



QUOTE PRESENTATION

At D Pearce Constructions we believe that it is important to provide our clients with a detailed quote presentation. This quote proposal will provide you complete costing and specification information for your project. With this information we will be able to work with you to finalise all components of the project, helping to avoid contract variations. We look forward to working with you.

COMPANY PROFILE

D Pearce Constructions is an award winning architectural home specialist with a passion for perfection and a wealth of experience and knowledge. We specialise in one off custom built designed homes, extensions and renovations. We understand that building a home is one of the biggest investments a person, couple or family can make so we ensure we are as available, transparent, professional and flexible as possible during the process. There is a stigma in the building industry that this process can be very stressful and daunting so our goal at D Pearce Constructions is to make sure this process is as enjoyable and hassle free as possible. Our entire team has a strong commitment to making sure we offer first class service and workmanship and ensure that every facet of your home construction process is considered with passion and attention to detail.

QUALITY WORKMANSHIP GUARANTEED

From concept to completion, Duayne and the team have the expertise, experience and enthusiasm to undertake any project, regardless of style and complexity. Duayne is committed from the first meeting to delivering a thorough quote, talking you through every step of the contract and building process, through to completion and handover.

WHAT HAPPENS NEXT

Once you have reviewed our quote in detail, we would like to arrange a time to sit down and discuss your project in full, including any questions you may have. When you are ready to move forward with our quote we will provide a draft copy of the contract for you to review. In the draft contract we will show an estimated construction timeline and payment schedule. When this draft has been approved we will complete a final contract for all parties to sign. Once the final contract has been signed, deposit paid and all necessary Building Approval documents are received, we will provide a start date for the commencement of your project.

CLIENT DETAILS

Client Name	
Address	
Quote Reference	
Job Reference	

COMPANY DETAILS

Company	D Pearce Constructions
ABN	
ACN	
Licence Number	1134556
Address	
Phone	
Email	admin@dpearceconstructions.com.au

DESCRIPTION

Revision 2

This proposal is for the full internal and external refurbishment of the existing house and includes rectification work to repair the existing poor quality workmanship. The cost in this proposal is based on the feedback and review of the first round of costings and updated notes/sketches on plans provided by clients and GCD.

Please read this proposal thoroughly. If it is not listed in this proposal, D Pearce Constructions have not included any allowance for it.

CHECKLIST

PRELIMINARIES

Portable Long Service Levy

Quantity	1 Fee	Allowance Unit price: \$14,943.00
----------	-------	-----------------------------------

Required QLeave levy, calculated on total construction costs.

NOTE - As this fee is calculated on total construction costs it may be necessary to be adjusted while calculating the final invoice on the project if the cost of the project increases.

This Item is a Prime Cost Allowance

Home Warranty Insurance

Quantity	1 Fee	Allowance Unit price: \$14,096.00
----------	-------	-----------------------------------

Required QBCC Home warranty insurance. Calculated on total construction costs and with reference to the QBCC premium table effective 01/07/2020.

NOTE - As this fee is calculated on total construction costs it may be necessary to be adjusted while calculating the final invoice on the project if the cost of the project increases.

This Item is a Prime Cost Allowance

Site Supervision

A job is only as good as the supervision it gets during construction. At D Pearce Constructions, we pride ourselves on keeping up to date with all current industry rules and regulations, which we then make sure all our carpenters and contractors adhere to. All our projects, no matter how big or small get constant supervision by our team, every single element is checked and passed by our stringent quality control measures. Constant supervision allows us to also ensure our schedules can be checked regularly.

Building Works Set-out Report

Licensed surveyor to provide a set-out certificate for the location of the new building works to front yard to show it is constructed as per the stamped drawings. This is to be provided to the Certifier for final certification.

Height Check of Building

Licensed Surveyor to return to the site once the new roof works are completed to check building height is as per drawings. Surveyor to supply height certificate to DPC for final certification. Building designer to confirm that all floor and finished roof heights have been worked out based on a detailed contour survey.

Engineering Inspections

On all D Pearce Constructions projects, we engage the Engineer responsible for the project design to carry out the onsite inspections. This ensures that the same Engineering company that designed the project will visit the site and ensure that the work that is completed on-site suits their requirements.

This proposal includes all inspections required for: - Footings, Slab, Retaining walls, Frame, Structural Steel, and Blockwork.

SITE ESTABLISHMENT

Profiling

Materials and Labour to establish profiles for new works to front yard so it can be set out correctly. Profiles are a series of individual or long hurdles, constructed around the perimeter of the building area so that gridlines and other measurements can be set out accurately. Once these are set out they are used to pull string lines across the site for marking out of footings, retaining walls, slab etc.

Surveyor

Surveyor to mark grid lines/ outline of new building works to front yard on profiles once they are set up on-site to ensure the house is constructed as per the approved drawings.

Perimeter Scaffold

SCAFFOLD INSTALL & DISMANTLE

Includes:

- 120 JACKS
- 3 working decks
- Approx 7.7m TWP
- 1m below fascia height
- Approx 9.7m Total Scaff Height
- 35 Bays
- EXTRA large Truck Cartage, pick n pack
- Safety Mesh
- Tight access
- Access Stair bay.

Temporary Fencing

We have included setting up and hiring of site fencing as required for workplace health and safety. Includes extra fencing in back yard so clients can still get access for kids play equipment. Site fencing is to remain on-site at all times during construction.

Power cost during construction

Clients will need to continue to provide power from next door until new roof works are completed and a new power supply is set up with power for site works.

NOTE- If a continuous power supply is not available at any stage while construction work is being carried out on site and DPC is required to hire generators, the cost will be charged as a variation to the client.

Temporary Toilet

We have included for a temporary toilet to be on-site at all times during construction unless noted otherwise.

Temporary Water Connection

DPC will set up a temporary water supply to be used during construction.

Edge Protection

Temporary Handrails to be installed around the rear decks during construction works until new glass balustrading is installed.

Install Site Signage

We are required by law to show all necessary signage for Workplace Health and Safety and QBCC legislation. This includes signage that shows our site rules and business information.

Rubbish Removal

Skip bins to be on-site at all times during construction. If suitable access is unavailable, then rubbish will be contained in a suitable area and collected in one of D Pearce Constructions trucks to be taken to the dump. This would be carried out as required throughout the construction of your project to ensure the site is kept tidy.

EARTHWORKS

Machine Hire - Demolition

All machine and truck hire required to demolish and remove existing driveway, existing slabs/ retaining walls, existing concrete paths and garden beds from around the house and clean the site ready for the new building works.

NOTE - All efforts have been made to price the earthworks accurately based on the plans, engineering and soil test provided. However, DPC CAN NOT be held responsible for any Latent conditions. A Latent Condition is any physical condition, including artificial things, on or around the Land, including surface and subsurface conditions, which differ materially from the physical conditions reasonably expected by DPC at the date of the formation in this Proposal.

If Latent Conditions arise DPC will follow the steps that are set out in the building contract. This may result in a variation for extra costs. Duayne will explain this in more detail during the pre-contract signing meeting.

NOTE - The above NOTE applies to all earthworks, concreting, driveway, plumbing, and any other inground works.

Machine Hire - Site Cut

- All machine hire to cut the existing ground down to the required heights to carry out new works for front yard retaining walls.
- All machine hire for back filling of new retaining walls once new works and waterproofing completed.

NOTE - Price is for a standard-sized machine (2-5 Tonne) only, if rock is encountered on-site and a larger machine is required or specialist equipment, you will be made aware at the time of finding the latent condition and DPC will follow the steps set out in the building contract.

Machine Hire - Footings

For all new retaining wall, blockwork and off-form concrete footings.

NOTE - Price to be confirmed once Engineering is provided.

Truck Hire

Quantity	54 Hr	Allowance Unit price: \$126.50
----------	-------	--------------------------------

We have included all associated costs for truck hire to remove excess soil from site works from the site. This has been worked out based on the heights shown on the drawings.

This Item is a Provisional Sum Allowance

Dump Fees

Quantity	1 Job	Allowance Unit price: \$6,378.00
----------	-------	----------------------------------

We have included this allowance based on our quantities to remove excess soil from the site and bring fill back to site during back filling of retaining walls. This is an allowance item only as quantities for this can vary depending on existing site conditions and the thickness of the concrete.

This Item is a Provisional Sum Allowance

Machine Hire - Driveway Prep

To prep new driveway once all new retaining walls are completed and new drainage has been installed.

CONCRETING

Concrete Slab On Ground

All labour and materials to install a 100mm thick topping slab to entire garage level.

NOTE - Engineer to confirm if Hanson - Exposed - Saltwater mix is suitable for the project.

