



Shire Build Pty Ltd • 6 Grevillea Grove, Heathcote, NSW 2233 • 95205690



30th January 2018

Dear Mr & Mrs Sample Quotation

Thank you for the opportunity to provide a quote on your project at: 1 Sample Quote Street, Heathcote 2233. This detailed quotation has been prepared using the following supporting documentation:

- ★ DA111256 Stamped Plans (A1234569)
- ★ DAVIES 2_Working Drawings - WD-07 to WD09 inclusive (Rev A)
- ★ DAVIES 2 - SCOPE OF WORK (Revision A)
- ★ DAVIES - Basix Certificate A241700

All works to be completed and carried out to Australian Standards and in a tradesperson like manner. Shire Build has implemented a Construction Safety Plan with OH&S and Safe Work Method Controls to help make Building works as safe and efficient as possible.

Home Warranty Insurance is included in the Quoted Price & our potential start date: 2018

This Estimate is valid for 45 days. Please feel free to contact me if you have any further enquiries.

We look forward to working with you on your project.

Kind Regards,

Craig Parker (B/L 233219C)

Specification Sheet

010 - Administrative / Insurances

Owners Warranty Insurance
Construction Insurances
Workers Compensation

011 - Preliminary Design & Consultants

All Pre Construction Consultants contracted and paid for direct by Client. I will meet with them as required during the project. I have allowed 8 hours of liaison time

Exclusions: Payment for the following

Pre Construction Consultants
Engineers Designs
Hydraulics for the pool and house storm water)
PCA (By client but I can recommend a company)

During Construction Consultants -

Engineers onsite inspections Please allowed for x 2 inspections @ \$396 incl GST each (any further inspections will incur a \$396 incl GST per visit cost if required)

Surveyor check for Boundary set out for extension & pool. I assume you will use the same company that did the original survey engaged by you or Precision Planning
Surveyor Check Mid Construction (unless requested for an additional cost)
Surveyor Completion Check (unless requested for an additional cost)

Any other consultants not detailed above

020 - Site Prep / Toilet / Fencing/ Scaffold / Roof Rails

Scaffold Hire for access and fall safety

Scaffold Hire for access and fall safety



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Site Setup

Site fence as required across the front of the project and down the neighbours side wall to protect their wall from damage during the build.

Pool fence to comply with relevant standards.

Allowed for 3 month hire only. any additional hire will incur additional charges

Roof Tarp Hire

Aerial removed by Builders electrician

Exclusions:

Site toilet not included at this point. I will try to use existing downstairs for as long as possible. There may be a short time where the sewer line from the house to the backyard is dug up and renewed as part of the new base slab, there will also be a time where this toilet is removed and relocated as part of the bathroom renovation so use of the upstairs toilet would be required for a short amount of time.
If a temporary site toilet is required it will be charged out at \$250/month.

Solar move by CLIENT (If applicable)

Hot water solar move by CLIENT (If applicable)

030 - Demolition

Demolition of Structure

Demolition of roof and wall structures as per plan
Asbestos Removal based on 80m2 of asbestos
Removal of concrete slabs, paths and paving

Removal of green waste including large and small shrubs. Allowed 6 hours for 1 Trades Assistant/Apprentice and 1 x 4m3 skip bin + Builders Margin + GST.
Allowance \$1000 incl GST

Possible Savings:

The green shrubs and trees can be removed by client and disposed of using free green bins over the coming months until construction starts.

Waste Bins

Waste Bins

040 - Excavation Works

Excavations

Excavate for new footings. Assumes 450mm wide x 600mm deep trenches around the perimeter for brickwork walls

Excavate the main slab down 200mm lower than the approved plans (to suit new S96

plans dated 19/9/2017) to suit access requirements for the Air Conditioner ducts and lintels over the 2700 high Bi Fold doors.

Excavations by a mini access excavating machine allowed for 8 days @ \$800/day incl GST plus 1 man supervision for each day (based on 8 hrs/day)
Expectation is to cut and fill the site to keep as much fill as possible to be reused within the new extension walls.

