



NORTH BRISBANE ECO FRIENDLY AND ENERGY EFFICIENT LUXURY HOME BUILDING SPECIALISTS

Your Personality and your Dream - Our Building Expertise!



JOSEPH GREENWOOD
(BUILDER / OWNER)

EVERTON HILLS QLD
AUSTRALIA

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**Master
Builders**





WHY BUILD WITH SCOPE CONSTRUCTION?

1 **Your vision and your influence!**

We listen to what you want in a home and we strive to make it happen. So your home is a place for you to live, entertain and enjoy being in your own space. We take pride in making it the space you want.

2 **Your DREAM – Our Expertise!**

With years of experience and a Construction Management Degree – building is what we do best. This means that we can use our expertise to bring your dream to life.

3 **We will deliver your Home on time and on budget.**

You **will** have the 'key in hand' for your new home in the time frame agreed or we **will** pay you! We are not perturbed by setting time frames as we are efficient and we **will** stay on one job until it is finished.

4 **Seamless systems for a hassle free experience.**

We have put project management systems into place to make the building process seamless and easy for you to understand. Using these systems, we keep you informed so that there are no surprises during construction.

We specify details of everything in the contract from the beginning so that you know what you are getting in your finished home. Because of our systems, there are no hold-ups after construction begins. For items that you want to choose, you **will** receive a material decisions list and a time frame of when you need to make a decision on items. The timeframe **will** fit in with our construction schedule. This means you **will** know exactly when you need to have chosen the materials that you want control over such as; tiles, light fittings etc.

With our systems in place, we keep it simple for you whilst keeping the action on-site continuous.

5 **We will make the building process easy and stress free.**

Our goal is to create a home for you and your family to live in as well as making the entire house building process easy, exciting and enjoyable along the way.

6 **We are specialists in Energy Efficiency housing.**

Energy efficient housing makes the most of available energy: minimizing loss and maximizing benefits. An energy efficient home saves you money during the entire life of the house. Why risk building your energy efficient home with somebody else? Use the experts! Scope construction has hand picked the trades, consultants and suppliers who understand or specialise in energy efficient construction. So you have the peace of mind that you are dealing with industry professionals.

7 **Climate smart solutions!**

Homes built by Scope Construction prevent gas emissions by meeting our strict energy efficient guidelines and checklists. We understand Green construction and what eco-conscious home builders are looking for. This means you can rely on us to get it right!

8 **Scope Construction is a MASTER BUILDER!**

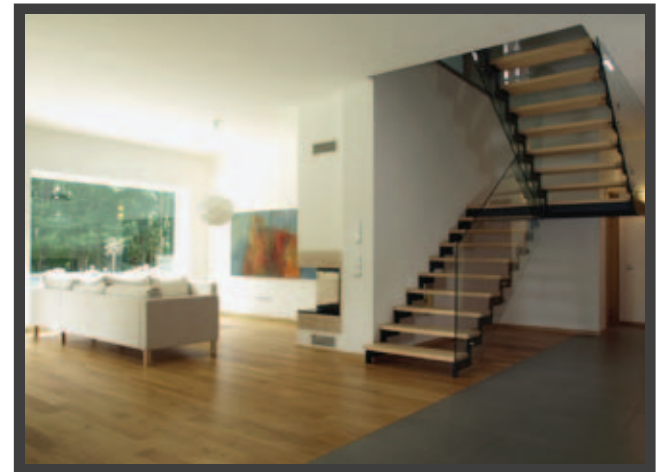
You are dealing with a Master Builder. Scope construction is supported by the QLD Master Builders Association. They provide specialist advice and keep its members up to date with government policies, programs and legislation. This means that Scope construction is a step ahead of new legislation so you are in good hands!

9 **You can rely on us for quality finish and workmanship**

The two things that we consistently deliver to our clients are: the quality of our finishes and our excellent workmanship. We aim to exceed your expectations!

10 **We always show up on time.**

It is a simple principle and we stick by it. If we set a time – you can count on it!





