

PLATINUM

May 2020

Mastermind Event

Brisbane

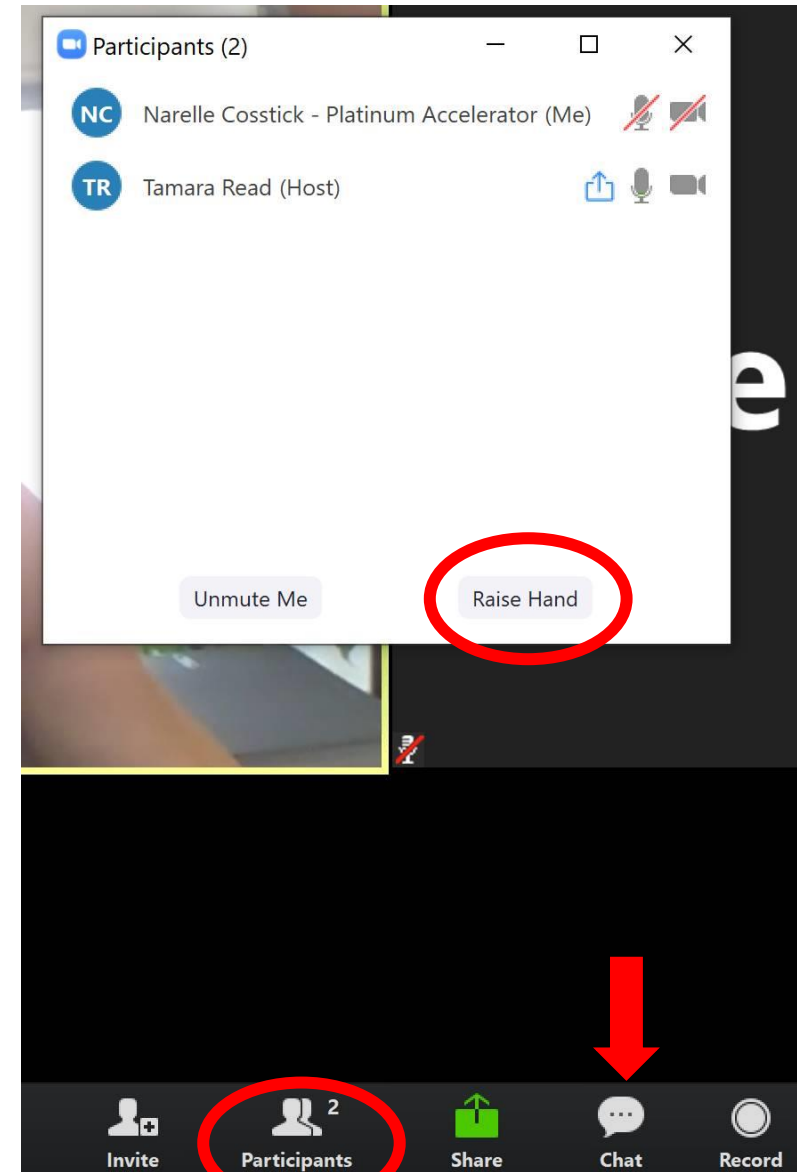
**Tamara Read &
Nicolle Beer**
QLD State Coaches



I LOVE
REAL ESTATE

Zoom Instructions -

- If you drop out of Zoom, log-in again via original link
- If you can't connect via Zoom then watch Livestream via new State Facebook Group
- Master Room:
 - Student to mute audio & turn-off video
 - Raise your Hand if you want to share with the whole group, wait for coach to ask you to unmute yourself & turn on your video
 - Use Chat box to ask Questions
 - Limit chat box to Questions only 😊
- Chat Room:
 - Unmute yourself & turn on your video so you can talk & be seen within your chat room group
 - If your internet is struggling, turn off your video but leave on your audio
 - DO NOT click "Leave Meeting"!!!!!!!!!!!!



Event Outline -

- 6:00 – 6:30 Networking
- 6:30 - Start
- 6:30 – 6:45 Introductions
- 6:45 – 8:00 Accountability
- 8:00 – 8:30 Networking Break
- 8:30 – 10:00 Construction

Workshop / Interactive Format

- Zoom Chat Rooms
- Involve everyone in the conversation
- Be supportive



WELCOME NEW PLATINUM'S



- Gayel & David Wilcock (Graduates)
- Carly Bright
- Farnaz Faeghnia
- Danielle & Paul Martin

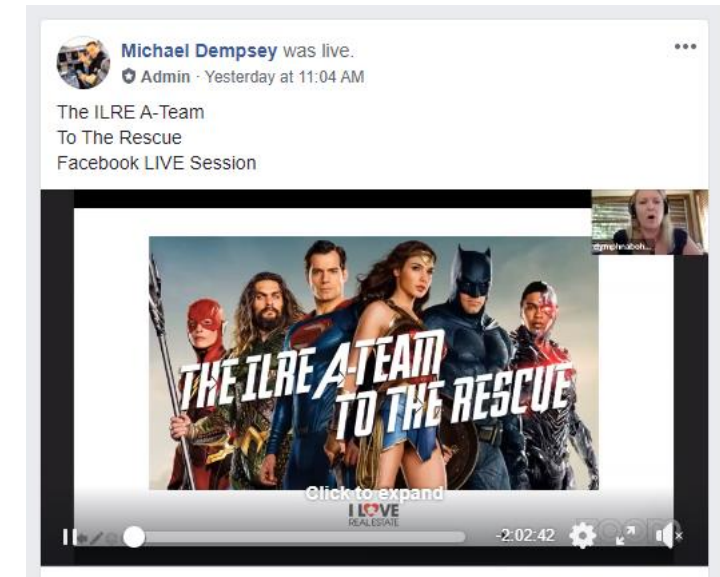
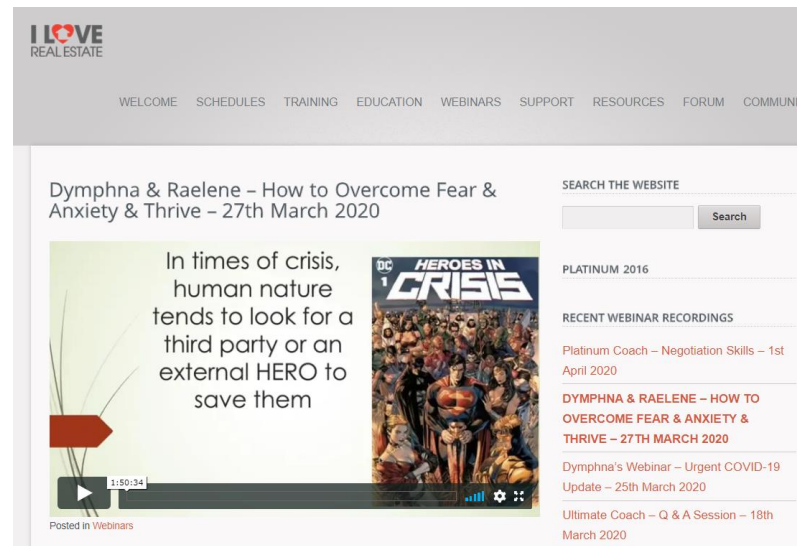
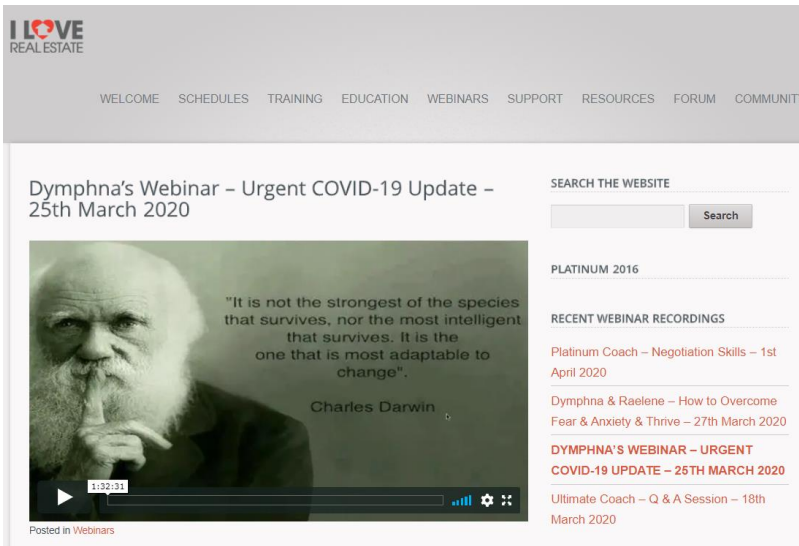
Housekeeping



