

Pool Build Legends

END TO END SOLUTIONS & TOTAL INTEGRATION

- Architecture
- Engineering
- CDC Permit Approval
- Design & Planning for Pool & Hardscape



These activities do not constitute residential building work as defined by the Home Building Act 1989, and costs associated with them as noted are not included in any formal building contract amount.

The plans, specifications and engineers drawings, if and when completed, will become the property of the customer once all monies have been paid and cleared by the relevant financial services institutions.

It is understood and excepted that if the formal building contract is not proceeded with all monies are forfeited for the services undertaken. This does not void or replace the provisions and conditions of the formal building contract.

OUR CRAFT IS DESIGNING POOLS FOR RESIDENTIAL SPACES

*That's the
Blue Haven Difference!*

Pools have come a long way in the last 20 years.

Gone are the days of high-maintenance, inefficient, completely manual 10 x 5m dinosaurs.

Today's pools require very little maintenance, are much more energy efficient and are fully automated. They have evolved into architectural masterpieces and often become the central, most significant feature in a garden space. It makes perfect sense to design and construct for total integration.

IT'S ALL ABOUT YOU

Every design project starts with a brief, which needs to be explored with you. Its not one size fits all!

Every prospective pool customer will have their own specific requirements from an aesthetic and a functional point of view. Pools are surprisingly multifunctional when it comes to hardscape integration. For example a pool wall could double up as a retaining wall and eliminate the need for two builders.

As for usage, pools are mostly designed for entertainment, exercise, visual impact, therapeutics, expending energy out of kids and improving land value.

A QUALITY JOB WITH NO SURPRISES ALL FOR THE RIGHT PRICE

There's no point designing something that will never be built. At Blue Haven Pools we are realistic about your budget and always mention possible costs —power and gas supplies, raising boundary fences, cost of pool fencing, enclosing the filtration and the cost of surrounding landscape / hardscape. Unknown site conditions and council compliance conditions can add costs so its important to be prepared.

Most think the pool will be the biggest cost, but the landscape can overtake the cost of the pool very quickly. Landscaping will ascertain the ultimate look and total cost of the project. Pools can vary dramatically from \$35K to many hundreds of thousands of dollars, as can the landscape which surrounds it.

The style of the pool is normally based on the architecture and interior influences of the home so these elements need to be considered.

AESTHETICS & FUNCTIONALITY

The look is just as important as the functionality of the pool. Some look at their pool more than they will use it. Scale and proportion are where it all starts. We design a pool that has a sense of belonging in a space; not too big, not too small. You can ignore this rule if the pool is mainly for therapeutic or exercise reasons, but creating a geometric shape that complements the surrounding architecture is a rule that we rarely break.

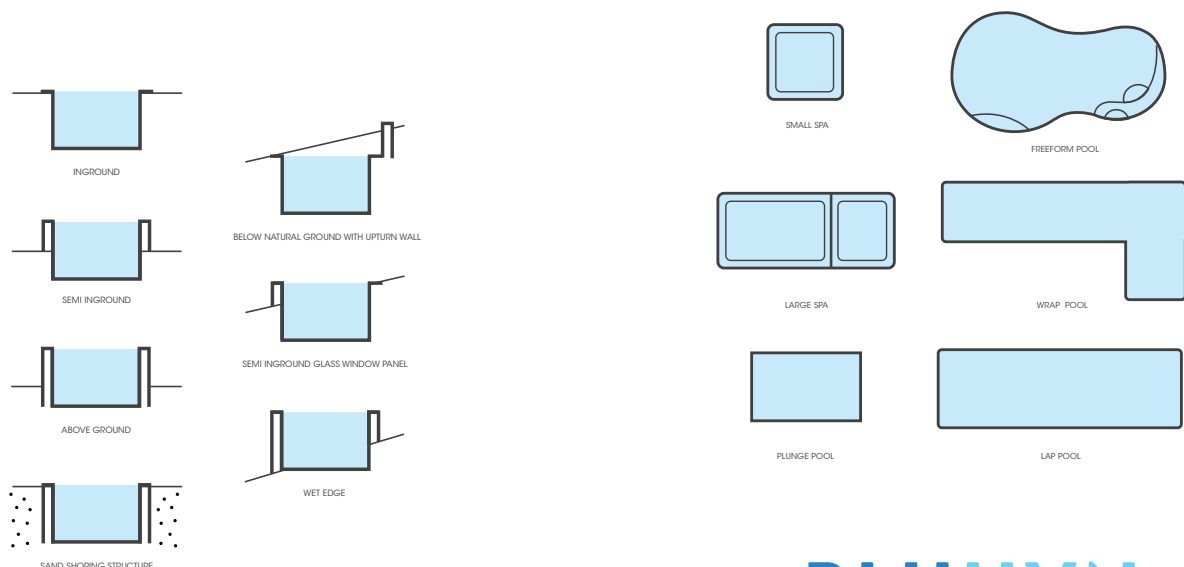
The surrounding and borrowed landscape is the next most important consideration and will ultimately define the success or failure of the overall aesthetics. A pool positioned off the main living hub of the home is also recommended, to maximise the benefits of the aesthetics. It also helps with functionality — as the pool is convenient to access and convenience is king in today's busy world.

