

Pergolas / Concept collection

INDICATIVE STARTING PRICES INCLUDING GST / CLIENT PRESENTATION



A PLACE TO GATHER

From \$450/m²

Including GST

A considered timber pergola frames your garden and makes outdoor living feel like part of home. Choose an open timber structure or discuss a covered option.

6 × 4 m open timber concept / 24 m² /
from \$10,800 including GST

Concept visualisation. Furniture, styling and premium upgrades are additional unless specified. Final quotation and specification govern the supply.

Pergolas / Options & allowances

DEFINED PACKAGES / CLEAR COMPARISONS / INCLUDING GST

Open timber

\$450/m²

24 m² example: \$10,800

Covered timber

\$650/m²

24 m² example: \$15,600

Premium hardwood

Quoted to selection

Species, finish and structural design affect price

How to read the starting price

Open timber pergola from \$450/m²; simple covered timber pergola from \$650/m². Minimum 20 m². The 24 m² covered option starts at \$15,600. Rates use the plan footprint, not roof-sheet area.

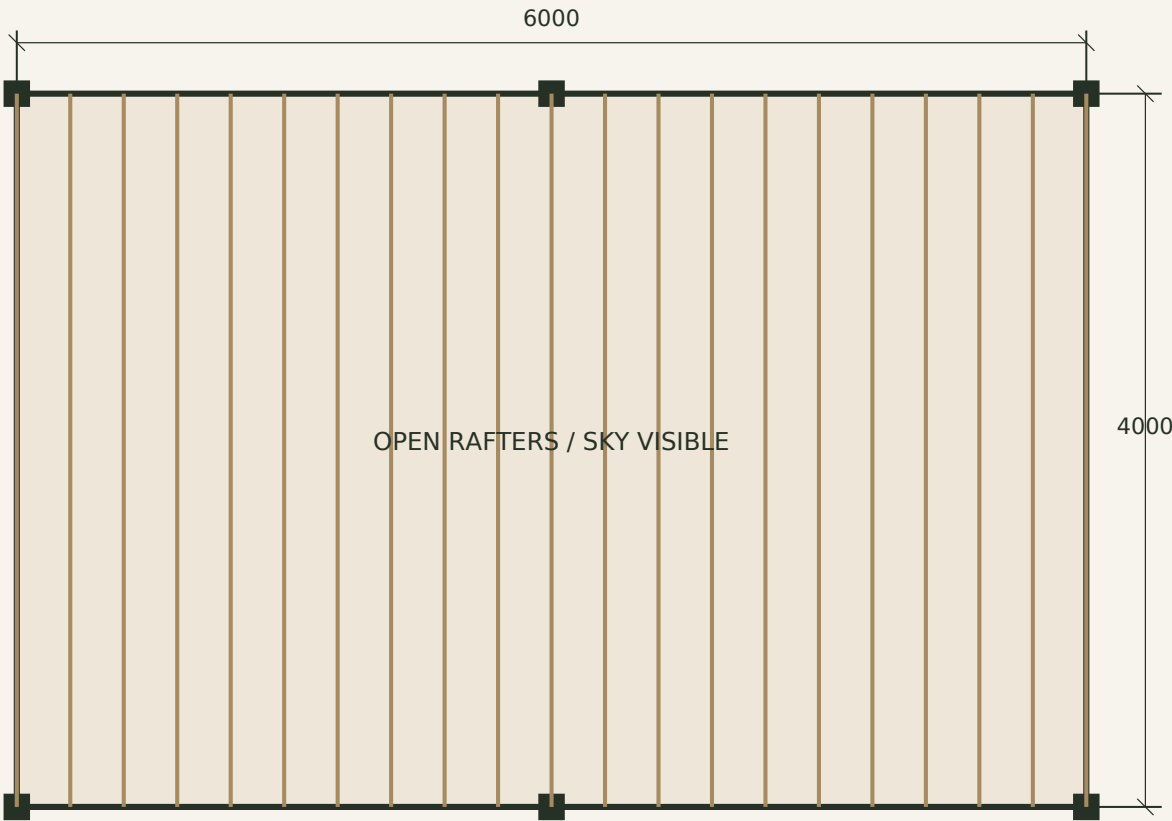
Indicative budget allowances only. Site conditions, final selections and the agreed scope may change the price. All amounts are in Australian dollars and include GST.

