

CLIENT NAME: LAHC

Version: SoR17 AppV6

SCOPING REPORT

SCOPER ID: SaadCorp NSW P/L Fouad Saad

SCOPED DATE: 9/10/17

PROPERTY ADDRESS: Somewhere St Over There NSW 2000

PROP REF:

TENANT NAME:

TENANT PHONE NO:

CONTRACT AREA: 20

W/O NUMBER:

WORK PROGRAM: ACQUISITION UPGRADE

PRIORITY: LTP

CONTRACTOR SITECODE:

File Reference: BGRC2

COMMENT:

SUMMARY OF ESTIMATED COSTS

SCOPING REPORT TOTALS	%	COST	GST	TOTAL
ESSENTIAL		16,669.98	1666.98	18,336.95
SUB TOTAL		16,670	1,667	18,337
CONTINGENCY SUM	15%	2,500	250.047	2,751
CONTRACTOR'S MARGIN:	20%	3,334	\$333.40	3,667
TOTAL		22,504	2,250.42	24,755

Work Classification	Item No.	Description	Unit	QTY	Cost	GST	Total Location	Comments
ESSENTIAL	MIN04650	(Refix furniture to lock or latch)	EACH	1	18.76	1.88	20.63 Bed1	Main bedroom. Relocate passage set from garage door to bedroom 1 door to replace privacy set.
ESSENTIAL	ELE11000	(Hourly rate for all electrical trade work not included in the schedule rate items as directed)	HR	2	106.71	10.67	117.38 DWEL	Interlink all smoke alarms
ESSENTIAL	ELE13800	(Replace photoelectric smoke alarm where found vandalised / unserviceable)	EACH	2	315.34	31.53	346.87 DWEL	LAHC Approved and interlink
ESSENTIAL	FEE15345	(Plumbing & Electrical Report on appliance)	EACH	5	212.67	21.27	233.94 DWEL	Air Conditioner, Cook top, Oven, Garage door opener, HWS
ESSENTIAL	GCL00300	(Internally and externally clean house)	COTT	1	261.80	26.18	287.98 DWEL	
ESSENTIAL	GCL00700	(Mow front & rear lawns & neatly trim all lawn edges – House – max height above ground level of 25 mm)	COTT	2	245.50	24.55	270.05 DWEL	
ESSENTIAL	GCL00800	(Cut/slash grass 300mm or more high to front & rear lawns of house – add to GCL00700)	COTT	1	114.93	11.49	126.43 DWEL	
ESSENTIAL	GHR00100	(Hourly rate for work not covered in the schedule rate items)	HR	6	294.78	29.48	324.26 DWEL	Weed garden beds make neat and presentable for handover.

ESSENTIAL	MIN01550	(Fit new key operated window locks – keyed alike)	EACH	13	453.96	45.40	499.35	DWEL	
ESSENTIAL	MIN03500	(Change combination to lock of heavy duty flyscreen door)	EACH	1	24.51	2.45	26.96	ENT	
ESSENTIAL	MIN03750	(Replace deadlatch cylinders)	EACH	1	104.09	10.41	114.50	ENT	Match new deadlatch of LDY
ESSENTIAL	MIN06250	(Supply & install spring type metal weather excluder)	EACH	1	39.65	3.96	43.61	ENT	
ESSENTIAL	MIN16900	(Supply & install door closer to flyscreen door)	EACH	1	30.13	3.01	33.14	ENT	
ESSENTIAL	MIN17000	(Regauze aluminium flyscreen door - hinged or sliding)	M2	1	18.19	1.82	20.01	ENT	
ESSENTIAL	MIN03500	(Change combination to lock of heavy duty flyscreen door)	EACH	1	24.51	2.45	26.96	FAM	
ESSENTIAL	MIN05050	(Supply & install patio bolt to aluminium sliding door)	EACH	1	38.28	3.83	42.10	FAM	
ESSENTIAL	MIN16700	(Supply & install sliding heavy duty flyscreen door - 1200mm wide)	DOOR	1	541.40	54.14	595.54	FAM	
ESSENTIAL	MIN02800	(Renew solid core entry door Including refitting all existing locks door knockers peep holesdoor closer and latch set and supply and fit 3 new 100mm hinges)	DOOR	1	406.54	40.65	447.19	GAR	Replace hollow door
ESSENTIAL	MIN03850	(Replace existing with deadlatch)	EACH	1	198.11	19.81	217.92	GAR	
ESSENTIAL	MIN04550	(Supply & fix mortise latch (passage set) complete)	SET	1	255.21	25.52	280.73	GAR	
ESSENTIAL	MIN06250	(Supply & install spring type metal weather excluder)	EACH	1	39.65	3.96	43.61	GAR	
ESSENTIAL	PLU14650	(Hourly rates for all plumbing trade work not included in the Schedule of Rates items)	HR	1	55.65	5.57	61.22	GAR	Secure flexible supply pipe that is adjacent to manhole in roof.
ESSENTIAL	MIN02700	(Patch flush door sheeting)	DOOR	1	25.41	2.54	27.96	LDY	Replace dead bolt with Lever 001 set
ESSENTIAL	MIN03500	(Change combination to lock of heavy duty flyscreen door)	EACH	1	24.51	2.45	26.96	LDY	
ESSENTIAL	MIN03850	(Replace existing with deadlatch)	EACH	1	198.11	19.81	217.92	LDY	Replace dead bolt with Lever 001 set
ESSENTIAL	MIN06250	(Supply & install spring type metal weather excluder)	EACH	1	39.65	3.96	43.61	LDY	
ESSENTIAL	MIN06600	(Repair & patch door jamb)	PATC	1	25.72	2.57	28.29	LDY	Replace dead bolt with Lever 001 set
ESSENTIAL	MIN16900	(Supply & install door closer to flyscreen door)	EACH	1	30.13	3.01	33.14	LDY	
ESSENTIAL	PTG03600	(Paint door including frame stops beads & architraves two (2) coats both sides)	DOOR	1	60.61	6.06	66.67	LDY	
ESSENTIAL	GRN00950	(Remove & dispose of existing; supply & fix external door frame complete with 50mm thick rebated jambs architraves internal & external & threshold)	EACH	1	264.02	26.40	290.42	LGE	Convert front Lounge Room into a bedroom

