

Before you compare renovation proposals.

For substantial renovations in Hope Island and Sanctuary Cove.

Use this checklist to compare what is actually included – not just the number at the bottom of the page.

☐ **Is the scope the same?**

Check which rooms, layout changes, demolition, retained surfaces and making-good works are included. Compare proposals against the same plans and specifications.

☐ **Are selections defined?**

Compare cabinetry, benchtops, fixtures, flooring, lighting and appliances. Ask which items are selected, allowed for, owner-supplied or excluded.

☐ **What remains an allowance?**

Identify prime cost items and provisional sums. Ask what each allowance covers and how changes to the actual cost will be treated.

☐ **Who handles the preparation?**

Confirm responsibilities for design, engineering, approvals and any community requirements. Ask whether these costs are included or separately agreed.

☐ **How are existing-home surprises handled?**

Ask what investigations have been made and how concealed defects, service changes or structural issues would be assessed and documented.

Know the process behind the proposal.

☐ Who is responsible for the build?

Establish your point of contact, site supervision and how decisions and updates are communicated.

☐ What does the programme assume?

Compare proposed timing, selections deadlines, approvals and access requirements. Check the practical arrangements if the home cannot be occupied.

☐ How will changes be agreed?

Ask how variations are described, priced and approved in writing, including any effect on timing. Avoid relying on verbal changes.

☐ Are the contract and licence appropriate?

Check the contractor identity and relevant QBCC licence. Read the contract, plans, specifications, exclusions and payment schedule together; seek independent advice where needed.

**The useful question is not “Which price is lowest?”
It is “What does each proposal commit to delivering?”**

Discuss your renovation directly with Jack
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Helpful official resources

[QBCC: Where to begin](#)

[QBCC: Quotes, contracts and variations](#)

[QBCC: Apartment renovations and approvals](#)

General planning guidance, not a property assessment or a quotation. Confirm approvals, design and technical requirements with the relevant professionals for your home. Official resources checked October 14, 2026.