



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						\$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						\$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		lm		\$0.00

Scaffold \$21,269.28

Scaffold - Supply

Scaffold Allowance - 15 weeks hire		each		\$0.00
Per Week hire allowance		week		\$0.00

Roof Framing - Supply \$9,501.47

Roof take off		m2		\$0.00
Truss roof timbers		m2		\$0.00
360 x 63 LVL		lm		\$0.00

Carpentry \$45,737.86

Upper Floor Timbers - Labour

Suspended Timber Slab Labour		m2		\$0.00
Insulation to flooring		m2		\$0.00
LVLs - Labour		lm		\$0.00

Stud Framed Walls - Labour \$28,102.62

Stud Walls Labour		m2		\$0.00
Columns - labour		each		\$0.00
LVL to Windows		lm		\$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		lm		\$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		lm		\$0.00
Shelf & Rail		lm		\$0.00
Shelf Only		lm		\$0.00
Timber Screen Panels		lm		\$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 \$28,681.04

Plasterboard Walls

Plasterboard Walls - Supply

Plasterboard to Walls		m2		\$0.00
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

Plasterboard Ceilings \$15,405.68

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	
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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				\$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						
600mm cupds & tops, std laminate		lm		\$0.00	\$36,596.55	
Overhead to up to 1.2m high		lm		\$0.00		
Kitchen Accessories						
Add 96mm 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		
					\$20,087.01	
Bench Tops						
Provide 20mm stone bench top		m		\$0.00		
					\$10,799.10	
Splashbacks						
Glass Splashback		m2		\$0.00		
Floor Coverings						
Carpets						
Supply & Install premium carpets		m2		\$0.00	\$11,119.48	
Carpet to Staircase Allowance		allow		\$0.00		
					\$38,819.55	
Internal Timber Flooring						
Supply Timber Flooring		m2		\$0.00		
Labour Install Timber Flooring		m2		\$0.00		
Labour Sanding & Treatment		m2		\$0.00		
					\$9,540.00	
Polished Concrete						
Polished Concrete		m2		\$0.00		
Painting						
New Home Works Painting						
					\$13,486.13	\$14,354.27
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		
					\$868.14	
Hire Equipment						
Scissor lift delivery and pick up		each		\$0.00		
Scissor lift for painter		week		\$0.00		
External Items						
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		
					\$2,824.92	
Supply & Install Decking						
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		
					\$1,238.50	
Supply & Install Paving						
Supply Material						
Supply - Brick Pavers		m2		\$0.00		
Supply - Sand		m2		\$0.00		
Labour Material						
Labour - Brick Pavers		m2		\$0.00		
					\$17,984.45	
Landscaping						
Landscaping allowance		m2		\$0.00		
Irrigation System allowance		each		\$0.00		
Grass		m2		\$0.00		
					\$19,691.82	
Extenal Concrete						
32mpa Concrete driveway 150mm thick		m2		\$0.00		
Honed Concrete		m2		\$0.00		

External Walls \$19,063.28

Retaining Walls / Planterbox		Quantity	Unit	T/Rate	Total	Comments
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

Ducted Reverse System Systems		Quantity	Unit	T/Rate	Total	Comments
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

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

House Cleaning \$4,605.00

Fixtures		Quantity	Unit	T/Rate	Total	Comments
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 \$49,199.00

Supervisions & Contingency (this allowance is included in all lines above)		Quantity	Unit	T/Rate	Total	Comments
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	\$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	