
**ASPIRE APARTMENTS
OWNER'S CORPORATION MANUAL**

INTRODUCTION

The information contained within this manual is provided as a guide to assist the Owner's Corporation and Building Manager in the operation and maintenance of plant, equipment and building finishes. This manual should be read in conjunction with the trade specific operating and maintenance manuals, to familiarise the Owner's Corporation, Strata Manager and Building Manager with systems contained within the building and to provide guidelines towards maintenance of such systems. It will also provide key information regarding warranties, guarantees and contractor responsibilities.

The Strata Manager and the Building Manager will each hold one copy of this manual.

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Section 1

COMPLIANCE CERTIFICATION

COMPLIANCE CERTIFICATION

Enclosed are copies of the following certificates:

- Notice of Practical Completion
- Interim Occupation Certificate
- Fire Safety Certificate
- Section 73 Compliance Certificate – Sydney Water Corporation



16 June 2015

James Clark
Project Manager – Aspire
Hindmarsh Construction Australia Pty Ltd
Level 22/ 25 Bligh Street
Sydney NSW 2000

James

**Certificate of Practical Completion – Aspire
11 Alberta Street, Sydney NSW 2000**

Hindmarsh Construction Australia Pty Ltd (Contractor) is hereby granted Practical Completion for the Aspire Project at 11 Alberta Street as at 16 June 2015. Aspire is defined in the Development Statement comprises 56 apartments and 1 commercial space.

COMPLETION CERTIFICATE

	day	month	year
Completion achieved on:	16	June	2015
The defects liability period will expire on:	16	September	2015

Works checked by the Superintendent
Hindmarsh Development Australia Pty Ltd
under authority of the Principal
Alberta Developments Pty Limited
71 Constitution Avenue Campbell ACT 2612

Signature:

A handwritten signature in black ink, appearing to be 'SL' followed by a stylized flourish.

Steve Laffey

16 June 2015

T +61 2 6129 1500
F +61 2 6248 0751
71 Constitution Avenue
Campbell ACT 2612

T +61 2 9274 1100
F +61 2 9233 3886
Level 22, 25 Bligh Street
Sydney NSW 2000

T +61 7 3259 2000
F +61 7 3259 2099
Level 1, 9/10 Hudson
Road Albion QLD 4010

T +61 8 8228 4188
F +61 8 8228 4199
57 Wyatt Street
Adelaide SA 5000

Hindmarsh Development Australia Pty Ltd is a member of the Hindmarsh Construction Australia Pty Ltd Group. ABN 66 439 287 884



BLACKETT
MAGUIRE+
GOLDSMITH

OCCUPATION CERTIFICATE

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

CERTIFICATE NO.:

OC-15145

TYPE:

☒ Interim

☐ Final

DETERMINATION:

Approved

DATE OF DETERMINATION:

16 June 2015

SUBJECT LAND:

Lot & DP

Lot 1

DP 981195 & 171359

Address

11-15 Alberta Street
SYDNEY NSW 2000
City of Sydney

LOCAL GOVERNMENT AREA:

APPLICANT:

Name

James Clark

Company

Alberta Developments

Address

Level 22, 25 Bligh Street
SYDNEY NSW 2000

Phone / Fax / Email

Phone: 02 9274 1100 Fax: 02 9233 3886

OWNER:

Name

Alberta Developments

Address

Level 22, 25 Bligh Street
SYDNEY NSW 2000

Phone / Fax / Email

Phone: 02 9274 1100 Fax: 02 9233 3886

DESCRIPTION OF DEVELOPMENT:

Eighteen (18) storey mixed use residential apartment building.

Note: This Occupation Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.

WHOLE / PART:

PART

Description of part (where applicable):

Whole development excluding ground floor retail tenancy and associated garbage room; and rooftop plant and parapet amended by additional storeys approved under DA number D/2013/1533.

BCA CLASSIFICATION:

Class 2, 6, 7a & 7b

DEVELOPMENT CONSENT:

Development Application No. & Date of Determination

D/2011/705 dated 19/09/2011, D/2011/705/A dated 27/10/2011, D/2011/705/B dated 09/10/2012, D/2011/705/C dated 24/01/2013, D/2011/705/D dated 22/04/2013, D/2011/705/E dated 14/06/2013, D/2011/705/F dated 17/06/2013 & D/2011/705/G dated 07/11/2013.

CONSTRUCTION CERTIFICATE:

Construction Certificate No. & Date of Determination

CC-13149 dated 09.07.2013, CC-13241 dated 14.11.2013, CC-14085 dated 05.06.2014 and CC-15064 dated 25.03.2015.

STATUTORY CERTIFICATION:

Blackett Maguire + Goldsmith certify that:

- + The health and safety of the occupants of the building have been taken into consideration where an interim occupation certificate is being issued; and
- + A current development consent or complying development certificate is in force for the building; and
- + If any building work has been carried out, a current construction certificate (or complying development certificate) has been issued with respect to the plans and specifications for the building; and
- + The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia; and
- + A fire safety certificate has been issued for the building; and
- + A report from the Fire Commissioner has been considered (if required).

DOCUMENTATION RELIED UPON:

As listed in Schedule 1

DETAILS OF CERTIFYING AUTHORITY:

Certifying Authority

Accreditation No.

Blackett Maguire + Goldsmith Pty Ltd
ABC 4

SIGNATURE:

Dean Goldsmith

Date: 16/06/2015

SIGNED ON BEHALF OF BM+G:

Accreditation No. BPB 0141

Address Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

Postal PO Box 167
Broadway NSW 2007
ABN 18 408 985 851

Contact Ph: 02 9211 7777
Fax: 02 9211 7774
Email: admin@bmplusg.com.au



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	OC Application Form	James Clark of Alberta Developments Pty Ltd	13.05.2015
2.	Compliance Statement: Floor Space Ratio	David Bromhead of SDG	26.05.2015
3.	Compliance Statement: Australian Height Datum	David Bromhead of SDG	27.04.2015
4.	Email correspondence regarding confirmation on updated as built electronic model submission to Council	Freya Macleod of Hindmarsh	28.05.2015
5.	Plan Registration Notice	Land and Property Information	08.04.2015
6.	Acoustic Certification	Ben White of Acoustic Logic	11.05.2015
7.	Section 73 Compliance Certificate	Peter Atherton of Sydney Water Corporation	20.01.2015
8.	Installation Certificate for Warning and Operational Signage	William de Winton of Integrated Signage Pty Ltd	25.05.2015
9.	Final Survey Report for building + Survey Plan	David Bromhead of SDG	08.05.2015
10.	Public Domain Works approval + approved plans	Christopher Corradi of City of Sydney Council	14.11.2014
11.	Landscape Certification	Esther Dickins of Clouston Associates	29.05.2015
12.	Email correspondence regarding changes to the Public Domain Plan	Esther Dickins of Clouston Associates	03.06.2015
13.	Certificate of Compliance for DA conditions 50, 3, 4, 5, 6 & 58 & 55	James Clark of Hindmarsh	05.06.2015
14.	Final Fire Safety Report	Rory Fegan of Fire & Rescue NSW	02.06.2015
15.	Certificate of Compliance for mechanical systems	Simon Gilson of Klaus Multiparking Australia	29.05.2015
16.	Schedule of Finishes	Marchese Partners	12.03.2015
17.	Fire Hazard Properties Certification: Carpet	Rains Carpets Pty Ltd	29.05.2015
18.	Certificate of Assessment: Carpet	Alex Webb of CSIRO	21.10.2013
19.	Fire Safety Certificate: Fire Alarm Communication Link	Sean E Joseph of Romteck Grid Pty Ltd	09.06.2015
20.	Test Reports for Sprinkler System	Steve Dwyer of D A Fire Services Pty Ltd	11.06.2015
21.	Interim Fire Safety Engineering Inspection Report	Thomas Newtown of Rawfire	11.06.2015
22.	Fire Safety Certificate: all measures	James Clark of Hindmarsh	12.06.2015
23.	Installation Certificate: Access Panels, doors and hoppers	Eddy Saidi of Elephant Foot Waste Compactors Pty Ltd	29.04.2015
24.	Fire Safety Certificate: Automatic fire detection & alarm system, sprinklers, alarm signalling equipment, fail safe devices, BOWS, fire control, hydrant, fire seals, hose reels, fire extinguishers, SSIS and strobe lights	Daniel Chomicki of D A Fire Services Pty Ltd	10.06.2015
25.	Installation Certification for lifts	Paul B Cargill of Brilliant Lifts Australia Pty Ltd	04.05.2015
26.	Certificate of Compliance – Mechanical and Air Ventilation works	Mark Worland of Sydney City Mechanical	26.05.2015
27.	Door Certification	Ismar Pasic of Libra Interiors	16.05.2015
28.	Certificate of Compliance: Height Safety System	Roofsafe T Systems	09.06.2015



29.	Schedule of location of fire element products	-	-
30.	Installation Certificate for fire collars and fire seals	Craig Wheatley of G & W Hydraulics Pty Ltd	25.05.2015
31.	Fire and Acoustic Sealant Report	Firelab Pacific Ltd	Oct 1999
32.	Fire Resistance Test Reports for Floor Waste System, Pipe Penetrations, Pipe Insulations & Plasterboard Partitions	Warringtonfire	Various
33.	Fire Assessment & Resistance Reports for Ducting & Plasterboards	Branz	Various
34.	Certification for Fire sealing of penetrations	Marc Chomciki of D A Design Pty Ltd	09.06.2015
35.	Fire Rating Certificate of Compliance	Peter Marzullo of All Systems P/L	17.04.2015
36.	Design Verification Statement for SEPP 65	Steve Zappia of Marchese Partners	22.05.2015
37.	Compliance Statement: conditions 7 & 8	Steve Zappia of Marchese Partners	28.05.2015
38.	Structural and Civil Engineering D&C Certification	Stephen Giblett of Aecom	08.05.2015
39.	Installation Certificate for Stormwater System	Craig Wheatley of G & W Hydraulics Pty Ltd	25.05.2015
40.	Installation Certificate for Sanitary Plumbing and Drainage	Craig Wheatley of G & W Hydraulics Pty Ltd	25.05.2015
41.	Installation Certificate for Hot Water System	Craig Wheatley of G & W Hydraulics Pty Ltd	25.05.2015
42.	Fire Safety Certification: Lightweight Construction, Fire hazard indices, fire rated sealant to walls and ceilings	Ismar Pasic of Libra Interiors Pty Ltd	10.02.2015
43.	Fire Safety Certification: Lightweight construction, sealant to walls and ceilings	Ismar Pasic of Libra Interiors Pty Ltd	10.02.2015
44.	Fire Safety Certification: Insulation	Ismar Pasic of Libra Interiors Pty Ltd	10.03.2015
45.	Certificate of Compliance: windows, glass and glazing	Craig Chidgey of Arch System Fabrication Pty Ltd	26.05.2015
46.	Installation Certificate for Waterproofing to wet areas and tiling	Samire Fakhri of Absolute Tiling Solutions Pty Ltd	04.05.2015
47.	Slip Test Report	NATA	-
48.	Installation certification for austral black paver	Chris Giles of AYZ Landscapes and Civil Construction	08.05.2015
49.	Fire Resistance Assessment Report	Exova Warringtonfire	29.07.2014
50.	Certificate of Compliance: OC conditions 26, 35, 22, 42 & 47	James Clark of Hindmarsh Construction Australia Pty Ltd	12.06.2015
51.	Accessibility Certification	Mark Relf of Accessibility Solutions (NSW) Pty Ltd	12.06.2015
52.	Email correspondence regarding test files to Council	Louie Trajcevski of City of Sydney Council	12.06.2015
53.	Certificate of Conformity: Wall panels	SAI Global	14.07.2010
54.	Test Report: Wall Panels and flooring	AWTA	-
55.	Email correspondence regarding building facade	Freya Macleod of Hindmarsh	28.05.2015
56.	Email correspondence regarding receipt of vehicle crossings, laybacks, footway and kerb requirements	Philip Dunne of City of Sydney Council	02.06.2015
57.	Receipt of Payment – 3D Model Resubmission – Receipt No. 5575537	City of Sydney Council	16.06.2015
58.	Email correspondence regarding amended planter boxes	Philip Dunne of City of Sydney Council	07.05.2015



SCHEDULE 2

FIRE SAFETY SCHEDULE

Issued under Clause 168 of the Environmental Planning & Assessment Regulation 2000

OWNER:	Alberta Developments
ADDRESS:	11-15 Alberta Street, Sydney
DEVELOPMENT APPLICATION No.:	D/2011/705
CONSTRUCTION CERTIFICATE No.:	CC-13149, CC-13241, CC-14085 & CC-15064
OCCUPATION CERTIFICATE No.:	OC-15145

SCHEDULE

Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Access Panels, Doors & Hoppers	BCA Clause C3.13 & AS 1530.4 - 2005	✓
Alarm Signalling Equipment	AS 1670.3 - 2004	✓
Automatic Fail Safe Devices	BCA Clause D2.21	✓
Automatic Fire Detection & Alarm System (Levels B1 & 1-18) including thermal detectors connected to common area fire alarm within 1.5m of entry door inside each residential SOU)	BCA Spec. E2.2a & AS 1670.1 - 2004 & AS 3786-1993 and Fire Engineering Report prepared by RawFire numbered S11122_ FER_10 dated 18/05/2015	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 - 1999.	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 and / or Clause 3.22 of AS 1670.1 - 2004.	✓
Emergency Lifts	BCA Clause E3.4 & AS 1735.2 - 2001.	✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 - 2005.	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 - 2005.	✓
Fire Control Room	BCA Spec E1.8.	✓
Fire Dampers	BCA Clause C3.15, AS 1668.1 - 1998 & AS 1682.1 & 2 - 1990.	✓
Fire Doors	BCA Clause C2.12, C2.13, C3.8 & C3.11; and AS 1905.1 - 2005 and Fire Engineering Report prepared by RawFire numbered S11122_ FER_10 dated 18/05/2015	✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 - 2005.	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 - 2005 and Fire Engineering Report prepared by RawFire numbered S11122_ FER_10 dated 18/05/2015	✓
Fire Seals	BCA Clause C3.15, AS 1530.4 & AS 4072.1 - 2005.	✓
Mechanical Air Handling Systems	BCA Clause E2.2, AS/NZS 1668.1 - 1998 & AS 1668.2 - 1991.	✓
Paths of Travel	EP&A Regulation Clause 186	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 - 2001	✓
Pressurising Systems	BCA Clause E2.2 & AS/NZS 1668.1 - 1998	✓
Self-Closing Fire Hoppers	BCA Clause C3.13 & AS 1530.4 - 2005	✓
Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 - 1998	✓
Smoke Dampers	AS/NZS 1668.1 - 1998	✓
Sound System & Intercom Systems for Emergency Purposes (SSISEP)	BCA E4.9, Clause 5 of BCA Spec G3.8 and AS1670.4-2004 and Fire Engineering Report prepared by RawFire numbered S11122_ FER_10 dated 18/05/2015	✓
Wall-Wetting Sprinklers (Garbage Room Roller Shutter).	AS 2118.2 - 1995 and Fire Engineering Report prepared by RawFire numbered S11122_ FER_10 dated 18/05/2015	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2005, BCA Clause D2.23 & E3.3	✓
Ground Floor Garbage Room Fire Rated + Drencher Protected Roller Shutter.	Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015 and AS1905.2-2005 and CSIRO advice appended to FER.	✓
Smoke Seals to all Lobby SOU doors + Garbage Room door on Ground Floor (Level 1).	Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015 and AS6905-2007.	✓
Unlocked Fire Exits – Level 17 (below Penthouse) + Level 2 (above Lobby)	Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015	✓
Vision Panels to Lobby Fire Door in Fire Stair 2.	Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015	✓
Exit + Wayfinding Signage – Levels 1, 2 + 17	Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015	✓
Plant Room (B2 + B3) Strobe lights – connected to Fire Alarm System.	Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015	✓
Lobby Signage (Ground Floor) “No Combustible Items or Furniture to be stored in this area”.	Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015	✓
<p>Alternative Solutions detailed in the RawFire FER, S121122_FER_10 as follows:</p> <ul style="list-style-type: none"> • Reduced Fire Rating to Basement Ground Floor (Level 1) Class 6 Retail + Carstacker lobby to maximum FRL of 90/90/90. • Deletion of Fire Rated Shaft to Carstacker lift connecting more than 3 storeys. • Deletion of protection of openings to western and northern facades of the building facing Nithsdale Lane. • Provision of a single exit to Level 22 and Levels B2 & B3. • Reduced distances between alternative exits on the residential levels 2-21. • Reduced head height in Level B1 • Discharge of Fire Stair 2 into the Ground Floor (Level 1) Lobby which is not a compliant fire isolated passageway. • Provision of a AS1657 compliant access ladder to form the exit from the Basement Level B3 Carstacker. • Provision of a single sliding door as an exit into a fire isolated passageway from the Carstacker lobby on Ground Floor (Level 1). • Non-compliant radiant heat protection to fire hydrant booster assembly on Ground Floor (Level 1). • Deletion of zone smoke control to Ground Floor (Level 1) and Basement Levels. • Provision of equipment in the fire isolated exit. • Provision of a lockable door in a path of travel (car stacker chamber). • Omission of sprinklers to showers 	<p>Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015 and BCA Performance Requirements CP1, CP2, DP4, DP5, EP1.3, EP1.4, EP2.2, CP4, DP2, DP3, DP4</p>	✓



SCHEDULE 3

INSPECTION SCHEDULE

Inspection Type	Inspection by	Date	Satisfactory
▪ After excavation for, and before the placement of, any footings	Dean Goldsmith (BPB0141)	08.08.2013	Yes
▪ Prior to covering of waterproofing in any wet areas, for a minimum of 10% of rooms with wet areas within a building.	Dean Goldsmith (BPB0141)	29.01.2015	Yes
▪ Progress Inspection	Dean Goldsmith (BPB0141)	15.09.2015	Yes
▪ Progress Inspection	Dean Goldsmith (BPB0141)	29.01.2015	Yes
▪ Progress Inspection	Dean Goldsmith (BPB0141)	17.04.2015	Yes
▪ Progress Inspection	Dean Goldsmith (BPB0141)	26.05.2015	Yes
▪ Progress Inspection	Dean Goldsmith (BPB0141)	29.05.2015	Yes
▪ Progress Inspection	Dean Goldsmith (BPB0141)	03.06.2015	Yes
▪ Progress Inspection	Dean Goldsmith (BPB0141)	07.06.2015	Yes
▪ After the building work has been completed and prior to any occupation certificate being issued in relation to the building.	Dean Goldsmith (BPB0141)	11.06.2015	Yes
▪ FRNSW CI.152 Inspection	Dean Goldsmith (BPB0141)	26.05.2015	Yes



BLACKETT
MAGUIRE+
GOLDSMITH

OCCUPATION CERTIFICATE

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

CERTIFICATE No.:

OC-15146

TYPE:

☐ Interim

☒ Final

DETERMINATION:

Approved

DATE OF DETERMINATION:

16 June 2015

SUBJECT LAND:

Lot & DP
Address

Lot 1
11-15 Alberta Street
SYDNEY NSW 2000
City of Sydney

DP 981195 & 171359

LOCAL GOVERNMENT AREA:

APPLICANT:

Name
Company
Address

James Clark
Alberta Developments
Level 22, 25 Bligh Street
SYDNEY NSW 2000

Phone / Fax / Email

Phone: 02 9274 1100 Fax: 02 9233 3886

OWNER:

Name
Address

Alberta Developments
Level 22, 25 Bligh Street
SYDNEY NSW 2000

Phone / Fax / Email

Phone: 02 9274 1100 Fax: 02 9233 3886

DESCRIPTION OF DEVELOPMENT:

Additional four (4) storeys associated with the eighteen (18) storey mixed use residential apartment building.

Note: This Occupation Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.

WHOLE / PART:

Whole

BCA CLASSIFICATION:

Class 2, 6, 7a & 7b

DEVELOPMENT CONSENT:

Development Application No. & Date of Determination

D/2011/705 dated 19/09/2011, D/2011/705/A dated 27/10/2011, D/2011/705/B dated 09/10/2012, D/2011/705/C dated 24/01/2013, D/2011/705/D dated 22/04/2013, D/2011/705/E dated 14/06/2013, D/2011/705/F dated 17/06/2013 & D/2011/705/G dated 07/11/2013.

CONSTRUCTION CERTIFICATE:

Construction Certificate No. & Date of Determination

CC-13149 dated 09.07.2013, CC-13241 dated 14.11.2013, CC-14085 dated 05.06.2014, CC-14306 dated 19.01.2015 & CC-15064 dated 25.03.2015.

STATUTORY CERTIFICATION:

Blackett Maguire + Goldsmith certify that:

- + The health and safety of the occupants of the building have been taken into consideration where an interim occupation certificate is being issued; and
- + A current development consent or complying development certificate is in force for the building; and
- + If any building work has been carried out, a current construction certificate (or complying development certificate) has been issued with respect to the plans and specifications for the building; and
- + The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia; and
- + A fire safety certificate has been issued for the building; and
- + A report from the Fire Commissioner has been considered (if required).

DOCUMENTATION RELIED UPON:

As listed in Schedule 1

DETAILS OF CERTIFYING AUTHORITY:

Certifying Authority
Accreditation No.

Blackett Maguire + Goldsmith Pty Ltd
ABC 4

SIGNATURE:

Date: 16/06/2015

SIGNED ON BEHALF OF BM+G:

Dean Goldsmith

Accreditation No. BPB 0141

Address Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

Postal PO Box 167
Broadway NSW 2007
ABN 18 408 985 851

Contact Ph: 02 9211 7777
Fax: 02 9211 7774
Email: admin@bmplusg.com.au



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	OC Application Form	James Clark of Alberta Developments Pty Ltd	13.05.2015
2.	Compliance Statement: Floor Space Ratio	David Bromhead of SDG	26.05.2015
3.	Compliance Statement: Australian Height Datum	David Bromhead of SDG	27.04.2015
4.	Acoustic Certification	Ben White of Acoustic Logic	11.05.2015
5.	Email correspondence regarding building facade	Freya Macleod of Hindmarsh	28.05.2015
6.	Section 73 Compliance Certificate	Peter Atherton of Sydney Water Corporation	20.01.2015
7.	Final Survey Report for building + Survey Plan	David Bromhead of SDG	08.05.2015
8.	Letter correspondence regarding waste facilities	Nicola Reeve of City of Sydney Council	10.06.2015
9.	Certification for café glazing	Robert Mallindine of AGA Consultants	07.06.2015
10.	Basix Certification	Planning and Infrastructure	11.09.2013
11.	Certificate of Compliance for DA conditions 50, 3, 4, 5, 6 & 58 & 55	James Clark of Hindmarsh	05.06.2015
12.	Final Fire Safety Report	Rory Fegan of Fire & Rescue NSW	02.06.2015
13.	Certificate of Compliance for mechanical systems	Simon Gilson of Klaus Multiparking Australia	29.05.2015
14.	Schedule of Finishes	Marchese Partners	12.03.2015
15.	Fire Hazard Properties Certification: Carpet	Rains Carpets Pty Ltd	29.05.2015
16.	Certificate of Assessment: Carpet	Alex Webb of CSIRO	21.10.2013
17.	Fire Safety Certificate: Fire Alarm Communication Link	Sean E Joseph of Romteck Grid Pty Ltd	09.06.2015
18.	Test Reports for Sprinkler System	Steve Dwyer of D A Fire Services Pty Ltd	11.06.2015
19.	Interim Fire Safety Engineering Inspection Report	Thomas Newtown of Rawfire	11.06.2015
20.	Fire Safety Certificate: all measures	James Clark of Hindmarsh	12.06.2015
21.	Installation Certificate: Access Panels, doors and hoppers	Eddy Saidi of Elephant Foot Waste Compactors Pty Ltd	29.04.2015
22.	Fire Safety Certificate: Automatic fire detection & alarm system, sprinklers, alarm signalling equipment, fail safe devices, BOWS, fire control, hydrant, fire seals, hose reels, fire extinguishers, SSIS and strobe lights	Daniel Chomicki of D A Fire Services Pty Ltd	10.06.2015
23.	Installation Certification for lifts	Paul B Cargill of Brilliant Lifts Australia Pty Ltd	04.05.2015
24.	Certificate of Compliance – Mechanical and Air Ventilation works	Mark Worland of Sydney City Mechanical	26.05.2015
25.	Door Certification	Ismar Pasic of Libra Interiors	16.05.2015
26.	Certificate of Compliance: Height Safety System	Roofsafe T Systems	09.06.2015
27.	Schedule of location of fire element products	-	-
28.	Installation Certificate for fire collars and fire seals	Craig Wheatley of G & W Hydraulics Pty Ltd	25.05.2015
29.	Fire and Acoustic Sealant Report	Firelab Pacific Ltd	Oct 1999



30.	Fire Resistance Test Reports for Floor Waste System, Pipe Penetrations, Pipe Insulations & Plasterboard Partitions	Warringtonfire	Various
31.	Fire Assessment & Resistance Reports for Ducting & Plasterboards	Branz	Various
32.	Certification for Fire sealing of penetrations	Marc Chomciki of D A Design Pty Ltd	09.06.2015
33.	Fire Rating Certificate of Compliance	Peter Marzullo of All Systems P/L	17.04.2015
34.	Design Verification Statement for SEPP 65	Steve Zappia of Marchese Partners	22.05.2015
35.	Compliance Statement: conditions 7 & 8	Steve Zappia of Marchese Partners	28.05.2015
36.	Structural and Civil Engineering D&C Certification	Stephen Giblett of Aecom	08.05.2015
37.	Installation Certificate for Stormwater System	Craig Wheatley of G & W Hydraulics Pty Ltd	25.05.2015
38.	Installation Certificate for Sanitary Plumbing and Drainage	Craig Wheatley of G & W Hydraulics Pty Ltd	25.05.2015
39.	Installation Certificate for Hot Water System	Craig Wheatley of G & W Hydraulics Pty Ltd	25.05.2015
40.	Fire Safety Certification: Lightweight Construction, Fire hazard indices, fire rated sealant to walls and ceilings	Ismar Pasic of Libra Interiors Pty Ltd	10.02.2015
41.	Fire Safety Certification: Lightweight construction, sealant to walls and ceilings	Ismar Pasic of Libra Interiors Pty Ltd	10.02.2015
42.	Fire Safety Certification: Insulation	Ismar Pasic of Libra Interiors Pty Ltd	10.03.2015
43.	Certificate of Compliance: windows, glass and glazing	Craig Chidgey of Arch System Fabrication Pty Ltd	26.05.2015
44.	Installation Certificate for Waterproofing to wet areas and tiling	Samire Fakhri of Absolute Tiling Solutions Pty Ltd	04.05.2015
45.	Slip Test Report	NATA	-
46.	Installation certification for austral black paver	Chris Giles of AYZ Landscapes and Civil Construction	08.05.2015
47.	Fire Resistance Assessment Report	Exova Warringtonfire	29.07.2014
48.	Certificate of Compliance: OC conditions 26, 35, 22, 42 & 47	James Clark of Hindmarsh Construction Australia Pty Ltd	12.06.2015
49.	Accessibility Certification	Mark Relf of Accessibility Solutions (NSW) Pty Ltd	12.06.2015
50.	Email correspondence regarding test files to Council	Louie Trajcevski of City of Sydney Council	12.06.2015
51.	Certificate of Conformity: Wall panels	SAI Global	14.07.2010
52.	Test Report: Wall panels	AWTA	08.10.2012



SCHEDULE 2

FIRE SAFETY SCHEDULE

Issued under Clause 168 of the Environmental Planning & Assessment Regulation 2000

OWNER:	Alberta Developments
ADDRESS:	11-15 Alberta Street, Sydney
DEVELOPMENT APPLICATION No.:	D/2011/705
CONSTRUCTION CERTIFICATE No.:	CC-13149, CC-13241, CC-14085, CC-14306 & CC-15064
OCCUPATION CERTIFICATE No.:	OC-15146

SCHEDULE

Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Access Panels, Doors & Hoppers	BCA Clause C3.13 & AS 1530.4 - 2005	✓
Alarm Signalling Equipment	AS 1670.3 - 2004	✓
Automatic Fail Safe Devices	BCA Clause D2.21	✓
Automatic Fire Detection & Alarm System (Levels B1 & 1-18) including thermal detectors connected to common area fire alarm within 1.5m of entry door inside each residential SOU)	BCA Spec. E2.2a & AS 1670.1 - 2004 & AS 3786-1993 and Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 - 1999.	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 and / or Clause 3.22 of AS 1670.1 - 2004.	✓
Emergency Lifts	BCA Clause E3.4 & AS 1735.2 - 2001.	✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 - 2005.	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 - 2005.	✓
Fire Control Room	BCA Spec E1.8.	✓
Fire Dampers	BCA Clause C3.15, AS 1668.1 - 1998 & AS 1682.1 & 2 - 1990.	✓
Fire Doors	BCA Clause C2.12, C2.13, C3.8 & C3.11; and AS 1905.1 - 2005 and Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015	✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 - 2005.	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 - 2005 and Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015	✓
Fire Seals	BCA Clause C3.15, AS 1530.4 & AS 4072.1 - 2005.	✓
Mechanical Air Handling Systems	BCA Clause E2.2, AS/NZS 1668.1 - 1998 & AS 1668.2 - 1991.	✓
Paths of Travel	EP&A Regulation Clause 186	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 - 2001	✓
Pressurising Systems	BCA Clause E2.2 & AS/NZS 1668.1 - 1998	✓
Self-Closing Fire Hoppers	BCA Clause C3.13 & AS 1530.4 - 2005	✓
Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 - 1998	✓
Smoke Dampers	AS/NZS 1668.1 - 1998	✓
Sound System & Intercom Systems for Emergency Purposes (SSISEP)	BCA E4.9, Clause 5 of BCA Spec G3.8 and AS1670.4-2004 and Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015	✓
Wall-Wetting Sprinklers (Garbage Room Roller Shutter).	AS 2118.2 - 1995 and Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2005, BCA Clause D2.23 & E3.3	✓
Ground Floor Garbage Room Fire Rated + Drencher Protected Roller Shutter.	Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015 and AS1905.2-2005 and CSIRO advice appended to FER.	✓
Smoke Seals to all Lobby SOU doors + Garbage Room door on Ground Floor (Level 1).	Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015 and AS6905-2007.	✓
Unlocked Fire Exits – Level 17 (below Penthouse) + Level 2 (above Lobby)	Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015	✓
Vision Panels to Lobby Fire Door in Fire Stair 2.	Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015	✓
Exit + Wayfinding Signage – Levels 1, 2 + 17	Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015	✓
Plant Room (B2 + B3) Strobe lights – connected to Fire Alarm System.	Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015	✓
Lobby Signage (Ground Floor) “No Combustible Items or Furniture to be stored in this area”.	Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015	✓
<p>Alternative Solutions detailed in the RawFire FER, S121122_FER_10 as follows:</p> <ul style="list-style-type: none"> • Reduced Fire Rating to Basement Ground Floor (Level 1) Class 6 Retail + Carstacker lobby to maximum FRL of 90/90/90. • Deletion of Fire Rated Shaft to Carstacker lift connecting more than 3 storeys. • Deletion of protection of openings to western and northern facades of the building facing Nithsdale Lane. • Provision of a single exit to Level 22 and Levels B2 & B3. • Reduced distances between alternative exits on the residential levels 2-21. • Reduced head height in Level B1 • Discharge of Fire Stair 2 into the Ground Floor (Level 1) Lobby which is not a compliant fire isolated passageway. • Provision of a AS1657 compliant access ladder to form the exit from the Basement Level B3 Carstacker. • Provision of a single sliding door as an exit into a fire isolated passageway from the Carstacker lobby on Ground Floor (Level 1). • Non-compliant radiant heat protection to fire hydrant booster assembly on Ground Floor (Level 1). • Deletion of zone smoke control to Ground Floor (Level 1) and Basement Levels. • Provision of equipment in the fire isolated exit. • Provision of a lockable door in a path of travel (car stacker chamber). • Omission of sprinklers to showers 	<p>Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015 and BCA Performance Requirements CP1, CP2, DP4, DP5, EP1.3, EP1.4, EP2.2, CP4, DP2, DP3, DP4</p>	✓



SCHEDULE 3

INSPECTION SCHEDULE

Inspection Type	Inspection by	Date	Satisfactory
▪ After excavation for, and before the placement of, any footings	Dean Goldsmith (BPB0141)	08.08.2013	Yes
▪ Prior to covering of waterproofing in any wet areas, for a minimum of 10% of rooms with wet areas within a building.	Dean Goldsmith (BPB0141)	29.01.2015	Yes
▪ Progress Inspection	Dean Goldsmith (BPB0141)	15.09.2015	Yes
▪ Progress Inspection	Dean Goldsmith (BPB0141)	29.01.2015	Yes
▪ Progress Inspection	Dean Goldsmith (BPB0141)	17.04.2015	Yes
▪ Progress Inspection	Dean Goldsmith (BPB0141)	26.05.2015	Yes
▪ Progress Inspection	Dean Goldsmith (BPB0141)	29.05.2015	Yes
▪ Progress Inspection	Dean Goldsmith (BPB0141)	03.06.2015	Yes
▪ Progress Inspection	Dean Goldsmith (BPB0141)	07.06.2015	Yes
▪ After the building work has been completed and prior to any occupation certificate being issued in relation to the building.	Dean Goldsmith (BPB0141)	11.06.2015	Yes
▪ FRNSW CI.152 Inspection	Dean Goldsmith (BPB0141)	26.05.2015	Yes

Fire Safety Certificate

Issued under the Environmental Planning and Assessment Regulation 2000,
Clauses 170 to 174

Type of Certificate

☒ Interim

☐ Final

Owner / Agent

I, **JAMES CLARK**

Address

of

Certify that:

each of the essential fire safety measures specified in the current fire safety schedule for the building to which the certificate relates:

- a) has been assessed by a properly qualified person, and
- b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

Identification of Building

Address

11-15 Alberta Street, Sydney NSW 2000

Building Name

ASPIRE

Side of Street

WEST

Nearest Cross Street

CLARICE STREET

Particulars of Building

Scope

☒ Whole

☐ Part

Description of Part (where applicable)

22 STOREY MIXED USE BUILDING
19/9/11 + 23/6/14

Date of Assessment

Owner's Details

Name

Alberta Developments

Address

Level 22, 25 Bligh Street, Sydney NSW 2000

Schedule

SC OC Ref	Statutory Fire Safety Measure	Design / Installation Standard	Status
35.1	Access Panels, Doors & Hoppers	BCA Clause C3.13 & AS 1530.4 - 2005	✓
35.2	Alarm Signalling Equipment	AS 1670.3 - 2004	✓
35.3	Automatic Fail Safe Devices	BCA Clause D2.21	✓
35.4	Automatic Fire Detection & Alarm System (Levels B1 & 1-22) including thermal detectors connected to common area fire alarm within 1.5m of entry door inside each residential (SOU)	BCA Spec. E2.2a & AS 1670.1 - 2004 & AS 3786-1993 and RawFire, numbered S121122_FER_10 dated 18/05/2015.	✓
35.5	Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 - 1999.	✓
35.6	Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 and / or Clause 3.22 of AS 1670.1 - 2004.	✓
35.7	Emergency Lifts	BCA Clause E3.4 & AS 1735.2 - 2001	✓

SC OC Ref	Statutory Fire Safety Measure	Design / Installation Standard	Status
35.8	Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2005.	✓
35.9	Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2005.	✓
35.10	Fire Control Room	BCA Spec E1.8.	
35.11	Fire Dampers	BCA Clause C3.15, AS 1668.1 – 1998 & AS 1682.1 & 2 – 1990.	✓
35.12	Fire Doors	BCA Clause C2.12, C2.13, C3.8 & C3.11; and AS 1905.1 – 2005 and RawFire, numbered S121122_FER_10 dated 18/05/2015.	✓
35.13	Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005.	✓
35.14	Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 and RawFire FER_10 dated 18/05/2015.	✓
35.15	Fire Seals	BCA Clause C3.15, AS 1530.4 & AS 4072.1 – 2005.	✓ <i>PACKAGE 4</i>
35.16	Mechanical Air Handling Systems	BCA Clause E2.2, AS/NZS 1668.1 – 1998 & AS 1668.2 – 1991.	✓
35.17	Paths of Travel	EP&A Regulation Clause 186	✓
35.18	Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
35.19	Pressurising Systems	BCA Clause E2.2 & AS/NZS 1668.1 – 1998	✓
35.2	Self-Closing Fire Hoppers	BCA Clause C3.13 & AS 1530.4 – 2005	✓
35.21	Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 – 1998	✓
35.22	Smoke Dampers	AS/NZS 1668.1 – 1998	✓
35.23	Sound System & Intercom Systems for Emergency Purposes (SSISEP)	BCA E4.9, Clause 5 of BCA Spec G3.8 and AS1670.4-2004 and RawFire, numbered S121122_FER_10 dated 18/05/2015.	✓
35.24	Wall-Wetting Sprinklers (Garbage Room Roller Shutter).	AS 2118.2 – 1995 and RawFire, numbered S121122_FER_10 dated 18/05/2015.	✓
35.25	Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2005, BCA Clause D2.23 & E3.3	✓
35.26	Ground Floor Garbage Room Fire Rated + Drencher Protected Roller Shutter.	RawFire, numbered S121122_FER_10 dated 18/05/2015, and AS1905.2-2005 and CSIRO advice appended to FER.	✓
35.27	Smoke Seals to all Lobby SOU doors + Garbage Room door on Ground Floor (Level 1).	RawFire, numbered S121122_FER_10 dated 18/05/2015, and AS6905-2007.	✓
35.28	Unlocked Fire Exits – Level 17 (below Penthouse) + Level 2 (above Lobby)	RawFire, numbered S121122_FER_10 dated 18/05/2015.	✓
35.29	Vision Panels to Lobby Fire Door in Fire Stair 2.	RawFire, numbered S121122_FER_10 dated 18/05/2015, and AS1905.1-2005.	✓
35.30	Exit + Wayfinding Signage – Levels 1, 2 + 17	RawFire, numbered S121122_FER_10 dated 18/05/2015.	✓
35.31	Plant Room (B2 + B3) Strobe lights – connected to Fire Alarm System.	RawFire, numbered S121122_FER_10 dated 18/05/2015.	✓
35.32	Lobby Signage (Ground Floor) "No Combustible Items or Furniture to be stored in this area".	RawFire, numbered S121122_FER_10 dated 18/05/2015.	✓

SC OC Ref	Statutory Fire Safety Measure	Design / Installation Standard	Status
35.33	<p>Alternative Solutions detailed in the RawFire FER, S121122_FER_10 as follows:</p> <ul style="list-style-type: none"> Reduced Fire Rating to Basement Ground Floor (Level 1) Class 6 Retail + Carstacker lobby to maximum FRL of 90/90/90. Deletion of Fire Rated Shaft to Carstacker lift connecting more than 3 storeys. Deletion of protection of openings to western and northern facades of the building facing Nithsdale Lane. Provision of a single exit to Level 22 and Levels B2 & B3. Reduced distances between alternative exits on the residential levels 2-21. Reduced head height in Level B1 Discharge of Fire Stair 2 into the Ground Floor (Level 1) Lobby which is not a compliant fire isolated passageway. Provision of a AS1657 compliant access ladder to form the exit from the Basement Level B3 Carstacker. Provision of a single sliding door as an exit into a fire isolated passageway from the Carstacker lobby on Ground Floor (Level 1). Non-compliant radiant heat protection to fire hydrant booster assembly on Ground Floor (Level 1). Deletion of zone smoke control to Ground Floor (Level 1) and Basement Levels. Provision of equipment in the fire isolated exit. Provision of a lockable door in a path of travel (car stacker chamber). Omission of sprinklers to showers Head Height Issues on Level B1 	<p>Fire Engineering Report prepared by RawFire numbered S11122_FER_10 dated 18/05/2015, and BCA Performance Requirements CP1, CP2, DP4, DP5, EP1.3, EP1.4, EP2.2, CP4, DP2, DP3, DP4</p>	

Date of Certificate

dated this 12 day of JUNE 2015

Signature


owner/agent

A copy of this certificate together with the relevant fire safety schedule must be forwarded to the Council and the Commissioner of the New South Wales Brigades.

