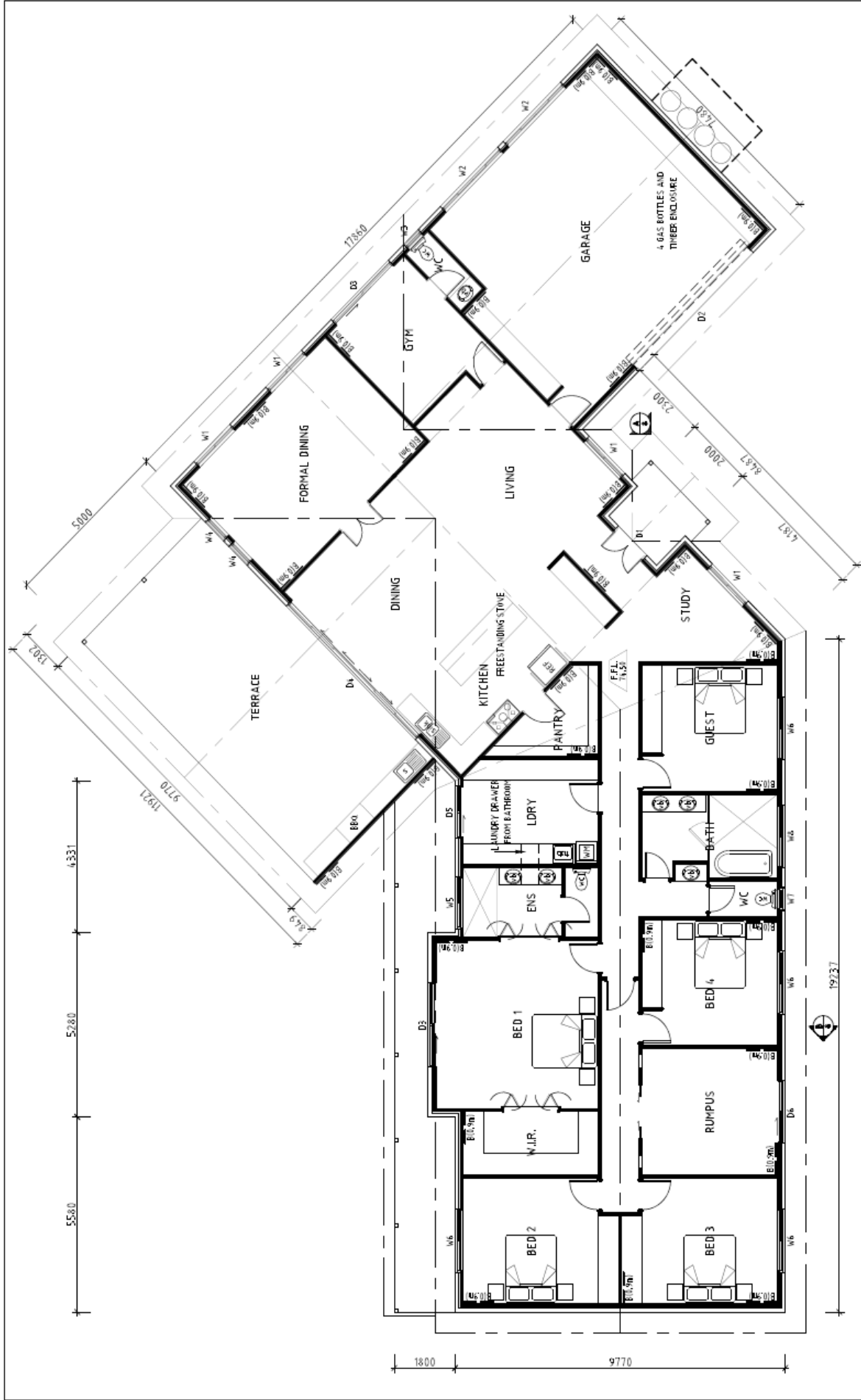


Rachel Redpath

CPCCB4004A – Identify and produce estimated costs for building and construction projects

