

Builder
Contact
Email
Project

Preliminaries Quantity Unit T/Rate Total Sub-totals \$57,110.36

Project Build \$22,807.59

Building Fees & Insurances

Building Permit - New dwelling storey including 4 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
Contract Works and Public Liability Insurance - 0.33% of Contract value		each		\$0.00
Contracts and Specification		each		\$0.00
Site Signs		each		\$0.00

Construction Fees

Energy Efficiency		m2		\$0.00
Compaction certificate		each		\$0.00
Retaining Wall Certification		each		\$0.00
Dilapidation Report		each		\$0.00
Scheduling Contractor allowance		each		\$0.00

Site Preparation \$34,302.78

Surveyors

Surveyor to site		each		\$0.00
Return trip to site		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
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General Labour Allowances

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

Earthworks Quantity Unit T/Rate Total Comments \$16,778.02

Earthworks - Supply & Labour \$16,778.02

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

Hard Digging		allow		\$0.00
Cut site & Fill Site		allow		\$0.00
Removal Sand & Debris from Site		delivery		\$0.00

Stormwater Disposal Quantity Unit T/Rate Total Sub-totals \$12,910.07

Stormwater - Supply \$8,380.60

Stormwater - Supply

Pit / Soakwells		each		\$0.00
Pipework		lm		\$0.00
S/S Stormwater Channel		each		\$0.00
Strip Drains Allowance		allow		\$0.00

Rainwater Tanks - Supply

Up to 5000L Rainwater Tank		each		\$0.00
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Stormwater - Labour \$4,529.47

Stormwater - Labour

Soakwells		each		\$0.00
Pipework		lm		\$0.00
S/S Stormwater Channel		each		\$0.00

Rainwater Tanks - Labour

Up to 5000L Rainwater Tank		each		\$0.00
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Demolition Quantity Unit T/Rate Total Comments \$48,156.01

Internal Demolition \$19,570.64

Structural Items

Floor timbers and Joists		m2		\$0.00
Timber Framed Walls		m		\$0.00
Ceiling		m2		\$0.00
Staircase		lm		\$0.00

Minor Items

Wet Area Tiling		m2		\$0.00
Fixtures		each		\$0.00
Internal Doors		each		\$0.00
Carpet		m2		\$0.00
Light Points		each		\$0.00
Balustrade		lm		\$0.00

External \$28,585.37

Structural Items

Roof		m2		\$0.00
Windows		each		\$0.00
Concrete Slab		m2		\$0.00
Paving		m2		\$0.00

Minor Items

Fencing		lm		\$0.00
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Additional Labour Days

Additional Labour - 2 persons		day		\$0.00
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Concrete Slab Quantity Unit T/Rate Total Comments \$65,714.77

Concrete (Ground) - Supply \$39,116.43

Concrete Slab on Ground - Supply

Concrete - Footing		m3		\$0.00
Concrete - Ground on slab		m3		\$0.00
Add Concrete		m3		\$0.00
Underpinning		allow		\$0.00

Reinforcement

Concrete Footing - Reinforcement		lm		\$0.00
Concrete Ground on slab - Mesh		each		\$0.00

Concrete Piering - Supply

Concrete - Concrete Pad Pier		m3		\$0.00
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Reinforcement

Concrete Concrete Pad Pier - Mesh		each		\$0.00
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Other Items - Supply

Concrete - Corefill Blockwork		m3		\$0.00
Concrete - Concrete step		m3		\$0.00

Reinforcement

Concrete Corefill Blockwork - Reinforcement		tn		\$0.00
Concrete Concrete step - Mesh		tn		\$0.00

Concrete (Ground) - Labour \$22,024.55

Concrete Slab on Ground - Labour

Concrete Labour - Footing		m3		\$0.00
Concrete Labour - Ground on slab		m3		\$0.00
Labour Concrete		m3		\$0.00

Reinforcement

Concrete Footing Labour - Reinforcement		lm		\$0.00
Concrete Ground Labour on slab - Mesh		each		\$0.00

Concrete Piering - Labour

Concrete Labour - Concrete Pad Pier		m3		\$0.00
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Reinforcement

Concrete Labour Concrete Pad Pier - Mesh		each		\$0.00
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Other Items - Labour

