

Form 7

Building Act 1993
Building Regulations 2018
Regulation 111
PROTECTION WORK NOTICE

To

Adjoining Owner: _____
Postal Address: _____ Postcode: _____

Relevant Building Surveyor: John Grimbos – Grimbos Building Surveyors
Postal Address: Suite 1, Level 1, 397 Smith Street, Fitzroy, VIC Postcode: 3065
Contact Person: John Grimbos Telephone: 9419 7000

Adjoining Owner's Property Details (the adjoining property)

Address: _____
Lots: _____ LP/PS: _____ Volume: _____ Folio: _____
Crown Allotment: _____ Section: _____ Parish: _____ County: _____
Municipal District: _____

From

Owner/Agent: _____
Name of Owner: _____
ACN/ARBN: _____
Postal Address: _____ Postcode: _____
Contact Person: _____ Telephone: _____

Owner's Property Details

Address: _____
Lots: _____ 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.

Details of Proposed Building Work

[insert details including details about damage etc. that may be caused to adjoining property]

Details of Proposed Protection Work

[insert the nature, location, time and duration of the proposed protection work, including the extent to which access to the adjoining property will be required for the purpose of undertaking the proposed protection work]

Remove exiting timber paling fence in location where boundary wall is to be erected:	YES / NO
A temporary secure fence will be erected inside your property around this work:	YES / NO
Build footings and brick wall on title boundary line:	YES / NO
Build the footings and brick wall 150mm in from the title boundary (or previous fence position):	YES / NO
Footings designed so as not to undermine your existing footings:	YES / NO
Install ground sheet next to wall to protect adjoining property:	YES / NO
Building works (i.e. laying bricks) from your property, within temporary fenced area:	YES / NO
Building works (i.e. laying bricks) 'overhand' from the adjoining property (our clients property):	YES / NO
Require periodic access to your property to build the footings and brick wall:	YES / NO
Paling fence will be securely connected to the sides of the new wall at completion:	YES / NO

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:
