

RECEIVED
07/07/2021
TOOWOOMBA
REGIONAL COUNCIL

LogIT
Solutions
PLANS | ENGINEERING | PROJECTS

5 July 2021

Manager
Planning, Engineering & Compliance
Development Services Branch
Toowoomba Regional Council
PO Box 3021
Toowoomba Qld 4350

7 Moloney Street
North Toowoomba Qld 4350
Mobile: 0448 000 337
Email: davep@logit.com.au

Dear Sir/Madam

Re: RFI – 68 Hume Street North Toowoomba - Reference PSW/2020/5933

Please find attached our response to the abovementioned RFI.

A meeting has been scheduled with the General Manager and Manager of TRC Development Services to discuss and present this response on Tuesday 6 July 2:00pm at TRC.

Documents provided with this response: -

1. Copy of Second RPEQ Engineers Report
2. Copy of Email clarification from First RPEQ Engineers Report
3. Copy of McGrath Real Estate Market Valuations Report
4. Copy of Renovare Quotation for renovations/repairs to existing Building Reports
5. Copies of Sample Plan Designs for the New Residences proposed

Please be advised that we do not support the proposal for TRC to engage a third RPEQ Engineer to undertake a further assessment and will not be paying for the costs incurred for this assessment should TRC wish to proceed with this approach. We have already paid significant fees for the demolition application and will not be supporting this approach.

The evidence provided with this submission and the previous information submitted, clearly identifies that the exiting termite infested house is not structurally safe and the cost of repairs and renovation is beyond economic viability for restoration to meet current market valuations. Further the house design and construction will not pass current energy efficiency assessment ratings currently required by the NCC Volume Two Part 3.12.

I trust Council will now proceed with progressing this application for approval to demolish.

Should you need to discuss any matter, please contact me on 0448 000 337.

Kind regards

David Pemberton
Director
LogIT Solutions



File No: 210040 MWR

15 February 2021

David Pemberton
c/- Logit Solutions,
7 Moloney St.,
Toowoomba, 4350.

Attn: David Pemberton

RE: BUILDING REPORT ON EXISTING RESIDENCE - 68 HUME ST., TOOWOOMBA.

1.0 Introduction:

At the request of David Pemberton, an inspection of the existing residence was carried out on 27 January 2021 to review the existing structural condition of the house and adjacent buildings.

The report below was reviewed as part of this structural report:

- **Timber Pest Inspection Report by Keiran Mortimer Pest Control dated 19 Dec 2020.**

2.0 Background:

The Timber Pest Detection report by Keiran Mortimer found the following:

Live termites and a termite nest were found to be present on the property. The nest is under the building around a timber stump.

Termite activity was found throughout the home and under the home. Extensive activity is present in VJ Walls, Chamfer boards, timber posts, roofing timbers, subfloor including floor and floor framing and timber piers.

The termite activity and damage is widespread.

Keiran Mortimer report goes on to add that fungal decay in the timbers is widespread – including timber piers, timber flooring including the external shed and laundry.

The report concluded that the residence is unsafe and cannot be lived in due to the termite damage.

3.0 Visual Assessment:

3.1- Roof:

The sheet metal roof has corroded and has multiple rust holes. – This requires replacement.

Timber Battens show evidence of water damage and timber battens are missing.

The roof structure consists of rafters and a ridge board. There is no evidence of underpurlins and supporting struts. We would recommend upgrading (including collar ties, under purlins and roof struts) to the roof structure. This is required to ensure the roof structure is structurally safe.

Ceiling joists span between internal walls and support the internal ceilings. Generally these appear to be in reasonable condition.

3.2 - External Walls:

The External walls consist of timber weatherboards supported on timber framing. There is evidence of termite damage, fungal decay and splitting to these members. It was not possible to comment on the structural timber stud framing due to non accessibility.

In parts of the walls the timber cladding appears to be in a sound condition.

3.3 - Internal Walls

From our inspection, due to the extent of termite damage we would expect all internal walls would require replacement. This includes VJ cladding to external walls.

Significant deterioration is evident to timber windows and framing throughout the residence.

3.4 - Floor

The floor joists and bearers generally appeared in reasonable condition with some minor damage. Due to the presence of floor coverings, it was not possible to provide a conclusive statement with regard to the timber flooring.

Keiran Mortimer found evidence of termite activity throughout floor, floor framing and timber piers.

3.5 - Stumps

A significant number of the stumps have been affected by dry rot, splitting and infestation by termites. Due to movement in the supporting foundations, blocking to the top of a lot of the stumps has been carried out to relevel the floor (Refer Photo 3).

4.0 Structural Assessment and Rectification:

Our Structural Assessment of the separate elements are as follows:

- ✓ • Roof Sheeting and Battens: Full Replacement Required.
- Roof Framing: We would consider additional upgrading to the structure would be required – including collar ties, under purlins and supporting struts.
- External Walls: As noted replacement to timber cladding is required in areas – allow 15 % replacement of cladding.
- Internal Walls: Full Replacement Required.
- Floor Framing Members: Generally the joists and bearers would be adequate – apart from any termite damage that is evident.
- Stumps: Full Replacement Required.
- Isolated Shed: Full Replacement Required.

5.0 Conclusion:

We would note that the building is at risk structurally and is not safe to occupy. Structural remediation should be as per Section 4.0.

These repair elements are well beyond the normal maintenance upgrading that would be associated with a domestic residence.

An Assessment of costs to repair should be carried out by a Builder or Quantity Surveyor to confirm if the remediation works can be carried out economically.

If you have any queries in relation to the above please contact Mr. Michael Ryan of this office.

Yours sincerely,

Baker Rossow Consulting Engineers

Per.



Michael Ryan BE, GDM, MBA, MIE. (Aust). RPEQ

Senior Structural Engineer





Photo 1 – View from Hume Street of the Residence.



Photo 2 – View of Underfloor



Photo 3 – Stump at front of residence



Photo 4 – Termite Mound under Residence.

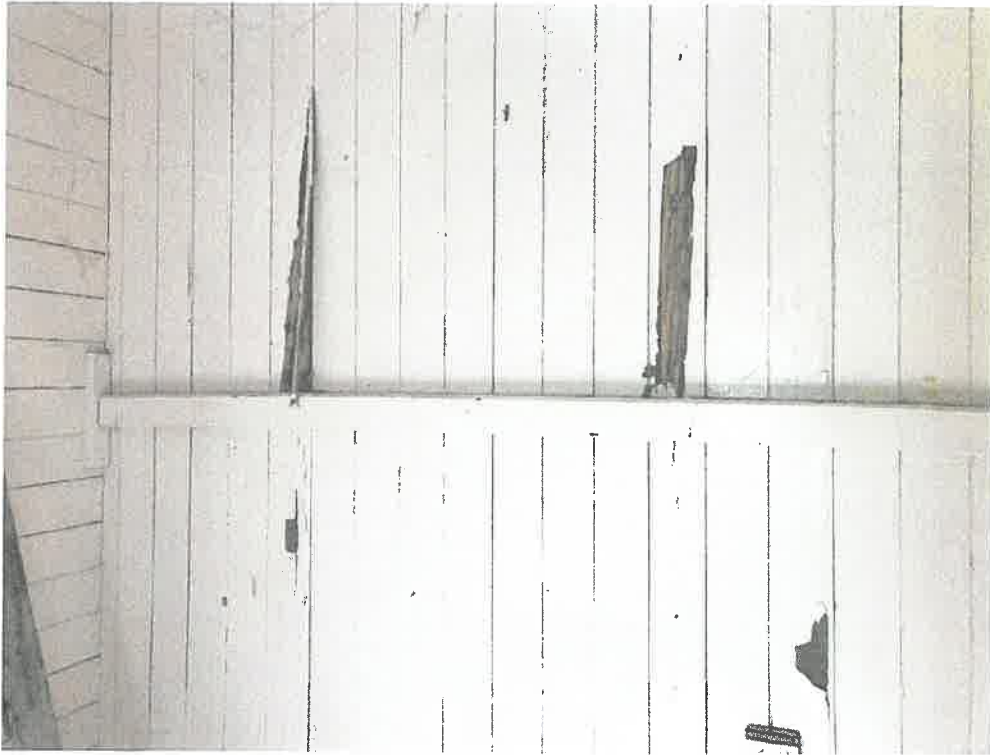


Photo 5 – Internal Termite damage to VJ Walls.



Photo 6 – Termite damage to Internal Walls.



Photo 7 – Further termite damage to Internal Walls



Photo 8 – View of Roof Cavity – Note no underpurlins or strutting to rafters, discontinuous roof battens, rust holes to roof sheeting.



Our Ref: 20-004
Your Ref:
Council Ref: PSW/2020/5933

Date: 3rd March 2021

David Pemberton
Logit Solutions
7 Moloney Street
NORTH TOOWOOMBA QLD 4350

Dear Sir,

68 HUMES STREET, TOOWOOMBA – COUNCIL INFORMATION REQUEST

In reply to Council's Information Request (13 January 2021) and with respect to our ongoing discussions, we confirm our opinion the the building is structurally unsound due to the following:

- Extensive Termite damage
- non-compliance with current building standards.

This is clearly shown by the photographs in Appendix A of our original report and these photographs also serve as the basis for the scope of works by others.

Yours faithfully
Ipswich Consulting Engineers

A handwritten signature in black ink that reads "Burge".

John Burge
Director/ Senior Engineer
RPEQ 08336 NER MIEAust

McGrath

22nd February 2021

David Pemberton
C/- LogIT Solutions
7 Moloney St
North Toowoomba Qld 4350

Attn: David Pemberton

Re: 68 Hume Street – Market Appraisal – Renovate or New Build

Dear David

Thank you for the opportunity to provide a market appraisal and review on the abovementioned property.

We acknowledge receipt of the following quotations that have been provided: -

- Quote 1311 – Garage/Carport Value - \$66,309.04
 - Quote 1305 – Renovate House Value - \$441,750.12
- Sub Total Value - \$508,059.16**

Attached is a copy of our RPDData Market Appraisal Report which highlights the recent sales and market values for properties within this area.

This report highlights the marketable value of similar houses range from \$ 490,000 to \$ 550,000 with the higher valued houses being renovated.

