

6/21 Oaks Avenue,
P.O. Box 1007, Dee Why, 2099
DX 9128 Dee Why
Phone: 981 4033 Fax: 971 5667

Terrey Hills Phone: 450 1447



P.R. JOHNSTON & ASSOC.
LAND, ENGINEERING AND
MINING SURVEYORS
(Registered under Surveyors Act 1929)

Member of
Institution of Surveyors, Australia;
Association of Consulting Surveyors N.S.W.

Ref:
10717IDEN

7th December, 1999.

Philip Johnston,
67 Coronga Crescent,
KILLARA. 2071.

RE: PROPERTY NO. 5 RONALD AVENUE HARBORD

Dear Sir,

RE: Land at Harbord in the Local Government Area of Warringah Parish of Manly Cove County of Cumberland having a frontage to Ronald Avenue being Lot 8 in Deposited Plan 14564 and being the whole of the land comprised in Folio Identifier 8/14564

As instructed by you and on your behalf I have surveyed for identification purposes the above described land further shown edged red in attached plan dated 7th December, 1999.

Upon the land stands a two storey brick residence with a tiled roof and it is known as No. 5. The location of the main wall relative to the nearest boundary is as indicated in plan.

This dwelling complies with Clause 57 of the Local Government (Approvals) Reg.1993, in regard to walls and overhangs to boundaries.

Near the north west corner of the lot a weld mesh fence stands up to 0.76 off the street and up to 0.12 upon subject land.

Near the south western corner of the lot a weld mesh fence stands up to 0.55 upon subject land.

The boundaries of the land are fenced as shown in plan and other than as stated above and minor irregularities in fencing there are no visible encroachments by or upon subject land.