We expect the pool excavated spoil to be excess and will require moving up the side of the house to skip bins via a Cormidi bucket machine
Allowed for 4 days of Cormidi hire with the Cormidi being used for estimated 6 hours per day \$170/hour Incl GST
Now that the main slab has been dropped by 200mm there will be an additional 30m³ of spoil to be removed in addition to the original 30m³ estimate
Waste disposal of spoil allowed for 6 x 10m³ skip bins @ \$1150 incl GST per bin

Please note:

The Engineer may request larger footings than allocate above. This may increase the labour time to dig out and the overall quantity of spoil to be removed

Rock may be encountered during the excavation process. This will require digging with a jackhammer attached to the excavator and cleanup by the supervisor/trades assistant using a hand held jackhammer. This work is much slower to undertake so please allow some additional contingency if rock is encountered both for labour and jackhammer hire

Asbestos may be found under the ground or demolished structures. We will do our best to remove pieces as we find them but if they are spread everywhere through the spoil to be removed offsite, the waste removal company's may find it and charge the waste bins at 'Contaminated Waste Rates' which is typically 3 x the bin cost. This is a extremely difficult item to control and I will do my utmost to reduce the chances of this occurring but any costs incurred to deal with asbestos (if found) will be passed on.

050 - Foundation / Concrete Footings / Termite Control

Steel Reinforcement & Concrete Footings & External Slabs

Footings for new perimeter brick wall with steel reinforcement TM 4/11 Trench Mesh top & bottom.

Concrete 20MPA to new footings (Requires Engineers Design & Specification)

External Slab over brickwork for alfresco area with form work, SL82 Slab mesh, 120mm thick 25MPA concrete and internal thickened beams with 1 x bottom layer of 4/11 Trench Mesh. (Requires Engineers Design & Specification)

Stairwell slab and footing

Exclusions:

Pool slab - please Pool Works

Termite Control

Termite Barriers include: Under Slab Spray, Perimeter Barrier, Pipe Penetrations x 8

053 - Polished Concrete

Polished Concrete

Polished concrete supplied and installed to kitchen, dining, living and piano

Allowed for 1 layer of SL82 + 1 layer of SL62 slab mesh .

Allowed for 120mm thick slab with 32MPA concrete poured via line pump.

(Further specifications required from Engineer and Polish Concrete Contractors to confirm this design. Further changes may incur additional costs)

This same strength concrete will also be used for the new tiled powder room/laundry area but will have a standard steel trowel finish.

Allowed for \$280/m2 for 70m2 area supplied, installed and finished

Floor Protection Ply supplied and installed for the duration of the project

055 - Sub Floor Brickwork

Brickwork to perimeter of structure and internal piers

Supply & install Dry Press Common Brickwork to floor level

060 - Structural Framing

Ground level wall, first floor and wall frame & roof framing

Ground floor and first floor wall framing in H2 90x45 pine

Ceiling Joists to both levels in 90x45 LVL with 240x45 Hanging beams

First Floor framing. Assume 150x45 Hyspan joists @ 450c

Scyon flooring to wet areas

Ground floor roof framing in 150x63 LVL single span (continue through to Master suite walls in place of balcony)

First floor roof framing in 240x45 LVL single span

Roof battens in standard pine 70x35

Existing ground floor roof framing connected to new 1st floor walls

Timber lintels over the ground floor Bifold doors instead of brickwork to be lined with Blueboard (if Engineer accepts this setup)

Please Note: (Engineers plans and specifications required for all of the above. If design changes there may be discounts if timber sizes go down or additional costs if timber sizes go up.)

Exclusions:

First Floor Balcony construction.

080 - Roofing & Gutters

New Roofing

New roof as per plan- Supply & Install Colorbond Custom Orb metal roofing, 55mm insulation blanket, metal Fascias & Hi Front
Quad gutters, 90mm round downpipes, flashings & cappings, silicone and fixings.
Extend roof to master suite in place of balcony

Re pointing works to the existing house roof tiling only around the back skillion roof as required as part of the renovation works.

