

PLATINUM

May 2024

Construction

**Mastermind
Event**

Brisbane

**Tamara Read
& Christine Hamilton**
QLD State Coach



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Event Outline -

- 6:00 – 6:30 Networking
- 6:30 - Start
- 6:30 – 6:45 Housekeeping
- 6:45 – 8:00 Personal Development & Accountability
- 8:00 – 8:30 Networking Break
- 8:30 – 10:30 Construction

Workshop Format

- Use microphone
- Involve everyone in the conversation
- Be supportive
- Feel free to order food and drinks downstairs



WELCOME NEW PLATINUM'S



- Bernice Cooper*
- Bea Beekman & Adam Fisher*
- Shereen Gilmore & Hayden Scott*
- Helen Meader*
- Jill Warlow*
- Dave Skinner
- Brendan O'Dowd
- Ian Charlick

* Platinum Elites

Housekeeping



2024 DATES

- 1) Monthly Dates (Tuesday's)

@ Amora Hotel 6pm start

- ❖ 4th June
- ❖ 16th July
- ❖ 6th August
- ❖ 3rd September
- ❖ 8th October
- ❖ 5th November
- ❖ 3rd December

**** Parking
beneath
venue via
Cousins
Lane**

- 2) PA Nationals - **RSVP**
 - ❖ **2-5th July Phuket**
 - ❖ 29-1st Dec Twin Waters

- 3) Ultimate Bootcamps (Live Only)

- ❖ 31 – 2nd June Sydney
- ❖ 16 -18th Aug Perth
- ❖ 6 - 8th Sept Melbourne

- 4) Ultimate Other

- ❖ 15-16th June MW - Melbourne
- ❖ 15 – 17th Nov Super Conf Bris

- 5) Quantum

- ❖ Check Website

THAILAND – JULY 2024 National Conf - **RSVP**

Date: Tues 2nd to Fri 5th July 2024

Venue: Pullman Phuket Arcadia
Karon Beach Resort Thailand

Travel: Fly to Phuket International
Airport – 50min drive to Resort

Costs: Students to pay own flights,
transfers, accommodation, &
meals outside of conference
meals & Gala dinner

Accom Booking: Venue will offer
discounted rate on accom
booked via Knowledge Source

Event Booking:

<https://iloverealestate.tv/pnc-thailand-2024-registration/>



THAILAND – JULY 2024 National Conf

- ❖ NON-PLATINUM LIFE PARTNERS/SPOUSES CAN ATTEND GALA DINNER
- ❖ COST IS \$100
- ❖ CAN BOOK NOW VIA MOW – SCHEDULE TAB > PLATINUM
- ❖ <https://iloverealestate.tv/pnc-thailand-2024-thank-you/>
- ❖ Children are not able to attend, only open to Life Partners/Spouse
- ❖ **Registrations Close: Friday 7th June 2024**



THAILAND – JULY 2024 National Conf



- ❖ **Vision Board**
 - ❖ Easiest done in Powerpoint
 - ❖ No personal identifiers on it e.g. no photos of yourself or your family, no name on it
 - ❖ A4 colour printed & laminated
 - ❖ Place in sealed envelope with your name & State clearly written on the front of the envelope
 - ❖ Bring Tuesday morning & hand to coach
- ❖ **5 Year Re-union** – Tuesday Night – Dress as your 5 year persona
- ❖ Gala Dinner – **Tux & Tiara** Ball - Thursday Night





Raw Impact Charity Partnership

- ❖ Trip Q&A Zoom Meeting Date: 28th May
- ❖ Non-attendees – Can Donate \$ and / or Resources (List to come)
- ❖ Resources Coordination – Key Person – Nominations Please Per State



Money Mind Mastery



Designed to tackle the top 4 Mindset issues that affect ILRE students.

Creating momentum toward success!

All sessions starting 7pm
Melb/Syd Time

- ❖ 27 May
- ❖ June - Nil
- ❖ 29 July
- ❖ 26 Aug
- ❖ 30 Sept
- ❖ 28 Oct
- ❖ 25 Nov

Platinum Student Meetups

- ❖ PA Website / Platinum Schedule
- ❖ Must have your Facebook account / profile open to access the links



PLATINUM ACCELERATOR

Home Education Meeting Recordings Coaches & Contact **Platinum Schedule** Community

PA Student Meetup Groups

These Student Meetup groups are for ALL Platinum students only, both past and present. They are organised by Platinum students to facilitate networking between Platinums and staying connected with the awesome Platinum family. Typically they occur between the PA Monthly Meetings.

NOTE: You MUST have your Facebook Account/Profile open to access these links.

Brisbane Student Meetup



Student Organiser – Magen Humphreys

Click on the link below to access the Platinum Accelerator Facebook Events for each Brisbane Student Meetup. All of the upcoming dates, location, times and RSVP information is in these events.

[Brisbane Student Meetup](#)

EOI for Brisbane Meetup Group Coordinator



Thank you Amanda!!



Student Organiser – Dindj Luck

Click on the link below to access the Platinum Accelerator Facebook Events for each Sydney Student Meetup. All of the upcoming dates, location, times and RSVP information is in these events.

[Sydney Student Meetup](#)

Melbourne Student Meetup



Student Organiser – Aygun Cokan

Click on the link below to access the Platinum Accelerator Facebook Events for each Melbourne Student Meetup. All of the upcoming dates, location, times and RSVP information is in these events.

[Melbourne Student Meetup](#)

Perth Student Meetup



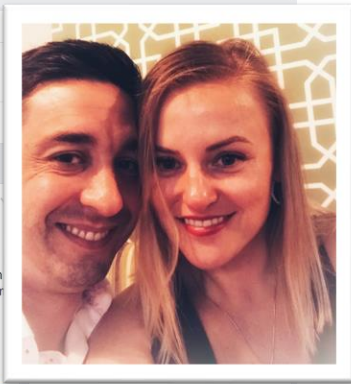
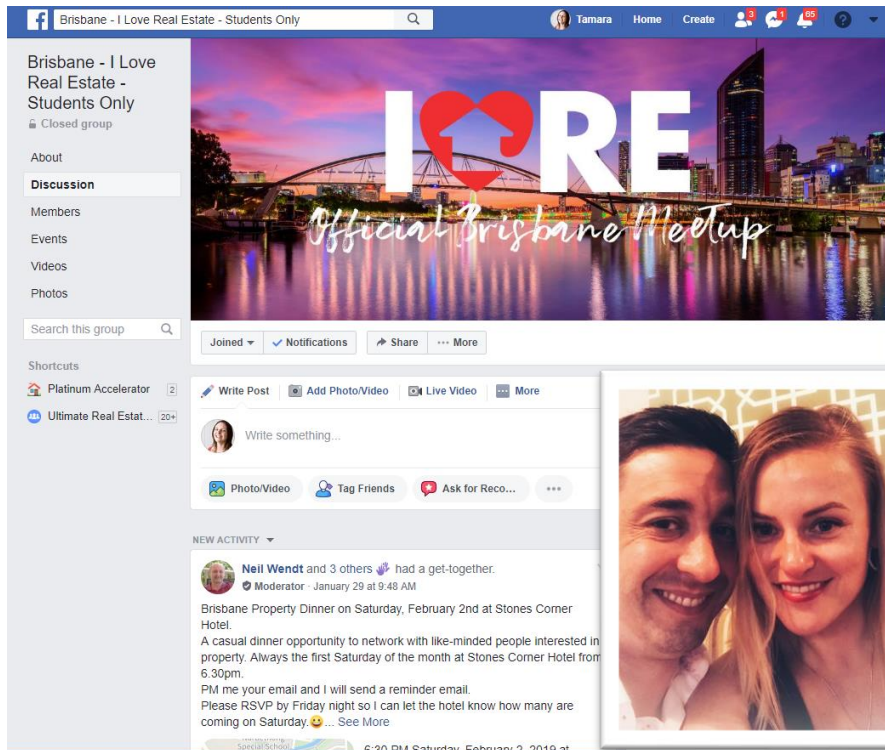
Student Organiser – Basia Garbowska & Heath Wootton