PRACTICAL TASK 2



PRELIMINARY		Project		Proposed		New House	
Rev	Date	Description	Initials	Rev	Date	Description	Initials
1				1			
Address		Client		Architect		Scale: 1:100 (A3)	
2A Jennifer Close R & L		Smith		ROBERT ECCLES Pty Ltd		Drawing Title	
YUGAR				46 Eagle Street, Alderley Q 4051		Floor Plan	
				Phone: (07)3356 6025, Fax: (07)3356 6996		Date: 10.11.11	
				Email: recdesarch@optusnet.com.au		Issue: 13.08.12	
						Job No	
						11086	
						Drawn: JG	
						Deg No	
						03	
						Rev	
						A	

NEW HOUSE BUILD:

Outline Building Specification

Site Address: 2A Jennifer Close, Yugar, Qld 4520
Owner: Roger Smith/Lara Pike (Tel: 0437 522 907)
Architect: Robert Eccles Pty Ltd, 46 Eagle St, Alderley Qld 4051 (Tel: 07 3356 6025)

Item	Specification
General	
Interpretation	Anything shown on drawings and not specified or vice versa shall be considered as being included and the whole of the work shall be executed to the true intent of drawings and specification. In the event of divergence between drawings and specification, the Builder shall obtain the Architect's decision on matters of design and finish and shall provide the more substantial job in the matter of construction. Where these specifications and the attached drawings do not indicate the required detail, then the Builder is to specify what has been allowed for in their quote.
Plans	Site, floor and various construction plans, including the footings and slab design, are provided by the Owner - any additional plans required for the construction of the building are to be identified by the Builder in their quote.
Approvals	Local authority certification, building approvals and permits to be provided by the Architect, as agent of the Owner.
Bushfire	House construction to meet requirements of a BAL of 12.5 under AS3959, and be consistent with the Bushfire Management Plan.
Payment of fees	The Owner is to pay, as applicable: 1. Building approval fees 2. Portable Long Service Levy, including Workplace Health & Safety fees 3. Plumbing inspection fees The Builder is to pay, as applicable: 1. All works fees and bonds to Local Authority due during construction 2. All inspection fees not included in Owner's fees specified above 3. Builders Reg. Board Insurance 4. Energy efficiency assessment fee
Surveyor	The Builder is to provide for the house to be set out by a qualified surveyor.
Insurance	The Builder is to insure for all risks, including but not limited to public liability and workers compensation.
Variations	Following execution of the Building Contract, any variations to this specification are only to be made by an agreed and signed written variation.
Cleaning of site & removal of rubbish	The Builder is to keep the whole site in a clean and orderly condition throughout the works. A final tidy of the site and removal of any remaining rubbish is to undertaken at completion.

Item	Specification
Cleaning of house on completion	On completion, the Builder shall check and ease all doors windows, etc., examine and clear all drains, pipes and gutters and check all service etc., to the approval of the Architect. Prior to handover, the Builder shall carry out a commercial clean to the Owner's satisfaction, including but not limited to the following: 1. Clean all windows, both inside and out on all faces. 2. Remove all render or other spots on metal sashes, box sections and other surfaces. 3. Dust all walls, ledges and projections, etc. 4. Wash if necessary to clean all plastic coated walls, etc. 5. Wash and clean fittings, mirrors, walls, sinks, etc. 6. Clean all floors. 7. Remove all paint spots from floors and walls. 8. Wash and dry all concrete floors and concrete slab areas. 9. Clean out all ducts, cupboards, etc. 10. Clean and polish all hardware, ironmongery and other fittings.
Earthworks	
Site clearing	Clear the building platform of all vegetation.
Excavation	Undertake cut to fill operations to achieve a level building platform from an existing fall across the house area in accordance with the attached footing and slab design. The cut to fill is to establish a suitable gradient to the existing pad for the shed.
Concrete	
Footings & slab	Construct footings and slab in accordance with attached design (ref.: STRUCterre Consulting Engineers report, project number 27315-12RS).
Termite protection	Install physical barrier termite control to all penetrations within the concrete slab and at the perimeter in accordance with Australian Standard AS3660.1. All materials to be fixed to manufacturers' specifications, and certificates to be provided on completion.
Tank pads	Construct 1 x concrete pad, suitable for placement of 2 off 4.0m x 4.0m water tanks. Construct 1 x concrete pad, suitable for placement of 1 off 4.0m x 4.0m water tank.
Carpentry & Roof Construction	
Internal frame	To be constructed from termite resistant tanalised timber.
External frame	To be constructed from termite resistant tanalised timber.
Trusses	To be constructed from termite resistant tanalised timber.
Wall insulation	Apply sisalation and R1.5 batts to all external walls.
Roof insulation	Install 50mm anticon blanket and wool roof batts.
Roof cladding	Zincalume Custom Orb, with 3 off whirlybird roof ventilators.
External cladding	Gables Fixed cedar louvres over plain HardieFlex (or equivalent) Soffits Plain HardieFlex (or equivalent) Infill panels Brick
Brickwork	
Bricks	Boral Nuvo "Panama".
Mortar	White coloured with ironed (rolled) joints.
Weep holes	Install stainless steel covers to all weep holes.

