

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

This is a free service that requires minimal office hours. We essentially look at your required works and based off other jobs similar and using our knowledge of the construction industry, we can provide you with a ballpark estimate, with a single final figure via email.

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

We can have this back to you in approx. 1-2 days.

High Level Estimate

A fee is incurred for a **high level estimate** which includes a PDF document containing each section of the proposed project broken down with an estimated allowance figure next to it.

The main difference between a high level estimate and an estimate, is if your desired project has specialised products/features, (operable roof systems etc.) that require investigation works. This means we are having to get in contact with suppliers and ask for pricing **specific to your job**, where as for a estimate its all done in house.

Another reason a QBE would be used is if the proposed project will be carried out in sections and you wish to have a portion of the project removed from the scope of works but still want an overall cost estimate for it as whole. This helps to see early on the extent of works you want included in a detailed quote.

To complete a QBE we allow approx. 8 days from date deposit is received, to the schedule handover meeting, which is where we will have an online meeting with our builder to go over each estimated allowance with you.

See the process below 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 a standard ballpark - but please note this can have an effect on the final detailed quote price
4. Once we have all these details we can provide you with a general estimate which will give you a 'ball park' figure, usually within the week.

Estimating/Design Process - Without Plans

1. Get in contact with us about your proposed work.
2. We will organise a free site consultation with you, to run through what you're 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 Fee Proposal** covers the time and resources required to provide an accurate and comprehensive cost breakdown for your project. 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.
5. 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.