



DK Building Certifiers Pty Limited

Address Suite 4 470 Sydney Road  
Balgowlah NSW 2093  
Tel 02 9400 2335  
Fax 02 9400 2405  
Email info@dkbuilding.com.au  
Web www.dkbuildingcertifiers.com.au

18/01/2008



The General Manager  
Pittwater Council  
PO Box 882,  
Mona Vale NSW 1660

Dear Sir / Madam,

**353 Barrenjoey Road, Newport**  
**Development application No. N0389/06**  
**Construction certificate No. 07090-CC**

Please find attached the Notice of Commencement of building works and appointment of the PCA form for Councils file. Also attached are insurance and builders details.

Should you need to discuss any issues, please do not hesitate to contact the Project Building Surveyor Damian O'Shannassy.

Yours Sincerely

Damian O'Shannassy  
Accredited Building Surveyor No BPB0306

encl

# DK BUILDING CERTIFIERS

PTY LTD

BUILDING CERTIFICATION & FIRE SAFETY CONSULTANTS

SUITE 4, 470 SYDNEY ROAD, BALGOWLAH NSW 2093

PO BOX 929 BALGOWLAH NSW 2093

TEL 9400 2335 FAX 9400 2405

www.dkbuildingcertifiers.com.au

email info@dkbuilding.com.au

ABN 96 097 502 700

## Notice to commence building work and appointment of a principal certifying authority

This form can be used to:

- notify the council that you intend to commence building or subdivision work
- notify the council and the authority that granted development consent or a complying development certificate that you have appointed a principal certifying authority

To complete this form, please place a cross in the boxes  and fill out the white sections as appropriate

### 1. Details of the applicant

Mr  Ms  Mrs  Dr  Other

First name: JOHN  
Family name: DAVID

Flat/street no: 353A  
Street name: BARRENJOEY ROAD

Suburb or town: NEWPORT  
State: NSW  
Postcode: 2106

Daytime telephone: 9997 4133  
Fax: 9979 1283  
Mobile: 0418 222 033

Email: jd@beseen.com.au

### 2. Details of the land to be developed

Flat/street no: 353  
Street name: BARRENJOEY ROAD

Suburb or town: NEWPORT  
Postcode: 2106

Lot no: 66  
Section: 5

DP/MPS no: 6248  
Volume/folio:

### 3. Description of the work proposed

Type of work proposed:

- Building   
Subdivision

Description of the work

Alterations & additions to commercial / RFB

### 4. Details of the development approvals granted

Details of the development consent:

Development application no.

N0389/06

Date the consent was granted

9/2/2007

OR

Complying development certificate no.

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Date the certificate was issued

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Where a construction certificate has been issued for the building:

Construction certificate no.

07090-CC

Date the certificate was issued

03/09/2007

### 5. Steps taken by the applicant

Indicate the steps you have taken by placing a cross in the appropriate boxes

- I have met all the conditions in the development consent or the complying development certificate required to be satisfied before I can begin work
- I have appointed a principal certifying authority

Name of the principal certifying authority

Damian O'Shannassy

Address of the principal certifying authority

4/470 Sydney Road, Balgowlah NSW 2093

Telephone no. of the principal certifying authority

02 9400 2335

Where the principal certifying authority is an accredited certifier:

Accreditation body of the certifier

Building Professionals  
Board

Accreditation no. of the certifier

BPB0306

### 6. Residential building work

1. Are you going to build a house or other dwelling or alter or add to a dwelling?

No

Yes  Please complete part 2 below

2. Are you an owner-builder?

Yes  What is your owner-builder permit no.?

No  Will the work be carried out by someone who is licensed to do so?

Yes

What is the name of the builder?

HD PROJECTS PTY LTD.

What is the telephone no. of the builder?

02 9999 5288

What is the contractor licence no. of the builder?

133322C

6. continued

Have you attached to this notice evidence that the licensed person is insured to carry out this type of work?

Yes

No

No

Have you attached to this notice a declaration (signed by each owner of the land) that the reasonable market cost of the labour and materials to be used is less than \$3000?

Yes

No

7. Date the work will commence

~~17/1/08~~ 4/2/08.

8. Signatures

The principal certifying authority must sign the notice.

I acknowledge that I have seen evidence that the builder is licensed and insured, or that I have seen evidence that the building works are to be undertaken by a person with an owner-builder permit.

I acknowledge that I have been appointed by the applicant to carry out the role of the Principal Certifying Authority for this development.

Signature

Name

Damian O'Shannassy

Date

17/1/08

The applicant, or the applicant's agent, must sign the notice.

Signature

JOHN DAVID.

In what capacity are you signing if you are not the applicant?

Name, if you are not the applicant

Date

16/1/08.

**Residential Builders' Warranty Insurance**

**Certificate of Insurance**  
**Policy Number. 3J-0000719-BWI-12**  
**Date Issued. 10/12/2007**

LEVEL 9 82 PITT STREET  
SYDNEY  
NSW 2000  
Phone 1300 790 723  
Fax 02 8227 8198  
ABN 78 003 191 035  
AFS License No 239545



MR JOHN DAVID  
353A BARRENJOEY ROAD  
NEWPORT NSW 2106

**Name of Intermediary**  
INSURANCE HOUSE OF  
AUSTRALIA

**Account Number**  
3J-IHAQLD

**Policy Schedule Details**

**Certificate in Respect of Insurance**

**Residential Building Work by Contractors**

A contract of insurance complying with Sections 92 and 96 of the Home Building Act 1989 has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of Residential Building Work as described in the Schedule herein

|                                     |   |
|-------------------------------------|---|
| <b>In Respect of</b>                | ALTERATIONS AND ADDITIONS STRUCTURAL                  |
| <b>At</b>                           | 353 BARRENJOEY ROAD<br>NEWPORT NSW 2106               |
| <b>Carried Out By</b>               | BUILDER<br>H D PROJECTS PTY LTD<br>ABN 84 099 530 588 |
| <b>Declared Contract Price</b>      | \$630,009 00  |
| <b>Contract Date</b>                | 10/12/2007  |
| <b>Builders Registration No.</b>    | U 133322C   |
| <b>Building Owner / Beneficiary</b> | MR JOHN DAVID   |

