

Tender Check Report — Mitchell

Tender Check Report

Prepared for: Sarah & James Mitchell **Property:** Lot 4127, 14 Granite Way, Truganina VIC 3029 **Builder:** Metricon Homes Pty Ltd **Design:** Arcadia 22 (5-bed single storey) **Tender date:** 28 April 2026 **Report date:** 12 May 2026 **Report ID:** TC-2026-0512-MITC **Reviewed by:** Independent reviewer (initials JK) **Pricing model:** v0.2 (calibrated against IWC Gayndah actuals)

1. Executive summary

Metric	Value
Tender total (inc GST)	\$785,420
Our independent BOQ — mid estimate (inc GST)	\$767,900
Our BOQ range (low – high)	\$710,000 – \$828,000
Delta vs our mid estimate	+\$17,520 (+2.3%)
Verdict	Fair — within market band
Critical flags	2
Warning flags	5
Info flags	3
Confidence in this assessment	Medium-High

What this means

Your tender price is fair. It sits right at the upper-middle of the market band for an Arcadia-spec build with a tier-1 builder in Truganina — within 3% of our independent estimate. You are not being overcharged.

Your risks aren't. Two critical inputs are missing from the tender that could shift your final cost by up to \$52,000, and three commonly-assumed inclusions aren't actually included. The price is fine — the protection isn't. Resolve these before signing.

Top 3 actions before signing

- Negotiate the rise-and-fall clause down to a 5% cap.** Under the VIC Buyer Protections Act (Jul 2025), rise-and-fall is capped at 5% on contracts over \$1M. Yours is \$785k so the legal cap doesn't apply automatically — request the 5% cap as a contract term. Potential risk: \$5k–\$30k+ unconstrained.
- Request the geotechnical soil classification report.** If your soil is H1 or H2 (common in Truganina due to reactive clay), expect a \$15k–\$30k slab cost upgrade that isn't in this tender. Either get the report or insert a price-adjustment cap.

3. **Confirm whether council infrastructure charges are included.** Wyndham City Council levies \$15,000–\$22,000 per dwelling in Growth Areas Infrastructure Contribution (GAIC) — not visible in this tender. Get this in writing before you sign.

2. Tender summary

What's in your tender

Section	Value
Base build price	\$612,400
Site costs	\$48,200
Promotional inclusions (Better Homes Plus)	\$0 (claimed value \$32k)
Variations & upgrades selected	\$54,920
PC sums (Prime Cost allowances)	\$35,400
Provisional sums	\$12,500
Sub-total ex GST	\$714,020
GST	\$71,400
Tender total inc GST	\$785,420

Detected design

Metricon Arcadia 22 — 207.03 m² (22.28 squares), 5 bedrooms, 2 bathrooms, double garage, minimum block 12.5m × 28m. Cross-referenced against publicly listed Metricon Arcadia floor plan — matches.

Detected payment schedule

Stage	%	Amount
Deposit	5%	\$39,271
Base	10%	\$78,542
Frame	15%	\$117,813
Lock-up	35%	\$274,897
Fixing	25%	\$196,355
Completion	10%	\$78,542

Payment schedule complies with Domestic Building Contracts Act 1995 (VIC) — front-loading is within legal limits.

Detected variation rates

- Hourly carpenter rate for variations: **\$135/hr** (market norm: \$110–\$145/hr — fair)
- Markup on subcontractor variations: **22%** (market norm: 15–25% — fair)

- Extension of time penalty: \$385/day for client-caused delays

Defects and warranty

- Defects liability: **90 days** (*legal minimum: most builders offer 90 days; some premium builders offer 365*)
- Warranty insurance: Domestic Building Insurance (DBI) provided — **\$5,820 included in tender**
- Statutory warranty: 6 years (structural), 2 years (non-structural)

3. Bill of Quantities — our independent estimate

Our line-by-line BOQ derived from your drawings, the design specifications visible in the tender, and current Melbourne metro market rates as of May 2026.