Exclusions:

No allowance to upgrade any existing timber fascias or metal gutter. This can be done at an additional cost if requested

Replace old fascias & gutters with new metal for the front facade only. Please see Provisional Sum Items for these options

No allowance to re point the rest of the roof unless requested at additional cost. Please see Provisional Sum Items for these options

ALFRESCO:

No Allowance for the Alfresco roof structure over the rear tiled area. A full detailed design for and open look structure is required before this roof and support posts can be quoted.

Skylights

Supply & Install 1 x Solar Powered Operable Skylight Velux unit VSS 2004 M06 780 x 1180mm to Ensuite Includes fly screen and touch screen remote.

Supply & Install 2 x Fixed Skylight Velux unit FS 2004 M06 780 x 1180mm to Lounge

Supply & Install back tray to all 3 skylights

Supply & Install low pitch extension kit to Ensuite skylight only

Please Note:

If the 2 downstairs skylights over the lounge are to be upgraded to Solar Powered Operable Skylight please add additional costs of \$3500 incl GST

090 - Windows, Doors & Garage Doors

Aluminium Windows and Doors

Aluminium Commercial Windows and Doors as per plan.

Alteration to Master Suite Stacking door to a large sliding window.

Allowed for 10.5mm V-Lam Hush™ Clear

Allowed for fly screens to all windows and the stacking doors.

Please Note:

Bi fold doors do not come with fly screens but aftermarket contractors may be able to supply & install

100 - External Linings / Cladding

Blue Board Wall cladding with render texture finish

Blue Board Wall cladding supplied & installed to bi-fold lintels with fibreglass mesh & render texture finish. Includes your choice of finish paint colour. Includes all plastic angles, render compounds and paint..

Exclusions:

Corbel trims, window trims, feature window sills and any other decorative feature accessories not included unless specified.

Cement Render

Prep walls and apply Sand & Cement render to the rear exposed brickwork of the house including the side BBQ wall including the alfresco wall up over and down to the ground

External Cladding

First Floor Addition and roof parapet walls using Scyon Axon Hardies Cladding Board
Please See: <http://www.jameshardie.com.au/products/external-cladding/scyon-axon-cladding/>

Breather sarking wrap behind wall cladding

Fibro eave sheets to all new external eaves with plastic 'Lumex' joining strips

Timber eave trims

110 - Block work / Brickwork

Back Filling Retaining Stairwell wall

Back fill retaining stairwell walls including

Waterproofing 2 coats of bitumen paint on the back of the block work down onto concrete footing

Install 65mm aggline for drainage

Install coreflute and plastic drainage cell squares up the face of the wall.

Install Geo Tech Fabric up the wall

Pour 10-20mm blue metal stones approximately 100mm thick and back fill dirt up the wall as required.

Brickwork

Install single skin Common Dry Pressed Brickwork to all new walls as per plan including window patch where required.

Excludes brickwork and steel lintels over the rear Bi fold doors

130 - Plumbing & Fixtures

Plumbing Contract Works

Plumbing Internal works as per plans including:

- 3 x Single Vanity
 - 1 x Double Vanity
 - 4 x Toilet,
 - 1 x Bath (Built In)
 - 3 x Shower incl Floor waste
 - 5 x Bathroom Floor waste 100 x 100. (Strip Drain extra)
 - 2 X Kitchen sink
 - 1 X Laundry sink
 - 1 x Fridge water point
 - 2 x Dishwasher Points kitchen & pantry
 - 1 X Washing machine point
- Connection of hot & cold water to existing systems.

Storm Water Works:

- 2 x 2000L Water tanks with pumps Allowed \$1500 + GST per tank with pump
 - 2 x Storm water tank hook up of down pipes to storm water tanks with Garden Taps
- Storm water connected to existing system. (No allowance for new connection to mains or new drainage pit unless requested)

Sewer Works:

- Sewer connection to existing system (no allowance for full upgrade back to main unless requested)
- 2 x Stack work upgrade from the 1st floor bathrooms down the external brickwork to the existing ground system.

