



Renovation Estimate Proposal

For Nellie and Nick Forshteyn
4 Mantle Street, Forde ACT 2914
Proposal Checklist Number: 10068
Completed on 29 March 2022

1300 979 658

info@inhouserenovations.com.au

6/80 Emu Bank, Belconnen ACT 2617

ABN: 67 155 832 732

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Tuesday, 29 March 2022

Nellie and Nick

Thank you for the opportunity to provide your Renovation Estimate Proposal.

The purpose of this proposal is to provide you with an approximate value that we have developed following collaboration with our design, planning, and building teams.

Also included are:

- Initial sketches
- The details of your project scope
- Projected Pricing per room
- Frequently asked questions and answers

Please note that this proposal is indicative price guide for the proposed works and additions at your property.

We have provided what we call a minimum values and high values, they are provided to you to guide you on the likely value of the proposed improvements.

The next step in the process is to enter into an design agreement so we can provide a concrete proposal.

Thank you

Yours sincerely

Jason Yeung | Business Manager





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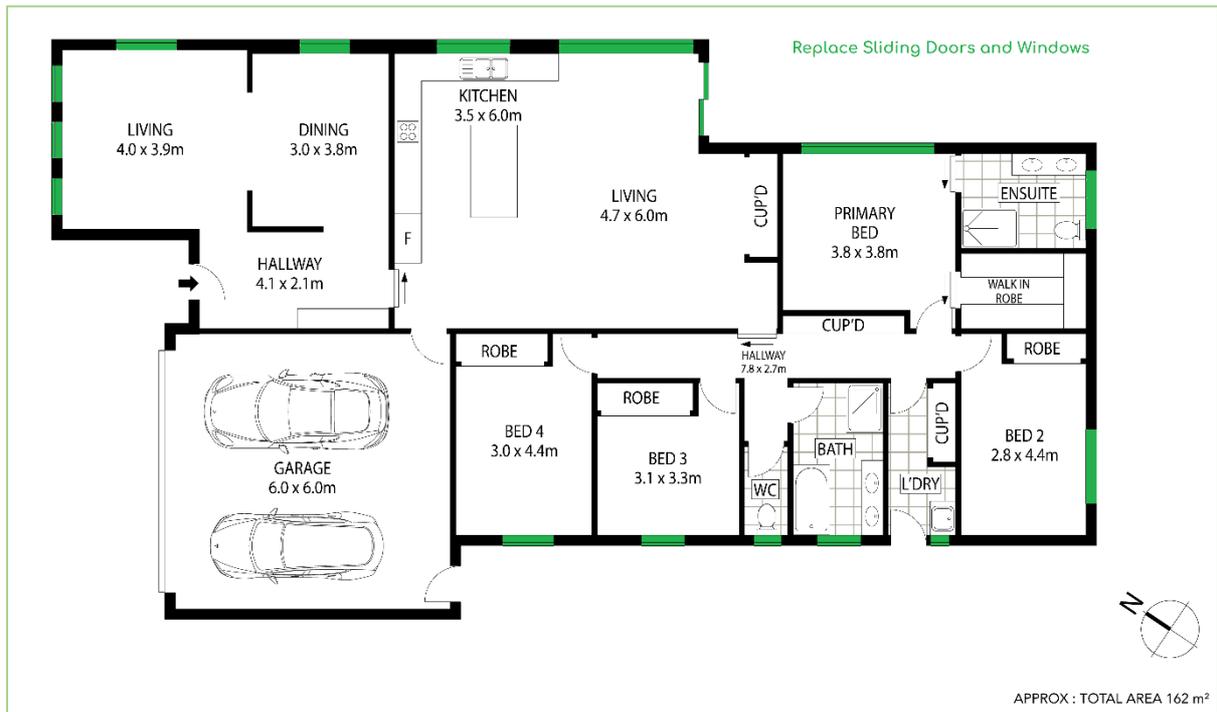
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Initial Sketches



Project Scope

The Building:

Windows and Sliding Doors

Replace existing windows and sliding doors with Double Glazed windows and sliding doors

- Powder coated aluminium windows and sliding doors.
- Double glazing system.
- Includes sliding, awning and fixed opening windows.
- Flyscreen's included to opening windows and sliding doors.
- Includes colour choice from a range of 9 standard colours.
- Designed and glazed to Australian Standard 2047, 1288 and 2208.
- Wind load performance to Australian Standard 4055.
- You may choose to adjust opening windows to double hung, casement, or other opening windows options, however these are not included in the total price.

