

Builder _____
 Contact _____
 Email _____
 Project _____

Preliminaries	Quantity	Unit	T/Rate	Total	Sub-totals	\$102,939.34
---------------	----------	------	--------	-------	------------	--------------

Project Build						\$62,593.55
----------------------	--	--	--	--	--	--------------------

Building Fees & Insurances						
Building Permit - New double storey or Extension to existing dwellings including 5 inspections		each		\$0.00		
Government lodgement levy		each		\$0.00		
Local council lodgement fee		each		\$0.00		
Water App Fees		Job		\$0.00		
Domestic Building Insurance		each		\$0.00		
Existing Structure Insurance - \$0.15% of existing structure value		each		\$0.00		
Contract Works and Public Liability Insurance - 0.33% of Contract value		each		\$0.00		
Asset protection bond (council) excluded from Contract works		each		\$0.00		
Asset protection permit excluded from Contract works		each		\$0.00		
Contracts and Specification		each		\$0.00		
Parking area fees		each		\$0.00		
Site Signs		each		\$0.00		

Construction Fees						
Engineer Inspection Fees		each		\$0.00		
Energy Efficiency		m2		\$0.00		
Color consultant fee		Job		\$0.00		
Compaction certificate		each		\$0.00		
Retaining Wall Certification		each		\$0.00		
Chemical Injection to Soil		Allow		\$0.00		
Dilapidation Report		each		\$0.00		
Scheduling Contractor allowance		each		\$0.00		

Professional Fees						
Architects		hr		\$0.00		
Draftsmen		hr		\$0.00		
Administration		hr		\$0.00		
Estimating / Scheduling		hr		\$0.00		
Maintenance Contractor		hr		\$0.00		



Site Preparation						\$40,345.79
-------------------------	--	--	--	--	--	--------------------

Surveyors						
Surveyor to site		each		\$0.00		
Additional Pegs		each		\$0.00		

Site Hire Equipment						
Site Shed		week		\$0.00		
Shed Delivery & Pickup		each		\$0.00		
Toilet hire		week		\$0.00		
Toilet clean		each		\$0.00		
Toilet Delivery & Pickup		each		\$0.00		
Tarpaulin 3.5 x 6.2		each		\$0.00		

Termites Treatment						
White ant Treatment Part & B		m2		\$0.00		

General Labour Allowances						
Rubbish Bins (10m3)		each		\$0.00		
Hard-Digging Allowances		each		\$0.00		
Builders sign		each		\$0.00		
General Labour		days		\$0.00		
Temporary Fencing		lm		\$0.00		
Shadecloth - 50m roll		each		\$0.00		

Earthworks	Quantity	Unit	T/Rate	Total	Comments	\$167,791.26
------------	----------	------	--------	-------	----------	--------------

Site preparation						
Standard Cut and Fill Area		m2		\$0.00		
Pad footing excavation		each		\$0.00		
Footings excavation		lm		\$0.00		
Stormwater pipe excavation		lm		\$0.00		
Soakwells excavation		each		\$0.00		
Piling		each		\$0.00		

Other Items						
Cut site & Fill Site		allow		\$0.00		
Hard-Digging allowance		allow		\$0.00		
Removal Sand & Debris from Site		allow		\$0.00		
Backfill against Structural Walls		allow		\$0.00		

Earthworks, Trade Markup & Contingency						
---	--	--	--	--	--	--

Trade Markup		12%		\$0.00		
Trade Contingency		5%		\$0.00		

Stormwater Disposal	Quantity	Unit	T/Rate	Total	Sub-totals	\$74,572.18
---------------------	----------	------	--------	-------	------------	-------------

Stormwater - Supply						
Pit / Soakwells		each		\$0.00		
Pipework		lm		\$0.00		
Trafficable Lids		each		\$0.00		
6m S/S Stormwater Channel		each		\$0.00		
5000 Blander Tanks		each		\$0.00		
Duel (Pump System		each		\$0.00		
Strip Drain		m		\$0.00		

Stormwater - Labour						
Soakwells		each		\$0.00		
Pipework		lm		\$0.00		
Trafficable Lids		each		\$0.00		
6m S/S Stormwater Channel		each		\$0.00		

Stormwater - Labour

5000 Blander Tanks		each		\$0.00	
Duel (Pump System)		each		\$0.00	
Strip Drain		m		\$0.00	

Option, Stormwater Disposal Trade Markup & Contingency (if required)

Trade Markup		15%		\$0.00	
Trade Contingency		5%		\$0.00	

Demolition Quantity Unit T/Rate Total Comments \$50,000.00

Internal Demolition \$27,850.00

Cabinets		lm		\$0.00	
Bedroom Robes		each		\$0.00	
Carpet		m2		\$0.00	
Floor timbers and Joists		m2		\$0.00	
Internal Doors		each		\$0.00	

Internal Demolition

Timber Framed Walls		m		\$0.00	
Brick Walls		m		\$0.00	
Ceiling		m2		\$0.00	
Wet Area Tiling		m2		\$0.00	
Fixtures		each		\$0.00	
Light Points		each		\$0.00	
Appliances		each		\$0.00	
Balustrade		lm		\$0.00	

