

Q1532 - New Home 4 Bed 2 Bath Sample Bill Of Quantities Estimate

Customer:

NJF Estimating

QLD

Ph:

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Estimate Details:

Net Total: \$481,100.09
Markup: \$107,181.34 (22.58%)
Tax: \$58,828.41
Estimate Total: \$647,109.84

Building Type: Single Storey 250.2 m2
Date Prepared: 1/01/2024

Cost Items						
Code	Description	Type	Units / UOM	Unit Cost	Total	
1	NOTES					-
1.1	Carpentry labour allowed in each required category. \$1,280 per day = 2 carpenters @ \$80 per hour. \$1,640 per day = 2 carpenters @ \$80 per hour, 1 apprentice @ \$45 per hour. Based on a 40 hour work week.	Mat	0.000 Note	-		-
1.2	Markup = 22.58% - 20% builders margin - 2% administration - 0.58% q leave lev for jobs over \$150,000	Mat	0.000 Note	-		-
2	QBCC INSURANCE					\$7,255.10
2.1	QBCC Home Warranty Insurance Up To \$639,000	Mat	1.000 Allowance	\$7,255.10		\$7,255.10
4	CERTIFICATION					-
4.1	Client to supply BA certification and pay for inspections. Builder to facilitate inspections for stage claims.	Mat	0.000 Note	-		-
5	ENGINEERING & SITE INSPECTIONS					-
5.1	Client to supply Engineering and pay for inspections. Builder to facilitate inspections.	Mat	0.000 Note	-		-
6	SITE PRELIMINARIES					\$5,004.24
6.1	Soil Test	Sub	1.000 ea	\$750.00		\$750.00
6.2	Props Tarps Miscellaneous Items Include: barrier mesh, pedestrian control barriers, ply boarding between extension and existing dwelling, ground protection matts, traffic cones, barrier boards, dust control barriers etc	Mat	247.580 m2	\$8.00		\$1,980.64
6.3	Site item - temporary sediment/soil erosion control barrier - fabric - up to 800mm high	Mat	18.000 lm	\$15.20		\$273.60
6.4	Energex - Disconnect/ Connection Fees	Mat	1.000 Allowance	\$2,000.00		\$2,000.00

Cost Items					
Code	Description	Type	Units / UOM	Unit Cost	Total
7	SURVEYOR				\$5,265.20
7.1	Residential Survey Fees - Mark Boundaries and Issue Report, 5 Corners	Sub	1.000 Allowance	\$2,662.80	\$2,662.80
7.2	Set Out Building - 8 Points/ 4 Corners	Sub	1.000 Allowance	\$1,013.60	\$1,013.60
7.3	Residential survey fees - single dwelling - survey - identification	Sub	1.000 Allowance	\$1,588.80	\$1,588.80
8	HIRE ITEMS				\$8,432.10
8.1	6m Skip bin	Eq	8.000 ea	\$650.00	\$5,200.00
8.2	Site Toilet	Eq	1.000 ea	\$1,365.00	\$1,365.00
	Portable Toilet Delivery		1.000 ea	\$55.00	
	Portable Toilet (min 4 week hire, fortnightly clean)		6.000 Month	\$200.00	
	Portable Toilet Collection		1.000 ea	\$55.00	
	Portable Toilet Final Clean		1.000 ea	\$55.00	
8.3	Temp Fence	Eq	18.000 lm	\$37.95	\$683.10
	Temp Fencing Mesh Panel 0 - 12 Months		8.000 lm	\$18.00	
	Temp Fence delivery/pickup		1.000 ea	\$399.00	
8.4	Site Power Pole	Eq	1.000 ea	\$1,184.00	\$1,184.00
	80a Powerpole inc. install, dismantle, EWR & 12 weeks hire		1.000 ea	\$800.00	
	80a Powerpole p/week after initial 12 weeks		8.000 ea	\$48.00	
9	SITE PREPARATION & SITE CUT				\$3,460.00
9.1	5 Tonne Combo (site cut 50mm)	Sub	10.000 Hour	\$150.00	\$1,500.00
9.2	10m3 Tip Truck	Sub	8.000 Hour	\$125.00	\$1,000.00
9.3	Clean Fill Removal/ Tip Fees Per 10m	Sub	4.000 ea	\$240.00	\$960.00
10	PIPE/CABLE LOCATION SERVICES				\$360.00
10.1	Underground Services Location	Sub	1.000 Hour	\$180.00	\$180.00
10.2	Site Establishment Cost & Report	Sub	1.000 ea	\$180.00	\$180.00
13	SITE SETOUT				\$1,395.80
13.1	Pine Battens 50 x 30 x 4.8m H2 Treated	Mat	12.000 ea	\$9.65	\$115.80
13.2	Carpentry labour to set out build	Lab	1.000 Day	\$1,280.00	\$1,280.00
14	EXCAVATION				\$10,980.00
14.1	3 Tonne Combo/ Auger (footings, pier holes, slab prep, load tipper)	Sub	40.000 Hour	\$207.50	\$8,300.00
	3 Tonne Combo		40.000 Hour	\$145.00	
	3 Tonne Combo Auger		20.000 Hour	\$45.00	
	Carpentry Labour To Supervise Excavation		20.000 Hour	\$80.00	
14.2	10m3 Tip Truck	Sub	10.000 Hour	\$125.00	\$1,250.00
14.3	.	Sub	0.000	-	-
14.4	TIP FEES.	Sub	0.000	-	-
14.5	33.9 m3 Of Clean Fill Removal. Tip Fees Per 10m (13 tonne/ 9m3 per load)	Sub	5.000 ea	\$286.00	\$1,430.00
15	CRANE HIRE				\$825.00
15.1	Franna Crane 25 Ton (truss lift)	Sub	3.000 Hour	\$275.00	\$825.00
	25 Ton Franna Crane Hire		3.000 Hour	\$195.00	
	Dogmen Hire		3.000 Hour	\$80.00	
	Note: 2 Hour Minimum Hire With Half Hour Travel Each Way		3.000 Note	-	

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Code	Description	Type	Units / UOM	Unit Cost	Total
18	PLUMBER DRAINAGE				\$14,889.84
18.1	STORMWATER.	Mat	0.000	-	-
18.2	In ground stormwater - PVC pipe and fittings - 100mm diameter x 0.5 metre deep	Sub	63.180 lm	\$91.02	\$5,750.64
	Drainage complete - stormwater - PVC pipe and fittings - 100mm diameter x 0.5 metre deep		63.180 lm	\$91.02	
	Excavate pit/trench - machine - clay - up to 1.0 m deep		0.000	-	
	Filling - machine sand/aggregates - - sand		0.000	-	
	Drainage SW - bend PVC - 90mm dia - 90 degrees		0.000	-	
	Drainage SW - downpipe adaptor - rectangular - 90mm dia to 100 x 50mm		0.000	-	
	Drainage SW - pipe PVC - 100mm diameter		0.000	-	
	Drainage SW - junction PVC - 100mm diameter - 90 deg		0.000	-	
	Drainage SW - downpipe adaptor - concentric - 100mm dia to 90mm dia		0.000	-	
18.3	Downpipe - round - PVC - 90mm diameter - low set	Sub	8.000 ea	\$120.00	\$960.00
	Description: Round down pipes , pipe bends , zinc/colorbond/pvc/galvanized/stainless , fabrication and fixing with standard brackets.		8.000 ea	\$120.00	
	Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed		0.000	-	
	Anchor/plug masonry - plastic - 6.0mm dia x 30mm		0.000	-	
	Stormwater pipe - PVC - 90mm diameter		0.000	-	
	Stormwater pipe - PVC saddle - standard - 90mm		0.000	-	
	Screws - zinc - up to 25mm - per screw		0.000	-	
18.4	.	Sub	0.000	-	-
18.5	SEWER.	Sub	0.000	-	-
18.6	In ground sewer main line - sanitary - PVC pipe and fittings - 100mm diameter x 0.5m deep	Sub	27.860 lm	\$180.00	\$5,014.80
	Description: Pipe, drainage , waste , vent , bends , junctions , openings , couplings , machine excavation , backfill , other than rock. Solvent weld joint		27.860 lm	\$180.00	
	Filling - by machine compacting to trenches - - sand		0.000	-	
	Drainage DWV - pipe PVC - 100mm diameter		0.000	-	
	Drainage trap - S/P PVC - diameter trap boundary - 100mm diameter		0.000	-	
	Excavate/dispose - by machine footing/trench - per m - clay - 300mm wide x 600mm deep		0.000	-	
	Drainage DWV - elbow PVC - 100mm diameter - up to 90 deg		0.000	-	
	Drainage DWV - junction PVC - 90 degree junction - 100mm diameter		0.000	-	
18.7	.	Sub	0.000	-	-
18.8	Sewer Points In Ground.	Sub	0.000	-	-
18.9	Drainage complete - sanitary in-ground - bathroom/ ensuite - includes bath shower WC vanity and floor waste	Sub	1.000 ea	\$1,131.60	\$1,131.60
	Description: Excavation in sand under floor - 100mm PVC sewer pipe , bends , junctions , solvent welded , reducers , vent pipe		1.000 ea	\$1,131.60	
	Filling - by hand to make up levels - m3 - - sand		0.000	-	
	Drainage DWV - pipe PVC - 50mm diameter		0.000	-	
	Drainage DWV - pipe PVC - 100mm diameter		0.000	-	
	Drainage DWV - elbow PVC - 100mm diameter - up to 90 deg		0.000	-	
	Drainage DWV - junction PVC - 90 degree junction - 100mm diameter		0.000	-	
	Drainage DWV - junction PVC - 45 degree junction - 100mm x 50mm diameter		0.000	-	
	Drainage DWV - reducer PVC - 100 to 80mm dia		0.000	-	
	Excavate/dispose - by machine footing/trench - per m - common earth/sand - 300mm wide x 300mm deep		0.000	-	
18.10	Drainage complete - sanitary in-ground - bathroom/ ensuite - includes shower WC vanity and floor waste	Sub	1.000 ea	\$976.80	\$976.80
	Description: Excavation in sand under floor - 100mm PVC sewer pipe , bends , junctions , solvent welded , reducers , vent pipe		1.000 ea	\$976.80	
	Filling - by hand to make up levels - m3 - - sand		1.000	-	

