

Builder _____
 Contact _____
 Email _____
 Project _____

Preliminaries	Quantity	Unit	T/Rate	Total	Sub-totals	\$71,752.56
---------------	----------	------	--------	-------	------------	-------------

Project Build					\$25,688.64	
Project Build Site Preliminaries from 420m2 +		m2			\$0.00	
Site Preparation						\$46,063.91
Project Site Preparation from 420 m2 +		m2			\$0.00	

Earthworks	Quantity	Unit	T/Rate	Total	Comments	\$17,500.00
------------	----------	------	--------	-------	----------	-------------

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	
Other Items						
Cut site & Fill Site		allow			\$0.00	
Hard-Digging allowance		allow			\$0.00	

Stormwater Disposal	Quantity	Unit	T/Rate	Total	Sub-totals	\$22,269.73
---------------------	----------	------	--------	-------	------------	-------------

Stormwater - Supply						
Pit / Soakwells		each			\$0.00	
Pipework		lm			\$0.00	
Trafficable Lids		each			\$0.00	
6m S/S Stormwater Channel		each			\$0.00	
Slimline Rainwater Tank 1200L		each			\$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	
Slimline Rainwater Tank 1200L		each			\$0.00	
Option, Stormwater Disposal Trade Markup & Contingency (if required)						
Trade Markup		10%			\$0.00	
Trade Contingency		5%			\$0.00	

Demolition	Quantity	Unit	T/Rate	Total	Comments	\$0.00
------------	----------	------	--------	-------	----------	--------

Internal Demolition					\$0.00	
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	
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					\$0.00	
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					\$0.00	
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	\$124,391.41
---------------	----------	------	--------	-------	----------	--------------

Concrete (Ground) - Supply					\$69,866.60	
Concrete - Supply						
Concrete - Footing w/- L8TM4 Mesh		m			\$0.00	
Concrete - Ground Waffle pod slab		m2			\$0.00	
Concrete pier pad including T&B mesh		each			\$0.00	
Add Concrete		m3			\$0.00	
Concrete Piers - Supply						
Concrete - Concrete Pier - 600mm Diameter		m			\$0.00	
Reinforced cage - for Concrete Pier - 600mm Diameter		m			\$0.00	
Shotcrete Wall - Supply						
150mm thick 3m high concrete wall		m			\$0.00	
150m thick m2 concrete wall		m2			\$0.00	
SL82 Slab mesh		m2			\$0.00	

Concrete Wall Panel - Supply							
150mm thick 3m high concrete wall		m			\$0.00		
150m thick m2 concrete wall		m2			\$0.00		
Reinforcement		tn			\$0.00		
Core Fill Blockwork - Supply							
32mpa Concrete		m3			\$0.00		
Reinforcement Bar		tn			\$0.00		
Concrete (Ground) - Labour							\$52,574.81
Concrete Labour							
Concrete - Footing w/- L8TM4 Mesh		m			\$0.00		
Concrete - Ground Waffle pod slab		m2			\$0.00		
Concrete pier pad including T&B mesh		each			\$0.00		
Add Concrete		m3			\$0.00		
Concrete Pier - Labour							
20mpa concrete - Concrete Pier - 600mm Diameter		m			\$0.00		
Reinforced cage - for Concrete Pier - 600mm Diameter		m			\$0.00		
Shotcrete Wall System - Labour							
150mm thick 3m high concrete wall		m			\$0.00		
150m thick m2 concrete wall		m2			\$0.00		
Concrete Wall Panel - Labour							
150mm thick 3m high concrete wall		m			\$0.00		
150m thick m2 concrete wall		m2			\$0.00		
Reinforcement		tn			\$0.00		
Core Fill Blockwork - Labour							
32mpa Concrete		m3			\$0.00		
Reinforcement Bar		tn			\$0.00		
Concrete (Ground) - Labour, Trade Markup & Contingency							
Trade Markup		%			\$0.00		
Trade Contingency		%			\$0.00		
Suspended Concrete Supply							\$0.00
Concrete & Reinforcement							
Provide 40mpa concrete suspended slab including formwork & N12 T&B Bar		m2			\$0.00		
Provide 40mpa concrete staircase 900mm wide including formwork & N12 T&B Bar		each			\$0.00		
Suspended Concrete Labour							\$0.00
Concrete, Reinforcement & Formork							
Provide 40mpa concrete suspended slab including formwork & N12 T&B Bar		m2			\$0.00		
40mpa concrete staircase 900mm wide including formwork & N12 T&B Bar		each			\$0.00		
Suspended Concrete Labour , Trade Markup & Contingency							
Trade Markup		%			\$0.00		
Trade Contingency		%			\$0.00		
Concrete Pump							\$1,950.00
Concrete Pumping							
Concrete pump - per project		Job			\$0.00		
Suspended Timber Framed Flooring							
	Quantity	Unit	T/Rate	Total	Comments		\$19,788.59
Ground Floor Timbers Supply							\$0.00
Ground Floor Suspended Timber Slab		m2		\$0.00			
Insulation to flooring		m2		\$0.00			
Accoustic ply board to flooring : 3.6 x .8 Sheet		each		\$0.00			
360 x 63 LVL		lm		\$0.00			
Concrete Stumps Threaded - 100 x 100 x 1000		each		\$0.00			
Upper Floor Timbers - Supply							\$19,788.59
Upper Floor Suspended Timber Slab		m2		\$0.00			
Insulation to flooring		m2		\$0.00			
Accoustic ply board to flooring : 3.6 x .8 Sheet		each		\$0.00			
360 x 63 LVL		lm		\$0.00			
Structural Steel							
	Quantity	Unit	T/Rate	Total	Comments		\$34,490.92
Structural Beams Slab - Supply							\$14,885.67
Universal Beams - Glav		lm		\$0.00			
250 PFC - Glav		lm		\$0.00			
Splays, Notches		each		\$0.00			
Steel Columns SHS		each		\$0.00			
Structural Beams Slab - Labour							\$9,441.00
Universal Beams - Glav		lm		\$0.00			
250 PFC - Glav		lm		\$0.00			
Splays, Notches		each		\$0.00			
Steel Columns SHS		each		\$0.00			
Crane Hire		hr		\$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		12%		\$0.00			
Trade Contingency		6%		\$0.00			

Structural Beams Roof - Supply						\$6,819.25
250 PFC - Glav		lm			\$0.00	
Splays, Notches		each			\$0.00	
Steel Columns SHS		each			\$0.00	
Structural Beam Roof - Labour						\$3,345.00
Beams - Labour						
250 PFC - Glav		lm			\$0.00	
Splays, Notches		each			\$0.00	
Steel Columns SHS		each			\$0.00	
Crane Hire		hr			\$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		8%			\$0.00	
Trade Contingency		5%			\$0.00	
Staircases & Balustrade						\$75,779.29
Stair Case						\$11,735.65
Timber Staircases - Supply						
Build timber framed staircase 900mm wide		m			\$0.00	
Minimum square landing to staircase		each			\$0.00	
Timber Staircase - Labour						
Build timber framed staircase 900mm wide		m			\$0.00	
Minimum square landing to staircase		each			\$0.00	
Balustrade & Handrail						\$64,043.64
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						\$70,556.68
Internal Structural Walls						
Stud Framed Walls - Supply						\$31,272.69
Stud Walls		m2			\$0.00	
Columns Supply		each			\$0.00	
LVLs to Windows & Doors		lm			\$0.00	
Weather Board Wall Structure - Ext - Supply						\$26,644.20
2.7m high cladding wall excluding paint		m			\$0.00	
3.0m high cladding wall excluding paint		m			\$0.00	
m2 cladding wall excluding paint		m2			\$0.00	
Dividing Acoustic Wall incl fire ratings - Supply						\$12,639.79
2.7m high Dividing Acoustic Wall incl fire ratings		m			\$0.00	
3.0m high Dividing Acoustic Wall incl fire ratings		m			\$0.00	
m2 Dividing Acoustic Wall incl fire ratings		m2			\$0.00	
Windows & Glazing						\$76,371.22
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						
2 lite sliding door		each			\$0.00	
3 lite sliding door		each			\$0.00	
Single hinged entry door		each			\$0.00	
Accessories						
Awning Windows		each			\$0.00	
Louvre Windows		each			\$0.00	
Fixed Windows		each			\$0.00	
Double Hung Windows		each			\$0.00	
Security Screens		each			\$0.00	
Aluminium Slats		m			\$0.00	
Roofing & Scaffolding						\$77,057.44
Roofing						\$46,286.69
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	
Box Gutter		lm			\$0.00	
Downpipes		each			\$0.00	
Roof flue		each			\$0.00	
Flashing		each			\$0.00	
Pergola (Material and Fixings)		m2			\$0.00	
Roof Plumbing - Labour						
Gutter & Fascia		lm			\$0.00	
Box Gutter		lm			\$0.00	
Downpipes		each			\$0.00	

