



Australian Capital Territory
Building Control

501

Permit to Carry Out Building Work

Permit Number

121019

Permit Holder		CONCRETE CONSTRUCTIONS P/L	
Nominee		BERRY V	
Blk	1	Sec	31
Unit	0	Suburb	FORREST
Permit Lapse		13DEC91	
Date Issued		13SEP90	
Class of Builders Licence ^A	Registered Licence No.	Plan Number	1609/AG
	0	Cost	\$54,000
Description of Building Work			
ALTERATIONS AND ADDITIONS			
Endorsements			
Permit Issued at South Office			

Licencee/Nominee
Co. or Partnership

CONCRETE CONSTRUCTIONS P/L

Postal Address

53 BLACKALL ST
BARTON ACT 2601

LEIGH PALMER

Building Controller



Australian Capital Territory
Building Control

Permit to Carry Out Building Work

Permit Number

121420

512

Permit Holder				CONCRETE CONSTRUCTIONS P/L			
Nominee				BERRY V			
Blk	Sec	Unit	Suburb	Permit Lapse	Date Issued		
	1	31	3426 FORREST	03JUN91	03DEC90		
Class of Builders Licence		Registered Licence No.	Plan Number	Cost			
A		0	1609/AH	\$2,500			
Description of Building Work				ALTERATIONS			
Endorsements							
				Permit Issued at South Office			

Licencee/Nominee
Co. or Partnership

CONCRETE CONSTRUCTIONS P/L

Postal Address

53 BLACKALL ST
BARTON ACT 2601

LEIGH PALMER

Building Controller



Department of Territories
BUILDING SECTION

PERMIT TO CARRY OUT BUILDING WORK

270

Permit Number
93212

PERMIT HOLDER		CONCRETE CONSTRUCTIONS PTY LTD					
Nominee		SPRING C T					
Blk 0001	Sec 31	Unit	Suburb FORREST	Permit Lapse	27/08/88	Date Issued	27/05/87
Class of Builders Licence A		Registered Licence No. 0076		Plan Number 1609L		Cost \$ 16750000	
Description of Building Work		COMPLETION OF HOTEL STAGE 3					
Endorsements							

Licencee/Nominee
Co. or Partnership

CONCRETE CONSTRUCTIONS PTY LTD

Postal
Address

4 WHYALLA STREET
FYSHWICK

2609

P. WYRDEMAN

Building Controller



Department of Territories
BUILDING SECTION

PERMIT TO CARRY OUT BUILDING WORK

Permit Number
87808

158

PERMIT HOLDER				SPRING C T							
Nominee											
Blk 0000		Sec 31		Unit		Suburb FORREST		Permit Lapse 02/01/88		Date Issued 02/10/86	
Class of Builders Licence A			Registered Licence No. 2380			Plan Number 1609/G/I/M			Cost \$ 400000		
Description of Building Work				LEVEL 1 SLAB (STAGE 2)							
Endorsements											

Licencee/Nominee
Co. or Partnership

SPRING C T
4 WHYALLA STREET
FYSHWICK 2609

Postal
Address

P. WYRDEMAN
Building Controller



Department of Territories
BUILDING SECTION

PERMIT TO CARRY OUT BUILDING WORK

Permit Number
85889

116

PERMIT HOLDER SPRING C T			
Nominee			
Blk 0000	Sec 31	Unit	Suburb FORREST
Class of Builders Licence A		Registered Licence No. 2380	Permit Lapse 25/10/87
		Plan Number 1609&A/F/H	Date Issued 25/07/86
Description of Building Work		Endorsements	
FOOTINGS & COLUMNS ONLY		Stage 1	
Cost \$ 16750000			

Licencee/Nominee
Co. or Partnership

SPRING C T
4 WHYALLA STREET
FYSHWICK ACT 2609

Postal
Address

P. WYRDEMAN

Building Controller



90

Permit No.	Date of Issue	Block	Section	Suburb
67915	31084		31	Forrest part 2

THIS PERMIT WILL LAPSE

months after date of issue unless otherwise extended by the Building Controller. Application for extension must be made before permit lapses and extension fee paid otherwise a new permit is necessary and full permit fee payable. If work is not commenced no refund is payable unless permit is surrendered before it lapses.

ISSUED TO:

Permit Holder Details

Initials	Surname
B.R.	Dowling D. 263

Address

P.O. Box 270,
Civic Square 2608

Telephone: H B

Nominee (if applicable)

Initials	Surname

CLASS OF BUILDERS LICENCE

A

Plan No.

1609

Register Folio No.

2169

Cost \$

250000

Code No.

Description of Work

Footings & Columns

Type of Building Construction

11

Class of Occupancy

11

ENDORSEMENTS Under Section 36

Inspections—Each stage specified overleaf which applies to the building work must be inspected before proceeding beyond that stage. Stages may be groups as indicated overleaf.