Click on the link below to access the Platinum Accelerator Facebook Events for each Melbourne Student Meetup. All of the upcoming dates, location, times and RSVP information is in these events.

[Perth Student Meetup](#)

ILRE Student Meetups

- ❖ Info & RSVP: Ultimate Website / ILRE Community / ILRE Brisbane Meetup / Link to FB Page



GRADUATING PLATINUMS



- Neil & Yelena Hensley*
- Robin & Tery Young*

* Platinum Elites



STUDENTS OF THE MONTH

PLATINUM

Limiting Beliefs



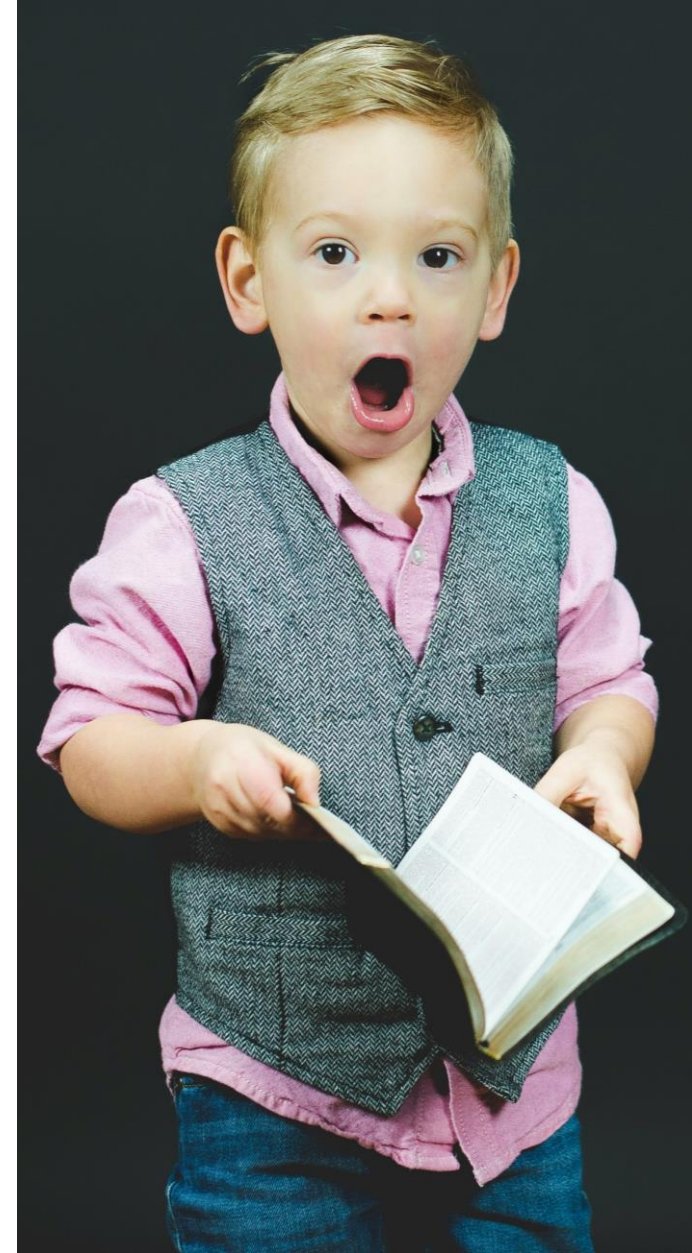
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Limiting Beliefs

Beliefs

- Determine our thoughts, emotions and behaviour
- **Affect how successful and happy we are!**
- The quality of our beliefs determine the quality of our lives.
- Parents, environment, school and friends influence our beliefs from a very young age.
- When we are young, we are unable to discern between truth and falsehood
- We often accept what we are told or accept our view of something as truth, when it sometimes may not be.



Limiting beliefs are **thoughts, opinions that one believes to be the absolute truth.**

- They tend to have a negative impact on one's life
- stopping one from moving forward
- Stopping growth on a personal and professional level.



How are beliefs created?

Two ways that beliefs are created:

- 1) Event has great emotion attached
- 2) Event happens often enough where one derives meaning from it



There are 2 ways that Beliefs are created:

EMOTION

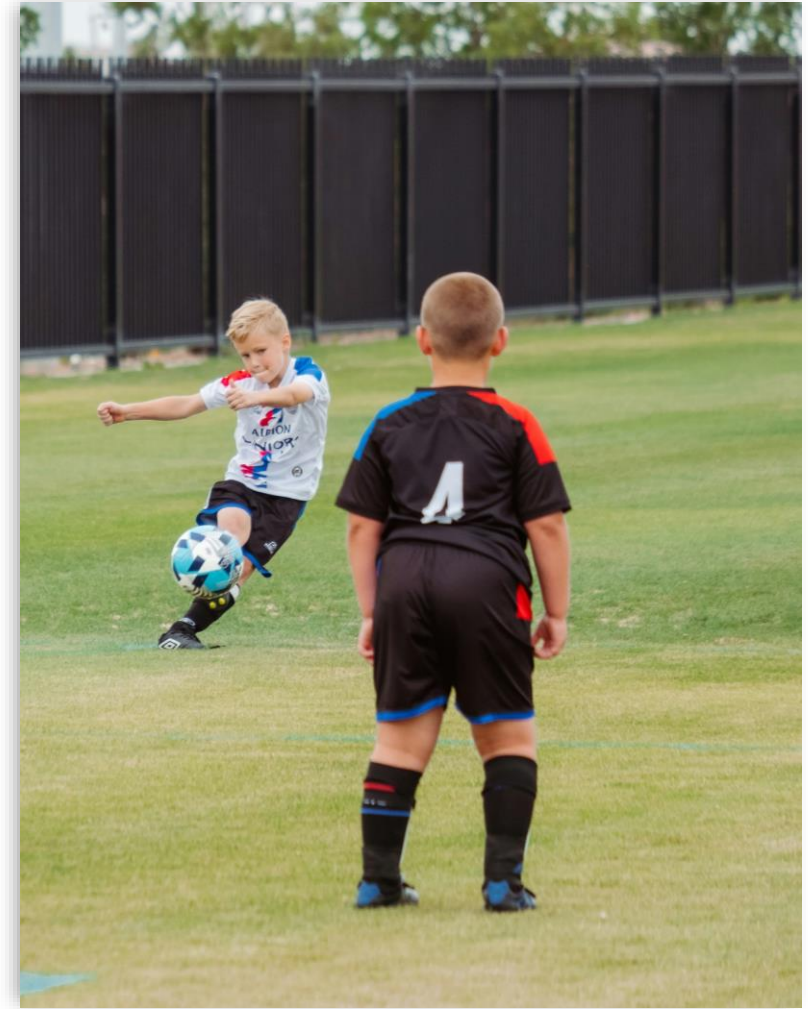
- If an event has great significance or importance, and **there is great emotion.**
- Emotion could be great fear; great joy; great anger, great shame, hurt or sadness.
- Emotions can anchor a belief into a person.
- Like in the story, the 5yo was greatly shocked, confused and saddened by her father's response.
- **The emotion was in response to what she thought her Father's behaviour meant**



