

Building Certification P/L t/as Certiplan
43538880

Notice of Commencement of Building
Appointment of Principal Certifying Authority

1. Subject Land

Lot No 6 DP Unit/Street No.

Street Name Paddock Ct, Suburb Elmore Vale Post Code 2287

2. Description of Development

Residential Dwelling

3. DA No.

Date of determination.../.../...

Construction Certificate No.

Date of Determination.../.../...

OR

Complying Development Certificate No.

Date Determined.../.../...

4. Principal Certifying Authority

Jennifer Dallas Accreditation No. BPB0083
Certiplan 9/19 Reliance Drive Tuggerah 2259

5. Building Commencement Date.....

- Authorisation of the Applicant (stated here under) to Lodge a DA with Council
- Authorisation of Certiplan to Act on Your Behalf with Council
- Application for Complying Development Certificate
- Application for Construction Certificate

JENNIFER DALLAS
 (Principal Certifying Authority & Accredited Certifier)
PLEASE PRINT

NAME OF APPLICANT..... Tullipan Homes P/L
 ADDRESS..... PO Box 5148
 CHITTAWAY BAY NSW 2261
 EMAIL..... Ph. 02 4353 8644
 TEL..... MOBILE..... FAX.....

APPLICANTS SIGNATURE... **x**

PROPERTY DETAILS

LOT: **6** DP: NO: STREET **Paddock Close,**
 LOCATION **Elermore Vale** POST CODE **2287** LOCAL COUNCIL **Newcastle**
 DESCRIPTION OF DEVELOPMENT (detailed) BUILDING CLASS:

MATERIALS OF CONSTRUCTION LIST

BUILDERS NAME
 ADDRESS :
 LICENCE NO. **131446C**
 TEL. MOBILE
 Tullipan Homes P/L
 PO Box 5148
 CHITTAWAY BAY NSW 2261
 Ph 02 4353 8644

ESTIMATED COST OF DEVELOPMENT \$

OWNERS NAME **Anecito + Charina Mantilla**
 ADDRESS : **17 Valleyview Cres, Glendale NSW 2285**
 TEL. **4023 5598** MOBILE **0439 383 622** FAX

Appointment of Principal Certifying Authority

As the owners of the property I/we hereby:

1. Submit this Application under the Environmental Planning & Assessment Act 1979, with Building Certification Pty Ltd trading as Certiplan
2. Appoint Jennifer Dallas BPB0083 as the Principal Certifying Authority for the building work identified in this Application

OWNERS SIGNATURE (ALL NAMES APPEARING ON CERTIFICATE OF TITLE)

x **ANECITO MANTILLA** **x** **CHARINA MANTILLA**



PRELIMINARY AGREEMENT

TO: **TULLIPAN HOMES PTY LTD** Job No: **6269 - Mantilla**

1) These instructions relate to the preparation of plans, engineering details and obtaining appropriate approvals for building works upon land at:
Lot 6 Paddock Close, ELMORE VALE NSW

OFFICE COPY !

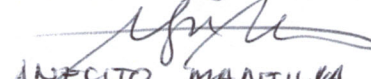
2) **I/WE AUTHORISE AND REQUEST YOU TO:**

- a) Arrange a site inspection of the land.
- b) Prepare building plans & specifications, based on our quotation (copy attached), for the construction of building works on the land.
- c) Preparation of BASIX and NATHERS assessment reports.
- d) Preparation of a Statement of Environmental Effects (S.O.E.E.) and Shadow Diagram.
- e) Submit all relevant applications to all appropriate authorities for their Development Approval (*DA only, Construction Certificate will be arranged after Contracts signing*).
- f) Arrange for the preparation of engineering design for the building works on the land, including Borehole report and Site Classification.

