



CPCBC4005A PRODUCE LABOUR AND MATERIAL SCHEDULES FOR ORDERING

THEORY EXAM INSTRUCTIONS

- This exam will occur under standard assessment conditions.
 - An oral examination may be allowed under certain circumstances. Answers will be documented and FT003 (Oral examination declaration form) must be completed.
- Participants must provide enough detail in their responses to demonstrate their knowledge and skills.
- Please fill in the details below, providing your name, signature and date of assessment.
 - Your signature acknowledges that this is your own work.
- If a participant initially answers a question incorrectly but modifies their response, they must follow the instructions below:
 - If a participant changes their response in writing, they must put their initials next to the written change.
 - If a participant changes their response verbally, this must be noted on the exam paper by the assessor.

Participant name

David MOORE

Participant signature



Assessor name

Assessor signature



Date

[Click here to enter a date.](#)02/02/18

Number of questions	Number of questions answered correctly	Satisfactory?	
		Yes	No
27		☐	☐

ASSESSOR COMMENTS



Q1. What is the critical reason of identifying and interpreting plans, drawings and specifications for a building project?

Answer

To ensure Contract price + detail / agreement is precise which in turn will benefit all parties involved



Q2. Explain the purpose for date stamping of plans, drawings and specifications.

Answer

Plans are revised regularly e.g. variations to contract, so all parties must have an up to date version of plans. Date Stamping will help with this process to



Q3. Nominate at least five (5) people and/or entities that would use plans, drawings and specifications on a building project.

Answer

- Client
- Builder
- Sub-contractor
- Architect
- Building Certifier / Council - Local



Q4. Name some of the types of drawings and details you would expect to find on plans and drawings for a building project.

Answer

Architectural, Structural drawings e.g. Floor plans foundation sections, site plan. Details includes stamped permit plans, engineers detail sections, building contract, local permits, project timeframe



Q5. Is it necessary to acquire all building plans and specifications at the beginning of the negotiation period to know all building project details prior to commencing work? What does the builder need to know?

Answer

Yes in most cases it is beneficial to both client and builder to have all details of the build together to prevent any variation to the cost of the project and realistic contract price. This in turn will prevent any problems in the council approval stage. The builder needs to know that he has included all costs in his contracted price in detail to make a profit from the project. The smallest detail left out may mean the difference between profit and loss. Be sure to revise all costing, material, labor and plans before signing/drafting a legal agreement (contract)



Q6. Drawings for a building project are arranged in an approximate order of construction. What should a set of drawings consist of?

Answer

~~Floor~~ Subdivision Plan
Site Plan
Floor Plan
Elevation Plan
Foundation @ Slab Floor plan
Cross Sections
Wall Detail



Additional plans may include:

- Engineers Drawings
- Plumbing/Drainage
- Electrical Detail
- Material Lists
- Council Requirements.



Read through the scenario below to respond to Q7. to Q15. Error! Reference source not found.

You are the Building Contractor and your client has sought preliminary estimates for a renovation job on a commercial business premises on the ground floor of a 12 story high rise which you believe may exceed \$15,000 in value. Your client has sought firm figures before committing and signing a contract. New electrical wiring for lights and power points are already installed in the pre-existing timber wall and ceiling framing.

You are to create a construction schedule, ordering forms for materials, scheduling the work and scheduling sub-contractors and by using your current industry networks you are to obtain quotes from sub-contractors as if this were a real job. Advise your colleagues this is for an assignment in your course in the Certificate IV in Building (Building).

Choose a fictitious future date for the project to commence and then fully schedule your build, your materials and materials ordering from suppliers and schedule your sub-contractors start and finish dates.

Write draft emails (do not send them) to each sub-contractor detailing the information you need from them and seeking them to submit a quotation and advise you of their approximate work start and finish dates. All sub-contractors are to be labour only. As the builder you will supply all materials and consumables excluding tools, plant and equipment. Attach all these draft emails to your assignment. Armed with the appropriate knowledge ask your sub-contractors to present you a quote for labour only for the job (plastering and then doors + furniture and skirting installations) and their work timelines (start/finish dates).

The Project:

The commercial office project has eight (8) rooms all adjacent (side-by-side) to each other.

- Room 1 is 6000 x 3300
- Room 2 is 3900 x 3300
- Room 3 is 4000 x 3300
- Room 4 is 4800 x 3300
- Room 5 is 5200 x 3300
- Room 6 is 7400 x 3300
- Room 7 is 8000 x 3300
- Room 8 is 9000 x 3300

75mm moulded skirting boards and architraves are to be used to fit out each room. Each room has the same street frontage and each room on its street frontage outer wall has a sliding glass aluminium window 1540 x 2650 facing the street. You have to fit the windows to the already installed load bearing timber framing. In the centre of the opposite wall to the windows of each room is a single doorway each opening into the same hallway. All doors open inward into their respective room. The doors for each room are 2040 x 820 x 35 flush panel, hollow core.

Door and window jambs are for covering 75 x 45 treated pine wall framing with 10mm regular plasterboard sheeting lining the internal walls and 13mm acoustic plasterboard lining the ceilings.

You have to hang doors, fit jambs, door stops, fit and attach privacy set door furniture and a door open retainer and door stop. (Builder's Choice)



- Q7. Calculate and cost the lineal timber order for skirting and architrave and allow 5% wastage. The cost per lineal metre for moulded 75 x 12 architrave and skirting is \$6.40/m.

Answer

These calculations are for:-

- Skirting around floor area with allowance for door opening
- Architrave window internal + Door internal

Skirting Calculation:-

$$\begin{array}{r} 3300 \times 2 = 6600 \quad 820 \text{ doorway} \\ \times 8 \quad \times 8 \\ \hline 52800 - 6500 = 46240 \text{ mm} \end{array}$$

$$12000 + 7800 + 8000 + 9600 + 10400 + 14800 + 16000 + 18000 = 96600$$

$$\begin{array}{r} 96600 \\ + 46240 \\ \hline 142840 \text{ mm} \end{array}$$

$$142.84 \text{ m} \approx 143 \text{ m}$$

$$\begin{array}{l} 75 \times 12 \text{ skirting} = 143 \times \$6.40 \text{ m} \\ = \$915.20 \\ + 5\% \text{ wastage} \end{array}$$

$$\text{Skirting} = \underline{\underline{\$961}}$$

Architrave:-

$$\text{Door:- } (2040 \times 2) + 820 = 4900 \text{ mm} \times 8 \text{ rooms} = 39200 \approx 40 \text{ m}$$

$$\begin{array}{l} \text{Window:- } (1540 \times 2) + (2650 \times 2) = 3080 + 5300 = 8380 \text{ mm} \times 8 \text{ rooms} \\ = 67040 \approx 68 \text{ m} \end{array}$$

$$\text{Door } 40 \text{ m} + \text{Window } 68 \text{ m}$$

$$= 108 \text{ m}$$

$$+ 5\% \text{ wastage}$$

$$114 \text{ m}$$

$$\begin{array}{l} \text{Architrave} = 114 \text{ m} \times \$6.40 \text{ m} \\ = \$729.60 \end{array}$$

$$\begin{array}{r} 143 \\ + 14 \\ \hline 257 \end{array}$$

Skirting + Architrave

$$= 143 + 114 \text{ m} = \underline{257 \text{ m}}$$

$$= 257 \text{ m} \times \$6.40/\text{m}$$

$$\text{Ans} = \underline{\underline{\$1644.80}}$$

Q8. Calculate the square metres of 13mm ceiling and 10mm wall plasterboard required to sheet out internal walls and ceilings in each of the nominated rooms. Please note:

- The finished ceiling height is 3300mm.
- The floor is already fitted with floating timber floor over concrete.
- All wall and ceiling framing is in place as is electrical wiring and ready for sheeting.

