

PROPERTY DAMAGE REPAIR QUOTATION

To:	Vero Insurance Limited	From:	Clive Miller
Attention:	Michael Osborne	Telephone:	
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Ref:		Quote Ref:	JSCQ00023/8CL
Date:	26/09/2018	Claim No:	H026953128

Customer:	Wayne and Karen Thompson	Date Requested:	21/09/2018
Site Address:	532 Old Mount Beppo Road MOUNT BEPPO QLD Australia 4313	Date Contacted Customer:	21/09/2018
Telephone:	07 5423 0017	Date Site Visit:	26/09/2018

Supplier Notes:

SCOPE OF WORKS

1 PRELIMINARIES

- 1.1 Certification and council fees to complete re-built of home.
- 1.2 Soil tests and report
- 1.3 Engineer site inspections and Form 16s
- 1.4 Skip bin to remove wastage from site
- 1.5 Hire of portable toilet, serviced once a fortnight. (12 weeks)
- 1.6 Final builders clean on completion
- 1.7 Crane allowance for install of roof trusses
- 1.8 2 x trees to be removed.

2 SELECTIONS

- 2.1 Client to advise in writing within seven days of any particular requirements they have regarding materials to be used, especially relevant to areas being matched where Johns Lyng Group will install similar quality and finishes to what currently exists.
- 2.2 The fixtures, fittings and finishes referred to in the quotation have been taken from " Appendix A " - Owner specified Items, limited site attendance, and similar alternatives

3 BEDROOM 1 (2.4m x 3.4m x 2.4m)

- 3.1 Supply and install 2 x Double Clipsal GPO, cable and wall bracket.

- 3.2 Downlight - Supply and install 1 x light fitting including switch and wiring. LED
- 3.3 Supply and install plasterboard sheeting to walls with 10mm plaster sheeting, all will be installed in accordance with AS/NZS 2589 and AS 3740 sand and set; approx. 33m2
- 3.4 Supply and install 140 x 19mm hoop pine shiplap timber to ceiling; including timber scotia; approx 9m2
- 3.5 Supply and Install timber 66x11 skirting and 42x11 architrave to match existing profile. 30l/m
- 3.6 Supply and Install flush panel hollow core door including hinges, stops and jamb 2040x720x35 - Supply and install new locks and hardware. (leads to bathroom)
- 3.7 Supply and Install flush panel hollow core door including hinges, stops and jamb 2040x770x35 - Supply and install hardware.
- 3.8 Prepare and paint standard size door, both sides with an acrylic/oil system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009
- 3.9 Prepare, seal and varnish timber shiplap ceiling as per AS/NZ 2311. 2009; 9m2
- 3.10 Prepare and paint plasterboard wall linings with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009 33m2
- 3.11 Prepare and paint timber skirting and architrave
- 3.12 ROBE - Supply and install new shelf, hanging rail and 4 x bank of drawers
- 3.13 ROBE - Supply and Install 2 no flush panel door including hinges, stops and jamb 2040x620x35 - Supply and install new hardware.

4 BATHROOM / LAUNDRY (3.5m x 1.6m x 2.4m)

- 4.1 Connect rough in for plumbing to bathroom and laundry. This to include water and wastes to shower, vanity, toilet, laundry tub and washing machine.
- 4.3 Supply and install exhaust fan, including wiring and switch
- 4.2 Supply and install 2 x Double Clipsal GPO, cable and wall bracket.
- 4.4 Supply and install 2 no light fittings, including wiring and switch's LED
- 4.5 Supply and install 140 x 19mm hoop pine shiplap timber to ceiling; including timber scotia; approx 7.5m2
- 4.6 Supply and install villaboard to walls; set and sand on completion; 31m2
- 4.7 Supply and Install external grade solid core flush panel door including hinges, stops and jamb 2040x720x35 - Supply and install new locks and hardware.
- 4.8 Supply and apply waterproofing membrane including all penetrations angels and bandage joints in accordance with Australian Standards AS3740-2010. Supply form 16 on completion.
- 4.9 Supply floor tiles to best match existing flooring as close as possible to manufacturer's availability including sundries and delivery's. approx. 7.5m2
- 4.10 Install floor tiles to best match existing flooring as close as possible to manufacturer's availability including sundries and delivery's. approx. 7.5m2
- 4.11 Supply skirting tiles to best match existing flooring as close as possible to manufacturer's availability including sundries and delivery's. approx. 2.5m2
- 4.12 Install skirting tiles to best match existing flooring as close as possible to manufacturer's availability including sundries and delivery's. approx. 10.5m2
- 4.15 Supply and install framed shower door. approx 1000mm x 950mm
- 4.13 Supply wall tiles to best match existing flooring as close as possible to manufacturer's availability [PC \$35 per m2) approx. 10m2 including wastage
- 4.14 Install wall tiles as close as possible to manufacturer's availability including sundries delivery's approx. 10m2
- 4.16 Supply 600mm white vanity unit with 1x basin (PC item - \$450)
- 4.17 Install 600mm white vanity unit with 1x basin
- 4.18 Prepare, seal and varnish timber shiplap ceiling and scotia, as per AS/NZ 2311. 2009; 7.5m2

