

Watcon Constructions

BESPOKE RENOVATION SPECIALIST

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INTRODUCTION

"You dream it, we build it..."

At Watcon Constructions, we are passionate about turning your renovation dreams into reality. As Brisbane-based specialists in bespoke renovations, we take pride in delivering exceptional, custom-built spaces that reflect our clients' vision. Every renovation is treated with the utmost care, delivered on time, on budget, and with an attention to detail that exceeds expectations.

Building or renovating can be a thrilling journey, but we understand that it can also feel overwhelming. That's why we ensure every project runs smoothly and hassle-free. From the first consultation to the final touches, we keep you well-informed and confident every step of the way.

OUR PROMISE

A Stress-Free Renovation Experience

Watcon Constructions is committed to delivering a stress-free renovation process, ensuring the final result is exactly what you envisioned – or better. We stand by our work and stake our reputation on it.

Highest Quality Finishes

Our projects are known for their premium finishes, achieved through the skill and precision of our trusted team and subcontractors, who bring extensive industry experience to every detail.

100% Transparency

We provide complete transparency through regular updates and site visits, ensuring you have peace of mind and are fully informed from start to finish.

6-Month Non-Structural Warranty

All our residential renovations come with a 6-month non-structural warranty, demonstrating our commitment to quality and client satisfaction.

6-Year Structural Warranty

Our work is backed by a 6-year structural warranty, ensuring the longevity of your investment and the enduring quality of your home's structural elements.

Master Builder Assurance

As a registered Master Builder, your home will be crafted with the highest standards, supported by the expertise and reliability that Watcon Constructions is known for.



WHAT SETS WATCON CONSTRUCTIONS APART?

01 - Extensive Industry Experience

With many years of experience in the construction industry, Watcon Constructions brings a deep understanding of the building process, enabling us to navigate challenges smoothly and efficiently.

02 - Expertise Across Renovations

At Watcon Constructions, we pride ourselves on our broad expertise, ensuring each project benefits from skilled craftsmanship and a high level of industry knowledge across all aspects of the renovation process.

03 - Highly Skilled Team

Our team is comprised of experienced professionals, including expert builders and tradespeople, dedicated to bringing your vision to life with quality workmanship and attention to detail.

04 - Collaborating with Architects and Designers

We work closely with architects and designers to translate your ideas into beautifully crafted spaces, ensuring the results exceed expectations through seamless collaboration and innovation.

05 - Reliable Subcontractors

Watcon Constructions partners with a select group of highly reliable and professional subcontractors. Each is carefully chosen for their expertise, contributing to the superior finishes and exceptional results we're known for.

06 - Project Management Transparency

We keep you up to date with the progress of your project, ensuring you're informed every step of the way, no matter where you are.

07 - Clear Communication & Honesty

Honest and open communication is at the core of how we operate. We ensure you are consistently informed, providing transparency throughout the entire renovation process for a stress-free experience.

08 - Client-Focused Approach

Our goal is to make your renovation journey as smooth and enjoyable as possible. We prioritise your comfort, ensuring that you have all the information needed to make informed decisions along the way.

M2 RATES AND BUDGETING

The cost per square metre (m²) for your renovation can vary based on:

- Single or multi-storey builds
- The level of inclusions (high-end, medium, or basic)
- Site conditions such as soil type, access, or flood zones
- Materials used (e.g., brick veneer or lightweight construction)

It's also important to consider additional factors that may not be included in the base quote, such as:

- Pools or spas
- Landscaping and retaining walls
- Fencing
- Any unique features you want to add to your home

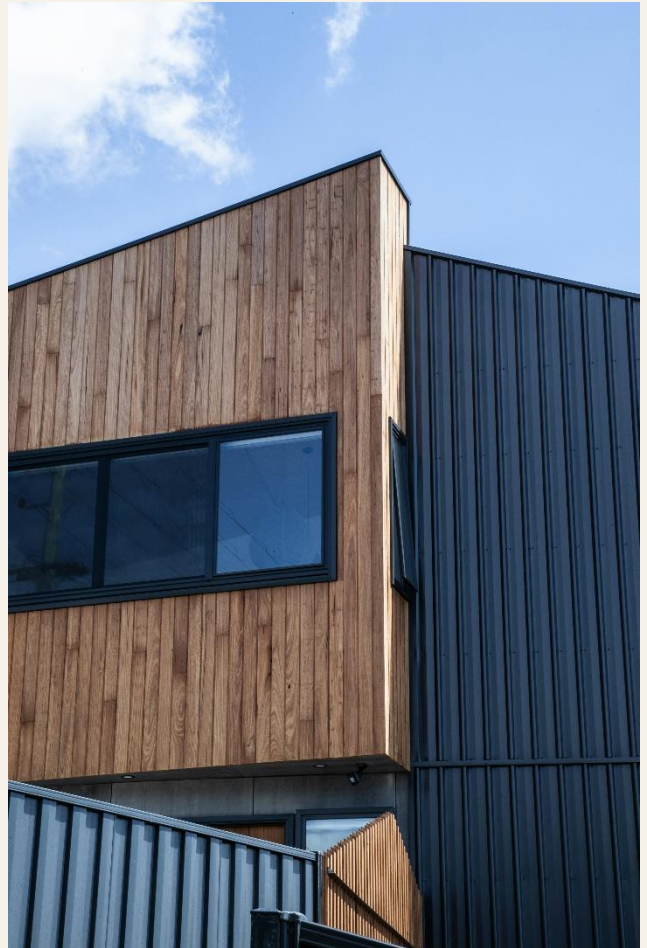
To maintain your budget, we recommend involving the builder early in the design phase to provide valuable insights and avoid costly revisions later on.