Answer

Room	WALL	CEILING	CALCULATIONS
Room ①	WALL = 15pc 10x1350x3000	CEILING = 5pc 13x1200x3600	CEILING 13mmx1200x3600 = 42pc
Room ②	WALL = 10pc 10x1350x3000 WALL = 3pc 10x1350x2400	CEILING = 4pc 13x1200x3600	WALL = 10mmx1350x3000 = 97pc
Room ③	WALL = 10pc 10x1350x3000 WALL = 3pc 10x1350x2400	CEILING = 3pc 13x1200x3600	WALL = 10mmx1350x2400 = 26pc
Room ④	WALL = 10pc 10x1350x3000 WALL = 5pc 10x1350x2400	CEILING = 4pc	Gyprock 13mmx1200x3600 = 42pc
Room ⑤	WALL = 10pc 10x1350x3000 WALL = 5pc 10x1350x2400	CEILING = 5pc	10mmx1350x3000 = 97pc
Room ⑥	WALL = 12pc 10x1350x3000 WALL = 5pc 10x1350x2400	CEILING = 6pc	10mmx1350x2400 = 26pc
Room ⑦	WALL = 10pc 10x1350x3000 WALL = 5pc 10x1350x2400	CEILING = 7pc	Calculations made to minimise wastage of sheets
Room ⑧	WALL = 20pc 10x1350x3000	CEILING = 8pc	



Q9. Research, price and schedule the sheeting for each room and write an order to a supplier for the plasterboard linings.

Answer

13mm x 1200 x 3600 = X 42 pc	{	\$ 54.95 = \$ 2307.90
10mm x 1350 x 3000 = X 97 pc		\$ 23.27 = \$ 2257.19
10mm x 1350 x 2400 = 26 pc		\$ 19.17 = \$ 498.42
		Total <u>\$ 5063.51</u>



Bunnings Prices:-

Order Attached to file



- Q10. If a sub-contract plasterer advises that his price (labour only) is \$51.50 per square metre (inclusive of GST), estimate the cost to install and finish the plasterboard by this sub-contractor.

Answer

$$\begin{array}{rcl}
 143 \text{ m}^2 \text{ walls} & & 631.29 \text{ m}^2 \text{ work} \\
 \times 3.3 & & \times 51.50 \text{ Labor} \\
 \hline
 471.9 \text{ m}^2 \text{ walls} & & \\
 + 159.39 \text{ m}^2 \text{ ceiling} & & \underline{\$32,511.43} \\
 \hline
 631.29 \text{ m}^2 & & \text{Answer} = \$32,511.43
 \end{array}$$



- Q11. Contact a real plasterer and ask how long it would take to do this plastering (i.e. fix sheets, stop, set and finish).

Calculate the cost of installation and finishing of the plasterboard linings based on this sub-contractor's quote and your own research for pricing the materials.

SUPPLIER BUNNINGS

Materials For Sub-contractor (Plasterer)

NOTE: All calc in back pages - details.

Gyprock Ceiling	42 Qty	13mm x 1200 x 3600mm	\$54.95	\$2,307.90
Gyprock Wall	82 Qty	10mm x 1350 x 3000mm	\$23.27	\$1,908.14
Gyprock wall	26 Qty	10mm x 1350 x 2400mm	\$19.17	\$498.42
Base Coat (450kg)	13 Qty		\$39.95	\$519.35
Top Coat (20kg)	6 Qty		\$39.58	\$237.48
Paper tape (75m)	11 rolls		\$6.95	\$76.45
Stud Adhesive	8 Qty		\$26.78	\$214.24
Screws 25mm	1 carton		\$342	\$342.00
Total				<u>\$6,103.98</u>
LABOR	\$32,511.43	632m ² x 51.50 (Labor)		
MATERIAL	\$6,103.98			
Total Cost		Labor + Material		\$38,615.41
Builders Margin		Cost + 20%		\$7,723.08
Total		Plastering Works - Client		<u>\$46,338.49</u>

inc GST = Free Delivery



Answer

Labor + Materials + Builders 20%

= \$46,338.49 - cost to client.

This price is to sheet walls + ceilings (10mm/13mm) the assumption was made for square set in ceilings this is allowed in the materials list. Quoted price is a level 4 finish including 2x coats of base coat 1x top coat allowance made for extra patching in materials + 5% wastage. This will be sanded product ready for paint. Subcontractors to clean up rubbish + any damages deducted from price.

= \$46,338.49

- Q12. Your carpenter sub-contractor has advised that per door including full fit out for installing door jambs, hang door, fit door furniture, fit door stops, installed architrave and fit open door retainer and skirting door stop is \$36.40 per hour and each door and fit out is 2 hours of labour only.

Calculate the labour only costs to hang all eight (8) doors.

Schedule all the materials, source suppliers and write your materials order to your supplier/s.

An Assumption should be made that the 1540x2650 window frame is ready for installation with no need for window jambs, also that the window once installed will require architrave. Installation will be provided by the carpenter at 2 hours per window including architrave around windows. These are the assumptions made for this quote. Architrave price is internal only.

Installation of door + architrave - 2 hours + Labor

$$\begin{array}{r}
 - 36.40 \\
 \times 2 \\
 \hline
 72.80 \\
 \times 8 \text{ doors} \\
 \hline
 \$582.40
 \end{array}$$

Installation of window + architrave = 2 hrs + Labor

$$\begin{array}{r}
 \text{Labor} \\
 582.40 \\
 \times 2 \\
 \hline
 \$1164.80
 \end{array}$$

$$\begin{array}{r}
 36.40 \\
 \times 2 \\
 \hline
 72.80 \times \\
 \times 8 \text{ doors} \\
 \hline
 \$582.40
 \end{array}$$

Price = 2x Carpenters
Time = 9.7 day (7.5hr)
= 10 days

Installation Windows + doors including Architrave - \$1164.80 / \$145.6 hrs



Supplier - Bunnings

Theory Exam - CPCCB4005A Produce labour and material schedules for ordering

MATERIAL - CARPENTER - WINDOW/DOOR/ARCHITRAVE

Answer

Door - Hollowcore	8 Qty	2040X820X35	\$40	\$320
Door Jambs	24 Lths	2100mm inc strip	\$35.70	\$856.80
Door Stop	8 Qty	rubber inc screws	\$4.20	\$33.60
Door Hinge	16 Qty	100mm stainless steel	\$6.75	\$108
Door Closer	8 Qty	open door retainer	\$54.60	\$436.80
Nails 4kg	1 Qty	4kg	\$25	\$25
Screws for window	1 pack	150 pcs	\$18	\$18
Turbo Builders Bog	1 Qty		\$35	\$35
Porfix 250ml PVA Glue	1 Qty	500ml	\$12	\$12
Labor Total				\$1845.20
Labor				\$1164.80
Material + Labor				\$3010
Builders Margin		20%		\$602

Total cost to Client

\$3612.00

- Q13. The carpenter sub-contractor also estimates that the skirting can be installed in 1½ days (a work day is 7.5 hours).

Based on his labour only rate of \$36.40 per hour, estimate the cost for installing the skirting to all rooms.

Answer

$7.5 \div 2 = 3.75$ hr half day
 $7.5 + 3.75 = 11.25$ hrs 1.5 days for all rooms
 $11.25 \text{ hrs} \times \$36.40 = \$409.50$
 Skirting all rooms Labor only = \$409.50

- Q14. Schedule the activities for the sub-contract carpenter, write a full materials list and write out the relevant order form/s to order the materials from suppliers. Use real suppliers for pricing and ordering.



Answer

Carpentry works

Labor Skirting	11.25 HRS	ESTIMATE	36.40/hr	\$409.50
Labor Window+Doors	14.5 HRS	ESTIMATE	36.40/hr	\$1164.80
Material Skirting	2.57 metres		\$640/m	\$1644.80
Material W+D				\$1845.20
Builders Margin		20%		\$1012.86
GST		10%		\$607.16
Total				\$6684.32

Provisional sum as the labor period may change.
All materials are from burnings, and sub-contractor will have clear and easy access to all materials for the job.

1.5 days for skirting one carpenter ①

6.5 days for windows and doors 3 carpenters required
Carpenter will be required to start on 14.02.18 all material will be ready and on site, make sure cover sheets and other material for the job are onsite. You will be required for the continuation of the job, as of 14.02.18.

- Q15. During the fit out, the client suggests to you they would like Rooms 6, 7 and 8 to have double hung doors, rather than a single door. You will need to widen the current openings and price the variation.



Work up a quote for the variation to seek the client's approval. Suggest where this would be filed in your documentation.