Concrete Retaining Wall Footings

All labour and materials for new Blockwork walls and retaining wall footings.

Concrete Pad Footings

All labour and materials for new pad footing in driveway for blockwork column.

Off Form Concrete Walls

All formwork, labour and materials to construct off-form concrete walls, feature columns and gate house roof to front yard as per reduced scope.

DRIVEWAY

Plain Concrete

All labour and materials to pour plain concrete to areas of driveway that are required to be demolished for new works. Once all new works have been completed to rectify the waterproofing and drainage around the basement level.

Cobblestones

Quantity	78 M2	Allowance Unit price: \$7920
----------	-------	------------------------------

Supply and installation of Dove White Granite Natural Split Cobblestones on Mesh Sheets to driveway.

This Item is a Prime Cost Allowance

Labour to lay Cobblestones

Quantity	71 M2	Allowance Unit price: \$256.00
----------	-------	--------------------------------

All Labour and materials to lay and grout Dove White Granite Natural Split Cobblestones on Mesh Sheets to driveway.

NOTE - Labour rate may change without notice depending on the final selection and quality of product.

This Item is a Provisional Sum Allowance

BLOCKWORK

Retaining Walls

Blocks, Reinforcing Steel, Labour, Concrete core fill and scaffolding to construct new retaining wall to front yard to area as per drawing 1-51.

Waterproofing Of Blockwork

- All Labour and materials to apply waterproofing membrane to existing and new retaining walls.
- All labour and materials to install Corflute over waterproofing prior to back filling

NOTE - Existing Blockwork retaining walls will be cleaned and prepared for a new waterproofing membrane to be applied once excavation works are completed. DPC and its contractors will perform all tasks required to do this work to the best of our ability. However as Duayne has explained we CAN NOT guarantee that we will be able to completely fix the leaking blockwork issue until the existing blockwork and foundations are exposed and can be assessed. We will advise of any issues or additional work once we inspect the existing wall, prior to starting any new waterproofing.

Back Filling

- MEGAFLOW GREEN 170 STORMWATER DRAINAGE SYSTEM TO ALL BLOCKWORK WALLS OVER-LAYED WITH FILTRATION GEOTEXTILE WITH GEOSHEET.
- 20mm recycled concrete drainage gravel to be used as back fill material behind new retaining walls to insure good drainage and compaction.

CONCRETE PUMP

Block Work Corefill

As required for new retaining walls. Includes off-site wash out.

Footings

As required for all new footings. Includes off-site washout

Driveway

As required for new driveway. Includes off-site washout.

TERMITE PROOFING

Perimeter protection – Slab

Termite protection is to be used around the full perimeter of the slab on garage level as required for new topping slab. All paperwork and warranty documents will be provided to the client at the handover of the project.

Penetrations

Termite collars to be installed around all plumbing, electrical pipework and SHS columns in concrete slab. All paperwork and warranty documents will be provided to the client at the handover of the project.

Blockwork/Brickwork – Retaining Walls

Termite protection to be installed on the inside face of the existing blockwork retaining walls to basement level. All paperwork and warranty documents will be provided to the client at the handover of the project.

NOTE – The Kordon that was removed on site cannot be reinstalled.

Cold Joints (Driveway / Paths)

Termite protection is to be used where all external concrete patios, paths, footings and driveway butt into blockwork and around the full perimeter of the garage level topping slab. All paperwork and warranty documents will be provided to the client at the handover of the project.

WORKS TO EXISTING HOUSE

Demolition

All Labour, Props and equipment to complete all the demolition works shown and noted on drawings D1-00, D1-20, D1-21, D1-22, D1-50 that haven't been done during pre-contract site investigation works.

- Remove existing rear decks
- Remove existing roof sheeting
- Remove existing roof framing as required to suit new design.
- Work in with machine to demolish existing front yard structures.
- Remove existing external wall cladding
- Remove existing external windows and doors noted on plans.

Concrete Cutting

Concrete cutting and sawing of existing driveway and blockwork as required to complete all demolition work.

FRAMING & CARPENTRY

Carpentry Labour – Lump Sum

- Set out new footings, retaining walls off-form concrete walls and new internal wall framing.
- Construction of new wall framing to suit engineers requirements
- Re-Construction of rear decks to suit engineers requirements.
- Construction of new roof trusses and rafters to suit new roof design.
- Frame up light wells in ceilings for new skylights over stairwell and ENS.
- Construction of new deck, laying of new decking to front of house.
- Installation of new external windows and doors as noted on plans.
- Installation of building wrap, dampcourse, and all associated flashings for cladding.
- Install ceiling battens to all indoor and outdoor ceilings.
- Rebuild internal dropped ceilings to suit new design and internal door heights.
- Installation of Insulation to areas listed in this proposal (under insulation category).
- Installation of all new external wall claddings as per drawings.
- Construction of external soffit and ceiling framing.
- Installation of FC soffit linings and all required timber trims and beading.
- Installation of Heka window hoods.
- Installation of feature screens
- Rebuilding existing back stairs.
- Install Stone board to internal feature wall in Entry.
- Complete new internal carpentry fit out.
- Install feature exposed ceiling joists and ceiling lining to basement office.
- Final fit off of fixtures and fittings (door hardware, towel rails etc).
- Labour to store, move, unload and load materials for the project on site.
- Site cleans throughout the project.

Wall Framing

- All stick framing to be MGP12 Termite treated timber for new internal walls where needed.
- All hardwood ply bracing sheets as per engineering.
- All new timber lintels and beams required for new external windows, doors and load bearing walls as per engineering.

Roof Framing

Supply of new timber trusses and rafters for new roof over first floor rear deck, new roof framing over stairwell for skylights, framing in ENS for skylights and new roof framing over bedroom 1.

NOTE- TBC once engineering has been received.

Floor Framing

Supply of all floor framing materials to rebuild wet areas, rebuild both rear decks to suit drain along sliding doors and rebuild front entry.

Hardware / Tie Downs

All tie-down and fixings in accordance with engineering drawings and the current timber framing Australian Standard.

Deck Structure Framing

Supply of all materials to build new deck to new front court yard, includes new deckmax secret fixing system for Blackbutt decking.

STRUCTURAL STEEL

Structural Steel Supply

Shop drawings, fabrication and delivery of CHS columns and steel beams to create beam/ planter box detail across front of house.

Labour to Install Structural Steel

All labour, props and lifting equipment to install posts and beams to front of house.

Galvanising of Steel

Galvanizing of new steel posts and beams for front of house.

EXTERNAL LININGS

Cladding 1

- James Hardies 150 Linea Weatherboards to all areas noted on elevations as WB. Includes all associated fixings and cladding accessories.
- Supply of DAR 70 X 35 treated and pre-primed TIMBER BATTENS to be fixed AT EVEN CTRS OVER WEATHERBOARDS, CAULK AND SEAL TO WEATHERBOARD

Cladding 2

James Hardies 133 Smooth Axon Wall Cladding to all areas noted on elevations as AC. Includes all associated fixings and cladding accessories.

Soffit & Gable Framing

Timber ceiling battens to both rear decks, new soffit framing and all framing to pack out gables for new cladding.

Cover Strips & Beading

Pre-primed and treated Timber trims as required for external soffits and ceilings over rear decks.

Feature Battening

- BS.1 – Powder coated Aluminium metal angle fixed to powder coated Aluminium metal rails in hit and miss style (40 x 40 x 1.5)
- BS.2 – Powder coated Aluminium metal angle fixed to powder coated Aluminium metal rails in hit and miss style (25 x 25 x 1.5)

NOTE – Specifications call for 40 x 40 x 3, we have allowed for 40 x 40 x 1.5 as its readily available, easier to work with and a lot more lightweight.

Window Flashings

Custom folded flashing to be made for tops of all external windows and doors to suit building code. All window flashing to run minimum 110mm past each side of the external window and door frames.

Soffits – FC Sheeting

Supply of Hardieflex Eaves Lining 4.5mm and plastic joining strips for all external soffits.

NOTE – External ceilings included in plastering.

INTERNAL FIT OUT

Internal Doors – Paint Grade

All internal doors to be LDF MDF INTERNAL SOLID DOOR – 2720 X 927 x 35mm or similar so they can be cut onsite to suit full height openings.

Architraves

All internal architraves to be pre-primed 68 x 19 splayed.

Skirting

All skirting to be 92 x 19 pre-primed splayed.

Door Frames

All internal doors to have pre-primed finger jointed pine door frames.