The building work shall be carried out in accordance with the approved plans, the A.C.T. Building Manual the notations made on the plans and subject to the provisions of the Building Ordinance 1972. The approval of plans or the grant of a building permit does not affect the operation of any other law in the Territory nor does it authorise the use of the land contrary to a provision, covenant or condition of the Crown Lease.

Deputy Building Controller

INSPECTION OF BUILDINGS

INSPECTIONS are necessary at the STAGES of construction listed below for all buildings as applicable.

INSPECTIONS REQUESTS must be made to the BUILDING SECTION (49 1355) giving 48 hours notice, before 12.30 p.m. (or 4 working days notice if in writing).

At the time of the request, the PERMIT HOLDER is to nominate:

- BLOCK, SECTION, DIVISION of site;
- NAME of Permit Holder;
- the STAGE of inspection required;
- WHEN inspection is required (date only);

If the Inspector has not called within 48 hours of the time requested, the Building Section should be notified.

INCORRECT INFORMATION GIVEN WHEN BOOKING INSPECTIONS WILL CAUSE DELAYS.

INSTRUCTIONS issued by the Building Inspector must be complied with, WORK MUST NOT PROCEED beyond each stage until it has been passed, satisfactory, by the Inspector.

SURVEYS must be carried out by a qualified Surveyor and the certificate lodged with Building Section BEFORE the building proceeds above the damp-proof course level irrespective of inspection stages, unless endorsed upon the building permit or the approved plans to the contrary.

INSPECTION STAGES

1. EXCAVATIONS for footings before any reinforcement or mass concrete is placed.
2. REINFORCEMENT, when formwork is complete, before any concrete is placed (check clear heights — floor slab to floor slab).
3. DAMP-PROOFING, tanking and flashings, slip-joint material, before covering or building in.
4. STRUCTURAL STEELWORK before building in, covering, encasing, plastering, lining or coating.
5. STORMWATER DRAINAGE, site drainage before backfilling including D.P.'s before building in, and agricultural pipes.
6. FLOOR FRAMING before floors are laid or underside is lined.
7. SUSPENDED CEILING supports and false ceilings before those ceilings are fixed or lined, including fire barriers.
8. ROOF FRAMING before ceilings are lined or roof covering fixed.
9. TIMBER FRAMED WALLS before sheeting or lining.
10. FIRE PROTECTIVE ENCASING, plastering, lining or coating before covering or building in.
11. PRECAST CONCRETE UNIT CONNECTIONS between those units and the structural steel frame of the buildings before covering or building in.
12. DUCT SYSTEMS before covering or building in.
13. FINAL when building is complete in accordance with all requirements.

GROUPING OF INSPECTION STAGES, unless otherwise indicated in the permit, is permitted ONLY where permit is granted to a holder of a Builder's Licence in pursuance of section 17 of the Building Ordinance 1972.

DWELLINGS

Group A (Footings): INSPECTIONS 1 AND 2 — When EXCAVATIONS are complete and REINFORCEMENT PLACED.

Group B (Pre-sheet): INSPECTIONS 3, 4, 5, 6, 7, 8, 9, — When wall, floor and roof frame work is erected and electrical wiring and water pipes fixed. Roof covering may be complete and linings applied to one side of frames PROVIDED IT IS REASONABLY POSSIBLE TO INSPECT ALL STRUCTURAL ELEMENTS, FLASHINGS AND DAMP-PROOF COURSES: and including—

INSPECTIONS 10, 11 AND 12 — if applicable.

13. FINAL when building work is complete.

NOTE: SEPARATE INSPECTION will be necessary for FLOOR FRAMING where the clearance under the bearers is less than 1.5m. Alternatively, the flooring should not be laid before inspection.

FIRE DAMAGE

Group A: All work to be inspected prior to being covered up.

13. FINAL when complete.

GARAGES, CARPORTS

Group A: INSPECTIONS 1 AND 2 — When EXCAVATIONS are completed and REINFORCEMENT placed.

GROUP B: Inspections 8 AND 9 — When wall and roof framework is erected and before internal linings are applied (if applicable).

PROVIDED IT IS REASONABLE POSSIBLE TO INSPECT ALL STRUCTURAL ELEMENTS.

13. FINAL inspection when complete.

GARAGES, CARPORTS, OUTBUILDINGS (prefabricated metal construction, only).

13. FINAL inspection only is required UNLESS NOTED OTHERWISE on the approved drawings or on the building permit.

RETAINING WALLS

GROUP A (Footings): INSPECTIONS 1 AND 2. When excavations are completed and reinforcement placed.

5. Stormwater Drainage, site drainage before backfilling, including agricultural pipes and weep holes.

13. FINAL inspection when completed.

SWIMMING POOLS

GROUP A: INSPECTIONS 1 AND 2 — a) when excavations are complete and reinforcement is placed before and concrete is placed or sprayed.

b) when frames are installed and any reinforcement is placed if applicable.

c) when prefabricated pools (fibreglass pools) are installed and any reinforcement is placed (if applicable).

