



Cost Estimate Report

Created by:
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Lynch Building Group

Prepared For:
Ghazanfar Ahmedi
Lot 920, 19 Shearman Street, Caerleon NSW 2850
Proposed Detached Dual Occupancy



Project Summary

The following proposal provides an outline and estimate of costs for the dual occupancy project of: **Ghazanfar Ahmedi**

This project is to take place at:

Lot 920, 19 Shearman Street, Caerleon NSW 2850

This proposal is based on the plans and / or the initial project conversation to date.

Envisioned Start Date:	March 2025
Proposed Completion Date:	September 2025
Duration of Project:	Six (6) months
Total Cost of Project:	\$823,400.00 Including GST

Money Saver Inclusions

Process Timeline

While due dates will depend on, and be adjusted specifically for your project, here is a general overview of what you can expect throughout the project.

Deliverable	Timeline (Once Contracts are Executed)
Phase 1 – Site Start	1 Week
Phase 2 – Slab / Footings Stage	3 Weeks
Phase 3 – Frame Stage	3 Weeks
Phase 4 – Cladding Stage	3 Weeks
Phase 5 – Internal Linings Stage	4 Weeks
Phase 6 – Fix-out Stage	3 Weeks
Phase 7 – Final Claim	3 Weeks

Note: All timeline dates are subject to weather, public holidays and 2 week Christmas break



Project Specifications

FOR CONSTRUCTION AGREEMENT

- Unless amended to in writing, the contents of this proposal supersede ANY approved plans OR verbal discussions.
- The proposed project will be constructed as per the build contract specifications. Please ensure you have read and understood these documents carefully and agree with what has been included.

1. PRELIMINARIES

- Builders construction insurance while your home is under construction, includes public liability insurance
- Home owners warranty insurance
- Certified wall and roof bracing plans by Calare Civil
- Contour survey by Lynch Building Group representative
- House set out on block by registered surveyor
- Slab designs by registered engineer
- Final working drawings and Basix Certificate prepared by JHL Building Designs (our in-house drafter). If you have not supplied final plans.
- All council or private certifier fees, including long service fees
- All council plumbing and drainage fees including inspections

2. SITE PREPARATION

- Site levelling notes: – cut and fill as necessary

3. TERMITE PROTECTION

- Penetrations, perimeter and control joints protected by physical termite barriers
- H2 treatment of all framing timbers

4. CONCRETE SLAB / FOOTING DETAILS

- Structurally engineered slab designed in accordance with Australian Standard 2870 and designed to suit a: M class site classification
- 150mm rebate waffle pod raft slab design
- 25MPA concrete
- Slab mesh notes: SL82
- Curing compound used on slab and poured with vibrator
- Blob footings to Porch posts
- Piering in fill

Note: Slab costs are subject to site soil classification and engineers details. If not available at the time of proposal an extra will be charged to build contract



5. EXTERNAL CONCRETE "DECORATIVE"

- Concrete as shown on plan for external concrete slabs notes:
100mm plain concrete
- To be dowed into existing slab and expansion joints installed

6. FRAMING INCLUSIONS

- Wall Framing:
 - Radiata pine framing notes : 2400 ceiling height
 - MGP 12 grade timber
 - All studs trenched into plates
 - Timber framing to be 90 x 35 to external walls only all others 70 x 35 external only
- Roof Framing:
 - Radiata pine roof trusses notes: pitch as per plans
 - Eaves overhang of 450mm
 - Trusses spacings to be 600mm apart
- Patio and or alfresco Construction:
 - Post construction to be: 90mm x 90mm paint grade timber post
 - Lined ceiling to area to be: 4.5mm fibro in joiner strips
 - Lintels above for: Face brick above entry door
- General Requirements:
 - N2 wind classification
 - Wind bracing to Australian Standards
 - Tie-down to Australian Standards

Note: Lynch Building Group reserve the right to change from timber to steel framework at their discretion during the projects construction. This is to avoid any delays in construction and aim to meet the construction completion timeframe as indicated as efficiently as possible.

Note: Lynch Building Group is strictly adhering to the requirements of AS1684 for wind bracing and tie-down.