Prepare the paperwork for the variation to be approved and signed off by you as the principal contractors and the client.

What else will you need to do?

Answer

Variation Price ^{DOOR 6,7,8}				
Labor	12hrs	ESTIMATE	36.40	\$436.80
Door Holloware	3 Qty	2040x820x35	\$40	\$120
Door stop	3 Qty		\$4.20	\$12.60
Door Hinge	6 Qty		\$6.75	\$40.50
Door Closer	3 Qty		\$54.60	\$163.8
Nails 2kg	1 Qty		\$12	\$12
Door Jamb	3 Lgths	2100	\$35.70	\$107.10
75x12 Architrave	5m	\$6.40m x 5m	\$6.40	\$32
Double Door Bolt	12 Qty		\$37	\$444
Total				\$1368.80
Builders Margin		20%		\$273.60
Gst		10%		\$136.88
Total Variation				\$1779.44

All documents attached

Read the following information to respond to Q16. to Q18.

A low set building floor plan measures 30 metres long x 16 metres wide. The drawings and specification states the bearers for the sub floor run the length with the floor joist across the width. The bearers are supported by engaged piers and intermediate 100mm x 100mm steel posts which are at 5 metre intervals over the length of the building and 4 metre intervals over the width. The timber flooring for this build is 80 x 19 Blackbutt (NSW) Std T&G and costs \$86.50/m².



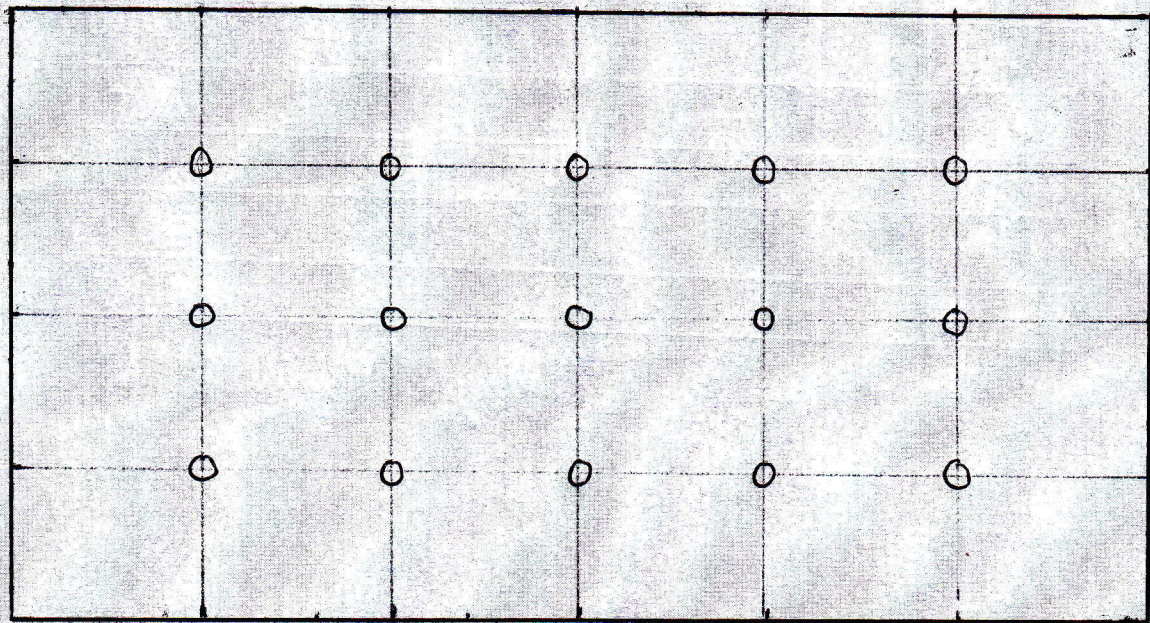
Q16. Calculate the number of steel posts required in support of the sub floor timbers plus sketch your answer in support of this calculation. The sketch must be to scale 1:200

Answer

Engaged piers on the external, assumption intermediate internal posts to be 100x100 steel posts.
= 15 pcs (100x100 steel posts)



Sketch:



scale 1:200



Q17. Calculate the total square metres of timber flooring required plus 5% for waste.

Answer

$$\begin{array}{l}
 2 \text{ LXW} = 30\text{m} \\
 \quad \times 16\text{m} \\
 \hline
 480\text{m}^2 \\
 \\
 480\text{m}^2 \times 86.50 \text{ timber/m}^2 = \$41520 \\
 \$41520 + 5\% \text{ waste} = \$2076 \\
 \\
 41520 \\
 + 2076 \\
 \hline
 \$43596 \text{ (blackbutt } 80 \times 19) \\
 \text{Material} \\
 \\
 \text{Labor} = \frac{480\text{m}^2 \times 100}{1} = \$48000 \\
 \\
 \text{Labor + material} = \$48000 + \$43596 = \$91596
 \end{array}$$



Ans = \$43596

Q18. A sub-contract carpenter nominates laying the floor at \$100/m². Estimate the labour cost for laying the floor.

Answer

$$\begin{array}{l}
 480 \\
 \times 100 \\
 \hline
 \$48000 = \text{Labor cost}
 \end{array}$$



Read the following information to respond to Q19. to Q21.

A single skin (veneer) brick wall is to be laid 21000mm long and 3300mm high in which there are four windows 1800x2410, 1800x1800, 600x900 and 1200x1810 and two external solid timber doors each

Q19. How many face bricks would be required if the number of bricks per square metre is 49?

Answer

$$\begin{array}{l}
 1.8 \times 1.8 = 3.24\text{m}^2 \\
 1.8 \times 2.41 = 4.34\text{m}^2 \\
 0.6 \times 0.9 = 0.54\text{m}^2 \\
 1.2 \times 1.81 = 2.172\text{m}^2 \\
 2.1 \times 2.2 = 4.62\text{m}^2 \\
 2.1 \times 2.2 \times 2 = 9.24\text{m}^2 \\
 3.24 + 4.34 + 0.54 + 2.172 + 9.24 = 19.532\text{m}^2 \\
 19.532\text{m}^2 \times 49 = 957.068 \\
 \approx 957 \text{ bricks}
 \end{array}$$



Answer = 2723 bricks



Q20. A standard brick is used for the wall and sills.

If a brick is 100 wide then estimate the number of bricks need to sill under each window?

Answer $1.8 + 2.41 + 0.9 \times 1.81 = 6.92m = 70 \text{ bricks sill}$

$$\begin{aligned} \text{Wall + sill} &= 2723 + 70 = \text{(140)} \\ &= 2793 \text{ bricks} + 5\% \text{ wastage} \\ &= 2933 \text{ Bricks.} \end{aligned}$$

Q21. Your bricklaying subbie indicates he will have three tradesman bricklayers on site and one labourer. Estimate the number of days the bricklayers will be on site and the labour cost if:

- Each bricklayer lays 300 face bricks a day and their labour rate is \$34.20/hour for the bricklayers
- 49 bricks make up $1m^2$
- The labour rate is \$26.40/hour for the labourer

Answer $900 \text{ brick per day} = 3 \text{ men} + 1 \text{ labourer} = 3.25 \text{ day (8 hrs = 1 day)}$
 $= 26 \text{ hrs}$

$$\begin{aligned} \$34.20 \times 3 &= 102.6 \text{ per hour} \\ &+ 26.40 \text{ Labour} \\ \hline &129 \text{ per hr} \end{aligned}$$

$$\begin{aligned} 129 \text{ phr} \\ \times 26 \text{ hrs} \\ \hline \$3354 \end{aligned}$$

Number of days = 3.25 day (8hr days)
 Labor cost = \$3354 (three tradesmen 1 Labour)



- Q22. There are many different ways of estimating project costs. You can use your past experience, or 'square metre' rates but if you are unfamiliar with estimating and pricing then you should resort to the materials and labour method of costing using an item-by-item approach which is considered as the best industry approach to estimating.

What are at least three of the nominated methods for estimating?

Answer

Materials 55% Labor 45% method - estimating
material 33% Labor 33% Profit 33% - subcontractor method
material 40% Labor 40% Profit 20% - Builders margin

☐

- Q23. If a bricklayer can lay 300 bricks in a 7½ hour work hour day, and 49 bricks make up 1m², what is the total square metres (to two decimal places) of bricks laid by four bricklayers in an average work day?
Tick your response.