A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.

Notes for completing the Fire Safety Certificate

Note 1

An **interim fire safety certificate** or a **final fire safety certificate** is required before:

- an interim occupation certificate can be issued to allow a partially completed new building (including and altered portion of, or an extension to, a new building) to be occupied or used, or
- an interim occupation certification can be issued to allow a change of building use for part of an existing building.

A **final fire safety certificate** is required:

- before a final occupation certificate can be issued to allow a new building (including an altered portion of, or extension to, a new building) to be occupied or used, or
- before a final occupation certificate can be issued to allow a change of building use for an existing building, or
- in accordance with a fire safety order given by a council.

An **interim fire safety certificate** is issued for part of the building and may deal only with those essential fire safety measures appearing on the most recent fire safety schedule (see note 3) relevant to the part of the building for which interim occupation certificate will be sought.

A **final fire safety certificate** must deal with all essential fire safety measures appearing on the most recent fire safety schedule (see note 3), subject to the following.

An **interim fire safety certificate** or a **final fire safety certificate** need not deal with those essential fire safety measures which have been the subject of some other final fire safety certificate or annual fire safety statement within the previous 6 months, unless the person or authority responsible for determining the relevant development consent, complying development certificate, construction certificate or fire safety order, has specified otherwise in the schedule. See also note 3.

Note 2

The person who carries out the assessment:

- must inspect and verify the performance of each fire safety measure being assessed; and
- in the case of a (interim or final) fire safety certificate for a new building (not an alteration to, or enlargement or extension of an existing building) must test the operation of each item of fire safety equipment installed in the building.

Note 3

The relevant essential fire safety measures are those specified in the most recent fire safety schedule, attached to one of the following:

- development consent for a change of building use; or
- complying development certificate for the erection of a building or a change of building use; or
- construction certificate for proposed building work, including building work associated with a change of building use; or
- a fire safety order.

The fire safety schedule will also identify standard of performance for each essential fire safety measure.

ACCESS PANELS, DOORS AND HOPPERS TO FIRE RESISTING SHAFTS - INSTALLATION CERTIFICATE

Project Name	Aspire Sydney
Address	11 – 13 Alberta Street, Sydney NSW, 2000
Part of Building to be certified	Whole

I hereby certify that:

- a) The works have been inspected during construction and have been completed in accordance with the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Access panels, doors and hoppers to fire resisting shafts	BCA2013 Clause C3.13 and AS 1530.4 - 2005

- b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

Relevant qualifications and accreditations: 15 years industry experience

- c) The information contained in this statement is true and accurate to the best of my knowledge.

Name: Eddy Saidi
 Company: Elephants Foot Waste Compactors Pty Ltd
 Address: 44 – 46 Gibson Ave, Padstow, NSW 2211
 Phone No: 02 9780 3500 Fax No: 02 9707 2588



Signature

29th April 2015

Date

Fire Resistant Access Panels – Schedule of Evidence of Compliance				
Certificate No. EF15-012-ASP			Building Owner:	
Project Name: Aspire			Building Address: 11 – 13 Alberta Street, Sydney NSW 2000	
Access panel no. or ID	Location	Panel Type	FRL	Test ref.
L03	Chute Room Level 3	Self-Closing Hopper Door	-/120/30	FSV 1443
L04	Chute Room Level 4	Self-Closing Hopper Door	-/120/30	FSV 1443
L05	Chute Room Level 5	Self-Closing Hopper Door	-/120/30	FSV 1443
L06	Chute Room Level 6	Self-Closing Hopper Door	-/120/30	FSV 1443
L07	Chute Room Level 7	Self-Closing Hopper Door	-/120/30	FSV 1443
L08	Chute Room Level 8	Self-Closing Hopper Door	-/120/30	FSV 1443
L09	Chute Room Level 9	Self-Closing Hopper Door	-/120/30	FSV 1443
L10	Chute Room Level 10	Self-Closing Hopper Door	-/120/30	FSV 1443
L11	Chute Room Level 11	Self-Closing Hopper Door	-/120/30	FSV 1443
L12	Chute Room Level 12	Self-Closing Hopper Door	-/120/30	FSV 1443
L13	Chute Room Level 13	Self-Closing Hopper Door	-/120/30	FSV 1443
L14	Chute Room Level 14	Self-Closing Hopper Door	-/120/30	FSV 1443
L15	Chute Room Level 15	Self-Closing Hopper Door	-/120/30	FSV 1443
L16	Chute Room Level 16	Self-Closing Hopper Door	-/120/30	FSV 1443
L17	Chute Room Level 17	Self-Closing Hopper Door	-/120/30	FSV 1443
L18	Chute Room Level 18	Self-Closing Hopper Door	-/120/30	FSV 1443
L18A	Corridor Level 18	Chute Access Door	-/120/60	BRANZ FAR 3314



FIRE PROTECTION ENGINEERS
Innovative Fire Solutions

D A FIRE SERVICES Pty Ltd
ABN: 75 074 612 874
8 Clarke St, PO Box 1117, Crows Nest NSW 1585
T: (02) 9437 0011 F: (02) 9437 0220
daniel@dadesign.com.au www.dadesign.com.au

Fire Safety Certificate

Issued under the Environmental Planning and Assessment Regulation 2000, Clauses 170 and 173

1. Details of the building to be certified

Name of the owner of the building or part of the building

Owners Details/Organisation Name

Alberta Development

Address of the building

Flat/street no.

9-15

Street name

Alberta St

Suburb or town

Sydney

Postcode

2000

Nearest cross street

Clarke St

This certificate is for:

☐

part of the building

☒

the whole of the building.

Description of the part of building where Annual Fire Statement is required (if applicable)

2. Type of certificate

This is:

☐

an interim fire safety certificate

☒

a final fire safety certificate

3. Essential/Critical Fire Safety Measures

List of each essential fire safety measure specified in the Fire Safety Schedule for the building.

Fire Safety Measure	Standard of Performance required by the fire safety schedule	Date Assessed
Automatic fire detection and alarm system (Levels B1 & 1-18) including thermal detectors connected to common area fire alarm within 1.5m of entry door inside each residential SOU)	BCA 2012 Spec E2.2a and AS1670.1 – 2004 and RawFire, numbered S121122_FER_10 dated 18/05/15	28 May 2015
Automatic fire suppression system (sprinkler system)	BCA 2012 Spec. E1.5, AS 2118.1–1999 & AS 2118.6–2012	28 May 2015
* Alarm signalling Equipment	AS 1670.3 – 2004	25 May 2015
* Automatic Fail Safe Devices	BCA Clause D2.21	25 May 2015

Building Occupant Warning System activated by the Sprinkler System	BCA 2012 Clause E4.9 & AS 1670.4-2012, BCA Spec. E1.5, Clause 8 and 7 and/ or clause 3.22 or AS 1670.1 - 2004	25 May 2015
Fire Control Room	BCA Spec E1.8	25 May 2015
Fire hydrant system	BCA Clause E1.3, AS2419.1-2012, & AS 2118.6-2012 and RawFire, numbered S121122_ FER_10 dated 18/05/15	28 May 2015
Fire seals protecting openings in fire resisting components of the building	BCA Clause C3.15, Manufacturer's Specification, AS 1530.4 & AS 4072.1 - 2005	25 May 2015
Fire hose reel system	BCA Clause E1.4 & AS 2441-2012	28 May 2015
Portable fire extinguishers	BCA Clause E1.6, AS2444-2012	28 May 2015
Sound System & Intercom Systems for emergency Purposes (SSISEP)	BCA E-4.9, Clause 5 of BCA Spec G3.8 and AS1670.4-2004 and RawFire numbered S121122_ FER_10 dated 18/05/15	25 May 2015
Wall -Wetting sprinklers (Garbage Room Roller Shutter)	AS 2118.2 - 1995 and RawFire, Numbered S121122_ FER_10 dated 18/05/15	25 May 2015
Plant Room (B2 + B3) Strobe lights - connected to Fire Alarm System	RawFire, numbered S121122_ FER_10 dated 18/05/15	25 May 2015

4. Certification

I Daniel Chomicki of DA Fire Services Pty Ltd
being the owner of the building described above, or the agent of the owner, certify that:

- ☒ each of the essential fire safety measures listed above:
 - has been assessed by a properly qualified person, and
 - was found, when it was assessed by that person, to be capable of performing to at least the standard required by the current fire safety schedule for the building;
- ☒ the information contained in this statement is true and accurate to the best of my knowledge and belief

4. Signature

The owner of the building, or the agent of the owner, must complete and sign the certificate.

Signature

Date



10th June 2015

Name

Daniel Chomicki

Address

Suite 104, 8 Clarke Street
Crows Nest NSW 2065

The capacity in which you are signing if you are not the owner of the building

Agent

FIRE PROTECTION ENGINEERS
Innovative Fire Solutions

D A FIRE SERVICES Pty Ltd
ABN: 75 074 612 874
8 Clarke St, PO Box 1117, Crows Nest NSW 1585
T: (02) 9437 0011 F: (02) 9437 0220
daniel@dadesign.com.au www.dadesign.com.au

Fire Safety Certificate

Issued under the Environmental Planning and Assessment Regulation 2000, Clauses 170 and 173

1. Details of the building to be certified

Name of the owner of the building or part of the building

Owners Details/Organisation Name

Alberta Development

Address of the building

Flat/street no.

9-15

Street name

Alberta St

Suburb or town

Sydney

Postcode

2000

Nearest cross street

Clarke St

This certificate is for:

☐

part of the building

☒

the whole of the building.

Description of the part of building where Annual Fire Statement is required (if applicable)

2. Type of certificate

This is:

☐

an interim fire safety certificate

☒

a final fire safety certificate

3. Essential/Critical Fire Safety Measures

List of each essential fire safety measure specified in the Fire Safety Schedule for the building.

Fire Safety Measure

Standard of Performance required by the fire safety schedule

Date Assessed

* Automatic fire detection and alarm system (Levels B1 & 1-18) including thermal detectors connected to common area fire alarm within 1.5m of entry door inside each residential SOU)

BCA 2012 Spec E2.2a and AS1670.1 – 2004 and RawFire, numbered S121122_FER_10 dated 18/05/15

28 May 2015

Automatic fire suppression system (sprinkler system)

BCA 2012 Spec. E1.5, AS 2118.1–1999 & AS 2118.6–2012

28 May 2015

Alarm signalling Equipment

AS 1670.3 – 2004

25 May 2015

Automatic Fail Safe Devices

BCA Clause D2.21

25 May 2015

Building Occupant Warning System activated by the Sprinkler System	BCA 2012 Clause E4.9 & AS 1670.4-2012, BCA Spec. E1.5, Clause 8 and 7 and/ or clause 3.22 or AS 1670.1 - 2004	25 May 2015
Fire Control Room	BCA Spec E1.8	25 May 2015
Fire hydrant system	BCA Clause E1.3, AS2419.1-2012, & AS 2118.6-2012 and RawFire, numbered S121122_FER_10 dated 18/05/15	28 May 2015
Fire seals protecting openings in fire resisting components of the building	BCA Clause C3.15, Manufacturer's Specification, AS 1530.4 & AS 4072.1 - 2005	25 May 2015
Fire hose reel system	BCA Clause E1.4 & AS 2441-2012	28 May 2015
Portable fire extinguishers	BCA Clause E1.6, AS2444-2012	28 May 2015
Sound System & Intercom Systems for emergency Purposes (SSISEP)	BCA E-4.9. Clause 5 of BCA Spec G3.8 and AS1670.4-2004 and RawFire numbered S121122_FER_10 dated 18/05/15	25 May 2015
Wall -Wetting sprinklers (Garbage Room Roller Shutter)	AS 2118.2 - 1995 and RawFire. Numbered S121122_FER_10 dated 18/05/15	25 May 2015
Plant Room (B2 + B3) Strobe lights - connected to Fire Alarm System	RawFire, numbered S121122_FER_10 dated 18/05/15	25 May 2015

4. Certification

- I Daniel Chomicki of DA Fire Services Pty Ltd
being the owner of the building described above, or the agent of the owner, certify that:
- ☒ each of the essential fire safety measures listed above:
 - has been assessed by a properly qualified person, and
 - was found, when it was assessed by that person, to be capable of performing to at least the standard required by the current fire safety schedule for the building;
 - ☒ the information contained in this statement is true and accurate to the best of my knowledge and belief

4. Signature

The owner of the building, or the agent of the owner, must complete and sign the certificate.

Signature

Date



10th June 2015

Name

Daniel Chomicki

Address

Suite 104, 8 Clarke Street
Crows Nest NSW 2065

The capacity in which you are signing if you are not the owner of the building

Agent

FIRE PROTECTION ENGINEERS
Innovative Fire Solutions

D A FIRE SERVICES Pty Ltd
ABN: 75 074 612 874
8 Clarke St, PO Box 1117, Crows Nest NSW 1585
T: (02) 9437 0011 F: (02) 9437 0220
daniel@dadesign.com.au www.dadesign.com.au

Fire Safety Certificate

Issued under the Environmental Planning and Assessment Regulation 2000, Clauses 170 and 173

1. Details of the building to be certified

Name of the owner of the building or part of the building

Owners Details/Organisation Name

Alberta Development

Address of the building

Flat/street no.

9-15

Street name

Alberta St

Suburb or town

Sydney

Postcode

2000

Nearest cross street

Clarke St

This certificate is for:

☐

part of the building

☒

the whole of the building.

Description of the part of building where Annual Fire Statement is required (if applicable)

2. Type of certificate

This is:

☐

an interim fire safety certificate

☒

a final fire safety certificate

3. Essential/Critical Fire Safety Measures

List of each essential fire safety measure specified in the Fire Safety Schedule for the building.

Fire Safety Measure

Standard of Performance required by the fire safety schedule

Date Assessed

Automatic fire detection and alarm system (Levels B1 & 1-18) including thermal detectors connected to common area fire alarm within 1.5m of entry door inside each residential SOU)

BCA 2012 Spec E2.2a and AS1670.1 – 2004 and RawFire, numbered S121122 FER 10 dated 18/05/15

28 May 2015



Automatic fire suppression system (sprinkler system)

BCA 2012 Spec. E1.5, AS 2118.1–1999 & AS 2118.6–2012

28 May 2015

Alarm signalling Equipment

AS 1670.3 – 2004

25 May 2015

Automatic Fail Safe Devices

BCA Clause D2.21

25 May 2015

* Building Occupant Warning System activated by the Sprinkler System	BCA 2012 Clause E4.9 & AS 1670.4-2012, BCA Spec. E1.5, Clause 8 and 7 and/ or clause 3.22 or AS 1670.1 - 2004	25 May 2015
Fire Control Room	BCA Spec E1.8	25 May 2015
Fire hydrant system	BCA Clause E1.3, AS2419.1-2012, & AS 2118.6-2012 and RawFire, numbered S121122_FER_10 dated 18/05/15	28 May 2015
Fire seals protecting openings in fire resisting components of the building	BCA Clause C3.15, Manufacturer's Specification, AS 1530.4 & AS 4072.1 - 2005	25 May 2015
Fire hose reel system	BCA Clause E1.4 & AS 2441-2012	28 May 2015
Portable fire extinguishers	BCA Clause E1.6, AS2444-2012	28 May 2015
Sound System & Intercom Systems for emergency Purposes (SSISEP)	BCA E-4.9. Clause 5 of BCA Spec G3.8 and AS1670.4-2004 and RawFire numbered S121122_FER_10 dated 18/05/15	25 May 2015
Wall -Wetting sprinklers (Garbage Room Roller Shutter)	AS 2118.2 - 1995 and RawFire. Numbered S121122_FER_10 dated 18/05/15	25 May 2015
Plant Room (B2 + B3) Strobe lights - connected to Fire Alarm System	RawFire, numbered S121122_FER_10 dated 18/05/15	25 May 2015

4. Certification

- I, Daniel Chomicki of DA Fire Services Pty Ltd being the owner of the building described above, or the agent of the owner, certify that:
- ☒ each of the essential fire safety measures listed above:
 - has been assessed by a properly qualified person, and
 - was found, when it was assessed by that person, to be capable of performing to at least the standard required by the current fire safety schedule for the building;
 - ☒ the information contained in this statement is true and accurate to the best of my knowledge and belief

4. Signature

The owner of the building, or the agent of the owner, must complete and sign the certificate.

Signature

Date



10th June 2015

Name

Daniel Chomicki

Address

Suite 104, 8 Clarke Street
Crows Nest NSW 2065

The capacity in which you are signing if you are not the owner of the building

Agent



4th May 2015

Hindmarsh Construction Australia Pty Ltd
Level 22
25 Bligh Street
Sydney NSW AUSTRALIA 2000

Attention: Mr James Clark

Subject: Aspire Apartment
11 – 13 Alberta Street, Sydney NSW 2000
Lift No. 1 & 2 – Installation Certification

Dear Sir,

Pursuant to the to the provisions of Part E3 of the Building Code of Australia, Volume 1, I
**Paul Cargill of Brilliant Lifts Australia Pty Ltd at Unit 10 / 56 O'Riordan Street,
Alexandria NSW 2015**, hereby certify:

The item(s) listed in the table below have been installed in the building (building work /
element) project comply with –

- a) The relevant clauses of the Building Code of Australia, refer to the table below.
- 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).
- d) The following Australian Standards, refer to the table below.
- e) Exclusions: No.

Item	Standard of Performance
Lift No. 1 & 2 Passenger Lift	BCA E3.6; 2013 AS1735.1 Appendix A; 2003
Fireman's Lift	BCA E3.7, E3.9 & E3.10; 2013 AS1735.1 Appendix A; 2003
Warning & Operational Signs	BCA E3.3; 2013 (lifts)
Emergency Lifts	BCA E3.4; 2013 (BCA E3.2; 2013 – Stretcher Facility In Lifts)
Access for People with Disabilities	AS1735.12, 1999 – Lifts, Escalators & Moving Walks (Facilities for Persons with Disabilities) AS1428.1; 2009 – Design for Access & Mobility (General Requirements for Access)
Lift Landing Doors	BCA C3.10; 2013 (FRL protected not less than --/60--) AS1735.11, 1986 AS1530.4, 1997



Brilliant Lifts Australia Pty Ltd
Unit 10/56 O'Riordan Street
Alexandria NSW 2015

Full Name of Certifier: Paul B Cargill

Qualifications & experience: B.Eng (Mech); 20 years industry experience

Address of Certifier: Unit 10 / 56 O'Riordan Street, Alexandria NSW 2015

Phone numbers: **Bus** – 02 8338.9200
 Mob – 0432 102 990

Signature:

A handwritten signature in black ink, appearing to be 'P. B. Cargill', written over a faint, stylized outline of the signature.

Date: 4th May 2015

Final/Interim Fire Safety Certificate
 issued under the *Environmental Planning and assessment*
regulation 1994
 Clauses 80E and 80F

Certificate

 type of certificate
☐ interim☒ final

 certificate

name owner/agent

I, MARK HOUSTON OF SPACEAGE ELECTRICS PTY LIMITED

address

OF PO BOX 146 KILLARA NSW 2071

certify that

each of the essential fire measures listed below:

- has been assessed by a person (chosen by me) who was properly qualified to do so, and
- was found, when it was assessed, to have been properly implemented and to be capable of performing to a standard not less than that required by the most recent fire safety schedule (copy attached) for the building for which the certificate is issued. the information contained in this certificate is, to the best of my knowledge and belief, true and accurate.

 identification of building

location

Road

11- 15 Alberta Street

side of street

Sydney

nearest cross street

house/unit no. or name

 particulars of building

Whole/part

Whole Building

description of part

(where applicable)

 date of assessment

21/5/15

 owner's details

name

Hindmarsh Constructions

address


Level 22, 25 Bligh Street
Sydney NSW 2000

 Essential fire safety
 measure

Measure standard of performance

OCCUPATION CERTIFICATE CHECKLIST
Aspire - 11-13 Alberta St Sydney

REFERENCE	ITEM/ DA CONDITION	DESCRIPTION
DA Consent No. D/2011/705 (Original DA)	45	I confirm that an intercom or card controller system has been installed at the car park entry where a boom gate is present and is at least 6 metres clear of the property boundary for visitor parking.
Occupational Certificate Documentation	19.	I confirm that all electrical work in accordance with AS3000.
Occupational Certificate Documentation	20.	I confirm the installation of the artificial lighting as per AS 1680.0.
Occupational Certificate Documentation	21.	I confirm that access for maintenance has been provided to the following in accordance with Section NSW J(A)5 of the BCA: (a) all services and their components, including:- o time switches and motion detectors; and o room temperature thermostats; and o plant thermostats such as on boilers or refrigeration units; and o outside air dampers; and o reflectors, lenses and diffusers of light fittings; and o heat transfer equipment; and (b) adjustable or motorised shading devices.
Occupational Certificate Documentation	22.	I confirm that the installation of all internal and external artificial lighting, decorative or display lighting, power supply associated with boiling or chilled water storage units and energy monitoring in accordance with Part J6 & J8 of the BCA.
Occupational Certificate Documentation	27.	I confirm the installation of hard-wired smoke alarm systems to AS3786.
Occupational Certificate Documentation	30.	I confirm the installation of all fire/smoke dampers, fire collars, fire seals & fire pillows to services penetrations through fire rated elements in accordance with BCA clause C3.15.
		The above certification is to be issued by an appropriately qualified contractor specialising in passive fire protection. The certification is to include:
		1. A schedule of penetrations that have been protected identifying location, type of penetration, product used, and relevant test report/manufacturers specification; and
		2. A copy of the test report for the product used to protect the service penetration; and
		3. Photo (with label) of each penetration referred to on the schedule.
Occupational Certificate Documentation	35.	Individual certification from the respective sub-contractors for the installation of each individual essential fire safety measure listed in the Fire Safety Schedule (provided below):
		Automatic Fire Detection & Alarm System (Levels B1 & 1-18) including thermal detectors connected to common area fire alarm within 1.5m of entry door inside each residential SOU) BCA Spec. E2.2a & AS 1670.1 - 2004 & AS 3786-1993 and RawFire, numbered S121122_FER_09 dated 07/08/14.
		* Emergency Lighting BCA Clause E4.4 & AS 2293.1 - 2005.
		* Exit Signs BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 - 2005.
		Fire Seals BCA Clause C3.15, AS 1530.4 & AS 4072.1 - 2005.


signature

Dated : May 21, 2015

Agent

CERTIFICATE OF COMPLIANCE – SUPPLY AND INSTALLATION OF A BUILDING ELEMENT

Project Name:	Aspire Apartments
Owners Address:	13-15 Alberta St, Sydney
Contractors Name:	Hindmarsh Construction
Contractors Address:	
Subcontractor Scope of Works:	Mechanical & Air Ventilation
Submitted to:	TBA

Generally, all building work has been designed and installed in accordance the provisions of the Australian Standards. Specifically, the following provisions have been incorporated into the design:

AUSTRALIAN STANDARD REFERENCE	TITLE
Air-handling ductwork	A test certificate confirming compliance with Spec C1.10 (8) of the BCA & AS4254-1995
Mechanical air-conditioning for acceptable indoor air quality	F4.5 & F4.11 of BCA and AS1668.2-1991
Energy Efficiency measures (Mechanical)	J5.2, J5.3, J5.4 & J5.5
Mechanical air handling system	BCA2010 E2.2, AS/NZS1668.1-1998, AS1668.2-1991, AS1668.2-2002
Fire Seals	BCA C3.15, AS1530.4, AS4072.1-2005
Fire dampers	BCA C3.15, AS/NZS1668.1-1998, AS1668.2-1991, AS1668.2-1990, AS1851-2005, AS1682.1-1990
Pressurising Systems	BCA E2.2 & AS/NZS 1668.1-1998

I, Mark Worland, of Sydney City Mechanical certify that to the best of my knowledge and belief, the information contained in this certificate is true and accurate and that each service has been inspected and tested by a person who is competent to carry out such an inspection and test.

Qualifications: **Air Conditioning Trade (14 years)**

Case of Certificate



Libra Interiors Pty Ltd

Libra Interiors Pty Ltd
A.B.N: 81 141 744 443
License: 235820C
33 Passefield St
Liverpool NSW 2170
Pho: 02 9601 3224
Fax: 02 9601 3225
Email: admin@librainteriors.com.au

Final/interim Fire Safety Certificate
Issued Under the NSW Building ACT 2004

Certificate

Type of Certificate
(See Note 1)

interim

Certificate

Name Owner/Agent
Address

I Ismar Pasic
Of Libra Interiors

Certify that

(a) Each of the essential fire measures listed below:

(See Note 2 Assessment Requirements)

* has been assessed by a person (chosen by me) who was properly qualified to do so, and
* was found, when it was assessed, to have been properly implemented and to be capable of performing to a standard not less than that required by most recent fire safety schedule for the building for which the certificate is issued or by manufacturers specifications

(See Note 3 Relevant fire safety
Schedule)

(b) The information contained in this certificate is, to the best of my knowledge and belief, true and accurate.

(c) The member company nominated certified that the fire doorsets identified on the attached Schedule have been inspected with AS1905.1 in respect to the Evidence of Compliance at Clause 6.3 and additionally comply in respect to supply, labelling and installation in accordance to Australian Standards

(d) Doorsets covered by this certificate are to be maintained in accordance with AS1851 and the manufacturer's instructions

(e) that smoke seals are installed in accordance with RawFire, number S121122_FER_09 dated 07/08/14 and AS6905-2007.

(f) that fire doors are installed in accordance with AS1905.1-2005, Clause C3.11 of the BCA 2013 and RawFire number S121122_FER_09 dated 07/08/14

(g) Unlocked Fire Exits – Level 17 (below Penthouse) + Level 2 (above Lobby) are installed with accordance RawFire, Number S121122_FER_09 dated 07/08/14

(h) Vision Panel to Lobby Fire Door in Fire Stair 2 has been installed in accordance with RawFire number S121122_FER_09 dated 07/08/14

Identification of Building

11-15 Alberta Street, Sydney

Suburb or town - Lyons

Post Code- 2000

Particulars of Building

Whole/Part -
Description of Part (where applicable)_
Rated Fire Doors
Solid Core Doors
Smoke Doors
Re-entry from Fire isolated Stairs
Service Cupboard Doors in Fire Exits

Date of Assessment

16-05-15

Owners/Agents Details

Certified By:

Libra Interiors

Name of Certifier:

Ismar Pasic

Address

33 Passefield Street, Liverpool, NSW 2170

Essential Fire Safety

Measures (See Note 3)

Measure	Standard of Performance
Fire Doors	AS1905.1, BCA Clause C2.12, C2.13, C3.8 & C3.11
Solid Core Doors	Class 2,3/&4
Smoke Doors	BCA Spec C3.4
Re-entry from Fire isolated stairs	communication on every level meets D2.22
Methods for Fire Tests on Building Materials	AS1530.4
Service cupboard door in fire exits	non-combatable seals/backing BCA Clause D2.7

Doorsets covered by this certificate are to be maintained in accordance with AS 1851 and manufactures instructions

Date of Certificate

16-05-15

Signature

A handwritten signature in black ink, consisting of stylized, overlapping letters, likely 'J.R.' or similar, positioned below the signature line.



FIRE PROTECTION ENGINEERS
Innovative Fire Solutions

D A FIRE SERVICES Pty Ltd
ABN: 75 074 612 874
8 Clarke St, PO Box 1117, Crows Nest NSW 1585
T: (02) 9437 0011 F: (02) 9437 0220
daniel@dadesign.com.au www.dadesign.com.au

Fire Safety Certificate

Issued under the Environmental Planning and Assessment Regulation 2000, Clauses 170 and 173

1. Details of the building to be certified

Name of the owner of the building or part of the building

Owners Details/Organisation Name

Alberta Development

Address of the building

Flat/street no.

9-15

Street name

Alberta St

Suburb or town

Sydney

Postcode

2000

Nearest cross street

Clarke St

This certificate is for:

☐

part of the building

☒

the whole of the building.

Description of the part of building where Annual Fire Statement is required (if applicable)

2. Type of certificate

This is:

☐

an interim fire safety certificate

☒

a final fire safety certificate

3. Essential/Critical Fire Safety Measures

List of each essential fire safety measure specified in the Fire Safety Schedule for the building.

Fire Safety Measure

**Standard of Performance required
by the fire safety schedule**

Date Assessed

Automatic fire detection and alarm system (Levels B1 & 1-18) including thermal detectors connected to common area fire alarm within 1.5m of entry door inside each residential SOU)

BCA 2012 Spec E2.2a and AS1670.1 – 2004 and RawFire, numbered S121122 FER 10 dated 18/05/15

28 May 2015

Automatic fire suppression system (sprinkler system)

BCA 2012 Spec. E1.5, AS 2118.1–1999 & AS 2118.6–2012

28 May 2015

Alarm signalling Equipment

AS 1670.3 – 2004

25 May 2015

Automatic Fail Safe Devices

BCA Clause D2.21

25 May 2015

Building Occupant Warning System activated by the Sprinkler System	BCA 2012 Clause E4.9 & AS 1670.4-2012, BCA Spec. E1.5, Clause 8 and 7 and/ or clause 3.22 or AS 1670.1 - 2004	25 May 2015
Fire Control Room	BCA Spec E1.8	25 May 2015
Fire hydrant system	BCA Clause E1.3, AS2419.1-2012, & AS 2118.6-2012 and RawFire, numbered S121122_FER_10 dated 18/05/15	28 May 2015
Fire seals protecting openings in fire resisting components of the building	BCA Clause C3.15, Manufacturer's Specification, AS 1530.4 & AS 4072.1 - 2005	25 May 2015
Fire hose reel system	BCA Clause E1.4 & AS 2441-2012	28 May 2015
Portable fire extinguishers	BCA Clause E1.6, AS2444-2012	28 May 2015
Sound System & Intercom Systems for emergency Purposes (SSISEP)	BCA E-4.9, Clause 5 of BCA Spec G3.8 and AS1670.4-2004 and RawFire numbered S121122_FER_10 dated 18/05/15	25 May 2015
Wall -Wetting sprinklers (Garbage Room Roller Shutter)	AS 2118.2 - 1995 and RawFire, Numbered S121122_FER_10 dated 18/05/15	25 May 2015
Plant Room (B2 + B3) Strobe lights - connected to Fire Alarm System	RawFire, numbered S121122_FER_10 dated 18/05/15	25 May 2015

4. Certification

I, Daniel Chomicki of DA Fire Services Pty Ltd
being the owner of the building described above, or the agent of the owner, certify that:

☒ each of the essential fire safety measures listed above:

- has been assessed by a properly qualified person, and
- was found, when it was assessed by that person, to be capable of performing to at least the standard required by the current fire safety schedule for the building;

☒ the information contained in this statement is true and accurate to the best of my knowledge and belief

4. Signature

The owner of the building, or the agent of the owner, must complete and sign the certificate.

Signature

Date



10th June 2015

Name

Daniel Chomicki

Address

Suite 104, 8 Clarke Street
Crows Nest NSW 2065

The capacity in which you are signing if you are not the owner of the building

Agent

Thread



Marchese Partners Architects
Lv 1 53 Walker St
North Sydney
NSW 2060 Australia
Ph +61 2 99224375

General Correspondence - MPA-GCOR-000615

Reference No: HIN-RFI-000371

Re: RFI - Occupation Certificate Requirements (Response by the 5/5/15) OVERDUE

From Mr Peter Jones - Marchese Partners Architects
To Mr James Clark - Hindmarsh
Sent Friday, 29 May 2015 12:15:27 PM EST (GMT +10:00)
Status N/A

Message

James

We initially had BCA Logic (Allan Hariman on 9411 5360 ahariman@bcalogic.com.au) but I believe Hindmarsh had updated their BCA consultant list with an alternative consultant, might be BM+G.