13. FINAL — when construction is complete and safety fencing and self closing gates have been erected and before the pool has been filled or used.

IT IS AN OFFENCE TO OCCUPY OR USE OR TO PERMIT ANOTHER PERSON TO OCCUPY OR USE A BUILDING OR ADDITION TO A BUILDING UNLESS A CERTIFICATE OF FITNESS UNDER SECTION 53 OF THE BUILDING ORDINANCE HAS BEEN ISSUED.

Building Section,
Department of Territories and Local Government
January 1980



ACT Building, Electrical and Plumbing Control

GPO Box 1908, Canberra ACT 2601

Certificate of Occupancy and Use

Certificate No. 01662N1C1

This Certificate is issued in accordance with Section 53 (3) of the Building Act.

The building work listed on this certificate has been completed substantially in accordance with the prescribed requirements and is considered fit for occupation and use.

Builder	Suburb	Section	Block
[REDACTED]	FORREST	31	1

Notice of Intention to Start Work Number	Plan
01662N1	01662/A

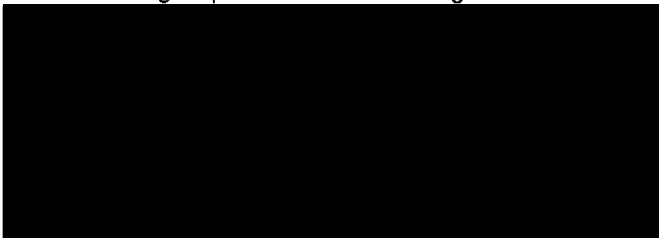
Building Work

Nature of Work	Project Item Description	Unit	Other Description	Class of Occupancy	Type of Construction
OTHER	SEE DESCRIPTION		Fabric awning - shade structure to outdoor terrace.	6	TYPE C

Comments

Important note:

1. Residential building statutory warranties and residential insurance does not apply in relation to building work.
2. The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the Territory (including this Act) relating to the building or portion of the building.



TED MILNE
Deputy Building Controller

12/3/2002

Date

CERTIFICATE OF OCCUPANCY OR USE

A Certificate as the Fitness for Occupancy and use may be issued by the Building Controller under section 53 of the Building Act 1972-74 when:

1. The external design and siting of the building as erected or as altered is in conformity with the proposals with respect to external design and siting approved under the Buildings (Design and siting) Act;
2. The building is substantially in accordance with the approved plans and specifications for the building work, the conditions to which the building permit for the work is subject and any directions given under the Building Act in relation to the work; and
3. The building is considered to be structurally sufficient, sound and stable for the purposes for which it is to be occupied and used.

The issue of the Certificate does not indicate compliance with any other law of the Territory relating to the building work. Specifically, it does not cover the requirements of the A.C.T.E.A. in regard to electrical services and fittings, the requirements of the A.C.T. Fire Brigade under the Fire Brigades Act, or the requirements of the Canberra Sewerage and Water Supply Regulations.

The issue of the Certificate does not indicate the achievement of any particular standard of workmanship in the method of construction or finishes to the building. It is recommended that builders and owners or purchasers enter into a suitable written contract which specifies the obligations and responsibilities of each party and provides adequate remedies should either party default.

A Certificate as to Fitness for Occupancy and Use may be issued for the whole building or a portion of a building. The Building Act prescribes a penalty of \$400 where a person is convicted of occupying or using a building, or permitting another person to occupy or use a building, or a portion of a building, without the Certificate.

The fee prescribed by the Building Regulations for the search by an owner of a certificate issued under section 53 of the Act is \$6.00, and for the search of the records kept by the Building Controller into matters under the Act, \$6.00.

THIS IS A VALUABLE DOCUMENT

KEEP IT IN A SAFE PLACE

CERTIFICATE OF OCCUPANCY OR USE

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1827



493

CERTIFICATE OF OCCUPANCY OR USE

Pursuant to Part V of the Building Ordinance 1972, the building consisting of:

Three storey hotel

situated at

Block 1	Section 31	Division Forest
or situated at		

is considered to be substantially in accordance with the prescribed requirements for occupancy and use, subject to the endorsements listed below.

Approved plan Nos. 1609/A, F, H, J, K. 1609/G, I, M 1609/L, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC.		
Type of construction* 1	Class of occupancy* III	(*as defined in the Building Manual A.C.T.)
Permit No. 85889, 87808, 93212	Name of permit holder Concrete Constructions P/L	

Endorsements

This certificate supersedes and cancels partial certificates numbers 01781, 01742, 01734, 01762 & 01757

The issue of this Certificate does not affect the liability of a person to comply with the provisions of a law of the Territory (including the Building Ordinance) relating to the building work nor does it authorise the use of the land contrary to a provision, covenant or condition of lease

068622

SEE OVERLEAF

[Redacted Signature]

Deputy Building Controller

26/4/89

date

CERTIFICATE OF OCCUPANCY OR USE

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