

Shane Luke BUILDING

ABN 57 050 132 309 Vic Reg. DB U25519 • NSW 220930c

QUOTATION

DATE 14-Sep-21

CLIENT: Frank & Nikki Harris

PERMIT & INSURANCES	included	
PLANS, ENGINEERING, ENERGY REPORT	included	
SLAB WITH TERMITE BARRIER		Allowance \$36500
32MPA concrete for polishing allowance \$400m3	included	Approx 4 different rocks to choose from
FRAMING		
Termite resistant pine with a appropriate scaffolding	included	
STEEL WORKS	included	
PLUMBING	included	Allowance \$36300
Standard piping & storm water, install of owner supplied wood heater	included	excludes any gas works
ROOF CLADDING		
Colourbond roof, fascia, gutters & sisalation	included	
ELECTRICAL		
2 / Led Flourescent (garage)	included	
28 / LED Downlights	included	
4 / external lights supplied by owner	included	
3 / smoke detectors	included	
36 / double power points	included	
2 / exterior power outlets	included	
6 / ceiling fans	included	
2 / T.V points & areal on mast	included	
0 / phone points	included	draw line only
underground power 50Amp (subject to amount on site)	included	
6.6KW SOLAR SYSTEM	included	
HEATING		
As per attached quote	included	
COOLING		
As per attached quote	included	
HOTWATER		
Rinnai 315lt solar with electric back up	included	
WINDOWS		
Improved powdercoat aluminium frames & flyscreens	included	
INSULATION		
R 3.5 Batts to ceiling, includes 2nd storey floor	included	
R 2.0 Batts to exterior walls	included	
BRICKS		Allowance \$931 per 1000
standard bricks	included	
BRICKLAYING		
standard bricklaying & accessories	included	
RENDERING as per plans		
standard render	included	
PLASTERING		
standard plaster with coved cornice	included	
VJ PANNELING to master & family long walls	included	

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WARDROBES / LINEN		
aluminium framed doors with painted plaster inserts	included	
one bank of 16 mm white shelves with chrome rod	included	
INTERIOR FITTINGS		
flush panel doors upstairs	included	
HAG12 barn door or similar	included	
4 HAG 12 doors down stairs	included	
locks	included	
arckitraves 67 mm pre primed craftwood	included	
skirtings 92mm pre primed craftwood	included	
semi frameless shower screens	included	
mirrors polished edges	included	
PC ITEMS		
Tiled shower recesses	2	Allowance \$5200
standard bath 1760 x 760	1	includes niches
toilets	3	
vanity basins	5	
kitchen sink	1	
laundry trough	1	
taps	10	Incls towelrails & toiletrol holders
stainless 900mm oven, cooktop, rangehood& dishwasher	1	Allowance \$4400
FRONT DOOR		
glass door with lever tri lock	included	Allowance \$880
JOINERY (as per plans)		
As per attached quote including ceaser stone	included	
STAIRS		
Vic ash timber stairs	included	Allowance \$9900
PAINTER		
3 coats wall, ceiling & exterior painting	included	
CONCRETE POLISHING		
	included	Allowance \$9515
BALCONY		
Tiled balcony with glass balustrade	included	
TILER		
wall tiles 25m2	included	allowance \$38 m2
floor tiles 51m2	included	allowance \$38 m2
tiles layed & waterproofing	included	
CARPET		
3 bedrooms, Theatre/Living, WIR	included	allowance \$55 m2
2mm VINYL PLANK		
Sitting, upstairs hallway, Linen	included	
GARAGE DOOR		
remote panel lift standard colour	included	
EXTERIOR CONCRETE		
standard 25 mpa	included	Allowance 58m2
BUILDERS CLEAN		
	included	

TOTAL PRICE FOR THE ABOVE WORKS \$558,500 Inc GST

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