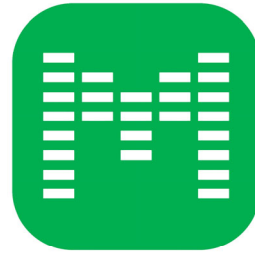




MATRIX ESTIMATING

"Professional Accurate Quotations"



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28 Parkes Street, Nelson Bay, 2315
cormac@matrixestimating.com.au
Cormac Gray: 0415 798 401

7 March 2023

Durable Horizons Building
Sydney
NSW 2000

Quotation No: 20003-0A

Project: 246 Birch Court

It is with pleasure that we forward our budget quotation for the works at 246 Birch Court, as requested. This quotation is based on accompanying marked-up document.

Our budget quotation is as follows:

Proposed Fence	
<ul style="list-style-type: none">• Earthworks and Site Protection<ul style="list-style-type: none">- Tree protection- Temporary fence (for duration of works)- Excavation Works - Provisional Sum pending soil conditions- Skip hire• Concreting<ul style="list-style-type: none">- Fence foundation• Reo<ul style="list-style-type: none">- Trench Mesh - L11TM4- Additional Vertical bars• Masonry – PC SUM Pending cladding selection<ul style="list-style-type: none">- Block wall- Sandstone Cladding - PC SUM- Extension of existing driveway• Metal/Aluminium Works – PC SUM<ul style="list-style-type: none">- Alluminium Battens above sandstone - 900mmH approx- Alluminium Gates	\$ 78,000.00
Carport	
<ul style="list-style-type: none">• Timber Post Foundation<ul style="list-style-type: none">- Excavation Works- Concrete Foundation + Reo• Timber Framing and Support	\$ 26,000.00

<ul style="list-style-type: none"> - Timber Post - 100x100 H3 Primed pine on stirrups - Roof framing - 140x45 MGP10 Treated Pine - Timber Battens - 70x35 - Decorative dwarf walls between posts - 90 x 42 H3 Primed - Fibre cement sheet to gable - Fibre cement sheet to eaves - Colorbond roof and foil back insulation (R2.5) - Bargedboard - Fascia - Fibre cement sheet to carport ceiling - Eaves Gutters - Paint works to Timber columns and Beams to match existing - Reinstall pavers around posts 		
Entry Deck and Stairs		
<ul style="list-style-type: none"> - New framing to existing deck - 90x45 H3 - Subframing for deck extension and stairs - 140x45 H3 - Decking - PC SUM Pending selection (including sides) 	\$	8,000.00
Preliminaries		
<ul style="list-style-type: none"> - Project management - Material handling - Scaffolding - Deliveries 	\$	7,000.00
Sub Total – excluding GST	\$	119,000.00
Goods and Services Tax @ 10%	\$	11,000.10
Total – including GST	\$	130,000.00

Please note:

1. John will be on site Monday to Friday from 7:30am - 3:30pm. All sub contractor's will be supervised each day by either John.
2. Any items noted above, as provisional cost sums are budget prices only and are subject to finalisation once exact scope has been established.
3. Project Timeline & Goals: As per attached timeline schedule the Renovation process should take two and a half months.
4. All works carried out daily will follow all strata By Laws.
5. All areas will be left clean and tidy at the end of each day.
6. The above price is based on what could have been reasonably expected to be known at the time of pricing. If factors arise, during the works that were reasonably unknown, the above quotation may become subject to review.
7. This quotation holds firm for thirty (30) days after which time it may become subject to review.

8. This quotation is subject to mutually agreed terms of contract and payment

9. Payment terms:

- 30 Days from invoice

10. **No Allowance has been made for the following work/items in this price:**

Project Specific

- Drainage for carport guttering
- Landscaping works
- Electrical works
- Automatic gates
- Access/Entry control
- External lighting
- Electrical works to carport
- Asbestos removal
- Anything not marked up on the markup drawings

General Exclusions

- Night works
- We are not responsible for the quality or performance of client supplied materials

We trust that the above quotation and information meets with your approval, however if you have any questions, or if we can be of assistance to you in any other way, please do not hesitate to contact us.

