



Philip Chun and Associates

PCA Form R11 VIC (6/2005)

Form 8

OP Number: BS18065/2003/0449/1P

Job Number: 02590 JA

Building Act 1993
BUILDING (INTERIM) REGULATIONS 2005
Regulation 1005

OCCUPANCY PERMIT
STAGE 1

BUILDING SURVEYING
CONSULTANTS

PHILIP CHUN AND
ASSOCIATES PTY. LTD.
T/A PHILIP CHUN AND
ASSOCIATES (VIC)

ACN 007 401 649
ABN 59 454 005 592

Special Conditions: This Occupancy Permit contains Special Conditions refer Appendix C.

Project Name: Hallmark Apartments

Property Details: 2-14 Albert Road, South Melbourne 3205

Municipality: Port Phillip City Council

New Plan Reference

LP/PS: PS 501271A

Last Plan Reference

Lot no: -	LP/PS: -	Volume: 9662	Folio: 336
Section: 58	Parish: Melb Sth	County: Bourke	Crown: -
			Allotment:

Issued to Owner: Alderdale Pty Ltd C/- Sol Sapir Pty Ltd
388 Punt Road
SOUTH YARRA 3141
Attention: Sol Sapir

Builder: Hamilton & Marino Builders Pty Ltd
42 Greenway Street
BULLEEN 3105

LEVEL 2
120 JOLIMONT ROAD
JOLIMONT 3002

PHONE: (03) 9662 2200
FAX: (03) 9662 2749

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DIRECTORS:
PHILIP CHUN
GREG du CHATEAU
ROBERT MARINELLI
SHANE LEONARD
MICHAEL MORAN
PETER CZERKASKI
RICHARD WELLS

ASSOCIATES:
PHILIP SMILLIE
VIVIANA FLOREANCIG

Details of Builder / Practitioners and Architects

Antony Kenneth Farren	DB-U8658	Domestic Builder - Unlimited
Frederick John Mckenzie	CB-U6318	Commercial Builder - Unlimited

Description of building work: Change of Use

Building / Title Details:

Occupancy Permit Building and Title particulars / details refer Appendix D.

Display of Occupancy Permit

For a building or place of public entertainment that has a required essential safety measures the approved location for display of this permit and the annual essential safety measures report (if applicable) is to be in the main entrance or as determined by the Relevant Building Surveyor.

OFFICES IN:
MELBOURNE
SYDNEY
BRISBANE



OP Number: BS18065/2003/0449/1P

Job Number: 02590 JA

Suitability for Occupation

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

Date of inspection: 3/2/06

Conditions

A list of the General Permit Conditions are included in Appendix A.

A list of Essential Services Conditions are listed in Appendix B.

Relevant Building Surveyor

Nick Smart
Philip Chun and Associates Pty Ltd
Level 2, 120 Jolimont Road
Jolimont 3002

BS18065

OP Number
BS18065/2003/0449/1P
10 February 2006

Signature



Copy to: Applicant:

Sol Sapir Pty Ltd 388 Punt Road SOUTH YARRA 3141
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Municipality:

Port Phillip City Council Private Bag No. 3 BALACLAVA 3183 Attention: Municipal Building Surveyor
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Inspector Register

Admin Register

File

Attached: Appendices

- A. General Permit Conditions
- B. Essential Safety Measure Conditions
- C. Special Occupancy Permit Conditions
- D. Building Details

Occupancy Permit No: BS18065/2003/0449/1P

Job Number: 02590

APPENDIX A**General Permit Conditions**

1. This Occupancy Permit is evidence that the building or part of a building to which it applies is suitable for occupation.
2. This Occupancy Permit is not evidence that the building or part of a building to which it applies complies with the Building Act or Building Regulations.

APPENDIX B**Essential Safety Measure Conditions**

The following essential safety measures must be maintained in accordance with the relevant requirements of the BCA and the Australian Standards contained within, in force at the time of approval.