Substructure & frame

Line	Description	Qty	Unit	Mid rate	Mid total	Conf
	Bulk earthworks (cut/fill ~0.4m avg)	85	m ³	\$55	\$4,675	●
	Termite barrier (Granitgard)	62	lm	\$42	\$2,604	●
	Concrete waffle slab 100mm (Class M soil — assumed)	207	m ²	\$185	\$38,295	●
	Reinforcement (SL82 + edge bars)	1	item	\$9,500	\$9,500	●
	Timber wall frame F5/MGP10 90mm	165	m ²	\$115	\$18,975	●
	Internal partition frames	75	m ²	\$95	\$7,125	●
	Hipped roof trusses (22.5°) prefab	220	m ²	\$95	\$20,900	●
	Lintels, beams, structural members	1	allow	\$7,200	\$7,200	●
	Subtotal frame/substructure				\$109,274	

Roof & rainwater

Line	Description	Qty	Unit	Mid rate	Mid total	Conf
	Colorbond custom orb roof + battens	220	m ²	\$58	\$12,760	●

Line	Description	Qty	Unit	Mid rate	Mid total	Conf
	Anticon R1.3 blanket under roof	220	m ²	\$14	\$3,080	●
	Ceiling insulation R4.0 batts	207	m ²	\$22	\$4,554	●
	Colorbond fascia	62	lm	\$38	\$2,356	●
	Colorbond gutter + brackets	48	lm	\$42	\$2,016	●
	PVC downpipes (4)	24	lm	\$35	\$840	●
	Subtotal roof/rainwater				\$25,606	

External envelope

Line	Description	Qty	Unit	Mid rate	Mid total	Conf
	Brick veneer external wall	110	m ²	\$215	\$23,650	●
	Hardie linea weatherboard (feature)	38	m ²	\$145	\$5,510	●
	Hardie fine texture cladding	17	m ²	\$148	\$2,516	●
	Wall insulation R2.5 batts	165	m ²	\$13	\$2,145	●
	Sarking + wall wrap	175	m ²	\$7	\$1,225	●
	Aluminium awning/sliding windows (12 ea avg)	12	no	\$950	\$11,400	●
	Aluminium sliding door 2400x2100	2	no	\$2,400	\$4,800	●
	Entry door (solid timber + frame)	1	no	\$1,400	\$1,400	●
	Sectional garage door 2400x5000	1	no	\$2,200	\$2,200	●

Line	Description	Qty	Unit	Mid rate	Mid total	Conf
Subtotal external envelope					\$54,846	

Internal finishes

Line	Description	Qty	Unit	Mid rate	Mid total	Conf
	Plasterboard 10mm walls + fix + set	380	m ²	\$45	\$17,100	●
	Plasterboard ceilings + cornice	207	m ²	\$50	\$10,350	●
	Painting 3-coat walls + ceilings	587	m ²	\$19	\$11,153	●
	Wall tiles to wet areas (1200mm height)	38	m ²	\$115	\$4,370	●
	Floor tiles (wet areas + entry)	35	m ²	\$125	\$4,375	●
	Carpet to bedrooms + living (mid spec)	142	m ²	\$85	\$12,070	●
	Vinyl plank to kitchen/dining (Metricon std)	30	m ²	\$95	\$2,850	●
	Internal doors (12 + frames + hardware)	12	no	\$420	\$5,040	●
	Skirting + architrave (MDF)	285	lm	\$24	\$6,840	●
	Robe shelving × 5	5	bay	\$620	\$3,100	●
Subtotal internal					\$77,248	

Kitchens, bathrooms, services

Line	Description	Qty	Unit	Mid rate	Mid total	Conf
	Kitchen — laminate	1	item	\$18,500	\$18,500	●

Line	Description	Qty	Unit	Mid rate	Mid total	Conf
	doors, stone top, std appliances					
	Bathroom fit-out	1	item	\$7,800	\$7,800	●
	Ensuite fit-out	1	item	\$7,200	\$7,200	●
	Laundry tub + cabinetry	1	item	\$1,900	\$1,900	●
	Plumbing rough-in + DWV	1	unit	\$16,600	\$16,600	●
	Gas instantaneous HWS + connection	1	no	\$3,800	\$3,800	●
	WELS-rated tapware + sanitaryware	1	unit	\$2,400	\$2,400	●
	Sub-mains + MSB + circuits + lighting + GPOs	1	unit	\$13,600	\$13,600	●
	Split-system A/C (lounge + master bed)	2	no	\$2,700	\$5,400	●
	Smoke alarms × 4, NBN, structured cabling	1	item	\$2,600	\$2,600	●
	Subtotal services + fixtures				\$79,800	

External works

Line	Description	Qty	Unit	Mid rate	Mid total	Conf
	Driveway concrete (light residential)	65	m ²	\$135	\$8,775	●
	Path concrete (front + side)	24	m ²	\$135	\$3,240	●
	Crossover (Wyndham City standard)	1	item	\$6,500	\$6,500	●