Door Hardware

Quantity	1 Job	Allowance Unit price: \$1,001.80
Front Entry Door Handle/Lock/Deadlock – Details TBC – <i>Costs not included in this proposal</i>		
Muehn Berkley Series Passage handle – 63mm rose – Satin Nickel – \$74.55 x 6 = \$447.30 (Basement Level Door understairs and Garage door, Ground Floor Bedroom 1, 3 and 4, Laundry)		
Muehn Berkley Series Privacy handle – 63mm rose – Satin Nickel – \$80.90 x 4 = \$323.60 (Basement Level PDR, Ground Floor Bathroom, First Floor PDR and Main Bedroom)		
Muehn Cavity sliding privacy lock round – Satin Nickel – \$62.75 x 2 = \$125.50 (GF PDR Room, FF PDR room)		
Solid Flush Pull – 150mm – Satin Nickel – \$26.35 x 4 = \$105.40 (GF PDR Room, FF PDR Room, Kitchen, Bed 2 Ensuite)		
Concealed Flush Pull – 90mm – Satin Nickel – \$16.27 – TBC – Schedule notes same areas as Solid Flush Pull.		
This Item is a Provisional Sum Allowance		

Hinges

Included with door frames.

Internal Drying Rack – Laundry

EcoDry – Folding Drying Rack for indoor/outdoor use – White

Exposed Rafters

Supply of dressed timber for feature Exposed Ceiling Joist to Basement office. Joist to have paint finish. F17 KILN DRIED LAMINATED H3 VICTORIAN ASH 190 x 45 – 4.8M

Robe, Linen & Storage Cupboard Shelving

- 6 storage cupboards in garage to have 4 MDF shelves in each
- Bedrooms 1,2,3 & 4 to have standard Regency 16mm White Melamine Shelving 440mm deep. Top shelf and fixed shelf unit 607w with 4 fixed shelves.
- WIR to have standard Regency 16mm White Melamine Shelving 440mm deep. Top shelf and fixed shelf unit 607w with 4 fixed shelves.

TIMBER FLOORING

Engineered Timber Flooring

Quantity	1 Job	Allowance Unit price: \$38,040.00
----------	-------	-----------------------------------

Supply Prefinished Engineered Hardwood Flooring

PRODUCT: Prestige Oak

SIZE: 1900x190x15/4mm

COLOUR: Chateau Grey

FINISH: Matt Laquer

PROFILE: Micro bevel

Structural Timber Subfloors

- Pre-sand the structural timber sub-floor
- Fix Engineered Timber Flooring to suitable sub-floor with adhesive as required
- Fix best colour matched aluminium engineered flooring trims to transitions and expansion as required

This Item is a Provisional Sum Allowance

TILES

Tile Supply Internal

Quantity	1 Job	Allowance Unit price: \$20,606.50
<p>FT1 – Shale Sand Floor Tiles – 600 x 600 – \$55.90 x 59.1m² = \$3,303.70 Locations – Laundry Floor, Basement PDR Floor, Laundry Floor, Bathroom Floor, GF PDR Floor, Bed 2 Ensuite Floors, Master Bedroom Ensuite, FF PDR Floor, (Uptiles)</p> <p>WT1 – Shale Sand Floor Tiles – 600 x 600 – \$55.90 x 112m² = \$6,260.80 Locations – Basement PDR – Wall behind Toilet, Bathroom Shower Walls, GF PDR Walls, Bed 2 Ensuite Walls, Master Bedroom Ensuite Walls, FF PDR room wall behind toilet. (Uptiles)</p> <p>WT2 – Mixture of Vibes 62 x 250 – 19441 (\$157.66/m² White Gloss and Vibes 62 x 250 – 19439 White Gloss (\$121/m²) – 23.5m² – Costs worked out to be 50% each tile – Layout to be confirmed. (11.75m² x \$157.66 = \$1,852.50 & 11.75m² x \$121 = \$1,421.75) = \$3,274.25 Locations – GF PDR Wall behind vanity and wall opposite doorway, FF PDR behind Vanity/Mirror, FF PDR/Water closet Walls. (Academy Tiles)</p> <p>WT4 – Vibes 62 x 250 – 19439 White Gloss – \$121/m² x 18.1m² = \$2,190.10 Locations – Bathroom Wall behind Vanity, Bathroom Wall behind Bathtub, B2 Ensuite Wall behind Vanity, (Academy Tiles)</p> <p>WT5 – Inax Sairin (3.5mm joint) SAR-1A – 195 x 32.5 – \$353.10 x 6.75m² = \$2,383.40 Locations – Master Bedroom Ensuite Wall in Shower, Master Bedroom Water Closet, (Artedomus)</p> <p>WT6 – Inax Sairin (3.5mm joint) 9532 – 195 x 32.5 – \$353.10/m² x 2.65m² = \$935.70 Locations – Cellar wall behind shelves, (Artedomus)</p> <p>SK2 – Shale Sand Floor Tiles – 100h (600 x 600) – \$55.90 x 2.9m² = \$162.10 Locations – Skirting Basement PDR, (Uptiles)</p> <p>SBT1 – Tetris White Matte Natural – 50 x 200 – \$158.40 x 7.75m² = \$1,227.60 Locations – Basement PDR wall behind vanity, Laundry Backsplash, (Classic Ceramics)</p> <p>EFT1 – Scala Filetti Rance – 200 x 50 – \$157.40/m² x 5.52m² = \$868.85 (Eco-Outdoor – Ground Floor Entry Floor Tile)</p>		

NOTE

- All quantities of tiles include 15% wastage.

This Item is a Prime Cost Allowance

Tile Labour Internal

Quantity	1 Job	Allowance Unit price: \$24,630.65
----------	-------	-----------------------------------

FT1 – Shale Sand Floor Tiles – 600 x 600 – \$104.50/m² x 51.4m² = \$5,371.30

Locations – Laundry Floor, Basement PDR Floor, Laundry Floor, Bathroom Floor, GF PDR Floor, Bed 2 Ensuite Floors, Master Bedroom Ensuite, FF PDR Floor, (Uptiles)

WT1 – Shale Sand Floor Tiles – 600 x 600 – \$104.50/m² x 97.3m² = \$10,167.85

Locations – Basement PDR – Wall behind Toilet, Bathroom Shower Walls, GF PDR Walls, Bed 2 Ensuite Walls, Master Bedroom Ensuite Walls, FF PDR room wall behind toilet.
(Uptiles)

WT2 – Mixture of Vibes 62 x 250 – 19441 & 19439 – \$165/m² x 20.5m² – \$3,382.50

Locations – GF PDR Wall behind vanity and wall opposite doorway, FF PDR behind Vanity/Mirror, FF PDR/Water closet Walls.
(Academy Tiles)

WT4 – Vibes 62 x 250 – 19439 White Gloss – \$165/m² x 15.8m² = \$2,607

Locations – Bathroom Wall behind Vanity, Bathroom Wall behind Bathtub, B2 Ensuite Wall behind Vanity,
(Academy Tiles)

WT5 – Inax Sairin (3.5mm joint) SAR-1A – 195 x 32.5 – \$165/m² x 5.8m² = \$957

Locations – Master Bedroom Ensuite Wall in Shower, Master Bedroom Water Closet,
(Artedomus)

WT6 – Inax Sairin (3.5mm joint) 9532 – 195 x 32.5 – \$165/m² x 2.3m² = \$379.50

Locations – Cellar wall behind shelves,
(Artedomus)

SK2 – Shale Sand Floor Tiles – 100h (600 x 600) – \$49.50 x 4.8Lm = \$237.60

Locations – Skirting Basement PDR.
(Uptiles)

SBT1 – Tetris White Matte Natural – 50 x 200 – \$165/m² x 6.7m² = \$1,105.50

Locations – Basement PDR wall behind vanity, Laundry Backsplash,
(Classic Ceramics)

EFT1 – Scala Filetti Rance – 200 x 50 – \$88/m² x 4.8m² = \$422.40

(Eco-Outdoor – Ground Floor Entry Floor Tile)

This Item is a Provisional Sum Allowance

Waterproofing of Internal Wet Areas

All waterproofing on DPC Projects is performed by a licensed waterproofing contractor to meet Australian Standards, including all floors, skirting, showers in wet areas and tiled external decks.

We also waterproof the rebates and slab edges where external doors are installed directly onto the concrete slab as per building code.

NOTE – All internal wet areas to have a water stop angle at the doorways and perimeter of shower areas. To meet BCA and achieve correct falls to all floor wastes, wet area floors need to be bedded which means there will be a 30mm – 50mm step between other floor finishes and wet areas if engineering doesn't allow for it.

Bedding Of Floors

All bathrooms and powder rooms are to be bedded to achieve the correct falls to all floor waste to meet building codes.

Metal Angle Doorways & Windows

All wet areas will have metal trims around door openings, window frames and any external corners. This avoids having to use Timber architrave and produces a far better finish and removes the need for Timber in wet areas.