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Code	Description	Type	Units / UOM	Unit Cost	Total
	Drainage DWV - pipe PVC - 50mm diameter		1.000	-	
	Drainage DWV - pipe PVC - 100mm diameter		1.000	-	
	Drainage DWV - elbow PVC - 100mm diameter - up to 90 deg		1.000	-	
	Drainage DWV - junction PVC - 90 degree junction - 100mm diameter		1.000	-	
	Drainage DWV - junction PVC - 45 degree junction - 100mm x 50mm diameter		1.000	-	
	Drainage DWV - reducer PVC - 100 to 80mm dia		1.000	-	
	Excavate/dispose - by machine footing/trench - per m - common earth/sand - 300mm wide x 300mm deep		1.000	-	
18.11	Drainage complete - sanitary in-ground - laundry - Sub includes tub and floor waste - separate		1.000 ea	\$398.40	\$398.40
	Description: Excavation in sand under floor - 100mm PVC sewer pipe , bends , junctions , solvent welded , reducers , vent pipe		1.000 ea	\$398.40	
	Filling - by hand to make up levels - m3 - - sand		0.000	-	
	Drainage DWV - pipe PVC - 50mm diameter		0.000	-	
	Drainage DWV - pipe PVC - 100mm diameter		0.000	-	
	Drainage DWV - elbow PVC - 100mm diameter - up to 90 deg		0.000	-	
	Drainage DWV - junction PVC - 90 degree junction - 100mm diameter		0.000	-	
	Drainage DWV - junction PVC - 45 degree junction - 100mm x 50mm diameter		0.000	-	
	Drainage DWV - reducer PVC - 100 to 80mm dia		0.000	-	
	Excavate/dispose - by machine footing/trench - per m - common earth/sand - 300mm wide x 300mm deep		0.000	-	
18.12	Drainage complete - sanitary in-ground - kitchen - Sub sink - island bench unit		1.000 ea	\$657.60	\$657.60
	Description: Excavation in sand under floor - 100mm PVC sewer pipe , bends , junctions , solvent welded , reducers , vent pipe		1.000 ea	\$657.60	
	Filling - by hand to make up levels - m3 - - sand		0.000	-	
	Drainage DWV - pipe PVC - 100mm diameter		0.000	-	
	Drainage DWV - elbow PVC - 100mm diameter - up to 90 deg		0.000	-	
	Excavate/dispose - by machine footing/trench - per m - common earth/sand - 300mm wide x 300mm deep		0.000	-	
20	REINFORCING STEEL				\$9,825.98
20.1	FOOTINGS.	Mat	0.000	-	-
20.2	Reinforcing mesh - trench - L11TM3 - 200mm wide	Mat	102.470 lm	\$13.85	\$1,419.68
	Trench Mesh L11TM3 200mm Bar 200Mm X 6M		18.752 SHEET	\$44.11	
	Trench Mesh Support		128.088 ea	\$0.85	
	Labour to place & tie		102.470 lm	\$4.72	
20.3	Reinforcing cage mesh complete - strip footing 300mm W - 400mm D - R6 lig 900 cts	Mat	72.930 lm	\$38.19	\$2,785.19
	Reinforcing - ligature boxed - R6 - 200mm x 300mm		81.025 ea	\$2.40	
	Steel Bar Deformed N16 16Mm X 6M		48.644 ea	\$30.77	
	Labour to place & tie		72.930 lm	\$15.00	
20.4	Bar reinforcement - deformed starter bar - 12mm dia - 200 x 1000mm (footing to slab)	Mat	174.000 lm	\$6.92	\$1,204.35
	Bar reinforcement - deformed starter/corner - 12mm dia - 200 x 1000mm - 900 center's		193.314 ea	\$4.73	
	Labour to wet set into footing		193.314 ea	\$1.50	
20.5	Reinforcing bar - corner bar - 12mm diameter - 600mm x 600mm	Mat	30.000 ea	\$9.95	\$298.50
	Reinforcing bar - starter/corner - 12mm diameter - 600mm x 600mm		30.000 ea	\$4.73	
	Labour to tie		30.000 ea	\$5.22	
20.6	.	Mat	0.000	-	-
20.7	SLAB.	Mat	0.000	-	-
20.8	Reinforcing mesh - square - SL82	Mat	305.340 m2	\$12.26	\$3,744.02
	Reinforcing Mesh SL82 2.4 X 6M		23.206 SHEET	\$156.47	
	Bar chairs plastic - slab on ground - spacer 50mm - 65mm		305.340 ea	\$0.37	
20.9	Bar reinforcement - deformed - 12mm dia	Mat	100.450 lm	\$3.73	\$374.24
	Steel Bar Deformed N12 12Mm X 6M		16.775 ea	\$17.10	

Cost Items					
Code	Description	Type	Units / UOM	Unit Cost	Total
	Labour to place & tie		100.450 lm	\$0.87	
21	CONCRETE FOOTINGS				\$10,334.57
21.1	Footings 600 x 450 - Concrete 25mpa 600 x 450 x 25mpa	Mat	72.930 lm 19.691 m3	\$68.31 \$253.00	\$4,981.82
21.2	Footings 300 x 300 - Concrete 25mpa 300 x 300 x 25mpa	Mat	102.470 lm 9.222 m3	\$22.77 \$253.00	\$2,333.17
21.3	Pier Hole 450mm x 1.2m. 25 Mpa 20Mm Concrete Slump 80 Pier Hole 450mm x 1.2m. 25 Mpa 20Mm Concrete Slump 80	Mat	20.000 ea 4.860 m3	\$61.48 \$253.00	\$1,229.58
21.4	Carpentry labour to pour footings	Lab	1.000 Day	\$1,640.00	\$1,640.00
21.5	Delivery/ Charges	Mat	1.000 ea	\$150.00	\$150.00
23	CONCRETE SLAB				\$24,589.54
23.1	Slab Material - Under Slab Sand, Plastic Membrane, Formwork Formwork per m2 of Slab Bedding Sand 50mm Building Film Black 200Um X 4M X 50M	Mat	304.720 m2 304.720 m2 15.236 m3 1.828 ROLL	\$15.61 \$10.00 \$98.95 \$109.61	\$4,755.17
23.2	House Slab 100mm 25 Mpa 20Mm Concrete Slump 80	Mat	25.760 m3	\$253.00	\$6,517.28
23.3	Driveway & Porch Exposed Aggregate Slab 100mm 32 Mpa 20Mm Concrete Slump 80 (dalmation 50)	Mat	6.290 m3	\$330.00	\$2,075.70
23.4	Concreter's To Prep House Slab	Sub	3.000 ea	\$600.00	\$1,800.00
23.5	Concreter's To Prep Driveway Slab	Sub	3.000 ea	\$600.00	\$1,800.00
23.6	Concreter's To Pour House Slab	Sub	5.000 ea	\$600.00	\$3,000.00
23.7	Concreter's To Pour Driveway Slab	Sub	4.000 ea	\$600.00	\$2,400.00
23.8	Concrete cutting - saw - driveway/ path - 25mm depth Concrete cutting - saw - driveway/ path - 25mm depth Concrete cutting - travel and establishment - charge per job	Mat	21.300 lm 21.300 lm 1.065 lm	\$15.00 \$5.00 \$200.00	\$319.50
23.9	Concrete Seal (exposed aggregate) Concrete floor finish - grind/acid clean - acid clean concrete floor - Clean Concrete floor finish - floor levelling/sealer - sealing - concrete slab	Mat	59.740 m2 59.740 m2 59.740 m2	\$29.66 \$11.75 \$17.91	\$1,771.89
23.10	Delivery/ Charges	Mat	1.000 ea	\$150.00	\$150.00
24	CONCRETE PUMPING				\$3,348.00
24.1	STANDARD CONCRETE.	Sub	0.000	-	-
24.2	Pump Hire Plain Concrete (3 hour minimum)	Sub	8.000 ea	\$170.00	\$1,360.00
24.3	Travel Charge	Sub	2.000 ea	\$170.00	\$340.00
24.4	Priming Material (per bag)	Sub	2.000 ea	\$15.00	\$30.00
24.5	Meters Pumped	Sub	59.700 m3	\$10.00	\$597.00
24.6	.	Sub	0.000	-	-
24.7	EXPOSED CONCRETE.	Sub	0.000	-	-
24.8	Pump Hire Exposed Concrete (3 hour minimum)	Sub	3.000 Hour	\$220.00	\$660.00
24.9	Travel Charge	Sub	1.000 ea	\$220.00	\$220.00
24.10	Priming Material (per bag)	Sub	1.000 ea	\$15.00	\$15.00
24.11	Meters Pumped	Sub	6.300 m3	\$20.00	\$126.00
24.12	.	Mat	0.000	-	-
24.13	NOTE: No allowance for weekend rates.	Mat	0.000 Note	-	-
27	BRICK LAYER				\$23,718.36
27.1	Brickwork concrete - wall face - 110mm thick - 230 x 110 x 76mm	Sub	128.640 m2	\$83.79	\$10,778.81

