

Example Site Scope Proposal

**For Jane and John Smiths
Level 2, Unit 6/80 Emu Bank, Belconnen ACT 2617
Completed on 04/02/2025
(Checklist 1321)
Extension**

Jane and John,

You would be aware that members from our team visited your property and undertook a detailed site inspection.

The purpose of this site inspection was to ascertain the total additional overheads that will likely be required to meet your project objectives whilst ensuring that we;

- meeting planning legislation requirements
- anticipating the likely imposed conditions required to meet utility provider’s consent meeting or exceeding world-best practice for residential construction

As you may be aware, we do provide prospective customers with a fix-price proposal. It’s our ambition that if a customer was overseas and they selected a design that we could deliver at or below the advertised price with nothing additional to spend, what we call a Turnkey price, so upon their return they simply move in.

We break the main prices into 3 key components Build Cost, Site Works Avg. and Planning Cost Avg. In the example below, the \$8,630 for **Site Works** would include:

| | |
|-------------------------|------------------|
| Build Cost | \$266,678 |
| Site Works Avg. | \$8,630 |
| Planning Cost Avg. | \$11,620 |
| Total Investment | \$286,928 |

- Site preparation including excavation for underground service, footings and foundations
- Safety including site fencing for the duration of the project
- Waste management which is the removal of all building waste and packaging from the site
- Delivery of all items including loading/unloading
- Connection of power, sewage and stormwater

However, some properties will require additional Site Works to meet ACT Planning and utility’s objectives.

Within this Site Scope Report, we have provided an itemised list of the areas/elements of your property/block that may require work so we can obtain approval to build and complete the desired project


Many of the required works including things like tree removal, demolition of existing structures, construction of retaining walls, and those works that are not principally structural or which require engineer certification can often be completed before final approvals are granted, and before construction of your project can commence.

We have provided specific prices of the components that we believe you will need to factor to complete your project.

Work imposed by utility providers such as ICON Water and Evo Energy generally requires their contractors to complete.

We have identified the project components that you can do yourself, get done through a third party or engage CGFB to complete.

The end goal is to provide you with a total fixed price proposal that ensures certainty and clarity. Again, we thank you for the opportunity to work with you in creating your World Class design. If you have any questions please email or phone our office on 1300 979 658 or info@cgfb.com.au.



Kind regards

Jason Yeung

Proposal Coordinator

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Client Overview

| | |
|---|--|
| Client | Jane and John Smiths |
| Client Address | Level 2, Unit 6/80 Emu Bank, Belconnen ACT 2617 |
| Project Address | Level 2, Unit 6/80 Emu Bank, Belconnen ACT 2617 |
| Property Type | Owner Occupier |
| Block Number | ## |
| Section Number | ## |
| Suburb/Division | Suburb |
| Land Use Zone | RZ1: SUBURBAN |
| Block Size and Approval | 723m ² |
| Block Type | Large Block |
| Easements | <p>Electrical Easement Position – North East Boundary Size – 2.26 meter wide from Boundary</p> <p>Sewer Easement Position – North East Boundary Size – 2.26 meter wide from Boundary</p> |
| Location of Switchboard | External |
| Above/Below Ground Power | Below |
| Heritage | N/A |
| Protected, registered or regulated trees | Yes |
| Power | Single Phase Power |
| Lease Purpose | Single Residential Dwelling |
| Unimproved Value | \$580,000 for (2023/2024) |
| Rates | \$3,279 for (2023/2024) |

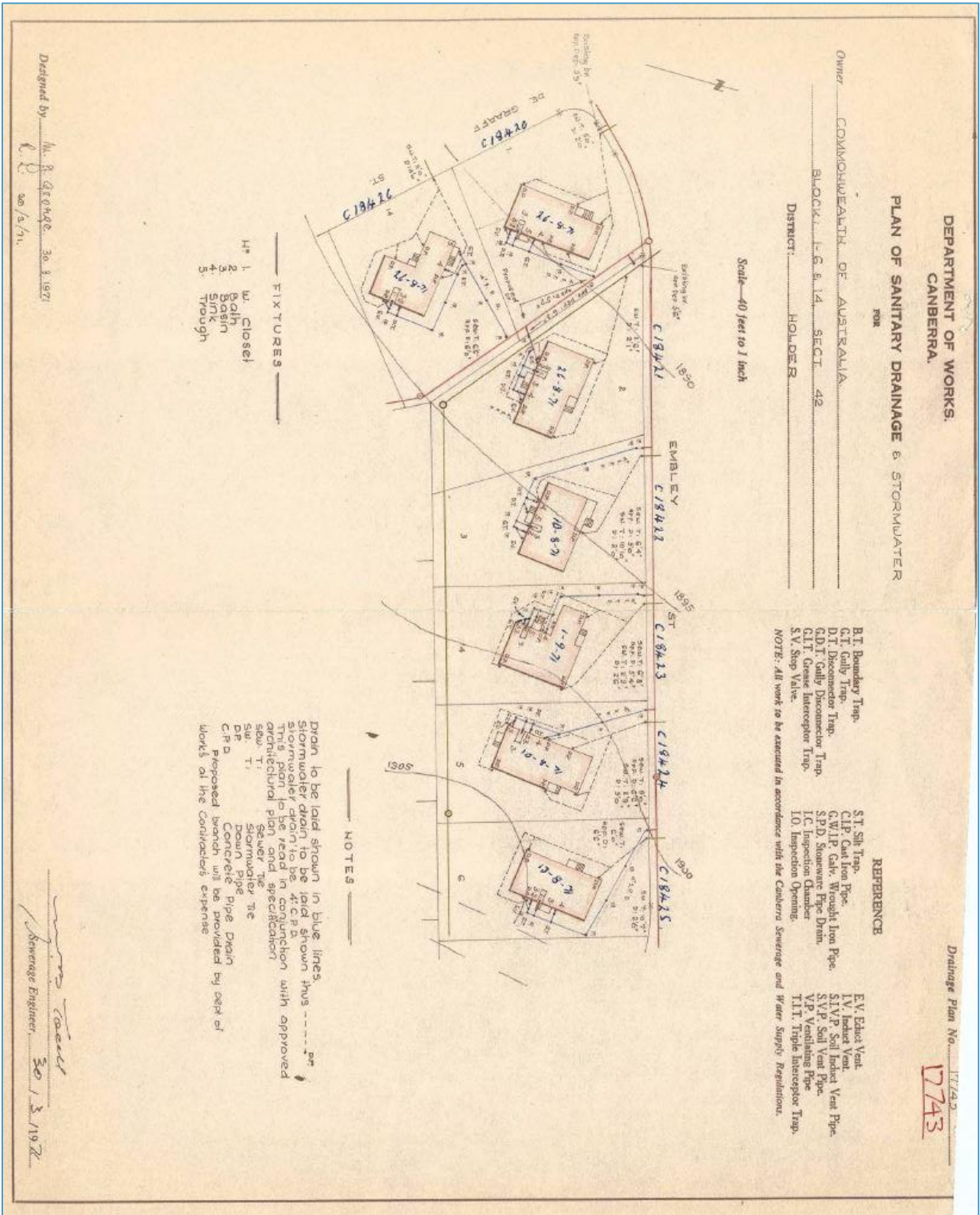
| | |
|-----------------|-------------------------|
| Land Tax | \$5,629 for (2023/2024) |
|-----------------|-------------------------|

Schedule of Elements on Site

| Site works required | Yes, it is required | No, it is not required | It is possibly required |
|---|---------------------|------------------------|-------------------------|
| Water saving measures – to meet planning and development conditions (i.e.: Water Saving Fixture(s), Water tank(s)) | ✓ | | |
| Stormwater Channel Drain – requirement by Liveable Housing Design or from paths/driveways sloping towards structure | | | ✓ |
| Scaffolding/Mobile Scaffolding – height requirements structures above 3.5m from natural ground level (NGL) | ✓ | | |
| Concrete Piers – likely to be imposed by utility providers due to close vicinity to easements. | | ✓ | |
| Concrete Piers – as a requirement due to the elevations of your site or finish floor level requirements or other in ground structures i.e. pool | | ✓ | |
| Underground water service upgrade – imposed by utility providers | | ✓ | |
| Drainage upgrade – required when construction occurs over existing drainage, and/or connections are >15m and or challenging to access. | | | |
| Site Cut and or fill - dependant on ground contours and elevations | | ✓ | |
| Retaining wall - dependant on ground contours and elevations or change in natural ground level and battering/slope is not possible. | | ✓ | |

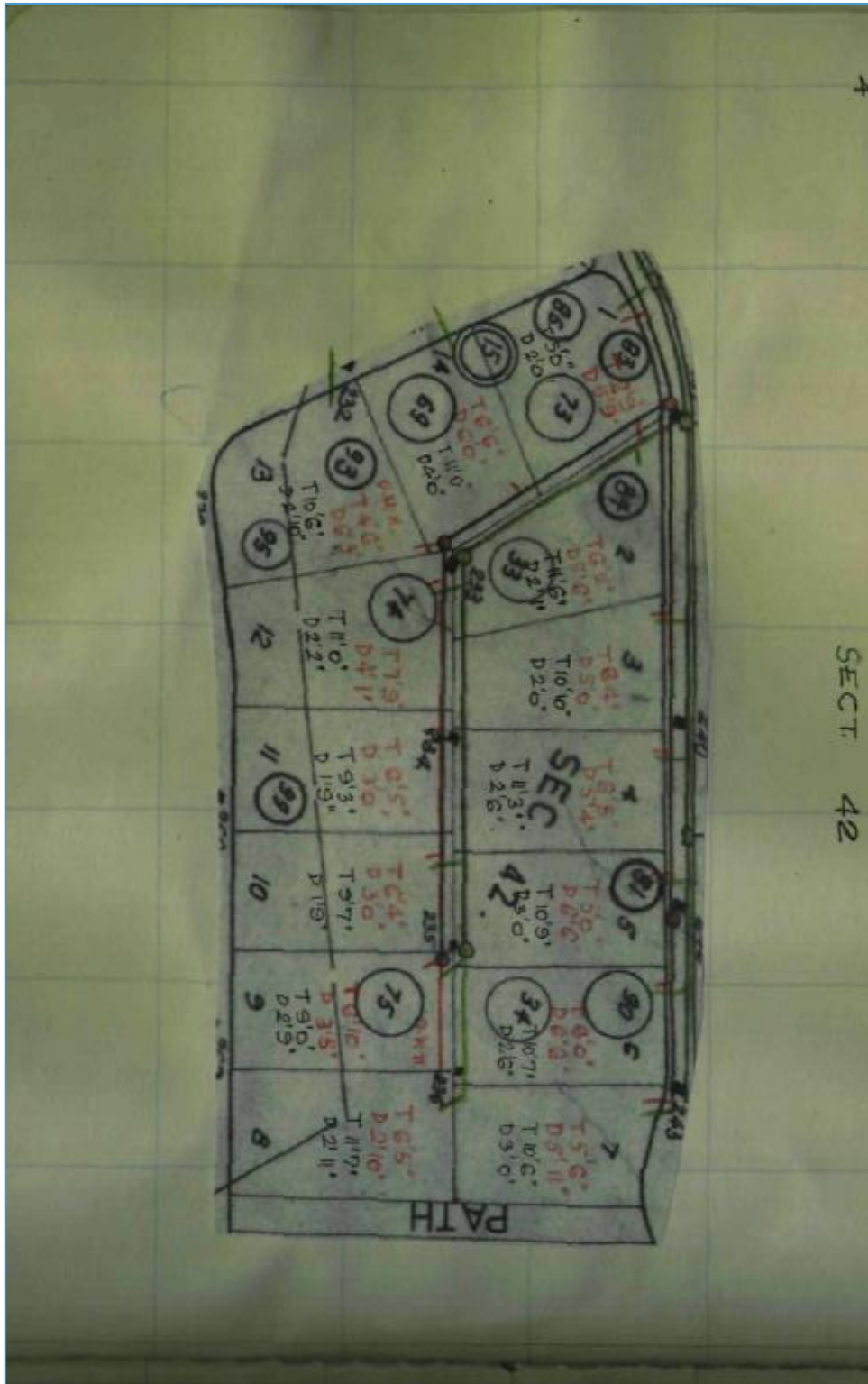
| Demolition: Element name and notes | Yes, it is required | No, it is not required | It is possibly required |
|---|----------------------------|-------------------------------|--------------------------------|
| Access – will we need to modify the property to enable earthwork equipment to access the site | | ✓ | |
| Existing structure: E.g. Garage, extensions, studios, | ✓ | | |
| Minor existing structure: E.g. Clothesline, shed, fencing | ✓ | | |
| Asbestos Testing and Clearance | ✓ | | |
| Asbestos Removal | ✓ | | |
| Concrete and Paving Demolition and Recycling – driveway, paths, concrete slabs, etc. | ✓ | | |
| Removal of Garden and Shrubs | | ✓ | |
| Removal of Existing Trees and or Tree stumps | | ✓ | |
| Removal of existing Retaining wall | | ✓ | |
| Steel recycling – sheds, garages, pergola roofs, etc. | ✓ | | |

