

Buildcert.

Fee Proposal

Bel Air Pools



29 April 2019

Byron Jones
Bel Air Pools
Unit 1/48 Kalaroo Road
REDHEAD NSW 2290

Dear Byron

Fee Proposal for Development Approval Services - Swimming Pools

Buildcert are pleased to submit a fee proposal to provide building approval and certification services for Swimming Pools for **Bel Air Pools**.

Buildcert is an industry leading building approval and certification service provider. Our offices are strategically located throughout NSW with the largest geographical coverage of any certification company. We pride ourselves on our ability to deliver easier and faster building approvals, to add value and exceed client expectations at every stage of the approval process.

Thank you for the opportunity, we look forward to establishing a working relationship with your business and your staff. Please do not hesitate to contact me, should you require any further information.

Kind regards



Andrew Killen
Business Development Manager
Buildcert Services Pty Ltd

More than Approvals

We have built a reputation for providing a personalised and proactive approach to both the planning and building approval processes. With wide-ranging experience gained from years in the planning and building industry, we have the expertise to deliver projects of any size across all residential, commercial and industrial developments.

Buildcert services with a vast range of clients including builders, developers, architects, building designers, home owners and other industry professionals. We currently partner with a number of Australia's largest and most well-recognised building companies.

Leading edge technologies assist us to deliver rapid and responsive solutions for our clients. By investing in technology and innovation, Buildcert continually sets the industry standard in services for our clients.

Our group of companies is made up of **Buildcert Planning** and **Buildcert Certification** which allow the delivery of your development approval from the initial planning stages through to occupation.

Buildcert Planning

Buildcert Planning is a leading provider of multidisciplinary planning services.

Our planners are experienced and well versed in all aspects of modern planning practice and understand the legislative, social and personal requirements of development. Our team possesses detailed knowledge and experience to navigate regulatory, environmental and development approval requirements.

Buildcert Planning is committed to ongoing professional learning and are members of the Urban Development Institute of Australia (UDIA), and Planning Institute of Australia (PIA).

Buildcert Certification

The Certification team consists of qualified, highly-skilled and practically-minded certifiers, across all levels of accreditation. We have extensive industry experience – trade backgrounds, along with local government experience, and building industry knowledge. Such experience enables our accredited certifiers to exercise practical knowledge when interpreting and applying Building Codes and standards. The team can relate to builders on a practical level, and understands how the certification role can promote efficiency during building approval and construction stages.

Buildcert Certification is committed to ongoing professional learning and are active members of the Association of Accredited Certifiers (AAC), the Australian Institute of Building Surveyors (AIBS), Housing Industry Australia (HIA), the Master Builders Association (MBA) and the Swimming Pool & Spa Association (SPASA).

Services and Pricing Schedule – Buildcert Planning

Where a project requires a Development Application (DA), Buildcert Planning will support you from inception right through to project delivery. Our focus is on creating a cost-effective pathway to achieve your development objectives. We have developed a streamlined approach to preparing, lodging and managing applications – from project inception to completion - which manages both risk and cost. Our services include:-

- a) Review, assess and advise on compliance of documentation with relevant Council Local Environmental Plans and Development Control Plans
- b) Preliminary review of DCP/LEP to determine any non-compliances
- c) Provision of Preliminary Planning Report where requested
- d) Prepare a Statement of Environmental Effects
- e) Prepare a Waste Management Plan
- f) Obtain plan endorsements from the Local Water Authority and Subsidence Advisory NSW (if applicable)
- g) Lodge Development Applications with Council and monitor application progress until determination
- h) Review conditions of consent on receipt of Development Consent
- i) Prepare and lodge other required Approvals / Referrals to Authorities, e.g. Tree removal and Flood Certificate applications
- j) Additional services (where applicable) –
 - Plan preparation
 - BAL Certificates
 - Bushfire Reports
 - BASIX Certificates

Buildcert Planning - Schedule of Fees (GST Exclusive)	
Preliminary Planning Report	\$150.00
Plan preparation (desk top review)	\$200.00
Plan preparation (inclusive of site visit)	\$400.00
Statement of Environmental Effects, DA Lodgement and Tracking	\$250.00
Project Administration (<i>based on services requested</i>)	TBA
Title Search, Deposited Plan and 88B	\$60.00
Section 10.7 Certificate	\$100.00
Subsidence Advisory NSW Endorsement	No charge
BAL Certificate	\$400.00
BASIX Certificate	\$400.00
Waste Management Plan	\$100.00
The following services (when required) are subject to additional External Authority fees	
Local Water Authority Endorsement	POA
Council Application Fees	POA
Bushfire Risk Assessment	POA
Flood Certificate	POA
Long Service Levy (Applicable for works valued \$25k or greater) (GST Free)	0.35% of CV
Exclusions	
<ul style="list-style-type: none"> Any work required post DA lodgement relating to a response to a Council or Referral Authority information request or response to public submissions Any significant re-work required due to client instigating changes to the proposal 	

Buildcert Certification - Services and Pricing Schedule

Where a project does not require a Development Application (DA), Buildcert Certification will organise your approval process from assessment to Occupation Certificate. Where a DA is required, Buildcert Certification will manage your project from the point of DA approval, through to issue of an Occupation Certificate.