ESSENTIAL	GRN01600	(Remove & dispose of existing & supply & fix timber or metal studs & noggings up to 100 x 75mm)	M	12	186.32	18.63	204.96 LGE	Convert front Lounge Room into a bedroom
ESSENTIAL	MANUAL	To Be Quoted	EACH	1	1,272.73	127.27	1,400.00 LGE	Supply built-in-robe to room. width of room less door leaf swing. position against adjacent bedroom wall
ESSENTIAL	MIN02900	(Renew internal flush door with new hardware)	DOOR	1	290.38	29.04	319.42 LGE	Convert front Lounge Room into a bedroom
ESSENTIAL	MIN13200	(Renew 10mm plaster board wall sheeting up to 30m2)	M2	4	145.75	14.58	160.33 LGE	Convert front Lounge Room into a bedroom
ESSENTIAL	PTG03750	(Seal and sand walls ready for top coats)	ROOM	1	125.28	12.53	137.81 LGE	Convert front Lounge Room into a bedroom
ESSENTIAL	MIN10400	(Replace fence paling to match existing - up to 1800mm)	EACH	2	9.18	0.92	10.09 LHS	Repair gap in fence
ESSENTIAL	ELE05050	(Inspect & report on condition of existing wiring to dwelling)	DWEL	1	66.03	6.60	72.63 METER	Report on condition of main wiring, Bakelite fittings, earthing, rectification of illegal wiring, upgrading of meter box to DoH standards, consumer mains, telephone point etc. your report will list recommended SOR codes to rectify.
ESSENTIAL	GCN00700	(Supply & lay 100mm thick concrete slab/paving Job size over 10m²)	M2	30	1,987.49	198.75	2,186.24 REAR	Provide a colorbond awning over concrete pad 2.8m deep x full width of rear brick wall from dining wall to rear RHS rear corner. includes path and pad to awning clothesline and connecting path to alfresco
ESSENTIAL	GCN00950	(Supply & lay F72 reinforcement mesh to concrete)	M2	30	468.04	46.80	514.84 REAR	Provide a colorbond awning over concrete pad 2.8m deep x full width of rear brick wall from dining wall to rear RHS rear corner. includes path and pad to awning clothesline and connecting path to alfresco
ESSENTIAL	MANUAL	To Be Quoted	EACH	1	6,181.82	618.18	6,800.00 REAR	Provide a colorbond awning over concrete pad 2.8m deep x full width of rear brick wall from dining wall to rear RHS rear corner
ESSENTIAL	MIN08450	(Re-tension wires to awning type clothes line)	EACH	1	20.77	2.08	22.85 REAR	
ESSENTIAL	MIN09000	(Relocate awning type clothes line where directed)	EACH	1	54.07	5.41	59.47 REAR	Adjust height when concreting pad and path
ESSENTIAL	PLU02200	(Concrete around gully or sewer shaft - 100mm thick 100mm wide)	EACH	1	126.40	12.64	139.04 REAR	
ESSENTIAL	GHR00100	(Hourly rate for work not covered in the HR schedule rate items)		18	884.33	88.43	972.77 RHS	Drain all water from rain tank, clean out. commission new pump (Onga or Davey) and auto system to supply WC (Already plumbed)

ESSENTIAL	GRF00950	(Inspect & supply detailed written report on the condition of the roof)	DWEL	1	84.06	8.41	92.47 ROOF	Report on condition of structure, sheeting or tiling, roof flashing, grade, hips and valleys, insulation (roof and ceiling), guttering and downpipes etc. list recommended SOR codes and/or quotation to rectify
ESSENTIAL	PLU00500	(Clean out guttering & valleys stop leaks & straighten guttering)	DWEL	1	76.20	7.62	83.82 ROOF	
ESSENTIAL	PLU14650	(Hourly rates for all plumbing trade work not included in the Schedule of Rates items)	HR	4	222.60	22.26	244.86 ROOF	Adjust valley gutter at front porch where meets discharge gutters