Sanitary drainage plan

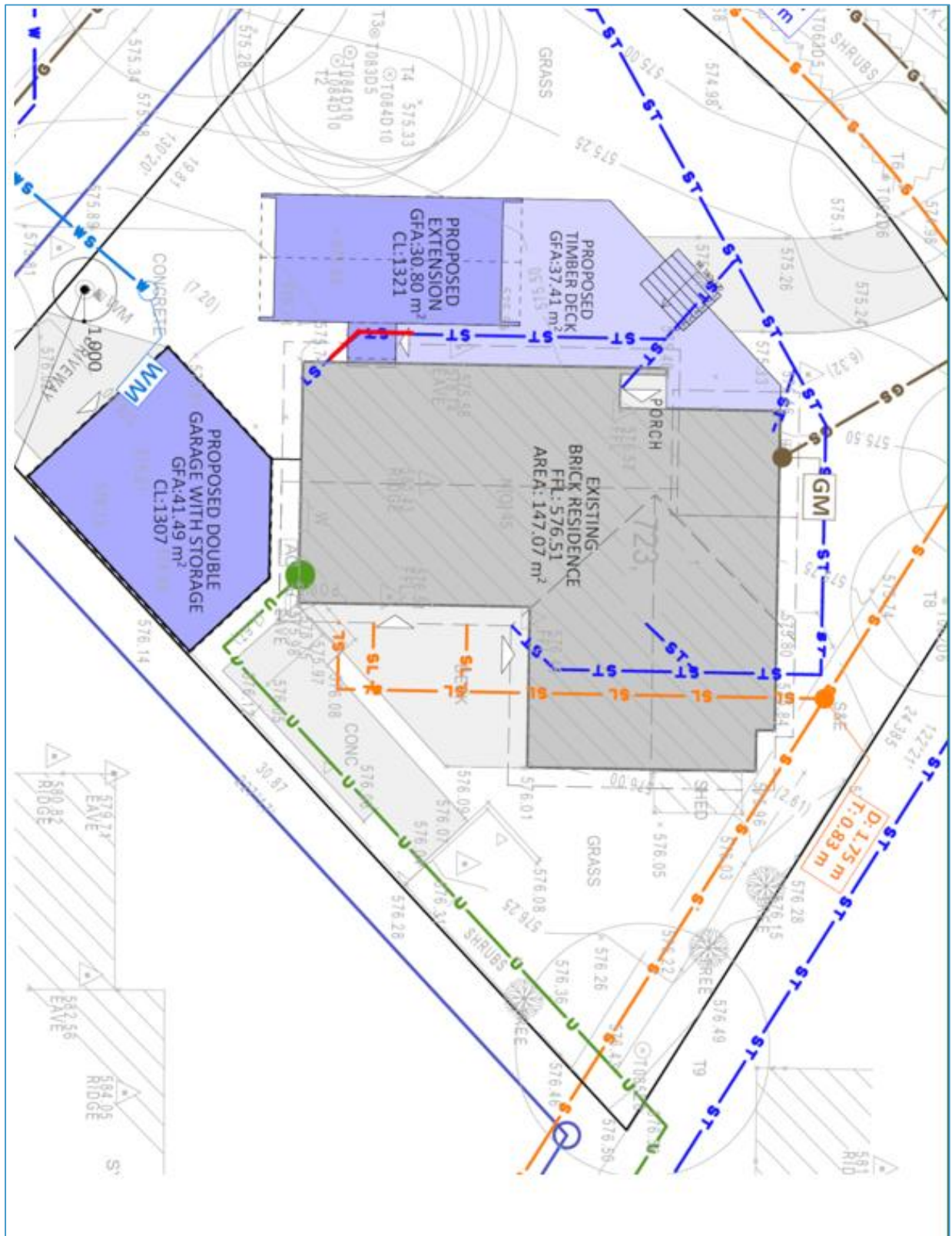


Plumbing tie search

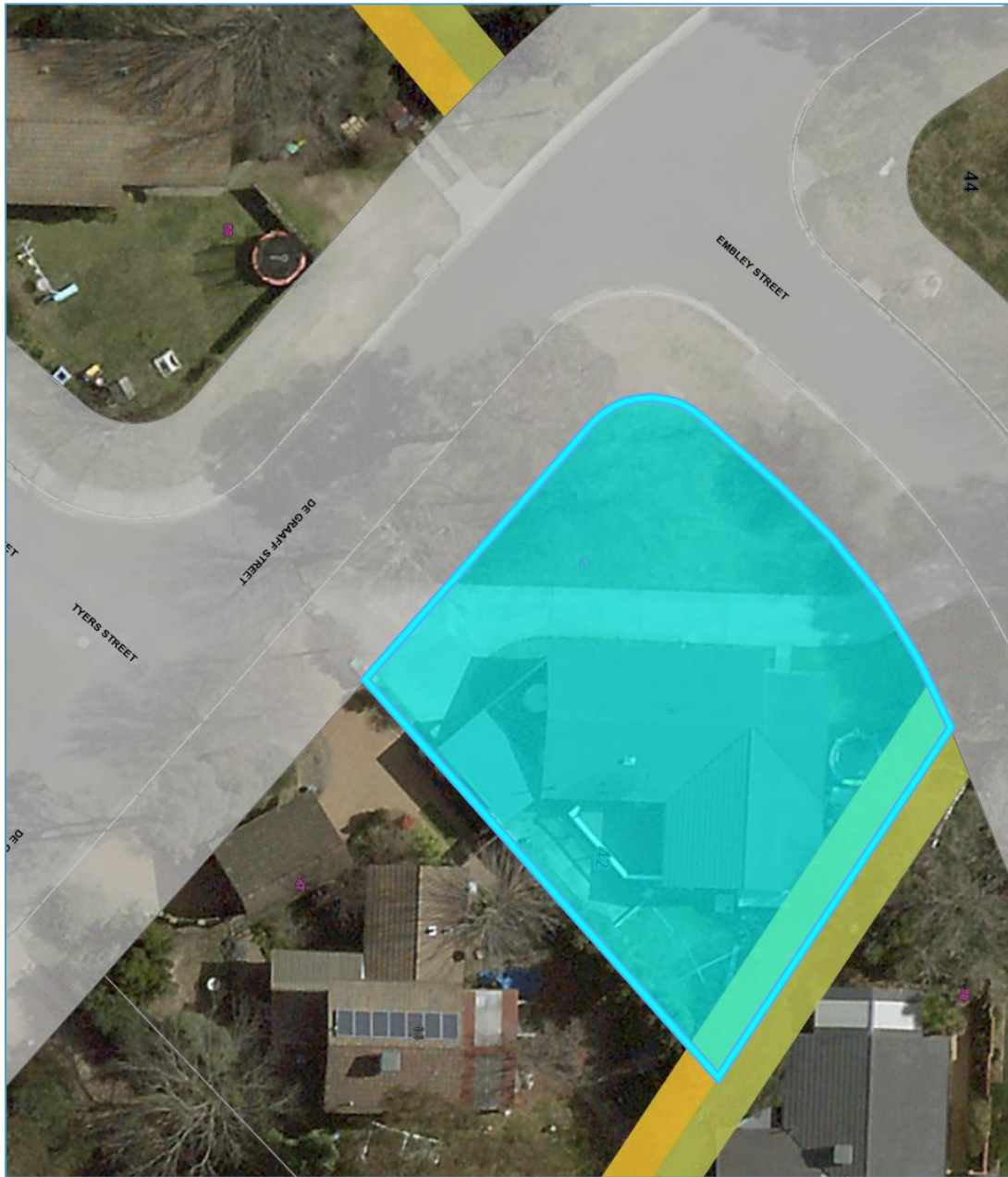
On the Tie Image, **red lines** indicate sewerage, **green lines** indicate stormwater and **blue lines** indicate water supply. This search will only display the measurements and depth of the tie location for the selected block.



Proposed Drainage Connection



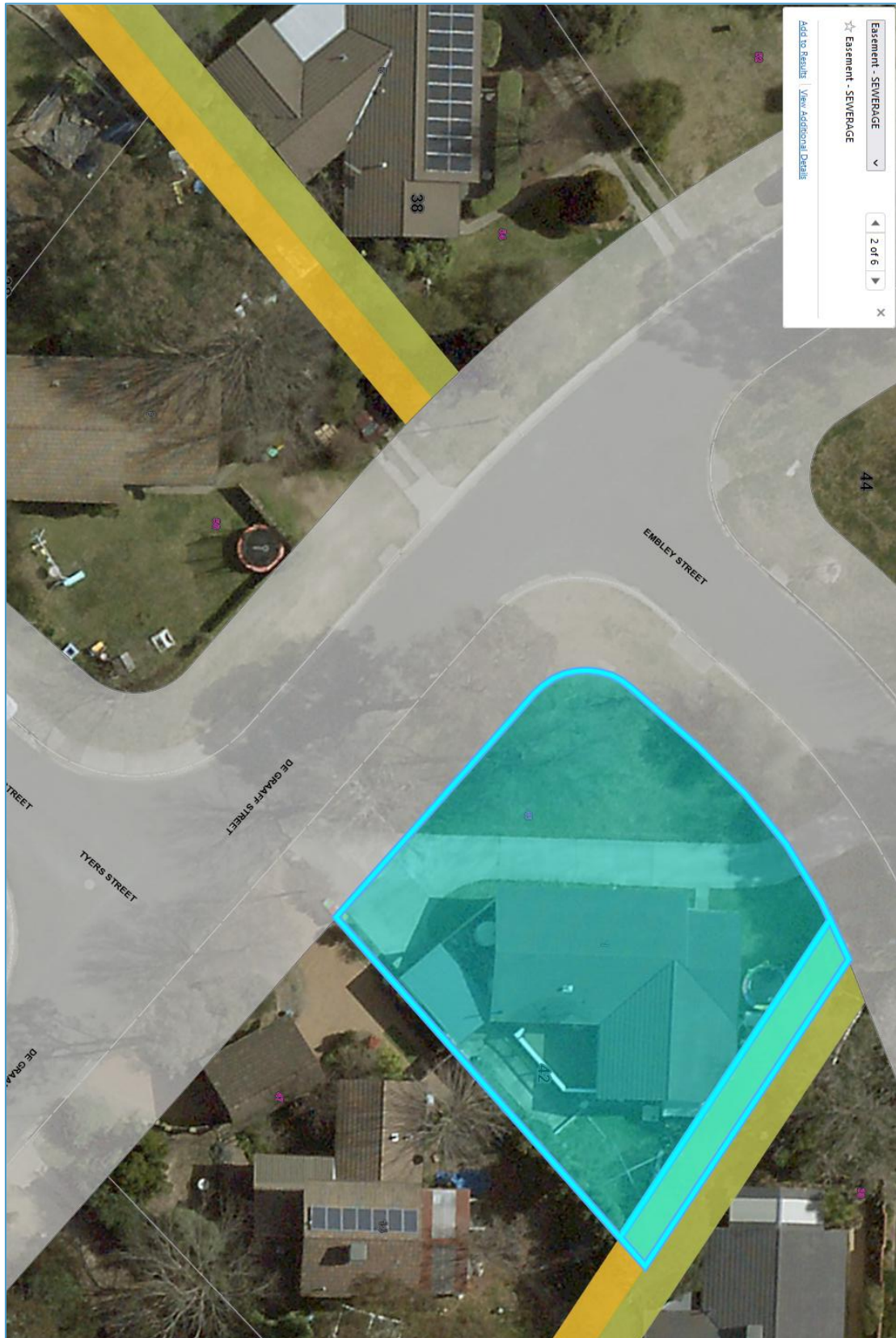
Aerial view of the project block and surrounding neighbourhood