ABOUT US

Scope construction is a BSA licensed, **Master Builder**. Scope specialises in Energy efficient home construction. It the first Brisbane based company to be trained in the use of a high energy efficiency product and style of building called 'InsulLiving'. We have experience in building every type of residential construction all over Brisbane.

Building a new home or renovating your house is one of the most important and exciting investments you will make. We understand that your home is as individual as you are. Your new home is a place to live, entertain and enjoy. We put our expertise into action to make it the space you have always wanted.

When you build your dream home, you will want everything to be just right. To achieve the best result you need to employ the right builder. Scope Construction builds to a higher level of quality and care than the average builder. We let our results and testimonials do the talking.

We build with professionalism and courtesy towards the owners and the neighboring properties. We will help you through your building process and provide advice at every aspect.

Most of our business comes from word of mouth. With our set pricing structure, we will give you the complete package at the right price.

We build the project according to plan and give it that finishing touch in regards to the owners preference. We strive to distinguish ourselves with the details. If you would like to meet or would like to get a quotation for your home, extension or renovation, please contact us anytime!



ENERGY EFFICIENT CONSTRUCTION - INSULLIVING



Scope Construction specialises in Energy efficient building. We are the first Brisbane based company to be trained in the use of a highly energy efficient product called Insulliving. The components of an insulliving panel are essentially the same as the panels that are used to construct Cold rooms. The only difference is they are geared around residential construction.

The panels have excellent insulating properties that allow a house to maintain a consistent temperature. This allows for energy savings over the entire lifespan of the house. Since the introduction of Insulliving, the first 8 star energy efficient home in Australia has been built. Energy efficient construction is the future of building in Australia as each year, more incentives are introduced and more emphasis is placed on the environment.

Smarter

- **Smart Insuwall walling system** - replacing frames, brick, plasterboard, insulation.
- **Smart SolarSpan® roofing system** - replacing trusses, roof sheets, ceiling, insulation.
- Panels interlock easily to form a complete thermally efficient shell.
- Fully engineered, certified and compliant with the Building Code of Australia.
- Simplified and improved building process.
- Product development from credible Australian companies Bondor, BlueScope, Dulux Acratex.

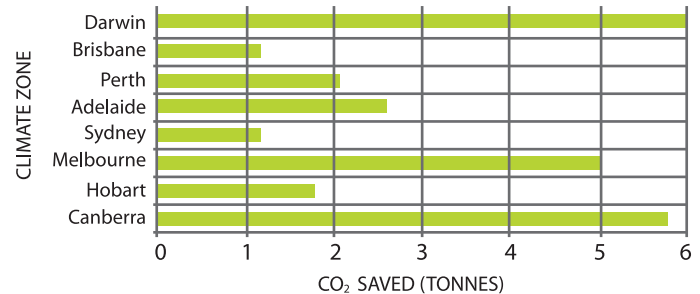
Greener

- Significantly exceeds current Energy Ratings.
- Reduced environmental impact in manufacture, delivery, build and residency.
- Achieve Zero & Positive Energy housing communities.
- Fully reusable, recyclable and non-toxic building materials.



Reduce Energy Bills By Up To 50%

InsulLiving's 8-Star Carbon Emissions Saving (Tonnes/Year)



Note: Additional Carbon Savings Achieved from InsulLiving's 8-star rating over 6-star.



JOSEPH GREENWOODS PROFILE

Joseph Greenwood is the owner of Scope Construction and has been in the building and construction industry since 2003. Joseph has completed a 4 year Bachelor Degree of Applied science (Construction Management) at QUT and is a qualified carpenter. He has been supervising and managing residential building projects since 2009. In the past 3 years Joseph has built every type of residential construction from small extensions to multiple units. Joseph has trained his focus to building energy efficient homes and has completed training in residential Panel construction. The years of experience and the extensive scope of training he has completed makes Joseph an asset to any build.



