

Construction QUOTE

Premium Inclusions non Full Turnkey



Prepared for :
Karan Sharma
Address
Lot 301, 33 Rickard Road, Leppington NSW

Reference
Q-1106

Date
11.06.2025

Expiry
11.07.2025



Dear,

Thank you for giving us the opportunity to TENDER on your build.

The following is a breakdown of the costs required on our part to build your dream home.

We hope this TENDER is satisfactory in helping you understand the various elements of your home which have culminated in the cost of building your home.

You will see an itemised breakdown of the costs, followed by the specifications required for the execution

Regards,
Karan Sharma

House Size - 291 Sqm



GROUND FLOOR PLAN



FIRST FLOOR PLAN

The above plan is for illustration purposes only. The plan would be finalised at a later stage.

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QUOTE PREPARED BY	CLIENT NAME
Ali	Karan Sharma

REFERENCE NUMBER	DESCRIPTION	QTY	UNIT
1	Preliminaries		
1.01	Contour Survey	1	Ea
1.02	CDC - CC Approval Package	1	Ea
1.03	Basix & Nathers Consultant	1	Ea
1.04	Site Setout Survey	1	Ea
1.05	Water Quick Check & Plumbing	1	Ea
1.06	Soil Report	1	Ea
1.07	Long Service Levy Fee	1	Ea
1.08	Final Survey	1	Ea
1.09	10.7 Certificate	1	Ea
1.10	Formwork Identification Survey	1	Ea
1.11	HIA Contract Fees	1	Ea
1.12	Site Labour	1	Ea
1.13	Portal Fees for Certification	1	Hours
1.14	Statement of Environmental Effects	1	Ea
1.15	Home Warranty Insurance Fee	N/A	N/A
1.16	Title Search, Section 88b, Deposited plan	1	Ea
1.17	Crossover Permit	1	Ea
1.18	Site Inspections	1	Ea
1.19	Site Cleanup Exchange Preliminaries	1	Ea
1.20	Preliminary Draft Design	1	Ea
1.21	Complete Set of Architectural Plans	1	Ea
1.22	Engineering and Drainage Design Package	1	Ea
1.23	Estimation Report	1	Ea
1.24	Preliminary Works Contract	1	Ea
1.25	Inclusions List Review	1	Ea
1.26	Tender Amendment Meeting	1	Ea
1.27	Build Job Deposit Refund	1	Ea
1.28	Bushfire Consultant	1	Ea
1.29	Traffic Control Plan	1	Ea
1.30	DA Fees	N/A	N/A

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2	Site Preparations		
2.01	Standard Site Preparation	1	Ea
2.02	Sediment Control (Standard Site) (30lm)	1	Ea
2.03	Supply Toilet Hire	1	Ea
2.04	30T Soil Removal (Truck and dog)	1	Ea
2.05	Silt Socks (1m)	1	Ea
2.06	Site Sign	1	Ea
2.07	Site Clean	1	Ea

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3	Hire items		
3.01	Scaffold Hire for 8 weeks	1	Lm
3.02	Garage Cradle	1	Lm
3.03	Stairs Void Protection	1	Lm
3.04	Shade Cloth	1	Ea
3.05	Roof Rails	1	Lm
3.06	Toilet Hire	1	Weeks
3.07	Temp Fence Hire (70LM)	1	Ea
3.08	Crane Hire	1	Ea
3.09	Temporary Electricity	N/A	N/A

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4	Concrete & Pest Control		
4.01	Piers (400mm dia of upto 2 m length. 25mpa upto 70LM)	1	Ea
	Concrete Pump Hire for Piers	1	Ea
4.02	Supply and Install Concrete, Pods and Steel Formwork (To engineers specifications) M Class Slab -25mpa	1	M2
	Drop Edge Beam	N/A	N/A
	Concrete Pump Hire for Slab (Mini Pump, Line Pump or Boom Pump)	1	Ea
4.03	Supply and Install Termite Perimeter Barrier	1	Lm

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REFERENCE NUMBER	DESCRIPTION	QTY	UNIT
5	Window & Steel		
5.01	Windows and Screens Allowance (No Flyscreen)	1	Ea
5.02	Steel Beam Allowance for Double Level	1	Ea
5.03	Lintel Package to all Windows Encased by Bricks	1	Ea

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REFERENCE NUMBER	DESCRIPTION	QTY	UNIT
6	Framing		
6.01	Wall Frame Work/ Supply & Install(2.5-2.6 Ceiling Height)	1	M2
	H2 Treated Timber	N/A	N/A
	Roof Truss/ Supply & Install	1	Ea
6.02	450mm Eaves Supply and Install (includes all quad sections)	1	Lm
6.03	Sheet Porch and Alfresco	1	Ea
6.04	Frame Straightening and all internal carpentry work	1	Ea
6.05	Install Cavity Slide Door Unit	1	Ea
6.06	Compressed flooring for upper wet areas	1	Ea

