

Statement of Works (SoW)

Project Title: Alterations and Additions to 21 Gurney Crescent, Seaforth

Cost of Works: \$853,783

Client Name: James Wealleans

Date: 15.10.2024

Prepared By: Hasham Constructions Pty Ltd

1. Overview

This Statement of Works outlines the requirements for the alterations and additions to the existing dwelling house located at the above address. The roof ridge is higher than the approved plan by 393mm as reflected in the attached as-built plan.

2. Scope of Work

The scope includes the following key components:

2.1. Alterations

- **Demolition:** Removal of existing structures or fixtures as required.
- **Internal Modifications:** Changes to floor plans, including removal/addition of walls, doors, and windows.
- **Electrical and Plumbing Adjustments:** Reconfiguration of electrical wiring and plumbing systems to accommodate new layouts.

2.2. Additions

- **New Rooms:** Construction of additional rooms and top floor

3. Objectives

- Improve living space functionality and comfort.
- Enhance aesthetic appeal of the property.
- Ensure compliance with local building regulations and safety standards.

4. Deliverables

- Detailed architectural plans and drawings.
- Updated electrical and plumbing plans.
- All necessary permits and approvals from local authorities.
- Regular progress reports during the construction phase.

5. Timeline

- **Project Start Date:** 11.09.2023
- **Completion Date:** 28.08.2024

6. Budget

- **Estimated Cost:** \$853,000

- Breakdown of costs for materials, labor, permits, and contingencies.

7. Stakeholders

- **Client:** James Wealleans
- **Contractor:** Hasham Constructions Pty Ltd
- **Architect:** TSF Architects Pty Ltd
- **Local Authorities:** Northern Beaches Council