

4-TIER SCOPE OF WORKS

Sample Client · Atwell, WA 6164

Good afternoon · 1 June 2026 · LIVING/KITCHEN · BATHROOM

SELECT YOUR TIER

- BUDGET – Entry-spec, functional
- RENTAL – Quality mid-range
- VALUE ADD – Premium uplift
- HIGH END – Luxury specification

SECTION	ITEMS	BUDGET	RENTAL	VALUE ADD	HIGH END
LIVING/KITCHEN	36	\$48,790	\$54,941	\$63,684	\$89,356
BATHROOM	43	\$28,394	\$33,616	\$40,512	\$56,602
PRELIMINARIES	8	\$6,070	\$6,070	\$6,070	\$6,070

	BUDGET	RENTAL	VALUE ADD	HIGH END
Works Sub-Total (raw)	\$77,184	\$88,557	\$104,196	\$145,958
+ On & Off Site Management (8%)	\$6,175	\$7,085	\$8,336	\$11,677
+ Other Preliminaries	\$6,070	\$6,070	\$6,070	\$6,070
Net Construction Cost	\$89,429	\$101,712	\$118,602	\$163,705
+ Builder's Margin (20%)	\$17,886	\$20,342	\$23,720	\$32,741
TOTAL PROJECT ESTIMATE	\$107,315	\$122,054	\$142,322	\$196,446

ITEMISED CONTINGENCY (provisional — bare cost, no management or margin)	COST
PROVISIONAL: Asbestos test (pre-1990 build)	\$480
PROVISIONAL: Asbestos removal & disposal (confirmed present — quantity TBC)	\$5,500

	BUDGET	RENTAL	VALUE ADD	HIGH END
Itemised Contingency Sub-Total			\$5,980	

Itemised Contingency lines are uncertain, investigation-dependent items shown at bare cost only. They carry no management loading and no builder's margin, and are NOT included in the Total Project Estimate above. If a contingency item is confirmed it becomes a variation to contract and attracts its own management and margin at that point; if investigation clears the risk, the line drops off entirely.

HOW TO READ THIS ESTIMATE

This document presents a 4-tier scope of works with pricing for each tier. Select the tier that matches your budget and requirements. Each line item shows specifications, trade discipline, quantity, and the cost for each tier. The waterfall is: Works Sub-Total (raw materials + labour), plus 8% On & Off Site Management and other preliminaries to give the Net Construction Cost, plus 20% Builder's Margin to give the Total. Itemised Contingency is shown separately below at bare cost. Items marked PROVISIONAL indicate areas where exact scope is pending confirmation.