The functional requirement of the pool is an important consideration. The size, depth, placement, ledge and step configurations.

Designing a lap pool, plunge pool, pool and spa, wet deck ledges are all vital elements customised to suit the user.

In the end this is the golden rule:

DESIGN A POOL THAT SUITS YOUR SPECIFIC REQUIREMENTS, HOWEVER UNIQUE THEY MAY BE AND BE SURE TO CHOOSE THE RIGHT BUILDER BY YOUR SIDE FROM DAY ONE TO HELP YOU VISUALIZE THE THINGS YOU NEED THAT WE SEE FROM YEARS OF EXPERIENCE.



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HOW DO WE DO IT? WE DON'T MISS A PROCESS!

PRE-CONSTRUCTION

- Council fees – DA, CC, Inspections
- Waterboard, peg out, pier inspections, zone of influence
- Application fees to add works to DA
- Removal and diversion of properties service lines including water, gas, phone, power, storm water, sewer
- Soil and sedimentation barriers for council
- Overhead residential power service lines
- Power meter box location - minimum 3m from pool
- Council bonds and crossing deposits
- Survey plan, landscape plan, geo-tech report, 1 in 100 year flood report, acid sulphate report, arborist report, 10.7 Certificate and dilapidation reports
- Amended plans / additional information
- Variable timeframe for council approval
- Engineer design for structures such as retaining walls and decking

BASIX

- Pools over 40,000 litres need BASIX approval which may include rainwater tanks, pool covers and pump timers

EXCAVATION

- Tip /cartage costs and stockpile room
- Access – maneuvering
- Removal and replacement of fencing. Heights – access over retaining walls, through garage, remove roller door or walls to go through, ramps, carports.
- Gaining access via council property usually requires a bond & approval
- Underground services, relocation & restoration
- Sewer encasement due to depth/location of sewer lines
- Structural requirements due to depth / location of sewer line or underground services
- Rock excavation costs
- Overburden and site levelling
- Tree stump or any other obstruction removal.
- Shoring for sand or filled sites - below 150KPA density
- Proximity to house/structure will require extra engineering / underpinning. Helping with more trenches
- Bringing in landscape materials
- Pier holes

STEEL

- Formwork for sand and raised structures
- Unique steel patterns
- Load bearing walls

CONCRETE

- Bulk concrete ledges
- Distance from street to pool
- Scaffolding for high walls above pool area

PLUMBING

- Filter box enclosures required for final O.C.
- Length and quantity of plumbing lines
- Council overflow from skimmer to lowest point sewer gully
- Backwash lines if required
- Concrete paths in the way of pipes, cutting and core-drilling
- Excavation in rock to lay pipes
- Drainage & hydraulic referrals
- Slab / base and power setup

SOLAR

- Scaffolding /rails/ anchor point for harness required for pitch of roof. (Work Safety)
- Solar length of run to house – Max 12m from pool or filter
- Concrete paths or walls to cut or core-drill to run pipes

COPING

- Material costs, glue and grout
- Cutting costs
- Choice of material may affect costs to lay, cut, glue and bedding
- Size and weight of pavers to cart to pool from the street

CONCRETE, PAVING AND HARDSCAPE

- Integration of pool to patio
- Tile patterns such as French
- Concrete strip footing for glass fence
- Concrete base for filtration slab

FENCING

- Glass fencing requires a Glazing Certificate
- Special and sloping panels
- Core drilling
- Non-conductive spiggots

ELECTRICAL & GAS CONNECTION

- Licensed electrician and gas fitter referrals
- Wiring certificate to obtain final O.C.

