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Mr Squiggle
Drafting Concepts
93 Crater Cres
The Moon

16/02/2021

Project: Deck Extension
Lot 8 Rees Court
Palm Beach Q 4221

Dear Mr Squiggle,

Our clients, Mr & Mrs Smith have approached us for the design and build of a deck extension to the rear of the property under construction situated on Lot 8 Rees Court, Palm Beach.
They have requested for the deck to span the entire length of the rear wall and patio (11m) and extend 5m out towards the rear boundary.

Please find attached a marked up plan showing the position of the deck and the measurements for length and width. Our clients have requested the deck be constructed using timber decking.

Please prepare a drawing and specifications for the proposed deck as specified above.

Kind regards,

Virginia Hemsley
Managing Director

FORM 5 VARIATION DOCUMENT

Variation No.:

VO 001

(Condition 21 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) Greg & Lisa Smith, PO Box 20, Palm Beach Q 4221

(insert name and postal address of Owner/s)

From: (Contractor) Carsburg Earthmoving

Regarding construction at: Lot 8 Rees Court, Palm Beach Q 4221

(insert Site address)

This document is for a variation:

☐

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: Deck extension to rear of property (approx 55m²)

This will require extra materials and labour to complete.

(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: 0 Business Days.

NOTE TO CONTRACTOR/CONTRACTOR'S REPRESENTATIVE

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

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

☒

increase the price by: \$ 10,569.30

(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:

See attached workings

(state how the increase/decrease will be calculated)

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

Practical Completion

(insert description of Stage from Schedule Item 8A or 8B)

GS LS

(Owner/Owner's Representative to initial here)

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

SIGNED: G. Smith

(Owner/Owner's Representative to sign)

SIGNED: [Signature]

(Contractor/Contractor's Representative to sign)

DATED: 1 / 5 / 21

(day) (month) (year)

DATED: 1 / 5 / 21

(day) (month) (year)

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

8 Rees Court Decking

Materials

Rapid Set Concrete 20kg bag (1.5bags per footing) - Bunnings
Galvanised stirrups 700mm T Blade (Bunnings Speacial Order)
F7 H3 Treated bearers 240mm x 45mm x 3m (Narangba Timbers)
Treated pine joists 140mm x 45mm x 2.4m (Narangba Timbers)
Merbau decking timber 140mm x 19mm x 2.25m (3pk= 1m2) (Bunnings)
Joist hangers 45 x 120mm (Narangba Timbers)
Galv Nails 2.8 x 50 Flat Head (Bunnings)
Screws for decking Stainless Steel 50 x 2.8 Razr Deck 304 (Scrooz) Box 2000
Galv Nuts, Bolts
Washers

Qty	10% Waste Allowance	Price Ea	Total
	23	2 \$ 9.70 \$	242.50
	20	2 \$ 14.40 \$	316.80
	11	2 \$ 49.65 \$	645.45
	50	5 \$ 21.48 \$	1,181.40
	55m2	5.5 \$ 64.00 \$	3,872.00
	100	10 \$ 2.00 \$	220.00
	1kg box	\$ 16.05 \$	16.05
	1	\$ 259.00 \$	259.00
	30	3 \$ 0.75 \$	24.75
	60	6 \$ 0.25 \$	16.50

Total Materials

\$ 6,794.45

Machine Hire

3.5T Exc + 300bor (\$126 + \$32)

Labour

1/2 day labour x 2 tradesmen
1/2 - 3/4 day for base x 2 tradesmen for base
2 days labour x 2 tradesmen

Hrs	HR\$	Total
3	158	474
8	65	520
12	65	780
16	65	1040

Total Labour/Machine Hire

\$ 2,814.00

TOTAL COST

Margin 10%

\$ 9,608.45
\$ 960.85
\$ 10,569.30

A Division of
Braemar Group Pty Ltd
ACN: 123 792 898



Email: nadesign@bigpond.net.au
Po Box 476 Mudgeeraba QLD 4213

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

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

CLIENT:

BUILDING CLASS: 1a DETACHED HOUSE
CLIMATE ZONE: 2
SOIL CLASS:

AMENDMENTS / ISSUES:

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SIGNATURE OF DESIGNER:

PROJECT NO: 10-3391

TOTAL = 359.25msq