Housekeeping

3 Dymphna Delivered Webinars – MUST WATCH:

- ❖ 1) 25th March 20
Urgent COVID-19 Update
- ❖ 2) 27th March 20
How to Overcome Fear & Anxiety & Thrive
- ❖ 3) 3rd April 20
The ILRE A-Team to the Rescue



Housekeeping

- 2020 Monthly Dates (Tuesday's):
 - ❖ 2nd June; 7th July; 4th Aug; 8th Sept; 6th Oct; 3rd Nov, 8th Dec
- 2020 National Conference Dates:
 - ❖ April – Melbourne – Deferred to 2021 & all students credited
 - ❖ 1st & 2nd August – Sunshine Coast
 - ❖ 5th & 6th December – Sydney
 - ❖ DO NOT Book flights or Accom YET
 - ❖ Graduate Day prior to each National Conference Date



Housekeeping

- 2020 Ultimate Bootcamp Dates:
 - ❖ Check Ultimate Website
- 2020 Quantum Events: Check Ultimate Website For Full List – Delivered Virtually:
 - ❖ 25% Developers Club: 15-18th May

Housekeeping

- Meetup Groups – Postponed
 - ❖ Brisbane Platinum Student Meetups
 - ❖ ILRE Brisbane Monthly Meetups



Housekeeping

- 2020 Cambodia Trip Postponed - Raw Impact Charity
 - ❖ Cambodia Trip: 10-19th June 2020 – Postponed
 - ❖ Trip Webinar 1st June cancelled & will reschedule later in year
 - ❖ RAW Impact - Sidekick Project -



Virtually a different trip

RAW Impact – Sidekick Project



GRADUATING PLATINUM'S



- Carol & Alex Braithwaite
- Paul Merritt
- Kimberley Iloff
- Jo Hein
- Frances & Wayne Johnson
- Venera Dsouza & Tervin Pintu

Welcome Dymphna



PLATINUM

Have you ever been to
Helsinki?

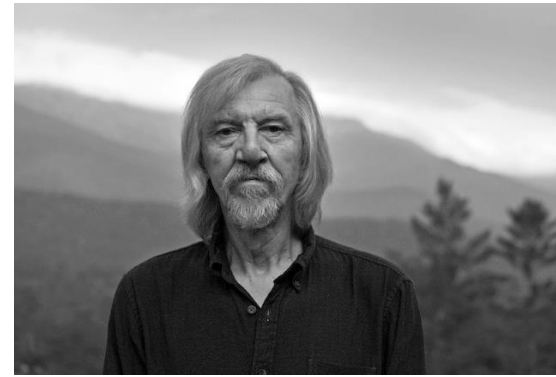


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In June of 2004, Arno Rafael Minkinen stepped up to the microphone at the New England School of Photography to deliver the commencement speech.

As he looked out at the graduating students, Minkinen shared a simple theory that, in his estimation, made all the difference between success and failure.

He called it The Helsinki Bus Station Theory.



The Helsinki Bus Station Theory

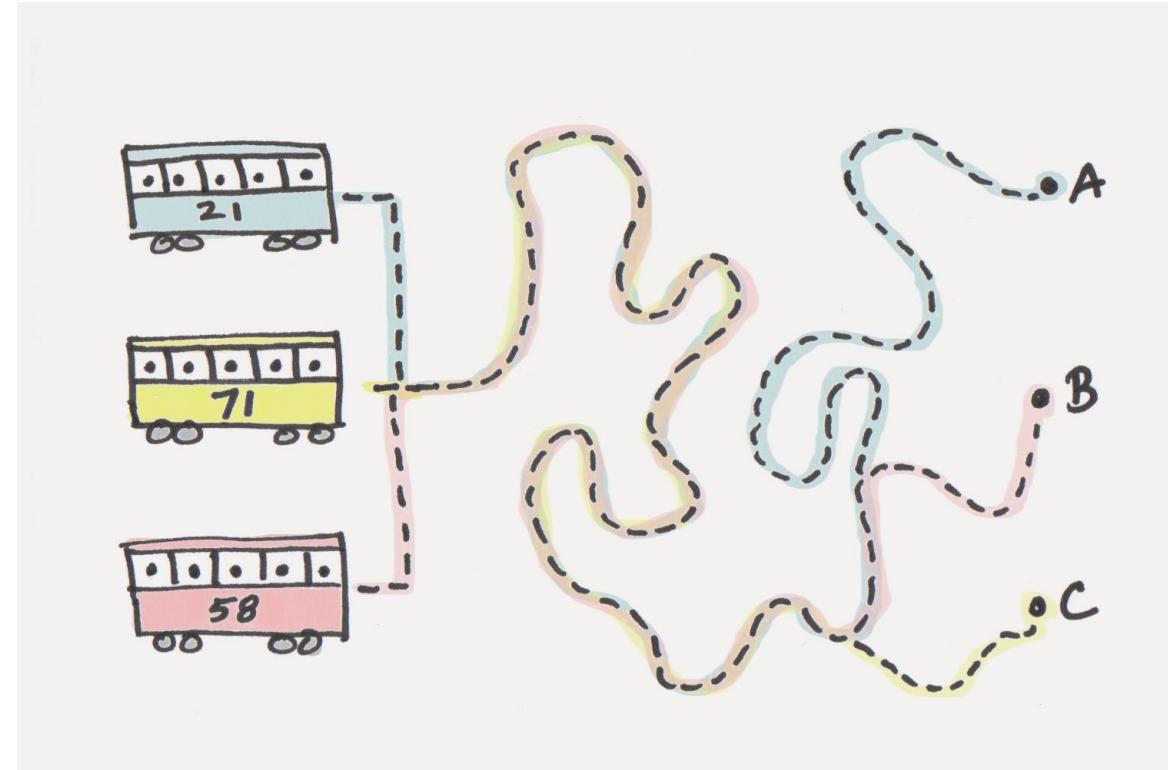
- Minkkinen was born in Helsinki, Finland. In the center of the city there was a large bus station and he began his speech by describing it to the students.
- “Some two-dozen platforms are laid out in a square at the heart of the city,” Minkkinen said. “At the head of each platform is a sign posting the numbers of the buses that leave from that particular platform. The bus numbers might read as follows: 21, 71, 58, 33, and 19. Each bus takes the same route out of the city for at least a kilometer, stopping at bus stop intervals along the way.”
- He continued, “Now let’s say, again metaphorically speaking, that each bus stop represents one year in the life of a photographer. Meaning the third bus stop would represent three years of photographic activity. Ok, so you have been working for three years making platinum studies of nudes. Call it bus #21.”

