

|                       |                                     |                      |
|-----------------------|-------------------------------------|----------------------|
| Village Name:         |                                     |                      |
| Location:             |                                     | TOTAL QUOTE (EX GST) |
| Unit #: 118           |                                     | \$ 75,543.87         |
| Unit Configuration:   | 3 bed, bath, ensuite, SLUG          |                      |
| Floor Area (m2):      |                                     |                      |
| Date of Inspection:   | 2025-10                             |                      |
| Inspection Attendees: | Karlene Sanderling, Sally Parkinson |                      |
| Drawing Reference:    | Duplex Type K                       |                      |
| Floor Plan Ref:       |                                     |                      |

| Reference                                                                     | Item                                                                                                                                                                              | Comments                                                                        | Item Required | Quote Total | Sub Total        |
|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------|-------------|------------------|
| <b>1 General</b>                                                              |                                                                                                                                                                                   |                                                                                 |               | \$          | <b>7,040.00</b>  |
| 1.01                                                                          | Bond clean to all internal areas, fitments, fixtures, finishes, etc                                                                                                               | Needs a good clean mice and rats were present and all GPO need to be clean well | Yes           | 580.00      |                  |
| 1.02.1                                                                        | Paint 2 Coats - Prepare and paint all internal walls, ceilings, doors, skirtings, trims etc                                                                                       | Extra for painting over stained wood work Jase is quoting                       | Yes           | 5,070.00    |                  |
| 1.02.2                                                                        | Paint Single Coat - Prepare and paint all internal walls, ceilings, doors, skirtings, trims etc                                                                                   |                                                                                 | NA            | -           |                  |
| 1.03                                                                          | Nurse call services removal - Nurse Call dialers (non-3G wireless Tunstall type) & call points (button and cord types) to be removed                                              |                                                                                 | Yes           | 185.00      |                  |
| 1.04                                                                          | Fire alarm detector replacement (as per QFES legislative requirements)                                                                                                            |                                                                                 | Yes           | 250.00      |                  |
| 1.05                                                                          | Removal of external flashing light                                                                                                                                                |                                                                                 | Yes           | 85.00       |                  |
| 1.06                                                                          | Replace internal door hardware to all internal doors                                                                                                                              |                                                                                 | Yes           | 590.00      |                  |
| 1.07                                                                          | New magnetic door stops behind all internal doors                                                                                                                                 |                                                                                 | Yes           | 280.00      |                  |
| <b>2 Kitchen</b>                                                              |                                                                                                                                                                                   |                                                                                 |               | \$          | <b>16,602.50</b> |
| 2.01                                                                          | Demolition, preparation and make good works to accommodate all new works                                                                                                          |                                                                                 | Yes           | 800.00      |                  |
| 2.02                                                                          | Modify plumbing services to suit new layouts / new works (water supply and drainage etc) including all associated works & make good                                               |                                                                                 | NA            | -           |                  |
| 2.03                                                                          | Relocate / alter electrical services as required                                                                                                                                  | Remove under beach lights                                                       | Yes           | 710.00      |                  |
| 2.04                                                                          | New light switche/s, GPO/s and / or similar                                                                                                                                       | Replace all GPOs in kitchen and switches                                        | Yes           | 995.00      |                  |
| 2.05                                                                          | Modify ceilings, nib-wall / partitions, framing, linings & trims etc including new bulkhead over kitchen, new cornice, patching and making good                                   | New cornice minor patching                                                      | Yes           | 610.00      |                  |
