

John J Briggs Associates  
PO Box 800  
Brookvale NSW 2100  
Phone (02) 9907 1018  
Fax (02) 9907 1344  
jjbassoc@bigpond.com

## Notice of Commencement of Building or Subdivision Work and Appointment of Principal Certifying Authority

### Form 7

Issued under the *Environmental Planning and assessment Act 1979*  
*Sections 109C(1)(b), 81A (2) (b) (ii) or (c), or (4) (b) (ii) or (c), 86 (1) and (2).*

### Details of the applicant

Name

Address

Phone

Mr. Noel Gardner

13 Narroy Street, NORTH NARRABEEN, NSW 2101

### Details of the Land to be developed

Address

Lot No. DP/SP, etc Vol/Fol

2 Milga Rd, AVALON, NSW 2107

### Description of work proposed Building Work

Ground floor alterations and additions, garage additions and new swimming pool

### Details of Development

#### Approvals granted

Development Application No

Or Complying Development

Certificate No.

Date of Determination

Council Area

N0537/01

30/8/01 as modified 14/6/02 & 28/9/05

PITTWATER

Construction Certificate No.

Date of Issue

0900CC1

01/02/06

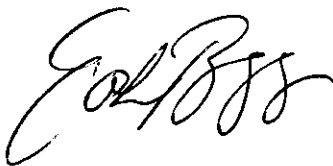
### Principal Certifying Authority

John J Briggs Associates  
Pty Ltd

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 the development.

Signature



If accredited Certifier

Accreditation No. And Accreditation body

Contact No.

Address

John Briggs

3825 Department of Infrastructure, Planning and Natural Resources

02 9907 1018

PO Box 800 Brookvale NSW 2100

R: 185730 2/2/06 \$30= Smb.

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**John J Briggs Associates**

**PO Box 800 Brookvale NSW 2100**  
**Phone (02) 9907 1018 Fax (02) 9907 1344**  
**jjbassoc@bigpond.com**

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**Residential Building Work**

**Owner-builder Permit**

**Name of Builder**

NOEL GARDENER CONSTURCTIONS PTY LTD

**Phone**

9913 2595(A/H) 0416 024 183

**Licence No**

140035C

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**Date the Work will**

06/02/05

**Commence**

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**Steps taken by the applicant**

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 John Briggs of John J Briggs Associates Pty Ltd as principal certifying authori

**Signature**

**Applicants Name**

**Date**

SEE ATTACHED LETTER

**JOHN J BRIGGS**

**ASSOCIATES**

ACCREDITED BUILDING CERTIFIERS  
ABN 90 089 896 159

14/10/05

OWNERS AUTHORITY

To Whom It May Concern

I/we Phillip Donaghy & Rhonda Young  
authorise John Briggs of John J Briggs Associates P/L to act as Principal  
Certifying Authority for the proposed renovation  
at 2 Milga Road Nth Avon  
I/we also advise that I have met all conditions of Consent required to be  
undertaken prior to commencement of work.

Yours sincerely

Phillip Donaghy  
R. Young

**JJ BRIGGS**

**ASSOCIATES**

PO BOX 800 BROOKVALE 2100

This Plan/ Detail is  
to be read in  
conjunction with

**CONSTRUCTION CERTIFICATE**  
**APPROVAL NO 0900CCI**

PO Box 800 Brookvale NSW 2100  
Phone: 02 9907 1018 Fax: 02 9907 1344  
jjbasoc@bigpond.com.au

Home Warranty

# certificate

of insurance

Noel Gardner Contructions Pty Ltd  
13 Narroy Road  
NARRABEEN NSW 2101

FORM 1

HOME BUILDING ACT 1989

Section 92

Certificate in respect of insurance

CONTRACT WORK

A contract of insurance complying with Section 92 of the Home Building Act 1989  
has been issued by: Vero Insurance Limited ABN 48 005 297 807

HIA INSURANCE SERVICES P/L  
ABN 84 076 460 967

An associated company of  
Aon Risk Services Australia Ltd  
PO Box 883  
North Ryde BC 1670  
Telephone (02) 9808 7222  
Facsimile (02) 9808 7233  
**CLAIMS ENQUIRY LINE**  
**1800 554 255**

Certificate No: 377436  
Local Authority Copy  
Issue Date 01/11/2005

Aon Risk Services Australia Ltd  
ABN 17 000 434 720 act as Broker  
for the Builder. A Tax Invoice has  
been issued by  
HIA Insurance Services Pty Ltd  
ABN 84 076 460 967,  
as authorised representative of  
Aon Risk Services.