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	Brick Layer To Lay Brick		6,689.280 ea	\$1.50	
	Brickies Loam 50/50		3.988 m3	\$114.35	
	General Purpose Cement 20Kg Bag		19.296 BAG	\$9.97	
	VENEER TIE SHERIFF FACE FIX WITH NAILS GAL		321.600 ea	\$0.30	
27.2	Brickwork detailing - sills - sill set sloping - projecting 50mm from wall face - brick on edge	Sub	14.030 lm	\$67.85	\$951.94
	Description: Laid in 1 : 1 : 6 mortar , pointed on top and front edge		14.030 lm	-	
	Material & Labour		14.030 lm	\$67.85	
27.3	Bricks Prestige (face brick) 110mm thick - 230 x 110 x 76mm	Mat	128.640 m2	\$88.40	\$11,371.78
	Bricks Standard 110mm thick - 230 x 110 x 76mm. Cost per 1000 bricks		6,689.280 ea	\$1.70	
27.4	Lintel Gal Angle 100 X 100 X 6Mm	Mat	17.570 lm	\$35.05	\$615.83
30	TERMITE TREATMENT				\$1,605.76
30.1	Minimum Charge	Mat	2.000 ea	\$250.00	\$500.00
30.2	Kordon - Perimeter/Slab Joint Protection 100Mm	Sub	66.520 lm	\$13.00	\$864.76
30.3	Kordon - Slab Penetration Protection - Per Plumbing	Sub	12.000 ea	\$15.00	\$180.00
30.4	Kordon - Slab Penetration Protection - Per Conduit (Wrap)	Sub	2.000 ea	\$13.00	\$26.00
30.5	Kordon - Warranty Certification	Sub	1.000 ea	\$35.00	\$35.00
34	TIMBER WALL FRAME				\$20,281.89
34.1	WALL FRAME.	Mat	0.000	-	-
34.2	2.7m Pine Frame 70 Mgp12 Plates & Studs (External/ LBW)	Mat	65.840 lm	\$43.49	\$2,863.52
	Ribbon Plate. Pine Framing MGP12 T2 70 X 35 6.0M		10.995 ea	\$28.02	
	Top Plate. Pine Framing MGP12 T2 70 X 35 6.0M		10.995 ea	\$28.02	
	Nogs. Pine Framing MGP12 T2 70 X 35 6.0M		10.995 ea	\$28.02	
	Bottom Plate. Pine Framing MGP12 T2 70 X 35 6.0M		10.995 ea	\$28.02	
	Studs. Pine Framing MGP12 T2 70 X 35 2.7M		146.296 ea	\$11.15	
34.3	4.8m Pine Frame 70 Mgp12 Plates & Studs (External Parapet Wall)	Mat	6.270 lm	\$65.22	\$408.96
	Ribbon Plate. Pine Framing MGP12 T2 70 X 35 6.0M		1.047 ea	\$28.02	
	Top Plate. Pine Framing MGP12 T2 70 X 35 6.0M		1.047 ea	\$28.02	
	Nogs. Pine Framing MGP12 T2 70 X 35 6.0M		1.047 ea	\$28.02	
	Bottom Plate. Pine Framing MGP12 T2 70 X 35 6.0M		1.047 ea	\$28.02	
	Studs. Pine Framing MGP12 T2 70 X 35 4.8M		13.932 ea	\$20.93	
34.4	2.7m Pine Frame 70 Mgp12 Plates & Studs (Internal)	Mat	93.230 lm	\$37.01	\$3,450.12
	Top Plate. Pine Framing MGP12 T2 70 X 35 6.0M		15.569 ea	\$28.02	
	Nogs. Pine Framing MGP12 T2 70 X 35 6.0M		15.569 ea	\$28.02	
	Bottom Plate. Pine Framing MGP12 T2 70 X 35 6.0M		15.569 ea	\$28.02	
	Pine Framing MGP12 T2 70 X 35 2.7M		192.054 ea	\$11.15	
34.5	2.7m Pine Frame 70 Mgp12 Junction & Jamb Studs	Mat	200.000 ea	\$11.15	\$2,230.00
	Studs. Pine Framing MGP12 T2 70 X 35 2.7M		200.000 ea	\$11.15	
34.6	.	Mat	0.000	-	-
34.7	Cabinetry Bulk Heads 70mm	Mat	5.640 m2	\$31.10	\$175.38
	Pine Framing MGP10 T2 70 X 35 6.0M		8.460 Ea	\$20.73	
34.8	.	Mat	0.000	-	-
34.9	LINTELS & BEAMS.	Mat	0.000	-	-
34.10	Lintel up to 900mm Pine - 90mm x 45mm	Mat	12.000 lm	\$7.86	\$94.26
	Pine Framing MGP12 T2 90 X 45		12.000 lm	\$7.86	
34.11	Lintel 1200mm - 1700mm LVL - 150mm x 45mm	Mat	4.800 lm	\$18.67	\$89.62
	Dindas LVL E13 H2S 150 X 45		4.800 LM	\$18.67	
34.12	Lintel 1800mm - 2300mm LVL - 200mm x 45mm	Mat	9.600 lm	\$24.89	\$238.94
	Dindas LVL E13 H2S 200 X 45		9.600 LM	\$24.89	
34.13	Lintel 2400mm - 3000mm LVL - 240mm x 45mm	Mat	3.000 lm	\$29.86	\$89.58

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	Dindas LVL E13 H2S 240 X 45		3.000 LM	\$29.86		
34.14	Lintel 3600mm - 4500mm LVL - 260mm x 65mm GL15c	Mat	3.600 lm	\$111.17	\$400.21	
	Hyne 15C Glue Lam 260 X 65 H2 Struct Pine		3.600 lm	\$111.17		
34.15	Lintel 4800mm - 5400mm LVL - 360mm x 65mm GL17c	Mat	5.400 lm	\$153.93	\$831.22	
	Hyne 15C Glue Lam 360 X 65 H2 Struct Pine		5.400 lm	\$153.93		
34.16	Roof Gable Frame Studs	Mat	12.790 m2	\$11.23	\$143.66	
	Pine Framing MGP12 T2 90 X 35 6.0M		4.732 Ea	\$30.36		
34.17	Kwila FJ Post Laminated DPR 140 X 140 4.8M	Mat	2.000 ea	\$437.66	\$875.32	
34.18	Kwila FJ Post Laminated DPR 140 X 140 3.0M	Mat	1.000 ea	\$273.54	\$273.54	
34.19	T Blades 100mm - 200mm x 600mm Deep	Mat	3.000 ea	\$72.00	\$216.00	
34.20	Senco Framing Nail Box 3000 Brt 75Mm X 3.06Mm	Mat	1.000 BOX	\$61.56	\$61.56	
34.21	.	Mat	0.000	-	-	
34.22	Carpentry labour to install timber frame, lintels, beams, bulk heads	Lab	4.000 Day	\$1,640.00	\$6,560.00	
34.23	Carpentry labour to pack and straighten frame	Mat	1.000 Day	\$1,280.00	\$1,280.00	
35	CEILING FRAME				\$2,578.76	
35.1	Cyclonic ceiling batten 24mm x 6.1m	Mat	235.590 m2	\$3.98	\$938.76	
	Ceiling Batten Zinalume 0.42 X 22Mm X 6.1M (includes 10% waste)		94.472 LENGTH	\$8.69		
	Fixings required		235.590 m2	\$0.50		
35.2	.	Mat	0.000	-	-	
35.3	Carpentry labour to install ceiling battens	Lab	1.000 Day	\$1,640.00	\$1,640.00	
36	SCAFFOLDING				\$2,056.00	
36.1	Pole Guardrail (14 days minium 25lm minium)	Sub	75.040 lm	\$25.00	\$1,876.00	
36.2	Transport Delivery/ Return	Sub	1.000 ea	\$180.00	\$180.00	
37	FRAME HARDWARE				\$1,500.00	
37.1	Miscellaneous Fixings Allowance	Mat	1.000 Allowance	\$1,500.00	\$1,500.00	
38	PRE-FAB ROOF TRUSSES				\$19,885.05	
38.1	5'-25' Roof Trusses @ 900 c/c	Mat	286.020 m2	\$50.04	\$14,312.44	
38.2	Pryda Speed Brace 6.0M	Mat	112.440 lm	\$2.26	\$253.87	
	Pryda Speed Brace 6.0M		18.777 ea	\$13.52		
38.3	Dindas LVL E13 H3 240 X 63	Mat	1.000 ea	\$248.74	\$248.74	
38.4	Delivery	Mat	1.000 ea	\$150.00	\$150.00	
38.5	Carpentry labour to install roof trusses	Lab	3.000 Day	\$1,640.00	\$4,920.00	
40	BRACING				\$4,767.02	
40.1	Ply Brace 900 X 2745	Mat	15.000 ea	\$25.56	\$383.40	
	F22 Treated Hardwood Bracing Ply 2745 X 900 X 4Mm		15.000 ea	\$22.76		
	35 x 2.5mm Coil Nails		15.000 ea	\$2.80		
40.2	Ply Brace 1200 X 2745	Mat	15.000 ea	\$33.14	\$497.10	
	F22 Treated Hardwood Bracing Ply 2745 X 1200 X 4Mm		15.000	\$30.34		
	35 x 2.5mm Coil Nails		15.000 ea	\$2.80		
40.3	Cyclone Rod M12, Cyclone Washer & Nuts	Mat	62.000 ea	\$13.45	\$833.90	
	Cyclone Rod Hdg M12 3600		62.000 EACH	\$12.53		
	Cyclone Washer Gal M12 50 X 50 X 3Mm		124.000 EACH	\$0.34		
	Nut Gal M12		124.000 EACH	\$0.12		
40.4	Ramset Stud Bolt M12 X 160Mm Gal	Mat	30.000 ea	\$1.80	\$54.00	
40.5	Ramset Chemset 101 Plus Polyester 2 X 380MI Kit With 4 Nozzles	Mat	2.000 ea	\$94.96	\$189.92	

Cost Items						
Code	Description	Type	Units / UOM	Unit Cost	Total	
40.6	Pine Framing MGP10 T2 70 X 35 4.8M (stand & brace wall frames)	Mat	15.000 ea	\$16.58	\$248.70	
40.7	.	Mat	0.000	-	-	
40.8	Carpentry labour to install bracing and pack frame	Lab	2.000 Day	\$1,280.00	\$2,560.00	