SCOPE CONSTRUCTION GUARANTEE'S




- 1 **10 Year Structural Guarantee**
- 2 **BSA Home warranty Insurance cover for 6 years**
- 3 **6 Months maintenance guarantee**
- 4 **Completion date guarantee**
We'll deliver your home on or before the set completion date
- 5 **Satisfaction guarantee**
You will get what you asked for



If you would like a quote for building work you are contemplating, please do not hesitate to give Joseph Greenwood a call or send an email. We will provide you with a comprehensive quotation, detailing all inclusions as well as progress payments and due dates. When we form a contract, we will provide you with a schedule and a completion date we can agree upon. The contract will look like this:

Price Order: 16 Nichols Rd.



Ph: 0451 443 788 Email: scopeconstruction@gmail.com 16A Builders Close no. 1281814 ABER 52 920 811 556

BUILDING ESTIMATE / QUOTATION / INCLUSION LIST

JOB: 16 Nichols Rd. Kipparing

CLIENT DETAILS		JOB DETAILS	
Name: Price Order	Lot no: 1	Address: 16 Nichols Rd.	Kipparing
Address: 16 Nichols Rd.	Kipparing	Project m2: 300m2	Insulating home
Name Ph: 0451 774 059			
Mobile Ph: 0451 774 059			
Email: info@scope.com.au			

SCOPE OF WORKS:

Quote is an all inclusive design and construct price for a complete insulating / Bunder home with valid Subgroup trading and all inclusions to the internal and external of the home and block except for landscaping

We have pleasure in submitting the following quotation for your consideration. To supply and install materials required for proposed new residence(s) as set out below. It will be assumed that the owner holds the copyright to the plans. This quotation will also form the inclusion / exclusion list which will become part of the contract.

Thank you for allowing us the opportunity to work with you.

Price Order: 16 Nichols Rd.

Job Specifications

Name	Type / Description and total allowed	Amount
Total: WC	Caroma Builders range	\$130.00
- Toilet		
- Toilet roll holder		
Laundry	Cabinetry by Cabinet maker	
- Wash Tubs	Standard laundry tub	
- Top unit	Standard laundry sink inlay	
- Washing machine size spec	TTC	
- Layout	TTC	
HOT WATER SYSTEM	Whewen LPG Backfed Gas Hot water system continuous flow 25L/min with 3.8 star energy rating - 10 year warranty Model no. 874622779	
External hose cocks	2 no. Included - 1 to front and 1 to back	
Storm water	Required no. of downpipes will be connected to new gutter Plumbed into in ground stormwater	
Gas	To the hot water unit only. Note: It is possible to store gas under ground at extra cost.	
Wet area cabinetry		
Vanities	- Bathroom Standard pre-fab unit to suit Matched basin 800mm Vanity \$329	
	- Ensuite Onyx Neo 1400 double bowl wall hung vanity 7 yr cabinet warranty, 15 yr Top warranty \$1,238	
	- Laundry Cabinet maker to build cabinets with laminate bench top	
Bench top	Included with pre-fab units	

Price Order: 16 Nichols Rd.

Job Specifications

Name	Type / Description and total allowed	Amount / Page
Tiling		
Tile supply	600 x 600 Porcelain floor tiles - Up to 500.00m2=2 Wetroom and glass tile installation not included - Tiles cost to install would be extra	
Bathroom and Ensuite	Skirting tile to single tile height and a fully tiled floor	
Bath	The surround to top of bath up to 600mm Tiled up to 2000mm high	
Shower walls	Tiled up to 2000mm high or to bottom of mirror	
Vanities	Fully tiled floor and Skirting tiled to single tile height	
WC / Toilets		
Kitchen	Tiled splash back up to 600mm or up to overhead cupboards	
Other areas to be tiled:	N/A	
Downstairs		
Laundry	Tiled floor and skirting tile	
Grout colour	White to walls and grey to floors, salmon where floor meets wall tile	
Carpet and Flooring		
Carpets	Not included	
Timber flooring	12mm Bamboo click flooring included to all areas, except the wet areas and garage	
Decking	Not included	

Price Order: 16 Nichols Rd.

