

# SHIRE BUILD

Craig Parker



## Proposed Alterations and Additions

Job Address: Sample  
Clients: Sample

**Shire Build Pty Ltd** A.B.N. 61 145 624 200  
6 Grevillea Grove Heathcote NSW 2233  
Mobile 0407293056  
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### Scope of Works and Estimate based on Concept Plans

#### Allowance \$

#### Totals

#### Ground Floor:

Renew Bathroom (client to supply fittings)  
Kitchen Demo and terminate services  
Internal walls changes by blocking/opening up and building new walls  
Supply & install new aluminium windows to replace all existing ???  
New external weathertex cladding with insulation and timber trims  
Build a new ensuite (client to supply fittings)  
Plaster Patch renovated areas around the existing house  
Stairs  
Build new rear extension incl demolition, excavations, concrete foundation, floor  
& wall frames, roof and ceiling framing over dining area, install  
new plasterboard wall linings and timber trims, concrete courtyard slab  
Supply & install a new kitchen with laminate bench tops  
plumbing alterations for new kitchen  
Walk In Robe  
Carpentry Fitout with new doors, locks and skirtings/architraves  
Supply & install floating floor to entire ground floor. Allowed \$75/m2 for 95m2 area  
Paint Internal walls to renovated areas only  
Paint External walls

\$ 15,000  
\$ 1,000  
\$ 5,000  
\$ 15,000  
\$ 20,000  
\$ 15,000  
\$ 5,000  
\$ 3,000  
\$ 25,000  
\$ 12,000  
\$ 750  
\$ 1,800  
\$ 3,000  
\$ 7,125  
\$ 4,500  
\$ 3,500

|   |                           |        |                      |
|---|---------------------------|--------|----------------------|
| Electrical works GF   | \$                        | 6,000  |                      |
| Electrical Fittings   | \$                        | 1,000  |                      |
| Alfresco Pergola roof out over courtyard  | \$                        | 8,000  |                      |
| Labour to install tiles to courtyard slab. Allowed \$75/m2 for 16m2 area  | \$                        | 1,200  |                      |
| Waste Bins  | \$                        | 5,000  |                      |
|   |                           |        | \$ 157,875           |
| <b>First Floor As Per Plan:</b>   |                           |        |                      |
| 41m2 @ \$1800/m2 for the roof removal, new floor wall & roof structure, windows, cladding, fascias, gutters, eaves, downpipes. Internal wall linings & carpentry fitout | \$                        | 73,800 |                      |
| Bathroom complete fitout (client to supply fittings)  | \$                        | 15,000 |                      |
| wardrobes x 2   | \$                        | 3,000  |                      |
| Painting Internal   | \$                        | 3,000  |                      |
| Paint External walls  | \$                        | 2,500  |                      |
| Electrical works FF   | \$                        | 2,000  |                      |
| Electrical Fittings   | \$                        | 500    |                      |
| Carpet to all rooms @ \$60/m2 for 30m2  | \$                        | 1,800  |                      |
| Carpet to stairs @ \$60/step for 14 steps   | \$                        | 840    |                      |
| window shade device   | \$                        | 750    |                      |
| Waste Bins  | \$                        | 2,000  |                      |
|   |                           |        | \$ 105,190           |
|   | Sub Total                 |        | \$ 263,065           |
| OH&S + Construction Insurances + Home Warranty 2.5%   |                           |        | \$ 6,576.63          |
|   | <b>Construction Total</b> |        | <b>\$ 269,641.63</b> |

**Please Note: this is an estimate for the proposed works to give an idea of renovating the existing building**

The proposed addition will need planning and will need to go through council which will require more investigation by an engineer.

After final DA plans are submitted and approved a full detailed quote can then be provided

Please allow your own contingency for work not outlined above or items subject to design change during the DA process.