Pergolas / Concept drawing

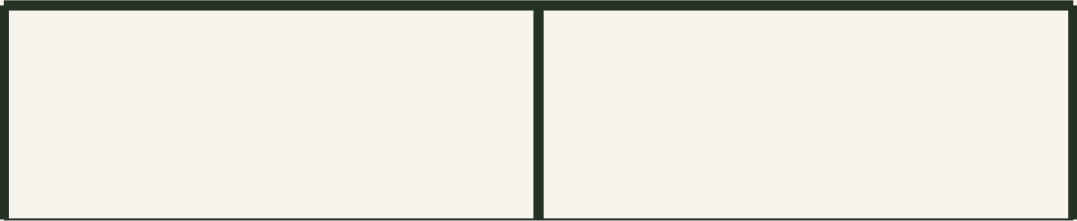
6 x 4 M FOOTPRINT / OPEN SLATTED ROOF / NOMINAL 2.7 M HEIGHT / NOT TO SCALE

P01 / OPEN TIMBER PERGOLA

DIMENSIONED CONCEPT / DIMENSIONS IN mm / NOT TO SCALE



POST AND MEMBER SIZES BY SITE-SPECIFIC DESIGN



FRONT ELEVATION / NOMINAL 2700 HEIGHT / SCHEMATIC

DESIGN NOTES

The image and drawing show the open timber option. Final post layout, member sizes, footings, bracing, connections, roof drainage and approvals require site-specific design. No structural sizes are specified by these concepts.

Pergolas / Your package

INCLUSIONS / ADDITIONAL SCOPE / NEXT STEPS

What the base allowance covers

Open option: treated timber posts and framing, standard concrete footing allowances, open rafters or battens, standard fixings, initial painted or stained finish and installation on a generally level, accessible site. Covered option adds standard metal roof sheeting, flashings and gutter allowance, subject to the final design.

Additional scope

Decking, paving, furniture, plants, lighting, electrical work, screens, premium hardwood, insulated or opening louvre roofs, demolition, difficult excavation, drainage connections, engineering and approvals are additional.

LET'S PLAN YOUR PROJECT

Matthew Fowler
0488 491 410
builtcontractors2016@gmail.com

Share photos, approximate dimensions, preferred finishes and your project location. We will confirm the scope and prepare a written quotation.

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Licensed carpentry and kitchen, bathroom and laundry renovations. Relevant specialist trades coordinated for their scope.

Bathroom renovations / Concept collection

INDICATIVE STARTING PRICES INCLUDING GST / CLIENT PRESENTATION



A FRESH START

From \$29,900

Including GST

Practical layouts, considered surfaces and warm coastal details. Start with a defined bathroom package, then tailor the finish to your home.

3.0 × 2.4 m concept / 7.2 m² / base package from \$29,900 including GST

Concept visualisation. Furniture, styling and premium upgrades are additional unless specified. Final quotation and specification govern the supply.

Bathroom renovations / Options & allowances

DEFINED PACKAGES / CLEAR COMPARISONS / INCLUDING GST

Base renovation

\$29,900/package

One bathroom up to 7.2 m²; plumbing retained

Bath upgrade

From \$3,500

Added to base; location and services assessed

Bespoke finishes

Quoted to selection

Feature tiles, joinery and premium tapware

How to read the starting price

Base package for one existing bathroom up to 7.2 m², retaining plumbing positions and sound framing. The 7.2 m² example equates to approximately \$4,153/m²; this is a comparison only, not a rate for multiplying other room sizes.

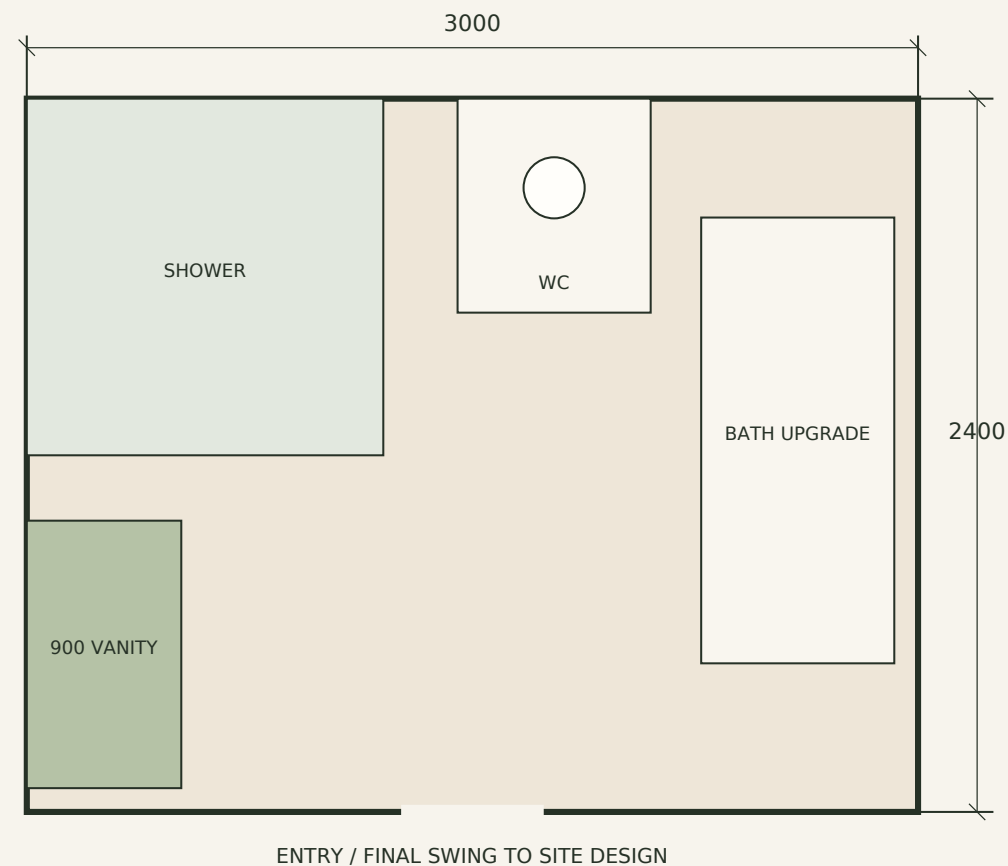
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Bathroom renovations / Concept drawing