Progress payments


TOTAL CONTRACT PRICE: \$548,834 + GST OF: \$151,681.82 = **\$699,515.82 INC GST**

No.	Description	% Claimed	Claim amount no GST	Amount paid	Total % claim
1	Home warranty Insurance		\$1,375.00	\$0.00	0%
2	Sketch	5%	\$17,266.25	\$0.00	5%
3	Payment due on signing of contract				
4	Plans and 3d rendering	5%	\$17,266.25	\$0.00	10%
5	Architectural and engineering plans complete and building approval obtained				
6	Site foundation complete	5%	\$17,266.25	\$0.00	15%
7	Detail construction and site footings complete				
8	Sub complete	15%	\$55,196.75	\$0.00	30%
9	Sub has been poured and plumbing installed				
10	Wall studs erected	15%	\$55,196.75	\$0.00	45%
11	Roofing and walls erected				
12	Roof frame complete	10%	\$34,833.50	\$0.00	55%
13	Subsidence and plants erected				
14	Electrical and plumbing roughed in complete	10%	\$17,266.25	\$0.00	65%
15	Electrical wiring and plumbing controls in place				
16	Roof frame complete	10%	\$34,833.50	\$0.00	75%
17	All windows, doors and garage door installed				
18	Roofing complete / sub complete	5%	\$17,266.25	\$0.00	80%
19	Roofing due when construction of the house is complete				
20	Roof frame complete	10%	\$34,833.50	\$0.00	90%
21	Roof frame complete	10%	\$17,266.25	\$0.00	95%
22	Roof frame complete	5%	\$17,266.25	\$0.00	100%
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100	Roof frame complete				

TOTAL OWING ON CONTRACT PRICE: ##### \$548,833.00

Payment to be made to:

Account name: Scope Construction
BSB: 084 121 Account no: 054 8355
No Retention to be held post completion date.



TESTIMONIALS



// Joe Greenwood of Scope Construction has just completed a renovation.

It was great to have a builder who listened to our ideas but also suggested other options & included us in the whole process.

We were both impressed with the high standard of his work & attention to detail as well as his reliability. It's even better than we'd hoped. We would highly recommend Joe to others.

C & P, Albany Creek



// We used Scope Construction recently and Joe was reliable, trustworthy and a genuinely honest, down to earth guy.

He let us know the whole way along what was going on and the end result was amazing!

We have no hesitations in recommending his services and would definitely use him again.

N & D Warner



WHY BUILD ENERGY EFFICIENT?

Design

An energy efficient home is designed to provide shade and allow cooling breezes in summer, while taking advantage of the sun's warmth in winter.

In climate areas where air conditioning and heating are necessary, energy efficient home design can greatly reduce cooling and heating costs.

Internal layout of rooms, doorways and windows should be considered when planning for cross ventilation. This allows unhindered flow of natural breezes to provide a cooling effect in hot, humid climates.

Hot water system

A solar hot water system can reduce your energy consumption by around 30% and save up to 80% on water heating bills.

Using low flow shower roses, water efficient appliances and insulating hot water pipes substantially reduces water and energy use.



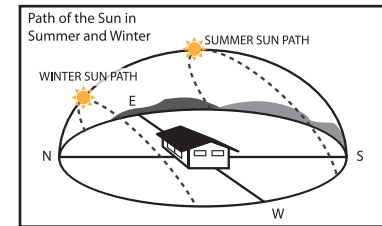
Lighting

The layout and type of light fittings you use in your home will improve light quality and lower your energy costs. Diffused lighting is good for general lighting purposes as it provides a better distribution of light with less shadowing and glare.

Fluorescent lamps give five times the light output and last up to eight times longer than incandescent lamps. The use of sensors, time switches, dimmers and two-way switching are effective methods of reducing lighting energy costs.

The Sun's path

The sun takes different paths during summer and winter. Shading North and South facing windows in Summer, but allowing the sun in during Winter, can be easily achieved by using the correct width eaves.