Economic Assessment

| | | |
|------------------------------|------------------|----------------------------------|
| Land Value | \$215,000 | Market Value |
| Renovation to Existing House | \$441,750 | As per Quote |
| Garage/Carport | \$66,309 | As Per Quote |
| Incidentals | \$30,000 | Site works/Landscaping etc |
| Sales & Marketing | \$25,000 | Estimate – ~3% |
| Risk/Investment Return | \$80,000 | Return on Risk & Investment |
| Sub Total | \$858,059 | Uneconomical – Not Viable |

TOOWOOMBA

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Toowoomba QLD 4350
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Torway Pty Ltd ABN 48 156 514 224 (an independently owned and operated franchise business) trading as McGrath Toowoomba

Conclusion & Recommendation

Based on our experience in the market and the extensive work that is required to try and restore this house to meet the above market pricing, the house is in such a state of disrepair that it is not economically justifiable or viable to be undertaken. The only option would be to demolish and build a similar character style home in keeping with the neighbourhood overlay.

Should you wish to discuss this matter further, please feel free to contact me directly on 0417 709 936.

Kind Regards

A handwritten signature in black ink, appearing to read 'W. Adams', with a long horizontal flourish extending to the right.

Wayne Adams

Attachment – RPData Market Appraisal



68 Hume Street North Toowoomba QLD 4350

Prepared on 22nd February 2021

Wayne Adams

McGrath Toowoomba

3-195 Hume Street

TOOWOOMBA QLD 4350

m: 0417 709 936

w: 07 4616 9999

WayneAdams@mcgrath.com.au


Your Property


68 Hume Street North Toowoomba QLD 4350

3 

1 

1 

672m² 

123m² 



Your Property History

- 13 Nov, 2020 - Sold for \$395,000
- 15 Feb, 2012 - Listed for rent at \$190 / week
- 16 Jul, 2011 - Listed for rent at \$185 / week
- 5 Aug, 1997 - Sold for \$60,000



Introducing Wayne Adams

Comparable Sales



3A Partridge Street North Toowoomba
QLD 4350

Sold Price \$499,500

3 2 2 336m² 109m²

Sold Date 19-Nov-20 First Listing \$549,000 Year Built 2018
DOM 63 Last Listing \$499,000
Distance 0.1km Price Change ▼ -9%



18A Sir Street East Toowoomba QLD
4350

Sold Price \$495,000

3 3 1 385m² -

Sold Date 12-Nov-20 First Listing \$450,000 Year Built 2017
DOM 30 Last Listing \$495,000
Distance 0.23km Price Change ▲ 10%



9 Carlton Street North Toowoomba QLD
4350

Sold Price \$425,000

3 2 1 367m² 110m²

Sold Date 16-Oct-20 First Listing - Year Built 1970
DOM 85 Last Listing \$449,000
Distance 0.29km



1 French Street East Toowoomba QLD
4350

Sold Price ^{RS} \$539,000

3 2 2 448m² 132m²

Sold Date 29-Jan-21 First Listing \$500,000 Year Built 1940
DOM 72 Last Listing \$539,000
Distance 0.43km Price Change ▲ 7.8%



39 Collins Street Mount Lofty QLD 4350

Sold Price \$790,000

4 2 2 411m² 175m²

Sold Date 16-Oct-20 First Listing \$700,000 Year Built 2020
DOM 9 Last Listing \$800,000
Distance 0.55km Price Change ▲ 12.9%












DOM = Days on market

RS = Recent sale

UN = Undisclosed Sale

Comparables Map: Listings

| | | | | | | | | | |
|---|--|---|---|---|---|---|---|----------|---------------|
| 1 | 1 Gentle Street North Toowoomba QLD 4350 | 3 |  | 1 |  | 2 |  | DOM: 147 | \$499,000 |
| 2 | 74 Geoffrey Street Mount Lofty QLD 4350 | 5 |  | 2 |  | 1 |  | DOM: 12 | Not Disclosed |
| 3 | 104 Stuart Street Mount Lofty QLD 4350 | 3 |  | 2 |  | 2 |  | DOM: 81 | Not Disclosed |

Comparable Listings



1 Gentle Street North Toowoomba QLD 4350

🛏️ 3 🚤 1 🚗 2 📏 498m² 🏠 101m²

Listing Price

Listed Date 29-Sep-20

Year Built 1980

Buyer interest above
\$499,000

DOM 147 days

Distance 0.4km



74 Geoffrey Street Mount Lofty QLD 4350

🛏️ 5 🚤 2 🚗 1 📏 526m² 🏠 156m²

Listing Price

Listed Date 11-Feb-21

Year Built 1920

Best Offer by 3pm
Monday 22nd
February

DOM 12 days

Distance 0.5km



104 Stuart Street Mount Lofty QLD 4350

🛏️ 3 🚤 2 🚗 2 📏 506m² 🏠 151m²

Listing Price

Listed Date 04-Dec-

Year Built 2017

Under Offer

DOM 81 days

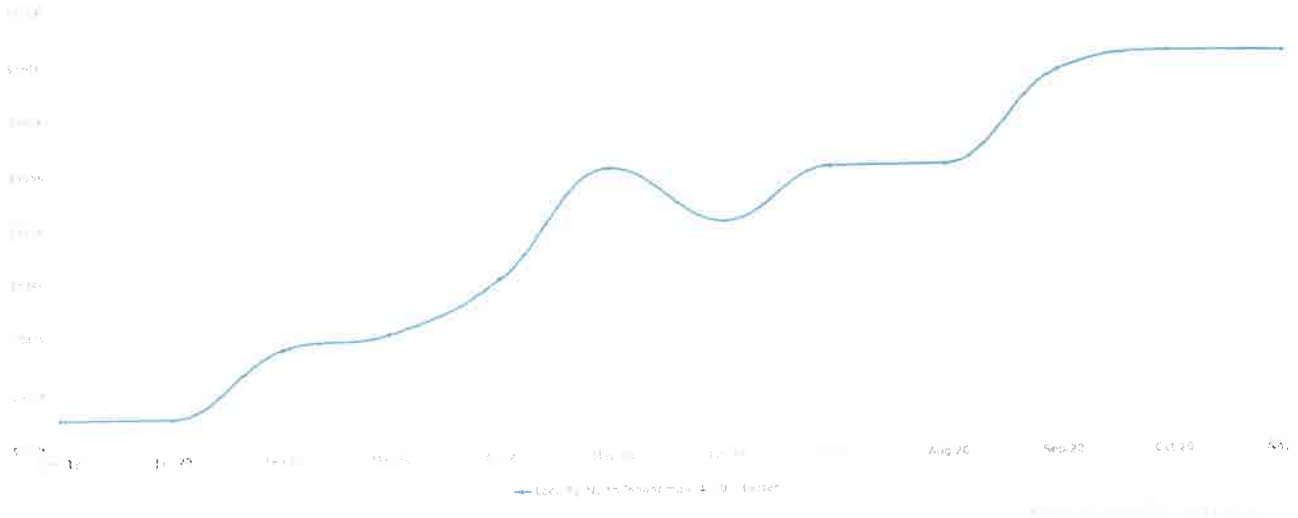
Distance 0.59km



DOM = Days on market

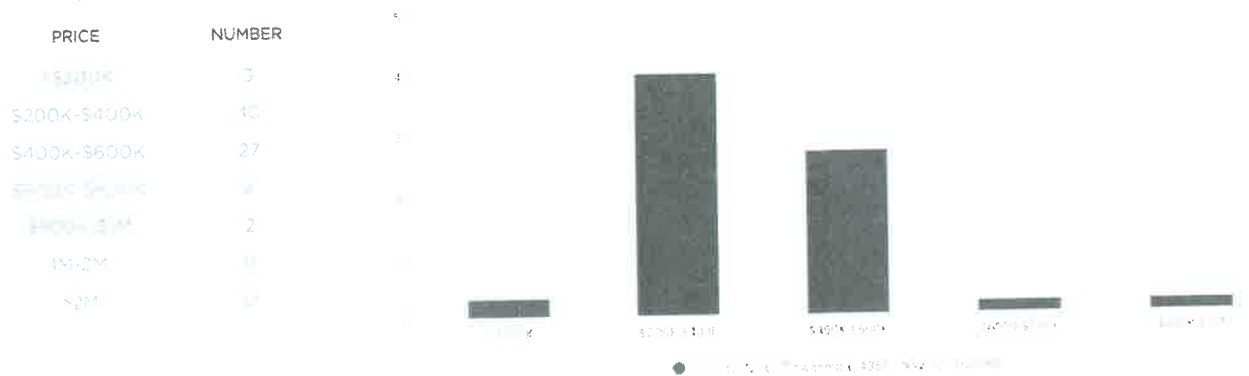
Recent Market Trends

Median Sale Price - 12 months (House)



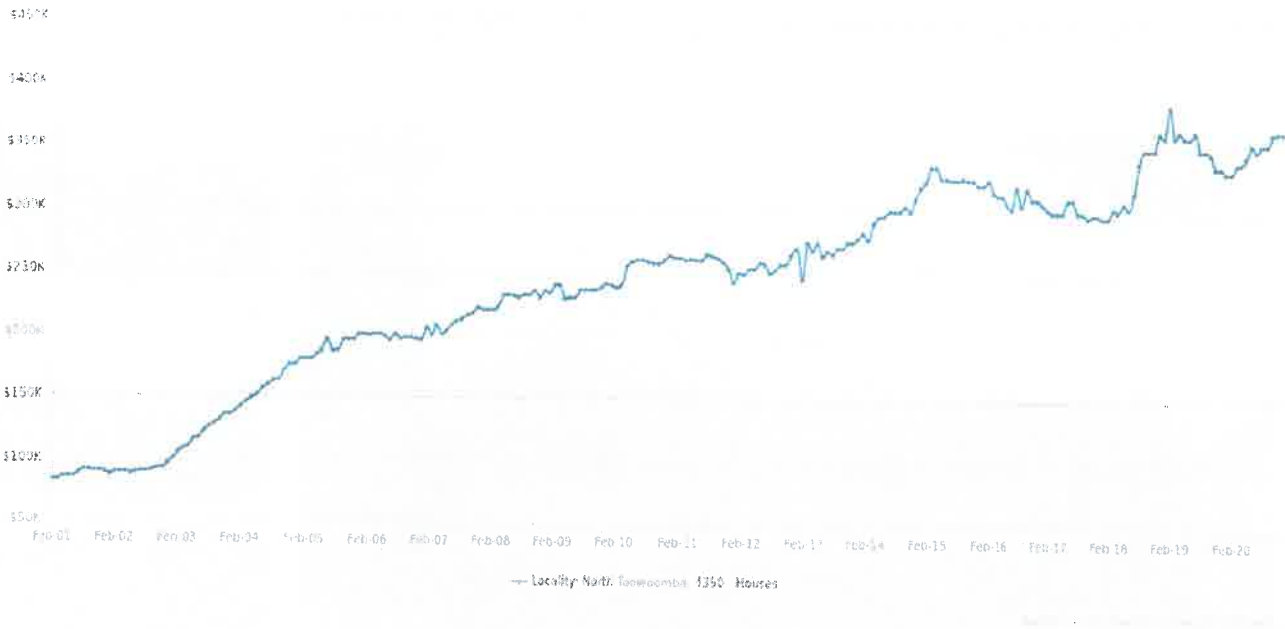
| PERIOD | PROPERTIES SOLD | MEDIAN PRICE | GROWTH | DAYS ON MARKET | LISTINGS | ASKING RENT |
|----------|-----------------|--------------|---------|----------------|----------|-------------|
| Nov 2020 | 4 | \$365,000 | -0.0% | 31 | 32 | \$307 |
| Oct 2020 | 6 | \$365,125 | 0.4% ▲ | 31 | 29 | \$307 |
| Sep 2020 | 5 | \$363,500 | 2.1% ▲ | 31 | 28 | \$310 |
| Aug 2020 | 4 | \$355,000 | 0.0% | 31 | 32 | \$310 |
| Jul 2020 | 11 | \$355,000 | 1.4% ▲ | 33 | 35 | \$300 |
| Jun 2020 | 12 | \$350,000 | -1.4% ▼ | 31 | 33 | \$300 |
| May 2020 | 6 | \$355,000 | 2.9% ▲ | 31 | 28 | \$300 |
| Apr 2020 | 1 | \$345,000 | 1.5% ▲ | 38 | 22 | \$300 |
| Mar 2020 | 4 | \$340,000 | 0.4% ▲ | 39 | 24 | \$300 |
| Feb 2020 | 3 | \$338,750 | 1.9% ▲ | 40 | 26 | \$300 |
| Jan 2020 | 10 | \$332,500 | 0.0% | 39 | 27 | \$300 |
| Dec 2019 | 4 | \$332,500 | -1.1% ▼ | 40 | 27 | \$300 |