3.0 × 2.4 M / BATH SHOWN AS UPGRADE / INDICATIVE ARRANGEMENT / NOT TO SCALE

B01 / COASTAL BATHROOM

DIMENSIONED CONCEPT / DIMENSIONS IN mm / NOT TO SCALE



Bath is optional; services and fixture clearances to be verified.

DESIGN NOTES

Concept only. Fixture clearances, door swing, drainage, falls, waterproofing, ventilation and service locations must be resolved for the specific room before construction. The illustration shows a bath upgrade and premium finish selections.

Bathroom renovations / Your package

INCLUSIONS / ADDITIONAL SCOPE / NEXT STEPS

What the base allowance covers

Normal non-hazardous strip-out and disposal, standard substrate preparation, waterproofing allowance, floor and wet-zone wall tiling, one 900 mm vanity and basin, toilet, shower fittings and screen, mirror, standard plumbing and electrical reconnections, exhaust allowance and finishing. Tile supply allowance \$50/m²; vanity allowance \$1,200; tapware and toilet allowance \$1,500; shower screen allowance \$1,200, all including GST.

Additional scope

The freestanding bath shown is an optional upgrade from \$3,500 including GST where existing services and access permit. Full-height feature tiling, bespoke cabinetry, premium fittings, plumbing relocation, asbestos, hidden damage, structural work, major electrical upgrades, engineering and approvals are additional.

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Kitchen & laundry renovations / Concept collection

INDICATIVE STARTING PRICES INCLUDING GST / CLIENT PRESENTATION



THE HEART OF HOME

Kitchens from \$29,900

Including GST

Warm cabinetry, practical storage and everyday functionality. Explore a kitchen and a separate laundry concept in the same coastal country palette.

Kitchen: 3.6 × 3.0 m / 10.8 m² / from
\$29,900 including GST

Concept visualisation. Furniture, styling and premium upgrades are additional unless specified. Final quotation and specification govern the supply.

Kitchen & laundry renovations / Options & allowances

DEFINED PACKAGES / CLEAR COMPARISONS / INCLUDING GST

Kitchen package

From \$29,900

Defined cabinetry and appliance allowance

Laundry package

From \$10,900

One straight 2.4 m cabinet run

Island upgrade

From \$3,500

Added to kitchen base; services extra if required

How to read the starting price

Kitchen package from \$29,900 for up to 5 linear metres of base cabinets and 3 linear metres of overhead cabinets. Laundry from \$10,900 for one straight 2.4 m cabinet run in an existing room. Floor-area comparisons: kitchen approximately \$2,769/m² at 10.8 m²; laundry approximately \$2,523/m² at 4.32 m². Cabinet scope drives price; these are not area-based rates.