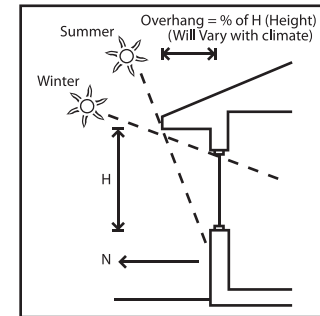


Insulation

Installing insulation can be the most effective way to improve your home's comfort level throughout the year. Insulation reduces the amount of energy needed to maintain comfort.

Air leaks

Reducing unwanted draughts by sealing air leaks reduces winter heating requirements and prevents hot, dry and dusty air from entering during summer.



SCOPE CONSTRUCTION ENERGY EFFICIENT INCLUSIONS



A complete heating, ventilation and cooling system

Our homes typically include a high energy efficiency heating, ventilation and cooling system that use less energy, operate at reduced noise levels and come with extended warranty coverage.

The systems are designed and installed by trained professionals and in accordance with the best practices. The system is designed to have the appropriate sized ducting for optimum performance – Oversized ducting is not as comfortable as it can lead to temperature swings because of its frequent on/off cycles. Likewise, undersized ducting can place stress on the system. All ducting is sealed at connections and air inlets to prevent leakage. Any outside air ventilation inlets are placed away from known contamination sources such as garages or exhaust fans. Exhaust fans are installed in kitchens and bathrooms to vent moisture and fumes directly to the outdoors.

Our Thermal enclosure management Construction

A typical home has cracks and gaps around windows and doors, as well as holes for pipes, vents, ducts, lighting and wiring. Sealing these openings helps to significantly reduce drafts, moisture, dust, pollen, pests and noise. The best time to seal these is during the construction of the home while access is possible. Scope construction seal all these holes using caulking and other techniques especially between the conditioned and un-conditioned spaces of your home.

Insulation – The quality of the installation makes a significant difference in the thermal barrier capacity of your walls, floor and ceiling. Scope construction ensures the correct R-value insulation is installed with minimal gaps or compressions. We also fit insulation around wires and piping in the walls so as not to leave empty un-insulated spaces that would allow temperature transfer. Being energy efficient specialists, we place special importance in the measures taken for correct installation.

Windows – Scope construction uses windows that meet or exceed the Australian standards performance requirements. With the use of the protective coatings and appropriate glass, we further minimize the heat transfer and can also block UV rays.

Efficient lighting and appliances:

We use energy efficient bulbs that on average use 75% less energy than the traditional bulbs.

All the appliances that we choose have high energy star ratings.

A complete Solar panel system package

We will tailor a complete solar system package to suit your budget and energy requirements and we will install it all during construction so it will be efficiently running by the time you move in. With electricity costs rising, Solar is the smart alternative.

Relax with a comprehensive warranty on your solar power system.

Innovative and leading energy efficient construction materials

Scope construction is a cutting edge builder and new and innovative products excite us. We try to keep up with the newest eco-friendly construction materials that are available in Australia today. Scope construction is not just about energy efficiency but also about the environment and using materials that have a low embodied energy and let off minimal toxins.

COST AND PAYOFF

The most criticized issue about constructing environmentally friendly buildings is the price. Photo-voltaics, new appliances, and modern technologies tend to cost more money. Despite the construction cost, they yield 10 times that added cost over the entire life of the building. The stigma is between the knowledge of up-front cost vs. life-cycle cost. The savings in money come from more efficient use of utilities, which result in decreased energy bills.

Studies have shown over a 20 year life period, some green buildings have yielded approximately \$600.00 per square metre back on the investment, confirming the rent-ability of green building investments. Further studies of the commercial real estate market have found that Energy efficient buildings achieve significantly higher rents, sale prices and occupancy rates as well as lower capitalization rates potentially reflecting lower investment risk.

FOR MORE INFORMATION



0401 442 798



www.scopehomes.com.au



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BSA Builders License no. 1212851
ABN: 32 670 811 556

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