



Checking Your Quotes

If you went to buy a new car you would expect to receive a full specification, options and a detailed price. So why is a building contract so different when it can be over 30 times the price of your car? To help avoid misunderstandings and to ensure you are comparing apples for apples, make sure the following questions are answered and included in any quote.

- Are there site works, footings and slab quoted as per soil test?
- Are all building approvals, insurances and certification included?
- Are footings, slab and frame engineering and inspections included?
- Are all set out surveys included?
- Is the energy efficiency assessment included? Is the quote inclusive of any additional materials required for 5 star energy efficiency rating?
- Who is the colour consultant and how much time has been allowed?
- Are supplier delivery charges included?
- Is temporary fencing included in the quote?
- Provisioning for site access included in the quote?
- What termite control is included?
- What length has been allowed for stormwater and sewer connection?
- If your block doesn't have town sewerage, what sewerage treatment system is included?
- If your house is set back from the boundary, have the water, power and phone lead-in been allowed for?
- Is gas installation included?
- Is insulation included for the entire ceiling? (if so, what rating)
- What is the specification for the hot water system?
- Are the internal WC's externally vented? (BCA Requirement)
- What is the specification of the kitchen sink?
- What laundry tub has been allowed for?
- What basins are included?
- What is the specifications for the shower screens?
- What is the specification for the mirrors?
- What tapware has been allowed for?
- What bathroom accessories are included?
- What tiles have been allowed to the walls and floors? If it is an allowance, what size and quantity does the allowance cover?
- What height is the tiling in each wet area?
- What is the specification for the cabinetry in the kitchen, laundry and bathrooms?



- What kitchen appliances have been allowed?
- What type of splashback is allowed for in the kitchen?
- What is the size of the soffits (eaves)?
- What size skirting and architraves have been allowed?
- What size structural frame has been allowed for?
- How many coats of paint have been allowed and what is the paint specification?
- What finish has been allowed for to the ceiling/wall junctions?
- What is the specification and furniture for the internal doors?
- What type and size are the robe doors and what is the fit out to all robes and linen cupboards?
- What carpets and underlay have been allowed?
- What is the finish to the garage floor?
- Are the garage internal walls lined with plasterboard?
- What is the specification for the garage door?
- What is the specification for the stairs and balustrading?
- What is the specification for the external balustrades?
- Has external rendering been included?
- What is the specification of the air conditioning, if included?
- Are any external features (hoods/awnings/batten screens etc.) included in the price?
- Is the TV antenna included?
- Is the driveway included? What is the finish to the driveway?
- Is the letterbox included?
- Do you get a clothes line?
- How many outside taps have been allowed for?
- What is the handover and orientation process?
- Is a builder's clean and of the house included?
- Is the site left clear and tidy with rubbish removed?
- Are the value of the PC items sufficient for the quality of fittings you expect?
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Although this is quite an extensive list, a quote should capture detail. Lack of detail can lead to an increase of over 36% to the contract price by completion.