Gas Works:

- Rinnai 26 Supplied and installed on the external laundry wall between the 2 windows.
 - Run pipework from old kitchen area pipe work (assumes pipework is available and in an adequate condition for use.)
 - Run & connect 1 x gas bayonet internal heating point
 - Run & connect 1 x gas bayonet BBQ point
- Please note no allowance has been made to run new pipework from the front meter.

No allowance for any other heating unless requested

Please see PC allowances for all fixtures to be selected by client including toilets, bath, tap ware, vanity, mirrors etc.

Shower Glazing

Frameless 10mm Fixed Panels to Ensuite 2 X 500mm panels
Frameless 10mm Fixed Panels to 1st floor bathroom 2 X 500mm panel
Frameless 10mm Fixed Panels to Lower Bathroom 1 X 900mm panel

150 - Insulation / Sarking**Insulation**

R2.5HD glasswool batts to all new timber wall frames

R3.1 Sound Screen batts to existing and new ceilings (I had previously allowed for new areas in a lower acoustic but hi thermal quality batt. I have increase the quality so all ceilings exposed to the aircraft noise will have the best acoustic/thermal batts possible

Exclusions:

No floor sound batts allowance between Master/Study and Guest bedroom and Dining/Piano below

160 - Internal Linings**Internal Linings**

New Ground Floor:

Internal Linings including 10mm Wall Plasterboard, 10mm Ceiling Span Plasterboard, 6mm Villa Board to Bathroom areas, 10mm Wet Area Plasterboard to Powder, L'dry, Shadow Line Cornice to Main Entertaining & Kitchen areas, 3 Step Paper Cornice to all other ground floor areas, Setting & Sanding ready for painting

New First Floor:

Internal Linings including 10mm Wall Plasterboard, 10mm Ceiling Span Plasterboard, 6mm Villa Board to Bathroom & Ensuite, 3 Step Paper Cornice to Ensuite, Bathroom & WIR, Setting & Sanding ready for painting

There are more heritage range paper cornice available instead of 3 Step Paper Cornice. The labour to install paper cornice is the same.

Please visit <http://www.knaufplasterboard.com.au/cornice> for more info

Plaster Cornice to new Main Bedroom area and Study only

Allowed for decorative cornice @ \$25/lineal meter for 25 meters of cornice. (assumes order is from a pre-existing mould. If matching is required and a new mould case please add \$400 for the mould

Allowed Labour for Plaster Cornice \$50/lineal meter for 25 meters of cornice.

If additional Plaster Cornice is required in place of standard range paper cornice please allow additional material and labour costs.

Existing First Floor:

Patching to plasterboard walls as required

Render patching with white set plaster to match old existing lime rendered walls as required

Patch plasterboard ceiling as required (excluding decorative cornices, ceilings and chimney patch) Please see PS Items for Fire Place Works

170 - Waterproofing / Tiling / Flooring

Alfresco Area Floor Tiling

Install tiles over the concrete slab on a sand & cement bed with fall.

Allowed for 52m2 for the main area. Excluding pool area pavers,

Install tiles to pool drop down outer edge 18 m2 (could be cheaper if pool concrete drop edge was rendered and painted.)

Pool Coping Paver and Water Line Tiles**PAVERS**

Allowed for 23m2 area for supply & install a sand & cement bed around the pool

Install paver tiles around the pool as per plan with relevant glues

Client to supply non slip pavers to suit relevant Australian Standards

WATER LINE TILES

Lay tiles to water line.

