

ATTACHMENT F

PLAN ENDORSEMENTS AND COMPLIANCE BONDS

F

Plan Endorsements and Compliance Bonds

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1 Introduction

The Housing Development Guide provides that Buyers must ensure that their plans and specifications comply with the Mandatory Requirements set out in Section 5.3. Buyer's plans and specifications need to be endorsed by the LDA, as being compliant with the Mandatory Requirements, before those plans and specification can be submitted for any building or development approval. Buyers must ensure works are carried out in accordance with the plans and specifications endorsed by the LDA as Compliant.

Where a Buyer's plans and specifications have not been endorsed by the LDA as being Compliant before Settlement, the Buyer is required to lodge a Compliance Bond of \$5,000 on Settlement.

Where a Buyer's plans and specifications have been endorsed by the LDA as being Compliant before Settlement, the Buyer is not required to lodge a Compliance Bond on Settlement.

This document provides details of the procedures relevant to the LDA's endorsement of compliant plans and specifications as well as procedures relating to the lodgement and return of Compliance Bonds.

2 Lodgement of the Plans and Specifications with the LDA

The Buyer must lodge the Buyer's plans and specifications with the Application for Plan Endorsement form provided. The required plans and specifications (Buyer's Plans) are detailed in Section 4 of this Attachment F and Section 3 of the annexed Application for Plan Endorsement Form.

The Buyer may lodge the Buyer's Plans before or after Settlement.

The Buyer's Plans should be marked to the attention of the LDA Home Sustainability Advisor.

The LDA will assess Buyer's Plans as soon as reasonably practicable, but lodgement of Buyer's Plans before Settlement does not mean that the Buyer's Plans will be assessed before Settlement. Buyer's Plans will not be endorsed as Compliant unless they are compliant with the Mandatory Requirements. Buyer's Plans will be endorsed as Compliant if they are compliant with the Mandatory Requirements.

3 Settlement Dates

Settlement dates are dependent upon the LDA's site works at the Estate being completed, as set out

in the Buyer's First Grant Contracts. The LDA will provide periodical updates of the proposed date when Settlement is likely to occur.

4 Buyers Plans

Buyers must satisfy the Mandatory Requirements detailed in Sections 5.2 and 5.3 of the Housing Development Guide.

The following plans and specifications need to be provided to the LDA for assessment and, if they are complaint with the Mandatory Requirements, for endorsement confirming compliance.

Plan	Minimum Scale	Must show
Landscape Plan	1:200	Landscaping forward of the front building line. (See in the sample landscape plan in Attachment G - Buyer Incentive Rebates)
Site Plan	1:200	Contours at 0.5 metre intervals
		Cut and fill to a maximum of 1.5 with a maximum cut of 1 metre.
		Location of Solar Water Heater Collector Panels
Floor Plan(s)	1:100	Finished Floor Levels
Elevations	1:100	Street elevation(s) nominating a minimum of two materials permitted under the Housing Development Guide
		Solar access envelope in compliance with the Coombs and Wright Concept Plan
		Location of Solar Water Heater Collector Panels
Section(s)	1:100	Envelope control in relation to the building height

5 Endorsement of the Buyer's Plans by the LDA

If the Buyer's Plans comply with the Mandatory Requirements, the LDA will endorse the Buyer's Plans as being Compliant.

The LDA's endorsement of the Buyer's Plans as Compliant means only that they comply with the Mandatory Requirements. The LDA's endorsement does not constitute an approval for building or development. The LDA's endorsement does not mean that the Buyer's Plans comply with the Territory Plan or with any requirement of ESDD or any other relevant authority, or that any necessary development or building approval will be given (whether with or without amendment of the plans and specifications). The Buyer is responsible for ensuring that the Buyer's Plans comply with the Territory Plan and the requirements of any relevant authority, in addition to complying with the Mandatory Requirements.

In all cases where the Buyer's Plans are amended after endorsement by the LDA as being Compliant, the Buyer must submit the amended Buyer's Plans for assessment by the LDA as to their compliance with the Mandatory Requirements.

After the Buyer's Plans have been endorsed by the LDA as Compliant, the LDA will return an endorsed set of the plans to the Buyer. Endorsement will ordinarily be by stamping (in the terms set out below) and signed and dated by an authorised officer of the LDA. Confirmation of Compliance may also be given by letter from the LDA to the Buyer, with the endorsed Buyer's Plans.

Endorsement stamp

The plans and specifications bearing this stamp have been assessed by the LDA and found to be compliant with the Mandatory Requirements of Section 5.3 of the Coombs Housing Development Guide. The LDA's endorsement of the Buyer's Plans and specifications as Compliant means only that they comply with the Mandatory Requirements. The LDA's endorsement does not constitute an approval for building or development. The LDA's endorsement does not mean that the plans and specifications comply with the Territory Plan or with any requirement of ESDD or any other relevant authority, or that any necessary development or building approval will be given (whether with or without amendment of the plans and specifications).

Signed: _____

Date: ____/____/____

6 Changes to Endorsed Plans

Where any changes are made to Buyer's Plans which have been endorsed as Compliant by the LDA, the Buyer must submit the revised plans to the LDA for reassessment as to whether they comply with the Mandatory Requirements, before submitting the revised plans to ESDD or other relevant authority. If the revised Buyer's Plans comply with the Mandatory Requirements, the LDA will endorse those plans as Compliant.