RETAINING WALLS

- Required for minus level pools

UNPOWERED SITES

Power and water required on site at all times for tools and dewatering pool excavation or shell from ground or rain water

- Cost of generator
- Pump and hose

END TO END SOLUTIONS & INTEGRATION

In addition to pool construction we help around minimize the amount of trades coming in with the same machinery and materials saving time and money.

USING AN EXCAVATOR TO DROP LEVELS / SITE CUT

Drop levels, also known as overburden removal by using pool excavator.



FOOTINGS FOR GROUNDWORK

Digging out footings for the foundation of a new fence, retaining wall, building, structure or extension. Also taking away loads of dirt, concrete and rubbish



GROUNDWORKS FOR DRIVEWAY, SLABS & PERGOLAS

Hammering out sandstone, levelling and preparation for flat grounds needed for all types of new concrete bases.



TRENCH DIGGING FOR PLUMBING, ELECTRICAL & GAS

In preparation for plumbing pipes and drainage to sewer, stormwater or electricals with pool excavator.



RETAINING WALLS & EXTENDED WALKWAYS



PRE CONSTRUCTION SERVICES

Agreement between

BLUE HAVEN POOLS SOUTH PTY LTD
68 HUME HIGHWAY, LANSVALE NSW 2166

and

PRIMARY CUSTOMER (SITE) CONTACT:

**TAX
INVOICE**

BLUE HAVEN POOLS South Pty Ltd
68 Hume Hwy, Lansvale 2166
Tel. 02 9728 0444
ABN No. 78133909369 Lic # 237620C

NAME: _____

PHONE: _____ **EMAIL:** _____

SITE ADDRESS: _____

Vacant Block Existing Home Knockdown Re-build Structural Renovation

LOT & DP: _____ **COUNCIL REGION:** _____

IDEAL START DATE: _____

FOR THE PRICE OF \$5990: Inclusive of GST.

INCLUSIONS ARE:

- Full set of architectural plans and CDC approval.
- Site inspection.
- Showroom design consultation and 3D render presentation.
- Detailed assessment of your property including site sketch, proposed pool and hardscape integration.
- Engineering specifications which can be a tailored solution if a geo-technical report and survey plan is provided or obtained by customer.
- 10.7; waterboard diagram and standard approval, land titles search, CDC application and planning portal submission certificate and mine subsidence if required.

EXCLUDED;

Additional reports subject to zone not included; flood reports, survey plan, geo-technical report, sewer tech services, certifier inspection fees & occupation certificate, development application fees, long service levy, basix requirements and landscape plan. NOTE: Any pool position encroaching on existing or proposed structure in zone of influence will require site specific engineering.

ACCOUNT DETAILS:

Commonwealth Bank: BSB 062 195

Account no.: 10218030

EFT Reference: SURNAME & JOB No.

Name on Card: _____ AMOUNT: \$ _____

Card No: _____ CCV: _____ EXP: _____

ACCEPTANCE:

Customer: _____ Signature: _____

Blue Haven Rep.: _____

Date of Agreement: _____

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ROLE OF REGISTERED CERTIFIERS HOME BUILDING ACT 1989

IMPORTANT: THIS IS A SUMMARY DOCUMENT ONLY.

This is the form of information about the role of a registered certifier, approved by the Secretary for the holder of a contractor licence to give to the other party to a contract. It is an offence under section 11B of the Home Building Act 1989 if the licence holder does not provide this document to the other party before entering into a contract.

This requirement applies to a contract under which the licence holder undertakes:

- to do, in person, or by others, any residential building work or any specialist work, or
- to vary any such undertaking to do residential building work or any specialist work or the way in which any such work is to be done, but only if a registered certifier will be required with respect to some/all of the work.

This requirement does not apply to:

- a contract to do residential building work entered into between the holder of a contractor licence and a developer with respect to the work,
- a contract for which the contract price does not exceed \$5,000 or (if the contract price is not known) the reasonable market cost of the labour and materials involved does not exceed \$5,000,
- a contract of a class prescribed by the Home Building Regulation 20141.