- “You take those three years of work to the Museum of Fine Arts in Boston and the curator asks if you are familiar with the nudes of Irving Penn. His bus, 71, was on the same line. Or you take them to a gallery in Paris and are reminded to check out Bill Brandt, bus 58, and so on. Shocked, you realize that what you have been doing for three years others have already done.”
- “So you hop off the bus, grab a cab—because life is short—and head straight back to the bus station looking for another platform.”
- “This time,” he said, “you are going to make 8×10 view camera colour snapshots of people lying on the beach from a cherry picker crane. You spend three years at it and three grand and produce a series of works that elicit the same comment. Haven’t you seen the work of Richard Misrach? Or, if they are steamy black and white 8x10s of palm trees swaying off a beachfront, haven’t you seen the work of Sally Mann?”

- “So once again, you get off the bus, grab the cab, race back and find a new platform. This goes on all your creative life, always showing new work, always being compared to others.”
- Minkinen paused. He looked out at the students and asked, “What to do?”
- “It’s simple,” he said. **“Stay on the bus. Stay on the f*cking bus.** Because if you do, in time, you will begin to see a difference.”
- “The buses that move out of Helsinki stay on the same line, but only for a while—maybe a kilometer or two. Then they begin to separate, each number heading off to its own unique destination. Bus 33 suddenly goes north. Bus 19 southwest. For a time maybe 21 and 71 dovetail one another, but soon they split off as well. Irving Penn is headed elsewhere.”

- “It’s the separation that makes all the difference,” Minkkinen said. “And once you start to see that difference in your work from the work you so admire—that’s why you chose that platform after all—it’s time to look for your breakthrough. Suddenly your work starts to get noticed.
- Now you are working more on your own, making more of the difference between your work and what influenced it. Your vision takes off. And as the years mount up and your work begins to pile up, it won’t be long before the critics become very intrigued, not just by what separates your work from a Sally Mann or a Ralph Gibson, but by what you did when you first got started!”
- “You regain the whole bus route in fact. The vintage prints made twenty years ago are suddenly re-evaluated and, for what it is worth, start selling at a premium.

- At the end of the line—where the bus comes to rest and the driver can get out for a smoke or, better yet, a cup of coffee—that’s when the work is done. It could be the end of your career as an artist or the end of your life for that matter, but your total output is now all there before you, the early (so-called) imitations, the breakthroughs, the peaks and valleys, the closing masterpieces, all with the stamp of your unique vision.”
- **“Why? Because you stayed on the bus.”**



Does Consistency Lead to Success?

- **Consider a college student.** They have likely spent more than 10,000 hours in a classroom by this point in their life. Are they an expert at learning every piece of information thrown at them? Not at all. Most of what we hear in class is forgotten shortly thereafter.
- **Consider someone who works on a computer each day at work.** If you've been in your job for years, it is very likely that you have spent more than 10,000 hours writing and responding to emails. Given all of this writing, do you have the skills to write the next great novel? Probably not.
- **Consider the average person who goes to the gym each week.** Many folks have been doing this for years or even decades. Are they built like elite athletes? Do they possess elite level strength? Unlikely.
- **Consider the average Platinum Student.**

It's Not the Work, It's the Re-Work

- Average college students learn ideas once. The best college students re-learn ideas over and over.
- Average employees write emails once. Elite novelists re-write chapters again and again.
- Average fitness enthusiasts mindlessly follow the same workout routine each week. The best athletes actively critique each repetition and constantly improve their technique.
- Average platinum students learn strategies and maybe even implement them – BUT – exceptional platinum students analyze their results, look for areas of improvement, get coached to push themselves further.
- **It is the revision that matters most.**

10,000 Hours

- To continue the bus metaphor, the photographers who get off the bus after a few stops and then hop on a new bus line are still doing work the whole time. They are putting in their 10,000 hours. **What they are not doing, however, is re-work.**
- They are so busy jumping from line to line in the hopes of finding a route nobody has ridden before that they don't invest the time to re-work their old ideas.
- Malcolm Gladwell's book '**Outliers**' popularized **The 10,000 Hour Rule**, which states that it takes 10,000 hours of deliberate practice to become an expert in a particular field.
- It's the revision that is the Deliberate practice
- A lot of people put in 10,000 hours. Very few people put in 10,000 hours of revision – **Deliberate Practice**

What's your Bus?



Stop Running Off to the next Shiny Thing?



Anyone can want a gold medal. Few people want to train like an Olympian

- I can't find a deal
- None of the feaso's I do give me enough profit
- What ever!!!
- You haven't done enough work!
- You haven't done enough work!
- You haven't done enough work!
- **Deliberate focused – revisionary Work!**

What is your Helsinki Learning? - Discuss



PLATINUM

Accountability
Monthly Goals



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Buddy Process – Chat Room



- Zoom Chat Room - Auto pair-up
- Exchange Mobile No.
- Schedule to “TALK” weekly
- Graduating students OK to partner for a month

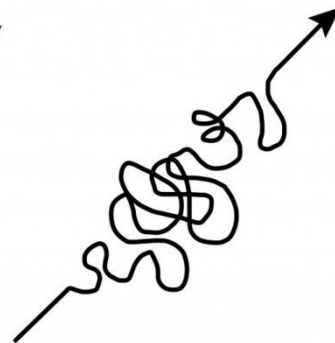
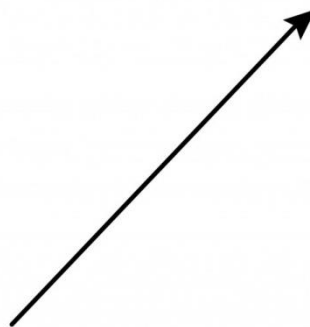
Last Month In Review

Share Your Successes and Challenges



SUCCESS

SUCCESS



what people think
it looks like

what it really
looks like

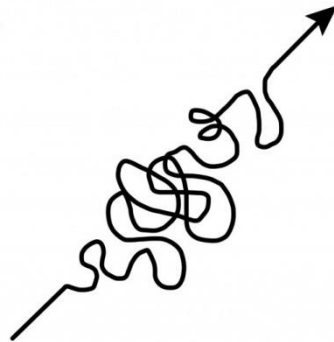
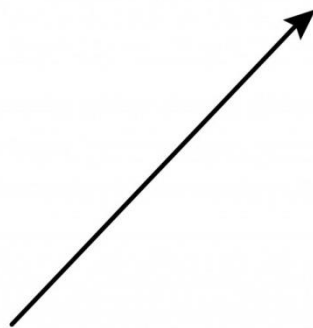
- Unmute & turn on your video in chat room
- Do Not "Leave Meeting"

Group Share

Share Your Successes and Challenges

SUCCESS

SUCCESS



what people think
it looks like

what it really
looks like

- Mute audio & turn off your video
- Raise hand to share with group

This Months Plan

Share Your Key Goals For Month



Monthly
✓
goals

- Unmute & turn on your video in chat room
- Do Not “Leave Meeting”

Group Share

Share Your
Key Goals For Month

Monthly
✓
Goals

- Mute audio & turn off your video
- Raise hand to share with group



Tea / Coffee Break

- Workbook Print-out

PLATINUM

CONSTRUCTION

TRIVIA!