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REFERENCE NUMBER	DESCRIPTION	QTY	UNIT
7	Roof, Fascia, Gutter		
7.01	Colourbond Roofing (Including Capping, Flashing, Whirly bird & Downpipes)	1	M2
	Metal Fascia and Gutter	1	Lm

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8	Brick work and Cladding		
8.01	Brik Allowance (Face & Common)- Supply	1	Ea
8.02	Labour to Lay Bricks (Face & Common) - Installation	1	Ea
8.03	Brick Sand	1	Ton
8.04	Brick Hardware	1	Ea
8.05	Lintels & T-bar	1	Ea
8.06	Acid Wash	1	Ea
8.07	Off White Cement 20kg	1	Ea
8.08	Expansion Joint Foam	1	Ea
8.09	External Cladding - Supply	N/A	N/A
8.10	External Cladding - Install	N/A	N/A
8.11	Paint Cladding or Render	N/A	N/A

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REFERENCE NUMBER	DESCRIPTION	QTY	UNIT
9	Plumbing		
9.01	Internal & External Plumbing as per Drawings	1	Ea
	Install PVC downpies	1	Ea

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REFERENCE NUMBER	DESCRIPTION	QTY	UNIT
10	Electrical		
10.01	Standard Electrical Package	1	Ea
	(10m lead, 12 down lights, 18 power points, TV point, nbn internal conduit with draw string, power to meter box, Refrigerator/ Freezer Circuit, Cat 5E Data Point, Termination plate, Weatherproof Double Power Point, Up/Down Wall Light, underground mains up to 10 m single phase, Stove Wiring, Fluro garage light and difusser, Single Phase switchboard including links and breakers, Supply & Install Ceiling Exhaust Fan)	1	Ea

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REFERENCE NUMBER	DESCRIPTION	QTY	UNIT
11	Mechanical		
11.01	Supply & Install 1 Split System Air Conditioning	1	Ea
11.02	Supply & Install Sectional Garage Door (Two Remotes)	1	Ea
11.03	Supply & Install Rainwater Tank as per Basix	N/A	N/A

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REFERENCE NUMBER	DESCRIPTION	QTY	UNIT
12	Plastered Surfaces		
12.01	Supply and Fix Plasterboard 10mm to walls and ceiling (includes alfesco)	1	M2
12.02	Paint 3 Coat System	1	Ea
12.03	Supply & Fix Villaboard in wet area walls	1	M2
12.04	Supply & Fix Wall and Ceiling Batts	1	M2
12.05	Waterproofing Shower and Bathrooms	1	Ea
12.06	Caulking Internal & External Joints	1	Ea

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REFERENCE NUMBER	DESCRIPTION	QTY	UNIT
13	Fixing		
13.01	Front Door as per Architectural Plans	1	Ea
	Front Door Lock & Handle	1	Ea
	Internal Door	1	Ea
	Internal Lock & Handle	1	Ea
	Door Stoppers	1	Ea
	External Quad	1	Lm
	Skirting (67 mm)	1	Lm
	Door Jambs	1	Lm
	Stainless Steel Hinges	1	Ea
13.02	Lock Up Carpentry Labour (Fix out to whole home)	1	Ea
13.03	Provide final Fix out, patch and install all accessories	1	Ea
13.04	Supply Cavity slide door	1	Ea
13.05	Door & Window Architraves (90 mm Cove cornice)	1	Ea

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REFERENCE NUMBER	DESCRIPTION	QTY	UNIT
14	Kitchen & Wardrobes		
14.01	Supply and Install - Kitchen Cabinetry (Standard drawer and door mechanism)	1	Ea
	Supply and Install - Joinery for Kitchen Island (Standard drawer and door mechanism)	1	Ea
	Supply and Install - Joinery for Laundry (Standard drawer and door mechanism)	1	Ea
	Supply and Install - Joinery for Vanities (Standard drawer and door mechanism)	1	Ea
	Supply and Install - 20 mm benchtop	1	Ea
	Supply and Install - Linen Closet (4 Melamine Shelves)	1	Ea
14.02	Supply and Install - Built-in wardrobes with mirrored doors (2.1 m)	1	Ea
	Supply and Install - Walk-in wardrobes as per drawings	1	Ea
14.03	Supply and Install - Semi-Frameless Shower	1	Ea