Roof Plumbing - Labour						
Roof Flue		each		\$0.00		
Flashing		allow		\$0.00		
Pergola		m2		\$0.00		
Safety Rail						
Min fee for temporary hand rails		Job		\$0.00		
Temporary hand rails		1m		\$0.00		
						\$21,269.28
Scaffold - Supply						
Scaffold Allowance - 15 weeks hire		each		\$0.00		
Per Week hire allowance		week		\$0.00		
						\$9,501.47
Roof Framing - Supply						
Roof take off		m2		\$0.00		
Truss roof timbers		m2		\$0.00		
360 x 63 LVL		1m		\$0.00		
Carpentry						
Upper Floor Timbers - Labour						
				Quantity	Unit	T/Rate
				Total	Comments	\$45,737.86
Suspended Timber Slab Labour						
Suspended Timber Slab Labour		m2		\$0.00		\$9,227.53
Insulation to flooring		m2		\$0.00		
LVLs - Labour		1m		\$0.00		
Stud Framed Walls - Labour						
						\$28,102.62
Stud Walls Labour		m2		\$0.00		
Columns - labour		each		\$0.00		
LVL to Windows		1m		\$0.00		
Dividing Acoustic Wall incl fire ratings - Labour						
						\$7,064.82
2.7m high Dividing Acoustic Wall incl fire ratings		m		\$0.00		
3.0m high Dividing Acoustic Wall incl fire ratings		m		\$0.00		
m2 Dividing Acoustic Wall incl fire ratings		m2		\$0.00		
Weather Board Wall Structure - Ext - Labour						
						\$25,850.83
2.7m high cladding wall excluding paint		m		\$0.00		
3.0m high cladding wall excluding paint		m		\$0.00		
m2 cladding wall excluding paint		m2		\$0.00		
Roof Carpenter - Labour						
						\$14,170.59
Truss roof timbers		m2		\$0.00		
360 x 63 LVL		1m		\$0.00		
Fixing Carpenter Labour						
						\$12,822.22
Doors Labour						
External Solid Door		each		\$0.00		
e/o hang feature entry doors		each		\$0.00		
External Garage Door		each		\$0.00		
Entry Pivot Door		each		\$0.00		
Internal door (hollow)		each		\$0.00		
Cavity Sliding Door Kit		each		\$0.00		
Mirrored Sliding Door		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		1m		\$0.00		
Shelf & Rail		1m		\$0.00		
Shelf Only		1m		\$0.00		
Timber Screen Panels		1m		\$0.00		
Glue Allowances		allow		\$0.00		
Internal Labour Days (carpenter) per man		days		\$0.00		
External Labour Days (carpenter) per man		days		\$0.00		
Plasterer						
Plasterboard Walls						
				Quantity	Unit	T/Rate
				Total	Comments	\$28,681.04
Plasterboard Walls - Supply						
Plasterboard to Walls		m2		\$0.00		\$13,275.36
Insulation to Walls		m2		\$0.00		
Moisture Resistant Wall to Wet Areas		m2		\$0.00		
Plasterboard Walls - Labour						
Plasterboard to Walls		m2		\$0.00		
Insulation to Walls		m2		\$0.00		
Moisture Resistant Wall to Wet Areas		m2		\$0.00		
						\$15,405.68
Plasterboard Ceilings						
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		
Plasterboard Ceiling Labour						
Gyrpock Ceilings		m2		\$0.00		
Moisture Resistant Ceilings		m2		\$0.00		

Plasterboard Ceiling Labour

Ceiling insulation - R5		m2		\$0.00
Manhole in plasterboard ceiling		each		\$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 \$30,482.16

