yrs

The expected life of any external chemical barrier is:

Details of any other system component installed (e.g. monitoring stations):

No a complete termite treatment hence no guarantee.

Specify any specific limitations and additional advice (include any limitations to the installation of the barrier or the ability to maintain or inspect, which may have occurred due to the design or construction of the building or the requirements of the client):

(i) This Certificate only applies to the work of this Installer. It does not apply to the work of any other installer.

DURABLE NOTICE The notice advises the Building Owner or others that a termite management system(s) has been installed.

A durable notice has been permanently fixed to:

Meter house.

INSPECTIONS



October 12th, 2006

Trend Windows & Doors Pty Limited
ABN 96 000 433 492

44-52 Mandoon Road,
Girraween NSW 2145, Australia

Telephone (02) 9840 2000
Facsimile (02) 9840 2059

PO Box 327
Wentworthville NSW 2145

Mr Tibor Suhajda
34 York Terrace
BILGOLA PLATEAU NSW 2107

Dear Sir,

RE: Job No 11275433AA,1122302,1122013 York Terr 34 Bilgola Plateau

This is to confirm that the Windows and Doors supplied by Trend Windows & Doors Pty Ltd to the above job were glazed in accordance with AS 1288 - 1994 as per details supplied to Trend Windows at the time of order.

Assuring you of our co-operation at all times.

Yours faithfully,

A handwritten signature in black ink, appearing to be "M. Smith". The signature is written in a cursive, flowing style.

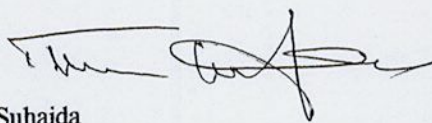
M. Smith
Sales Manager

October 18, 2006

Tibor Suhajda
34 York Terrace
Bilgola Plateau NSW 2107

Essential Certifiers
6/387-393 Hume Hwy
Liverpool, NSW 2170

AAA fixtures and hot water system are in compliance
With the Rules and Regulations.

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

Tibor Suhajda



24 April 2006

ESO Ref: 41183.

Mr. Tibor Suhajda
34 York Terrace
Bilgola, NSW, 2107
Ph: 0417 254 211
Email: a.suhajda@optusnet.com

Dear Sir,

Re: 34 York Terrace, Bilgola.

Registered Surveyor's Report

Acting in accordance with your instructions, we have undertaken a boundary survey of the whole of the land referred to in Certificate of Title Folio Identifier 176/16327 and being further described as lot 176 in Deposited Plan 16327. The survey has been carried out for the purpose of supporting an application for a Building Certificate from Pittwater Council for a new dwelling construction. The land being comprised of an area of approximately 841 square metres is situated in the Local Government Area of Pittwater, Parish of Narrabeen and County of Cumberland.

This letter relates to this transaction only and it is our opinion that: -

1. The subject land is shown by red edging upon the attached plan.
2. Upon the land stands a new two storey cement rendered panels residence with metal roof. The property is identified as No. 34 York Terrace.
3. The above residence stands wholly within the boundaries of the subject land.
4. The position of fencing does not form part of this report.
5. The second schedule of the Certificate of Title lists four notification being:-
 - a) D904877 Covenant (details herewith)
 - b) G791215 Right of Carriageway appurtenant to the land above described affecting the land 3.05 wide and variable width shown in the plan with G791215.
 - c) H343525 Right of Carriageway appurtenant to the land above described affecting the site shown as proposed right of way variable width in plan with H343525.
 - d) P258862 Right of Carriageway appurtenant to the land above described affecting the site shown as proposed right of way 5 feet wide in plan with H343525.



ESO SURVEYORS: MEMBER OF THE ASSOCIATION OF CONSULTING SURVEYORS (NSW Inc)
ENGINEERING SETOUT PTY LTD ABN 46 003 992 078 PHONE 02 9939 2781 FAX 02 9907 3760
48 PALOMAR PARADE HARBORD 2096, PO BOX 441 HARBORD NSW 2096
EMAIL eso@esosurveyors.com.au WEBSITE www.esosurveyors.com.au





6. During the course of the survey, no investigation has been undertaken to determine the existence of any possible subterranean encroachments.
7. We have determined by survey the constructed levels of the residence in relation to the assumed datum used on the approved architectural drawings. Details of these levels are as shown on the attached sketch.
8. The land in this report has been surveyed only for the purpose of establishing the relationship of the new construction relative to the boundaries, and the height of nominated structures relative to the construction datum. Should additions or further improvements be erected upon the subject property after the date of this report then further surveys may be required.

We thank you for your instruction and should you have any queries in relation to this letter or our sketch, please do not hesitate to contact the undersigned.

Yours faithfully,
ESO Surveyors

MICHAEL J. PALMER, B. Sc., M.I.S.NSW
Surveyor, Registered under the
Surveying Act 2002.



