

30TH January 2023

***Client Testimonial: Property Development & New Build Triplex Townhouse
Project Site Address: 53 Sporing Way, Hillarys WA 6025***

KEE DESIGN CONSTRUCT:

Commencement of Development Approval: November 2018

Development Approval Stamp: November 2019

BA4 – City of Joondalup: Building Permit Date: 3 June 2020

BRUCE Eggleston from **KEE DESIGN CONSTRUCT (KDC)** together with myself the client worked in conjunction to source and acquire a suitable subdividable block, located in an urban infill beachside suburb, creating, and building properties to live, rent and sell due to the growing housing shortage in Perth. Suburbs were researched and targeted to suit multi-unit development potential and suburb popularity to suit the proposed property development.

Bruce was appointed to complete (Conception to Completion) Multi-Unit Development, Double Story Triplex Townhouses. The project and brief being similar contemporary "beach house" design and finishes as per a previous property development contract Bruce completed for me at: 2 Nash Street, Hillarys WA 6025 in 2018.

This property development total contract value with **KEE DESIGN CONSTRUCT & KDC BUILDERS PTY LTD** was approximately \$1,800,000 (conception to completion). This project was designed to achieve maximum use of outdoor rooms being extra-large balconies, to achieve park views where achievable.

Key responsibilities for KDC:

- Property Development Consultant, Concept & Final Design, Approvals, Project Management.
- Research, source and target and recommend suitable property to develop.
- Project Feasibility based on initial concept plans (Estimate).
- Site survey and planning.
- Initial designs concepts & final, review with local Council (City of Joondalup).
- Detail designs concepts & final, submit to local Council (City of Joondalup) and continual.
- Liaison and amendments as required by Council to achieve a Development Approval (DA).
- Interior/exterior specifications; including fittings, fixtures, internal fit-out, landscaping.
- Planning and building approvals including liaison with local Council (City of Joondalup).
- Liaison and commissioning of miscellaneous professional consultants including surveyors, engineers, draftsman, Western Power, Telstra, Alinta/Atco Gas, Water Corporation.
- Liaison with subcontractors and suppliers, neighbours, clients, etc.
- Provide cost alternative building solutions during initial design stage where applicable.
- Develop and oversee construction RFQ with building contractors and sub-contractors.
- Liaison with Surveyors, site clearing and demolition.
- New retaining fencing and colourbond fencing.
- Project Management: including reports, timelines, risk mitigation and project cashflow
- Interaction with Council, WAPC and utilities
- Liaison with Watercorp, source of accredited plumbing specialist consultant familiar with replacement of cracked rear plumbing sewer pipe replacement, prior to building works commencement.
- Engagement and supervision of Demolition subcontractors and neighbour liaison.

KDC BUILDERS MBA Cost Plus Building Contract Over \$500,000; Professional Indemnity Insurance Site Specific: Approval 3/8/2020: Build: 53a, 53b, 53c Sporing Way Hillarys WA 6025

- Bruce Eggleston (Working Director): Reg. Building Practitioner BP103575
- Bruce Eggleston (Working Director): Reg. Building Contractor BC103193