Wet area Floor Wastes

- Stainless steel Linea floor waste with tile insert to all showers – large outlet
- Smart tile floor waste to other areas – large outlet

Supply External Tile		
Quantity	1 Job	Allowance Unit price: \$12,769.30
FT2 - Technifirma Tiles - Ashchalk - 600 x 600 - \$137.60/m2 x 92.8m2 = \$12,769.30 Locations - Ground Floor Pool Deck, First Floor Deck. (Eco-Outdoor)		
This Item is a Prime Cost Allowance		

Labour External Tile		
Quantity	1 Job	Allowance Unit price: \$9,559.00
FT2 - Technifirma Tiles - Ashchalk - 600 x 600 - \$121/m2 x 79m2 = \$9,559 Locations - Ground Floor Pool Deck, First Floor Deck. (Eco-Outdoor)		
This Item is a Provisional Sum Allowance		

OTHER FLOORING		
Carpet		
Quantity	1 Job	Allowance Unit price: \$17,000.00
Supply and Installation of carpet to the following areas: <ul style="list-style-type: none"> Bedroom 1 Bedroom 2 Bedroom 3 Master Bedroom including WIR NOTE - Client to confirm carpet selection		
This Item is a Provisional Sum Allowance		

Polished Concrete		
<ul style="list-style-type: none"> Grind and expose aggregate to minimal/partial exposure to concrete surface. Apply concrete chemical hardener to crystallise concrete Grout surface pinholes to concrete surface Polish concrete surface to a satin sheen finish 		

PLUMBING

Plumbing

- Drainage for front yard area (excludes machine hire) – Allowance item – Further details to be investigated
- Downpipes for front yard roof changes – Allowance item – Further details to be investigated
- Replace water pipes with rehau piping. Not able to get fittings to suit current water pipes
- Stackworks alterations to suit new layouts and comply with councils new rules
- Basement vb and wc upgrades
- 1st Laundry upgrades
- 1st floor main bathroom upgrades to suit new layout
- 1st floor ensuite upgrades (room to keep same layout)
- 1st floor bar sink
- 2nd floor ensuite
- 2nd floor New kitchen
- 2nd floor New bbq sink
- 2nd floor powder room
- New water entry with pressure limiting valve
- External works for rear pit and pump works – Allowance item – Further details to be investigated
- Gas works reconnect cooktop and hws and new bbq point – Allowance item.

Stormtech drains

Supply and Installation of Stainless Steel Stormtech drain to sliding door openings on 2 rear decks.

PLUMBING FIXTURES

Sinks

Quantity	1 Job	Allowance Unit price: \$1,427.75
Laundry Meir Lavello Single Bowl Sink 450 x 450 Brushed Nickel - \$549.25 GF Casual & Deck Meir Lavello Single Bowl Sink 380 x 440 - Brushed Nickel - \$439.25 x 2 = \$878.50 Kitchen Sink by Stonemasons.		
This Item is a Prime Cost Allowance		

Sink Mixers

Quantity	1 Job	Allowance Unit price: \$2,336.40
GF Laundry, Kitchen, Deck Round Piccola Pull Out Kitchen Mixer Tap - Champagne - 3 x \$644.60 = \$1933.80 GF Casual Round Gooseneck Kitchen Mixer Tap - Champagne - \$402.60		
This Item is a Prime Cost Allowance		

Basins

Quantity	3 Each	Allowance Unit price: \$332.90
GF PDR, FF PDR, B2 Ensuite <ul style="list-style-type: none"> Zuri Round Undercounted Basin with Overflow - 520x360x168 - Gloss White - Abi Interiors - \$267.65 Meir Basin Pop Up Waste 32mm Overflow/Slotted - Champagne - \$65.25 Basement PDR, MB Ensuite, Bathroom to have custom built in benchtop.		
This Item is a Prime Cost Allowance		

Basin Mixers

Quantity	6 Each	Allowance Unit price: \$416.55
Basement Powder Room, B2 Ensuite, Bathroom, GF Powder Room, FF Powder Room, MB Ensuite Circular Wall Taps with Universal Curved Spout - Champagne		
This Item is a Prime Cost Allowance		

Shower Rails / Heads

Quantity	3 Each	Allowance Unit price: \$1,172.60
B2 Ensuite, Bathroom, MB Ensuite Meir - Round Combination Shower Rail 300mm Rose, single function hand shower - Champagne		
This Item is a Prime Cost Allowance		

Shower Mixers

Quantity	3 Each	Allowance Unit price: \$218.50
MB Ensuite, B2 Ensuite, Bathroom Round Wall Mixer Short Pin-Lever Trim Kit - Champagne		
This Item is a Prime Cost Allowance		

Bath

Quantity	1 Each	Allowance Unit price: \$2,107.94
----------	--------	----------------------------------

Violet Acrylic Freestanding Bath 1650mm – Matte White with waste Abi Interiors		
This Item is a Prime Cost Allowance		

Bath Spout		
Quantity	1 Each	Allowance Unit price: \$700.00
Meir Round Paddle Freestanding Bath Spout – Champagne		
This Item is a Prime Cost Allowance		

Toilets		
Quantity	5 Each	Allowance Unit price: \$1,892.05
Basement PDR, GF PDR, FF PDR, MB Ensuite, B2 Ensuite. <ul style="list-style-type: none"> Villeroy and Boch Subway 3.0 TwistFlush Wall Faced Pan and Seat – Alpine White – \$743.45 Geberit Sigma 8 Cistern Back to Wall – \$305.65 Meir Sigma 21 Dual Flush Plate for Geberit Cistern – \$842.95 		
This Item is a Prime Cost Allowance		

Toilet Accessories		
Quantity	5 Each	Allowance Unit price: \$109.25
Basement PDR, B2 Ensuite, GF PDR, FF PDR, MB Ensuite Meir Round Toilet Roll Holder – Champagne		
This Item is a Prime Cost Allowance		

Towel Rails / Hooks		
Quantity	1 Job	Allowance Unit price: \$3,071.05
Basement PDR, GF PDR, FF PDR, MB Ensuite – Meir ROUND GUEST TOWEL RAIL CHAMPAGNE – \$109.26 x 4 = \$437.05 B2 Ensuite & Bathroom – 2 each Meir ROUND ROBE HOOK CHAMPAGNE – \$46.95 x 4 = \$187.80 MB Ensuite and Bathroom – 2 each room – includes transformers required. RogerSeller Brushed Nickel Eccentric Single Vertical Heated Towel Rail – \$2446.20		
This Item is a Prime Cost Allowance		

Washing Machine Taps		
GF Laundry & FF Powder Room Elysian Washing Machine Stops –Brushed Nickel Abi Interiors		

INSULATION		
Insulation		
Supply and Installation of required insulation batts to ceilings and walls as per schedule.		
NOTE – Products and requirements to be confirmed with Energy Efficiency report prior to contract.		

Supply and Install Wall Sarking		
<ul style="list-style-type: none"> Pro clima solitex membrane to wrap external faces of external walls of building envelope. Includes all associated tapes and flashings 		

PLASTERING

Plastering

Stone Board

Supply of stone board for feature walls in Entry. This is required to hold the weight of the stone tiling.

INTERNAL LININGS

Internal Feature Linings - FF Living TV Wall

Quantity	8 M2	Allowance Unit price: \$378.00
----------	------	--------------------------------

Timber contour Feature grade Lining Board - Strata profile - Tasmanian Oak

This Item is a Prime Cost Allowance

Internal Feature Linings - Axon

Axon Cladding to Office ceiling, walls and feature wall in garage.

RENDERING

Rendering Blockwork/Brickwork

Quantity	189 M2	Allowance Unit price: \$68.00
----------	--------	-------------------------------

We have included this allowance to render new blockwork where noted on drawings and patch existing rendering where required with Acrylic Render.

This Item is a Provisional Sum Allowance

PAINTING

Painting

Residential Interior and Exterior

Internal paintworks to-

Ceilings, Walls, Doors and frames, Window frames and Skirtings to: Bedrooms, Bathrooms, Kitchen/Dining/Lounge, Stairwells, Garage, Hallways.

Walls Preparation:

Patch and repair holes where required, Lightly sand down walls and filled sections where required, Gap fill, separation of moldings, where required, Prepare area ready for paint application.

Finish:

Apply sealer primer undercoat to all new plasterboard, Apply 2 coats of premium interior low sheen acrylic paint to internal walls.

Ceilings Preparation:

Lightly sand down, Clean, Gap fill any gaps between ceiling and cornices.

Finish:

Ceiling to be painted with premium ceiling paint, Wet areas painted in premium wet area ceiling paint.