Item	Specification
Plumbing & Drainage	
Gutter	Colorbond quad 175 profile (colour – Jasper).
Fascia	Colorbond (colour – Jasper).
Downpipes	100mm round PVC downpipes, including leaf beaters to all downpipes.
Stormwater pipes	Install approx. 120m of 150mm round PVC stormwater pipes to water tanks, including connections and first flush diverter.
Water tanks	Supply and install 3 off 22,500 litre steel rain water tanks, 2 to provide on site potable water, and 1 to provide fire fighting supplies as per the fire management plan, including appropriate fittings for fire service use. Install separate isolating valves to each tank.
Sewer pipes	Install sewer pipe to onsite waste water treatment plant (approx 20m from house), including connections.
Onsite wastewater treatment	Supply and installation arranged by Owner – the Builder is to coordinate his works with the supplier of the waste water treatment plant in respect of its connection.
Doors & Windows	
Front entrance door	Contemporary timber & frosted glass door, with 2 off side lights. Approx door width of 1200mm and height greater than standard (to be confirmed), with Crimsafe (or equivalent) security screens.
Internal doors	All internal doors to be contemporary design (no panels). Master suite In-wall sliding doors of timber & frosted glass to ensuite & WIR. Formal lounge In-wall sliding doors of contemporary design (no panels).
Kitchen/living area	Powder coated aluminium sliding stacker doors (colour - Jasper), with Crimsafe (or equivalent) security screens.
Garage door	Colorbond panel lift door - no windows – with electric lift control.
Windows & Glazing	
Windows	Tinted glazing with powder coated aluminium frames (colour – Jasper) throughout.
Screens	Crimsafe (or equivalent) security screens installed at all opening windows and sliding doors.
Shower screens	Ensuite Frameless, plain glass panel (no door) to 1800mm height or height of wall tiles, whichever is the greater. Bathroom 2 off frameless, plain glass panels (no door) to 1800mm height or height of wall tiles, whichever is greater.
Joinery	
Kitchen	Soft-close cupboards/drawers with two pack white gloss finish and 40mm Caesarstone (or equivalent) bench tops. Island bench to be finished with Caesarstone “waterfall” ends. Glass splashbacks to wall.
Pantry	Laminex (or equivalent) open cupboards and workbench (1.1m height) with wire mesh drawers. Shelves above workbench to 2.0m height, each with depth of 300mm and equally spaced at 200mm.
Laundry/bathrooms	Cupboards/drawers with vinyl or Laminex (or equivalent) finish. Bench tops of Aquaboard with Laminex (or equivalent) finish.