Allowed to install 18 Lineal Meters of tiles with relevant glues

Client to supply tiles and grout to suit relevant Australian Standards

Tiling

Tiled Areas including

Bathroom & Ensuite floor to ceiling wall tiles and floor tiles on a cement bed

Laundry/Powder room floor tiles on a cement bed and skirting tiles only. Splash back above bench top 1m2

1 x Feature Niche Box to main upper bathroom shower 600mm wide x 300mm high approx

1 x Feature Niche Box to Ensuite 1 in shower and 1 above bath. 600mm wide x 300mm high approx

1 x Feature Niche Box to ground floor bathroom shower 600mm wide x 300mm high approx

Wet Areas to have silicone sealant applied to all vertical corners and around the built in bathtub

Install towel rail accessories assume 2 x towel rails, 1 x hand towel rail, 1 x toilet roll holder per wet area

Install 3 x Mirrors. Allowed 1 hour for all 3 mirrors (labour pending mirror type, direct



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stick, hooks, wires)

Exclusions:

Mirror cabinet installed by joiner unless requested

No kitchen/butler's pantry splash back allowed for at this point. (Could be stone, glass, sheet metal or tile)

If tile splash backs are selected a quote for labour to install can be added if requested.

Upper balcony now deleted from plans

All Fixtures Supplied by CLIENT

Waterproofing

Waterproofing to Tiled Areas including
Shower Walls 2.0 high,
Skirting to Powder, Laundry and Bath floor area, plus balcony area,
Splash back to vanity, and kitchen / Laundry sinks
Floors to all Wet area

Excludes upper balcony

180 - PS Items (All PS items incl GST & are included in the Contract Value)

20kw Daikin Premium Inverter Ducted System. Inc 10 outlets with round grilles with 4 zones with 2 zone controls

20kw Daikin Premium Inverter Ducted System

Includes 11 floor or wall outlets with grilles as required.

System to include 4 zones with 2 zone control.

Given the under floor arrangement of the existing house and the tight access through the new extensions further planning is required during the construction phase to provide the most efficient system for your home. Additional costs may be required for this but the allowance below is a good start

Allowance: \$20,000.00

Concrete Paths

Removal old concrete paths to skip bin
Supply and install 25m² of new concrete path 100mm thick with 1 layer of SL72 Mesh, 2 N12 bars across internal and external corners.
Install bitumen expansion joints every 2 meters
Install foam expansion around all butt joints to existing structures

Exclusions:

If engineers specifications are required additional costs may be incurred if the slab design is increased.

Concrete pump

Moving any services for the works to occur. This can be undertaken at an additional costs as required.

An access grills, lids, pits etc. These can be supplied and installed at an additional costs as required.

Any unseen issues under the slab is excluded included services, asbestos or any other items that requires attention

Council foot paths, lay backs and drive way works

Spray finish

Allowance: \$5,236.36

Custom Internal Joinery

Custom Internal Joinery including

Storeroom \$900

Laundry \$4500

Kitchen \$30000

Butler's Pantry \$7500

Study Excluded

Allowance: \$42,900.00

Electrical Works

Disconnections and make safe for renovations of rear lower and upper floors \$500

New ground Floor Works with new circuits back to Meter Box \$4000

New First Floor Works with new circuits back to Meter Box \$2000

Upgrade power and lights cables of existing house with new circuits back to Meter Box \$5000

Supply new Meter Box with Digital meters and safety breakers \$1400

Supply new Power Pole with Consumer Mains Cable upgrade from street to Meter Box \$1650

Supply new Service cable from Power pole to new Meter Box Position \$900

External lighting at front with down lights & sensors \$1200

External lighting at rear with down lights & spot lights \$1800

Pool filter cable and lighting \$1000

(All power points & light switch points, LED Downlights supplied in standard white)

Saturn Series extra cost per point

Excludes the following

Trench digging in rock for new power pole new Power Pole with Mains cable upgrade from street

Sample Only



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Client to supply pendants, feature lights, IXL 3in1 exhaust fans, tv bracket, aerial & ceiling fans. Some of these items can be supplied by the electrician if requested.

Allowance: \$19,450.00

Fire Place Removal x 2

Remove existing back to back fire place, flue and chimney for 2 adjoining bedrooms (Lounge and living excluded)

Patch roof rafters and battens plus install closest matching tiles (assumes spare tiles are available onsite require 8 tiles)

Repair brickwork

Render the new brickwork and adjacent walls

White set the new cement rendered walls

Install new ceiling joists to carry the new triangle ceiling

Install plasterboard & decorative ceiling detail

Install closest matching decorative cornices. (assumes matching as available, if not available a new mould will be required at approximately \$400 for the mould)

Patch floor frame

Patch floor with particle board flooring. Assumes carpet to cover.