There are 2 ways that Beliefs are created:

REPETITION

- **The second way a belief is installed, is through repetition.**
- Imagine a child loves playing soccer and wants his parents to come watch him play.
- If the parents say they cannot be there due to work commitments, the child may be a little disappointed, the first time.
- However, if his parents repeatedly tell the child that they cannot watch him play soccer due to work commitments...
- The child may then start believing that work is more important to his parents than he is.



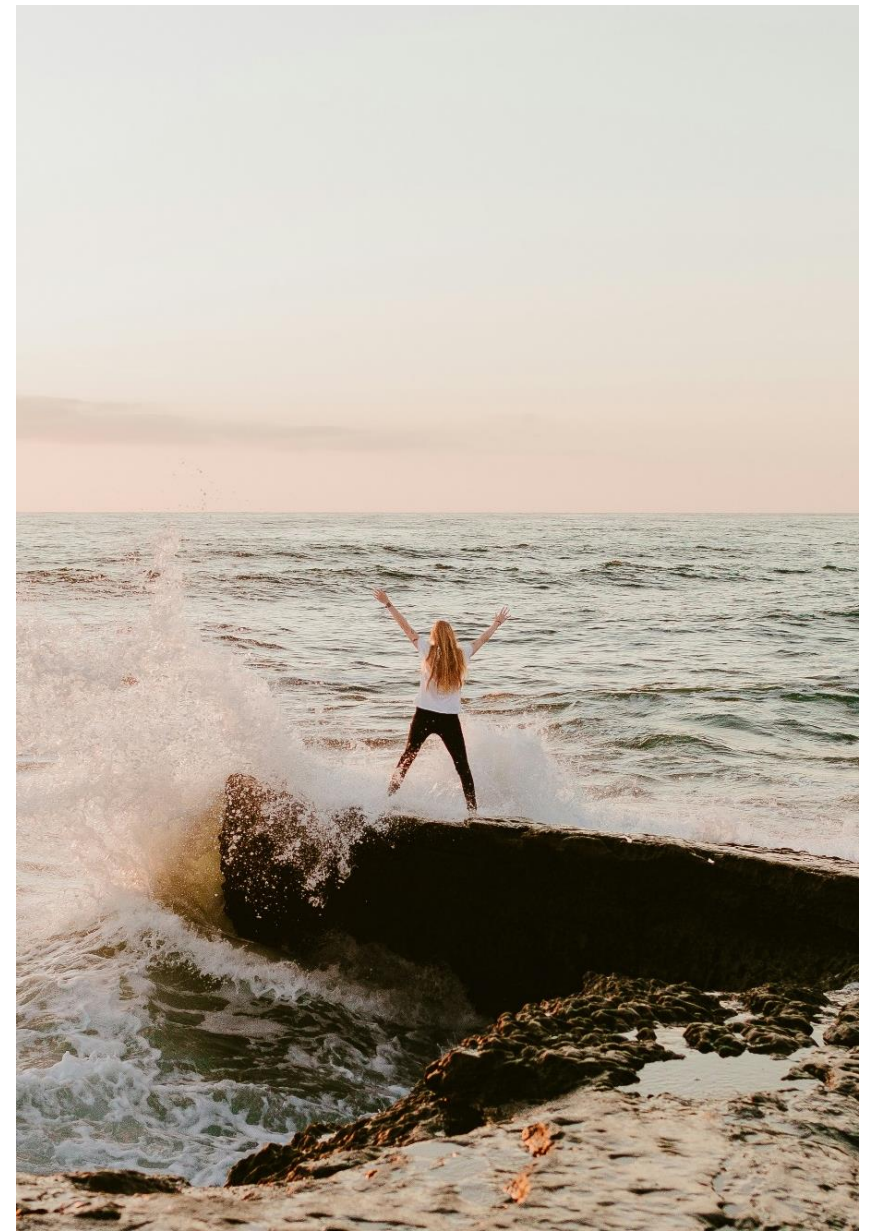
What does this all mean?

- Our brains are “*meaning-making-machines*”, not “truth-seeking-missiles”
- We rely on previous experiences and old memories, more than seeking evidence of what is *actually* happening, in truth, in real-time.
- **This means that some of our beliefs are based on inaccurate interpretation of information, based on our old “stories”, not truth.**

This means:

Our oldest limiting beliefs are probably **false or inaccurate!**

What does this mean for YOU?



Let's rewrite the story:

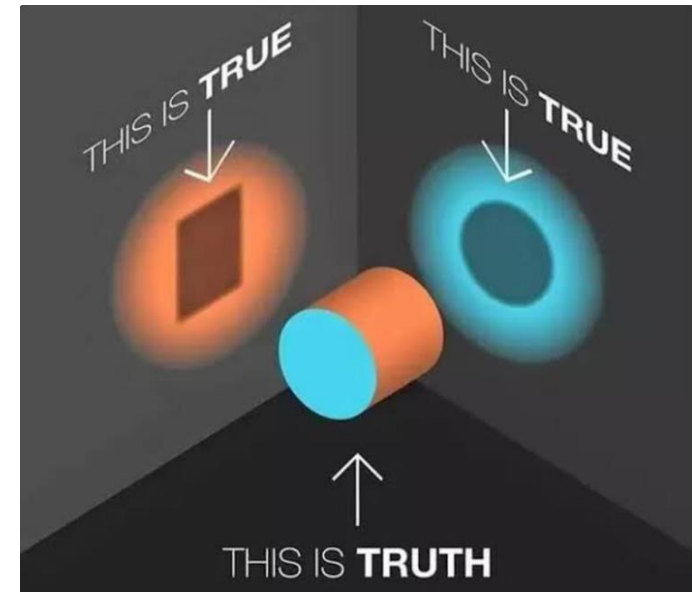
Dad walks in and little girl rushes up to tell her story... Dad brushes her aside, muttering...