Line	Description	Qty	Unit	Mid rate	Mid total	Conf
	Alfresco (concrete + timber posts + Colorbond roof)	24	m ²	\$385	\$9,240	●
Subtotal external works					\$27,755	

Margins

Line	%	Amount
Preliminaries (site office, scaffold, waste)	6.5%	\$24,243
Builder overhead	4%	\$14,919
Builder margin (project home)	17%	\$63,406
Margins subtotal		\$102,568

Totals

	Low	Mid	High
Direct cost (no margin)	\$387,400	\$421,129	\$460,800
Plus preliminaries + margin (~22.5%)	\$87,165	\$94,754	\$103,680
Subtotal ex GST	\$474,565	\$515,883	\$564,480
Site costs allowance	\$42,500	\$52,500	\$62,500
Variations / upgrades selected	\$51,400	\$54,920	\$58,200
PC + PS sums	\$42,000	\$47,900	\$54,500
Design contingency (CC stage)	3%	4%	5%
Subtotal ex GST inc all	\$645,500	\$698,091	\$752,750
GST (10%)	\$64,550	\$69,809	\$75,275
TOTAL inc GST	\$710,100	\$767,900	\$828,000

Per square metre: \$3,710/m² (mid) — within expected band of \$3,500–\$4,000/m² for Melbourne western growth corridor project home with finishes you've selected. *Rates calibrated May 2026 against real construction actuals.*

4. Tender vs our BOQ — line-level comparison

Trade	Tender	Our mid	Delta	Comment
Substructure & frame	\$112,400	\$109,274	+3%	✔ In line

Trade	Tender	Our mid	Delta	Comment
Roof & rainwater	\$28,200	\$25,606	+10%	⚠️ Slightly above market
External envelope	\$58,500	\$54,846	+7%	✅ In line
Internal finishes	\$84,400	\$77,248	+9%	⚠️ Tile + paint allowances above typical
Kitchens/bathrooms/services	\$86,200	\$79,800	+8%	✅ In line
External works	\$29,400	\$27,755	+6%	✅ In line
Preliminaries + overhead + margin	\$129,500	\$102,568	+26%	⚠️ Margin appears higher than project-home norm
Site costs	\$48,200	\$52,500	-8%	⚠️ Possibly under-allowed — see Flag #1
Variations/upgrades	\$54,920	\$54,920	0%	✅ Exact (client-selected)
PC + PS sums	\$47,900	\$47,900	0%	✅ Exact (allowances)
TOTAL	\$785,420	\$767,900	+2.3%	Fair, within band

Read on the delta

Your tender is **within 3% of independent market pricing** — that's the band a quantity surveyor would call "fair price". The remaining negotiation room is in specific line items (driveway scope, tile PC sum, fixed-rise-and-fall) and in *what's not included*, not in the headline number.

5. Red flags

🔴 CRITICAL (resolve before signing)

FLAG-001 — No geotechnical soil classification provided - Severity: Critical - Estimated impact: **\$15,000–\$30,000** - Evidence: Drawings DA-001 to DA-008 do not state soil class; tender note p4 says "site costs allowance assumes Class M soil — to be confirmed" - **Why this matters:** Truganina is in Melbourne's western growth corridor on highly reactive basalt clay. Soil class H1 or H2 is common here. Each class step up adds ~\$10–\$15k to the slab cost. Without a geotech report, you're signing a fixed-price contract on a guess. - **Negotiation suggestion:** "Please provide the geotechnical report showing soil classification under AS 2870. If not yet completed, we want the contract to include a price-adjustment cap of \$X if soil is upgraded — otherwise this isn't a fixed-price tender."

FLAG-002 — Council infrastructure charges not included or excluded clearly - Severity: Critical - Estimated impact: **\$15,000–\$22,000** - Evidence: Tender p11 site cost line items do not mention Wyndham City Council GAIC (Growth Areas Infrastructure Contribution) or Open Space contribution - **Why this matters:** Truganina is in a Growth Area. GAIC applies. So does Open Space contribution. These are paid by the landowner (you), often at building permit stage. The builder's tender legitimately may not include these — but you need to know the total

cost of your build, not just the contract. - **Negotiation suggestion:** “Can you confirm in writing which council infrastructure charges are payable on this land, by whom, and at what stage? Specifically GAIC and Open Space contribution under Wyndham planning scheme.”

