

REFINED
BUILDING



Service Proposal

Prepared for

Andrew Johns

Address: 34 Sollya Pl, Rivett

Issue date: 12 Aug 2026 | Expiry date: 11 Sep 2026 | REF QU0782



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 bathroom 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

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.





Our Capabilities

Refined Building specialises in high-quality bathroom renovations for homes of all sizes. From full gut-and-rebuild projects to modernising outdated spaces, we've built a reputation for delivering beautiful, functional bathrooms that exceed expectations and add real value to your home. We manage every part of the process, from design and approvals through to the final fit-off, so you're not left coordinating trades or chasing progress on your own.



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 bathroom renovations of the highest quality.



Our 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

Free Proposal

Description	Quantity	Amount
Bathroom and toilet renovation ▶ Demolition and removal of existing tiles and fixtures throughout the bathroom and toilet area ▶ Carpentry works, including placement of James Hardie Tile Underlay on existing subfloor, pre-sheet all walls and fixture fit off ▶ Electrical works, including rough-in and installation of 1x 4-heat tastic for bathroom, 1x fan/light combo for toilet, 1x powerpoint and 2x wall switches ▶ Plumbing works, including rough-in and installation of new fixtures. Fixture locations to stay in the same location. Free standing bath to be installed ▶ Screeding, waterproofing, tiling (floor to ceiling in bathroom, floor, toilet wall and skirting in toilet) and siliconing. Waterproofing certificate provided upon completion ▶ Gyprock and plastering with new insulation, excluding ceiling ▶ Supply and installation of semi-frameless shower screen ▶ Installation of new fixtures such as vanity, mirrors, towel rails etc ▶ Optional shower niche ▶ End of construction clean	1	\$39,100.00



Free Proposal

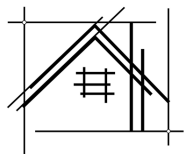
Description	Quantity	Amount
Ensuite renovation ▶ Demolition and removal of existing tiles and fixtures throughout the ensuite ▶ Carpentry works, including placement of James Hardie Tile Underlay on existing subfloor, pre-sheet all walls and fixture fit off ▶ Electrical works, including rough-in and installation of 1x tastic, 1x powerpoint and 1x wall switch ▶ Plumbing works, including rough-in and installation of new fixtures ▶ Screeding, waterproofing, tiling (floor to ceiling) and siliconing. Waterproofing certificate provided upon completion ▶ Gyprock and plastering with new insulation, excluding ceiling ▶ Supply and installation of semi-frameless shower screen ▶ Installation of new fixtures such as vanity, mirrors, towel rails etc ▶ Optional shower niche ▶ End of construction clean	1	\$30,800.00



Fee Proposal

Description	Quantity	Amount
Removal and replacement of windows ▶ Removal and disposal of existing windows ▶ Installation of new windows to existing openings ▶ Foam sealing around window frames ▶ Installation of any required external flashings ▶ Installation of new internal architraves ▶ End of construction clean *Please note this price does not include supplying the windows. It covers installation only. Refined Building will measure up and get quotes from different window suppliers for you to select.	4	\$3,600.00
Please note that the following allowances are included in your quoted price: Bathroom and toilet - Tiles allowance: \$1,700 incl GST - Fixtures allowance: \$3,000 incl GST Ensuite - Tiles allowance: \$1,500 incl GST - Fixtures allowance: \$2,500 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		\$73,500.00
Tax		\$7,350.00
Total		\$80,850.00





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Thank you.



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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 30% is due when fixtures and tiles are delivered to site. An additional 30% is due when tiling is complete. The remaining 30% is due upon 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 _____