Sales by Price - 12 months (House)



Long Term Market Trends

Median Sale Price - 20 years (House)



| PERIOD | PROPERTIES SOLD | MEDIAN PRICE | GROWTH | DAYS ON MARKET | LISTINGS | ASKING RENT |
|--------|-----------------|--------------|---------|----------------|----------|-------------|
| 2021 | - | - | - | - | - | - |
| 2020 | 74 | \$365,000 | 8.6% ▲ | 31 | 97 | \$315 |
| 2019 | 60 | \$336,250 | -7.5% ▼ | 42 | 102 | \$300 |
| 2018 | 64 | \$363,500 | 22.0% ▲ | 29 | 98 | \$290 |
| 2017 | 74 | \$296,000 | -3.9% ▼ | 43 | 123 | \$290 |
| 2016 | 75 | \$310,000 | -3.4% ▼ | 38 | 109 | \$327 |
| 2015 | 86 | \$321,000 | 3.5% ▲ | 52 | 107 | \$300 |
| 2014 | 97 | \$310,000 | 12.7% ▲ | 13 | 106 | \$285 |
| 2013 | 90 | \$275,000 | 3.8% ▲ | 42 | 103 | \$270 |
| 2012 | 61 | \$265,000 | 4.3% ▲ | 31 | 88 | \$260 |
| 2011 | 58 | \$254,000 | -2.3% ▼ | 54 | 86 | \$250 |
| 2010 | 70 | \$260,000 | 9.2% ▲ | 40 | 104 | \$230 |
| 2009 | 99 | \$238,000 | 3.5% ▲ | 29 | 110 | \$220 |
| 2008 | 93 | \$230,000 | 4.0% ▲ | 53 | 101 | \$205 |
| 2007 | 122 | \$221,250 | 12.9% ▲ | 31 | 93 | - |
| 2006 | 99 | \$196,000 | 0.5% ▲ | 55 | 94 | \$165 |
| 2005 | 100 | \$195,000 | 11.4% ▲ | 41 | 101 | - |
| 2004 | 124 | \$175,000 | 29.6% ▲ | 31 | 68 | - |
| 2003 | 160 | \$135,000 | 46.7% ▲ | 15 | - | - |
| 2002 | 155 | \$92,000 | 2.5% ▲ | - | - | - |

Summary

68 Hume Street North Toowoomba QLD 4350



Appraisal price range

\$490-\$550,000

Notes from your agent

Dear David

I have looked at renovated homes on small lots in the area and it appears that there is a price barrier of around \$500,000.

There is only one home that has sold in your area in Collins Street in that \$700-\$800,000 price Range.

It is a fully renovated Gable home with a very large extension and is on a larger allotment.

Collins Street is a premium location and while your Street is closer to the city the allotment is smaller and Hume is a high traffic street.

We have Managed the property for the previous owner since 1997 and in 2012 the property was deemed uninhabitable due to the extensive white ant damage along with the general detriation of the building.

The previous owner looked at restoration of the existing home a number of times and every time it was deemed not possible. The original home was a very small a 2 room cottage and the front is an extension that was tacked on in the 30's looking at the style of gables and windows. Wayne Adams

Disclaimer

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Renovare Toowoomba
Shop 3, 138 Herries Street Toowoomba City QLD 4350
Ph: 0447238923
renovare.com.au
Email: ben.sutton@renovare.com.au
ABN: 91 626 924 865
15104296

Q1305 - 68 Hume Street Pemberton

Dave Pemberton

Toowoomba
QLD 4350
M: +61448000337

Quote Number: Q1305

Quote Valid for 30 days
Building Type: Extension
Quote Date: 4/02/2021

Dear Dave Pemberton,

We are pleased to present you with your preliminary estimate for your Renovation/ Extension at 68 Hume Street.

All we ask is that if you are comparing our quote to others, you compare the other builders products and scope of work to the exact same scope of work and products that we are providing you within this quote.

The next step in your Project is the "APPROVALS" step, this is where we get your job ready for construction by completing the following tasks. Working Drawings, Soil Test, Engineering, Council Approvals and Your Final Product Selections.

We have made a great investment in your project as we would love to continue working with you on your home and will work with you to find any solution for your project that you are comfortable with.

Kind Regards,

Ben and Jake Sutton

Renovare Toowoomba

Specifications and Inclusions

General

- 1.001 - Site Inspection
- 1.002 - N3 or N4 Wind Classification
- 1.003 - Standard Council building development approval fees
- 1.004 - 26 Week Maintenance period
- 1.005 - Public Liability Insurance (\$20,000,000)
- 1.006 - Builders Comprehensive Construction Insurance
- 1.007 - Queensland Building Services Home Warranty Insurance & PLSL Levy
- 1.008 - All Council Fees and Requirements
- 1.009 - Structural Engineering from Baker Rossow Engineers

Structural & External

- 2.001 - Ceiling heights to match existing
- 2.002 - MGP T2 Pine Frame
- 2.003 - Engineered certified prefabricated T2 pie roof Trusses @ 900mm centres
- 2.004 - Metal Ceiling battens to underside of trusses
- 2.005 - Earthwool Insulation to external walls and ceiling
- 2.006 - No provision for restumping or re-levelling existing
- 2.007 - James Hardie Linea board cladding
- 2.008 - New Roof to Extension to match existing roof colour
- 2.009 - New Fascia and gutter to match into existing
- 2.010 - Metal safety battens and bird proofing
- 2.011 - Engineered Smart Frame Joists
- 2.012 - Yellow Tongue Strcuta Flooring and James Hardie Stria Flooring to Wet areas
- 2.013 - Timber pergola Feature

Internal

- 3.001 - Plasterboard to new ceiling and Walls (Or VJ Sheeting)
- 3.002 - Villaboard to wet areas
- 3.003 - Match in existing architraves and skirting
- 3.004 - 90mm Plaster cornice
- 3.005 - Tiles in Ensuite floor to ceiling wall tile with / Tile Allowance \$35 per m2
- 3.006 - Laundry, Powder and pantry Tiled floors with \$35 per m2 allowance
- 3.007 - Installation of 1 x Double Towel Rail and 1 x Toilet Roll Holder
- 3.008 - 450mmx450mm Tiled Niches to shower
- 3.009 - On bathroom wall with cavity slider Tiles will stop where cavity is behind wall (due to new regulations that don't allow tiles to be installed on cavity slider wall)
- 3.010 - Match existing internal doors and door hardware

Waste Management

- 4.001 - 12m2 Skip bin

Hire Items

- 5.001 - Tarp Hire
- 5.002 - Machine Hire
- 5.003 - Site Toilet

Site Preparation

- 6.001 - REMOVE METAL ROOF INC FASCIA AND GUTTER

Initials:

Builder: _____ Customer: _____

Specifications and Inclusions

Site Preparation

- 6.002 - REMOVE WALL FRAMING
- 6.003 - REMOVE WALL LINING
- 6.004 - REMOVE DOORS / WINDOWS
- 6.005 - REMOVE CUPBOARDS AND INC TOP
- 6.006 - REMOVE SOFFITS
- 6.007 - REMOVE ANY SINK INC TAPWARE
- 6.008 - REMOVE WALL MIXER/ TAPS / LAUNDRY STOPS
- 6.009 - REMOVE BEARERS AND JOISTS
- 6.010 - REMOVE ROOF FRAMING

Carpentry

- 7.001 - SET OUT / PROFILES
- 7.002 - SETTING UP AND CASTING INTO GROUND POSTS OR STIRRUPS
- 7.003 - INSTALL ANY POSTS ONTO FOOTING OR STIRRUP
- 7.004 - SUB FLOOR FRAMING - INC TIE DOWN AND PREP
- 7.005 - 19MM WET AREA FLOORING
- 7.006 - 19MM PARTICLE BOARD FLOORING
- 7.007 - PREFABRICATED WALL FRAMING
- 7.008 - INSTALL PREFABRICATED TRUSSES INC TIE-DOWN
- 7.009 - INSTALL ANY TYPE OF BEAM (HAND LIFTED ONLY)
- 7.010 - GENERAL TIE DOWN - RODS, BRACING, TRANSFER (FLOOR AREA)
- 7.011 - PREPARE CEILING FOR LINING'S (BATTENS OR NOGGING)
- 7.012 - PREPARE WALL FRAMES FOR LINING'S (INTERNAL) (WALL AREA)
- 7.013 - INSTALL WINDOWS / DOORS INC HUNG EXTERNAL DOORS
- 7.014 - INSTALL SARKING / FLASHING'S (INC WINDOW FLASHING)
- 7.015 - INSTALL BOARD TYPE CLADDING - UNDER 200MM COVER
- 7.016 - INSTALL 1 STOREY STOPS OR 1 WINDOW
- 7.017 - INSTALL SOFFITS - UP TO 450 INC COVER STRIP
- 7.018 - HANG DOORS - JAMB / ARCH INC - CAVITY SLIDER INC
- 7.019 - FIT STANDARD DOOR HARDWARE - LOCK / STOP / 32X11
- 7.020 - INSTALL ARCHITRAVES (PER 5.4M)
- 7.021 - INSTALL SKIRTING (PER 5.4M)
- 7.022 - FIT STANDARD BATHROOM HARDWARE (PER BATH)
- 7.023 - INSTALL DECKING - PER LM - S/S SCREW OR HAND NAIL
- 7.024 - INSTALL HANDRAIL ONLY
- 7.025 - TIMBER BALUSTRADES - 50MM GAP - 66M BALUSTERS

Structural Steel

- 8.001 - Steel Adjustable Stumps

Windows/ Doors

- 9.001 - Balances with Lifters & Latch. Supply New Guinea Rosewood Double Hung Window 1200 x 900mm. To have Single Light Sashes with 4mm Clear Toughened Glass. The Sashes will be fitted on Spiral
- 9.002 - Balances with Lifters & Latch. Supply New Guinea Rosewood Double Hung Window 1200 x 900mm. To have Single Light Sashes with 6.5mm White Translucent Glass. The Sashes will be fitted on Spiral
- 9.003 - Balances with Lifters & Latch. Supply New Guinea Rosewood Double Hung Window 1200 x 600mm. To have Single Light Sashes with 4mm Clear Toughened Glass. The Sashes will be fitted on Spiral
- 9.004 - Supply New Guinea Rosewood Double Hung Window 1000 x 1200mm. To have Single Light Sashes with 4mm Clear Toughened Glass. The Sashes will be fitted on Spiral Balances with Lifters & Latch.