Concrete Labour - Concrete step		m3		\$0.00
Concrete Labour - Corefill Blockwork		m3		\$0.00

Reinforcement

Concrete Labour - Concrete step - Mesh		tn		\$0.00
Concrete Labour Corefill Blockwork - Reinforcement		tn		\$0.00

Concrete Pump \$4,573.79

Concrete Pumping - Ground Works

Concrete pump call out fee		Job		\$0.00
Hourly rate for pump on site		hr		\$0.00
M3 pump through pump		m3		\$0.00

Timber Supply Quantity Unit T/Rate Total Comments \$40,332.21

Ground Floor Timbers Supply \$621.26

Floor Framing - Supply

Ground Floor Suspended Timber Slab		m2		\$0.00
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Other Items - Supply

Insulation to flooring		m2		\$0.00
Accoustic ply board to flooring		each		\$0.00
Concrete Stumps Threaded		each		\$0.00

Stud Framed Walls - Supply \$13,639.55

Stud Wall - Supply

Stud Walls		m2		\$0.00
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Upper Floor Timbers - Supply \$10,119.96

Floor Framing - Supply

Upper Floor Suspended Timber Slab		m2		\$0.00
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Other Items - Supply

Insulation to flooring		m2		\$0.00
Accoustic ply board to flooring		each		\$0.00

Roof Framing - Supply \$15,951.43

Roof Framing - Supply				
Roof take off		m2		\$0.00
Truss roof timbers		m2		\$0.00
Supporting Beams - Supply				
200 x 45 LVL		lm		\$0.00
200 x 63 LVL		lm		\$0.00
220 x 45 LVL		lm		\$0.00
240 x 63 LVL		lm		\$0.00

Structural Steel \$38,907.40

Structural Beams Slab - Supply \$21,219.94

Structural Beams Slab - Supply				
200 PFC		lm		\$0.00
230 PFC		lm		\$0.00
250 UC 72		lm		\$0.00
200 UB 25		lm		\$0.00
200 UB 30		lm		\$0.00
250 UB 31		lm		\$0.00
310 UB 46		lm		\$0.00
89 x 6 SHS		lm		\$0.00

Structural Columns Slab - Supply				
89 x 6 SHS		each		\$0.00
89 x 5 SHS		each		\$0.00

Structural Other Slab - Supply				
Crane Hire		hr		\$0.00
Site Transport		trips		\$0.00

Structural Beams Slab - Labour \$17,687.46

Structural Beams Slab - Labour				
200 PFC		lm		\$0.00
230 PFC		lm		\$0.00
250 UC 72		lm		\$0.00
200 UB 25		lm		\$0.00
200 UB 30		lm		\$0.00
250 UB 31		lm		\$0.00
310 UB 46		lm		\$0.00
89 x 6 SHS		lm		\$0.00

Structural Columns Slab - Labour				
89 x 6 SHS		each		\$0.00
89 x 5 SHS		each		\$0.00

Structural Other Slab - Labour				
Crane Hire		hr		\$0.00
Hire - Welder ARC - 580 AMP DC - Deisel		day		\$0.00
Site Welding Allowance		hr		\$0.00



Staircases & Balustrade \$120,000.00

Stair Case \$40,000.00

Timber Staircases - Supply				
Timber framed staircase		m		\$0.00
Minimum square landing to staircase		each		\$0.00
Internal Staircase with balustrade Allowance		allow		\$0.00

Timber Staircase - Labour				
Build timber framed staircase 900mm wide		m		\$0.00
Build square landing to staircase - Labour		each		\$0.00

Balustrade & Handrail \$80,000.00

Balustrade & Handrail - Supply				
Balustrade: Internal & External		lm		\$0.00
Metal Pool Fence, Balustrade and Gates Allowance		allow		\$0.00

Balustrade - Labour				
Balustrade: Internal & External - Labour		lm		\$0.00

Structural Walls \$20,938.36

Single Leaf Concrete Blocks - Ext - Supply \$2,978.38

External Single Concrete Block Brickwork - Supply		p/1000		\$0.00
External Single Concrete Block Brickwork - Transport		p/1000		\$0.00

Single Block Wall - Supply \$3,302.87

External Single Structural Concrete Block Brickwork - Supply		p/1000		\$0.00
External Single Structural Concrete Block Brickwork - Transport		p/1000		\$0.00