BUDGET	RENTAL	VALUE ADD	HIGH END
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LIVING/KITCHEN

FULL GUT & REBUILD · 36 line items

					BUDGET	RENTAL	VALUE ADD	HIGH END
1	Remove kitchen cabinetry — lower run <i>Strip out existing lower cabinets + disposal</i>	Labourer	Item	1	\$550	\$550	\$550	\$550
2	Remove kitchen cabinetry — upper run <i>Strip out existing upper cabinets + disposal</i>	Labourer	Item	1	\$380	\$380	\$380	\$380
3	Remove benchtops <i>Remove existing benchtop + disposal</i>	Labourer	Item	1	\$220	\$220	\$220	\$220
4	Remove rangehood + cap duct <i>Disconnect/remove rangehood, cap duct</i>	Labourer	Item	1	\$220	\$220	\$220	\$220
5	Remove existing floor coverings <i>Lift existing floor coverings across living/kitchen</i>	Labourer	m2	38.6	\$772	\$772	\$772	\$772
6	Skip bin 6m³ (deliver/tip/return) <i>Two 6m³ skips — full-gut waste (shared w/ bathroom)</i>	Labourer	Item	2	\$1,560	\$1,560	\$1,560	\$1,560
7	General labourer clean-up <i>Site clean-down during demolition</i>	Labourer	Day	1	\$430	\$430	\$430	\$430
8	Kitchen floor tiles <i>Budget 600x600 porcelain · Rental 600x600 rectified · Value Add 800x800 premium · High End 1200x600 large-format</i>	Tiler	m2	12	\$2,196	\$2,460	\$3,360	\$5,220
9	Living/dining flooring <i>Budget hybrid SPC 8mm · Rental SPC 12mm commercial · Value Add SPC 12mm premium · High End engineered timber</i>	Floorer	m2	26.6	\$2,447	\$3,192	\$3,458	\$6,650
10	Floor levelling compound <i>Level substrate prior to new floor finishes</i>	Floorer	m2	38.6	\$2,432	\$2,432	\$2,432	\$2,702
11	Threshold / transition strips <i>Transitions at room/floor changes</i>	Floorer	Item	2	\$174	\$174	\$174	\$206
12	Kitchen lower base units <i>Budget flat-pack melamine · Rental melamine soft-close · Value Add 2-pac · High End custom 2-pac/veneer</i>	Cabinetry	unit	9	\$8,370	\$9,810	\$13,410	\$20,520
13	Kitchen upper wall units <i>Budget melamine · Rental soft-close · Value Add 2-pac · High End custom</i>	Cabinetry	unit	2	\$1,440	\$1,720	\$2,400	\$3,700
14	Island / breakfast bar <i>Retained as breakfast bar (sink relocated off island). Budget→High End spec uplift</i>	Cabinetry	unit	1	\$1,120	\$1,300	\$1,600	\$2,480
15	Benchtops <i>Budget laminate · Rental engineered stone 20mm · Value Add stone 40mm · High End natural stone</i>	Stonemason	lm	6	\$2,250	\$4,740	\$5,880	\$11,280
16	Tiled splashback <i>Budget 75x300 · Rental 300x600 · Value Add 600x1200 · High End premium</i>	Tiler	m2	3	\$450	\$522	\$765	\$930

					BUDGET	RENTAL	VALUE ADD	HIGH END
17	Cabinet hardware — full set Handles, runners, hinges — tier-appropriate	Cabinetry	Set	1	\$410	\$510	\$710	\$910
18	Freestanding range — "Expensive range" (client-specified, European) CLIENT-SUPPLIED — locked across all tiers. European freestanding range (oven + cooktop), supply.	Appliance	Item	1	\$8,500	\$8,500	\$8,500	\$8,500
19	Custom fit-out for European range Associated non-standard cost: cabinetry cut-out + benchtop scribe + specialist install for European-only fittings	Carpenter	Item	1	\$900	\$900	\$900	\$900
20	Range dedicated circuit Dedicated 20A circuit + isolation for the range	Electrician	Item	1	\$500	\$500	\$500	\$500
21	Rangehood Budget/Rental/Value Add integrated 900mm · High End island pendant	Appliance	Item	1	\$1,300	\$1,600	\$2,100	\$4,680
22	Integrated dishwasher (panel-ready) Tier-appropriate panel-ready dishwasher	Appliance	Item	1	\$1,240	\$1,360	\$1,840	\$2,860
23	Kitchen sink 1.5 bowl undermount Undermount sink, tier-appropriate	Plumber	Item	1	\$770	\$770	\$910	\$1,290
24	Kitchen mixer tapware Budget→High End mixer	Plumber	Item	1	\$350	\$510	\$650	\$1,110
25	Sink service relocation (island → back wall, 2–5m) Relocate hot/cold/waste to new sink position — notifiable plumbing	Plumber	Item	1	\$1,630	\$1,630	\$1,630	\$1,630
26	Connect appliances (dishwasher) Connect dishwasher to relocated services	Plumber	Item	1	\$240	\$240	\$240	\$240
27	Plumber mobilisation First visit	Plumber	Allow	1	\$380	\$380	\$380	\$380
28	Double GPOs (Clipsal Iconic) Kitchen/living power points	Electrician	Item	6	\$1,350	\$1,350	\$1,350	\$1,350
29	LED downlights dimmable IP20 Living/kitchen lighting	Electrician	Item	8	\$1,720	\$1,720	\$1,720	\$1,720
30	Electrician mobilisation First visit	Electrician	Allow	1	\$320	\$320	\$320	\$320
31	Paint interior walls — 2 coat Budget/Rental Wash&Wear; · Value Add Wash&Wear; · High End Luxe	Painter	m2	54	\$918	\$918	\$972	\$1,512
32	Paint ceilings — 2 coat flat Flat white, 2 coats	Painter	m2	39	\$546	\$546	\$585	\$624
33	Skirting supply + paint 90mm primed MDF (133mm High End), supply + 2-coat	Carpenter	lm	30.5	\$1,465	\$1,465	\$1,526	\$1,770
34	Surface prep / fill / sand Prep walls + ceilings before painting	Painter	room	1	\$160	\$160	\$160	\$160
35	Painter mobilisation First visit	Painter	Allow	1	\$240	\$240	\$240	\$240