Essential Safety Measure	BCA or other provision to which safety measure has been installed and is to operate	Safety Measure Maintenance Standards	Frequency & type of maintenance required
I1.1 Essential Safety Measures – Building Fire Integrity			
Building elements required to satisfy prescribed fire resistance levels	BCA Section C, Fire Engineering Design Report VCML 250318/0/2-C prepared by Lincolne Scott	Inspection for damage, deterioration or unauthorised alteration.	Yearly
Materials and assemblies required to satisfy prescribed fire hazard properties.	BCA C1.10, Spec C1.10	Inspection for damage, deterioration or unauthorised alteration.	Yearly
Elements required to be non-combustible, provide fire protection, compartmentation or separation.	BCA C2.7, C2.8, C2.9, C2.10, C2.12, C2.13, C3.11, D1.7, Fire Engineering Design Report VCML 250318/0/2-C prepared by Lincolne Scott	Inspection for damage, deterioration or unauthorised alteration.	Yearly
Fire doors (including sliding fire doors and their associated warning systems) and associated self-closing, automatic closing, latching mechanisms and smoke seals	BCA C2.12, C2.13, C3.4, C3.8, C3.10, C3.11, D1.7, Spec C3.4, Fire Engineering Design Report VCML 250318/0/2-C prepared by Lincolne Scott	As per AS1851.7 – 1984. Check operation of handles, closers and electronic strikes.	Monthly, Yearly.
Life Safety doors and associated self-closing, automatic closing and latching mechanisms.	Fire Engineering Design Report VCML 250318/0/2-C prepared by Lincolne Scott	As per AS1851.7 – 1984.	Monthly, Yearly.

Fire Protection at service penetrations through elements required to be fire-resisting with respect to integrity or insulation, or to have a resistance to the incipient spread of fire.	BCA C3.12, C3.13, C3.15, Fire Engineering Design Report VCML 250318/0/2-C prepared by Lincolne Scott AS 4072.1 - 1992	Inspection for damage, deterioration or unauthorised alteration.	Yearly
Fire protection associated with construction joints, spaces and the like in and between buildings elements required to be fire-resisting with respect to integrity or insulation.	BCA C3.16	Inspection for damage, deterioration or unauthorised alteration.	Yearly
Smoke doors and associated self-closing, automatic closing and latching mechanisms.	Fire Engineering Design Report VCML 250318/0/2-C prepared by Lincolne Scott	As per AS1851.7 – 1984. Check operation of handles, closers and electronic strikes.	Monthly

11.2 Essential Safety Measures – Means of Egress

Paths of travel to exits	BCA D1.6, Fire Engineering Design Report VCML 250318/0/2-C prepared by Lincolne Scott	Inspection to ensure that there is no obstructions, no alterations and public corridors are sterile in terms of fire load.	Quarterly
Discharge from exits (including paths of travel from open spaces to the public roads to which they are connected).	BCA D1.7, D1.10, Fire Engineering Design Report VCML 250318/0/2-C prepared by Lincolne Scott	Inspection to ensure that there is no obstructions and no alterations.	Quarterly
Exits (including fire-isolated stairways and ramps, non-fire-isolated stairways and ramps, stair treads, balustrades and handrails associated with exits and fire-isolated passageways).	BCA D2.2, D2.9, D2.10, D2.13, D2.16, D2.17, PCA Dispensation Determination dated 3/12/03	Inspection to ensure that there is no obstructions and no alterations.	Quarterly
Smoke lobbies to fire-isolated exits.	Fire Engineering Design Report VCML 250318/0/2-C prepared by Lincolne Scott	Inspection for damage, deterioration or unauthorised alteration.	Yearly
Doors (other than fire or smoke doors) in a required exit or in a path of travel to a required exit and associated self-closing, automatic closing and latching mechanisms.	BCA D1.6, D2.19, D2.20, D2.21, D2.23	Inspection to ensure the doors are intact, operational and fitted with conforming hardware.	Quarterly

11.3 Essential Safety Measures - Signs

Exit signs (including direction signs).	BCA E4.5, E4.6, E4.8, AS 2293.1	As per AS 2293.2 – 1995.	6 monthly, Yearly
Signs warning against the use of lifts in the event of a fire.	BCA E3.3, AS1735	Inspection to ensure the warning sign is in place and legible.	Yearly
Signs alerting persons that the operation of doors must not be impaired.	BCA D2.23	Inspection to ensure the warning sign is in place and legible.	Yearly