Single Leaf Face Brick Wall - Ext - Supply \$8,959.52

External Single Face Block Brickwork - Supply		p/1000		\$0.00
External Single Block Brickwork - Transport		p/1000		\$0.00

External Wall Cladding Structure - Ext - Supply \$5,697.60

External Cladding wall excluding paint		m2		\$0.00
Ametalin SilverWrap MD 1350mm x 60m Wall Insulation		each		\$0.00

Bricklayer \$10,875.00

Brick Labour team \$10,875.00

External Single Concrete Block Brickwork - Supply		p/1000		\$0.00
External Single Structural Concrete Block Brickwork - Supply		p/1000		\$0.00
External Single Face Block Brickwork - Supply		p/1000		\$0.00

Windows & Glazing	Quantity	Unit	T/Rate	Total	Comments	\$82,969.47
Windows						\$82,969.47
Framing & Glazing						
Construction material - clear glazed glass and standard frame		m2		\$0.00		
Provide Flyscreen to windows		m2		\$0.00		
Provide double glazed glazing		m2		\$0.00		
Frame Type Allowance						
Steel Framed Windows		each		\$0.00		
Timber Framed Windows		each		\$0.00		
Bifold Door Items						
4 lite bifold sliding door		each		\$0.00		
Window Accessories						
Casement Window		each		\$0.00		
Louvre Windows		each		\$0.00		
Fixed Windows		each		\$0.00		
Double Hung Windows		each		\$0.00		

Roofing & Scaffolding	Quantity	Unit	T/Rate	Total	Comments	\$71,476.76
Roof Cover						\$33,424.91
Roof Cover - Supply						
Roof Cover including Anticon		m2		\$0.00		
Roof Tiles incl sarking		m2		\$0.00		
Repair existing roof		m2		\$0.00		
Roof Cover - Labour						
Roof Cover incl anticon		m2		\$0.00		
Tiled Roofing incl sarking		m2		\$0.00		
Repair existing roof		m2		\$0.00		
Rubbish Bins (9m3)		item		\$0.00		
Safety Rail						
Min fee for temporary hand rails		Job		\$0.00		
Temporary hand rails		lm		\$0.00		
Roof Plumbing						\$17,251.85
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		
Pergolas & Other Items						\$3,941.00
Pergolas & Other Items - Supply						
Heka Hood Allowance		each		\$0.00		
Pergolas & Other Items - Labour						
Window Hoods		each		\$0.00		
Skylights						\$9,009.00
Supply & Install fixed skylight		each		\$0.00		
Scaffold						\$7,850.00
Scaffold - Supply						
Builders Standard Scaffold Hire Allowance		each		\$0.00		

Plasterer	Quantity	Unit	T/Rate	Total	Comments	\$52,129.90
Plasterboard Walls						\$25,255.99
Plasterboard Walls - Supply						
Plasterboard to Walls		m2		\$0.00		
Float and Set to Masonary		m2		\$0.00		
Insulation to Internal Walls		m2		\$0.00		
Insulation to External Walls		m2		\$0.00		
Moisture Resistant Wall to Wet Areas		m2		\$0.00		
Additional items						
Additional Charge - Premium Plasterboard		m2		\$0.00		
Additional Charge - Timber Lining Walls		m2		\$0.00		
Plasterboard Walls - Labour						
Plasterboard to Walls		m2		\$0.00		
Float and Set to Masonary		m2		\$0.00		
Insulation to Walls		m2		\$0.00		
Moisture Resistant Wall to Wet Areas		m2		\$0.00		
Additional Charge - Premium Plasterboard						
Additional Charge - Timber Lining Walls		m2		\$0.00		
Plasterboard Ceilings						\$26,873.91
Plasterboard Ceiling Supply						
Gyrock Ceilings		m2		\$0.00		
Ceiling insulation		m2		\$0.00		
Moisture Resistant Ceilings		m2		\$0.00		

Manhole in plasterboard ceiling each \$0.00

Additional items

Additional Charge - Raking Ceiling m2 \$0.00
 Additional Charge - Premium Plasterboard m2 \$0.00
 Pelmet Ceiling m \$0.00

Plasterboard Ceiling Labour

Gyrpock Ceilings m2 \$0.00
 Ceiling insulation m2 \$0.00
 Moisture Resistant Ceilings m2 \$0.00
 Manhole in plasterboard ceiling each \$0.00