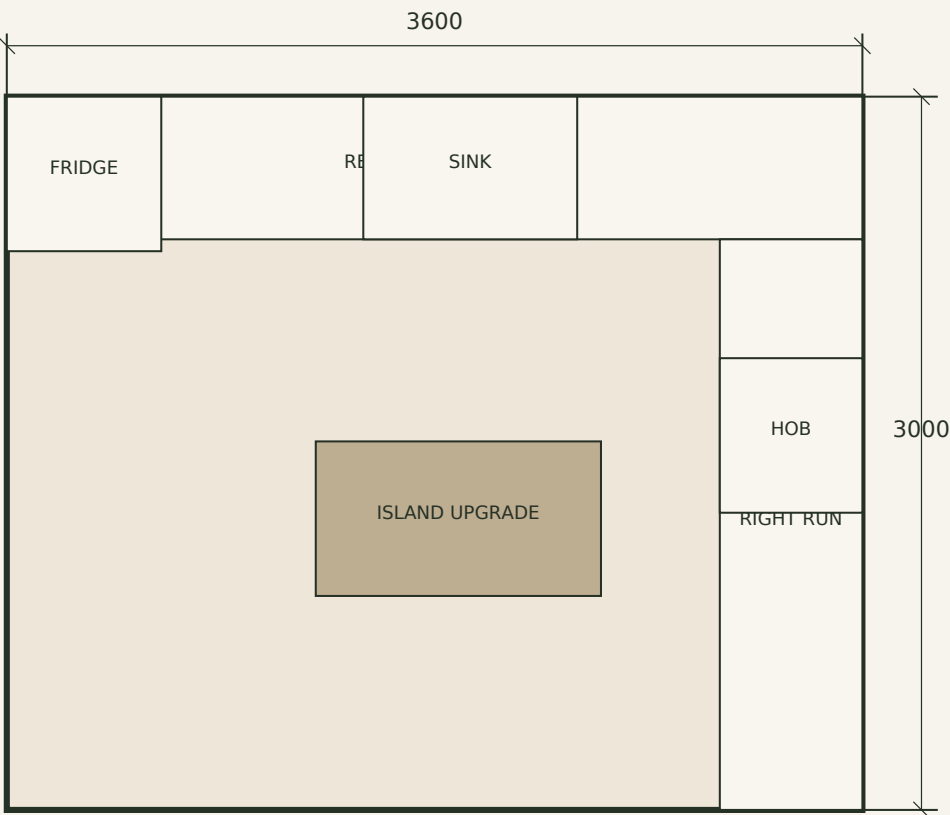
Indicative budget allowances only. Site conditions, final selections and the agreed scope may change the price. All amounts are in Australian dollars and include GST.

Kitchen & laundry renovations / Concept drawing

3.6 × 3.0 M / ISLAND SHOWN AS UPGRADE / 10.8 M² ROOM / NOT TO SCALE

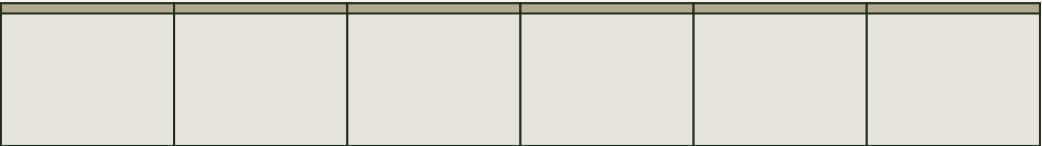
K01 / COASTAL KITCHEN

DIMENSIONED CONCEPT / DIMENSIONS IN mm / NOT TO SCALE



ISLAND DIMENSIONS AND AISLES TO BE CONFIRMED TO APPLIANCES

CABINET ELEVATION / REAR WALL / SCHEMATIC



Base scope: 5 lm base cabinets + 3 lm overheads. Additional cabinetry quoted.

DESIGN NOTES

Concept layouts only. Final cabinetry dimensions, appliance selections, ventilation, services and clearances must be checked on site. The kitchen visualisation shows island and premium benchtop upgrades. Laundry appliances in the image are styling and excluded from the base price.

Laundry / Coastal utility

2.4 × 1.8 m / 4.32 m² / BASE PACKAGE FROM \$10,900 INCLUDING GST



Simple storage. Everyday function.

Straight 2.4 m cabinet run with tub, mixer and practical storage. Appliances shown are excluded. Premium benchtops and additional room finishes are quoted separately.