| 2.06                                                                          | New kitchen joinery including all cupboards, drawers, kickboards, hardware, accessories and associated works                                                                      |                                                                                 | Yes           | 6,760.00    |                  |
| 2.07                                                                          | New kitchen benchtops & handles                                                                                                                                                   |                                                                                 | Yes           | 2,400.00    |                  |
| 2.08                                                                          | New kitchen splashback (tiled)                                                                                                                                                    |                                                                                 | Yes           | 237.50      |                  |
| 2.09                                                                          | New villaboard wall lining (if new kitchen splashback occurring, mark this item 2.09 as 'Yes')                                                                                    | New plaster board                                                               | Yes           | 390.00      |                  |
| 2.1                                                                           | New oven (incl electrical connection, building in and making good)                                                                                                                |                                                                                 | Yes           | 755.00      |                  |
| 2.11                                                                          | New cooktop (incl electrical connection, building in and making good)                                                                                                             |                                                                                 | Yes           | 585.00      |                  |
| 2.12                                                                          | New rangehood (incl electrical connection, building in and making good)                                                                                                           |                                                                                 | Yes           | 405.00      |                  |
| 2.13                                                                          | Dishwasher provision only (i.e. are services connection points and joinery provisions required or; not if existing)                                                               |                                                                                 | Yes           | 640.00      |                  |
| 2.14                                                                          | New kitchen sink and tap with mixer (if sink being relocated from the center of kitchen to along a wall, mark 'Yes' to item 2.15)                                                 |                                                                                 | Yes           | 515.00      |                  |
| 2.15                                                                          | Cut new water supply pipe into floor slab including application of termite barrier                                                                                                |                                                                                 | NA            | -           |                  |
| 2.16                                                                          | New oyster light fitting/s (in existing location/s) to replace original if damaged                                                                                                |                                                                                 | Yes           | 290.00      |                  |
| 2.17                                                                          | New floor finishes to extent and type nominated in finishes schedule                                                                                                              |                                                                                 | Yes           | 510.00      |                  |
| <b>3 Living Areas, Hallways, Dinning, Store Rooms and Other General Areas</b> |                                                                                                                                                                                   |                                                                                 |               | \$          | <b>4,080.00</b>  |
| 3.01                                                                          | Demolition, preparation and make good works to accommodate all new works                                                                                                          | Remove vinyl floor                                                              | Yes           | 815.00      |                  |
| 3.02.1                                                                        | All villages EXCLUDING Bolton Point, Broadwater Gardens & Winders Upstairs Units! New floor finishes to extent & type nominated in finishes schedule                              |                                                                                 | Yes           | 2,400.00    |                  |
| 3.02.2                                                                        | Bolton Point, Broadwater Gardens & Winders Upstairs Units ONLY! New carpet floor finish on and including underlay in living, dinning, hallways, store rooms & other general areas |                                                                                 | NA            | -           |                  |
| 3.03                                                                          | New light switches, GPO's, fan controllers and / or similar                                                                                                                       |                                                                                 | NA            | -           |                  |
| 3.04                                                                          | New ceiling fan/s (in existing location/s)                                                                                                                                        |                                                                                 | Yes           | 575.00      |                  |
| 3.05                                                                          | New oyster light fitting/s (in existing location/s) to replace original if damaged                                                                                                |                                                                                 | Yes           | 290.00      |                  |