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15	Fittings, Fixtures & Appliances		
15.01	Appliances	1	Ea
	Cooktop Allowance (600 mm)	1	Ea
	Wall oven Allowance (600 mm)	1	Ea
	Dishwasher Provision	1	Ea
	Rangehood Allowance (600 mm)	1	Ea
15.02	PC Items	1	Ea
	Bath Tubs	1	Ea
	Basin Mixer	1	Ea
	Basin's	1	Ea
	Toilet suites	1	Ea
	Shower rail	N/A	N/A
	Wall Mixers	1	Ea
	Toilet Roll Holders	1	Ea
	Towel Rails	1	Ea
	Towel Rings	1	Ea
	Kitchen Sink	1	Ea
	Laundry Sink	1	Ea
	Kicthen Mixer	1	Ea
	Mirror Supply & Fix	1	Ea
15.03	Hot Water System - Rinnai 26L/Min External NG B26N50A (or Equivalent)	1	Ea
	Rinnai recess box	1	Ea

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16	Flooring		
16.01	Supply and Lay Carpet Flooring	1	M2
16.02	PC allowance for wall & floor tiles (450 x 450 mm Floor Tiles, 300 x 300 Bathroom Floor Tiles, 300 x 600 Bathroom Wall Tiles) <i>(Tiles to wet area only)</i>	1	M2
16.03	Labour to Lay floor and Wall tiles (with Screeding, includes glue and grouts)	1	Ea
16.04	Tile skirting	1	Ea
16.05	Lay skirting to porch, WC, Laundry and Alfresco	N/A	N/A

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17	Driveway & Landscaping		
17.01	Rain water tank pad	N/A	N/A
17.02	14T Soil removal (Truck only) (Per load)	N/A	N/A
17.03	Driveway Excavation	N/A	N/A
17.04	Rubbish Bin Waste	N/A	N/A
17.05	Provide 100mm Thick concrete Driveway - Plain concrete	N/A	N/A
17.06	Driver Cutting	N/A	N/A
17.07	Provisional sum for landscaping	N/A	N/A
17.08	1800mm high paling Fence	N/A	N/A

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REFERENCE NUMBER	DESCRIPTION	QTY	UNIT
18	Misc		
18.01	House Clean	1	Ea
18.02	Handover Clean	1	Ea
18.03	Standard Silicone to floors and Wet areas	1	Ea
18.04	Bin Service	1	Ea
18.05	Blinds or Curtains supply & fit	N/A	N/A
18.06	Misc	N/A	N/A

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REFERENCE NUMBER	DESCRIPTION	QTY	UNIT
19	Stairs		
19.01	Standard staircase (Timber handrail, black steel balustrades)	1	Ea

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REFERENCE NUMBER	DESCRIPTION	QTY	UNIT
21	Upgrades		

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1	Preliminaries	
2	Site Preparations	
3	Hire items	
4	Concrete and Pest control	
5	Window and Steel	
6	Framing	
7	Roof, fascia and gutter	
8	Brickwork and Cladding	
9	Plumbing	
10	Electrical	
11	Mechanical	
12	Plastered surfaces	
13	Fixing	
14	Kitchens and Wardrobes	
15	Fittings, fixtures and Appliances	
16	Flooring	
17	Driveway and landscape	
18	Miscellaneous	
19	Stairs	
20	Builder Exclusions	
21	Client Upgrades	
	Sub Total	\$ 363,636.36
	GST	\$ 36,363.64
	Total	\$ 400,000.00
	Range	\$375,000 - \$425,000
		Page 25 of 27

TERMS & CONDITIONS

This Tender is valid for 30 days from the date of delivery.

No allowances have been made in this quote for section 20 & Section 21 items. Street tree relocation/removal, Water coordinator fees, Acoustic reports, Demolitions, and other report that may be required.

No extra allowance is made for soil removal or rock removal.

No allowance is made for retaining walls or external stairs, although they may be on the plans.

Quote for an custom home with Standard Inclusions.

This Tender and is subject to final tender after site investigation, plans and selections are completed.

This does not include drop edge beams, retaining walls, and additional drafting (if required).

This Tender has been prepared under the assumption the building will be approved with a Council Development Consent and Construction Certificate and that no additional items or requirements are being imposed.

We have used our best endeavors to determine and allow for full compliance of BASIX but until such time as your plans and selections have been completed, Please refer to Section 20 & Section 21. This quotation will be subject to a BASIX assessment.

TENDER ACCEPTANCE

By signing below, you accept this tender as per the costings You agree to the the Terms and Conditions and any additional aforementioned notes.

Full Name

Date Signed