43		SHEET ROOF COVERING			\$22,877.21	
43.1		Colourbond Roofing, Supply & Install	Sub	285.250 m2	\$57.23	\$16,324.96
		Corrugated 0.42BMT Colourbond		313.775 m2	\$16.95	
		Roof Batten 0.55 x 40mm Truecore		316.628 lm	\$2.80	
		Safety Battens 0.42 x 22mm Truecore		285.250 m2	\$1.52	
		Anticon 60mm Blanket on LW Foil R1.3 18m2		18.827 Bag	\$96.32	
		Roof Fix M6.2 x 50 Hex Head with Neo - CL4 (fixing corro & deck to metal or pine batten)		285.250 m2	\$1.10	
		Roofer to Lay m2 of Metal Roofing		285.250 m2	\$20.00	
		Roofer to Install m2 of Insulation Blanket		285.250 m2	\$2.50	
		Roofer to Lay Lm of Battens		285.250 m2	\$2.50	
		Roofer to Lay Lm of Safety Battens		285.250 m2	\$1.50	
43.2		Metal Fascia, supply & Install	Sub	88.700 lm	\$28.50	\$2,527.95
		Colourbond Metal Fascia 185mm, Rafter Bracket, Corners		97.570 lm	\$15.00	
		Roofer to FIX LM of Metal Fascia		88.700 lm	\$12.00	
43.3		150 Quad Colourbond Gutter & Fixings, Supply & Install	Sub	45.170 lm	\$34.80	\$1,571.92
		Quad 150 High Front Big Slotted Gutter, Gutter Brackets & Stop Ends		49.687 lm	\$18.00	
		Roofer to Fit Lm of Gutter		45.170 lm	\$15.00	
43.4		Colourbond Barge Cap, Supply, & Install	Sub	43.820 lm	\$26.25	\$1,150.06
		Colorbond Barge		48.202 lm	\$12.95	
		Roofer to Install Lm of Barge		43.820 lm	\$12.00	
43.5		Colourbond Parapet Cap, Supply, & Install	Sub	6.730 lm	\$28.50	\$191.80
		Colorbond Parapet		7.403 lm	\$15.00	
		Roofer to Install Lm of Barge		6.730 lm	\$12.00	
43.6		Colourbond Apron Flashing, Supply, & Install	Sub	28.300 lm	\$26.52	\$750.52
		Colourbond Apron Flashing		31.130 lm	\$13.20	
		Roofer to Install Lm of Apron Flashing		28.300 lm	\$12.00	
43.7		Fascia, Gutter, Batten Site Delivery	Sub	1.000 ea	\$150.00	\$150.00
43.8		Roofing Site Delivery	Sub	1.000 ea	\$210.00	\$210.00

46	PLUMBER				\$14,821.13	
46.1	HOT WATER		Sub	0.000	-	-
46.2	HWS - domestic - electric hot water unit - vitreous enamel lined		Sub	1.000 ea	\$734.40	\$734.40
		Description: Labour and fittings to install - EXCLUDES actual HW Unit & electrical & or gas lines & connections		1.000 Ea	\$734.40	
		Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed		0.000	-	
		Copper - pipe - type B - 15mm diameter		0.000	-	
		Copper - pipe preinsulated - type A - annealed - 15mm diameter		0.000	-	
		Copper - tee - 90 degree - 15mm x 15mm x 15mm		0.000	-	
		Pipe - saddle - 15mm dia		0.000	-	
		Miscellaneous - silver wire solder - 0.05 x 2.4mm diameter		0.000	-	
		Miscellaneous - 9kg cylinder - liquid propane		0.000	-	
		Brass - pipe adaptor - screwed - 15mm x 15mm		0.000	-	
		Brass - misc - non return valve - female - isolation valve		0.000	-	
		Brass - misc - pressure and temperature relief valve - 1000Kpa Ptr 1000hs - 15mm		0.000	-	
		Sleeve anchor - masonry bolt stainless/galv - stainless steel 10mm hole - 60mm long		0.000	-	
		Brass - fittings - straight joiner - compression union - 15mm x 15mm		0.000	-	
		Brass - gate valve - red - 15mm		0.000	-	
46.3	Hot water unit - domestic - domestic vitreous enamel - electric - 250 litre		Sub	1.000 ea	\$1,444.53	\$1,444.53

Cost Items					
Code	Description	Type	Units / UOM	Unit Cost	Total
46.4	.	Sub	0.000	-	-
46.5	BATHROOM.	Sub	0.000	-	-
46.6	Shower taps shower - includes 5m pipework - mixer set with rose	Sub	2.000 ea	\$708.00	\$1,416.00
	Description: Includes labour. Pipework includes copper hot & cold lines (from tap to main water line of house) and shower riser assembly. EXCLUDES TAPWARE		2.000 Ea	\$708.00	
	Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed		0.000	-	
	Pipework abv grd - copper - pipe incl fittings - fit to timber/steel frame - 15mm diameter		0.000	-	
	Pipework abv grd - copper preinsulated - pipe - fit to timber/steel frame - 15mm diameter		0.000	-	
	Pipework abv grd - copper assemblies - breech or mixer shower assembly - no tails - 200mm x 15mm		0.000	-	
46.7	Bathtub tap - taps bath - includes 3m pipework - spout + 2 taps wall set	Sub	1.000 ea	\$468.00	\$468.00
	Description: Includes labour. Pipework includes copper hot & cold lines (from tap to main water line of house) and riser assembly. EXCLUDES TAPWARE		1.000 Ea	\$468.00	
	Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed		0.000	-	
	Pipework abv grd - copper - pipe incl fittings - fit to timber/steel frame - 15mm diameter		0.000	-	
	Pipework abv grd - copper preinsulated - pipe - fit to timber/steel frame - 15mm diameter		0.000	-	
	Pipework abv grd - copper assemblies - riser shower assembly - 300mm tails - 200mm x 15mm		0.000	-	
46.8	Bathtub Install	Sub	1.000 ea	\$218.40	\$218.40
	Description: Labour only and fittings to install , plug/washer		1.000 Ea	\$218.40	
	Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed		1.000 Ea	-	
	PVC DWV pipe - tray / collar - tray safe waste - 50mm		1.000 Ea	-	
46.9	Basin tap - taps basin - includes 4m pipework - mixer set	Sub	4.000 ea	\$474.00	\$1,896.00
	Description: Includes labour. Pipework includes copper hot & cold lines (from tap to main water line of house) and sink assembly for spout + hob set. Mixer taps include flexible hose fitting		4.000 Ea	\$474.00	
	Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed		0.000	-	
	Pipework abv grd - copper - pipe incl fittings - fit to timber/steel frame - 15mm diameter		0.000	-	
	Pipework abv grd - copper preinsulated - pipe - fit to timber/steel frame - 15mm diameter		0.000	-	
	Tap connection / flexible hose - flexible stainless steel hose - 300mm long		0.000	-	
46.10	Vanity basin install - basin - top mount - includes plug and S/P	Sub	4.000 ea	\$177.60	\$710.40
	Description: Includes labour, trap (PVC unless otherwise indicated), sealant, fixing, and plug and waste. To vanity or counter includes 0.5mm of PVC pipe.		4.000 Ea	\$177.60	
	Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed		0.000	-	
	PVC DWV - pipe - 40mm diameter		0.000	-	
	Trap - PVC S and P - P/S - 40mm		0.000	-	
	Sealant - tube - silicone sealer - all types		0.000	-	
	Plug and waste - basin/sink/tub - quality		0.000	-	
46.11	Toilet suites / bidet - includes 4m pipework - P/S trap - concealed pan	Sub	2.000 ea	\$634.80	\$1,269.60
	Description: Labour only and fittings to install		2.000 Ea	\$634.80	
	Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed		0.000	-	
	Copper - pipe - type B - 15mm diameter		0.000	-	
	Copper - elbow - 45/90 degree - 15mm		0.000	-	
	Pipe - saddle - 15mm dia		0.000	-	
	Brass - pipe adaptor - screwed - 15mm x 15mm		0.000	-	
	Toilet - pan adaptor - rubber - with clip - 100mm		0.000	-	
	Brass - fittings - lugged elbow - compression - 15mm x 15mm		0.000	-	
	Flexible hose connector - stainless steel - 600mm long		0.000	-	
	Tap - mini stop - - quality		0.000	-	
46.12	.	Sub	0.000	-	-
46.13	LAUNDRY.	Sub	0.000	-	-

Cost Items					
Code	Description	Type	Units / UOM	Unit Cost	Total
46.14	Taps laundry - include 3m pipework - mixer tap + wall spout over tub Description: Includes labour. Pipework includes copper hot & cold lines (from tap to main water line of house) and brass elbow washing machine cocks, or sink assembly for 2 taps + wall spout. Mixer taps include flexible hose fitting. Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed Flexible hose connector - stainless steel - 300mm long Pipework abv grd - copper - pipe only - fit to timber/steel frame - 15mm diameter Pipework abv grd - copper preinsulated - pipe - fit to timber/steel frame - 15mm diameter	Sub	1.000 ea 1.000 Ea 1.000 1.000 1.000 1.000	\$374.40 \$374.40 - - - -	\$374.40
46.15	Laundry tap - include 3m pipework - two washing machine cocks Description: Includes labour. Pipework includes copper hot & cold lines (from tap to main water line of house) and brass elbow washing machine cocks, or sink assembly for 2 taps + wall spout. Mixer taps include flexible hose fitting Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed Pipework abv grd - copper - pipe only - fit to timber/steel frame - 15mm diameter Pipework abv grd - copper preinsulated - pipe - fit to timber/steel frame - 15mm diameter Pipework abv grd - fitting brass - lugged elbow - m/f threaded - 15mm/15mm	Sub	1.000 ea 1.000 Ea 1.000 1.000 1.000 1.000	\$283.20 \$283.20 - - - -	\$283.20
46.16	Install only - laundry sink or tub - tub - drop in to benchtop - includes plug and S/P trap - excludes pipework Description: Includes labour, P/S trap, plug, fixings as required and sealant Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed PP trap - double bowl connector - P/S - 50 x 600mm Trap - PVC S and P - P/S - 50mm Sealant - tube - silicone sealer - all types Plug and waste - basin/sink/tub - quality	Sub	1.000 ea 1.000 Ea 1.000 1.000 1.000 1.000	\$190.80 \$190.80 - - - -	\$190.80
46.17	.	Sub	0.000	-	-
46.18	KITCHEN.	Sub	0.000	-	-
46.19	Taps kitchen - includes 4m pipework - 2 taps + swivel spout hob set Description: Includes labour. Pipework includes copper hot & cold lines (from tap to main water line of house) and brass elbow. Mixer taps include flexible hose fitting Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed Pipework abv grd - copper - pipe only - fit to timber/steel frame - 15mm diameter Pipework abv grd - copper preinsulated - pipe - fit to timber/steel frame - 15mm diameter Pipework abv grd - copper assemblies - sink assembly - 200mm Tap connection / flexible hose - flexible stainless steel hose - 300mm long	Sub	1.000 ea 1.000 Ea 0.000 0.000 0.000 0.000 0.000	\$508.80 \$508.80 - - - - -	\$508.80
46.20	Kitchen sink / tub - kitchen sink - double bowl Description: Includes labour, P/S trap, plug, fixings as required and sealant Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed PP trap - double bowl connector - P/S - 50 x 600mm Trap - PVC S and P - P/S - 50mm Sealant - tube - silicone sealer - all types Plug and waste - basin/sink/tub - quality	Sub	1.000 ea 1.000 ea 1.000 ea 1.000 ea 1.000 ea 1.000 ea	\$217.20 \$217.20 - - - -	\$217.20
46.21	Install only - dishwasher - includes 4m pipework - underbench Description: Includes labour. Pipework includes ministop, copper hot and cold pipes and brass elbow. Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed Copper - pipe - type B - 15mm diameter Copper - pipe preinsulated - type A - annealed - 15mm diameter Copper - elbow - 45/90 degree - 15mm	Sub	1.000 ea 1.000 ea 0.000 0.000 0.000 0.000	\$319.20 \$319.20 - - - -	\$319.20

Cost Items					
Code	Description	Type	Units / UOM	Unit Cost	Total
	Brass - fittings - lugged elbow - compression - 15mm x 15mm				
	Tap - mini stop - - quality		0.000	-	
46.22	Fridge Water Supply	Sub	1.000 ea	\$270.60	\$270.60
	Pipe & Fittings		1.000 Ea	\$93.00	
	Plumber To Rough In & Fit Off		1.000 Ea	\$177.60	
46.23	.	Sub	0.000	-	-
46.24	NEW WORKS/ WATER SUPPLY	Sub	0.000	-	-
46.25	Water supply - complete - PEX - in ground - to 10m run - 20mm diameter	Sub	1.000 ea	\$2,408.40	\$2,408.40
	Description: Inground - Includes excavation/backfilling other than rock , inhouse includes pipe , elbows , tees , saddles etc		1.000 Ea	\$2,408.40	
	Water connection - connection to water supply - including meter - 20mm diameter		0.000	-	
	Excavate pit/trench - machine - clay - up to 1.0 m deep		0.000	-	
	PEX water - conversion fittings - elbow - 20mm PEX x 20mm copper		0.000	-	
	Pipework in grd - pipe PEX - pex hot or cold water pipe - 20mm diameter		0.000	-	
46.26	Water supply - complete - PEX - in house - hot & cold water main inter connecting lines	Sub	1.000 ea	\$1,898.40	\$1,898.40
	Description: Inground - Includes excavation/backfilling other than rock , inhouse includes pipe , elbows , tees , saddles etc		1.000 Ea	\$1,898.40	
	PEX water - elbow - - 16mm OD		0.000	-	
	PEX water - elbow - - 20mm OD		0.000	-	
	PEX water - equal tee - - 16mm OD x 16mm OD x 16mm OD		0.000	-	
	PEX water - equal tee - - 20mm OD x 20mm OD x 20mm OD		0.000	-	
	Pipework abv grd - PEX - hot water - 16mm dia		0.000	-	
	Pipework abv grd - PEX - cold water - 20mm dia		0.000	-	
46.27	Tapware - Outdoor/ Garden	Sub	2.000 ea	\$96.40	\$192.80
	Subcontract labour - estimated charge out rates		2.000 ea	\$96.40	
	Plumber/Gasfitter - licensed				
	Taps - outdoor/garden - prestige - per each		0.000	-	
	Screws - stainless steel - up to 50mm - per screw		0.000	-	
46.28	.	Sub	0.000	-	-
46.29	Note: Excludes All Taps, Sinks, Vanities, Toilets, Baths. Includes Install Only (rough in/ fit off)	Sub	0.000 Note	-	-
47	ELECTRICIAN				\$31,131.71
47.1	POWER MAINS	Sub	0.000	-	-
47.2	3 Phase Mains Over Head 25mm	Sub	1.000 ea	\$2,310.88	\$2,310.88
47.3	Lead In Data Underground	Sub	1.000 ea	\$816.90	\$816.90
47.4	.	Sub	0.000	-	-
47.5	SWITCH BOARDS	Sub	0.000	-	-
47.6	3 Phase B&R Switchboard With Din Rail & All Protection (Excludes Internal Board)	Sub	1.000 ea	\$2,257.80	\$2,257.80
47.7	.	Sub	0.000	-	-
47.8	POWER POINTS	Sub	0.000	-	-
47.9	Clipsal Iconic Double Power Point, Supply & Install	Sub	35.000 ea	\$153.60	\$5,376.00
47.10	Clipsal Double Weather Proof GPO, Supply & Install	Sub	1.000 ea	\$186.60	\$186.60
47.11	.	Sub	0.000	-	-
47.12	LIGHTS	Sub	0.000	-	-
47.13	Standard Down Light LED White, Supply & Install	Sub	48.000 ea	\$142.60	\$6,844.80
47.14	Standard Pendant Light / Feature Light - Not Including Fitting (island bench)	Sub	1.000 ea	\$455.70	\$455.70
47.15	External LED Sensor Light Twin, Supply & Install	Sub	2.000 ea	\$256.30	\$512.60
47.16	Wall light Up/ Down Black, Supply & Install	Sub	2.000 ea	\$238.40	\$476.80
47.17	.	Sub	0.000 ea	-	-
47.18	LIGHT SWITCH	Sub	0.000 ea	-	-
47.19	Clipsal Iconic Switch Point, Supply & Install	Sub	17.000 ea	\$79.80	\$1,356.60
47.20	Lighting Point 2 Way Switch, Supply & Install	Sub	2.000 ea	\$149.70	\$299.40

Cost Items					
Code	Description	Type	Units / UOM	Unit Cost	Total
47.21	Lighting Dimmer Point	Sub	5.000 ea	\$97.90	\$489.50
47.22	.	Sub	0.000	-	-
47.23	CEILING FAN/ EXHAUST FAN	Sub	0.000	-	-
47.24	Standard 4 Blade Timber Fan Black , Supply & Install	Sub	7.000 ea	\$454.72	\$3,183.04
47.25	IXL 3 In 1 Exhaust Fan Heat Lamps, Supply & Install	Sub	2.000 ea	\$450.46	\$900.92
47.26	.	Sub	0.000	-	-
47.27	TV, DATA & SMOKE ALARM	Sub	0.000	-	-
47.28	Data Point, Supply & Install	Sub	1.000 ea	\$229.40	\$229.40
47.29	TV Point Clipsal Iconic, Supply & Install	Sub	3.000 ea	\$223.00	\$669.00
47.30	Tv Antenna Installation / Includes 6 Way Splitter, Supply & Install	Sub	1.000 ea	\$898.85	\$898.85
47.31	Smoke Alarm Point 240V Photoelectric, Supply & Install	Sub	8.000 ea	\$231.80	\$1,854.40
47.32	.	Sub	0.000	-	-
47.33	DEDICATED CIRCUITS	Sub	0.000	-	-
47.34	Cooktop Point Single Phase, Supply & Install	Sub	1.000 ea	\$380.20	\$380.20
47.35	Three Phase Cooktop Circuit Point, Supply & Install	Sub	1.000 ea	\$733.12	\$733.12
47.36	Oven Point Single Phase, Supply & Install	Sub	1.000 ea	\$349.60	\$349.60
47.37	HWS Single Phase, Supply & Install	Sub	1.000 ea	\$349.60	\$349.60
47.38	.	Sub	0.000	-	-
47.39	Electrician to Inspect Electrical Installation	Sub	1.000 ea	\$200.00	\$200.00
47.40	.	Sub	0.000	-	-
47.41	Note: Due To No Electrical Plan This Is An Estimate Only.	Sub	0.000 Note	-	-

50	ALUMINIUM WINDOWS AND DOORS				\$13,792.50
50.1	WINDOWS.	Mat	0.000	-	-
50.2	Sliding window - aluminium 600mm high - 2 lite - 600mm wide	Mat	1.000 ea	\$383.06	\$383.06
50.3	Sliding window - aluminium 600mm high - 2 lite - 1800mm wide	Mat	1.000 ea	\$486.43	\$486.43
50.4	Sliding window - aluminium 600mm high - 3 lite - 2700mm wide	Mat	1.000 ea	\$695.16	\$695.16
50.5	Sliding window - aluminium 1200mm high - 2 lite - 1500mm wide	Mat	1.000 ea	\$559.44	\$559.44
50.6	Sliding window - aluminium 1200mm high - 2 lite - 1800mm wide	Mat	3.000 ea	\$601.45	\$1,804.35
50.7	Fixed window - aluminium 1800mm high - 1 lite - 300mm wide	Mat	3.000 ea	\$345.26	\$1,035.78
50.8	Double hung window - aluminium 1800mm high - 1 lite - 600mm wide	Mat	1.000 ea	\$721.79	\$721.79
50.9	Double hung window - aluminium 1800mm high - 1 lite - 900mm wide	Mat	2.000 ea	\$779.71	\$1,559.42
50.10	Fixed window - aluminium 2100mm high - 1 lite - 450mm wide	Mat	1.000 ea	\$477.95	\$477.95
50.11	.	Mat	0.000	-	-
50.12	DOORS.	Mat	0.000	-	-
50.13	Aluminium door - sliding - 2.1m high - 1.5m wide - 2 lite	Mat	1.000 ea	\$989.60	\$989.60
50.14	Aluminium door - stacking - 2.1m high x 3.2m wide - 3 lite	Mat	1.000 ea	\$2,068.24	\$2,068.24
50.15	Aluminium door - hinged - single - 2040mm high x 820mm wide	Mat	1.000 ea	\$1,221.28	\$1,221.28
50.16	.	Mat	0.000	-	-
50.17	Delivery	Mat	1.000 Allowance	\$150.00	\$150.00
50.18	Carpentry labour to install aluminium windows and doors	Lab	1.000 Day	\$1,640.00	\$1,640.00