Waste Removal

Please allow extra if hardwood flooring with sand and polish is required

Allowance: \$6,050.00

In-Slab Concrete Floor Heating

In Slab heating including various zones with separate digital thermostats and timer controllers. Design and zones to be finalised

<http://www.warmtech.com.au/floor-heating-products/in-slab-heating> as a reference

Allowance: \$4,950.00

Internal Stairs supplied & installed with balustrade

Internal Large Stairs supplied & installed with timber posts, handrails, grab rails & timber treads with 'Closed Painted Risers'.

Design to be finalised but includes 1 extra step due to concrete floor drop. Price will vary depending on the timber species chosen for the treads, posts, balustrades and grab rails.

Reason for Closed Painted Risers is to conceal the void behind which you won't be able to gain access to. If it was 'Open Riser' and anything is dropped into the stair void you won't be able to get it back or clean the space? Unless some sort of trap door is installed from under the house.

Allowance: \$7,000.00

Painting - Internal & External

Painting - External Rear cladding, eaves, cement render and blueboard including sealer/undercoat and 2 finish coats of paint \$3500 incl gst

Painting - 1st Floor Internal ceiling & walls including sealer/undercoat and 2 finish coats to all renovated \$4000 incl gst

Painting - Ground Floor Internal ceiling & walls including sealer/undercoat and 2 finish coats to all new areas \$4000 incl gst

Painting - Existing house areas not affected by renovations included additional patching \$1500 incl gst

Painting - External Front windows, doors, fascias, eaves, gables & trims etc \$2000 incl gst

Painting - Stairs treads, posts balustrades and grab rails painted/stained/oiled as required (materials still to be decided on) \$1200 incl gst

Please Note: 1 colour for all walls. Multiple wall colours will incur additional costs)

Exclusions:

Hardwood decking & slats not included at this point but can be do at an additional cost if requested)

Allowance: \$16,200.00

Pool Associated Works

POOL SHELL CONSTRUCTION

- Supply and lay of pool base blue metal and ground sheeting
- Supply and fix S12 reinforced pool steel @ 300mm centres.
- Supply of concrete pump hire and labour
- Supply of 32mpa strength concrete pool mix to spray pool shell to a required thickness of 200mm.

NB – All subject to change based on engineer's drawings.

Incidental formwork not included – see Variables

INTERIOR

- Pool interior to be finished with Designer Beadcrete 'Island Range'

<http://www.designerite.com.au/>. All labour and materials included

- Waterline tiles to be supplied by owner (see variables)
- Pool Coping to be supplied by owner (see variables)
- Install coping pavers (Pavers supplied by client) Assume 35mm paver with bull nose edge for just around the pool

PLUMBING

- Supply and install all plumbing back to filter position
- Includes 1 recessed skimmer box with 50mm suction line and main drain supplied
- Lines and 3 directional eyeball jets supplied and installed
- Pipework allowance for Polaris pool cleaner fitting (pool cleaner not supplied – see Variables)

LIGHTING/ELECTRICAL

- 2 Evo2 flush mounted LED multicolour lights with transformers supplied and installed.
 - An allowance for two double power point in the pump area is included.
- **Please note that the extension of your 240V power supply from your meter box to the edge of your pool is covered under the main Electrical PS allowance**

FILTRATION

- A concrete slab will be laid for your filter to sit on
 - The pool filtration system will be set up with the following
 - o Emaux V650 25" Fibreglass Sand filter
 - o Viron glass bead filtration media
 - o Viron P320 Evo variable, energy efficient 3 speed pool pump
 - o MagnaChlor RP25 self cleaning salt chlorinator with time clock
- NB – A cover for your pool pump, if required, is not included in the total price.**

SANITATION

- You will be supplied a handover cleaning kit that includes 1 x pole, 1 x vacuum head, 1 x pool hose, 1 x leaf scoop, 1 x brush and 1 x resuscitation chart
- A water test kit will be supplied
- Salt and chemicals for the first 4 weeks also supplied.