|                                                                                                                                                   |                                                                                     |     |              |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----|--------------|
| 3.06 New air conditioning unit to living area (including all associated works)                                                                    | NA                                                                                  | -   |              |
| <b>4 Garage</b>                                                                                                                                   |                                                                                     |     | \$ 1,745.00  |
| 4.01 Demolition, preparation and make good works to accommodate all new works                                                                     | Remove vinyl from floor will need to be ground for epoxy need to hire vinyl remover | Yes | 440.00       |
| 4.02 New epoxy floor finish                                                                                                                       | Need to allow for going of floor to remove vinyl glue                               | Yes | 880.00       |
| 4.03 New light switche/s, GPO/s and / or similar                                                                                                  |                                                                                     | NA  | -            |
| 4.04 New garage door motor including remotes                                                                                                      |                                                                                     | NA  | -            |
| 4.05 New light fitting/s (in existing location/s)                                                                                                 |                                                                                     | Yes | 425.00       |
| <b>5 Laundry</b>                                                                                                                                  |                                                                                     |     | \$ 4,355.00  |
| 5.01 Demolition, preparation and make good works to accommodate all new works                                                                     |                                                                                     | Yes | 780.00       |
| 5.02 Modify plumbing services to suit new layouts / new works (water supply and drainage etc) including all associated works & make good          |                                                                                     | NA  | -            |
| 5.03 Relocate / alter electrical services as required                                                                                             |                                                                                     | NA  | -            |
| 5.04 New light switche/s, GPO/s and / or similar                                                                                                  |                                                                                     | NA  | -            |
| 5.05 Modify ceilings, partitions, framing, linings & trims etc including patching and making good                                                 |                                                                                     | NA  | -            |
| 5.06 New joinery including benchtops                                                                                                              |                                                                                     | Yes | 430.00       |
| 5.07 New standard sized laundry tub (if standard size exists & required to be replaced)                                                           |                                                                                     | Yes | 440.00       |
| 5.08 New mini laundry tub (if mini exists & required to be replaced)                                                                              |                                                                                     | NA  | -            |
| 5.09 New laundry mixer (if existing mixer to be replaced / if wall-set with spoat does not exist)                                                 |                                                                                     | NA  | -            |
| 5.1 New laundry wall-set with spoat (if existing set to be replaced / if mixer does not exist)                                                    |                                                                                     | Yes | 130.00       |
| 5.11 New laundry washing machine taps (if existing to be replaced)                                                                                |                                                                                     | Yes | 150.00       |
| 5.12 New waterproofing membrane (if existing floor covering to be removed & replaced)                                                             |                                                                                     | Yes | 385.00       |
| 5.13 New bedding / screed to floor (if new floor tiles will be installed)                                                                         |                                                                                     | Yes | 455.00       |
| 5.14 New floor tiles                                                                                                                              |                                                                                     | Yes | 665.00       |
| 5.15 New wall & splashback tiles                                                                                                                  |                                                                                     | Yes | 380.00       |
| 5.16 New skirting tiles                                                                                                                           |                                                                                     | Yes | 380.00       |
| 5.17 New oyster light fitting/s (in existing location/s) to replace original if damaged                                                           |                                                                                     | Yes | 160.00       |
| <b>6 Bathrooms / Ensuities (Including Separate Toilets Where Applicable)</b>                                                                      | <b>Bathroom and ensuite unit</b>                                                    |     | \$ 18,748.23 |
| 6.01 Demolition, preparation and make good works to accommodate all new works                                                                     | 2 bathroom unit                                                                     | Yes | 1,710.00     |
| 6.02 Modify plumbing services to suit new layouts / new works (water supply and drainage etc) including all associated works & make good          |                                                                                     | NA  | -            |
| 6.03 Relocate / alter electrical services as required                                                                                             |                                                                                     | Yes | 750.50       |
| 6.04 New light switche/s, GPO/s and / or similar                                                                                                  |                                                                                     | NA  | -            |
| 6.05 Modify ceilings, partitions, framing, linings & trims as required to suit layout and new works etc                                           |                                                                                     | NA  | -            |
| 6.06 New waterproofing membrane to floors (if existing floor covering/s to be removed & replaced)                                                 |                                                                                     | Yes | 940.50       |
| 6.07 New waterproofing membrane to walls and upstands (required when existing floor covering/s are to be removed & replaced)                      |                                                                                     | Yes | 475.00       |
| 6.08 New bedding / screed to floor (if new floor tiles will be installed)                                                                         |                                                                                     | Yes | 1,235.00     |
| 6.09 New floor waste/s                                                                                                                            |                                                                                     | Yes | 190.00       |
| 6.1 New floor tiles                                                                                                                               |                                                                                     | Yes | 1,805.00     |
| 6.11 New wall tiles                                                                                                                               |                                                                                     | Yes | 2,166.00     |
| 6.12 New skirting tiles                                                                                                                           |                                                                                     | Yes | 722.00       |
| 6.13 New splashback tiles                                                                                                                         |                                                                                     | Yes | 209.00       |
| 6.14 New shower screen/s                                                                                                                          |                                                                                     | Yes | 1,852.50     |
| 6.15 New waterproof strip/s (typically a D-shaped low-profile floor strip) if risk of water leaking from shower (typically if only 1 floor waste) |                                                                                     | NA  | -            |
| 6.16 New vanity joinery unit/s (including benchtops)                                                                                              |                                                                                     | Yes | 892.73       |
| 6.17 New mirrored cupboard joinery unit/s above vanity                                                                                            |                                                                                     | Yes | 370.00       |
| 6.18 Install noggins for grab rails (typically not required if existing grab rail/s present; select "Yes" if required or if unsure)               |                                                                                     | NA  | -            |
| 6.19 New grab rails if noted (rails typically not required unless requested by incoming resident)                                                 |                                                                                     | Yes | 370.50       |
| 6.2 New towel rail/s                                                                                                                              |                                                                                     | Yes | 342.00       |
| 6.21 New toilet roll holder/s                                                                                                                     |                                                                                     | Yes | 250.00       |