Timber Trims: Doors, Architraves, Window Frames, Sills, Skirting Boards Preparation:

Fill any cracks with filler and lightly sand down, Gap fill any gaps between architraves and walls, Clean substrates

Finish:

Apply one (1) coat of sealer primer undercoat to all timber where required, Apply two (2) coats of premium enamel paint to timber trims.

Exterior Paintworks to:

Fascia Eaves, Weatherboards, FC Walls, Render Walls, Battens, Window Frames, Entry Door and Frames.

Weatherboards Preparation:

Clean surface to remove dirt , Fill any cracks in with commercial grade filler, where required, Lightly sand down weatherboards where required, Ensure exterior is prepared and ready for paint.

Finish:

Undercoat bare timber and filled sections with exterior primer/undercoat where required, Apply 2 coats of premium acrylic paint to exterior.

FC And Render Wall Preparation:

Clean surface to remove dirt, Fill any cracks where required, Ensure exterior is prepared and ready for paint.

Finish:

Undercoat bare and filled sections with exterior primer/undercoat where required, Apply 2 coats of premium acrylic paint to exterior.

Exterior Woodwork – Battens, Doors, Door Frames.

Preparation:

Clean down woodwork of building, Fill any sections in timber where required with commercial grade filler, Lightly sand down where required.

Finish:

Apply 1 x coat of primer undercoat where required, Apply 2 x top coats of premium gloss enamel exterior paint.

ELECTRICAL

Electrical

Quantity	1 Job	Allowance Unit price: \$133,478.95
----------	-------	------------------------------------

DEDICATED CIRCUITS AND APPLIANCES

- Wire and fit induction cooktop - 32amp incl. safety switch and isolator (TBC when released - spec sheet note - Gaggenau plan to release to AU market Q3 of 2024 - TBC)
- Wire and fit wall oven including safety switch Gaggenau 400 Series 76cm Built-in Combi-Steam Oven BS484112
- Wire and fit electric hot water system including weatherproof isolator and safety switch
- Wire and fit 3 phase 32amp circuit for Air conditioner (TBC with builder)
- Fit Canopy rangehood - Model TBC - PC price only
- Wire and fit 20amp dedicated circuit for AC split systems
- Wire and fit 25A circuit (including safety switch) for - Gaggenau 400 Series 76cm Built-in Pyrolytic Oven BO481112
- Wire and fit circuit only for client supplied EV 32A 1 Phase - Type 1 RCD only included
- Wire and fit lift circuit - 32A safety circuit
- Wire and fit 16amp pool circuit with switched light point - Includes connection to existing earth - DOES NOT INCLUDE ADDITIONAL EARTHING AS REQUIRED
- Wire and fit 16amp pool heater circuit - including connection to heater and isolator.

LIGHTING (Clipsal Iconic Switches)

- Supply and fit DL 1 X 100
- Supply, Wire and fit PL 1 X 4
- Supply, Wire and fit PL 2 X 1
- Supply, Wire and fit PL 3 x 1
- Supply, Wire and fit PL 4 x 3
- Supply, Wire and fit PL 5 x 1
- Supply, Wire and fit PL 7 x 1
- Supply, Wire and fit PL 8 x 1
- Supply, Wire and fit WL 1 x 3
- Supply, Wire and fit WL 2 x 3
- Supply, Wire and fit WL 4 x 8
- Supply, Wire and fit CL 1 x 8
- Supply, Wire and fit CL 2 x 1
- Supply, Wire and fit SL 1 x 1
- Supply and fit LED strip including driver - Supply and fit LED premium COB strip 5w with diffuser per m including driver required (up to 10m) - standard straight run indoor installation only - Price per m x 71
- Wire, supply and fit LED connection point (required for each LED switch) x 26
- Supply and fit circuits for lighting

FANS AND MECHANICAL VENTILATION

- Wire, Supply and fit Haiku 1.52m White with White Motor Finish No Light Wired Wall Control x 7
- Supply, wire and fit EF 1 - IXL Tastic Luminate 3 in 1 - Including ducting to the eave x 2
- Supply, wire and fit EF2 - Reef 250mm Round Exhaust Fan in White - Including ducting to the eave x 4
- Supply, wire and fit run on timer x 1

TV, DATA AND COMMUNICATIONS

- Supply, wire and fit TV outlet x 1
- Supply, wire and fit TV antenna x 1
- Supply, wire and fit Data point - wired back to NBN location (does not include data switch) x 5
- Supply and fit NBN conduit from PCD to NTD ready for connection x 1
- Supply, wire and fit Unify LITE WAP unit x 4
- Supply and fit 18RU server cabinet including 24 port Keystone 1RU module and 10 port power distribution unit x 1

POWER POINTS - Clipsal Iconic (unless noted otherwise)

- Wire, supply and fit double power point - Clipsal Iconic Vivid White x 58
- Wire, supply and fit single power point x 2
- Supply and fit power circuit - (required every 15 points) or part there-of x 3
- Supply, wire and fit Zetr Flush Mounted GPO Carbon Natural Brass - MB Ensuite - mounted underside of shaving cabinet x 2
- Supply, wire and fit Zetr Flush Mounted GPO White - Kitchen x 3
- Upgrade to anthracite cover plates for office x 8
- Supply, wire and fit pop up power point chased into concrete floor - office - Clipsal - General Accessories, Pop Up Twin Power Outlet Auto Switched 250V 10A Black x 2
- Supply and fit pop up power point in timber floor - Clipsal - General Accessories, Pop Up Twin Power Outlet Auto Switched 250V 10A White Electric x 2

- Additional cost for power in cabinetry x 5

FIRE DETECTION

- Supply, wire and fit Clipsal Fire Tek Photoelectric Smoke Alarm Flush Mount x 6

LIGHTING CONTROL – Clipsal Iconic

- 2 way switch x 8
- 3 way switch x 4
- Supply, wire and fit recessed 360 sensor x 2

DISCONNECTION

- Disconnect house electrical ready for renovation – Disconnection of all circuits in MSB – Includes supply of temp power points in switchboard for construction

BLIND POWER

- 240v connection point for blind power only (remote – no up/down control) (Bed 2, Bed 3, Bed 4, GF Casual Room, Master Bedroom, Utility Room) X 6

CONCRETE CHASING

- Labor to chase power and data into slab on ground level, including chasing in floor boxes in office

EXCLUDED

- INTERCOM – SECURITY – CCTV
- Garden Lighting, Path Lighting

NOTE – There are a number of items to be confirmed/discussed. A meeting will need to be arranged to review Electricians marked up plans and any additional work required.

This Item is a Provisional Sum Allowance

Solar Power

Existing Solar to be removed for Roof Works and Re-installed once new roof works are completed.

MECHANICAL SERVICES

Ducted Air-conditioning System

Quantity	1 Job	Allowance Unit price: \$20,900.00
----------	-------	-----------------------------------

Supply and installation of a 20Kw Daikin ducted AC unit.

This Item is a Provisional Sum Allowance

Mechanical Ventilation

- Installation of ducting and external vents for rangehood and bathroom exhaust fans.
- Supply and installation of 2 x Steibel Eltron VLR70 for lower ground floor office area.

ROOFING

Roofing

- Supply and install approximately 263m² of Colorbond Custom Orb Ultra roof sheeting – 40mm roof battens – 60mm anticon insulation
- Supply and install approximately 20lm of 304 Stainless Steel Box gutter Includes: – HC9 Spacer Mat – Hail Guard
- Supply and install approximately 111lm of Colorbond Ultra Flashings
- Supply and install Colorbond Ultra Rainwater Heads x 3
- Supply and install Colorbond Ultra 90mm Downpipes x 5

Includes Over 20m long sheet delivery with pilot vehicle.

Supply and Install Skylight

Quantity	1 Job	Allowance Unit price: \$13,986.50
----------	-------	-----------------------------------

- Supply and install Custom Skylights x 3 – 2250mm x 1100mm – Engineering required for framing and glass
- Supply and install Custom Skylight x 1 – 1300mm x 1300mm – Engineering required for framing and glass

This Item is a Provisional Sum Allowance

INTERNAL STAIRS

Stair 1

2" Internal Durian Stairs
2 sets of 8 treads and 1 landing – Closed
1 set of 8 treads – open
1 set of 7 treads – open
1 landing – open

INTERNAL LIFT

Internal lift

Quantity	1 Job	Allowance Unit price: \$16,698.00
----------	-------	-----------------------------------

Notes from lift Company, pricing is subject to a site inspection.
To replace Each door plus frame will be approximately \$2,500 + GST.
Over 3 levels, this is \$7,500 + GST in materials.

