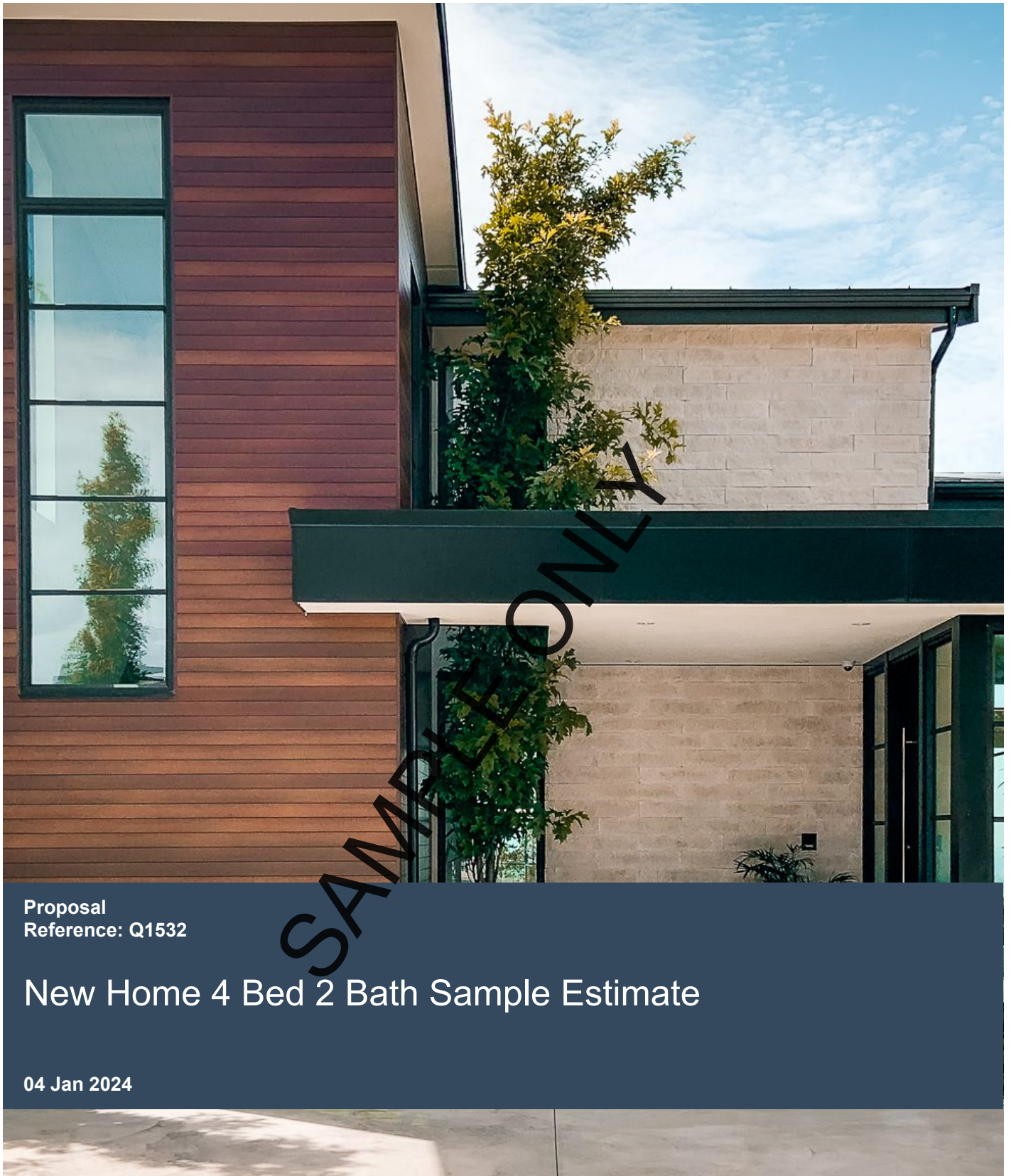




Proposal
Reference: Q1532

New Home 4 Bed 2 Bath Sample Estimate

04 Jan 2024



"Building cost predictions made easy
with our accurate estimates"

Dear NJF Estimating,

Thank you for the opportunity to provide an estimate for your new project.

Please feel free to call us if you have any questions or matters you would like to discuss as you review the estimate.

This estimate is based on the plans and documents provided.

We look forward to hearing from you soon.

Kind Regards

NJF Estimating

SAMPLE ONLY

Quoted Items

Prices in each category are exclusive of GST.