7 Lodgement of Compliance Bond

If the Buyer's Plans are not endorsed by the LDA before Settlement as complying with the Mandatory Requirements, the Buyer must (in addition to other moneys payable at Settlement) pay a bond of \$5,000.00 as security for the Buyer's performance of its obligations in respect of the Buyer's Plans.

8 Refund of the Compliance Bond after Endorsement

The Compliance Bond will be refunded to the Buyer as soon as practicable after the Buyer's Plans have been endorsed by the LDA as being compliant with the Mandatory Requirements.

The refund will be made to an Australian bank account nominated by the Buyer in the Application Form lodged with the Buyer's Plans.

Where the Buyer's Plans are endorsed as compliant with the Mandatory Requirements, the Compliance Bond will be refunded irrespective of whether building approval is granted.

The LDA will endeavour to refund a Buyer's Compliance Bond within four (4) weeks after the date the LDA endorses the Buyer's Plans as being compliant with the Mandatory Requirements.

9 Non-Compliance

Where the Buyer's Plans are not compliant with Mandatory Requirements, the Buyer will be notified of that non-compliance by letter and given the opportunity to amend and resubmit the Buyer's Plans for reassessment.

The Compliance Bond will not be refunded unless and until the Buyer's Plans have been endorsed by the LDA as being Compliant. In addition to any other right which the LDA may have because of the Buyer not complying with its obligations in respect of the Buyer's Plans, a Compliance Bond lodged by a Buyer is forfeited to the LDA on the date that is

180 days after the issue of the Certificate of Occupancy for the dwelling where the Buyer's Plans have not been endorsed as Compliant before that date.

10 Further Information

For further information please contact the LDA Home Sustainability Advisor.

Phone: (02) 6207 0390

Email: ldahsa@act.gov.au



Annexure 1

Coombs - Application for Plan Endorsement

This Application Form must be read in conjunction with the Housing Development Guide, including Attachment F - Plan Endorsements and Compliance Bonds.

This Application Form must be fully completed by the Buyer.

The Declaration in Section 2 of this Application Form must be signed by each person who is the Buyer of the Block.

The documents set out in Section 3 of this Application Form must be submitted to the LDA with this Application Form.

Application Forms which are not complete or signed, or which are not accompanied by the required supporting documents, may not be considered by the LDA.

Please complete all required fields in BLOCK LETTERS.

SECTION 1: APPLICANT DETAILS

Buyer's Name (list all persons who are the Buyer of the Block)

First Name _____ Last Name _____

First Name _____ Last Name _____

Company name (if company) _____

Block details

Description of Block on First Grant Contract - Block _____ Section _____ Coombs

Street address of Block _____

Buyer's contact details

Postal Address of Buyer _____

Phone and Mobile _____

Email Address _____

SECTION 2: DECLARATION

- I have read and understood the Housing Development Guide, including Attachment F - Plan Endorsements and Compliance Bonds.
- I confirm that the plans and specifications submitted with this Application (being the plans and specifications set out in Section 3 of this Application Form and in Section 4 of Attachment F - Plan Endorsements and Compliance Bonds) comply with the Mandatory Requirements.
- I undertake to ensure that the person building the dwelling on the Block (Builder) commits to building the dwelling in compliance with the Mandatory Requirements.
- I undertake to ensure that, in the building contract between the Buyer and the builder for the construction of a dwelling on the Block, the Builder agree to comply with the Mandatory Requirements.
- I undertake to provide a copy of the Housing Development Guide to the Builder.
- The information contained in this Application Form is true and complete in all respects.

Signature of Buyer / Applicant 1 _____ Date ____/____/____

Signature of Buyer / Applicant 2 _____ Date ____/____/____

SECTION 3: PLANS

I attach the following plans:

Plan	Minimum Scale	Showing
<input type="checkbox"/> Landscape Plan	1:200	Landscaping forward of the front building line. (See in the sample landscape plan in Attachment G - Buyer Incentive Rebates)
<input type="checkbox"/> Site Plan	1:200	Contours at 0.5 metre intervals
		Cut and fill to a maximum of 1.5 metres with a maximum cut of 1 metre.
		Location of Solar Water Heater Collector Panels
<input type="checkbox"/> Floor Plan(s)	1:100	Finished Floor Levels
<input type="checkbox"/> Elevations	1:100	Street elevation(s) nominating a minimum of two materials permitted under the Housing Development Guide
		Solar access envelope in compliance with the Coombs and Wright Concept Plan
		Location of Solar Water Heater Collector Panels
<input type="checkbox"/> Section(s)	1:100	Envelope control in relation to the building height

SECTION 4: PAYMENT DETAILS - FOR REFUND OF COMPLIANCE BOND

The refund is to be paid to the Buyer's bank account, detailed below. (The bank must be an Australian Bank).

Bank name _____

Bank Branch _____

Account name _____

BSB No. _____ Account number _____

Submitting your Application Form (Applicant to Note)

Completed Application Forms should be submitted by mail to:

Home Sustainability Advisor (Coombs Buyer Incentive Rebate Offer)
Land Development Agency
GPO Box 158
CANBERRA ACT 2601