



SYJ CONSULTING
ENGINEERS CIVIL | STRUCTURAL
FACADE | TRAFFIC | FLOOD

Stormwater & Structural Engineering Consultancy

589-591 Elizabeth Street
Redfern NSW 2016

Zhengde Real Estate Pty Ltd / 13th December 2021

Prepared for Alex Xiao

211252 SAAS



13th December 2021

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Alex Xiao

Zhengde Real Estate Pty Ltd

Stormwater & Structural Engineering Consultancy Services Proposal for 589-591 Elizabeth Street Redfern project.

Dear Alex,

Thank you for the opportunity to submit a stormwater & Structural Engineering Consultancy Services proposal for 589-591 Elizabeth Street, Redfern NSW 2016

1.0 Services Offered

1.1 Design and Documentation – Stormwater & Structural

The scope of work is based on the briefing materials prepared by SYJ Consulting Engineers dated 13th December 2021.

The scope of structural design and documentation for the project comprises the following:

	Included	Excluded
Attendance 1 consulting meeting in Sydney	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Basement shoring design	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reinforced concrete floor slab & PT slab engineering design & detailing for construction (exclude PT shop drawing design)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Structural design certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Provision of SYJ standard Design Certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Footing/wall/column design	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stormwater design	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2.0 Exclusions

- Any Additional Work Not Listed in our Scope of Work;
- Council Lodgements Assumed to be Undergone by Others;
- Post Dilapidation Report/Distribution of Dilapidation Report to Other Parties;
- Structural Design and Documentation of:
 - o Crane Pad/Tower Boom;
 - o Raft Slab for Tanking/Uplift;
 - o Building Façade and Non-Structural Façade Elements;
 - o Awnings/Louvres & Pergolas/Balustrades & Handrails/Privacy Screens/Parapets;
 - o Render Bars & Lintels/Spandrels;
- Structural Reports Prepared for Sydney Trains/Sydney Metro/Sydney Water;

- Sheet Piling;
- Structural design of Atrium or cladding elements such as precast panels, light weight walls and curtain wall or glazing;
- Design of temporary supports;
- Geotechnical Report;
- Continuous upgrading of reports/drawings during design phase to reflect Council/Client changes;
- Reviewing of shop drawings and formwork drawings, approval of formwork design, timber work covered by AS1684 Timber Framing Code, or checking of back propping providing as built drawings, or other builders work items;
- Land and Environment Court Proceedings, amendments to plans/reports or joint reports. An additional fee will be provided should our expert witness services be required
- Any associated fees that need to be paid to various authorities when lodging and retrieving approval plans.
- Investigations/analysis of Easements to Drain Water internal or external to the site. If an existing downstream stormwater system analysis is required, an additional fee will be required prior to commencement;
- Easement to Drain Water negotiations or sketches. An additional fee can be provided if required;
- If the property slopes to the rear, only one easement option will be designed/documented. It is assumed the developer will provide us with a lawful point of discharge;
- Site survey and set out to be provided in an acceptable digital format, e.g. Auto CAD, including existing underground drainage system and outlets to adjacent drainage corridor;
- Architectural and other consultant's documentation must be provided in an acceptable digital format, e.g. Auto Cad;
- Flood analysis or documentation of surrounding external/internal waterway corridors;
- The fee excludes any review or analysis and redesign of the current stormwater drainage system, basins and overland flow paths;
- Continuous upgrading of reports/drawings during design phase to reflect site changes;
- Land and Environment Court Proceedings, amendments to plans/reports or joint reports. An additional fee will be provided should our expert witness services be required;
- Fees and charges applicable to authority requirements;
- Council Submissions (assumed by others);
- Structural Design of OSD facilities or any other structural elements for proposed works are not included in this fee;
- For RMS/WAD approvals, additional charges apply to address RMS comments after submission has been made.

3.0 Fee Structure

The following fees would apply for services offered in Section 1.0

	Fee
Structural design & Documentation	\$18500
Stormwater design & Documentation	\$3500
TOTAL	\$22000

(Plus 10% GST)

Additional Meetings	\$350 per meeting
Additional Site Visits	\$350 per visit
Additional Façade Site Visits	\$500 per visit + report

(Plus 10% GST)

Time and Expenses

We propose that additional consultancy services outside this scope of services will be charged on a time and expenses basis at our current hourly rates unless otherwise agreed.