Heating and Cooling

18 KW Reverse Cycle Ducted System Air Conditioning

- Choice of Daikan or Panasonic systems.
- Supply and install 18KW Reverse Cycle Ducted System Air Conditioning.
- Supply and install power supply, drainage and isolator.
- Includes 8 Outlets
- Existing system remains

Site Works

Safety

Waste Management

- Removal of all building waste and packaging from the site.

- Skip bins will be used when access is possible. If not, vehicles when required will remove loads.

Deliveries

- Schedule of deliveries.
- Provide manual labour to manage deliveries and store materials appropriately.
- Use of existing storage areas, garages/carports may be required.

Preparation and Planning

Insurances and Licensing

Public Liability Insurance

- Public liability and contract works insurance.
- Owners are required to inform their insurance company of the work to be undertaken.

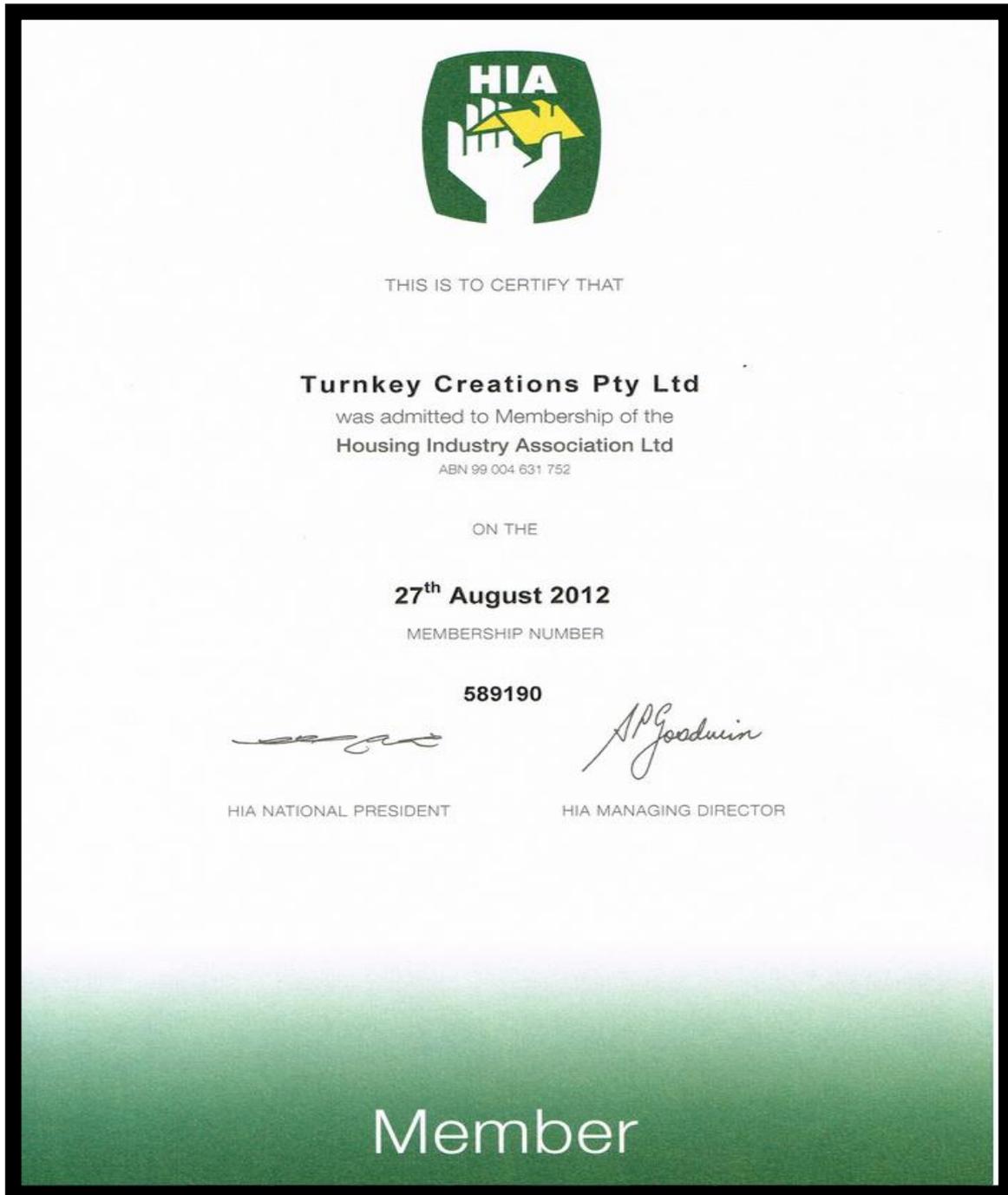
Home Warranty Insurance

- Homeowners warranty insurance.

