



Try Out

Project Oecotop Building Systems

Because:

>> To build a house needs Confidence! <<

Enjoy the

Project Oecotop Building Systems

PRE-Build-Service

by German Standard based on German HOAI

(HOAI = Official Scale of Fees for Services by Architects and Engineers in Germany)

Solution instead of Confusion!





“TAKE CARE with biggest investment in life!”

People who intend to build a house have to take care for many details.

All House Builder house need a affordable design (*with warranty of cost*), consulting, service for planning application to final services as phone connection, ..., finding a good engineer/architect, planning permission, comparing quotes for groundwork and so on.

It is important to take care getting temporary ESB (*power*) supply in time, maybe percolation test and much more. Ask your friends, who built house before. Most of them were getting mad by running around for bits & pieces, and loosing money & time by non organised/qualified acts.

MOST important is to find out the **TRUE TOTAL COST**, especially for mortgage, because **many** first time buyers need a **second(!)** loan/mortgage, because a lot of **hidden** and **non-calculated costs** were coming **additionally**.

This can be very, very bad and people can loose everything.

Salesmen for houses, builders and so on are trying to convince the people. Their basic intention is to get the job. For this they promise everything, but unfortunately people do not get in on paper.

So house builder getting more unsure.

BEST would be to “Try Out” first, but how?

A very weak point is the “save-money-trip” of the people. Instead of paying a good specialist (architect, engineer or other

qualified person), they like to save the money, thinking they can organize everything by them self.

TAKE CARE, because this is NOT true. 99.8% of all these people will “enjoy” a nightmare! Don't forget, we talk about a house! This is the biggest investment in people's life. The total cost with site and everything are 3-4-500,000.-€! In case of these amounts, it is totally crazy to practice “do-it-your-self”! what's 10-15-20,000.-€ for a FULL Service? In most cases people loose much more money by mistakes!

In last years we could get good experience in Central Europe – Ireland as well. We also could establish a network with very good engineers/architects, mortgage brokers and so on.

Since 2008 we offer a **PRE-Build Service**, which **covers** the complete first state of domestic building projects and **all needs of house builders to make final decisions**.

This Service is **not** for free, because it is a lot of **responsible** work to do AND we give, by German standard, good warranty for this.

With this **PRE-Build-Service**, we give all people who intend to build a house and who are not sure, a nice and cheap possibility to **TRY OUT** qualification, honesty and quality of results of **Project Oecotop Building Systems**.

“To build a house needs confidence!”

We offer trust

based on facts

you can see & feel, and enjoy by your self.

S o l u t i o n i n s t e a d o f C o n f u s i o n !

A division of:





PRE-Build-Service includes (summary):

- Basic Building Consulting
- Site investigation & environmental consulting
- Check of specifications from County Council
- Concept for house, landscaping, garden (biotope), energy and so on
- Check & Concept for financing/mortgage
- House Design Service WITH warranty of cost
- Getting all costs for Engineer for measurement/survey (*The fee for the Engineer is not inclusive, but we find it out and include it in our total calculation*)
- Getting, comparing **estimations** for groundwork, foundation, concrete slab, drainage, pipes, driveway, scaffold, crane, toilet on site, walls/fences, gate and so on. (*The costs for these points are not inclusive, but we find them out and include it in total calculation*)
- Fees for Engineer/architect for planning application. The concept for planning application we do. (*The fee for the Engineer is not inclusive, but we find it out and include it in our total calculation*)
- Getting all fees for planning application and so on.
- Fees for site control for ground works
- Fees for Engineer for payments from the bank (*The fee for the Engineer is not inclusive, but we find it out and include it in our total calculation*)
- Fees for application for temporary power supply (*the fees for this are not inclusive, but we find it out and include it in our total calculation*)
- Fees for application for connection to sewage system, fresh water, road work (*if necessary*), Eircom, etc.. (*The fees for this are not inclusive, but we find it out and include it in our total calculation*)
- Fees for REKI Certification for final ESB connection (*part of house contract*)
- Worst Case Estimation with Warranty
- Optional: Consulting for interiors and everything else. Organisation Service – we try to get best quotes for your ideas.
- And more

For this service we **charge** 80% of German HOAI, area 3. For this, the clients have **all** information and amounts to make **final decisions**, how to go on and still **free to build with each company they like**, because all this information & work has to/should be done from a specialist, otherwise more than 80-95% of people getting lost in cost & disappointments. In case clients like to order this PRE-Build-Service, 80% of the fee needs to be paid before, to confirm the order. 30% direct after visit on site and consulting and final 20% after finishing PRE-Build Service completely.

At www.project-oecotop.com Download area you can get translation of German HOAI -> “German Fee Guide ...”

§ 10 Grundlagen des Honorars / **Basics about the fee (without VAT)**. / § 11 Honorarzonen für Leistungen bei Gebäuden / **Fee-areas for service for buildings** / § 12 Objektliste für Gebäude / **List of buildings**. / § 15 Leistungsbild Objektplanung für Gebäude / **SERVICE for buildings** / § 16 Honorartafel für Grundleistungen bei Gebäuden / **Basics about the fees for all BASIC Service for buildings** / Honorartafel zu § 16 Abs.1 HOAI für Grundleistungen bei Gebäuden und raumbildenden Ausbauten / **Fee-list for all BASIC Service for buildings** /

If you look to the translated HOAI/Fee Guide, all red colored points are part of our PRE-Build Service



ADVANTAGES of PRE-Build-Service for Domestic House Builder:

- ✓ **Best Consulting(!)**
- ✓ **Summary of ALL primary AND secondary costs WITH worst case estimation.**
- ✓ **Check-List** with summary of ALL cost, **To-Do-List** and **Take-Care-List**
- ✓ **House-Design** (scaled sketch) **with worst case estimation for a Project Oecotop Home of Health**
- ✓ **Site investigation, consulting & recommendations for living in harmony with environment**
- ✓ In case we are ordered for "PRE-Build-Service", **we do our best, because** doing our best means **clients have more/maximum** money for their home or interiors, AND we can SHOW & you can SEE we are one of Best AND honest AND responsible AND fair AND ...

Regular fees (HOAI) for BASIC performance state 1-3 based on 360,000.-€ total cost:

(21% of total fee / total fee = 12% of total building cost)	without/with 19% German VAT
based on minimum charge (Area 3: minimum):	7.407,58€ / 8.815,02€
based on maximum charge (Area 4: maximum):	10.338,76€ / 12.303,12€
PLUS all extra service (mixed estimation for area 3-4):	8.000,00€ / 9.520,00€
PLUS all expenses (travel, office, etc.)	1.000€-3.000€

Fees for PRE-Build-Service by Project Oecotop Building Systems

for **COMPLETE** "package" (plus 21% Irish VAT)

Phase 1 – valid till 20 th of December 2008:	6,800.-€
Phase 2 – valid till 30 th of June 2009:	9,800.-€
Phase 3 –from 1 st of July on:	80-100% of German HOAI (Area 3, maximum)

In case clients decide later on to order a Project Oecotop Home of Health, with 30% of these fees we reduce the house cost.

>> To build a house needs confidence! – We offer trust based on facts you can see & feel, and enjoy by your self. <<

We like to enjoy the **PRE-Build-Service**, we **order** it and **confirm** it with our signature in next line. This business/order/contract is based on German law. Place of jurisdiction is 7048 VS-Villingen/Germany.

Notes:

Name, Surname, Phone, Mobile:

Address, Email:

Place, Date & Signature:

