



Client :	Date :
Contact :	Mobile :
Email :	Reference :
Project :	

Description - All Construction Costs Excluded Builders Margin & GST

Structural Items

Start

Preliminaries	\$29,450.00
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Major Trades

Earthworks	\$17,550.00
Demolition	\$6,750.00
Windows & Glazing	\$25,050.00
Plumber	\$21,850.00
Stormwater Disposal	\$7,100.00
Painting	\$22,900.00

Concrete Works - Ground

Concrete (Ground) - Supply	\$16,800.00
Concrete (Ground) - Labour	\$35,450.00

Concrete Works - Suspended

Suspended Concrete Supply	\$0.00
Suspended Concrete Labour	\$0.00

Concrete Pump All-in

Concrete Pump	\$1,500.00
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Timber Framed Slabs

Ground Floor Timbers Supply	\$0.00
Ground Floor Timbers Labour	\$0.00
Upper Floor Timbers - Supply	\$13,350.00
Upper Floor Timbers - Labour	\$7,850.00
Structural Beams Slab - Supply	\$18,450.00
Structural Beams Slab - Labour	\$13,300.00
Stair Case	\$5,600.00

Roofing & Scaffold

Scaffold	\$17,550.00
Roof Cover	\$48,450.00
Roof Framing - Supply	\$10,750.00
Structural Beams Roof - Supply	\$13,850.00
Structural Beam Roof - Labour	\$6,800.00
Roof Carpenter - Labour	\$14,700.00

Structural Walls

Internal Walls Supply	\$27,700.00
Internal Walls Labour	\$27,350.00

Other

Plasterboard Walls	\$36,000.00
Plasterboard Ceilings	\$12,100.00
Waterproofing	\$3,700.00
House Cleaning	\$2,400.00



Finishing Items	Mid Spec	High Spec
Structural Items		
External Wall Supply	\$26,300.00	\$27,400.00
External Wall Labour	\$32,750.00	\$40,950.00
Electrical	\$34,000.00	\$38,350.00
Supervisions & Contingency	\$42,000.00	\$69,300.00
Second Fix Items		
Balustrade & Handrail	\$6,150.00	\$13,750.00
Fixings & Hardware - Supply	\$10,800.00	\$14,150.00
Fixing Carpenter Labour	\$24,400.00	\$26,950.00
Fixtures & Fittings	\$3,300.00	\$7,100.00
Appliances	\$1,300.00	\$2,950.00
Air-Conditioning & Heating	\$40,600.00	\$42,300.00
Cabinets	\$25,200.00	\$41,050.00
Tiling		
Wet Area Tiling - Supply	\$6,750.00	\$9,900.00
Wet Area Tiling - Labour	\$7,700.00	\$10,050.00
Other Items		
Floor Coverings	\$29,500.00	\$34,100.00
External Items	\$22,900.00	\$34,650.00
Internal item	\$24,200.00	\$25,200.00

Construction Cost Total

Option 1: Mid Level Specification (Finishing Items) excl GST		
Construction Cost (Structural Items) excl GST		\$464,300.00
Mid Level Specification (Finishing Items) excl GST		\$337,850.00
Construction Cost Total Excluding GST		\$802,150.00
Expected Builders Margin	20%	\$160,430.00
Expected Total Construction Build Excluding GST		\$962,580.00
GST Amount		\$96,258.00
Expected Total Construction Build Including GST		\$1,058,838.00

Option 2: Construction Cost Option: High Level Specification

Construction Cost (Structural Items) excl GST		\$464,300.00
High Level Specification (Finishing Items) excl GST		\$438,150.00
Construction Cost Total Excluding GST		\$902,450.00
Expected Builders Margin	20%	\$180,490.00
Expected Total Construction Build Excluding GST		\$1,082,940.00
GST Amount		\$108,294.00
Expected Total Construction Build Including GST		\$1,191,234.00



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Description - All Construction Costs included Builders Margin

Start		
Preliminaries		\$37,292.61

Major Trades

Earthworks		\$22,223.61
Demolition		\$8,547.54
Windows & Glazing		\$31,720.88
Plumber		\$27,668.71
Stormwater Disposal		\$8,990.75
Electrical		\$43,054.29
Painting		\$28,998.33

Concrete Works - Ground

Concrete (Ground) - Supply		\$21,273.89
Concrete (Ground) - Labour		\$44,890.43

Concrete Works - Suspended

Suspended Concrete Supply		\$0.00
Suspended Concrete Labour		\$0.00

Concrete Pump All-in

Concrete Pump		\$1,899.45
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Timber Framed Slabs