Answer

Choice	Possible Answers
☒	24.48m ²
☐	82.44m ²
☐	48.42m ²
☐	42.84m ²

☐

- Q24. What is the logically quickest way to find potential sources and suppliers for goods and services these days for a contractor?

Answer

Online

☐

- Q25. What are three (3) ways for you to communicate with your suppliers for gaining quotes?

Answer

Email, in person, via phone.

☐



Q26. Explain the concept of a 'Labour Only' quote.

Answer

The concept of a 'Labour Only' quote means the quote includes a labour cost per hr or per sqm this excludes materials. ~~It~~ Useful to get both 'labour only' and 'Labour+material' quotes from subcontractors to determine what will be the more profitable and easier for required project.



You will be provided an allocated period by your instructor to complete this task.

Q27. Referring to the supplied set of house plans, you must do the following scheduling and costing:

- a. Identify and nominate a supplier/s and schedule the materials and cost the internal and external timber wall framing.
- b. Identify and nominate a supplier/s and schedule the materials and cost the foundations and lower floor concrete slab including the schedule and costing for reinforcement.
- c. Identify and nominate a supplier/s and schedule the materials and cost for the sub floor framing and the flooring for the upper floor plan.
- d. Calculate the architrave and skirting required for the fit out of the upper floor only in lineal metres.
- e. Calculate the wet area tiles for the upper floor only which are client chosen for both floors and walls with the wall tiles 250 x 100 and floor tiles 300 x 300.
- f. Estimate the labour only cost to tile all the wet areas only in the home. The tiler charges labour only \$44.00 per square metre.
- g. Determine the roofing material and number of square metres of it that are required. ✓
- h. Complete the aluminium windows and doors schedule and other external doors schedule for the lower floor only.
- i. Complete a full internal doors schedule for the lower floor only. N.B. Assume all doors are flush panel 2040mm in height and 35mm thick.
- j. Estimate the labour only cost for hanging all doors on the lower floor – if a tradesman takes 2 hours to jamb an opening, hang the door, fit the door furniture, door stops, architrave and fit a magnetic door-open-restraint. The hourly rate is \$27.80 plus 20% on costs.
- k. Produce the Labour & Time Schedule for all the labour needed for the lower floor project. You may need to contact other sub-contractors to get a feel for labour and time costs (or if you feel you



have the experience then call upon this experience to determine your labour schedules for each trade for this project).

(27)
QH)

Location	Qty	Door	Qty	Window	
GARAGE	1	2040x870x35	1	900x1500	
	1	2040x820x35			
Laundry	2	2040x820x35			
Store	1	2040x820x35			
Bathroom	1	2040x770x35	1	900x600	
Rumpus	2	2040x720x35	1	1200x1200	
Store 2	1	2040x720x35			
Pantry	1	2040x680x35			
Kitchen			1	1200x900	
Patio			1	2100x3600	
			2	2100x3000	
			1	2100x1600	
Dining			1	2100x1500	
Lounge			2	1800x900	
Study	1	2040x820x35	1	1800x1800	
Entry	2	2040x820x35			

Q1)

Total Doors = 13

Order

2040x820 = 7

2040x870 = 1

2040x770 = 1

2040x720 = 3

2040x680 = 1

Total Windows = 11

Order

900x1500 = 1

900x600 = 1

1200x1200 = 1

1200x900 = 1

2100x3600 = 1

2100x3000 = 2

2100x1600 = 1

2100x1500 = 1

1800x900 = 2

1800x1800 = 1

(J) 2 hrs per door

\$27.80 per hr plus 20% on cost

= 13 door x 2 hrs

= 26 hrs

= x 27.80 phr

\$ 722.80

plus 20% on cost = \$144.56

= \$867.36 Labour



Answer

(A, L)

Supplier Bunnings:- Internal + External wall frames, sub floor, flooring				
35x70-Treated	117pc	35x70x6000-Treated Framing Timber	20.88	\$ 2442.96
35x90-Treated	254pc	35x90x6000-Treated Framing Timber	23.94	\$ 6080.76
19mm Ply Floor	44	2400x1200x19 Structural Flooring	81.00	\$ 3564.00
Smart Frame Joist 200x44	42	Smart Frame 200x44 8000	104.72	\$ 4398.24
Smart Frame Joist 200x44	20	SMART FRAME 200x44x6000	78.54	\$ 1570.80
TAS BEAM 300x65	2	TAS BEAM 300x65x5000	650	\$ 1300.00
BEAMER 200x63	1	BEAMER 200x63x3000	162.90	\$ 162.90
Treated Joist 170x63	2	Treated Joist 170x63x5000	345.75	\$ 691.00
Pryda 174x45	30	174x45 face mount Joist Hangers	2.95	\$ 88.50
Top Fix 200x45 Top mount	55	200x45 Top mount Joist Hangers	10	\$ 550.00
Total inc GST		Delivery Included		\$ 20849.16

(B)

Supplier Steve Jones Concrete:- Foundations, Reinforcement, Slab

Trench mesh	32	Trench mesh 3 bar 6000 Lengths	34.91	\$ 1117.12
Tie Wire Roll	10		500	50.00
Builders Film	5	4000x50m slab prep	107	535.00
50/65 Bar Chair	26pc	Trench chair	0.45	117.00
20/40 Bar Chair	26pc	slab chair	0.45	117.00
Sand	13m ³	Bedding Sand slab prep	89.75	1166.75
F82 mesh	20	6000x240	118.95	\$ 2379.00
12mm Starter	110	starter bar 12mm	2.50	\$ 275.00
10mm Starter	77	starter bar 10mm	2.10	\$ 161.70
Total inc GST		Delivery Included		\$ 5918.57

(C)

Supplier Scott Metals:- Structural Beams

150 PFC BEAM	1	5100 Length	285.76	
250 UB25 BEAM	1	7400 Length	\$ 700	
Delivery	1		100	
Total inc GST				\$ 1085.76

(G)

Supplier:		Metalroofing.com		
Trimdeck Colorbond	70	4200m x 820	65.10	\$ 4557
Screws	104	100pc		\$ 520.00
Total		Delivery Included		\$ 5077.00

Answer

(B)

Supplier Concrete Neilsens :- \$110m³ 2 days notice


Footing	15.5m ³		\$110	\$1705
Thickening	7m ³		\$110	\$770
Slab	24.5m ³		\$110	\$2695
Total Inc Est		Delivery Included		\$5170

Q27⑤ Architrave + skirting upper floors -

* Assumption architrave ceilings

Arch ceiling = 77 Lm

Arch doors internal/external, excluding internal bathrooms
= 130 Lineal M

Arch windows internal = 65 Lm

Total Architrave for Upper floor = 130 + 77 + 65
= 272 Lineal Metres

$$\begin{array}{r} 207 \\ 65 \\ \hline 272 \end{array}$$

Skirting = 77 Lineal metres

(E) Wall Tiles = (250x100) Floor Tiles = (300x300)

Ensuite = Floor = 8m² Wall = 25m²

Wall tiles = 15m²

Bathroom + Toilet = Floor = 7m² Wall = 25m²

Floor Tiles = 50m²
 $50 \div 0.025 = 2000$ wall tiles
= + 5% wastage
= 2100 wall tiles

 $15 \times 0.09 = 166$ Floor tiles
+ 5% wastage
= 175 Floor Tiles

(F)

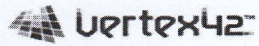
Labor cost of Installation of Tiles - Wall + Floor

= \$44 per sqm = \$44
= 65 sqm $\times 65$
\$2860

Labor = \$2860

Gantt Chart

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[Download Professional Version for Excel](#)

2 story house brisbane city

DM Builder

Project Lead: DM

Today's Date: 2/2/2018 (Fri) (vertical red line)

Start Date: 2/7/2018 (Wed)

