

REFINED
BUILDING



Service Proposal

Prepared for

Andrew Johns

Address: 34 Sollya Pl, Rivett

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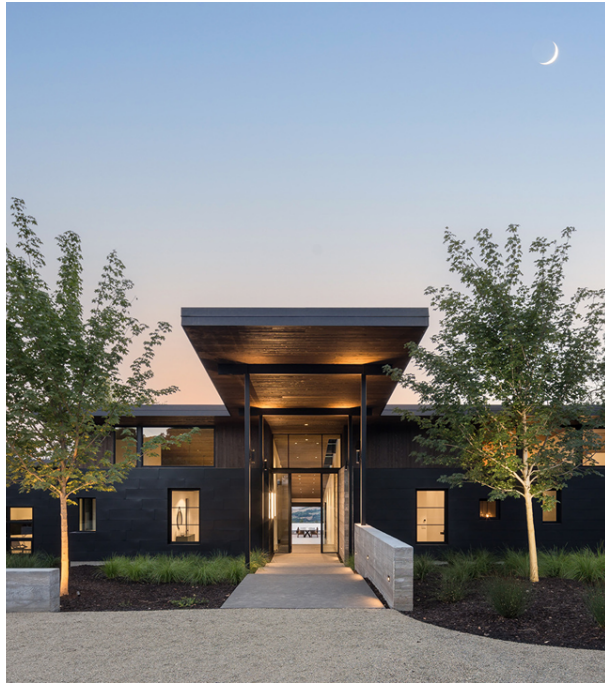


Refinedbuilding.au

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. Custom homes are what we do best, and the results speak for themselves.

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. 311264142

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 custom homes 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 construction 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



EXPERT CRAFTSMANSHIP

Our team brings precision and attention to detail to every stage, ensuring your home is built to the highest standard from the ground up.



INNOVATIVE DESIGN SOLUTIONS

We plan single storey layouts that maximise space, light, and flow, creating homes that feel open and connected without wasted metres.



END-TO-END PROJECT MANAGEMENT

From initial consultation to handover, we manage every aspect of your build, ensuring a smooth and well-coordinated experience.



QUALITY ASSURANCE

We maintain the highest standards across all work, using quality materials and proven methods that meet current building codes.



TRANSPARENT COMMUNICATION

We keep you informed at every stage, offering clear and honest updates so you always know where your project stands.



TIMELY DELIVERY

Our efficient processes and dedicated team ensure your project is completed on time, without compromising on quality.



Scope of Work

We're with you every step of the way, a builder who is on site, start to finish. Every build includes:

1. INITIAL CONSULTATION:

We begin with an in-depth discussion to understand your vision, needs, and budget. Our team provides expert advice and insights to shape your project.

2. SELECTIONS

We guide you through the selection process for materials, fixtures, and finishes, helping you make choices that enhance the beauty and functionality of your home.

3. APPROVALS AND PERMITS

Our team handles all necessary approvals and permits, navigating the regulatory landscape to ensure your project complies with local building codes.

4. CONSTRUCTION

With a focus on quality and craftsmanship, our skilled team executes the build efficiently and professionally, keeping you informed at every step.

5. HANDOVER

Upon completion, we conduct a thorough inspection and walk through with you to ensure every detail meets your expectations and standards.





Project Stages

Building your new home is an exciting journey, and we want you to feel confident at every stage. To help you understand what's ahead, we've outlined the key phases of your project.

From site preparation to the final walkthrough, this guide gives you a clear picture of the process, so you'll know exactly what's happening and when.

Our goal is to make the experience as smooth and transparent as possible, keeping you involved throughout the entire build.



Project Stages

1.

SLAB STAGE

The site is excavated and plumbing and electrical conduits are laid in place. Once that's done, the concrete slab is poured, forming the foundation of your home.

2.

FRAME STAGE

The timber or steel frame of your home is constructed, outlining the walls, roof, and floor structure. This is when the skeleton of your house takes shape, giving you a clear view of the layout and room sizes.

3.

LOCK-UP STAGE

The external walls, roof, windows, and doors are installed, securing the home from the outside elements. At this point, the structure is weatherproof, and you can start to see the building taking its final form.

4.

FIXING STAGE

Internal fixtures are installed, including plasterboard, skirting, architraves, and doors. Electrical, plumbing, and cabinetry are also fitted, bringing the interior closer to completion.