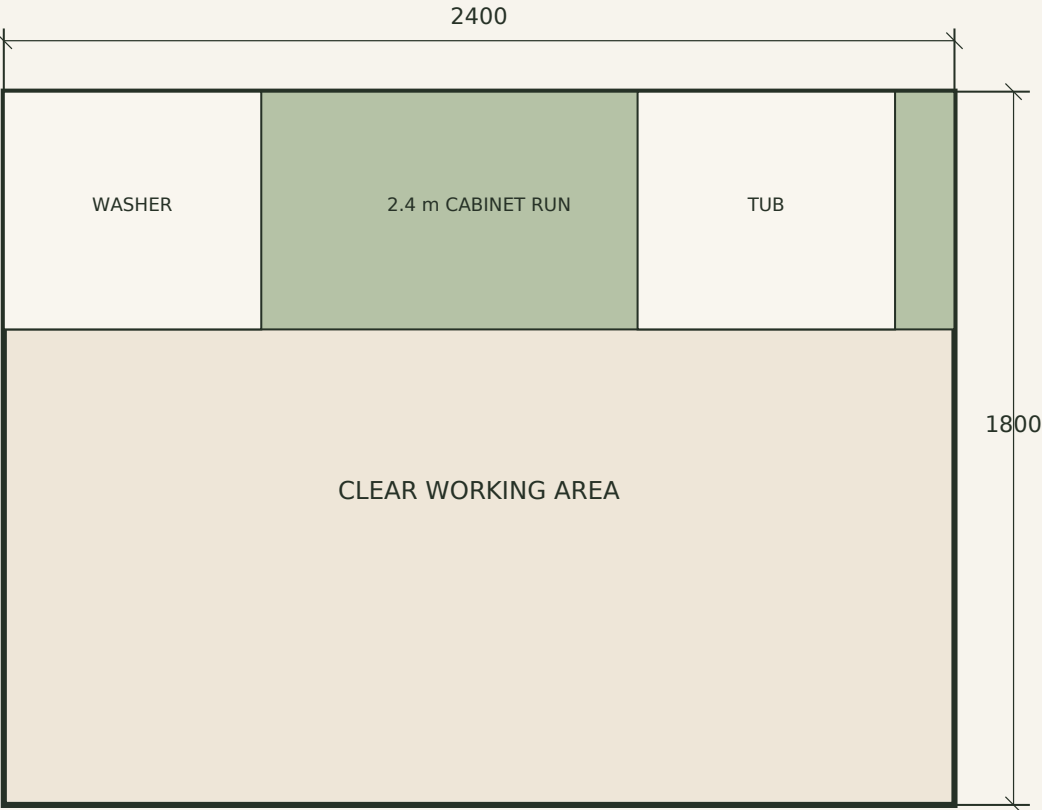
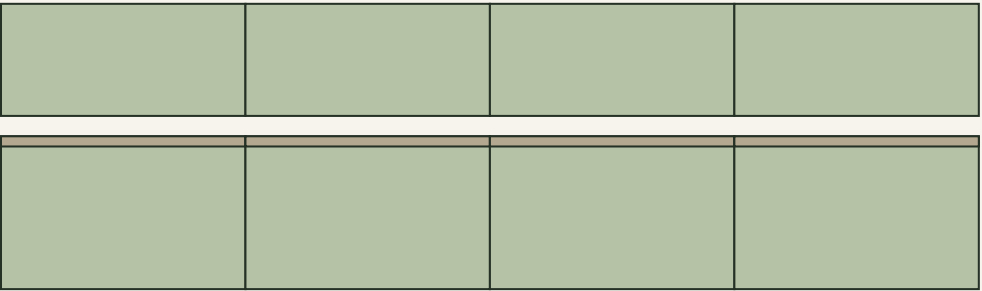
See the shared kitchen and laundry scope for inclusions and exclusions.

Laundry / Concept drawing

L01 / 2400 x 1800 mm / DIMENSIONS IN mm / NOT TO SCALE

L01 / COASTAL LAUNDRY

DIMENSIONED CONCEPT / DIMENSIONS IN mm / NOT TO SCALE



Washer shown for layout only. Laundry appliances excluded.

LAYOUT NOTES

Appliances, cabinetry depths, door swing and working clearances require site confirmation. Washing machine location is indicative only. Existing plumbing positions retained in the base allowance.

Kitchen & laundry renovations / Your package

INCLUSIONS / ADDITIONAL SCOPE / NEXT STEPS

What the base allowance covers

Kitchen: normal non-hazardous removal, standard shaker-profile cabinetry allowance, laminate benchtop, tiled splashback, sink and mixer, plumbing and electrical reconnections at existing positions and a \$2,500 appliance supply allowance. Laundry: standard base and overhead cabinet allowances on one 2.4 m wall, laminate benchtop, tub and mixer, splashback and reconnections. All allowances include GST.

Additional scope

Island shown is an optional upgrade from \$3,500 including GST; stone or stone-look premium benchtops and additional overhead joinery are quoted to selection. Laundry appliances, room flooring, structural alterations, asbestos, hidden damage, service relocation, major switchboard work, engineering and approvals are additional.

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Licensed carpentry and kitchen, bathroom and laundry renovations. Relevant specialist trades coordinated for their scope.

House renovations / Concept collection

INDICATIVE STARTING PRICES INCLUDING GST / CLIENT PRESENTATION



REIMAGINE YOUR HOME

From \$750/m²

Including GST

Refresh the spaces you already love with considered carpentry, flooring and finishes. Start with a cosmetic interior package, then discuss a broader renovation scope.

40 m² cosmetic refresh / starting allowance \$30,000 including GST

Concept visualisation. Furniture, styling and premium upgrades are additional unless specified. Final quotation and specification govern the supply.