					BUDGET	RENTAL	VALUE ADD	HIGH END
36	Plaster patch / repair Make-good after cabinetry + service removal	Plasterer	Item	3	\$840	\$840	\$840	\$840
					\$48,790	\$54,941	\$63,684	\$89,356

Full gut: all new cabinetry, relocated sink (notifiable plumbing), tiled kitchen floor + hardwood living/dining, repaint throughout. Client-supplied European range is locked across all tiers and carries an associated custom fit-out allowance.

BUDGET	RENTAL	VALUE ADD	HIGH END
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BATHROOM

FULL GUT & REBUILD · 43 line items

					BUDGET	RENTAL	VALUE ADD	HIGH END
1	Remove floor tiles <i>Strip floor tiles to substrate</i>	Labourer	m2	4.9	\$167	\$167	\$167	\$167
2	Remove wall tiles <i>Strip wall tiles to substrate</i>	Labourer	m2	19	\$646	\$646	\$646	\$646
3	Remove vanity <i>Remove existing vanity</i>	Labourer	Item	1	\$190	\$190	\$190	\$190
4	Remove bath <i>Remove existing bath</i>	Labourer	Item	1	\$320	\$320	\$320	\$320
5	Remove shower screen <i>Remove existing screen</i>	Labourer	Item	1	\$150	\$150	\$150	\$150
6	Remove toilet suite <i>Remove existing toilet</i>	Labourer	Item	1	\$115	\$115	\$115	\$115
7	Remove exhaust fan <i>Remove existing exhaust</i>	Labourer	Item	1	\$95	\$95	\$95	\$95
8	Waterproofing membrane — 2 coat <i>Liquid membrane to floor + shower walls, AS 3740 — inspection + cert hold</i>	Waterproofer	m2	11	\$781	\$781	\$781	\$781
9	Screed to falls <i>Fall to floor waste</i>	Waterproofer	m2	4.9	\$490	\$490	\$490	\$490
10	Waterproofer mobilisation <i>First visit</i>	Waterproofer	Allow	1	\$240	\$240	\$240	\$240
11	Floor tiles <i>Budget 600x600 · Rental rectified · Value Add 800x800 · High End 1200x600</i>	Tiler	m2	4.9	\$897	\$1,005	\$1,372	\$2,132
12	Wall tiles — full height <i>Full-height. Budget 75x300 · Rental 300x600 · Value Add 600x1200 · High End premium</i>	Tiler	m2	19	\$2,850	\$3,306	\$4,845	\$5,890
13	Grout <i>Budget cement · Rental/Value Add/High End epoxy</i>	Tiler	m2	23.9	\$621	\$1,004	\$1,004	\$1,004
14	Silicone sealant — all junctions <i>Wet-area junction seal</i>	Tiler	room	1	\$115	\$115	\$115	\$115
15	Tile edge / Schluter trim <i>Edge profiles + recessed channel set-out for frameless screen</i>	Tiler	lm	9	\$432	\$432	\$432	\$432
16	Tiled shower niche 600x300 <i>Recessed niche (Rental+)</i>	Tiler	Item	1		\$520	\$520	\$520
17	Tiler mobilisation <i>First visit</i>	Tiler	Allow	1	\$280	\$280	\$280	\$280
18	Rough-in vanity <i>Hot/cold/waste rough-in</i>	Plumber	Item	1	\$540	\$540	\$540	\$540