They estimate the labour to be 3 days, for two technicians.
The rate is \$160 + GST per technician, so \$320 per hour.
8 hours a day at \$320, by 3 days = \$7,680 + GST.

Total of \$15,180 + GST.

This Item is a Provisional Sum Allowance

FEATURE STONE

Stone Supply for Wall Cladding

Quantity	10 M2	Allowance Unit price: \$122.50
----------	-------	--------------------------------

Torini Free Laid stone wall cladding to be laid to Entry feature wall.

This Item is a Prime Cost Allowance

Stone Labour for Wall Cladding

Quantity	9.2 M2	Allowance Unit price: \$386.00
----------	--------	--------------------------------

Labour to lay stone wall cladding to Entry feature wall.

This Item is a Provisional Sum Allowance

INTERNAL BALUSTRADING & HANDRAILS

Internal Stairs

- Timber capping to top and ends of plasterboard wall in center of stairs.
- Timber grab rail to inside wall of stairwell. More detail to be provided as grab rail needs to be continuous from top to bottom of stairwell.

Void

Supply and installation of glass balustrades to void at top of stairs and small raked panel at bottom of stairs on basement level.

- All fittings to be Stainless Steel – Polished
- Glass to be 12mm Clear Toughened – Polished all sides
- Glass held using Aluminium Channel
- Rail to be 54mm x 30mm Glazed to the top of the glass
- Glass to be 1000mm high
- Gate to have soft close hinges and pool compliant latch
- Glass Balustrade to be engineered – addition costs to be confirmed.

NOTE – Site measure required to confirm final pricing. Fixtures/Fittings to be confirmed

EXTERNAL STAIRS

Stair 1

Replace existing Timber treads and decking.
New Timber treads fixed to metal stringers to external stairs, confirm on site existing rise over run and metal framing is fit for purpose.

Stair 2

New open riser external stairs to left hand side of house.
12 hardwood treads to fixed to galvanised metal stringers.

Stair 3

New open riser external stairs to left hand side of house/front courtyard
4 hardwood treads to fixed to galvanised metal stringers.

EXTERNAL BALUSTRADING & HANDRAILS

First Floor Deck – Glass

Quantity	1 Job	Allowance Unit price: \$9,677.47
----------	-------	----------------------------------

Supply and installation of 8.35Lm of Level glass balustrades to first floor deck to suit deck extension.

- All fittings to be Stainless Steel – Polished
- Glass to be 12mm Clear Toughened – Polished all sides
- Glass held using Aluminium Channel
- Rail to be 54mm x 30mm Glazed to the top of the glass
- Glass to be 1200mm high
- Gate to have soft close hinges and pool compliant latch
- Glass Balustrade to be engineered – addition costs to be confirmed.

NOTE – Site measure required to confirm final pricing. Fixtures/Fittings to be confirmed

NOTE – This allowance DOES NOT include any cost to replace or repair existing pool fencing on ground floor. See pool fencing.

This Item is a Provisional Sum Allowance

Stair 2

Supply and Install Aluminium Batten Balustrading to match other Aluminium screening.

EXTERNAL WINDOWS & DOORS

Windows – Aluminium

Quantity	1 Job	Allowance Unit price: \$90,225.00
Supply of Aluminium Windows and Doors as per GCD window/door schedule.		
NOTE: <ul style="list-style-type: none">• MBW1 – 182kg fixed panel will need to be craned into position.• Pricing of all windows and doors will be revised when Energy Report and Wind Rating confirmed.		
This Item is a Provisional Sum Allowance		

Window Hoods

Quantity	1 Job	Allowance Unit price: \$22,190.30
Hood 1 – Front Facade HH600 full surround tapering to HH30 and HH450 top and bottom, extending a total of 26.4Lm with 2 corners, 4 x returns and 10 x joiners		
Please note that for the front façade tapering corner hood Heka Hoods are only providing a hood to the overhang. They WILL NOT provide the extra 600mm on the underside of the top hood. GCBD to provide a solution for this as what's on the plans can't be achieved with the product specified.		
Hood 2 – Eastern Elevation HH450 full surround tapering to HH200 top and bottom, extending 3800mm x 1,500mm with 4 x returns and 6 x joiners		
Hood 3 – Western Elevation HH300 extending 800mm		
Hood 4 – Western Elevation HH300 extending 9,800mm with 3 x joiners		
Hood 5 – Western Elevation HH300 extending 5,000mm with 1 x joiner		
Hood 6 – Western Elevation HH300 extending 1,000mm		
Hood 7 – Western Elevation HH300 extending 2,800mm		
This allowance includes delivery to site.		
This Item is a Provisional Sum Allowance		

Flyscreens

Quantity	1 Job	Allowance Unit price: \$20,058.94
Window screens as noted on GCD window and door schedule.		
This Item is a Provisional Sum Allowance		

INTERNAL GLAZING

Frameless Shower Screens

Quantity	1 Job	Allowance Unit price: \$5,511.00
----------	-------	----------------------------------

Supply and installation of 10mm clear glass frameless shower screens with brushed gold fittings for the following: (final selection to be confirmed) <ul style="list-style-type: none">• Bed 2 Ensuite• Bathroom 1

This Item is a Provisional Sum Allowance

Mirrors

Quantity	1 Job	Allowance Unit price: \$4,306.00
----------	-------	----------------------------------

<ul style="list-style-type: none">• Kira Arch Mirror with Brushed Brass Frame - 960 x 560 - \$238.45 (FF Powder Room x 1) <i>Future Glass</i>• Kira Arch Mirror with Brushed Brass Frame - 800 x 760 - \$238.45 (GF Powder Room x 1) <i>Future Glass</i>• Kira Arch Mirror with Brushed Brass Frame - 800 x 1200 - \$364.80 (B2 Ensuite x 1, Basement Powder Room x 1) <i>Future Glass</i>• Frameless Mirror - 1350 x 2515 - \$1,276 (Bath 1) <i>Civic Mirrors</i>• Frameless Mirror - 3385 x 1350 - \$1760 (MB Ensuite) <i>Civic Mirrors</i>

NOTE - Future Glass trade pricing - pricing will be confirmed prior to contract as some items are on sale at time of costings.

This Item is a Provisional Sum Allowance

APPLIANCES

Dishwasher

Quantity	1 Each	Allowance Unit price: \$3,419.10
Miele Fully Integrated Dishwasher G7369SCVIXXL		
This Item is a Prime Cost Allowance		

Oven

Quantity	2 Each	Allowance Unit price: \$13,999.00
<ul style="list-style-type: none"> Gaggenau 400 Series 76cm Built-In Combi-Steam Oven - BSB484112 - \$13,999 Gaggenau 400 Series 76cm Built-In Pyrolytic Oven - BO481112 - \$13,999 		
NOTE - Pricing to be reviewed at time of contract to confirm any product package deals/special pricing.		
This Item is a Prime Cost Allowance		

Rangehood

Fridge

Quantity	1 Job	Allowance Unit price: \$55,485.00
<ul style="list-style-type: none"> Sub Zero Designer 46cm integrated Wine Storage Cabinet - Left Hinge - ICBDEC1850WLH - \$13,870 Sub Zero Designer 390L Integrated Freezer with Ice Maker - Left Hinge - ICBDEC2450FILH - \$18,565 (Includes handle to hinge installation kit - 7030378) Sub-Zero Designer 655L Integrated Column All Fridge with Internal Dispenser - Right Hinge ICBDEC3650RIDRH - \$21,340 (Includes handle to hinge installation kit - 7030378) Includes Installation costs. 		
This Item is a Prime Cost Allowance		

Washing Machine

Quantity	1 Each	Allowance Unit price: \$3,869.00
Miele 9kg Front Load Washing Machine - WWR860WPS		
This Item is a Prime Cost Allowance		

EXTERNAL FIXTURES

Pedestrian Gates

Quantity	2 Each	Allowance Unit price: \$3,322.00
Supply and installation of 2 Pedestrian gates to front fence as per drawings and specifications.		
This Item is a Provisional Sum Allowance		

Driveway Gates

Quantity	1 Each	Allowance Unit price: \$8,259.00
Supply and installation of electric swinging driveway gates as per drawings.		
This Item is a Provisional Sum Allowance		

Clothesline

Hills Hoist 8 Line Rotary Clothesline

Front Fence

Supply and installation of aluminium front fence panels to match gates.

Access Ladder

Fabrication, hot dip galvanizing, delivery and installation of access ladder to area underneath new front deck as shown on drawing 1-56.