First Day of Week (Sun=1): 1

Start Date: 2/7/2018 (Wed)			First Day of Week (Sun - Sat)																					
WBS	Tasks	Task Lead	Start	End	Duration (Days)	% Complete	Working Days	Days Complete	Days Remaining	04 - Feb - 18	11 - Feb - 18	18 - Feb - 18	25 - Feb - 18	04 - Mar - 18	11 - Mar - 18	18 - Mar - 18	25 - Mar - 18	01 - Apr - 18	08 - Apr - 18	15 - Apr - 18	22 - Apr - 18	29 - Apr - 18	06 - May - 18	13 - May - 18
1	Site Preparation	DM	2/07/18	2/27/18	20	0%	15	0	0															
1.1	Council Approvals, Tenders, Temp Services, Plans Specs,		2/07/18	2/21/18	14	0%	14	0	14															
1.2	Offices, toilets, Temp fence,Surveyor		2/10/18	2/11/18	1	0%	2	0	1															
1.3	Prep and cut site		2/11/18	2/13/18	2	0%	2	0	2															
1.4	Survey		2/14/18	2/15/18	1	0%	2	0	1															
2	Base Stage	DM	2/27/18	3/17/18	18	0%	30	0	18															
2.1	Carpenter Set Out		2/27/18	3/01/18	2	0%	3	0	0															
2.2	Civil Footings, Pour footings steel, Services Elect and Plumbing		3/01/18	3/05/18	4	0%	4	0	4															
2.3	Bricks to Floor Lvl		3/05/18	3/09/18	4	0%	5	0	4															
2.4	Slab, Concreters, Certifier		3/10/18	3/15/18	5	0%	4	0	5															
3	Frame Stage	DM	3/17/18	4/12/18	26	0%	19	0	26															
3.1	Set out, Stand Wall Frames		3/17/18	3/27/18	10	0%	7	0	10															
3.2	Plumber/Electrician Rough In		3/20/18	3/22/18	2	0%	3	0	2															
3.3	Bricks to Second Floor Lvl		3/28/18	4/09/18	12	0%	9	0	12															
3.4	Certifier Sign Off		4/09/16	4/10/16	1	0%	0	0	1															
4	Enclosed Stage	DM	4/12/18	4/19/18	7	0%	6	0	7															
4.1	Render Bricks to 2 nd Lvl		4/12/18	4/16/18	4	0%	3	0	4															
4.2	Electrical/Plumbing Fit Out		4/12/18	4/14/18	2	0%	2	0	2															
4.3	Windows&Doors		4/12/18	4/17/18	5	0%	4	0	5															
4.4	Certifier Sign Off		4/18/18	4/19/18	1	0%	2	0	1															
5	Fixing Stage	DM	4/19/18	5/09/18	20	0%	15	0	20															
5.1	Gyprock Wall,Ceiling,Grid, Cornice		4/19/18	4/28/18	9	0%	7	0	9															
5.2	Tiler		4/24/18	4/26/18	2	0%	3	0	2															
5.3	Carpentry Finishes		4/28/18	5/04/18	6	0%	5	0	6															
5.4	Painter Internal/External		5/04/18	5/08/18	4	0%	3	0	4															
3	Electrical/Plumbing Finishes		5/08/18	5/11/18	3	0%	4	0	3															
3.1	Cleaning		5/11/18	5/12/18	1	0%	1	0	1															
3.2	Certifier Sign Off		5/13/18	5/14/18	1	0%	1	0	1															
3.3	Practical Comp	DM	5/16/18	5/18/18	2	0%	3	0	2															
3.4	Defects		5/16/18	5/17/18	1	0%	2	0	1															
	Cleaning		5/18/18	5/19/18	1	0%	1	0	1															

Days	Labour	Cost
3	Surveyor call out \$500	\$1,500.00
2	Prep cut site for building Machine/Driver 132hr	\$2,112.00
2	Carpenter Set out 2x Carpenter 40 ph	\$1,280.00
2	Bore Piers Cut Thickenings Machine/Driver 132hr	\$2,112.00
2	Dig Footings Machine/Driver 132hr	\$2,112.00
2	Install Mesh and pour 15.5m3 concrete footing 2x concreter 45ph	\$1,280.00
1	Electricianx1 Plumber x 1 Rough in services	\$720.00
4	Lay Brick to Slab height 2x Brickie 1x labour	\$3,080.00
5	Slab Prep and Pour 4x concreter 40ph 1x labour 30 ph	\$7,600.00
3	Cure Concrete Slab to prevent damage ---material deliver for carpentry	
10	Install Frames Internal and External 4xcarpenters 40ph	\$12,800.00
1	Electricianx1 Plumber x 1 Rough in services	\$720.00
12	Lay Brick to Floor LVL 4x Bricklayer 2x Labour	\$21,120.00
1	Electricianx1 Plumber x 1 Rough in services	\$720.00
5	Install Windows and Doors	\$6,400.00
	ASSUMPTION NOW IS THE ROOF IS INSTALLED	
4	Render Bricks to Floor LVL 2x Trade 40ph 1x Labour	\$3,520.00
2	Electricianx2 Plumber x 2 Fit out 45ph	\$2,880.00
9	Sheet,Set,Sand 2xPlasterer 1x Labour	\$7,920.00
2	Tiler 1xTiler 1x Labour	\$1,120.00
6	Carpenter Fit out kitchen,bathroom,rollerdoor,stairs 2x Carpenter 40ph	\$3,840.00
4	Paint Internal/External 2x Painter 40ph	\$4,480.00
3	Electricianx1 Plumber x 1 Finish Fittings	\$2,160.00
1	Cleaner 30phx1	\$240.00
	Total	\$89,716.00

Good day Carpenter

I have received your quotation for the \$36.40 per hour labor and time schedule for the 8 units. Attached is a time schedule for 14.02.18 for 8 days and you will be required for continuous work from that date at a 7.5 hour work day. An allowance of 1.5 days for one carpenter for the skirting of all 8 units and 6.5 days for 3 carpenters for installation of doors – full fit out, and installation of window and architrave. Please start in the order of skirting first, all material will be in an easy access outside of the units. Ensure dropsheets and other protective material to prevent damage to units as damage will be covered by yourself. All materials will be provided for you and your tools and other necessary items for the carpentry trade will be provided by carpenter.

Agreement

The builder will provide materials for the carpenter to install doors, windows, architrave and skirting as agreed upon to a high standard of finish set by builders onsite management. The labor only price of 36.40 per hour with a 7.5 hr day. 1.5 days for 1 carpenter, and 3 carpenters required for 6.5 days. The carpenter subcontractor agrees to work in a high quality standard with a 30min break at 12:00. Any and all questions regarding the 8 units will go to project manager onsite, with Australian building standards and safety standards covered while working. The builder reserves the right to cancel the need for your service at any stage. Please read and initial and send this copy back. Any questions please contact me.

DM

.....

Good day Plasterer,

Please see attached qbcc sub-contractor contract agreement, read through and submit this back to me promptly. Your price of 51.50 per sqm includes the following:

- Prep walls and ceiling
- Installation of gyprock to ceiling and walls
- Set joints, internals and square set the ceiling
- 2 coats of base, 1 top coat
- Sand to a level 4 finish

Onsite personal will determine the standard of finish. Please work in that order for the 8 units. 632sqm for the 8 units will be required from you starting at 07.02.18, note there will be a carpenter installing skirting on the 14.02.18 he will work around you. 632sqm X 51.50 per sqm = \$32511.43 due to your quality of finish on our previous job we will agree to use your service for the 8 units.

Agreement

The builder will provide the materials for the sheet, set and sand to a level 4 finish ready for painting. The materials will be in an easy access area outside of the units which the contractor will move for installation. The contractor will provide drop sheets and protective material to stop damage to unit throughout the work period. Damages will be deducted from overall contract price. The contractor agrees to start on 07.02.18 with a continuing work until finished on agreed timeframe of 11 days. Damages on late completion will follow as of \$100 per day. The builder reserves all rights to cancel this contract if standards are not sufficient. Please initial and return contract agreement attached.

DM

Note: Price of 51.50 works out at 15% for material, labor 85% this would be overpriced, I would be looking for 30 – 35 per sqm. Working off a subcontractors ideal quotation of 33,33,33 material, labor, profit.