52	CLADDING				\$14,592.41
52.1	LINEA BOARD CLADDING.	Mat	0.000	-	-
52.2	James Hardie Linea Board, Fixings	Mat	54.480 m2	\$67.17	\$3,659.65

Cost Items					
Code	Description	Type	Units / UOM	Unit Cost	Total
	Linea Weatherboard 4200 X 180Mm		95.122 ea	\$38.33	
	Coil Nails Gal 45 X 2.5mm.		54.480 ea	\$0.25	
52.3	Linea Weatherboard Alum Box Corner 3.6M	Mat	8.000 ea	\$122.07	\$976.56
52.4	Linea Board Aluminium Internal Corner 3.6m	Mat	6.000 ea	\$84.50	\$507.00
52.5	Linea Board PVC Stater Strip 3m	Mat	45.070 lm	\$5.48	\$247.18
	Linea Weatherboard Pvc Starter Strip 3M		15.008 ea	\$16.47	
52.6	.	Mat	0.000	-	-
52.7	FINE TEXTURE CLADDING.	Mat	0.000	-	-
52.8	Fine Texture Cladding 2440 X 1200 X 8.5Mm, Fixings	Mat	20.650 m2	\$39.48	\$815.27
	Fine Texture Cladding 2440 X 1200 X 8.5Mm		7.062 ea	\$105.21	
	150 Poly Dampcourse		20.650 Allowance	\$1.50	
	Coil Nails Gal 45 X 2.5mm.		20.650 Allowance	\$2.00	
52.9	Fine Texture Cladding Slimline Ext Corner 3000Mm	Mat	4.000 ea	\$33.49	\$133.96
52.10	.	Mat	0.000	-	-
52.11	WINDOW ARK & FLASHINGS.	Mat	0.000	-	-
52.12	Window Ark 42 x 42, H3 Pine	Mat	21.470 lm	\$6.55	\$140.69
	Baluster FJ Pine Primed H3 42 X 42 5.4M		3.972 ea	\$34.34	
	Fixings		21.470 lm	\$0.20	
52.13	Window Flashing Gal 1800 X 50	Mat	5.160 lm	\$11.70	\$60.36
	Window Flashing Gal 50Mm X 38Mm X 1800Mm		2.869 ea	\$21.04	
52.14	Builders Paper Breather 1350mm x 60m	Mat	3.000 ea	\$166.60	\$499.80
	Sisalation Tuff Wrap Breather 1350 X 60M		3.000 ROLL	\$166.60	
52.15	.	Mat	0.000	-	-
52.16	SOFFIT.	Mat	0.000	-	-
52.17	Soffit 450mm Fc, Framing, Fixings	Mat	73.500 lm	\$12.88	\$947.04
	Hardieflex Eaves Lining 2400 X 450 X 4.5Mm		30.650 ea	\$14.47	
	Pine Framing MGP10 T2 70 X 35 6.0M		12.275 ea	\$22.68	
	DAR Moulding FJ Pine Primed & H3 Treated 11mm 30 X 11 X 5.4M		13.598 ea	\$11.50	
	Hardieflex Eaves Lining Pvc Express Jointer 4.5Mm X 3000M		5.513 ea	\$8.47	
	Fixings		73.500 lm	\$0.30	
52.18	External Beam Cladding With Drip Edge	Mat	4.110 lm	\$10.92	\$44.90
	Hardieflex Eaves Lining 2400 X 450 X 4.5Mm		1.714 ea	\$14.47	
	Hardieflex Eaves Lining Pvc Express Jointer 4.5Mm X 3000M		0.308 ea	\$8.47	
	DAR Moulding FJ Pine Primed & H3 Treated 11mm 30 X 11 X 5.4M		1.521 ea	\$11.50	
52.19	.	Mat	0.000	-	-
52.20	Carpentry labour to install cladding & soffits	Lab	4.000 Day	\$1,640.00	\$6,560.00

53	INSULATION				\$2,653.68
53.1	Batts wall external - glasswool - R2.5, supply & install	Sub	152.950 m2	\$17.35	\$2,653.68

54	WALL AND CEILING LININGS				\$28,028.26
54.1	CEILINGS.	Sub	0.000	-	-
54.2	Ceilings 2.7m 10mm Plasterboard, Plasterer to Sheet and Set m2 of Plasterboard	Sub	213.520 m2	\$27.00	\$5,765.04
54.3	Ceilings External Water Resistant 10mm Plasterboard, Plasterer to Sheet and Set m2 of Plasterboard	Sub	19.590 m2	\$45.00	\$881.55
54.4	WALLS.	Sub	0.000	-	-
54.5	Walls 2.7m 10mm Plasterboard, Plasterer to Sheet and Set m2 of Plasterboard	Sub	512.870 m2	\$27.00	\$13,847.49
54.6	WET AREAS.	Sub	0.000	-	-
54.7	Water Resistant 10mm Plasterboard, Plasterer to Sheet and Set m2 of Plasterboard	Sub	36.610 m2	\$35.00	\$1,281.35
54.8	6.0mm Villaboard, Plasterer to Sheet and Set m2 of Villa Board	Sub	63.480 m2	\$40.00	\$2,539.20

Cost Items					
Code	Description	Type	Units / UOM	Unit Cost	Total
54.9	CORNICE.	Sub	0.000	-	-
54.10	2.7m 90 mm Cove Cornice, Supply & Install	Sub	246.240 lm	\$12.00	\$2,954.88
54.11	SQUARE SET	Sub	1.000	-	-
54.12	Square Set Openings Up To 1200mm	Sub	4.000 ea	\$150.00	\$600.00
54.13	Square Set Bulk Heads	Sub	6.350 lm	\$25.00	\$158.75

56	WATERPROOFING				\$4,159.00
56.1	Waterproofing - complete wet area bathroom/ ensuite	Mat	2.000 ea	\$1,332.70	\$2,665.40
56.2	Waterproofing - complete wet area WC	Mat	1.000 ea	\$286.10	\$286.10
56.3	Waterproofing - complete wet area laundry	Mat	1.000 ea	\$1,207.50	\$1,207.50

57	TILER				\$18,575.15
57.1	BATHROOM.	Mat	0.000	-	-
57.2	Bedding 50mm	Sub	7.610 m2	\$100.00	\$761.00
57.3	Floor Tiling Standard Lay	Sub	7.600 m2	\$90.00	\$684.00
57.4	Floor Tiles Bathroom (includes 10% waste).	Sub	8.360 m2	\$50.00	\$418.00
57.5	Wall Tiling Standard Lay - Floor To Ceiling 2.7m	Sub	28.790 m2	\$90.00	\$2,591.10
57.6	Wall Tiles Bathroom (includes 10% waste).	Sub	31.669 m2	\$50.00	\$1,583.45
57.7	Tile Niche 600mm x 350mm	Sub	1.000 ea	\$300.00	\$300.00
57.8	Tile Into Windows	Sub	1.000 ea	\$195.00	\$195.00
57.9	Silicone	Sub	30.000 lm	\$15.00	\$450.00
57.10	Smart Waste Chrome Tile Insert Bathroom.	Mat	2.000 ea	\$120.00	\$240.00
57.11	Shower Angle/ Door Angle	Sub	2.000 ea	\$150.00	\$300.00
57.12	.	Sub	0.000	-	-
57.13	ENSUITE.	Sub	0.000	-	-
57.14	Bedding 50mm	Sub	8.400 m2	\$75.00	\$630.00
57.15	Floor Tiling Standard Lay	Sub	8.400 m2	\$90.00	\$756.00
57.16	Floor Tiles Ensuite (includes 10% waste).	Mat	9.240 m2	\$50.00	\$462.00
57.17	Wall Tiling Standard Lay - Floor To Ceiling 2.7m	Sub	30.490 m2	\$90.00	\$2,744.10
57.18	Wall Tiles Ensuite (includes 10% waste).	Sub	33.550 m2	\$50.00	\$1,677.50
57.19	Tile Niche 600mm x 350mm	Sub	1.000 ea	\$300.00	\$300.00
57.20	Tile Windows	Sub	1.000 ea	\$250.00	\$250.00
57.21	Silicone	Sub	30.000 lm	\$8.00	\$240.00
57.22	Smart Waste Chrome Tile Insert Ensuite.	Sub	1.000 ea	\$120.00	\$120.00
57.23	Strip Drain Chrome Tile Insert Ensuite.	Sub	1.800 lm	\$280.00	\$504.00
57.24	Shower Angle/ Door Angle	Sub	2.000 ea	\$150.00	\$300.00
57.25	.	Sub	0.000	-	-
57.26	LAUNDRY.	Sub	0.000	-	-
57.27	Floor Tiling Standard Lay	Mat	4.900 m2	\$90.00	\$441.00
57.28	Floor Tiles Laundry (includes 10% waste).	Mat	5.390 m2	\$50.00	\$269.50
57.29	Skirting Tile	Sub	4.130 lm	\$40.00	\$165.20
57.30	Silicone	Sub	10.000 lm	\$15.00	\$150.00
57.31	Smart Waste Chrome Tile Insert Laundry	Sub	1.000 ea	\$120.00	\$120.00
57.32	Splash Back 600mm High	Sub	1.600 m2	\$200.00	\$320.00
57.33	Splash Back Tiles Laundry	Sub	1.760 m2	\$50.00	\$88.00
57.34	.	Sub	0.000	-	-
57.35	KITCHEN/ HOUSE	Sub	0.000	-	-
57.36	Splash Back 600mm High	Sub	5.060 m2	\$200.00	\$1,012.00
57.37	Splash Back Tiles Kitchen (includes 10% waste).	Sub	5.566 m2	\$50.00	\$278.30
57.38	Silicone	Sub	15.000 lm	\$15.00	\$225.00
57.39	.	Mat	1.000	-	-
57.40	Notes: Standard lay tiling allowed only, 300mm x 300mm up to 600 x 600 straight lay. Any tiles over 600 x 600, tile plank, brick bond pattern, herring bone pattern etc. will occur a higher m2 rate.	Sub	0.000 Note	-	-