Additional Charge - Raking Ceiling m2 \$0.00
 Additional Charge - Premium Plasterboard m2 \$0.00
 Pelmet Ceiling m \$0.00

Project Allowances

Standard Ceiling Small Kit each \$0.00
 Rubbish Bins each \$0.00

Fixings Quantity Unit T/Rate Total Comments \$41,017.48

Doors & Door Handles \$16,500.00

Select External Doors

Glazed Solid Doors each \$0.00
 Solid Flush Panel Doors each \$0.00
 Custom Front Door Allowance allow \$0.00
 Door Furniture Allowance allow \$0.00

Select Internal Doors

Internal Doors each \$0.00
 Solid Flush Panel Doors each \$0.00
 Internal cavity sliding door unit each \$0.00
 Bifold Door each \$0.00

Select Doors Handles

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

Door Frames \$0.00

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
 Deliveries each \$0.00

Hardware Items \$24,517.48

Internal Items

Door Seals each \$0.00
 Skirting lm \$0.00
 Door Closer each \$0.00
 Hinges each \$0.00
 Shelf & Moulding m \$0.00

External Items

Timber Screen Panels lm \$0.00
 Aluminium Deco Battens lm \$0.00
 External Timber Staircase lm \$0.00
 Deliveries each \$0.00

Wet Area Items

Mirror m2 \$0.00
 Deliveries each \$0.00

Carpentry Quantity Unit T/Rate Total Comments \$57,795.11

Ground Floor Timbers Labour \$387.52

Suspended Timber Slab Labour m2 \$0.00
 Insulation to flooring m2 \$0.00
 Concrete Stumps Threaded each \$0.00

Upper Floor Timbers - Labour \$3,511.09

Suspended Timber Slab Labour m2 \$0.00
 Insulation to flooring m2 \$0.00

Stud Framed Walls - Labour \$13,214.52

Stud Walls Labour m2 \$0.00

External Wall Cladding Structure - Ext - Labour \$4,107.11

3.0m high cladding wall excluding paint m \$0.00
 m2 cladding wall excluding paint m2 \$0.00

Roof Carpenter - Labour \$16,204.95

Truss roof timbers m2 \$0.00
 LVLs - Labour lm \$0.00

Fixing Carpenter Labour \$20,369.92

Internal Doors - Labour

Internal door (solid) each \$0.00
 Internal door (hollow) each \$0.00
 Cavity Sliding Door Kit each \$0.00
 Bifold Door each \$0.00



Internal Hardware - Labour

Deadlock / Trilock		each		\$0.00
Door Seals		each		\$0.00
Door Closer		each		\$0.00
Skirting		1m		\$0.00
Shelf & Rail		1m		\$0.00
Shelf Only		1m		\$0.00
Glue Allowances		allow		\$0.00

Wet Area - Labour

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

External Doors - Labour

External Solid Door		each		\$0.00
e/o hang feature entry doors		each		\$0.00
External Garage Door		each		\$0.00

External Items - Labour

Timber Screen Panels		1m		\$0.00
External Timber Staircase		1m		\$0.00
Aluminium Deco Battens		1m		\$0.00
Rubbish Bins (9m3)		item		\$0.00

Plumbing Fixtures Quantity Unit T/Rate Total Comments **\$48,000.00**

Fixtures \$44,000.00

Wet Rooms - Baths & Basins

Basin		each		\$0.00
Bath		each		\$0.00
Fixtures and Fittings Allowance		allow		\$0.00

Wet Room - Shower Items

Shower Rose		each		\$0.00
Linea Grate to showers		each		\$0.00
Shower screen		item		\$0.00
Shower Screen Allowance		allow		\$0.00

Wet Room WC

Toilet Suite		each		\$0.00
e/o inwall Toilet System Fixtures		each		\$0.00
e/o Wall Toilet Flush		each		\$0.00
Toilet Roll Holder		each		\$0.00
Towel Ring		each		\$0.00

Laundry & Kitchen Items

Trough		each		\$0.00
Sinks		each		\$0.00

Other

Floor Waste		each		\$0.00
Delivery Fees		each		\$0.00

Wet Room - Fixings

Towel Rails		each		\$0.00
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Tapware \$0.00

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
Delivery Fees		each		\$0.00

Appliances \$4,000.00

Premium Inclusions

Fridge		each		\$0.00	Appliances by Clients
Microwaves		each		\$0.00	
Washing Machine		each		\$0.00	
Dryer		each		\$0.00	
Wine Fridge		each		\$0.00	

HWS

Heat Pump Allowance		each		\$0.00
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Plumber Quantity Unit T/Rate Total Comments **\$28,053.17**

Plumber \$28,053.17

Plumbing Standard Allowances

Plumbing connections and site management from 350m2 plus		m2		\$0.00
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Existing Site Connections

Rectify sewer services		days		\$0.00
Rectify water services		days		\$0.00
General Labour to existing structure		days		\$0.00

Wet Room - Labour

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 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
Linea Grate to showers		each		\$0.00

Kitchen & Laundry - Labour

Install kitchen/trough taps - 2 taps - swivel spout hob set		each		\$0.00
Install laundry tub - includes plug and trap		each		\$0.00
Install only - sinks / tubs - kitchen sink - includes plug + P/S trap - double bowl		each		\$0.00

Other - Labour

Install HWS - domestic - gas hot water unit - vitreous enamel lined

	each		\$0.00
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Electrical	Quantity	Unit	T/Rate	Total	Comments	\$109,852.05
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Electrical Standard Allowances

Electrical connections and site management from 350m2 plus		m2		\$0.00		
Rewiring Allowance		allow		\$0.00		

Power Points & Data

\$5,991.15

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

\$35,300.00

Internal

Downlights		each		\$0.00		
IXL to bathroom		each		\$0.00		
Exhaust Fans Allowance		allow		\$0.00		
Pendants		each		\$0.00		
Strip lighting		m		\$0.00		
Internal Wall Mounted Lights		each		\$0.00		
LED Allowance		allow		\$0.00		
Light Fittings Allowance		allow		\$0.00		

External

External Wall Lights		each		\$0.00		
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Lighting - Labour

\$8,824.30

Internal

Downlights		each		\$0.00		
IXL to bathroom		each		\$0.00		
Pendants		each		\$0.00		
Strip lighting		m		\$0.00		
Internal Wall Mounted Lights		each		\$0.00		

External

External Wall Lights		each		\$0.00		
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Other Items

\$46,022.86

Material - Supply

Exhaust Fan		each		\$0.00		
Smoke Detectors		each		\$0.00		
Sweep Fan		item		\$0.00		
Ceiling Fans Allowance		allow		\$0.00		

Material - Labour

Exhaust Fan		each		\$0.00		
Smoke Detectors		each		\$0.00		
Sweep Fan		each		\$0.00		
2 way switching		each		\$0.00		

Appliances Install

Microwaves		each		\$0.00		
Fridge		each		\$0.00		
Wine Fridge		each		\$0.00		

Other Items

Alarm System		allow		\$0.00		
Intercom		allow		\$0.00		
Solar PV System		allow		\$0.00		
Solar Allowance		allow		\$0.00		

Tiling	Quantity	Unit	T/Rate	Total	Comments	\$87,468.98
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Wet Area Tiling - Supply

\$54,196.66

Tiles (floor)		m2		\$0.00		
Tiles (walls)		m2		\$0.00		
Internal Tiling Allowance		allow		\$0.00		
Tiling Sundries		m2		\$0.00		
Non Slip Floor Tiles		m2		\$0.00		
External Tiling Allowance		allow		\$0.00		

Wet Area Tiling - Labour

\$21,272.32

Wet Area Tiling - Labour

Tile labour		m2		\$0.00		
Tiling Sundries		m2		\$0.00		
Non Slip Floor Tiles		m2		\$0.00		

Waterproofing

\$12,000.00

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		
Waterproofing Allowance		allow		\$0.00		

Cabinets	Quantity	Unit	T/Rate	Total	Comments	\$150,000.00
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Cabinet Works

\$150,000.00

Cabinet Works

Cupds & tops, std laminate		lm		\$0.00		
Kickrail		lm		\$0.00		
Overhead Cupboards		lm		\$0.00		
End Panels		each		\$0.00		
Joinery Allowance		allow		\$0.00		

