

REFINED
BUILDING



Service Proposal

Prepared for

Andrew Johns

Address: 34 Sollya Pl, Rivett

Issue date: 12 Aug 2026 | Expiry date: 11 Sep 2026 | REF QU0780



Refinedbuilding.au

Who We Are

As the founder of Refined Building, Josh leads his team with extensive experience in managing a variety of construction projects, from complex builds to boutique renovations. We've become one of Canberra's most trusted renovation specialists.

We handle everything from the initial design through to the final fit-off, keeping the process straightforward and the finish exactly what you had in mind, on time and within budget.



Choosing the right team to bring your vision to life can be overwhelming. We understand that your project is one of the biggest investments you'll make, and we're committed to making the process as seamless as possible. From start to finish, we'll ensure you feel confident and informed, guiding you through every stage.

Our team of highly skilled and qualified tradesmen take pride in delivering top quality results. We'll focus on understanding your specific needs and work closely with you to ensure every detail is executed to perfection.

We place high importance on worksite safety and make sure any contractors accessing your home are fully licensed and trained. This is our way of protecting you, your family, and our team.

840 Projects Completed

14 Years Experience

0 Workplace Accidents



Our Capabilities

With over 10 years of experience, Refined Building specialises in full house renovations for homeowners who want to modernise or completely transform their property. From kitchen and bathroom upgrades to full structural overhauls, we deliver quality results on time and on budget.

Our focus is on making the process smooth while protecting the value of your home.



We stand apart from cheaper, non-reputable builders by being fully insured and licensed.

Our commitment to professionalism and strict adherence to government standards ensures your project is in expert hands, prioritising quality, safety, and customer satisfaction from start to finish.



LICENSED

Our licence information is publicly available on the government register.

✓ 2023221

✓ 13665815823



INSURED

We hold \$10 million in public liability insurance.

This is our way of protecting you, your family, and our team.

Our focus is on delivering projects of the highest quality.



Meet the Team



JOSHUA SAMMAK
Director And Builder

Joshua Sammak is the Director of Refined Building Canberra, specialising in bathroom, kitchen, and whole-house renovations with particular expertise in structural work on older homes. With a hands-on approach to complex projects, Joshua brings technical knowledge and proven craftsmanship to every renovation, from foundational repairs to complete transformations.

JAMES PAVEZ
Lead Hand

James is a qualified electrician and a sharp eye for how a project fits together. He coordinates trades, keeps the schedule moving, and makes sure every crew on site has what they need before they need it. When something needs solving before it becomes a problem on site, James is usually already on it.



BILLY SIMINGTON
Site Supervisor

Billy is a qualified carpenter who knows renovation sites inside out. He's hands on from day one, across every detail from the first swing of demo through to final handover. Billy keeps every subcontractor accountable and brings the same standard to everyone on site that he holds himself to.



Recent Projects



YARRALUMLA

- Stone bath
- LED mirror
- Custom made vanity
- Feature tile wall

► **Year:** 2025

► **Builder:** Refined Building

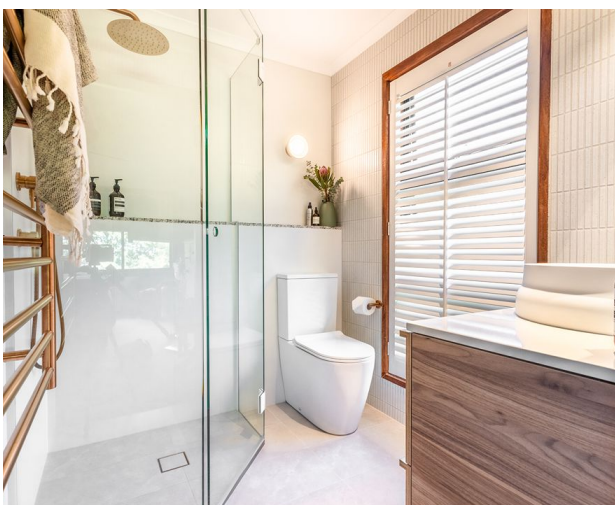


HACKETT

- Walk in shower conversion
- New window installed
- Custom made vanity
- Wall sconces

► **Year:** 2026

► **Builder:** Refined Building



GARREN

- Kitkat and terrazzo tiles
- Half height shower ledge
- Custom made vanity
- Wall sconces

► **Year:** 2025

► **Builder:** Refined Building



Our Process

1. PLANNING AND DESIGN



We start by finalising your renovation plans, confirming material selections, and lodging any required council approvals or permits. This stage sets the foundation for a smooth build.