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Activity – Chat Room Intro

- Throughout this presentation we are going to send you to a breakout room to work on activities together as a small group – just like we would normally share on our tables
- Take a few minutes now to introduce yourselves to each other (Name, Where you are from, How long you have been in Platinum)!
- You will be in these same groups for all the activities



- Unmute & turn on your video in chat room
- Do Not “Leave Meeting”

Activity

- Groups of 2-3 people
- Builders & Graduates please answer last in your group – give others a go first 😊
- Record your answers on the recording sheet



TRIVIA – RECORDING SHEET



QU	ANSWER	POINTS
1		
2		
3		
4		
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10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
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21		
22		
23		

Photograph Question Slides

- Take photo of Qu slide so you can reference in your Chat Group



Construction Process

- Phase 1 – Design, Planning, Team
- Phase 2 – Costings & Contract
- Phase 3 – Execution – Finance, Insurance, Build

QUESTIONS THEN ANSWERS

PHASE 1

Design, Planning, Team

Question 1

Which professional is the **best** to speak to regarding underground sewer, water and stormwater design and cost estimates:

- a) Town planner
- b) Structural Engineer
- c) Civil Engineer
- b) Land Surveyor



- Unmute & turn on your video in chat room
- Do Not "Leave Meeting"

Question 2 (See Workbook)

THINGS IN COMMON

	Dual Occupancy (Auxiliary unit)	Dwelling House (Secondary dwelling)	Additional Notes
ONE LOT	✓	✓	Neither a Dual Occupancy (Auxiliary unit) nor a Dwelling House (Secondary dwelling) can be subdivided into two lots.
COMPARATIVE SIZE	✓	✓	Unlike a traditional Dual Occupancy (duplex) one dwelling must be 'big' (the primary dwelling) and one must be 'small' (the Auxiliary unit / Secondary dwelling).
GROSS FLOOR AREA (GFA)	✓	✓	The maximum size of the Auxiliary unit / Secondary dwelling is restricted to: <ul style="list-style-type: none"> • 70m² if in the residential zone category and on a lot less than 1000m² in size or • 100m² if in the residential zone category and on lots over 1000m² in size GFA excludes garages, carports, decks and patios.
LOCATION	✓	✓	In addition to the standard building setbacks of the planning scheme, both forms of development can be located beside, incorporated within (above or under) or behind but not in front of the primary dwelling.
SELF CONTAINED	✓	✓	Both can be self-contained and have separate entrances.
RUBBISH BIN	✓	✓	Additional bins are permitted subject to charge.
ATTACHED	✓	✓	Both dwelling can be attached or separated by no more than 20m.



Question 2

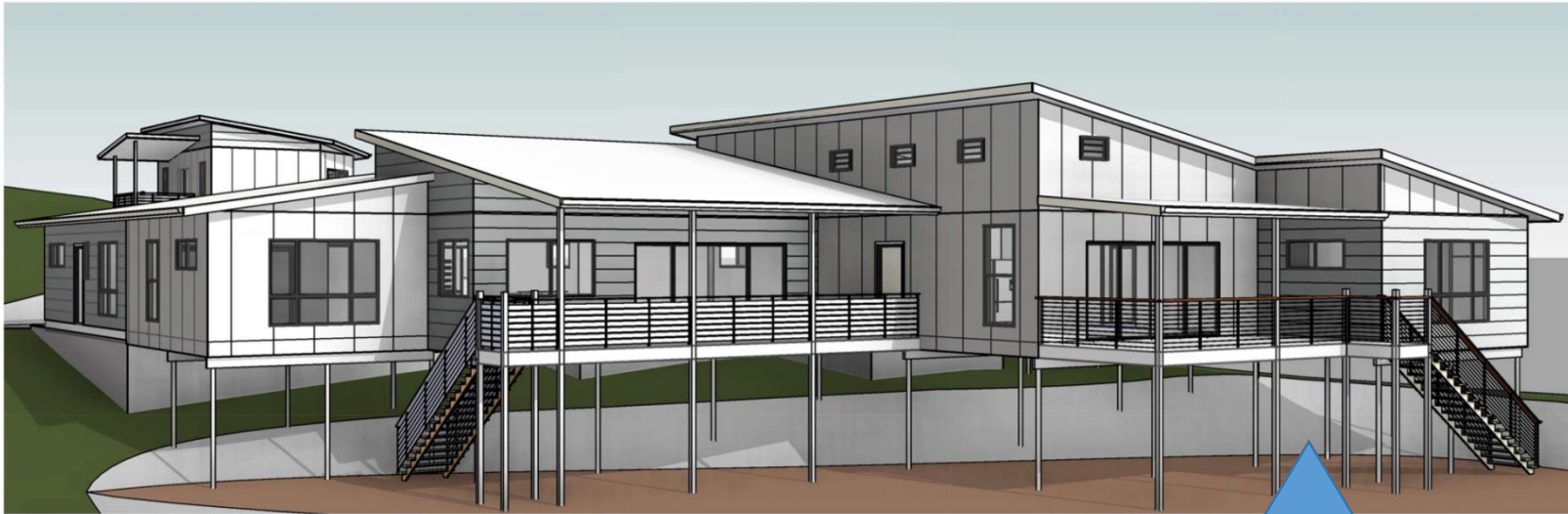
Based on the information provided, assuming that you have found a property that's 600m² in total land size, in the residential zone, that has enough room to the side of the existing dwelling to construct this design, with adequate parking and only one crossover (entry). Would this floor plan fit the planning / design criteria to be approved as an auxiliary dwelling (granny flat)?

a) True

b) False



Question 3



List at least 4 cost saving ideas:

1) _____

2) _____

3) _____

4) _____

3 min

Question 4

On the 1,012m² property below (highlighted yellow boundaries), calculate the maximum area for a building to cover, inclusive of garages and patios.



Planning Information:

- Height allowance 9mtrs
- 1 dwelling / 250m²
- 5 metre front set back
- 6 metre rear set back
- 2 metre side set backs
- Site coverage 60%

3 min

Question 5

When sourcing multiple build quotes – list 3 ways to reduce the variability between quotes.

1) _____

2) _____

3) _____



2 min

Question 6

List 5 ways to source a builder in your area?

1) _____

2) _____

3) _____

4) _____

5) _____



3 min

Question 7

List 5 examples of how you can complete a due diligence check on a builder?

1) _____

2) _____

3) _____

4) _____

5) _____



ANSWERS

Design, Planning, Team

Question 1

1 Point

Which professional is the **best** to speak to regarding underground sewer, water and stormwater design and cost estimates:

- a) Town planner
- b) Structural Engineer
- c) Civil Engineer
- b) Land Surveyor



Question 2 (References)