Aerial view of the project block with contours



Aerial view of the project block with Sewer Easement



Aerial view of the project block with Electrical Easement



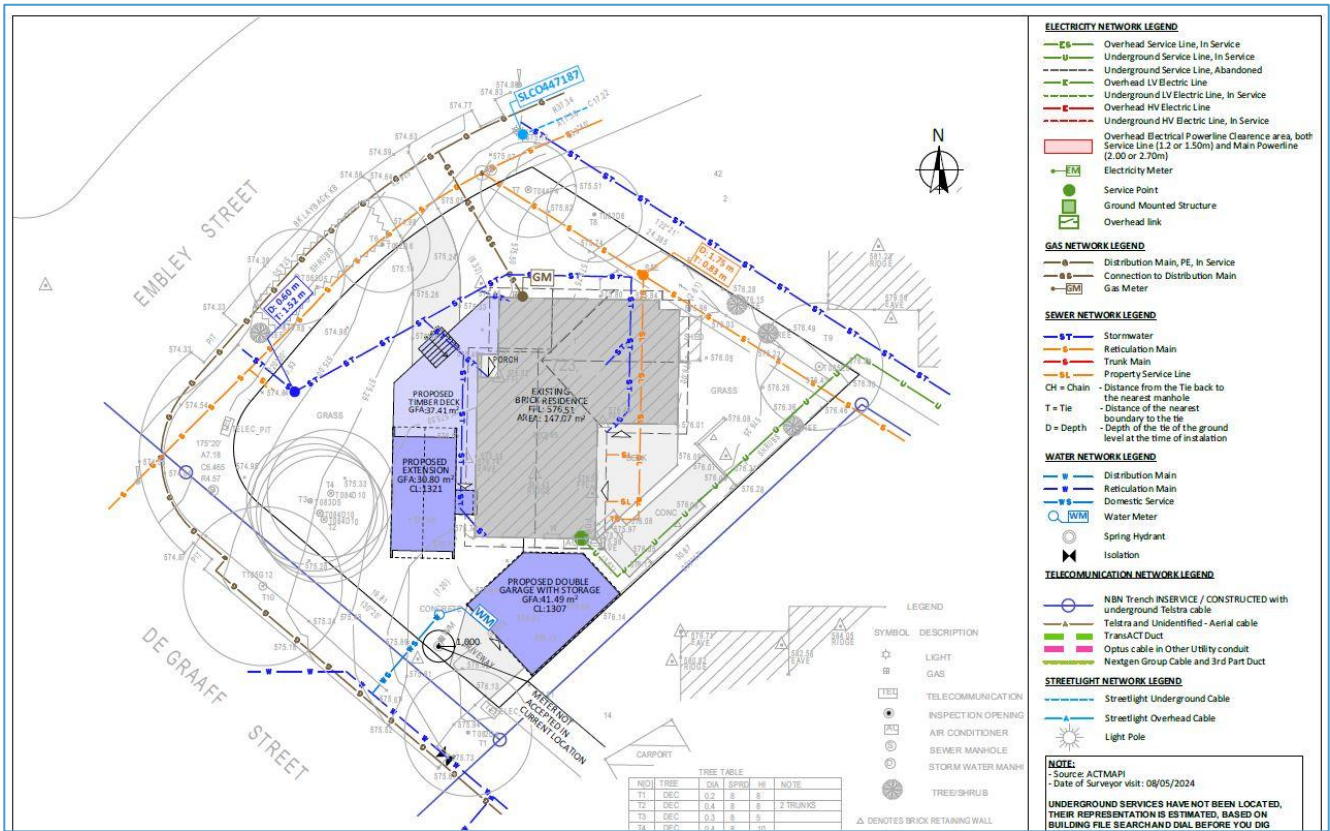
Aerial view of the project block with Easement, Offsets and Building Zone



Existing Meter



Services Location

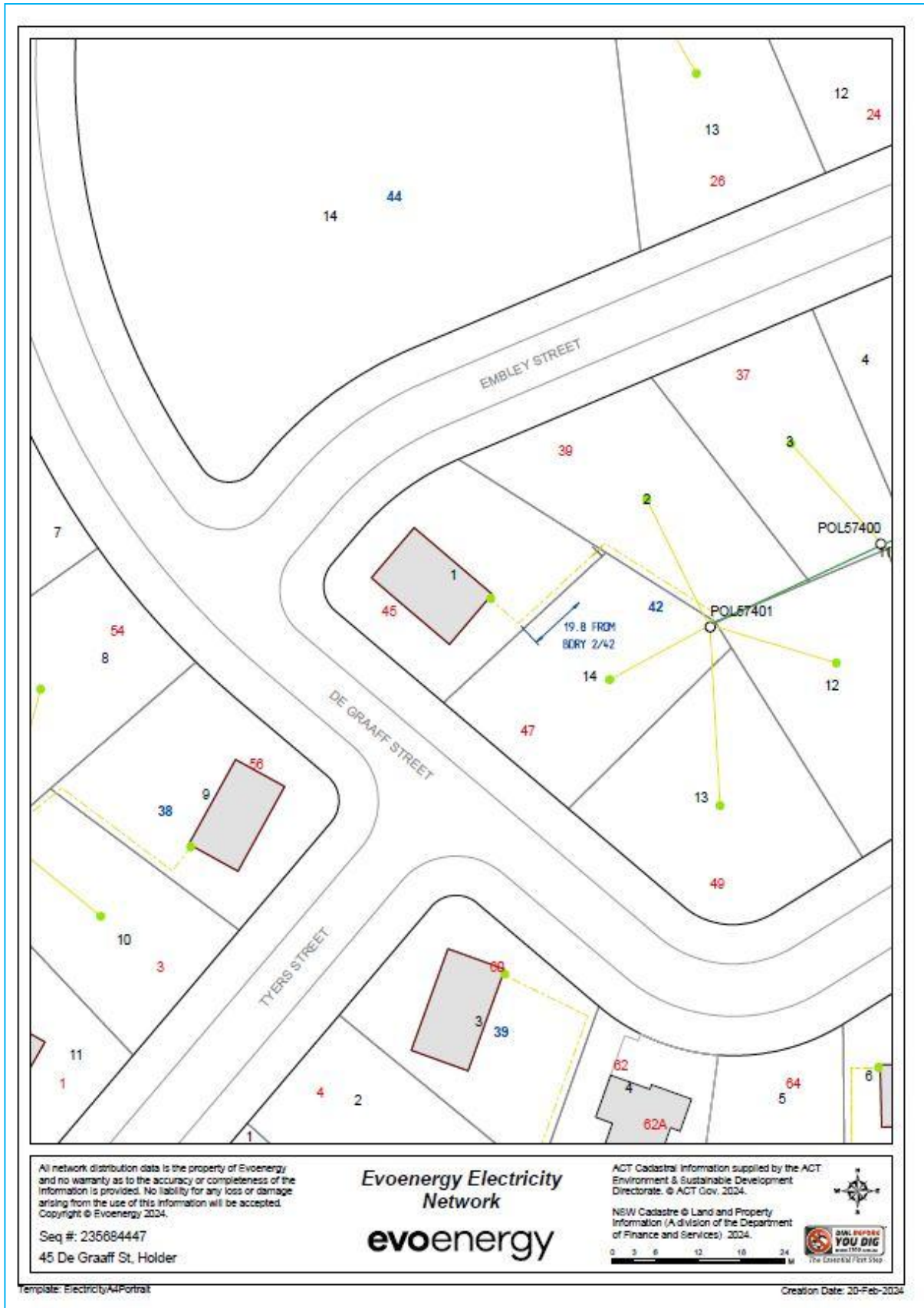


Aerial view of the project block with power lines and connections

Dotted line indicates underground power line.



Evo Energy Electricity Network



Evo Energy Electricity Network Legend

ELECTRICITY NETWORK LEGEND

Support Structure (Distribution)

- Pole
- Streetlight-Only Pole

Support Structure (Transmission)

- Pole
- Tower
- Yard Structure

Underground Structure

- Pit

Recloser

- Recloser

Building

- Zone Building
- Standalone Chamber

Switches

- Air Break
- Load Break
- Overhead Link

Fuse

- Drop Out Fuse

Service Point

- Service Point

Streetlight

- Streetlight Controller

Joint

- × Cable Joint

Underground Earth Cable

- Underground Earth Cable

Fibre Optic Cable

- Overhead Fibre Optic Cable
- Underground Fibre Optic Cable

Copper Communication Cable

- Pilot Cable

Streetlight

- ☀ Streetlight
- Streetlight Controller
- ⊗ Streetlight Photoelectric Controller
- Other Streetlight Support
- Streetlight Column

Streetlight Cable

- Overhead Streetlight Line
- Underground Streetlight Line, In Service
- Underground Streetlight Line, Abandoned

Transmission Line

- Overhead Transmission Line
- Underground Transmission Line, In Service
- Underground Transmission Line, Abandoned

HV Electric Lines

- Overhead HV Electric Line
- Underground HV Electric Line, In Service
- Underground HV Electric Line, Abandoned

LV Electric Lines

- Overhead LV Electric Line
- Underground LV Electric Line ≤ 50 mm
 - Underground LV Electric Line, In Service
 - Underground LV Electric Line, Abandoned
- Underground LV Electric Line > 50 mm
 - Underground LV Electric Line, In Service
 - Underground LV Electric Line, Abandoned

Service Lines

- Overhead Service Line
- Underground Service Line ≤ 50 mm
 - Underground Service Line, In Service
 - Underground Service Line, Abandoned
- Underground Service Line > 50 mm
 - Underground Service Line, In Service
 - Underground Service Line, Abandoned

Underground Route

- Duct

DuctBank

- <all other values>
- Conduit
- DepthIndicatorDeep
- DepthIndicatorShallow

Ground Mounted Structure

- Streetlight Control Cubicle
- Distribution Box
- Point-Of-Entry Cubicle
- HV Switching Station
- Kiosk
- Padmount
- Link Pillar
- Micro Pillar
- Mini Pillar
- Pregnant Column
- Communication Cubicle
- SCADA Cubicle

Electric Supply Site

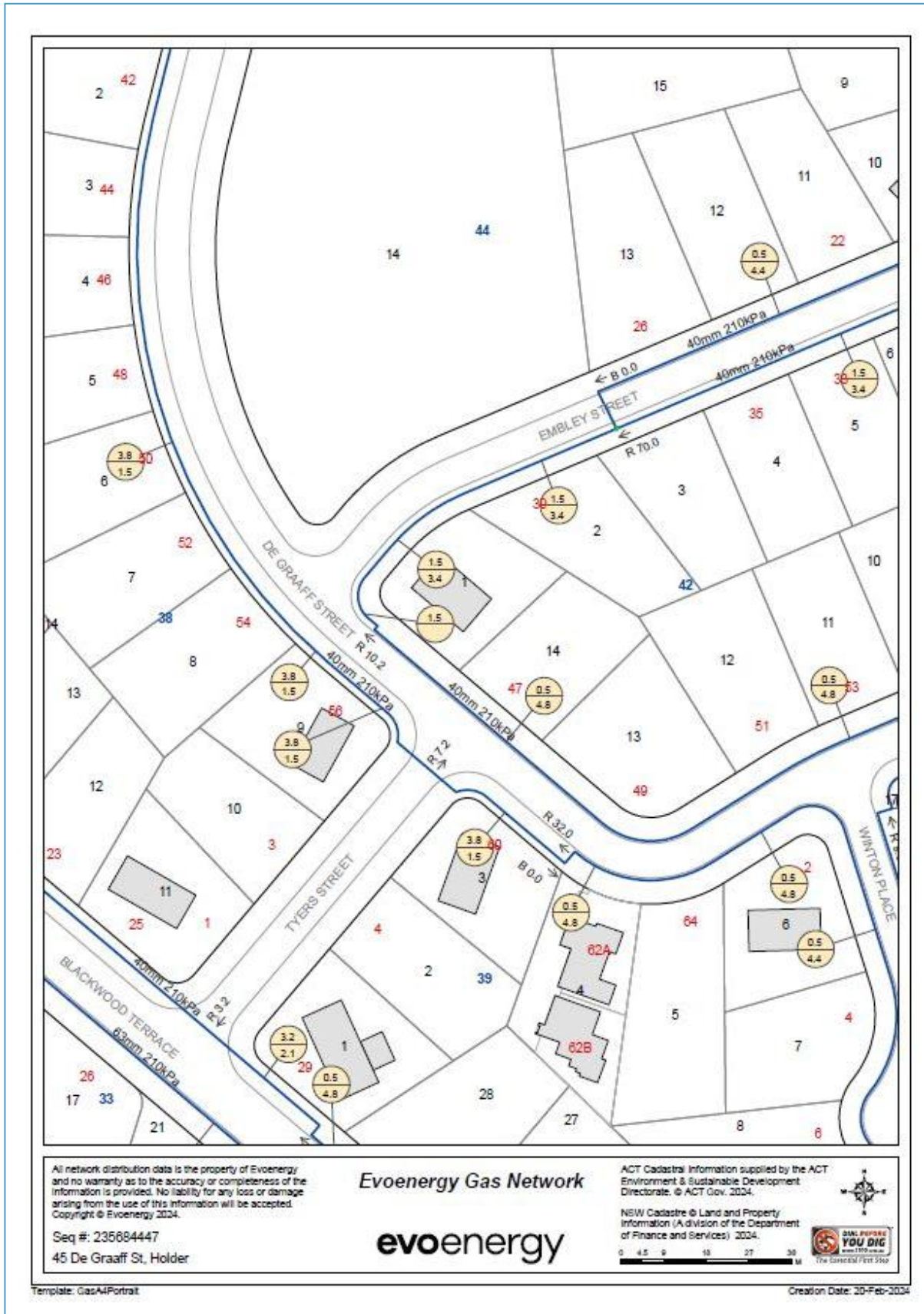
- 132kV Switching Station
- Bulk Supply Station
- Mobile Zone Substation
- Zone Substation
- Overhead Substation
- Chamber Substation
- Stockade

IMPORTANT NOTE:

- The term 'ABANDONED' is utilised to identify an underground cable that has been physically disconnected from the Evoenergy electricity network, is not in service and cannot readily be put back into service without specific augmentation and/or reconnection works. Cable(s) identified by Evoenergy as 'ABANDONED' have been discarded in-situ by Evoenergy. ALL cables should be treated as 'LIVE' and Dangerous until proven de-energised and safe.