Yours faithfully,

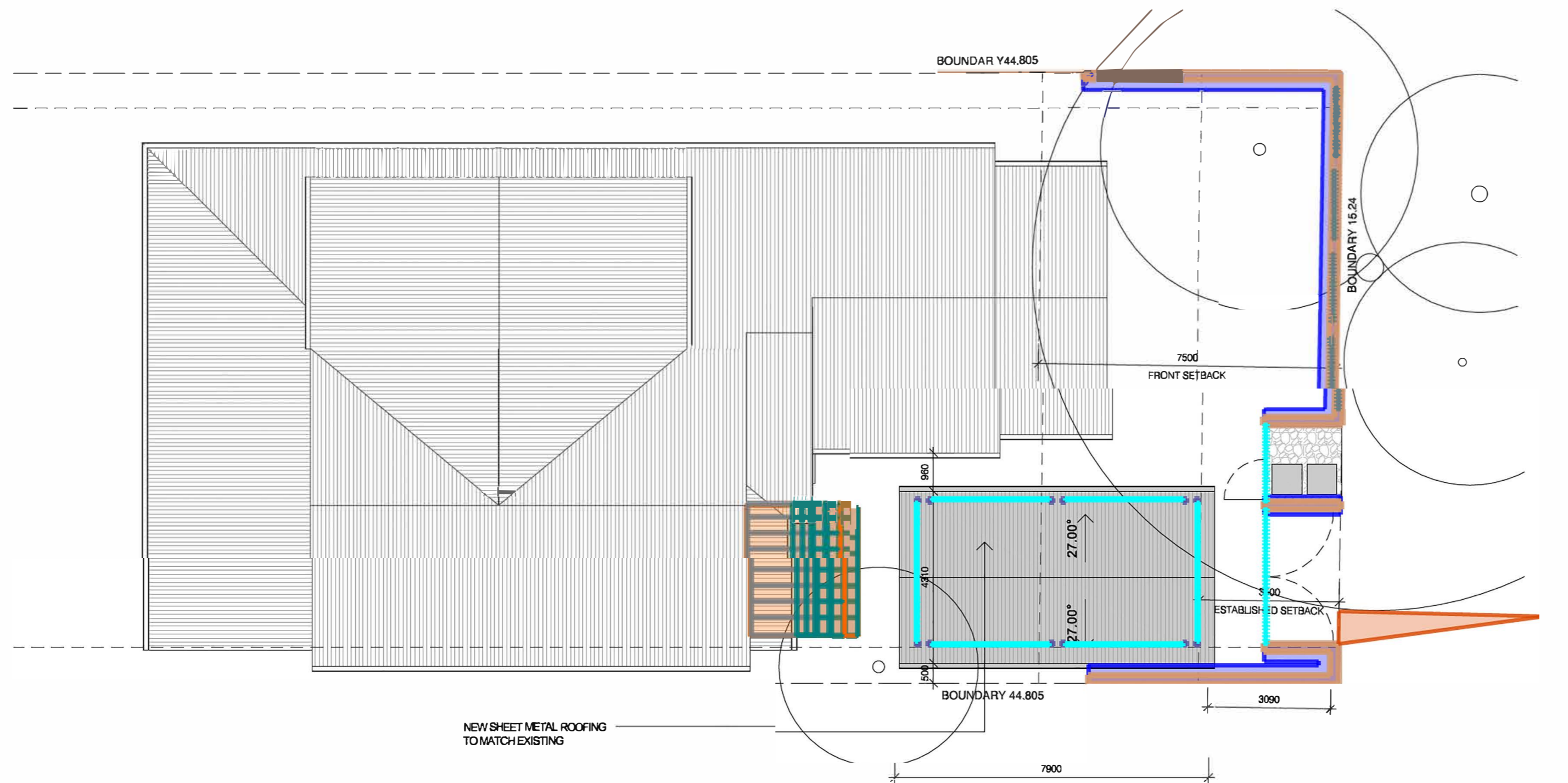
Cormac Gray



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Legend

00 - Proposed Fence Works\01 - Concrete	
01 - Fence foundation	3.47 m3
00 - Proposed Fence Works\03 - Masonry Works	
01 - Block wall	39.37 m2
02 - Sand Stone Cladding	75.73 m2
03 - Extension of existing driveway	2.10 m2
00 - Proposed Fence Works\03 - Metal/Aluminium Works	
01 - Aluminum Battens above sandstone	89.23 m
02 - Alluminum Gates	70.77 m
01 - Carport\00 - Timber framing and Support	
01 - Timber Post	36.00 m
04 - Decorative dwarf walls between posts - 90x42 H3	78.00 m
02 - Entry Deck and Stairs	
01 - New framing to existing deck - 90x45 H3	21.02 m
02 - Subframing for deck extension and stairs - 140x45 H3	38.49 m
03 - Decking	12.00 m2



PROPOSED

NEW SHEET METAL ROOFING
TO MATCH EXISTING

No.	Issue Description	YYYY-MM-DD
A	TABLE NOT FOR CONSTRUCTION	2021/02/05

Sheet Number: **DA302** Issue: **A**

1 ROOF PLAN
1:100

STUDIO LOT-5

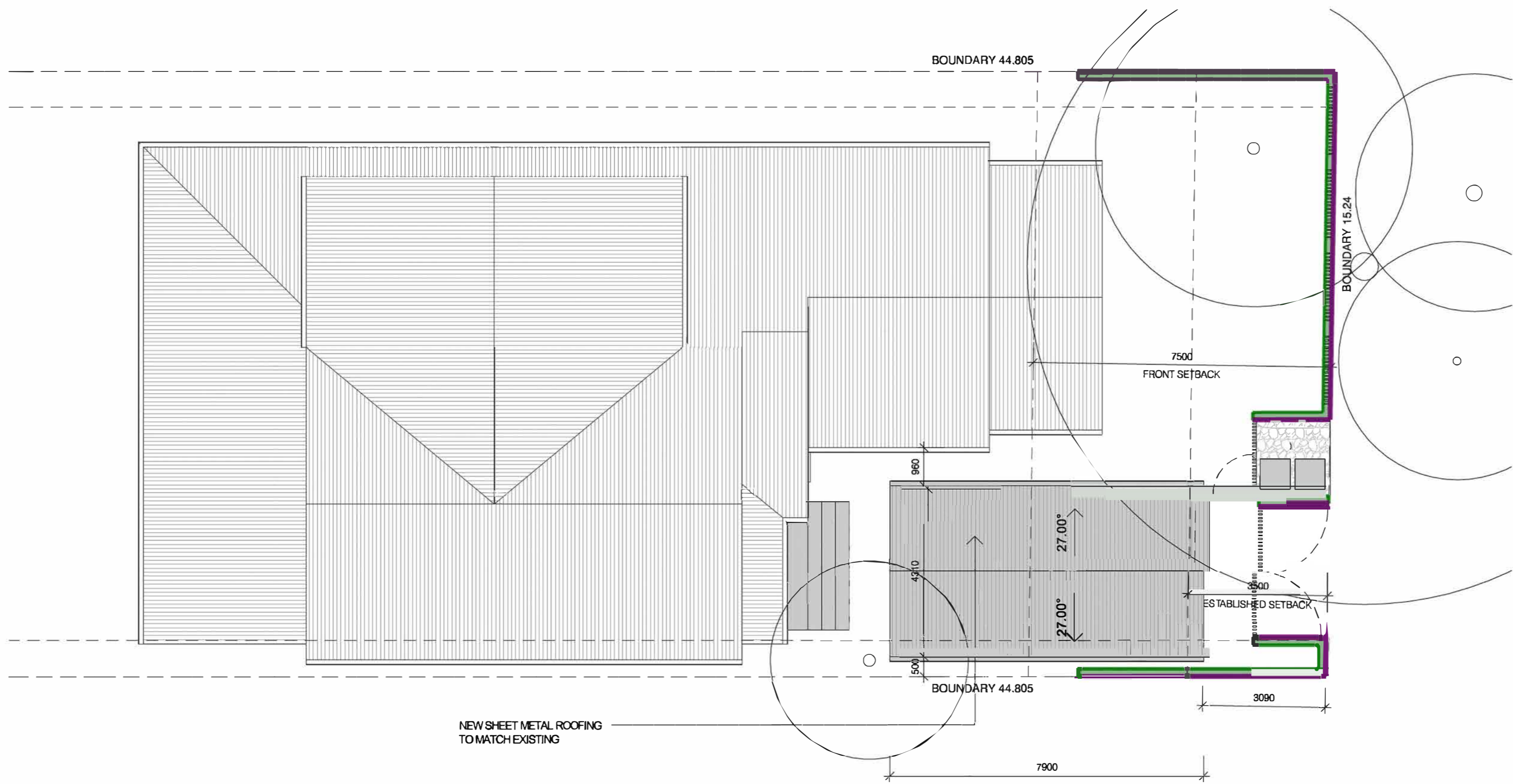


MATRIX ESTIMATING

Legend

- 00 - Proposed Fence Works\02 - Reo
- 01 - Trench Mesh - L11TM4 56.09 m
- 02 - Additional Vertical Bars 131.27 m

PROPOSED



1 ROOF PLAN
1:100

COPYRIGHT:
THIS DRAWING AND DESIGN IS
SUBJECT TO COPYRIGHT AND
SHALL NOT BE COPIED IN WHOLE
OR IN PART WITHOUT THE WRITTEN
PERMISSION OF B1220 LOT 8 PTY
LTD OR ITS AGENT.