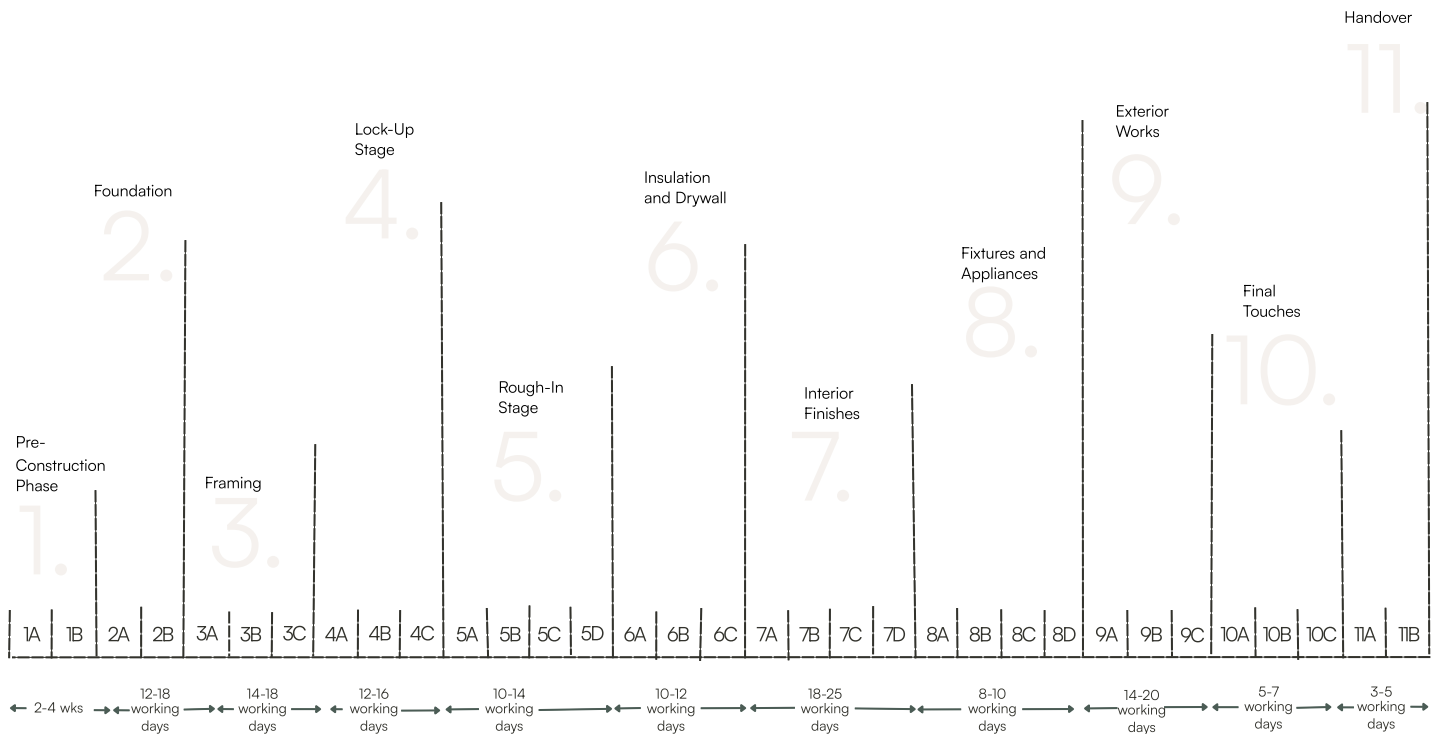
5.

PRACTICAL COMPLETION STAGE

Final inspections are carried out, and any minor defects or touch-ups are addressed. Once everything meets the required standards, the home is ready to be handed over for you to move in.



Timeline



- 1A Planning and Design
- 1B Site Preparation
- 2A Excavation
- 2B Footings and Foundation
- 3A Structural Framing
- 3B Sheathing and Roofing
- 3C Windows and Doors
- 4A Exterior Finishing
- 4B Framing Inspection
- 4C Building Envelope Inspection

- 5A Plumbing Rough-In
- 5B HVAC Rough-In
- 5C Electrical Rough-In
- 5D In-Wall Systems
- 6A Insulation
- 6B Drywall
- 6C Optional Blower Door Test
- 7A Painting
- 7B Flooring
- 7C Trim and Millwork
- 7D Cabinets and Counters

- 8A Plumbing Fixtures
- 8B Electrical Fixtures
- 8C HVAC Equipment
- 8D Appliances
- 9A Hardscaping
- 9B Landscaping
- 9C Exterior Structures
- 10A Cleaning
- 10B Final Inspections
- 10C Walk-Through
- 11A Occupancy
- 11B Move-In