Director	\$350 / hr
Technical Director	\$330 / hr
Associate Director	\$270 / hr
Senior Engineer	\$220 / hr
Engineer and Senior CAD Draftsperson	\$200 / hr
CAD Draftsperson	\$165 / hr

(Plus 10% GST)

Notes:

- Hourly rates are revised annually.
- GST and out of pocket expenses will be charged additionally to these charges.
- Fees will be held firm for a maximum of 12 months.

Our fees include all normal office and administration costs. If required, other disbursements not specified in the scope of services – agreed with you in advance – will be charged at cost plus a 15% management and administration fee.

Our fee is based on the scope of works described in the Brief and should the scope of works change, then our fees would need to be revised accordingly and agreed to with the Client.

Our fee assumes the project documentation will be complete within a 9 month period and construction within a further 18 month period. The basis of this submission is that both the documentation and construction phase services are each delivered continuously or to the stipulated stages during these periods.

Should the delivery of our services be requested to be changed or the periods altered, then our fees would have to be revised accordingly and agreed to with the Client prior to the commencement of the revised program.

4.0 Insurance

SYJ Consulting Engineers holds the following Certificates of Currency. Details of these can be provided upon request.

- Professional Indemnity Cover
- Public Liability
- Workers Compensation

5.0 Commencement

We would commence work upon receipt of written acceptance by your authorised representative and in doing so, you confirm that you shall be bound by the terms of the SYJ fee proposal unless we mutually agree on alternative written terms.

Please reply via email to jack@syjeng.com.au.

We look forward to your further advice.

Yours faithfully,

Client Signature:

SYJ Consulting Engineers

Date:



Jack Shi
Director

Appendix A Terms and Conditions of Engagement
Appendix B SYJ Consulting Engineers Profile

Appendix A

Conditions of Engagement

1. **Acceptance:** It is not necessary for any client to have signed an acceptance of these Terms and Conditions for them to apply. If a client accepts a quote then the client will be deemed to have satisfied themselves as to the terms applying and have accepted these Terms and Conditions in full. Please read these Terms and Conditions carefully. Any purchase or use of our services implies that you have read and accepted these Terms and Conditions.
2. **Commencement:** No work will commence until signature approval and deposit has been both received.

Deposit is non-refundable. All payments have to be clear in each process.

3. **Turnaround Time and Design Control:** All work content and process are carried out efficiently and in due process and according to the services chosen in “Services” item and “Payment and Work Scope”. For any special requirements an extra fee would be charged per additional requirement (to be discussed by case between Client and Partners).

Design Stage will be started once a site survey is received. Within the cost we have allowed for up to three (3) mark-up stages or changes to the floor plans and elevations (facade design). If more changes are required by the Client, extra costs will be charged.

Once drawings are sent to the Client, the Client will need to respond within (3) business. If Client does not respond to Designer within (3) three business days, any delay of project lodgement or approval by Council/Private Certifier & SYJ Consulting Engineers will not take any responsibility.

4. **Extra Payment:** Once the Client has confirmed the drawings by signature or otherwise. We (SYJ Consulting Engineers) will initiate Stage Two. After Stage One we do not allow changes to the plans or elevations, if changes are requested, the Client will be quoted for the changes and the changes made once payment has been made for the changes. If the changes required are major and deemed to be a “re-design” or new design, then a new quote for the project will be issued to the Client for sign off. The previous payment/s will be refunded.
5. **Failure of Project:** In order to remain efficient, SYJ Consulting Engineers ensures that our work is carried out to a schedule. While we endeavor to complete all tasks to meet our Client’s needs and schedules. SYJ Consulting Engineers does not take responsibility for delays beyond our control (including but not limited to incomplete information, proprietor’s late feedback, or the timing and feedback or advice from other consultants).
6. **Copyright:** All design works which include floor plans and elevation/facade are copyright of SYJ Consulting Engineers. Use of duplication in part or in full without the written authorization of SYJ Consulting Engineers an infringement of copyright.
7. **Termination:** Both parties keep a copy and co-operate with faith and truth. Any party has right to terminate the agreement freely if one does not satisfy the other side. But the value of finished works has to be provided to each party.