

NOTICE OF COMMENCEMENT OF BUILDING WORK AND APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY (PCA)

1. Subject Prop details

No 237A Lot No 72 DP No 11067
 Street Name _____ Suburb _____ Post Code _____
 Description of Approved Development

ALTERATIONS TO SINGLE DWELLING.
 CONSTRUCT NEW SWIMMING POOL

2. Other consents

Council DA or Complying Development Consent No NO 733/07 Date of Determination 15 2 08

3. Construction Certificate or Complying Development Certificate details

Certificate No 2009 | 3190 Date of Issue 19 FEB 2009

4. Principal Certifying Authority details

Accredited Certifier Tom Bowden Accreditation No BPB0042
~~Accredited Certifier Stephen Pinn Accreditation No BPB0326~~

5. Home Building Act 1989 requirements

Has the Principal Certifying Authority been provided with a copy of the Home Warranty Insurance Certificate under Part 6 of the Home Building Act 1989?
 Yes No

6. Date building work is to commence

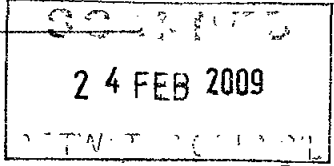
Date 24 2. 2009

7. Builder's details

Builder's Name V&D LUZAR PTY LTD Licence No 36076

8. Applicant's declaration & signature

I/We are the persons having the benefit of the Development Consent or Complying Development Certificate for the proposed building works I/we confirm that I/we am/are not the principal building contractor(s) for this project
 Have all conditions been satisfied prior to the commencement of work?
 Yes No (Conditions may include payment of security deposits Section 94 Contributions endorsement of building work plans by Water Supply Authority LSL Contributions)

Name DOUGLAS E RITA OTTO Date 30.1.09
 Signature(s) *Douglas Otto Rita Otto*


PRINCIPAL CERTIFYING AUTHORITY (PCA) SERVICE AGREEMENT

Environmental Planning and Assessment Act 1979 (the Act)
Environmental Planning and Assessment Regulation 2000 (the Regulation)

This document is a Service Agreement between *Insight Building Certifiers Pty Ltd* and the undermentioned owner of the subject property

TERMS AND CONDITIONS

This document is a Service Agreement between *Insight Building Certifiers Pty Ltd* and the client. For the purposes of this Service Agreement the client is the person who appointed the PCA

OBLIGATIONS OF THE ACCREDITED CERTIFIER (AC) / PCA

- 1 Critical Stage Inspections
 - 1.1 The AC/PCA (or another AC agreed to by the PCA) shall carry out the critical stage inspections as are prescribed in the Regulations and other required inspections contained in the Notice to the client issued by the PCA under S 81A of the Act and CI 103A of the Regulations
 - 1.2 The PCA shall issue an Inspection Result Sheet for each inspection undertaken
- 2 Issuing of Occupation Certificate
 - 2.1 The PCA shall issue an Occupation Certificate for the building works when satisfied that
 - 2.1.1 All conditions of the development consent required to be satisfied prior to the issue of the Occupation Certificate have been complied with
 - 2.1.2 The building works are in conformity with the issued Development Consent and Construction Certificate and the Act and Regulations
 - 2.1.3 The building works are suitable for occupation in accordance with their classification under the BCA
 - 2.1.4 All commitments listed within the BASIX Certificate (if applicable) have been fulfilled
 - 2.1.5 A fire safety certificate has been issued (unless a Class 1 or 10 building)
 - 2.1.6 An application for the issue of an Occupation Certificate has been received and the fee specified in the issued Fee Proposal for the issue of such certificate has been paid to the PCA
 - 2.1.7 The building does not pose any threat to the health or safety of the occupants in the case of an Interim Occupation Certificate and
 - 2.1.8 In the case of a Final Occupation Certificate all outstanding payments have been received (as per this Agreement)

OBLIGATIONS OF THE CLIENT

- 3 The client
 - 3.1 Shall ensure that the site/works are available for the PCA to carry out its contractual and statutory obligations
 - 3.2 Shall ensure that competent people are used/engaged for all aspects of the building works
 - 3.3 Agrees to attend any meetings if required by the PCA
 - 3.4 Agrees to comply with any Notices or Orders that the PCA issues
 - 3.5 Shall arrange for provision of additional professional reports/certificates as requested by the AC/PCA. **NB Insight Building Certifiers** may rely upon various certification(s) from appropriately qualified persons to verify components of the project to demonstrate compliance with conditions of Development Consent. This may also include Survey Reports
 - 3.6 Shall provide all information that can be reasonably obtained to enable the AC/PCA to fulfil its obligations
 - 3.7 Agrees to act in good faith in accordance with the Act and Regulations and in a co-operative fashion
 - 3.8 Shall comply with all terms and conditions of the issued Development Consent and statutory requirements
 - 3.9 Shall ensure no nuisance and/or damage is caused to any adjoining properties and/or adjacent public place and that no work (including excavation, drainage and/or footings) is carried out on any adjoining property
 - 3.10 Shall ensure that the PCA receives the required notification of inspections in the manner and timeframe detailed in the PCA's notice to the client issued under S 81A(2)(b1)(ii) of the Act and CI 103A of the Regulations
 - 3.11 Shall ensure that there is no occupation and/or use of the building until it is authorised by the issue of an Occupation Certificate under the relevant Development Consent and Construction Certificate and



Insurance services

VERO INSURANCE LIMITED



1972-2013

Certificate of Insurance

DOUGLAS B OTTO
PO BOX 71
AVALON NSW 2107
Australia

Owner's Copy
Policy Number RCW76558407
Date of Issue 08/12/2008

Form 1
Section 92
Home Building Act 1989

CLAIMS ENQUIRY LINE
1800 554 255
Locked Bag 9000
Chatswood NSW 2067

CERTIFICATE IN RESPECT OF INSURANCE

| | |
|--|--|
| Contract of Insurance Complies With | Section 92 |
| Of The | Home Building Act 1989 |
| Issued By | Vero Insurance Limited ABN 48 005 297 807 |

Building Contract Details

| | |
|---|---|
| Contract Date | 01/12/2008 |
| Declared Building Contract Value | \$3,000,000 00 (Refer policy for indemnity limit) |
| Carried out By | V & D Luzar Pty Ltd |
| Trading As | |
| ABN | 61 011 456 620 |
| Licence Number | 36076 |
| For | DOUGLAS B OTTO |
| In Respect Of | Alterations and Additions |
| At | House Number 237A WHALE BEACH ROAD WHALE BEACH NSW 2107 |
| Permit Authority | Pittwater Council |

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract cover will be provided to a beneficiary described in the contract and successors in the title to the beneficiary. Please note when the Insurer has issued this certificate the Insurer is not entitled to refuse to pay a claim or to cancel the insurance contract on the grounds that the premium was not paid. This certificate is to be read in conjunction with the policy wording if you have not received a copy of the policy wording please contact the Insurer Vero Warranty a division of Vero Insurance Limited.

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08/12/2008

Signed for and on behalf of the Insurer

Insurer Vero Insurance Limited ABN 48 005 297 807
Vero Warranty is a division of Vero Insurance Limited

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