Initials:

Builder: _____ Customer: _____

Specifications and Inclusions

Windows/ Doors

- 9.005 - Supply New Guinea Rosewood Double Hung Window 2100x600mm. To have Single Light Sashes with 4mm Clear Glass. The Sashes will be fitted on Spiral Balances with Lifters & Latches.
- 9.006 - Clear JST1 External Double Door - Door Jamb, Skirts & Arcs, Entrance Set



- 9.007 - RV External Laundry Door - Door Jamb, Skirts & Arcs, Entrance Set



Joinery/ Robe doors

- 10.001 - Supply and install Kitchen consisting of following.
- 10.002 - •20mm Smart stone essentials range tops.
- 10.003 - •2 Pack series 4 Doors.
- 10.004 - •Standard range handles.
- 10.005 - •Pediment Mould to overheads.
- 10.006 - •2000 of Lower cupboards.
- 10.007 - •3500 of Overheads cupboards.
- 10.008 - •Wall oven-micro tower with 2 Metabox drawers.
- 10.009 - •900 of Fridge overheads
- 10.010 - •8 Sets of 3 Metabox drawers.
- 10.011 - •3 Single Metabox drawers.
- 10.012 - Supply and install Pantry consisting of the following.
- 10.013 - •Post formed laminated tops.
- 10.014 - •White board doors and gables
- 10.015 - •Standard range of handles

Initials:

Builder: _____ Customer: _____

Specifications and Inclusions

Joinery/ Robe doors

- 10.016 - •Dishwasher space.
- 10.017 - •Freezer space.
- 10.018 - •3900 of Lower cupboards.
- 10.019 - •2800 of Tall open cupboards.
- 10.020 - Supply and install Laundry consisting of following.
- 10.021 - •20mm Smart stone essentials range tops
- 10.022 - •Standard range colour board doors and gables.
- 10.023 - •Standard range of handles.
- 10.024 - •Wash machine space.
- 10.025 - •2600 of Lower cupboards.
- 10.026 - Supply and install Family cupboards consisting of following.
- 10.027 - •Standard range colour board doors and gables.
- 10.028 - •Standard range handles.
- 10.029 - •Glass insets in doors.
- 10.030 - •Glass shelves in cupboards.
- 10.031 - Supply and install 2 –Vanity's consisting of following.
- 10.032 - •20mm Smart stone essentials range tops.
- 10.033 - •Standard range colour board doors and gables.
- 10.034 - •Standard range handles.
- 10.035 - •800 of Lower cupboard in Powder room vanity.
- 10.036 - •500 of Lower in Ensuite vanity.
- 10.037 - •Two sets of 4 Metabox drawers in Ensuite vanity.
- 10.038 - Supply and install Broom-Linen shelving consisting of following.
- 10.039 - •4- White board shelves on cleats.
- 10.040 - Supply and install Bed 1 inserts consisting of following.
- 10.041 - •2 Type C towers with 4 Metabox drawers in each.
- 10.042 - •2 Hat shelves.
- 10.043 - •2 Hang rods.
- 10.044 - Supply and install sliding robe doors consisting of following.
- 10.045 - •2- Sets of 2 Doors.
- 10.046 - •Standard powder coated frames.
- 10.047 - •Standard range of colour board inserts.

Sky lights

- 11.001 - VELUX Flexible Sun Tunnel



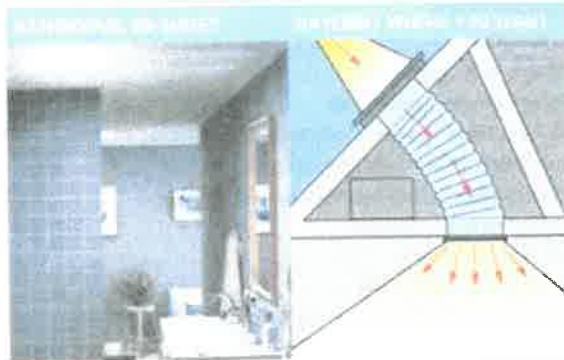
Initials:

Builder: _____ Customer: _____

Specifications and Inclusions

Sky lights

- 11.002 - install skylights



Painter

- 12.001 - Painter - Watty! Paints internal 3 coat system (ceilings, walls, eaves, downpipes, doors, trim) new and existing
- 12.002 - Painter external Watty! Paints
- 12.003 - Fascia and gutter
- 12.004 - DECKING - DOES NOT INCLUDE SANDING

Electrician

- 13.001 - Disconnect Labour and Material
- 13.002 - GPO per Point (Including Basic GPO) single or double /
- 13.003 - Weatherproof GPO /
- 13.004 - 4 Gang GPO (including basic Fitting)
- 13.005 - Tv Point /
- 13.006 - Light Per Point (excluding Light) /
- 13.007 - Heat Tastic Per Point (excluding Tastic Fitting) /
- 13.008 - Twin LED Sensor Light /
- 13.009 - cooktop circuit
- 13.010 - CONNECT POWER TO OVEN
- 13.011 - STANDARD METER BOX FIT OFF
- 13.012 - SAFETY SWITCH /
- 13.013 - install rangehood
- 13.014 - Tri Colour 90mm Down Lights 9W LED /
- 13.015 - Heat Tastic Fitting /
- 13.016 - Smoke Alarms Hard Wired /
- 13.017 - Light with mechanical ventilation for W.C
- 13.018 - Oyster Light
- 13.019 - Move NBN
- 13.020 - Ducted Air conditioning

Plumber

- 14.001 - BATHROOM DRAINAGE COMPLETE
- 14.002 - PANTRY DRAINAGE COMPLETE
- 14.003 - LAUNDRY DRAINAGE COMPLETE
- 14.004 - O.R.G COMPLETE
- 14.005 - DOWN PIPE COMPLETE 1 STOREY
- 14.006 - ROUGH IN & FIT OFF ANY SHOWER HEAD
- 14.007 - ROUGH IN & FIT OFF ANY TOILET SUITE

Initials:

Builder: _____ Customer: _____

Specifications and Inclusions

Plumber

- 14.008 - ADDITION OF Gas Pipe - UP TO 10M PIPE
- 14.009 - ROUGH IN & FIT OFF ANY MIXER OR COMBO
- 14.010 - ROUGH IN & FIT OFF ANY SINK
- 14.011 - Install tank
- 14.012 - 10,000L Tank Toowoomba Plastics
- 14.013 - Davey Silver Pressure Pump

Glazing

- 15.001 - BRADNAMS INSTALL
- 15.002 - SIGNATURE S2 OR S3 | FRONT ONLY TO 1000MM
- 15.003 - FRAMELESS | 900MM HIGH X 1500MM WIDE
- 15.004 - FRAMELESS | 900MM HIGH X 900MM WIDE

Waterproofing

- 16.001 - Waterproofer Ensuite, Powder and Laundry

Tiler

- 17.001 - Floor Tiles @ \$35 per m2
- 17.002 - Wall Tiles @ \$35 per m2
- 17.003 - Tiler Labour per m2
- 17.004 - BEDDING - SHOWER ONLY
- 17.005 - Silicone per l/m
- 17.006 - 450x450mm Niche
- 17.007 - Metal angle per length
- 17.008 - Shower Grate (strip, round or square)

Insulation

- 18.001 - Supply & Fit Earthwool Acoustic Insulation
- 18.002 - Supply & fit Earthwool R1.5 Wall batts
- 18.003 - Supply & Fit Earthwool R2.5 Ceiling batts
- 18.004 - Bradford Polymax Underfloor insulation R2.0

Floor Covering

- 19.001 - Supply and install Timber hardwood flooring, sand and polish

Initials:

Builder: _____ Customer: _____

Specifications and Inclusions

Fixtures & Fitting's

20.001 - Posh Domaine Rimless Close Coupled Back to Wall Toilet Suite Bottom Inlet with Soft Close Quick Release Seat (4 Star)



20.002 - American Standard Studio Wall Basin with Fixing Kit 1 Taphole 350mm White



20.003 - Kado Era Basin Mixer Chrome (5 Star)



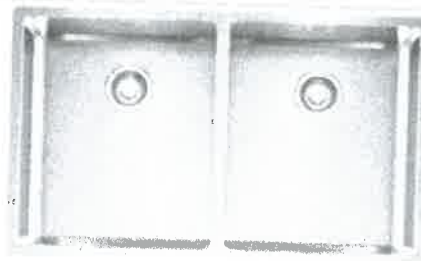
Initials:

Builder: _____ Customer: _____

Specifications and Inclusions

Fixtures & Fittings

20.004 - Franke Bow BXX220-36 Double Bowl
Inset/Undermount/Flushmount Sink Pack Type 1
Stainless Steel



20.005 - Kado Era English Sink Mixer Large Chrome (4 Star)



20.006 - Kado Era Twin Rail Shower Lever Handle Chrome (4 Star)



Initials:

Builder: _____ Customer: _____

Specifications and Inclusions

Fixtures & Fitting's

20.007 - Posh Solus Semi Inset Basin 1 Taphole 540 x 450mm
White



20.008 - Posh Solus Freestanding Bath 1500 x 700 x 560mm
White



Initials:

Builder: _____ Customer: _____

Specifications and Inclusions

Fixtures & Fitting's

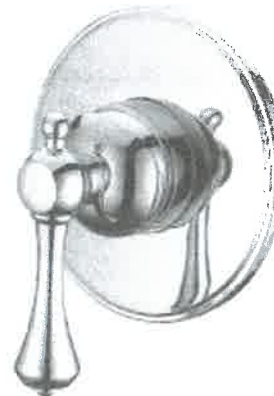
20.009 - Kado Era Toilet Roller Holder Chrome



20.010 - Mizu Drift Uni Dn40 Pop UP P&W Chrome



20.011 - Kado Era Shower Mixer Chrome



Initials: _____
Builder: _____ Customer: _____

Toowoomba
QLD 4350
447238923
renovare.com.au
renovare.com.au
06 924 865
15104296



RENOVARE

Feels like new

Renovare Toowoomba
Shop 3, 138 Herries Street Toowoomba City QLD 4350
Ph: 0447238923
renovare.com.au
Email: ben.sutton@renovare.com.au
ABN: 91 626 924 865
15104296

Incl. GST

\$2,395.36

Specifications and Inclusions

Fittings

Barco Era Wall Bath Outlet 150mm Chrome



Concrete for carport
Formwork frame installed

CEILING BATTEN BULK PACK++6100MM C ZINC REGIONAL
Supply, install, set & sand, plasterboard, wallboard & Cornice

\$12,473.78

Accessories

Inclusions

Interior design assistance (Barco custom Joinery)
Plumbing Fittings consultancy assistance (Reece Plumbing)
Tile choice consultancy assistance (National Tiles)
Wall Paints 3 Coat System

Client will have a builders clean on completion (which is pretty thorough) but may require professional clean before moving in)

Customer: _____

\$17,566.87

\$1,928.24

Quoted Items

| Description of items | | Total exd. GST |
|----------------------|--|--------------------|
| 1 | Administrative Costs | \$25,228.28 |
| 1.1 | Construction Insurance | |
| 1.2 | QBCC Insurance | |
| 1.3 | Q Leave Levy | |
| 1.4 | DA Approvals | |
| 1.5 | Certification | |
| 1.6 | Plans | |
| 1.7 | Engineering | |
| 2 | Waste Management | \$5,186.41 |
| 2.1 | 12m2 Skip bin | |
| 3 | Hire Items | \$13,513.58 |
| 3.1 | Tarp Hire | |
| 3.2 | Machine Hire | |
| 3.3 | Site Toilet | |
| 3.4 | Scaffold Hire | |
| 4 | Site Preparation | \$13,499.35 |
| 4.1 | REMOVE METAL ROOF INC FASCIA AND GUTTER | |
| 4.2 | REMOVE WALL FRAMING | |
| 4.3 | REMOVE WALL LINING | |
| 4.4 | REMOVE DOORS / WINDOWS | |
| 4.5 | REMOVE CUPBOARDS AND INC TOP | |
| 4.6 | REMOVE SOFFITS | |
| 4.7 | REMOVE ANY SINK INC TAPWARE | |
| 4.8 | REMOVE WALL MIXER/ TAPS / LAUNDRY STOPS | |
| 4.9 | REMOVE BEARERS AND JOISTS | |
| 4.10 | REMOVE ROOF FRAMING | |
| 5 | Framing/ Hardware | \$38,524.11 |
| 5.1 | FC FLOORING SECURA SCYON JH++2700X600X19MM INTERNAL 404173 | |
| 5.2 | 820 Internal Door - Hung, Door Jamb, Arcs, Door Locks HINGE HIRLINE FIXED PIN TRIO++254X100MM EA ZP WLH7165FPZP20 Gainsborough Bright Chrome Bailey Passage Lever Set SCREWS CSK LONG THRD ZP ZENITH++7GX25 PH PK35 EAE1325 PINE DAR FJ PENCIL ROUND CLEAR++92X18MM 5.4M CLEAR 4 EDGE DOOR STOP ADOORED++CYLINDER MAGNET SC T0543 DOOR INT FLUSH H/COMB HUME++2040X820X35 PRIMECOAT H1 PINE DAR FJ CLEAR++31X11MM 5.4M | |

Quoted Items

| Description of items | | Total exd. GST |
|----------------------|--|--------------------|
| 5.3 | 1200 XS24 door and frame PINE MOULDING FJ BULLNOSE++42X11MM 5.4M CLEAR Trevi Entrance lock set DOOR ENT SAVOY 2040X1200X40 TRANS LAM XS24 FRAME ENT PIVOT 2155X1266X140 PIVA | |
| 5.4 | Stair Stringer Bolt Down - 5 Tread Pair | |
| 5.5 | KWILA MERBAU DRESSED++140X42MM L/M | |
| 5.6 | Engineered Frames and beams Cypress | |
| 5.7 | Timber Step Treads 250x55 HWD - 1800 | |
| 5.8 | PB STRUCTAFLOR YELLOW TONGUE++3600X900MM 19MM GP | |
| 5.9 | LVL13 H2S++200X63MM L/M | |
| 5.10 | DECKING SPOTTED GUM++86X19MM L/M KD STD | |
| 5.11 | Colorbond sheeting (Wall Cladding laying horizontal) | |
| 5.12 | MERBAU POST LAMINATED++90X90MM 3.0M DAR SELECT | |
| 5.13 | material | |
| 6 | Carpentry | \$40,404.59 |
| 6.1 | SET OUT / PROFILES | |
| 6.2 | SETTING UP AND CASTING INTO GROUND POSTS OR STIRRUPS | |
| 6.3 | INSTALL ANY POSTS ONTO FOOTING OR STIRRUP | |
| 6.4 | SUB FLOOR FRAMING - INC TIE DOWN AND PREP | |
| 6.5 | 19MM WET AREA FLOORING | |
| 6.6 | 19MM PARTICLE BOARD FLOORING | |
| 6.7 | PREFABRICATED WALL FRAMING | |
| 6.8 | INSTALL PREFABRICATED TRUSSES INC TIE-DOWN | |
| 6.9 | INSTALL ANY TYPE OF BEAM (HAND LIFTED ONLY) | |
| 6.10 | GENERAL TIE DOWN - RODS, BRACING, TRANSFER (FLOOR AREA) | |
| 6.11 | PREPARE CEILING FOR LINING'S (BATTENS OR NOGGING) | |
| 6.12 | PREPARE WALL FRAMES FOR LINING'S (INTERNAL) (WALL AREA) | |
| 6.13 | INSTALL WINDOWS / DOORS INC HUNG EXTERNAL DOORS | |
| 6.14 | INSTALL SARKING / FLASHING'S (INC WINDOW FLASHING) | |
| 6.15 | INSTALL BOARD TYPE CLADDING - UNDER 200MM COVER | |
| 6.16 | INSTALL 1 STOREY STOPS OR 1 WINDOW | |
| 6.17 | INSTALL SOFFITS - UP TO 450 INC COVER STRIP | |
| 6.18 | HANG DOORS - JAMB / ARCH INC - CAVITY SLIDER INC | |
| 6.19 | FIT STANDARD DOOR HARDWARE - LOCK / STOP / 32X11 | |
| 6.20 | INSTALL ARCHITRAVES (PER 5.4M) | |
| 6.21 | INSTALL SKIRTING (PER 5.4M) | |
| 6.22 | FIT STANDARD BATHROOM HARDWARE (PER BATH) | |
| 6.23 | INSTALL DECKING - PER LM - S/S SCREW OR HAND NAIL | |
| 6.24 | INSTALL HANDRAIL ONLY | |
| 6.25 | TIMBER BALUSTRADES - 50MM GAP - 66M BALUSTERS | |
| 7 | Structural Steel | \$13,183.19 |
| 7.1 | Steel Adjustable Stumps 75x75 3mm Concrete Adjustable stump top | |

Quoted Items

| Description of items | Total excl. GST |
|---|--------------------|
| 8 Roofing | \$23,407.68 |
| 8.1 Colorbond 150 Quad gutter | |
| 8.2 Sarking-Tyvek Homewrap | |
| 8.3 0.42 Custom orb Colorbond roof, battens, safety battens (to extension only) | |
| 8.4 colorbond valleys | |
| 8.5 colorbond ridge capping | |
| 8.6 Labour | |
| 8.7 FASCIA PRIMED FJ PINE H3 LOSP++180X19MM 6.0M | |
| 9 Windows/ Doors | \$26,083.02 |
| 9.1 Balances with Lifters & Latch. Supply New Guinea Rosewood Double Hung Window 1200 x 900mm. To have Single Light Sashes with 4mm Clear Toughened Glass. The Sashes will be fitted on Spiral | |
| 9.2 Balances with Lifters & Latch. Supply New Guinea Rosewood Double Hung Window 1200 x 900mm. To have Single Light Sashes with 6.5mm White Translucent Glass. The Sashes will be fitted on Spiral | |
| 9.3 Balances with Lifters & Latch. Supply New Guinea Rosewood Double Hung Window 1200 x 600mm. To have Single Light Sashes with 4mm Clear Toughened Glass. The Sashes will be fitted on Spiral | |
| 9.4 Supply New Guinea Rosewood Double Hung Window 1000 x 1200mm. To have Single Light Sashes with 4mm Clear Toughened Glass. The Sashes will be fitted on Spiral Balances with Lifters & Latch. | |
| 9.5 Supply New Guinea Rosewood Double Hung Window 2100x600mm. To have Single Light Sashes with 4mm Clear Glass. The Sashes will be fitted on Spiral Balances with Lifters & Latches. | |
| 9.6 Deliver above Windows & Doors to Site | |
| 9.7 Clear JST1 External Double Door - Door Jamb, Skirts & Arcs, Entrance Set DOOR SEAL ARCHITECTURAL RAVEN++1250MM CA A4C1250 RP4 PINE MOULDING FJ BULLNOSE++42X11MM 5.4M CLEAR MERBAU FRENCH LITE SILL++140X31MM 0.9M REBATED SELECT DOOR JAMB EXT FJ H3 PRIMED++140X30MM 5.2M SGL REBATD LOSP Trevi Entrance lock set SCREWS CSK LONG THRD ZP ZENITH++7GX25 PH PK35 EAE1325 Hume Doors & Timber Joinery JST1 Clear Glass External Door - 720mm x 2040mm x 40mm HINGE BUTT FP ZENITH++100MM SCP HTB6100 EA DOOR STOP ADOORED++CYLINDER MAGNET SC T0543 | |
| 9.8 RV External Laundry Door - Door Jamb, Skirts & Arcs, Entrance Set Hume Doors & Timber Glass Opening XF3 Clear Glass Duracote External Door - 820mm x 2040mm x 40mm PINE MOULDING FJ BULLNOSE++42X11MM 5.4M CLEAR HINGE BUTT FP ZENITH++100MM SCP HTB6100 EA DOOR JAMB EXT FJ H3 PRIMED++140X30MM 5.2M SGL REBATD LOSP MERBAU FRENCH LITE SILL++140X31MM 0.9M REBATED SELECT DOOR STOP ADOORED++CYLINDER MAGNET SC T0543 SCREWS CSK LONG THRD ZP ZENITH++7GX25 PH PK35 EAE1325 DOOR SEAL ARCHITECTURAL RAVEN++1250MM CA A4C1250 RP4 Trevi Entrance lock set | |