					BUDGET	RENTAL	VALUE ADD	HIGH END
19	Rough-in bath filler Bath filler rough-in	Plumber	Item	1	\$540	\$540	\$540	\$540
20	Shower rough-in (concealed) Concealed shower rough-in	Plumber	Item	1	\$850	\$850	\$850	\$850
21	Floor waste Supply + install floor waste	Plumber	Item	1	\$470	\$470	\$470	\$470
22	Connect fixtures Connect bath, basin, toilet, shower	Plumber	Item	2	\$480	\$480	\$480	\$480
23	Plumber mobilisation First visit	Plumber	Allow	1	\$380	\$380	\$380	\$380
24	Bath Budget built-in acrylic · Rental built-in durable · Value Add freestanding acrylic · High End freestanding stone resin	Plumber	Item	1	\$1,360	\$1,700	\$3,700	\$8,480
25	Bath filler Budget/Rental wall-mounted · Value Add/High End floor-mounted	Plumber	Item	1	\$680	\$980	\$1,600	\$2,520
26	Vanity Budget freestanding 750 · Rental wall-hung stone · Value Add premium stone · High End 1200 natural stone	Cabinetry	Item	1	\$1,200	\$2,780	\$3,000	\$5,260
27	Basin Undermount/counter basin, tier-appropriate	Plumber	Item	1	\$510	\$710	\$710	\$1,170
28	Basin mixer Budget standard · Rental Caroma · Value Add Meir · High End Brodware/Sussex	Plumber	Item	1	\$400	\$605	\$810	\$1,410
29	Toilet Budget close-coupled · Rental quality · Value Add/High End wall-hung in-wall cistern	Plumber	Item	1	\$900	\$1,300	\$1,900	\$2,720
30	Frameless shower screen — client-specified (Glass is us) CLIENT-SUPPLIED — locked across all tiers. Frameless screen, channel recessed into tiles.	Glazier	Item	1	\$4,500	\$4,500	\$4,500	\$4,500
31	Recessed channel detail for frameless screen Associated non-standard cost: set-out + recessed channel + waterproofing detail for frameless screen	Tiler	Item	1	\$350	\$350	\$350	\$350
32	Overhead shower rose Budget 200mm · Rental 250mm Caroma · Value Add 250mm Meir · High End 300mm Brodware	Plumber	Item	1	\$400	\$550	\$710	\$1,110
33	Shower mixer Budget exposed · Rental semi-commercial · Value Add concealed · High End concealed thermostatic	Plumber	Item	1	\$440	\$680	\$1,180	\$2,640
34	Bathroom accessory set Towel rail, hooks, roll holder — tier-appropriate	Plumber	Set	1	\$540	\$880	\$1,360	\$1,940
35	Mirror Budget/Rental polished edge · Value Add 1000x800 · High End LED anti-fog	Glazier	Item	1	\$680	\$680	\$880	\$2,880
36	Underfloor heating — electric Client-requested. Electric in-slab mat + thermostat — all tiers	Electrician	m2	4	\$1,100	\$1,100	\$1,100	\$1,100
37	Heated towel rail — electric Client-requested. 800mm electric rail — all tiers	Electrician	Item	1	\$1,100	\$1,100	\$1,100	\$1,100