The little girl feels surprised and shocked by her dad's reaction...

But, now, how would we behave differently if we were the little girl, with this knowledge in our toolbox?

We may ask our Dad "I am surprised and hurt by the way you responded to me Dad, do you not like rich people? Is there something wrong?"

When we ask more questions, we get more information about what is *actually* going on.





The Truth is...

Dad was really having a tough time at work.

This poor family were immigrants.

Dad could not speak English well, and Mum's boss was the General Manager for the section where Dad was working.

The Boss had a thick Birmingham accent, which was difficult to understand. But for a foreign immigrant, it was near impossible.

The Boss was always impatient and irritable with Dad, bullying him and humiliating him for not being able to understand a "simple instruction".

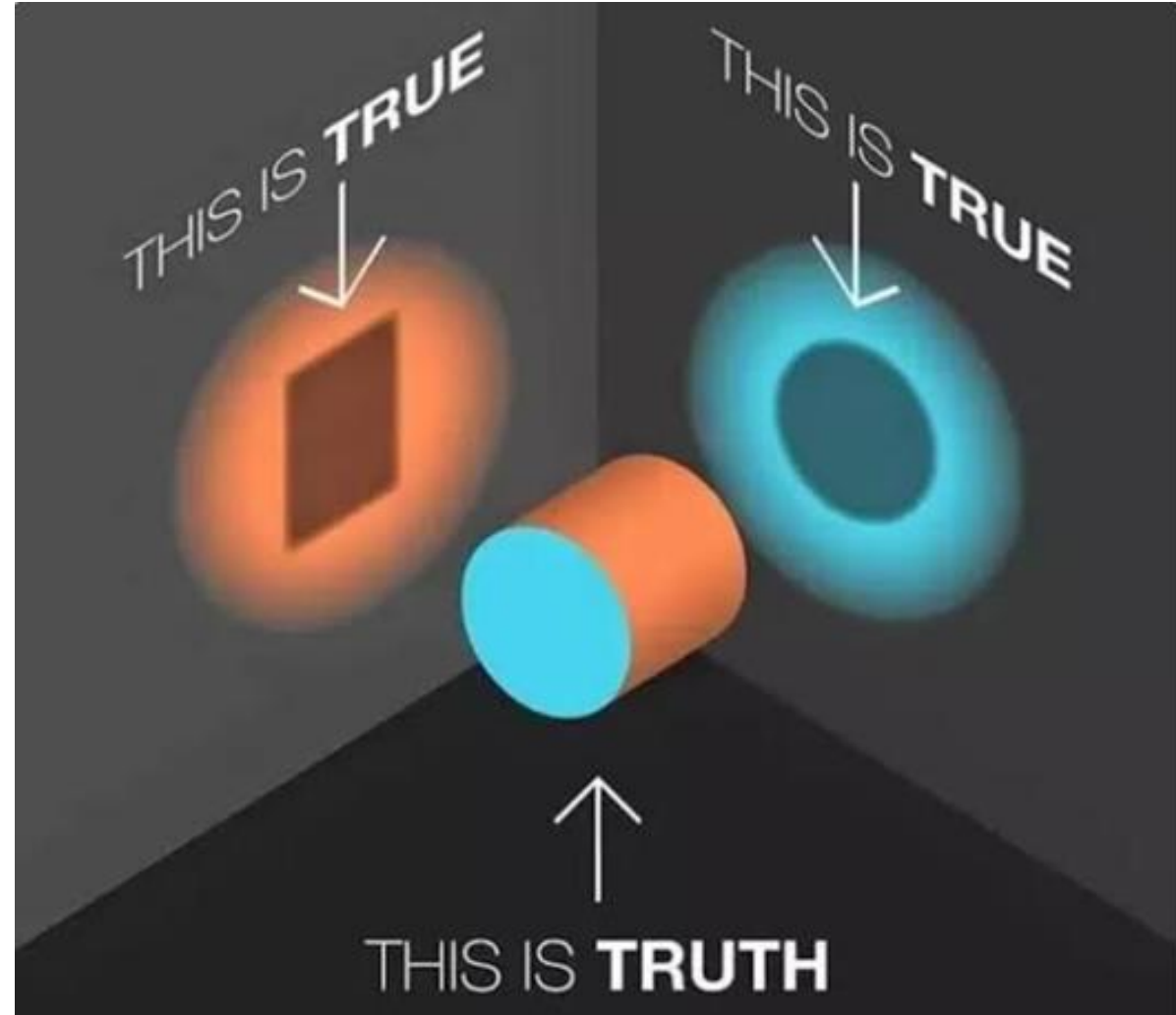
HOW DOES THIS CHANGE THINGS FOR YOU?



PLATINUM

Key Insights:

- Recognise our beliefs about situations are narrated by our meaning-making machine.
- Some of these stories are inaccurate, or at the very least incomplete.
- Always recognise, that our perspective only gives us one view that is partly true. **So, ASK MORE QUESTIONS!**
- **Even if you only do this, it unlocks a whole new perspective!**



Beliefs:



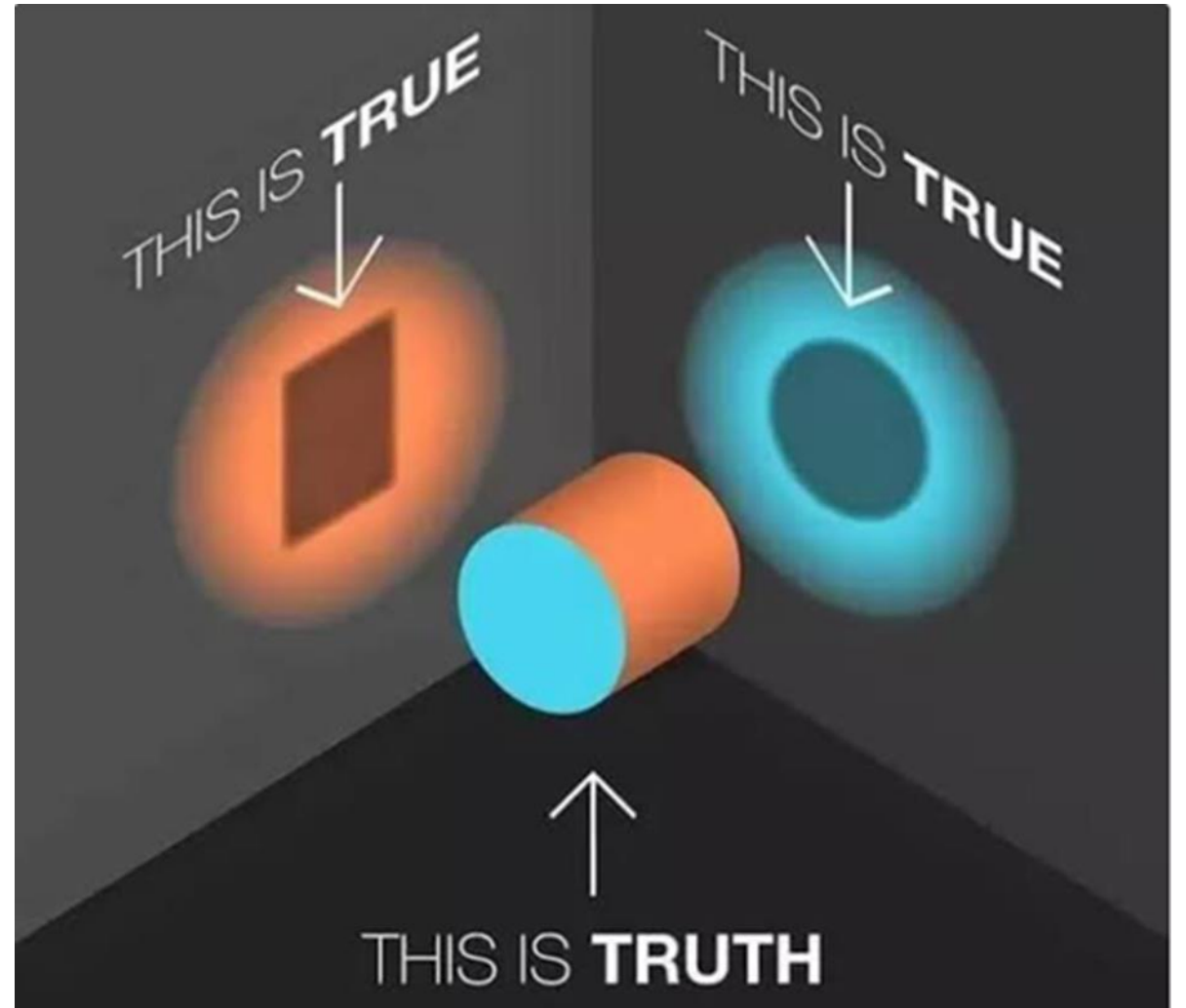
Don't allow your autopilot to be a Meaning-Making-Machine.



ASK MORE QUESTIONS about what is really going on!



Become a Truth-Seeking-Missile!



PLATINUM

Accountability
Monthly Goals



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Buddy Process Follow-Up



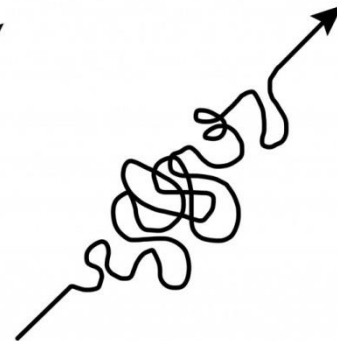
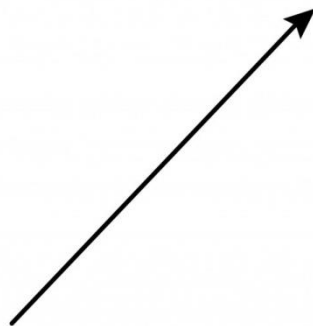
- Partner with someone you don't know
- Active Platinum Partners split up (Non-active partners stay together)
- Exchange Mobile No.
- Schedule to "TALK" weekly
- Finishing students partner together

Last Month In Review

Share Your Successes and Challenges

SUCCESS

SUCCESS



what people think
it looks like

what it really
looks like

This Months Plan

Share Your
Key Goals For Month

Monthly
✓
goals



Tea / Coffee Break

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CONSTRUCTION

TRIVIA!



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Activity

- Groups of 2-3 people
- Builders & Platinum Elites 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		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		

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



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.

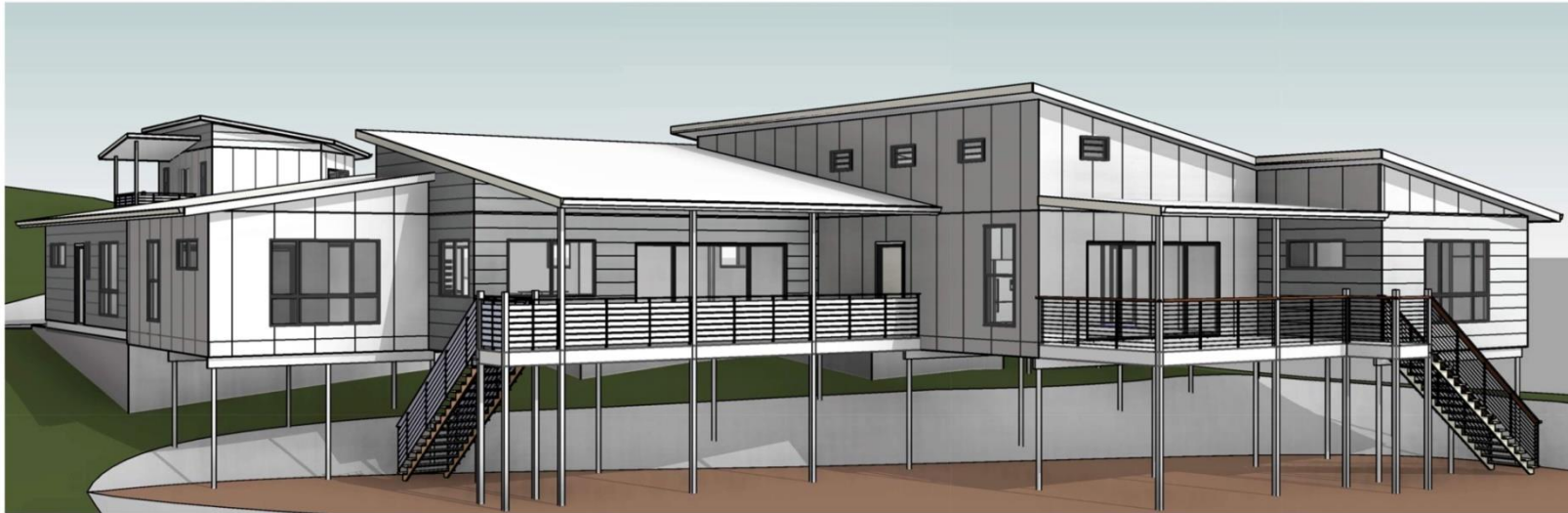


Question 2

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) _____

Question 4

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 setback
- 6 metre rear setback
- 2 metre side setback
- Site coverage 60%

Question 5

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

1) _____

2) _____

3) _____



Question 6

List 5 ways to source a builder in your area?