11.4 Essential Safety Measures – Lighting			
Emergency Lighting	BCA E4.2, E4.4, AS 2293.1	As per AS 2293.2 – 1995.	6 monthly, Yearly
11.5 Essential Safety Measures – Fire Fighting Services and Equipment			
Fire hydrants system (including on-site pump set and fire service booster connection).	BCA E1.3, MFESB Report 0300876 AS 2419.1	As per AS 1851.4 - 1992	Monthly, Yearly, 3 Yearly, 6 Yearly, After use. Weekly and Quarterly required where pumps are installed.
Fire hose reel system	BCA E1.4, MFESB Report 0300876 AS 2441	As per AS 1851.2 - 1992	Monthly, Yearly, 3 Yearly, 6 Yearly. Monthly required where pumps are installed.
Sprinkler system	BCA E1.5, MFESB Report 0300876 AS 2118.1	As per AS 1851.3 - 1985	Weekly, Monthly, Quarterly, Yearly, 3 Yearly, 6 Yearly, 24 Yearly.
Portable fire extinguishers	BCA E1.6, MFESB Report 0300876 AS 2444.1 – 1994	AS per AS 1851.1 - 1995	6 monthly, Yearly, 3 Yearly, 6 Yearly, After Use.
Fire control centres (or rooms)	BCA E1.8, MFESB Report 0501126	Inspection to ensure compliance of construction and contents with BCA.	Yearly
11.6 Essential Safety Measures – Air Handling Systems			
Carpark mechanical ventilation system	BCA F4.11 AS 1668.2 - 1991	As per AS 1851.6 – 1997, Appendix B7	Monthly, Quarterly, Yearly or frequency as nominated by manufacturer on label attached to equipment in accordance
11.7 Essential Safety Measures – Automatic Fire Detection and Alarm Systems			
Smoke and heat detection system	BCA E2.2 Spec E2.2a, Fire Engineering Design Report VCML 250318/0/2-C prepared by Lincolne Scott AS 1670.1 – 2004, AS 1670.3 – 2004, AS 1670.4 – 2004,	If not monitored as per AS 1851.8. If monitored as per AS 1851.8.	Weekly Monthly
11.8 Essential Safety Measures – Occupant Warning Systems			
Emergency warning systems and fire brigade intercom system	BCA E1.5, E2.2a, Fire Engineering Design Report VCML 250318/0/2-C prepared by Lincolne Scott AS 4428.1 - 1998	As per AS1851.10	Monthly, 6 Monthly, Yearly
11.9 Essential Safety Measures – Lifts			
Stretcher facilities in lifts.	BCA E3.2, PCA performance assessment PCAPA0338 AS 1735	Inspection to ensure maintenance of facilities with BCA.	Yearly
Emergency lifts.	BCA E3.4 AS 1735	Periodic inspections as per manufacturer's specification.	Yearly

Passenger lift fire service controls	BCA E3.7 AS 1735	Periodic inspections as per manufacturer's specification.	Yearly
I1.10 Essential Safety Measures – Standby Power Supply Systems			
Not Applicable			
I1.11 Essential Safety Measures – Building Clearance and Fire Appliances			
Not Applicable			
I2.1 Essential Safety Measures – Mechanical Ventilation			
Air conditioning systems	BCA F4.11, AS 1668.2 – 1991, AS 3666 – 1995.	As per 1851.6 – 1997.	Monthly, Quarterly, Yearly.

Note: Pursuant to Part 12 of the Building (Interim) Regulations 2005, the owner of the property is required to:

- a) maintain records of maintenance check;
- b) complete an annual essential safety measures report before each anniversary of the date of occupancy permit or determination under this Division; and
- c) keep all essential service reports and records of maintenance checks on the premises for inspection by the municipal building surveyor or chief officer at any time on request.

APPENDIX C

Special Occupancy Permit Conditions

1. This Occupancy Permit excludes unit 1408 and Levels 19 and 20.

APPENDIX D

Building Details

Part of the Building	Lot No. (Part)	Unit No.	Use	Class of Occupancy	No. of People deemed accommodated
Carpark Level C1	1	N/A	Carpark, Storage & Associated Common Property	7a	
	2				
	3				
	101				
	102				
	103				
	104				
	105				
	106				
	107				
	108				
	109				
	110				
	111				
	112				
	203				
204					
205					
206					
207					

	209 210 211 212 304 305 306 307 308 401 402 403 501 601 701 707 708 801 806 807 901 902 903 904 905 906 907 908 1002 1003 1004 1005 1006 1007 1008 1105 1106 1107 1108 1201 1203 1206 1207 1301 1302 1304 1306 1307 1308				
Carpark Levels C2 and C3	113 208 302 303 308 408 502 503 508 602 603	N/A	Carpark, Storage & Associated Common Property	7a	

	604 605 606 607 608 702 703 704 705 706 802 803 1209 1601				
Carpark Levels C4 and C5	806 807 902 903 904 905 907 908 1001 1002 1003 1004 1005 1006 1007 1008 1009 1101 1102 1103 1104 1105 1106 1107 1108 1109 1202 1203 1204 1206 1207 1308 1309 1401 1402 1403 1404 1405 1406 1407 1408 1603 1604 1605 1606 1701	N/A	Carpark, Storage & Associated Common Property	7a	

