



Quote

Quote number  
IV00002988

Issue date  
10/05/2024

Expiry date  
08/08/2024

Bill to

Shane & Felicity Nixon  
UNIT 5 481 ALBION ST  
BRUNSWICK WEST VIC 3055  
Australia

Ship to

Shane & Felicity Nixon  
UNIT 5 481 ALBION ST  
BRUNSWICK WEST VIC 3055  
Australia

Description	Tax	A
Kitchen/Living: Remove and reinstate any skirting boards or trims were required in accordance with AS 1684.2-2010 Residential Timber-Framed Construction  - Carpenter 1 day	GST	
Remove and reinstate were required electrical fixtures and fittings as required to facilitate works both internal and external in accordance with AS/NZS 3018 - 2001 - Electrical Installations - Domestic Installations and the air-conditioning manufacturer's installation requirements.  - Electrician 1 day	GST	
Allow for a provisional sum within the tender with allowances to rectify and repair and restore structural and hidden areas for any evidence of mould and mildew or dry rot.  - PS for mould repair and clean \$5000	GST	
Remove and dispose of the water damaged sections of plasterboard ceiling lining to affected areas and supply and install a new section of plasterboard ceiling lining similar to the existing in accordance with AS/NZS 2589  - Plasterer 1 day	GST	
Prepare and paint all affected plasterboard ceiling lining and timber trims to the kitchen/living area to architectural breaks similar in colour and finish to the existing in accordance with AS/NZS 2311-2009 Guide to the Painting of Buildings.  - Painter 2 days	GST	
Repair all resulting damage exposed during the course of the works due to moisture ingress to the kitchen/living area.  - Labourer 1 day - Bin hire	GST	
Rooftop Terrace: Protect and cover adjacent surfaces, during the execution of the work.  - Labourer 1 day plus materials	GST	
Remove and reinstate electrical fixtures and fittings/air-conditioning units as required to facilitate works both internal and external in accordance with AS/NZS 3018 - 2001 - Electrical Installations - Domestic Installations and the air-conditioning manufacturer's installation requirements.  - Electrician 1 day	GST	
Remove and reinstate floor tiles to match existing and install with control joints if required in accordance with Australian Standard 3958.1 - Ceramic Tiles - Guide to the Installation of Ceramic Tiles.  - Labourer 3 days - Bin Hire - 12m2 tiles + skirting tiles - Ceramic tiles 300x600 in Charcoal colour	GST	

Description	Tax	A
<p>Supply and install new balcony flooring substrate/cement screed with appropriate falls to the drainage risers and door access hobs to prevent/control surface water pooling in accordance with AS 4654.2- 2012 and BCA Vol 2 PART 3.8.1 Wet areas and 3.8.1.4 Materials — water resistant substrates.</p> <ul style="list-style-type: none"> <li>- Remove screed - Labourer 3 days</li> <li>- New screed</li> </ul>	GST	
<p>Supply and install waterproof membrane system that includes material or similar webbing embedded within the system to include all required surfaces in accordance to all requirements with AS 4654.2 2012 including falls, vertical terminations, drainage riser turndowns and door access hobs. (Note: The waterproof membrane is to be installed and certified by a licensed professional waterproofing contractor).</p> <ul style="list-style-type: none"> <li>- Waterproofing with membrane</li> </ul>	GST	
<p>Remove and reinstate affected rooftop terrace access doors to facilitate correct weathering flashing installation/vertical termination minimum height requirements/hob construction to facilitate correct fall in accordance to AS 4654.2 2014</p> <ul style="list-style-type: none"> <li>- Carpenter 1 day</li> <li>- New 720x2040 solid external door with new hinges and door handle</li> <li>- New door jambs and architraves</li> <li>- Flashing around the door</li> </ul>	GST	
<p>Repair sections of lightweight wall lining/render cover during the course of the works to facilitate installation of hobs to the external doors and compliant weather cover similar to the existing in accordance with AS/NZS 2589.</p> <ul style="list-style-type: none"> <li>- Carpenter to install cladding 1 day</li> </ul>	GST	
<p>Install overflows to the rooftop terrace in accordance to BCA 2015 volume 2-3.5.2.1 and ensure all floor drainage puddle phalanges and drainage pipe connections are compliant in size and installation and in accordance to As HB 39 2015.</p> <ul style="list-style-type: none"> <li>- Roof plumber to create overflow</li> </ul>	GST	
<p>Ensure all metal roof work parapet Flashings are as adjacent the rooftop balcony is reinstated with correct falls and side fixings in accordance to AS HB 39 2015.</p> <ul style="list-style-type: none"> <li>- Roof plumber to correct</li> <li>- Order new flashings if required</li> </ul>	GST	
<p>Supply and install a new rendered finish to the affected areas for balcony/balustrade rectification in a similar in texture and finish to the existing in accordance with the manufacturer's installation instructions.</p> <ul style="list-style-type: none"> <li>- Renderer minimum</li> </ul>	GST	
<p>Stairwell: Remove and dispose of the water damaged sections of plasterboard ceiling lining to stair well and affected areas and supply and install a new section of plasterboard ceiling lining similar to the existing in accordance with AS/NZS 2589.</p> <ul style="list-style-type: none"> <li>- Plasterer 1 day</li> <li>- bin hire</li> </ul>	GST	
<p>Remove and reinstate any moisture damaged timber trims or doors or jambs as a result of moisture ingress from the rooftop terrace.</p> <ul style="list-style-type: none"> <li>- Carpenter 1 day</li> </ul>	GST	
<p>Prepare and paint the plasterboard ceiling lining and internal timber trims to affected resulting damage to areas in a similar colour and paint finish to the existing and in accordance with AS/NZS 2311.</p> <ul style="list-style-type: none"> <li>- Painter 2 days</li> </ul>	GST	
<p>Clean the site of all building rectification related debris and leave in a tidy condition at the completion of the work.</p> <ul style="list-style-type: none"> <li>- Site clean 1 day</li> </ul>	GST	
<ul style="list-style-type: none"> <li>- DBI insurance</li> </ul>	GST	
<ul style="list-style-type: none"> <li>- Builder's Margin</li> </ul>	GST	
<p>NOTE: Currently the step down from terrace to stair landing is non compliant as it is over 200mm. If we need to create a hob for the door then this will increase the step. Until the tiles and screeding is removed we cannot deduce if we can lower the terrace height.</p>	GST	

**Notes**

- Assetinsure Ref:3435
- Claimants: Shane and Felicity Nixon
- Property: Unit 5, 481 Albion Road, Street, Brunswick West, VIC 3055
- Contact: Shane and Felicity Nixon; Phone: 0418993628; Email: shanenixon@hotmail.com; felicitynixon78@gmail.com

Tax

\$4,890.91

**Total amount**

*including tax*

**\$53,800.00**