A registered certifier is a public official, independent of the contractor

Registered certifiers are public officials who do not work for builders, contractors, developers or property owners. A certifier can be from the private sector or your local council.

A certifier's role is to make an independent assessment to determine if relevant requirements of the Environmental Planning and Assessment Act 1979 have been met to warrant the issuing of a construction certificate, complying development certificate or occupation certificate.

Certifiers do not supervise or manage builders, contractors or building sites.

WHAT ARE A CERTIFIER'S RESPONSIBILITIES AT EACH STAGE?

Before construction starts, a certifier's responsibilities include to:

- check whether the proposed work will meet legislative requirements if built in accordance with the approved plans and specifications
- advise which inspections will be mandatory as the work progresses
- notify the council of their appointment as the principal certifier
- check your builder or contractor is licensed and insured under the Home Building Act 1989
- check whether any applicable conditions of your consent or approval are met
- check whether any applicable fees are paid, such as the long service levy
- install a sign on the building site, showing the certifier's details
- inspect the building site (if required).

During construction, a certifier's responsibilities include to:

- inspect the work in person, at each required stage
- if a non-compliance is identified, issue a direction to you and/or the builder requiring certain action to be taken, and notify the council if the required action isn't taken
- respond appropriately to any complaints about the development, including informing the council if needed..

After construction is finished, a certifier may issue an occupation certificate if:

- all relevant conditions of your consent are met, and you have applied for the occupation certificate, and
- all inspections have been carried out and the work is found to be satisfactory, unless an inspection (other than the final inspection) was missed under circumstances deemed unavoidable by the certifier (and evidence of suitability of the work is provided), and
- the work is 'suitable for occupation' in accordance with the Building Code of Australia. Important: this is a minimum standard of compliance that must be met. It does not guarantee that all the work has been completed. For example, a house or apartment may be suitable for occupation while painting or landscaping is still being completed.

An occupation certificate does not certify that the conditions of your contract with the builder have been met. The contract with your builder is a different contract to the contract with your certifier and must be considered separately.

Your obligations

Appoint and enter into a contract with your chosen certifier. The choice and appointment of a certifier is yours – your builder may recommend a certifier but cannot appoint the certifier for you, cannot offer to change the contract price, and cannot refuse to carry out work if a particular certifier is not appointed.

You must communicate with your builder, who will notify the certifier of each stage of work so the certifier can inspect it. If an inspection is missed, the certifier may have to refuse to issue an occupation certificate. You can request that the certifier and builder copy you into all correspondence between them.

Finding more information on certifiers

Details of the class of registration each certifier holds, their period of registration, professional indemnity insurance and disciplinary history can be found at www.fairtrading.nsw.gov.au:

- Details of registered certifiers (or search 'appointing a certifier' from the homepage)
- Disciplinary actions against certifiers (or search 'certifier disciplinary register' from the homepage).

Questions?


The Fair Trading website www.fairtrading.nsw.gov.au has information about certifiers, enforcement powers, how to replace a certifier and resolving concerns about a certifier:

- Search 'what certifiers do' for information about a certifier's role and responsibilities.
- Search 'concerns with development' for information about enforcement powers of certifiers, councils and Fair Trading, and how to resolve concerns about a certifier.

MULTI AWARD WINNING BUILDER


SWIMMING POOL & SPA ASSOCIATION OF AUSTRALIA

AWARDS of EXCELLENCE 2022
NATIONAL




Blue Haven Pools

Freeform Pool up to \$60,000




SWIMMING POOL & SPA ASSOCIATION OF AUSTRALIA

AWARDS of EXCELLENCE 2022
NEW SOUTH WALES




Blue Haven Pools

Concrete Lap Pool




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AWARDS of EXCELLENCE 2022
NATIONAL



Blue Haven Pools

Concrete Lap Pool



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NEW SOUTH WALES




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Display Pool or Centre




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AWARDS of EXCELLENCE 2022
NEW SOUTH WALES



Blue Haven Pools

Courtyard or Plunge Pool




RANKED #7

FINANCIAL REVIEW BOSS

MOST INNOVATIVE COMPANIES

2021

WE MADE THE AFR BOSS MOST INNOVATIVE COMPANIES LIST!



LOCAL BUSINESS AWARDS

2022

WINNER

FAIRFIELD CITY