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Evo Energy Gas Network



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Seq #: 235884447
45 De Graaff St, Holder

Evoenergy Gas Network
evoenergy

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0 4.5 9 18 27 36 M

Template: GasAPIPortrait

Creation Date: 20-Feb-2024

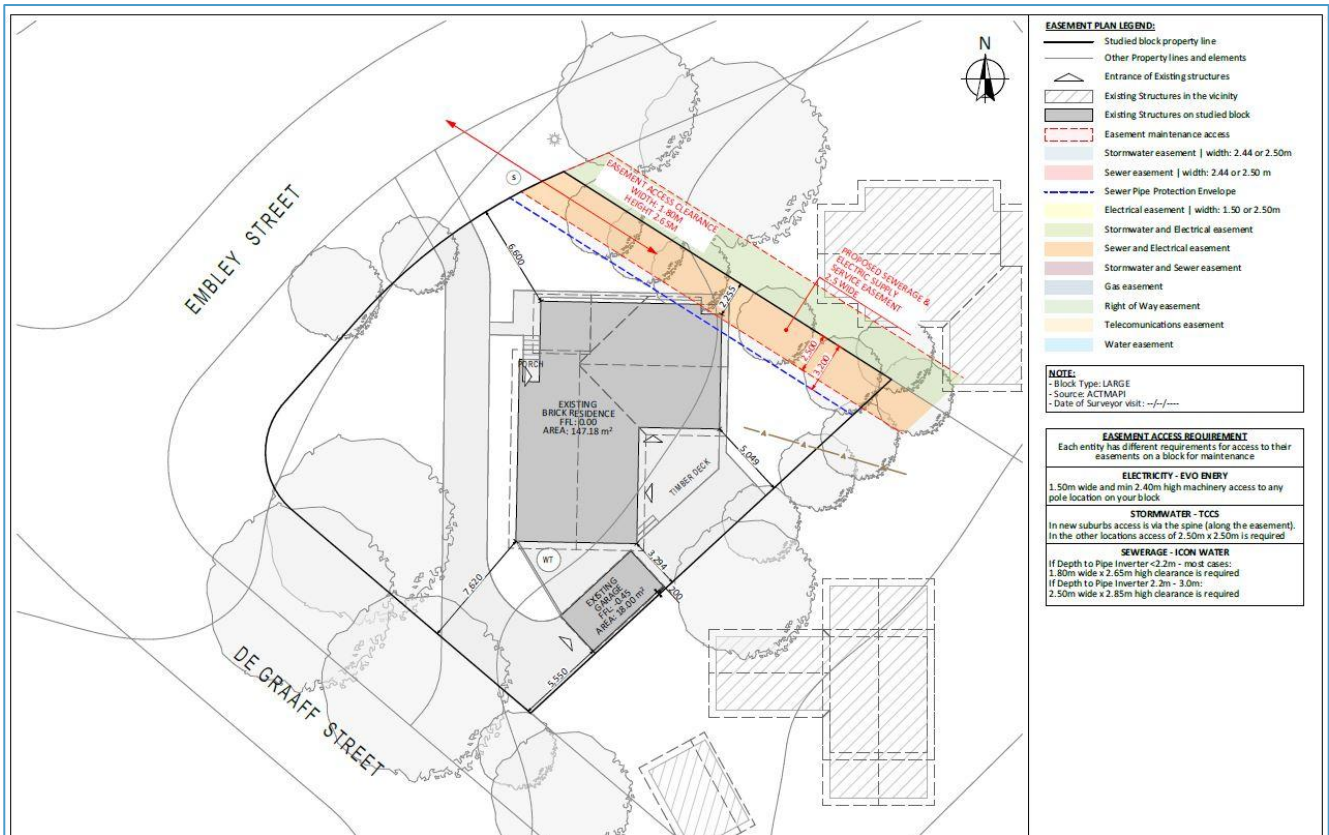
Evo Energy Gas Network Legend

GAS NETWORK LEGEND

| | |
|---|---|
| <p>GasStation CRITICAL</p> <ul style="list-style-type: none"> DistrictRegulator TrunkReceivingStation PrimaryRegulatingStation BulkMeteringStation PressureMonitoringStation ScraperStation BoundaryRegulatorSet SecondaryBoundaryRegulatorSet ValveStation <p>GasDevice</p> <ul style="list-style-type: none"> <all other values> IsolationValve Odouriser Siphon WaterbathHeater Filter Catalyst Heater Silencer Regulator <p>GasDevice High Risk Valve CRITICAL</p> <ul style="list-style-type: none"> HighRiskAreaIsolation <p>GasMeter</p> <ul style="list-style-type: none"> DomesticMeter IndustCommMeter SecondaryMeterSet <p>GasFitting</p> <ul style="list-style-type: none"> EndCap Tee ExpansionJoint Flange Reducer Cross ServiceSaddle InsulationJoint GaugingPoint <p>CPAnode</p> <ul style="list-style-type: none"> AnodeGroundBed SacrificialAnode <p>CPRectifier</p> <ul style="list-style-type: none"> TransformerRectifier | <p>CPCable</p> <ul style="list-style-type: none"> CPRectifierCable CPGroundBedCable <p>Conduit</p> <ul style="list-style-type: none"> Conduit <p>Gas Structure</p> <ul style="list-style-type: none"> <all other values> CPKiosk Pit StationStructure <p>GasService</p> <ul style="list-style-type: none"> <all other values> Gas Service IN USE Gas Service NOT IN USE <p>GasService STEEL or MAOP >= 1050 OR DIA >= 75mm CRITICAL</p> <ul style="list-style-type: none"> Gas Service IN SERVICE Gas Service NOT IN SERVICE <p>GasPipe</p> <ul style="list-style-type: none"> <all other values> DistributionMain, Nylon, InService Gas Pipe NOT IN USE DistributionMain, PE, InService DistributionMain, Copper, InService <p>GasPipe STEEL OR MAOP >= 1050 OR DIA >= 75mm CRITICAL</p> <ul style="list-style-type: none"> DistributionMain, Copper, InService DistributionMain, Nylon, InService DistributionMain, PE, InService PrimaryMain, Steel, InService PrimaryMain, Steel, Proposed SecondaryMain, Steel, InService SecondaryMain, Steel, Proposed TransmissionMain, Steel, InService Gas Pipe NOT IN USE <p>R 10.0 = DISTANCE TO ROAD B 10.0 = DISTANCE TO BOUNDARY E 10.0 = DISTANCE TO END C 10.0 = DISTANCE TO CHANGE OF DIRECTION</p> <p> = DISTANCE FROM MAIN TO KERB = DISTANCE FROM MAIN TO BOUNDARY</p> |
|---|---|

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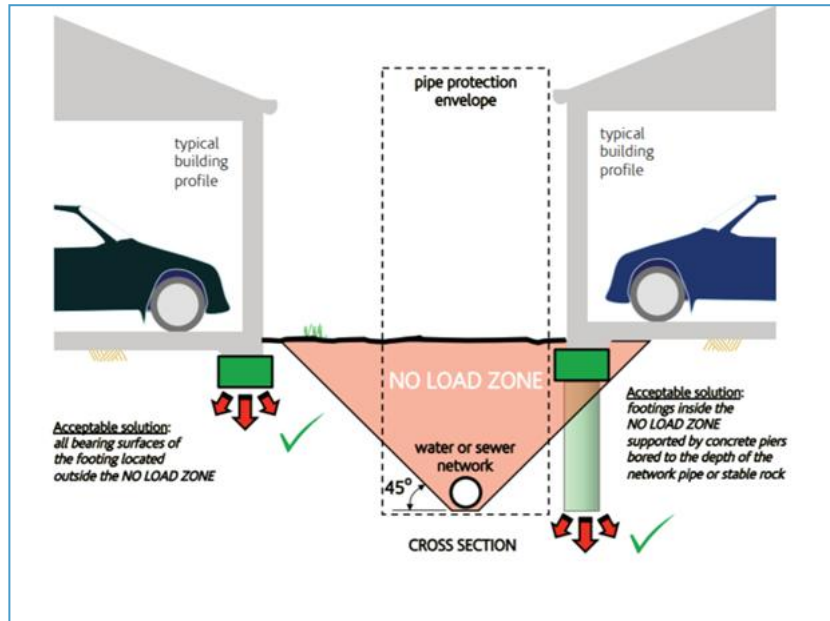
Access to Easements



Concrete Piers for Easements

Easement requirements- Sewer and Stormwater Easements

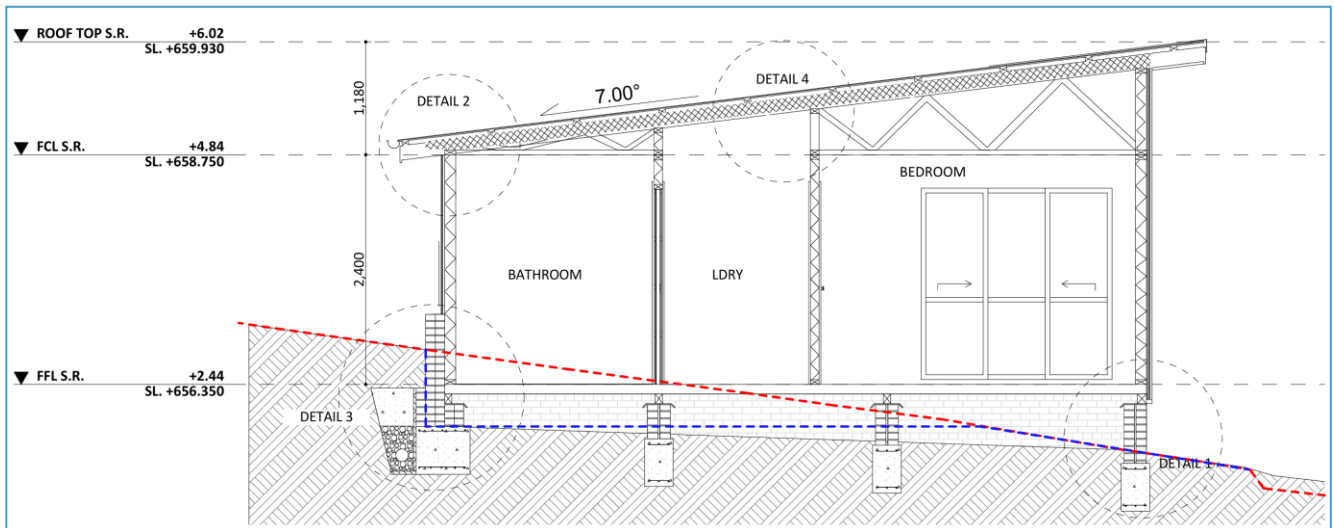
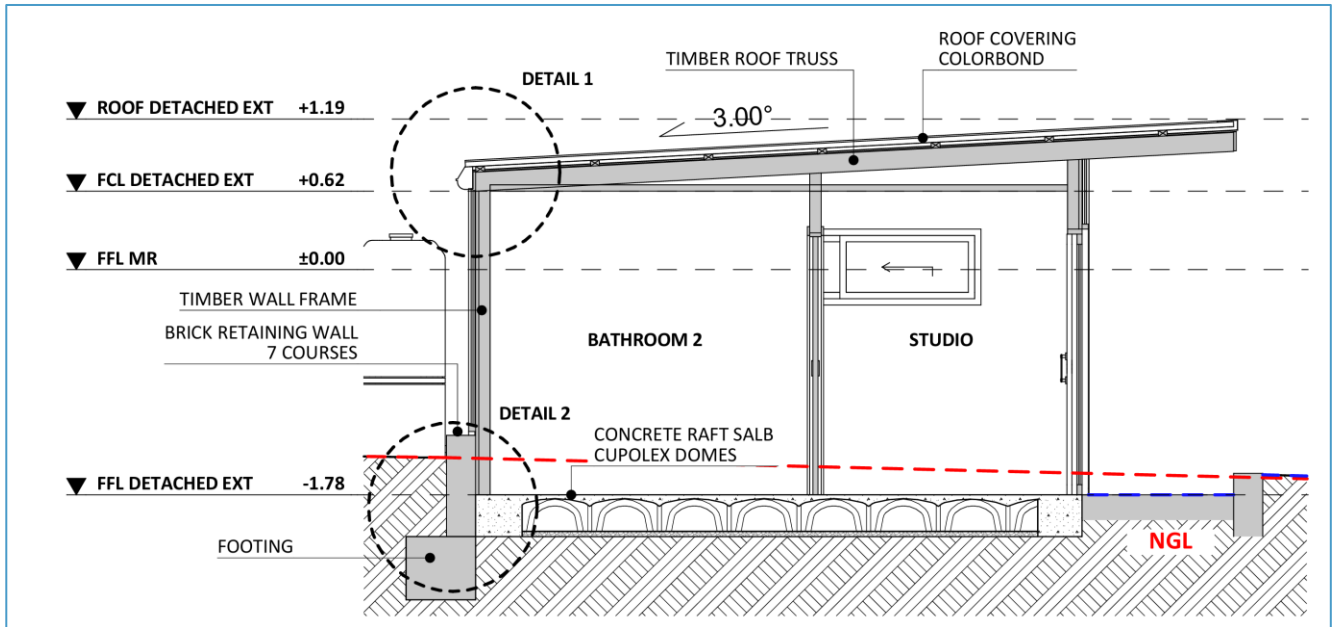
Below is an image from Icon Water representing their requirements should a structure be built near a sewer easement.