					BUDGET	RENTAL	VALUE ADD	HIGH END
38	LED downlights IP44 (bathroom) Wet-rated downlights	Electrician	Item	3	\$735	\$735	\$735	\$735
39	Exhaust fan IP44 Ducted to external	Electrician	Item	1	\$400	\$400	\$400	\$400
40	Dedicated circuit — underfloor heating Thermostat circuit for UFH	Electrician	Item	1	\$500	\$500	\$500	\$500
41	Electrician return visit Bathroom fit-off visit	Electrician	Allow	1	\$320	\$320	\$320	\$320
42	Paint ceiling — 2 coat Flat white	Painter	m2	5	\$70	\$70	\$75	\$80
43	Plaster make-good after strip-out Patch/repair walls after tile removal	Plasterer	Item	2	\$560	\$560	\$560	\$560
					\$28,394	\$33,616	\$40,512	\$56,602

Full gut back to bare walls. Wet area: AS 3740 waterproofing is a mandatory cure + certification hold before tiling. Client-supplied frameless screen locked across all tiers with a recessed-channel tiling detail. Underfloor heating + heated towel rail included across all tiers as requested.

BUDGET	RENTAL	VALUE ADD	HIGH END
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PRELIMINARIES

PROJECT MANAGEMENT · SITE ESTABLISHMENT · PROTECTION · HANDOVER · 8 items

					BUDGET	RENTAL	VALUE ADD	HIGH END
1	Builder's public liability insurance Cover for project duration — certificate provided	Admin	Allow	1	\$680	\$680	\$680	\$680
2	Builder's contract works insurance All-risk cover for materials + works in progress	Admin	Allow	1	\$520	\$520	\$520	\$520
3	Final builder's clean Full clean on practical completion	Cleaner	Allow	1	\$1,140	\$1,140	\$1,140	\$1,140
4	Dust containment barriers (zip-wall) — 2 zones Occupied home — isolate kitchen + bathroom from living areas	Labourer	Item	2	\$1,440	\$1,440	\$1,440	\$1,440
5	Floor + access protection (retained areas) Ramboard to retained trafficked floors — protect client's living-room gear/access	Labourer	m2	25	\$250	\$250	\$250	\$250
6	Wall + door frame protection Protect retained finishes adjacent to works	Labourer	Allow	1	\$380	\$380	\$380	\$380
7	Portable toilet hire (sole bathroom out — 4 wks) Only bathroom is being renovated; occupants remain on site	Builder	Week	4	\$1,000	\$1,000	\$1,000	\$1,000
8	Window cleaning post-construction Dust-generating works — clean affected glazing	Cleaner	Allow	1	\$660	\$660	\$660	\$660
					\$6,070	\$6,070	\$6,070	\$6,070

ESTIMATE COMPARISON

BUDGET	RENTAL	VALUE ADD	HIGH END
GRAND TOTAL \$107,315 Works: \$77,184 Mgmt (8%): \$6,175 Prelims: \$6,070 Builder Margin (20%): \$17,886	GRAND TOTAL \$122,054 Works: \$88,557 Mgmt (8%): \$7,085 Prelims: \$6,070 Builder Margin (20%): \$20,342	GRAND TOTAL \$142,322 Works: \$104,196 Mgmt (8%): \$8,336 Prelims: \$6,070 Builder Margin (20%): \$23,720	GRAND TOTAL \$196,446 Works: \$145,958 Mgmt (8%): \$11,677 Prelims: \$6,070 Builder Margin (20%): \$32,741

Tier spread: Budget to High End is a difference of \$89,131 across the full project. Value Add to Budget saves \$35,007. High End premium over Value Add: \$54,124.

PROJECT NOTES

Built strictly from the client brief: Living/Kitchen + Bathroom only. Asbestos is confirmed present — a licensed removal hold applies before other demolition (WHS Regs 2022). Notifiable plumbing (sink relocation) and waterproofing certification are inspection/hold points. Occupied during works — protection + dust barriers included.

ASSUMPTIONS & EXCLUSIONS

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