- 4.19 Prepare and paint standard size external grade solid core door, both sides with an acrylic/oil system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009
- 4.20 Prepare and paint villaboard walls with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009 26m2
- 4.21 Complete fit off of all bathroom and laundry plumbing items - to include shower tapware, WC, vanity, laundry tub/tapware and washing machine tapware
- 4.22 Supply and install framed mirror to suit 600mm vanity
- 4.23 Supply and install standard towel rail, towel ring and toilet roll holder.
- 4.24 Supply and install floor waste grate; 2no.
- 4.25 Supply and install silicone on completion of wall tiles

5 STORE. (2.2m X 1.6m X 2.4m)

- 5.1 Supply and install 1 x Double Clipsal GPO, cable and wall bracket.
- 5.2 Supply and install 1 no light fitting, wiring and switch. LED
- 5.3 Supply and install 140 x 19mm hoop pine shiplap timber to ceiling, including timber scotia; approx 3m2
- 5.4 Supply and install plasterboard sheeting to walls with 10mm plaster sheeting, all will be installed in accordance with AS/NZS 2589 and AS 3740 sand and set; approx. 18.5m2
- 5.5 Supply and Install timber 66x11 skirting and 42x11 architrave to match existing profile. 12.7l/m
- 5.6 Supply and Install external grade solid core flush panel door including hinges, stops and jamb 2040x720x35 - Supply and install new locks and hardware.
- 5.7 Prepare, seal and varnish timber shiplap ceiling and scotia as per AS/NZ 2311. 2009; 3m2
- 5.8 Prepare and paint walls with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009 18.5m2
- 5.9 Prepare and paint skirting and architraves with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009 12.7m2
- 5.10 Prepare and paint standard size door, both sides with an acrylic/oil system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009
- 5.11 Supply and install 4 x shelves as per drawing
- 5.12 MSB to be located inside store room

6 LIVING (5.9m x 5.2m x 2.4m)

- 6.1 Light - Fixture - Supply and install feature light; PC ALLOWANCE \$150.00 LED
- 6.2 Supply and install 4 x Double Clipsal GPO, cable and wall bracket.
- 6.3 Supply and install 140 x 19mm hoop pine shiplap timber to ceiling; including timber scotia; approx 31m2
- 6.4 Supply and install plasterboard sheeting to walls with 10mm plaster sheeting, all will be installed in accordance with AS/NZS 2589 and AS 3740 sand and set; approx. 54m2
- 6.5 Supply and Install timber 66x11 skirting and 42x11 architrave to match existing profile. 35 l/m
- 6.6 Prepare, seal and varnish timber shiplap ceiling and scotia as per AS/NZ 2311. 2009; 31m2
- 6.7 Prepare, seal and paint plasterboard walls with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009 54m2
- 6.8 Prepare, seal and paint skirting and architraves with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009 35Lm