In Respect Of: Alteration/Addition

At: Lot No: Unit No: House No: 2  
Milga Road  
AVALON NSW 2107

Carried Out By: Noel Gardner Contructions Pty Ltd  
Licence No: 140035C  
ABN: 80 091 547 572

Subject to the Act and the Home Building Regulation 1997 and the  
conditions of the insurance contract, cover will be provided to a  
beneficiary described in the contract and successors in title to the  
beneficiary.

**JJ BRIGGS**  
**ASSOCIATES**

PO BOX 800 BROOKVALE 2100

Issued by Vero Insurance Limited:

This Plan / Detail is  
to be read in  
conjunction with

Insurer:

- Vero Insurance Limited  
ABN 48 005 297 807



Insurance services

YOUR INSURANCE PARTNER

**CONSTRUCTION CERTIFICATE**

APPROVAL NO **AON** 0900CC1

**vero**  
warranty



Home Warranty Insurance  
 Telephone: 1300 300 115  
 Fax: 9999 1023  
 Email: info@home-warranty.com.au  
 Website: www.home-warranty.com.au

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## Policy Schedule / Certificate of Insurance

Underwritten by Australian International Insurance Ltd. (ABN 29 006 544 690) (Insurer)

TAX INVOICE

### HOME WARRANTY - JOB SPECIFIC POLICY (NSW)

This certificate, when read in conjunction with the Policy of Insurance is a contract of insurance complying with Section 62 in respect of CONTRACT WORK, or Section 63 in respect of SUPPLY OF A KIT HOME, or Section 65 in respect of OWNER BUILDER Work, or Section 66 in respect of WORK BY DEVELOPERS AND OTHERS, of the Home Building Act 1989 ('The Act') and/or the Home Building Regulation 1997 ('The Regulations') issued by the insurer in respect of Residential Building Work performed by the Contractor in line with the Residential Building Work Contract detailed below. Subject to the Act, the Regulation and the conditions of the Contract of Insurance, cover will be provided to the person named as Beneficiary below and Successors in Title to the Beneficiary.

POLICY No.: AIL - 001 CERTIFICATE No.: 067318 POLICY ISSUED: 16/03/2005

#### INSURED

The Building Owner ('Beneficiary'): P Donoghue  
 Postal Address: 16 Palm Beach Road, Palm Beach NSW 2106

#### RESIDENTIAL BUILDING WORK

Residential Building Work Covered by this Policy: Construction of a concrete swimming pool - as per application dated 14/03/2005  
 At (Site Address): 2 Milga Road, Avalon NSW 2107  
 Municipality: Pittwater Council  
 Project Manager: Peter Mark Ryan  
 Est. Start Date: 28/03/2005  
 Contract Date: 07/03/2005  
 Contract Price: \$43,949.00  
 Est. Completion Date:

#### CONTRACTOR

Carried out by (Trading Name): PM & DM Ryan trading as Peter Ryan Pools  
 Business Address: 57 Hillcrest Avenue Mona Vale NSW 2103  
 ABN / ACN No.: 94 619 089 289  
 Licence/Contractor No.: 114724c  
 Phone No.: 02 9999 1444

#### MAXIMUM AMOUNT OF COVER AND CLAIMS

The limit of liability is \$200,000.00 in aggregate in relation to each Dwelling, or such amount as is determined by the Regulations pursuant to the Act. The period in respect of which Claims may be made commences on the date of the relevant Residential Building Work Contract or date of issue of the Construction Certificate for the relevant work (whichever is the earlier); and expires on the date defined by Section 4 of the Contract of Insurance, provided that the Insured shall have 90 days from expiry of the Period of Insurance in which to notify the Insurer of any matter of which the Insured became aware during the Period of Insurance as existence of grounds for a Claim.

#### CLAIMS EXCESS

The Insured shall bear at his/her/its own risk five hundred dollars (\$500) in respect of each Claim made under this Policy.

#### PREMIUM

Net Premium \$678.75 (includes agent fees of \$110.00 and GST on fees)  
 GST: \$46.88  
 SD: \$25.78  
 Total Premium and Charges: \$651.41

#### SIGNED BY A PERSON AUTHORISED BY THE INSURER

Australian International Insurance Ltd, Level 1, 369 High Street, Kew VIC 3101 (ABN 29 006 544 690)

*Murray T. Nugent*

Name of the Secretary for Australian Home Warranty  
 a Division of Australian International Insurance Pty Ltd