1) _____

2) _____

3) _____

4) _____

5) _____



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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ONE LOT	✓	✓	Neither a Dual Occupancy (Auxiliary unit) nor a Dwelling House (Secondary dwelling) can be subdivided into two lots.
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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.
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Question 2

1 Point

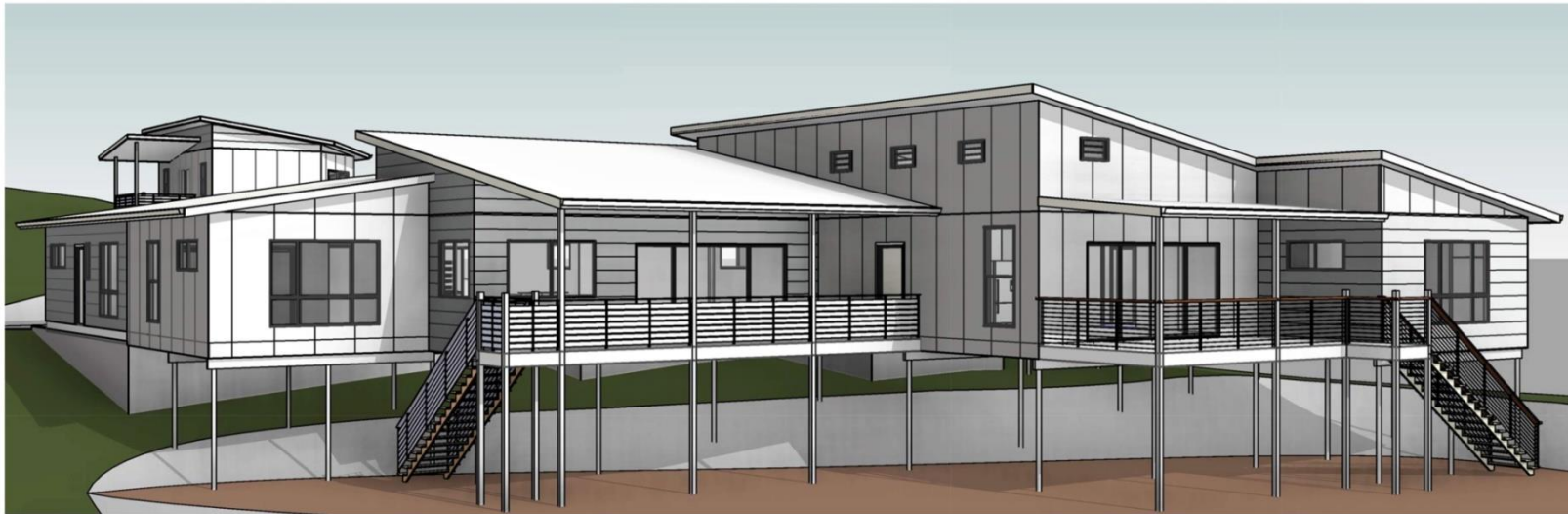
Based on the information provided, assuming that you have found a property that's 600m² in total land size, in the residential zone, that has enough room to the side of the existing dwelling to construct this design, with adequate parking and only one crossover (entry). Would this floor plan fit the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

a) True

b) False

Question 3

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 setback
- 6 metre rear setback
- 2 metre side setback
- 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 real estate 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

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, builder
- c) Town planner, structural engineer, civil engineer, traffic engineer
- d) Builders, designer / architect, quantity surveyors
- e) Dymphna and your coach

Question 9

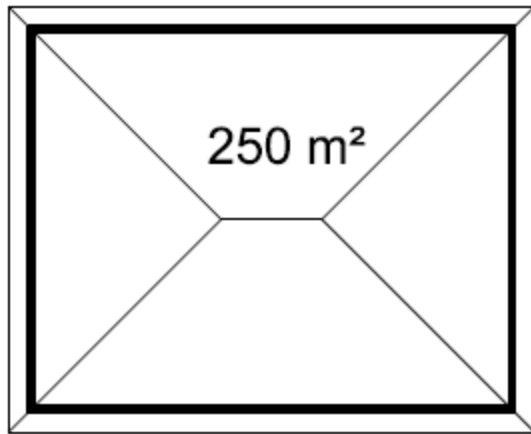
When you ask a builder for a \$ / sq mtr rate, this normally means that it's a full turn key, medium level spec, fully approved (incl. approvals, certification etc.), inclusive of all garages, patio and inclusive of GST?

a) True

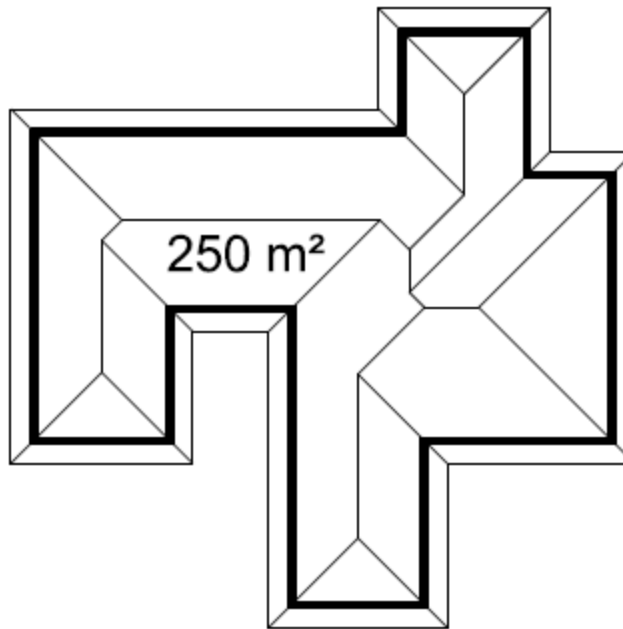
b) False

Question 10

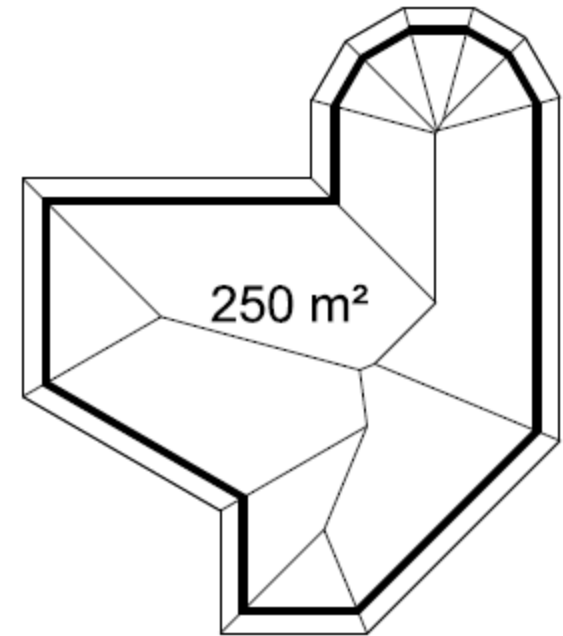
All 3 designs are 250m² in area. List 3 reasons why it is inaccurate to refer to square meterage rates from a builder?