● WARNING

FLAG-003 — Rise-and-fall clause uncapped - Severity: Warning - Estimated impact: **\$5,000–\$30,000+** depending on supply chain conditions - Evidence: Tender p18 clause 14.2 states “price subject to adjustment for material cost increases beyond the builder’s reasonable control” - **Why this matters:** Under VIC Building Legislation Amendment (Buyer Protections) Act 2025, contracts \geq \$1M are capped at 5% rise-and-fall. Yours is \$785k so the legal cap doesn’t apply, but you can request the 5% cap as a contractual term anyway. - **Negotiation suggestion:** “Please cap the rise-and-fall clause at 5% of the original contract price, in line with the protections legislated for larger contracts.”

FLAG-004 — Builder margin/preliminaries roughly in line with tier-1 norms (downgraded from prior version) - Severity: Warning (was Critical in pre-calibration draft) - Estimated impact: **\$5,000–\$15,000 negotiable** - Evidence: Tender preliminaries + margin sums to \$129,500 on direct cost of ~\$425k = 30.5%. Project home norm is 22–28%; tier-1 builders sit at the upper end. - **Why this matters:** Metricon’s margin is consistent with what a tier-1 builder charges. There’s modest room to negotiate, but not the savings target a smaller builder would face. Don’t lead with margin in your negotiation. - **Negotiation suggestion:** “We’ve benchmarked the price and it’s fair, but we’d appreciate sharpening on specific line items — driveway m², tile PC sum, painting allowance — rather than headline margin.”

FLAG-005 — Driveway only includes 60m² standard concrete - Severity: Warning - Estimated impact: **\$3,500–\$8,000** - Evidence: Tender inclusions p14 — “Concrete driveway up to 60m²” - **Why this matters:** Your block depth from the title shows ~28m setback. Your actual driveway will likely be 85–100m² once you factor in the apron, turning area, and side path. The extra 25–40m² is at builder’s variation rates (~\$165/m²). - **Negotiation suggestion:** “Please measure the actual driveway length required for our site and include the full area in the base price, not 60m².”

FLAG-006 — Tile underlay not specified in wet areas - Severity: Warning - Estimated impact: **\$1,500–\$3,500** - Evidence: Wet area finishes schedule mentions tiles but no waterproofing/underlay specification - **Why this matters:** AS 3740 requires specific waterproofing membranes in wet areas. Builders sometimes treat this as a variation later when the membrane is “actually upgraded”. - **Negotiation suggestion:** “Please confirm the wet area waterproofing specification meets AS 3740 and is included in base price.”

FLAG-007 — PC sums look low for current market - Severity: Warning - Estimated impact: **\$3,000–\$8,000** if you spend at market norm - Evidence: Tender p9 PC sums — “Tiles \$30/m² supply”, “Tapware \$1,200 ensuite, \$1,500 main” - **Why this matters:** \$30/m² tile supply gets you the most basic ceramic. Most homeowners spend \$60–\$120/m² on tiles. Your PC sum is for the floor of the range; expect to spend the gap as a variation. - **Negotiation suggestion:** “What range of tiles is genuinely available at the \$30/m² PC sum? Can we see physical samples before signing so we know what we’re locked into?”

● INFO

FLAG-008 — Heat pump HWS upgrade is value-positive - Severity: Info - Evidence: Gas instantaneous HWS in base price; upgrade to heat pump (HP) HWS available as variation - **Why this matters:** VIC offers up to \$1,000 rebate on HP HWS. Plus operating cost is ~\$200/yr vs \$600/yr for gas. Payback period <5 years on ~\$1,800 upgrade cost (after rebate).

FLAG-009 — Solar PV not in base; opportunity - Severity: Info - Evidence: Electrical inclusions p15 — no solar PV - **Why this matters:** Adding 6.6kW solar pre-handover is \$7,500 builder-installed vs \$9,500 retrofit. STC rebate of ~\$2,500 applies either way.

FLAG-010 — Bedroom ceiling fans not standard - Severity: Info - Evidence: ELE inclusions show ceiling fans only to alfresco - **Why this matters:** Adding bedroom fans is \$280–\$320 each through builder. Worth doing at construction stage rather than after.

6. Negotiation talking points

Rank-ordered by likely return. Use these as written or as inspiration. Order revised in line with calibrated pricing — the price itself is fair, so risk-mitigation moves to the top.

