



## QBE Builders' Warranty Insurance Application For Job Specific Policy Multi - Unit Developments

*This application form is to be used where policies are required for multi-unit dwelling contracts of four (4) or more dwellings on the one site in South Australia and Western Australia.*

### Section 1 - Builders Details

QBE Policy No.

Name of Business

NARDONE CLASSIC HOMES

ABN

47835910090

Building Entity Name (as per contract)

NARDONE CLASSIC HOMES

Licence/Registration No.

9093

Office Address

26 Tweeddale Road Applecross

Telephone Number

08-93646376

Mobile Telephone Number

0418917678

Are you entitled to claim an Input Tax Credit on the Premium?

Yes

No

If so, how much - 100% or other?  %

### Section 2: Owner/Developer Details (as per contract)

Name

LIRI RIVER PTY LTD & ROCCO ANTONIO NARDONE

ABN

48140532529

Office Address

26 TWEEDDALE ROAD APPLECROSS

Telephone Number (business)

08-93646376

Mobile Telephone Number

0418917678

Contact name

ROCCO NARDONE

Is there any relationship between the owner/developer and the builder?

Yes

No

If yes, please provide full details of any related party interests e.g family members, joint ventures/land ownership, common director/shareholders etc.

I AM THE REGISTERED BUILDER AND OWNER/DEVELOPER OF THIS PROPERTY

### Section 3: Site Location Details

Full site address (including Unit Number, Lot Number, Serial Number, Street Number, Street Name, State and Postcode)

LOT 4 ON DIAGRAM 61853, 196 RAILWAY PARADE, QUEENS PARK WA 6107

Stage Number (e.g stage 1 of 2)

1 OF 1

What will be the street address upon completion?

196 RAILWAY PARADE, QUEENS PARK WA 6107



**Section 4: Permit Authority/Council**

Name

CITY OF CANNING

Address

Locked Bag 80, Welshpool, Western Australia, 6986

**Section 5: Contract Details**

Note: Contract price must include GST

Signed Contract Date

20 / 08 / 2017

Estimated Start Date

29 / 11 / 2017

Estimated Completion Date

12 / 12 / 2018

Standard Fixed Price Contract

\$1,065,000 *FIXED* or

Cost Plus Contract: Budget

\$

Margin

%

Project Management: Budget

\$

Management Fee

\$

or

Speculative Development: Budget

\$

Margin

%

Has Architect/designer tendered project?

Yes

No

If yes, please supply details

TENDERED AND JOB ALREADY GIVEN TO DAVID BOWSELL

2

Please advise the details and value of any non - residential works included in the development contract/construction price. (e.g shops, commercial offices etc.)

NIL

Has construction commenced?

Yes

No

Date of commencement

/ /

Stage of construction

N/A

**Section 6: Development and Construction/Type**

Description of the Development (e.g 6 new freestanding double storey b/v townhouses with slate roof and double garage)

12 X NEW APARTMENTS, TILT UP PANEL DESIGN AND MAXIMUM OF 2 STOREYS

0

New Development

Yes

No

or

Renovation/refurbishment of an existing building?

Yes

No

Please provide details

Will any of the pre-existing buildings remain on site following the completion of this contract?

Yes

No

Please provide details

Does this contract include any non-residential construction work?

Yes

No

Please provide details

Number of non-residential levels total

0



## Section 6: Development and Construction/Type (continued)

Will the owner/developer be undertaking any work or be supplying any of the materials?

Yes  No

Please provide details

ONSITE SUPERVISOR + SMALL MISCELLANEOUS TASKS TO FACILITATE  
THE RUNNING OF A BUILDING SITE

Number of Residential Levels

Number of Residential Units total

Number of Parking Levels: Above Ground

Below Ground

Lifts Yes  No

Number of Bedrooms	Number of Units	Average Size Square Metres
One		
Two	12	65
Three		
Four		
Other, please specify		

What is the Soil Classification for this site? A  S  M  H  P  E  Other

Name the Geotechnical engineer who classified the site

STRUCTERRE - M.MORTERA

Name/Address of Engineer preparing the footings

ROBERT DAVID - ADVANCED BUILDING ENGINEERS PTY LTD - U2/50 OXFORD CLOSE, WEST  
LEEDERVILLE WA 6007

Please provide details of the following consultants to the project:

Quantity Surveyors

Structural Engineers

Lift Consultants

Air Conditioning Consultants

## Section 7: Construction Finance Details

Name of the Bank/Financier to the project

NATIONAL AUSTRALIA BANK

Please attach a copy of the final terms and conditions offer document issued by the respective financier.

## Section 8: Selling Details

Name of Real Estate Agent/Marketing Company

GUARDIAN WA REALTY

Address

1481 Albany Highway, BECKENHAM, WA 6107

Contact Person

YOS THAMRIN

Telephone Number

0413766688

When will the residential units be offered for sale? (i.e off plan, during construction, upon completion)

UPON COMPLETION

How many of the residential units have already been sold?