Square metre rates are good for getting an idea of rough costs early in the design process. Custom new homes costs range from \$3,500 to \$5,500 /m² and renovations tend to be a little more dependent on the scope of work.

WHY DO WE CHARGE FOR QUOTES?

Our team at Watcon Constructions always puts the highest attention into everything we do, including quantity take-offs. There may be other builders who provide free quotes, but this is usually because they work on a square metre rate and don't put together a bill of quantities or source relevant quotes from suppliers and subcontractors. An approach like this often leads to unnecessary variations, disappointment and dispute during construction. Not to mention the construction period, costing you the customer time and money.

We like to provide transparent and personalized service with a tender that will give you confidence that your project will be completed to an exceptional standard, on time and on budget. As you can appreciate, there is a significant amount of time, effort and expertise that goes into a detailed quantity take-off service. In order to provide this kind of service, we need to charge a nominal fee which is fully refunded by deducting off the final contract price.



QUOTE CHECKLIST

- Building Approvals, insurances & certification
- Temporary Fencing
- Temporary boundary fencing
- Temporary toilet
- Site sediment control
- Temporary gravel driveway
- Service connections, sewer, water, power, NBN
- Site Requirements, earthworks, footings & slab as per soil test/engineering
- Engineer inspections
- Framing, Flooring and Trusses specified in accordance with AS1684
- Engineers frame inspection
- Structural steel
- Crane hire
- Roofing Material
- Specification of Insulation batts and areas (external walls, and ceiling/s)
- Termite System
- Brand, Range, quality of aluminium windows & doors
- External rendering or feature walls
- External features (Stonework/hoods/awnings/batten screens)

- Soffits, Ceiling Linings and Cornice Type
- Specification and quantity hot water system
- Specification for cabinetry (kitchen, laundry, bathrooms & robes)
- Specification for benchtops
- Specification and quantity of Appliances
- Specification and quantity of plumbing fixtures, fittings and accessories
- Specification and quantity of internal doors and door furnishings
- Skirting & Architraves sizing
- Specification and quantity garage door
- Specification and quantity of Floor coverings (timber, carpet, underlay)
- Specification and quantity of Tiling (walls, floors, mitring or trims)
- Specification of External Concreting (service slabs, paths & driveway)
- Landscaping
- Fencing
- Pool & Pool Fencing
- Letterbox & Clothesline
- Air conditioning specification and what percentage of the home can be cooled at any one time?

- Specification for the Electrical & Technology system (Solar, CCTV, Automation, Feature Lighting)
- TV Antenna
- Gas Installation
- How many coats of paint have been allowed for and what is the paint specification?
- Specification for the shower screens
- Specification for the mirrors
- Specification for the internal stairs and balustrades
- Specification for the external balustrades
- Finish to the garage floor



PROVISIONAL SUMS AND PRIME COST ITEMS

To make the quote/contract as accurate as possible, you need to define what exactly is going to be included. Sometimes, that is not possible at the time of quoting or contracting. There are two common terms used to allow for such variables.

Prime Cost Item (PC):

Is an allowance made in a tender or contract for the supply and delivery only of an item or items of material (e.g. taps, baths, light fittings etc.) that have not been selected at the time of tender or before the contract is signed or for which the Contractor was not able to provide a fixed price on entering the contract.

The Proprietor/Owner would normally make the final selection of the item, which is subject to a PC allowance.

Provisional Sum (PS):

Is an allowance made in a tender or contract for particular work which could not be finalised before tendering or signing a contract and which includes the total cost of the supply and installation (e.g. joinery, landscaping, air conditioning, rock removal).

