

FORM 7

Regulation 113

Building Act 1993

Building Regulations 2018

PROTECTION WORK NOTICE

To

Adjoining owner NAME

Postal address

Postcode

Relevant building surveyor; John Athanasiou BS-U 25334

Postal address Suite 206, 22 St Kilda Road St Kilda,

Vic Postcode 3182

Contact person John Athanasiou

Telephone 9572 3111

Adjoining owner's property details (the *adjoining property*) City/suburb/town

Number Street/road

Lot/s LP/PS Volume Folio

Crown allotment Section Parish County

Municipal district

From

~~*Owner~~/*agent

Name of owner [G

~~*ACN~~/*ARBN

Postal address

Postcode

Contact person

Telephone

Owner's property details

Number 18 Street/road Molesworth St City/suburb/town
Kew

Lot/s LP/PS Volume Folio

Crown allotment Section Parish County

Municipal district

*Name of agent

~~*ACN~~/*ARBN

Postal address

Postcode

Contact person

Telephone

NOTICE

In accordance with section 84 of the **Building Act 1993**, I give notice of my intention to carry out the following building work on my property and request your agreement to the proposed protection work which affects your adjoining property.

In accordance with section 85 of the **Building Act 1993**, and subject to sections 90 and 91 of that Act, you will be taken to have agreed to the protection works proposed in this notice if you do not respond within 14 days after this notice is served on you.

A response to this notice must be in the form of Form 8 of the Building Regulations 2018, include the information in that form, and be given to the owner and the relevant building surveyor whose details are set out in this notice.

Details of proposed building work

*Extension & alterations to the existing dwelling at **ADDRESS** – Construction of masonry wall on boundary of adjoining property at **ADDRESS***

Details of proposed protection work

To construct masonry wall 18.9m in length on eastern boundary of **ADDRESS** along adjoining property boundary of **ADDRESS** the following is proposed;

- Setup solid temporary fencing within **ADDRESS** property to segregate works zone and protect neighbour during works (refer attached plan) – access required to **PROPOSED ADDRESS**
- Existing boundary fence removed to construct boundary wall (incl. footing)
- Excavation of footing EB3 450mm wide x 400mm deep and SF1 600mm wide x 450mm deep
- Construction of footing EB3 450mm wide by 400mm deep with 4-N16 bars steel reinforcement top & bottom and footing SF1 600mm wide by 450mm deep with 6-N16 bars steel reinforcement top & bottom
- Form upstand beam for 6.8m along boundary section at tree zone (800x300mm); 4N24 Bars BTM & N12 200 bothways side face & 4N20 Bars top
- Placement of 25MPa concrete
- Installation of 9mm structural plywood to ground for length of wall 1.2m out from face of wall
- Scaffold setup within workszone and shade cloth affixed to outside of scaffold; to construct wall 3.5m above NGL
- Construction of brick wall for a height of 3500mm with a length of 18922mm

Planned works are to commence in September and anticipated duration for boundary wall works is 10 working days.

The existing ivy will be pulled off the existing fence line and rolled back where possible to retain.

Information about protection of an adjoining owner under the Building Act 1993 in relation to proposed protection work

In accordance with section 92 of the **Building Act 1993**, at any time after this notice is given to the adjoining owner, the relevant building surveyor must make available to the adjoining owner, on request, for inspection, without charge, any plans, drawings and specifications of the proposed building work in the possession or control of the relevant building surveyor. The relevant building surveyor's name and contact details are on page 1 of this notice.

If the proposed protection work is agreed to by the adjoining owner or determined as being appropriate by the relevant building surveyor under section 87(1) of the **Building Act 1993** or by the Building Appeals Board under section 141 of the **Building Act 1993** (as the case requires), the owner must—

- (a) before the commencement of any protection work—
 - (i) ensure that a contract of insurance is in force in accordance with section 93 of the **Building Act 1993** against damage by the protection work to the adjoining property and other liabilities described in that section; and
 - (ii) make a full and adequate survey of the adjoining property in accordance with section 94 of the **Building Act 1993**; and
- (b) pay to an adjoining owner all costs and expenses necessarily incurred by the adjoining owner in assessing proposed protection work and in supervising the carrying out of protection work in relation to an adjoining property in accordance with section 97 of the **Building Act 1993**; and
- (c) compensate an adjoining owner or an adjoining occupier for inconvenience, loss or damage suffered by the adjoining owner or adjoining occupier in connection with the carrying out of protection work in accordance with section 98 of the **Building Act 1993** or an order of the Building Appeals Board under section 159 of that Act.

Signature

Signature of ~~owner~~/*owner's agent

Date