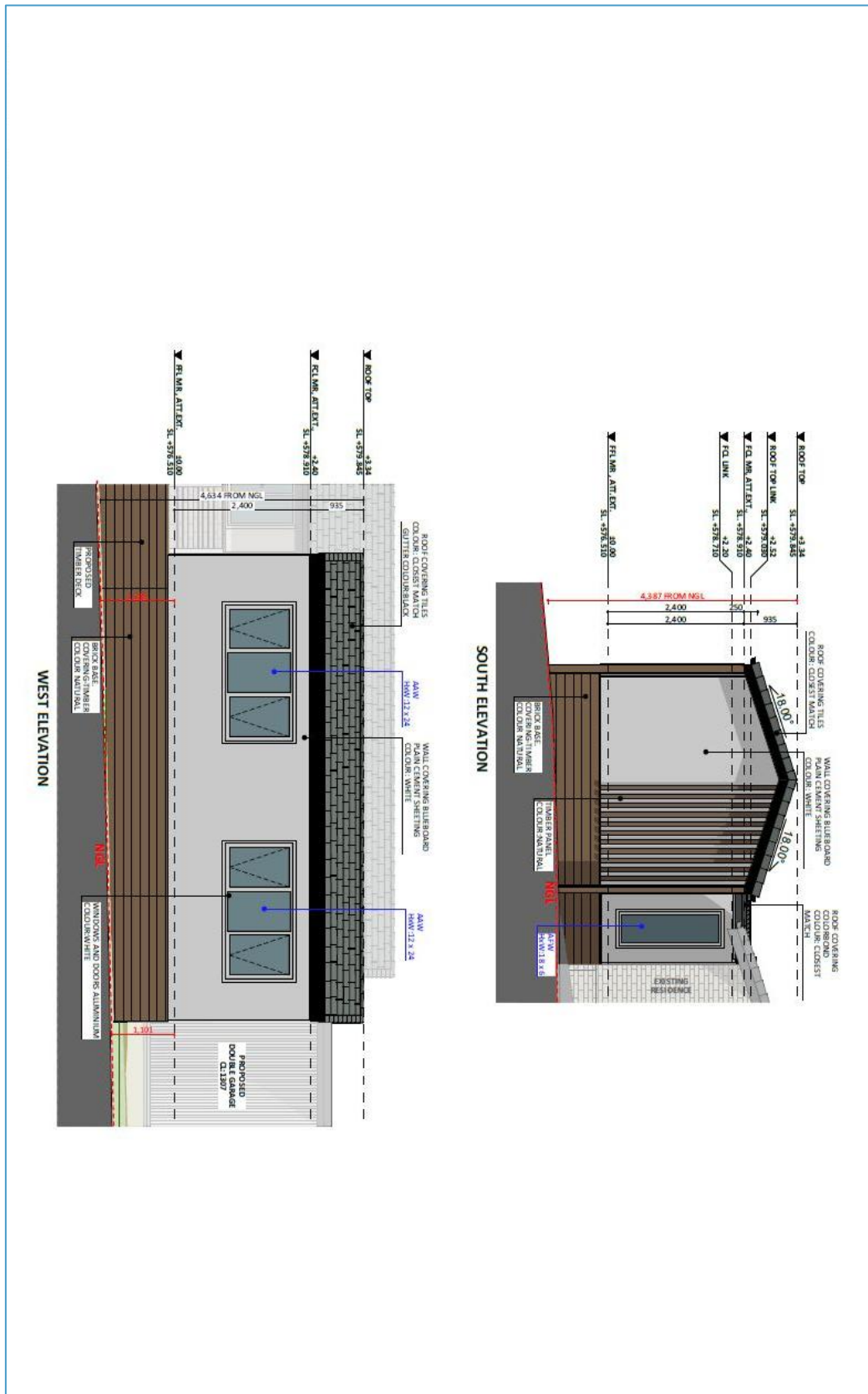
Site Cut and or Fill

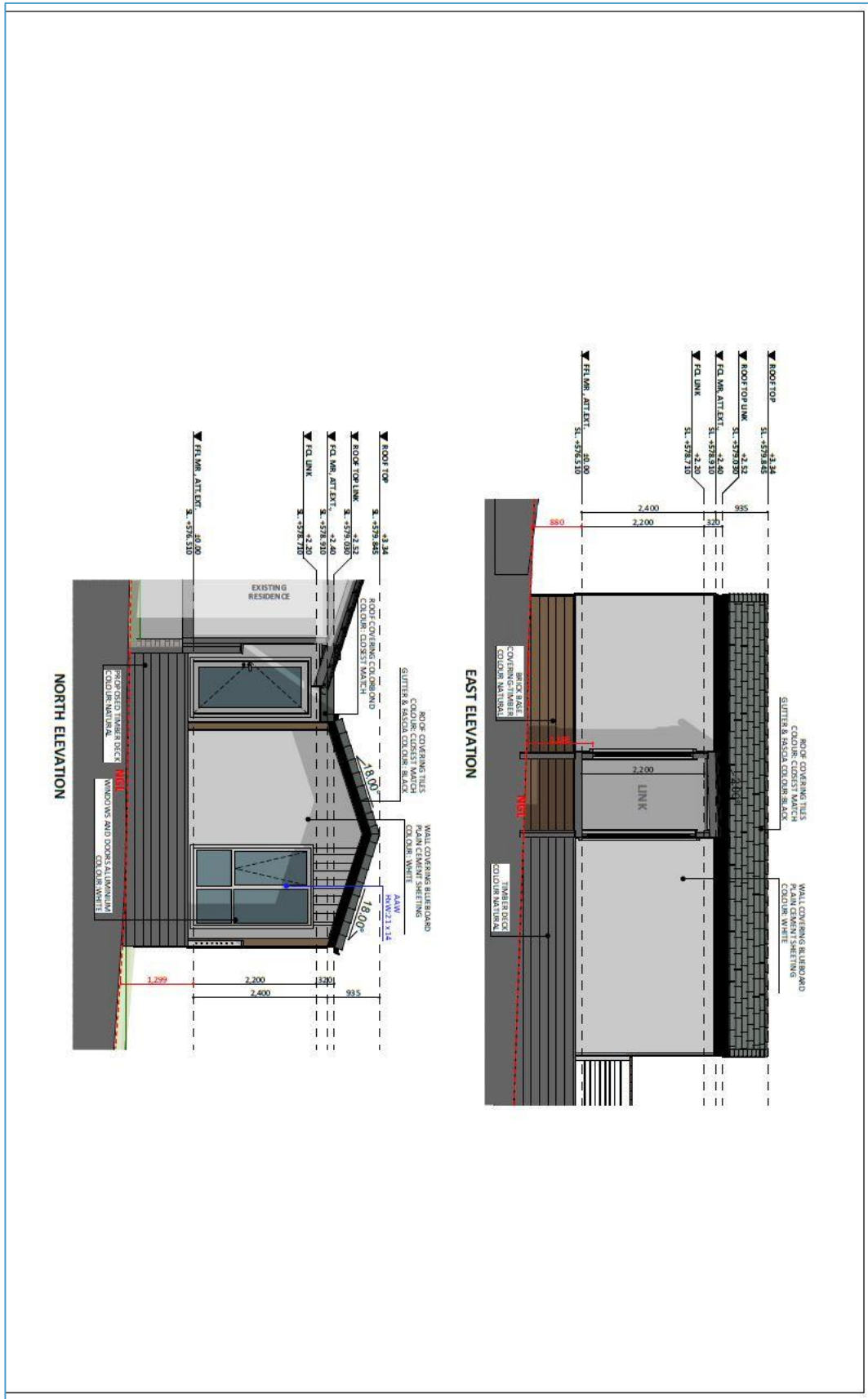
Site Cut and or Fill Requirements – Flooring System

Below are two **sample** elevations representing the Site Cut and or Fill requirements dependant on the flooring system.