GENERAL NOTES:
ALL DIMENSIONS TO BE VERIFIED BY SURVEYOR PRIOR TO COMMENCEMENT OF WORK.
BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY SURVEYOR.
USE FIGURES DIMENSIONS ONLY. DO NOT SCALE FROM PLANS.
ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF
THE BUILDING CODE OF AUSTRALIA.
ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

Project No:
2005

North Point:

Drawn by: B.CASHMAN
Scale: 1:100

Sheet Title:
ROOF PLAN

No.	Issue Description	YYYY-MM-DD
A	DATE ISSUE (NOT FOR CONSTRUCTION)	2021.02.05

Sheet Number: DA302
Issue: A

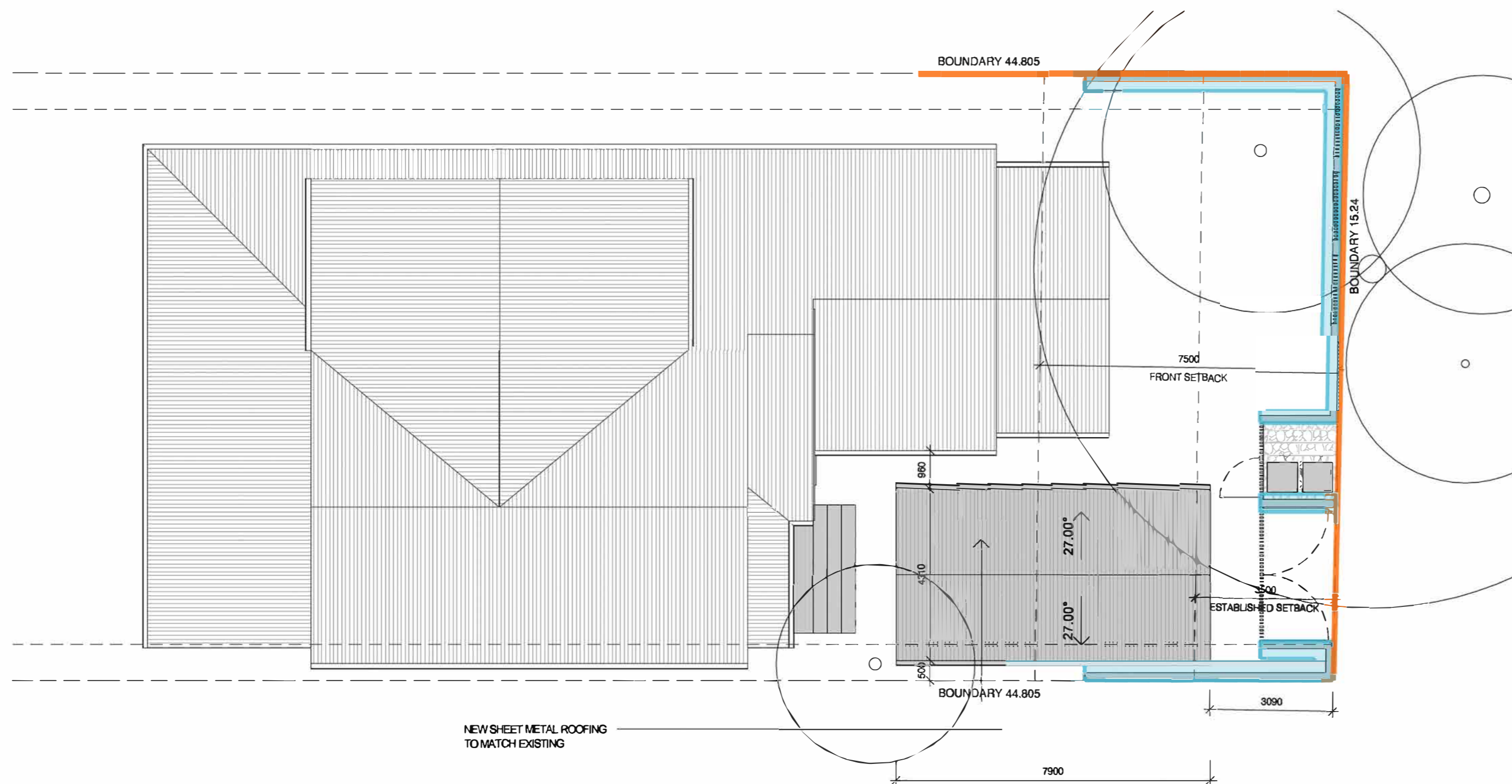


MATRIX ESTIMATING

Legend

- 00 - Proposed Fence Works\00 - Earthworks and Site Protection
- 02 - Temporary fence 26.00 m
- 03 - Excavation Works 3.47 m3