|                                                                                                                                             |                          |       |          |    |                  |
|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------|----------|----|------------------|
| 6.22 New shower shelf/s                                                                                                                     |                          | Yes   | 230.00   |    |                  |
| 6.23 New vanity basin/s including tapware                                                                                                   |                          | Yes   | 861.00   |    |                  |
| 6.24 New shower/s including tapware                                                                                                         |                          | Yes   | 1,016.50 |    |                  |
| 6.25 New toilet suite/s                                                                                                                     |                          | Yes   | 1,670.00 |    |                  |
| 6.26 New 3-in-1 (heat/lamp/fan) (in existing location/s) to replace 3-in-1 & / or lights if required                                        |                          | Yes   | 690.00   |    |                  |
| <b>7 Bedrooms (Including Separate Studies)</b>                                                                                              | <b>3 Bedroom Unit</b>    |       |          | \$ | <b>7,512.50</b>  |
| 7.01 Demolition, preparation and make good works to accommodate all new works                                                               | Curtains robes and vinyl | Yes   | 1,215.00 |    |                  |
| 7.02 Relocate / alter electrical services as required                                                                                       |                          | NA    | -        |    |                  |
| 7.03 New light switche/s, GPO/s and / or similar                                                                                            |                          | NA    | -        |    |                  |
| 7.04 Modify ceilings, partitions, framing, linings & trims as required to suit layout and new works etc                                     |                          | NA    | -        |    |                  |
| 7.05.1 All villages excluding Townsville! New carpet floor finish on and including underlay to extent & type nominated in finishes schedule |                          | Yes   | 2,475.00 |    |                  |
| 7.05.2 Townsville ONLY! New planking (type nominated in finishes schedule) floor finish                                                     |                          | NA    | -        |    |                  |
| 7.06 Replace existing robe doors with new sliding doors as nominated in finishes schedule                                                   |                          | NA    | -        |    |                  |
| 7.07 Replace robe shelving / joinery                                                                                                        | 3 bedrooms               | Yes   | 2,510.00 |    |                  |
| 7.08 New ceiling fan/s with light (in existing location/s)                                                                                  |                          | Yes   | 1,312.50 |    |                  |
| 7.09 New air conditioning unit to bedroom (including all associated works)                                                                  |                          | NA    | -        |    |                  |
| <b>8 External</b>                                                                                                                           |                          |       |          | \$ | -                |
| 8.01 Wash driveway, patios, building walls and under eaves / soffits                                                                        |                          | NA    | -        |    |                  |
| 8.02 External Landscaping                                                                                                                   |                          | NA    | -        |    |                  |
| 8.03 Other External - Provide Details in Note Section                                                                                       |                          | NA    | -        |    |                  |
| <b>9 Preliminaries, Overheads &amp; Margin</b>                                                                                              |                          |       |          | \$ | <b>11,584.05</b> |
| 9.01 Preliminaries associated with the above works (% of subtotal above)                                                                    |                          | 12%   | 7,209.99 |    |                  |
| 9.02 Builder's overheads & margin associated with the above works (% of subtotal plus Preliminaries)                                        |                          | 6.50% | 4,374.06 |    |                  |
| <b>SUBTOTAL - Full Refurbishment Scope (excl. GST)</b>                                                                                      |                          |       |          | \$ | <b>71,667.27</b> |
| <b>10 Optional Items</b>                                                                                                                    |                          |       |          | \$ | <b>3,250.00</b>  |
| 10.01 Acid clean of existing tile floor/s                                                                                                   |                          | NA    | -        |    |                  |
