L.K.C. MANAGEMENT AND DESIGN SERVICES LTD

Kitchen & Utility Renovation Quote Comparison

FICTIONAL WORKED EXAMPLE — not a client project or market-price guide

Project: EX-01, a hypothetical 24 m² kitchen and utility renovation in Cyprus.
Report EX-R01 v1 | 29 September 2026 | Three quotations, one defined brief.
Prepared as a demonstration of the LKC report structure; no actual inspection or professional appointment.

1. Decision summary

The stated base prices are A €24,000, B €21,800 and C €25,100, all expressly excluding VAT in these fictional documents. They are not yet like-for-like. B excludes waste removal, contains a lower tile allowance and gives no electrical scope. C has the clearest electrical scope but leaves the substrate repair cost unknown. No bidder is recommended as “best” or “cheapest”.

Priority	Evidence	Action
Before commitment	B excludes waste; BR-01 requires removal. QB §2 / BR-01 §2.	Ask B for a priced inclusion.
Before commitment	Electrical work: A ambiguous; B absent; C includes six socket relocations. QA §3 / QB §1 / QC §3.	Confirm specification with the appointed electrical professional and each bidder.
Before commitment	A seeks 50% upfront; no milestones for the remainder. QA §4.	Request a defined payment schedule before deciding.

No missing amount is valued at zero. A and B need clarifications; C also has unresolved costs. The figures below cannot support a complete comparable total.

2. Evidence and method

The fictional source set is reproduced at the end of this report. References identify document and numbered paragraph; each synthetic source is one page equivalent. No real contractor is represented.

ID	Source / date	Coverage
BR-01	Owner brief v1, 15/09/2026	Two paragraphs; scope and materials.
QA	Bidder A v1, 20/09/2026	Five paragraphs; no annexes.
QB	Bidder B v1, 21/09/2026	Four paragraphs; no annexes.
QC	Bidder C v1, 22/09/2026	Five paragraphs; no annexes.

No drawings, technical specifications, surveys or contract are supplied. Quantities are checked only against the stated brief; actual floor area and electrical requirements cannot be verified. All offers remain subject to written clarification before commitment.

Included = expressly included. Excluded = expressly excluded. Not stated = absent from supplied source. Clarification needed = uncertain wording or scope. These categories describe evidence, not quality or compliance.

Price basis

A €24,000; B €21,800; C €25,100, excluding VAT (QA §1, QB §1, QC §1). B is €2,200 below A and €3,300 below C on stated net totals only. Tax rate is not specified by any bidder; gross totals are deliberately not calculated. Owner eligibility for any tax treatment is not assessed.

3. Comparison by category

Category	A	B	C
Cabinets	Included; laminate, layout unspecified (QA §2)	Included; “standard range” (QB §1), clarify specification	Included; laminate, layout to be agreed (QC §2)
Worktop	Included; laminate (QA §2)	Clarification needed; material absent (QB §1)	Included; laminate (QC §2)
Tile supply	Included allowance €30/m² for 24 m² (QA §2)	Included allowance €20/m² for 24 m² (QB §1)	Included allowance €30/m² for 24 m² (QC §2)
Waste removal	Included (QA §2)	Excluded (QB §2)	Included (QC §2)
Electrical scope	Clarification needed: “electrical allowance” €600 (QA §3)	Not stated (QB §1–4)	Included: six relocations; board excluded (QC §3)
Substrate repairs	Not stated (QA §1–5)	Not stated (QB §1–4)	Excluded; priced after opening up (QC §3)
Duration	Four weeks, start unconfirmed (QA §4)	Not stated (QB §1–4)	Five weeks after materials ready (QC §4)

Allowances are already within totals. A/C tile allowance: 24 × €30 = €720. B: 24 × €20 = €480. Difference €240 is a supply-allowance difference only, not a complete cost adjustment. Quantities, waste factor and selection cost need confirmation.