PROPOSED



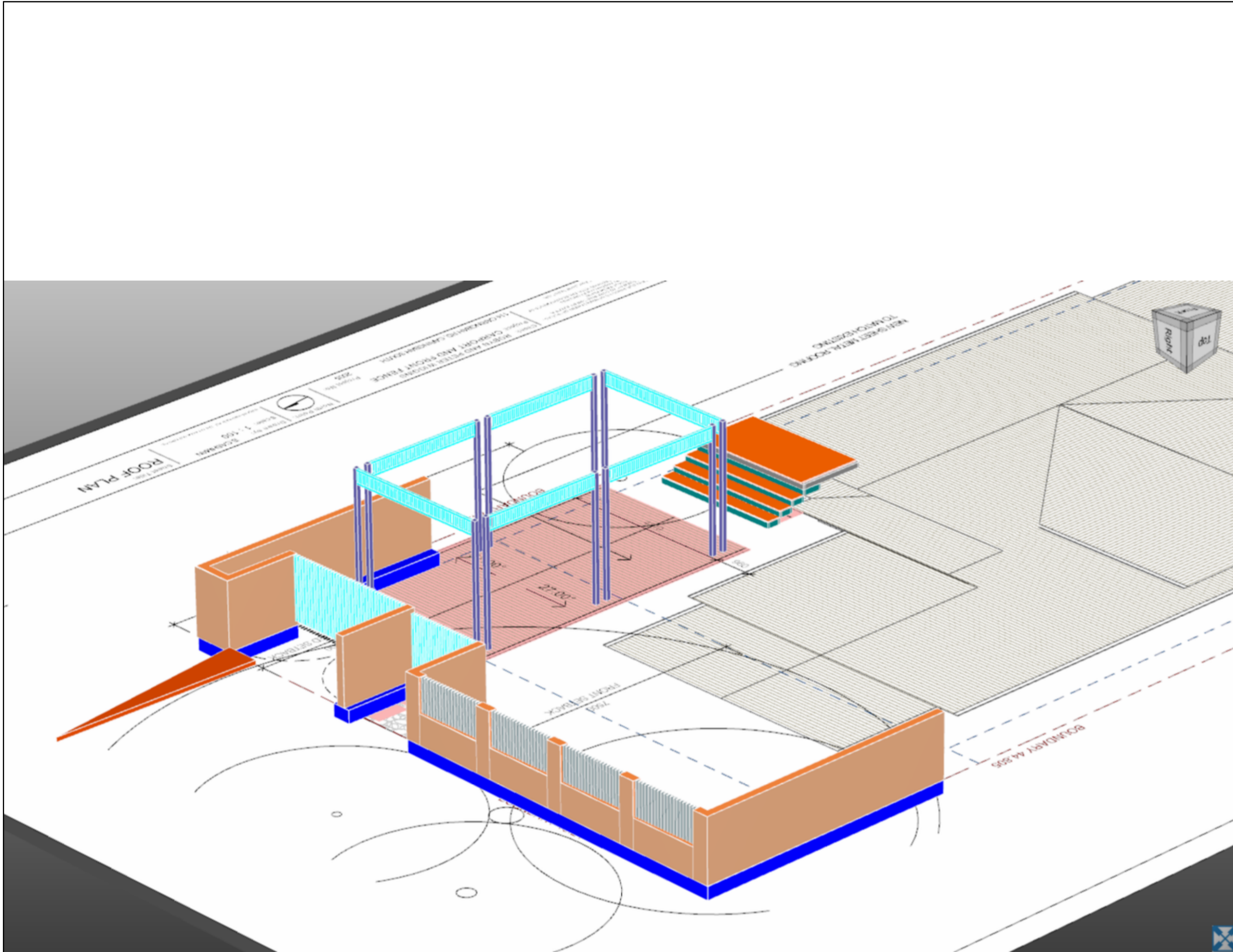
1 ROOF PLAN
1:100

No.	Issue Description	YYYY-MM-DD
A	DA ISSUE (NOT FOR CONSTRUCTION)	2021.02.05

Sheet Number: DA302 Issue: A

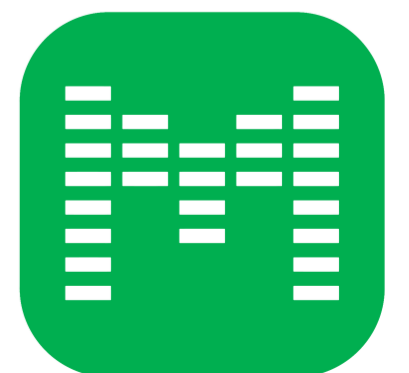


MATRIX ESTIMATING



Legend

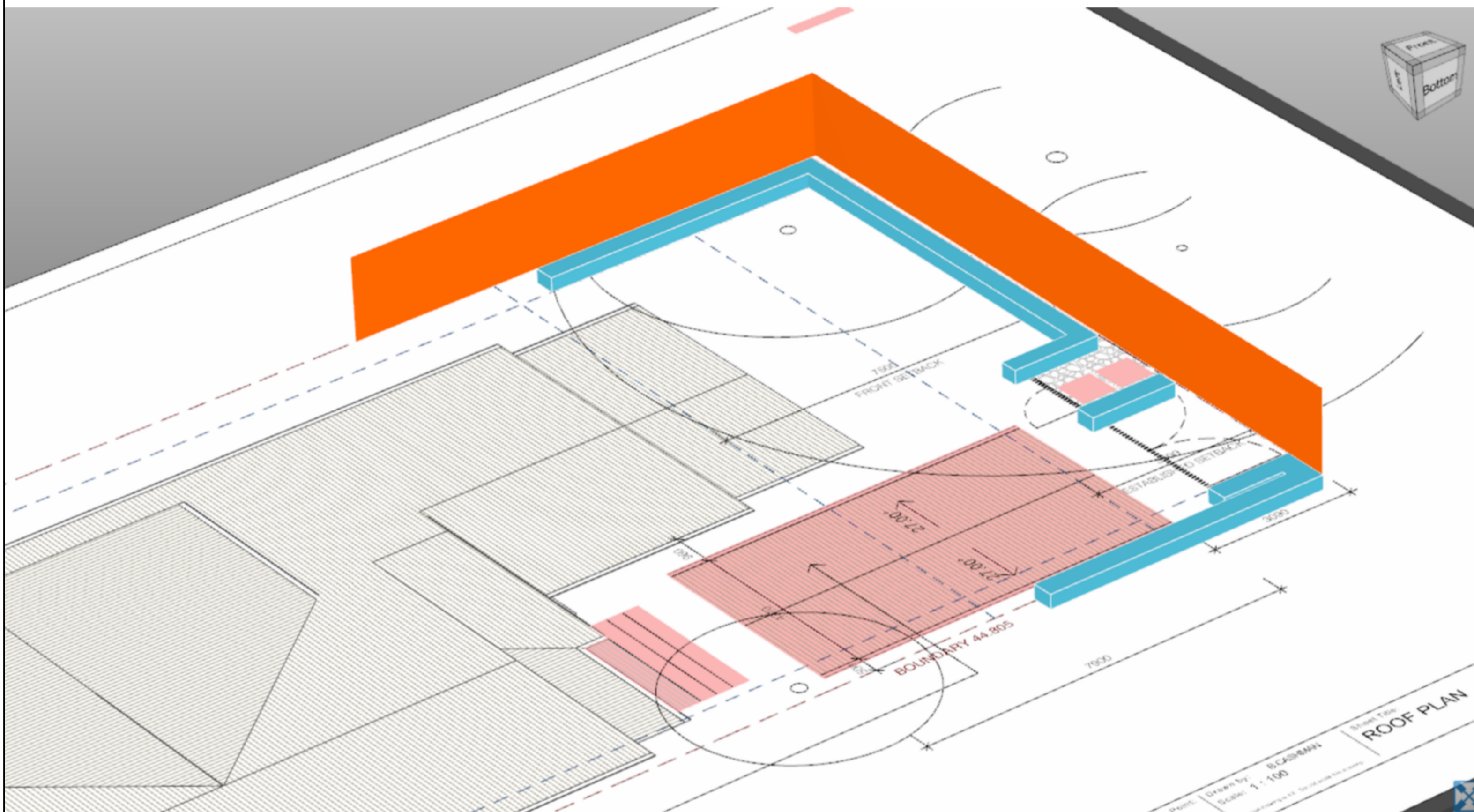
00 - Proposed Fence Works\01 - Concrete	
01 - Fence foundation	3.47 m3
00 - Proposed Fence Works\03 - Masonry Works	
01 - Block wall	39.37 m2
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03 - Decking	12.00 m2