We aren't the lead consultants on this project as Hindmarsh is dealing with the consultants. You need to speak to a BCA consultant or a fire consultant, this inspection will form part of an annual inspection required for the path of travel producing an annual fire safety statement.

Regards
Peter

From: J Clark
Sent: 29/05/2015 11:58:04 AM EST (GMT +10:00)
To: Peter Jones
Mail Number: HIN-GCOR-003778
Subject: Re: RFI - Occupation Certificate Requirements (Response by the 5/5/15) OVERDUE

Peter,

Can you please assist in directing me to who the best person to speak to is regarding the sign off then?

Thanks

Kind Regards,

James Clark
Project Manager
Hindmarsh

james.clark@hindmarsh.com.au
M + 0409 752 553
www.hindmarsh.com.au

From: P Jones
Sent: 28/05/2015 4:13:57 PM EST (GMT +10:00)
To: James Clark
Mail Number: MPA-GCOR-000613
Subject: Re: RFI - Occupation Certificate Requirements (Response by the 5/5/15) OVERDUE

James

That's out of our scope to sign that off.

Regards
Peter

From: J Clark
Sent: 28/05/2015 3:51:04 PM EST (GMT +10:00)
To: Peter Jones
Mail Number: HIN-RFI-000412
Subject: Re: RFI - Occupation Certificate Requirements (Response by the 5/5/15) OVERDUE

Thanks Peter,

OC item 35 requests certification of the paths of travel in accordance with EP&A Regulation Clause 186.

Can Marchese please provide certification for this item, if not applicable can you please direct to the relevant consultant who would sign off.

Thanks

Kind Regards,

James Clark
Project Manager
Level 22, 25 Bligh St, Sydney NSW 2000 Australia
james.clark@hindmarsh.com.au
M + 0409 752 553
www.hindmarsh.com.au

From: P Jones
Sent: 28/05/2015 2:31:58 PM EST (GMT +10:00)
To: James Clark
Mail Number: MPA-GCOR-000612
Subject: Re: RFI - Occupation Certificate Requirements (Response by the 5/5/15) OVERDUE

James

Please find attached the design certificate statement.

FIRE PROTECTION ENGINEERS
Innovative Fire Solutions

D A FIRE SERVICES Pty Ltd
ABN: 75 074 612 874
8 Clarke St, PO Box 1117, Crows Nest NSW 1585
T: (02) 9437 0011 F: (02) 9437 0220
daniel@dadesign.com.au www.dadesign.com.au

Fire Safety Certificate

Issued under the Environmental Planning and Assessment Regulation 2000, Clauses 170 and 173

1. Details of the building to be certified

Name of the owner of the building or part of the building

Owners Details/Organisation Name

Alberta Development

Address of the building

Flat/street no.

9-15

Street name

Alberta St

Suburb or town

Sydney

Postcode

2000

Nearest cross street

Clarke St

This certificate is for:

☐

part of the building

☒

the whole of the building.

Description of the part of building where Annual Fire Statement is required (if applicable)

2. Type of certificate

This is:

☐

an interim fire safety certificate

☒

a final fire safety certificate

3. Essential/Critical Fire Safety Measures

List of each essential fire safety measure specified in the Fire Safety Schedule for the building.

Fire Safety Measure	Standard of Performance required by the fire safety schedule	Date Assessed
Automatic fire detection and alarm system (Levels B1 & 1-18) including thermal detectors connected to common area fire alarm within 1.5m of entry door inside each residential SOU)	BCA 2012 Spec E2.2a and AS1670.1 – 2004 and RawFire, numbered S121122_FER_10 dated 18/05/15	28 May 2015
Automatic fire suppression system (sprinkler system)	BCA 2012 Spec. E1.5, AS 2118.1–1999 & AS 2118.6–2012	28 May 2015
Alarm signalling Equipment	AS 1670.3 – 2004	25 May 2015
Automatic Fail Safe Devices	BCA Clause D2.21	25 May 2015

Building Occupant Warning System activated by the Sprinkler System	BCA 2012 Clause E4.9 & AS 1670.4-2012, BCA Spec. E1.5, Clause 8 and 7 and/ or clause 3.22 or AS 1670.1 - 2004	25 May 2015
Fire Control Room	BCA Spec E1.8	25 May 2015
Fire hydrant system	BCA Clause E1.3, AS2419.1-2012, & AS 2118.6-2012 and RawFire, numbered S121122_FER_10 dated 18/05/15	28 May 2015
Fire seals protecting openings in fire resisting components of the building	BCA Clause C3.15, Manufacturer's Specification, AS 1530.4 & AS 4072.1 - 2005	25 May 2015
Fire hose reel system	BCA Clause E1.4 & AS 2441-2012	28 May 2015
* Portable fire extinguishers	BCA Clause E1.6, AS2444-2012	28 May 2015
Sound System & Intercom Systems for emergency Purposes (SSISEP)	BCA E-4.9, Clause 5 of BCA Spec G3.8 and AS1670.4-2004 and RawFire numbered S121122_FER_10 dated 18/05/15	25 May 2015
Wall -Wetting sprinklers (Garbage Room Roller Shutter)	AS 2118.2 - 1995 and RawFire. Numbered S121122_FER_10 dated 18/05/15	25 May 2015
Plant Room (B2 + B3) Strobe lights - connected to Fire Alarm System	RawFire, numbered S121122_FER_10 dated 18/05/15	25 May 2015

4. Certification

I Daniel Chomicki of DA Fire Services Pty Ltd
being the owner of the building described above, or the agent of the owner, certify that:

☒ each of the essential fire safety measures listed above:

- has been assessed by a properly qualified person, and
- was found, when it was assessed by that person, to be capable of performing to at least the standard required by the current fire safety schedule for the building;

☒ the information contained in this statement is true and accurate to the best of my knowledge and belief

4. Signature

The owner of the building, or the agent of the owner, must complete and sign the certificate.

Signature



Date

10th June 2015

Name

Daniel Chomicki

Address

Suite 104, 8 Clarke Street
Crows Nest NSW 2065

The capacity in which you are signing if you are not the owner of the building

Agent

Sydney City

Mechanical Services Pty Ltd

1 Productivity
Aurora NSW 2217
PO Box 61 Brighton-Le-Sands
NSW 2216 Australia
Phone: 9567 0070
Fax: 9567 0080
Mob: 0412 390 550

ABN 95 095 331 211

BA & CHILL SYSTEMS FOR EDUCATION

CERTIFICATE OF COMPLIANCE – SUPPLY AND INSTALLATION OF A BUILDING ELEMENT

Project Name: Aspire Apartments
Owners Address: 13-15 Alberta St, Sydney
Contractors Name: Hindmarsh Construction
Contractors Address:
Subcontractor Scope of Works: Mechanical & Air Ventilation
Submitted to: TBA

Generally, all building work has been designed and installed in accordance the provisions of the **Australian Standards**. Specifically, the following provisions have been incorporated into the design:

AUSTRALIAN STANDARD REFERENCE	TITLE
Air-handling ductwork	A test certificate confirming compliance with Spec C1.10 (8) of the BCA & AS4254-1995
Mechanical air-conditioning for acceptable indoor air quality	F4.5 & F4.11 of BCA and AS1668.2-1991
Energy Efficiency measures (Mechanical)	J5.2, J5.3, J5.4 & J5.5
Mechanical air handling system	BCA2010 E2.2, AS/NZS1668.1-1998, AS1668.2-1991, AS1668.2-2002
Fire Seals	BCA C3.15, AS1530.4, AS4072.1-2005
Fire dampers	BCA C3.15, AS/NZS1668.1-1998, AS1668.21991, AS1682.2-1990, AS1851-2005, AS1682.1-1990
Pressurising Systems	BCA E2.2 & AS/NZS 1668.1-1998

I,**Mark Worland**....., of,.....**Sydney City Mechanical**..... certify that to the best of my knowledge and belief, the information contained in this certificate is true and accurate and that each service has been inspected and tested by a person who is competent to carry out such an inspection and test.

Qualifications:**AirConditioningTrade (14 years)**.....

Date of Certificate: 28/05/2015

Signed: 

ACCESS PANELS, DOORS AND HOPPERS TO FIRE RESISTING SHAFTS - INSTALLATION CERTIFICATE

Project Name	Aspire Sydney
Address	11 – 13 Alberta Street, Sydney NSW, 2000
Part of Building to be certified	Whole

I hereby certify that:

- a) The works have been inspected during construction and have been completed in accordance with the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Access panels, doors and hoppers to fire resisting shafts	BCA2013 Clause C3.13 and AS 1530.4 - 2005

- b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

Relevant qualifications and accreditations: 15 years industry experience

- c) The information contained in this statement is true and accurate to the best of my knowledge.

Name: Eddy Saidi
 Company: Elephants Foot Waste Compactors Pty Ltd
 Address: 44 – 46 Gibson Ave, Padstow, NSW 2211
 Phone No: 02 9780 3500 Fax No: 02 9707 2588


Signature

29th April 2015
Date

Fire Resistant Access Panels – Schedule of Evidence of Compliance

Certificate No. EF15-012-ASP			Building Owner:	
Project Name: Aspire			Building Address: 11 – 13 Alberta Street, Sydney NSW 2000	
Access panel no. or ID	Location	Panel Type	FRL	Test ref.
L03	Chute Room Level 3	Self-Closing Hopper Door	-/120/30	FSV 1443
L04	Chute Room Level 4	Self-Closing Hopper Door	-/120/30	FSV 1443
L05	Chute Room Level 5	Self-Closing Hopper Door	-/120/30	FSV 1443
L06	Chute Room Level 6	Self-Closing Hopper Door	-/120/30	FSV 1443
L07	Chute Room Level 7	Self-Closing Hopper Door	-/120/30	FSV 1443
L08	Chute Room Level 8	Self-Closing Hopper Door	-/120/30	FSV 1443
L09	Chute Room Level 9	Self-Closing Hopper Door	-/120/30	FSV 1443
L10	Chute Room Level 10	Self-Closing Hopper Door	-/120/30	FSV 1443
L11	Chute Room Level 11	Self-Closing Hopper Door	-/120/30	FSV 1443
L12	Chute Room Level 12	Self-Closing Hopper Door	-/120/30	FSV 1443
L13	Chute Room Level 13	Self-Closing Hopper Door	-/120/30	FSV 1443
L14	Chute Room Level 14	Self-Closing Hopper Door	-/120/30	FSV 1443
L15	Chute Room Level 15	Self-Closing Hopper Door	-/120/30	FSV 1443
L16	Chute Room Level 16	Self-Closing Hopper Door	-/120/30	FSV 1443
L17	Chute Room Level 17	Self-Closing Hopper Door	-/120/30	FSV 1443
L18	Chute Room Level 18	Self-Closing Hopper Door	-/120/30	FSV 1443
L18A	Corridor Level 18	Chute Access Door	-/120/60	BRANZ FAR 3314

Sydney City

Mechanical Services Pty Ltd

4 Production Ave
Cremorne NSW 1521
PO Box 61 Broughton-Le-Sands
NSW 2216 Australia
Phone: 9587 0070
Fax: 9587 0080
Mobile: 0412 389 530

ABN: 95 095 341 211

For a full list of services visit our website

CERTIFICATE OF COMPLIANCE – SUPPLY AND INSTALLATION OF A BUILDING ELEMENT

Project Name: Aspire Apartments
Owners Address: 13-15 Alberta St, Sydney
Contractors Name: Hindmarsh Construction
Contractors Address:
Subcontractor Scope of Works: Mechanical & Air Ventilation
Submitted to: TBA

Generally, all building work has been designed and installed in accordance the provisions of the **Australian Standards**.
Specifically, the following provisions have been incorporated into the design:

AUSTRALIAN STANDARD REFERENCE	TITLE
Air-handling ductwork	A test certificate confirming compliance with Spec C1.10 (8) of the BCA & AS4254-1995
Mechanical air-conditioning for acceptable indoor air quality	F4.5 & F4.11 of BCA and AS1668.2-1991
Energy Efficiency measures (Mechanical)	J5.2, J5.3, J5.4 & J5.5
Mechanical air handling system	BCA2010 E2.2, AS/NZS1668.1-1998, AS1668.2-1991, AS1668.2-2002
Fire Seals	BCA C3.15, AS1530.4, AS4072.1-2005
* Fire dampers	BCA C3.15, AS/NZS1668.1-1998, AS1668.2-1991, AS1682.2-1990, AS1851-2005, AS1682.1-1990
* Pressurising Systems	BCA E2.2 & AS/NZS 1668.1-1998

I,**Mark Worland**....., of,.....**Sydney City Mechanical**..... certify that to the best of my knowledge and belief, the information contained in this certificate is true and accurate and that each service has been inspected and tested by a person who is competent to carry out such an inspection and test.

Qualifications:**AirConditioningTrade (14 years)**.....

Date of Certificate: 26/05/2015

Signed: 

Certificate of Compliance

Project Name: Aspire Apartments

Project Address: 11-15 Alberta Street, Sydney 2000.

Development Approval References: D/2011/705 & D/2013/1533

TO: Blackett Maguire & Goldsmith

ATTENTION: Paul Whelan / Dean Goldsmith

I James Clark of Hindmarsh Construction Australia Pty Ltd certify that to the best of my knowledge and belief, the information contained in this certificate is true and accurate and that each service has been inspected and tested by a person who is competent to carry out such an inspection and test:

OC Item 26 - Wall Tiles to the L1 Lobby - As a test report has not been produced these tiles will be removed.

OC Item 35.22 - Smoke Dampers - No smoke dampers have been installed on the project.

OC Item 42 - Energy Efficiency - I confirm that all requirements and recommendations contained in the BASIX report have been implemented into the construction of the building to achieve the calculated energy efficiency rating.

OC Item 47 - Energy Efficiency - I confirm the installation of all seals to chimneys and flues, roof lights, external windows and doors, exhaust fans and roof, external walls and floor construction is in accordance with Section NSW Part J(A)1 of the BCA.

Signed:



Dated:



FIRE PROTECTION ENGINEERS
Innovative Fire Solutions

D A FIRE SERVICES Pty Ltd
ABN: 75 074 612 874
8 Clarke St, PO Box 1117, Crows Nest NSW 1585
T: (02) 9437 0011 F: (02) 9437 0220
daniel@dadesign.com.au www.dadesign.com.au

Fire Safety Certificate

Issued under the Environmental Planning and Assessment Regulation 2000, Clauses 170 and 173

1. Details of the building to be certified

Name of the owner of the building or part of the building

Owners Details/Organisation Name

Alberta Development

Address of the building

Flat/street no.

9-15

Street name

Alberta St

Suburb or town

Sydney

Postcode

2000

Nearest cross street

Clarke St

This certificate is for:

☐

part of the building

☒

the whole of the building.

Description of the part of building where Annual Fire Statement is required (if applicable)

2. Type of certificate

This is:

☐

an interim fire safety certificate

☒

a final fire safety certificate

3. Essential/Critical Fire Safety Measures

List of each essential fire safety measure specified in the Fire Safety Schedule for the building.

Fire Safety Measure	Standard of Performance required by the fire safety schedule	Date Assessed
Automatic fire detection and alarm system (Levels B1 & 1-18) including thermal detectors connected to common area fire alarm within 1.5m of entry door inside each residential SOU)	BCA 2012 Spec E2.2a and AS1670.1 – 2004 and RawFire, numbered S121122_FER_10 dated 18/05/15	28 May 2015
Automatic fire suppression system (sprinkler system)	BCA 2012 Spec. E1.5, AS 2118.1–1999 & AS 2118.6–2012	28 May 2015
Alarm signalling Equipment	AS 1670.3 – 2004	25 May 2015
Automatic Fail Safe Devices	BCA Clause D2.21	25 May 2015

Building Occupant Warning System activated by the Sprinkler System	BCA 2012 Clause E4.9 & AS 1670.4-2012, BCA Spec. E1.5, Clause 8 and 7 and/ or clause 3.22 or AS 1670.1 - 2004	25 May 2015
Fire Control Room	BCA Spec E1.8	25 May 2015
Fire hydrant system	BCA Clause E1.3, AS2419.1-2012, & AS 2118.6-2012 and RawFire, numbered S121122_FER_10 dated 18/05/15	28 May 2015
Fire seals protecting openings in fire resisting components of the building	BCA Clause C3.15, Manufacturer's Specification, AS 1530.4 & AS 4072.1 - 2005	25 May 2015
Fire hose reel system	BCA Clause E1.4 & AS 2441-2012	28 May 2015
Portable fire extinguishers	BCA Clause E1.6, AS2444-2012	28 May 2015
Sound System & Intercom Systems for emergency Purposes (SSISEP)	BCA E-4.9. Clause 5 of BCA Spec G3.8 and AS1670.4-2004 and RawFire numbered S121122_FER_10 dated 18/05/15	25 May 2015
Wall -Wetting sprinklers (Garbage Room Roller Shutter)	AS 2118.2 - 1995 and RawFire. Numbered S121122_FER_10 dated 18/05/15	25 May 2015
Plant Room (B2 + B3) Strobe lights - connected to Fire Alarm System	RawFire, numbered S121122_FER_10 dated 18/05/15	25 May 2015

4. Certification

I Daniel Chomicki of DA Fire Services Pty Ltd
being the owner of the building described above, or the agent of the owner, certify that:

☒ each of the essential fire safety measures listed above:

- has been assessed by a properly qualified person, and
- was found, when it was assessed by that person, to be capable of performing to at least the standard required by the current fire safety schedule for the building;

☒ the information contained in this statement is true and accurate to the best of my knowledge and belief

4. Signature

The owner of the building, or the agent of the owner, must complete and sign the certificate.

Signature

Date



10th June 2015

Name

Daniel Chomicki

Address

Suite 104, 8 Clarke Street
Crows Nest NSW 2065

The capacity in which you are signing if you are not the owner of the building

Agent

WARNING AND OPERATIONAL SIGNS - INSTALLATION CERTIFICATE

Project Name	<i>Aspire</i>
Address	<i>11 Alberta Street, Surry Hills 2010</i>
Part of Building to be certified	<i>Whole building</i>

I hereby certify that:

- a) The works have been inspected during construction and have been completed in accordance with the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Warning and operational signs	BCA2012 Clauses C3.6, D1.17, D2.22, D2.23, E1.4, & E3.3 Section 183 of the EPA Regulation 2000, AS1905.1-2005
Exit + Wayfinding Signage – Levels 1, 2 + 17	RawFire, numbered S121122_FER_09 dated 07/08/14
Lobby Signage (Ground Floor) "No Combustible Items or Furniture to be stored in this area".	RawFire, numbered S121122_FER_09 dated 07/08/14
Braille & tactile signage	BCA Clause D3.6
Street Numbering	Street numbering has been displayed at the ground level frontage in accordance with the policy on numbering of premises within the City of Sydney
Exit + Wayfinding Signage – Levels 1, 2 + 17	RawFire, numbered S121122_FER_10 dated 18/05/2011
Lobby Signage (ground floor): NO COMBUSTIBLE ITEMS OR FURNITURE TO BE STORED IN THIS AREA	RawFire, numbered S121122_FER_10 dated 18/05/2011

- b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

Relevant qualifications and accreditations: 15 years == statutory signage contractor


- c) The information contained in this statement is true and accurate to the best of my knowledge.

Name: William de Winton

Company: Integrated Signage Pty Ltd

Address: 315 Liverpool Street, Darlinghurst 2010

Phone No. 02 9380 9852


Signature

25.05.2015

Date

FIRE PROTECTION ENGINEERS
Innovative Fire Solutions

D A FIRE SERVICES Pty Ltd
ABN: 75 074 612 874
8 Clarke St, PO Box 1117, Crows Nest NSW 1585
T: (02) 9437 0011 F: (02) 9437 0220
daniel@dadesign.com.au www.dadesign.com.au

Fire Safety Certificate

Issued under the Environmental Planning and Assessment Regulation 2000, Clauses 170 and 173

1. Details of the building to be certified

Name of the owner of the building or part of the building

Owners Details/Organisation Name

Alberta Development

Address of the building

Flat/street no.

9-15

Street name

Alberta St

Suburb or town

Sydney

Postcode

2000

Nearest cross street

Clarke St

This certificate is for:

☐

part of the building

☒

the whole of the building.

Description of the part of building where Annual Fire Statement is required (if applicable)

2. Type of certificate

This is:

☐

an interim fire safety certificate

☒

a final fire safety certificate

3. Essential/Critical Fire Safety Measures

List of each essential fire safety measure specified in the Fire Safety Schedule for the building.

Fire Safety Measure

Standard of Performance required by the fire safety schedule

Date Assessed

Automatic fire detection and alarm system (Levels B1 & 1-18) including thermal detectors connected to common area fire alarm within 1.5m of entry door inside each residential SOU)

BCA 2012 Spec E2.2a and AS1670.1 – 2004 and RawFire, numbered S121122 FER 10 dated 18/05/15

28 May 2015

Automatic fire suppression system (sprinkler system)

BCA 2012 Spec. E1.5, AS 2118.1–1999 & AS 2118.6–2012

28 May 2015

Alarm signalling Equipment

AS 1670.3 – 2004

25 May 2015

Automatic Fail Safe Devices

BCA Clause D2.21

25 May 2015

Building Occupant Warning System activated by the Sprinkler System	BCA 2012 Clause E4.9 & AS 1670.4-2012, BCA Spec. E1.5, Clause 8 and 7 and/ or clause 3.22 or AS 1670.1 - 2004	25 May 2015
Fire Control Room	BCA Spec E1.8	25 May 2015
Fire hydrant system	BCA Clause E1.3, AS2419.1-2012, & AS 2118.6-2012 and RawFire, numbered S121122_FER_10 dated 18/05/15	28 May 2015
Fire seals protecting openings in fire resisting components of the building	BCA Clause C3.15, Manufacturer's Specification, AS 1530.4 & AS 4072.1 - 2005	25 May 2015
Fire hose reel system	BCA Clause E1.4 & AS 2441-2012	28 May 2015
Portable fire extinguishers	BCA Clause E1.6, AS2444-2012	28 May 2015
Sound System & Intercom Systems for emergency Purposes (SSISEP)	BCA E-4.9, Clause 5 of BCA Spec G3.8 and AS1670.4-2004 and RawFire numbered S121122_FER_10 dated 18/05/15	25 May 2015
* Wall -Wetting sprinklers (Garbage Room Roller Shutter)	AS 2118.2 - 1995 and RawFire. Numbered S121122_FER_10 dated 18/05/15	25 May 2015
Plant Room (B2 + B3) Strobe lights - connected to Fire Alarm System	RawFire, numbered S121122_FER_10 dated 18/05/15	25 May 2015

4. Certification

I Daniel Chomicki of DA Fire Services Pty Ltd
being the owner of the building described above, or the agent of the owner, certify that:

☒ each of the essential fire safety measures listed above:

- has been assessed by a properly qualified person, and
- was found, when it was assessed by that person, to be capable of performing to at least the standard required by the current fire safety schedule for the building;

☒ the information contained in this statement is true and accurate to the best of my knowledge and belief

4. Signature

The owner of the building, or the agent of the owner, must complete and sign the certificate.

Signature



Date

10th June 2015

Name

Daniel Chomicki

Address

Suite 104, 8 Clarke Street
Crows Nest NSW 2065

The capacity in which you are signing if you are not the owner of the building

Agent



Libra Interiors Pty Ltd

Libra Interiors Pty Ltd
 A.B.N: 81 141 744 443
 License: 235820C
 33 Passefield St
 Liverpool NSW 2170
 Pho: 02 9601 3224
 Fax: 02 9601 3225
 Email: admin@librainteriors.com.au

Final/interim Fire Safety Certificate
 Issued Under the NSW Building ACT 2004

Certificate

Type of Certificate
 (See Note 1)

interim

Certificate

Name Owner/Agent
 Address

I Ismar Pasic
 Of Libra Interiors

Certify that

(a) Each of the essential fire measures listed below:

(See Note 2 Assessment Requirements)

* has been assessed by a person (chosen by me) who was properly qualified to do so, and
 *was found , when it was assessed, to have been properly implemented and to be capable of performing to a standard not less than that required by most recent fire safety schedule for the building for which the certificate is issued or by manufacturers specifications

(See Note 3 Relevant fire safety Schedule)

(b) The information contained in this certificate is, to the best of my knowledge and belief, true and accurate.

(c) The member company nominated certified that the fire doorsets identified on the attached Schedule have been inspected with AS1905.1 in respect to the Evidence of Compliance at Clause 6.3 and additionally comply in respect to supply, labelling and installation in accordance to Australian Standards

(d) Doorsets covered by this certificate are to be maintained in accordance with AS1851 and the manufacturer's instructions

* (e) that smoke seals are installed in accordance with RawFire, number S121122_FER_09 dated 07/08/14 and AS6905-2007.

(f) that fire doors are installed in accordance with AS1905.1-2005, Clause C3.11 of the BCA 2013 and RawFire number S121122_FER_09 dated 07/08/14

* (g) Unlocked Fire Exits – Level 17 (below Penthouse) + Level 2 (above Lobby) are installed with accordance RawFire, Number S121122_FER_09 dated 07/08/14 10

* (h) Vision Panel to Lobby Fire Door in Fire Stair 2 has been installed in accordance with RawFire number S121122_FER_09 dated 07/08/14 10

Identification of Building

11-15 Alberta Street, Sydney

Suburb or town - Lyons

Post Code- 2000

Particulars of Building

Whole/Part -

Description of Part (where applicable)_

Rated Fire Doors

Solid Core Doors

Smoke Doors

Re-entry from Fire isolated Stairs

Service Cupboard Doors in Fire Exits

Date of Assessment

16-05-15

Owners/Agents Details

Certified By:

Libra Interiors

Name of Certifier:

Ismar Pasic

Address

33 Passefield Street, Liverpool, NSW 2170

Essential Fire Safety

Measures (See Note 3)

Measure	Standard of Performance
Fire Doors	AS1905.1, BCA Clause C2.12, C2.13, C3.8 & C3.11
Solid Core Doors	Class 2,3/&4
Smoke Doors	BCA Spec C3.4
Re-entry from Fire isolated stairs	communication on every level meets D2.22
Methods for Fire Tests on Building Materials	AS1530.4
Service cupboard door in fire exits	non-combatale seals/backing BCA Clause D2.7

Doorsets covered by this certificate are to be maintained in accordance with AS 1851 and manufactures instructions

Date of Certificate

16-05-15

Signature

A handwritten signature in black ink, consisting of stylized, overlapping letters that appear to be 'JH' or similar, positioned below the 'Signature' label.

WARNING AND OPERATIONAL SIGNS - INSTALLATION CERTIFICATE

Project Name	<i>Aspire</i>
Address	<i>11 Alberta Street, Surry Hills 2010</i>
Part of Building to be certified	<i>Whole building</i>

I hereby certify that:

- a) The works have been inspected during construction and have been completed in accordance with the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Warning and operational signs	BCA2012 Clauses C3.6, D1.17, D2.22, D2.23, E1.4, & E3.3 Section 183 of the EPA Regulation 2000, AS1905.1-2005
Braille & tactile signage	BCA Clause D3.6
Street Numbering	Street numbering has been displayed at the ground level frontage in accordance with the policy on numbering of premises within the City of Sydney
* Exit + Wayfinding Signage – Levels 1, 2 + 17	RawFire, numbered S121122_FER_10 dated 18/05/2011
Lobby Signage (ground floor): NO COMBUSTIBLE ITEMS OR FURNITURE TO BE STORED IN THIS AREA	RawFire, numbered S121122_FER_10 dated 18/05/2011

- b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

Relevant qualifications and accreditations: 15 years == statutory signage contractor


- c) The information contained in this statement is true and accurate to the best of my knowledge.

Name: William de Winton

Company: Integrated Signage Pty Ltd

Address: 315 Liverpool Street, Darlinghurst 2010

Phone No. 02 9380 9852



Signature

25.05.2015

Date

FIRE PROTECTION ENGINEERS
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Owners Details/Organisation Name

Alberta Development

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Flat/street no.

9-15

Street name

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Suburb or town

Sydney

Postcode

2000

Nearest cross street

Clarke St

This certificate is for:

☐

part of the building

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the whole of the building.

Description of the part of building where Annual Fire Statement is required (if applicable)

2. Type of certificate

This is:

☐

an interim fire safety certificate

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a final fire safety certificate

3. Essential/Critical Fire Safety Measures

List of each essential fire safety measure specified in the Fire Safety Schedule for the building.

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Automatic fire suppression system (sprinkler system)	BCA 2012 Spec. E1.5, AS 2118.1–1999 & AS 2118.6–2012	28 May 2015
Alarm signalling Equipment	AS 1670.3 – 2004	25 May 2015
Automatic Fail Safe Devices	BCA Clause D2.21	25 May 2015

Building Occupant Warning System activated by the Sprinkler System	BCA 2012 Clause E4.9 & AS 1670.4-2012, BCA Spec. E1.5, Clause 8 and 7 and/ or clause 3.22 or AS 1670.1 - 2004	25 May 2015
Fire Control Room	BCA Spec E1.8	25 May 2015
Fire hydrant system	BCA Clause E1.3, AS2419.1-2012, & AS 2118.6-2012 and RawFire, numbered S121122_FER_10 dated 18/05/15	28 May 2015
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Fire hose reel system	BCA Clause E1.4 & AS 2441-2012	28 May 2015
Portable fire extinguishers	BCA Clause E1.6, AS2444-2012	28 May 2015
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Wall -Wetting sprinklers (Garbage Room Roller Shutter)	AS 2118.2 - 1995 and RawFire. Numbered S121122_FER_10 dated 18/05/15	25 May 2015
* Plant Room (B2 + B3) Strobe lights - connected to Fire Alarm System	RawFire, numbered S121122_FER_10 dated 18/05/15	25 May 2015

4. Certification

I Daniel Chomicki of DA Fire Services Pty Ltd
being the owner of the building described above, or the agent of the owner, certify that:

- ☒ each of the essential fire safety measures listed above:
 - has been assessed by a properly qualified person, and
 - was found, when it was assessed by that person, to be capable of performing to at least the standard required by the current fire safety schedule for the building;
- ☒ the information contained in this statement is true and accurate to the best of my knowledge and belief

4. Signature

The owner of the building, or the agent of the owner, must complete and sign the certificate.

Signature

Date



10th June 2015

Name

Daniel Chomicki

Address

Suite 104, 8 Clarke Street
Crows Nest NSW 2065

The capacity in which you are signing if you are not the owner of the building

Agent

WARNING AND OPERATIONAL SIGNS - INSTALLATION CERTIFICATE

Project Name	<i>Aspire</i>
Address	<i>11 Alberta Street, Surry Hills 2010</i>
Part of Building to be certified	<i>Whole building</i>

I hereby certify that:

- a) The works have been inspected during construction and have been completed in accordance with the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Warning and operational signs	BCA2012 Clauses C3.6, D1.17, D2.22, D2.23, E1.4, & E3.3 Section 183 of the EPA Regulation 2000, AS1905.1-2005
Braille & tactile signage	BCA Clause D3.6
Street Numbering	Street numbering has been displayed at the ground level frontage in accordance with the policy on numbering of premises within the City of Sydney
Exit + Wayfinding Signage – Levels 1, 2 + 17	RawFire, numbered S121122_FER_10 dated 18/05/2011
* Lobby Signage (ground floor): NO COMBUSTIBLE ITEMS OR FURNITURE TO BE STORED IN THIS AREA	RawFire, numbered S121122_FER_10 dated 18/05/2011

- b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

Relevant qualifications and accreditations: 15 years - statutory signage contractor

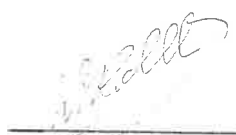
- c) The information contained in this statement is true and accurate to the best of my knowledge.

Name: William de Winton

Company: Integrated Signage Pty Ltd

Address: 315 Liverpool Street, Darlinghurst 2010

Phone No. 02 9380 9852



Signature

25.05.2015

Date

SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE

(A certificate under Division 9 Section 73 of the Sydney Water Act, 1994)

DESCRIPTION OF SUBDIVISION/DEVELOPMENT			
Council		Sydney City Council	
Street		13-15 Alberta Street, 11 Alberta Street Sydney	
Lot No	1	DP	981195
Lot No	1	DP	171359
Development Demolition of the existing building and the construction of a 18 storey mixed use building comprising 48 residential apartments, ground floor cafe and basement car parking.			
NAME OF APPLICANT		Hindmarsh Construction	
APPLICANT'S ADDRESS		C/o MGP Building & Infrastructure Service P/L Suite 9/ 6 Tilley Lane, Frenchs Forest NSW 2086	

Sydney Water Corporation certifies that the above named applicant has complied with the requirements, relating to the plan of Subdivision/Development described above, of Division 9 of the Sydney Water Act, 1994.

THE FOLLOWING ITEMS 2 AND 5 APPLY TO THE DEVELOPMENT:

- ~~Water facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements.~~
- Water facilities are available.**
- ~~Water facilities cannot be provided within a reasonable time from the date of this certificate.~~
- ~~Sewerage facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements.~~
- Sewerage facilities are available.**
- ~~Sewerage facilities are under the control of the local council.~~
- ~~Sewerage facilities cannot be provided within a reasonable time from the date of this certificate.~~
- ~~Sydney Water's requirements for future subdivision of this dual occupancy development have NOT been met. On subdivision an additional certificate will be required.~~

THE FOLLOWING ITEMS AND APPLY TO LOT/S IN THE DEVELOPMENT:

- ~~Water facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements placed on a future applicant for subdivision/development or connection.~~
- ~~Sewerage facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements placed on a future applicant for subdivision/development or connection.~~
- ~~Sewerage facilities are under the control of the local council.~~

Applicant Reference No. **2013-0073**

Council Reference No. **D/2011/705/C**

Approval date: **19 September 2011**

Sec 96 Modification 24 January 2013

Name **Peter Atherton**

Signature

(Approving Officer for and on behalf of Sydney Water)

Name **Virginia Harrison**

Signature

(Approving Officer for and on behalf of Sydney Water)

Urban Growth Business **Head Office**

Dated: **20 January 2015**

THIS CERTIFICATE IS ONLY VALID WHEN SIGNED BY TWO AUTHORISED SYDNEY WATER OFFICERS
A signed copy is held by Sydney Water

The original of this certificate must be presented to the appropriate consent authority, usually Council, with which the plan of subdivision/development was lodged so that you can satisfy the relevant condition of consent.

SECTION 2

COPY OF OWNER'S MANUAL

ASPIRE

SYDNEY

PENTHOUSE OWNER'S MANUAL



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1. WELCOME

Welcome to Aspire.

Congratulations on the purchase of your new home in the Aspire Development, located in the heart of vibrant inner-city Sydney.

This high rise residential tower comprises of 56 apartments over 22 levels, with all apartments accessed via the lobby entrance on Alberta Street. The tower's address is 11 Alberta Street, Sydney.

This Owner's Manual will provide you with an overview of your apartment to ensure you receive the best outcomes for everyday use and improve the liveability of your new home. This manual will help you become familiar with your new apartment and will assist you in understanding the apartment's inclusions and controls, as well as containing important notes on care and maintenance to help you preserve your apartment's value and functionality.

We trust you will find this information useful and wish you the very best that Aspire has to offer.

Welcome.

2. THE PROJECT

The Aspire Development is situated on Alberta Street in the heart of inner-city Sydney. The building, comprising of 56 apartments over 22 levels, was designed by award winning international architects Marchese Partners. Aspire offers high standards of quality and design with luxurious fittings and finishes selected to provide a comfortable living environment.

The modern and striking building consists of sculptural white painted concrete blade columns and spandrels with a dynamic sky frame roof feature. The ground floor of the building features a retail tenancy, with provision for a cafe with outdoor seating. This space is framed by a dramatic double storey glass facade, maximising both the feeling of space and natural light.

The project captures the best of Sydney living, located only 40 metres from Hyde Park and within walking distance to the vibrant China Town precinct, the University of Technology and Sydney University, the Central Business District as well as the Royal Botanic Gardens and famous Sydney Harbour foreshore.