External \$14,500.00

Roof		m2		\$0.00	
Windows		each		\$0.00	
Concrete Slab		m2		\$0.00	
Paving		m2		\$0.00	
Meter Box		each		\$0.00	
Unknown External Works		day		\$0.00	2 men

Hire Equipment \$7,650.00

Rubbish Removal fees		Allow		\$0.00	
Rubbish Bins		each		\$0.00	
Abestos Allowance Fees		allow		\$0.00	
Project Contingency		allow		\$0.00	

Option, Demolition Trade Markup & Contingency (if required)

Trade Markup		0.08		\$0.00	
Trade Contingency		0.05		\$0.00	

Concrete Slab Quantity Unit T/Rate Total Comments \$749,755.80

Concrete (Ground) - Supply \$249,331.66

Concrete - Supply

Concrete Strip Footing		m3		\$0.00	
Concrete Slab - House		m3		\$0.00	
Concrete Slab - External Areas		m3		\$0.00	
Concrete Core Fill Blockwork		m3		\$0.00	
Concrete - Piling		m3		\$0.00	incl cap beam
Concrete - Shotcrete Walls		m3		\$0.00	

Concrete Reinforcement

Strip Footing Reo (L8TM 500mm wide)		length		\$0.00	
2m long Rebar		each		\$0.00	
Slab Reo (SL82 mesh)		Sheets		\$0.00	
Starter Bars		each		\$0.00	
Concrete Slab - Pool		tn		\$0.00	
Concrete Core Fill Blockwork / Dintel Walls		tn		\$0.00	
Shotcrete Reo (SL82 mesh)		Sheets		\$0.00	
Piling Cages		each		\$0.00	
Concrete Columns		tn		\$0.00	
Delivery		each		\$0.00	

Concrete (Ground) - Labour \$246,759.41

Strip Footing - Labour

Strip footing		m3		\$0.00	
Strip footing reinforcement		lm		\$0.00	

Concrete Piles - Labour

Concrete Pile		m3		\$0.00	
Concrete Pille Reinforcement		each		\$0.00	
Cap Beam Formwork		m3		\$0.00	

Concrete - Core Filing

Core Fill - Concrete		m3		\$0.00	
Core Fill - Reinforcement		tn		\$0.00	

Shotcrete Walls - Labour

Concrete - Shotcrete Walls		m3		\$0.00	
General Labour		days		\$0.00	2 men

Concrete Slab - Labour

Form edge concrete slab		m		\$0.00	
Slab concrete		m3		\$0.00	
Curing Spray Treatment to Slab		m2		\$0.00	
Tie Wire Roll 50m		each		\$0.00	
Polythene for Slab		each		\$0.00	
Patching of floors		m2		\$0.00	
Concrete Testing Fees for Slab only		each		\$0.00	

Concrete (Ground) - Labour, Trade Markup & Contingency

Trade Markup		20%		\$0.00	
Trade Contingency		10%		\$0.00	

Suspended Concrete Supply						\$83,289.60
Concrete & Reinforcement						
Suspended Slab Concrete - 40mpa		m3			\$0.00	
Concrete Slab - Pool		m3			\$0.00	
Concrete Columns		m3			\$0.00	
Reinforcement Bar - Top & Bottom N12 Bar Slabs incl Staircase		tn			\$0.00	
Reinforcement Bar - Top & Bottom N12 Bar Pool		tn			\$0.00	
Suspended Slab Engineerings inspection		each			\$0.00	
Suspended Concrete Labour						\$139,158.84
Formwork						
Form underside of slab		m2			\$0.00	
Form edge beam		m			\$0.00	
Form Beams		m			\$0.00	
Form Concrete Column		each			\$0.00	
Form Staircase		each			\$0.00	
Concrete Labour						
Suspended Slab Concrete - 40mpa		m3			\$0.00	
Steel Fixing		tn			\$0.00	
Material Handling		each			\$0.00	
Suspended Concrete Labour , Trade Markup & Contingency						
Trade Markup		15%			\$0.00	
Trade Contingency		10%			\$0.00	
Concrete Pump						\$31,216.28
Concrete Pumping - Ground Floor						
Concrete pump call out fee		Job			\$0.00	
Hourly rate for pump on site		hr			\$0.00	
M3 pump through pump		m3			\$0.00	
Concrete Pumping - Upper floor						
Concrete pump call out fee		Job			\$0.00	
Hourly rate for pump on site		each			\$0.00	
M3 pump through pump		m3			\$0.00	
Suspended Timber Framed Flooring						\$13,387.88
Upper Floor Timbers - Supply						
Upper Floor Suspended Timber Slab		m2			\$0.00	
Insulation to flooring		m2			\$0.00	
Acoustic ply board to flooring : 3.6 x .8 Sheet		each			\$0.00	
300 x 90 LVL ** IB10		m			\$0.00	
300 x 90 LVL ** IB11		m			\$0.00	
300 x 90 LVL ** IB4		m			\$0.00	
300 x 90 LVL ** IB5		m			\$0.00	
300 x 90 LVL ** IB6		m			\$0.00	
300 x 90 LVL ** IB7		m			\$0.00	
300 x 90 LVL ** IB9		m			\$0.00	
Structural Steel						\$90,693.34
Structural Beams Slab - Supply						
Columns						
125 x 65 PFC ** C3		item			\$0.00	
125 x 65 PFC ** C4		item			\$0.00	
200 x 200 x 5 ** C2		item			\$0.00	
200 x 100 x 6 ** C1		item			\$0.00	
89 x 89 x 5 ** C5		item			\$0.00	
89 x 89 x 5 ** C6		item			\$0.00	
Beams						
250 UC 89 ** IB2		m			\$0.00	
200 x 75 PFC ** IB3		m			\$0.00	
250 x 90 PFC ** IB12		m			\$0.00	
300 x 90 PFC ** IB8		m			\$0.00	
Structural Beams Slab - Labour						\$18,815.23
Columns						
125 x 65 PFC ** C3		item			\$0.00	
125 x 65 PFC ** C4		item			\$0.00	
200 x 200 x 5 ** C2		item			\$0.00	
200 x 100 x 6 ** C1		item			\$0.00	
89 x 89 x 5 ** C5		item			\$0.00	
89 x 89 x 5 ** C6		item			\$0.00	
Beams						
250 UC 89 ** IB2		m			\$0.00	
200 x 75 PFC ** IB3		m			\$0.00	
250 x 90 PFC ** IB12		m			\$0.00	
300 x 90 PFC ** IB8		m			\$0.00	
Welders						
Hire - Welder ARC - 580 AMP DC - Deisel		day			\$0.00	
Site Welding Allowance		hr			\$0.00	
Option, Structural Steel Trade Markup & Contingency (if required)						
Trade Markup		rate			\$0.00	
Trade Contingency		rate			\$0.00	
Structural Beams Roof - Supply						\$31,749.66
100 x 100 Lintel ** LL7		m			\$0.00	
100 x 100 Lintel ** LL8		m			\$0.00	
100 x 100 Lintel ** LL9		m			\$0.00	
110 x 110 Lintel ** LL4		m			\$0.00	
150 x 100 Lintel ** LL10		m			\$0.00	
150 x 75 PFC ** T1		m			\$0.00	
200 x 100 x 4 ** M1		item			\$0.00	
200 x 200 Lintel ** LL6		m			\$0.00	
200 x 75 PFC ** RB10		m			\$0.00	
200 x 75 PFC ** RB6		m			\$0.00	
200 x 75 PFC ** RB7		m			\$0.00	
230 x 75 PFC ** LL5		m			\$0.00	

Structural Beams Roof - Supply

250 UC 73 ** RB1 (4)		m		\$0.00
250 x 90 PFC ** RB11		m		\$0.00
250 x 90 PFC ** RB4		m		\$0.00
250 x 90 PFC ** RB5		m		\$0.00
250 x 90 PFC ** RB9		m		\$0.00
300 x 90 PFC ** RB3		m		\$0.00

Structural Beam Roof - Labour

\$30,762.58

Beams - Labour

100 x 100 Lintel ** LL7		m		\$0.00
100 x 100 Lintel ** LL8		m		\$0.00
100 x 100 Lintel ** LL9		m		\$0.00
110 x 110 Lintel ** LL4		m		\$0.00
150 x 100 Lintel ** LL10		m		\$0.00
150 x 75 PFC ** T1		m		\$0.00
200 x 100 x 4 ** M1		item		\$0.00
200 x 200 Lintel ** LL6		m		\$0.00
200 x 75 PFC ** RB10		m		\$0.00
200 x 75 PFC ** RB6		m		\$0.00
200 x 75 PFC ** RB7		m		\$0.00
230 x 75 PFC ** LL5		m		\$0.00

Beams - Labour

250 x 90 PFC ** RB11		m		\$0.00
250 x 90 PFC ** RB4		m		\$0.00
250 x 90 PFC ** RB5		m		\$0.00
250 x 90 PFC ** RB9		m		\$0.00
300 x 90 PFC ** RB3		m		\$0.00
250 UC 73 ** RB1		m		\$0.00

Welders

Hire - Welder ARC - 580 AMP DC - Deisel		day		\$0.00
Site Welding Allowance		hr		\$0.00

Option, Structural Steel Trade Markup & Contingency (if required)

Trade Markup		rate		\$0.00
Trade Contingency		rate		\$0.00

Staircases & Balustrade Quantity Unit T/Rate Total Comments \$22,262.64

Spiral Staircase

\$6,195.04

Timber Staircases - Supply

Build timber framed staircase 1200mm wide		m		\$0.00
Minimum square landing to staircase		each		\$0.00

Timber Staircase - Labour

Build timber framed staircase 1200mm wide		m		\$0.00
Minimum square landing to staircase		each		\$0.00

Balustrade & Handrail

\$16,067.60

Balustrade & Handrail - Supply

Aluminium Powdercoated Balustrade		lm		\$0.00
Aluminium Handrail		lm		\$0.00

Balustrade - Labour

Aluminium Powdercoated Balustrade		lm		\$0.00
Aluminium Handrail		lm		\$0.00

Structural Walls Quantity Unit T/Rate Total Comments \$137,200.41

Internal Structural Walls

Stud Framed Walls - Supply

\$56,656.61

Stud Walls		m2		\$0.00
Columns Supply		each		\$0.00

Window lintels

120 x 35 LVL ** LL8		m		\$0.00
140 x 35 LVL ** LL2		m		\$0.00
190 x 35 LVL ** LL11		m		\$0.00
190 x 45 LVL ** LL12		m		\$0.00
240 x 45 LVL ** LL3		m		\$0.00
240 x45 LVL ** LL1		m		\$0.00
290 x 45 LVL ** LL10		m		\$0.00
300 x 45 LVL ** T		m		\$0.00

90mm Brick Wall - Int / Ext - Supply

\$6,483.40

90mm Blockwork - Supply		p/1000		\$0.00
90mm Blockwork - Transport		p/1000		\$0.00

Single Leaf Concrete Blocks - Ext - Supply

\$21,040.50

190mm Blockwork - Supply		p/1000		\$0.00
190mm Blockwork - Transport		p/1000		\$0.00

External Cladding - Supply

\$50,197.90

James Hardie Primeline NewPort Cladding		m2		\$0.00
Metal Cladding System		m2		\$0.00
Ametalin SilverWrap MD 1350mm x 60m Wall Insulation		each		\$0.00

Hardware

\$2,822.00

Hardware

Cement - Blockwork		each		\$0.00
Sand		m3		\$0.00
Mixing agents		each		\$0.00
Damp proof		each		\$0.00
6m galv rods - 6mm		each		\$0.00
L Shape 6mm galv rods		each		\$0.00
Deliveries		each		\$0.00

Bricklayer	Quantity	Unit	T/Rate	Total	Comments	\$28,003.00
Blockwork					\$28,003.00	
90mm Blockwork - Supply		p/1000		\$0.00		
120mm Blockwork - Supply		p/1000		\$0.00		
Bricklayer, Trade Markup & Contingency						
Trade Markup		10%		\$0.00		
Trade Contingency		5%		\$0.00		
Windows & Glazing						\$221,438.96
Framing & Glazing						
Construction material - clear glazed glass and standard frame		m2		\$0.00		
Provide Flyscreen to windows		m2		\$0.00		
Provide 6.38mm double glazed glazing		m2		\$0.00		
Entry Glazing Doors						
3 lite sliding door		each		\$0.00		
6 lite stacking door		each		\$0.00		
Bifold Doors		each		\$0.00		
Single hinged entry door		each		\$0.00		
Accessories						
Awning Windows		each		\$0.00		
Fixed Windows		each		\$0.00		
Double Hung Windows		each		\$0.00		
Site Management						
Project Management		each		\$0.00		
Site measure & attendance		each		\$0.00		
Maintenance		each		\$0.00		
Roofing & Scaffolding						\$138,347.31
Roofing					\$86,250.59	
Roof Cover - Supply						
Roof Cover including Anticon		m2		\$0.00		
Roof Cover - Labour						
Roof Cover incl anticon		m2		\$0.00		
Roof Plumbing - Supply						
Gutter & Fascia		lm		\$0.00		
Downpipes		each		\$0.00		
Roof flue		each		\$0.00		
Flashing		each		\$0.00		
Roof Plumbing - Labour						
Gutter & Fascia		lm		\$0.00		
Downpipes		each		\$0.00		
Roof Flue		each		\$0.00		
Flashing		allow		\$0.00		
Safety Rail						
Min fee for temporary hand rails		Job		\$0.00		
Temporary hand rails		lm		\$0.00		
Skylights						
Supply & Install fixed skylight		each		\$0.00		
Scaffold					\$30,736.80	
Scaffold - Supply						
Scaffold Allowance - 15 weeks hire		each		\$0.00		
Per Week hire allowance		week		\$0.00		
Roof Framing - Supply					\$21,359.92	
Roof take off		m2		\$0.00		
Truss roof timbers		m2		\$0.00		
Carpentry						\$167,111.36
Stud Framed Walls - Labour					\$40,824.04	
Stud Walls Labour		m2		\$0.00		
Columns - labour		each		\$0.00		
LVL to Windows		lm		\$0.00		
Roof Carpenter - Labour					\$17,236.40	
Truss roof timbers		m2		\$0.00		
Project allowance		allow		\$0.00		
External Cladding - Labour					\$28,839.16	
James Hardie Primeline NewPort Cladding		m2		\$0.00		
Metal Cladding System		m2		\$0.00		
Ametalin SilverWrap MD 1350mm x 60m Wall Insulation		each		\$0.00		
Upper Floor Timbers - Labour					\$6,145.00	
Suspended Timber Slab Labour		m2		\$0.00		
Insulation to flooring		m2		\$0.00		
LVLs - Labour		lm		\$0.00		
Fixing Carpenter Labour					\$74,066.75	
Doors Labour						
External Solid Door		each		\$0.00		
e/o hang feature entry doors		each		\$0.00		
Entry Pivot Door		each		\$0.00		
e/o Internal door (solid)		each		\$0.00		
Internal door (hollow)		each		\$0.00		
Cavity Sliding Door Kit		each		\$0.00		

Hardware - Labour

Deadlock / Trilock		each	\$0.00
Door Seals		each	\$0.00
Door Closer		each	\$0.00
Towel Rails		each	\$0.00
Toilet Roll Holder		each	\$0.00
Towel Ring		each	\$0.00
Shower screen		each	\$0.00
Mirror		m2	\$0.00
Skirting		lm	\$0.00
Timber Screen Panels		lm	\$0.00
Extenal Cladding		m2	\$0.00
Glue Allowances		allow	\$0.00

Hardware - Labour

Internal Labour Days (carpenter) per man		days	\$0.00
External Labour Days (carpenter) per man		days	\$0.00

Option, Carpentry Trade Markup & Contingency (if required)

Trade Markup		7%	\$0.00
Trade Contingency		2%	\$0.00

Plasterer Quantity Unit T/Rate Total Comments \$144,878.71

Plasterboard Walls

\$94,714.65

Plasterboard Walls - Supply

Plasterboard to Walls		m2	\$0.00
Sand		m3	\$0.00
External Acrylic Render		m3	\$0.00
Insulation to Walls		m2	\$0.00

Plasterboard Walls - Labour

Plasterboard to Walls		m2	\$0.00
External Acrylic Render		m3	\$0.00
Insulation to Walls		m2	\$0.00

Plasterboard Ceilings

\$50,164.05

Plasterboard Ceiling Supply

Gyrpock Ceilings		m2	\$0.00
Ceiling insulation - R5		m2	\$0.00
Moisture Resistant Ceilings		m2	\$0.00
Manhole in plasterboard ceiling		each	\$0.00
Curtain Track Recess		m	\$0.00

Plasterboard Ceiling Labour

Gyrpock Ceilings		m2	\$0.00
Moisture Resistant Ceilings		m2	\$0.00
Ceiling insulation - R5		m2	\$0.00
Manhole in plasterboard ceiling		each	\$0.00
Curtain Track Recess		m	\$0.00
Standard Ceiling Small Kit		each	\$0.00
Scaffold set up over Staircase		each	\$0.00
Rubbish Bins		each	\$0.00

Fixings Quantity Unit T/Rate Total Comments \$98,352.19

Doors & Door Handles

\$21,503.91

Select External Doors

Glazed Solid Doors		each	\$0.00
1200mm Pivot Entry Door		each	\$0.00

Select Internal Doors

Internal Doors		each	\$0.00
----------------	--	------	--------

Select Doors Handles

Entry Door Handle		each	\$0.00
Pivot Door Entry Door Handle		each	\$0.00
Internal Levers		each	\$0.00
Flush Pull		each	\$0.00

Door Frames

\$4,884.10

External Hardware

External Single Door Frame		each	\$0.00
External Pivot Door Frame		each	\$0.00

Internal Doors & Sets

Internal door frame		each	\$0.00
Internal double door frame		each	\$0.00
Internal cavity sliding door unit		each	\$0.00
Deliveries		each	\$0.00

Hardware Items

\$71,964.19

Hardware Items

Door Seals		each	\$0.00
Mushroom Stop		each	\$0.00
Skirting - 5.4m Length		lm	\$0.00
Door Closer		each	\$0.00
Hinges		each	\$0.00
Shower screen		item	\$0.00
Mirror		m2	\$0.00
Timber Screen Panels		lm	\$0.00
Extenal Cladding		m2	\$0.00

Plumber Quantity Unit T/Rate Total Comments \$68,720.10

Site Connections

\$2,320.00

Sewer Connection		lm	\$0.00
Water Connection		lm	\$0.00
Gas Connection		each	\$0.00

Sanitary Fixing Install				\$66,400.10
Install basin taps - 2 taps - fixed spout hob set		each		\$0.00
Install bathtub - acrylic or enamel steel 1500 to 1800mm - rectangular - complete pedestal frame		each		\$0.00
Install dishwasher - install underbench dishwasher - complete		each		\$0.00
Install HWS - domestic - gas hot water unit - vitreous enamel lined		each		\$0.00
Install kitchen taps - 2 taps - swivel spout hob set		each		\$0.00
Install laundry tub wall taps - 2 taps - wall spout set over tub		each		\$0.00
Install only - sinks / tubs - kitchen sink - includes plug + P/S trap - double bowl		each		\$0.00
Install shower taps & rose - 2 - tap set		each		\$0.00
Install toilet suites / bidet - wall faced - stainless steel - inwall cistern		each		\$0.00
Install vanity basins - undermounted -		each		\$0.00
Install Free-standing Bath		each		\$0.00

Sanitary Fixing Install				
Linea Grate to showers		each		\$0.00
External strip drainage		m		\$0.00
Outdoor shower		allow		\$0.00

Plumber, Trade Markup & Contingency				
Trade Markup		5%		\$0.00
Trade Contingency		2%		\$0.00

Plumbing Fixtures	Quantity	Unit	T/Rate	Total	Comments	\$118,390.00
-------------------	----------	------	--------	-------	----------	--------------

Fixtures						\$36,600.00
Wet Room						
Basin		each			\$0.00	
Bath		each			\$0.00	
Free Standard Bath		each			\$0.00	
Toilet Suite		each			\$0.00	
Shower Rose		each			\$0.00	
Floor Waste		each			\$0.00	
Linea Grate to showers		each			\$0.00	

Wet Room - Fixings						
Towel Rails		each			\$0.00	
Toilet Roll Holder		each			\$0.00	
Towel Ring		each			\$0.00	
Heated Towel Rail		each			\$0.00	

Laundry & Kitchen						
Trough		each			\$0.00	
Sinks		each			\$0.00	
Delivery Fees		each			\$0.00	

Tapware						\$13,880.00
----------------	--	--	--	--	--	--------------------

Mixers						
Basin Mixer		each			\$0.00	
Bath Mixer		each			\$0.00	
Shower Mixers		each			\$0.00	

Other						
Bath Spout		each			\$0.00	
Trough Taps		each			\$0.00	
Sink Mixers		each			\$0.00	
Outdoor Shower		allow			\$0.00	
Delivery Fees		each			\$0.00	
Contingency		allow			\$0.00	

Appliances						\$67,910.00
-------------------	--	--	--	--	--	--------------------

Standard Inclusions						
Oven		each			\$0.00	
Hot Plate		each			\$0.00	
Single Hotplate		each			\$0.00	
Rangehood		each			\$0.00	

Premium Inclusions						
Dishwasher		each			\$0.00	
Dishwasher		each			\$0.00	
Fridge		each			\$0.00	
Bar Fridge		each			\$0.00	
Outdoor BBQ Unit		each			\$0.00	
Warmer Drawerer		allow			\$0.00	

HWS						
Instantaneous Gas Hot Water System		each			\$0.00	
Solar Hot Water System		each			\$0.00	
Contingency		allow			\$0.00	

Electrical	Quantity	Unit	T/Rate	Total	Comments	\$116,364.81
------------	----------	------	--------	-------	----------	--------------

Electrical Standard Allowances						\$8,277.50
---------------------------------------	--	--	--	--	--	-------------------

Connections						
Disconnect & Re-Connect Power		each			\$0.00	
Rectify existing meterbox connection		each			\$0.00	
Three Phase Power Run		m			\$0.00	
Temporary power usage fees		week			\$0.00	
Earthing		each			\$0.00	
Bonding Equipment		each			\$0.00	

Temporary Site Power						
Temporary power unit hire fees		week			\$0.00	
Temporary power pole installation & removal		each			\$0.00	
Temporary Power Box 30m Extension		week			\$0.00	

Power Points & Data						\$13,901.12
--------------------------------	--	--	--	--	--	--------------------

Power Points & Data - Supply						
Double Power Points		each			\$0.00	
Single Power Points		each			\$0.00	
Weatherproof Double Power Point		each			\$0.00	
Data Points		each			\$0.00	

Power Points & Data - Labour

Double Power Points	each	\$0.00
Single Power Points	each	\$0.00
Weatherproof Double Power Point	each	\$0.00
Data Points	each	\$0.00

Lighting - Supply

Downlights	each	\$0.00
External Wall Lights	each	\$0.00
External Ground Mounded Lighting	each	\$0.00
IXL to bathroom	each	\$0.00
Pendants	each	\$0.00
Strip lighting	m	\$0.00
Fluro	each	\$0.00

Lighting - Labour

Downlights	each	\$0.00
External Wall Lights	each	\$0.00
External Ground Mounded Lighting	each	\$0.00
IXL to bathroom	each	\$0.00
Pendants	each	\$0.00
Strip lighting	m	\$0.00
Fluro	each	\$0.00

Other Items

Material - Supply

Exhaust Fan	each	\$0.00
Smoke Dectectors	each	\$0.00

Material - Labour

Exhaust Fan	each	\$0.00
Smoke Dectectors	each	\$0.00

Supply & Install Misc Items

Connect Oven	each	\$0.00
Connect Rangehood	each	\$0.00
Connect HWS	each	\$0.00
2 way switching	each	\$0.00

Other Items

Alarm System	each	\$0.00
Intercom	each	\$0.00
Bluetooth Switching	each	\$0.00
5 x Video Camera System	each	\$0.00
Three phase to tennis court	each	\$0.00

Ceramic Tiling Quantity Unit T/Rate Total Comments \$104,201.88

Wet Area Tiling - Supply

Tiles (floor)	m2	\$0.00
Tiles (walls)	m2	\$0.00
Stone Tiling	m2	\$0.00
Tiling Sundries	m2	\$0.00
Pool Moasics	allow	\$0.00

Wet Area Tiling - Labour

Wet Area Ceramic Tiling - Labour

Tile labour	m2	\$0.00
Stone Tiling	m2	\$0.00
Pool Moasics	allow	\$0.00
Tiling Sundries	m2	\$0.00

Waterproofing

Supply & Install Waterproofing to Walls	m2	\$0.00
Supply & Install Waterproofing to Floors	m2	\$0.00
Supply & Install Waterproofing to Concrete & Structural works	m2	\$0.00

Cabinets Quantity Unit T/Rate Total Comments \$233,450.36

Cabinet Works

600mm cupds & tops, std laminate	lm	\$0.00
Overhead to up to 1.2m high	lm	\$0.00

Kitchen Accessories

Add 86mm height to kickrail	lm	\$0.00
Wall Oven Stack	each	\$0.00
End Panels	each	\$0.00
Provide flue pipe	each	\$0.00
Bank of kitchen drawers	each	\$0.00
Open shelf to fridge	each	\$0.00
Pot drawer	each	\$0.00
Bin dual function	each	\$0.00
Fridge panel 2.4m x 650	each	\$0.00
Pantry 600 x 1200 x 2400	each	\$0.00

Site allowances

Return travel	each	\$0.00
Site meeting with client	each	\$0.00
2nd storey per cupd surcharge	each	\$0.00

Bench Tops

Provide 40mm stone bench top	m	\$0.00
StoneBench to Living	lm	\$0.00

Splashbacks

Glass Splashback	m2	\$0.00
------------------	----	--------

Custom Robes

Small Robes	each	\$0.00
Large Robes	each	\$0.00

Floor Coverings	Quantity	Unit	T/Rate	Total	Comments	\$106,545.13
Main Floor Tiling					\$85,055.13	
Main Floor Tiling - Supply						
600x300 Ceramic Floor Tile		m2		\$0.00		
Tiling Sundries		m2		\$0.00		
Delivery		each		\$0.00		
Main Floor Tiling - Labour						
Tile labour		m2		\$0.00		
Tiling Sundries		m2		\$0.00		
Tiling to Staircase Allowance		each		\$0.00		
Difficult Job Allowance		each		\$0.00		
Carpet					\$21,490.00	
Carpet		m2		\$0.00		
Painting						\$78,081.81
New Home Works Painting					\$76,078.41	
Internal						
Doors & Frames		each		\$0.00		
Internal Walls		m2		\$0.00		
Plasterboard Ceilings		m2		\$0.00		
Paint Skirting		lm		\$0.00		
External Walls						
Render Single Block Wall		m2		\$0.00		
Seal Concrete Ceiling		m2		\$0.00		
Cladding		m2		\$0.00		
External Items						
Paint to Ext & Int Pipes inc ext taps		each		\$0.00		
Minimum charge external works		each		\$0.00		
Hire Equipment					\$2,003.40	
Scissor lift delivery and pick up		each		\$0.00		
Scissor lift for painter		week		\$0.00		
External Items						\$235,721.99
Garage Door					\$32,790.91	
Front Garage Door						
Cedar Look-A-Like Automatic Door		each		\$0.00		
Automatic entry gate		each		\$0.00		
Manual Roller Door		each		\$0.00		
Landscaping					\$58,213.43	
Landscaping allowance		m2		\$0.00		
Irrigation System allowance		each		\$0.00		
Grass		m2		\$0.00		
Tree		allow		\$0.00		
External Walls					\$17,022.35	
Retaining Walls / Planterbox						
1.0m high Retaining including render		m		\$0.00		
Concrete Pools Equipment					\$34,700.00	
Pool Equipment		allow		\$0.00		
Install Pool Heating		allow		\$0.00		
Misc Items						
Fencing 2100mm high		lm		\$0.00	by owner	
Automatic Sliding Gate (incl electrical connection point		each		\$0.00		
Single Panel External Gate		item		\$0.00		
Infill Screen Panels		item		\$0.00		
Outdoor Appliances		allow		\$0.00		
Gravel		m2		\$0.00		
Install letter box		allow		\$0.00		
Install Clothes line		allow		\$0.00		
Exposed Aggregate		m2		\$0.00		
Air-Conditioning & Heating						\$66,970.60
Ducted Reverse System Systems						
m2 Ducted Air Rate - buildings over 460m2		m2		\$0.00		
Under Floor Heating						
Heated Flooring 10m cable, suitable for areas up to 2.0m ²		each		\$0.00		
Internal Item						\$15,500.00
Other Items Internal						
Fire Place		each		\$0.00		
Fireplace Mantle		allow		\$0.00		
House Cleaning						\$13,068.40
Fixtures						
Basin		each		\$0.00		
Bath		each		\$0.00		
Toilet Suite		each		\$0.00		
Shower Rose		each		\$0.00		
Trough		each		\$0.00		
Sinks		each		\$0.00		
Towel Rails		each		\$0.00		
Toilet Roll Holder		each		\$0.00		
Towel Ring		each		\$0.00		

Appliances

Oven		each		\$0.00
Hot Plate		each		\$0.00
Rangehood		each		\$0.00
Dishwasher		each		\$0.00
Microwave		each		\$0.00

Wet Area Tiling

Internal Floor Area		m2		\$0.00
External Areas		m2		\$0.00
Carpets		m2		\$0.00
Timber Flooring		m2		\$0.00
Window Glazing		m2		\$0.00

Supervisions & Contingency	Quantity	Unit	T/Rate	Total	Comments	\$114,335.00
---------------------------------------	----------	------	--------	-------	----------	--------------

Supervisions & Contingency (this allowance is included in all lines above)

Supervision		week		\$0.00
Site Meetings		each		\$0.00
Material Handling		week		\$0.00
Estimating Contingency 2% allowance		each		\$0.00

Construction Cost excl GST	\$3,478,084.45	
Margin %	12%	
Profit excl GST	\$417,370.13	
Construction Cost incl Profit	\$3,895,454.58	Excluding GST
GST	\$389,545.46	
Construction Building Cost incl GST	\$4,285,000.04	

BLU LEVEL
ESTIMATING

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

Description - All cost exclude GST Total Excl GST

Building Cost Breakdown

Site Construction		\$339,100.65
· Earthworks	PS \$194,613.73	5.00%
· Demolition	\$57,993.60	1.49%
· Stormwater Disposal	\$86,493.32	2.22%
Construction Items		\$3,063,893.60
· Preliminaries	\$119,394.62	3.06%
· Concrete Slab	\$869,605.85	22.32%
· Suspended Timber Framed Flooring	\$15,528.67	0.40%
· Structural Walls	\$159,132.30	4.09%
· Structural Steel	\$105,191.90	2.70%
· Staircases & Balustrade	\$30,402.00	0.78%
· Electrical	\$134,966.51	3.46%
· Bricklayer	\$37,138.08	0.95%
· Carpentry	\$192,939.44	4.95%
· Plumber	\$79,706.03	2.05%
· Windows & Glazing	PS \$256,837.23	6.59%
· Roofing & Scaffolding	\$160,462.75	4.12%
· Plasterer	\$163,152.31	4.19%
· Second Fixing	\$114,074.46	2.93%
· Cabinets	\$261,464.40	6.71%
· Plumbing Fixtures	PS \$137,315.36	3.53%
· Ceramic Tiling	\$120,859.07	3.10%
· Painting	\$90,564.10	2.32%
· House Cleaning	\$15,158.53	0.39%
Finishing Items		\$492,460.33
· External Items	\$267,121.11	6.86%
· Internal Items	\$26,754.56	0.69%
· Air-Conditioning & Heating	\$75,007.07	1.93%
· Floor Coverings	\$123,577.59	3.17%
Construction Totals		
Total Amount Excluding GST		\$3,895,454.58
Total Amount of GST		\$389,545.46
Total Amount including GST		\$4,285,000.04



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

Description - Builder cost only. Excludes Margin, GST

Start	
Preliminaries	\$ 102,939.34
Supervisions & Contingency	\$ 114,335.00
Major Trades	
Earthworks	\$ 167,791.26
Demolition	\$ 50,000.00
Windows & Glazing	\$ 221,438.96
Plumber	\$ 68,720.10
Stormwater Disposal	\$ 74,572.18
Electrical	\$ 116,364.81
Painting	\$ 78,081.81
Concrete Works - Ground	
Concrete (Ground) - Supply	\$ 249,331.66
Concrete (Ground) - Labour	\$ 246,759.41
Concrete Works - Suspended	
Suspended Concrete Supply	\$ 83,289.60
Suspended Concrete Labour	\$ 139,158.84
Concrete Pump All-in	
Concrete Pump	\$ 31,216.28
Timber Framed Slabs	
Upper Floor Timbers - Supply	\$ 13,387.88
Roofing & Scaffold	
Scaffold	\$ 30,736.80
Roof Cover	\$ 86,250.59
Roof Framing - Supply	\$ 21,359.92
Structural Beams Slab - Supply	\$ 9,365.87
Structural Beams Slab - Labour	\$ 18,815.23
Structural Beams Roof - Supply	\$ 31,749.66
Structural Beams Roof - Labour	\$ 30,762.58
Structural Walls	
Stud Framed Walls - Supply	\$ 56,656.61
90mm Brick Wall - Int / Ext - Supply	\$ 6,483.40
Single Leaf Concrete Blocks - Ext - Supply	\$ 21,040.50
External Cladding - Supply	\$ 50,197.90
Hardware	\$ 2,822.00
Brickwork	
Blockwork - Labour	\$ 28,003.00
Carpentry	
Stud Framed Walls - Labour	\$ 40,824.04
External Cladding - Labour	\$ 28,839.16



Upper Floor Timbers - Labour	\$ 6,145.00
Balustrade & Handrail	\$ 22,262.64
Roof Carpenter - Labour	\$ 17,236.40
Fixing Carpenter Labour	\$ 74,066.75

Plasterboard

Plasterboard Walls	\$ 94,714.65
Plasterboard Ceilings	\$ 50,164.05

Second Fix Items

Fixings & Hardware - Supply	\$ 98,352.19
Fixtures & Fittings	\$ 50,480.00
Appliances	\$ 67,910.00
Air-Conditioning & Heating	\$ 66,970.60
Cabinets	\$ 233,450.36
Waterproofing	\$ 26,148.10

Tiling

Wet Area Tiling - Supply	\$ 41,309.96
Wet Area Tiling - Labour	\$ 36,743.82

Other Items

Internal Flooring	\$ 106,545.13
House Cleaning	\$ 13,068.40
External Items	\$ 235,721.99
Internal item	\$ 15,500.00

Construction Cost Total

Construction Cost Total Excluding GST \$3,478,084.45