7. BRICKS & LAYING

- Face bricks ([set Builders range](#))
- Off-white mortar
- Raked joints
- All window sills on angle and bricks to all external door sills
- No lintels above windows or doors

8. ROOFING

- Colorbond metal fascia board ([set Builders colour range](#))
- Colorbond metal to be: 115mm quad gutter ([set Builders colour range](#))
- Colorbond metal corrugated roofing ([set Builders colour range](#))
- Colorbond metal gutter guards (**no allowance in proposal**)
- Roof ventilators (**no allowance in proposal**)

9. WINDOWS & DOORS

- Powder coated aluminium standard glazing windows as per plans, with keyed locks and flyscreens fitted ([set Builders colour range](#))
- Powder coated aluminium standard glazing sliding doors as noted on plan, with keyed locks and flyscreens fitted ([set Builders colour range](#))

Note: Final glazing requirements are subject to Basix requirements and if not available at the time of proposal, an extra will be charged to the build contract.



10. GARAGE DOOR

- Colorbond door to be: "Panelift" 2.2m high x 4.8m wide (set Builders range of style and colour)
- Automatic operation with 1x wall mount and 2x hand held openers

11. EXTERNAL DOORS

- Entry door to be: Hume (set Builders range)
- Entry door to be: Entrance set lever and dead lock
- Laundry door to be: aluminium slider
- Garage door to be: Plain solid core external door (no allowance in proposal)
- All external doors fitted with Raven weather seals

12. INTERNAL DOORS

- Passage doors "redicote" range, painted doors as per plans
- Cavity sliding doors "redicote" range, painted doors as per plans
- Internal door furniture to be: lever sets in BSC
- Privacy locks to bathrooms and toilets
- Doors fitted with door stops

13. CARPENTRY

- 66 x 18mm craftwood architraves to door frames and windows
- 66 x 18mm craftwood skirting boards
- Robes to have hanging rail, with one shelf above only and hanging rail fitted
- Linen and Store to have 4 x shelves in craftwood
- Walk-In-Robes to have one shelf above only with 2 set of 3 x shelves

14. INSULATION

- Sarking to underside of roofing
- R1.5 CSR Bradford wall insulation or as per basix requirements
- R3.5 CSR Bradford ceiling insulation or as per basix requirements

15. INTERNAL WALL LININGS

- 10mm gyprock to walls and ceilings
- 6mm villaboard to all wet area walls
- Water resistant gyprock to semi-wet area
- 90mm "classic" cornice to all areas
- 50mm "classic" cornice to all wardrobes

16. WATERPROOFING

- All wet area floors stepped down 35mm in slab
- All shower recesses stepped down 70mm in slab
- Complete flashing to all wet are floors up wall 100mm and across floor 200mm



17. WALL AND FLOOR TILING

- Floor Tiling:
 - Tiles to (set Builders range or set m2 allowance)
 - Bathroom
 - Ensuite
 - Laundry
 - External door thresholds
 - Porch
 - Alfresco
- Wall Tiling:
 - Tiles to (set Builders range or set m2 allowance)
 - Height of 1.8m in all showers
 - Height of 1.2m to Bathroom, Ensuite walls and the toilet wall in WC
 - Skirting tiles to all Laundry and remainder of WC
 - Height of 600mm as splashback to Kitchen and Laundry tub

Note: Tiling costs are subject to variation to the build contract depending on types of tiles, sizes of tiles, frieze tiles, capping and patterns in laying of the tiles.

18. GLAZING WET AREAS

- Square polished edge 750mm high and 700mm in wide mirrors
- Shower screens to be chrome aluminium standard framed with pivot door

19. OTHER TILE ALLOWANCES

- All floor wastes required are to be square with metal grate insert
- Trims to be chrome or powder coated white to be used as required

20. PAINTING INTERNAL

- Apply 1 x coat of sealer to all gyprock surfaces
- Apply 2 x coats of flat to all ceiling surfaces
- Apply 2 x coats of washable low sheen to all wall surfaces
- Apply 2 x coats of semi-gloss acrylic to Bathroom, Ensuite and Laundry
- Apply 2 x coats of undercoat, followed by 1 x coat of full gloss enamel to all wood work and doors

21. PAINTING EXTERNAL

- Apply 2 x coats of exterior semi-gloss acrylic to all eaves and sheeting to external
- Apply 2 x coats of exterior semi-gloss to all other exposed features



