

## PROTECTION WORKS

(Further Information to Accompany Form 3 'Protection Works Notice')

Site Address: \_\_\_\_\_

Adjoining Property: \_\_\_\_\_

### 1. Protection Works Insurance

Prior to the commencement of building works, the owner shall arrange for protection works insurance in accordance with section 93 of the Building Act 1993. The protection works insurance shall be for an amount agreed to with the adjoining owner and against any possible damage to the adjoining property and any liabilities likely to be incurred by the adjoining occupiers. The contract of insurance shall be extended for a minimum of 12 months after the completion of the building work.

### 2. Adjoining Property Survey

The owner shall in conjunction with the adjoining owner (or his/her representative) undertake a survey of the adjoining property and record in writing and by any other means (i.e. photographs) any existing cracks or other defects in the adjoining property.

The survey shall be kept as evidence of the condition of the adjoining property prior to the commencement of works.

### 3. Method of Protection (Tick if applicable)

#### ☐ Construction of Footings on or Near Boundary

The builder will excavate the new footings with care and diligence to ensure that there is no adverse impact on the adjoining structure. The excavation shall be properly guarded in accordance with Part 604 of the Building Regulations 2006 (protection to public).

The builder shall arrange for the excavation of the footing, placement of the reinforcement, mandatory notification stage inspection and pouring of the footing as soon as practicable and in a continuous work schedule.

Should any damage be agreed to have occurred in the adjoining property that can be attributed to the damaged area shall be reinstated to the satisfaction of the adjoining owner and the builder.

The proposed footings shall under no circumstances undermine the adjoining existing footings.

#### ☐ Construction of Walls on or Near Boundaries

Construction above ground level shall be undertaken from scaffolding or the like which will have adequate measures to safely guard debris and building materials from falling off.

The adjoining property in the immediate vicinity of the proposed boundary works (i.e. 1m beyond the works) shall be hoarded off to protect adjoining occupants against injury. The builder shall ensure that any building material that falls onto the adjoining property will be retrieved and the area cleaned to the original condition. Any damage that is agreed and deemed to have occurred as a result of the works will be repaired / reinstated to the satisfaction of the adjoining owner.

□ **Construction of Boundary Walls Above the Height of Existing Adjoining Roofs**

The roof of the adjacent structure shall be protected by the careful placement of plywood sheeting, solid planking or other suitable protective material for the duration of the works. The builder shall carry out the works to minimize the potential for any falling debris onto the adjoining roof.

The builder shall ensure that the roof surface and surrounding areas will be cleaned to the original condition and any damage that is agreed and deemed to have occurred as a result of the works will be repaired / reinstated to the satisfaction of the adjoining owner.

□ **Boundary Fences**

Prior to the removal of any boundary fences the builder shall arrange for the temporary relocation of vine type vegetation belonging to the adjoining property. The builder shall execute the works to avoid any damage to adjoining garden beds and/or paved areas.

The boundary fence shall be replaced with a temporary 1.8m high chain wire mesh or solid plywood hoarding at a location agreed to with the adjoining owner during the duration of the works and until completion of the boundary wall or new fence.

□ **Underpinning Works**

The underpinning works including the sequence, procedure and nature of the works shall be carried out strictly in accordance with the certified engineers design documentation to form part of the approved building permit documents (refer attached).

The builder shall ensure that the excavations are dug and poured on the same day and the underpinning pads are of the dimensions, width, depth etc stipulated by the structural engineer. All underpinning pads shall be inspected and approved by the structural engineer as well as Benchmark Building Consultants prior to pouring.

The above protection measures are proposed to meet the requirements of the Building Act 1993 and subject to the approval of Benchmark Building Consultants.

Signature of Owner / Builder  
(or representative)

Name: \_\_\_\_\_

Signature of Adjoining Owner

Name: \_\_\_\_\_