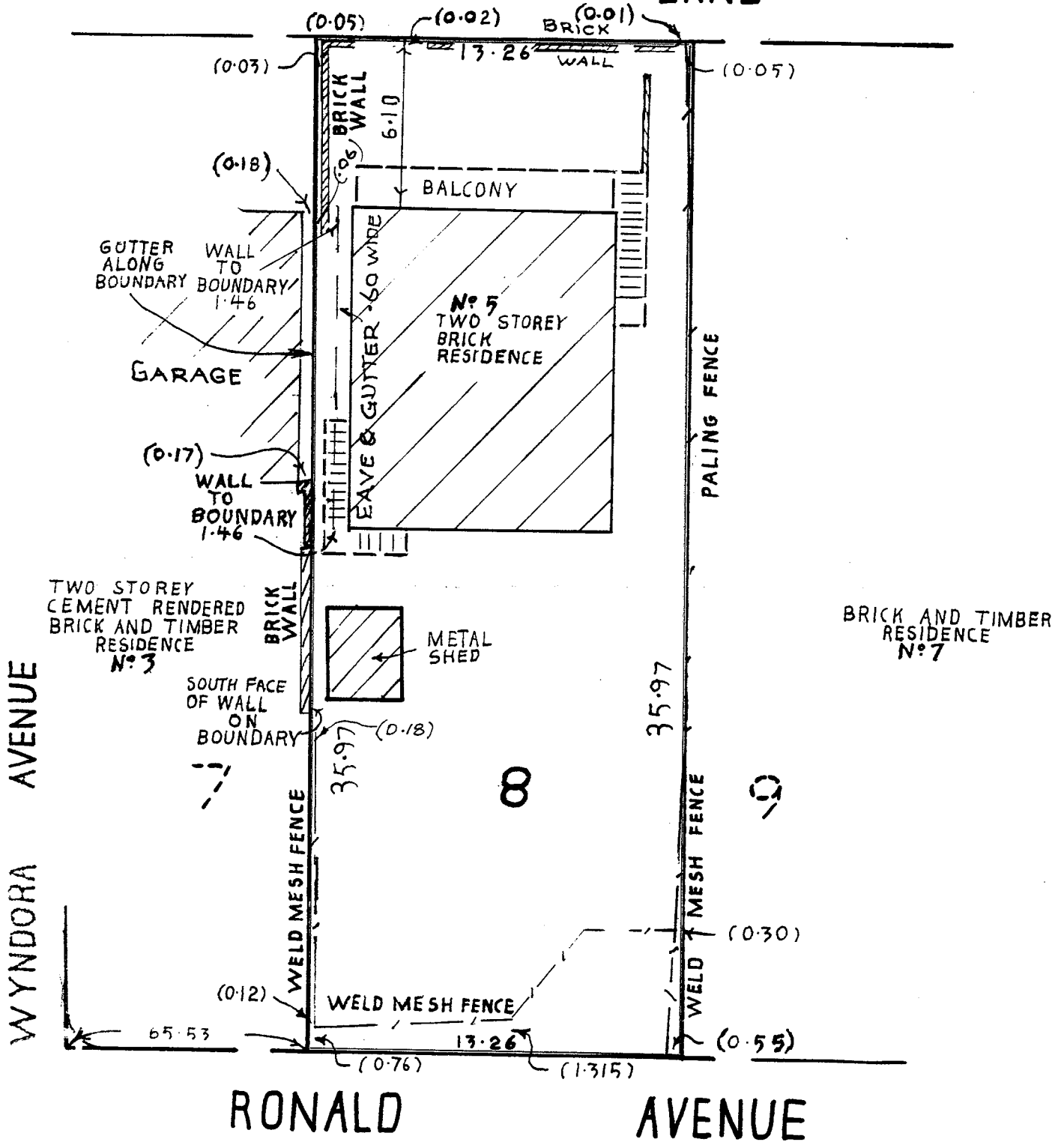
Yours faithfully,

REGISTERED SURVEYOR.

M.M.

PARK

LANE



NOTE: SURVEY FOR IDENTIFICATION PURPOSES ONLY

LOT B DP 14564

Suburb HARBORD Parish MANLY COVE

LGA WARRINGAH County CUMBERLAND

Peter Johnston Registered Surveyor

PETER JOHNSTON, M.I.S. (Aust.),
 Consulting Land, Engineering and Mining Surveyor
 16 Beltana Ave., Terrey Hills 2084 - 9450-1447
 6/21 Oaks Avenue, Dee Why 2099 FAX: 9971 5667
 9981-4033

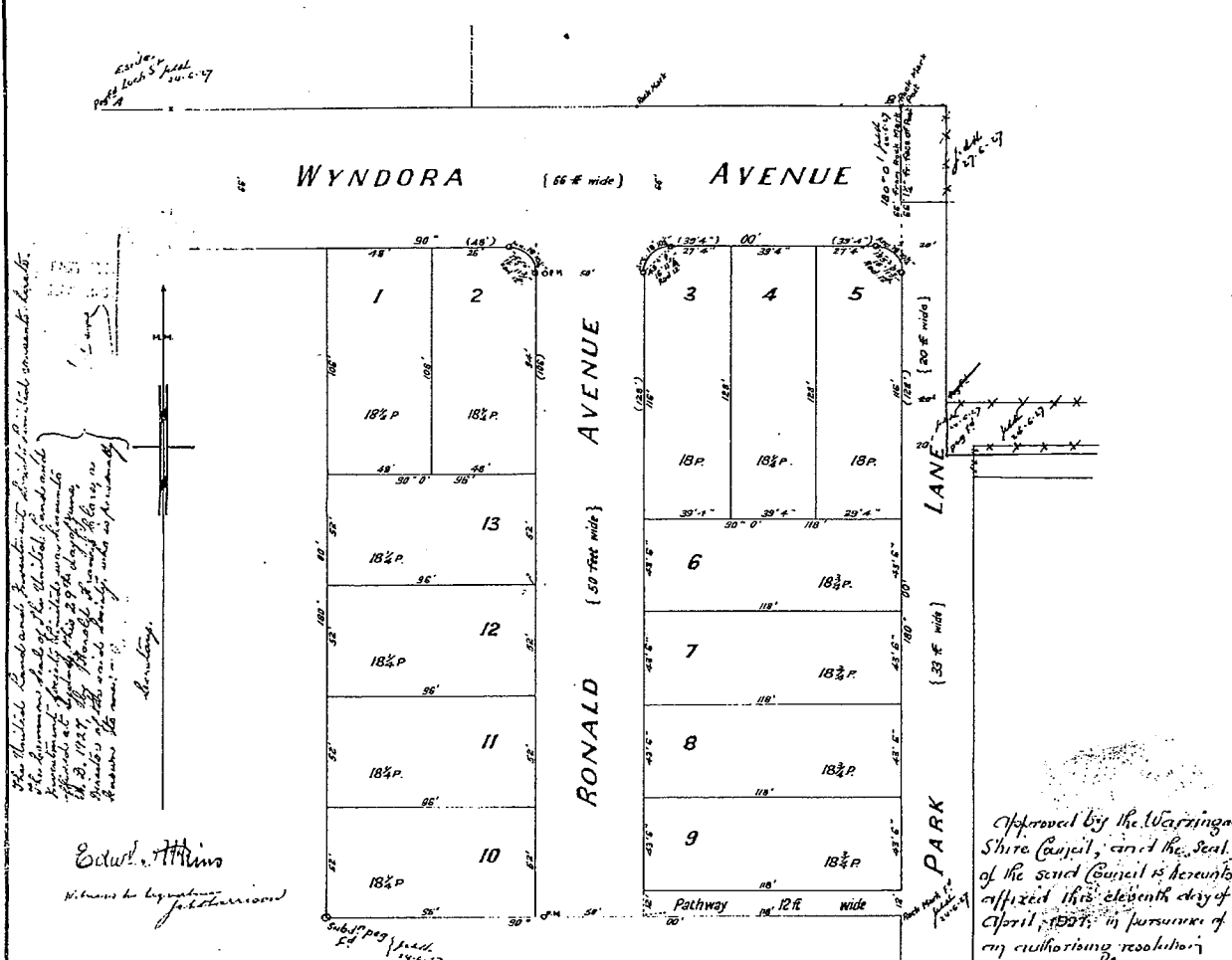
Plan Form No. 2 (for Deposited Plan)

