# ASSESSMENT#3 – TERM 3 2023

# WRITTEN ASSIGNMENT – PROJECT BRIEF

**Assessment type: Group work – Project plan**

**Word limit: Part A: Presentation Equivalent to 500 words |Part B: Project plan 4000 words ± 5%**

**Due date: Week 11 Friday 11:45 pm AEST**

**Weighting: 50% (Part A – 10%, Part B – 40%)**

**NOTE: Must be read in conjunction with PPMP20008 Assessment 3 Description.**

# Internal project brief

## Summary

|  |  |  |
| --- | --- | --- |
| ***BlueSky Building & Construction Group Pty Ltd (BCC)*** | | |
| **Customer name**  --- | **Customer number**  195/2021-07 | **Contract number**  DS-2021-07 |
| **Site location**  Brooklyn, 3012 | **Initial quotation date**  15/09/2021  Est. No. 195/2021-09-15 | **Estimator**  Ahmad Hamud |
| **Home design**  Multi-unit development | **Project type**  Knock down Rebuild | **Sales Consultant**  Glenn Ford |
| **Floor plan**  The total area under the roof is 500 sqm | **Land size**  800 sqm | **Customer**  Hobsons Bay Council |
| **Project duration**  12 months |  |  |
| **Proposed price (as of 15/09/2021)** | | |
| **Total estimated cost (Inc. GST)** | | **$961,420.00** |
| **Profit margin (10%)** | | **$96,142.00** |
| **Contract price (Inc. GST)** | | **$1,057,562.00** |

**Notes**:

* BCC is engaged in a design and built project for the construction of knocking down and rebuilding three (3) townhouses (known as **LRP** project) in at the address 8 Lynch road, Brooklyn, Victoria 3012.
* It is expected that the contract becomes effective by **1st July 2022**.
* The project fund will be sourced from a loan from the customer's bank that is unconditionally approved. No delay in milestone payments is expected.

## Time of completion

The building period includes 12 months inclusive of weekends and the following buffers:

1. Effect of bad weather – 18 days,
2. Public holidays including end-of-the-year holidays – 10 days,

Ahmad note:

The project's start date is no longer 01/07/2022. Please propose a new starting date and adjust the appropriate time buffer, considering potential project risks that could impact the timeline.

## Contract price

The price of the contract is fixed and it may be changed before the contract’s effective date because of:

1. Additional cost caused by any deficiencies within the contract document,
2. Variations, including council/registered building surveyor,
3. Interest on overdue payments,
4. If more than one year has passed from the initial quotation date.
5. Additional building permit fees

Ahmad note:

The contract price must be revised based on condition 2, 4 and 5.

## Building permit

BCC is responsible for acquiring the 'planning permit' on behalf of the customer within 20 days of the contract's effective date.

Ahmad note:

Fees have increased by 10%. However, it's important to note that the responsibility for fee payment lies with the customer and is beyond the scope of our service..

## Applicable standards

Unless otherwise clearly stated in the contract, the followings are applicable standards to the building work:

*Domestic Building Contract Act 1995* – It governs building activity in Victoria. It sets out the legislative framework for the regulation of building construction, building standards and the maintenance of specific building safety features. See: <http://classic.austlii.edu.au/au/legis/vic/consol_act/dbca1995275/>

*Building Regulations 2018 (SR No 38)* -These are derived from the Act and contain, among other things, the requirements relating to:

* Building permits,
* Building inspections,
* Occupancy permits,
* Enforcement of the regulations,
* Maintenance of buildings.

*Subdivision Act Victoria 1988*

The regulations adopt the *Building Code of Australia* as a technical reference that must be complied with. New regulations or amendments to current regulations can be made according to the requirements of the *Subordinate Legislation Act 1994*.

*National Construction Code* - It incorporates all on-site construction requirements into a single code. Volumes One and Two of the NCC are the *Building Code of Australia (BCA)* and Volume Three is the *Plumbing Code of Australia (PCA)*.

The parties acknowledge that the builder must comply with all Occupational Health and Safety Act requirements on the land.

Ahmad note:

Check if Domestic Building Consumer Right needs to be added.

## Other conditions

If power is not available at the site, then it is the client's responsibility to provide temporary generating facilities at their own cost.

If water is not available at the site, then it is the client's responsibility to provide an adequate water supply before the commencement of work.

The customer has acknowledged that the building floor plans are final.

The customer has confirmed all building upgrades.