Site allowances

Return travel		each		\$0.00		
Site meeting with client		each		\$0.00		

Custom Works

\$0.00

Wet Room - Custom Works

Shaving Cupboards w/- Mirror		each		\$0.00
Linen Cupboard Unit		each		\$0.00
Broom Cupboard		each		\$0.00

Indoor - Custom Works

Custom Built in Robes		m		\$0.00
Desk		lm		\$0.00
Indoor Seating		lm		\$0.00

Bench Tops

Provide standard stone bench top		m		\$0.00	\$0.00
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Splashbacks

Splashback		m2		\$0.00	\$0.00
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Fitouts

Entertainment Unit Custom works		allow		\$0.00	\$0.00
Wine Cellar Custom works		allow		\$0.00	

Floor Coverings

	Quantity	Unit	T/Rate	Total	Comments	\$55,197.27
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Carpets \$6,968.30

Supply & Install Carpets		m2		\$0.00	
Carpet to Staircase Allowance		allow		\$0.00	

Internal Timber Flooring

Timber Flooring - Supply \$42,546.06

Supply Timber Flooring		m2		\$0.00	
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Timber Flooring - Labour

Labour Install Timber Flooring		m2		\$0.00	
Labour Sanding & Treatment		m2		\$0.00	
Staircase Allowance		allow		\$0.00	

Other Flooring

Repair Timber Flooring		m2		\$0.00	\$5,682.91
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Painting

	Quantity	Unit	T/Rate	Total	Comments	\$52,301.60
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New Home Works Painting \$31,064.99

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	
Additional Charge - Internal Timber		lm		\$0.00	

External Walls

Weatherboard Wall		m2		\$0.00	
Render Cavity Brick Walls		m2		\$0.00	

External Items

Paint to Ext & Int Pipes inc ext taps		each		\$0.00	
Minimum charge external works		each		\$0.00	
Timber Screen Panels		lm		\$0.00	
Timber Windows		each		\$0.00	

Re-Painting

Re-Paint - Internal \$21,236.61

Re - paint Doors		ea		\$0.00	
Re - paint m2 Internal Walls		m2		\$0.00	

Re-Paint - External

Re - paint m2 External Walls		m2		\$0.00	
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External Items

	Quantity	Unit	T/Rate	Total	Comments	\$146,957.00
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Automatic Doors & Gates \$10,000.00

Automatic Doors

Automatic Sliding Gate (incl electrical connection point)		each		\$0.00	
Automatic Gate Allowance		allow		\$0.00	

Gates

Single Panel External Gate		item		\$0.00	
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Supply & Install External Decking

Supply Material \$1,588.82

Supply Timber Flooring		m2		\$0.00	
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Labour Material

Labour Install Timber Flooring		m2		\$0.00	
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External Walls

Front screen wall w/- infills \$35,000.00

Up to 2.1m high Brick Piers		each		\$0.00	
Infill Panels between Piers		lm		\$0.00	
Front Fence Allowance		allow		\$0.00	

Concrete Pools - including equipment & fencing

Pool Structure \$100,368.18

Pool Refurbishment Allowance		allow		\$0.00	
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Pool Fence & Gate

Pool Gate		each		\$0.00	
Pool Balustrade		lm		\$0.00	

Air-Conditioning & Heating

	Quantity	Unit	T/Rate	Total	Comments	\$26,000.00
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Ducted Reverse System Systems \$20,000.00

Medium Reverse cycle air-conditioner		each		\$0.00	
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Under Floor Heating

Underfloor Heating		m2		\$0.00	\$6,000.00
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Underfloor Heating Allowance allow \$0.00

Internal item	Quantity	Unit	T/Rate	Total	Comments	\$28,500.00
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Other \$28,500.00

Fireplaces						
Fire Place	<input type="text"/>	each	<input type="text"/>	<input type="text"/>		\$0.00
Fire Place Repair	<input type="text"/>	each	<input type="text"/>	<input type="text"/>		\$0.00
Window Treatment						
Window Furnishing Allowance	<input type="text"/>	allow	<input type="text"/>	<input type="text"/>		\$0.00

House Cleaning	Quantity	Unit	T/Rate	Total	Comments	\$3,612.20
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Fixtures

