

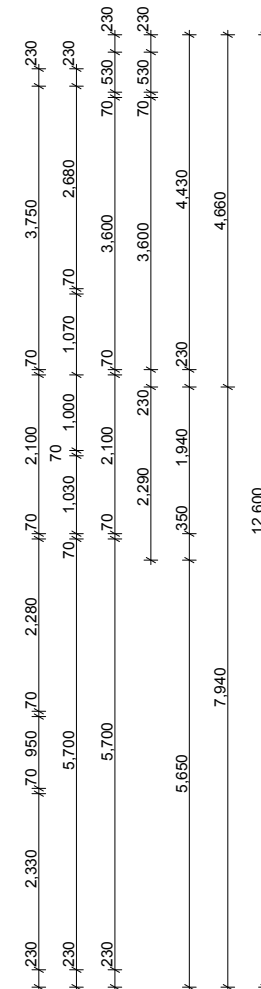
TOTAL = 359.25msq

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ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH:

- THE BUILDING CODE OF AUSTRALIA (BCA)
- DEVELOPMENT CODES OF THE STATE
- BUILDING REGULATIONS
- CURRENT ISSUES OF AUSTRALIAN STANDARDS & MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS FOR MATERIALS USED

10-3391



Good Afternoon,

Please find attached Sketch Markup for Lot 8 Rees Court, Elanora.

Our client has requested a deck extension to their new residential dwelling:

- Deck is to extend 11m along the rear of the home at ground level
- Deck is to extend 5m towards rear boundary
- 437mm centres to joists
- 1585mm centres to bearers
- 32 footings
- 89x19mm Merbau decking 3mm spacing

If you can please revise the drawings and return that would be appreciated.

Regards,

Melissa Robertson

Deck Calculations5m x 11mm = 55m²

Item	Quantity	Cost Each	Total
Galvanised Stirrups	36	\$10.50	\$378.00
Rapid Set Concrete (30 @ 600x300 = 1.36 + .05 for pump + 10% = 2.046) 20kg bags	33	\$10.35	\$341.55
Treated Bearers & Joists (140x45 H7)	191.4	\$8.24	\$1,577.14
Merbau Decking (55m ² + 10% of 89x19)	641.3	\$5.90	\$3,783.67
Joist Hangers	172	\$7.50	\$1,290.00
Nails	2800	\$0.03	\$87.17
Screws	3031	\$0.04	\$128.21
Bolts	70	\$0.60	\$42.00
Deck Spacers (pack of 100)	1	\$27.00	\$27.00
Material Cost			\$7,627.74
Labour (2 x 40 hrs)	80	\$48.00	\$3,840.00
Total Cost			\$11,467.74
Builders Margain	20%	\$114.68	\$2,293.55
Total with Margin			\$13,761.29

Dear Mr & Mrs Smith,

Please find below costings in relation to the rest for a deck extension on your property at Lot 8 Rees Court, Elanora.

Deck is to extend 11m along the house and 5m towards the rear boundary as per plan mark-up attached, total area is 55m².

- Deck is to be finished in Merbau decking - no oil/stain/paint has been included
- Deck to the lower level of the home at floor level

Variation cost is as per below:

Material Cost	\$7,627.72
Labour	\$3,840.00
20% Builders Margin	\$2,293.55
Total Cost	\$13,761.29

To undertake the additional works will add 5 working days to your contract time extending the end date to 08/06/2022 (5 working days plus 2 weekend days). Total extension of time 7 days.

If you wish to proceed, please sign and return the attached variation to contract document.

Kind Regards,

Melissa Robertson

FORM 5

VARIATION DOCUMENT

(Conditions 19, 21 & 23 of the General Conditions of QBCC Level 2 Renovation, Extension and Repair Contract)

NOTE TO CONTRACTOR: This form, which may be copied for multiple use, must be presented to and signed by the Owner **before** you start any work described in the variation.

To: (Owner/s) _____
(insert name and postal address of Owner/s)

From: (Contractor) _____

Site address: _____

This document is for a variation: ☐ required by law
(tick whichever is applicable) ☐ for extra excavation and foundations
☐ requested by the Owner/Owner's Representative
☐ requested by the Contractor/Contractor's Representative for the following reasons: _____

(insert reasons)

The change to the Works is as follows: _____

(insert description of the variation including any change to the work or materials required by reason of the variation)

The Contractor's/Contractor's Representative's reasonable estimate of the period of any delay in the Date for Practical Completion that will result from the variation is: _____ business days.

NOTE TO CONTRACTOR/CONTRACTOR'S REPRESENTATIVE

If the variation causes you actual delay you must also submit a QBCC Form 2 - Extension of Time Claim and Owner's Response to Claim within 10 business days of the earlier of when you became aware of the cause and extent of the delay, or when you reasonably ought to have become aware of the cause and extent of the delay **(see Condition 23)**.

The variation will change the price payable by the Owner as follows: (tick whichever is applicable)

☐ **increase** the price by: \$ _____
(incl. GST)

☐ **no change** to price

☐ **decrease** the price by: \$ _____
(incl. GST)

☐ **increase/decrease** (delete whichever is not applicable) the price by an amount that will be calculated as follows:

(state how the increase/decrease will be calculated)

The increase or decrease (if any change) in the Contract Price payable by the Owner as a result of the variation will be taken into account in the Contractor's progress claim for the following Stage described in Schedule Item 8:

(insert description of Stage from Schedule Item 8)

NOTE: The Contractor cannot seek payment for an increase in the Contract Price due to a variation before the variation work has been completed.

SIGNED: _____
(Owner/Owner's Representative to sign)

SIGNED: _____
(Contractor/Contractor's Representative to sign)

DATED: ____/____/____
(day) (month) (year)

DATED: ____/____/____
(day) (month) (year)

When form completed, Contractor to retain original and give 2 legible copies to Owner.