



We would like to thank you for inviting us to tender on such a exciting new transformation of your home.

We trust that you will find our tender both comprehensive and considered. We look forward to collaborating together and achieving outstanding results.

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# ICON



A photograph of a modern interior space, likely a dining or lounge area. The room features a polished concrete floor and a white ceiling. On the left, there is a wooden wall. In the center, a dining table with four chairs is visible, with a large window behind it showing a view of a building with a rusted metal wall. On the right, a large glass wall with black frames provides a view of a green lawn and a building. The text "IMAGE PAGE" is overlaid in the center.

IMAGE  
PAGE



This tender breakdown has been compiled in reference to the following documents—

- 1.
- 2.
- 3.
- 4.

Preliminaries & Permits	\$ 9,243
Site Cleans & OHS	\$ 17,300
Hire Items	\$ 17,800
Demolition & Site Preparation	\$ 18,275
Concrete Slab	\$ 57,450
Structural Steel	\$ 14,975
Masonry (incl. render)	\$115,687
Carpentry Frame (incl. hebel powerfloor)	\$ 115,984
Carpentry Lockup	\$ 93,787
Thermal Insulation & Sarking	\$ 9,865
Slate Roofing	\$ 71,898
External Windows & Doors	\$ 103,011
Carpentry Fix	\$ 42,008
Internal Wall & Ceiling Lining (incl. suspended ceilings)	\$ 88,200
Plumbing	\$ 43,440
Sanitary Fittings & Fixtures	\$ 32,753
Electrical	\$ 28,386
Light Fittings & Fixtures	\$ 58,779
Data & Alarm (icl. intercom)	\$ 8,604
Joinery	\$ 129,300
Stone	\$ 79,215
Appliances (incl. gas fireplace)	\$ 34,963
Tiling (incl. waterproofing)	\$ 66,897
Stairs	\$ 11,657
Carpet	\$ 21,025
Heating & Cooling	\$ 56,002
Door Hardware	\$ 3,000
Garage Door	\$ 15,000
Internal Glazing	\$ 10,570
Painting Internal & External	\$ 47,960
Driveway & External Paving	\$ 42,490
Hard Landscaping	\$ 10,000
Front Fence (incl. electric gate)	\$ 20,000
Project Management	\$ 82,224
Overheads & Margin Sub Total	\$ 109,272
ex GST	\$ 1,539,109
GST	\$ 153,911
Total including GST	\$ 1, 693, 020

# IMAGE PAGE

## Joinery Cost Breakdown (Inc. GST)

Entry	\$ 5,205
Kitchen / Butlers Pantry	\$ 48,965
Kitchen / Butlers Pantry Stone	\$ 30,570
Laundry	\$ 9,275
Laundry Stone	\$ 1,860
Living Room	\$ 6,905
Living Room Stone Tops	\$ 6,855
Living Room Stone Chimney Breast	\$ 21,880
Powder Room	\$ 1,675
Powder Room Stone	\$ 6,580
Guest Ensuite	\$ 1,675
Guest Ensuite Stone	\$ 6,580
Guest WIR	\$ 4,260
Master Ensuite	\$ 6,830
Master Ensuite Stone	\$ 7,435
Master WIR	\$ 20,935
Corridor Storage	\$ 5,180
Bedroom 1 Robe	\$ 4,015
Ensuite 1	\$ 1,675
Ensuite 1 Stone	\$ 6,175
Bedroom 2 Robe	\$ 4,015
Bedroom 2 Desk	\$ 1,325
Ensuite 2	\$ 1,675
Ensuite 2 Stone	\$ 6,580
Bedroom 3 Robe	\$ 4,015
Ensuite 3	\$ 1,675
Ensuite 3 Stone	\$ 6,580

Plumbing

- 1. Additional sewer point to the Hydronic has been included.
- 2. We have included a Mizu blizz shower mixer to each of the showers, the American standard shower does not incude a mixer.
- 3. "The Gap" Wall hung toilet has been included in lieu of the Toto "Basic" due to availability.

Lighting Breakdown (Inc. GST)

Titanium Recessed Downlights	\$ 5,275
Muro Uno Wall Lights	\$ 17,424
Pendant Lighting (PC Sum)	\$ 35,000



### Proposed Construction Schedule

Project Commencement	29 / 1 / 2018
Site Establishment / Demolition Complete	16 / 2 / 2018
Footings / Structural Slab Complete	16 / 3 / 2018
Structural Framework Complete	11 / 5 / 2018
Lockup Complete	20 / 7 / 2018
Fixing Stage Complete	12 / 10 / 2018
Joinery Install Complete	9 / 11 / 2018
Project Completion	7 / 12 / 2018

### Value Management Suggestions

Change Stone Selection
Reduce Pendant Lighting PC Sums
Larger Format Brick Selection
Delete Stone to Chimney Breast

Provisional Sums (incl. GST)

Front Fence (incl. electric gate)	\$ 20,000
Pendant Lighting	\$ 35,000
Door Hardware	\$ 3,000
External Pavers (excl. driveway)	\$ 9,800
Lifestiles Tiles	\$ 7,425
Garage Door	\$ 15,000
Staircase	\$ 11,657
Carpet (Supply only)	\$ 17,400
Retaining Walls	\$ 10,000

Exclusions

Asbestos Removal
Building Permit
Any fees or bonds associated with asset protection required by City of Boorondara
Any road closure or permit required by City of Boorondara
Traffic managment if required
Renewal of any existing services (Gas, Electricity etc)
Protection works notices to any adjoining neighbours
Dilapadation survey to any adjoining neighbours
Rock Removal during excavation
Renewal of any boundary fencing
Window Coverings
Soft Landscaping
Washing Machines
Tile Sealing



IMAGE  
PAGE

ICON

- 1.
- 2.
- 3.
- 4.
- 5.

FORMATION

Thank You!

If you've got anything you  
would like to discuss further  
please contact me—

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