***Trade Breakup***

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| --- | --- |
| **Job Name:** | **Quotation/Job No:** |
| **Client’s Name:** | **Job Description:** |

**Standard Inclusions by Item Description**

**Approvals**

**Step 1**

* Levels and detail survey report

**Step 2**

* Design all architectural plans to your requirements
* Basix assessment (energy efficiency rating)
* Complete the Building specifications and structural engineering to all relevant Australian Standards
* Complete the Building specifications and storm water engineering to all relevant Australian Standards
* Complete the Granny Flat approval documents ready for submission to the private certifier for

final building permission

**Step 3**

* Construction inspections
* Payment of builders long service levy
* Council Lodgement fees
* Sydney Water approval stamp
* Occupation Certificate

**Preliminaries**

**Labour and Supervision**

* Supervision of labour and all work conducted on site

**Connection, Authorities and Fees**

* Regular service connection within 8 meters of the Granny Flat (water, electricity, gas, storm water and sewer)
* No allowance for service connection fees

**Insurance and Licensing**

* Supply of home owner warranty insurance
* Sixty (60) day maintenance period after occupation certificate is issued
* Warranty for all appliances as per Manufacturer’s Warranty
* All works are carried out by qualified and licensed contractors
* Full cover for Workers’ Compensation and Public Liability

**Temporary Services**

* Temporary service facilities to be supplied by owner such as water and power

**Site Amenities**

* Set up site amenities as required such as fencing and temporary toilet

**Cleaning**

* Supply of bins and trucks for removal of all rubbish during and on completion of construction

**Set Out**

* Surveyor to set out structure prior to excavation

**Excavation**

**Detail Excavation**

* Excavate for footings in all materials other than rock

*Note: Remove any excess earth material*

**Termite Treatment**

* Treat concrete slab in accordance with the BCA and Australian Standards

**Formwork, Reinforcement and Concrete**

* Supply all labour and materials in order to form and place reinforced concrete slab on ground
* All works to be completed within the BCA and Australian Standards and in accordance with attached architectural plans

**Aluminium Windows and Doors – Supply and Installation**

* Supply and Installation of aluminium domestic windows and doors as per plan
* Supply and install fly screens

*Note: Allowance has been made for stand colours only*

**Carpentry Framing**

**Framing**

* Pitch new gable hip or flat roof at 600 centres
* Construction of internal timber walls at 2.44 metres ceiling height
* 485mm eaves to entire perimeter of Granny Flat construction
* Wind rating as per Council requirements

**Wall Cladding**

* Supply and install weather board or fibre cement sheeting

**Insulation**

* Supply and install insulation to external walls and ceilings
* Foil sarking underneath roof in accordance with Australian Standards

**Roofing**

**Roof Coverings**

* Supply and install standard cement roof tiles with heavy duty sarking

OR supply and install colorbond sheeting with insulation

* Supply and install colorbond facia and gutter

**Carpentry Fitout**

**Fit Out**

* Supply and install internal hollow timbers doors, locks, door jambs, architraves and skirtings in accordance with architectural plans
* Supply and install external solid timber door

*Note: Internal and External locks to be supplied by Master Granny Flats from project range*

**Joinery**

**Kitchen**

* Laminate finished joinery
* Laminate kitchen cupboards
* Supply and install standard door handles, hinges and draw runners
* Tile kitchen splash back

**Supply and Install Kitchen PC Items**

*Refer to Builders range PC Items Standard Inclusions*

**Bathroom and Laundry**

**Waterproofing**

* Waterproof bathroom, laundry and w/c in accordance with Australian Standards

**Bathroom and Laundry**

* 900mm x 900mm shower
* Shower screen pivot door with powder coated or stainless frame
* Large mirror 900mm high
* 3 in 1 lamp heater fan
* Tiling of bath and laundry floor area
* Tiles to 2.1m height above floor in shower area
* Heat lamp and exhaust fans ducted to roof cavity
* Tiled splash back and skirting

**Supply and Install Bathroom and Laundry PC Items**

*Refer to Builders range PC Items Standard Inclusions*

***Ceilings***

***Plasterboard Walls and Ceilings***

* *Supply and fit plasterboard to new ceilings and walls as per attached architectural plan*
* *Supply and fit standard 90mm cove cornice to new ceilings*
* *Supply and install villaboard to wet areas*

**Floor Coverings**

**Wet Areas**

* Supply and install a 300mm x 300mm ceramic/porcelain tile from our project range
* No special features have been allowed for
* Walls and floors to be grouted using standard grout

**Kitchen and Dining Areas**

* Supply and install from timber floating or tiles from our project range

**Bedrooms and Living Areas**

* Supply and install carpt with quality underlay from our project range

**Painter**

**Painting**

* Ceilings to be coated – One (1) coat sealer and two (2) coats ceiling paint
* Walls to be coated – One (1) coat sealer and two (2) coats wall paint
* Doors and frames to be painted one (1) coat primer and two (2) coats semi or gloss finish
* Walls outside to be coated one (1) coat speed sealer and two (2) coats sunshield

*Note: No special colours or feature walls have been allowed for*

**Plumbing & Drainage**

**Plumbing, Drainage, Storm Water and Hot Water**

**Plumbing**

* Run hot and cold water points as per plan
* Run gas point to cook top and hot water system
* Supply and install standard PC items from our Builders range

*Note: All points will connect on the existing line from the water meter*

*Note: Separate flow meter*

**Drainage**

* Supply drainage points as required to the bathroom , laundry and kitchen
* Connect Granny Flat drainage to existing sewer

**Storm Water**

* Down pipes to run into 1500 litre rain water tank with tap
* Connect overflow into existing storm water line

**Hot Water System**

* Supply and install 16 litre gas hot water system

**Electrical**

**Electrical Works**

* Run new cable mains fro existing main switch board to the new sub-board

**General Installation**

* Supply and install the following:

Eleven (11) double power points

One (1) external weather proof power point

Seven (7) light points and switches

One (1) bathroom light/heat/fan

One (1) antenna/tv point

One (1) smoke alarm

One (1) telephone point

**PC Items**

* Supply and install PC items from our Builders range

**Exclusions List**

* Landscaping
* Clothes Line
* Blinds/Shutters/Curtains