

Phil Towers
1 Grevillea Avenue, Warriewood, NSW, 2102
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Client Testimonial: Builders Registration - 2A-2B-2C Nash Street, Hillarys

To Whom it may concern,

In late 2016 I engaged Bruce Eggleston from KEE DESIGN CONSTRUCT (KDC) a Property Development Consultant and Project Manager and following post the designs and development approval, appointed Bruce as the Site Supervisor during the construction phase of this project, to oversee a multi-unit development in Hillarys from conception to successful completion.

The brief was to develop a mid to high-end contemporary design and finish in a highly desired suburb. KDC located the right block in the target area and initially completed a high-level design to suit the block, suburb, W/APC and City of Joondalup regulations. Bruce is very knowledgeable of the Perth property market, as well as the building process and regulations. Bruce's design was different to the run of the mill standard builds, i required a custom design, unique, with higher specifications than the typical standard builders provide and well suited to the suburb and beach feel of Hillarys.

I have been a keen property investor for many years, however this was my first multi-unit development. I therefore required a dedicated trustworthy professional to oversee this process on my behalf to ensure project success and protect my investment. I was seeking a people who are passionate about design, building and 110% committed to the project and client – this is Bruce Eggleston from KDC. I'm based in Sydney and often work overseas. I needed a trustworthy representative to act on my behalf throughout the entire process. Trust, the right attitude, good communication skills, dedication, technical, commercial, project management and construction knowhow are essential criteria – again this is Bruce.

Any project has risks and things go wrong, the trick is having the right people such as Bruce Eggleston to identify the risks in the first place and sort problems out proactively. One of the biggest risks is managing the subcontractors, as well as the quality and timing of work they should be delivering. Bruce did a great job of managing the main building contractor Higgins Cooper Builders and sub-contractors, to ensure a quality and a timely result. As an example, about halfway through the construction with my approval, Bruce dismissed the main contractor's Site Supervisor, in line with my agreed contract terms, due to poor performance and other quality control issues, including subcontractors. This dismissal came after a number of verbal and written warnings around lack of delivery, performance and site behaviour by the builders employed Site Supervisor was not acceptable and was causing issues with subcontractors on site. Bruce Eggleston was appointed Site Supervisor for myself the client, working under Chris Higgins from Higgins Cooper Builders, which then made the build smooth and quickly from this point till completion.

Key responsibilities for Bruce Eggleston KEE DESIGN CONSTRUCT (KDC):

- Property Development Consultant (KDC)
- Project Manager
- Site Supervisor on behalf of client and on behalf of Higgins Cooper Builders
- Target and recommend property to develop
- Project Feasibility (Estimate)
- Site survey and planning
- Initial designs concepts & final, review/liaise with Council
- Detail designs concepts & final, submit to Council and continual liaison/amendments as required by Council to achieve a Development Approval (DA).
- Interior and exterior specification – including all fittings
- Planning and building approvals, including liaison with Council, miscellaneous Consultants including Surveyors, Engineers, Draftsman, Western Power, Telstra, Alinta/Atco Gas, suppliers, neighbours and more.
- Develop Scope of Works for construction RFQ (Request for Quotations)
- Develop and oversee construction RFQ with building contractors and sub-contractors
- Contractor selection and engagement, including KDC Safety Management System