DESIGN A



DESIGN B



DESIGN C

Question 11

Which 3 items might be listed as prime cost items in a builder's 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 builder's contract:

Lock-up
Deposit
Fixing
Frame
Practical Completion
Base



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?

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



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, builder
- 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

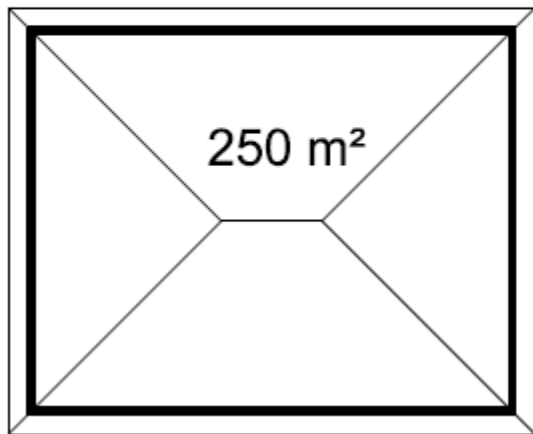


Question 10

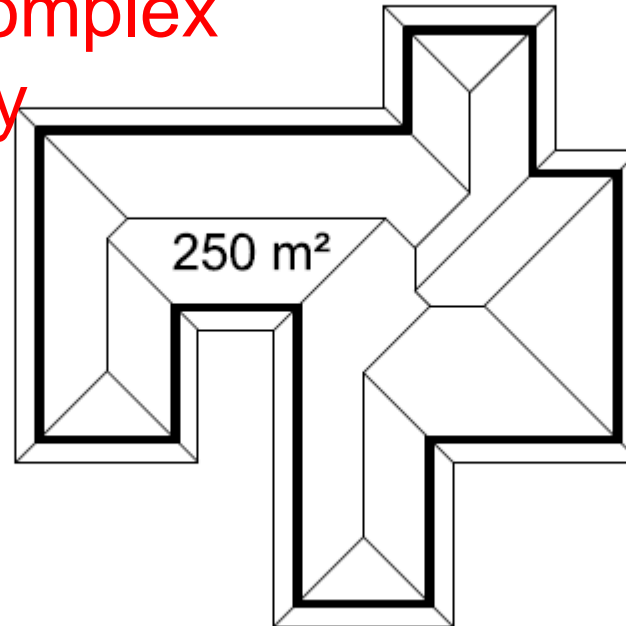
3 Points

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

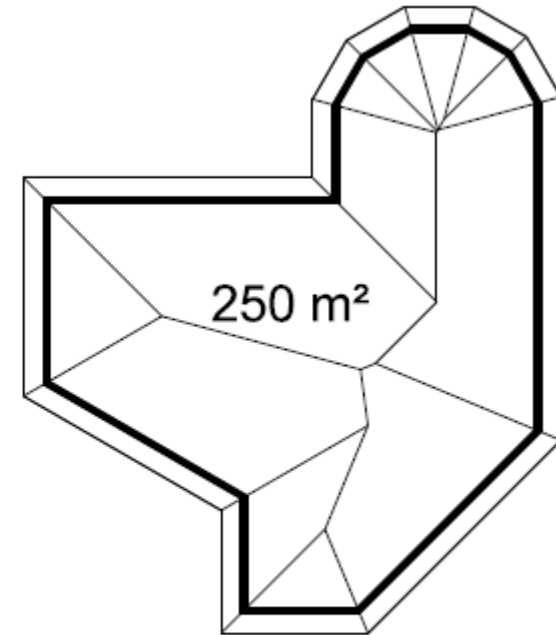
- External wall length differs
- Roof complexity differs
- Custom design effects price – complex angles, custom windows / joinery



DESIGN A



DESIGN B



DESIGN C

Question 11

3 Points

Which 3 items might be listed as prime cost items in a builder's 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 builder's contract:

Lock-up
Deposit
Fixing
Frame
Practical Completion
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**

Owner Copy



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Initials:



Leader Board

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 Builder's Practical Completion Form?

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) Builder's 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

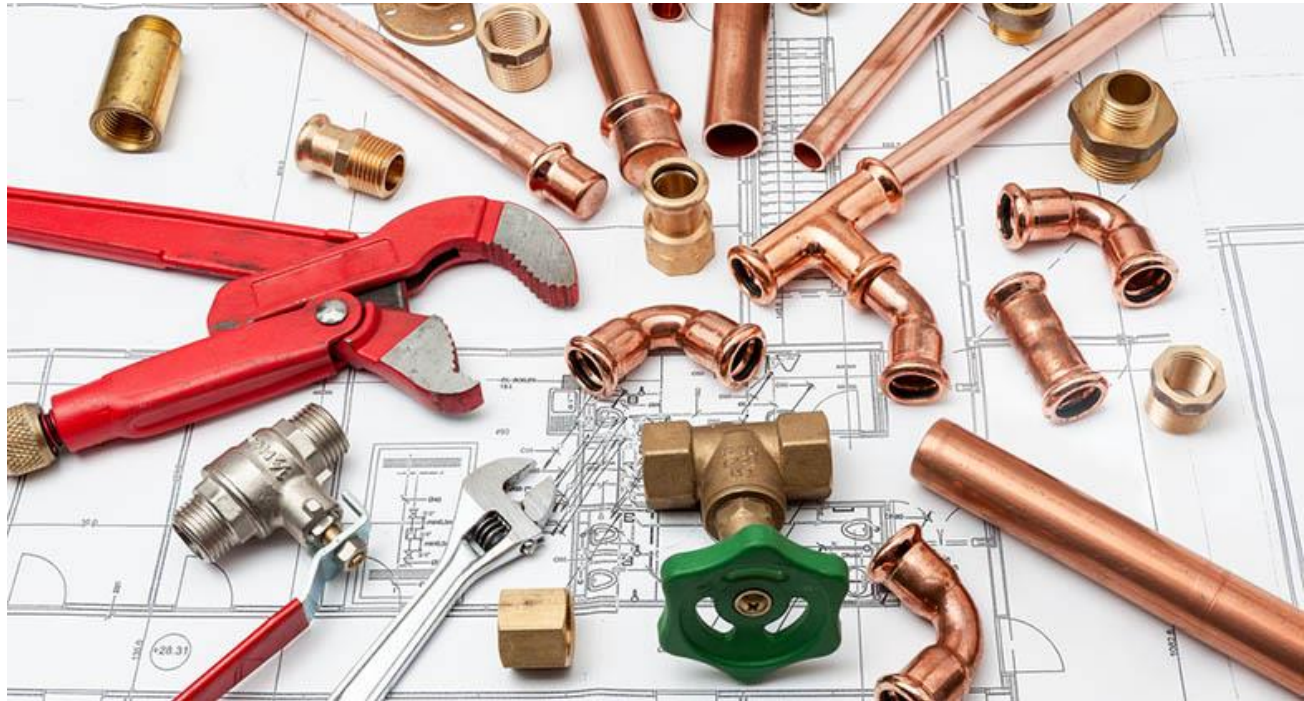


Question 20

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 for 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