The development has excellent access to public transport, with Museum train station just a short walk away, and is within walking distance to Town Hall and Central train stations which service all major train lines in Sydney and connect to regional lines. Buses to the Eastern Suburbs and Beaches can be caught from Elizabeth Street, with buses to the Inner West, Northern Beaches and North West accessible via George Street.

The development also features a state of the art Car Stacker, which was imported from Germany and is capable of storing 30 vehicles. Your apartment has been provided with two spaces in the Car Stacker. As per the City of Sydney Council Parking Permit Restrictions, residents living in the City of Sydney area in multi-unit developments approved after 1 May 2000 are unable to apply for resident parking permits.

Aspire was completed in June 2015.

3. THE TEAM

The Aspire project has been delivered by Hindmarsh Development Australia and built by Hindmarsh Construction Australia. Both the Hindmarsh Development and Construction teams possess specialised skill sets and have worked collaboratively to achieve the high quality finished product we are proud to present to you.

The project team involves a host of industry leading expert consultants including, but not limited to:

- Architect – Marchese Partners
- Interiors – Marchese Partners
- Landscape Architect – Clouston
- Structural Engineer – AECOM
- Civil and Hydraulic Engineers – Donnelley Simpson Cleary
- Fire Engineer – Raw Fire
- Electrical and Mechanical Engineer – Donnelley Simpson Cleary
- Traffic Engineer – Traffix
- Building Certifier – BM+G



4. PURCHASER PACKS

You will have been provided with 3 x apartment keys and 3 x building access fobs at settlement. A Welcome Pack has been placed on the kitchen bench of your apartment and comprises of 1 x A4 and 1 x A5 purchaser packs, which contain all relevant documentation and items which will be of assistance in helping you organise and establish your new home. Please ensure you take the time to check that all items listed below are contained in your Welcome Pack.

4.1 A4 and A5 Purchaser Packs

4.1.1 Contents

A4 Purchaser Pack

Items contained within the A4 purchaser pack are:

- Aspire Apartments Owner's Manual
- Harvey Norman appliance care and warranty information
- Copy of the Aspire By-laws
- Klaus Multiparking Car Stacker user instructions
- Defect reporting form
- Resident registration forms
- Gas supply certificate of compliance
- Motorised blinds warranty
- C-Bus System user manual
- Outdoor kitchenette warranty

A5 Purchaser Pack

- A USB storage device containing soft copy appliance manuals, care instructions and warranty information
- Mailbox keys x 2
- Balcony sliding door key(s) (1 per balcony)
- Window keys

Additional Items

A louvre operation arm has been left in your apartment which will enable you to control the angle of the louvre blades on the north facing facade.

4.1.2 Keys

Keys will be allocated as per the above either at settlement or within your Welcome Pack. If you require additional keys or access cards, these must be requested by the owner in writing to the Strata Manager.

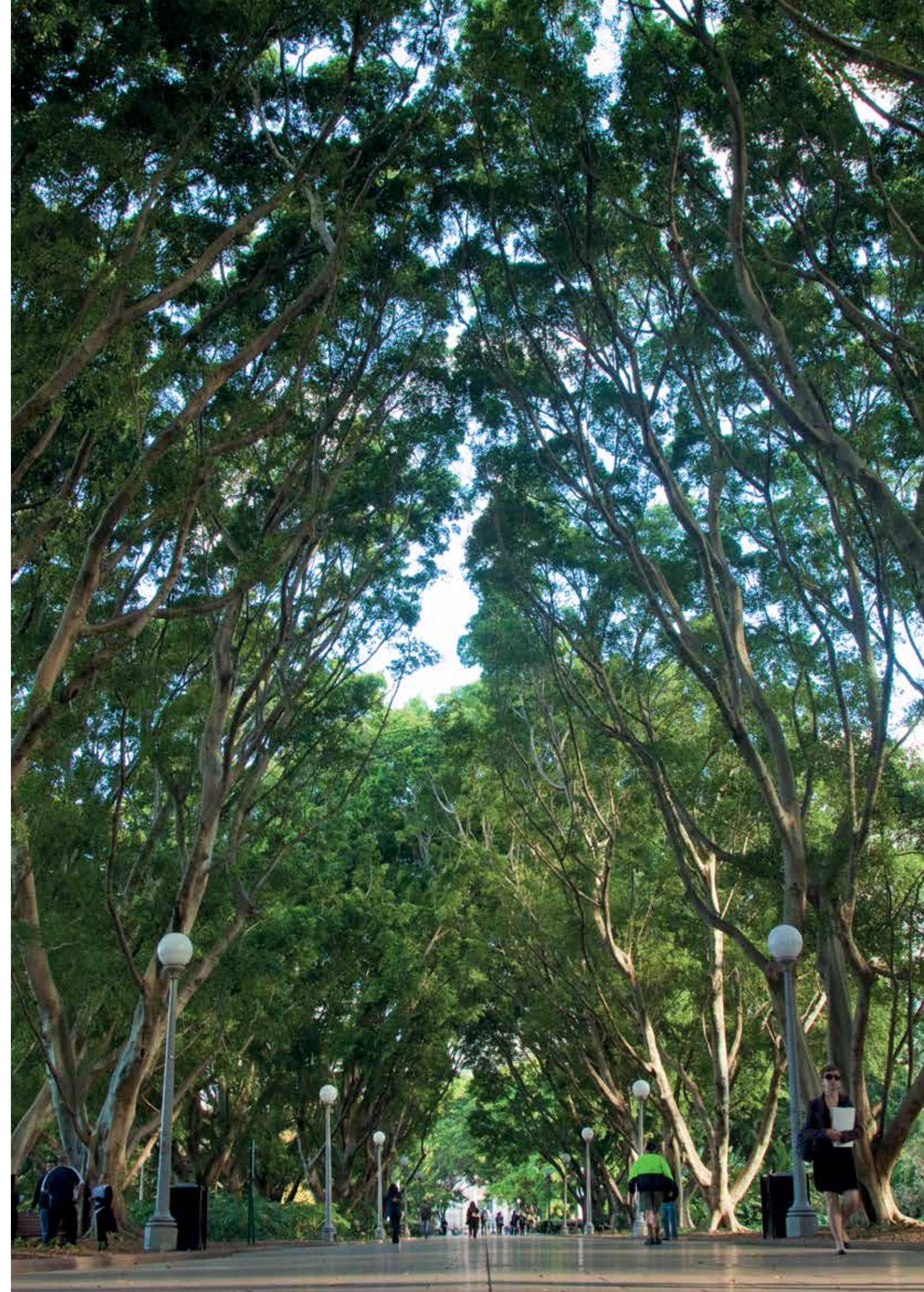
4.1.3 Security Access Fobs and Cards

Aspire is secured for your convenience and amenity. You have been provided with access fobs at settlement. The access fobs and cards are programmed for restricted access to:

- The ground floor lobby (accessed via Alberta Street)
- B1
- Lifts (operation restricted to the ground floor, B1 and the level of your apartment only)

4.1.4 Car Stacker Access Fobs

Please note a separate fob for entry and exit to the Car Stacker will be provided to you on completion of a formal induction to the system. Details of how to arrange an induction are included in Section 9 of this manual.



5. LOOKING AFTER YOUR HOME

5.1 Looking After Your Apartment

It is very important that you maintain and clean your home to ensure the longevity of its finishes and fixtures. Consult your Owner’s Manual in the first instance and always use experienced and licensed tradespeople to carry out repairs and maintenance work.

This Owner’s Manual provides useful information about your new home. It is a guide to moving in, establishing your service accounts and caring for your home.

For items under warranty, you (as the owner) hold the warranty and any issues should be addressed directly with the manufacturer in the first instance. Proper care and maintenance is a standard condition to many manufacturers’ warranties. Please refer to specific manufacturer’s recommendations to ensure your warranties are not voided.

5.2 Looking After Your Building

Hindmarsh strongly recommends all owners take an active role in the Owners Corporation to ensure an appropriate maintenance plan and budget for the building is put in place.

5.3 Maintenance Period

In accordance with clause 52 of the Contract of Sale (Building Defects), Hindmarsh offers a three month conditional defect liability/ maintenance period on residential apartments in the Aspire Development, effective from the date of settlement. During your pre-settlement inspection, you or your nominated representative would have identified any items to be rectified in the period leading up to settlement.

Prior to the expiration of the three month period, Hindmarsh will contact you and seek information on any remaining items, which will be investigated and actioned where necessary.

If no defects are lodged prior to the expiration of this period, it will be deemed that Hindmarsh’s obligations are satisfied.

In offering this service, Hindmarsh will make every attempt to resolve issues in the shortest time frame possible however some items may require third party involvement, of which the timing is outside the control of Hindmarsh.

5.4 Defect Identification and Resolution Process

5.4.1 Logging Defects

The Hindmarsh MyProperty portal is an interface between you and the Hindmarsh customer service team which allows you to log queries or issues in relation to your apartment.

The MyProperty website address is <https://myproperty.hindmarsh.com.au> and your log in details are as follows:

Username: myprop1657
Password: u7apu5az

You will be prompted to change your username and password details on first entry to the site to maintain full privacy of your property details.

All defect notices should be logged by submitting a query through the MyProperty portal. You can select the ‘defect’ subject from the drop down list which will ensure that your query is allocated to the right team member and effectively managed.

IMPORTANT: If you face any issues logging a defect notice via the MyProperty portal, please email the defect list through to customerservicensw@hindmarsh.com.au, or send it through via your solicitor.

5.4.2 Pre-Settlement Inspection

Prior to settlement you or your representative would have been given the opportunity to conduct a pre-settlement inspection. It is the buyer’s obligation to thoroughly inspect the apartment to identify any incomplete works or items that are damaged, broken or faulty. At the end of the inspection Hindmarsh would have sent the pre-settlement inspection report to the email address supplied during the inspection. The defects listed in this report will be rectified subject to the Contract of Sale.

5.4.3 Special Defects

For any special (emergency) defects that restrict or interfere with the proper use of your unit, you should immediately contact the Hindmarsh team by logging a defect notice through the MyProperty portal.

Hindmarsh will make good any of the below defects as a priority if;

- Electricity or gas supply is lost
- A sewage or drain blockage occurs
- There is damage or leaks to watertight areas
- Or any other defect which could materially restrict or interfere with the proper use and enjoyment of the unit, or pose a real risk to property or persons.

If the defect occurs on the weekend or outside of office hours, you will need to contact the 24 hour Building Management hotline to arrange an emergency contractor which is listed in Section 7 of this manual.

5.4.4 Three Month Defect Liability Period

The three month defect liability period commences from the earlier of the date of settlement or the date the purchaser enters into possession of the property.

The Hindmarsh team will have aimed to rectify the majority of defects raised in the pre-settlement inspections. For those items that remain outstanding, the relevant project manager or trade contractor will be in touch with you to arrange a mutually convenient time to access your apartment.

If there are any new building defects found after the initial pre-settlement inspection, please log a defect rectification query via the MyProperty portal.

The three month defect liability period will incorporate any unresolved defects disclosed in the pre-settlement inspection checklist and any new building defects listed. Hindmarsh will assess each defect in accordance with the Australian Building Code, the Standards and Tolerances Manual 2007 and its obligations under the Contract of Sale.

Please be advised the following will not be recognised by Hindmarsh as a defect unless reported prior to settlement:

Damage caused after settlement including;

- Scuff marks, scratches or stains
- Scratched, broken or chipped floor tiles
- Chipped or scratched joinery
- Broken door handles
- Broken, chipped or cracked fixtures and fittings
- Broken globes
- Damage to external finishes including scuff marks, scratches or stains
- Minor settlement cracks
- Any damage caused by fair wear and tear
- Any damage caused by the negligence of the purchaser, its employees, agents or contractors, or
- Any defects not notified within the defects liability period

We would like to take this opportunity to reiterate the terms of your Contract of Sale regarding make good of defects, and the required notice period that expires 3 months after the date of your property settlement (clause 52.7).

Please be aware that clause 52.3(b) of the Contract of Sale provides you the opportunity to issue a written list of all defects or faults twice only during the defects liability period. You are not limited in the number of notices served in regards to Special Defects, as defined in the Contract of Sale.

Please ensure that your defect list is submitted by 5pm on the expiry of the three month period after the date of your property settlement. Please submit the defect list via the Hindmarsh MyProperty Portal, as outlined in the ‘logging defects’ section of this Owner’s Manual.

A defect reporting form can be found in the A4 purchaser pack if required.

IMPORTANT: Please ensure you report or note any perceived high priority issues as soon as possible to enable prompt assistance.

To ensure nothing is missed, we recommend listing defects on a room-by-room basis. Photos may be useful, especially if the issue or location is difficult to describe.

IMPORTANT: Please make sure your contact details and the details of any occupant (if not the owner), are provided with your notes. This will enable smoother coordination of any necessary access arrangements to rectify issues.

Please consult your Contract of Sale for further details on defect management.

5.5 New Building Movement and Settlement

Building movement and settlement is a natural process that occurs within the first 12 months of a building's life. The materials and constituents used to construct your apartment contain large elements of water, which is the composite that generally underpins most building movement and settlement. Once the building becomes occupied, most residents generally heat their apartments to a temperature that is suitable for their living requirements. It is during this heating process that most materials dry out and become set. Concrete, grout, timber and plaster may shrink during this time and small cracks may appear. This is a common occurrence in all new buildings.

To minimise the effects of the 'drying out' process, the occupant should reduce exposure to excess temperature fluctuations, naturally ventilate the apartment and avoid leaving the air conditioning system on for extended periods of time.

Minor cracking can generally be easily repaired using a rigid filler or pollyfilla and in most cases the cracks will not appear if the work has been undertaken 12 months after occupation.

The above mentioned cracking is not considered a defect under the maintenance or defect liability period.



6. MOVING IN GUIDE

All residents must follow the move in and move out procedures contained within the Aspire By-Laws and as directed by the Strata and Building Managers. All residents must contact the Building Manager in advance of moving to arrange access to the drop off/ loading areas and confirm procedures to ensure minimal disruption to other residents. In accordance with clause 12 of the Aspire By-Laws, all furniture moving must be carried out Monday to Saturday between the hours of 9:00am – 4:00pm. No furniture moving is to occur on Sundays or any public holiday.

You would have been provided with a move in/ move out procedure form at settlement. Please follow these instructions to schedule a moving time with Building Management.

IMPORTANT: Due to restricted road/ vehicle access to the site, all truck deliveries and removals must be coordinated with the Building Manager in advance.

Before an owner or occupier moves any furniture or goods through the building and common property it must:

1. Make arrangements with the Building Manager at least 48 hours in advance
2. Move furniture and goods according to the instructions of the Building Manager or Strata Manager and the Aspire By-Laws
3. Comply with any other reasonable requirements of the Building and Strata Managers
4. Use lifts and entrances as directed by the Building and Strata Managers

The following are recommended measures for protecting the building and your apartment while moving in:

- Ceilings, Walls & Doors: Use common sense and avoid scuffing or chipping ceilings, walls and doorframes
- Flooring: Do not drag heavy objects across carpets/flooring – use appropriate moving equipment and/or carry all objects

Please note that any resident, owner or removalist who causes damage to the common areas will be responsible to pay for repair. Please contact the Strata or Building Manager if you see occupants/ removalists damaging the common areas. All removalists will be required to sign an indemnity form, accepting responsibility for any damage to equipment and common areas prior to being allowed access to the building and your property.

When you are moving into your apartment please ensure packaging boxes are broken down and disposed of in the recycling room off the ground floor lobby. If you have a large amount of recycling or waste, or the recycling bins are full please take rubbish to the nearest depot so the Owners Corporation doesn't incur additional costs for rubbish disposal. Do not put boxes or other recycling items down the garbage chute.

Lifts will be protected for the initial moving in period. Please contact the Building Manager to arrange lift covers if they are not installed.



7. IMPORTANT CONTACTS

Hindmarsh Customer Service/Maintenance
e. customerservicensw@hindmarsh.com.au

Strata Manager

Hindmarsh has appointed a Strata Manger for the development. Their details are as follows:

Strata Republic
m. 0411 615 737
p. 1300 884 104
e. wadem@stratarepublic.com.au
a. Suite 704, Level 7, 70 Pitt Street, Sydney NSW 2000
PO Box R1860, Royal Exchange NSW 1225
w. www.stratarepublic.com.au

Building Management

Hindmarsh has also appointed a Building Manger for the development. Their details are as follows:

Vision Building Management
m. 0449 044 913
e. lionel.krautz@visionbm.com.au
w. www.visionbm.com.au
24 hour Contact Number: 1300 881 196 (to be used in the event of an out of hours emergency defect)

Additional Contacts

Police

Emergency..... 000
Surry Hills Police Station (02) 9265 4144
City Central Police Station (02) 9265 6499

Fire

Emergency..... 000
Fire Station – Sydney..... (02) 9265 2799

Ambulance

Emergency..... 000

Hospital – Public

St Vincent’s Hospital (02) 8382 1111

Hospital – Private

St Vincent’s Private Hospital..... (02) 8382 7111

Doctor

Hyde Park Medical Centre (02) 9283 1234

Public Transport

Transport Information Line..... 131 500
Taxis Combined 131 008

Council

City of Sydney Council (02) 9265 9533

Australia Post

Customer Service..... (03) 8847 9045

8. OWNERS CORPORATION, STRATA TITLE & BY-LAWS

8.1 Strata Title

All apartments in the building are strata titled. As an owner of an apartment, you are the owner of a lot within the Strata Scheme.

Areas within a Strata Scheme which do not form part of an individual apartment are common property. These may include areas such as the apartment building entry lobbies, lifts, building structure and services contained within property boundaries, as well as landscaped gardens and shared urban spaces. The common property is owned by the Owners Corporation, and all owners contribute financially to the maintenance of these areas.

The Owners Corporation is a separate legal entity governed by legislation, which represents all the apartment owners in Aspire. As an apartment owner, you are automatically part of the Owners Corporation and are responsible for how the building is managed and for financial contributions to maintenance of the common property.

To protect your property asset, Hindmarsh strongly recommends all owners take an active role in the Owners Corporation function to ensure that appropriate maintenance plans are put in place, and that adequate financial provision is made to the sinking fund. The Owners Corporation will be managed by professional advisors and will seek independent maintenance advice to prepare costed maintenance plans for the building and grounds, and set levies accordingly.

8.2 Owners Corporation

The Owners Corporation deals with all matters associated with the management and administration of the common property including:

- Maintenance, cleaning and repairs
- Insurance (such as building, public liability, workers compensation etc)
- Control, cleaning and use of the common facilities
- Matters relating to garbage, noise, pets
- The administration and sinking funds
- By-Laws
- Convening and holding meetings, and
- Administration of the Executive Committee.

8.2.1 The Executive Committee

The Executive Committee is a body of volunteer owners who are elected to represent the Owners Corporation in the day to day running of the Strata Scheme.

The Executive Committee operates in a similar way to a board of directors for a company. The Committee is made up of the following members:

- Chairperson
- Secretary
- Treasurer
- Ordinary members of the Committee

A general meeting is a meeting of all members of the Owners Corporation.

At a general meeting, resolutions are passed, for example confirmation of the annual accounts, setting of budgets and levies, determination of if an audit is required and any other issue that requires a general meeting resolution. The last item of the agenda at every annual general meeting is the election of the Executive Committee.

Legislation prescribes the format of a general meeting, the types of resolutions required and who is eligible to vote.

A Committee Meeting is a meeting of the Executive Committee members held at regular intervals throughout the year.

Should you have any questions or concerns with the internal and external surrounds of the building, please ensure you address these to the Strata Manager as soon as possible.

8.2.2 Building Manager

A part time Building Manager has been appointed for the Aspire Apartments. The Building Manager will be on site periodically for an agreed number of hours per week and may complete the following;

- Organisation of repairs and maintenance of common property
- Arranging of quotations for services/works
- Engagement of cleaners, gardeners and other tradespeople
- Attending to correspondence

8.2.3 Levies - Administration and Sinking Fund

Levies are the financial contributions paid by all owners to the Owners Corporation to cover costs incurred in the management of the building and for allocation of capital expenditure. The amount is based on a schedule of Unit Entitlements (UE's) and each owner pays a share of the costs.

The budgets for the administrative and sinking funds determine levies, and these are generally resolved at each annual general meeting.

- Administrative Fund – is for regular reoccurring expenditure and includes payment to service contractors, ongoing maintenance and repairs, and the upkeep of common property.
- Sinking Fund – is a separate fund where money is put aside for future non-reoccurring maintenance (e.g. painting of exterior surfaces) and the purchase of new Owners Corporation assets.

8.2.4 Your Contact Details

It is very important that Hindmarsh Development Australia and the Owners Corporation have correct and up to date contact details for the owner and tenant (if applicable) of the apartment. Please ensure these details are provided in all correspondence so that the owner or tenant can be contacted should access need to be arranged or information provided.

IMPORTANT: The easier it is to contact you (and/or the occupant), the faster we can provide you with friendly and effective service.

8.3 By-Laws

By-Laws are a set of “rules” that the owners and tenants in a Strata Scheme must follow. They set out the rights and obligations of all parties involved within the building and have been created to ensure a cohesive living environment. They can be amended, and new By-Laws can be introduced at a general meeting of the Owners Corporation.

A copy of the Aspire By-Laws is included in a separate booklet in your Welcome Pack. The By-Laws cover topics such as moving goods and furniture, keeping of pets, cleaning, security and parking.

8.3.1 Modifications to Your Apartment

Prior to any building work being undertaken in your apartment, you may need to obtain the required consents from the City of Sydney Council, the Owners Corporation and any other relevant authority.

Refer to Part 6 of the By-Laws included in your Welcome Pack for relevant clauses relating to building works & alterations (consents, notice to Owners Corporation, carrying out of building works and alterations).

Consistent with the By-Laws, the following is a summary of the procedures which must be followed:

1. Notify the Owners Corporation prior to carrying out any modifications to your apartment, especially those which may affect any common property areas. Include a description of the works, estimate of time for undertaking works, and provide all necessary supporting documentation (such as report from reputable engineer, development consent etc).
2. Protect and keep clean all common property & make good any resultant damage.
3. Ensure consideration of all residents. Works are not to produce excessive noise, work hours (as stipulated in the relevant By-law) must be adhered to at all times, dust should be kept to a minimum and rubbish is to be disposed of. Use of lifts within common property areas is to be reasonable. Please co-ordinate with the Building Manager to ensure that the lift is protected in order to prevent damage.
4. Any proposed modifications to floors, ceilings or walls, such as a change to the floor finish from carpet to tiles, installation of downlights in the ceiling, installation of entertainment/sound system components (i.e. plasma screens, speakers) or the hanging of artwork, must:
 - Be designed to maintain the existing standard of acoustic and fire separation (Hindmarsh acoustic performance is above minimum standards set by regulations)
 - Be installed by an experienced tradesperson

8.4 Cleaning and Maintenance Protocol

As the owner of an apartment, you are responsible for the cleaning and maintenance of your apartment and all areas within your lot, including your balcony and storage cages.

This Owner’s Manual aims to provide a helpful guide on the cleaning and maintenance of your apartment which can be carried out safely and easily. However, where appropriate, the use of professional cleaners and licensed tradespersons with necessary safety equipment is recommended.

Please report any common property cleaning or maintenance needs to the Building Manager when noted.

8.5 Safety

For your safety, and that of other residents, please follow the below general safety advice:

- Consult this Owner’s Manual and the By-Laws prior to undertaking maintenance and cleaning works
- Untrained or unlicensed persons should not attempt to service or alter electrical, communications, air conditioning, gas, water or plumbing fixtures or services (this may void your warranty)
- Children must always be supervised (particularly on balconies, external areas and in fire stairwells)
- Do not stand on a raised platform, chair or ladder of any height on balconies or adjacent to windows or stairwells
- Do not lean out of windows or over balconies to clean, service or repair any item
- Any activity that requires external work, or the use of ladders, must be carried out in accordance with all relevant legislation, codes and guidelines

8.6 Insurances

The Strata Manager will arrange building insurance. Residents are responsible for insuring the contents and non-fixed items within their apartments. Owners and/or occupants should ensure they understand the cover of the Building Insurance Policy prior to arranging additional insurance with a reputable provider.

8.7 Depreciation Schedules

It is the responsibility of the owner to obtain a depreciation schedule for tax purposes if necessary.

9. BUILDING INFORMATION

9.1 Building Access

The key provided to you at settlement will unlock the front door of your apartment. The key has been cut to only allow access to your apartment. The access fob will provide access through the main lobby door when swiped against the card reader.

9.1.1 Pedestrian Access

The main residential entry door to Aspire is located on Alberta Street. The door is locked by default and controlled by an access control system for security. When a valid access control proximity card is presented to the card reader the lock is released, permitting entry.

The intercom within your apartment is also connected to the system which enables the locking and unlocking of the main entry door. Visitors will be able to key in your unit number on the intercom control panel adjacent to the entry. This will send an alert to the intercom in your apartment and allow you to confirm the identity of the visitor both verbally and on the video screen and unlock the building entrance door.

In an event of electrical failure, the doors that are operated by card readers or fobs will remain active for about 2-3 hours (depending on usage). After this period the doors will be unlocked until power is resumed. As soon as power is resumed all doors will be locked.

IMPORTANT: Do not obstruct doors or tamper with the electric strike mechanism as this will require a costly service call to rectify and may compromise the buildings security.

IMPORTANT: Only allow access to persons you know to reduce the risk of compromising building security.

9.2 Vehicle Access and Parking

Exclusive use car parking is provided to residents by way of a car stacking system. You have been provided with 2 car spaces. All other car parking spaces in the Car Stacker have been allocated to apartments. Please note in order to be provided with a Car Stacker swipe tag you must first undergo a formal induction into the system.

IMPORTANT: The roller entry door will only open once a valid access card has been swiped. When driving to the Car Stacker entrance, please ensure you watch out for pedestrians.

The Car Stacker has been designed to accommodate a maximum of 30 cars at any one time. The Car Stacker cannot take cars which are greater than 1900mm high, 5200mm in length, 2150mm in width or more than 2500kg. Should your car be in breach of any one of these dimensions, it will not be accepted by the Car Stacker.

9.2.1 Inductions

Any person who will be using the Car Stacker must undergo a formal induction by a service technician from Klaus Multiparking Systems prior to using the system. All users must also read the user instruction guide, which has been provided in your Welcome Pack. This manual details the correct protocol for operating the car stacking system and provides guidance in the event the system malfunctions. If you will be renting your apartment with a car space, each tenant who will be using the Car Stacker must undergo an induction for the Car Stacker as well.

To book your induction, please visit www.multiparking.com.au and follow the links, or alternatively contact the Building Manager. You must provide the Building Manager with an induction record to confirm that you have been correctly inducted.

IMPORTANT: Except in relation to units with storage cages located in the Car Stacker (which includes your apartment), only your registered vehicle can be stored in the system. Storage items can only be stored in the designated chain wire cage pallet which has been allocated to you. If you change the vehicle you wish to park in the system, you must also contact Klaus Multiparking Australia to ensure the Car Stacker can accommodate your new vehicle.

9.2.2 Car Stacker Operation Instructions

1. Residents must enter the Car Stacker via the Alberta Street entrance. Once at the entry point, you will need to swipe your card at the designated card reader which will cause the entry roller door to open. Each user will have a designated user ID number. If the system is busy (meaning it is being used by another car) you will be placed in a queue. A prompt on the reader screen will confirm your request and advise where you stand in the queue.

IMPORTANT: Do not drive into the cabin if the traffic lights at the entrance roller door are amber, red or flashing red, or your tag number is not displayed on the screen. Wait for the light to turn green and ensure your tag number appears on the reader screen before proceeding.

2. Once the roller door opens completely, drive your vehicle into the transfer cabin and park within the pallet wheel-wells where your car will be measured. The message display screen will indicate once your vehicle is in the correct position.

IMPORTANT: Materials left in the cabin may obstruct sensors. Do not leave any foreign objects in the cabin, or increase the size of your vehicle whilst in the cabin (e.g. by attaching roof racks).

3. Once your vehicle is correctly in place, you may park your vehicle and turn the ignition off. You will need to exit your car, follow a series of safety prompts and swipe your card for final confirmation of your intention to park before your car will be moved to the storage area.

IMPORTANT: Wait for your vehicle to start lowering into the car park before walking away from the system.

To retrieve your vehicle, swipe your tag at the reader adjacent to the side door or on the lift panel where indicated. If the system is not in use, your vehicle retrieval will start immediately. If the system is busy, you will be placed in a queue. When your vehicle is ready, the cabin side door will unlock allowing you to retrieve your car.

IMPORTANT: Always exit the system in a forward direction and never attempt to reverse out.

Should you wish to return your vehicle to storage immediately after calling it up (for example if you wish to retrieve something from your car), proceed to the side door screen and follow the prompts on the side reader to return your vehicle.

9.2.3 System Faults

If the system is operating abnormally, or you are unable to complete your park/ exit, contact the Building Manager or a Klaus Service Representative (phone number provided in the Klaus Car Stacking User Instructions) immediately. Do not leave the system unattended if your park/ exit fails to complete. In the event of a power outage, the system will not operate.

IMPORTANT: In an emergency situation, always call 000.

Please refer to the Klaus Car Stacker User Instructions and Aspire By-Laws for more information on the Car Stacker operation, regulations and protocol.

9.2.4 Visitor Parking

Please be aware there are no designated visitor car parking spaces located within the building’s Car Stacker or anywhere on the property. Visitors may use the on-street metered parking in the vicinity of the building, located on Alberta, Clarke and Nithsdale Streets subject to availability and timing/ payment restrictions.

There are also multiple car parking stations in the area. The nearest car parking stations are:

- Wilson’s Car Park – 175 Liverpool Street, Sydney
www.wilsonparking.com.au/go/wilson-car-parks/nsw/175-liverpool-street
- Secure Car Park - Cnr Goulburn & Elizabeth Streets, Sydney
www.secureparking.com.au/car-parks/australia/nsw/sydney/goulburn-street

To view car parking rates, hours of operation and terms and conditions, please visit the relevant car park operator’s website.

9.3 Lifts

There are two lifts servicing the building. The lifts are activated through the use of your programmed proximity card/ remote control fob that will only provide access to your residential floor and the ground floor lobby. The proximity card reader is located immediately below the control panel in each lift car. The lift will also feature a card reader for your Car Stacker swipe tag which is located on the left wall as you enter, towards the rear of the lift car. This will enable you to call your car from the system whilst in the lift.

The following internal lift dimensions are provided as a guide only and should be checked before relying on this information.

Lifts 1 & 2 - 1400mm (w) x 2300mm (d) x 2200mm (h) with a clear opening at the doors of 2100mm (h) x 900mm (w)

In the unlikely event that there is a malfunction and a lift stops with passengers inside, there are instructions within the lift car to enable passengers to contact the lift company directly for assistance. Passengers must press the alarm button for 3-5 seconds to trigger an automatic hands-free dialler which connects directly to the lift manufacturer’s 24 hour call centre. There is a microphone and speaker within the main car operating panel allowing lift passengers to talk directly to call centre staff to advise of their location and lift number.

IMPORTANT: In the event of an emergency do not use the lifts. All residents should proceed to exit the building via the fire stairs and gather at the muster point as indicated on the Aspire Evacuation Plan.

9.4 Building Fire Services

The building has a fire alarm system that will automatically alert the NSW Fire Brigade if smoke detectors within the common areas of the building are activated.

In addition, an evacuation occupant warning system has been installed with speakers located in all communal areas. The Strata Manager will test the system from time to time. Please report any malfunctions to the Strata Manager.

The following fire alarm, detection and protection devices are provided within the building:

- Automatic smoke detectors (monitored by the Fire Indicator Panel)
- Sprinklers
- Fire extinguishers
- Fire hose reels & hydrants where required
- Fire doors
- Marked fire exits
- Emergency lighting
- Apartment thermal detectors (non-monitored)

Further to this an evacuation plan will be generated by Building Management. Residents should familiarise themselves with this plan to prepare for the unlikely event of an emergency.

IMPORTANT: Fire stairs are provided in the core of the building for egress in an emergency. There is access back into the building from each level.

9.4.1 Occupant Smoke Detectors

Smoke detectors have been installed in each apartment and are connected to the main power supply of the building. There is also a back up battery in case of power failure. The smoke detectors in apartments are not remotely monitored. They are early warning devices for individual apartment occupants only.

IMPORTANT: Upon initial entry into your apartment please open the smoke detector and ensure the battery is installed correctly in accordance with the instruction manual. The maintenance of smoke detectors in all apartments (including regular replacement of batteries), is the responsibility of individual apartment occupants.

9.4.2 Operation Once Smoke is Detected

The smoke detectors will sound a loud alarm (85dB) and the red LED will flash rapidly in the event they are set off. This will continue until the air is cleared.

Standby Condition

The red LED flashes once every 40-60 seconds to indicate the smoke detectors and battery are functioning correctly.

Green LED

The green LED glows when the main power is on.

IMPORTANT: Test the smoke detector at least once per month to ensure proper operation and replace the battery once a year.

Test by pushing the test/push button on the smoke detector for 3 seconds until the alarm sounds. If no alarm sounds, check the battery is installed correctly or replace the battery. If the battery is new and installed correctly and the alarm still does not sound, have a qualified electrician replace the smoke detector.

IMPORTANT: If the premises is unoccupied for a period of time (more than a few days) then a battery test should be undertaken upon return.

In the event of a false alarm, apartment smoke detectors can be reset by using the reset button located on the smoke detector itself.

IMPORTANT: Never use an open flame of any type to test your alarm.

9.5 Garbage Disposal and Recycling

A waste chute has been provided for resident convenience. The waste chute is located in the common area of your floor adjacent to lift 2. Please note this waste chute has been designed for general household rubbish only and all recycling and oversized items must be disposed of appropriately as per the below instructions.

IMPORTANT: Failure to adhere to instructions for use of waste chutes may lead to failure of the system and the creation of unpleasant odours or a fire hazard.

General waste and household rubbish can be placed directly into the waste chute. These chutes discharge to waste rooms located on the ground floor (accessible through the main lobby). Residents do not have direct access to the waste bins due to the hopper equipment installed.

All waste should be contained in tied clean rubbish bags. Dimensions must not exceed 350mm in any dimension or weight in excess of 3kg.

IMPORTANT: Do NOT dispose of recycling, bottles, glass, cartons, cigarette butts, ignition sources or fluid via the waste chute.

IMPORTANT: Do NOT place hands or arms into the waste chute (beyond door frame) as objects may fall from above causing injury.

Residents are to carry their recycling to the bins located in the waste room opposite the mail boxes off the ground floor lobby. Recyclable items include: newspaper, cardboard, paper packaging, junk mail, printing and writing paper, envelopes, glass bottles, jars, steel cans, aluminium cans, trays and foil. Refer to the City of Sydney Municipal Services website for a full list of recyclable materials:

www.cityofsydney.nsw.gov.au/live/waste-and-recycling

The design for the waste services room has been developed in consultation with the Council of the City of Sydney Policy for Waste Minimisation in New Developments to calculate anticipated waste generation from the building.

The cleaner contracted by the Strata Manager will ensure hoppers and recycling receptacles are transferred as necessary from waste rooms and storage areas to the primary waste enclosure.

It is anticipated that waste will be collected from the primary waste enclosure approximately twice per week and recycling collected at least once per week from the same location.

IMPORTANT: Please notify the Building Manager if you require assistance or wish to report an issue with the waste management system.

9.6 Storage Cages

You have been provided with a storage cage which is located in the Car Stacker. During your induction to the system, Klaus will program your fobs to call up the cage whenever you require. Please ensure all items are enclosed within the cage to reduce the likelihood of anything falling out. The Aspire By-Laws contain an exclusive use condition (clause 23) which sets out your rights in relation to the cage.

IMPORTANT: Under no circumstances should fuel or any dangerous goods or flammables be stored in the cage.

It is the resident's responsibility to provide security to their storage cage via a sturdy padlock or the like and keep their individual storage area clean and free from debris. It is strongly recommended that valuables are not stored in cages.