House renovations / Options & allowances

DEFINED PACKAGES / CLEAR COMPARISONS / INCLUDING GST

Cosmetic refresh

\$750/m²

40 m² minimum; example from \$30,000

Bespoke carpentry

Quoted to scope

Wall panelling, shelving and built-in joinery

Complete renovations

Project quotation

Defined existing-home scope and trade coordination

How to read the starting price

The \$750/m² starting rate applies to a cosmetic refresh of at least 40 m² in existing dry living areas with sound framing and substrates. It is not a whole-house structural renovation rate. A 24 m² living-room concept is shown as part of a larger minimum 40 m² package.

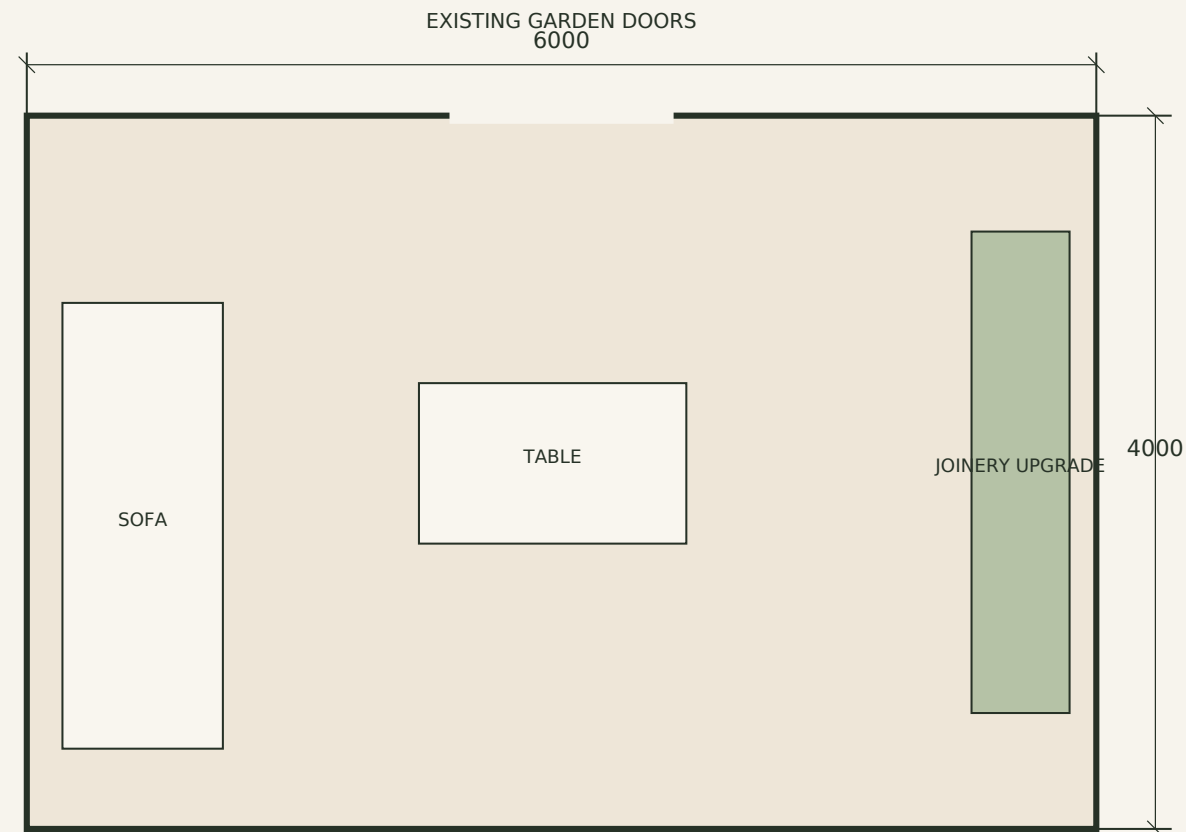
Indicative budget allowances only. Site conditions, final selections and the agreed scope may change the price. All amounts are in Australian dollars and include GST.

House renovations / Concept drawing

6 × 4 M CONCEPT / COSMETIC FINISH REFRESH / NO WALL REMOVAL / NOT TO SCALE

R01 / EXISTING LIVING ROOM

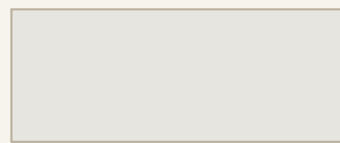
DIMENSIONED CONCEPT / DIMENSIONS IN mm / NOT TO SCALE



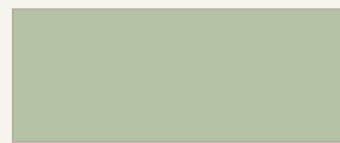
FINISH STRATEGY / SCHEMATIC



FLOOR



WALLS



JOINERY UPGRADE

DESIGN NOTES

The plan shows an existing 6 × 4 m living room without wall removal. The starting price is for cosmetic work across a minimum total area of 40 m². More substantial renovation work is priced from a defined scope; no new-home construction package is offered here.