Municipality of
 Shire of Warringham
 B507918 19.5.27

PLAN
 OF
 HARBORD PARK ESTATE
 being a subdivision of Portion 537

DP 14564[®]

PARISH OF MANLY COVE COUNTY OF CUMBERLAND
 Scale 40 feet to an inch



The United Land and Planning Board of the Shire of Warringham has approved the plan and the boundaries shown on the plan are correct. The plan was approved on 29th day of June 1927. The plan was approved by the Council of the Shire of Warringham on 29th day of June 1927. The plan was approved by the Council of the Shire of Warringham on 29th day of June 1927.

Edwin Atkins
 Valuer & Registrar

Approved by the Warringham
 Shire Council, and the Seal
 of the said Council is hereunto
 affixed this eleventh day of
 April, 1927, in pursuance of
 an authorising resolution
 passed on 11th April, 1927.

NOTES - It is intended to dedicate Ronald Avenue, the corner splays and Pathway to the public. Restrictive Covenants, if any, will be embodied in Transfers of Lots herein. Permanent Marks (Concrete Blocks) placed where shown thus o P.M.

W. J. Harrison
 Shire Clerk
 Governed by Shire Clerk's Certificate No. 799 of 11th April, 1927

Approved.
 Covered by Council Clerks Certificate

Subscribed and declared before me at Sydney
 this seventh day of March AD 1927

Edwin Atkins - J.P. Date of Survey November 1926

I John Alexander Harrison of Sydney Licensed Surveyor specially licensed under the Real Property Act, 1900, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct, (b) that all survey marks found and relevant physical objects or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the survey has been made under my immediate supervision, and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statute Act, 1900.

Datum line of Azimuth A-B.

*Add here by me or under my immediate supervision as the case may be.

The United Land and Investment Society Limited consents hereto.
 The Common Seal of the United Land and Investment Society Limited was hereunto affixed at Sydney, this 29th day of June, A.D. 1927, by Stanley Frank Polarey, a Director of the said Society, who so personally knows the said Secretary.

Edward H. Hines
 Witness to signing of this instrument

NOTES - It is intended to dedicate Ro.