MATRIX ESTIMATING

Legend

00 - Proposed Fence Works	00 - Earthworks and Site Protection
02 - Temporary fence	26.00 m
03 - Excavation Works	3.47 m3

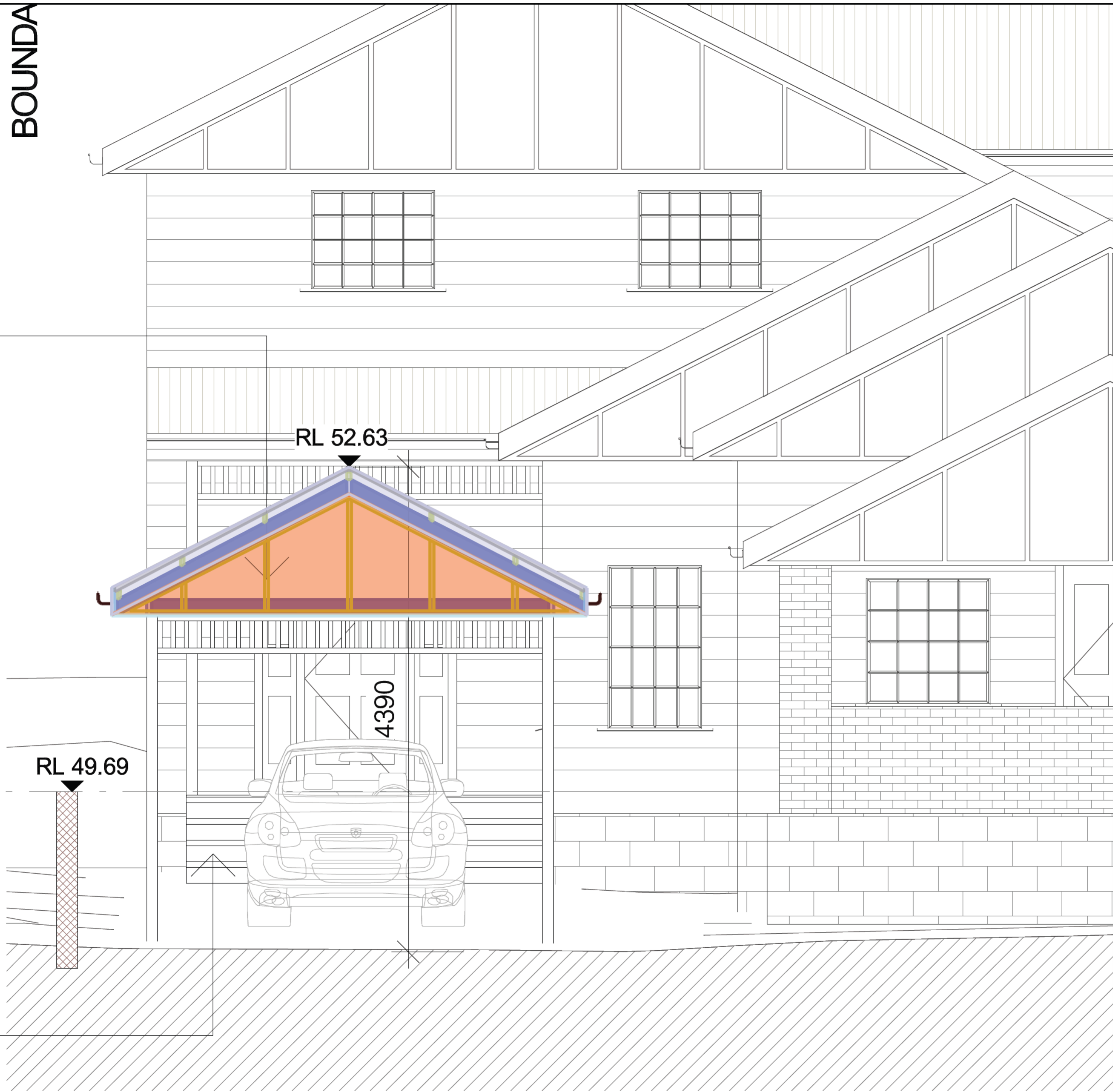


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Scale: 1:100
Sheet Title: ROOF PLAN