House renovations / Your package

INCLUSIONS / ADDITIONAL SCOPE / NEXT STEPS

What the base allowance covers

Preparation and repainting of existing walls, ceilings and trims; standard floating floor supply and installation allowance; skirting replacement; minor patching; and normal protection and clean-up. Assumes straightforward vacant access and no wet-area, structural or major service alterations.

Additional scope

The built-in joinery and decorative wall panelling shown are upgrades quoted separately. Furniture, lighting upgrades, window and door replacement, kitchens, bathrooms, laundries, extensions, structural alterations, asbestos, hidden damage, approvals and engineering are additional. Whole-home renovation scopes are individually assessed and quoted.

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Colorbond re-roofs / Concept collection

INDICATIVE STARTING PRICES INCLUDING GST / CLIENT PRESENTATION



A NEW ROOF OVERHEAD

From \$165/m²

Including GST

Refresh an existing home with a clean metal roof profile and a colour that complements its character. Begin with a simple like-for-like re-roof allowance.

150 m² measured roof surface / from \$24,750 including GST

Concept visualisation. Furniture, styling and premium upgrades are additional unless specified. Final quotation and specification govern the supply.

Colorbond re-roofs / Options & allowances

DEFINED PACKAGES / CLEAR COMPARISONS / INCLUDING GST

Like-for-like metal re-roof

\$165/m²

100 m² minimum; simple gable scope

150 m² roof example

From \$24,750

Actual sloping roof surface, including GST

Complex or coastal roofs

Site quotation

Profile, exposure, structure and access assessed

How to read the starting price

Starting rate uses actual sloping roof surface area, not house floor area. Minimum 100 m². Assumes a single-storey, accessible, simple gable roof replacing existing non-asbestos metal sheeting on sound framing. The plan illustrates a 12 × 10 m projected roof; its 120 m² plan area is not the sheet-area quantity used for pricing.

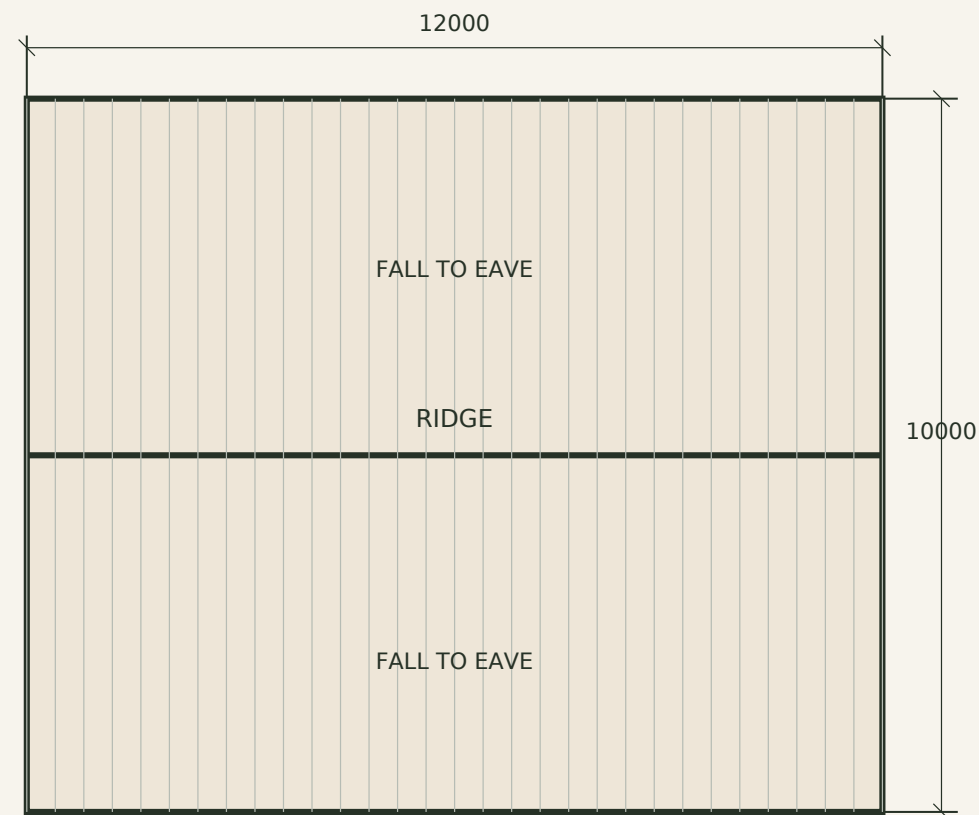
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Colorbond re-roofs / Concept drawing

