



BUILDING CERTIFICATION PROPOSAL

Your projects flowing smoothly



FEE PROPOSAL

Building Certification Proposal

Date: 31/10/2019

Fee Proposal Number: 7279/19

Client: Johns Lyng Group

Property Address: Lot 405, 7 Edward Street Somerset Dam QLD 4312

Description	QTY	Unit Price	GST	Amount
Council Fee				
Plumbing Application: Water Connection & Onsite Sewerage Treatment	1	\$1,115.00	\$ 0.00	\$1,115.00
Removal House Referral: Inside Somerset \$563 Outside Somerset \$1187	1	\$ 0.00	\$ 0.00	\$ 0.00
Somerset Regional Council Document Lodgement	1	\$221.00	\$ 0.00	\$221.00
Fluid Fees				
Certification - Rebuild of fire damaged dwelling & Final inspection	1	\$1,669.00	\$151.73	\$1,669.00
Energy Efficiency Assessment (if raising and building under \$370.00)	1	\$265.00	\$24.09	\$265.00
Preparation and Lodgement - Plumbing Application	1	\$245.00	\$22.27	\$245.00
Town Planning - Planning Check (Residential)	1	\$130.00	\$11.82	\$130.00
			GST TOTAL	\$209.91
			INVOICE TOTAL*	\$3,645.00



Comparing apples with apples?

If you have received a competitive quote call our friendly team on **1300 358 432** to check the inclusions are the same.

*Exclusions apply – please see page 5



FEE PROPOSAL

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What is included with my fee?

- | | |
|---|--|
| ✓ Assessment of plans against building code | ✓ Final Inspection |
| ✓ Assessment of plans against local planning scheme | ✓ Final Certificate |
| ✓ Property Searches | ✓ Lodgement of building plans and final certificate to council |

Ready to go? Have questions?

Call us now to make payment with credit card or ask any questions on

07 5406 0588

To get started we need:

- Full payment
- A signed Fluid Engagement Agreement
- A drafted set of project plans[^]

[^]The drafted project plans must be good – please see page 5 for what we require



**Our certifier will assess
your project in
5 – 7 business days**

48 Hour Fast Track

Talk to us about a 48-hour fast track



PAYMENT OPTIONS

Full payment of our fee is required prior to commencement of the Building Approval Application.

Payment can be made by:

CHEQUE

☐ Cheque payable to Fluid Building Approvals

CREDIT CARD

Please click [Pay Now](#) to pay online using your credit card.. Alternatively, please complete below and return to us for processing:

☐ Mastercard ☐ Visa

Credit Card Number:

Expiry Date: / CCV:
M M Y Y

Cardholder Name: _____ Signature: _____

DIRECT DEPOSIT

Direct Deposit – Please use Quote No. 7279/19 as the deposit reference.

Deposit Date: / /
D D M M Y Y Account Name: **Fluid Building Approvals**

Bank: **ANZ** BSB: **014 275** Account Number: **224 877 485**

Additional Services

Some projects may require the following additional applications to council, depending on the nature of your project. The initial assessment of your project by our Fluid certifier will determine if these applications are required, or how they can be avoided.

- Plumbing
- Relaxation of Boundary Setbacks
- Build Over Sewer or Stormwater
- Amenity and Aesthetic
- If a swimming pool is not listed in this fee proposal it is not included. Please let us know if you require pool approval

Never fear! Fluid Building Approvals charge \$325.00 to prepare and lodge one of the additional council applications listed above. If it is deemed that multiple of the above additional applications apply, Fluid charge \$230.00 for each subsequent council application after the first. However, you may wish to lodge these applications yourself.

Fluid also offer the following additional services:

- Re-inspections
- Energy efficiency assessments
- Transport corridor assessment (if within a designated transport corridor)
- Printed copy of the building approval and associated documents

Other important bits

Our Fluid certifiers use the drafted plans of your project to complete the approval.