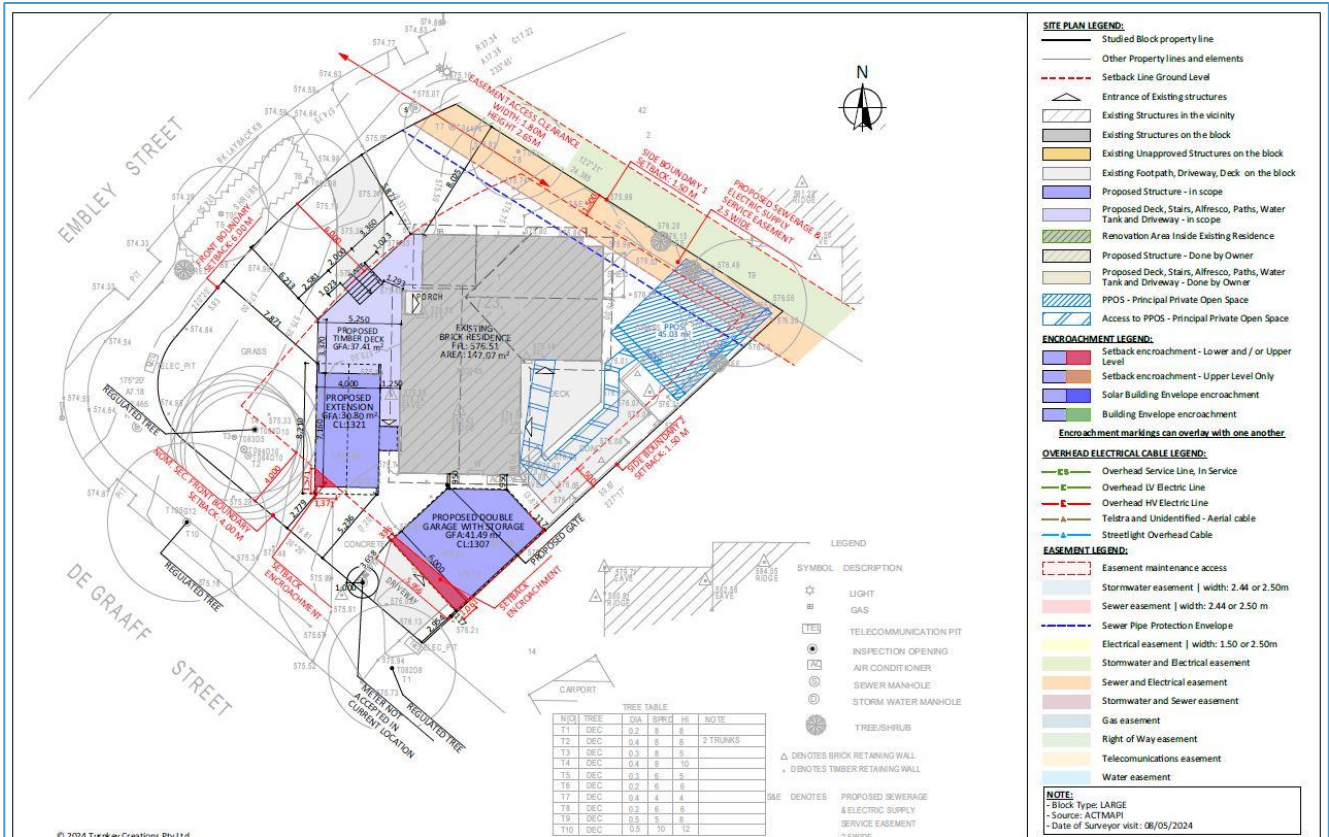


Elevations

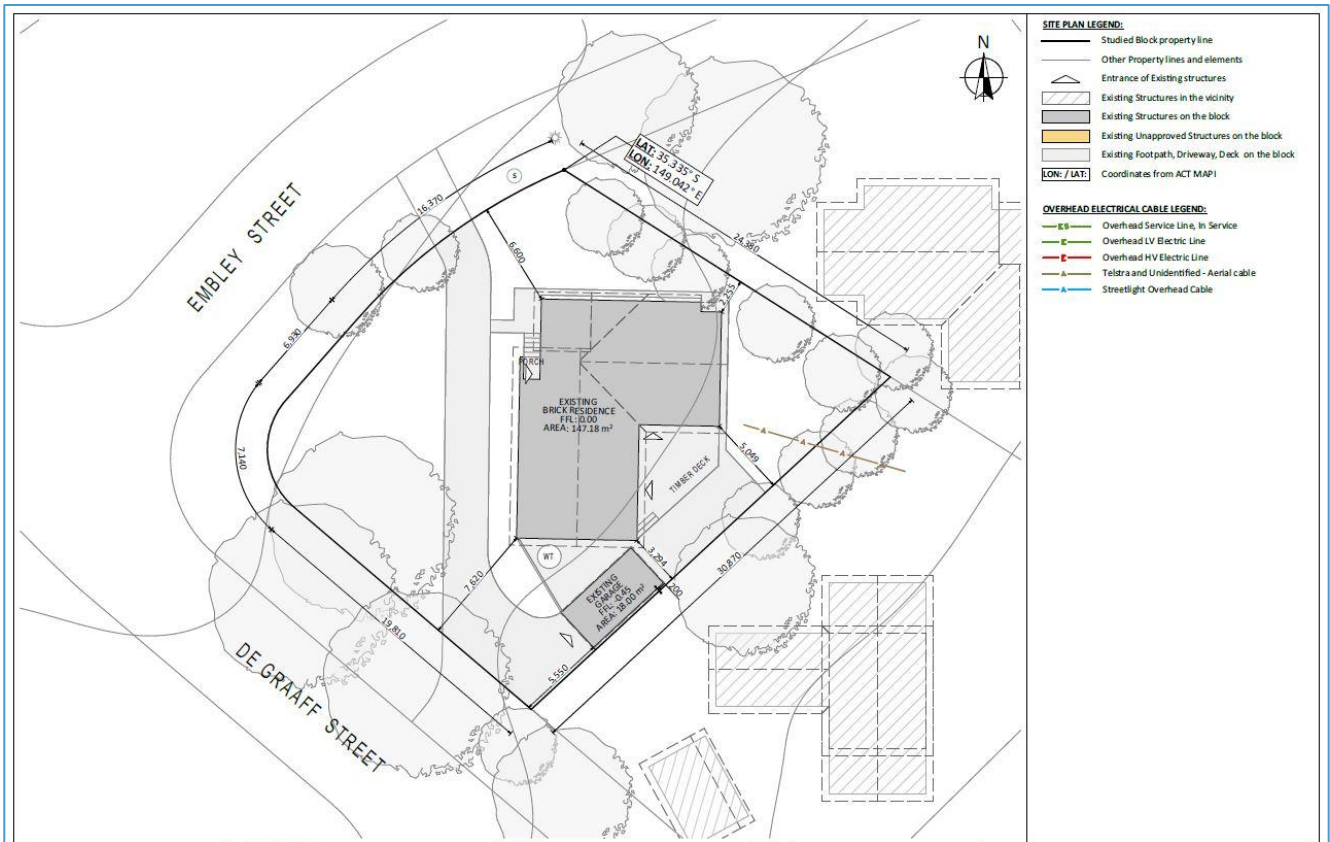




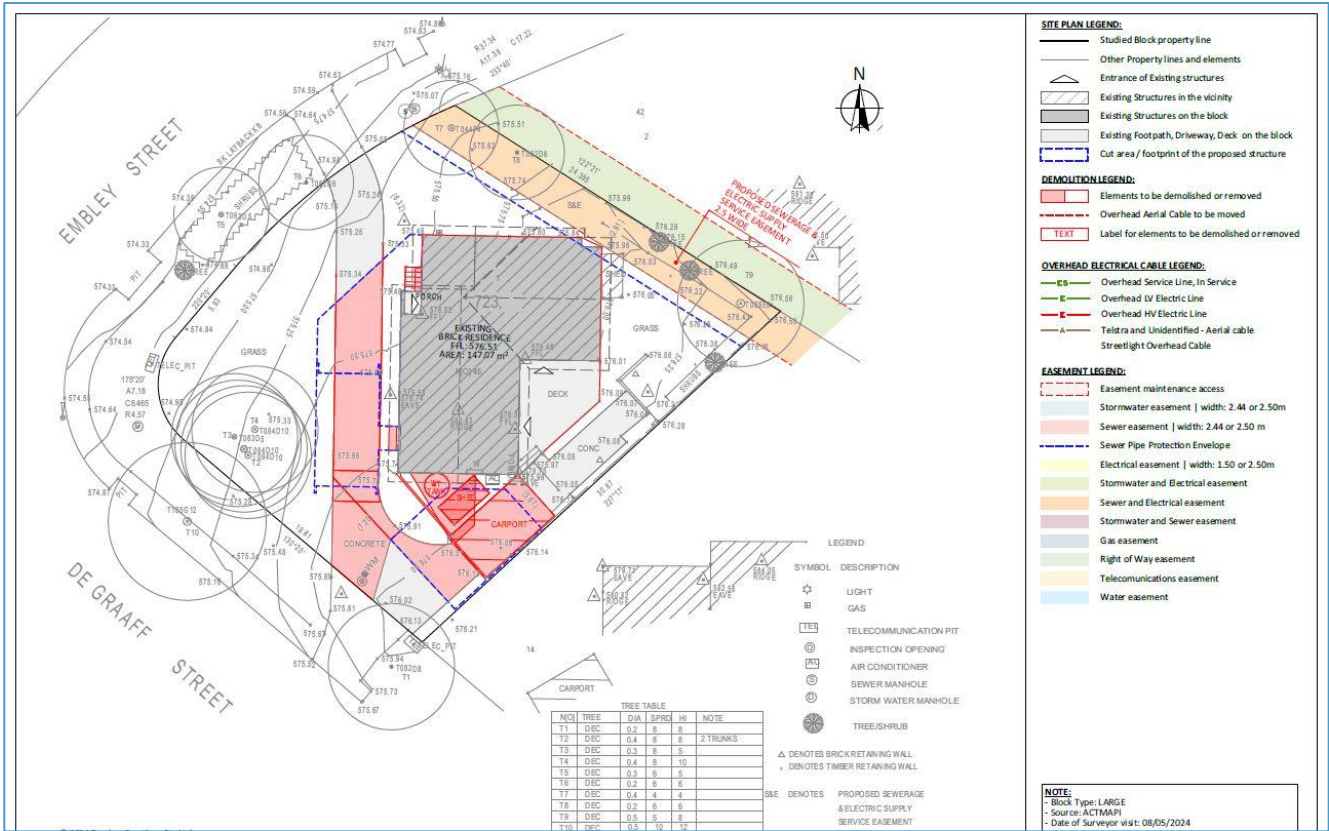
Allocation of parking behind the building line



Existing structures on site



Demolition Plan



Path of access to project site

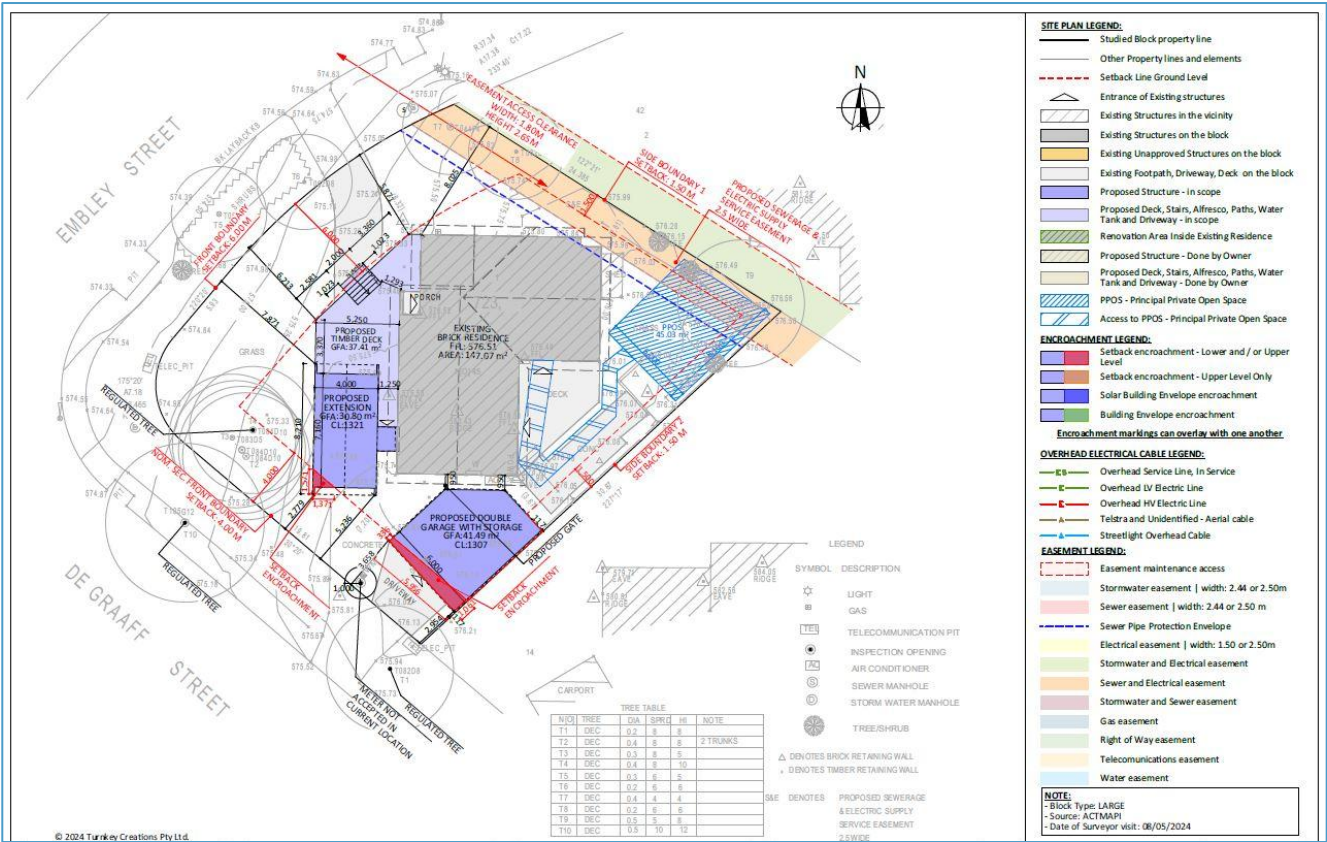
Red dotted line indicates proposed access.

There maybe other points of access for machinery and delivery of materials.