Basin	<input type="text"/>	each	<input type="text"/>	<input type="text"/>		\$0.00
Bath	<input type="text"/>	each	<input type="text"/>	<input type="text"/>		\$0.00
Toilet Suite	<input type="text"/>	each	<input type="text"/>	<input type="text"/>		\$0.00
Shower Rose	<input type="text"/>	each	<input type="text"/>	<input type="text"/>		\$0.00
Trough	<input type="text"/>	each	<input type="text"/>	<input type="text"/>		\$0.00
Sinks	<input type="text"/>	each	<input type="text"/>	<input type="text"/>		\$0.00
Towel Rails	<input type="text"/>	each	<input type="text"/>	<input type="text"/>		\$0.00
Toilet Roll Holder	<input type="text"/>	each	<input type="text"/>	<input type="text"/>		\$0.00
Towel Ring	<input type="text"/>	each	<input type="text"/>	<input type="text"/>		\$0.00

Appliances

Wine Fridge	<input type="text"/>	each	<input type="text"/>	<input type="text"/>		\$0.00
Fridge	<input type="text"/>	each	<input type="text"/>	<input type="text"/>		\$0.00
Microwaves	<input type="text"/>	each	<input type="text"/>	<input type="text"/>		\$0.00
Washing Machine	<input type="text"/>	each	<input type="text"/>	<input type="text"/>		\$0.00
Dryer	<input type="text"/>	each	<input type="text"/>	<input type="text"/>		\$0.00

Other

Internal Floor Area	<input type="text"/>	m2	<input type="text"/>	<input type="text"/>		\$0.00
Extenal Areas	<input type="text"/>	m2	<input type="text"/>	<input type="text"/>		\$0.00
Carpets	<input type="text"/>	m2	<input type="text"/>	<input type="text"/>		\$0.00
Timber Flooring	<input type="text"/>	m2	<input type="text"/>	<input type="text"/>		\$0.00
Window Glazing	<input type="text"/>	m2	<input type="text"/>	<input type="text"/>		\$0.00

Supervisions & Contingency	Quantity	Unit	T/Rate	Total	Comments	\$82,511.00
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Supervisions & Contingency (this allowance is included in all lines above)

Staffing						
Site Manager	<input type="text"/>	week	<input type="text"/>	<input type="text"/>		\$0.00

Project Contingency						
Material Handling	<input type="text"/>	allow	<input type="text"/>	<input type="text"/>		\$0.00
Estimating Contingency 2% allowance	<input type="text"/>	allow	<input type="text"/>	<input type="text"/>		\$0.00



Construction Cost excl GST	\$1,555,564.19	
Margin %	17%	
Profit excl GST	\$264,445.91	
Construction Cost incl Profit	\$1,820,010.11	Excluding GST
GST	\$182,001.01	
Construction Building Cost incl GST	\$2,002,011.12	

Supervision Formula by Bluelevel

Preliminaries	\$0.04	\$57,110.36
Stormwater Disposal	\$0.01	\$12,910.07
Earthworks	\$0.01	\$16,778.02
Demolition	\$0.04	\$48,156.01
Concrete Slab	\$0.05	\$65,714.77
Timber Supply	\$0.03	\$40,332.21
Staircases & Balustrade	\$0.09	\$120,000.00
Bricklayer	\$0.01	\$10,875.00
Carpentry	\$0.04	\$57,795.11
Structural Walls	\$0.02	\$20,938.36
Plasterer	\$0.04	\$52,129.90
Electrical	\$0.08	\$109,852.05
Structural Steel	\$0.03	\$38,907.40
Plumber	\$0.02	\$28,053.17
Windows & Glazing	\$0.06	\$82,969.47
Roofing & Scaffolding	\$0.06	\$71,476.76
Second Fixing	\$0.03	\$41,017.48
Plumbing Fixtures	\$0.04	\$48,000.00
Tiling	\$0.07	\$87,468.98
Floor Coverings	\$0.04	\$55,197.27
Painting	\$0.04	\$52,301.60
External Items	\$0.11	\$146,957.00
Internal Items	\$0.02	\$28,500.00
House Cleaning	\$0.00	\$3,612.20

\$1,297,053.19
-\$82,500.00

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. Any items not included in the estimation above are excluded from the construction price.

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.

Margin Guideline	
\$0 - \$100k	Range between 25% - 50%
\$100k - \$250k	Range between 25% - 35%
\$250k - \$400k	Range between 20% - 30%