Quoted Items

| Description of items | | Total exd. GST |
|----------------------|---|--------------------|
| 10 | Electrician | \$32,395.36 |
| 10.1 | Disconnect Labour and Material | |
| 10.2 | GPO per Point (Including Basic GPO) single or double / | |
| 10.3 | Weatherproof GPO / | |
| 10.4 | 4 Gang GPO (including basic Fitting) | |
| 10.5 | Tv Point / | |
| 10.6 | Light Per Point (excluding Light) / | |
| 10.7 | Heat Tastic Per Point (excluding Tastic Fitting) / | |
| 10.8 | Twin LED Sensor Light / | |
| 10.9 | cooktop circuit | |
| 10.10 | CONNECT POWER TO OVEN | |
| 10.11 | STANDARD METER BOX FIT OFF | |
| 10.12 | SAFETY SWITCH / | |
| 10.13 | install rangehood | |
| 10.14 | Tri Colour 90mm Down Lights 9W LED / | |
| 10.15 | Heat Tastic Fitting / | |
| 10.16 | Smoke Alarms Hard Wired / | |
| 10.17 | Light with mechanical ventilation for W.C | |
| 10.18 | Oyster Light | |
| 10.19 | Move NBN | |
| 10.20 | Ducted Air conditioning | |
| 11 | Plumber | \$12,473.78 |
| 11.1 | BATHROOM DRAINAGE COMPLETE | |
| 11.2 | PANTRY DRAINAGE COMPLETE | |
| 11.3 | LAUNDRY DRAINAGE COMPLETE | |
| 11.4 | O.R.G COMPLETE | |
| 11.5 | DOWN PIPE COMPLETE 1 STOREY | |
| 11.6 | ROUGH IN & FIT OFF ANY SHOWER HEAD | |
| 11.7 | ROUGH IN & FIT OFF ANY TOILET SUITE | |
| 11.8 | ADDITION OF Gas Pipe - UP TO 10M PIPE | |
| 11.9 | ROUGH IN & FIT OFF ANY MIXER OR COMBO | |
| 11.10 | ROUGH IN & FIT OFF ANY SINK | |
| 11.11 | Install tank | |
| 11.12 | 10,000L Tank Toowoomba Plastics | |
| 11.13 | Davey Silver Pressure Pump | |
| 12 | Plasterer | \$17,566.87 |
| 12.1 | CEILING BATTEN BULK PACK++6100MM C ZINC REGIONAL | |
| 12.2 | Supply, install, set & sand, plasterboard, villaboard & Cornice | |
| 13 | Waterproofing | \$1,928.24 |
| 13.1 | Waterproofer Ensuite, Powder and Laundry | |

Quoted Items

| Description of items | | Total excl. GST |
|----------------------|--|--------------------|
| 14 | Tiler | \$11,923.21 |
| 14.1 | Floor Tiles @ \$35 per m2 | |
| 14.2 | Wall Tiles @ \$35 per m2 | |
| 14.3 | Tiler Labour per m2 | |
| 14.4 | BEDDING - SHOWER ONLY | |
| 14.5 | Silicone per l/m | |
| 14.6 | 450x450mm Niche | |
| 14.7 | Metal angle per length | |
| 14.8 | Shower Grate (strip, round or square) | |
| 15 | Insulation | \$3,244.73 |
| 15.1 | Supply & Fit Earthwool Acoustic Insulation | |
| 15.2 | Supply & fit Earthwool R1.5 Wall batts | |
| 15.3 | Supply & Fit Earthwool R2.5 Ceiling batts | |
| 15.4 | Bradford Polymax Underfloor insulation R2.0 | |
| 16 | Joinery/ Robe doors | \$46,187.83 |
| 16.1 | Supply and install Kitchen consisting of following. | |
| 16.2 | •20mm Smart stone essentials range tops. | |
| 16.3 | •2 Pack series 4 Doors. | |
| 16.4 | •Standard range handles. | |
| 16.5 | •Pediment Mould to overheads. | |
| 16.6 | •2000 of Lower cupboards. | |
| 16.7 | •3500 of Overheads cupboards. | |
| 16.8 | •Wall oven-micro tower with 2 Metabox drawers. | |
| 16.9 | •900 of Fridge overheads | |
| 16.10 | •8 Sets of 3 Metabox drawers. | |
| 16.11 | •3 Single Metabox drawers. | |
| 16.12 | Supply and install Pantry consisting of the following. | |
| 16.13 | •Post formed laminated tops. | |
| 16.14 | •White board doors and gables | |
| 16.15 | •Standard range of handles | |
| 16.16 | •Dishwasher space. | |
| 16.17 | •Freezer space. | |
| 16.18 | •3900 of Lower cupboards. | |
| 16.19 | •2800 of Tall open cupboards. | |
| 16.20 | Supply and install Laundry consisting of following. | |
| 16.21 | •20mm Smart stone essentials range tops | |
| 16.22 | •Standard range colour board doors and gables. | |
| 16.23 | •Standard range of handles. | |
| 16.24 | •Wash machine space. | |
| 16.25 | •2600 of Lower cupboards. | |
| 16.26 | Supply and install Family cupboards consisting of following. | |
| 16.27 | •Standard range colour board doors and gables. | |
| 16.28 | •Standard range handles. | |
| 16.29 | •Glass insets in doors. | |
| 16.30 | •Glass shelves in cupboards. | |
| 16.31 | Supply and install 2 -Vanity's consisting of following. | |

Quoted Items

| Description of items | | Total excl. GST |
|----------------------|---|--------------------|
| 16.32 | •20mm Smart stone essentials range tops. | |
| 16.33 | •Standard range colour board doors and gables. | |
| 16.34 | •Standard range handles. | |
| 16.35 | •800 of Lower cupboard in Powder room vanity. | |
| 16.36 | •500 of Lower in Ensuite vanity. | |
| 16.37 | •Two sets of 4 Metabox drawers in Ensuite vanity. | |
| 16.38 | Supply and install Broom-Linen shelving consisting of following. | |
| 16.39 | •4- White board shelves on cleats. | |
| 16.40 | Supply and install Bed 1 inserts consisting of following. | |
| 16.41 | •2 Type C towers with 4 Metabox drawers in each. | |
| 16.42 | •2 Hat shelves. | |
| 16.43 | •2 Hang rods. | |
| 16.44 | Supply and install sliding robe doors consisting of following. | |
| 16.45 | •2- Sets of 2 Doors. | |
| 16.46 | •Standard powder coated frames. | |
| 16.47 | •Standard range of colour board inserts. | |
| 16.48 | Joinery as per specs | |
| 17 | Sky lights | \$4,137.50 |
| 17.1 | VELUX Flexible Sun Tunnel | |
| 17.2 | install skylights | |
| 18 | Painter | \$29,700.26 |
| 18.1 | Painter - Watty Paints internal 3 coat system (ceilings, walls, eaves, downpipes, doors, trim) new and existing | |
| 18.2 | Painter external Watty Paints | |
| 18.3 | Fascia and gutter | |
| 18.4 | DECKING - DOES NOT INCLUDE SANDING | |
| 19 | Floor Covering | \$24,687.94 |
| 19.1 | Supply and install Timber hardwood flooring, sand and polish | |
| 20 | Glazing | \$1,172.87 |
| 20.1 | BRADNAMS INSTALL | |
| 20.2 | SIGNATURE S2 OR S3 FRONT ONLY TO 1000MM | |
| 20.3 | FRAMELESS 900MM HIGH X 1500MM WIDE | |
| 20.4 | FRAMELESS 900MM HIGH X 900MM WIDE | |

Quoted Items

| Description of items | | Total excl. GST |
|----------------------|---|--------------------|
| 21 | Fixtures & Fitting's | \$6,544.95 |
| 21.1 | Kado range with bath tub Kado Era Twin Rail Shower Lever Handle Chrome (4 Star) Posh Solus Semi Inset Basin 1 Taphole 540 x 450mm White Posh Solus Freestanding Bath 1500 x 700 x 560mm White Kado Era Toilet Roller Holder Chrome Mizu Drift Uni Dn40 Pop UP P&W Chrome Kado Era Basin Mixer Chrome (5 Star) Kado Era Shower Mixer Chrome Kado Era Wall Bath Outlet 150mm Chrome | |
| 21.2 | Posh Domaine Rimless Close Coupled Back to Wall Toilet Suite Bottom Inlet with Soft Close Quick Release Seat (4 Star) | |
| 21.3 | American Standard Studio Wall Basin with Fixing Kit 1 Taphole 350mm White | |
| 21.4 | Kado Era Basin Mixer Chrome (5 Star) | |
| 21.5 | Franke Bow BXX220-36 Double Bowl Inset/Undermount/Flushmount Sink Pack Type 1 Stainless Steel | |
| 21.6 | Kado Era English Sink Mixer Large Chrome (4 Star) | |
| 22 | Miscellaneous | \$4,780.74 |
| 22.1 | Nails, Screws, Silicones, Adhesives, Nuts and Bolts, Cyclone Rods and Nuts, Sarking | |
| 23 | Carport | \$24,190.58 |
| 23.1 | concrete for carport | |
| 23.2 | Carport frame installed | |



Terms and Conditions

QUOTE IS VALID FOR 30 DAYS

QUOTE IS SUBJECT TO THE OUTCOMES OF THE FOLLOWING DOCUMENTATION;

ENGINEERING DESIGN, SOIL TESTING, BUILDING APPROVALS, TOWN PLANNING APPROVALS, ENERGY EFFICIENCY ASSESSMENTY AND MATERIAL/ PRODUCT SELECTIONS

THIS QUOTE IS BASED OF THE PLANS, DOCUMENTS AND SPECIFICATIONS AT THE TIME OF QUOTATION

THIS QUOTE IS ALSO BASED OFF THE SITE CONDITIONS AT THE TIME OF SITE INSPECTION

| | |
|---------------|---------------------|
| Quote Total: | \$401,590.97 |
| Tax (GST): | \$40,159.15 |
| Total: | \$441,750.12 |

Q1311 - Carport 68 Hume Street

Dave Pemberton

Toowoomba
QLD 4350
M: +61448000337

Quote Number: Q1311
Quote Valid for 30 days
Building Type: Extension
Quote Date: 4/02/2021

Dear Dave Pemberton,

We are pleased to present you with your preliminary estimate for your Renovation/ Extension at 68 Hume Street, North Toowoomba QLD, 4350.