Doors & Door Handles \$8,045.70

Select External Doors

Glazed Solid Doors		each		\$0.00
Solid Flush Panel Doors		each		\$0.00

Select Internal Doors

Internal Doors		each		\$0.00
Mirrored Sliding Doors		each		\$0.00

Select Doors Handles

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

Door Frames \$4,106.70

External Hardware

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

Internal Doors & Sets

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

Hardware Items \$18,329.76

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
69x19 Shelf & Moulding		m		\$0.00
Timber Screen Panels		lm		\$0.00
Hanging Rail		lm		\$0.00

Plumber Quantity Unit T/Rate Total Comments \$16,750.09

Site Connections \$12,050.09

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

Sanitary Fixing Install \$4,700.00

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
Linea Grate to showers		each		\$0.00

Plumber, Trade Markup & Contingency

Trade Markup		8%		\$0.00
Trade Contingency		2%		\$0.00

Plumbing Fixtures Quantity Unit T/Rate Total Comments \$36,867.48

Fixtures \$14,597.70

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 \$2,905.50

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
Delivery Fees		each	\$0.00
Contingency		allow	\$0.00
			\$19,364.28
Appliances			
Standard Inclusions			
Oven		each	\$0.00
Hot Plate		each	\$0.00
Rangehood		each	\$0.00
Premium Inclusions			
Dishwasher		each	\$0.00
Microwave		each	\$0.00
Fridge		each	\$0.00
Bar Fridge		each	\$0.00
Outdoor BBQ Unit		each	\$0.00
HWS			
Instantaneous Gas Hot Water System		each	\$0.00
Contingency		allow	\$0.00

Electrical	Quantity	Unit	T/Rate	Total	Comments	\$26,733.16
Electrical Standard Allowances						\$6,050.92
Electrical connections and site management from 350m2 plus		m2		\$0.00		
Power Points & Data						\$1,347.84
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						\$8,393.10
Downlights		each		\$0.00		
External Wall Lights		each		\$0.00		
IXL to bathroom		each		\$0.00		
Fluro		each		\$0.00		
Lighting - Labour						\$3,137.40
Downlights		each		\$0.00		
External Wall Lights		each		\$0.00		
IXL to bathroom		each		\$0.00		
Fluro		each		\$0.00		
Install pendants		each		\$0.00		
Other Items						\$7,803.90
Material - Supply						
Exhaust Fan		each		\$0.00		
Smoke Dectectors		each		\$0.00		
Sweep Fan		item		\$0.00		
Material - Labour						
Exhaust Fan		each		\$0.00		
Smoke Dectectors		each		\$0.00		
Sweep Fan		each		\$0.00		
Heated towel rail		each		\$0.00		
Supply & Install Misc Items						
Connect Oven		each		\$0.00		
Connect Rangehood		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		

Ceramic Tiling	Quantity	Unit	T/Rate	Total	Comments	\$24,998.66
Wet Area Tiling - Supply						\$10,613.21
Tiles (floor)		m2		\$0.00		
Tiles (walls)		m2		\$0.00	Skirting tile only	
Non Slip Floor Tiles to Balcony		m2		\$0.00		
Tiling Sundries		m2		\$0.00		
Wet Area Tiling - Labour						\$10,169.07
Wet Area Ceramic Tiling - Labour						
Tile labour		m2		\$0.00		
Tile Labour - Outdoor tiles		m2		\$0.00		
Tiling Sundries		m2		\$0.00		
Waterproofing						\$4,216.38
Supply & Install Waterproofing to Walls		m2		\$0.00		
Supply & Install Waterproofing to Floors		m2		\$0.00		
Supply & Install Waterproofing to Outdoor Floor Tiles		m2		\$0.00		