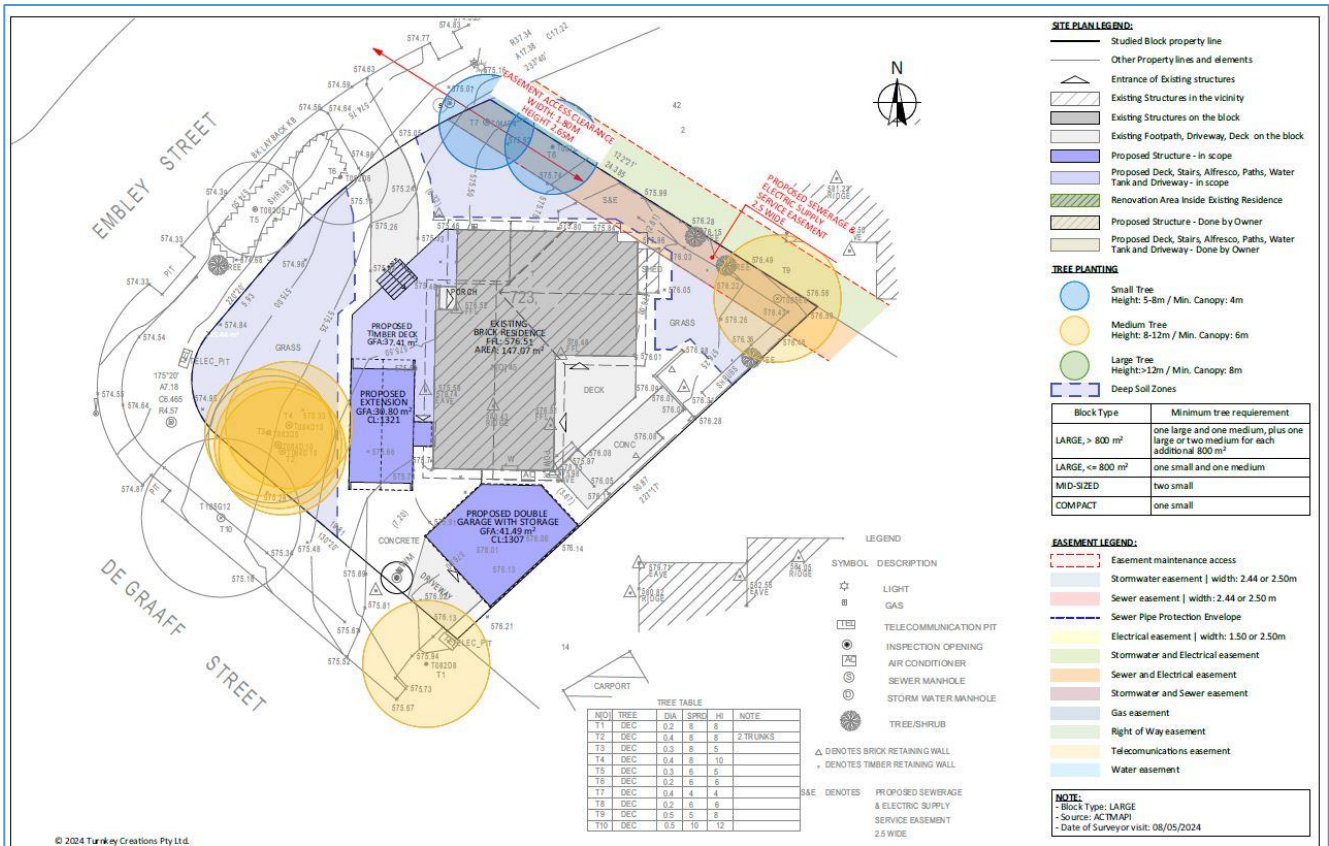
If existing landscaping must be disturbed in order to gain access for machinery and materials, the repair of this disturbance is not included, unless otherwise stated.



Site Map



Living Infrastructure plan



List of relevant components

Demolition

Existing Structure — Carport

- ~~Demolish relevant sections of existing building or structure.~~
- ~~Remove waste from the project site.~~
- ~~Recycle materials including steel, concrete and timber when possible.~~
- ~~Includes disconnection of power, water, sewer and stormwater if required.~~
- ~~Does not include the removal of personal items and freestanding storage systems.~~
- ~~Does not include the removal of Asbestos~~

Existing Structure — Shed

- ~~Demolish relevant sections of existing building or structure.~~
- ~~Remove waste from the project site.~~
- ~~Recycle materials including steel, concrete and timber when possible.~~
- ~~Includes disconnection of power, water, sewer and stormwater if required.~~
- ~~Does not include the removal of personal items and freestanding storage systems.~~
- ~~Does not include the removal of Asbestos~~

Existing Structure — Brick Wall

- ~~Demolish relevant sections of existing building or structure.~~
- ~~Remove waste from the project site.~~
- ~~Recycle materials including steel, concrete and timber when possible.~~
- ~~Includes disconnection of power, water, sewer and stormwater if required.~~
- ~~Does not include the removal of personal items and freestanding storage systems.~~
- ~~Does not include the removal of Asbestos~~

Concrete Recycling — Driveway

- ~~Excavate and remove concrete as required to complete construction of proposed project.~~
- ~~Recycle concrete where possible.~~
- ~~Cut concrete as required with concrete cutting demolition saws.~~
- ~~Additional structures, trees, rocks, or any other items that are required to be removed, that are not reasonably visible are not included.~~

Concrete Recycling — Carport

- ~~Excavate and remove concrete as required to complete construction of proposed project.~~
- ~~Recycle concrete where possible.~~
- ~~Cut concrete as required with concrete cutting demolition saws.~~
- ~~Additional structures, trees, rocks, or any other items that are required to be removed, that are not reasonably visible are not included.~~

Mandatory

Relocate existing Rainwater Tank of up to 5,000L on Concrete Slab with Electric Water Pressure Pump

- Drain and relocate existing tank installed on reinforced concrete slab.
- Connection of existing and/or new roof to tank, with sealed UPVC downpipes.
- Overflow connected to existing storm water system.
- Electric water pressure pump connected to new exterior tap.
- Additional services may be connected as an upgrade
- Automatic changeover feature. Water supply will automatically switch from tank water to mains water when the tank level is low.
- Includes exterior power point.
- Connection to existing roofs and existing toilet(s), laundry cold and exterior tap(s) will attract additional investments.

Asbestos Clearance

- Manage the assessment and testing of asbestos containing materials
- Provide testing certification to confirm the presence of asbestos containing and clearance after removal.
- Includes clearance certificate required for Building Approval.
- Does not include the removal of Asbestos

Asbestos Removal - Eaves

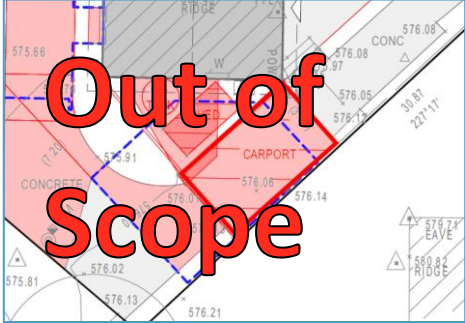
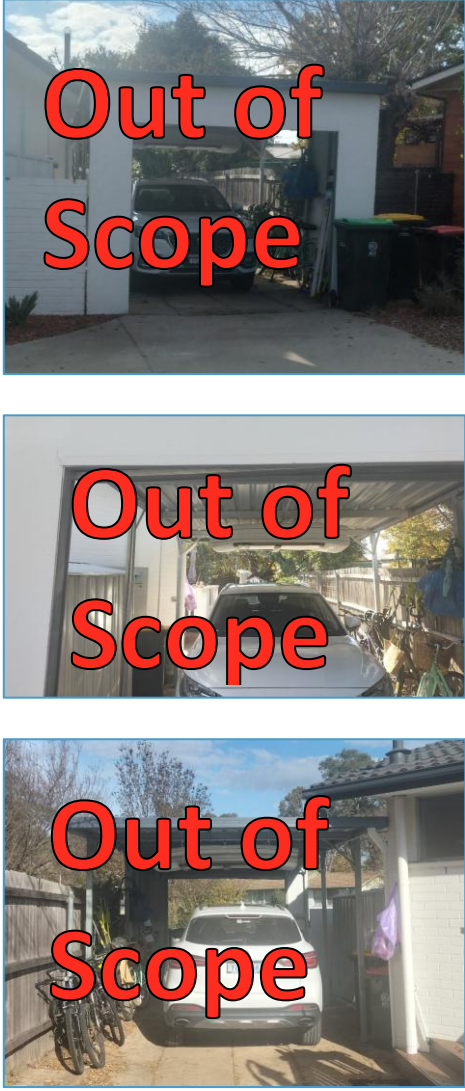
- Remove asbestos sheets containing material in affected areas only, following the National Code of Practice for the removal of asbestos.
 - If no asbestos is found then this value will be refunded/deducted.
 - If there are asbestos hidden or not reasonably visible, i.e. friable asbestos hidden behind walls, asbestos sheets underneath flooring, the removal of this is not included.
- Notification to Work Safe ACT and meeting all legislative requirements.
- Development and implementation of project specific documentation.
- Disposal at an EPA approved asbestos waste management facility.
- Asbestos removal to be completed prior to Building Approval being granted.

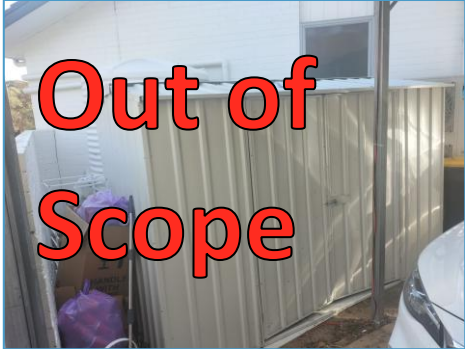
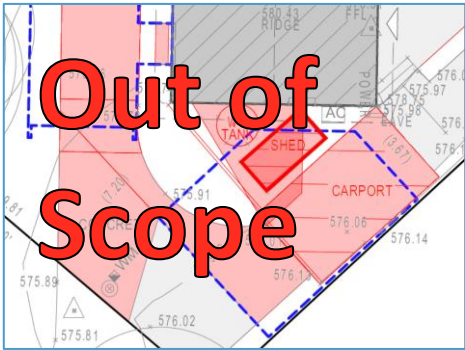

Drainage Upgrade

- Supply and installation of all sewer and storm water drainage, including excavation requirements for the following
 - Long distances from existing sewer and storm water drainage infrastructure, and or,
 - Challenging access and or complexities to connect to existing services, i.e. connection through retaining wall
 - Connection to the existing infrastructure required drainage to be rediverted to avoid running under new or existing building and structures
- All new work to be completed using uPVC sewer and storm water pipe.
- Please note: If existing landscaping must be disturbed in order to dig trenches required for underground services, the repair of this disturbance is not included, unless otherwise stated.

Details of Components

Demolition

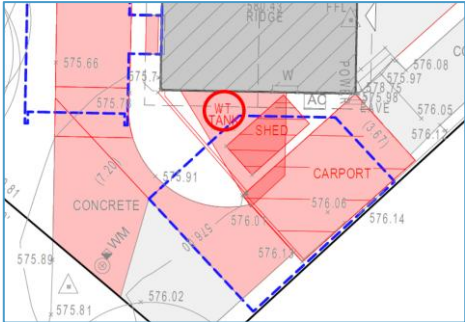


| Item | Photos | Materials | Dimensions | |
|---|--|---------------------|--------------------------------------|-----------------|
| <p>Existing Structure- Carport</p> |  | <p>Metal</p> | <p>Area (m²)</p> | <p>12.00</p> |
| | | | <p>Volume (m³)</p> | <p>N/A</p> |
| | | | <p>Lineal Meters (m)</p> | <p>N/A</p> |
| | | | <p>Length (m)</p> | <p>3.00</p> |
| | | | <p>Width (m)</p> | <p>4.00</p> |
| | | | <p>Height/Depth (m)</p> | <p>N/A</p> |
| |  | | <p>Price</p> | <p>\$431.25</p> |
| <p>Existing Structure- Shed</p> | | <p>Metal</p> | <p>Area (m²)</p> | <p>2.00</p> |
| | | | <p>Volume (m³)</p> | <p>N/A</p> |
| | | | <p>Lineal Meters (m)</p> | <p>N/A</p> |