Your Total Project Estimation

	Low Value	High Value
Windows and Double Glazing	\$36,471.68	\$43,766.02
Ducted Heating and Cooling	\$18,963.00	\$22,755.60
Initial Estimated Range	\$55,434.68	\$66,521.62

HIA Membership and Insurance





Certificate of Currency

Turnkey Creations Pty Ltd
Level 2 80 Emu Bank
BELCONNEN ACT 2617

Date of issue 28 September 2021

Contact Bree Parsons

Telephone 02 6102 4900

Email bree.parsons@aon.com

We hereby certify that the under mentioned insurance policy is current as at the date of this certificate, please refer to the important notices below.

Policy Number	132C001812CAR		
Insurer	QBE INSURANCE (AUSTRALIA) LIMITED		
Insured Name	TURNKEY CREATIONS PTY LTD and others as may be defined in the policy document.		
Period of Insurance	4:00 PM Local Time 31 August 2021 to 4:00 PM Local Time 31 August 2022		
Policy	HIAIS Platinum Policy		
Geographical Limits	Anywhere in Australia		
Interest Insured	Section A: Material Damage		
	Maximum Contract Value (C/V)	\$	2,000,000
	Section B: Legal Liability / Public and Products Liability		
	Products Liability	\$	10,000,000
	Public Liability	\$	10,000,000

Further Information

Should you have any queries, please contact us. Our details are set out in the top right side of this document.

Important notices

- Aon does not guarantee that the insurance outlined in this Certificate will continue to remain in force for the period referred to as the Policy may be cancelled or altered by either party to the contract, at any time, in accordance with the terms of the Policy and the Insurance Contracts Act 1984 (Cth).
- Aon accepts no responsibility or liability to advise any party who may be relying on this Certificate of such alteration to or cancellation of the Policy.
- Subject to full payment of premium
- This certificate does not:
 - represent an insurance contract or confer rights to the recipient; or
 - amend, extend or alter the Policy.
 - contain the full policy terms and conditions

Aon Reference: CBR 1JH93 D071809/005

HIA Insurance Services Pty Ltd ABN 84 076 460 967 (HIAIS) as an authorised representative no. 275925 of Aon Risk Services Australia Limited ABN 17 000 434 720 AFSL 241141 (Aon)

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a joint venture
of HIA and Aon



Next Steps

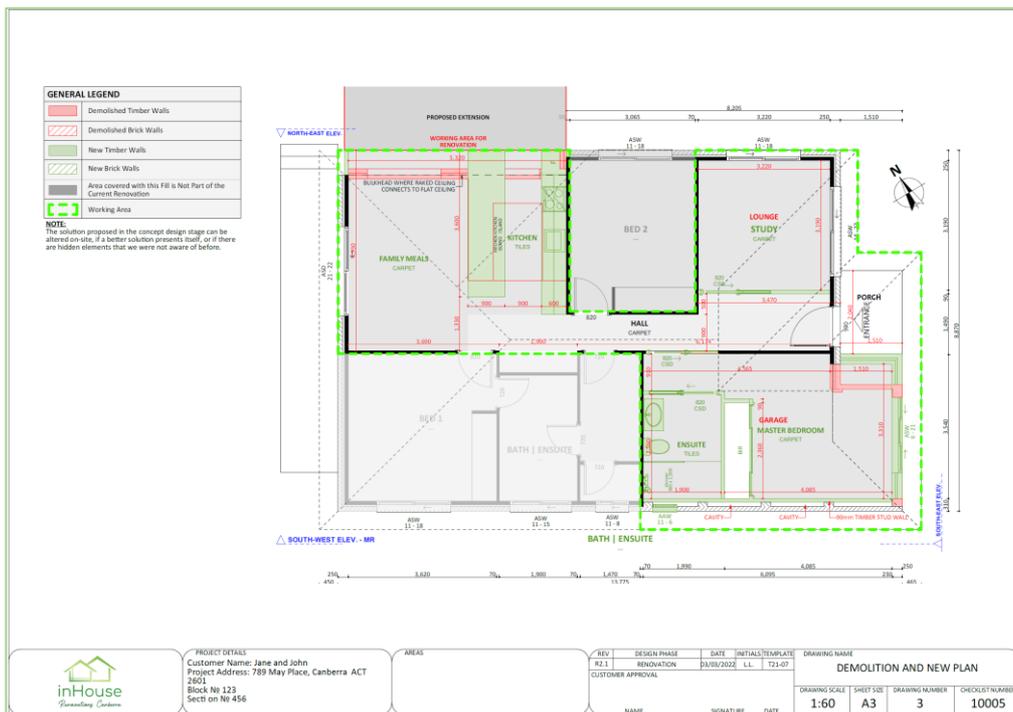
The next step is to enter into a design agreement so that we can draw out your plans to create your ideal home renovation.