7 KITCHEN (2.63m x 3.8m x 2.4m)

- 7.1 Install rough in for plumbing to kitchen. This includes hot and cold water to sink, water to dishwasher and waste to sink and dishwasher
- 7.3 Supply and install 5 x Double Clipsal GPO, cable and wall bracket
- 7.2 Light - Fixture - Supply and install 2 x ceiling light fittings, including wiring and switch LED
- 7.5 Supply and install plasterboard sheeting to walls with 10mm plaster sheeting all will be installed in accordance with AS/NZS 2589 and AS 3740 sand and set no allowance has been made to alter or straighten the existing studs/battens. approx. 34m2
- 7.4 Supply and install 140 x 19mm hoop pine shiplap timber to ceiling; including timber scotia; approx 12m2
- 7.6 Supply and Install timber 66x11 skirting and 42x11 architrave to match existing profile. 28 l/m
- 7.9 Prepare, seal and varnish timber ceiling and scotia and timber trim as per AS/NZ 2311. 2009 12m2
- 7.7 Prepare and paint skirting and architraves with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009 28Lm
- 7.8 Prepare and paint plasterboard wall linings with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009 34m2
- 7.10 Supply and install kitchen base cabinets, overhead cabinets, benchtop, pantry and sink - laminated doors and benchtop (client has confirmed he is happy with laminated doors and benchtop); includes corner pantry LEFT HAND BOWL
- 7.11 Supply 1 3/4 bowl sink
- 7.15 Install floor tiles to best match existing flooring as close as possible to manufacturer's availability including sundries and delivery's. approx. 13m2
- 7.12 Supply splashback wall tiles to best match existing flooring as close as possible to manufacturer's availability including sundries and delivery's. approx. 3m2
- 7.13 Supply floor tiles to best match existing flooring as close as possible to manufacturer's availability including sundries and delivery's. approx. 13m2
- 7.14 Install splashback wall tiles to best match existing flooring as close as possible to manufacturer's availability including sundries and delivery's. approx. 3m2
- 7.16 Supply and install timber bench seat, with laminated top
- 7.17 Supply and Install solid core external door with glass, including hinges, stops and jamb 2040x820x35 - Supply and install new locks and hardware.
- 7.18 Prepare and paint external solid core door with glass panel, both sides with an acrylic/oil system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009
- 7.19 Supply and install 2040 x 800mm cavity sliding door and door frame, including hardware (leading into the living)

9 EXTERNAL

- 9.1 Supply and install termite barrier. to new concrete slab
- 9.7 Supply and install external 180mm timber fascia (25Lm) and barge (19Lm) to main house
- 9.2 Supply and install new pine chamferboard wall cladding to main house external walls; 90m2
- 9.3 Supply and install FC sheeting with PVC joint strips, to the roofed section of patio; 18m2
- 9.4 Supply and install external 180mm timber barge to carport; 2 @ 3600mm
- 9.5 Supply and install new pine chamfer board wall cladding to the wall separating the patio and carport; 12m2
- 9.6 Supply and install 600mm external FC soffit linings, including PVC trims; 31m @ 600mm
- 9.11 Prepare and paint timber barge to carport; 7.2Lm

- 9.9 Prepare and paint external pine chamfer board cladding to main house and wall between patio/carport
- 9.10 Prepare and paint soffit lining to the perimeter of the house, including patio area located under the roof; approx 37m2
- 9.8 Prepare and paint timber fascia and barge to main house; 44Lm
- 9.12 Supply and install external aluminium hood over rear door
- 9.13 CARPORT - Supply and install new custom orb cladding to two sides of the carport (RHS and rear); allowance for battens as required; 23m2
- 9.14 Supply and install shade cloth to the timber pergola - approx 6m x 2m
- 9.15 Supply and install 3m x 2m metal colorbond shed to new concrete slab
- 9.16 Supply and install external clothesline to rear of property

8 CONCRETING WORKS

- 8.1 Prep, Pour and Supply Conventional House Slab as per Drawing 180210 Rev B; SF1, SF2, IB1, Slab Piers up to 1m Deep, Concrete Pumping and all Machine Hire
(Sub grade to be within 150mm of finished floor level)
- 8.2 Excavate, supply and installation of main concrete slab, as per engineers drawings and specification's; includes machine hire, reinforcing and concrete pump
- 8.3 Supply and install Covercrete to stamped external concrete
- 8.4 Supply machinery to site to cut block and batter at the front 2 - 3m forward of front edge
- 8.5 Supply and install 1.2m wide plain concrete path around property (off Mt Beppo Road) and supply and install drainage trench adjacent to concrete path off old mount beppo road side out to the bank leading to the creek

10 WALL FRAMING

- 10.2 Supply and install pine stud external wall framing to the main house and carport as per engineer and architectural drawings; includes bracing tie downs etc as per engineers drawings; approx 45.5Lm @ 2.44m high
- 10.1 Supply and install pine stud internal wall framing for home as per engineer and architectural drawings; includes bracing tie downs etc as per engineers drawings; approx 20Lm @ 2.44m high
- 10.3 Supply and install new building paper to external walls; approx 115m2
- 10.4 Supply and install wall insulation to external walls; R2.0; approx 85m2