Cost Items					
Code	Description	Type	Units / UOM	Unit Cost	Total
59	CABINETMAKER				\$36,892.02
59.1	KITCHEN.	Mat	0.000	-	-
59.2	Kitchen House Medium Range. Base Cabinets. Laminate Finish (Standard Range), 20mm smart stone, drawers Soft Close, Pull Handles	Mat	9.210 lm	\$1,658.40	\$15,273.86
59.3	Kitchen House Medium Range. Over Head Cabinets. Laminate Finish (Standard Range), Pull Handles.	Mat	3.400 lm	\$1,160.40	\$3,945.36
59.4	.	Mat	0.000	-	-
59.5	LAUNDRY.	Mat	0.000	-	-
59.6	Laundry Medium Range. Base Cabinets Laminate Finish (Standard Range), 20mm smart stone, drawers Soft Close, Pull Handles	Mat	2.200 lm	\$1,654.00	\$3,638.80
59.7	Laundry Medium Range. Over Head Cabinets. Laminate Finish (Standard Range), Pull Handles.	Mat	2.200 lm	\$1,160.00	\$2,552.00
59.8	.	Mat	0.000	-	-
59.9	ROBES.	Mat	0.000	-	-
59.10	Custom Bedroom Walk In Robe, HMR W/Board, Hafele 25mm oval chrome hanging rail, open shelves & banks of drawers soft close	Mat	5.400 lm	\$1,020.00	\$5,508.00
59.11	.	Mat	0.000	-	-
59.12	BATHROOM.	Mat	0.000	-	-
59.13	Vanity Bathroom. Medium Range Wall Hung. Base Cabinets Laminate Finish (Standard Range), 20mm smart stone, drawers Soft Close, Pull Handles	Mat	1.750 lm	\$1,450.00	\$2,537.50
59.14	Vanity Ensuite. Medium Range Wall Hung. Base Cabinets Laminate Finish (Standard Range), 20mm smart stone, drawers Soft Close, Pull Handles	Mat	2.370 lm	\$1,450.00	\$3,436.50
59.15	.	Mat	0.000	-	-
59.16	NOTE: Cabinetry allowed as a provisional sum only until a design meeting/ design layout has been confirmed by cabinetmaker & client.	Mat	0.000 Note	-	-
60	TIMBER DOORS				\$7,013.45
60.1	DOORS EXTERNAL.	Mat	0.000	-	-
60.2	Front Door Hume Ver1 Clear Glass 870, Pine Frame, Door Seal	Mat	1.000 ea	\$762.49	\$762.49
	Hume Verve Entrance Door Laminated Hardboard Ver1 2040 X 870 X 40 Clear		1.000 ea	\$573.44	
	140 x 30mm 2mm Door Lamin H3 Pink Pine FJ Primed External Single Rehandle LOSP		1.000 ea	\$102.20	
	Hinge H/Line 100mm		3.000 ea	\$5.00	
	Raven 915mm White RP83 Door Brush Strip Seal		1.000 ea	\$19.50	
	Door Stop Magnetic Adjustable		1.000 ea	\$14.99	
	Hardwood Door Sill 140 X 31Mm		1.200 lm	\$31.13	
60.3	.	Mat	0.000	-	-
60.4	DOORS INTERNAL.	Mat	0.000	-	-
60.5	Hume Flush Internal Door - Hinged 2040mm x 870mm	Mat	8.000 ea	\$163.95	\$1,311.60
	Hume Flush Internal Door Prime Coat Mdf 2340 X 870 X 35		8.000 ea	\$111.02	
	Fast Fix Hirline Hinge 100 X 66 X 2Mm Zinc		16.000 ea	\$1.42	
	DPR Moulding FJ Pine Primed & Untreated 92 X 18 5.4M		8.000 ea	\$29.16	
	DAR moulding FJ Pine Primed & Untreated 30 x 11 5.4M		8.000 ea	\$5.94	
	Door Stop Magnetic Adjustable Sdc18541		8.000 ea	\$14.99	
60.6	Hume Flush Internal Door - Hinged 2040mm x 770mm	Mat	1.000 ea	\$100.53	\$100.53
	Hume Flush Internal Door Prime Coat Mdf 2040 X 770 X 35		1.000 ea	\$47.60	
	Fast Fix Hirline Hinge 100 X 66 X 2Mm Zinc		2.000 ea	\$1.42	
	DPR Moulding FJ Pine Primed & Untreated 92 X 18 5.4M		1.000 ea	\$29.16	
	DAR moulding FJ Pine Primed & Untreated 30 x 11 5.4M		1.000 ea	\$5.94	
	Door Stop Magnetic Adjustable Sdc18541		1.000 ea	\$14.99	

Cost Items					
Code	Description	Type	Units / UOM	Unit Cost	Total
60.7	Hume Flush Internal Door - Hinged 2040mm x 720mm	Mat	1.000 ea	\$100.53	\$100.53
	Hume Flush Internal Door Prime Coat Mdf 2040 X 720 X 35		1.000 ea	\$47.60	
	Fast Fix Hirline Hinge 100 X 66 X 2Mm Zinc		2.000 ea	\$1.42	
	DPR Moulding FJ Pine Primed & Untreated 92 X 18 5.4M		1.000 ea	\$29.16	
	DAR moulding FJ Pine Primed & Untreated 30 x 11 5.4M		1.000 ea	\$5.94	
	Door Stop Magnetic Adjustable Sdc18541		1.000 ea	\$14.99	
60.8	.	Mat	0.000	-	-
60.9	DOOR HARDWARE.	Mat	0.000	-	-
60.10	Gainsborough G4 Series Matte Black Lianna Privacy Lever Set	Mat	6.000 ea	\$53.10	\$318.60
60.11	Gainsborough G4 Series Matte Black Lianna Passage Lever Set	Mat	4.000 ea	\$45.25	\$181.00
60.12	Gainsborough Matt Black Trilock Contemporary Angular Double Cylinder Leverset	Mat	1.000 ea	\$248.70	\$248.70
60.13	.	Mat	0.000	-	-
60.14	Delivery	Mat	1.000 ea	\$150.00	\$150.00
60.15	Carpentry labour to install doors & locks	Lab	3.000 Day	\$1,280.00	\$3,840.00
61	FINISHING TIMBER				\$3,534.90
61.1	Architrave Windows Internal - pine - bullnose / bevel / square / colonial - 42mm x 11mm x 5.4m	Mat	85.110 lm	\$1.53	\$130.39
	Bevel Moulding FJ Pine Untreated & Primed 42 X 11 5.4M		17.362 ea	\$7.51	
61.2	Architrave Doors Internal - pine - bullnose / bevel / square / colonial - 42mm x 11mm x 5.4m	Mat	34.000 ea	\$7.51	\$255.34
	Bevel Moulding FJ Pine Untreated & Primed 42 X 11 5.4M		34.000 ea	\$7.51	
61.3	Skirting - pine - bullnose / bevel / square / colonial - 66mm x 11mm x 5.4m	Mat	154.340 lm	\$2.26	\$348.54
	Bevel Moulding FJ Pine Untreated & Primed 66 X 11 5.4M		31.485 ea	\$11.07	
61.4	Robe Jamb. DPR Moulding FJ Pine Primed & Untreated 92 X 18 5.4M	Mat	8.000 ea	\$22.52	\$180.16
61.5	External Ceiling Trim 42 x 11mm x 5.4m	Mat	25.010 lm	\$2.42	\$60.47
	DAR Moulding FJ Pine Primed & Untreated 11mm 42 X 11 X 5.4M		4.627 ea	\$13.07	
61.6	Carpentry labour to install skirting, architraves, robe jambs	Lab	2.000 Day	\$1,280.00	\$2,560.00
62	SHOWER SCREENS AND MIRRORS				\$2,506.80
62.1	SHOWER SCREENS	Mat	0.000	-	-
62.2	1000 Fixed Frameless Shower Screen (Chrome Hardware)	Mat	2.000 ea	\$934.80	\$1,869.60
62.3	MIRRORS.	Sub	0.000	-	-
62.4	900 x 1200 Mirror Polished Edge	Sub	1.000 ea	\$248.40	\$248.40
62.5	900 x 1800 Mirror Polished Edge	Sub	1.000 ea	\$388.80	\$388.80
64	ROBE FIT OUT'S				\$3,521.98
64.1	Bed Robe Shelves 1.6m - 2.4m. 1 Bank Of 4 MDF Shelves 12mm 600 Deep, 1 Shelf Above, Chrome Hanging Rail	Mat	4.000 ea	\$207.17	\$828.68
	Mdf Std Shelving 2400 X 600 X 16Mm		12.000 ea	\$33.41	
	DAR moulding FJ Pine Primed & Untreated 42 x 18 5.4M (shelf support wall)		8.000 ea	\$11.83	
	DAR Moulding FJ Pine Primed & Untreated 66 X 18 X 5.4M (front shelf support)		4.000 ea	\$19.05	
	DAR moulding FJ Pine Primed & Untreated 30 x 11 5.4M		8.000 ea	\$7.17	
	Oval Tube End Support		4.000 PAIR	\$2.60	
	Oval Tube Centre Pillar Support		4.000 ea	\$3.36	
	Oval Tube Cp Steel 15Mm X 30mm 2400Mm		4.000 ea	\$18.93	
	Fixings Required		4.000 ea	\$25.00	
64.2		Mat	1.000 ea	\$293.30	\$293.30

Cost Items					
Code	Description	Type	Units / UOM	Unit Cost	Total
	Linen 1.6m - 2.4m. Shelves MDF 12mm 600mm Deep, 4 Rows Of Shelves With Broom Cupboard				
	Mdf Std Shelving 2400 X 600 X 16Mm		5.000 ea	\$34.64	
	DAR moulding FJ Pine Primed & Untreated 42 x 18 5.4M (shelf support wall)		3.000 ea	\$11.83	
	DAR Moulding FJ Pine Primed & Untreated 66 X 18 X 5.4M (front shelf support)		2.000 ea	\$19.05	
	DAR moulding FJ Pine Primed & Untreated 30 x 11 5.4M		3.000 ea	\$7.17	
	Fixings Required		1.000 ea	\$25.00	
64.3	Carpentry labour to install robe shelves	Lab	2.000 Day	\$1,200.00	\$2,400.00