Avenue, the corner signs and pathway in the middle



Essex St. 14.6.27
 Lot 14

DP 14564 (E)

180° 0' 11.6" 14.6.27
 66" from Rock Mark
 66" 1/4" Fr. Face of Post

COMMONWEALTH OF AUSTRALIA
 DEPARTMENT OF LANDS AND SURVEY
 PLAN

FEET INCHES	METRES
1/2	0.125
3/4	0.1875
1	0.25
1 1/4	0.3125
1 1/2	0.375
1 3/4	0.4375
2	0.5
2 1/4	0.5625
2 1/2	0.625
2 3/4	0.6875
3	0.75
3 1/4	0.8125
3 1/2	0.875
3 3/4	0.9375
4	1.0
4 1/4	1.0625
4 1/2	1.125
4 3/4	1.1875
5	1.25
5 1/4	1.3125
5 1/2	1.375
5 3/4	1.4375
6	1.5
6 1/4	1.5625
6 1/2	1.625
6 3/4	1.6875
7	1.75
7 1/4	1.8125
7 1/2	1.875
7 3/4	1.9375
8	2.0
8 1/4	2.0625
8 1/2	2.125
8 3/4	2.1875
9	2.25
9 1/4	2.3125
9 1/2	2.375
9 3/4	2.4375
10	2.5
10 1/4	2.5625
10 1/2	2.625
10 3/4	2.6875
11	2.75
11 1/4	2.8125
11 1/2	2.875
11 3/4	2.9375
12	3.0
12 1/4	3.0625
12 1/2	3.125
12 3/4	3.1875
13	3.25

Approved by the Licensing Shire Council, and the Seal of the said Council is hereunto affixed this eleventh day of April, 1927, in pursuance of an authorising resolution passed on 4th April, 1927.



Warringah Council

CERTIFICATE UNDER SECTION 603 LOCAL GOVERNMENT ACT, 1993.

Applicant

A G Johnston
16 Haig Street
CHATSWOOD NSW 2067

Appl. Date : 03/12/1999

Amount Paid: \$40.00
Receipt No : 24137

Your Reference :

Certificate No: 1513/2000
Issue Date : 08/12/1999
Page : 1 of 2

Assessment No. : 58876-00000-9
Owner Recorded By Council : -

GA KILMINSTER
5 RONALD AVENUE
HARBORD NSW

County: CUMBERLAND
Parish: .
Area : 477.00000 Sq. Metres

Property Location : 5 RONALD AVENUE HARBORD NSW 2096

Description : LOT 8 DP 14564 13.26X35.97

[If there are more than 2 owners for the property, only 2 of the owners]
[are shown above]
[]
[]
[]
[]
[]
[]
[]

(CONTINUED NEXT PAGE)



CERTIFICATE UNDER SECTION 603 LOCAL GOVERNMENT ACT, 1993.

Assessment No. : 58876-00000-9

Certificate No: 1513/200
 Issue Date : 08/12/1999
 Page : 2 of 2

Property Location : 5 RONALD AVENUE HARBORD NSW 2096

Land Value : \$296000

Date of Rate Levy: 21/07/1999

- Rates/Charges Description --	-- Arrears --	-- Current --	- Total Due -
Residential Rate	0.00	953.71	953.71
80 Litre - Single Premises	0.00	187.00	187.00
TOTAL RATES AND CHARGES	0.00	1,140.71	1,140.71
Less Pensioner Concession			0.00
Less Payments to 08/12/1999			1,140.71
Less Current Rates Postponed			0.00
ADD RATES POSTPONED Sec 591			0.00
RATES AND CHARGES SUB-TOTAL			0.00
Other Property Related Debts			
TOTAL AMOUNT DUE			0.00

[Land Valuation by Valuer General as at 1/7/97]
[]
[Interest on Overdue Rates - 9.5%a (calculated daily)]
[]



 Denis Smith
 General Manager

N.S.W. Land Information System

CENTRAL REGISTER OF RESTRICTIONS

A G JOHNSTON
16 HAIG ST
CHATSWOOD
NSW 2067

CERTIFICATE ISSUED AT
LAND TITLES OFFICE
6 Dec 1999 15:00

CUSTOMER NO.: 2282
RECEIPT NO.: 427977U

YOUR REFERENCE:
P J JOHNSTON

Certificate

PARCEL REF.: 8/14564 LOCAL COUNCIL NAME : WARRINGAH
PARISH: MANLY COVE COUNTY: CUMBERLAND

THE FOLLOWING AUTHORITIES HAVE NO INTEREST RECORDED
IN THE ABOVE PROPERTY.