Please note, the storage cage is located in a 'wet basement' which is susceptible to moisture and minor water infiltration.



9.7 Mail

A lockable mailbox is provided for each apartment. Mailboxes are located in the ground floor lobby adjacent to the main entry door. Two keys to unlock your mailbox have been provided in your Welcome Pack.

Your apartment has been registered with Australia Post for the delivery of mail. You may need to apply for mail re-direction if you require mail to be diverted from your existing address to your new address at Aspire. A mail redirection form can be found on the Australia Post website or obtained at any Australia Post branch.

The Aspire Apartments address convention is apartment number / street number. Your address at Aspire is:

2201/11 Alberta Street,
Sydney NSW 2000



10. APARTMENT INFORMATION

10.1 Utilities and Services Connections

10.1.1 Electricity and Gas

The first thing you must do prior to taking occupation of your apartment is to set up utilities accounts for gas and electricity.

You will be required to set up electricity and gas accounts by calling an energy retailer directly. Meters have been installed in the building which will track individual apartment usage. Some retailers who provide both gas and electricity services include:

Energy Australia 136 102
AGL 131 245
Origin Energy 13 24 63

Please note this list does not include all service providers and is not intended to represent a Hindmarsh recommendation. For a full list of energy retailers, please visit the NSW Energy Ombudsman website:

www.ewon.com.au/index.cfm/suppliers/suppliers-in-nsw/

IMPORTANT: Failure to establish individual accounts with utility providers will result in on-charges for post occupation usage of services and potential disconnection by service providers.

For reporting of emergency services faults, please note the following contact numbers:

- | | |
|------------------------------------|----------------------------|
| • Electricity | Ausgrid 131 388 |
| • Natural Gas and Emergency Faults | Jemena Gas Network 131 909 |
| • Water and Sewerage | Sydney Water 132 090 |
| • Stormwater | Sydney Water 132 090 |
| • State Emergency Services (NSW) | 132 500 |

10.1.2 Water

Water has been connected to your apartment and you do not need to apply to Sydney Water to set up an account. Sydney Water is notified by Land and Property Information NSW when a property is sold, and the account will be automatically transferred to the new owner post settlement.

10.1.3 Utilities Accounts Received Post Settlement

Invoices received by the owner or tenant that predate settlement of the unit are not required to be paid by the owner/ tenant. In the event that invoices are received prior to settlement, please contact customerservicensw@hindmarsh.com.au and provide a copy of the unpaid invoice as soon as practicable.

10.1.4 Telephone and Data

Your apartment has provision for telephone and data access including Telstra and other service providers. Please check with your service provider to ensure connection to their network is available within the building.

Connection of telephone and data will require the setup of an account with your chosen service provider.

10.1.5 TV, Radio and Pay TV

Connection to the Master TV antenna and FM Radio antenna is available free through the coaxial wall plates in your apartment. Either socket can be used, as a diplexer splitter has been installed. TV splitters are located in the communication risers and can only be accessed by the Building Manager.

Connection to Pay TV services such as Foxtel requires service subscription and installation. Please contact your chosen service provider for more details. Please note connection fees may apply for connections to Pay TV services.

10.2 Air Conditioning

Each apartment at Aspire is fitted with a Daikin ducted split system air conditioning unit. All fan coil units are located in the ceiling spaces and condensers are located on the roof. Each individual fan coil unit has its own wall mounted controller. The system is controlled via the wall mounted controller which includes functions to vary the temperature, mode and time. Cooled or heated air is delivered via grilles located in the bulkhead or in the ceiling.

To maximize the life and effectiveness of the air conditioning system, it is recommended that the indoor air filters and the indoor unit be checked and serviced on a regular basis. Refer to the Daikin manual and warranty information for more details.

Your Daikin air conditioner comes with a 1 year warranty. For warranty issues within the first year please contact Sydney City Mechanical on 02 9587 0070. After the first year, please refer to your Daikin air conditioner manual for warranty claim procedure. You can also visit Daikin’s website: www.daikin.com.au for trouble shooting tips or call Daikin on 1300 787 266.

10.3 Exhaust Fans

Exhaust fans have been installed in all bathrooms and laundries. These fans are ducted to the exterior of the building through the façade. You may notice a small grille on the outside of your apartment (adjacent to or over your balcony). This is designed to exhaust moist air out of these rooms.

IMPORTANT: Some exhaust fans are automatically activated when the light switch is turned on. If your bathroom or laundry has a double switch then one of these switches will be a dedicated exhaust fan switch. Please note you may have a common fan serving both a bathroom and your laundry which is controlled by a switch in the bathroom as well as one in the laundry. Both switches must be turned off for the exhaust fan to fully cease operation.

The rangehood installed over the cooktop in the kitchen is a recirculating model. It is not ducted outside of the apartment.

IMPORTANT: The rangehood filters must be cleaned periodically. Please refer to the specific manual for details.

10.4 Communications

Every data/telephone point connects back to a central location under the electrical board of the unit. One of the data sockets will be labelled as ‘PHONE’ or ‘INCOMING’ which is your main phone point for the unit. Each socket has been hard wired individually to the rear of the patch panel.

Application for telephone and data connection is the responsibility of the resident.

10.5 Electrical Distribution Board

An electrical distribution board is located within each apartment. Each sub-circuit is protected by a circuit breaker to prevent overload. The light and power circuits have earth leakage protection (RCD’s), to detect earth leakage in appliances or the circuits. Circuit breakers can be reset by switching the toggle to the ‘on’ position. The RCD can be reset in the same way.

IMPORTANT: In the event the RCD trips, ALL appliances should be unplugged before attempting to reset the RCD. If the fault persists an electrician should be contacted.

10.6 Hot Water

Hot water is delivered throughout the building from a central hot water plant located on the roof. A tempering valve is located in the laundry cabinet which can isolate the apartment and has been set to 50°C.

IMPORTANT: The temperature of the hot water is delivered as per Australian Standards and must not be changed.

The hot water supply is heated by natural gas. Hot water consumption is measured in each apartment and a calculation of gas used by each apartment is made and charged by ActewAGL via individual gas accounts. To establish a gas account with ActewAGL, you will need the hot water meter number for your unit.

IMPORTANT: It is the responsibility of the apartment occupant to establish a gas account with their chosen provider. Failure to do so will result in on-



Figure 10.6a: Hot Water Meter



Figure 10.6b: Hot Water Meter

charges for post occupation hot water consumption. Please refer to section 10.1.1 of this manual for instructions on how to set up an account.

Your apartment will have a hot water meter located in the kitchen cupboard. Figures 10.6a and 10.6b will help you identify the hot water meter.

10.7 Lighting

Energy efficient LED downlights have been installed throughout individual apartments and common areas. Maintenance and replacement of lights in apartments is the responsibility of the occupant. The apartment lighting is controlled by both smart switches in each room and the central C-Bus system panel, located in the main living area. The lighting can be dimmed for your convenience, either by pressing on the smart lighting switches in each room until the desired brightness is reached, or via the Cbus control panel.

10.7.1 Replacement Lights

Apartment and common area downlights: 13 watts LED downlights

Joinery downlights: LED strip lights

For specialist light fittings refer to the supplier’s recommendation on replacement globes. Before changing a globe, please ensure that you have turned off the power switch.

10.8 Access Devices

10.8.1 Access Fobs

Each apartment will have a uniquely programmed access fob (figure 10.8.1a) that will enable them entry to the building via the lobby when swiped against the card reader located next to the building entrance (figure 10.8.1b) and grant access to their apartment level via the lift. If your proximity card or fob is lost or stolen you will need to notify the Building Manager immediately so the device can be de-activated. If your fob stops working then you must also contact the Building Manager to organise a replacement.

The cost of repair, replacement and additional fobs will be determined by the Building Manager.

If your apartment was sold with a car parking space you will be provided with a Car Stacker swipe card/ tag on completion of your induction to the system. Each tag has an individual number which the system will recognise to permit access to the system and enable you to retrieve your car.

If your Car Stacker swipe card is lost or stolen, please notify the Building Manager immediately.



Figure 10.8.1a: Access Fob



Figure 10.8.1b: Fob Reader



Figure 10.9a: Outside Intercom



Figure 10.9b: Apartment Intercom Monitor

10.9 Visitor Entry Lobby Intercom Station

Visitors arriving to the main entry door to the apartment building must call the apartment they wish to visit via the intercom in order to gain access.

Visitors must enter the apartment number using the numeric keypad, and then press the call button marked with a ‘bell’ symbol on the external intercom (figure 10.9a).

For example, to call unit 201 the visitor needs to press ‘2’ ‘0’ ‘1’ & “bell” buttons.

The intercom in the called apartment will sound. Residents will get a visual of the visitor outside on the built-in screen. Press the button on the bottom left of the intercom panel to start communication and press the door release (‘key’ symbol) to allow access for your visitor. This will also permit use of the lift to the floor of the called apartment.

IMPORTANT: Your visitors will have two minutes to enter the lift and access the level required.

10.10 C-Bus System

A C-Bus System has been installed in your apartment, which will allow you to control the lighting, motorised blinds and speakers throughout your apartment from a central panel located in the living area. The C-Bus System can also be linked to your electronic devices, which will enable control of these items via an application on your phone or tablet. You will need to engage a qualified electrician to program and synchronise the system with your devices. More information detailing the operation of the C-Bus System can be found in the C-Bus System User Manual, located in your A4 Purchaser Pack.

10.11 Motorised Blinds

Motorised blinds have been installed in your apartments and are currently controlled by the central C-bus system panel. The blinds and motors come with a five year warranty, a copy which is included in your A4 Purchaser Pack. Should you wish to obtain remote controls to operate the blinds, please contact Marlow and Finch directly, or an electrician to arrange control from your phone or tablet.

10.12 Speaker System

A speaker system has been installed in your apartment. Speakers are located in the main living area, the dining room and both rooftop terraces. The Speaker System is currently controlled by the C-Bus System central panel, and can be synchronised with your electronic devices and entertainment system by a qualified electrician.

10.13 Outdoor Kitchen/ BBQ

Your apartment features an outdoor kitchenette and a three burner BBQ with hood, located on the eastern rooftop terrace. Please refer to the Lifestyle Barbeques warranty form, provided in your A4 purchaser pack, for care instructions and warranty details.

11. MAINTENANCE INFORMATION

11.1 Appliances

User manuals and warranty information for each of the appliances located within your apartment have been provided in both hard and soft copies within the Welcome Pack.

Manufacturer’s literature and recommendations including all operating instructions has been provided for the below appliances (subject to what appliances are located within your apartment).

APPLIANCE	
OVEN	Miele 60cm 76L Capacity Stainless Steel Electric Oven Model #H2661B
MICROWAVE	Miele 46L Capacity Built-in Microwave Oven Model #M6262TC
DISHWASHER	Miele Fully-Integrated Dishwasher Model # G4481SCV
COOKTOP	Miele 77cm Gas Cooktop Model # KM2334G
RANGEHOOD	Miele 70cm Built-in Rangehood Model # DA2270
FRIDGE	Fisher & Paykel 60cm 266L Capacity Fully Integrated Fridge Model # RB60V18
DRYER	Electrolux 5kg Clothes Dryer with Sensor Dry System Model # EDV5051

To maintain the appearance and durability of your appliances, follow the instructions and advice within these documents.

Please note that manufacturer’s warranties are often conditional, and require regular maintenance. We also recommend appliances be inspected every 2 years by an authorised service agent.

In the event of an appliance malfunction:

- 1. Check power at the switchboard,
- 2. Follow relevant instructions in the Operation Manual, and
- 3. Check the Warranty and call the Manufacturer’s Service Centre.

11.1.1 Warranty Information

IMPORTANT: For any appliance warranty claims, please refer to the leaflet provided with your Harvey Norman Commercial Warranty Manual for more details or contact Harvey Norman Customer Service by phone on (02) 6202 2000 or by email at: HNCACT.CustomerService@au.harveynorman.com

When placing your service call please quote the Master Number which will be located in the Harvey Normal Commercial Warranty Pack. Harvey Norman Commercial will arrange a service call to rectify the issue as quickly as possible.

11.2 Aluminium Doors and Windows

Aluminium windows and doors have a powder coated finish which needs to be cleaned and maintained regularly to ensure the decorative and protective properties of the coating are retained.

Cleaning is recommended every three to six months to remove airborne deposits such as atmospheric pollution and dirt.

The manufacturer recommends the following steps to maintain:

- Remove dust with a wet sponge (rather than risk micro scratching by dry dusting)
- Remove any marks by the use of a warm, mild detergent or mineral turpentine
- Wash and remove powder deposits from the powder coating surface using a soft bristle brush
- Always rinse afterwards with fresh water so that the contact time with the cleaning solution is kept to a minimum

Do not use abrasive cleaners, harsh solvents (including window cleaner or industrial strength solvents or solvents recommended for the removal of sealant or mastic), scouring pads or other harsh materials such as powder based cleaning products as these may scratch the finish. Always test a small discreet section of a frame to confirm the suitability of the cleaning agent used. This will ensure minimal or no damage to the powder coat colour or surface.

Window furnishings should not be mounted on any part of the aluminium door or window frame. Hindmarsh strongly recommends window furnishings are installed by a qualified and experienced tradesperson to ensure there is no damage to windows or ceilings.

IMPORTANT: All opening windows installed at Aspire comply with the Building Code of Australia and are mandated to a maximum opening of 125mm.

11.3 Carpet

Carpet throughout your apartment has been selected to provide a soft, maintainable and durable floor finish.

In some instances, joins within the carpet may appear prominent (also known as “peaking”) which occurs with all carpet that is heat bonded. This is not a fault in installation and over time the wax from the heat bonding is flattened and the fibres of the yarn entangle reducing the visual prominence of the join.

Regular maintenance will increase the life span of all types of carpet. The five basic steps of an adequate maintenance program are:

- 1. Protection from damage and prevention of spills
- 2. Regular vacuuming
- 3. Intermediate surface brightening
- 4. Periodic wet cleaning, and
- 5. Removal of stains and spills

Light coloured carpets should be professionally cleaned every 6-12 months to maintain a satisfactory appearance in the carpet.

Please note that the manufacturer does not recommend ‘scotch guarding’ carpet.

11.4 Ceiling Exhaust Ventilation Grills

The exhaust grill in the bathroom and laundry will assist the removal of steam and humid conditions, prolonging the life of the interior finish.

The ceiling diffuser should be cleaned every 4 months with a damp cloth.

Leaving a window within your apartment slightly open will increase the air intake and efficiency of all the internal exhaust mechanisms (including the kitchen rangehood).

To improve airflow to the laundry exhaust, leave the laundry door open while the dryer is in use.

11.5 Cupboard Joinery

The kitchen cupboard joinery is finished in a Timber Veneer.

To clean and maintain:

- Remove soiled surfaces or light stains with a damp soft cloth
- Do not use abrasive or alkaline cleaners and ensure that the finish does not remain in contact with hypochlorite bleach, mineral acid, dye or iodine solution, silicon-based cleaners, polish, steel wool, acidic and alkaline materials. (Note that silicon cleaners render surfaces unsuitable for re-coating.)
- Ensure all spills are cleaned up immediately with a damp cloth and dried, to prevent swelling or damage
- Veneer should not be left wet/damp or with wet staining materials on them (such as dark fruit juice/wine etc)
- Check, tighten and adjust hinges every 6 months, and
- Do not apply oil or grease to any joinery hardware, such as hinges, runners etc

11.6 Wardrobe Joinery – White Polyurethane Finish (2-Pak)

To clean and maintain:

- Clean up any spills as quickly as possible, particularly on horizontal surfaces
- Remove soiled surfaces or light stains with mild detergent such as dishwashing liquid and soft cloth, or a non-abrasive spray and wipe cleaning agent
- Do not rub with an excessive force to remove stains as this may produce a gloss patch on the rubbed area
- Do not use scourers or abrasive or alkaline cleaners
- Check, tighten and adjust hinges every 6 months, and
- Do not apply oil or grease to any joinery hardware, such as hinges, runners etc

11.7 Door and Door Hardware

To maintain a high level of function, door hardware, tracks and bearings must be free from dust and grit. Generally all components can be cleaned with a soft damp cloth. Grease or oil should not be applied to any hardware.

Service door locks and handles every 6-12 months, as necessary by:

- Tightening fixing screws
- Re-aligning strike plates
- Lubricating internal mechanisms with an aerosol lubricant (do not use in cylinder mechanisms), and
- Lubricating ‘sticky’ locks with dry powder graphite sprinkled on the key

11.8 Balcony Tiles

To ensure good drainage and prevent a build up of dirt or dampness around outdoor pot plants, all pots should be raised slightly off the tiled surface and have a drip tray. Very large, heavy pots should also be avoided to prevent excessive loads on the building structure. Always keep balconies and drains free of leaves and debris as these may cause flooding in heavy rain.

11.9 Glass and Mirror

To clean glass and mirrors, use clean water with mild soap, diluted methylated spirits, glass cleaner or a slightly acidic (vinegar) cleaning solution on a soft, lint free, damp cloth or chamois. Always apply the cleaner onto the cloth first and not directly onto the glass.

To avoid scratching, do not use caustic or abrasive substances such as polish, silicon based cleaners, powder based cleaning agents or other harsh materials, and do not use cleaning items such as steel wool, scouring pads or razor blades. If using a solvent cleaner, care should be taken to avoid contact with the glazing sealant and any other materials which may be affected by the solvent. Avoid using a broom and hose to clean windows as this can result in scratched glass and leaking windows.

Please note that a professional cleaner engaged by the Owners Corporation with the required safety equipment will clean the external face of windows, glass balustrades and aluminium louvres.

IMPORTANT: Damaged glass and mirrors cannot be repaired. An experienced glazier must replace them.

11.10 Floor Waste (Laundry and Wet Areas)

To ensure the water seal in the laundry floor waste does not dry out and let odours escape, each fortnight a small amount of water is required to be poured into the laundry floor waste. Pour approximately 600mls of water into the floor waste.

Should soapsuds come up through the laundry floor waste, we recommend changing your washing powder to a ‘low suds’ variety.

11.11 Paint

Refer to the finishes schedule in section 11.19 for paint specifications including colour. As paint colour may change subtly over time, and paint manufacturers may alter colour specifications, we recommend any future colour matching be based on a paint sample.

Most marks can be removed with a clean damp cloth. Use a diluted sugar soap mix if necessary. Avoid excessive scrubbing and the use of scourers of any type, as this may alter the finish of the surface.

11.12 Pest Eradication

An inspection of your apartment by an appropriate pest eradication contractor is recommended every 12 months or as required.

11.13 Sanitaryware

To preserve the polished surface of your bath (if your apartment features one), clean with a soft cloth and warm soapy water or a liquid cleaner to wash away any body oils or soap residue. Ensure any selected cleaning agents do not affect adjacent stone or tiles.

It is recommended that you do not use powders, pastes, cream cleaners, thinners, window cleaning sprays or dry cleaning fluids.

As the use of coloured essential oils may stain your bath’s polished surface, test before use and add oils into a bath full of water rather than pouring them into an empty bath. To prevent corrosion of metal accessories by mineral salt such as Radox, ensure they are dissolved completely prior to adding them to bathwater.

Do not sit or stand on WC when lid is in down position as this may cause cracking.

Do not sit or stand on wall hung basin as it may cause failure to the unit.

11.14 Stainless Steel Surfaces - Kitchen Sink, Laundry Tub, Trims, Terrace Kitchenette

To clean, wipe with a soft damp slightly soapy cloth, let dry and wipe with a dry cloth. Always wash and wipe with the grain of the stainless steel, to avoid scratching.

To protect from staining after cleaning with a chemical cleaner or coming into contact with food acid, wash down with fresh water.

To brighten, use a non-abrasive cleaner or specialist stainless steel product.

IMPORTANT: Do not use steel wool, abrasive cleaner, or oil based cleaners on stainless steel surfaces.

11.15 Tapware

To prevent damage to the protective finish, avoid cleaning taps and spouts with harsh chemicals. Clean with warm soapy water, rinse well and dry with a soft cloth.

To maintain tapware:

- Clean tap filters every two months
- Check tap washers every two years, and replace as necessary
- A licensed plumber is required to replace the ceramic washer in lever mixer taps

Remember to turn off the water supply to your apartment prior to carrying out maintenance or in the event of a tap or fitting breaking.

11.16 Tiles

To clean, use a mix of warm water with a biodegradable cleaner and a cup of methylated spirits. When dry, buff with a dry mop or woollen cloth.

GROUP	RECOMMENDATION
Oil & Grease Vegetable, Mineral, Petroleum Alkaline-based Detergent Wax	Rubber scrape off, then use solvent turpentine followed by an alkaline based detergent
Lipstick, Shoe Polish	Alkaline based detergent
Paint (oil based), Ink Solvent such as Turpentine or Thinner	Mortar acidic based detergent
Rust Stains	Hydrochloric acid or acidic based detergent marker felt pen thinner
Methylene Blue	Alkaline based detergent
Crayon	Scrape off then use solvent turpentine followed by alkaline based detergent
Tile Grout, Cement	Diluted hydrochloride acid, latex or polymer solvent such as turpentine or thinner, epoxy scraper to scrape it off

We recommend caulking be checked regularly and reapplied should evidence of caulking breakdown be apparent. Caulking (or sealant) in the showers and other wet areas has a 12 month warranty.

11.17 Stone Surfaces

- For everyday routine cleaning, wipe surface with warm soapy water (using a mild detergent) and a damp cloth
- Never attempt to polish the surface on your own and avoid prolonged rubbing on one spot when cleaning
- During food preparation, it is recommended you use an appropriate cutting board for cutting and chopping and never directly use a knife on the stone bench top

11.18 External Louvres

Please note a professional cleaner engaged by the Owners Corporation with the required safety equipment and qualifications will clean the external louvres. Please do not attempt to clean these yourself as it may pose a safety hazard.

11.19 Finishes Specification

The below table contains a list of specified finishes for information and future matching should it become necessary.

11.19.1 Park Light Scheme

ARCHITECT REF CODE	ITEM	LOCATION	SELECTION/ SUBSTRATE	FINISHES & COLOUR	SUPPLIER	SUPPLIER CONTACT DETAILS
C1	Carpet	General Floors	Godfrey Hirst Sussex	Taupe	Godfrey Hirst	Godfrey Hirst Frank Fingleston Tel: 02 9648 2921 Mobile: 0412 274 076
G1	Glass	Shower Screens	Clear toughened glass Thickness: 10.38mm	Clear	Viridian Glass	Viridian Glass Phone: 1800 810 403
L1	Melamine	Internal Joinery Carcass in Kitchen	18mm Thick melamine	White		
L2	Kickplate	Kitchen	Laminex Innovations REF: Brushed stainless Steel	Metallic Finish 957	Laminex	Laminex Contact: Greg Gregory Phone: 0408 331 006
SK1	Skirting	To all walls within the apartment, excluding wet areas	Finger Jointed Pine REF: DR6611 Dim: 60mm x 11mm	Primed		
M2	Mirror	Bathrooms	Plain Mirror	Plain	Graphic Glass Mirror	Graphic Glass Mirror Phone: 9525 7322
P1	Paint	General Walls	Dulux W&W 101 Ref: Pw1G9H	Colour: Lexicon Half	Dulux	
P2	Paint	General Walls	Dulux Wash & Wear 101 Advanced Flat	Lexicon Half	Dulux	
P3	Paint Special	Joinery (All Poly Doors)	2 Pac Polyurethane Furniture Grade Ref: Pw1G9H	Colour: Lexicon Half Gloss Level 70%		
P5	Paint	Trim - Skirtings and Architraves	Semi Gloss Aqua Enamel	Lexicon Half	Dulux	
ST1	Natural Stone	Splashback in Kitchen and Bathroom and hob top in Bathroom	Arabescato Polished	Arabescato Polished	WK Marble & Granite	WK Marble & Granite Contact: Donna Ciric Phone: 0400 033 039
ST2	Reconstituted Stone	Kitchen Bench	Caesarstone Ref: 1141	Colour: Pure White	Caesarstone	Caesarstone Contact: Toni Hearne Mobile: 0418 227 517
T1	Floor Tile	Wet Area Floor Tile	Volare Ref: T/GY214-36 Size: 300x600 Grout to match		Volare	Volare Contact: Phil Ujdur Tel: 02 6162 3747 Mob: 0141 610 084
T3	Floor Tile	Floor on Balcony & Terrace	Volare Ref: T/DEGREX3030 Size: 300x300	Colour: Grey	Volare	Volare Contact: Phil Ujdur Tel: 02 6162 3747 Mob: 0141 610 084
T4	Wall Tile	Bathroom	Volare Ref: T/WHGL30608 Size: 300x600 Grout to match	Colour: White Gloss	Volare	Volare Contact: Phil Ujdur Tel: 02 6162 3747 Mob: 0141 610 084
T5	Feature Wall Tile	Shower Wall in Bathroom	Volare Ref:T/GLWSTA3060 Size: 300x600 Grout to match		Volare	Volare Contact: Phil Ujdur Tel: 02 6162 3747 Mob: 0141 610 084
TM1	Timber Floor	General Floor Finish	Armstrong REF: Smoke Instyle Oaks Size: 183 x 15 x 1900	Smoke Instyle Oaks	Armstrong Flooring	Armstrong Flooring Contact: Richard John Phone: 0412 342 923
TV1	Timber Veneer	Kitchen Joinery Unit	Eveneer REF: Even Sirocco	Finish: UV inhibitor to be applied with clear non- yellowing polish 10% Gloss Sealer Run Grain Vertically	Eveneer	Elton Group Contact: Darren Dalton Phone: 0403 654 246 194b Grange Road, Fairfield VIC



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HINDMARSH
Leadership at work

SECTION 3

GENERAL MAINTENANCE RECOMMENDATIONS

OWNER'S CORPORATION GENERAL MAINTENANCE REQUIREMENTS

Note: See individual trade Operation & Maintenance manuals for detailed instructions. Detail provided below as a summary:

Powdercoated Surfaces

- Window and Sliding Door Framing
- External Louvres

As a general rule these surfaces should be thoroughly cleaned every (3) months. Using a soft brush and mild detergent in warm water, clean the powdercoating to remove any deposits or dirt. Finally, rinse the surface with clean fresh water to remove any remaining detergent etc. For stubborn stains the use of mineral turpentine or methylated spirits is recommended, however harsh chemicals, abrasive cleaners and solvents should be avoided as some may damage the integrity of the finish of the powdercoating.

Externally Painted Surfaces

- Building Facade
- Car Stacker Thoroughfare

Externally painted surfaces should be cleaned periodically using a mild detergent with warm water and a soft sponge or brush. Finally the surface should be washed clean with fresh water to remove any remaining detergent. External walls should be kept clear of creepers and/or timber to ensure the paint finish is not effected by seepage from the timber.

Be sure to avoid the use of solvents, as these products will damage the painted surface.

Internally Painted Surfaces

- Internal Walls and Ceilings Including Lobbies
- Doors
- Garbage Rooms

Painted walls should be wiped using a soft clean cloth. For stubborn stains water based spray and wipe type cleaners may be used in lieu of warm water. However warm water and mild detergent is the best combination for cleaning off marks.

Tiled Surfaces

- Lobby Floors – Ground Floor Only
- Internal Lift Floors
- Bathrooms, Ensuites and Laundries
- Balconies

Tiled areas should be swept and cleaned with a mixture of soap-less detergent in warm water using a synthetic mop or brush. Finally, rinse the area with clean fresh water to remove any remaining residue. For stubborn stains and/or cleaning of grout joints, a nylon scouring pad is recommended. See attached Operation & Maintenance manual for further details.

Balustrades

- Balustrade capping to balconies in all units

Coastal corrosion (Tea Staining) is a type of atmospheric corrosion that can appear on the surface of stainless steel, but is NOT rust and does not negatively affect structural integrity. It is important to act quickly if tea

staining is evident as it will get worse and come back repeatedly if not treated. To remove: use a standard household scourer (Do not use steel wool).

Epoxy Flooring

- Carstacker Driveway
- Basement Floor
- Garbage Room
- Fire Control Room

Maintenance of epoxy flooring is similar to that of sheet vinyl. The use of a 'zinc metal linked' sealer polish can be applied as a sacrificial wear coat to protect against scratching of the floor surface. A regular application thereafter with a compatible cleaner polish, followed by buffing maintenance will be determined by the extent of the traffic. Sanitation chemical companies such as Gibson Chemicals, SC Johnson Wax & Son etc will be able to offer the appropriate products.

Carpet

- Apartment bedrooms
- Apartment Lift Lobbies

Vacuuming should be concentrated in the areas where the carpet is most likely to be soiled i.e. where hard surfaces join the carpet, inside the building in small, narrow areas, entrance halls and corridors with track-off areas. In high traffic areas, the carpet is likely to become duller than the rest of the carpet over time; these areas should be cleaned weekly with a correctly adjusted pile lifter. They should be cleaned on a two monthly cycle by using a dry powder or a granular cleaner. The granules should be lightly brushed into the carpet, allowed to stay for ten minutes, and then vacuumed out. For wet cleaning, steam cleaning (hot water extraction) equipment should be used, which contains two vacuums. To minimise drying time, portable fans should be used so that a current of cold air is directed over the carpet pile. A neutral shampoo is recommended, this should be diluted to twice the rate recommended. To overcome residual build up of detergents, a dry capsule system of cleaning should be used to remove the residue.

Glass & Mirror Surfaces

- Windows and Balcony Entry/Sliding Doors
- Vanity Cabinets
- Lobby Entry

Glass surfaces should be cleaned using a mixture of methylated spirits and water then wiped off with a dry lint free cloth. Be sure to avoid the use of some glass cleaners as these can sometimes cause streaking if used excessively.

For specialist glass cleaning refer to the recommendations made by Hennessey Glass and Aluminium or consult a specialist glass cleaner.

Coloured Polyurethane Finish (2-Pak) – Wardrobe & Laundry Doors

1. Clean up any spills as quickly as possible, particularly on horizontal surfaces.
2. Remove soiled surfaces or light stains with mild detergent such as dishwashing liquid and soft cloth, or a non-abrasive spray and wiping agent.
3. Do not rub with an excessive force to remove stains as this may produce a gloss patch on the rubbed area.
4. Do not use scourers, or abrasive or alkaline cleaners.

Stainless Steel Surfaces

- Door Hardware
- Lift Doors and Interior Panelling
- External Signage and Signage to Apartment Entry Doors
- Handrails & Bollards

Stainless steel can be cleaned using a variety of products, however a simple wipe with a damp cloth is usually sufficient to maintain its cleanliness. In areas of prime appearance the finish can be maintained using the following products combined with a soft cloth:

1. Equal parts of kerosene & linseed oil
2. Methylated spirits
3. Stainless steel polish

Avoid the use of abrasive scourers or harsh chemicals as these may scratch the surface and/or damage the lustre of the stainless steel finish.

Membrane Surfaces

- Roof Plant Room Membrane
- Balcony Floor and Hobs
- Driveway Slab
- Bathrooms & Wet Areas

Membrane areas should be carefully treated in order to preserve the integrity of the surface. At no time should the surface be drilled or punctured without consultation with an approved waterproofing contractor. The surface should be cleaned using mild detergent in water using a soft brush. At no time must solvents or acidic type products be used.

Warranties are enclosed herein and conditions apply. Consultation with the original applicator for any repairs is paramount so as to maintain the guarantee.

It should be noted that repairs must be carried out properly by an approved waterproofing contractor in order to prevent damage to the membrane and water entry through the underlying substrate.

Paved Surfaces

- Pavers

Paved surfaces should be swept and hosed down on a weekly basis.

Elevators

It is strongly recommended that a comprehensive maintenance agreement be arranged between the Owner's Corporation and a qualified and reputable lift company. This agreement should be maintained to ensure safe and efficient operation of the lifts. This requirement and registration of the lifts under workplace health and safety is covered by the work cover authority regulations and must be complied with. See Brilliant Lift Operation and Maintenance manual for further details.

Car Stacking System

It is strongly recommended that a comprehensive maintenance agreement be entered into between the Owner's Corporation and Klaus Multi-parking Systems Australia (or other qualified and reputable Car Stacking System maintenance and service provider) for the ongoing maintenance of the Car Stacking System. This agreement should be maintained over the life of the building to ensure safe and efficient operation of the Car Stacking System.

Refer to the Klaus Multiparking System Operation and Maintenance Manual contained in Section 7 for more information.

Electrical Fittings & Equipment

Refer to the Operation and Maintenance Manual supplied by Spaceage Electric

Fire Systems

Refer to the Operation and Maintenance Manual supplied by DA Design

Hydraulic Services

Refer to the Operation and Maintenance Manual supplied by G&W Hydraulics

Air Conditioning / Mechanical Services

Refer to Operation and Maintenance manual supplied by Sydney City Mechanical for details.

CLEANING AND MAINTENANCE DOCUMENTATION

Please refer to attached Operation and Maintenance manuals.

