

Estimate

High Level Estimate

Detailed Quote

What are the above and why are they different,
and when do/don't we charge a fee?

The following pages will give you a breakdown of
our processes and provide a better understanding
of what the differences are between them and
when and why we do/don't charge a fee.

Estimate

With 45+ years worth of knowledge in the building industry, our **estimates** are generally accurate and are a good starting point to see if your project is financially viable and/or worth pursuing.

Below is what you can expect from an Estimate:

- Free service - Due to it requiring minimal offices hours to complete
- Ballpark estimate
- Single final figure provided by email
- We can have this back to you in approx. 1-2 days.

High Level Estimate

A **high level estimate** is not always necessary but is a service you may want to use prior to a detailed quote if:

- You want an early understanding of costs **before council approval** (no final plans or engineering yet), or
- You're looking to stage your project and want clarity on what's included at each step.

Below is what you can expect from a High Level Estimate:

- Incurs a fee based on the size of the project
- A final PDF document containing each section of your project broken down
- **Estimated allowances** next to each section
- Online handover meeting with our Builder to go over each estimated allowance
- We can have this back to you in approx. 8 days (starting from date deposit is received)

The reason a Detailed quote is still required after a high level estimate, is due to not having those final stamped plans from council. The final plans, council conditions and engineering could change and this will have an effect on the final prices, hence why this is still just an

'estimate'

See the process on the following page,

Estimating Process

1. Get in contact with us about your proposed work.
2. Send through all relevant plans and/or documents detailing the works you are wanting.
The more detailed the more accurate the **estimate** will be.
3. Confirm any specific finishes you may have thought about already - if you used our **Design options** these will already be selected. If you are unsure, we will allow for standard selections, but keep in mind this can fluctuate either way depending on your final selections later.
4. Once we have all these details we can provide you with a general estimate which will give you a 'ball park' figure.
5. After this, you may wish to gain a high level estimate or move onto a detailed quote.

High Level Estimate Process

1. We will confirm we have all draft plans on file and any relevant documents specific to your project that will effect the breakdown/estimated allowances.
2. We then provide you with a **Fee Proposal**.
3. Upon acceptance a 50% deposit will be issued.
4. Once payment is received we will review the plans and create a break down of inclusions. Items such as electrical, plumbing, carpentry works etc., but also any specific materials or finishes chosen - if more information is required on these we will reach out to confirm.
5. Once we have finalised the PDF we will schedule an online meeting.
6. The final 50% will be issued and due before the handover meeting.
7. Just before the handover meeting we will send you a copy of the document and our builder will go over it in full with you, line by line. Any questions that arise can be asked and addressed.
8. From here (depending on your project) there may be items you wish to remove or only want to progress with some of the works. Having done this high level estimate, we can remove specific allowances and proceed with a detailed quote process. Being able to remove the unnecessary items now saves time and money on a detailed quote.
9. Please note the high level estimate final figure can flusate

Estimating/Design Process - Without Plans

We know that getting started can feel overwhelming—especially when you're unsure how the process works or who to trust.

With over 45 years of experience in the building industry, we're here to guide you from the very beginning. We'll help assess whether your ideas are viable for your proposed site, and support you through the next steps, including collaborating with our architectural draftsman to bring your vision to life.

Below is a guide on what you can expect;

1. Get in contact with us about your proposed work.
2. We will organise a free site consultation with you, to run through what your looking for e.g. Granny flat, renovations, new build etc.
3. If you are still interested in having plans drawn up we organise an onsite meeting with our architectural draftsman to run through specifics.
4. We can then provide you with a **Architectural Plans Fee Proposal**, which includes architectural plans ready for council submission, changes/reviews of the design along the way and a final review at the end of the process.
5. If approved we get this under way ASAP!
6. If you require council or certifier submission we can include this also.
7. After plans have been drawn up, you can engage us for our **Design Options** or move straight into the estimating process with plans.
8. Our **Design Options** include, interior/exterior design, colour consult, joinery drawings and/or landscaping design (see **Design Options** PDF for details). If you are interested in any of these we can provide a **Design Fee Proposal**.

Detailed Quote

A **Detailed Quote** covers the time and resources required to assess your project and provide an accurate and comprehensive scope of works with an associated final build cost. We charge for this service because it involves significant man-hours to ensure accuracy, transparency, and no hidden costs during the build.

We submit the fee proposal to you and once approved, we invoice 50% as a deposit and move onto the **Quote Process**. The remaining 50% is invoiced upon completion of the quote.

This fee is specific for your build and the amount of detail it requires will influence the overall fee.

When we don't charge for a quote - For smaller jobs that are straight forward or don't require substantial planning/engineering. Such as small bathroom renos or standard projects (decks, pergolas). These jobs don't require the extensive offices hours and as a result won't incur a fee.

Quote Process

1. We will review all documents supplied including D.A approval documents, architectural plans, engineering drawings, finishes specifications, joinery drawings etc.
2. We will then meet subcontractors, industry professionals and suppliers onsite as required.
3. After this we put together a comprehensive, detailed build quotation, based on the supplied documentation and site visit.
4. We then present the finalised build quotation to you via a Microsoft teams meeting.
You can expect a comprehensive list of scope of works, inclusions, exclusions, prime cost items and provisional sum items with a final build cost.
5. Compulsory Home Warranty Insurance is accounted for in the finalised quote, for more info on why you need this check out our **HBC Insurance PDF**.
6. You will then be supplied with a PDF file of the final quotation for your own records and if you are wishing to proceed with the quote we can start drawing up contracts.

Refer to our Build Info PDF, for more information on the types of documents we need and why we need them to provide an estimate or quote.