2. SITE PREPARATION

The existing areas are stripped back, including removal of old fixtures, fittings, walls, and flooring as required. We manage all waste disposal and ensure the site is safe and ready for construction.

3. STRUCTURAL WORKS



Any structural modifications are carried out, including new framing, beam installation, wall removal or relocation, and foundation work. This is where the new layout of your home starts to take shape.



4. ROUGH-IN SERVICES

Plumbing, electrical, and carpentry changes are roughed in behind walls and under floors. All work is inspected and signed off before we close up the walls.

5. INTERIOR FIT-OUT



Plasterboard, tiling, cabinetry, flooring, painting, and fixtures are all installed during this stage. This is where your renovation comes together and the finished result starts to show.



6. FINAL TOUCHES

We complete a thorough clean, address any minor defects, and walk through the finished renovation with you. Once you're satisfied, we hand over your newly renovated home.



Free Proposal

Description	Quantity	Rate	Amount
Pergola repairs ▶ Carpentry works including replacement of 1x rotten supporting pole as discussed ▶ Safe isolation of powder during works	1	\$2,700.00	\$2,700.00
Bedroom cupboards ▶ \$3,000 allowance to replace the joinery in master bedroom and bedroom 1. This price doesn't allow for building work like changes of the size of the cupboard. This is just the approximate cost to replace the internal joinery	1	\$3,000.00	\$3,000.00
Supply and installation of Velux skylight ▶ Supply + Install of FS FIXED VELUX FS C08 Portrait (550Wx1400L) ▶ All associated demolition and carpentry included (non structural work only, to be installed between ceiling trusses) ▶ Includes all roof works, including supply and installation of flashing kit for weather proofing ▶ Sheet and plaster skylight flutes	1	\$5,800.00	\$5,800.00
New doors throughout house ▶ Supply + Install of Hume solid core doors including door hardware (allowance of \$50 for door hardware)	3	\$450.00	\$1,350.00



Free Proposal

Description	Quantity	Rate	Amount
Bathroom renovation ▶ Demolition and removal of existing tiles and fixtures throughout the bathroom, including removal of the linen cupboard ▶ Carpentry works, including framing up the hallway linen cupboard to enlarge the bathroom, repairing the timber subfloor as required to tie in timber with floating concrete slab, pre-sheeting walls and fixture fit-off ▶ Electrical works, including rough-in and installation of 1x extraction fan fan with lights (no heating), 1x powerpoint and 1x wall switch ▶ Plumbing works, including rough-in and installation of new fixtures. Plumbing points to be relocated as discussed to allow for walk in shower and free standing bath ▶ Screeding, waterproofing, tiling (floor to ceiling) and siliconing. Waterproofing certificate provided upon completion ▶ Gyprock and plastering with new insulation, including ceiling repairs and hallway patch ▶ Installation of semi-frameless shower panel ▶ Installation of new fixtures such as vanity, mirrors, towel rails etc ▶ Optional shower niche ▶ End of construction clean	1	\$32,700.00	\$32,700.00



Free Proposal

Description	Quantity	Rate	Amount
Supply and install new under tile heating system in bathroom, including wall thermostat ► Price does not include running a new circuit to the board. If this is required, a switchboard upgrade may be required by Australian law.	1	\$2,200.00	\$2,200.00
Laundry renovation ► Demolition and removal of existing joinery, tiles and fixtures ► Carpentry works, including laying Jamies Hardie Tile Underlay on timber subfloor ► Electrical works, including rough-in and installation of 2x LEDs, 2x powerpoints, 1x extraction fan and 1x wall switch ► Plumbing works, including rough-in and installation of new appliances and fixtures ► Tile floor and splashback, up to 7sm ► Gyprock and plastering with new insulation, excluding ceiling works ► Installation of joinery and stone. \$7,500 allowance included in cost ► End of construction clean	1	\$27,600.00	\$27,600.00



Free Proposal

Description	Quantity	Rate	Amount
Internal repaint of whole house ▶ Supply of Haymes paint ▶ Prep all walls including filling holes, sanding, and cleaning surfaces ▶ Apply 2 coats to all walls throughout the house ▶ All painting includes ceilings, walls, trim, and doors	1	\$14,350.00	\$14,350.00
Replacement of flooring throughout house ▶ Demolition of existing tiles throughout house, excluding carpet areas ▶ Basic floor preparation included ▶ Electrical works, including installation of an underfloor heating system, two separate thermostats, one to control the kitchen and entry area and the second to control the hallway and lounge area. Does not include switchboard upgrade if required, but does include all additional circuits needed for heating system. ▶ Installation of tiled floor throughout hallway, lounge and dining area ▶ Tile supply allowance of \$2,500 included in price ▶ End of construction builders clean	1	\$27,500.00	\$27,500.00