66	FITTINGS & FIXTURES BLACK				\$5,846.34
66.1	BATHROOM & ENSUITE.	Mat	0.000	-	-
66.2	TS002 Windsor Wall Faced Toilet Suite	Mat	2.000 ea	\$325.45	\$650.90
66.3	NR280705fM B Dolce 2 in 1 Shower Set Matte Black	Mat	2.000 ea	\$461.82	\$923.64
66.4	PBR3001-B Daintree Shower Mixer Matt Black	Mat	3.000 ea	\$90.91	\$272.73
66.5	BTA-1700 Prato Freestanding Bath 1700	Mat	1.000 ea	\$846.36	\$846.36
66.6	NR22190316 OMB Mecca Basin/Bath Spout Only 160mm Matte Black	Mat	1.000 ea	\$80.91	\$80.91
66.7	BT017 St Clair ThinEdge Bench Mount Basin	Mat	4.000 ea	\$126.36	\$505.44
66.8	PBR2001-B Daintree Basin Mixer Matte Black	Mat	4.000 ea	\$116.36	\$465.44
66.9	55602-800-MB Ceram Double Towel Rail 800 mm Matte Black	Mat	4.000 ea	\$140.91	\$563.64
66.10	55604-MB Ceram Toilet Roll Holder Matte Black	Mat	2.000 ea	\$29.09	\$58.18
66.11	.	Mat	0.000	-	-
66.12	LAUNDRY.	Mat	0.000	-	-
66.13	YH236C Mold 42L Laundry Tub	Mat	1.000 ea	\$117.27	\$117.27
66.14	MU001 MB Dusky Gooseneck Sink Mixer Matte Black (laundry)	Mat	1.000 ea	\$143.64	\$143.64
66.15	.	Mat	0.000	-	-
66.16	KITCHEN.	Mat	0.000	-	-
66.17	SGB008 Granite Sink 1 & 3/4 Drainer Topmount Black	Mat	1.000 ea	\$654.55	\$654.55
66.18	MU001 MB Dusky Gooseneck Sink Mixer Matte Black (kitchen)	Mat	1.000 ea	\$143.64	\$143.64
66.19	.	Mat	0.000	-	-
66.20	Carpentry labour to install towel rails, toilet roll holders	Mat	6.000 ea	\$70.00	\$420.00
66.21	NOTE: All items in this category are priced from Builders World	Mat	0.000 Note	-	-

69	PAINTER INTERNAL				\$26,090.13
69.1	WALLS & CEILING	Sub	0.000	-	-
69.2	Paint ceiling internal - by roller - prepcoat + 2 topcoat - standard	Sub	213.680 m2	\$30.00	\$6,410.40
69.3	Paint wall internal - by roller - prepcoat + 2 topcoat - premium	Sub	450.630 m2	\$30.00	\$13,518.90
69.4	.	Sub	0.000	-	-
69.5	TIMBER TRIMS & DOORS	Sub	0.000	-	-
69.6	Door Internal - Timber Door, Arks And Frame -1 Undercoat + 2 Top Coats - Acrylic Undercoat / Sealer + Semi Gloss / Gloss	Sub	10.000 ea	\$170.00	\$1,700.00
69.7	Front Door Single - Timber Door, Arks And Frame -1 Undercoat + 2 Top Coats - Acrylic Undercoat / Sealer + Semi Gloss / Gloss	Sub	1.000 ea	\$350.00	\$350.00
69.8	Paint skirting trim - prepcoat + 2 topcoat enamel - water based. Includes preperation	Sub	154.340 lm	\$10.77	\$1,662.24
	Paint skirting trim - up to 150mm width - prepcoat + 2 topcoat enamel - water based.		154.340 lm	\$5.72	
	Sealing with cartridge gun - seal gaps with water base caulking - per m		154.340 lm	\$3.53	
	Paint - prepare trim up to 150mm - good condition - light sand + spot fill		154.340 lm	\$1.52	
69.9	Paint architrave window/ jamb trim - prepcoat + 2 topcoat enamel - water based. Includes preperation	Sub	14.000 ea	\$57.70	\$807.80
			14.000 lm	\$30.80	

Cost Items					
Code	Description	Type	Units / UOM	Unit Cost	Total
	Paint trim - up to 150mm width - prepcoat + 2 topcoat enamel - water based.				
	Sealing with cartridge gun - seal gaps with water base caulking - per m		14.000 lm	\$18.90	
	Prepare trim up to 150mm - good condition - light sand + spot fill		14.000 lm	\$8.00	
69.10	Paint robe jamb trim - prepcoat + 2 topcoat enamel - water based. Includes preparation	Sub	5.000 ea	\$58.16	\$290.79
	Pain trim - up to 150mm width - prepcoat + 2 topcoat enamel - water based.		27.000 lm	\$5.72	
	Sealing with cartridge gun - seal gaps with water base caulking - per m		27.000 lm	\$3.53	
	Paint - prepare trim up to 150mm - good condition - light sand + spot fill		27.000 lm	\$1.52	
69.11	.	Sub	0.000	-	-
69.12	SHELVING.	Sub	0.000	-	-
69.13	Internal shelves Bed Robe - 1 acrylic undercoat + 2 top coats - acrylic flat / low sheen / satin	Sub	4.000 ea	\$250.00	\$1,000.00
69.14	Internal shelves Linin - 1 acrylic undercoat + 2 top coats - acrylic flat / low sheen / satin	Sub	1.000 ea	\$350.00	\$350.00

70	PAINTER EXTERNAL				\$3,905.40
70.1	WALLS.	Sub	1.000	-	-
70.2	Paint wall external - weatherboard - prepcoat + 2 topcoat - standard. Includes preparation	Sub	54.480 m2	\$30.00	\$1,634.40
	Walls external - Timber/ Fibro Weatherboard - 3 top coats - acrylic top coats - flat / low sheen / satin		54.480 m2	\$25.00	
	Preparation		54.480 m2	\$5.00	
70.3	Paint wall external - flat surface - prepcoat + 2 topcoat. Includes preparation	Sub	20.650 m2	\$27.00	\$557.55
	Walls external - Timber/ Fibro Weatherboard - 3 top coats - acrylic top coats - flat / low sheen / satin		20.650 m2	\$22.00	
	Preparation		20.650 m2	\$5.00	
70.4	.	Sub	0.000	-	-
70.5	CEILINGS & SOFFITS	Sub	0.000	-	-
70.6	Paint eaves 450mm wide - prepcoat + 2 topcoat	Sub	73.500 lm	\$10.50	\$771.75
70.7	Paint ceiling external - by roller - prepcoat + 2 topcoat - premium	Sub	19.590 m2	\$30.00	\$587.70
70.8	.	Sub	0.000	-	-
70.9	Paint post up to 3m - timber finish - prepcoat + 2 topcoat - water based	Sub	3.000 ea	\$118.00	\$354.00

72	AIR CONDITIONING				\$18,439.40
72.1	Air conditioning - ducted reverse cycle complete - inverter + ducting - 170m2 single storey	Sub	1.000 ea	\$17,681.60	\$17,681.60
72.2	Air Conditioner Split 3 Phase	Sub	1.000 ea	\$757.80	\$757.80
72.3	Note: Ducted system includes labour, A/C units , ducting , ceiling registers , refrig lines , elect lines , control pad.	Mat	0.000 Note	-	-

73	FLOORING				\$6,550.39
73.1	HYBRID FLOOR.	Mat	0.000	-	-
73.2	Decolene Hybrid Flooring Blackbutt (Floating Floor) Supply & Install	Sub	85.070 m2	\$77.00	\$6,550.39
	Decolene Hybrid Flooring Natural Spotted Gum (includes 10% waste)		85.070 m2	\$42.00	
	Carpenter to Lay m2 of Engineer Floor		85.070 m2	\$35.00	

74	GARAGE DOORS				\$4,108.42
74.1	Panelift Door, Icon Nullabor Smooth Dove White 2400mm H x 4800mm W (With Motor)	Sub	1.000 ea	\$3,631.82	\$3,631.82
74.2	Door Jamb FJ Primed Pine DPR H3 163 X 30 5.2M	Mat	2.000 ea	\$118.30	\$236.60
74.3	Carpentry labour to install garage door jamb	Lab	1.000 ea	\$240.00	\$240.00

Cost Items					
Code	Description	Type	Units / UOM	Unit Cost	Total
83	FLOOR COVERINGS				\$4,261.60
83.1	CARPET.	Sub	0.000	-	-
83.2	Supply & Place Carpet & Underlay Medium Range (all bedrooms)	Sub	53.270 m2	\$80.00	\$4,261.60
87	HOUSE CLEAN				\$1,440.00
87.1	Internal House Clean	Sub	16.000 Hour	\$90.00	\$1,440.00
88	PROJECT MANAGEMENT, SITE SUPERVISION				\$24,000.00
88.1	Builders Supervision/ site supervisor (2 hour per day for the duration of the job)	Lab	6.000 Month	\$3,000.00	\$18,000.00
88.2	Miscellaneous labour - site clean ups, un load deliveries & material pick ups etc.	Lab	6.000 Month	\$1,000.00	\$6,000.00
90	NOTABLE EXCLUSIONS				-
90.1	White Goods & Appliances	Mat	1.000 Exclusions	-	-
90.2	Landscaping, Footpaths/ Pavers, Plants & Trees.	Mat	1.000 Exclusions	-	-
90.3	Side fencing and front fencing	Mat	1.000 Exclusions	-	-
90.4	Turf after excavation of property.	Mat	1.000 Exclusions	-	-
90.5	Certification	Mat	1.000 Exclusions	-	-
90.6	Engineering plans and site inspections	Mat	1.000 Exclusions	-	-

Net Total: \$481,100.09

Markup: \$107,181.34

Tax: \$58,828.41

Estimate Total: \$647,109.84