12 ROOF FRAME

- 12.1 Supply and Install roof frame to main house, patio and carport; including tie downs, bracing etc. As per Architectural and engineering drawings;
- 12.2 Supply and install timber pergola roof frame as per architects and engineers drawings; 2m x 5.8m
- 12.3 Prepare and paint exposed timber pergola roof frame - 2m x 5.8m
- 12.4 Supply and install timber posts on galv metal stirrups, to the front patio area as per engineer and architects drawings; 7no
- 12.5 Prepare and paint timber posts; 7no
- 12.6 Supply and install ceiling insulation to main house living area; R2.5; approx 63m2

11 ROOF

- 11.1 MAIN HOUSE - Supply and install metal roof battens and intermediate safety battens to main roof and patio roof
- 11.2 MAIN ROOF - Supply and install Colorbond corrugated roof, ridge, Change in pitch flashing and all other flashings; approx 94m2
- 11.3 MAIN ROOF - Supply and install Colorbond square line guttering; approx 25Lm

- 11.4 MAIN ROOF - Supply and install R1.3 55mm foil backed blanket. approx 94m2
- 11.5 CARPORT - Supply and install zincalume trimdeck roof sheeting and flashings (including apron flashing located between house and carport) to the carport; approx 24m2
- 11.6 CARPORT - Supply and install Colorbond square line guttering; approx 3.7Lm
- 11.7 DOWNPIPES - Supply and install 5 x PVC downpipe and downpipe spreader to carport roof; Connect downpipes to water tank and overflow as per to local authorities requirements
- 11.8 Delivery of roofing materials
- 11.9 EDGE PROTECTION - Supply and install edge protection to main house and carport; approx 60Lm
- 11.10 PAINTING - Prepare and paint 5 x PVC downpipes

13 ELECTRICAL

- 13.1 Connect to existing underground power (this underground power line comes from the main house); allow to connect to the existing line following demo of the existing building.
- 13.2 Supply and install TV antenna and splitter with 2 x points
- 13.3 Supply and install 3 x hard wired and interconnected smoke alarms
- 13.4 Supply connection for stove with Clipsal isolation switch and bracket (electric stove)
- 13.5 Supply 60cm mid range stove. (PC item - \$700)
- 13.6 Supply mid range extraction hood (PC item - \$350)
- 13.7 Install 60cm mid range stove
- 13.8 Hot water point with 20 amp isolator
- 13.9 Install mid range rangehood
- 13.10 Supply and install 2 x waterproof external GPO's
- 13.12 Testing and issuing of form 16, Energex paperwork
- 13.13 Allowance for temporary power throughout duration of the works
- 13.11 Supply and install floodlight to the front patio area, including wiring and switch
- 13.14 Supply and install 1 x external wall light to the front door, including wiring and switch
- 13.15 Supply and install 2 x external lights to the patio area, including wiring and switch
- 13.16 Supply and install wall 2 x external fluoro lights to the carport, including wiring and switch
- 13.17 Supply and install external power point for water tank pump, located at rear of the property
- 13.18 Supply power point to electric hot water unit

14 PLUMBING.

- 14.1 PC item (\$100 each) - Supply vanity tapware for bathroom vanity
- 14.2 PC item (\$80 each) - Supply shower tapware for bathroom MIXER
- 14.3 PC item (\$150 each) - Supply shower rose for bathroom MIXER
- 14.4 PC item (\$220 each) - Supply ceramic toilets

- 14.5 PC Item (\$100) Supply washing machine tapware LEVER STYLE
- 14.7 Supply and install new electric HWS 125 L
- 14.6 PC Item (\$500) - Supply 70litre laundry tub and cabinet
- 14.8 PC item (\$120) - Supply laundry tub tapware
- 14.10 Complete fit off to kitchen fixtures
- 14.9 Supply and install external hose cock to rear left hand side of property x 3
- 14.11 PC item - (\$120 each) Supply kitchen tapware
- 14.12 Supply and install poly water tank on concrete slab; 2400mm dia x 1200mm high; Allowance for water pump to be connected (Davey pressure pump - model XP35P8, with 8P tank)
- 14.13 Supply and install underslab plumbing prior to installation of new concrete floor slab
- 14.14 Delivery of plumbing items
- 14.15 Plumbing inspection fee
- 14.16 Connect to existing septic system

15 WINDOWS AND DOORS

- 15.1 Supply powdercoated aluminium sliding glass door with diamond grille security screen; including delivery; Supply powdercoated aluminium sliding glass windows; including delivery;
- 15.2 Install aluminium sliding glass door/sec screen, windows and 2 no sec door screens
- 15.3 Supply diamond grille security screen to D0.02, D0.03; including delivery
- 15.4 CARPORT - Supply and install 2040x 820mm lattice swing external door and jamb; Includes hardware and lock.
- 15.5 Prepare and paint 820 x 2040mm lattice door and jamb
- 15.6 Supply and install architrave to carport door

STANDARD EXCLUSIONS

Any item not detailed in scope of works

Fees or work associated with upgrading required by any authority including BAL and Energy Rating.