VARIABLES

To give you a more accurate idea of the potential cost of some of the variables not included in the above total price, below is a list of some examples of average costings based on your job.

PRE CONSTRUCTION – If a land survey is required it will be at the cost of the owner.

If a development application (DA) or any further certification is required through council, any additional costs will have to be covered by the owner.

If a waterboard certificate will be required for your job for the relocation of the existing

sewer line. The materials and labour for this sewer relocation is an additional cost and not covered in the above quoted price.

FORMWORK – Any below ground incidental formwork required as necessary charged at a rate of \$85/m² + GST.

WATERLINE TILES – Your pool requires 10m² of waterline tiles (20-30cm deep @ 24 lineal metres). The upper average cost of waterline tiles is around \$100/m so allow \$1000 for this in your costings. The supply of the waterline tiles is by the owner and not included in the above total price.

COPING – Your pool requires 42m² of pool coping. The average cost of coping is around \$70m² (e.g. travertine stone pavers). For your job this would add up to be around \$3000. The supply of coping is by the owner and not included in the above total price. The relevant sealant for your coping is also not included in the above total price.

HEATING – All fittings and fixtures will be implemented within the pool set up for all your future heating needs. Solar, electric or gas pool heating varies greatly depending on which you choose and is the choice and responsibility of the owner should you wish to have your pool heated.

POOL CLEANERS – Polaris pool cleaner fittings will be installed in your pool if you wish to use one of these cleaners in the future <http://www.polarispool.com.au/>. There are also alternate makes of pool cleaner to choose from should you prefer. The purchase of a pool cleaner is at the responsibility and cost of the owner and not included in the total price.

Allowance: \$47,135.00

Privacy Screen

Aluminium Powder Coated Privacy Screen Supply & Install to BBQ \$2500

Aluminium Powder Coated shade device Supply & Install over celestial hi lite window, Window 8 & 9 Allowance \$2000

Allowance: \$4,500.00

Steel Beams for floor supplied and installed

Steel Beams & posts for floor and roof supports. Supplied Allowance \$1800 (Engineers Plans & Specifications required)

Steel Beam installed including lifting equipment. Allowance \$2200 (Engineers Plans & Specifications required)

Allowance: \$4,000.00



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Upgrade existing gutter & down pipes

Remove gutters and down pipe

Supply & install new Quad Gutter

Supply and install new Metal down pipes in your choice of Colourbond colour back into existing storm water connections

Lift up and connect southern side storm water pipe

Exclusions:

Removal of existing fascia and eaves but can be quoted if requested

New storm water pipework for new down pipe positions

Upgrading existing storm water points

Gutter guard but can be quoted if requested.

Allowance: \$1,491.05

200 - Carpentry Fitout

Carpentry Fit Out

Cavity Slider X 4 including Flush Hollow Core Internal Doors (L'dry, P'wdr, P'nty & WIR)

Standard Door Frame X 8 including Flush Hollow Core Internal Doors & Stainless Steel Easy Fit Hinges

Ground Floor:

67x18 Square edge Pre Primed Architraves & Skirting's

1st Floor:

Special size Architraves, Skirting & Picture Rails to closest match existing

Allowed \$800 for 40 lineal meters of decorative skirting and 40 lineal meters of decorative architraves.

Allowed for 3 days for 1 man to install all decorative trims

Carpentry Labour to install all standard timber trims & door frames and doors included in quote

Door Furniture incl lock & door stop to be Supplied BY CLIENT

201 - Flooring

Select Grade Hardwood Flooring

Cypress Select Grade Hardwood Flooring Supplied in 100mm boards to closest match existing

Remove old flooring to Master Suite, WIR & Study

Install flooring including cutting in and secret nailed down with liquid adhesive under for each joist or at 450 mm spacing's over existing old floor joists.
Install a patching floor piece at the new hallway door to living

Sand and Polish all new boards with standard water based polyurethane finish - Satin or Gloss Finish

General Notes:

Large rooms with a distance of 6 m or more will require a 10 mm expansion joint. Alternatively 2 x 5 mm joints at 3 m. Joints will also be placed in hallways and doorways as required.

