

Plans - Drafting Only

Rates from 1st May 2015

Information supplied herein was correct at time of preparation and supplied as a guide. Pricing and Project requirements are site specific and are subject to change without notice and dependant upon actual project briefing, site and knowledge of project.

Price: Single project class 10 buildings (ie Open Sided Verandah, Carport or deck only - Not garage) from \$660 Incl GST

To include

- Site plan
- Plan View
- Two Elevations
- General_Notes & Details Page

Note: Does not include engineering.

Extra project ie: if another project on same site but different location or a deck under a verandah (item (1) above) add extra drafting fee from \$220 Incl GST for the extra project or segment.

Site inspections

These inspection fee charged if we have been requested to go to site to review a project concept etc., regardless of if client proceeds with project. Inspection time allowed for on site generally approx. 45 minutes.

Inspections can be for design only or gathering site information. Fee payable when inspection has taken place. Site Inspections are required if a project has town planning or report and consent applications required to be undertaken. This fee is extra to preparation cost.

Inspections Fees From - \$175 Incl GST within 20 km. (Note: Areas or west or north of Melbourne CBD add from a further minimum \$75 Incl GST. Dependent upon location and time required).

Items required for plans are:

1. Site plan showing all building (including offset to boundaries and readable measurements of existing structures)
2. Site levels Front Street to project location
3. Plan View and elevations of existing structures on site & dwelling
4. Details with owners names, addresses, telephone, email plus sketches of project including FFL, Heights length and widths plus of course materials
5. Council Property reports (if we source then add \$66) - allow 2 weeks to receipt report.

6. Titles, Covenants, 173 Agreements, Design Panels requirements and Sub-divisional reports (if we source them add minimum \$55 dependent upon what's required and applicable)
7. Design Panel Approval for draft plans - if owner wishes us to do this we will charge \$66 on proviso that we provided with contact telephone or email.
8. Other items required include:
 - Hot Water System - location on dwelling
 - Smoke Detectors - therefore we need internal rooms layouts
 - Car-parks - minimum 2 car parks are required on a domestic building site. This can be garage, carport or open areas where a vehicle can park.
 - Fence heights
 - If any windows (adjoining properties) within 3 m of boundary when we close to boundary (closer than 1 m) Habitual Windows within 9 m for decks above 800 mm
 - Adjoining private open space

Other Applications

Easements , Town Planning and Fire Modifications applications will be undertaken at a cost of \$275 per application. This assumes preparing application, researching conditions and mailing application only.

Plus any out of pocket including council fee's or title, 173 Agreement or covenant, council printing / plan fees, depth & offset reports (council and water board) and any advertising costs as applicable.

Plus Revision of proposed plans, council attendance or reapplication or amendments due to town planning requirements are charged @ \$125 per hour.

Current Council Fee

General fee are:

- Town Planning From \$239
- Report & Consent \$250.60 (per regulation reviewed)
- Fire Modification \$112.74
- Easements Council from \$244 (Note some can be less only actual fee will be charged).
- Water Board - all water board charge various fee's. Cost will be per your water board fee.
- Melbourne Water - generally no cost is charges.

Note: All council and government rates change as of 1st July with no advance warning. Any increases or variations +/- are to clients account. Some council do vary their fee's so the above are indicative only.

Designated Bushfire Zone

Your property may be within a designated bush fire zone. This can be checked via your council for via property reports online.

Bal Reports for Class 10 Buildings Only. From \$275 - if properties in a Bushfire designated zone. (This does not include BMO reports).

Building Permit Costs

The Project Centre can apply for these permits on our clients behalf or clients can apply themselves. Costs relating permits which we arrange are detailed below.

1. Building Permit fee - Carport, Verandah & Deck project \$550 - to include max - 2 site inspections. Extra Site inspection \$166
2. Council Lodgement Fee \$42
3. Property Report - this a council report specifically relating to your property. Cost of this application is approx. \$53.00 (can vary dependant upon each council fee structure). This can take approx. 2 weeks and is required prior to a building permit being issued.
4. Victorian Building Commission Levy (projects exceeding \$10K) @ 0.128%

Prices related to Melbourne Metro. Prices for other types of permits i.e.: garages, new dwellings, extensions - prices upon application.

Note: If further evidence of site level, easements, soil, engineering and the like required for permit then these are extra to our fees.

Special Notes: Project Centre attempts to provide advice based on information provided or accessible on-line. For example various council requirements, other restrictions and agreements may not be known at time of quote or briefing. We reserve to change our cost, timeframes and information required as matters or information arise and advised. No site should change after and site inspection prior to Building Permit being issued. Once a permit issued no changes without Building Surveyors approval & inspections as required by permit.

Hours of Business

Monday to Friday 9.00am to 4.30pm - appointments preferred.

Payments by Direct credit or EFPOS or

All fees are paid in advance prior to commencement of works. All permit and council fees etc., are payable in advance.

Credit Card Payments

Visa & Mastercard add 1.75%
American Express 3.00%

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