Free Proposal

Description	Amount
Prepare the site for construction activities. - Clear vegetation and debris from the site - Excavate for footings and foundations as per geotechnical report - Set out building footprint and levels as per approved plans - Install temporary fencing for site security - Arrange for soil testing and report documentation	\$27,500.00
Construct the foundation and footings for structural support. - Pour concrete footings to engineer's specifications - Install formwork and reinforcing steel as required - Allow for curing time as per concrete standards - Backfill around footings after inspection - Ensure compliance with local building codes	\$106,500.00
Erect the structural framework of the dwelling. - Construct ground and upper floor frames using timber or steel - Install roof trusses and bracing for structural integrity - Frame out walls for four bedrooms and two bathrooms - Ensure all framing is level, plumb, and square - Install temporary bracing for stability during construction	\$125,250.00
Install the roofing system to protect the dwelling. - Apply roof sheeting as per design specifications - Install insulation and underlay underneath the roofing material - Fit gutters and downpipes for efficient water drainage - Ensure all flashings are installed to prevent water ingress - Conduct a water test to ensure no leaks	\$55,300.00
Install all windows and external doors for the dwelling. - Fit energy-efficient windows with appropriate glazing - Install external doors including entry and sliding doors - Ensure all openings are flashed and sealed properly - Install necessary hardware and locks for security - Complete any necessary framing adjustments around openings	\$65,300.00



Free Proposal

Description	Amount
Prepare plumbing systems for the bathrooms and kitchen. - Run hot and cold water supply lines to bathrooms and kitchen - Install waste pipes and venting for all fixtures - Ensure compliance with plumbing codes and standards - Pressure test all installed lines prior to wall closure - Coordinate with other trades for fixture placement	\$35,250.00
Install electrical wiring and components before wall finishes. - Run electrical cables for lighting and power outlets - Install back boxes for switches and outlets in each room - Ensure circuit placements comply with local regulations - Install necessary wiring for smoke detectors and alarms - Coordinate with plumbing and HVAC trades as needed	\$41,400.00
Insulate and line the walls and ceilings for energy efficiency and aesthetics. - Install insulation batts in walls and ceilings as per building standards - Hang Gyprock boards on all interior walls and ceilings - Tape and joint Gyprock to prepare for finishing - Ensure all joints are finished to a level suitable for painting - Comply with fire and acoustic requirements where necessary	\$19,200.00
Tile the bathrooms and any designated areas as specified. - Prepare surfaces for tiling including waterproofing in wet areas - Install floor and wall tiles in bathrooms and other specified areas - Apply grout and sealant to all tiles and joints - Ensure alignment and finish is to a high standard - Clean up work area post-tiling	\$18,305.00
Finish surfaces with paint for aesthetic appeal. - Apply primer and two coats of paint to all walls and ceilings - Paint doors, trims, and skirtings as per client choice - Ensure all surfaces are properly prepared before painting - Conduct final touch-up works as necessary - Clean and remove any paint-related debris from site	\$21,850.00



Free Proposal

Description	Amount
Install all cabinetry and fixtures in kitchens and bathrooms. - Fit kitchen cabinets and benchtops as per design - Install bathroom vanities, cabinets, and mirrors - Ensure all fixtures are secured and functional - Install any additional shelving and storage solutions - Coordinate with plumbing for sink and faucet installations	\$65,695.00
Complete all plumbing and electrical installations for functionality. - Connect all plumbing fixtures including toilets, sinks, and showers - Install electrical fittings such as switches, outlets, and lighting - Conduct final inspections and testing of systems - Ensure compliance with all regulations prior to handover - Provide documentation for warranties and guarantees	\$35,200.00
Complete landscaping to enhance the outdoor environment. - Grade and level the site for drainage and aesthetics - Install turf, plants, and garden beds as specified - Construct pathways and driveways using appropriate materials - Install fencing and gates as per design plans - Conduct final clean-up and site tidy-up after landscaping	\$44,120.00
Conduct final inspections and prepare the dwelling for handover. - Ensure all works are completed to client satisfaction - Address any outstanding defects or issues - Provide client with operating manuals and warranties - Conduct a final walk-through with the client - Handover keys and necessary documentation to the client	
Subtotal	\$660,870.00
Tax	\$66,087.00
Total	\$726,957.00





Next Steps

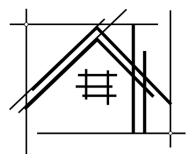
To accept the fee proposal, please sign the form on the next page and return within 30 days of issue. Receipt of signed fee proposal will serve as confirmation of builder acceptance.

Please also read, sign and return the accompanying Terms and Conditions.

Once we receive this signed acceptance, we will begin the exciting journey of building your new home. We're looking forward to bringing your project to life.

If you have any questions about this proposal or would like to discuss any aspect of the project before signing, please don't hesitate to reach out. We're happy to walk you through anything that needs clarifying.





REFINED
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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 50% deposit is required to secure the job with us and to order supplies and materials. An additional 25% payment is due when the project is nearing completion, usually prior to fit-off. The remaining 25% 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 _____