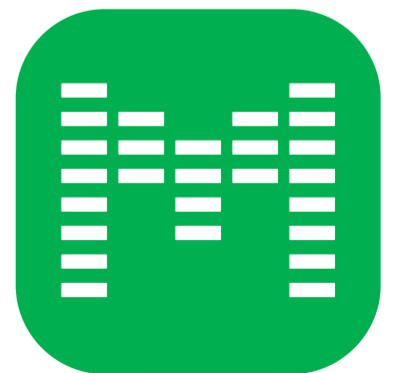
MATRIX ESTIMATING

BOUNDARY



Legend

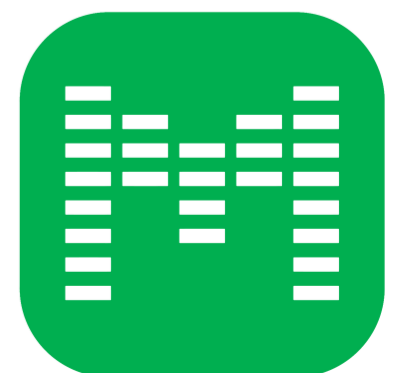
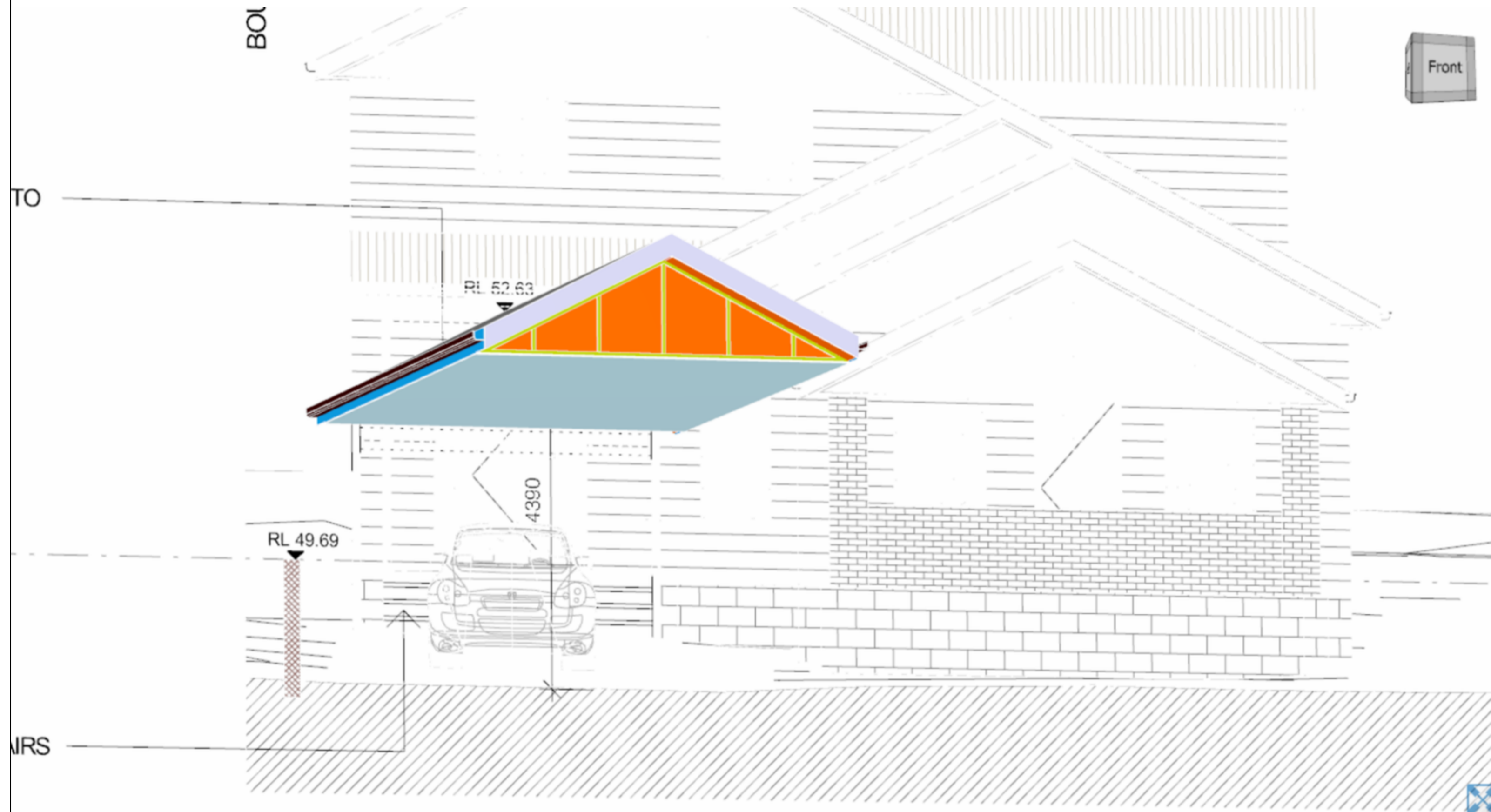
01 - Carport\00 - Timber framing and Support	
02 - Roof Framing - 140x45 MGP10 Treated Pine	91.87 m
03 - Timber Battens - 70X35	78.57 m
05 - FC Sheet to gable	4.72 m2
05a - FC Sheet to eaves	3.77 m2
06 - Colorbond roof + insulation - m2	38.09 m2
07 - Bargeboard - Lm	10.16 m
08 - Fascia - Lm	15.73 m
09 - FC Sheet to carport ceiling - m2	30.63 m2
10 - Eaves Gutter - Lm	15.74 m