22. PLUMBING

- Fittings:
 - Tapware ([set Builders range](#))
 - Showerheads ([set Builders range](#))
 - Stainless steel laundry tub ([set Builders range](#))
 - Stainless steel kitchen sink ([set Builders range](#))
 - Toilet suite ([set Builders range](#))
 - Vanities ([set Builders range](#))
 - Bath tub ([set Builders range](#))
- Fixtures:
 - Towel rails ([set Builders range](#))
 - Toilet roll holders ([set Builders range](#))
 - Towel rings ([set Builders range](#))
- Gas Installation:
 - Manual changeover regulator
 - Gas connection to hot water outlets
 - Gas connection to gas hotplates
 - 1 x 26L gas instantaneous hot water units
- Water Supply:
 - Rain water to: laundry and toilet
 - Hose taps: 2 allowed
 - Plumbing to pressure pump to be: yes
 - Pressure pump to be supplied: yes
- Storm Water:
 - All down pipes to be: PVC 90mm
 - All drainage to be connected to: rain water tank /curb adaptor or storm water pit
 - Drainage to tank run to be: location on house
 - Tank to be supplied: yes 2000 litre slimline poly ([set Builders colour range](#))
- Sewage Drainage:
 - Drainage to be connected to: council mains



23. ELECTRICAL & SAFETY

- Meter box with automatic circuit breakers and earth leakage switch
- Allowance for consumer main inclusive of all materials and labour for single phase mains including excavation of trench and connection to power
- All switches and power points to be upgraded to the "Iconic" range

Note: Owners to organise Telstra conduits from street / connection point to dwelling. Owners to arrange with Telstra the connection and get quoted for separate contractor to run line to dwelling if available.

Item Description

Double Power Points as per electrical plan

Single Power Points as per electrical plan

External Weatherproof Double Power Points for pump and hot water

2-way Switching if noted on electrical plan

Smoke Detectors (to council requirements)

TV Outlet as per electrical plan

Phone Outlets (internal wiring only)

Hot Water Circuits as per requirements

Under Bench Oven (separate circuit)

LED Linear Batten light (Garage) [\(set Builders range no selection\)](#)

4 Light Heat Tastic as per electrical plan

2 Light Heat Tastic as per electrical plan

Ceiling Fan (only) as per electrical plan [\(set Builders range no selection\)](#)

Ceiling Fan (with light) as per electrical plan [\(set Builders range no selection\)](#)

LED Downlight (3 light function) as per electrical plan [\(set Builders range no selection\)](#)

Standard Batten Holder as per electrical plan

Standard Oyster Light (external) as per electrical plan [\(set Builders range no selection\)](#)



24. CABINET MAKER – KITCHEN

- Bench tops to be: 20mm stone pencil edge (set Builders colour range)
- Door fronts to be: Style 1 matt colour range Fitted with soft-close hinges
- Polytec melamine panels and kick boards (set Builders colour range)
- 1 x bank of drawers under oven, fitted with soft-close runners
- 1 x bank of craws for cutlery, fitted with soft-close runners
- Bulkheads in craftwood MDF: (no allowance in proposal)
- 1 x soft-close double rubbish bin: (no allowance in proposal)

28. APPLIANCES

- Oven (set Builders range)
- Cooktop (set Builders range)
- Rangehood (set Builders range)
- Dishwasher (set Builders range)
- Microwave (no allowance in proposal)
- Fridge (no allowance in proposal)

29. HEATING & COOLING – MAIN SYSTEM

- Reverse cycle split air conditioning
- 1 x 2.5hp to main living area
- 1 x 1.0hp to main bedroom

31. FLOOR COVERINGS

- Carpet to all bedrooms (set Builders range)
- Vinyl planks to Foyer, Kitchen, Dining, Living area and hallway (set Builders range)

32. WINDOW COVERINGS

- Roller blinds to windows (set Builders range) excluding garage and wet areas

32. YARD WORKS

- Driveway slab in plain concrete as per site plans provided
- Landscaping including topsoil, turf & required trees/plants and garden beds

33. CLEANING

- Site cleared of all rubbish
- Windows cleaned
- Internal cleaning

34. ADDITIONAL ITEM TO PROPOSAL

- Site toilet by Mudgee Loo Hire for the duration of the project
- Site fencing as required to project site
- Skip bins by JR Richards for the duration of the project
- Site clean allowance of 3hrs for bobcat hire at the end of project
- Full perimeter fall protection supplied while workers are on roof
- Allowance for hills rotary clotheslines

35. ITEMS **EXCLUDED** FROM THE PROPOSAL *(some estimated future costs noted in brackets)*

- No allowance has been made any other site classification other than "M" site. Please note that neighbouring lots have been reported to have "M" class.
- No allowance has been made for subdivision & associated costs (\$35,000.00)
- No allowance has been made for the upgrade of power to site (not expected)