4. Questions ready to send

To	Question	Reference
A	Please define the work covered by the €600 electrical allowance, its adjustment basis and the price/time effect of the six socket relocations in the brief.	QA §3; BR-01 §2
A	Please provide payment milestones for the remaining 50%, and clarify whether any preparation or substrate repair is included.	QA §4; QA §1–5 silent on repairs
B	Please price waste removal and the six socket relocations separately, confirm worktop material and describe the cabinet range.	QB §1–2; BR-01 §1–2
B	Please confirm start/duration, warranty terms and a written procedure for approving changes before work.	QB §1–4; these topics absent
C	Please explain how substrate repairs will be assessed, priced and approved before proceeding, and what triggers “materials ready”.	QC §3–4
All	Please confirm VAT rate and basis, quotation validity, the agreed cabinet layout and the procedure for documenting scope changes.	QA/QB/QC §1; no validity stated

Further checks

Electrical design, testing and suitability: appropriately authorised electrical professional. Actual measurements/substrate: site verification by the appointed relevant professional. Contract enforceability/payment protection: legal adviser. No conclusion on those matters is made here.

5. Practical next steps

1. Issue the questions and common brief to the bidders.
2. Ask for dated written replies and prices for previously excluded or unpriced work.
3. Resolve electrical requirements and the condition/repair approach before relying on a final scope.
4. Compare revised offers on the same specification; do not rank using the current totals alone.
5. Record the selected offer and agreed scope in the appointment; request an addendum if professional re-review is required.

Payment, warranty and changes

A: 50% deposit / remainder unspecified; warranty and change procedure absent (QA §4–5). B: 40% deposit / 60% on completion; warranty/change process absent (QB §3–4). C: 20% deposit, 40% cabinet delivery, 30% installation, 10% completion; 12-month workmanship warranty; changes priced and agreed before work (QC §4–5). These are recorded statements, not endorsements or legal assessments.

This example does not assess contractor credentials, workmanship, solvency, safety, permits, actual quantities or market rates. It does not certify the project or predict the final cost. A site visit and specialist review have not taken place.

The example deliberately leaves unresolved matters unresolved. No invented saving, contractor quality score or normalised final total is produced.

Appendix A — fictional source quotations

All text and figures on this page were created solely for this demonstration. Document references in the report point to the paragraphs below.

BR-01 — Owner brief v1 | 15/09/2026

§1. Replace kitchen and utility cabinets and laminate worktops. Retain existing appliances. Floor area stated by owner: 24 m². Supply and install floor tiles, with a preferred supply allowance of €30/m².
§2. Remove old cabinets and flooring; remove waste from site. Allow for six existing socket relocations, subject to confirmation by the electrical professional. No structural alteration requested.

QA — Bidder A v1 | 20/09/2026

§1. Total €24,000 excluding VAT.
§2. Includes removal, waste disposal, laminate cabinets and laminate worktop. Includes supply/install of 24 m² tiles with supply allowance €30/m². Cabinet layout to follow.
§3. Includes electrical allowance €600.
§4. Duration four weeks, start date to confirm. Deposit 50%; remaining payment by agreement.
§5. No further conditions or annexes supplied.

QB — Bidder B v1 | 21/09/2026

§1. Total €21,800 excluding VAT. Includes removal, standard-range cabinets, worktop and supply/install of 24 m² tiles with supply allowance €20/m².
§2. Waste disposal excluded.
§3. Deposit 40%; 60% on completion.
§4. No further conditions or annexes supplied.

QC — Bidder C v1 | 22/09/2026

§1. Total €25,100 excluding VAT.
§2. Includes removal/waste disposal, laminate cabinets/worktop, layout to be agreed; supply/install of 24 m² tiles, supply allowance €30/m².
§3. Includes six socket relocations. Distribution-board upgrades and substrate repairs excluded; repairs priced after opening up.
§4. Five weeks after materials ready. Payments: 20% deposit, 40% cabinet delivery, 30% installation, 10% completion.
§5. Workmanship warranty 12 months. Changes priced and agreed in writing before work. No annexes supplied.