Free Proposal

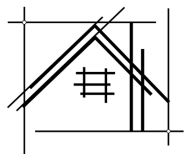
Description	Quantity	Rate	Amount
Ceiling works ▶ Demolition of loungeroom and kitchen ceiling incl cornices ▶ Re-screw and plane down and pack existing battens where required to achieve a flush and level ceiling plane ▶ Re-sheet loungeroom and kitchen ceilings with new 10mm plasterboard ▶ Electrical works, including the installation of 11x LEDs throughout the house. Includes removal and patching of the 3x existing oyster lighting bedrooms. ▶ Supply and installation of Kimberley 2.2 - 2.7m Deluxe Aluminum Attic Ladder ▶ Install new cornices to loungeroom and kitchen	1	\$19,800.00	\$19,800.00
Removal and replacement of window and door ▶ Removal and disposal of front door and bathroom window as discussed ▶ Installation of new windows to existing openings (price includes a \$2,000 supply allowance) ▶ Installation of any required external flashings and internal architraves	2	\$2,200.00	\$4,400.00



Free Proposal

Description	Quantity	Rate	Amount
Please note that the following allowances are included in your quoted price: Bedroom joinery - Joinery allowance: \$3,000 incl GST Bathroom - Tiles allowance: \$1,500 incl GST - Fixtures allowance: \$3,000 incl GST Laundry - Tiles allowance: \$750 incl GST - Fixtures allowance: \$750 incl GST - Joinery and stone allowance: \$7,000 incl GST Flooring - Tile supply allowance: \$2,500 incl GST Kitchen - Tiles allowance: \$750 incl GST - Fixtures allowance: \$750 incl GST - Joinery and stone allowance: \$20,000 incl GST Windows and doors - Front door supply allowance: \$1,000 incl GST - Bathroom window supply allowance: \$1,000 incl GST Any costs incurred over these allowances will be the responsibility of the client and will be invoiced accordingly. Unused allowances will be credited towards the final invoice.	1		
Subtotal			\$141,400.00
Tax			\$14,140.00
Total			\$155,540.00





REFINED
BUILDING

Thank you.



0456 811 777



Team@refinedbuilding.au



Refinedbuilding.au



2/16 Iluka Street, Narrabundah



/refinedbuilding_cbr

Terms & Conditions

I acknowledge that I have reviewed the attached Fee Proposal and agree to the terms and conditions outlined therein. This proposal is a comprehensive document that includes details regarding the scope of work, fees, and payment schedule.

By signing below, I confirm that:

1. This quote is valid for a period of 30 days from the issue date. After this time, the quote may be subject to change.
2. Our workmanship is covered by a 90-day warranty. This warranty covers any defects or issues arising from our workmanship during this period. Any issues arising from normal wear and tear or other external factors are not covered by this warranty.
3. Payment terms: A 10% deposit is required to secure the job and order materials. A further 20% is due upon commencement of works on site. An additional 20% is due upon completion of the structural and rough-in stage. A further 20% is due upon completion of linings and plastering. An additional 20% is due when fit-off and finishing works commence. The remaining 10% is due upon practical completion of the project.
4. The quoted price does not include costs associated with government approvals or plumbing certifications. Any expenses related to these requirements will be the responsibility of the client.
5. Refined Building will not be held liable for any delay or disruption caused by factors outside of our control, such as extreme weather conditions, supplier delays, or unforeseen structural issues.
6. Some items in the quote may have allowances, such as for fixtures, fittings or trade work. If the actual cost of these items exceeds the allowance, the client will be required to pay the difference.
7. We reserve the right to photograph our work and use these images for marketing or online purposes at our discretion. Please inform us before work begins if you have any concerns.
8. This quote does not include any allowance for structural work or for unforeseen works such as repairing or strengthening floor joists, or replacing wall frames due to existing damage etc. Any such works required will be carried out at an additional cost to the client, and the client will be informed and provided with a quote for the additional works required.
9. Asbestos - If your home was built before 1989, there is a high likelihood of asbestos presence. Please be aware that our quotes do not include provisions for asbestos removal unless specifically mentioned.
10. Please note tiles measuring less than 300mm in length or height, as well as complex laying patterns, have not been allowed for. Additional charges may apply.
11. We love our furry friends as much as you do, but a construction site isn't safe for them. We ask that you take your pets away or keep them secure while construction is going on.
12. This quote and these terms and conditions constitute the entire agreement between the client and Refined Building and supersede any prior agreements or understandings, whether written or verbal.

By accepting this quote, you agree to these terms and conditions.

Client Name _____

Date _____

Signature _____