MATRIX ESTIMATING

Legend

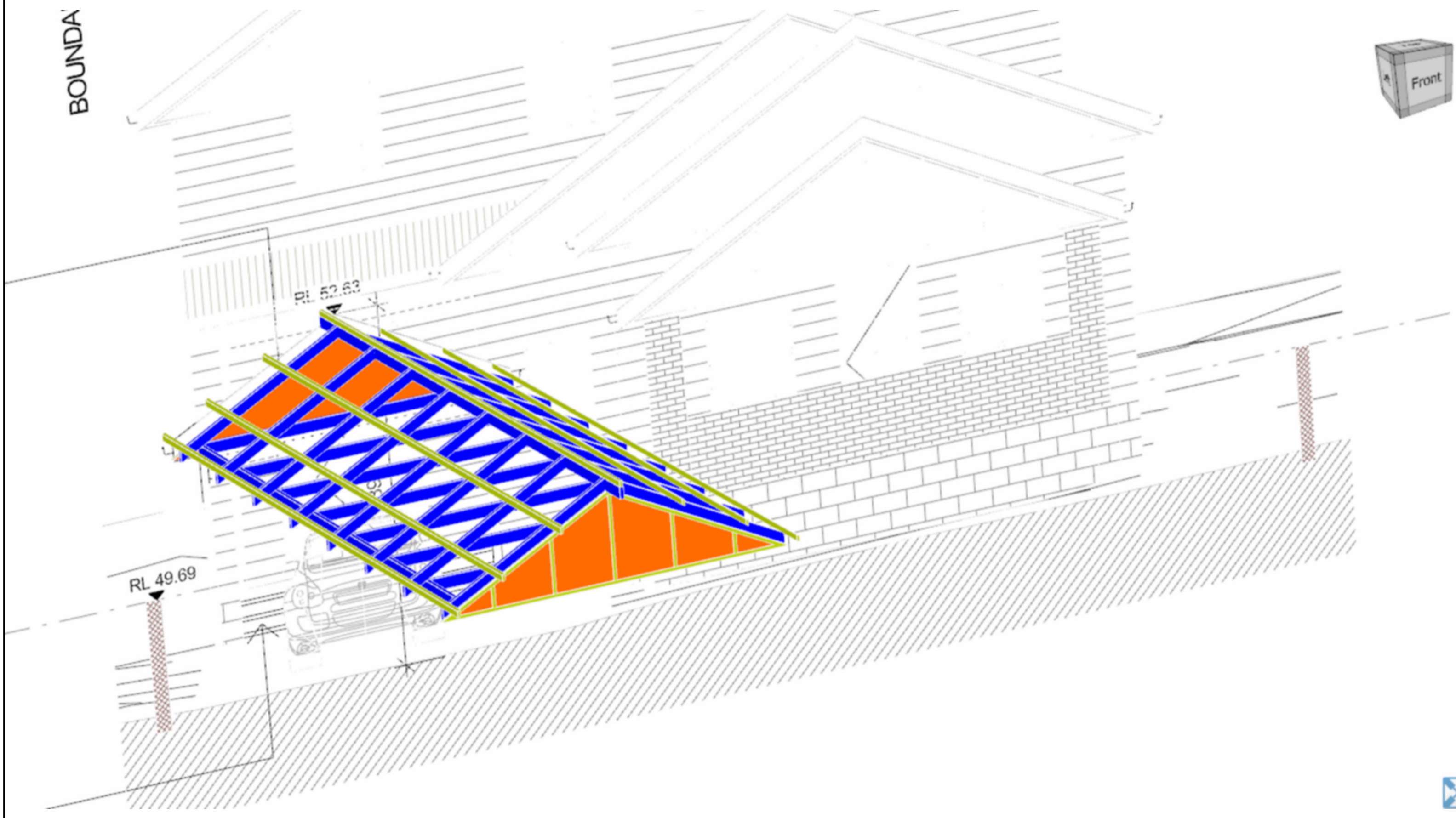
01 - Carport\00 - Timber framing and Support	
02 - Roof Framing - 140x45 MGP10 Treated Pine	91.87 m
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05 - FC Sheet to gable	4.72 m2
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07 - Bargeboard - Lm	10.16 m
08 - Fascia - Lm	15.73 m
09 - FC Sheet to carport ceiling - m2	30.63 m2
10 - Eaves Gutter - Lm	15.74 m



MATRIX ESTIMATING

Legend

- 01 - Carport\00 - Timber framing and Support
- 02 - Roof Framing - 140x45 MGP10 Treated Pine 91.87 m
- 03 - Timber Battens - 70X35 78.57 m
- 05 - FC Sheet to gable 4.72 m2



MATRIX ESTIMATING

Legend

- 00 - Proposed Fence Works\00 - Earthworks and Site Protection
- 01 - Tree protection 4.00 no



PHOTO FOR REFERENCE ONLY



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Terms and Conditions of Sale

Governing Law

The proper Law of these Terms of Sale is that of Australia, and the parties agree to submit to the jurisdiction of the courts of Australia.

Applicable Terms

These terms and conditions apply to all order (Orders) relating to the provision of materials (Goods) and services by Durable Horizons Building. These Terms and conditions of sale shall apply to the exclusion of all others, including any Terms and Condition of the Purchaser whether written or oral. The confirmation of an order shall be deemed as acceptance of these Terms and conditions of sale. The purchaser (Purchaser) acknowledges and agrees that all details outlined in the quotation are correct.

In this Agreement, unless the contrary intention appears:

- Headings are for the purpose of convenient reference only and do not form part of this Agreement;
- The singular includes the plural and vice versa;
- A reference to a person includes a body politic, body corporate or a partnership;
- If the last day of any period prescribed for the doing of an action falls on a day which is not a business day, the action shall be done no later than the next business day;
- A reference to an Act is a reference to an Act of the Commonwealth, State or Territory of Australia, as amended from time to time, and includes a reference to any subordinate legislation made under the Act;
- A reference to a clause includes a reference to a subclause of that clause;
- The word 'includes' in any form is not a word of limitation; and
- A reference to a party includes that party's administrators, successors, and permitted assigns, including any person to whom that party novates any part of this Agreement.

Payment

Payments in full shall be made strictly within 14 days of the date of the invoice or within such shorter period as may be required by Durable Horizons Building. Deposit is required on acceptance of order, refer to payment schedule in above quotation. Progress claims apply for site delays exceeding 30 days. The Total Purchase Price is not refundable once the Goods have been ordered. Any Goods that have been cut prior to installation cannot be cancelled and the Total Purchase Price is not refundable. If the person or organisation who orders the Goods is the owner of the property to which the Goods was installed or delivered, such person or corporation charges against the title of the property Goods provided and consents to a caveat being lodged if the Total Purchase Price is not paid within fourteen days (14) of invoice.

The Purchaser agrees that if it fails to pay in accordance with this clause, the Durable Horizons Building may:

- Reserves the right to charge interest of 5% per Month for amounts outstanding after the invoice due date
- Charge a dishonour handling fee in the amount of \$95.00;
- Charge interest on debts at 20% per annum from time to time;
- Recover all collections costs and expenses incurred in collecting overdue accounts on an indemnity basis;
- Withhold supply; and
- Sue for the money owing on the goods or services provided.

Durable Horizons Building reserves the right to report a Purchaser's delinquent account to a credit reporting agency should payment remain outstanding for more than sixty (60) days. In addition, the Durable Horizons Building may refer the outstanding account for debt collection or issue legal proceedings to recover any outstanding invoices. Should an account be referred for debt collection the Purchaser acknowledges and agrees to pay debt collection charges to be calculated at not less than 20% plus GST and will be incurred on the day the Durable Horizons Building refers the matter to their nominated debt collection agency. The purchaser shall also be liable for interest and all legal recovery costs associated with such action on a solicitor and own purchaser or indemnity cost basis.