^Please ensure the project plans you provide to Fluid are:

- The final plans (additional fees may apply if plans are changed during certification process)
- Drawn by a licenced architect, builder, designer and/ or engineer
- Good quality
- Clearly show all proposed and existing structures on the property
- Show lot size dimensions
- Show distances from the boundaries
- Be to scale (eg site plan 1:200 and elevations/ floor plans 1:100)
- Show elevations (when council application is required eg siting variation)

Fees in this schedule are based on a registered engineer providing a form 15 structural design certificate for new dwellings and alterations and additions over 50m2.

CALL US NOW TO GET YOUR PROJECT STARTED
07 5406 0588

ENGAGEMENT AGREEMENT

Your projects flowing smoothly

Welcome to Fluid. Please take a moment to check the details and sign below.

Pursuant to Chapter 6 Division 2 of the Building Act 1975 this Engagement Agreement ("Agreement") forms a contract between Fluid Building Approvals and the Client for the supply of building certification services ("Services") to the Client, as described in this Agreement. The Agreement comprises of the following documents:

- a. Fee Proposal number: Q20198289 Dated:
- b. This Engagement Agreement
- c. Fluid Building Approvals Terms and Conditions

1. Client Details

APPLICANT INFORMATION

Client Name: Megan Donoghue Johns Lyng Group

Name of Client's Representative:

(if engagement is on behalf of a corporation, body corporate or firm)

Postal

Address:

Email Address: mdonoghue@johnslyng.com.au

Phone: 0739097064 Mobile: 07 3909 7064

OWNER'S INFORMATION (if the Client is not the Owner)

Owner's Name:

Owner's

Representative:

Postal Address:

Email Address:

Phone: Mobile:

2. Project Details

Scope of Works

(eg new dwelling,
secondary dwelling,
alterations and additions)

Certification - Rebuild of dwelling and Final Inspection inc planning
check

Site Address: Lot 405, 7 Edward Street Somerset Dam QLD 4312

Project Cost

(if known):

Please Tick

- ☐ There are easement/s on the site (e.g for vehicular access, electricity, overland flow etc,) *If yes, ensure type, location and dimension of easement/s are included in plans submitted.*
- ☒ The proposed includes new building work or operational work on the premises (including any services). *If yes, ensure type, location and dimension of proposed works are included in the plans submitted.*
- ☐ Owner Builder (building works under \$11,000)
- ☐ QBCC Licensed Builder

3. Client Acknowledgements

FURTHER AND IN ADDITION TO THE TERMS SET OUT IN THIS AGREEMENT, THE CLIENT ACKNOWLEDGES THAT:

- a. Fluid Building Approvals is engaged to act as the Private Building Certifier for the building application assessment of the building work and that all correspondence and approved plans will be directed to the Client (which may not be the Owner).
- b. As Building Certifiers, Fluid Building Approvals will not act as the builder's supervisor/quality controller. Both the building contractor and Owner are responsible for ensuring the building work is carried out to a standard of quality and finish required by the Owner(s) under the conditions of the relevant building contract.
- c. The Client declares that all the relevant information has been provided to Fluid Building Approvals and that the plans are an accurate indication of the Site.
- d. The proposed building work at the Site must not be commenced until a Development Permit of Building Work has been issued by Fluid Building Approvals. If work does commence prior to an approval being issued by Fluid Building Approvals, the Certifier and Fluid Building Approvals take no responsibility for the work and/or any rectification.
- e. Applicable Refunds if a job is cancelled or disengaged - Prior to assessment of plans and issuance of RFI – 75% of Fluid Fees & refund of any non-lodged Council application fees and Council Document Lodgement fee. Post assessment of plans and issuance of RFI – 40% of Fluid Fees & refund of any non-lodged Council application fees and Council Document Lodgement fee. Post issuance of Building Approval – Refund of Fluid Final Inspection fee.
- f. Please see our full [Terms and Conditions](#) prior to signing this agreement

The client has read, agrees and understands the terms and conditions as set out above.

Client Signature: Date:

Office Use Only

Signed by Fluid Building Approvals: Effective Date:

Fee Proposal no: Dated: