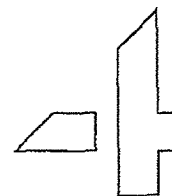


OCCUPANCY PERMIT

Permit No: 15132 20021861/0



GROUP FOUR
BUILDING CONSULTANTS

7/11/2007

Issued To:

Casuarina Villas
Suite 4, 3 Heaslop Street
WOOLLOONGABBA, QLD 4102
Contact: John Lyons
Phone: 073391 1931

Copy To:

Baracon
112 Balmain Street
RICHMOND, VIC 3121
Contact: Jason Wong
Phone: (03) 8420 8200

Property Details:

(Lot 2) 60-68 Gladesville Boulevard, PATTERSON LAKES 3197

Project Description:

Construction of Residential building(s) (2) - 49 Residential Apartments & basement carpark

Title Details: LP/PS: 130559, Vol: 09307, Folio: 318

City/Shire:

Kingston

Building Details:

<u>Part of Building</u>	<u>Intended Use</u>	<u>BCA Class</u>	<u>Allowable floor loading</u>
49 Residential Apartments & basement carpark	Residential	2	1.50

Permit Conditions:

- This Occupancy Permit relates to unit two
- Essential services and the required performance levels must be maintained in accordance with the attached appendix to this Occupancy Permit. (Regulations 1203, 1204, 1205)
- Fire Engineering report / alternative solution has been issued by ULA to vary several non-compliance items. Refer to report for non-compliance items and solutions.
- Dispensation has been sought and approved by the CFA in relation to varying the location of the hydrant and booster connection to be within 10m of the building.
- An alternative solution has been issued by the Gardener Group to vary the requirements of F2.1. There are: (a) To permit the deletion of a common sanitary toilet facility for employees and (b) to permit the use of bathtubs in lieu of washtubs within each sole occupancy unit.
- Modification issued for non complying items DP4 & DP6(D1.6) for stairways 1,2,4,5,9 & 10 which serve as required exits be reduced in width varying between 940mm to 980mm in lieu of 1000mm.

Suitability for Occupation:

The building or part of a building to which this certificate applies is suitable for occupation.

Signed:

Michael Madeira.

Building Surveyor: Michael Madeira
Registration No: BS 15132

Date of final inspection: 29-Oct-2007
Date permit issued: 07-Nov-2007

7438

GROUP FOUR
BUILDING CONSULTANTS
ABN 41 631 772 458
WWW.GROUPFOUR.COM.AU

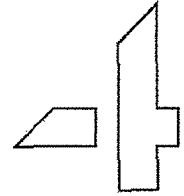
200 HUNTINGDALE ROAD
OAKLEIGH EAST VIC 3166
TEL 03 9544 0544
FAX 03 9544 0244

SUITE 4 - 50 ASSEMBLY DVE
TULLAMARINE VIC 3043
TEL 03 9330 1822
FAX 03 9330 0622

OCCUPANCY PERMIT

Form 1 - Building Act 1994 - Building Regulations 2005 - Regulation 100B

Permit No: 15132 20021861/0



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Building Details:

<u>Part of Building</u>	<u>Intended Use</u>	<u>BCA Class</u>	<u>Allowable floor loading</u>
49 Residential Apartments & basement carpark	Residential	2	1.50

Permit Conditions:

- This Occupancy Permit relates to unit One
- Essential services and the required performance levels must be maintained in accordance with the attached appendix to this Occupancy Permit. (Regulations 1203, 1204, 1205)
- Fire Engineering report / alternative solution has been issued by ULA to vary several non-compliance items. Refer to report for non-compliance items and solutions.
- Dispensation has been sought and approved by the CFA in relation to varying the location of the hydrant and booster connection to be within 10m of the building.
- An alternative solution has been issued by the Gardener Group to vary the requirements of F2.1. There are: (a) To permit the deletion of a common sanitary toilet facility for employees and (b) to permit the use of bathtubs in lieu of washtubs within each sole occupancy unit.
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Building Surveyor: Michael Madeira
Registration No: BS 15132

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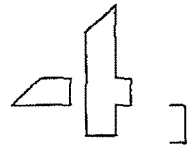
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Property Details:

(Lot 2) 60-68 Gladesville Boulevard, PATTERSON LAKES 3197

Project Description:

Construction of Residential building(s) (2) - 49 Residential Apartments & basement carpark

Essential Safety Measures Conditions:

Essential safety measures must be maintained in accordance with the following table:

<u>Essential Safety Measure</u>	<u>BCA or other provision</u>	<u>Frequency of Maintenance</u>
Exit doors	BCA Section D	3 monthly inspection to confirm exit doors are intact, operational and fitted with conforming hardware
Exit signs	BCA Part E4, AS 2293.1	6 monthly to AS 2293.2
Fire detectors and alarm systems	BCA E1.7, AS 1670	Weekly to AS 1851.8
Fire mains	BCA Part E1, AS 2118, AS 2419.1	Weekly to AS 1851.4
Fire brigade connections	BCA Spec E1.7, Vic H101.9, Vic H103, AS 1670	Weekly to AS 1851.8
Fire control centres	BCA Spec E1.8	Annual inspection
Fire control panels	BCA Vic H101.9, AS 1603.4	Weekly to AS 1851.8
Sprinkler systems	BCA, E1.5, AS 2118, Code of practice for installation of residential life safety sprinkler systems	Weekly to AS 1851.3
Mechanical ventilation systems	BCA E2.2, G3.8, Spec H1.3, AS 1668	Monthly to AS 1851.6, AS 3666
Fire doors (including signs)	BCA Spec C3.4, AS 1905.1	Monthly to AS 1851.7
Fire extinguishers (portable)	BCA E1.6, AS 2444	6 monthly to AS 1851.1
Fire hose reels	BCA E1.4	6 monthly to AS 1851.2
Fire hydrants	BCA E1.3, AS 2419.1	Weekly to AS 1851.4
Fire indices for materials	BCA C1.10, AS 1530.3	Annual inspection to confirm no materials with potentially non-conforming fire indices occur
Fire isolated stairs	BCA Sections C and D	Annual inspection
Fire rated control joints	BCA Section C	Annual inspection
Paths of travel to exits	BCA Section D	3 monthly inspections to confirm travel paths are intact
Air Conditioning Systems	AS 1668	Monthly to AS 1851.6, AS 3666

Signed:

Michael Madeira

Building Surveyor: Michael Madeira

Date of final inspection: 29-Oct-2007

Registration No: BS 15132

Date permit issued: 07-Nov-2007

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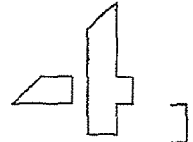
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(Lot 2) 60-68 Gladesville Boulevard, PATTERSON LAKES 3197

GROUP FOUR
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Project Description:

Construction of Residential building(s) (2) - 49 Residential Apartments & basement carpark

Emergency lighting

BCA Part E4, AS2293.1

6 monthly to AS 2293.2

Signed:

Michael Madeira

Building Surveyor: Michael Madeira

Registration No: BS 15132

Date of final inspection: 29-Oct-2007

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