Good day Client,

Attached is the contract agreement for you to read and let me know if you have any questions. After your agreement and initial we can continue to start the construction on 05.02.18 where material will be arriving at the unit block. At this stage the units will be finished to the agreed stage as of 22.02.2018 if there is no variations. The plasterer has provided a rate per sqm which is a fixed price and should not vary, relating to the price on the carpenter this is estimated as close to as possible due to the hourly rate so this may change the overall price to a small degree. Find these in the prime cost and preliminary items. Looking forward to starting this project and return the attached contract promptly.

DM

Good day Client,

Your plan to make changes to the room 6,7 and 8 with the detail on double doors instead of the original plans. Attached is a variation form please review and return for prompt work on the change to these units.

DM

[DM BUILDING WORKS]

[Company Slogan]

[Brisbane street]
[QLD 4013]
[0456787654]
[989887656]

PURCHASE ORDER

TO:
[Bunnings]
[Albion]
[Albion ave]
[QLD 4012]
[787665]

SHIP TO:
[12 story Unit]
[Dm builders]
[City ave]
[Qld]
[0454665434]
DM Manager onsite

P.O. NUMBER:
43221

P.O DATE	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
Delivery 05.02.18	DM	Truck to site	Contact # supplied	Inspection on Delivery

QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
42		Gyprock 13x1200x3600	54.95	2307.9
82		Gyrock 10x1350x3000	23.27	1908.14
26		Gyprock 10x1350x2400	19.17	498.42
13	20kg	Base Coat CSR	39.95	519.35
6	20kg	Top Coat – Finishing CSR	39.58	237.48
11	75m	Paper Joint Tape	6.95	76.45
8	5kg	Stud Adhesive	26.78	214.24
1	ctn	Screws collated 25mm - Timber	342	342
8		Door Hollowcore- 2030x820x35	40	320
24	lengths	Door jambs 2100mm inc door stop strips	35.7	856.8
8		Door stop rubber inc screws	4.2	33.6
16		Door Hinge 100mm Stainless Steel	6.75	108
8		Door Closer- Open door retainer	54.6	436.8
1	kg	4kg Nails 75mm Finishing	25	25
1		Screws for window 150pc	18	18
1		Turbo Builders Bog	35	35
1	250ml	Parfix PVA Glue	12	12

SUBTOTAL	7949.18
SALES TAX	included
SHIPPING AND HANDLING	Supplier cost
OTHER	

05.02.18 delivery date, please contact when the material is onsite
for supervisor to assist. Delievery docket is required and

12units – 8 units Brisbane city 4014
DM BUILDERS

Project Lead: DM

Today's Date: 2/2/2018 (Fri) (vertical red line)

Start Date: 2/2/2018 (Fri)

First Day of Week (Sun=1): 1

[illegible]

Shipment Received Note

Goods Received Receipt

Supplier: Bunnings		Destination: 12 units 8 rooms (DM Builder)			
Shipment Date	05/02/18	Receipt No.	09XC10	Genre: Shipment Delivery Receipt	
Order Number	67-NY25	Delivery Duration	1 day		
Goods Details		Packing Weight	Packing Size	Quantity	Delivered Quantity
Gyprock sheets 1200x 3600 (13mm)				42	65
					5 sheets damaged
Gypock sheets 1350x3000 (10mm)				82	90
Gyprock sheets 1350x2400 (10mm)				26	30
Base coat 20kg				13	13
Paper Tape				11	11
Top Coat 20kg				6	6
Received by: Onsite supervisor					
Complete Name & Signature of delivering agency person: DMBuilder <u>Signature</u>					
Download more templates at www.wordexceltemplates.com					

FORM 5

Variation No. _____

VARIATION DOCUMENT

(Condition 22 of the General Conditions of QBCC New Home Construction 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) client (insert name of Owner/s)

From: (Contractor) DM BUILDER

Site Address: Brisbane QLD (insert Site address)

This document is for a variation:

(tick whichever is applicable)

- ☐ required by law
☐ 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:

8 unit, 6,7,8 Double doors installed

Demolition, install Double doors, labor cost + materials estimate

(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: 2 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 delay (see Condition 14).

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

☒ increase the price by: \$ 1779.44 (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 Total 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 10:

(insert description of Stage from Schedule Item 10)

(Owner/Owner's Representative to initial here)

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

SIGNED: Sign
(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.

QBCC MINOR WORKS SUBCONTRACT

This Minor Works Subcontract is dated: 02 of 02 20 18

THE CONTRACTOR

Name of Contractor <u>DM BUILDER</u>			
Licence Number <u>441213</u>		A.C.N. / A.B.N. <u>0609143</u>	
Telephone <u>0416914861</u>	Facsimile		Email <u>DM3VILD@YAHOO.COM</u>
Address <u>Brisbane QLD</u>			

THE SUBCONTRACTOR

Name of Subcontractor <u>Peks Plastering</u>			
Licence Number <u>441241</u>		A.C.N. / A.B.N. <u>06914377</u>	
Telephone <u>0494614204</u>	Facsimile		Email <u>Plaster@yahoocom</u>
Address <u>Brisbane QLD</u>			

1. Principal: Sheet, set, sand \$51.50psm, 632m² (Labor Only)
2. Project: 8 units Brisbane
(Description and Address)
3. Date for Commencement of Works: 07.02.18
4. Date for Substantial Completion: 18.02.18
5. Defects Liability Period: 7 days
6. Subcontract Price: \$ 49067.34
7. Progress Claims: every 7 days
8. Liquidated Damages: \$ 100 (per Business Day)
9. Description of the Works: Sheet, set, sand 632m² (632m²)
10. Insurance by Subcontractor:

Public liability: \$ <u>\$500,000</u>	Work Cover, Workers Compensation or any other insurance required under Statute.
Professional indemnity: \$	
Subcontract Works / Risk Policy: \$	

The Subcontractor is to carry out and complete the works and the Contractor is to pay the Subcontractor for the works in accordance with the terms and conditions of this Subcontract.

Sign / 02.02.18
Contractor date

Sign / 02.02.18
Subcontractor date

The terms and conditions of the QBCC Minor Works Subcontract may not be suitable for all work and the QBCC does not make any representations as to the suitability of the terms and conditions. Users of the terms and conditions must make their own assessment or seek professional advice as to the appropriateness of these terms and conditions for any work or any changes that may need to be made to these terms and conditions.



SCHEDULE FOR QBCC LEVEL 2 RENOVATION, EXTENSION AND REPAIR CONTRACT

This Contract is intended to be used for the renovation, extension, improvement or routine repair of a home (including a house, duplex or unit), or associated work (e.g. landscaping, building a pool or garage, etc.), where the Contract Price is \$20,000 or more. For smaller projects priced under \$20,000 the Level 1 version of this Contract should be used.

NOTE TO OWNER: To better understand your contractual rights and obligations, **BEFORE SIGNING** carefully read this Schedule and the accompanying Consumer Building Guide and the General Conditions dated August 2017.

NOTE TO CONTRACTOR: When completed, retain original and give 2 signed copies of this Schedule to the Owner.

The Owner

Owner's name/s: Client
Address: 8 units Brisbane Post Code: _____
Business Phone: _____ Home Phone: _____ Fax: _____
Mobile Phone: _____ Email: _____

Owner has checked the Contractor's licence and history via QBCC's Online Licence Search: ☒ Yes ☒ No

The Owner IS ☐
IS NOT ☐ a Resident Owner. (Tick the appropriate box)

NOTE: An Owner is a Resident Owner if he/she intends to reside in the building where the Works are to be performed on, or within 6 months of, completion of the contracted work.