THINGS IN COMMON

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Question 2

1 Point

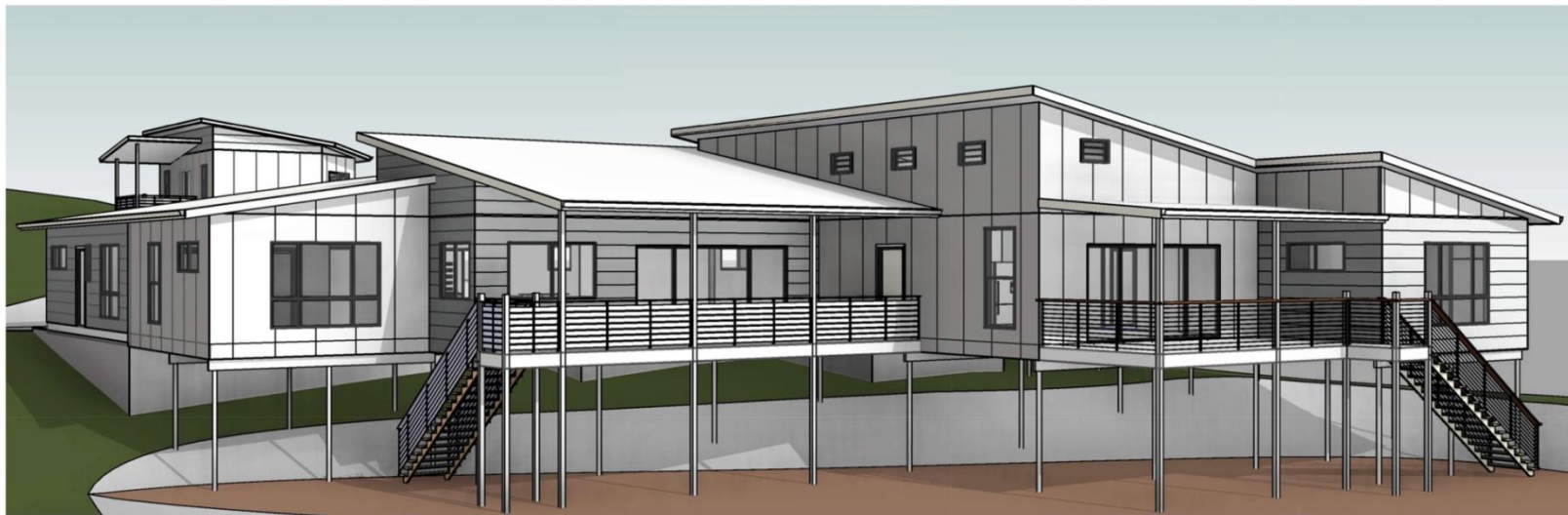
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a) True

b) False

Question 3

4 Points



List at least 4 cost saving ideas:

Reduce:

1) Floor area

2) Wall articulation

3) Roof complexity

4) Ceiling height

- High windows

- Driveway concrete

Question 4

1 Point

On the 1012m² property below (highlighted yellow boundaries), calculate the maximum area for a building to cover, inclusive of garages and patios.



Planning Information:

- Height allowance 9mtrs
- 1 dwelling / 250m²
- 5 metre front set back
- 6 metre rear set back
- 2 metre side set backs
- Site coverage 60%

$$1012\text{m}^2 \times 0.6 = 607\text{m}^2$$

Question 5

3 Points

When sourcing multiple build quotes – list 3 ways to reduce the variability between quotes.

- 1) Provide specifications document
- 2) Make selection of finishes up front – make/model/photos
Provide prime cost allowances
- 3) for items not yet selected e.g. tiles
 - Provide electrical plans, tiling plan etc.
 - Do detailed soil testing where rock may exist – assist groundworks



Question 6

5 Points

List 5 ways to source a builder in your area?

- 1) Referrals
- 2) Builders signs around neighborhood
- 3) Building broker
- 4) Building association
- 5) Visit display village

- Internet search (i.e. Google); Realestate agent selling new product



Question 7

5 Points

List 5 examples of how you can complete a due diligence check on a builder?

1) View finished projects – recent & older

2) Call insurers

3) Speak to realestate agents that sold previous

4) Make contact with existing clients

5) Visit tradies & ask questions



- Contact suppliers
- Call Building License Authority – do building license search
- Do ASIC Company search



Leader Board

2 min

PHASE 2

Costings & Contract

Question 8

When it comes to calculating build costs, which group below is the most appropriate:

- a) Town planner, land surveyor, council, designer / architect
- b) Designer / architect, land surveyor, builders
- c) Town planner, structural engineer, civil engineer, traffic engineer
- d) Builders, designer / architect, quantity surveyors
- e) Dymphna and your coach



2 min

Question 9

When you ask a builder for a \$ / sq mtr rate, this normally means that it's a full turn key, medium level spec, fully approved (incl. approvals, certification etc.), inclusive of all garages, patio and inclusive of GST?

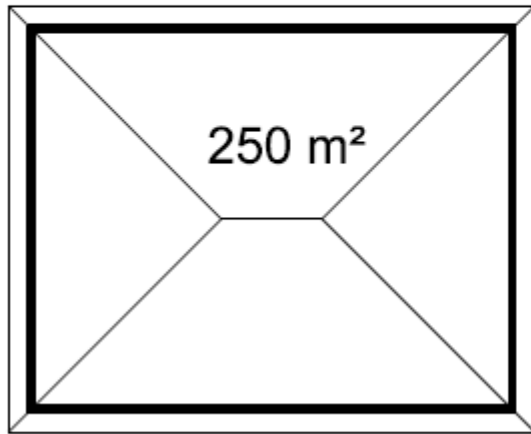
a) True

b) False

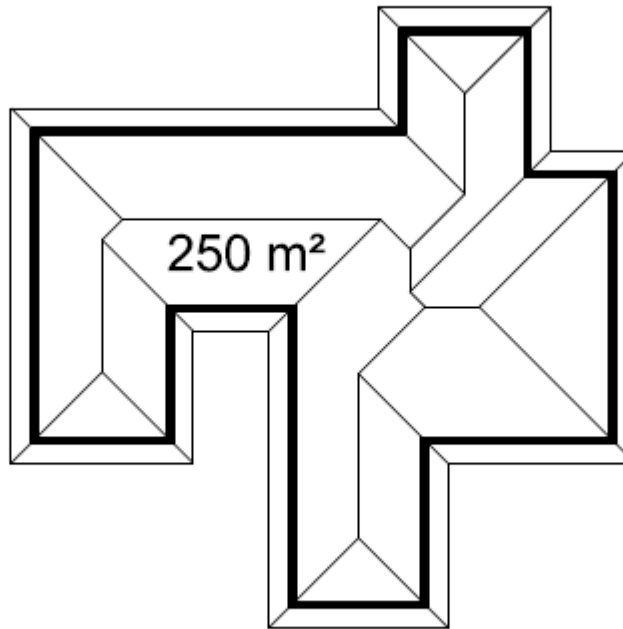
2 min

Question 10

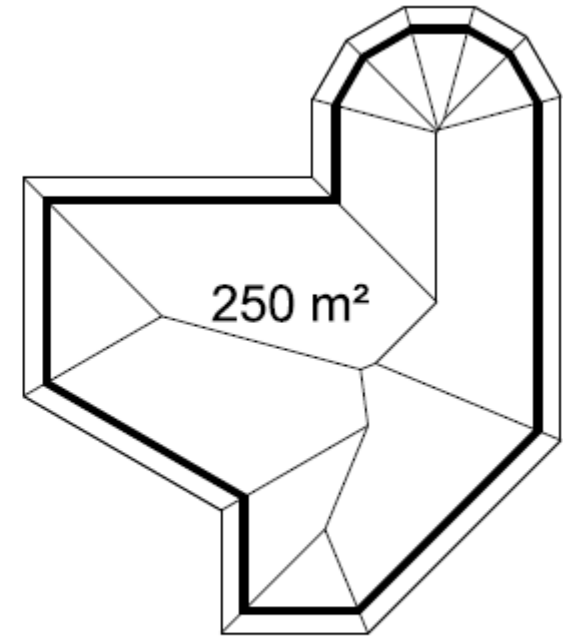
All 3 designs are 250m² in area. List 3 reasons why it is inaccurate to refer to square meterage rates from a builder?



DESIGN A



DESIGN B



DESIGN C

3 min

Question 11

Which 3 items might be listed as prime cost items in a builders quote?

- a) Rock Excavation
- b) Oven
- c) Tiles
- d) Landscaping
- e) Front door
- f) Fencing



2 min

Question 12

Put in order the 6 main building stages as per a standard builders contract:

Lock-up
Frame
Deposit
Practical Completion
Fixing
Base

2 min



Question 13

You have received a copy of a build contract to sign & notice that the builder has nominated \$25 / day for any liquidated damages (late completion). If your peak debt in the project is \$1,000,000 & assuming a 5% interest rate, what would be a reasonable liquidated damages amount to counter with?