SECTION 4

SCHEDULE OF SUB-CONTRACTORS AND SUPPLIERS

SUBCONTRACTOR CONTACT DETAILS

Company	Trade	Contact	Phone Number	Telephone Number	Facsimile	Email
Brilliant Lifts	Passenger Lift	Chris Solomons	+61 435 630 228	1300 99 77 10	+612 8338 9200	info@brilliantlifts.com.au
Klaus Multiparking	Car Lift	Simon Gilson	+61 450 127 563	+613 9524 6600		info@multiparking.com.au
Spaceage Electrics Pty Ltd	Electrical Services	Mark Houston		+612 9499 9500	+612 9499 9600	spaceage@optusnet.com.au
Elephants Foot	Garbage Chute	Eddy Saidi	1800 025 073	+612 9780 3500	+612 9707 2588	service@elephantsfoot.com.au
Grantee	External & Internal Painting			+612 9822 0000	+612 9822 0099	admin@grantee.com.au
Raines Carpets Pty Ltd	Carpet/Timber Flooring Supply & Installation	Craig Mumberson	+61 419 764 419	+612 9316 8030	+612 9666 6170	sprasad@rainescarpets.com.au
G&W Hydraulics Pty Ltd	Plumbing Works	Laurie Fitzjohn		+612 4368 4050	+612 4368 4062	info@GWHydraulics.com.au
Arch System Fabrication	Supply, installation glass and glazing of aluminum windows	Brent Chidgey	+61 418 242 739	+612 4577 2900	+612 4577 2622	brent@archsystem.com.au
Harvey Norman Commercial Division	PC Items		+612 9710 4155			HNCTP.CustomerService@au.harveynorman.com
Versatile Interiors	Supply and installation of Joinery	Daniel Russo	+61 499 008 809	+612 9896 7727	+61 9363 7729	peter.wang@versatile.com.au
JWI Louvres	External Louvers to facade			+612 9757 7600	+612 9725 2817	info@jwilouvres.com.au
Sydney City Mechanical Pty Ltd	Mechanical Services	Chris Ellis		+612 9587 0070	+612 9587 0080	chris@sydneycitymechanical.com.au
Norska Pty Ltd	Shower Screens & Slash backs			+612 9698 9766	+612 9310 1498	
GBI Contracting Pty Ltd	Balustrading	Steven Polgar		+612 9557 0058	+612 9519 5535	steven@linox.com.au
DA Design Pty Ltd	Fire Services	Daniel Chomicki	+61 413 755 559	+612 9437 0011	+612 9437 0220	daniel@dadesign.com.au
Gainsborough	Door Hardware			13 14 18	13 18 14	ghisales@gwagroup.com.au
Integrated Signage	Signage			+612 9380 9852	+612 9380 9851	info@integratedsignage.com.au
AYZ Landscaping	Landscape			+612 9684 6390		info@ayzlandscapes.com.au
Roofsafe-T-Systems	Roof Safety points and anchorage	Dean Harrison		+612 8781 2100	+612 8781 2111	sydney@RISsafety.com
Gonzo Engineering	Handrails to stairs @ General Steel Works			+612 9756 4490	+612 9757 4495	info@gonzoengineering.com.au

SCHEDULE OF CONSULTANTS

Company	Trade	Contact	Telephone Number	Facsimile	Email
Acoustic Logic	Acoustics	Ben White	+612 9697 9077	+612 9697 9011	bwhite@acousticlogic.com.au
Marchese + Partners	Architectural	Boris Aguilar	+612 9922 4375	+612 9929 5786	baguilar@marchesepartners.com.au
Raw Fire	Fire Safety Engineer	Trent De Maria	+612 9299 6605	+612 9299 6615	tdemaria@rawfire.com
Blackett Maguire+Goldsmith	PCA/BCA	Dean Goldsmith	+612 9211 7777	+612 9211 7774	dean@bmplusg.com.au
AECOM	Structural Engineer	Stephen Giblett	+612 8934 0291	+612 8934 0001	stephen.giblett@aecom.com
Clouston Associates	Landscape Architecture	Esther Dickins	+612 8272 4999	+612 8272 4998	ed@clouston.com.au

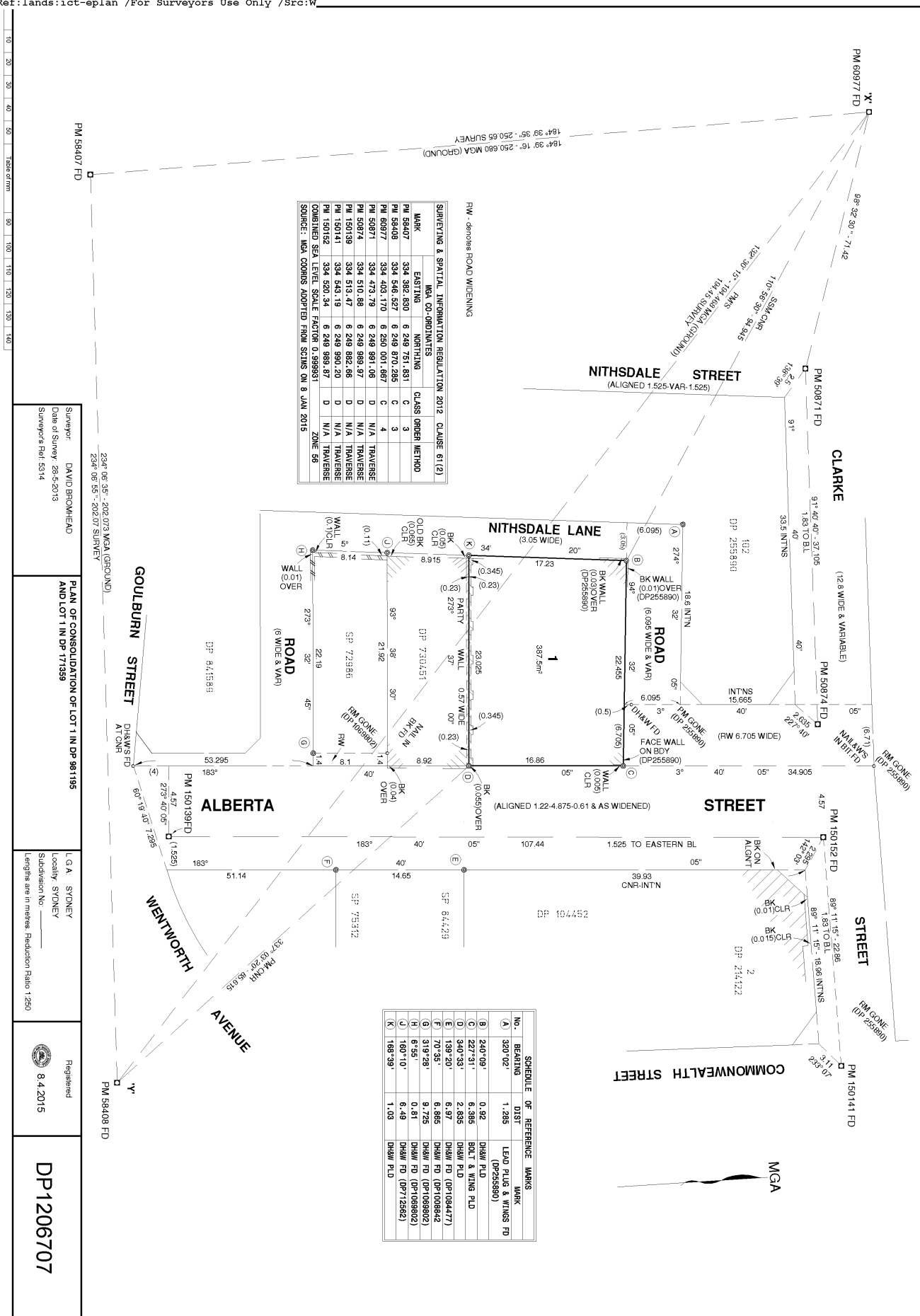
SECTION 5

SURVEY INFORMATION

SURVEY DOCUMENTATION

Enclosed are the following documents:


- Plan of Consolidation
- Registered Strata Plan
- Section 88B Instrument



DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 3 sheet(s)
Registered:  8.4.2015 Title System: TORRENS Purpose: CONSOLIDATION	Office Use Only	
PLAN OF CONSOLIDATION OF LOT 1 IN DP 981195 & LOT 1 IN DP 171359		DP1206707 LGA: SYDNEY Locality: SYDNEY Parish: ST LAWRENCE County: CUMBERLAND
Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office:	Survey Certificate I, DAVID BROMHEAD of SDG LAND DEVELOPMENT SOLUTIONS PTY LTD a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> , is accurate and the survey was completed on 28-05-2013 *(b) The part of the land shown in the plan (*being/*excluding ^.....) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> , is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation. *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> . Signature:  Dated: 17/02/2015 Surveyor ID: 579 Datum Line: 'X' - 'Y' Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous. *Strike through if inapplicable. ^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.	
Subdivision Certificate I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: Accreditation number: Consent Authority: Date of endorsement: Subdivision Certificate number: File number: *Strike through if inapplicable.	Plans used in the preparation of survey/compilation. DP 171359 DP 1069802 DP 255890 DP 1084477 DP 730451 DP 1085211 DP 841589 DP 981195 DP 1008842 If space is insufficient continue on PLAN FORM 6A	
Statements of intention to dedicate public roads, public reserves and drainage reserves.	Surveyor's Reference: 5314	
Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A		

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheet(s)

Registered:  8.4.2015

Office Use Only

Office Use Only

DP1206707

**PLAN OF CONSOLIDATION LOT 1 DP 981195
& LOT 1 IN DP 171359**

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

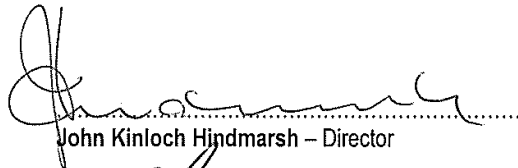
Subdivision Certificate number:

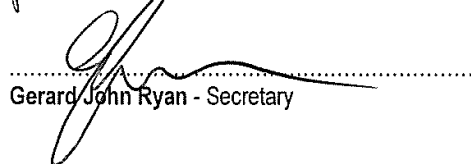
Date of Endorsement:

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1	11	Alberta	Street	Sydney

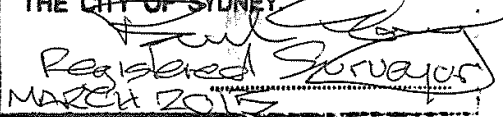
EXECUTED by
Alberta Developments Pty Limited
ACN 160 044 066
in accordance with s127 of
the corporations Act 2001

)
)
)
)


John Kinloch Hindmarsh - Director


Gerard John Ryan - Secretary

THE DEFINITION OF THE ALIGNMENT
CLARKE STREET
ALBERTA STREET AND
OF ...
TO THE EXTENT SHOWN HEREON IS
SATISFACTORY TO THE COUNCIL OF
THE CITY OF SYDNEY



Registered Surveyor
MARCH 2015

If space is insufficient use additional annexure sheet

Surveyor's Reference: 5314

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)

Registered:  8.4.2015

Office Use Only

DP1206707

Office Use Only

PLAN OF CONSOLIDATION LOT 1 DP 981195
& LOT 1 IN DP 171359

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.


Subdivision Certificate number:

Date of Endorsement:

Consent of Mortgagee


Mortgagee under Mortgage No.

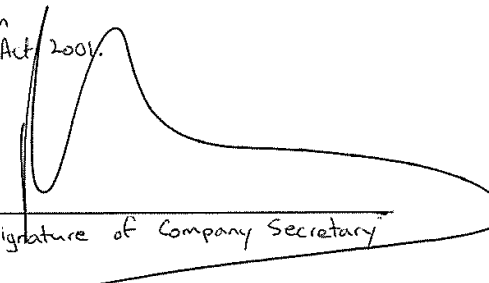
Signed at SYDNEY this 20th day of
FEBRUARY 2015 for National
Australia Bank Limited ABN 12 004 044 937
by MICHAEL SERGENT
its duly appointed Attorney under Power of
Attorney No. 30 Book 4512


.....
Level 3 Attorney

Witness Bank Officer ANGELENA DANG

Executed by Gresham Property Funds Management
Limited ABN 37 092 191 270 as trustee for the
Gresham Property Fund No. 4 Investment Trust in
accordance with section 127 of the Corporations Act 2001.


.....
Signature of Director


.....
Signature of Company Secretary

Ami Simon
.....
Name of Director

Phillip Manwarring
.....
Name of Company Secretary

If space is insufficient use additional annexure sheet

Surveyor's Reference: 5314

STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 4 sheets

Office Use Only

Office Use Only

Registered:

Purpose: STRATA PLAN

PLAN OF SUBDIVISION LOT 1 IN DP 1206707

LGA: SYDNEY

Locality: SYDNEY

Parish: ST LAWRENCE

County: CUMBERLAND

Strata Certificate (Approved Form 5)

(1) *The Council of

*The Accredited Certifier:

Accreditation number:

has made the required inspections and is satisfied that the requirements of;

*(a) Section 37 or 37A *Strata Schemes (Freehold Development) Act 1973* and clause 29A *Strata Schemes (Freehold Development) Regulation 2012*,*(b) Section 66 or 66A *Strata Schemes (Leasehold Development) Act 1986* and clause 30A of the *Strata Schemes (Leasehold Development) Regulation 2012*,

have been complied with and approves of the proposed strata plan illustrated in the plan with this certificate.

*(2) The Accredited Certifier is satisfied that the plan is consistent with a relevant development consent in force, and that all conditions of the development consent that by its terms are required to be complied with before a strata certificate may be issued, have been complied with.

*(3) The strata plan is part of a development scheme. The council or accredited certifier is satisfied that the plan is consistent with any applicable conditions of the relevant development consent and that the plan gives effect to the stage of the strata development contract to which it relates.

*(4) The building encroaches on a public place and;

*(a) The Council does not object to the encroachment of the building beyond the alignment of

*(b) The Accredited Certifier is satisfied that the building complies with the relevant development consent which is in force and allows the encroachment.

*(5) This approval is given on the condition that lot(s) [^]..... are created as utility lots in accordance with section 39 of the *Strata Schemes (Freehold Development) Act 1973* or section 68 of the *Strata Schemes (Leasehold Development) Act 1986*.

Date:

Subdivision number:

Relevant Development Consent number:

Issued by:

Signature:

Authorised Person /General Manager/Accredited Certifier

* Strike through if inapplicable.

[^] Insert lot numbers of proposed utility lots.

Name of, and address for service of notices on, the Owners Corporation. (Address required on original strata plan only)

The Owners – Strata Plan No
11 ALBERTA STREET
SYDNEY NSW 2000

The adopted by-laws for the scheme are:

* [^]..... ~~Model By-laws~~* ~~together with, Keeping of animals: Option *A/*B/*C~~

* By-laws in 41 sheets filed with plan.

* Strike through if inapplicable

[^] Insert the type to be adopted (Schedules 2 - 7 *Strata Schemes Management Regulation 2010*)

Surveyor's Certificate (Approved Form 3)

I, DAVID BROMHEAD

of SDG - LAND DEVELOPMENT SOLUTIONS.

a surveyor registered under the *Surveying and Spatial Information Act 2002*, hereby certify that:

(1) Each applicable requirement of

* Schedule 1A of the *Strata Schemes (Freehold Development) Act 1973* has been met* ~~Schedule 1A of the *Strata Schemes (Leasehold Development) Act 1986* has been met;~~

*(2) *(a) The building encroaches on a public place;

*(b) ~~The building encroaches on land (other than a public place), and an appropriate easement has been created by [^]..... to permit the encroachment to remain.~~

*(3) The survey information recorded in the accompanying location plan is accurate.

Signature: 

Date: 4/05/2015

* Strike through if inapplicable.

[^] Insert the deposited plan number or dealing number of the instrument that created the easement

Signatures, Seals and Section 88B Statements should appear on STRATA PLAN FORM 3A

SURVEYOR'S REFERENCE: 5314

STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 4 sheets

Office Use Only

Office Use Only

Registered:

PLAN OF SUBDIVISION LOT 1 IN DP 1206707

This sheet is for the provision of the following information as required:

- A Schedule of Unit Entitlements.
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*.
- Signatures and seals - see 195D *Conveyancing Act 1919*.
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number:

Date of endorsement:

SCHEDULE OF UNIT ENTITLEMENT

LOT No	UNIT ENTITLEMENT	LOT No	UNIT ENTITLEMENT	LOT No	UNIT ENTITLEMENT
1	94	21	186	41	193
2	237	22	111	42	214
3	100	23	175	43	111
4	100	24	187	44	194
5	127	25	109	45	371
6	174	26	184	46	214
7	104	27	197	47	196
8	109	28	110	48	258
9	139	29	178	49	238
10	186	30	210	50	194
11	104	31	109	51	180
12	115	32	187	52	197
13	141	33	211	53	184
14	168	34	117	54	200
15	180	35	190	55	186
16	116	36	197	56	576
17	173	37	117	57	148
18	191	38	190		
19	118	39	212		
20	183	40	110	AGGREGATE	10000

Surveyor's Reference: 5314

STRATA PLAN ADMINISTRATION SHEET

Sheet 3 of 4 sheets

Office Use Only

Office Use Only

Registered:

PLAN OF SUBDIVISION LOT 1 IN DP 1206707

This sheet is for the provision of the following information as required:

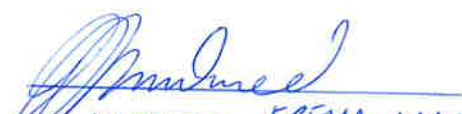
- A Schedule of Unit Entitlements.
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*.
- Signatures and seals - see 195D *Conveyancing Act 1919*.
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number:

Date of endorsement:

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AND SECTION 7(3) OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 IT IS INTENDED TO CREATE:

1. RESTRICTION ON THE USE OF LAND
2. RESTRICTION ON THE USE OF LAND


 WITNESS: FREYA MACLEOD
 (1-LEVEL 22, 25 BLIGH STREET
 EXECUTED by SYDNEY, NSW 2009
 Alberta Developments Pty Limited DATED
 ACN 160 044 066 12th May
 in accordance with s127 of 2015
 the corporations Act 2001)

SIGNED BY ROWAN JOHN
 HINDMARSH AND GERARD JOHN
 RYAN AS ATTORNEYS FOR
 ALBERTA DEVELOPMENTS PTY LIMITED
 ACN 160 044 066 UNDER POWER OF
 ATTORNEY DATED 24 MARCH 2015
 IN THE PRESENCE OF:


 John Kinloch Hindmarsh - Director POA
 Rowan John

 Gerard John Ryan - Secretary



WITNESS: ANNA CHAVAKIS
 10/71 CONSTITUTION ROAD CHAMBER AT 2612

15 MAY 2015

Surveyor's Reference: 5314

STRATA PLAN ADMINISTRATION SHEET

Sheet 4 of 4 sheets

Office Use Only

Office Use Only

Registered:

PLAN OF SUBDIVISION LOT 1 IN DP 1206707

This sheet is for the provision of the following information as required:

- A Schedule of Unit Entitlements.
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*.
- Signatures and seals - see 195D *Conveyancing Act 1919*.
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.


Subdivision Certificate number:

Date of endorsement:

Consent of Mortgagee

EXECUTED BY NATIONAL AUSTRALIA BANK LIMITED
 ABN 12 004 044 937 BY ITS ATTORNEY WHO HOLDS
 THE POSITION OF LEVEL 2 ATTORNEY UNDER POWER
 OF ATTORNEY BOOK 4512 NO. 39 IN THE PRESENCE
 OF:


 WITNESS
 ANGELENA DANG


 ATTORNEY
 ANTHONY AMAST

Executed by
 Cresham Property Funds Management Limited
 ACN 092 191 270 in accordance with
 section 127 of the Corporations Act 2001 (Cth):

Signature of director

MICHAEL BRUCE BURLEY

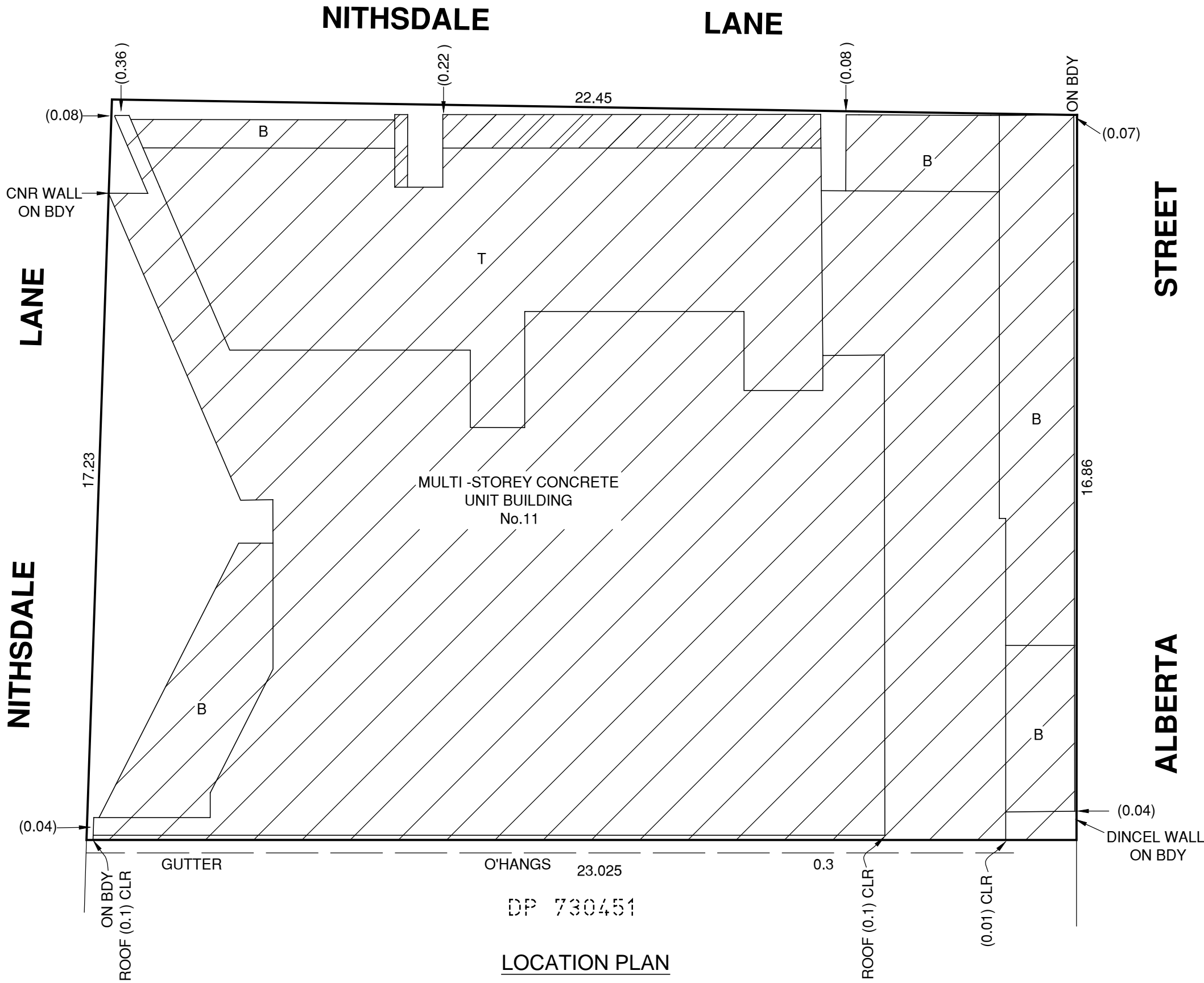
Full name of director

Signature of company secretary

PHILLIP MANWARRING

Full name of company secretary

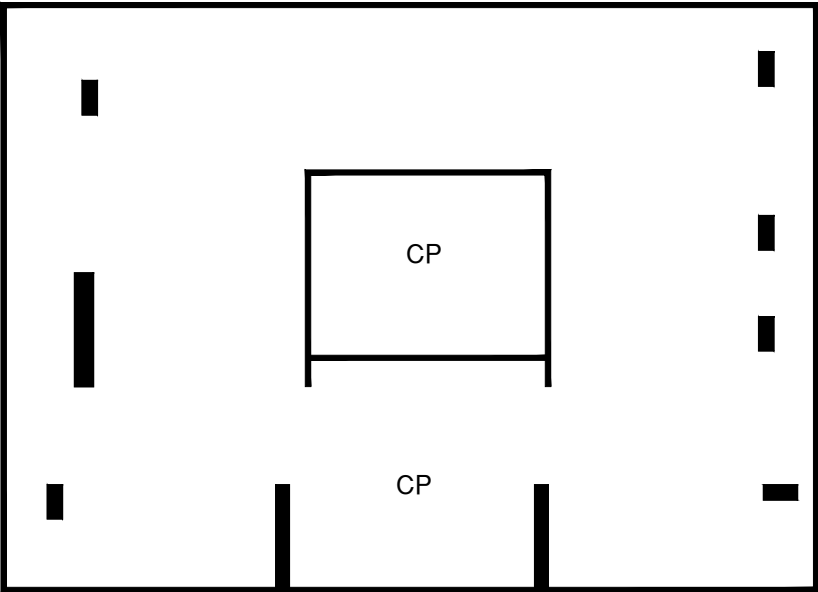
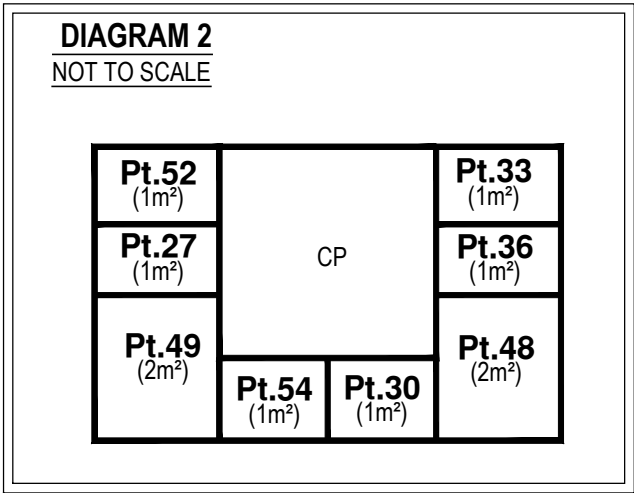
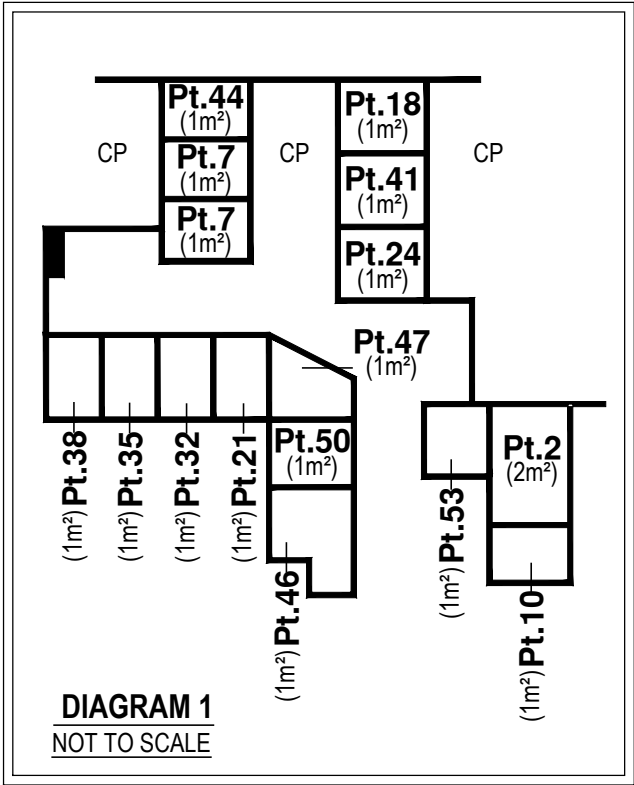
Surveyor's Reference: 5314



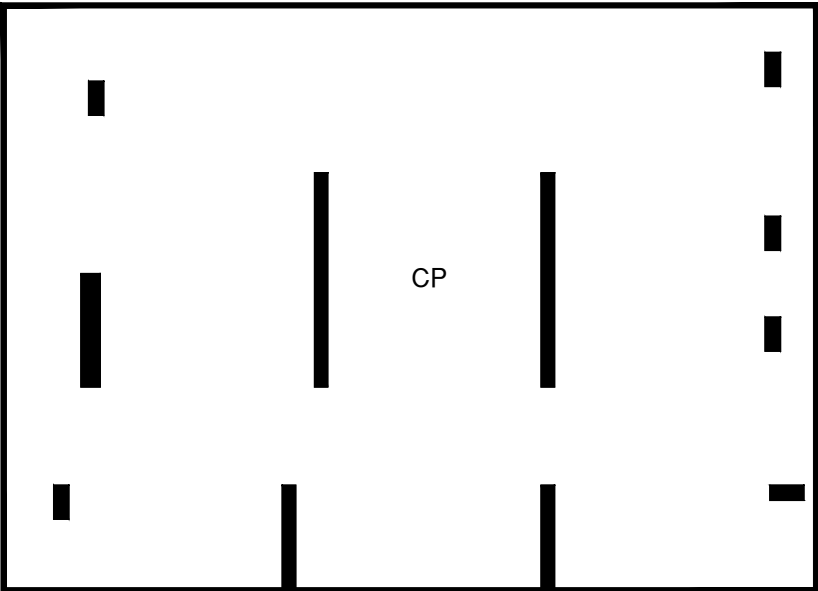
CP denotes COMMON PROPERTY
B denotes BALCONY
T denotes TERRACE

Surveyor: DAVID BROMHEAD	Registered	SP
Surveyor's Ref: 5314		
Subdivision No:		
Lengths are in metres. Reduction Ratio 1:100		

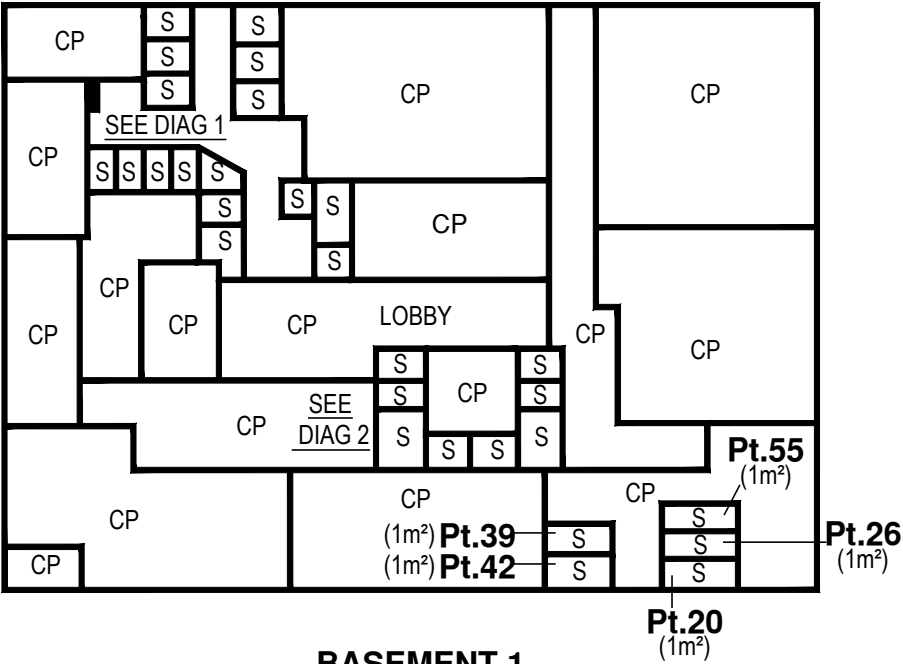
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BASEMENT 2



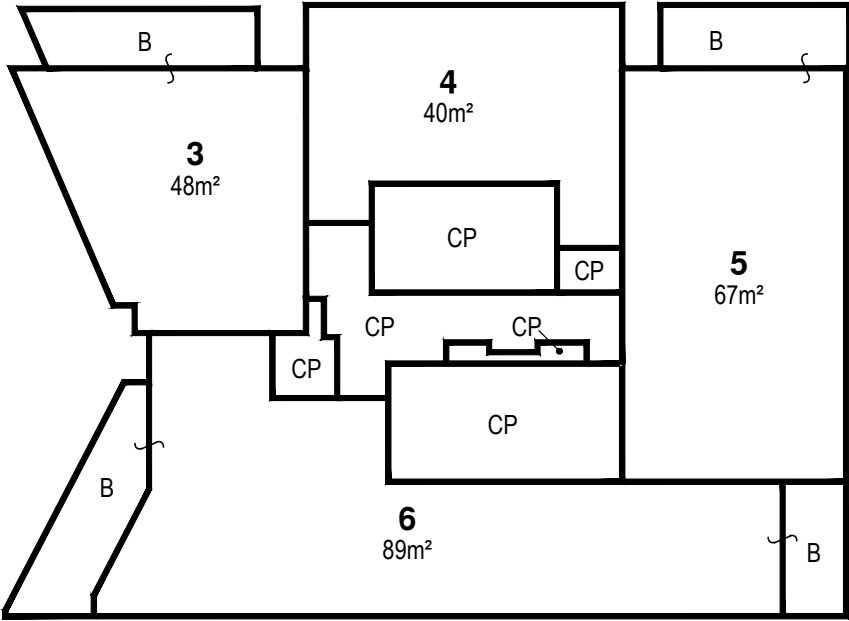
BASEMENT 3



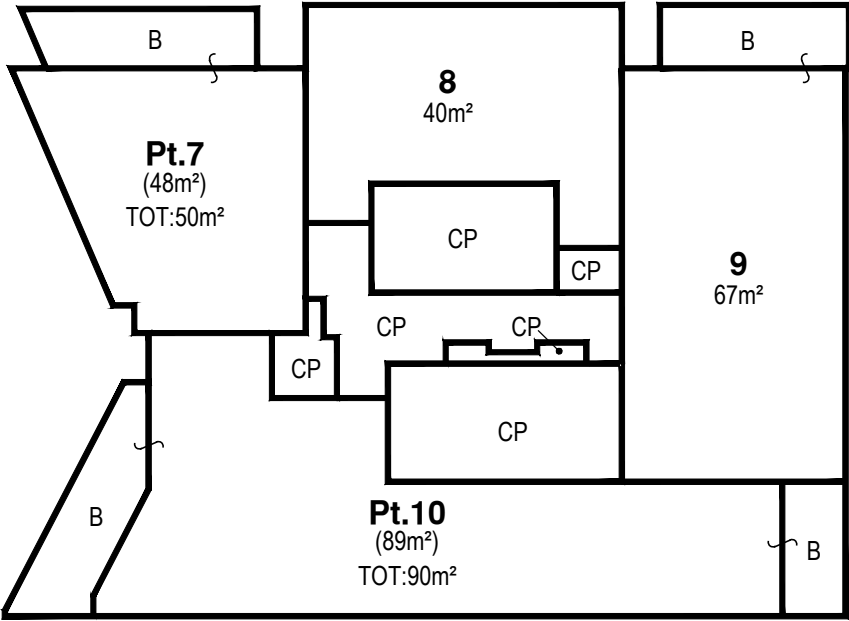
BASEMENT 1

- NOTES:-**
1. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY
 2. ALL STORAGE AREAS MARKED 'S' ARE 1m² UNLESS OTHERWISE STATED
 3. AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973
- CP denotes COMMON PROPERTY
S denotes STORAGE AREA

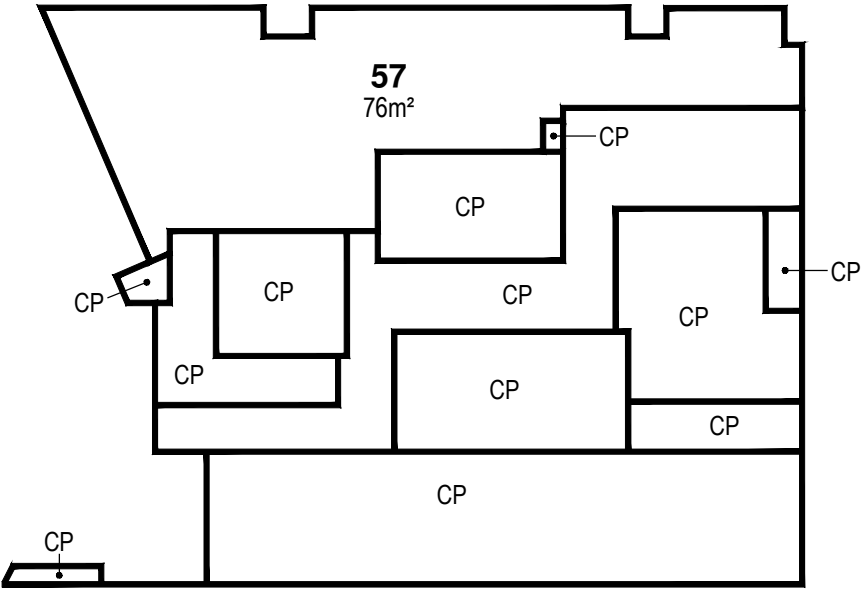
Surveyor: DAVID BROMHEAD Surveyor's Ref: 5314 Subdivision No: Lengths are in metres. Reduction Ratio 1:200	Registered	SP
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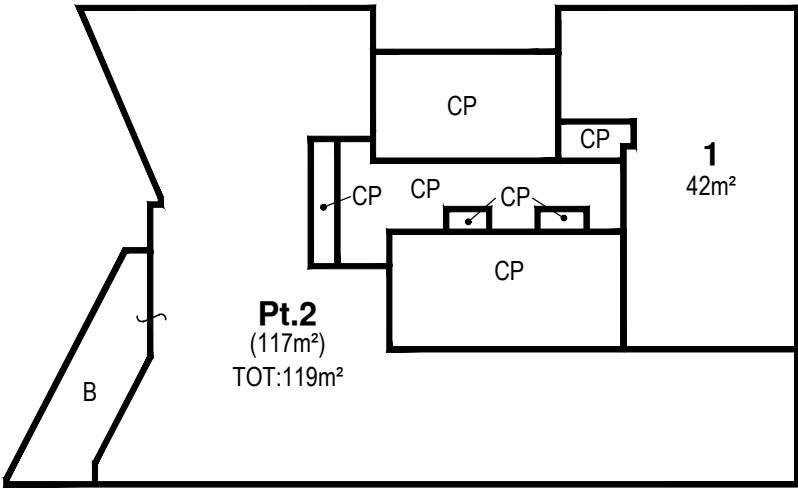
LEVEL 3