All we ask is that if you are comparing our quote to others, you compare the other builders products and scope of work to the exact same scope of work and products that we are providing you within this quote.

The next step in your Project is the "APPROVALS" step, this is where we get your job ready for construction by completing the following tasks. Working Drawings, Soil Test, Engineering, Council Approvals and Your Final Product Selections.

We have made a great investment in your project as we would love to continue working with you on your home and will work with you to find any solution for your project that you are comfortable with.

Kind Regards,

Ben and Jake Sutton

Renovare Toowoomba

Specifications and Inclusions

Preliminaries

- 1.001 - QBCC Home Warranty Insurance
- 1.002 - Working Drawings
- 1.003 - Council DA approvals and certification

Hire Items

- 2.001 - Skip Bin

Site Preparation

- 3.001 - Earthworks to remove bluestone curb carefully
- 3.002 - removal of soil and retaining walls

Framing/ Carpentry

- 4.001 - Carpentry Labour
- 4.002 - PINE BATTEN++42X35MM 6.0M LOSP H2
- 4.003 - Joiner strip 3m
- 4.004 - FC CLADDING CEMINSEAL RE 6MM++4200X1200MM WALLBOARD 95842
- 4.005 - PINE STRUCTURAL MGP10 BLUE H2++70X35MM 2.4M
- 4.006 - 600 Eaves
- 4.007 - Flashing for corner
- 4.008 - Engineered Frames

Roofing, Fascia and Gutter

- 5.001 - T2 Engineered Roof Scissor Trusses
- 5.002 - Supply and Install 0.42 Colorbond Custom Orb Roofing to match existing. Ridge cap, Valley, Gable Roll, Metal Roof Batten, Screws
- 5.003 - Supply and Install New Colorbond Fascia and Gutter to match existing

Electrician

- 6.001 - Electrical allowance

Painter

- 7.001 - Painter to paint ceiling, Infills and Gable ends (Wattyl Paints 3 Coat System)

Garage Door

- 8.001 - Supply and install Sectional Door in standard styles (Georgian Regency, Mediterranean, Cosmopolitan) in Stoddart's standard colour range including Avanti Auto Opener, 2 x Handsets, 1 x Wall Button

Concreter

- 9.001 - concrete for posts
- 9.002 - Concrete for driveway
- 9.003 - Excludes Bluestone kerb for cross over

Miscellaneous

- 10.001 - Nuts and Bolts, Screws, Nails, Adhesives

Initials:

Builder: _____ Customer: _____

Quoted Items

| Description of items | | Total incl. GST |
|----------------------|--|--------------------|
| 1 | Preliminaries | \$11,882.59 |
| 1.1 | QBCC Home Warranty Insurance | |
| 1.2 | Working Drawings | |
| 1.3 | Council DA approvals and certification | |
| 2 | Hire Items | \$1,158.75 |
| 2.1 | Skip Bin | |
| 3 | Site Preparation | \$5,777.34 |
| 3.1 | Earthworks to remove bluestone curb carefully | |
| 3.2 | removal of soil and retaining walls | |
| 4 | Concreter | \$4,800.54 |
| 4.1 | concrete for posts | |
| 4.2 | Concrete for driveway | |
| 5 | Framing/ Carpentry | \$18,668.56 |
| 5.1 | Carpentry Labour | |
| 5.2 | 90 x 90mm 4.2m DPR Select Merbau Laminated | |
| 5.3 | PINE BATTEN++42X35MM 6.0M LOSP H2 | |
| 5.4 | Joiner strip 3m | |
| 5.5 | FC CLADDING CEMINSEAL RE 6MM++4200X1200MM WALLBOARD 95842 | |
| 5.6 | PINE STRUCTURAL MGP10 BLUE H2++70X35MM 2.4M | |
| 5.7 | 600 Eaves soft sheet nails FC EAVE LINING 4.5MM CSR++2400X600MM 1.44SQM 10218 | |
| 5.8 | KWILA MERBAU DRESSED++140X42MM L/M | |
| 5.9 | Colorbond Zinc Cladding | |
| 5.10 | Flashing for corner | |
| 5.11 | Engineered Frames | |
| 6 | Roofing, Fascia and Gutter | \$13,739.51 |
| 6.1 | T2 Engineered Roof Scissor Trusses | |
| 6.2 | Supply and Install 0.42 Colorbond Custom Orb Roofing to match existing. Ridge cap, Valley, Gable Roll, Metal Roof Batten, Screws | |
| 6.3 | Supply and Install New Colorbond Fascia and Gutter to match existing | |
| 7 | Electrician | \$2,750.00 |
| 7.1 | Electrical allowance | |
| 8 | Painter | \$1,738.00 |
| 8.1 | Painter to paint ceiling, Infills and Gable ends (Wattyl Paints 3 Coat System) | |

Quoted Items

| Description of items | | Total incl. GST |
|----------------------|--|-------------------|
| | | \$3,310.71 |
| 9 | Garage Door | |
| 9.1 | Supply and install Sectional Door in standard styles (Georgian Regency, Mediterranean, Cosmopolitan) in Stoddart's standard colour range including Avanti Auto Opener, 2 x Handsets, 1 x Wall Button | |
| | | \$2,483.04 |
| 10 | Miscellaneous | |
| 10.1 | Nuts and Bolts, Screws, Nails, Adhesives | |

Terms and Conditions

QUOTE IS VALID FOR 30 DAYS

QUOTE IS SUBJECT TO THE OUTCOMES OF THE FOLLOWING DOCUMENTATION;

ENGINEERING DESIGN, SOIL TESTING, BUILDING APPROVALS, TOWN PLANNING APPROVALS, ENERGY EFFICIENCY ASSESSMENTY AND MATERIAL/ PRODUCT SELECTIONS

THIS QUOTE IS BASED OF THE PLANS, DOCUMENTS AND SPECIFICATIONS AT THE TIME OF QUOTATION

THIS QUOTE IS ALSO BASED OFF THE SITE CONDITIONS AT THE TIME OF SITE INSPECTION

| | |
|---------------|--------------------|
| Quote Total: | \$60,280.96 |
| Tax (GST): | \$6,028.08 |
| Total: | \$66,309.04 |



PROJECT NO.
2021 - 204

CLIENT
Alina Meyer

PROJECT NAME
**Proposed Cottages
Development**
PROJECT ADDRESS
**68 Hume Street
North Toowoomba Qld 4350**

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|

DOCUMENT DATE
June 27, 2021

PAPER SIZE
A3

DRAWING TITLE
Cover Page

DOCUMENT PHASE
Prelim Documents

INTRO

**ALINA MEYER
PROPOSED COTTAGE DEVELOPMENT
68 HUME STREET
NORTH TOOWOOMBA
QUEENSLAND 4350**

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**PERSPECTIVE OF ONE OF TWO
COTTAGES**



**ALINA MEYER
PROPOSED COTTAGE DEVELOPMENT
68 HUME STREET
NORTH TOOWOOMBA
QUEENSLAND 4350**

PROJECT NO.
2021 - 204

CLIENT
Alina Meyer

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| REV | DATE | DESCRIPTION |
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|-----|------|-------------|

DOCUMENT DATE
June 27, 2021

PAPER SIZE
A3

DRAWING TITLE
Perspective

DOCUMENT PHASE
Prelim Documents

A101



1 Perspective
Scale: 1:100

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PROJECT NO.
2021 - 204

CLIENT
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**Proposed Cottages
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68 Hume Street
North Toowoomba Qld 4350

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

DOCUMENT DATE
June 27, 2021

PAPER SIZE
A3

DRAWING TITLE
Floor Plan

DOCUMENT PHASE
Prelim Documents

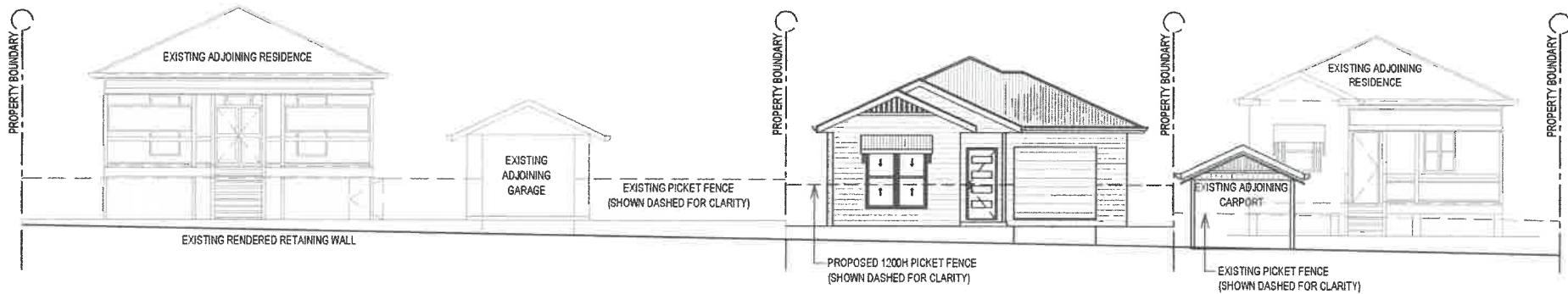


A102

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**TYPICAL
FLOOR PLAN
LAYOUT**
SCALE 1: 100