| 10.02 Professional carpet cleaning                                                                                                          |                          | NA    | -        |    |                  |
| 10.03 Remove existing window coverings                                                                                                      |                          | Yes   | 450.00   |    |                  |
| 10.04 New window coverings (price only required for 1 bed units)                                                                            |                          | NA    | -        |    |                  |
| 10.05 Remove existing FF&E / fixtures left by resident                                                                                      |                          | NA    | -        |    |                  |
| 10.06 Replace hot water unit                                                                                                                |                          | NA    | -        |    |                  |
| 10.07 Install TMV to existing hot water unit                                                                                                |                          | NA    | -        |    |                  |
| 10.08 Move existing shower floor waste including all associated works and making good (up to 1000mm)                                        | Cut in 2 strip drains    | Yes   | 2,520.00 |    |                  |
| 10.09 New oyster light fitting (1 No) in new / additional location (not listed above)                                                       |                          | NA    | -        |    |                  |
| 10.1 New GPO (1 No) in new / additional location (not listed above)                                                                         |                          | NA    | -        |    |                  |
| 10.11 Extra cost to supply and install new dishwasher                                                                                       |                          | NA    | -        |    |                  |
| 10.12 Demolish section of wall to open up living area, and make good (if applicable to unit type)                                           |                          | NA    | -        |    |                  |
| 10.13 Extra cost to replace existing garage door (note new motor already included above)                                                    |                          | NA    | -        |    |                  |
| 10.14 Clean / refurbish existing robe shelving / joinery (if existing remains in place)                                                     |                          | NA    | -        |    |                  |
| 10.15 New external lattice screens (where applicable)                                                                                       |                          | NA    | -        |    |                  |
| 10.16 New light switches, GPO's, fan controllers, aerial sockets and similar throughout                                                     |                          | NA    | -        |    |                  |
| 10.17 Replace entry door hardware                                                                                                           |                          | NA    | -        |    |                  |
| 10.18 New shelving / joinery to linen cupboards, broom cupboards, store rooms etc                                                           | 2 xlinens and 1x broom   | Yes   | 280.00   |    |                  |
| 10.19 New clothes line                                                                                                                      |                          | NA    | -        |    |                  |
| 10.2 Re-thread existing clothes line                                                                                                        |                          | NA    | -        |    |                  |
| 10.21 Just paint existing tiles in laundries which are to remain                                                                            |                          | NA    | -        |    |                  |
| 10.22 Repair existing paving                                                                                                                |                          | NA    | -        |    |                  |
| 10.23 Provide new paving                                                                                                                    |                          | NA    | -        |    |                  |
| 10.24 Remove OGR additions plus make good                                                                                                   |                          | NA    | -        |    |                  |
| 10.25 Retain OGR additions                                                                                                                  |                          | NA    | -        |    |                  |
| 10.26 Excessive wear & tear (or damage) by OGR                                                                                              |                          | NA    | -        |    |                  |

10.27 Other 1 - any other required item of work not listed above

NA -

10.28 Other 2 - any other required item of work not listed above

NA -

10.29 Other 3 - any other required item of work not listed above

NA -

**11 Preliminaries, Overheads & Margin**

\$ 626.60

11.01 Preliminaries associated with the above works (% of subtotal above)

12% 390.00

11.02 Builder's overheads & margin associated with the above works (% of subtotal plus Preliminaries)

6.50% 236.60

SUBTOTAL - Optional Items plus Preliminaries, Overheads & Margin (excl. GST)

\$ 3,876.60

**GRAND TOTAL (excl. GST)**

**\$ 75,543.87**