Cabinets	Quantity	Unit	T/Rate	Total	Comments	\$67,482.66
Cabinet Works					\$36,596.55	
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					\$20,087.01	
Provide 20mm stone bench top		m		\$0.00		
Splashbacks					\$10,799.10	
Glass Splashback		m2		\$0.00		
Floor Coverings	Quantity	Unit	T/Rate	Total	Comments	\$59,479.03
Carpets					\$11,119.48	
Supply & Install premium carpets		m2		\$0.00		
Carpet to Staircase Allowance		allow		\$0.00		
Internal Timber Flooring					\$38,819.55	
Supply Timber Flooring		m2		\$0.00		
Labour Install Timber Flooring		m2		\$0.00		
Labour Sanding & Treatment		m2		\$0.00		
Polished Concrete					\$9,540.00	
Polished Concrete		m2		\$0.00		
Painting	Quantity	Unit	T/Rate	Total	Comments	\$14,354.27
New Home Works Painting					\$13,486.13	
Internal						
Doors & Frames		each		\$0.00		
Internal Walls		m2		\$0.00		
Plasterboard Ceilings		m2		\$0.00		
Paint Skirting		lm		\$0.00		
Shelf & Rail		lm		\$0.00		
Handrail		lm		\$0.00		
External Walls						
Weatherboard Wall		m2		\$0.00		
External Items						
Exposed Steel beams		m		\$0.00		
Paint to Ext & Int Pipes inc ext taps		each		\$0.00		
Hire Equipment					\$868.14	
Scissor lift delivery and pick up		each		\$0.00		
Scissor lift for painter		week		\$0.00		
External Items	Quantity	Unit	T/Rate	Total	Comments	\$105,126.22
Garage Door					\$7,956.00	
Front Garage Door						
Cedar Look-A-Like Automatic Door		each		\$0.00		
Motor to suit standard roller door		each		\$0.00		
Supply & Install Decking					\$2,824.92	
Supply Material						
Supply - Base framework suspended slab		m2		\$0.00		
Supply Timber Flooring		m2		\$0.00		
Labour Material						
Labour - Base framework suspended slab		m2		\$0.00		
Labour Install Timber Flooring		m2		\$0.00		
Labour Sanding & Treatment		m2		\$0.00		
Supply & Install Paving					\$1,238.50	
Supply Material						
Supply - Brick Pavers		m2		\$0.00		
Supply - Sand		m2		\$0.00		
Labour Material						
Labour - Brick Pavers		m2		\$0.00		
Landscaping					\$17,984.45	
Landscaping allowance		m2		\$0.00		
Irrigation System allowance		each		\$0.00		
Grass		m2		\$0.00		
Extenal Concrete					\$19,691.82	
32mpa Concrete driveway 150mm thick		m2		\$0.00		
Honed Concrete		m2		\$0.00		

External Walls \$19,063.28

Retaining Walls / Planterbox			
1.0m high Retaining including render		m	\$0.00
600mm high Planterbox including render		m	\$0.00

Misc Items			
Brick Fencing 2m high		m	\$0.00
Clothes Line		each	\$0.00
Single Panel External Gate		item	\$0.00
Infill Screen Panels between piers		lm	\$0.00
Stone Cladding		m2	\$0.00
Letter box		each	\$0.00

No Perimeter Fencing

Air-Conditioning & Heating \$43,056.00

Quantity	Unit	T/Rate	Total	Comments
Ducted Reverse System Systems				
10 Zone Reverse cycle air-conditioner to suit 7 x Bedroom, 1 x Main Living Area		each	\$0.00	

Under Floor Heating				
Heated Flooring 10m cable, suitable for areas up to 2.0m ²		each	\$0.00	
Heated Flooring 62.5m cable, suitable for areas up to 12.5m ²		each	\$0.00	
Heated Flooring 125m cable, suitable for areas up to 25m ²		each	\$0.00	
Add larger area - Under floor heating		m2	\$0.00	

Internal Item \$0.00

Quantity	Unit	T/Rate	Total	Comments
Other Items Internal				
Fire Place		each	\$0.00	
Lift		each	\$0.00	
Wallpaper		m2	\$0.00	
Internal Stone Cladding		m2	\$0.00	

House Cleaning \$4,605.00

Quantity	Unit	T/Rate	Total	Comments
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	
Extenal Areas		m2	\$0.00	
Carpets		m2	\$0.00	
Timber Flooring		m2	\$0.00	
Window Glazing		m2	\$0.00	

Supervisions & Contingency \$49,199.00

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	
			\$0.00	

Construction Cost excl GST	\$1,138,905.47	
Margin %	14%	
Profit excl GST	\$159,446.77	
Construction Cost incl Profit	\$1,298,352.23	Excluding GST
GST	\$129,835.22	
Construction Building Cost incl GST	\$1,428,187.46	

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

Description - All cost exclude GST	Total Excl GST
------------------------------------	----------------