Owner's Authorised Representative (if any): _____
Business Phone: _____ Home Phone: _____ Fax: _____
Mobile Phone: _____ Email: _____

The Contractor

Contractor's name (must be as shown on licence): DM BUILDER
Licence Number: 22341 ABN No: _____

Contractor confirms: My licence is current, active and appropriate for this work: ☒ Yes ☐ No

Address: BRISBANE Postcode: 4013
Business Phone: 0143254 Home Phone: _____ Fax: _____
Mobile Phone: _____ Email: DMBUILDER

Contractor's Authorised Representative (if any): _____
Business Phone: _____ Home Phone: _____ Fax: _____
Mobile Phone: _____ Email: _____

Item	Subject	Notes	Particulars
1	CONTRACT PRICE Condition 4. WARNING: The Contract Price is subject to change due to Conditions 19, 20, 21 & 24.	For information about Prime Cost (PC) Items and Provisional Sums (PS) see Condition 4 of the General Conditions. If the Contract includes such allowances, a PC/PS Schedule must be completed by the Contractor, signed by both parties and attached.	(a) Fixed Price Component: \$ <u>49067.4</u> (incl. GST) (includes deposit in Item 2) (b) Prime Cost Items (if any): \$ _____ (incl. GST) (c) Provisional Sums (if any): \$ <u>7507.50</u> (incl. GST) CONTRACT PRICE = \$ <u>56574.84</u> (incl. GST) (a) + (b) + (c)

Item	Subject	Notes	Particulars
2	DEPOSIT Condition 19 (For further details on maximum deposits see s33 of Schedule 1B of the QBCC Act)	NOTE TO CONTRACTOR: If QBCC Home Warranty Insurance applies, you must collect the premium from the Owner, and pay it to QBCC, within 10 business days after entering the contract and before residential construction work starts (whichever is earlier)	Amount of deposit: \$ <u>2828.74</u> (incl. GST) (The QBCC Home Warranty Insurance premium forms part of the deposit but is not a taxable supply for the Contractor) The maximum deposit allowed is: • 5% of the Contract Price where Contract Price is \$20,000 or more; or • 20% of the Contract Price where off-site work is valued at more than 50% of total Contract Price (irrespective of the amount of the Contract Price)
3	BRIEF DESCRIPTION OF THE WORKS	Insert a brief description of the contracted work and attach and refer to plans and specifications e.g. <i>kitchen and bathroom renovation as per attached plans dated.../.../... & specifications dated.../.../...</i>	<i>Attached are plans + specs 8 units sheet, set, sand the rooms install doors + windows</i>
4	SITE Condition 13		Site Address: <u>12 units Brisbane</u> Real Property Description: Lot No: _____ Plan Type (e.g. RP/SP/BUP): _____ Plan No: _____ Local Authority: _____
5	STARTING DATE Conditions 1, 10 & 17	NOTE: The Contractor must ensure that the work under this Contract starts by the Starting Date, being the latest of: • the following agreed date <u>07 / 02 / 18</u>; or • 10 business days after the issue of approved plans by the Assessing Certifier; or • 10 business days after the Owner has satisfied its financial obligations under Condition 5.1.	
6	COMPLETION PERIOD (including Construction Days and allowances for likely delays) Conditions 22, 23 & 28	NOTE TO CONTRACTOR: You must state in Item 6B the allowances (in days) you have made for delay factors which are reasonably likely to affect the time required to carry out the work. NOTE TO OWNER: The Contractor is not entitled to claim an extension of the Date for Practical Completion (Schedule Item 7) for a delay stated here (e.g. inclement weather) unless the number of days the Contractor is actually delayed is greater than the allowance stated here in Schedule Item 6B.	6A. Construction Days (excluding delays allowed in 'B') Business days needed to construct the Works = <u>20</u> PLUS 6B. Allowances for likely delays: (i) Inclement weather allowance (business days) = <u>2</u> (ii) Other likely delays, if any (business days) = <u>3</u> Details of delay <u>Sick workers</u> (iii) Non-working days (incl. w/ends, RDOs, public holidays, etc.) = <u>2</u> Total delay days allowed: (i) + (ii) + (iii) = <u>7</u> COMPLETION PERIOD: Construction Days (Item 6A) PLUS Total delay days allowed above (Item 6B) = <u>27</u> (This total represents the number of days between the Starting Date and the Date for Practical Completion)

Item	Subject	Notes	Particulars	
7	DATE FOR PRACTICAL COMPLETION Conditions 22, 23 & 28	NOTE TO CONTRACTOR: Complete only one of the options in the 'Particulars' column (i.e. Date or Completion Period) and delete the other. The Date/Completion Period stated here includes allowances for likely delays stated in Item 6B.	Date: <u>22 / 02 / 18</u> OR Completion Period of _____ calendar days (see Schedule Item 6) from the Starting Date or the date on which the work under this Contract is commenced, whichever is the earlier .	
PROGRESS PAYMENTS (Conditions 19 & 28)				
WARNING FOR CONTRACTOR: The QBCC Act requires that all progress payments must be directly related to the progress of the work at the Site and proportionate to the value of the work that relates to the claim (e.g. the total value of the progress claims plus the deposit cannot exceed 50% of the Contract Price until more than 50% of the work has been performed on Site). Breaches of this requirement attract heavy penalties. In presenting each progress claim you are warranting that the work on Site has reached the relevant stage set out below, and that the total amount claimed at any stage (including the deposit) is proportionate to the progress of the contracted work at the Site.				
8	STAGE NO.	Description of Construction Stage when Progress Payment is due (Number of Stages will depend on the nature and value of the contracted work). If insufficient space below, attach further details of payments stages.	% of Contract Price	\$ Amount (incl. GST)
	1	Plasterer finished sheet, set, sand	50 %	\$ 25000
	2	Carpenter finished doors + windows	50 %	\$ 31000
	3		%	\$
	4		%	\$
	5		%	\$
	6		%	\$
	7		%	\$
	8		%	\$
		PRACTICAL COMPLETION STAGE	%	\$
		TOTAL OF PROGRESS PAYMENTS =	%	\$
NOTE: The total of progress payments above, plus the deposit recorded in Schedule Item 2, must equal the total amount shown for the Contract Price in Schedule Item 1.				
WARNING TO OWNER		Your insurance protection under the Queensland Home Warranty Scheme administered by QBCC may be reduced if you make payments which are greater than, or prior to, what the Contract requires.		

Item	Subject	Notes	Particulars
9	AMOUNT TO BE DEPOSITED IN SECURITY ACCOUNT (if relevant) Condition 6	NOTE: This Item is optional – it may be relevant where a loan is not required to finance the project.	\$ <u>20 000</u>
10	LIQUIDATED DAMAGES Condition 24	NOTE TO OWNER AND CONTRACTOR: You must discuss whether, or what, liquidated damages (LDs) apply to this project and insert either an amount per day or 'NIL' if LDs do not apply. If this space is left blank, a default amount of \$50/day shall apply.	\$ <u>100</u> per day for each calendar day of delay in achieving Practical Completion. NOTE TO OWNER REGARDING LIQUIDATED DAMAGES (if applicable): It is very important that you carefully consider and complete this section. The liquidated damages amount should be a genuine pre-estimate of the costs/losses the Owner will incur (if any) in the event the work under this Contract is not completed by the Date for Practical Completion (including any extra rental and storage costs, lost rent for rental properties, finance costs, etc. directly related to the delay in reaching Practical Completion).
11	INTEREST RATE ON OVERDUE PAYMENTS Condition 20	The rate must not exceed the sum of 10% per year plus the annual rate, as published from time to time by the Reserve Bank of Australia, for 90 day bills.	<u>10</u> % per annum
12	FINANCE Conditions 1 & 5	WARNING TO OWNER: The Finance Date is the date by which the Owner must provide the Contractor with written evidence, satisfactory to the Contractor, of their capacity to pay the Contract Price (even if no loan is required). Consult your Lender before inserting a date. Delays in providing this evidence may delay the start of your project or lead to termination of the Contract.	The Contract IS/IS NOT subject to Loan Approval. (Cross out whichever does not apply) Lender: _____ Amount of Loan: \$ _____ Finance Date: / / (day) (month) (year) NOTE: If no date stated, Finance Date is 10 business days from date of this Contract.
13	PARTY RESPONSIBLE FOR OBTAINING BUILDING APPROVAL Conditions 9 & 10	Approval of plans may not be required for some building projects (e.g. where the work is non-structural).	<u>Owner</u> (State whether the responsible party is Owner or Contractor - if nothing stated, the Contractor shall be responsible)
14	PARTY RESPONSIBLE FOR COST OF EXTRA EXCAVATIONS AND FOUNDATIONS (if relevant) Condition 21	This item relates to responsibility for any extra excavations and foundations beyond what could reasonably be established from the Foundations Data.	<u>Owner</u> (State whether the responsible party is Owner or Contractor)