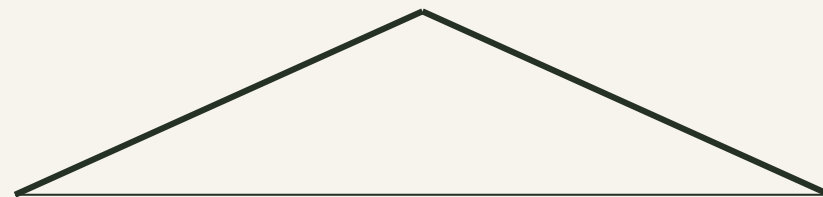
12 x 10 M PROJECTED ROOF / RIDGE CENTRED / ACTUAL SLOPE AREA MEASURED SEPARATELY / NOT TO SCALE

RF01 / SIMPLE GABLE RE-ROOF

DIMENSIONED CONCEPT / DIMENSIONS IN mm / NOT TO SCALE



GABLE ELEVATION / PITCH DETERMINED ON SITE



Measure both sloping planes.

Do not price from floor area.

DESIGN NOTES

Roof geometry and product selection are indicative. Confirm pitch, sheet lengths, wind design, corrosion exposure, condensation strategy and drainage for the site. Appropriate licensed roofing trades are coordinated for the specified work. Colours and profiles shown are illustrative.

Colorbond re-roofs / Your package

INCLUSIONS / ADDITIONAL SCOPE / NEXT STEPS

What the base allowance covers

Normal removal and disposal of existing non-asbestos metal sheets, standard Colorbond corrugated sheet allowance, compatible fixings, standard ridge and perimeter flashings, roof underlay allowance, installation and standard single-storey edge-protection allowance. Existing sound framing, gutters and downpipes retained.

Additional scope

Asbestos, tile-to-metal conversion, rotten or inadequate framing, batten replacement beyond the quotation allowance, complex valleys and penetrations, skylights, solar removal and reinstatement, new gutters or downpipes, special scaffolding or access, coastal product upgrades, insulation upgrades, engineering and approvals are additional.

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Project management / Concept collection

INDICATIVE STARTING PRICES INCLUDING GST / CLIENT PRESENTATION



BRINGING IT TOGETHER

From \$125/hour

Including GST

Practical coordination for your renovation or tiny home project. Define the scope, sequence the trades and keep communication clear from the outset.

Starter planning package / up to 6 hours / from \$750 including GST

Concept visualisation. Furniture, styling and premium upgrades are additional unless specified. Final quotation and specification govern the supply.

Project management / Options & allowances

DEFINED PACKAGES / CLEAR COMPARISONS / INCLUDING GST

Hourly coordination

\$125/hour

Including GST; two-hour minimum

Starter planning

From \$750

Up to six hours of defined planning work

Ongoing support

Agreed service scope

Hours, milestones and reporting confirmed in writing

How to read the starting price

Hourly coordination from \$125 including GST, with a two-hour minimum. A starter planning package from \$750 includes up to six hours for one project brief, a preliminary sequence and an allowance review. Ongoing coordination is separately agreed; construction and trade costs are additional.

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Project management / Concept drawing

A TYPICAL COORDINATION SEQUENCE / TIMING AGREED FOR EACH PROJECT / NOT TO SCALE

PM01 / PROJECT ROADMAP

DIMENSIONED CONCEPT / DIMENSIONS IN mm / NOT TO SCALE

01 / DEFINE

Confirm scope, priorities and responsibilities

02 / PLAN

Review allowances and sequence trades

03 / COORDINATE

Agree schedule and communication

04 / REVIEW

Track progress, decisions and variations

05 / CLOSE

Coordinate agreed handover actions

Indicative process only. Milestones, hours and deliverables agreed in writing.

DESIGN NOTES

Alongside his building and carpentry qualifications, Matthew Fowler holds a Bachelor of Business from the University of Sydney. He was previously a detective in the New South Wales Police Force, managing numerous high-profile investigations. Home warranty insurance is held for eligible projects with contract values up to \$1 million, subject to project-specific cover.

Project management / Your package

INCLUSIONS / ADDITIONAL SCOPE / NEXT STEPS

What the base allowance covers

Agreed scope review, preliminary trade sequencing, budget allowance review and a concise action list. Ongoing services can include quote coordination, scheduling, progress communication and variation tracking, within a written service agreement.

Additional scope

Trade labour and materials, construction contracts, design, engineering, certification, statutory inspections, legal or quantity-surveying advice, application fees and out-of-area travel are additional. Project management does not replace the responsibilities of the contracted trades, designers or certifier.

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