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to the Building Owner/Beneficiary named in the domestic building contract and to the successors in title to the Building Owner/Beneficiary or the immediate successor in title to the contractor or developer who did the work and subsequent successors in title

**For and behalf of**

QBE Insurance (Australia) Limited

**IMPORTANT NOTICE**

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place  
These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover

## CERTIFICATE OF CURRENCY



HD PROJECTS PTY LTD  
PO BOX 1585  
MONA VALE NSW 2103

Dear Sir/Madam,

### 1. STATEMENT OF COVERAGE

The following policy of insurance covers the full amount of the employer's liability under the *Workers Compensation Act 1987*.

This Certificate is valid from 30th June 2007 to 30th June 2008

The information provided in this Certificate of Currency is correct at 30th June 2007

### 2. EMPLOYERS INFORMATION

POLICY NUMBER MWP 0101772 033  
LEGAL NAME HD PROJECTS PTY LTD  
TRADING NAME HD PROJECTS PTY LTD  
ABN 84099530598

#### ACN/ABN

| WorkCover Industry Classification Number (WIC) | Industry   | Number of Workers* | Wages†         |
|--|--|--------------------|----------------|
| 411200   | COMMERCIAL BUILDING<br>MAINLY AND<br>RESIDENTIAL HOUSE<br>CONSTRUCTION | 40                 | \$3,500,000.00 |

\* Number of workers includes contractors/deemed workers  
† Total wages estimated for the current period

### 3. IMPORTANT INFORMATION

Principals relying on this certificate should ensure it is accompanied by a statement under section 175B of the *Workers Compensation Act 1987*. Principals should also check and satisfy themselves that the information is correct and ensure that the proper workers compensation insurance is in place, i.e. compare the number of employees on site to the average number of employees estimated; ensure that the wages are reasonable to cover the labour component of the work being performed; and confirm that the description of the industry/industries noted is appropriate.

A principal contractor may become liable for any outstanding premium of the sub-contractor if the principal has failed to obtain a statement or has accepted a statement where there was reason to believe it was false.

Yours Faithfully,  
*Jennifer Djasa*

Jennifer Djasa  
(Authorised Officer)  
(Agent Underwriting Department)  
Phone: 1300 130 664 Fax: 02 9266 7223



PO BOX 5429  
Sydney NSW 2001



**CERTIFICATE OF CURRENCY**  
**CONTRACT WORKS & LIABILITY**

Tuesday, 13 March 2007

Att Torcia  
Fax: 02 9999 5014

Action has been taken in accordance with your instructions  
Please check the details below and advise the MBAIS immediately if any information  
is incorrect

**FAXED**  
13/3/07

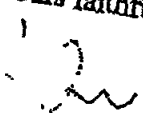
**CLASS:** Contract Works and Third Party Liability  
**POLICY NO:** 17W0079718  
**INSURER:** CGU Insurance Ltd  
**POLICY PERIOD:** 13<sup>th</sup> March 2007 to 13<sup>th</sup> March 2008  
**SITUATION:** Anywhere in NSW  
**IN THE NAMES OF:** HD Projects Pty Ltd  
**INTERESTED PARTIES:** N/A  
**SUMS INSURED:**

Maximum Anyone Contract Limited to: \$2,200,000  
Public Liability: \$10,000,000  
Product Liability: \$10,000,000

The above mentioned policy is shown by our records, at this date, as covering all  
works commenced within the above stated policy period until practical completion.

Subject always to the terms, conditions and exclusions of the policy.

Yours faithfully,

  
Kris Fonmoa  
Senior Account Executive

**Damian O'Shannassy**

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**From** Alan Osland [oslandalan@gmail.com] on behalf of Alan Osland [aosland@hdprojects.com.au]  
**Sent** Wednesday, 16 January 2008 4:48 PM  
**To** info@dkbuilding.com.au  
**Cc** rhazard@hdprojects.com.au, office@saveontax.info, Andy, teamkean3@hotmail.com  
**Subject** FW: HD Projects insurances  
**Attachments** 12-11-2007.pdf

Hi Damian,

- 1 Please find attached Insurance Certificates as requested
- 2 Please advise any implications for the deletion of the inclinometer
- 3 Our site manager is Phil Kean 0425 357 186

Regards  
Alan Osland  
0408 144 711

## **HD Projects** Pty Ltd

ABN 84 099 530 588  
Builders License No 133322C

**PO Box 1585 Mona Vale NSW 2103**  
**25/14 Jubilee Ave Warriewood NSW 2102**  
**P : 9999 5288**  
**F : 9999 5014**

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**From:** Richard Hazard [mailto:rhazard@hdprojects.com.au]  
**Sent:** Wednesday, 16 January 2008 4:23 PM  
**To:** aosland@hdprojects.com.au  
**Subject:** FW: HD Projects insurances



Richard Hazard

**Managing Director**

**M** 0438 521 114 **P** 02 9999 5288 **F** 02 9999 5014

**E** [rhazard@hdprojects.com.au](mailto:rhazard@hdprojects.com.au)

**W** [www.hdprojects.com.au](http://www.hdprojects.com.au)

**POB** 1585 Mona Vale NSW 2103