✓ AGL GAS NETWORKS LIMITED

NOT AFFECTED BY COMPANY PIPELINES OR
PROPOSALS UNDER THE PIPELINES ACT, 1967.

✓ DEPT OF EDUCATION AND TRAININ

NO PRESENT INTEREST IN THE ACQUISITION
OF THE ABOVEMENTIONED LAND.

✓ TRANSGRID (ELECTRICITY TRANSM

TRANSGRID HAS NO RIGHT OR INTEREST IN THE LAND OR
ANY TRANSGRID BOARD APPROVED PROPOSAL WHICH WOULD
AFFECT TITLE TO THE LAND.

✓ ENVIRONMENT PROTECTION AUTH.

THE ENVIRONMENT PROTECTION AUTHORITY CURRENTLY HAS
NO STATUTORY NOTICES ISSUED UNDER THE PROVISIONS
OF THE UNHEALTHY BUILDING LAND ACT.

✓ MINISTRY OF ENERGY AND UTILIT

THE RECORDS OF THE MINISTRY OF ENERGY AND
UTILITIES DICLOSE THAT THE SUBJECT AREA IS NOT
AFFECTED BY ANY PERMIT OR LICENCE OR RELATED
APPLICATON UNDER THE PIPELINES ACT 1967.

✓ STATE RAIL AUTHORITY OF NSW

THE SRA AND RAIL ACCESS CORPORATION
HAVE NO PROPOSALS AT PRESENT AFFECTING
THE SUBJECT PROPERTY.

AMOUNT: \$
NO. OF AUTHORITIES INQUIRED OF:

PAGE 1

DIRECTOR OF THE LAND TITLES OFFICE

N.S.W. Land Information System

CENTRAL REGISTER OF RESTRICTIONS

A G JOHNSTON
16 HAIG ST
CHATSWOOD
NSW 2067

CERTIFICATE ISSUED AT
LAND TITLES OFFICE

6 Dec 1999 15:00

CUSTOMER NO.: 2282

RECEIPT NO.: 427977U

YOUR REFERENCE:
P J JOHNSTON

Certificate

PARCEL REF.: 8/14564

LOCAL COUNCIL NAME : WARRINGAH

PARISH: MANLY COVE

COUNTY: CUMBERLAND

THE FOLLOWING AUTHORITIES HAVE A POSSIBLE OR ACTUAL
INTEREST IN THE ABOVE PROPERTY.
YOUR INQUIRY HAS BEEN REFERRED TO THEM FOR DIRECT RESPONSE.

- ~~OFFICE OF STATE REVENUE PARRAMATTA~~
- ~~RTA SYDNEY OFFICE~~
- ~~SYDNEY WATER (DEE WHY)~~
- ~~WARRINGAH COUNCIL~~

AMOUNT:
NO. OF AUTHORITIES INQUIRED OF:

RECEIPT
\$ 273.00
10

PAGE 2

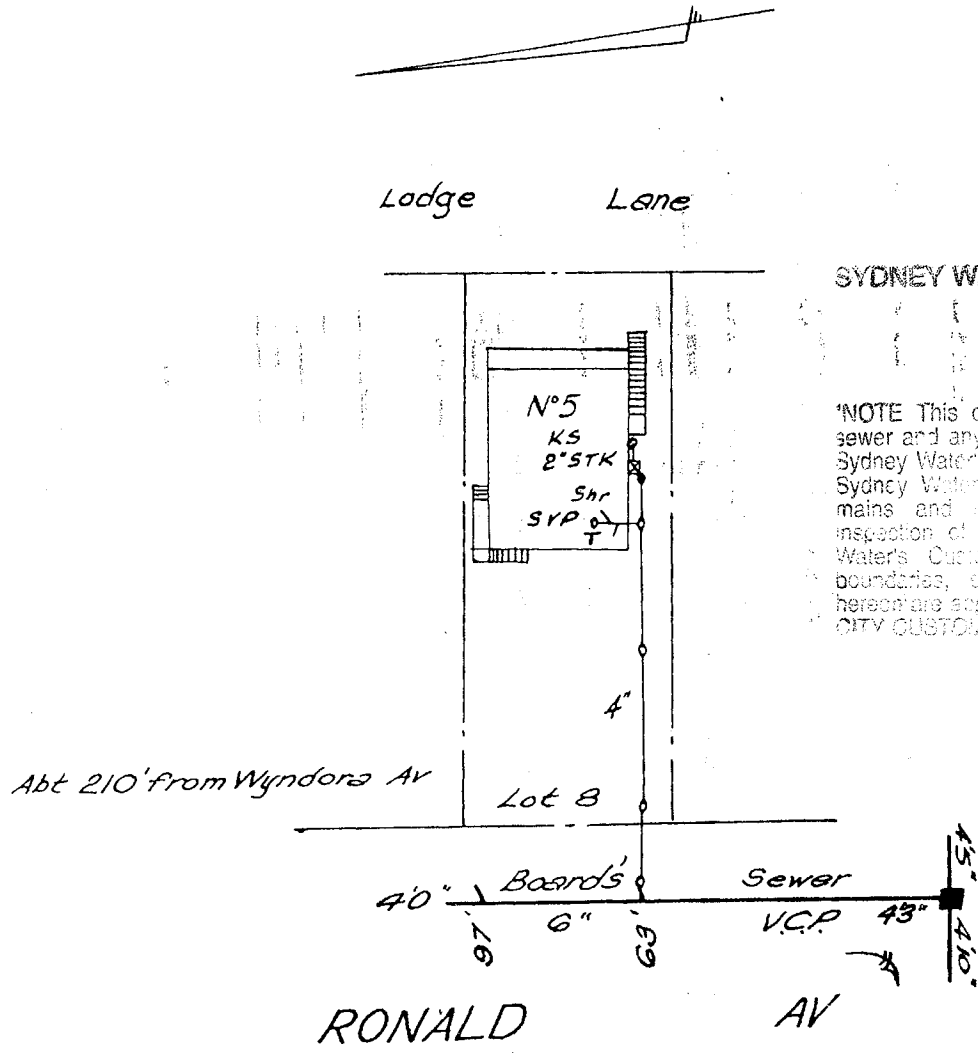
DIRECTOR OF THE LAND TITLES OFFICE

- Boundary Trap
- Pit
- ▣ G.I. Grease Interceptor
- ⊠ Gully
- ⊠ P.T. P. Trap
- ⊠ R.S. Reflux Sink
- ⊠ R.V. Reflux Valve
- Cleaning Eye
- VERT. Vertical Pipe
- V.P. Vent. Pipe
- S.V.P. Soil Vent. Pipe
- D.C.C. Down Cast Cowl
- I.P. Induct Pipe
- M.F. Mica Flap
- T. Tubs
- K.S. Kitchen Sink
- W.C. Water Closet
- B.W. Bath Waste
- Shr. Shower
- W.I.P. Wrought Iron Pipe
- C.I.P. Cast Iron Pipe
- F.W. Floor Waste
- W.M. Washing Machine

SCALE: 40 FEET TO AN INCH.

SEWER AVAILABLE

Where the sewer is not available and a special inspection is involved the Board accepts no responsibility for the suitability of the drainage in relation to the eventual position of the Board's Sewer.



SYDNEY WATER CORPORATION

10/15/1999

NOTE: This diagram shows the availability of a sewer and any other services available from Sydney Water. It is not a guarantee of the Sydney Water mains and structures. Inspection of maps and plans by Sydney Water's Customer Centre is required. Boundaries, colors and dimensions shown hereon are approximate only. CITY CUSTOMER CENTRE