Item	Specification
Plasterwork	
Internal walls	General areas 10mm plasterboard, taped and filled. Cat 1 wet areas 10mm Villaboard (or equivalent), taped and filled.
Ceiling	10mm plasterboard, taped and filled.
Cornice	55mm plasterboard coving.
Tiling	
General	Wall and skirting tiles to be glue fixed to wall cladding and grouted in off-white mix as directed. Cut holes for trades to install tap ware and switchplates.
Floor covering schedule	
Open plan kitchen/dining/living/study	Polished concrete
Pantry	Polished concrete
Formal dining	Carpet
Gym (inc. WC)	Ceramic tiles
Corridor	Floating wooden laminate flooring
Rumpus	Floating wooden laminate flooring
Bedrooms 1, 2, 3, 4 & guest	Floating wooden laminate flooring
WIR	Floating wooden laminate flooring
Ensuite	Ceramic tiles Note: floor tiles to wet areas to be laid on mortar bed and grouted with plain mix.
Bathroom/WCs	Ceramic tiles Note: floor tiles to wet areas to be laid on mortar bed and grouted with plain mix.
Laundry	Ceramic tiles
Terrace	Polished concrete with non-slip coating
Garage	Plain concrete

Trades/Labour Required:

Earthmoving: Clear pad ready for concrete slab

Carpenter: Set out house design

Plumber: Dig trenches and install underground water and gas pipes

Concreter: Dig Footings and lay concrete slab

Carpenter: Wall & Roof Framing

Electrician: Pre-wire all electrical

Plumbing: Rough in all plumbing

Windows: Aluminium Windows and Doors throughout

Roofer: Install Zinculume roof, guttering

Bricklayer: Install brickwork

Carpenter: Soffits, gable ends

Plasterer: Install all plasterboard ceilings and walls. Villa board in bathrooms. Set and sand.

Tiler: Install concrete beds in bathroom and tile bathrooms, laundry & kitchen.

Cabinet Maker: Install Kitchen cabinetry, vanity units and laundry cabinetry.

Plumber: Fit off all plumbing fixtures.

Electrician: Fit off all electrical – Lights, Fans, etc

Flooring: Install carpets in bedrooms & timber flooring throughout house.

Carpenter: Fit off all internal doors, architraves, skirtings and door stops.

Painter: Paint all internal and external where necessary.

Landscaper: Lay turf in all areas around house.

Concreter: Install driveway to road.

QUOTE

This quote is for proposed new low set brick veneer house at the above-mentioned address.

This quote includes:

1. QBCC Insurance.
2. QLeave.
3. Construction Insurance.
4. Supply portable toilet for duration of job.
5. Cleaning of site for the duration of job.
6. Supply skip bins for rubbish removal for duration of job.
7. Building platform to be cleared from all vegetation prior to excavations. (Owner to arrange).
8. Excavations (Option 1 & 2): 9 tonne drott to cut house pad & spread – 3 days. (If rock breaking equipment is required, this will incur an extra charge).
9. Surveyor to set out house as per plans.
10. Supply and install electrical cable from shed to house internal meter box. (Electrical quote attached for inclusions).
Electrician to install: 3 Phase mains and neutral 16mm² XLPE cable.
11. Construct house slab as per engineered plans.
12. Construct all patio & terrace concrete slabs as per engineered plans.
13. Construct concrete tank pad for 2 tanks as per specification.
14. Supply and install Kordon Termite Protection around all pipe penetrations and external perimeter of concrete slabs.
15. Supply and install stainless steel mesh over weep holes.
16. Supply and install 6 steel posts to support roof load as per plan.
17. Construct frame work using H2 treated timber as per plan.
18. Supply and install all bracing and cyclone rods to house frame.
19. Supply and install roof trusses using H2 treated timber as per plan.
20. Supply and install all rafters and head beams for raked ceiling as per plan.
21. Construct front and rear patio roof framing as per plan.
22. Supply and install all fascia's, gutters, metal roof battens and barge capping's as per specification.
23. Supply and install 50mm anticon woolback blanket, zinculume roof sheeting and 3 whirlybirds.
24. Supply and install hardiflex sheeting to dutch gable ends.
25. Supply and install decorative timber battens to gable ends.
26. Supply and install all aluminum windows & doors in standard powder coat colour with 5mm grey float tinting as per specification.
27. Supply and install stainless steel screening (Crimsafe equivalent) to all doors and windows as per specification.
28. Supply and install timber front entry door & screen. (Allowance of \$3,500).
29. Supply and install sisalation paper around external walls ready for brickwork.
30. Supply and install Boral Nuvo Panama bricks to external walls as per specification. Allowance \$8,000.