Where Prime Cost Items (PC's) and Provisional Sum (PS) allowances have to be shown in a tender or contract document, the amount shown should be inclusive of GST. e.g.:

- Tile allowance PC \$35/m² (inclusive of GST)
- Landscaping Provisional Sum \$10,000 (inclusive of GST)

How PC and PS can affect the contract price

Unlike a variation, PC and PS are adjustments to a contract. If you want a water tight contract, it is better to have as little PC and PS as possible, making the builder carry all the risk of supplying the items.

If you want to share some of that risk, having an agreed PS or PC can work in your favour. A good example is site cut where it is difficult to work out how much soil will be excavate and carting off the excess spoil due to dump location, traffic conditions of the day.

This example shows agreed PS allowance of \$10,000 (GST inc) and the total cost to cut the site in 3 different scenarios: Work is done less than the allowance at \$8000, work is done as per allowance \$10,000 and work is done for more than the allowance \$12,000.

Case #		1	2	3
A	Actual Cost (inc GST)	\$8,000.00	\$10,000.00	\$12,000.00
B	exGST (A/11)	\$7,272.73	\$9,090.91	\$10,909.09
C	PS allowance per quote/contract	\$9,090.91	\$9,090.91	\$9,090.91
D	adjustment (B-C)	-\$1,818.18	\$0	\$1,818.18
E	contractors agreed margin (Dx0.2)	\$0	\$0	\$363.64
F	Sub total (D+E)	-\$1,818.18	\$0	\$2,181.82
G	GST (Fx0.1)	-\$181.82	\$0	\$218.18
H	total adjustment (F+G)	-\$2,000.00	\$0	\$2,400.00
I	original contract price (inc GST)	\$500,000.00	\$500,000.00	\$500,000.00
J	Adjusted total (inc GST) (H+I)	\$498,000.00	\$500,000.00	\$502,400.00



WHAT IS INVOLVED IN A PRELIMINARY AGREEMENT?

Preliminaries (or 'prelims') provide a description of a project that allows the builder to assess the work required to formulate a scope and or a cost analysis.

Depending on what stage the client is at, some of the preliminary work undertaken by Watcon Constructions includes:

- Detailed and Contour survey
- Identification Survey
- Feasibility study
- Soil or geotechnical report
- Engaging of designer/architect to draw up a concept and subsequently detailed design
- Engineering design
- Town planning advice
- Other specialist consultant report
- Locating existing infrastructure within the site
- Cost analysis/Quoting

A client in the very early land purchasing phase, or have yet to engage a designer/architect, may require us to perform all tasks in the list. If the client has already got these documents in order, Watcon Constructions may require to review the documents and produce a tendering quote.

PREPARING FOR CONSTRUCTION

Clear and Protect the Area

Before construction begins, remove furniture and valuables from the renovation area. This step minimizes the risk of damage and keeps the workspace accessible. Additionally, we'll take measures to protect unaffected areas from dust and debris. We prefer that you engage your own removalist for this so we can concentrate on building.

Temporary Storage

Temporary storage facilities are a great way to keep your belongings safe whilst building or renovating. There are also companies like taxi box that can bring temporary storage to the convenience of your property.

Temporary Living Arrangements

If essential living spaces will be affected, consider setting up alternative sleeping, kitchen, or bathroom areas. Watcon Constructions will work with you to minimize disruptions and maintain access to vital utilities throughout the project where applicable.



PREPARING FOR A RENOVATION

Define Your Goals and Needs

Start by evaluating your current home layout to pinpoint areas that feel cramped or are underutilized. Make a detailed list of your family's needs, such as extra bedrooms, a larger kitchen, or more storage. Prioritize these goals, distinguishing between what's essential and what would be a bonus. It's also smart to consider future needs—think about how your family's lifestyle might evolve over the next 5 to 10 years.

Research and Gather Inspiration

Explore design ideas from sources like home improvement magazines, websites, and platforms such as Pinterest and Instagram. Collect images, colour schemes, and design elements that resonate with you. Don't stress about finding an exact match at this stage—that's where working with a builder like Watcon Constructions comes in. With years of experience guiding clients through this process, we can connect you with top suppliers and design consultants to bring your vision to life.

Get in Touch

Schedule your free consultation with Watcon Constructions to discuss your renovation goals. Bring your vision board, notes, and any samples you've collected to ensure we clearly understand your preferences. Clearly outline your must-haves and deal-breakers so everyone is on the same page, setting the stage for a successful project from the start.

Set a Realistic Budget

Next, review your available funds, including savings and financing options like loans or refinancing. At Watcon Constructions, we follow a structured preliminary process, starting with concept design and a detailed estimate based on your specific project—not just a rough guess.



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