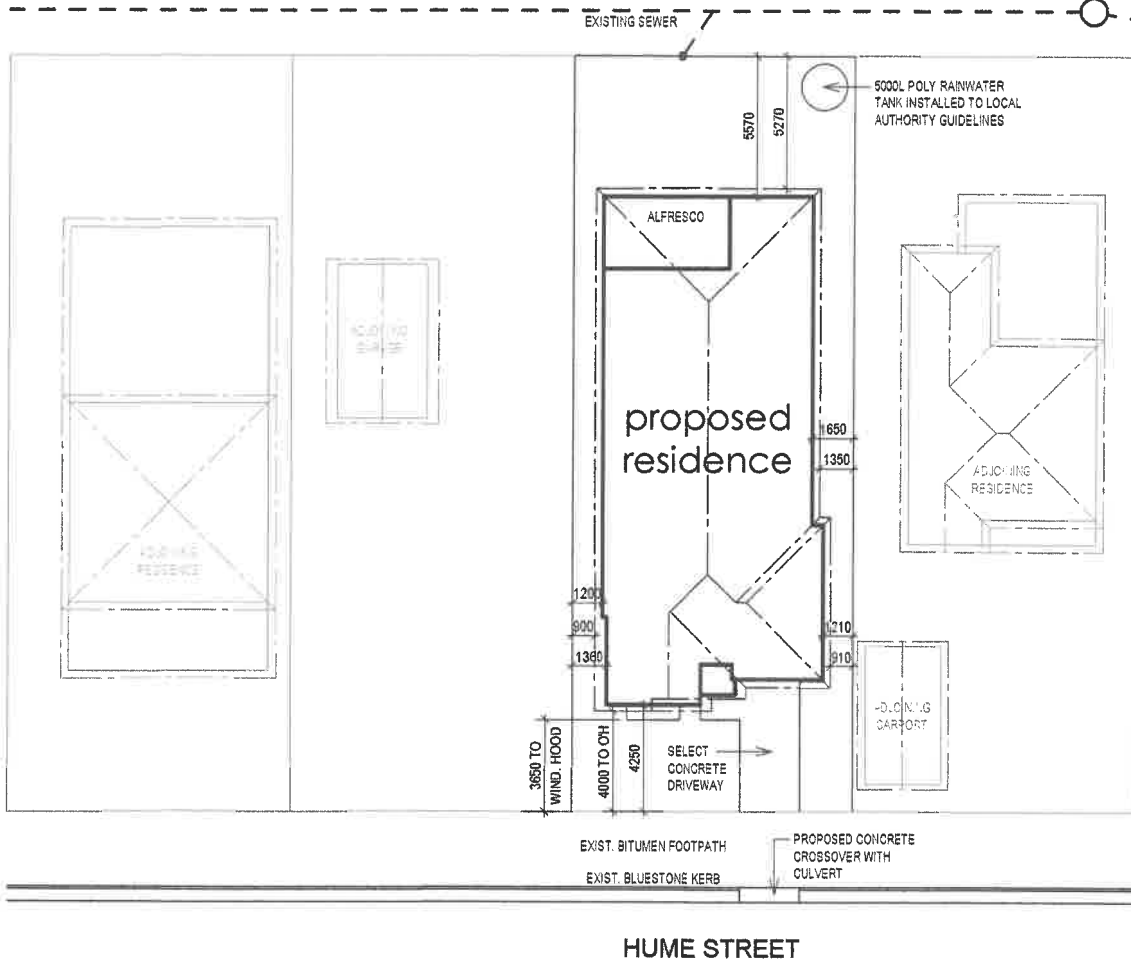


streetscape elevation

PRELIMINARY PLAN

| | | | | | | | |
|-------|-------------------|---|--|--|---|------------------------|--------------------|
| | | PROPOSED RESIDENCE FOR: D PEMBERTON | TITLE: STREETSCAPE ELEVATION |  GORDON BOURKE CONSTRUCTIONS <i>Better by Design</i> | 32 SOWDEN STREET TOOWOOMBA QLD | Date: 26.05.21 | A3 |
| A | ISSUE FOR COMMENT | AT: 68 HUME STREET TOOWOOMBA | | | PH (07) 4630 1577 FAX (07) 4630 1657 | Drawn: BJM | |
| ISSUE | AMENDMENT | DATE | | ABN 21 092 392 526 QBCC LIC 724 502 | Scale: 1 : 125 | Job No: <i>PRELIM.</i> | Issue No: <i>A</i> |
| | | | | | Sheet 3 of 3 | File: P-2021/Pemberton | |

These plans are NOT for construction purposes unless signed by the client/s



site plan

REAL PROPERTY DESCRIPTION
 LOT: 12
 PLAN: RP 16720
 AREA: 336m²
 STREET NUMBER: 68
 LOCAL AUTHORITY: TOOWOOMBA R.C.
 STORM WATER: TO TANK
 SEWERAGE: TO T.R.C. REQUIREMENTS
 EARTHWORKS: -
 DATUM ASSUMED: -
 CONTOUR INTERVAL: -

LEGEND:

| | | | | | |
|-----|-----------------|------|----------------------------|-----|------------------|
| S | SEPTIC | TOK | TOP OF KERB | --- | STORMWATER LINE |
| PO | PUMP OUT | LOK | LIP OF KERB | --- | SEWER LINE |
| RWT | RAIN WATER TANK | DP | DOWNPIPE | --- | EXISTING FENCING |
| IO | INSPECT. OUTLET | BB | BUBBLER | --- | PROPOSED FENCING |
| F | FIRE HYDRANT | AWTS | ALL WASTE TREATMENT SYSTEM | --- | RETAINING WALL |
| W | WATER METER | PTP | PACKAGE TREATMENT PLANT | | |
| T | TELSTRA PIT | | | | |
| E | UGROUND POWER | | | | |
| P | POWER POLE | | | | |
| L | LIGHT POLE | | | | |

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PROPOSED RESIDENCE FOR: **D PEMBERTON**
 AT: **68 HUME STREET TOOWOOMBA**
 TITLE: **SITE PLAN PRESENTATION**

PRELIMINARY PLAN

| | | |
|-------|-------------------|----------|
| A | ISSUE FOR COMMENT | 26.05.21 |
| ISSUE | AMENDMENT | DATE |

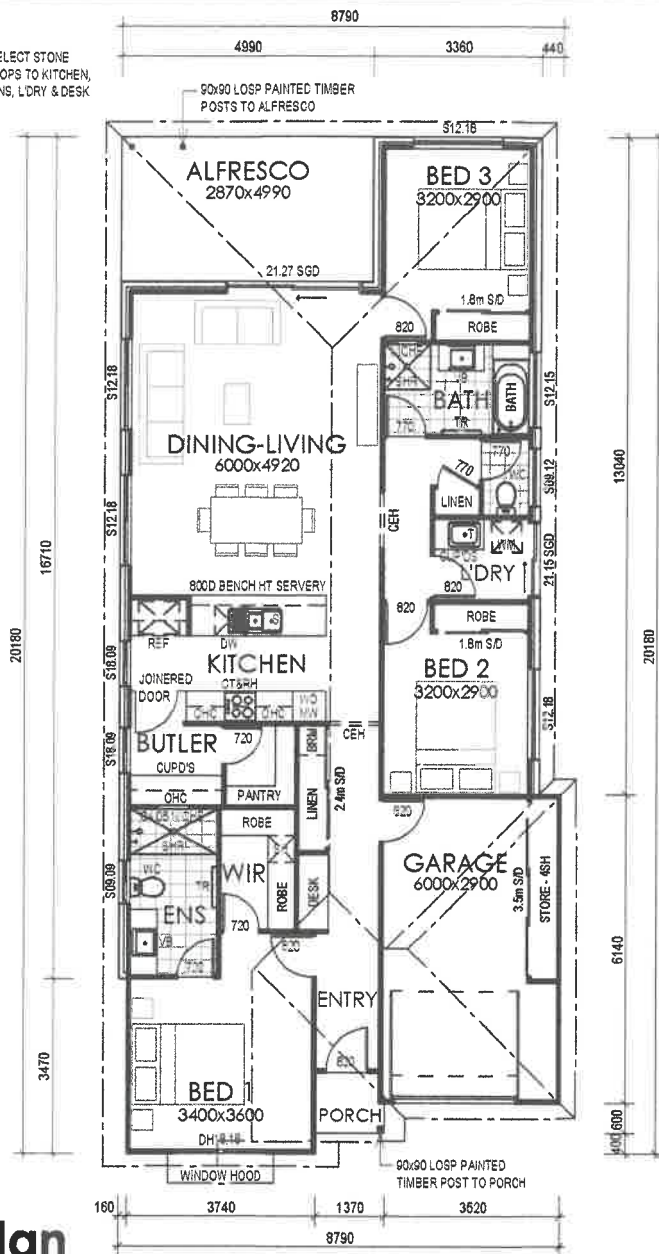
GORDON BOURKE CONSTRUCTIONS
Barbar by Design

32 SOWDEN STREET TOOWOOMBA QLD
 PH (07) 4630 1577
 FAX (07) 4630 1657
 ABN 21 092 392 526
 QBCC LIC 724 502

| | | |
|--------------|------------------------|-----------|
| Date: | 26.05.21 | A3 |
| Drawn: | BJM | |
| Scale: | 1 : 200 | |
| Job No: | PRELIM. | Issue No: |
| Sheet 1 of 3 | File: P-2021/Pemberton | |

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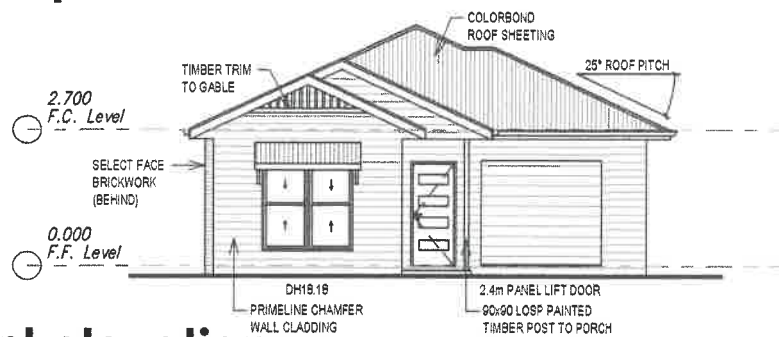
NOTE:
 - 20mm SELECT STONE
 BENCHTOPS TO KITCHEN,
 BATH, ENS, LDRY & DESK



floor area

| | |
|-------------------|---------------------------|
| living area | 151.1m ² |
| alfresco | 14.3m ² |
| porch | 2.2m ² |
| total area | 165.4m² |

floor plan



front elevation

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 SIGNED
 CONTRACTOR

PRELIMINARY PLAN

PROPOSED RESIDENCE FOR:
D PEMBERTON
 AT:
 68 HUME STREET
 TOOWOOMBA

TITLE:
FLOOR PLAN & ELEVATION PRESENTATION

| | | |
|-------|-------------------|----------|
| A | ISSUE FOR COMMENT | 26.05.21 |
| ISSUE | AMENDMENT | DATE |

GORDON BOURKE CONSTRUCTIONS
Better by Design

32 SOWDEN STREET
 TOOWOOMBA QLD
 PH (07) 4630 1577
 FAX (07) 4630 1657
 ABN 21 092 392 526
 QBCC LIC 724 502

| | | |
|--------------|------------------------|-----------|
| Date: | 26.05.21 | A3 |
| Drawn: | BJM | |
| Scale: | 1 : 100 | |
| Job No: | PRELIM. | Issue No: |
| Sheet 2 of 3 | File: P-2021/Pemberton | |

These plans are NQI for construction purposes unless signed by the client/s