



Brisbane's Custom Home Renovation & Extension Specialists



ROH Building Pty Ltd
QBCC LIC 1243025

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About Us

ROH Building is a family run and operated company.

We know how precious your home is to you and we pride ourselves on our ability to work with you and the vision you wish to create.

We execute all our renovations with great understanding and leave your home free from debris during construction. Our staff members and contractors set high standards of professionalism to ensure minimal disruption to you.

As experts in domestic construction, we stand by our commitment to deliver projects to the highest standard. All projects run to a calendar schedule and trades are booked in before construction even starts. This ensures an efficient and timely process for you as the client. ROH Building has a wide range of contractors in which we trust completely, to deliver results meeting the high standards set. We will organise all the required trades to complete your project, taking the pressure and stress off you as the client.

We strive to establish relationships with our customers. We want to bring excellence and integrity into what we are building.

We are confident that our experience in the industry suits your needs and are excited about the opportunity to work with you.

Richie O'Hare

Company Director & Builder



Licences and Associations

techskill.io
a c a d e m y

Richard O'Hare, Company Director, has successfully completed a Diploma of Project Management. This ensures that your project is correctly scheduled with trades, manages the full project scope, project time and project quality, and ensures construction budgets are accurately measured and tracked.



ROH Building Pty Ltd is a licenced Low-Rise Builder with the QBCC; Licence No. 1243025. Not only that but Richard is also a QBCC licenced carpenter; Licence No. 1114028.



ROH Building Pty Ltd is a member of the Housing Industry Australia with Membership No. 1227027.



ROH Building Pty Ltd is a member of the Association of Professional Builders. Richard and his entire team undergo regular education and skills training to ensure they are up to date with all the latest standards and technologies.

How We Work

ROH Building prefer to work with their clients through a Preliminary Agreement.

Some people may feel fear or pressure committing to a concept or preliminary building agreement. The truth is you want your builder to be involved from the beginning, so the builder is accountable for the whole process.

A quality builder will take a long time to prepare a detailed quote, averaging two days, and go into great detail and give you an accurate idea of budget during the design phase along with changes to the design and costs as you go. Then a detailed and itemised quote.

Within a 'free quote' you will get some builders emailing you a two page quote or leaving out specific items and then charge you variations along the way. They will include a lot of provisional sums, which means they are just guessing the costs of specific items to save themselves time.

Here at ROH Building we spend that extra time in meeting you in the various showrooms, going through various selections and options. We also sit in with the designer and client meetings and are actively involved in the design stage to ensure the renovation or extension is designed to meet your wants, needs and budget.

We organise site meetings with some of our trusted contractors to ensure that the quote we receive from them is accurate to the scope of work. These meetings are open for discussion with clients and contractors to ensure the best possible outcomes.

Within the preliminary building agreement, ROH Building will organise:

- Boundary and contour survey
- Drafting plans
- Engineering
- Soil test
- Private certifier
- Council approvals

Once all these stages are complete within the preliminary building agreement, you will receive an accurate and comprehensive quotation for your project including a full cost breakdown for every trade. We sit down with you and explain every detail within the quote in person.

You are also guaranteed your detailed quote within four weeks from us receiving all the required project documentation.

Our fee for the preliminary building agreement ranges from \$1,000 - \$2,000 (inc GST). Plus, any other out of pocket expenses e.g. survey, drafting plans, engineering, soil test, private certifier, council approval. Depending on the size and scale of the renovation or extension.

Our fee will then be deducted from the final contract price if you sign a building contract with us.



Already Have Your Drafting Plans & Engineering?

ROH Building still realises the huge benefit gained by working with a builder in the early stages, before you receive a quote, even though you have already engaged your preferred Building Designer and/or your preferred Engineer.

It can still take a long time to prepare a quote, averaging two days, and still go into great detail. Every trade line item is detailed with exactly their scope of works and a separate price for each trade line item.

We still spend that extra time in meeting you in the various showrooms, going through various selections and options. We still organise site meetings with some of our trusted contractors to ensure that the quote we receive from them is accurate to the scope of work. These meetings are still open for discussion with clients and contractors to ensure the best possible outcomes.

If we do notice possible changes we can make to the design to achieve a cheaper outcome but not sacrifice on the preferred layout, we will mention these changes as we work through this stage.

We specify every electrical item within your renovation or extension, from downlights/power points/air conditioning/IXL's and sky lights with the exact amount, colour and where they are located.

We specify every tile choice you have made, where they are located, the quantity, the size and where the tiles are purchased from. We also specify all your plumbing fittings and fixtures, again where they are located, the quantity, the colour of your tapware and where they are being purchased from.

You also receive a progress payment schedule within your detailed quote, so you know exactly at what stage invoices will be sent.

You receive a copy of ROH Building's Certificate of Currency for their building insurance and receive the QBCC licence numbers of the builder.

Our fee for this preliminary building agreement ranges from \$440 - \$1,000 (inc. GST). Plus, any other out of pocket expenses e.g. survey, drafting plans, engineering, soil test, private certifier, council approval. Depending on the size and scale of the renovation or extension.

Our fee will then be deducted from the final contract price if you sign a building contract with us.



Our Guarantee

The industry standard for a structural warranty provided by a builder is 6 years and 6 months. ROH Building have upped the ante and offer a **7 year and 6 month structural warranty**.

The preliminary agreement process will ensure you receive a fixed price quote.

The works will be carried out in accordance with all relevant laws and legal requirements, including the Building Act 1975 (Qld).

ROH Building offer a 6 month non-structural defect guarantee.



Testimonials

Richie sets high standards in his workmanship and in the service that he and his team provide. The following testimonials speak for themselves.

“ROH Building recently completed a substantial renovation at our place. It involved gutting the inside of the house, a new kitchen, laundry and construction of an outdoor patio area. We have had zero issues throughout the whole process and Richie completed the job on time and on budget. His communication is next to none and he takes pride in his work. Both engineer inspection reports commented on the quality of his workmanship. We could not have been more stoked with the outcome of the reno. Thanks ROH Building! Would definitely recommend.

- Siew Mei Fagan

“I can't speak highly enough of Richie. We couldn't have asked for a better experience. Richie was extremely professional, we had upfront, open and honest conversations from day one and all the way through making it easy for us to still live at home through our extension and most importantly it didn't impact my ability to work from home. We love our new space and couldn't be happier.

- Amanda Appleby

Please Note: The client acknowledges and agrees that the property, ownership and copyright of all plans, sketches and designs prepared by ROH Building in accordance with this agreement shall always remain the property of ROH Building. Nothing in this agreement shall give a licence or otherwise to the client to use any plans, sketches or designs prepared by ROH Building unless provided and agreed to in writing by ROH Building.



The Next Step

Where do you go from here?

Once a site meeting has been organised and a brief scope of works outlined. Richie can then determine the fee proposal. This will then be emailed through to the clients. This step is the Preliminary Agreement.

Once the Preliminary Agreement has been signed and returned to Richie, we can move forward. ROH Building will engage with their contractors, suppliers and all of ROH Building's expanded networks. Showroom visits can be scheduled to select your plumbing fixtures, flooring choices, tiles and kitchen scope.

From the entire ROH Building team, I would like to thank you for reaching out and we are excited to be working with you to create your dream renovation.

Yours faithfully,

Richie O'Hare
Company Director & Builder



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