LEVEL 4



LEVEL 1



LEVEL 2

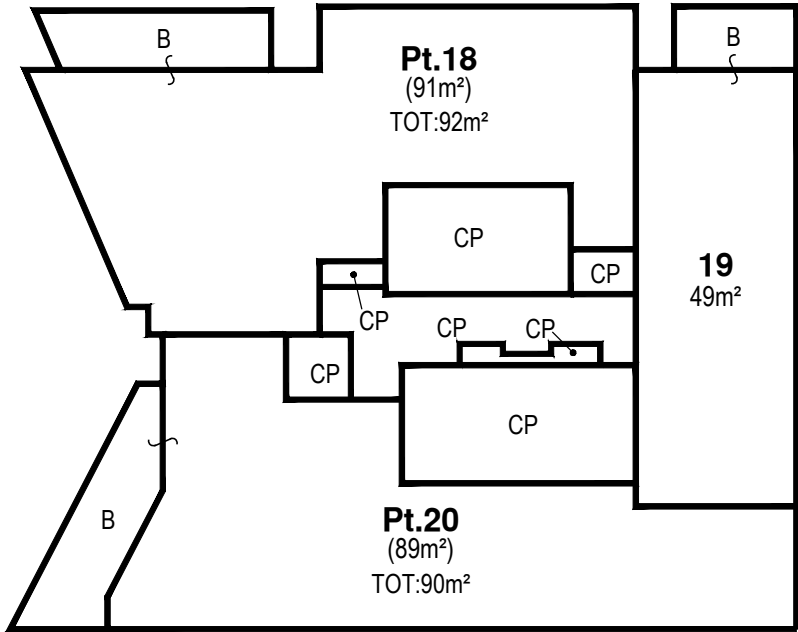
NOTES:-

- 1. WHERE NOT COVERED THE UPPER LIMIT OF THE STRATUM OF EACH BALCONY IS 2.5 ABOVE THE UPPER SURFACE OF ITS CONCRETE FLOOR
- 2. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY
- 3. AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973

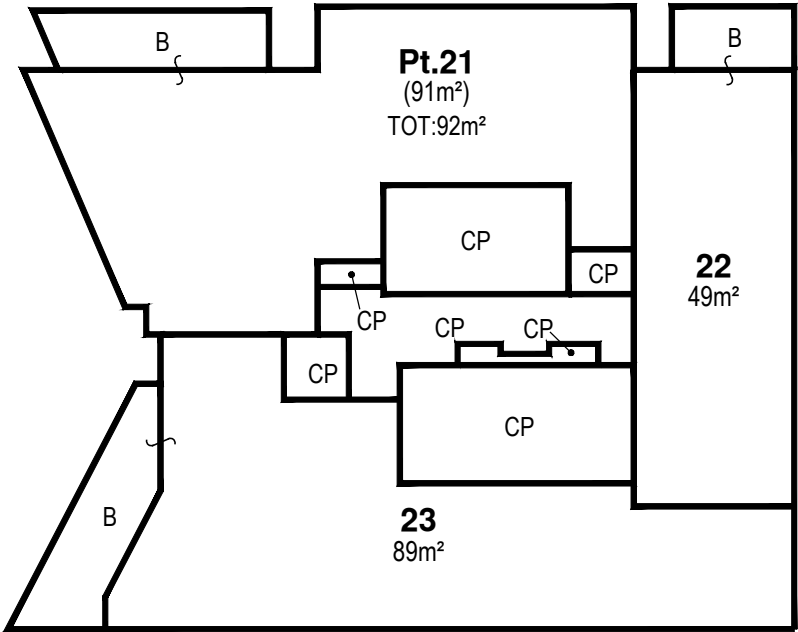
B denotes BALCONY
CP denotes COMMON PROPERTY

Surveyor: DAVID BROMHEAD Surveyor's Ref: 5314 Subdivision No: Lengths are in metres. Reduction Ratio 1:200	Registered	SP
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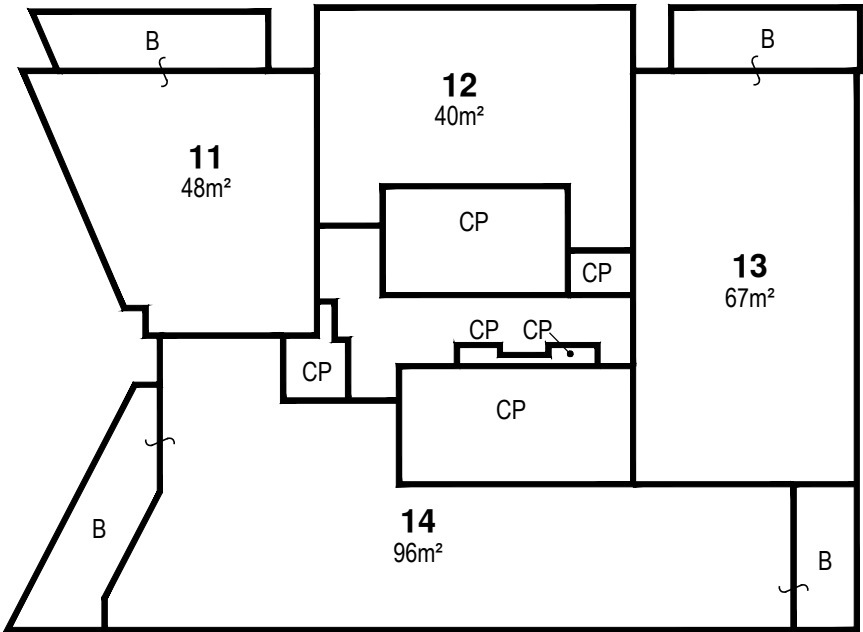
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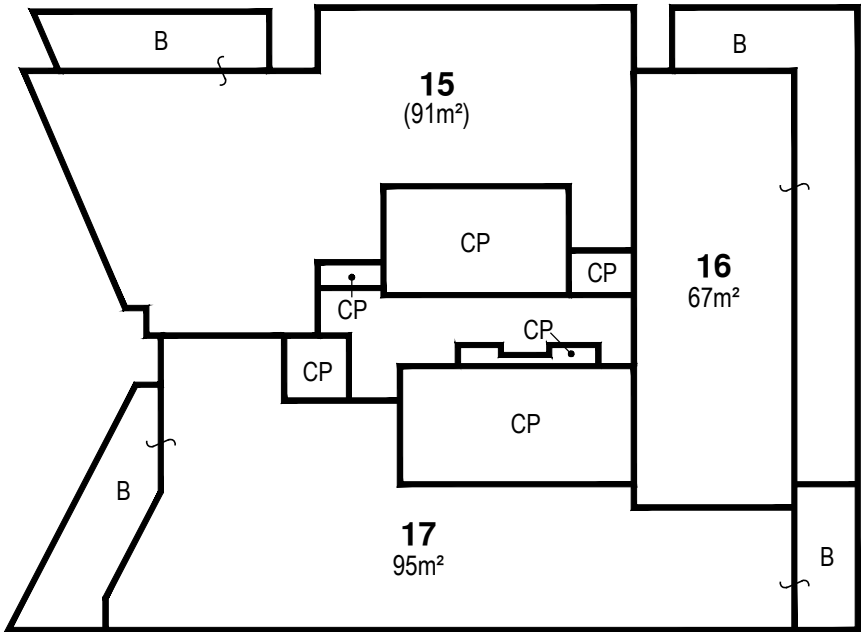
LEVEL 7



LEVEL 8



LEVEL 5

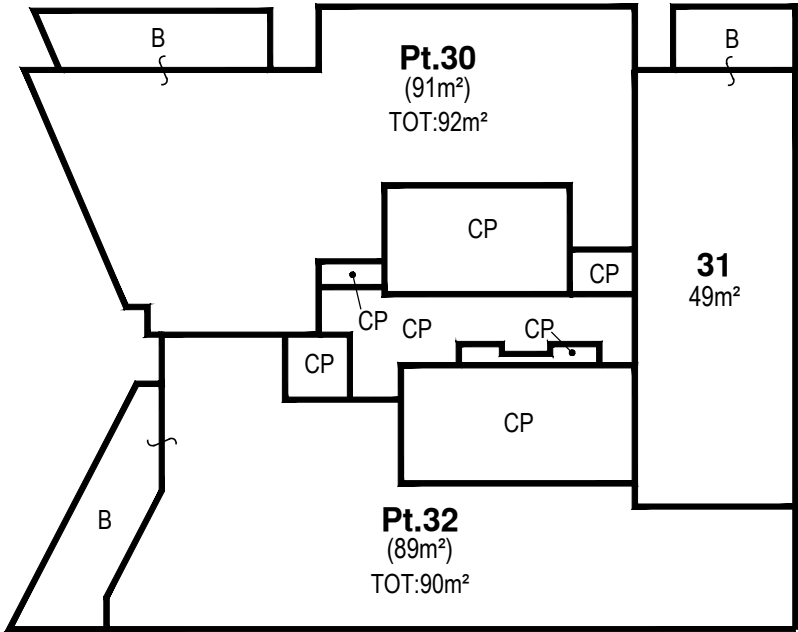


LEVEL 6

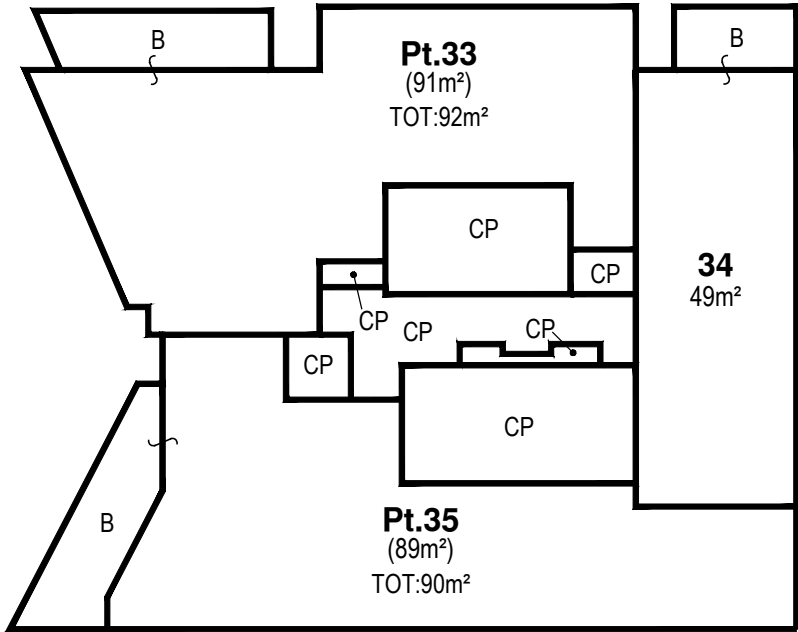
- NOTES:-
- 1. WHERE NOT COVERED THE UPPER LIMIT OF THE STRATUM OF EACH BALCONY IS 2.5 ABOVE THE UPPER SURFACE OF ITS CONCRETE FLOOR
 - 2. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY
 - 3. AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973

B denotes BALCONY
CP denotes COMMON PROPERTY

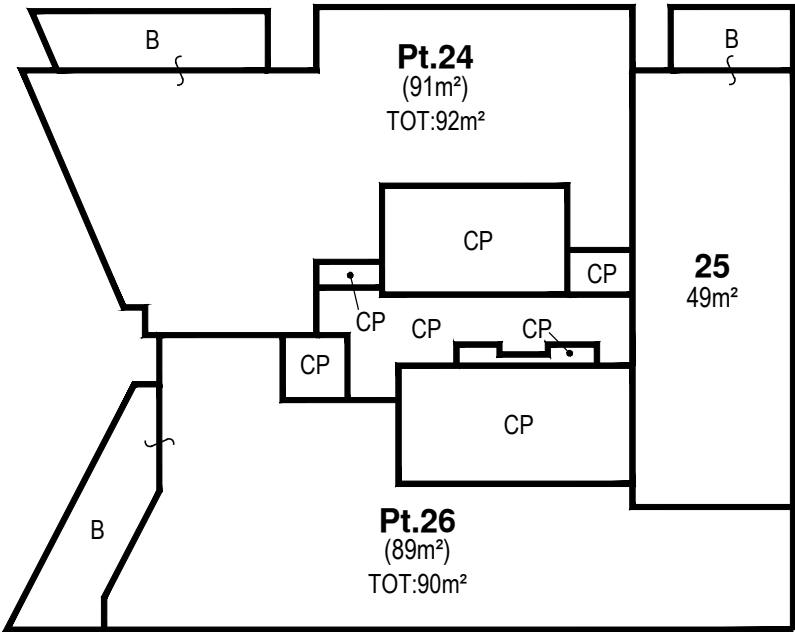
Surveyor: DAVID BROMHEAD Surveyor's Ref: 5314 Subdivision No: Lengths are in metres. Reduction Ratio 1:200	Registered	SP
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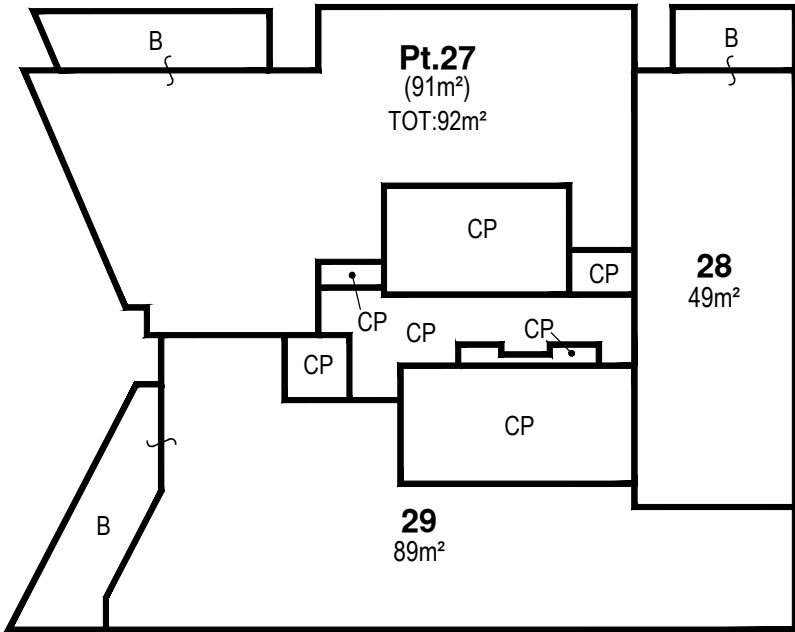
LEVEL 11



LEVEL 12



LEVEL 9



LEVEL 10

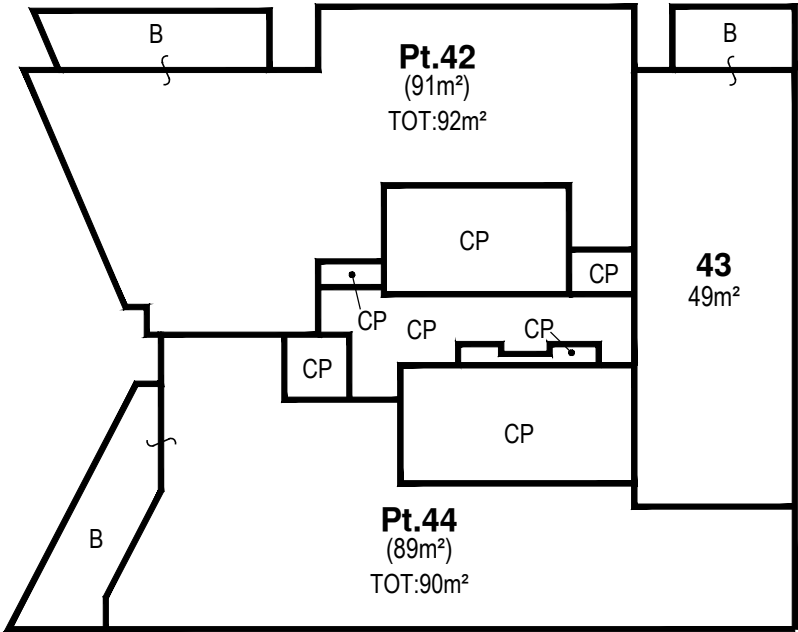
NOTES:-

- 1. WHERE NOT COVERED THE UPPER LIMIT OF THE STRATUM OF EACH BALCONY IS 2.5 ABOVE THE UPPER SURFACE OF ITS CONCRETE FLOOR
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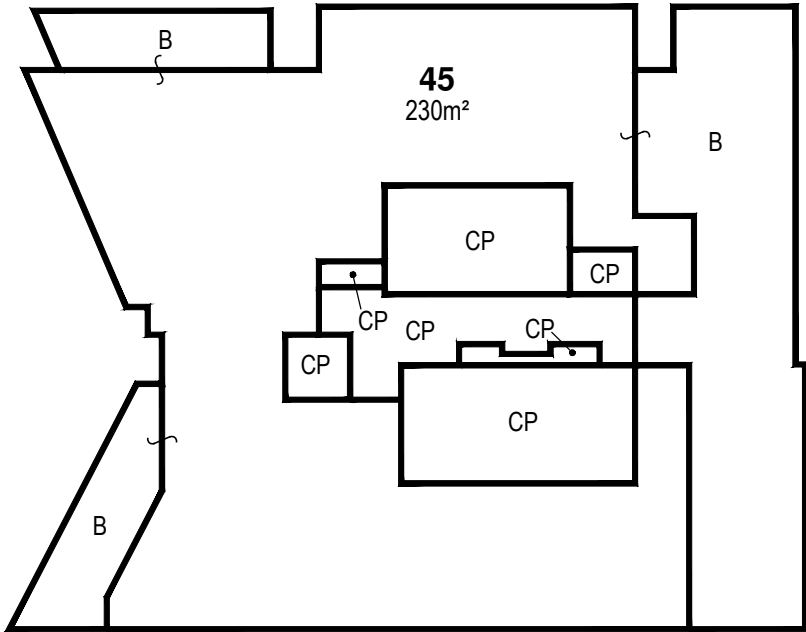
B denotes BALCONY
CP denotes COMMON PROPERTY

Surveyor: DAVID BROMHEAD	Registered	SP
Surveyor's Ref: 5314		
Subdivision No:		
Lengths are in metres. Reduction Ratio 1:200		

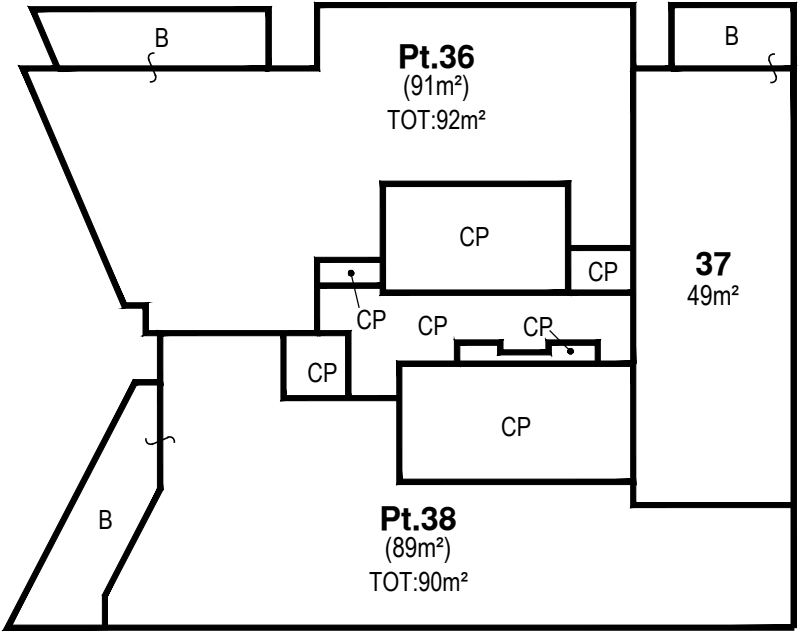
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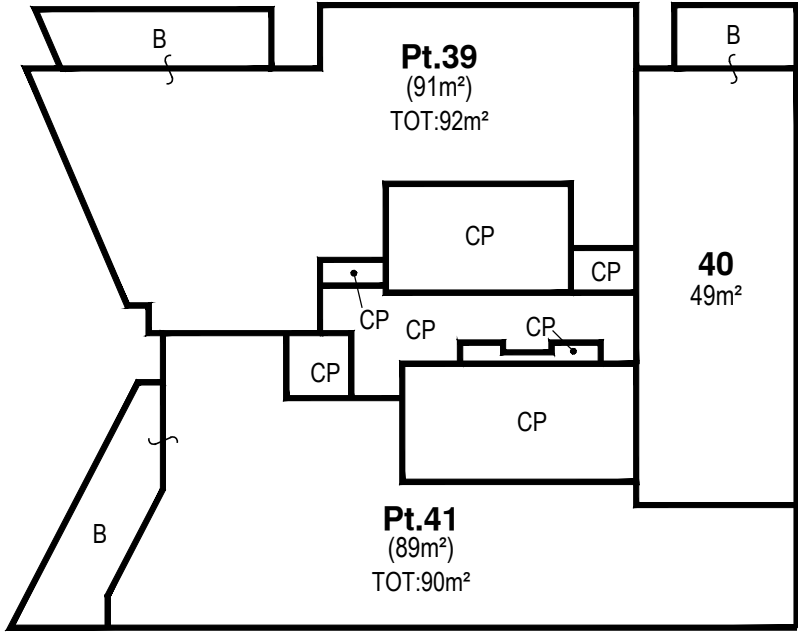
LEVEL 15



LEVEL 16



LEVEL 13



LEVEL 14

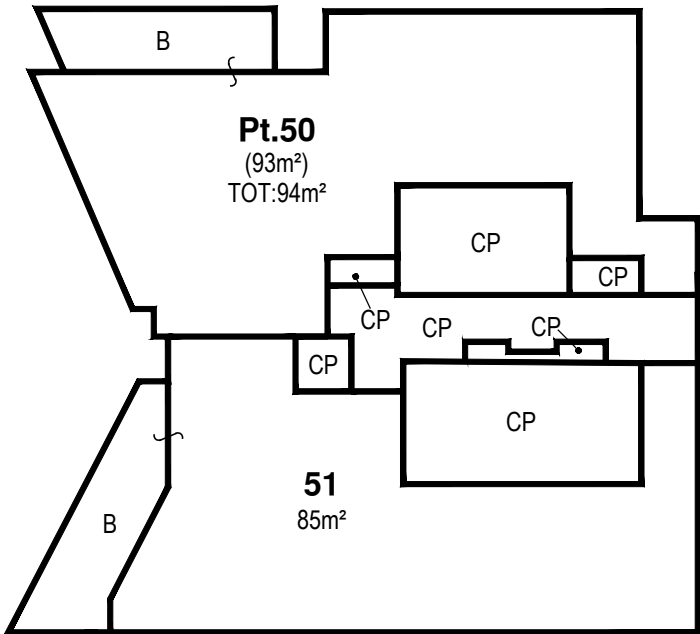
NOTES:-

- 1. WHERE NOT COVERED THE UPPER LIMIT OF THE STRATUM OF EACH BALCONY IS 2.5 ABOVE THE UPPER SURFACE OF ITS CONCRETE FLOOR
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- 3. AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973

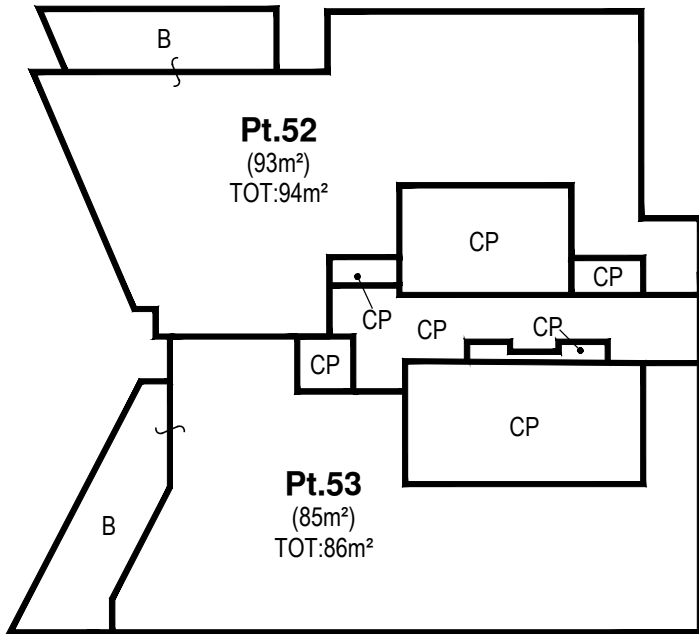
B denotes BALCONY
CP denotes COMMON PROPERTY

Surveyor: DAVID BROMHEAD	Registered	SP
Surveyor's Ref: 5314		
Subdivision No:		
Lengths are in metres. Reduction Ratio 1:200		

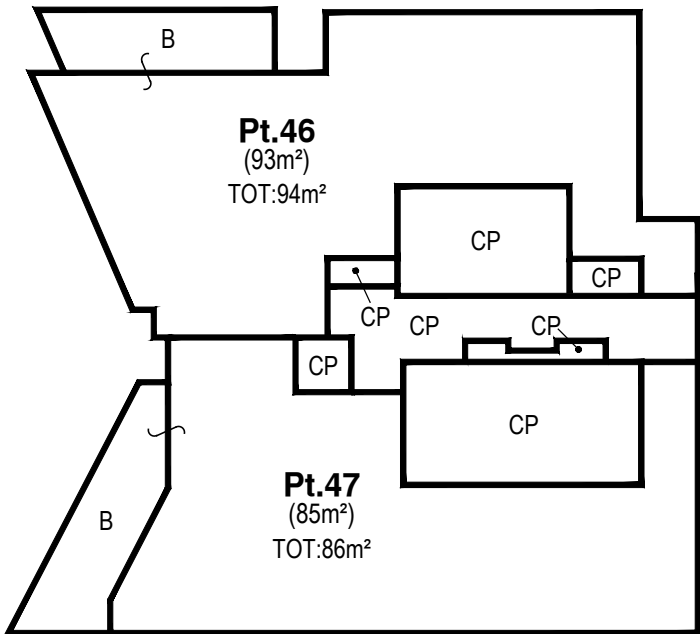
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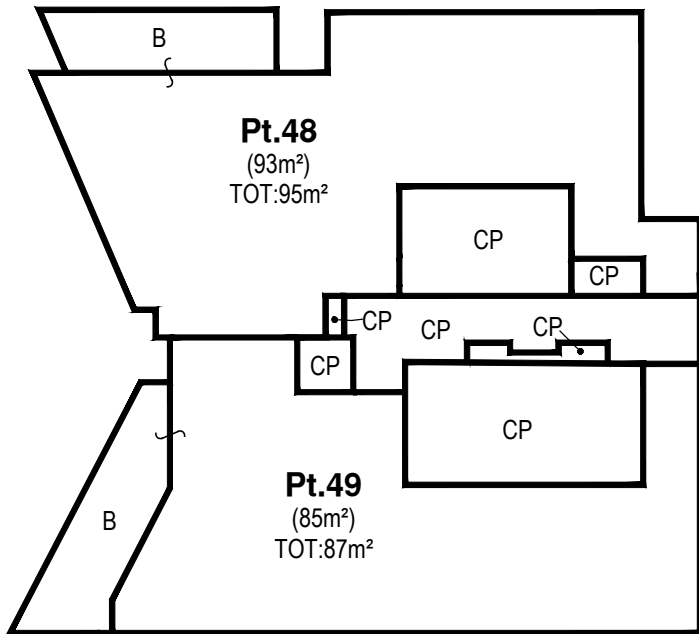
LEVEL 19



LEVEL 20



LEVEL 17



LEVEL 18

NOTES:-

1. WHERE NOT COVERED THE UPPER LIMIT OF THE STRATUM OF EACH BALCONY IS 2.5 ABOVE THE UPPER SURFACE OF ITS CONCRETE FLOOR

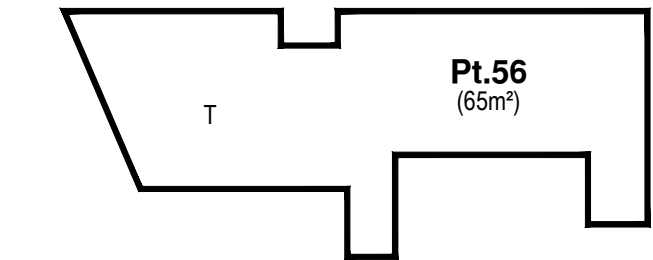
2. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY

3. AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973

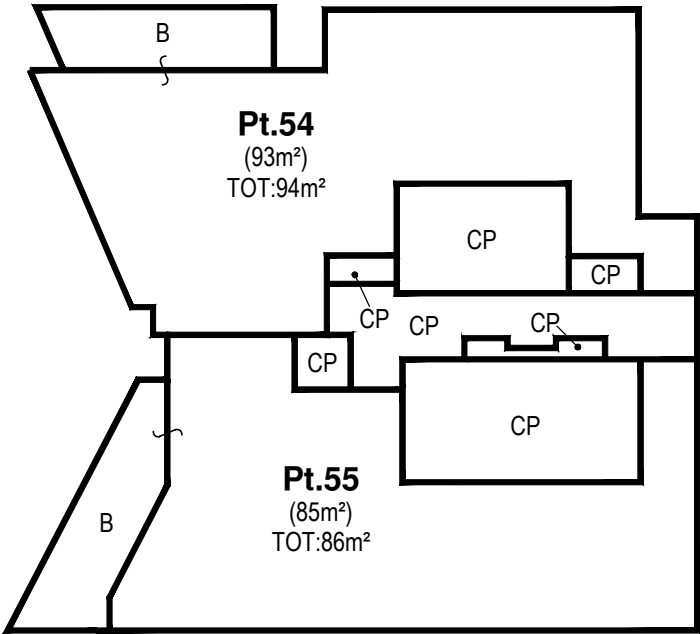
CP denotes COMMON PROPERTY
B denotes BALCONY

Surveyor: DAVID BROMHEAD	Registered	SP
Surveyor's Ref: 5314		
Subdivision No:		
Lengths are in metres. Reduction Ratio 1:200		

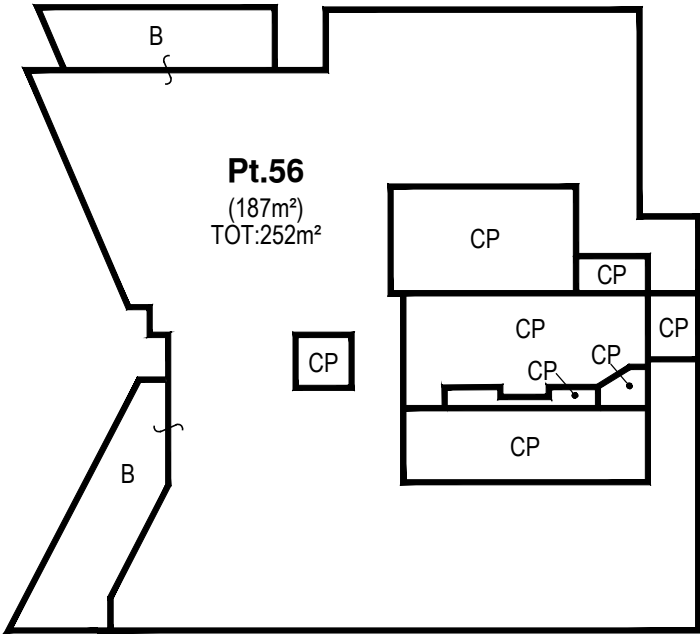
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ROOF LEVEL



LEVEL 21



LEVEL 22

- NOTES:-
- 1. WHERE NOT COVERED THE UPPER LIMIT OF THE STRATUM OF EACH BALCONY AND TERRACE IS 2.5 ABOVE THE UPPER SURFACE OF ITS CONCRETE FLOOR
 - 2. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY
 - 3. AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973

CP denotes COMMON PROPERTY
B denotes BALCONY
T denotes TERRACE

Surveyor: DAVID BROMHEAD Surveyor's Ref: 5314 Subdivision No: Lengths are in metres. Reduction Ratio 1:200	Registered	SP
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City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

Telephone +61 2 9265 9333
Fax +61 2 9265 9222
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au



12 May 2015

File No : P/2015/885

Ms Freya Macleod
Assistant Development Manager
Hindmarsh Development
Level 22
25 Bligh Street
SYDNEY NSW 2000

Dear Freya

**11 ALBERTA STREET, SYDNEY
STRATA SUBDIVISION OF LOT 1 IN DP 1206707
EXECUTION OF 88B INSTRUMENT**

I refer to your request for Council to execute the 88B Instrument creating Restrictions on the Use of Land in the above matter benefiting Council.

The Instrument has been executed by the Area Planning Manager, Chris Corradi, and is enclosed.

If you require any further information, please contact me on **phone 9288 5819** or **email sfeeney@cityofsydney.nsw.gov.au**.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'S Feeney'.

STEPHEN FEENEY
Specialist Surveyor

Sydney2030/Green Global/Connected

INSTRUMENT SETTING OUT TERMS OF THE EASEMENTS, POSITIVE COVENANTS & RESTRICTIONS ON THE USE OF LAND TO BE CREATED PURSUANT TO SECTION 7(3) OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973 & SECTION 88B OF THE CONVEYANCING ACT, 1919

(Sheet 1 of 7)

Plan:

Plan of Subdivision of Lot 1 in DP1206707
covered by Strata Certificate

Noof.....

Full name and address of the owner of the
land:

Alberta Developments Pty Limited
ACN 160 044 066
C/- The Hindmarsh Group
69 Constitution Avenue
Campbell ACT 2612

PART 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit a prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities
1.	Restriction on the Use of Land	Common Property	City of Sydney Council
2.	Restriction on the Use of Land	All Lots	City of Sydney Council

PART 2 (Terms)

1. Terms of Restriction on use of land numbered 1 in the plan

- (a) The on-site car parking spaces located within the carstacker system (exclusive of visitor car spaces) are not to be used other than by an occupant, tenant or resident of the subject building.
- (b) An owner or tenant of a Lot within the Building must not:
 - (i) grant or permit to be granted any lease, licence or sublease (in the case of a tenant of the lot) or otherwise part with possession of any car space forming the Lot Burdened (or part of it); or



Authorised Officer
City of Sydney Council

INSTRUMENT SETTING OUT TERMS OF THE EASEMENTS, POSITIVE COVENANTS & RESTRICTIONS ON THE USE OF LAND TO BE CREATED PURSUANT TO SECTION 7(3) OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973 & SECTION 88B OF THE CONVEYANCING ACT, 1919

(Sheet 2 of 7)

Plan:

Plan of Subdivision of Lot 1 in DP1206707
covered by Strata Certificate

Noof.....

- (ii) transfer any car space forming the Lot Burdened (or part of it), other than to an owner of a lot in the Plan.

**Name of person empowered to release, vary or modify easement, profit
aprendre, restriction or positive covenant numbered 1 in the Plan**


City of Sydney Council.

2. Terms of Restriction on use of land numbered 2 in the plan

The accommodation portion of the Lot Burdened must be used as permanent residential accommodation only and not for the purpose of a hotel, motel, serviced apartments, private hotel, boarding house, tourist accommodation or the like.

**Name of person empowered to release, vary or modify easement, profit
aprendre, restriction or positive covenant numbered 2 in the Plan**

City of Sydney Council.



Authorised Officer
City of Sydney Council

INSTRUMENT SETTING OUT TERMS OF THE EASEMENTS, POSITIVE COVENANTS & RESTRICTIONS ON THE USE OF LAND TO BE CREATED PURSUANT TO SECTION 7(3) OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973 & SECTION 88B OF THE CONVEYANCING ACT, 1919

(Sheet 3 of 7)

Plan: Plan of Subdivision of Lot 1 in DP1206707 covered by Strata Certificate

Noof.....

PART 3 (General rules and definitions)

3. Interpretation

3.1 Definitions

In this Instrument, unless the contrary intention appears, the following terms have the following meanings:

Authorised User means any person authorised by the Grantee or the relevant Authority (as the case may be) and includes:

- (a) if a Strata Plan is registered over any Lot Benefited, each registered proprietor of a lot in that Strata Scheme and any occupier or lessee of that lot as authorised by the Owners Corporation; and
- (b) where the Grantee is an Authority Benefited, the officers, servants agents and workmen of the Authority Benefited and any other person authorised by the Authority Benefited to exercise its rights or comply with its obligations under this Instrument.