- a) \$257 / day
- b) \$53 / day
- c) \$137 / day
- d) \$312 / day
- e) None of the above - \$25 / day is fair and reasonable



Question 14 (See Workbook)

You are in a meeting with the builder completing the build contract for a house build of \$230,000. Complete the progress payment schedule section of the contract.



Schedule 2. Progress payments

Part A - Prescribed progress payment schedule

This part applies unless Part B is completed.

Section 66 of the Domestic Building Contracts Act prescribes the following payment schedule:

Stage	Percent	Amount
Deposit	5.00%	
Base	10.00%	
Frame	15.00%	
Enclosed	35.00%	
Fxing	20.00%	
Practical Completion	15.00%	
Total	100.00%	

Question 15

In the same meeting with the builder, you are reviewing the HIA build contract. What 3 pieces of information are missing from the description of each plan set?

3 min

Special Conditions

Other documents forming part of the contract:

- Working Drawings
- Structural Engineering Plans
- Civil Plans
- Soil / Site Classification Report
- Hydraulic Plans
- Landscape Plan
- Plumbing Approval
- Building Approval

Owner Copy



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Initials:

ANSWERS

Costings & Contract

Question 8

1 Point

When it comes to calculating build costs, which group below is the most appropriate:

- a) Town planner, land surveyor, council, designer / architect
- b) Designer / architect, land surveyor, builders
- c) Town planner, structural engineer, civil engineer, traffic engineer
- d) Builders, designer / architect, quantity surveyors
- e) Dymphna and your coach

Question 9

1 Point

When you ask a builder for a \$ / sq mtr rate, this normally means that it's a full turn key, medium level spec, fully approved (incl. approvals, certification etc.), inclusive of all garages, patio and inclusive of GST?

a) True

b) False

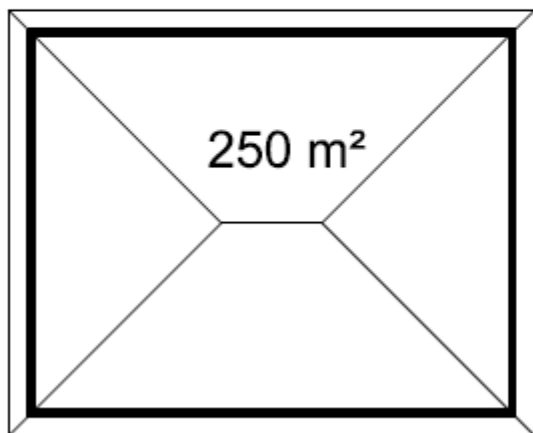


Question 10

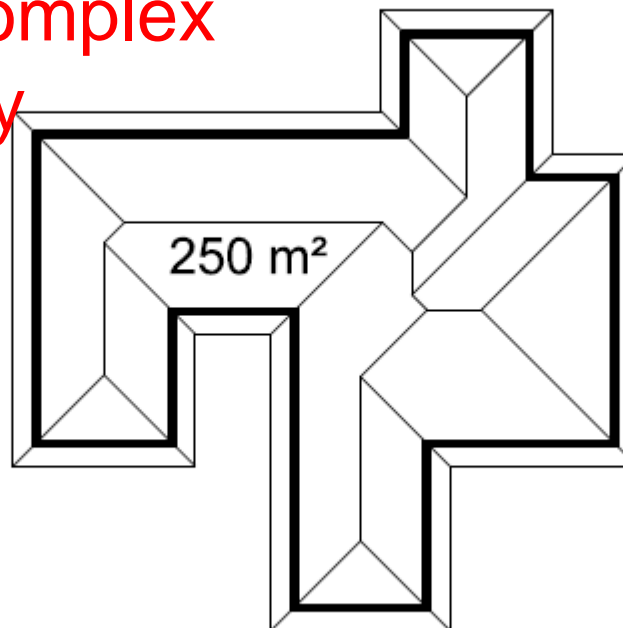
3 Points

All 3 designs are 250m² in area. List 3 reasons why it is inaccurate to refer to square meterage rates from a builder?

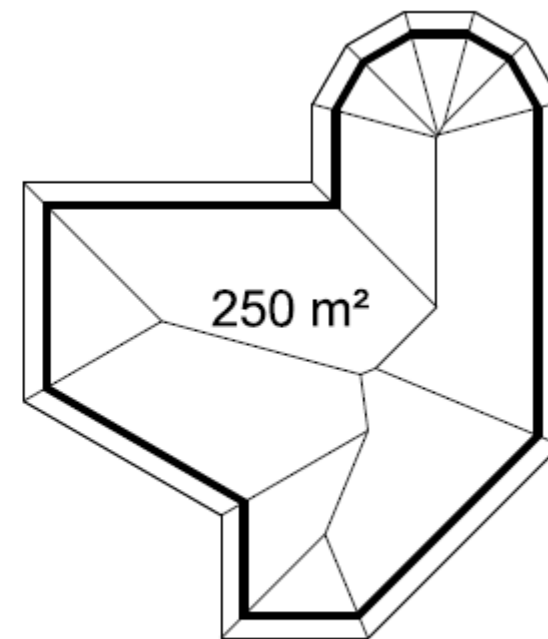
- External wall length differs
- Roof complexity differs
- Custom design effects price – complex angles, custom windows / joinery



DESIGN A



DESIGN B



DESIGN C

Question 11

3 Points

Which 3 items might be listed as prime cost items in a builders quote?

- a) Rock Excavation
- b) Oven
- c) Tiles
- d) Landscaping
- e) Front door
- f) Fencing



Question 12

Put in order the 6 main building stages as per a standard builders contract:

Lock-up
Frame
Deposit
Practical Completion
Fixing
Base



Question 12

6 Points

Put in order the 6 main building stages as per a standard builders contract:

1. Deposit
2. Base
3. Frame
4. Lock-up
5. Fixing
6. Practical Completion



Question 13

1 Point

You have received a copy of a build contract to sign & notice that the builder has nominated \$25 / day for any liquidated damages (late completion). If your peak debt in the project is \$1,000,000 & assuming a 5% interest rate, what would be a reasonable liquidated damages amount to counter with?

- a) \$257 / day $\$1,000,000 @ 5\% = \$1,000,000 \times 0.05 = \$50,000 / \text{year}$
- b) \$53 / day
- c) \$137 / day $\$50,000 / 365 \text{ days} = \$136.98 / \text{day}$
- d) \$312 / day
- e) None of the above - \$25 / day is fair and reasonable

Question 14

7 Points

You are in a meeting with the builder completing the build contract for an investment house build of \$230,000. Complete the progress payment schedule section of the contract.

E.g. $\$230,000 \times 0.05 = \$11,500$

Schedule 2. Progress payments

Part A - Prescribed progress payment schedule

This part applies unless Part B is completed.

Section 66 of the Domestic Building Contracts Act prescribes the following payment schedule:

Stage	Percent	Amount
Deposit	5.00%	\$11,500
Base	10.00%	\$23,000
Frame	15.00%	\$34,500
Enclosed	35.00%	\$80,500
Fxing	20.00%	\$46,000
Practical Completion	15.00%	\$34,500
Total	100.00%	\$230,000

Question 15

In the same meeting with the builder you are reviewing the HIA build contract. What 3 pieces of information are missing from the description of each plan set?