0

Name of the entity who will hold deposit monies on sales? (if applicable)

N/A

Contact Person

N/A

Telephone Number

N/A



## Section 9: Builder Declaration and Acknowledgement

I/We declare and acknowledge that:

- The Insurer QBE has the right to decline any 'Multi-Dwelling Job Specific Policy application to purchase Residential Builders Warranty Insurance
- The Insurer QBE or its Agents reserve the right at all times to seek additional information from the builder and all other parties to this application
- The details as provided in this application are true and correct
- I/We have not been refused or declined Builders Warranty Insurance or any other form of construction insurance in the past
- I/We authorise QBE and its related entities/agents to collect or disclose any personal information to any other Builders Warranty Insurers, Insurance Reference Services or relevant Statutory Authorities and that where I/we have provided information about another person as in the case of a building owner/developer or employee that this person has been or will be made aware of this
- I/We acknowledge that QBE reserves the right to impose an additional premium in the event of a 20% or greater variation to the original contract price
- I/We declare that as at the date of signing this application that I/we are solvent.

Declared by (name)

ROCCO ANTONIO NARDONE

Position/Title

PROPERTY OWNER AND DIRECTOR OF LIRI RIVER PTY LTD

For and on behalf of (company)

NARDONE CLASSIC HOMES

Signature

R. A. Nardone

Date (DD/MM/YYYY)

27/09/2017

## Section 10: Privacy Notice

HIA Insurance Services Pty Ltd ('HIAIS') is committed to protecting your personal information in accordance with the Australian Privacy Principles under the Privacy Act 1988 (Cth). We collect, use and disclose personal information to offer, promote, provide, manage and administer the many financial services and products we and our group of companies are involved in, as set out in the [HIAIS Privacy Notice](#).

Unless we hear from you otherwise, through the means set out in the [HIAIS Privacy Notice](#), we will assume that you have read the [HIAIS Privacy Notice](#) and you have no objection to us handling your personal information in the manner set out in this notice (which includes contacting you to promote our products and services we think may be of interest to you).

A copy of the [HIAIS Privacy Notice](#) can be located on our website [www.hiainsurance.com.au](http://www.hiainsurance.com.au)

## Section 11: Payment Method (If paying by cheque please make payable to HIA Insurance Services)

**Paying by Credit Card:** Please enter your credit card details in the section below. We accept Mastercard, Visa and AMEX cards only. Credit card transactions will incur a surcharge of 1% for VISA and Mastercard and 2.75% for AMEX, which will be added at the time of payment processing.

Mastercard  Visa  AMEX

I authorise the premium of \$ \_\_\_\_\_ to be deducted from my nominated credit card.

Card Number

5229 8056 0112 1367

CCV Number

472

Card Expiry Date (MM/YYYY)

11 / 21

Name on Card

ROCCO ANTONIO NARDONE

Signature

R. A. Nardone

Date (DD/MM/YYYY)

27/09/2017

To the extent permitted by law, we may correspond with you by electronic communication unless you instruct us not to do so (and vice versa). Electronic communications, such as emailed credit card information are not always secure and they may be read, copied or interfered with in transit. We are not responsible for any of the risks associated with electronic communication.

## HIA Insurance Services Office Details

ACT

GPO Box 2188, Canberra ACT 2601  
Ph: 02 6230 4985 Fax: 02 6230 0541  
Email: [hiais.ryde@aon.com](mailto:hiais.ryde@aon.com)

WA

PO Box 1494, Osborne Park DC, WA 6916  
Ph: 1300 800 801 Fax: 08 9443 8166  
Email: [hiais.ryde@aon.com](mailto:hiais.ryde@aon.com)

SA

PO Box 550, Hindmarsh SA 5007  
Ph: 1300 600 601 Fax: 08 8340 7599  
Email: [au.sawarranty@aon.com](mailto:au.sawarranty@aon.com)

## Important Note

The following information/documentation must accompany this application:

- Evidence of ownership (subject property must be in the same name as the Developer e.g copy of Rates Notice or Copy of signed Transfer of Land if ownership has not yet been registered or a copy of the signed Contract of Sale if settlement has not yet been effected)
- Copy of executed Building Contract
- Final Terms and Conditions/ Letter of Offer from the financier
- Evidence of available funds if the project is to be fully or partially self funded.





WESTERN



AUSTRALIA

REGISTER NUMBER <b>4/D61853</b>	
DUPLICATE EDITION <b>1</b>	DATE DUPLICATE ISSUED <b>4/2/2013</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1600** FOLIO **154**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 4 ON DIAGRAM 61853

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

LIRI RIVER PTY LTD  
ROCCO ANTONIO NARDONE  
BOTH OF 26 TWEEDDALE ROAD, APPLECROSS  
AS JOINT TENANTS

(T M121177 ) REGISTERED 3 DECEMBER 2012

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. \*M310284 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 18.6.2013.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1600-154 (4/D61853).  
PREVIOUS TITLE: 1134-906.  
PROPERTY STREET ADDRESS: 196 RAILWAY PDE, QUEENS PARK.  
LOCAL GOVERNMENT AREA: CITY OF CANNING.



