



**KWA Building Permits and Inspections Pty. Ltd.**  
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Building Act 1993  
 Building Regulations 2006 - Regulation 313  
**BUILDING PERMIT BS-U1179/20120412/0**

FORM 2

**To Owner:**

Ben & Ann Wells  
 4 Tyrone Avenue  
 RYE 3941

**or Agent**

Ryan Wilcox  
 13 Landscape Court  
 BALNARRING 3926

**Address for serving documents:** 13 Landscape Court BALNARRING 3926

**Property details**

Number: 3 Lot: 4 Penny Lane MCCRAE 3938  
 LP/PS 348585 Vol: 10283 Fol: 265  
**Municipal District:** Mornington Peninsula Shire Council

**Builder (see note 1): Owner Builder**

**Details of building practitioners and architects**

RYAN WILCOX  
 JOHN VARKULEVICIUS

**(includes both, see Notes 1 & 2)**

DP-AD 24177  
 EC 1399

**Details of domestic building work insurance (see Note 5)**

The issuer or provider of the required insurance policy is - not applicable

**Details of relevant planning permit**

Planning permit no. **P12/0666** Date of grant of planning permit. **23/05/2012**

**Nature of building work and Building classification**

**BCA 10a Extension Carport & Store**

Stage of building work permitted **Complete**

Cost of building work **\$10,000**

Total floor area of new building work **25m<sup>2</sup>**

**Occupation or Use of building:**

A Certificate of Final Inspection is required prior to the occupation or use of this building. If an occupancy permit is required, the permit is required for the whole or part of the building in respect of which the building work is carried out.

**Inspection requirements**

The mandatory notification stages are:

Inspection of Pad Footings  
 Inspection of Framework  
 Inspection for Final Certificate

**Commencement and completion (see Important Note over page):**

This building work must commence by 16/07/2013 and be completed by 16/07/2014.

**Relevant building surveyor**

Name: Kenneth Weir

Registration No. BS-U1179

Signature:

Irrelevant & Sensitive

**Date of issue 16/07/2012**

NOTE No alteration to or variation from the stamped Plans and Specifications may be made without written consent of the Building Surveyor. This building approval is granted ONLY in respect of building work to be carried out in accordance with the Building Act 1993 and the Building Regulations 2006. Before building work is commenced additional permits or approvals may need to be obtained under other Acts or other regulations - including the Planning and Environment Act 1987. Building work must be carried out in accordance with the endorsed approved plans and specifications. NOTE 1. Under Regulation 317 the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies. NOTE 2. Under regulation 318 an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units. NOTE 3. Building practitioners with continuing involvement in the building work. NOTE 4. Only Building practitioners with no further involvement in the building work. NOTE 5. Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$12,000) must be covered by an insurance policy as required under section 135 of the Building Act 1993.

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**IMPORTANT NOTE:**

It is the owners or builders responsibility to call for all inspections including the final inspection for this project.

The first inspection needs to be carried out prior to the commencement date shown on this Building Permit. The final inspection needs to be carried out and approved prior to the completion date shown on this Building Permit. If one of these do not occur, the permit will be deemed to have lapsed.

If you require an extension of time to either the commencement or completion dates, please forward a letter requesting the extension PRIOR to the expiry date for consideration. (NOTE: We can not issue an extension of time after the expiry date, a new Building Permit will be required). Additional fees will apply in either case and will be determined at time of request.

Also ensure that your Town Planning Permit and/or other referrals are kept current if applicable.

**THIS PERMIT IS SUBJECT TO THE FOLLOWING CONDITIONS**

**Submit three copies of roof Truss Design and Layout for approval prior to commencement of frame construction.**