- 1) Author
- 2) Number of Pages
- 3) Date
- 4) Version Number

Special Conditions

3Points

Other documents forming part of the contract:

- Working Drawings – **Samual Designs, Pages 1-7, Version 3, Dated 5/9/16**
- Structural Engineering Plans
- Civil Plans
- Soil / Site Classification Report
- Hydraulic Plans
- Landscape Plan
- Plumbing Approval
- Building Approval – **Coastal Approvals, Pages 1-4, Dated 10/10/16, Version A**

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Initials:



Leader Board

3 min

PHASE 3

Execution – Finance, Insurance, Build

Question 16

If you had a signed build contract for \$350,000 and the bank approved an 80% LVR residential construction loan at 5.5% pa interest, what would the loan amount be?



Question 17

Below is the list of insurances that are required for a standard construction project:

- a) Construction / Contract Works Insurance
- b) Home Building & Contents Insurance
- c) Home Warranty Insurance



- 1) What insurance/s must be in place before starting construction?
- 2) What insurance/s must be in place before signing Builders Practical Completion Form?

3 min

Question 18

How often should you (or you're your representative) be going to site and meeting with your builder?

- 1) Daily
- 2) Weekly/Fortnightly
- 3) At the end of the project only
- 4) Only when the builder contacts you



Question 19

Under what 2 circumstances would you authorize payment to the builder?

- a) Builders email confirming works completion incl. photos
- b) Bank valuer site inspection
- c) Site inspection by private building inspector / consultant
- d) Building certifier /surveyor inspection
- e) Site inspection by you
- f) Council inspection



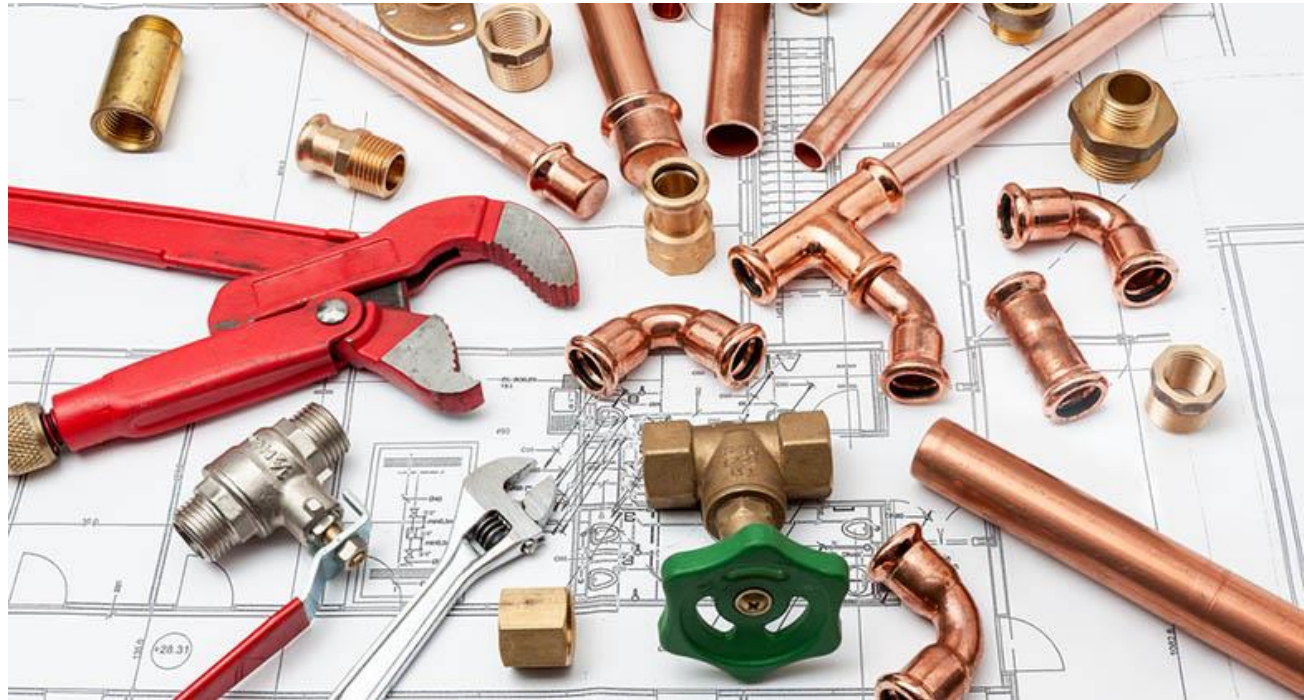
2 min

Question 20

The plumbing and electrical rough-in is completed during the fix-out stage?

A) TRUE

B) FALSE



Question 21

If it rains during the build on 20 days and the build contract specified a build period of 126 days including 12 days inclement weather and 41 days weekend and public holidays - how many additional wet weather days can the builder claim and extend the build period by?

- a) 20 days
- b) 32 days
- c) 8 days
- d) 134 days



3 min

Question 22

Who issues the occupancy permit at the end of practical completion:

- a) Builder
- b) Quantity Surveyor
- c) Structural Engineer
- d) The Council
- e) Building Surveyor/Certifier

Form 6
OCCUPANCY PERMIT
(Building Act 1993, Building Regulations 2006, Regulation 1005)

Property Details

No: Street/ road: Postcode:
City/ suburb/ town:
Lot/s: LP/ PS: Volume: Folio: Crown allot:
Section: Parish:
County: Municipal District:

Building Details*

Part of building: Use: BCA Class:
Allowable floor load: Number of People Deemed
Accommodated:
Part of building: Use: BCA Class:
Allowable floor loading: Number of People Deemed
Accommodated:



** Complete this portion only if an occupancy permit is required under Division 1 of Part 5 of the Building Act 1993.*

Places of Public Entertainment**

Place of public entertainment
Prescribed class of temporary structure
Public entertainment to be conducted
Period of operation of this permit

*** Complete the applicable parts of this portion only if an occupancy permit is required under Division 2 of Part 5 of the Building Act 1993.*

2 min

Question 23

What are the three main reasons that domestic builders warranty insurance can be claimed on?

- 1)
- 2)
- 3)



ANSWERS

Execution – Finance, Insurance, Build

Question 16

1 Point

If you had a signed build contract for \$350,000 and the bank approved an 80% LVR residential construction loan at 5.5% pa interest, what would the loan amount be?

\$280,000

E.g. \$350,000 @ 80% =
 $\$350,000 \times 0.80 = \$280,000$



Question 17

3 Points

Below is the list of insurances that are required for a standard construction project:

- a) Construction / Contract Works Insurance
- b) Home Building & Contents Insurance
- c) Home Warranty Insurance



- 1) What insurance/s must be in place before starting construction? **a & c**
- 2) What insurance/s must be in place before signing Builders Practical Completion Form? **b**

Question 18

1 Point

How often should you (or you're your representative) be going to site and meeting with your builder?

- 1) Daily
- 2) Weekly/Fortnightly
- 3) At the end of the project only
- 4) Only when the builder contacts you



Question 19

2 Points

Under what 2 circumstances would you authorize payment to the builder?

- a) Builders email confirming works completion incl. photos
- b) Bank valuer site inspection
- c) Site inspection by private building inspector / consultant
- d) Building certifier /surveyor inspection
- e) Site inspection by you
- f) Council inspection



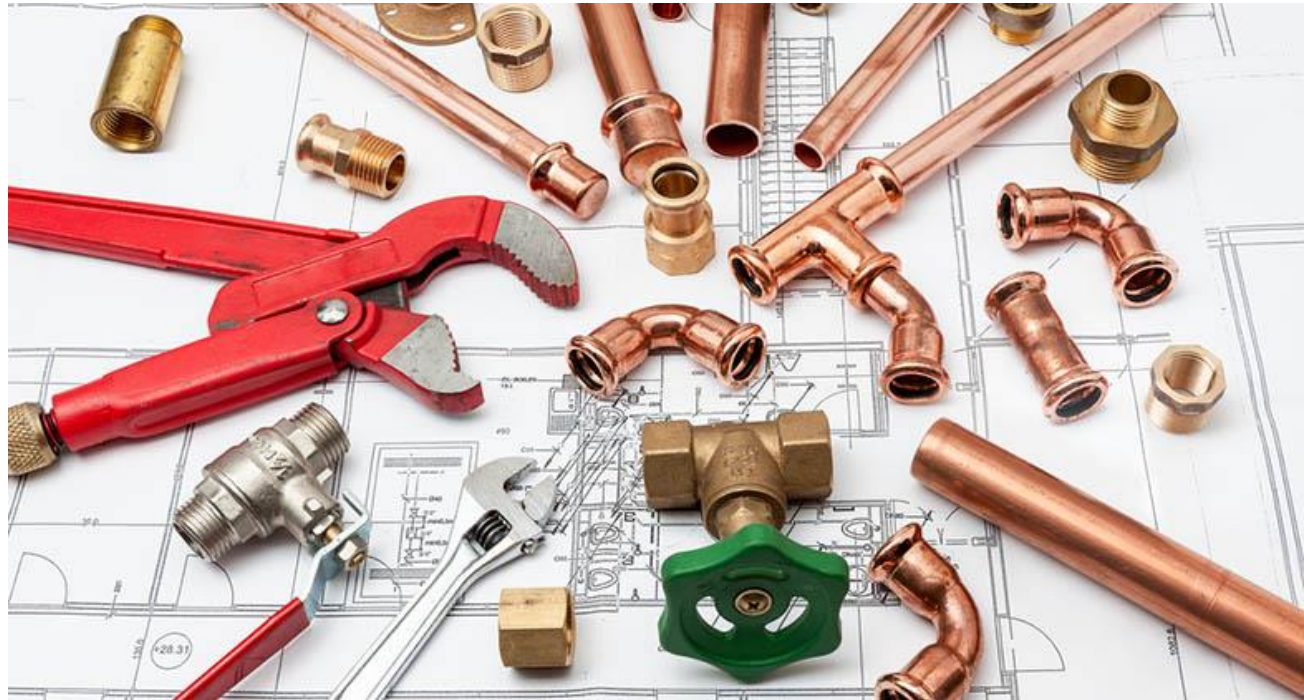
Question 20

1 Point

The plumbing and electrical rough-in is completed during the fix-out stage?

A) TRUE

B) FALSE



Question 21

1 Point

If it rains during the build on 20 days and the build contract specified a build period of 126 days including 12 days inclement weather and 41 days weekend and public holidays - how many additional wet weather days can the builder claim and extend the build period by?

a) 20 days

b) 32 days

c) 8 days

d) 134 days

E.g. $20 - 12 = 8$



Question 22

1 Point

Who issues the occupancy permit at the end of practical completion:

- a) Builder
- b) Quantity Surveyor
- c) Structural Engineer
- d) The Council
- e) Building Surveyor/Certifier

Form 6
OCCUPANCY PERMIT
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Property Details

No: Street/ road: Postcode:
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Building Details*

Part of building: Use: BCA Class:
Allowable floor load: Number of People Deemed
Accommodated:
Part of building: Use: BCA Class:
Allowable floor load: Number of People Deemed
Accommodated:

* Complete this portion only if an occupancy permit is required under Division 1 of Part 5 of the Building Act 1993.

Places of Public Entertainment**

Place of public entertainment
Prescribed class of temporary structure
Public entertainment to be conducted
Period of operation of this permit

** Complete the applicable parts of this portion only if an occupancy permit is required under Division 2 of Part 5 of the Building Act 1993.



Question 23

3 Points

What are the three main reasons that domestic builders warranty insurance can be claimed on?

1) Dyeing

2) Disappearing

3) Insolvency

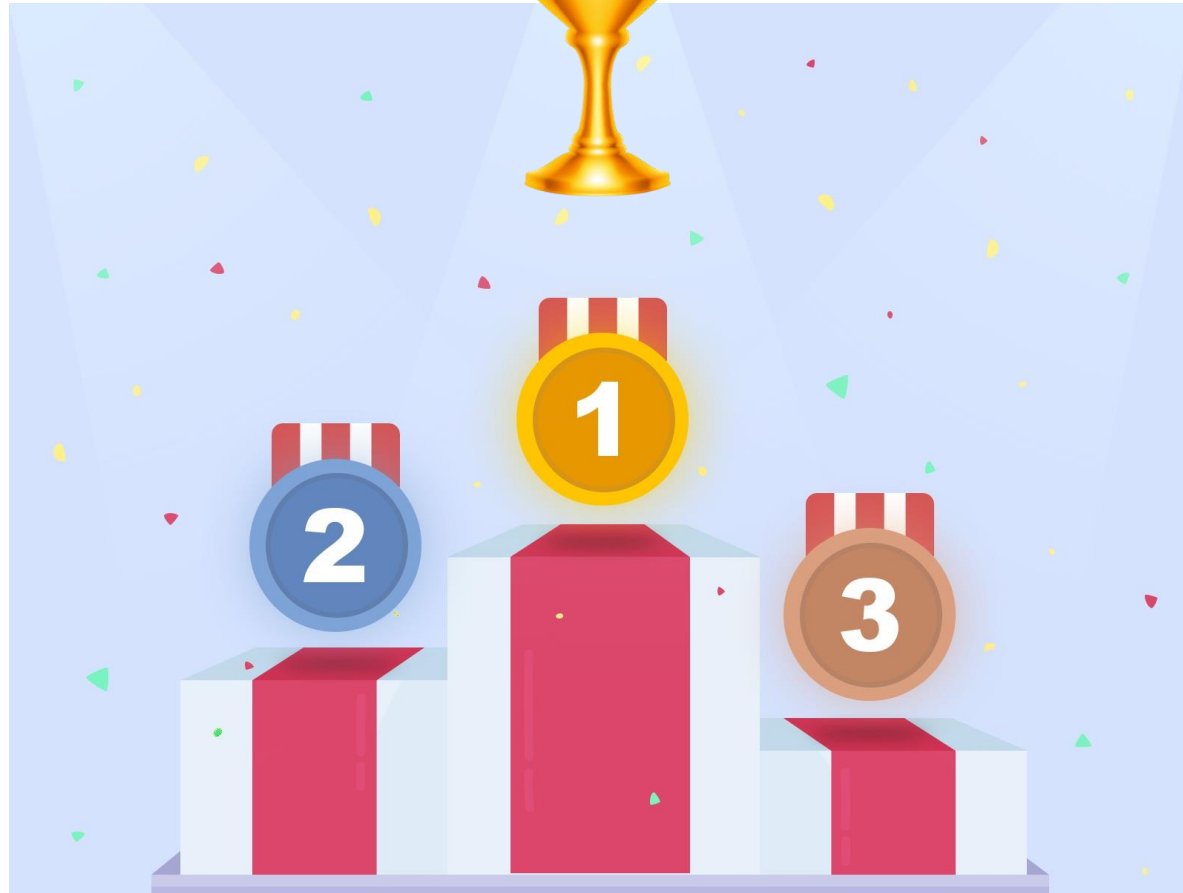
- Structural defects
- Non-structural defects





Leader Board

3 min



QUESTIONS?