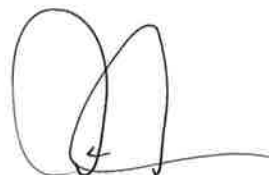
Authority means any government or governmental, semi-governmental, quasi-governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity and includes:

- (c) any officers, servants, agents and workmen of the Authority and any other person authorised by the Authority; and
- (d) the City of Sydney Council.

Authority Benefited means the Authority having the benefit of an easement, profit apendre, restriction or positive covenant under this Instrument.

Building means a structure, with a roof and walls and includes any protection from the external walls constructed on the Land.

Covenant means the restrictions on the use of the land numbered 1 and 2 on the Plan.



Authorised Officer
City of Sydney Council

INSTRUMENT SETTING OUT TERMS OF THE EASEMENTS, POSITIVE COVENANTS & RESTRICTIONS ON THE USE OF LAND TO BE CREATED PURSUANT TO SECTION 7(3) OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973 & SECTION 88B OF THE CONVEYANCING ACT, 1919

(Sheet 4 of 7)

Plan:

Plan of Subdivision of Lot 1 in DP1206707
covered by Strata Certificate

Noof.....

Freehold Development Act means the *Strata Schemes (Freehold Development) Act 1973 (NSW)*.

Grantee means:

- (e) the registered proprietor of a Lot Benefited; and
- (f) if, from time to time, a Strata Scheme exists in respect of a Lot Benefited, the Owners Corporation in respect of the Strata Scheme; and
- (g) an Authority Benefited.

Grantor means:

- (h) the registered proprietor of a Lot Burdened; and
- (i) if, from time to time, a Strata Scheme exists in respect of a Lot Burdened, the Owners Corporation in respect of that Strata Scheme.

Instrument means this section 88B instrument.

Lot Benefited means the whole or any part of a lot having the benefit of a Covenant.

Lot Burdened means the whole or any part of a lot having the burden of a Covenant.

Owners Corporation means and owners corporation constituted under the *Strata Schemes Management Act 1996 (NSW)*.

Plan means the plan to which this Instrument relates.

Strata Plan means a strata plan registered under the Freehold Development Act.

Strata Scheme means a strata scheme created under the Freehold Development Act.



Authorised Officer
City of Sydney Council

INSTRUMENT SETTING OUT TERMS OF THE EASEMENTS, POSITIVE COVENANTS & RESTRICTIONS ON THE USE OF LAND TO BE CREATED PURSUANT TO SECTION 7(3) OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973 & SECTION 88B OF THE CONVEYANCING ACT, 1919

(Sheet 5 of 7)

Plan:

Plan of Subdivision of Lot 1 in DP1206707
covered by Strata Certificate

Noof.....

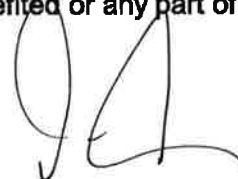
3.2 In this Instrument:

- (a) References to recitals, clauses, subclauses, paragraphs, annexures or schedules are references to recitals, clauses, subclauses, paragraphs, annexures and schedules of or to this Instrument.
- (b) Headings in this Instrument are for convenience only and do not affect its interpretation or construction.
- (c) In this Instrument unless the context otherwise requires:
 - (i) the singular includes the plural and vice versa;
 - (ii) each gender includes the other two genders;
 - (iii) the word "person" means a natural person and any association, body or entity whether incorporated or not;
 - (iv) the word "month" means calendar month and the word "year" means 12 calendar months;
 - (v) a reference to writing includes any communication sent by post or facsimile transmission;
 - (vi) where any word or phrase is defined, any other part of speech or other grammatical form of that word or phrase has a cognate meaning;
 - (vii) a reference to any thing is a reference to the whole and each part of it;
- (d) Nothing in this Instrument will be interpreted adversely to any person merely because that.

3.3 Covenants and agreements to run with the land

Each easement, covenant and restriction contained within this Instrument are covenants and agreements between:

- (a) each Grantee for itself, its successors and every person who is entitled to an estate or interest in possession of the Lot Benefited or any part of it with which the right is capable of enjoyment; and



Authorised Officer
City of Sydney Council

INSTRUMENT SETTING OUT TERMS OF THE EASEMENTS, POSITIVE COVENANTS & RESTRICTIONS ON THE USE OF LAND TO BE CREATED PURSUANT TO SECTION 7(3) OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973 & SECTION 88B OF THE CONVEYANCING ACT, 1919

(Sheet 6 of 7)

Plan:

Plan of Subdivision of Lot 1 in DP1206707
covered by Strata Certificate

Noof.....

- (b) each Grantor for itself, its successors and every person who is entitled to an estate or interest in possession of the Lot Burdened or any part of it with which the right is capable of enjoyment,

to the extent that the benefit and burden of those covenants and agreements are annexed to and pass with the benefits and burdens of the easements, covenants and restriction.

3.4 Persons bound

Each Grantor and Grantee:

- (c) is bound by, and must comply with, the terms of each relevant easement, covenant and restriction in this Instrument; and
- (d) must use reasonable endeavours to ensure its Authorised User complies with the terms of each relevant easement, covenant and restriction.



Authorised Officer
City of Sydney Council

INSTRUMENT SETTING OUT TERMS OF THE EASEMENTS, POSITIVE COVENANTS & RESTRICTIONS ON THE USE OF LAND TO BE CREATED PURSUANT TO SECTION 7(3) OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973 & SECTION 88B OF THE CONVEYANCING ACT, 1919

(Sheet 7 of 7)

Plan:

Plan of Subdivision of Lot 1 in DP1206707
covered by Strata Certificate

Noof.....

Rowan John Hindmarsh and
Gemma John Ryan as
Attorneys for

Signed by **Alberta
Developments Pty
Limited ACN 160**

044 066 UNDER POWER OF
ATTORNEY DATED 24 MARCH 2015
IN THE
PRESENCE OF

sign

sign

office (director or secretary) ATTORNEY

office (director or secretary) ATTORNEY

full name

full name

WITNESS:

FREYA MALLEOD
C/- LEVEL 22, 25
BLIGH STREET, SYDNEY

Signed by **National
Australia Bank** NSW
2000
12.05.15
Limited

sign

sign

office (director or secretary) Witness

Director
office (director or secretary) Attorney

full name

full name

Signed by **Gresham
Property Funds
Management**

ACN 092 191270
in accordance with
section 127 of the
Corporations Act 2001 (CH)

sign

sign

office (director or secretary)

office (director or secretary)

MICHAEL BRUCE BURLEY
full name

PHILLIP MANWARRING
full name

SIGNED ON BEHALF OF THE
CITY OF SYDNEY BY ITS
AUTHORISED PERSON

CHRIS CORRADI
AREA PLANNING MANAGER

WITNESS:

STEPHEN FEENEY
C/- 456 KENT STREET
SYDNEY NSW 2000

SECTION 6

COMPLETE FINISHES AND FF&E SCHEDULE

COMPLETE FINISHES AND FF&E SCHEDULE

Scheme: Park Light Scheme

Architect Ref Code	Item	Location	Selection/Substrate	Finishes & Colour	Supplier	Supplier Contact Details
C1	Carpet	general floors	Godfrey Hirst Sussex	Taupe	Godfrey Hirst	Godfrey Hirst Frank Fingleton Tel: 02 9648 2921 Mobile: 0412 274 076
G1	Glass	Shower Screens	Clear toughened glass Thickness: 10.38mm	Clear	Viridian Glass	Viridian Glass Phone: 1800 810 403
L1	Melamine	Internal Joinery Carcass in Kitchen	18mm Thick melamine	White		
L2	Kickplate	kitchen	Laminex Innovations REF: Brushed stainless Steel	Metallic Finish 957	Laminex	Laminex Contact: Greg Gregory Phone: 0408 331 006
SK1	Skirting	To all walls within the apartment, excluding wet areas	Finger Jointed Pine REF: DR6611 Dim: 60mm x 11mm	Primed		
M2	Mirror	bathroom	Plain Mirror	Plain	Graphic Glass Mirror	Graphic Glass Mirror Phone: 9525 7322
P1	Paint	General Walls	Dulux w&w 101 Ref: Pw1G9H	Colour: Lexicon Half	Dulux	
P2	Paint	General Walls	Dulux Wash & Wear 101 Advanced Flat	Lexicon Half	Dulux	
P3	Paint Special	Joinery (All Poly Doors)	2 Pac Polyurethane Furniture Grade Ref: Pw1G9H	Colour: Lexicon Half Gloss Level 70%		
P5	Paint	Trim - Skirtings and Architraves	Semi Gloss Aqua Enamel	Lexicon Half	dulux	
ST1	Natural	Splashback in Kitchen and Bathroom and hob top in Bathroom	Arabescato Polished	Arabescato Polished	WK Marble & Granite	WK Marble & Granite Contact: Donna Ciric Phone: 0400 033 039
ST2	Reconstituted Stone	Kitchen Bench	Caesarstone Ref: 1141	Colour: Pure White	Caesarstone	Caesarstone Contact: Toni Hearne Mobile: 0418 227 517
T1	Floor Tile	Wet Area Floor Tile	Volare Ref: T/GY214-36 Size: 300x600 Grout to match		Volare	Volare Contact: Phil Ujdur Tel: 02 6162 3747 Mob: 0141 610 084
T3	Floor Tile	Floor on Balcony	Volare Ref: T/DEGREX3030 Size: 300x300	Colour: Grey	Volare	Volare Contact: Phil Ujdur Tel: 02 6162 3747 Mob: 0141 610 084
T4	Wall Tile	Bathroom	Volare Ref: T/WHGL30608 Size: 300x600 Grout to match	Colour: White Gloss	Volare	Volare Contact: Phil Ujdur Tel: 02 6162 3747 Mob: 0141 610 084
T5	Feature Wall Tile	Shower Wall in Bathroom	Volare Ref: T/GLWSTA3060 Size: 300x600 Grout to match		Volare	Volare Contact: Phil Ujdur Tel: 02 6162 3747 Mob: 0141 610 084
TM1	Timber Floor	General Floor Finish	Armstrong REF: Smoke Instyle Oaks Size: 183 x 15 x 1900	Smoke Instyle Oaks	Armstrong Flooring	Armstrong Flooring Contact: Richard John Phone: 0412 342 923
TV1	Timber Veneer	Kitchen Joinery Unit	Eveneer REF: Even Sirocco	Finish: UV inhibitor to be applied with clear non-yellowing polish 10% Gloss Sealer Run Grain Vertically	Eveneer	Elton Group Contact: Darren Dalton Phone: 0403 654 246 194b Grange Road, Fairfield VIC

Scheme: City Dark Scheme

Architect Ref Code	Item	Location	Selection/Substrate	Finishes & Colour	Supplier	Supplier Contact Details
C1	Carpet	general floors	Godfrey Hirst Sussex	Possum	Godfrey Hirst	Godfrey Hirst Frank Fingleston Tel: 02 9648 2921 Mobile: 0412 274 076
G1	Glass	Shower Screens	Clear toughened glass Thickness: 10.38mm	Clear	Viridian Glass	Viridian Glass Phone: 1800 810 403
L1	Melamine	Internal Joinery Carcass in Kitchen	18mm Thick melamine	White		
L2	Kickplate	kitchen	Laminex Innovations REF: Brushed stainless Steel	Metallic Finish 957	Laminex	Laminex Contact: Greg Gregory Phone: 0408 331 006
SK1	Skirting	To all walls within the apartment, excluding wet areas	Finger Jointed Pine REF: DR6611 Dim: 60mm x 11mm	Primed		
M1	Mirror	Splashback in Kitchen	Graphic Glass	Toughened Silvered Mirror	Graphic Glass Mirror	Graphic Glass Mirror Phone: 9525 7322
M2	Mirror	bathroom	Plain Mirror	Plain	Graphic Glass Mirror	Graphic Glass Mirror Phone: 9525 7322
P1	Paint	General Walls	Dulux w&w 101 Ref: Pw1G9H	White on White	Dulux	
P2	Paint	General Walls	Dulux Wash & Wear 101 Advanced Flat	White on White	Dulux	
P3	Paint Special	Joinery (All Poly Doors)	2 Pac Polyurethane Furniture Grade Ref: Pw1G9H	Colour: White on White Gloss Level 70%		
P5	Paint	Trim - Skirtings and Architraves	Semi Gloss Aqua Enamel	White on White	dulux	
ST1	Natural	Splashback in kitchen & Bathroom and hob top in Bathroom	Arabescato Polished	Arabescato Polished	WK Marble & Granite	WK Marble & Granite Contact: Donna Ciric Phone: 0400 033 039
ST2	Reconstituted Stone	Kitchen Bench	Caesarstone Ref: 2141	Colour: Snow	Caesarstone	Caesarstone Contact: Toni Hearne Mobile: 0418 227 517
T1	Floor Tile	Wet Area Floor Tile	Volare Ref: T/GY515-36 Size: 300x600 Grout to match		Volare	Volare Contact: Phil Ujdur Tel: 02 6162 3747 Mob: 0141 610 084
T3	Floor Tile	Floor on Balcony	Volare Ref: T/DEGREX3030 Size: 300x300	Colour: Grey	Volare	Volare Contact: Phil Ujdur Tel: 02 6162 3747 Mob: 0141 610 084
T4	Wall Tile	Bathroom	Volare Ref: T/VHGL30608 Size: 300x600 Grout to match	Colour: White Gloss	Volare	Volare Contact: Phil Ujdur Tel: 02 6162 3747 Mob: 0141 610 084
T5	Feature Wall Tile	Shower Wall in Bathroom	Volare Ref: T/GLWCOS3060 Size: 300x600 Grout to match		Volare	Volare Contact: Phil Ujdur Tel: 02 6162 3747 Mob: 0141 610 084
TM1	Timber Floor	General Floor Finish	Armstrong REF: Wenge Oak 1 Strip Size: 183 x 15 x 1900	Oak 1 Strip	Armstrong Flooring	Armstrong Flooring Contact: Richard John Phone: 0412 342 923

INTERIOR FINISHES FIXTURES & EQUIPMENT SCHEDULE 9-15 ALBERTA STREET

PROJECT 9-15 Alberta Street, Sydney
JOB NO. 07030

REVISION 05.11.14 Issue J_Amended as per Harvey Norman selections

ISSUED 15.10.14 issue I skirting added
23.06.2014_ ISSUE H FOR CONSTRUCTION
16.06.2014 Issue G Revised for Construction
27.05.14 Issue F Revised For Construction - Hindmarsh instruction to substitute selection
19.05.2014 Issue E_REVISED FOR CONSTRUCTION
15.05.2014 Issue D_ FOR CONSTRUCTION
06.05.2014 Issue C_Hindmarsh Alterations - FOR CONSTRUCTION

APARTMENTS

CODE	ITEM	LOCATION	Dark Scheme	Light Scheme	SUPPLIER	COMMENT	REVISION
C1	Carpet	General Floors	Godfrey Hirst Sussex Colour: Possum TBC	Godfrey Hirst Sussex Colour: Taupe TBC	Godfrey Hirst Frank Fingleston Tel: 02 9648 2921 Mobile: 0412 274 076	Provide suitable underlay Carpet junctions to sit flush with other floor materials.	C CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
G1	Glass	Shower Screens	Clear Toughened Glass Thickness: 10.38mm	As per Dark Scheme	Viridian Glass		
L1	Melamine	Internal Joinery Carcass in Kitchen	Ref: 18mm Thick Melamine Colour: White	As per Dark Scheme		HMR board in all wet areas	A
L2	Kick plate	Kitchen	Laminex Innovations REF: Brushed Stainless Steel Metallic Finish 957	As per Dark Scheme	Laminex Contact: Greg Gregory Phone: 0408 331 006	18mm thick high pressure laminated over moisture resistant board	
SK1	Skirting	To all walls within the apartment excluding wet areas and corridors	Finger Jointed Pine Ref: DR6611 Dims: 60mm x 11mm Finish: Primed	As per dark Scheme			I

CODE	ITEM	LOCATION	Dark Scheme	Light Scheme	SUPPLIER	COMMENT	REVISION
M1	Mirror	Splashback in Kitchen	Graphic Glass Toughened Silvered Mirror	N/A	Graphic Glass Mirror Phone: 9525 7322		
M2	Mirror	Bathroom Mirror	Plain Mirror	As per Dark Scheme	Graphic Glass Mirror Phone: 9525 7322		
P1	Paint	General Walls	Dulux w&w 101 Ref: PCWF8/ 78065 Colour: White on White	Dulux w&w 101 Ref: Pw1G9H Colour: Lexicon Half	Dulux		A
P2	Paint	General Ceilings and Bulk Heads	Dulux Wash & Wear 101 Advanced Flat REF: COLOUR: To match wall colour	Dulux Wash & Wear 101 Advanced Flat REF: COLOUR: To match wall colour	Dulux		
P3	Paint Special	Joinery	2 Pac Polyurethane Furniture Grade Ref: PCWF8/ 78065 Colour: White on White Gloss Level 70%	2 Pac Polyurethane Furniture Grade Ref: Pw1G9H Colour: Lexicon Half Gloss Level 70%			A
P4	DELETED						
P5	Paint	Trim - Skirtings and Architraves	Semi Gloss Aqua Enamel REF: COLOUR: To match wall colour	Semi Gloss Aqua Enamel REF: COLOUR: To match wall colour	Dulux		
P6	DELETED						A
ST1	Natural Stone	Splashback in Kitchen and Bathroom and hob top in Bathroom	N/A	Arabescato Polished	WK Marble & Granite Contact: Donna Ciric Phone: 0400 033 039		
ST2	Reconstituted Stone	Kitchen Bench	Caesarstone Ref: 2141 Colour: Snow	Caesarstone Ref: 1141 Colour: Pure White	Caesarstone Contact: Toni Hearne Mobile: 0418 227 517		C

CODE	ITEM	LOCATION	Dark Scheme	Light Scheme	SUPPLIER	COMMENT	REVISION
T1	Floor Tile	Wet Area Floor Tile	Volare Ref: T/GY515-36 Size: 300x600 Grout to match	Volare Ref: T/GY214-36 Size: 300x600 Grout to match	Volare Contact: Phil Ujdur Tel: 02 6162 3747 Mob: 0141 610 084	Cut to 300x300 for laundry areas in bathrooms	C CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
T2	Deleted		Graphic Glass Toughened Silvered Mirror				
T3	Floor Tile	Floor on Balcony	Volare Ref: T/DEGREX3030 Colour: Grey Size: 300x300	As per Dark Scheme	Volare Contact: Phil Ujdur Tel: 02 6162 3747 Mob: 0141 610 084		F CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
T4	Wall Tile	Bathroom	Volare Ref: T/WHGL30608 Colour: White Gloss Size: 300x600 Grout to match	As per Dark Scheme	Volare Contact: Phil Ujdur Tel: 02 6162 3747 Mob: 0141 610 084		C CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
T5	Feature Wall Tile	Shower Wall in Bathroom	Volare Ref: T/GLWCOS3060 Size: 300x600 Grout to match	Volare Ref: T/GLWSTA3060 Size: 300x600 Grout to match	Volare Contact: Phil Ujdur Tel: 02 6162 3747 Mob: 0141 610 084		C CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
TM1	Timber Floor	General Floor Finish	Armstrong REF: Wenge Oak 1 Strip Size: 148 x 14 x 1900	Armstrong REF: Smoke Instyle Oaks Size: 183 x 15 x 1900	Armstrong Flooring Contact: Richard John Phone: 0412 342 923		A
TV1	Timber Veneer	Kitchen Joinery Unit	Eveneer REF: Even Metro Finish: UV inhibitor to be applied with clear non-yellowing polish 10% Gloss Sealer Run Grain Vertically	Eveneer REF: Even Sirocco Finish: UV inhibitor to be applied with clear non-yellowing polish 10% Gloss Sealer Run Grain Vertically	Elton Group Contact: Darren Dalton Phone: 0403 654 246 194b Grange Road, Fairfield VIC	Kitchen Joinery Finish 2	
FITTINGS & FIXTURES							

CODE	ITEM	LOCATION	Dark Scheme	Light Scheme	SUPPLIER	COMMENT	REVISION
A01	Toilet Roll Holder	Bathrooms	Abey - Gessi Gessi Emporio Via Manzoni Ref: 38849	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312		C CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
A02	Hand Towel Ring	Bathrooms	Abey - Gessi Gessi Emporio Via Manzoni Ref: 38909	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312		C CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
A03	Towel Rail	Bathrooms	Abey - Gessi Gessi Emporio 600mm towel rail Via Manzoni Ref: 38903	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312		C CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
A04	Shower Shelf	Bathrooms	Abey - Gessi Gessi Emporio Via Manzoni 300mm shower shelf Ref: 38945	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312		C CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
A05	Robe Hook	Bathrooms	Abey - Gessi Gessi Emporio Via Manzoni Ref: 38921	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312		C CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
A07	DELETED						D
A08	Floor Grates	Bathrooms	Stormtech REF: Slimline Series Flush Mounted Linear Floor Grates ARI Series- Custom Lengths DIMS: 70.5W x depth TBC FINISH: Stainless Steel	As per Dark Scheme	Stormtech Contact: Grahame Vout Phone: 4423 1989	Refer to detail bathroom dwgs for extent	A
A09	DELETED						D
FT1	Sink Single Bowl	Kitchen Sink	Abey FS 380mm Sqr Sgl Bowl Undermount Sink Ref: FS340 Stainless Steel	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312		A
FT2	1.5 Bowl	Kitchen Sink	Abey FS 620mm Sqr 1&3/4 Bowl Undermount Sink Ref: FS200D Stainless Steel	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312	Apt 2.01, 6.01, 7.01, 8.01, 9.01, 10.01, 11.01, 12.01, 13.01, 14.01, 15.01, 16.01, 17.01, 18.01	E
FT2a	2 Bowl	Kitchen Sink	Abey FS Sqr 2 Bowl Undermount Sink Ref: FS340D Stainless Steel	As per Dark Scheme	Hindmarsh to Confirm	Apt 8.03	F
FT3	Vanity Basin	Bathrooms	Studio Bagno ALB40 Alberta NTH Dimensions: 420mm x 410mm	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312		A
FT4	Toilet Pan & Seat	Bathrooms	Valsir Luci BTW Ref: SL683882	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312		A

CODE	ITEM	LOCATION	Dark Scheme	Light Scheme	SUPPLIER	COMMENT	REVISION
FT5	Toilet Cistern & Flush Button	Bathrooms	Valsir Luci Wall Faced Pan Ciston & Inox Push Plate	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312		A
FT6	Bath For Shower Over	Selected Bathrooms	Caroma Shark Bath with Sure Step Ref: 858201W Dimensions: 1525mmx770mm or 1675mm x 70mm	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312		A
FT7	Laundry Tub	Laundries	Clark Eureka Compact Laundry Tub Ref: 7111	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312		A
FT8	Freestanding Bath	Selected Bathroom	225L Chetto	As per Dark Scheme		Apt 16.01	G
FT9	Basin	Selected Bathroom	Studio Bagno Spazio Right Hand Basin	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312	Apt 16.01, 17.02	E
JP1	Joinery Pull	Kitchen	Hafele Stainless Steel Furniture Handle Cat. No: 115.39.037 Dimensions: 298mm x 35mm 10mm thick Finish: Polished	As per Dark Scheme	Hafele Contact: Clinton Norris Phone: 8788 2200 115 Flinders Street, Surry Hills		
JP2	DELETED						A
DH1	Flap Lift Door System	Kitchen	Hettich Flap Lift Fitting Lift Advanced HL Ref: 9079 600 Dimensions: Max Cabinet Height 462	As per Dark Scheme	Hettich Contact: Joanne Bell Phone: 0408 029 955 1 Herbert Place, Smithfield		
TAPWARE							
TW1	Sink Mixer	Kitchens	Grohe Eurosmart Cosmopolitan Ref: 31188000	As per Dark Scheme	Argent Contact: Jane Kassouf Tel: 0417 294 660		J CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
TW2	Shower Rose & Hand Shower	Bathrooms	Electrolux Ref: EDV5051	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312	3 Star 9 Litre WELS	E
TW3	Wall Mixer	Bathrooms	Grohe Allure Small square shower mixer Ref: 57317XB + 32962000	As per Dark Scheme	Argent Contact: Jane Kassouf Tel: 0417 294 660		C CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
TW4	Wall mounted Basin Mixer & Spout	Bathrooms	Grohe Allure Micro combination mixer with spout Ref: MC58317 + 53967B + Spout: 108200	As per Dark Scheme	Argent Contact: Jane Kassouf Tel: 0417 294 660		C CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION

CODE	ITEM	LOCATION	Dark Scheme	Light Scheme	SUPPLIER	COMMENT	REVISION
TW5	Bottle Trap	Bathrooms	Geberit Diseno bottle trap Chrome Ref: 170130211	As per Dark Scheme			C CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
TW6	Bath Spout and Mixer	Select Bathrooms	Argent Vue bath spout Ref: 108400 with Grohe Allure small square mixer as above	As per Dark Scheme	Argent Contact: Jane Kassouf Tel: 0417 294 660		C CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
TW7	Wall Mixer with Diverter	Bathrooms	Grohe Allure rectangular diverter mixer Ref: 57315XB + 32963000	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312		C CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
TW8	Laundry Mixer Tap	Laundry	Flexispray Medea sink mixer Ref:065332	As per Dark Scheme		3 star WELS	C CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
TW9	Pop up Waste	Bathrooms	32mm overflow	As per Dark Scheme			C
TW10	Basin Mixer	Select Bathrooms	Argent Allure basin mixer Ref: 32251	As per Dark Scheme			E
TW11	Shower Rose & Hand Shower Rail	Select Bathrooms	Methven Amio 5 F Handshower on rail Ref: 153053	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312	APT 16.01 ONLY	H CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
TW12	Shower Rose	Select Bathrooms	Methven Handshower 153015 Ref:	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312	APT 16.01 ONLY	H CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
APPLIANCES							
AP1	Rangehood 60cm	Kitchen	Smeg 60cm Undermount Rangehood Ref:PUM60X	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312		A
AP2	Cooktop 60cm	Kitchen	Smeg 60cm Linear Wok Cooktop Ref:PGA 64	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312		A
AP3	Oven 60cm	Kitchen	Smeg 60cm Oven Ref: SAC106S	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312		J CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
AP 4	Dishwasher 60cm	Kitchen	Smeg Fully Interated Dishwasher Ref: DWAFI314	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312		C CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
AP 5	Cooktop 30cm	Kitchen	Smeg 30cm Domino style 2 Burner Gas Cooktop Ref: PGA32 G	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312		C CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
AP6	DELETED						D

CODE	ITEM	LOCATION	Dark Scheme	Light Scheme	SUPPLIER	COMMENT	REVISION
AP7	Rangehood 90cm	Kitchen	Smeg 90 cm Undermount Rangehood Ref: PUM90X-A	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312	Apt 16.01, 18.01	J
AP8	Oven 90cm	Kitchen	Smeg 90cm Classice Multifunction Oven Ref: SA20XMFR	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312	Apt 18.01	F
AP9	Cooktop 90cm	Kitchen	Smeg 90 cm gas cooktop Ultra low profile Rfe: PGA95-4	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312	Apt 16.01, 18.01	E CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
AP10	Microwave and Trim Kit	Kitchen	Smeg Microwave & Trim Kit Ref: SA35MX-C & PTK60X34-C	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312		J CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
AP11	Fridge/Freezer	Kitchen	LG 263L Integrated COMBI FRIDGE Ref: GR-N319LLW	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312	Apt 5.04, 6.01, 6.02, 9.02, 10.02,	E CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
AP12	Microwave	Kitchen	Smeg SBIM30X	As per Dark Scheme		Only for particular kitchen types. Apartment number 3.04, 4.04, 5.04,6.03, 7.03, 8.03, 9.03, 10.03, 11.03, 12.03, 13.03, 14.03, 15.03	D CHANGED TO HINDMARSH SELECTION AS PER HINDMARSH INSTRUCTION
AP13	Dryer	Laundry	Electrolux Ref: EDV5051	As per Dark Scheme			
AP14	Oven	Kitchen	Miele Ref: H2661B	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312	APT 22.01 ONLY	J
AP15	Cooktop	Kitchen	Miele Ref: KM2034G	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312	APT 22.01 ONLY	J
AP16	Rangehood	Kitchen	Miele Ref: DA2270	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312	APT 22.01 ONLY	J
AP17	Microwave	Kitchen	Miele Ref: M6040SC	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312	APT 22.01 ONLY	J
AP18	Dishwasher	Kitchen	Miele Ref: G4481SCVI	As per Dark Scheme	Harvey Norman Commerical Contact: Wendy Scott Phone: 0408 133 312	APT 22.01 ONLY	J

SECTION 7

MISCELLANEOUS ITEMS

MISCELLANEOUS ITEMS

Enclosed are copies of the following documents:

- Car Stacking System Operating and Maintenance Manual – Klaus Multiparking Systems Australia
- Car Stacking System User Guide – Klaus Multiparking Systems Australia



Klaus Multiparking Australia | 648 Glenhuntly Road Caulfield South VIC 3162
Phone: +61 3 9524 6600 | www.multiparking.com.au | info@multiparking.com.au



Aspire Apartments
11 Alberta Street
Sydney NSW, 2000

Automatic Car Parking System User Instructions

General Information

- Only registered vehicles & named users may operate this system. You must have completed an induction prior to use.
- Only your registered vehicle can be stored in this system. Do not attempt to store trailers, motorbikes, boxes or other goods. Goods may only be stored in designated storage cages.
- Park & Exit in the forward direction only. **Never** attempt to reverse your vehicle back out of the entry roller-door.
- **Never** increase your vehicle height once it is inside the cabin (e.g. by attaching roof racks)
- Do not use the entry/exit roller-doors for pedestrian access. Pedestrian access is only available via the Cabin side-door.
- While a park/exit is in progress, other users may be waiting. Do not spend longer than necessary in the Cabin.
- There are 2 storage cages that will be accessed using dedicated RFID tags in the same way that cars will be parked and retrieved.

Traffic Lights

Coloured Traffic Lights at the entrance roller door indicate the state of the system:

GREEN – You may drive into the Cabin via the Entry roller-door

RED - System in Use. Swipe your tag to enter the Queue.

AMBER - System in motion. Swipe your tag to enter the Queue

RED (FLASH) – System Malfunction. Contact Service Representative. Parking not Possible.

Tag Readers

- Only the Tag Reader at the Entry roller-door can be used to initiate vehicle entry.
- Tag readers at the Cabin side-door, and in the Lifts may only be used to initiate vehicle exit.
- If you are placed in the queue, you may cancel your request by scanning your tag again, and accepting the prompt (entry requests must be cancelled at the entry door reader)

Always follow the prompts shown on the tag reader screens. To complete a park procedure, you must accept prompts at the Cabin side-door screen.

Fault Behaviour

If the system is operating abnormally, or you are unable to complete your park/exit, contact your building concierge, or Klaus Service representative (phone numbers are provided on the last page). Do not leave the system unattended if your park/exit fails to complete.

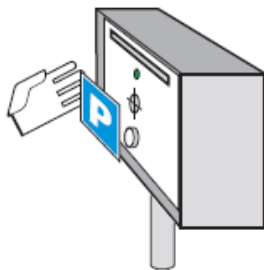


In an emergency situation, always call 000

Parking Your Vehicle

1. Swipe your tag at the reader by the Entry roller-door to start parking

- If the system is not in use, the Entry roller-door will open immediately. If the system is busy, you will be placed in a queue.
- A prompt on the reader screen will confirm your request.



2. Wait for the roller-door to open completely, then drive into the Cabin

- Park within the pallet wheel-wells.
- The Large Message Display will indicate when your vehicle is parked in the correct position.



Do not drive into the Cabin if your tag number is not the one shown on the Large Message Display

3. Park your vehicle, turn it off, exit your vehicle and proceed to the Side-Door screen

- Switch Off Ignition, Transmission in 'P', Radio aerial down
- Parking Brake ON



Materials left in the Cabin may obstruct sensors, and cause the system to malfunction. Do not leave any foreign objects in the Cabin



4. Follow the Safety prompts at the Side-door screen

- All Entry/Exit doors must be closed and locked before the system will move
- You must swipe your tag to confirm parking at the last safety prompt
- If there is a problem with your vehicle dimensions, or motion is detected in the Cabin, you will be prompted to re-enter, and check the Cabin

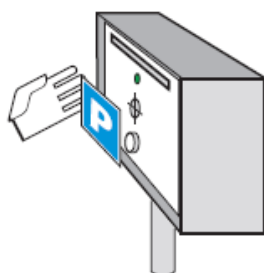


Wait for your vehicle to start lowering into the car-park before walking away from the system

Retrieving Your Vehicle

1. Swipe your tag at the reader by the side door or in the lifts to start an exit procedure

- If the system is not in use, your vehicle retrieval will start immediately. If the system is busy, you will be placed in a queue
- There is reader in each lift that will accept a command to retrieve a vehicle, as well as one in the pedestrian corridor adjacent the Entrance Cabin.
- A prompt on the reader screen will confirm your request.



2. When your vehicle is ready, the Cabin side-door will unlock, and the screen will prompt you to enter

- Enter the cabin immediately, and leave in the forward direction, via the exit roller-door
- The roller door will open as soon as you enter the cabin
- The roller door will close automatically behind you



Materials left in the cabin may obstruct sensors, and cause the system to malfunction. Do not leave any foreign objects in the Cabin

3. To return your vehicle to storage, proceed to the side-door screen (e.g. if you needed to get something out of your vehicle)

- Do not cross the light-barriers at the exit roller-door
- Swipe your tag at the side-door reader
- You must accept the safety prompts again to re-store your vehicle

4. Storage cages have been pre-allocated to apartments as per Clause 23 of the Aspire by-laws. To gain access to your storage cage, if allocated, use your dedicated RFID tag to retrieve it in the same way in Point 1 and 2 above. To return the storage cage to storage, follow Point 3 above.

Induction Record

Maximum Dimension & Weights	
Max Vehicle Length	5200mm
Max Vehicle Height	1900mm
Max Vehicle Width	2150mm
Max Vehicle Weight	2500kg
Max Wheel Load	625kg

Permitted Vehicles				
RFID TAG	Owner Name	Apt.	Contact Number	Registration

I hereby confirm that I have been fully instructed in accordance with the pertinent regulations as to the safe operation of the automatic parker, and that I have read and understood these operating instructions.

Permitted Users			
No.	Name (Print)	Signature	Date
1			
2			

Service Contacts	
Aspire Concierge	TBC
Klaus Multiparking Australia	03 9524 6600
Klaus Multiparking 24/7 service	0428 130 686
Vision Building Management	0449 044 913

A copy of this record MUST be provided to Vision Building Management on completion of induction

SECTION 8

WARRANTY AND GUARANTEE SUMMARY

WARRANTY AND GUARANTEE SUMMARY

Refer to individual subcontractor Operation & Maintenance manuals.

SECTION 9

CERTIFICATES

SUBCONTRACTOR CERTIFICATES

Refer to individual subcontractor manuals.

SECTION 10

DRAWING SCHEDULES

AS CONSTRUCTED DRAWINGS

Please refer to individual subcontractor manuals.

SUBCONTRACTOR MANUALS

The Body corporate manual is to be read in conjunction with the following manuals:

- Electrical Services Operating Manual – Spaceage Electric
- Hydraulic Services Operating Manual – G&W Hydraulic
- Mechanical Services Operating Manual – Sydney City Mechanical
- Fire Services Operating Manual – DA Design
- Lift Operating Manual – Brilliant Lifts
- Tiling, Stone & Waterproofing Manuals – Absolute Tiling Solutions
- Joinery Operating Manual - Versatile
- Shower Screens Operating Manual – Norska
- Louvres Operating Manual – JWI Louvres
- Garbage Chute Operating Manual – Elephants Foot Waste
- Painting Operating Manual - Grantee
- Car Lift Operating Manual – Klaus Multiparking
- Carpet & Timber Flooring Operating Manual – Raines Carpets
- Glazing Operating Manual – Arch System Fabrication