Exclusions:

Any work on existing flooring other than stated above

If additional flooring is required please allow anywhere from \$75 - \$110/m2 for the supply of the flooring incl delivery and load into the property, \$65/m2 for the install, sand and polish of the flooring. All cost to add Builders Margin 20% and GST.
Im not sure if you want the 2 bedrooms to be carpet or new flooring?
This work assumes the new floor is added over the top of the exiting floor boards.

Please note if there is a change in floor species to say Grey Iron Bark, the Cypress flooring already allowed for above would need to be changed to your new selected floor species. The direct cost difference would be the extra costs. Labour and sand/polish would remain the same.

220 - Decks / Rails / Pergolas / Stairs

Glass Balustrades

Pool Glass Balustrade 1.2m high x 10mm glass with stainless steel spigots fixed down to the concrete slab

Timber Stairs Open Riser

Merbau open tread stairs with 240x45 treads screwed down to a saw tooth cut stringers across the full width of the balcony

Sanding and oiling of the timber not included but can be undertaken by the painter if requested and added onto the painters allowance

240 - Commercial Clean

Commercial Clean

Commercial Clean at project completion
Yard Clean and move material tool to container

Construction Price including PS Items and GST is: \$00,000.00

Exclusions

- Any works associated with the internal rooms not specified in the plans and quote above
- Wardrobes to the 2 bedrooms where the fire places are to be removed.
- WIR to Master Suite
- Window Furnishings supplied and installed
- Carpet to rear First Floor or Ground Floor rooms
- Any appliances, plumbing fixtures, tapware, accessories or mirrors
- Any service or utility connection cost other than stated above
- Air Conditioning units or heating for Fire Places other than stated above
- Alfresco pergola or supporting posts. Final design and engineers details required
- Pool cleaners, Pool Pumps, Cleaner Cover
- Solar pool heating system with an additional auxiliary system (Gas Booster) connected encase cloudy periods reduces pool heating efficiency. This system is much like buying a fire place or oven where there are many variable features, brands, quality and warranties. Please visit <http://www.thetopools.com.au/solar-pool-heating-system> for a possible option
- Landscaping or drive works
- Only the works itemised and listed within this quotation and Specifications List are included
- Any items not listed or detailed above are deemed to be excluded.
- Please allow your own contingency for any items not allowed for in the Scope of Works above.



Shire Build Pty Ltd • 6 Grevillea Grove, Heathcote, NSW 2233 • 95205690

Additional Information

Contract:

Standard HIA - NSW Residential Building Contract, Residential & Additions edition 5.

Job References:

James & Mel Andrews *0411546090 (James)*

Major internal renovations and a 1st floor additions including a bathroom, laundry, kitchen, bedrooms & balcony area with swim spa

Sam & Jess Fraser *0403933227 (Sam)*

Major internal renovation and extension including a bathroom, laundry, kitchen, bedrooms & balcony area. Plus a new granny flat

James and Louise Telford *0409 844 636 (James)*

Major internal & external renovations to waterfront house including bathroom, rumpus and study built in under house, additions of 3 deck areas and structural landscaping works

Consumer Information

Builder Licence Number: 233219C

ABN 61 1456 24 200

Housing Industry Association

Member Number - 962715

Public Liability Insurance & Contract Works Insurance

HIA Insurance Services, QBE Insurance (Australia) Limited
Policy No. 132N002818CAR

Home Owners Warranty Insurance

HIA Insurance Services, QBE Builders Warranty
Policy No: BN-0040790-BWI-1

Workers Compensation
CGU Workers Compensation Limited
Policy No: WGB 071087808122