31. Supply and install all steel lintels over windows so brickwork can carry over the top of the windows.
32. Supply and install Earthwool R1.5 insulation batts to all external walls.
33. Rough in all electrical as per electrical plan and electrical quote provided. Electrical Fittings Allowance \$6,500.
34. Supply and install all soffits using fibro sheeting with treated pine timber strips.
35. Supply and install all metal ceiling battens to support plasterboard.
36. Supply and install all plasterboard to ceilings and walls, set and sand.
37. Supply and install villaboard to wet area walls, set and sand.
38. Supply and install 90mm cornice as per specification.
39. Supply and install colourbond panel lift garage door with electric lift control as per specification.

Bathrooms

40. Waterproof bathrooms, powder room, toilet & laundry areas.
41. Supply and install 40mm concrete bed to form falls in wet areas.
42. Supply and install floor and walls tiles to ensuite & main bathroom. (Floor to Ceiling Tiles in Bathroom areas only). (Tile allowance \$40.00 per sqm).
43. Supply and install tiles to powder room & toilet splashback only. (Tile allowance \$40.00 per sqm).
44. Supply and install splashback tiles to laundry area only. (Tile allowance \$40.00 per sqm).
45. Supply and install semi frameless plain glass panels to shower areas to ensuite and main bathroom as per specification.
46. Supply and install frameless mirror in both ensuite & main bathroom.

Cabinet Making

47. Supply and install Kitchen, Panty, Laundry, 3 x Vanities & BBQ Kitchen as per L.J.N Design & Joinery Quote attached as per specification.

Fit Out

48. Supply and install sliding timber frosted glass doors to ensuite and Walk-in-Robe.
49. Supply and install sliding flat panel doors to formal lounge room.
50. Supply and install flat panel doors to all bedrooms, bathrooms and WC areas with privacy & lever handle locks to each door and magnet door closer.
51. Supply and install all flat panel smart robe sliding doors to bedroom 2, 3, 4, Guest, Laundry and Garage.
52. Supply and install single shelf in cupboard in WIR, bedroom 2, 3, 4, & Guest with 25mm round hanging rail.
53. Supply and install 4 shelves in cupboards in Laundry & Garage.
54. Supply and install all 68x12mm skirting boards.
55. Supply and install all 42x12mm architraves.
56. Supply and install tiles approximately 92m2 in open plan kitchen, dining, living, study & pantry. (Tile Allowance \$40.00/sqm).
57. Supply and install tiles in terrace area approximately 50m2. (Tile Allowance \$40.00/sqm).
58. Supply and install carpet in formal dining room – (Allowance \$1,500).
59. Supply and install tiles to Gym Room floor only. (Tile allowance \$40.00 per sqm).
60. Paint inside our house, soffits and gable ends. 1 primer coat, 2 top coats. Gloss Enamel to all architraves, doors, jams & skirtings.
61. Supply professional builders clean.

62. Plumbing Allowance \$31,746.
63. Supply and install plumbing fixtures. Allowance \$13,698.
64. Supply and install Bamboo Timber Flooring approximately 130sqm. (Allowance \$14,300).
65. Internal stud spacing 450 centres instead of 600.
66. Supply and install 2 cavity sliding doors to formal lounge room.
67. Supply and install extra footing for brick work to back patio area.
68. Supply and install brickwork to back patio wall.
69. Supply and install new louver window to back patio wall.
70. Supply and install steel water tanks. Allowance of \$11,000.
71. Supply and install waste water system. Allowance of \$11,000.
72. Clean up all rubbish and remove.

This quote does not include the following:

- Kitchen Appliances.

Total Price (Incl GST): \$540,331.00

THANKYOU FOR THIS BUSINESS OPPORTUNITY