1. **“Please cap rise-and-fall at 5% in line with VIC’s 2025 protections legislation.”** *(Risk mitigation; usually agreed; protects \$5k–\$30k if supply chain shifts)*
2. **“Confirm geotech soil class before contract signing. We need either the report or a price-adjustment clause with a defined maximum.”** *(Risk mitigation; protects \$15k–\$30k slab variation)*
3. **“Confirm in writing which Wyndham council infrastructure charges apply on this land, when, and to whom.”** *(Risk disclosure; clarifies up to \$22k separate cost)*
4. **“Include full driveway m² in base price, not 60m² standard.”** *(Direct saving \$3k–\$6k)*
5. **“Lift the tile PC sum to \$80/m² so we can choose from a realistic range without variations.”** *(Cost-neutral but locks in flexibility)*
6. **“Extend defects liability from 90 days to 180 days.”** *(Free; just policy)*
7. **“Include 6.6kW solar PV in base price at variation pricing or better.”** *(Adds \$7,500 but saves \$2,000 vs retrofit)*
8. **“We’ve benchmarked the price and it’s fair — but we’d appreciate sharpening on specific line items rather than the headline.”** *(Modest realistic target: 1–3% reduction, \$8k–\$20k)*

7. Final assessment

Should you sign this tender?

Yes — once Critical Flags 1 and 2 are resolved in writing, and ideally after attempting the top 3 negotiation points.

Why we say yes: - Tender total is within expected band (8% above mid; normal for tier-1) - Variation rates and markup are fair - Payment schedule complies with VIC law - DBI insurance is included and correctly priced - Design and inclusions match what’s been published - Builder is licensed and currently solvent

Why we don’t say “great deal”: - The 8% premium is real — you’re paying for the brand - Two critical inputs aren’t yet quantified (soil, council charges) — total exposure ~\$50k - Margin/prelim line is the obvious negotiation target

Your projected total cost (including realistic upgrades, council charges, and reasonable additional variations):

Scenario	Estimate
If everything goes to plan (no soil upgrade, charges agreed in writing)	~\$815,000

Scenario	Estimate
Most likely outcome with normal variations	~\$845,000
If soil upgrade triggers and you accept normal variations	~\$880,000
Worst case (soil + variations + cost escalation)	~\$925,000

Budget for \$850–\$880k all-up, not \$785k.

8. About this report

This Tender Check report was prepared using: - Your architectural drawings (35 pages, dated April 2026) - Your builder's tender document (62 pages, dated 28 April 2026) - Your onboarding questionnaire (10 questions, completed 11 May 2026) - Current Melbourne metro market rates as of 6 May 2026 (refreshed weekly from Bunnings + verified trade rates) - Wyndham City Council fee schedule (current FY2025-26) - VIC Building Authority / BPC regulatory database

This report is **information only, not professional quantity surveying advice**. We are not licensed quantity surveyors. We recommend you also seek legal review of the contract from a licensed building solicitor before signing — typical cost \$400–\$900.

If you have questions about anything in this report, reply to the delivery email — we'll respond within 24 hours.

9. Disclaimers

- This report is prepared for the named recipient only and may not be relied upon by third parties.
- Quantities are estimated from supplied drawings; we cannot verify on-site conditions.
- Market rates reflect Melbourne metro residential pricing at the date of preparation and may shift.
- Builder margin estimates are derived from comparison with publicly listed inclusions and may not reflect this builder's actual cost structure.
- "Confidence" ratings reflect the quality of source data, not a guarantee of accuracy.
- This report does not constitute legal, financial, or quantity surveying advice.

10. Glossary

Term	Meaning
BOQ	Bill of Quantities — itemised list of work and materials with quantities and rates
PC sum	Prime Cost — an allowance for a fixture/finish you'll select later. The actual cost may differ.
PS sum	Provisional Sum — an allowance for work not yet fully detailed
GAIC	Growth Areas Infrastructure Contribution — VIC levy on land in designated growth areas
DBI	Domestic Building Insurance — VIC's mandatory builder warranty insurance

Term	Meaning
Variation	Change to the contract scope after signing, usually billed by builder + markup
Rise-and-fall	A contract clause allowing the builder to adjust price if material costs change
Class M / H1 / H2 soil	AS 2870 soil reactivity classes — drives slab design and cost
Squares	Old AU unit: 1 sq \approx 9.29 m ²
m²	Square metres
lm	Linear metres

Report prepared by Tender Check Pty Ltd. ABN 00 000 000 000. Independent — not affiliated with any builder. We do not accept builder referral fees.