	1703 1705 1706 1801 1803 1805 1806 1901 1902 1903 1904				
Carpark Levels C6 and C7	1 2 3 104 105 106 107 108 109 111 401 407 501 504 505 506 507 509 601 609 707 708 709 804 805 808 809 906 909 1201 1205 1208 1301 1305 1606 1703 1704 1804	N/A	Carpark, Storage & Associated Common Property	7a	
Carpark Levels C8 and C9	101 102 202 203 204 205 206 207 209 211 212	N/A	Carpark, Storage & Associated Common Property	7a	

	213 306 307 404 405 406 409 701 801 901 1302 1303 1304 1306 1307				
Carpark Level C10	103 110 112 201 210 301 304 305 309 402 403	N/A	Carpark & Associated Common Property	7a	
Ground Storey	1 2 3	G01 G02 G03	Residential Apartments & Associated Common Property	2	N/A
Level A	1 2 3	G01 G02 G03	Residential Apartments & Associated Common Property	2	N/A
Level 1	101 102 103 104 105 106 107 108 109 110 111 112 113	101 102 103 104 105 106 107 108 109 110 111 112 113	Residential Apartments & Associated Common Property	2	N/A
Level 2	201 202A 203 204 205 206 207 208 209	201 202 203 204 205 206 207 208 209	Residential Apartments & Associated Common Property	2	N/A

	210 211 212 213	210 211 212 213			
Level 3	301 302 303 304 305 306 307 308 309	301 302 303 304 305 306 307 308 309	Residential Apartments & Associated Common Property	2	N/A
Level 4	401 402 403 404 405 406 407 408 409	401 402 403 404 405 406 407 408 409	Residential Apartments & Associated Common Property	2	N/A
Level 5	501 502 503 504 505 506 507 508 509	501 502 503 504 505 506 507 508 509	Residential Apartments & Associated Common Property	2	N/A
Level 6	601 602 603 604 605 606 607 608 609	601 602 603 604 605 606 607 608 609	Residential Apartments & Associated Common Property	2	N/A
Level 7	701 702 703 704 705 706 707 708 709	701 702 703 704 705 706 707 708 709	Residential Apartments & Associated Common Property	2	N/A
Level 8	801 802 803 804 805 806 807 808 809	801 802 803 804 805 806 807 808 809	Residential Apartments & Associated Common Property	2	N/A

Level 9	901 902 903 904 905 906 907 908 909	901 902 903 904 905 906 907 908 909	Residential Apartments & Associated Common Property	2	N/A
Level 10	1001 1002 1003 1004 1005 1006 1007 1008 1009	1001 1002 1003 1004 1005 1006 1007 1008 1009	Residential Apartments & Associated Common Property	2	N/A
Level 11	1101 1102 1103 1104 1105 1106 1107 1108 1109	1101 1102 1103 1104 1105 1106 1107 1108 1109	Residential Apartments & Associated Common Property	2	N/A
Level 12	1201 1202 1203 1204 1205 1206 1207 1208 1209	1201 1202 1203 1204 1205 1206 1207 1208 1209	Residential Apartments & Associated Common Property	2	N/A
Level 13	1301 1302 1303 1304 1305 1306 1307 1308 1309	1301 1302 1303 1304 1305 1306 1307 1308 1309	Residential Apartments & Associated Common Property	2	N/A
Level 14	1401 1402 1403 1404 1405 1406 1407	1401 1402 1403 1404 1405 1406 1407	Residential Apartments & Associated Common Property	2	N/A
Level 15	1401 1402 1403 1404 1405 1406 1407	1401 1402 1403 1404 1405 1406 1407	Residential Apartments & Associated Common Property	2	N/A

Level 16	1601 1603 1604 1605 1606	1601 1603 1604 1605 1606	Residential Apartments & Associated Common Property	2	N/A
Level 17	1701 1703 1704 1705 1706	1701 1703 1704 1705 1706	Residential Apartments & Associated Common Property	2	N/A
Level 18	1801 1803 1804 1805 1806	1801 1803 1804 1805 1806	Residential Apartments & Associated Common Property	2	N/A

Design Live Loads

Location	kPa
Carpark	2.5
Apartment Floors	2.0
Apartment Balconies	2.0
Stairs & Passages	4.0