Property, Title and risk

Ownership of the goods remains with Durable Horizons Building until the Total Purchase Price is received. Ownership in the goods passes to the Purchaser upon payment of the Total Purchase Price. Delivery of the Goods is completed when the Goods are in the place nominated by the Purchaser on the Order. Delivery of the Goods is to be in accordance with the Order and at the time nominated by Durable Horizons Building. Durable Horizons Building may at any time amend the times and/or manner of delivery of the Goods. Risk in the Goods will pass to the Purchaser once the Goods have been delivered to the place nominated by the Purchaser on the Order. If the Purchaser fails to make payment when due, Durable Horizons Building or his authorized representative may enter the Purchaser's premises, vehicle or vessel or other place upon which the goods are reasonably thought to be situated for the purpose of removing any such goods to recover and resell the goods.

Risk

Should Durable Horizons Building elect to post any goods or organise delivery of goods, the Purchaser's risk of loss or damage to such goods passes to the Purchaser on the date and at the time that the goods were ordered and it is the Purchaser's

responsibility to ensure these goods are insured and covered for their time in transit. Durable Horizons Building will not be responsible for non-delivery or delay in delivery of any goods where such non-delivery or delay occurs, Durable Horizons Building may deliver the goods not delivered or delayed at any subsequent time and the Purchaser must accept and pay for them.

Installation

All Goods are to be installed to manufacturer's specifications by experienced installers. Installation of flooring involves consistent contact with skirting and architraves and although all care will be taken, Durable Horizons Building do not accept responsibility for any marking or damage thereof. Purchasers should be aware that newly painted surfaces are particularly prone to marking or damage. Where possible, floating floor installation ought to be delayed until such time that paint has cured to lessen the potential for marking or damage. Removal and replacement of furniture will be done with all due care; however, no responsibility is accepted by Durable Horizons Building for accidental damage thereto. Placement of floor covering joints is at the discretion of Durable Horizons Building unless otherwise specified. All valuables, including but not limited to, jewellery, monies, antiques etc. are to be moved to a safe place out of the areas of installation. Durable Horizons Building takes no responsibility for resetting up of the Purchaser's TV, video, DVD, Foxtel, computers or any other electrical appliances which may have been moved. It is the Purchaser's responsibility to make the installers aware of any items of furniture that may require extra care when moving. Under no circumstances will Durable Horizons Building installers disconnect or move gas heaters, stoves, phone points or other appliances or fixtures that require a plumber, electrician or other suitably qualified technician.

Guarantees

Durable Horizons Building guarantees that the installation of the Goods will be carried out in a workmanlike manner and Durable Horizons Building will rectify any faulty workmanship, provided that the complaints of this nature are notified to Durable Horizons Building as soon as they become apparent, and within 12 months of the installation date and provided that the Goods have been installed by Durable Horizons Building. The above guarantee does not apply to or cover the following:

- Wear and tear caused by normal usage, including but not limited to expansion, contraction, marking or shading;
- Obvious manufacturing faults not brought to Durable Horizons Building attention immediately;
- Second hand and remnant materials when sold as such;
- Purchaser dissatisfaction with type and colour selected;
- Substandard client supplied materials;
- Excessive humidity, heating, air-conditioning, direct sunlight, moisture or inappropriate cleaning techniques;
- Durable Horizons Building does not warrant damage caused by the use of the goods for purposes or in any manner other than those for which it was designed or approved.

In respect to those goods not manufactured by Durable Horizons Building, Durable Horizons Building and its vendors extend to the purchaser the equivalent warranty (but subject to the same conditions and limitations) as provided to Durable Horizons Building by the supplier of the goods to Durable Horizons Building.

Measurements supplied by purchaser

If Durable Horizons Building have provided a quotation based on measurements, or quantities, supplied by the Purchaser, the final Total Purchase Price is subject to variation following measurement by Durable Horizons Building. Durable Horizons Building will advise the Purchaser of any variation as soon as possible after measurements have been taken. If the Purchaser elects to proceed using their own measurements, it is their responsibility for all inaccuracies.

Default

If the Purchaser:

- Fails to pay for any goods or services on the due date; or
- Otherwise breaches this Agreement and fails to rectify such breach within five (5) business days (5) notice; or
- Cancels delivery of goods or services; or
- Commits an act of bankruptcy or allows a trustee in bankruptcy or receiver and manager to be appointed to the Purchaser or any of its property; or
- Allows a judgment or order to be enforced or become enforceable against the Purchaser's property; or
- Permits proceedings to be commenced to wind the Purchaser up or controller, receiver, administrator, liquidator or similar officers appointed to the Purchaser in respect of any part of its property;

Then the Durable Horizons Building may enter upon the Purchaser's premises (doing all that is reasonably necessary to gain access) where goods supplied under this Agreement are situated at any time and re-take possession of any or all of the goods the Durable Horizons Building has supplied to the Purchaser.

Indemnity

In addition to all other indemnities detailed in this Agreement, the Purchaser indemnifies the Durable Horizons Building, its officers, employees and agents against all liability or loss (including loss of profits) arising directly or indirectly from, and any costs, charges and expenses (including the cost of settling any action) arising or incurred in connection with any breach by the Purchaser of this Agreement.

Cutting of doors

If doors require any adjustments to accommodate the new floor coverings, this has not been allowed in the above quote. It is the purchaser's responsibility to source an appropriate tradesperson to complete these works or else this will be charged as a variation to this quotation. Such adjustments may need to be made before installation begins.

Power on site

The Purchaser must ensure power is on as installers require access to power for their tools.

Cost of materials

This quote is subject to the manufacturers/supplier pricing and availability which may vary at any time.

Disputes

If the Purchaser disputes any goods sold or services supplied by the Durable Horizons Building are faulty or defective or disputes the Invoices the Durable Horizons Building has issued, the Purchaser must notify their reasons in writing to the Durable Horizons Building within five (5) business days of the Invoice date, failing which the Purchaser loses any right to dispute the quality of the goods, services or quantum of.

Cancellation of Order

An order may be cancelled; the notification must be in writing. Durable Horizons Building reserves the right to charge all costs incurred including material purchased, labour expended plus a cancellation fee of 15% of the contract value.