FIREPLACE

Gas / Electric Fireplace

Quantity	1 Job	Allowance Unit price: \$13,675.00
Escea DS 1150 Lpg Single Sided Fireplace. Includes: <ul style="list-style-type: none">• Logs• Bevealed Linear Trim Kit• Flue kit• Dektite 150mm - 300mm• Delivery• Install / Commissioning		
NOTE - This is a guide only - TBC by client/designer. We recommend Heidi from Brisbane Fireplace and Heating for showroom options.		
This Item is a Provisional Sum Allowance		

INTERNAL JOINERY

Joinery – Stone Tops and Miscellaneous

Quantity	1 Job	Allowance Unit price: \$124,557.95
<ul style="list-style-type: none">• Drawer upgrade: Blum Tandem Box Soft close drawers sides (Smooth Soft Close as Standard)• Glass Splashbacks: To supply and install the Glass Splashbacks as detailed• Delivery to site• Installation of all Joinery <p>Stone Benchtops – All Stone Benchtops are grouped together and priced as a total, see details in below</p> <ul style="list-style-type: none">• BT1 : Dekton Albarium 20mm• BT2 : Dolomite Sky White Honed Finish – BT3: Silestone Miami Vena Q40 Polished finish• BT4 : AST – XL Laminam Arabescato Blanc• BT6 : XL Wega Black Spanish Porcelain Slab• BT7 : Bianco Puro 20mm		
This Item is a Provisional Sum Allowance		

Basement Office

Quantity	1 Job	Allowance Unit price: \$26,434.80
<ul style="list-style-type: none">• George Feathers 18mm – Aska – Low pressure laminate• Handles – Passio – Felix solid brass Handle – Black and Gold• Ceiling Ht cabinets: 2250 – 2390mm ht & Raw MDF Bulkheads to the ceiling. (Cornice and painting extra)• Woven Chafford Profile antique brass mesh (sliding door inserts)		
This Item is a Provisional Sum Allowance		

Basement Powder Room

Quantity	1 Job	Allowance Unit price: \$1,628.00
<ul style="list-style-type: none">• Structure and frame to support stone vanity and Kendal Oak Draw front		
This Item is a Provisional Sum Allowance		

Laundry Cupboards

Quantity	1 Job	Allowance Unit price: \$13,936.45
<ul style="list-style-type: none">• Egger – 18mm Alpine White W1100 PT• Egger –18mm Kendal Oak H3170 ST12• Sharknose handles / Kethy PM2817 / Auburn Hira Ovid• Ceiling Ht cabinets: 2250 – 2390mm ht & Raw MDF Bulkheads to the ceiling. (Cornice and painting extra)		
This Item is a Provisional Sum Allowance		

Ground Floor Powder Room Vanity/Linen Store

Quantity	1 Job	Allowance Unit price: \$5,765.10
<ul style="list-style-type: none">• Egger –18mm Kendal Oak H3170 ST12• Sharknose handles / Auburn Hira Ovid• Ceiling Ht cabinets – 2250 – 2390mm ht & Raw MDF Bulkheads to the ceiling. (Cornice and painting extra)		
This Item is a Provisional Sum Allowance		

Ground Floor Bathroom Joinery

Quantity	1 Job	Allowance Unit price: \$5,033.60
----------	-------	----------------------------------

- Egger -18mm Kendal Oak H3170 ST12
- Shark nose Handles
- Mirror with Kendal Oak frame

This Item is a Provisional Sum Allowance

Utility Room / Study

Quantity	1 Job	Allowance Unit price: \$14,987.50
----------	-------	-----------------------------------

- Egger -18mm Kendal Oak H3170 ST12
- Egger - 18mm Alpine White W1100 PT
- Shark nose Handles / Barden BAC 175
- Ceiling Ht Cabinets - 2250 - 2390mm ht & Raw MDF Bulkheads to the ceiling. (Cornice and painting extra)

This Item is a Provisional Sum Allowance

Kitchen

Quantity	1 Job	Allowance Unit price: \$37,680.85
----------	-------	-----------------------------------

- 2 Pac "Flat" Doors: 2 Pac Polyurethane Painted Gloss, Satin or Matt Finish (No Profile) -Flat Face
- Sharknose handles and Barden handles
- Ceiling Ht cabinets: 2250 - 2390mm ht & Raw MDF Bulkheads to the ceiling. (Cornice and painting extra)
- Hafele twin bin Ninka 2 x 42L with Blum servo drive
- 2 Pac door for cavity slider. Good 2 sides.

This Item is a Provisional Sum Allowance

BBQ Cabinetry

Quantity	1 Job	Allowance Unit price: \$7,537.55
----------	-------	----------------------------------

- 2 Pac "Flat" Doors: 2 Pac Polyurethane Painted Gloss, Satin or Matt Finish (No Profile) -Flat Face
- Kick & Carcase upgrade: Water resistant 16mm Prolight Foam Board
- Shark nose Handles

NOTE - 2 Pac external panels for outdoor use. Tricoya MDF panels to be used

This Item is a Provisional Sum Allowance

First Floor Living Joinery Unit

Quantity	1 Job	Allowance Unit price: \$18,711.75
----------	-------	-----------------------------------

- Egger -18mm Kendal Oak H3170 ST12
- George Fethers Cellupal ASKA 91.02LPL (Low pressure laminate)
- Bevan Solid Brass Handle - 50 x 34 XS Gold Finish
- Ceiling Ht cabinets - 2250 - 2390mm ht & Raw MDF Bulkheads to the ceiling. (Cornice and painting extra)

This Item is a Provisional Sum Allowance

First Floor Powder Room Vanity

Quantity	1 Job	Allowance Unit price: \$5,736.65
----------	-------	----------------------------------

- Egger - 18mm Alpine White W1100 PT
- Egger -18mm Kendal Oak H3170 ST12
- Handles - Sharknose and Kethy PM2817
- Ceiling Ht Cabinets - 2250 - 2390mm ht & Raw MDF Bulkheads to the ceiling. (Cornice and painting extra)

This Item is a Provisional Sum Allowance

Master Bedroom Ensuite Joinery

Quantity	1 Job	Allowance Unit price: \$5,144.70
<ul style="list-style-type: none">• Egger -18mm Kendal Oak H3170 ST12• Shark nose Handles• Ceiling Ht cabinets - 2250 - 2390mm ht & Raw MDF Bulkheads to the ceiling. (Cornice and painting extra)		
NOTE - Does not include Aluminium Framed / Fluted glass doors.		
This Item is a Provisional Sum Allowance		

Bedroom 2 Ensuite Joinery

Quantity	1 Job	Allowance Unit price: \$1,967.35
<ul style="list-style-type: none">• Egger -18mm Kendal Oak H3170 ST12• Sharknose handles		
This Item is a Provisional Sum Allowance		

Casual Room

Quantity	1 Job	Allowance Unit price: \$13,937.75
<ul style="list-style-type: none">• Egger -18mm Kendal Oak H3170 ST12• George Fethers Cellupal ASKA 91.02LPL (Low pressure laminate)• Handles - 4 Supply and Install to the value of \$ 26.00 ea. as detailed		
This Item is a Provisional Sum Allowance		

SWIMMING POOL & WATER FEATURES

Pool Fence

Quantity	1 Job	Allowance Unit price: \$20,853.80
<ol style="list-style-type: none">1. Supply and install 14.8Lm of Level Glass Balustrades to ground floor behind pool.2. Supply and Install 7.75Lm of Level Glass Pool Fence to pool/deck area. <ul style="list-style-type: none">• All fittings to be Stainless Steel - Polished• Glass to be 12mm Clear Toughened - Polished all sides• Glass held using Aluminium Channel• Rail to be 54mm x 30mm Glazed to the top of the glass• Glass to be 1200mm high• Gate to have soft close hinges and pool compliant latch• Glass Balustrade to be engineered - addition costs to be confirmed.		
NOTE - Site measure required to confirm final pricing. Fixtures/Fittings to be confirmed		
This Item is a Provisional Sum Allowance		

CLEANING

Final Builders Clean

Professional builders clean at completion of all works. This is a builders clean only and includes the following; vacuuming, mopping, sweeping and wiping down of all surfaces.

Cleaning of Windows

All windows are to be cleaned inside and out once all building works have been completed. Once windows have been cleaned all new windows will have a final service and adjustment prior to handover.

SILICONE

Internal Silicone

All skirtings to tiled and Timber floors, All Aluminium window frames to Timber jambs, Perimeter of all internal Joinery, both sides of Timber stair stringers/treads to walls. All internal expansion joints and internal corners of all tiled areas.

External Silicone

Around all external aluminium window frames, expansion joints and flashing where needed.

D P E A R C E
CONSTRUCTIONS

signature BUILDER

PAYMENT TERMS AND CONDITIONS

Once your project has commenced, we invoice in stages as work is completed. These stages will be set out while signing the Contract.