Special Union or Worksafe requirements

Removal or work associated with environmentally hazardous materials and provision of clearance certificates.

Accommodation costs due to problems associated with this type of work

Fees or costs associated with negotiation or application to Town Planning authority

Fees or costs associated with site re-establishment costs

SITE SPECIFIC COMMENTS

Project Duration - 16 weeks

Estimate is subject to plans and specifications.

Estimate is subject to Owner's selections of PC items

Johns Lyng Insurance Building Solutions (Brisbane) Pty Ltd

7 Terrace Place, Murarrie, QLD 4172

ABN 99465034845 A Johns Lyng Group Company

Builders Licence Number 15006247

Demolition has not been included in this estimate. Demolition quote has been provided in a separate quote. This estimate assumes a flat level site ready for set out.

Insured advised he is repairing the damaged power pole.

No allowance for energex fees

No allowance for replacement of the septic system. Assumption the existing is able to be connected into and re-used.

18 BUILDERS OVERHEADS

18.1 Provide public liability insurance to \$20M and insure property to the extent of the contract whilst works proceed

18.2 Provide Domestic Building Insurance Certificate in accordance with Scope of Works & Statutory requirements (Allowance is Exclusive of GST)

18.3 Provide adequate Administration for works as detailed

18.4 Provide adequate Supervision for works as detailed

18.5 Provide adequate Project Management oversight as detailed

18.6 Payment of Q-leave levy's as required for works over the Total value of \$150,00

COSTING			
TRADE	LABOUR	MATERIAL	TOTAL
1010 - Site Foreman / Supervision	\$15,700.00	\$0.00	\$15,700.00
1030 - Administration	\$2,500.00	\$0.00	\$2,500.00
1040 - HOW / Insurance	\$1,196.00	\$2,708.25	\$3,904.25
1060 - Professional Fees	\$2,530.00	\$0.00	\$2,530.00
1070 - Engineering	\$1,552.50	\$0.00	\$1,552.50
1100 - Soil Test / Geotec	\$862.50	\$0.00	\$862.50
1130 - Plant Hire	\$2,405.59	\$0.00	\$2,405.59
1170 - Rubbish Bins	\$1,150.00	\$0.00	\$1,150.00
1185 - Professional Clean	\$862.50	\$0.00	\$862.50
2040 - Concreting	\$40,248.01	\$0.00	\$40,248.01
2085 - Pest Control / Termite Protection	\$1,559.40	\$0.00	\$1,559.40
2090 - Carpentry Supply and Install	\$64,545.14	\$0.00	\$64,545.14
2130 - Insulation	\$1,357.00	\$0.00	\$1,357.00
2140 - Joinery	\$7,935.00	\$0.00	\$7,935.00
2160 - Plastering	\$7,219.13	\$0.00	\$7,219.13
2230 - Glazier	\$6,704.50	\$0.00	\$6,704.50
2260 - Roof Plumbing	\$15,045.34	\$0.00	\$15,045.34
2330 - Tiling	\$6,931.63	\$0.00	\$6,931.63

2350 - Painting	\$13,469.50	\$0.00	\$13,469.50
2490 - Garage / Shed	\$1,437.50	\$0.00	\$1,437.50
2500 - Plumbing	\$13,834.70	\$0.00	\$13,834.70
2510 - Electrician	\$6,405.50	\$0.00	\$6,405.50
3000 - PC - Electrical	\$1,437.50	\$0.00	\$1,437.50
3005 - PC - Plumbing	\$1,598.50	\$0.00	\$1,598.50
3010 - PC - Joinery	\$517.50	\$0.00	\$517.50
3020 - PC - Tiling	\$1,449.01	\$0.00	\$1,449.01
Subtotal excluding GST			\$223,162.20
GST			\$22,316.22
Total including GST			\$245,478.42