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: Postcode:
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 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

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 Builder's 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) Builder's email confirming works completion incl. photos
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- d) Building certifier /surveyor inspection
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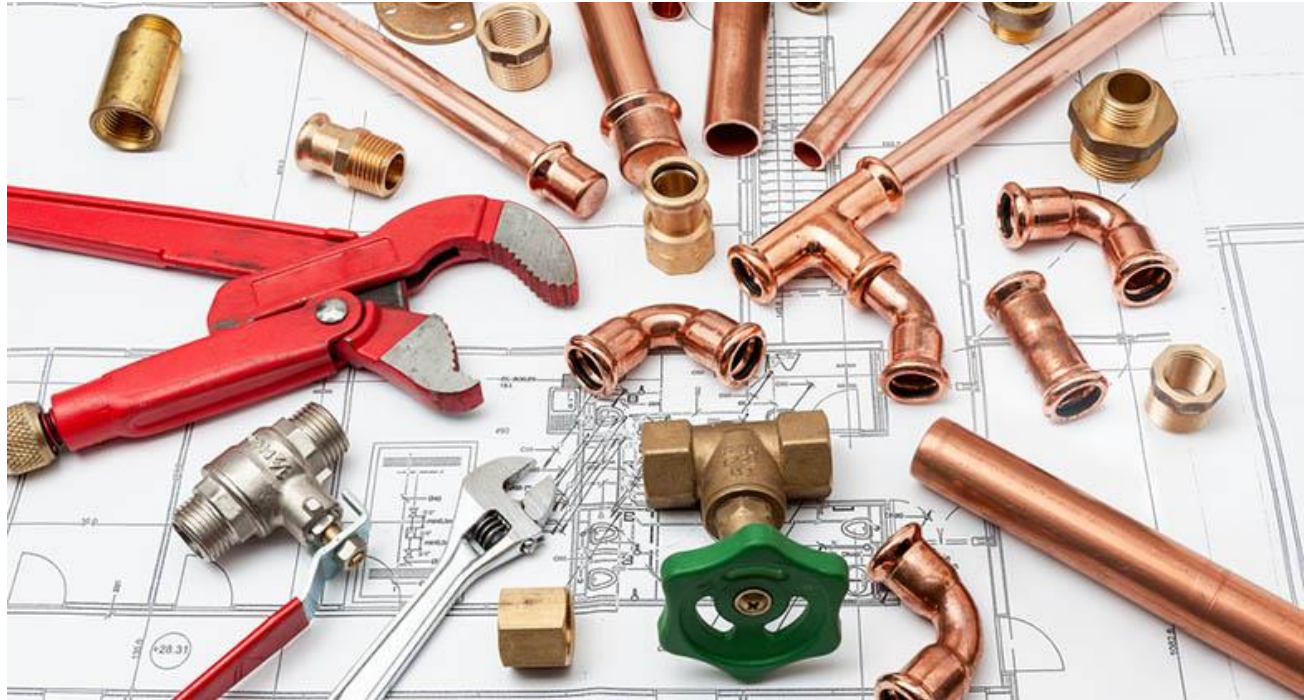
Question 20

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 for 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

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Question 23

3 Points

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

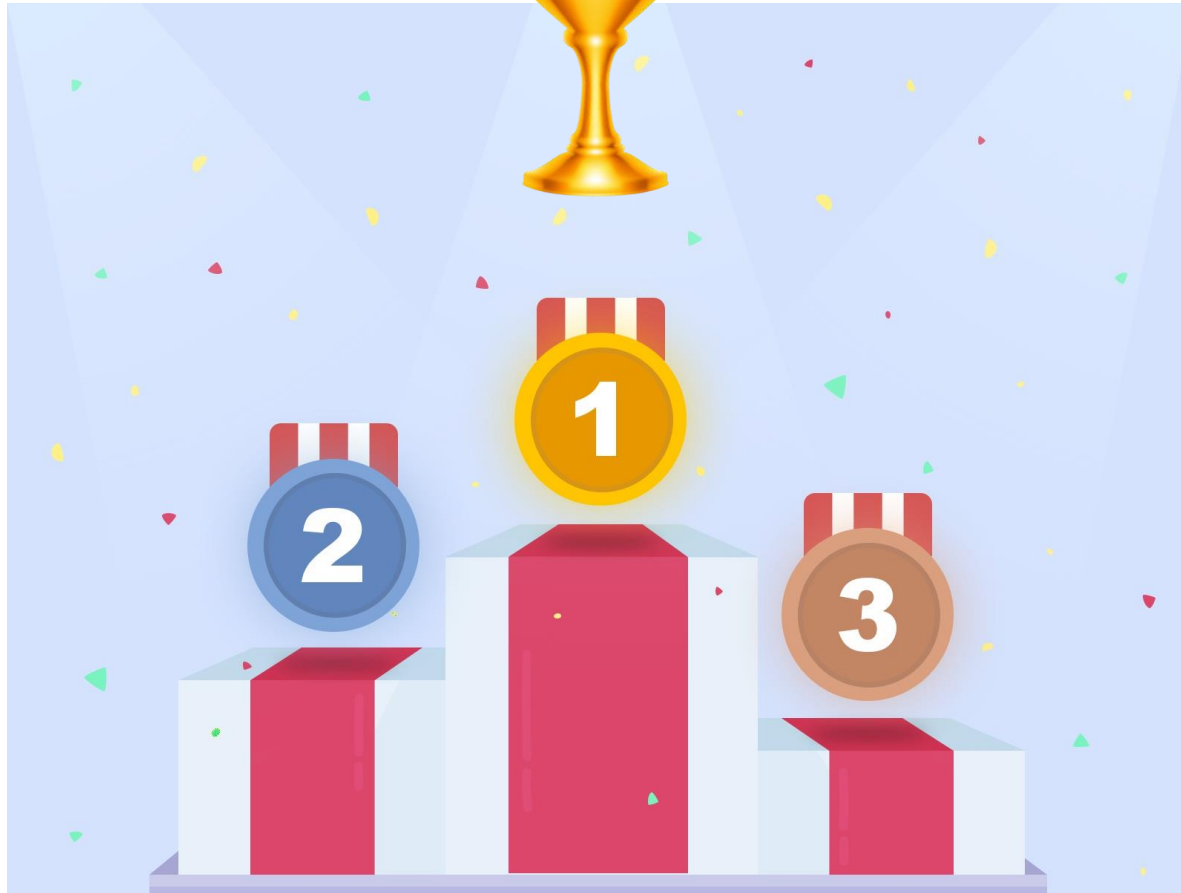
- 1) Dying
- 2) Disappearing
- 3) Insolvency

- Structural defects
- Non-structural defects





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QUESTIONS?