Our detailed process allows us to provide you a Fixed Proposal, with all contingencies and potential items outlined.

We have included a detailed list of frequently asked questions that relates to these design options for your convenience.

Below are some sample renovation plans that we have prepared.

We look forward to renovating your home and provide you a world class experience.



Questions and answers

Q: Is this price final?

A: This is an indicative price based on the renovation scope of work. We will continue to work with you in creating a plan that details your renovation which then we can provide a fixed price agreement

Q: Can we have a fixed price agreement?

A: Yes, we can provide a fixed price agreement. To accommodate for the unknowns of renovations, we have highlighted contingency items which have been included in the budget, and also potential items that you may wish to take into consideration.

Q: Can we customise the estimate proposal to suit our budget?

A: Yes, you can choose which components you would like completed. However please note there are dependencies on some items as they are either structural or necessary for services.

Q: Can we alter the design?

A: Yes, you can make changes to the design. There are options to discuss with suppliers, i.e. changing layout of kitchen. However, some changes may attract additional design investment.

Q: Can we stage the renovation process to minimise impact on daily life?

A: Yes, we can achieve this, however every project is unique and would require us to tailor to suit your specific needs. We can schedule accordingly with the extension completion.

Q: What is the next stage of the renovations process?

A: After we provide you with a cost estimate of your renovation and you approve this estimate- the design process will commence. We will draw up the plans in conjunction with design meetings to improve the design until it is finalised.

Q: How long does the design process normally take?

A: Whole house designs usually take between 3-8 weeks. These timelines are based on the availability of the customer to meet and provide feedback to our designer.

Q: Why do we need building approval?

A: Building approval is required due to structural work carried out in the renovation work.

Q: What is a cost-plus agreement?

A: A cost-plus margin agreement is where the cost of works and materials are evaluated at stages. The value is then passed to the owners, with an agreed margin to cover overheads and profits. We will always have written agreements on price before any work begins.

Q: What is the difference with the site works in the Project Proposal and the Site Scope Proposal?

A: The site works that are quoted in the Site Scope proposal are all the works that will be required to be undertaken for us to begin building your project. This may include items such as retaining walls and the pouring of the concrete slab.

In contrast the Project Proposal site works relate to any work that may be required once the building has begun. This includes trenches that may need to be built and fencing that will be required.

Q: What documents are required as proof of how the project will be funded?

A: You will need to provide a proof of funds (such as bank statements) or proof of finance from the banks.

Q: What is a Letter of Authorisation?

A: A Letter of Authorisation is for applicant(s) to obtain permission from lessee(s) to lodge the development application on your behalf.

Q: Do all parties need to sign the HIA Agreement?

A: While it is preferable for all parties to be present and sign the agreement, it is not legally essential.

In the instance that a relevant party to the agreement is unable to attend and sign the contract, a suitable way around this is to include an amendment into the contract noting the present party as a primary contact point, and the missing party as a secondary contact point, and for all final decisions to be approved by both parties.

An alternative solution is to have the missing party included into the agreement as a guarantor. This is a more complicated process than including an amendment in the agreement such as the aforementioned, and in most instances, such an amendment would be sufficient.

Q: Can you explain allowances?

A: In any building project, many individual items makeup the end project. It is our objective to enable our customers to have control over as many of those items as practically possible.

To enable our customers to choose the items or inclusions that they want we designate a value for the component — an example of this \$50 per sqm for tiles.

If the project has 60sqm of tiles allocated then the total value assigned is \$3000. If the customer selects tiles that cost \$30 per sqm, then the total price is \$1800, and hence there is a total saving of \$1200.

The customer then decides to upgrade to a Granite benchtop the total cost of which is \$1500. The total price for their project increases \$300 as they use the \$1200 saved in tiles to offset the \$1500 invested in the benchtop.

As it relates to the HIA Agreement that we enter into, we refer to items that have allowances as ""Prime Cost Items"". To make it very simple and clear we refer to these items as allowances. The final proposal we agree on will have your Project Proposal attached the HIA to provide clarity and surety for you the customer.