SUMMARY

Allowances:	\$907,706.41
TOTAL:	\$2,635,349.49
Price includes GST (10%):	\$239,577.23

This quote is valid until 25 July 2024
Payment Terms 5

EXCLUDED ITEMS SCHEDULE

Items Not Included in Quote

Architect / Designer Fees
Energy Efficiency
Energy Efficiency reports to be provided to the builder prior to the forth round of costings to ensure building materials meet ratings required for certification. If not provided prior to contract there may be variations required to supply items that meet the specified requirements if this is not known prior to contract. This report is to be paid for by the client.
Certification Fees
Driveway Crossover Permit
Not required as new driveway will be construction in the same location.
Suspended Concrete Beams
Brick Supply Feature
Mana Cotto Face Bricks - Vera - 250 x 55 x 20 to Office and Wine Cellar.
Brick Labour Standard
Labour and fixings to lay Mana Cotto Face Bricks - Vera - 250 x 55 x 20 to Office and Wine Cellar.
Stops & Catches
TBC
Sand & Polish Floors
Not included as selected flooring is pre finished.
Engineered Timber Flooring - Stairs
STAIR OVERLAY
Mitreing of Tiles
Sealing Of Natural Stone Tiles
Garage Floor - Epoxy
Zip Tap
Supply of Hot Water System
No allowance has been made to replace the existing hot water unit.
Internal Feature Linings - Burnt Ash
Sealing of Natural Stone Wall Cladding
TBC. No allowance has been included in this Proposal.
Blinds/ Curtains
No allowance has been made for curtains or blinds in this proposal.
Crane Hire for windows

Front Garage Door
Reuse existing Garage Door.
Cooktop
Pricing TBC – Item is not available yet.
Dryer
BBQ
Future selection to be confirmed by owner.
Letter Box
TBC once selection is made.
Street Numbers/ Name
TBC once selection is made.
Cellar
<ul style="list-style-type: none">• George Feathers 18mm – Aska – Low pressure laminate.• Felix solid brass Handle – Passio Interiors – FELI-HNDL-BKGD-TKNB 300 x 32 x 256• Cellar Kings wine bottle racks – WPH01S
NOTE – Does not include Aluminium Framed / Fluted glass doors.
Garage Joinery
Included in Internal Fit-out.
Master Bedroom JR
Bedroom 1 WIR
Included in Internal Fit-out.
Bedroom 2 Robe
<ul style="list-style-type: none">• Egger – 18mm Alpine White W1100 PT• Ceiling Ht cabinets – 2250 – 2390mm ht & Raw MDF Bulkheads to the ceiling. (Cornice and painting extra)
Included in Internal Fit-out.
Bedroom 3 Robe
Included in Internal Fit-out.
Bedroom 4 Robe
Included in Internal Fit-out.
Swimming Pool
No allowance has been made to do any repair work or new work to the existing pool.
Landscaping

PRIME COST ITEMS SCHEDULE

What is a Prime Cost?

A Prime Cost (PC) item is an amount of money included in a contract sum to purchase a specified item such as tiles, taps, doors or bathroom fittings. An agreed estimated amount is included at contract signing but the specific products are not selected until a later stage. Under the Home Building Contracts Act (1991) a builder must estimate the cost of such items at or above the lowest amount these items could reasonably cost, which must not be understated.

Description of Prime Cost Allowance.	Estimated Quantity	Estimated Cost per unit (ex. GST)	Total Cost Item (inc. GST)
Portable Long Service Levy	1 Fee	\$13,584.55	\$14,943.00
Home Warranty Insurance	1 Fee	\$12,814.55	\$14,096.00
Cobblestones	78 M2	\$72.00	\$6,177.60
Tile Supply Internal	1 Job	\$18,733.18	\$20,606.50
Supply External Tile	1 Job	\$11,608.45	\$12,769.30
Sinks	1 Job	\$1,297.95	\$1,427.75
Sink Mixers	1 Job	\$2,124.00	\$2,336.40
Basins	3 Each	\$302.64	\$998.70
Basin Mixers	6 Each	\$378.68	\$2,499.30
Shower Rails / Heads	3 Each	\$1,066.00	\$3,517.80
Shower Mixers	3 Each	\$198.64	\$655.50
Bath	1 Each	\$1,916.31	\$2,107.94
Bath Spout	1 Each	\$636.36	\$700.00
Toilets	5 Each	\$1,720.05	\$9,460.25
Toilet Accessories	5 Each	\$99.32	\$546.25
Towel Rails / Hooks	1 Job	\$2,791.86	\$3,071.05
Internal Feature Linings – FF Living TV Wall	8 M2	\$343.64	\$3,024.00
Stone Supply for Wall Cladding	10 M2	\$111.36	\$1,225.00
Dishwasher	1 Each	\$3,108.27	\$3,419.10
Oven	2 Each	\$12,726.36	\$27,998.00
Fridge	1 Job	\$50,440.91	\$55,485.00
Washing Machine	1 Each	\$3,517.27	\$3,869.00

PROVISIONAL SUMS SCHEDULE

What is a Provisional Sum?

A Provisional Sum (PS) is an amount of money included in the contract sum to cover work or materials, or both, the extent of which cannot be specifically detailed when quoting or entering a contract. The builder is legally required to take reasonable steps to ensure an accurate cost estimate. However, in some circumstances, unforeseen events mean that the provisional sum is exceeded.

For example, a building site may seem sandy and clean with minimal siteworks required. However, there may be large limestone rocks or tree trunks concealed below the surface which only emerge once siteworks commence, causing additional costs.

Description Provisional Sum Allowance	Estimated cost. Includes the estimated quantity and unit cost of materials and/or labour, and any other related costs e.g. equipment hire. (ex GST)	Total for Provisional Sum (inc. GST)
Truck Hire	54 Hr at \$115.00	\$6,831.00
Dump Fees	1 Job at \$5,798.18	\$6,378.00
Labour to lay Cobblestones	71 M2 at \$232.73	\$18,176.00
Door Hardware	1 Job at \$910.73	\$1,001.80

Engineered Timber Flooring	1 Job at \$34,581.82	\$38,040.00
Tile Labour Internal	1 Job at \$22,391.50	\$24,630.65
Labour External Tile	1 Job at \$8,690.00	\$9,559.00
Carpet	1 Job at \$15,454.55	\$17,000.00
Rendering Blockwork/Brickwork	189 M2 at \$61.82	\$12,852.00
Electrical	1 Job at \$121,344.50	\$133,478.95
Ducted Air-conditioning System	1 Job at \$19,000.00	\$20,900.00
Supply and Install Skylight	1 Job at \$12,715.00	\$13,986.50
Internal lift	1 Job at \$15,180.00	\$16,698.00
Stone Labour for Wall Cladding	9.2 M2 at \$350.91	\$3,551.20
First Floor Deck - Glass	1 Job at \$8,797.70	\$9,677.47
Windows - Aluminium	1 Job at \$82,022.73	\$90,225.00
Window Hoods	1 Job at \$20,173.00	\$22,190.30
Flyscreens	1 Job at \$18,235.40	\$20,058.94
Frameless Shower Screens	1 Job at \$5,010.00	\$5,511.00
Mirrors	1 Job at \$3,914.55	\$4,306.00
Pedestrian Gates	2 Each at \$3,020.00	\$6,644.00
Driveway Gates	1 Each at \$7,508.18	\$8,259.00
Gas / Electric Fireplace	1 Job at \$12,431.82	\$13,675.00
Joinery - Stone Tops and Miscellaneous	1 Job at \$113,234.50	\$124,557.95
Basement Office	1 Job at \$24,031.64	\$26,434.80
Basement Powder Room	1 Job at \$1,480.00	\$1,628.00
Laundry Cupboards	1 Job at \$12,669.50	\$13,936.45
Ground Floor Powder Room Vanity/Linen Store	1 Job at \$5,241.00	\$5,765.10
Ground Floor Bathroom Joinery	1 Job at \$4,576.00	\$5,033.60
Utility Room / Study	1 Job at \$13,625.00	\$14,987.50
Kitchen	1 Job at \$34,255.32	\$37,680.85
BBQ Cabinetry	1 Job at \$6,852.32	\$7,537.55
First Floor Living Joinery Unit	1 Job at \$17,010.68	\$18,711.75
First Floor Powder Room Vanity	1 Job at \$5,215.14	\$5,736.65
Master Bedroom Ensuite Joinery	1 Job at \$4,677.00	\$5,144.70
Bedroom 2 Ensuite Joinery	1 Job at \$1,788.50	\$1,967.35
Casual Room	1 Job at \$12,670.68	\$13,937.75
Pool Fence	1 Job at \$18,958.00	\$20,853.80