Building Cost Breakdown

Site Construction		\$54,980.11
· Earthworks	PS	\$26,130.79 1.63%
· Demolition		\$0.00 0.00%
· Stormwater Disposal		\$28,849.32 1.80%
Construction Items		\$1,302,277.71
· Preliminaries		\$84,817.77 5.29%
· Concrete Slab		\$147,041.08 9.17%
· Suspended Timber Framed Flooring		\$23,392.33 1.46%
· Structural Walls		\$83,404.32 5.20%
· Structural Steel		\$84,954.17 5.30%
· Staircases & Balustrade		\$92,691.34 5.78%
· Electrical		\$50,782.85 3.17%
· Bricklayer		\$3,570.48 0.22%
· Carpentry		\$136,062.63 8.49%
· Plumber		\$63,276.40 3.95%
· Windows & Glazing	PS	\$90,276.85 5.63%
· Roofing & Scaffolding		\$92,994.72 5.80%
· Plasterer		\$100,041.91 6.24%
· Second Fixing		\$36,033.30 2.25%
· Cabinets	PS	\$76,930.23 4.80%
· Plumbing Fixtures	PS	\$43,580.47 2.72%
· Ceramic Tiling		\$29,550.69 1.84%
· Painting		\$57,431.70 3.58%
· House Cleaning		\$5,444.48 0.34%
Finishing Items		\$245,706.76
· External Items		\$121,889.05 7.60%
· Internal Items		\$4,424.34 0.28%
· Air-Conditioning & Heating		\$49,083.84 3.06%
· Floor Coverings		\$70,309.53 4.39%
Construction Totals		
Total Amount Excluding GST		\$1,602,964.59
Total Amount of GST		\$160,296.46
Total Amount including GST		\$1,763,261.05



Client :

Date :

Contact :

Mobile :

Email :

Reference :

Project :

Description - Builder cost only. Excludes Margin, GST

Start

Preliminaries	\$ 71,752.56
Supervisions & Contingency	\$ 49,251.00

Major Trades

Earthworks	\$ 22,105.75
Demolition	\$ -
Windows & Glazing	\$ 76,371.22
Plumber	\$ 53,529.61
Stormwater Disposal	\$ 24,405.42
Electrical	\$ 42,960.36
Painting	\$ 48,584.68

Concrete Works - Ground

Concrete (Ground) - Supply	\$ 69,866.60
Concrete (Ground) - Labour	\$ 52,574.81

Concrete Pump All-in

Concrete Pump	\$ 1,950.00
---------------	-------------

Timber Framed Slabs

Upper Floor Timbers - Supply	\$ 19,788.59
Structural Beams Slab - Supply	\$ 14,885.67
Structural Beams Slab - Labour	\$ 34,588.88
Stair Case	\$ 11,735.65
Balustrade & Handrail	\$ 66,967.54

Roofing & Scaffold

Scaffold	\$ 21,269.28
Roof Cover	\$ 47,899.57
Roof Framing - Supply	\$ 9,501.47
Structural Beams Roof - Supply	\$ 6,819.25
Structural Beams Roof - Labour	\$ 15,574.40

Structural Walls

Stud Framed Walls - Supply	\$ 31,272.69
Dividing Accoustic Wall incl fire ratings - Supply	\$ 12,639.79
Weather Board Wall Stucture - Ext - Supply	\$ 26,644.20

Carpentry

Stud Framed Walls - Labour	\$ 28,102.62
Weather Board Wall Stucture - Ext - Labour	\$ 25,850.83
Dividing Accoustic Wall incl fire ratings - Labour	\$ 7,064.82
Upper Floor Timbers - Labour	\$ 9,227.53
Roof Carpenter - Labour	\$ 14,170.59
Fixing Carpenter Labour	\$ 31,804.80



Plasterboard

Plasterboard Walls	\$ 50,758.92
Plasterboard Ceilings	\$ 34,092.14

Second Fix Items

Fixings & Hardware - Supply	\$ 30,482.16
Fixtures & Fittings	\$ 17,503.20
Appliances	\$ 19,364.28
Air-Conditioning & Heating	\$ 43,056.00
Cabinets	\$ 67,482.66
Waterproofing	\$ 4,216.38

Tiling

Wet Area Tiling - Supply	\$ 10,613.21
Wet Area Tiling - Labour	\$ 10,169.07

Other Items

Internal Flooring	\$ 59,479.03
House Cleaning	\$ 4,605.86
External Items	\$ 105,126.22
Internal item	\$ -



Construction Cost Total

Construction Cost Total Excluding GST \$1,406,109.29