**The parties acknowledge that any delay caused by parties attracts a penalty of 5% of the contract price for the delayed parts every month.**

Ahmad note:

The original building size has been increased from 500 sqm to 550 sqm as per the client’s request. Please include in the Work Breakdown Structure (WBS) the cost of revising the drawings/plans. I consulted with our engineering team, and they provided a rough estimate for this activity, which is around $16,000 ± 20%.

Due to the shortage of timber, we recommended to the client a shift from using a structural wooden frame to a structural steel frame. The client has agreed to this proposal, along with the adjustment of the cost from $100,000 to $120,000.

## Excluded items

The following items are excluded from the contract:

* Decorating items, e.g. furniture
* All costs associated with water usage and service charges such as drainage, and sewerage during the construction period.
* Building permit: Lodgement & payment of required fees & government levies by owner/developer.
* Traffic management: If required, organized by builder & payment of required fees by owner/developer.
* Adjoining property protection works notice – Arranged & served to neighbours by owner/developer.
* Asbestos removal if required is not included in the contract.

Ahmed note:

We need temporary fencing for our temporary facility. The cost is not considered in the original project plan.

The client has requested to add in appliances (i.e. induction cooking stoves and dish washers) for all three units. The client has agreed to the quoted cost of $8,000 covering both the unit cost and installation fees. Note that this is a new item in the project plan.

## Insurance

An insurance policy is required by the Building Act 1993 or a new revision of it before this contract is enforced. BCC ensures that a copy of the insurance policy will be given to the customer.

Ahmed note:

Revise the insurance cost to $10 per one sqm area as per a recent quote from Insurance provider.