# SCHEDULE OF PARTICULARS

<b>1.</b>	<b>Builders Details</b>		
	Builder/s: <u>Rocco ANTONIO NARONE</u> Address: <u>26 Tweeddak Rd Applecross WA 6153</u> Builder Registration No: <u>9093</u> Phone: <u>048 917678</u> Fax: _____ Email: <u>NCHOMES@inet.net.au</u>		
<b>2.</b>	<b>Owners Details</b>		
	Owner: <u>ROCCO ANTONIO NARONE</u> Address: <u>26 Tweeddak Rd Applecross WA 6153</u> Phone: <u>048 917678</u> Fax: _____ Email: <u>NCHOMES@inet.net.au</u>		
	Owner: <u>Lis River Pty Ltd</u> Address: <u>26 Tweeddak Rd Applecross WA 6153</u> Phone: <u>048 917678</u> Fax: _____ Email: <u>NCHOMES@inet.net.au</u>		
	Owner's Agent (Clause 27): <u>DANY NARONE - 0488 300 901</u>		
<b>3.</b>	<b>Site</b>		
	Works (Clause 1(a)) Site: Postal Address Title Particulars:	UNITS 1 to 12, 196 RAILWAY PARADE, QUEENSLAND WA 4107 Location Portion of and being Lot <u>4</u> on Plan/Diagram <u>196</u> and being the whole of the land comprised in Certificate of Title Volume <u>1600</u> Folio <u>154</u>	
<b>4.</b>	<b>Finance</b>		
	Amount of finance required (Clause 3(c)) Period for approval <u>APPROVED Already</u> Lender <u>National A.C. Bank</u>	\$ <u>3,200,000.00</u> <u>45</u> working days from the date of this Contract"	
<b>5.</b>	<b>Encumbrances on the Site</b>		
	Encumbrances on the Site (Clause 3(a)(ii))	<u>Notification of factors affecting within land - AIR TRAFFIC</u>	
<b>6.</b>	<b>Contract Price</b>		
	Contract Price (Clause 6) The Contract Price is GST inclusive	Price excluding GST Amount of GST on the above Contract Price (including GST)	\$ <u>968,236.36</u> \$ <u>96,823.63</u> \$ <u>1,065,060.00</u>
<b>7.</b>	<b>Deposit</b>		
	Deposit (not to exceed 6.5% of Contract Price) (Clause 7(a))	\$ <u>69,000.00</u>	
	Progress Payments as follows (Clause 7(b)):          Practical Completion (Clause 19)  TOTAL	"A" Stage 1 - Slab 2 - Brickwork 3 - roof 4 - fit out    Lock up + inspection	"B" \$ <u>199,200.00</u> \$ <u>199,200.00</u> \$ <u>199,200.00</u> \$ <u>199,200.00</u> \$ \$ \$ <u>199,260.00</u> \$ <u>1,065,060.00</u>

<b>8</b>	<b>Interest</b>	
	Interest on late payment (Clause 7(e)(i))	5 %
<b>9</b>	<b>Time to Commence/Complete Works</b>	
	(a) Time to commence Works (Clause 9(a))	45 working days
	(b) Time to complete Works (Clause 9(b))	265 working days
	from the date on which work commenced or should have commenced under Clause 9(a).	
<b>10</b>	<b>Provisional Sums &amp; Prime Cost Items</b>	
	(a) Provisional Sums (Clause 11) - refer to Addenda to Specifications for details	\$ 2400.00
	(b) Prime Cost Items (Clause 11) - refer to Addenda to Specifications for details	\$ 12,400.00
<b>11</b>	<b>Additional percentage allowed</b>	
	Additional percentage allowed (Clause 11 and 12)	1-2.2 %
<b>12</b>	<b>Defects Liability Period</b>	
	Defects Liability Period (Clause 14) (not less than 4 months commencing on the day of Practical Completion)	8 months after make in date
<b>13</b>	<b>Proof of Receipt of Documents</b>	
	I/We acknowledge receipt of a copy of the signed Contract Documents referred to in Clause 1(a) of the Contract on the 20 <sup>th</sup> day of September 2017 and we have read and understood the Notice to the Home Owner referred to in section 4(2) on the Home Building Contracts Act 1991 which is included in, but does not form part of, this Contract.	
	Signed by the owner <i>R.A. Nardone</i>	
	Signed by the owner <b>ROCCO ANTONIO NARDONE</b>	
<b>14</b>	<b>Signing of Contract</b>	
	This Contract is dated the <i>R.A. Nardone</i> 27 <sup>th</sup> day of Sept 20 17	
	Signed by the owner <i>R.A. Nardone</i>	
	Witness <i>WILLIAM SMIRNOS</i> <i>W</i>	
	Signed by the owner <i>R.A. Nardone - Director for L&amp;R P/L</i>	
	Witness <i>WILLIAM SMIRNOS</i> <i>W</i>	
	Signed for and on behalf of the Builder <i>R.A. Nardone</i>	
	Witness <i>WILLIAM SMIRNOS</i> <i>W</i>	