Total Price (GST inclusive): \$ 8,000.00

- 1) I/We agree to pay the contractor the total price. This is payable prior to commencement of the above works.
- 2) I/We acknowledge and agree that the property and ownership and the copyright of all plans, sketches and designs prepared by the contractor in accordance with this agreement shall remain the property and the ownership of **Tullipan Homes Pty Ltd** at all times and nothing in this agreement shall give a license or otherwise to the owner to use any plans, sketches or designs prepared by the contractor.
- 3) I/We understand that the above total price is part of the contractors quotation price, and not an extra to the contractors quotation – Date Created: **30/05/2013**
- 4) **IT IS AGREED** that if I/We should enter into a building agreement with you for the construction of the building works upon the land moneys paid by me/us (D&T fees + acceptance deposit) - **excluding any out of pocket expenses eg. Contour survey &/or reports** will be deducted from the contract price. If a building agreement is not entered into, the total price is non-refundable.

Dated: **21 July 2013**


.....
JOHN MANTILLA

John Mantilla


.....

Charina Mantilla (The Owners).


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Accepted by: **MARK TULLIPAN** (Contractor)

BASIX CHECKLIST

CLIENT NAME: MANTILLA COUNCIL: Newcastle POSTCODE: 2287 DP: 105516

BUILDING PREFERENCES

External Wall Colour: Light / Medium / Dark
 External Roof Colour: Light / Medium / Dark
 Floor Coverings: Carpet / Parquetry / Tiles / Vinyl

Entry: Tiles Lounge: TILES
 Dining: TILES Family: TILES
 Kitchen: TILES Halls: TILES Carpet
 Bedrooms: Carpet Study: Carpet

Cook top: Gas / Electric Oven: Gas / Electric

Areas where Fluorescent Lights will be used:

Entry: ___ Lounge: ___ Dining: ___ Family: ___
 Kitchen: ___ Halls: ___ Bedrooms: ___ Study: ___

Cooling Types:

Living: None / Ducting only
 Ceiling Fans
 Air Conditioning _____ EER
 Air Con. with Ceiling Fans _____ EER

Bedroom: None / Ducting Only
 Ceiling Fans
 Air Conditioning _____ EER
 Air Con. with Ceiling Fans _____ EER

Heating Types:

Living: None / Ducting Only
 Wood Heater
Gas Fixed Flue Heating
 R/C Air Conditioning _____ EER

Bedrooms:
 None / Ducting Only
 Wood Heater
 Gas Fixed Flue Heating
 R/C Air Conditioning _____ EER

Is your air conditioner: Single Phase

Three Phase

Is your air conditioner day / night zoned: Y / N

Clothes Drying:

Fixed Indoor Drying Line / Outdoor Clothes Line / Both

Exhaust Fans:

Bathrooms: Y / N externally ducted: Y / N
 Kitchen: Y / N externally ducted: Y / N

Hot Water Unit Type:

- Electric Storage
- Electric Instantaneous
- Wood Combustion
- Electric Heat Pump _____ REC's
- Gas Storage _____ Stars
- Gas Instantaneous _____ Stars
- Solar Electric Boost _____ REC's
- Solar Gas boost _____ REC's

SITE PREFERENCES

Area of garden and lawn to be watered: _____ m2

Is town water available: Y / N
 Connected to: Garden / Toilets / Laundry / Hot water / Cold water

Rain Water tanks: Y / N Volume: _____ m3
 Connected to: Garden / Toilets / Laundry / Hot water / Cold water

Storm water tanks: Y / N

Rain water tank diverted to storm water tank: Y / N

Grey water treatment: Y / N Grey water diversion: Y / N
 Dam: Y / N Reticulated alternative water supply: Y / N

Are you installing an outdoor Pool: Y / N Spa: Y / N

Pool Volume: _____ m3 Spa Volume: _____ m3
 Will the pool have a cover: Y / N Will the pool be shaded: Y / N
 Will the pool or spa be topped up by the rain water tank: Y / N
 Will the pump be controlled by a timer: Y / N
 Type of heating system:
 None / Solar only / Solar gas boosted / Solar electric boosted /
 Electric Heat pump / Electric resistance / Gas

Please Note: The above specifications will be documented on your council plans and compliance will be enforced. If preferences change reassessment will be required at the customer's expense.