## Preliminary work and price breakdown

|  |  |  |  |
| --- | --- | --- | --- |
| **Cost code** | **Activity** | **Cost ($)** | **Cost/area ($/sqm)** |
| **01.00.00** | **DEMOLITION** |  |  |
| 01.10.00 | Existing house demoliation | 30,000.00 | 60.00 |
| **02.00.00** | **SITE WORKS AND FOUNDATIONS** |  |  |
| 02.10.00 | Site Cut (Scrape & remove vegetation & excess spoil from site up to 15 loads) | 3,000.00 | 6.00 |
| 02.40.00 | Ground floor slab and footings/foundation | 65,000.00 | 130.00 |
| **03.00.00** | **BRICKWORK, MANSORY & EXTERNAL CLADDINGS** |  |  |
| 03.10.00 | Ground floor walling | 60,000.00 | 120.00 |
| 03.20.00 | First floor cladding | 48,000.00 | 96.00 |
| **04.00.00** | **ROOFING** |  |  |
| 04.10.00 | Concrete Tiled Roof | 24,000.00 | 48.00 |
| 04.30.00 | Box Gutters | 3,000.00 | 6.00 |
| 04.40.00 | Flashings & rain heads | 3,200.00 | 6.40 |
| **05.00.00** | **FRAMING** |  |  |
| 05.30.00 | Metal fabrications | 20,000.00 | 40.00 |
| 05.40.00 | Structural wooden framing | 100,000.00 | 200.00 |
| 05.50.00 | Architectural woodwork | 25,000.00 | 50.00 |
| **07.00.00** | **THERMAL AND MOISTURE PROTECTION** |  |  |
| 07.20.00 | Thermal protection | 4,000.00 | 8.00 |
| 07.30.00 | Flashing and sheet material | 1,000.00 | 2.00 |
| 07.40.00 | Fire and smoke protection | 3,000.00 | 6.00 |
| 07.50.00 | Damp proofing and water proofing | 4,500.00 | 9.00 |
| 07.60.00 | Joint protection | 1,000.00 | 2.00 |
| **08.00.00** | **OPENNINGS** |  |  |
| 08.10.00 | Doors and frames | 30,000.00 | 60.00 |
| 08.30.00 | Specialty doors and frames | 18,000.00 | 36.00 |
| 08.40.00 | Entrances | 30,000.00 | 60.00 |
| 08.50.00 | Windows | 20,000.00 | 40.00 |
| 08.70.00 | Hardware | 6,000.00 | 12.00 |
| **09.00.00** | **INTERNAL WALL AND CEILING LININGS** |  |  |
| 09.20.00 | General walling (10mm plasterboard) | 20,000.00 | 40.00 |
| 09.30.00 | Wall wet areas | 10,000.00 | 20.00 |
| 09.50.00 | Cornice | 3,000.00 | 6.00 |
| **10.00.00** | **GARAGE** |  |  |
| 10.10.00 | Walling | 7,000.00 | 14.00 |
| 10.20.00 | Floor | 5,000.00 | 10.00 |
| 10.40.00 | Main vehicle access door | 1,600.00 | 3.20 |
| 10.50.00 | Automated door lifter | 3,000.00 | 6.00 |
| **11.00.00** | **FIXINGS** |  |  |
| 11.10.00 | Architraves | 2,500.00 | 5.00 |
| 11.20.00 | WIR shelving | 1,800.00 | 3.60 |
| 11.30.00 | wardrobe shelving | 7,000.00 | 14.00 |
| **12.00.00** | **CABINETS** |  |  |
| 12.20.00 | Kitchen Cabinet | 15000 | 30.00 |
| 12.30.00 | Laundry Cabinets | 7500 | 15.00 |
| 12.50.00 | Kitchen Bench Top | 9000 | 18.00 |
| **14.00.00** | **PLUMBING** |  |  |
| 14.10.00 | Plumbing BOM and installations | 15,000.00 | 30.00 |
| **15.00.00** | **STAIRS & BALUSTRADES** |  |  |
| 15.10.00 | Stairs, balustrades and installations | 15,000.00 | 30.00 |
| **16.00.00** | **PAINTING & FINISHING** |  |  |
| 16.10.00 | Interior finishes | 5,000.00 | 10.00 |
| 16.20.00 | Exterior finishes | 12,000.00 | 24.00 |
| **17.00.00** | **ELECTRICAL** |  |  |
| 17.10.00 | Underground supply (single phase) | 4,000.00 | 8.00 |
| 17.20.00 | Internal lighting | 5,000.00 | 10.00 |
| 17.30.00 | Ceiling exhaust fans | 2,000.00 | 4.00 |
| 17.50.00 | Powerpoints | 6,000.00 | 12.00 |
| **18.00.00** | **WALL & FLOOR TILING** |  |  |
| 18.10.00 | wall tiling | 8000 | 16.00 |
| 18.20.00 | Floor tiling | 10000 | 20.00 |
| **19.00.00** | **FLOOR COVERINGS** |  |  |
| 19.10.00 | Carpet | 15,000.00 | 30.00 |
| 19.20.00 | Carpet underlay | 10,000.00 | 20.00 |
| 19.40.00 | Floorboards | 36,000.00 | 72.00 |
| **20.00.00** | **HEATING & COOLING** |  |  |
| 20.10.00 | Split Systems cost and installation | 10,500.00 | 21.00 |
| **21.00.00** | **CONCRETE PAVING** |  |  |
| 21.10.00 | Driveway | 6,000.00 | 12.00 |
| 21.20.00 | Crossover and Footpath restatement | 1500 | 3.00 |
| **22.00.00** | **FENCING** |  |  |
| 22.10.00 | Dividing Fence | 8000 | 16.00 |
| 22.20.00 | Boundary Fence | 17000 | 34.00 |
| **23.00.00** | **LANDSCAPING & DECKING** |  |  |
| 23.10.00 | Landscaping | 4000 | 8.00 |
| 23.20.00 | Decking | 18000 | 36.00 |
| **24.00.00** | **BUILDER CLEAN** |  |  |
| 24.10.00 | Builder clean | 2000 | 4.00 |
|  |  |  |  |
|  | **SUBTOTAL DIRECT COST** | **799,100.00** | **1,598.20** |
|  |  |  |  |
|  | Design contingency (10% of direct cost) | **79,910.00** | **159.82** |
|  | Project management (7% of direct cost) | **55,937.00** | **111.87** |
|  | Administration and legal (3% of direct cost) | **23,973.00** | **47.95** |
|  | Insurance | **2,500.00** | **5.00** |
|  |  |  |  |
|  | **SUBTOTAL INDIRECT COST** | **162,320.00** | **324.64** |
|  | **TOTAL PROJECT COST (for BCC)** | **961,420.00** | **1,922.84** |
|  | **Profit (10%)** | **96,142.00** | **192.28** |
|  |  |  |  |
|  | **TOTAL PROJECT PRICE (for client)** | **1,057,562.00** | **2,115.12** |

Ahmed note: Check the “producer price index” and adjust prices according to construction price changes accordingly. Also, adjust prices based on the new building size.

Check below:

<https://www.abs.gov.au/statistics/economy/price-indexes-and-inflation/producer-price-indexes-australia/latest-release>

## Statutory warranties

To the extent required by the Domestic *Building Contracts Act 1995*, BCC provides a warranty while the building work will be carried out in a proper and skilful manner according to *Building Act 1993*.

## Building schematic

A rough schematic of the LRP project.