As requested, this fee proposal is inclusive of the following Local Government Areas (LGA):-

Sydney Area: Blacktown, Camden, Campbelltown, The Hills Shire, Liverpool, Penrith, Wingecarribee, Caterbury-Bankstown, Central Coast, Shoalhaven, Cumberland, Fairfield, Wollondilly, Wollongong, Northern Beaches, Ryde, Hawkesbury, Parramatta, Hornsby, Sutherland Shire, Bega Valley, Ku-ring-gai, Blue Mountains, Strathfield, Inner West, Willoughby, Bayside, Georges River, Randwick, Richmond Valley, Woollahra, Lane Cove, Lithgow, Burwood, Greater Hume Shire, Hunters Hill, North Sydney, Mosman, Sydney, Waverley, Wentworth.

Newcastle Area: Newcastle, Lake Macquarie, Cessnock, Maitland, Port Stephens, Singleton

Central Coast Area: Wyong, Gosford

North Coast Area: Forster/Tuncurry, Port Macquarie, Mid Coast, Nambucca, Kempsey

South Coast Area: Bega Valley, Eurobodalla

Our services include:-

Construction Approval

- a) Carry out a preliminary assessment of plans to determine compliance with the State Environmental Planning Policy (Exempt and Complying Codes) 2008 – (SEPP)
- b) Review and assess compliance of final construction documentation and specifications with the SEPP or Development Approval where applicable
- c) Identify non-compliance issues with the Deemed-to-Satisfy provisions of the Building Code of Australia (BCA)
- d) Issue an electronic construction approval certificate including a set of stamped approved plans and specifications – either Complying Development or Construction Certificate
- e) Archive all approval documentation with the local Council within a legislative timeframe

Principal Certifying Authority (PCA)

- a) Assume the statutory role of PCA for the construction phase in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and Regulations
- b) Undertake critical stage inspections during construction
- c) Provide advice on application of the BCA, and for compliance with the CDC or CC
- d) Assist in resolution of practical problems arising from application of the building regulation
- k) Undertake a final inspection of the completed works
- l) Issue one Occupation Certificate electronically in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and Regulations

Complying Development Certificate Fees

Description	Unit Price	Quantity	Total
Complying Development Certificate and Assessment	\$300.00	1	\$ 300.00
Inspections	\$150.00	2	\$ 300.00
Council Archiving Fee (<i>GST Free</i>)	\$ 36.00	2	\$ 72.00
Occupation Certificate	\$150.00	1	\$ 150.00
Subtotal			\$ 822.00
GST			\$ 75.00
Total			\$ 897.00

Construction Certificate Fees

Description	Unit Price	Quantity	Total
Construction Certificate and Assessment	\$200.00	1	\$ 200.00
Inspections	\$150.00	2	\$ 300.00
Council Archiving Fee (<i>GST Free</i>)	\$ 36.00	2	\$ 72.00
Occupation Certificate	\$150.00	1	\$ 150.00
Subtotal			\$ 722.00
GST			\$ 65.00
Total			\$ 787.00

Additional Service Fees (GST Exclusive) – for Complying Development

Project Administration (<i>based on services requested</i>)	TBA
Title Search, Deposited Plan and 88B	\$60.00
Section 10.7 Certificate	\$100.00
Neighbour Notification (Sydney Council area only)	\$150.00
Subsidence Advisory NSW Endorsement	No charge
BAL Certificate	\$400.00
The following services (when required) are subject to additional External Authority fees	
Local Water Authority Endorsement	POA
Flood Certificate	POA

Terms & Conditions

Goods and Services Tax (GST)

Our services are subject to 10% GST.

Variations

Variations to the design initiated by the client, which require a Section 4.55 application, reassessment, or the issue of a new Complying Development Certificate (CDC) or Construction Certificate (CC), will be subject to additional costs where appropriate. Modified statements, applications or certificates are subject to a fee of 40% of the original assessment fee or \$200 plus GST, whichever is the greater. An additional \$36.00 Council Archiving fee will be required for any modified CC or CDC.

Payment

In accordance with Clause 19A of the Building Professionals Regulation 2007, and your acceptance of this fee agreement, payment shall be received in full at the time of initial lodgement of an application.

Disbursements

The above fees exclude disbursement of other consultancy fees (such as stormwater designs, engineering, surveys, landscaping, geotechnical & acid sulphate soil reports) other than those detailed. Quotes can be coordinated for any additional consultancy services that may be required.

Agreed Terms

Lodgement of an application with Buildcert confirms your acceptance of our fee agreement. The fee agreement will be reviewed annually.

Inspections

Critical stage inspection numbers have been quoted based on the development type. Our quote includes the number of inspections nominated in the Appendices. Additional inspections may be charged where this is exceeded and will be invoiced separately.

Occupation Certificate

Additional Occupation Certificates may be issued in accordance with the fee structure within the Appendices.

Long Service Levy

Long Service Levy is a NSW Government fee which is required to be paid prior to the issue of a Construction Certificate or Complying Development Certificate, where works are valued at \$25,000 and above. The Long Service Levy is calculated at 0.35% of the construction value.

Insurance

Our Professional Indemnity and Public Liability insurance policies are available on request.

Termination

Should the project or our services be terminated, a partial refund may be payable, calculated on the basis of a percentage of the services completed.

Fee Agreement Declaration

Fee Proposal – Development Approvals for proposed **Swimming Pools**

The person or company responsible for payment of the services outlined in this proposal have been detailed below. I/We understand that all invoices shall be made in accordance with these details.

I/We acknowledge that development not completed within 24 months of the date of an approval will be subject to additional fees for that portion of the services still outstanding.

Invoices to be addressed to:

Name:		Phone:	
Address:			
Email:			

I/We hereby accept Buildcert's Fee Proposal and agree to the terms and conditions. I/We hereby accept responsibility for payment in accordance with the stated terms.

Name:		Phone:	
Signature:		Date:	