Item	Subject	Notes	Particulars
15	CONTRACT DOCUMENTS Conditions 4, 8 & 30	Any subsequent amendments or 'variations' to this Contract must be recorded in a Variation Document (such as QBCC Form 5) which then forms part of the Contract.	(a) PLANS (dated and attached) supplied by: Contractor ☐ Owner ☒ on ___/___/___ N/A ☐ (b) SPECIFICATIONS (dated and attached) supplied by: Contractor ☐ Owner ☒ on ___/___/___ N/A ☐ (c) PRIME COST ITEMS / PROVISIONAL SUMS Are Prime Cost Items included? YES ☐ NO ☒ Are Provisional Sums included? YES ☒ NO ☐ If YES to either question, the Contractor must complete and sign the Prime Cost Items and/or Provisional Sums Schedule/s and copy to Owner. (d) FOUNDATIONS DATA supplied by: Contractor ☐ Owner ☒ on ___/___/___ N/A ☐ NOTE: Foundations Data must be obtained if the contracted work requires the construction or alteration of, or may adversely affect, footings or a concrete slab for a building. Unless appropriate and reliable Foundation Data already exists, the Contractor is required to obtain appropriate Foundations Data and provide a copy to the Owner upon payment of the costs incurred in obtaining the data.
16	SIGNATURES	NOTE: The Contractor must give the Owner: (a) the QBCC Consumer Building Guide before the Owner signs the Contract; and (b) a signed copy of the entire Contract, including plans and specifications, within 5 business days after the Contractor signs the Contract.	Signed by the Owner/s: Owner 1: <u>Sign</u> Owner 2 (if any): _____ In the presence of: _____ (signature of witness) Signed by the Contractor: <u>Sign</u> In the presence of: _____ (signature of witness) Dated this: <u>02</u> day of <u>02</u> 20<u>18</u>

IMPORTANT NOTICE TO OWNER: 'COOLING-OFF' PERIOD

Under Schedule 1B of the QBCC Act **you may have the right to withdraw from this Contract during the cooling-off period of 5 business days commencing when you have received both a signed copy of this Contract and the Consumer Building Guide. If you wish to withdraw under the 'cooling-off' provisions you must give the Contractor a signed written notice** stating that you withdraw from the Contract under the cooling-off provisions in section 35 of Schedule 1B of the QBCC Act (see Condition 2 of the General Conditions for more details).

The Owner and the Contractor agree that the Contractor shall carry out the Works described in this Contract for the Contract Price it provides and upon its terms.

This Contract includes:

- ☒ This Schedule for QBCC Level 2 Renovation, Extension and Repair Contract, PC and PS Schedules (if relevant) and Forms 1 - 7 (if used), all dated August 2017;
- ☒ General Conditions included in the Homeowner's and Contractor's Booklets dated August 2017, and any special conditions; and
- ☒ Plans, specifications and any other contract documents described in Item 15 of this Contract Schedule.

Fixed Price
~~PRIME~~ COST ITEMS SCHEDULE

(Conditions 4 & 19 of the General Conditions of QBCC Level 2 Renovation, Extension and Repair Contract)

NOTE: This Schedule must be completed if Prime Cost Items are included in the Contract Price.

Description of Item to be supplied under the PC Item allowance.	Contractor's best estimate of price, and breakdown of estimate.		PLUS Contractor's margin (state \$ amount or % to be added)	Total for Prime Cost Item (incl. margin & GST)
	No. of items or quantity of materials	Cost per unit (excl. GST)		
Example: Floor tiles for kitchen	50m ²	@\$30/m ² = \$1,500 excl. GST	+ 10% margin = \$1,500 + \$150 = \$1,650 excl. GST	\$1,650 + 10% GST = \$1,815
Plaster, Sheet, set, sand L.A.	632m ²	@ 51.50	+20% margin = 32548 + 6509.60 = 39057.60	39057.60 + 10% = \$42963.36
Material			6103.98 incl GST	= 6103.98
Plaster, Sheet, set, sand material Labor	632m ²	50.34 2 persqm	+20% margin	+ 10% GST
TOTAL:				\$ <u>49067.34</u> (incl. GST)

(Transfer total to Item 1(b) of Contract Schedule)

Signature

Signed by the Owner/Owner's Representative

DATED: 02 / 02 / 18
(day) (month) (year)

Signature

Signed by the Contractor/Contractor's Representative

DATED: 02 / 02 / 14
(day) (month) (year)

NOTE TO OWNER/S AND CONTRACTOR

These allowances should be kept to a minimum to reduce uncertainty about the final Contract Price.

When this Schedule is completed, Contractor to retain original and give 2 legible copies to Owner.



PROVISIONAL SUMS SCHEDULE

(Conditions 4 & 19 of the General Conditions of QBCC Level 2 Renovation, Extension and Repair Contract)

NOTE: This Schedule must be completed if Provisional Sums are included in the Contract Price.

Description of contracted service covered by the Provisional Sum	Contractor's best estimate of cost of providing the contracted service <u>excl. GST</u> . Include the estimated quantity and unit cost of materials (if any), estimated labour cost, and any other costs (e.g. equipment hire).	<u>PLUS</u> Contractor's margin (state \$ amount or % to be added)	Total for Provisional Sum (<u>incl. margin & GST</u>)
Example: Rock removal (e.g. for a house extension or installation of a swimming pool)	Excavator hire 5 hrs @ \$160/hr = \$800 Float hire = \$400 Tip fees = \$200 TOTAL: = \$1,400	+ 10% margin = \$1,400 + \$140 = \$1,540 excl. GST	\$1,540 + 10% GST = \$1,694
Install - DOOR, windows Arch, skirting	Labor - 156.25 hr @ 36.40 MATERIAL - 1845.20	+ 20% margin = 3010 + 602 = 3612 ex GST	3612 + 10% GST 361.20 = 3973.20
	3010 5687.50		
	Labor - 156.25 @ 36.40 - 1845.20	+ 20% margin = 5687.50 + 1137.50 = 6825	6825 + 10% GST = 6825 + 682.50 = 7507.50
		TOTAL =	\$7507.50
		TOTAL:	\$ 3473.20
(Transfer total to Item 1(c) of Contract Schedule)			(<u>incl. GST</u>)

Signed by the Owner/Owner's Representative

Signed by the Contractor/Contractor's Representative

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

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

NOTE TO OWNER/S AND CONTRACTOR

These allowances should be kept to a minimum to reduce uncertainty about the final Contract Price.

When this Schedule is completed, Contractor to retain original and give 2 legible copies to Owner.

FORM 1

COMMENCEMENT NOTICE

(Condition 17 of the General Conditions of **QBCC Level 2 Renovation, Extension and Repair Contract**)

NOTE TO CONTRACTOR: This notice must be given to the Owner within 10 business days of commencement of the contracted work on Site.

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

From: (Contractor) DM BUILDER
(insert name and business address of Contractor)

Site address: BRISBANE RIVETS

NOTICE

In accordance with Condition 17 of the General Conditions of the Contract we advise:

The **date** on which **work** under the Contract **commenced on Site** was:

07 / 02 / 18
(day) (month) (year)

The **Date for Practical Completion** (stated in, or calculated in accordance with, Schedule Item 7) is:

22 / 02 / 18
(day) (month) (year)

SIGNED: Sign
(Contractor/Contractor's Representative to sign here)

02 / 02 / 18
(day) (month) (year)

NOTE TO OWNER

The Date for Practical Completion is subject to extensions of time authorised under this Contract.



OWNER'S ACKNOWLEDGEMENT OF RECEIPT OF COMMENCEMENT NOTICE

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

To: (Contractor) _____
(insert name and business address of Contractor)

Site address: _____

I/we acknowledge receipt of your Commencement Notice dated:

____ / ____ / ____
(day) (month) (year)

advising that work under the Contract commenced on Site on:

____ / ____ / ____
(day) (month) (year)

and that, subject to extensions of time authorised under the Contract, the Works will reach Practical Completion on:

____ / ____ / ____
(day) (month) (year)

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

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

NOTE TO OWNER

Please complete and promptly post back to the Contractor a signed copy of this acknowledgement section.

When both parties have completed this form, Contractor to retain original and give 2 legible copies to Owner.