ESO SURVEYORS: MEMBER OF THE ASSOCIATION OF CONSULTING SURVEYORS (NSW Inc)
ENGINEERING SETOUT PTY LTD ABN 46 003 992 078 PHONE 02 9939 2781 FAX 02 9907 3760
48 PALOMAR PARADE HARBORD 2096, PO BOX 441 HARBORD NSW 2096
EMAIL eso@esosurveyors.com.au WEBSITE www.esosurveyors.com.au





SURVEY REPORT

34 York Terrace Bilgola

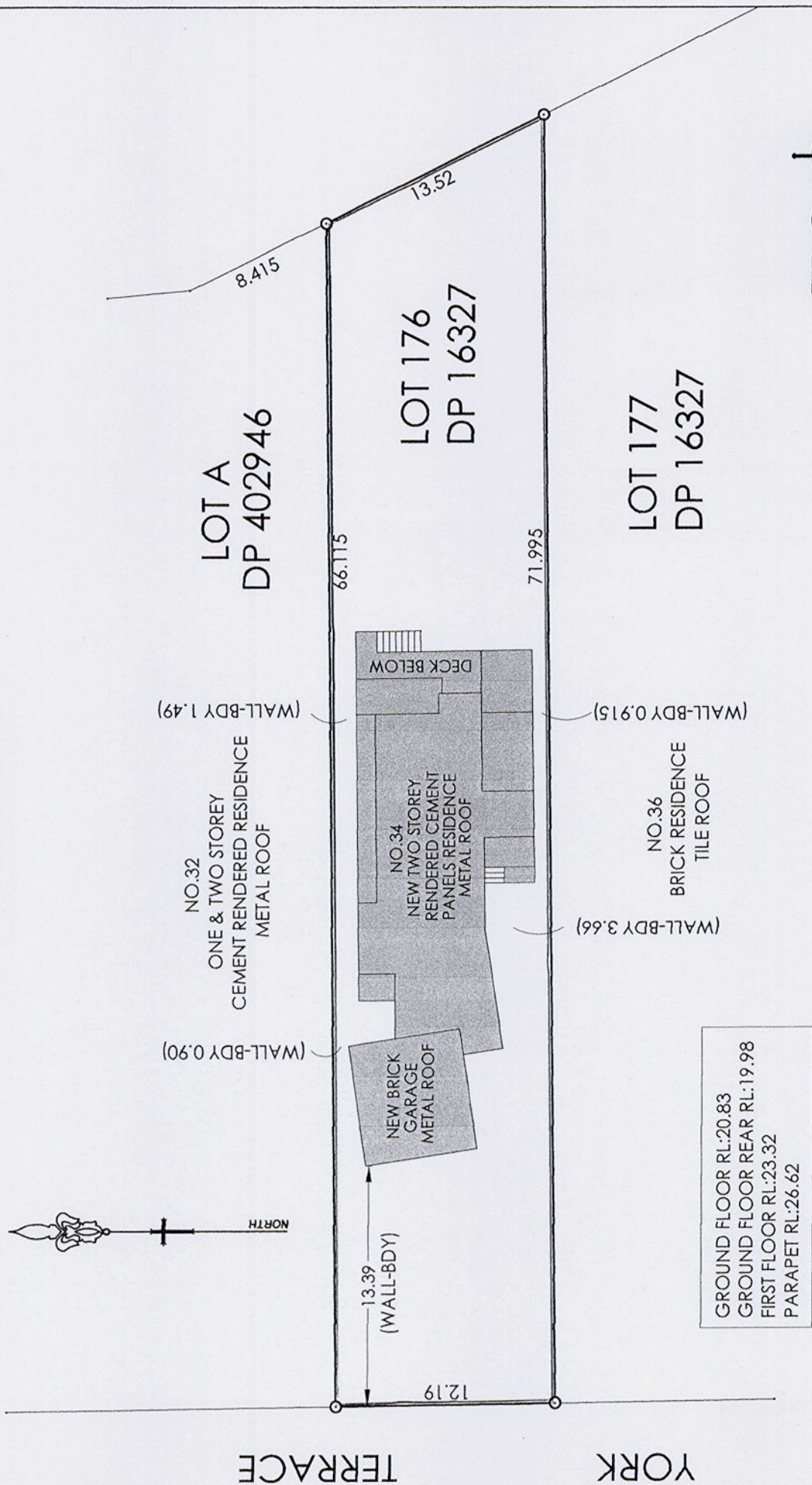
April 2006



Surveyors Reference : 41183

SKETCH

To accompany my letter dated 24.04.06
Reference: 41183



48 Palomar Parade
HARBORD 2096

P.O. Box 441, HARBORD 2096
Phone: 9939 2781 Fax: 9907 3760
Email: eso@esosurveyors.com.au

Michael J. Palmer

MICHAEL J. PALMER

Surveyor Registered under The Surveying Act, 2002.

DATUM: ASSUMED

SURVEYOR: JFV

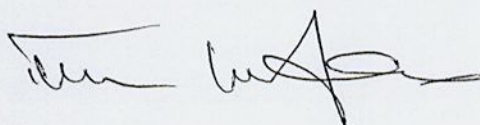
20. October 2006.

04/2862

STATEMENT

No damage has been done to street trees and road reserve and area adjoining the site.

Tibor Suhajda
34 York Terrace
Bilgola Plateau, NSW 2107

A handwritten signature in black ink, appearing to read 'Tibor Suhajda', written in a cursive style.



NO 763/03

2012/12/08