Ground Floor Timbers Supply		\$0.00
Ground Floor Timbers Labour		\$0.00
Upper Floor Timbers - Supply		\$16,905.14
Upper Floor Timbers - Labour		\$9,940.48
Structural Beams Slab - Supply		\$23,363.28
Structural Beams Slab - Labour		\$16,841.83
Stair Case		\$7,091.30
Balustrade & Handrail		\$7,787.76

Roofing & Scaffold

Scaffold		\$22,223.61
Roof Cover		\$61,352.37
Roof Framing - Supply		\$13,612.75
Structural Beams Roof - Supply		\$17,538.29
Structural Beam Roof - Labour		\$8,610.86
Roof Carpenter - Labour		\$18,614.65

Structural Walls

Internal Walls Supply		\$35,076.58
Internal Walls Labour		\$34,633.38
External Wall Supply		\$33,303.76
External Wall Labour		\$41,471.41

Plasterboard

Plasterboard Walls		\$45,586.90
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Plasterboard Ceilings	\$15,322.26
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Second Fix Items

Fixings & Hardware - Supply	\$13,676.07
Fixing Carpenter Labour	\$30,897.79
Fixtures & Fittings	\$4,178.80
Appliances	\$1,646.19
Air-Conditioning & Heating	\$51,411.89
Cabinets	\$31,910.83
Waterproofing	\$4,685.32

Tiling

Wet Area Tiling - Supply	\$8,547.54
Wet Area Tiling - Labour	\$9,750.53

Other Items

Floor Coverings	\$37,355.93
House Cleaning	\$3,039.13
External Items	\$28,998.33
Internal item	\$30,644.53



Construction Cost Total

Construction Cost Total Excluding GST	\$962,580.00
	\$962,580.00

Estimating Notes

Our estimates are produced by a highly informed and well educated team that is grounded by real experience. However, due to differing methods in construction, anomalies will occur and it is the client's responsibility to ensure that the quantities produced are correct and conform to the adopted build method prior to the release of the data supplied. We disclaim any liability for loss or damage arising from errors or omissions in the information provided.

This Basic Cost Estimation should be used for preliminary budget purposes only

Material Construction rates are supplied by suppliers and distributors across Australia, these rates have been supplied by form of web search, online product search or form of a material price list. All of our labour construction rates are calculated based on hourly rate multiplied by duration of task. Purchasing the additional reporting you will have the function to adjust hourly rates and task durations.



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Description - All Construction Costs included Builders Margin

Start		
Preliminaries		\$38,279.52

Major Trades

Earthworks		\$22,811.73
Demolition		\$8,773.74
Windows & Glazing		\$32,560.34
Plumber		\$28,400.94
Stormwater Disposal		\$9,228.68
Electrical		\$49,847.87
Painting		\$29,765.74

Concrete Works - Ground

Concrete (Ground) - Supply		\$21,836.87
Concrete (Ground) - Labour		\$46,078.40

Concrete Works - Suspended

Suspended Concrete Supply		\$0.00
Suspended Concrete Labour		\$0.00

Concrete Pump All-in

Concrete Pump		\$1,949.72
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Timber Framed Slabs

Ground Floor Timbers Supply		\$0.00
Ground Floor Timbers Labour		\$0.00
Upper Floor Timbers - Supply		\$17,352.52
Upper Floor Timbers - Labour		\$10,203.54
Structural Beams Slab - Supply		\$23,981.57
Structural Beams Slab - Labour		\$17,287.53
Stair Case		\$7,278.96
Balustrade & Handrail		\$17,872.44

Roofing & Scaffold

Scaffold		\$22,811.73
Roof Cover		\$62,975.99
Roof Framing - Supply		\$13,973.00
Structural Beams Roof - Supply		\$18,002.42
Structural Beam Roof - Labour		\$8,838.73
Roof Carpenter - Labour		\$19,107.27

Structural Walls

Internal Walls Supply		\$36,004.85
Internal Walls Labour		\$35,549.91
External Wall Supply		\$35,614.90
External Wall Labour		\$53,227.38

Plasterboard

Plasterboard Walls		\$46,793.30
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Plasterboard Ceilings	\$15,727.75
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Second Fix Items

Fixings & Hardware - Supply	\$18,392.37
Fixing Carpenter Labour	\$35,029.99
Fixtures & Fittings	\$9,228.68
Appliances	\$3,834.45
Air-Conditioning & Heating	\$54,982.13
Cabinets	\$53,357.36
Waterproofing	\$4,809.31

Tiling

Wet Area Tiling - Supply	\$12,868.16
Wet Area Tiling - Labour	\$13,063.13

Other Items

Floor Coverings	\$44,323.66
House Cleaning	\$3,119.55
External Items	\$45,038.55
Internal item	\$32,755.31



Construction Cost Total

Construction Cost Total Excluding GST	\$1,082,940.00
	\$1,082,940.00

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