RATE No. _____ W.C.s. _____ U.C.s. _____ 19____
 SHEET No. 3256 OFFICE USE ONLY FOR ENGINEER HOUSE SERVICES

140

DRAINAGE			PLUMBING		
W.C. Bth Shr Ben. K.S. T. Fig. Dgo. Int. Dgo. Ext.	Supervised by _____	Date _____	BRANCH OFFICE	Supervised by _____	Date _____
	Inspector _____	_____/_____/_____	Date _____	Inspector _____	_____/_____/_____
	Examined by _____	_____/_____/_____	Outfall _____ HL LL		
	Chief Inspector _____	_____/_____/_____	Drainer _____		
	Tracing Checked _____	_____/_____/_____	Plumber _____		
			Boundary Trap is not required		
				729 160 812 040	



Director:
J.D. Hodgson
M.Eng.Sc.,
F.I.E. Aust.,
Nper3
Struc.Civil.
149788.

11 Bungan Street,
Mona Vale
NSW 2103
PO Box 389,
Mona Vale
NSW 1660
Telephone:
9979 6733
Facsimile:
9979 6926

Mr Philip Johnston
67 Coronga Crescent
KILLARA NSW 2071

Dear Sir,

STRUCTURAL ASSESSMENT.
5 RONALD AVENUE, HARBORD.

This Structural Assessment is based on a surface inspection of the subject property. No opening up of the existing developments or excavations have been carried out.

This brick and concrete property is located on an outcrop of Hawkesbury Sandstone which is exposed along the Ronald Avenue frontage. The surface slopes up steeply from this road and then flattens out towards the house with a half storey step under the house. The block has a second frontage to Lodge Lane with vehicular access from this lane. Concrete paving extends across the block between the house and Lodge Lane. Some cracks were noted in this paving. The cracks could be due to a poorly compacted, insufficient reinforcement in the slab or failure to use an expansion joint in the slab there has been only a small amount of differential movement at the cracks and remedial work is not required at this time.

Access to the main floor of the house is by steps up the southern side of the house. There is a terrazzo step from the house onto a concrete cantilever balcony which runs across the eastern side of the house at the main level. Some rust spots were noted in the face of the slab and these are due to fitments or chairs resting on the formwork when the slab concrete was poured. A reinforcement bar has completely rusted through in the precast terrazzo step and the step needs to be replaced.

Access to the lower level of the house is through the garages, through the main level of the house via stairs and through a door and landing on the northern side of the house. The landing connects the side passageway to steps down the western face of the house to the western part of the block. The landing slab has been placed on corrugated iron as sacrificial form work and this is now rusting. The rust is visible under the edge of the slab at both the front and rear steps. It is unlikely that the rusting of the sheet steel will have a serious structural effect on the slab but replacement could be deferred for a considerable period.

The lower level slab is supported on the brick walls of the house and on brick piers. There are three openings in the perimeter wall - two in the west wall and one in the south wall. The concrete over these openings is spalling and the reinforcement is rusting. Remedial work should be undertaken as soon as possible and should consist of the following:-

Jack Hodgson Consultants Pty. Limited

Consulting Civil, Geotechnical and Structural Engineers

UU 17602.

A.C.N. 053 405 011 23rd November, 1999.

Page 1.

Director:
J.D. Hodgson
M.Eng.Sc.,
F.I.E. Aust.,
Nper3
Struc.Civil.
149788.

11 Bungan Street,
Mona Vale
NSW 2103
PO Box 389,
Mona Vale
NSW 1660
Telephone:
9979 6733
Facsimile:
9979 6926


1. Remove the spalling concrete and expose all sides of the rusting steel. The removal is to continue until there is no rust visible on the steel.
2. Treat the steel for rust using an appropriate material. If the steel is badly corroded it should be removed and a new piece spliced in.
3. Restore the concrete to its original profile using a high strength patching mix.

The face of the upper level slab has been faced with timber where the stair well penetrates the slab. At the northern end the timber stringers of the timber steps are attached to the slab and there is some variation in the depth of the timber facing. This variation may be due to an uneven soffit to the slab. It has no structural significance.

We estimate that the cost of fixing the defects noted above would be some \$2,500.

Please do not hesitate to call if additional information or clarification is required.

JACK HODGSON CONSULTANTS PTY. LIMITED.


**J.D. Hodgson M.Eng.Sc.,
F.I.E.Aust., CP ENG.
Director.**