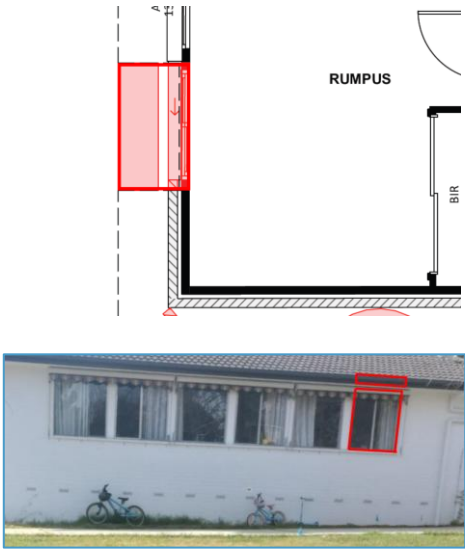
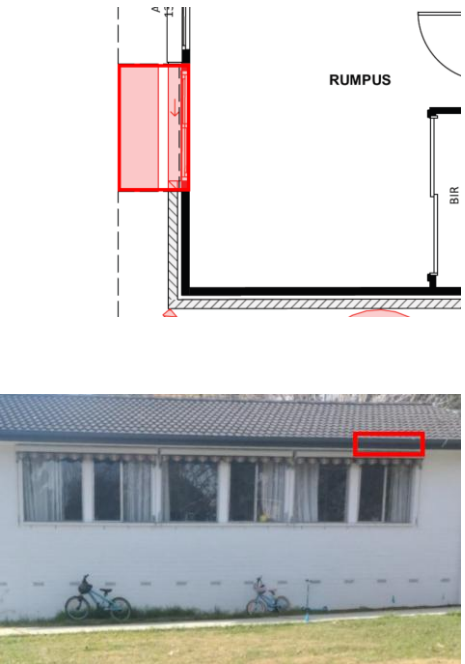
| | | | | |
|--|---|--|---|--|
| |   | | <p>Length (m) 2.00</p> <p>Width (m) 1.00</p> <p>Height/Depth (m) N/A</p> <p>Price Complimentary</p> | |
| <p>Existing Structure— Brick Wall</p> |   | <p>Concrete Metal Brick</p> | <p>Area (m²) N/A</p> <p>Volume (m³) N/A</p> <p>Lineal Meters (m) N/A</p> <p>Length (m) 5.80</p> <p>Width (m) N/A</p> <p>Height/Depth (m) N/A</p> <p>Price \$1,125.00</p> | |
| <p>Concrete Recycling— Driveway</p> | | <p>Concrete</p> | <p>Area (m²) 34.92</p> <p>Volume (m³) 3.49</p> <p>Lineal Meters (m) N/A</p> <p>Length (m) 0.00</p> | |

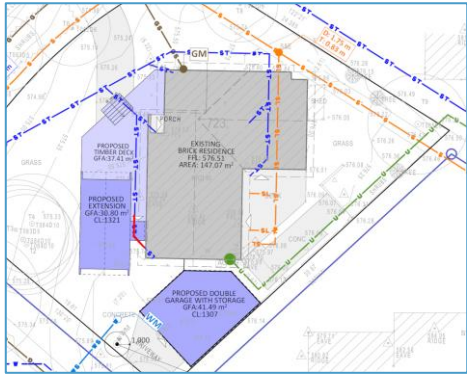
| | | | | |
|--|--|----------|-------------------------------|-------------------|
| |  | | Width (m) | 0.00 |
| | | | Height/Depth (m) | 0.10 |
| | | | Price | \$5,005.20 |
| Concrete Recycling— Carport |    | Concrete | Area (m²) | 8.80 |
| | | | Volume (m³) | 0.88 |
| | | | Lineal Meters (m) | N/A |
| | | | Length (m) | 3.00 |
| | | | Width (m) | 4.00 |
| | | | Height/Depth (m) | 0.10 |
| | | | Price | \$1,720.00 |

| | | | | |
|--|---|--|--|--|
| |  | | | |
|--|---|--|--|--|

Mandatory

| Item | Photos | Materials | Dimensions | |
|---|---|------------|--------------------------------------|-------------------|
| <p>Relocate existing Rainwater Tank of up to 5,000L on Concrete Slab with Electric Water Pressure Pump</p> |  | <p>N/A</p> | <p>Area (m²)</p> | <p>N/A</p> |
| | | | <p>Volume (m³)</p> | <p>N/A</p> |
| | | | <p>Lineal Meters (m)</p> | <p>N/A</p> |
| | | | <p>Length (m)</p> | <p>N/A</p> |
| | | | <p>Width (m)</p> | <p>N/A</p> |
| | | | <p>Height/Depth (m)</p> | <p>N/A</p> |
| |  | | <p>Price</p> | <p>\$3,220.00</p> |
|  | | | | |

| | | | | |
|--|---|-----------------|--------------------------------------|-------------------|
| |  | | | |
| <p>Asbestos Clearance</p> |  | <p>N/A</p> | <p>Area (m²)</p> | <p>N/A</p> |
| | | | <p>Volume (m³)</p> | <p>N/A</p> |
| | | | <p>Lineal Meters (m)</p> | <p>N/A</p> |
| | | | <p>Length (m)</p> | <p>N/A</p> |
| | | | <p>Width (m)</p> | <p>N/A</p> |
| | | | <p>Height/Depth (m)</p> | <p>N/A</p> |
| | | | <p>Price</p> | <p>\$400.00</p> |
| <p>Asbestos Removal - Eaves</p> |  | <p>Asbestos</p> | <p>Area (m²)</p> | <p>N/A</p> |
| | | | <p>Volume (m³)</p> | <p>N/A</p> |
| | | | <p>Lineal Meters (m)</p> | <p>8.25</p> |
| | | | <p>Length (m)</p> | <p>N/A</p> |
| | | | <p>Width (m)</p> | <p>0.40</p> |
| | | | <p>Height/Depth (m)</p> | <p>N/A</p> |
| | | | <p>Price</p> | <p>\$1,924.05</p> |
| <p>Drainage Upgrade</p> | | <p>N/A</p> | <p>Area (m²)</p> | <p>N/A</p> |
| | | | <p>Volume (m³)</p> | <p>N/A</p> |

| | | | |
|--|---|--------------------------|---------------|
| |  | Lineal Meters (m) | 2.50 |
| | | Length (m) | N/A |
| | | Width (m) | N/A |
| | | Height/Depth (m) | N/A |
| | | Price | Complimentary |

Total Site Scope Work Investment

This site scope proposal is applicable to checklist 1321 Rev C4.6

| | | |
|---|--------------------------|-----------------------|
| Demolitions | | |
| Existing Structure—Carport | \$431.25 | |
| Existing Structure—Shed | Complimentary | |
| Existing Structure—Brick Wall | \$1,720.00 | |
| Concrete Recycling—Driveway | \$5,005.20 | |
| Concrete Recycling—Carport | \$1,261.33 | |
| | | \$8,417.78 |
| Mandatory items | | |
| Relocate existing Rainwater Tank of up to 5,000L on Concrete Slab with Electric Water Pressure Pump | \$3,220.00 | |
| Asbestos Clearance | \$400.00 | |
| Asbestos Removal - Eaves | \$1,924.05 | |
| Drainage Upgrade | Complimentary | |
| | | \$5,544.05 |
| Total Investment Including GST: | | \$5,544.05 |

Items for Consideration

Upgrade of existing meter and or switchboard

- Existing meter and or switchboard may be required to be upgrade for larger capacity rating and or spacing.
- The value cannot be currently determined as requirements are set by utility provider Evo Energy.
- On average the investment amount is between \$500 - \$6,000

Relocation of water meter

- The value cannot be currently determined as requirements are set by utility provider Icon Water.
- On average the investment amount is between \$2,000 - \$3,000.

Drainage Complexities

- We have identified that connection to existing drainages for sewer and or stormwater may pose engineering or access challenges for one of the possible reasons
 - Pathway through steep elevations
 - Pathway through retaining walls/structural components
 - Pathway through where other services intersect and require protection.
- The services are not reasonably visible and therefore may not be assessed until excavation and or site works have begun.

Mandatory Works that maybe imposed by utility providers

Utility providers may require work to be undertaken to obtain approval for construction.

At this stage it is not possible to determine the scope of works as the requirements and specifications are conditions issued by the utility provider.

Below are items of upgrades, the possibility, and the approximate investment. This is provided as a guide and is not included in the fixed price agreement.

| Type | | Probability | Approximate Investment |
|--|---|----------------|------------------------|
| Move service power cables | Move to different location above ground | Not applicable | \$800 - \$2,200 |
| | Upgrade to underground lines | Not applicable | \$7,500 - \$12,000 |
| Upgrade of service power cables | Upgrade of Above Ground Lines | Not applicable | \$3,500 - \$5,000 |
| | Upgrade of Below Ground Lines | Unlikely | \$6,500 - \$9,500 |
| Upgrade of existing meter and or switchboard | | Likely | \$500 - \$6,000 |

Potential Additions

While we have taken every care and consideration in accounting for all variables within the project, in some rare occasions there are items that cannot be anticipated as they are not visible, and therefore not identifiable, until construction begins. In most scenarios this variation will be a value of less than \$5,000.

The main items that would require a project variation are:

- Asbestos
- Concrete and Rock

The potential locations where these items could be not visible are:

- Buried inground, potentially from previous demolitions as rubble – less than 5% probability
- Hidden in cavities of structures – less than 5% probability

Frequently Asked Questions

Q: What is the difference between Building; Demolition and Mandatory Build items?

A: For the Building and Demolitions components, you can elect to have a third-party complete the tasks or opt to DIY the tasks yourself. The Mandatory Build elements must be completed by CGFB and therefore are non-negotiable.

Q: What are some issues which might arise if I choose to do my own demolition?

A: If you are demolishing an existing structure that has water, sewage or electricity connected, you may need to ensure the services are turned off prior to commencing. If you prefer to DIY some of the demolition, we highly recommend you obtain advice from a builder or qualified tradesperson prior to commencing any work.

Q: When can I commence any or some of the non- Mandatory Build items?

A: If you decide to conduct some of the activities in the demolition component yourself or have engaged third-party providers, we highly recommend you wait until we have obtained Development Approval (DA) or Building Approval (BA), whichever is applicable to your project. The time it takes to obtain DA or BA can unexpectedly extend, which could make your backyard a hazard for any given length of time.

As safety is paramount, we recommend you proceed with caution. For small shrubs or garden beds, you can usually commence when you are ready, as long as you are aware of the inconvenience this may cause whilst waiting for a DA or BA, particularly if weather is wet.

Q: Is the price in this proposal included in my overall project proposal?

A: Your site work proposal is additional to the overall investment which will form part of your Project Proposal.

The site works proposal identifies all the element of your property that will be required to prepare your block for the project build. It has been developed to allow you to choose which of the non-Mandatory elements you would like to complete yourself.

Third-party contracts that other clients have successfully used

We have listed contractors that past clients have engaged with to do the third-party work directly and who have saved by engaging directly.

The list of trade services below are provided as a guide only and should not be taken as preferred or recommended suppliers.

Demolition Suppliers

Anthony

Mb: 0415 162 457

Triscape2021@icloud.com

Crown Independence

Gary Reid

Mb: 0423 807 747

<https://www.crownasbestosremoval.com.au/>

Excavation Suppliers

Cicada Earth

Mar Willis

Ph: 0413 081 849

cicadaearth@gmail.com

PD Earthworks

Paul Howland

Mb: 0431 043 329

pdearthworks17@outlook.com

Aussie Bobcats

David Schilg

Mb: 0411 598 458

david.schilg@bigpond.com

<https://www.aussiebobcats.com.au/>

Tree removal Provider

TREEasy – Your local certified tree surgeons

Ph: 0434 402 816

<https://www.facebook.com/treeasy>

Tree Removal Canberra

Ph: 02 6130 0744

<https://www.treeremovalcanberra.net.au/>

ACT Tree Felling

Ph Southside: 02 6281 2687

Ph Northside: 02 6162 2678

Mobile: 0417 492 760

service@acttree.com.au
<http://www.acttree.com.au/>

ACT Stump Grinding
David Hanns
Mobile: 0404 060 316
Ph: (02) 6235 9015

General Labouring

Alex's Gardening and Handyman Services
Alex Warne
Mb: 0403 456 860
alex.warne@gmail.com

JPJ Cummins Handyman Services
Mb: 0447 766 537
jpjcummins@gmail.com

Asbestos testing and removal

ATR Asbestos Removal
Anau Takiari
Mb: 0472 589 581
info@atrasbestosremoval.com

Glade Group
Ph: 0488 442 222
hello@gladegroup.com.au
<https://www.gladegroup.com.au/>

AABS Asbestos Removal
Ph: 0431 311 097
aasbestos1@gmail.com
<https://www.aasbestos.com/>

Asbestos Watch Canberra
Ph: 02 6189 1500
<https://www.asbestoswatchcanberra.com.au/>

Disconnection of power and electrical

Steve Blakers Electrical
Steve Blakers
0457 065 905
steven.blakers@mail.com

Blades Electrical
Daniel Blades

0413 499 756
bladeselectrical@gmail.com

General rubbish removal

ACT Rubbish
Ph: 1300 737 533
Mb: 0432 854 544
info@actrubbish.com.au
www.actrubbish.com.au

Removal of sheds

When it comes to the removal of garden sheds and metal garages many customers have had success with placing the sheds and garages on gumtree.com.au offering for people to remove.



Garage or workshop free for removal
Free

GARAGE OR WORKSHOP on steel frame for removal 7.25x3.7m, roller door, side door and window, flat roof, some wiring, good condition at Macquarie FREE or optional donation to Vinnies or Salvos.

Belconnen Area
Macquarie

04/11/2019



Attachment to the HIA agreement

This Site Scope Proposal is to be read in conjunction with the HIA Agreement.

Signed date.....

Owners Name(s).....

Owners Signature(s).....

Builders Signature.....