NOTES

\$0.00

Ref	Description	Quantity	UOM	Price (Excl. GST)
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.	0.000	Note	\$0.00
1.2	Markup = 22.58% - 20% builders margin - 2% administration - 0.58% q leave levy for jobs over \$150,000	0.000	Note	\$0.00

QBCC INSURANCE

\$7,442.28

Ref	Description	Quantity	UOM	Price (Excl. GST)
2.1	QBCC Home Warranty Insurance Up To \$639,000	1.000	Allowance	\$7,442.28

CERTIFICATION

\$0.00

Ref	Description	Quantity	UOM	Price (Excl. GST)
4.1	Client to supply BA certification and pay for inspections. Builder to facilitate inspections for stage claims.	0.000	Note	\$0.00

ENGINEERING & SITE INSPECTIONS

\$0.00

Ref	Description	Quantity	UOM	Price (Excl. GST)
5.1	Client to supply Engineering and pay for inspections. Builder to facilitate inspections.	0.000	Note	\$0.00

SITE PRELIMINARIES

\$6,134.20

Ref	Description	Quantity	UOM	Price (Excl. GST)
6.1	Soil Test	1.000	ea	\$919.35
6.2	Props Tarps Miscellaneous Items Include: barrier mesh, pedestrian control barriers, ply boarding between extension and existing dwelling, ground protection mats, traffic cones, barrier boards, dust control barriers etc	247.580	m2	\$2,427.87
6.3	Site item - temporary sediment/soil erosion control barrier - fabric - up to 800mm high	18.000	lm	\$335.38
6.4	Energex - Disconnect/ Connection Fees	1.000 Allowance		\$2,451.60
SURVEYOR				\$6,454.08
Ref	Description	Quantity	UOM	Price (Excl. GST)
7.1	Residential Survey Fees - Mark Boundaries and Issue Report, 5 Corners	1.000 Allowance		\$3,264.06
7.2	Set Out Building - 8 Points/ 4 Corners	1.000 Allowance		\$1,242.47
7.3	Residential survey fees - single dwelling - survey - identification	1.000 Allowance		\$1,947.55
HIRE ITEMS				\$10,336.07
Ref	Description	Quantity	UOM	Price (Excl. GST)
8.1	6m Skip bin	8.000	ea	\$6,374.16
8.2	Site Toilet	1.000	ea	\$1,673.22
8.3	Temp Fence	18.000	lm	\$837.34
8.4	Site Power Pole	1.000	ea	\$1,451.35
SITE PREPARATION & SITE CUT				\$4,241.27
Ref	Description	Quantity	UOM	Price (Excl. GST)
9.1	5 Tonne Combo (site cut 50mm)	10.000	Hour	\$1,838.70

9.2	10m3 Tip Truck	8.000	Hour	\$1,225.80
9.3	Clean Fill Removal/ Tip Fees Per 10m	4.000	ea	\$1,176.77
PIPE/CABLE LOCATION SERVICES				\$441.28
Ref	Description	Quantity	UOM	Price (Excl. GST)
10.1	Underground Services Location	1.000	Hour	\$220.64
10.2	Site Establishment Cost & Report	1.000	ea	\$220.64
SITE SETOUT				\$1,710.97
Ref	Description	Quantity	UOM	Price (Excl. GST)
13.1	Pine Battens 50 x 38 x 4.8m H2 Treated	12.000	ea	\$141.95
13.2	Carpentry labour to set out build	1.000	Day	\$1,569.02
EXCAVATION				\$13,459.28
Ref	Description	Quantity	UOM	Price (Excl. GST)
14.1	3 Tonne Combo/ Auger (footings, pier holes, slab prep, load tipper)	40.000	Hour	\$10,174.14
14.2	10m3 Tip Truck	10.000	Hour	\$1,532.25
14.3	.	0.000		\$0.00
14.4	TIP FEES.	0.000		\$0.00
14.5	33.9 m3 Of Clean Fill Removal. Tip Fees Per 10m (13 tonne/ 9m3 per load)	5.000	ea	\$1,752.89
CRANE HIRE				\$1,011.28
Ref	Description	Quantity	UOM	Price (Excl. GST)
15.1	Franna Crane 25 Ton (truss lift)	3.000	Hour	\$1,011.28

PLUMBER DRAINAGE

\$18,251.97

Ref	Description	Quantity	UOM	Price (Excl. GST)
18.1	STORMWATER.	0.000		\$0.00
18.2	In ground stormwater - PVC pipe and fittings - 100mm diameter x 0.5 metre deep	63.180	lm	\$7,049.13
18.3	Downpipe - round - PVC - 90mm diameter - low set	8.000	ea	\$1,176.77
18.4	.	0.000		\$0.00
18.5	SEWER.	0.000		\$0.00
18.6	In ground sewer main line - sanitary - PVC pipe and fittings - 100mm diameter x 0.5m deep	27.860	lm	\$6,147.14
18.7	.	0.000		\$0.00
18.8	Sewer Points In Ground.	0.000		\$0.00
18.9	Drainage complete - sanitary in-ground - bathroom/ ensuite - includes bath shower WC vanity and floor waste	1.000	ea	\$1,387.12
18.10	Drainage complete - sanitary in-ground - bathroom/ ensuite - includes shower WC vanity and floor waste	1.000	ea	\$1,197.36
18.11	Drainage complete - sanitary in-ground - laundry - includes tub and floor waste - separate	1.000	ea	\$488.36
18.12	Drainage complete - sanitary in-ground - kitchen sink - island bench unit	1.000	ea	\$806.09

REINFORCING STEEL

\$12,044.68

Ref	Description	Quantity	UOM	Price (Excl. GST)
20.1	FOOTINGS.	0.000		\$0.00
20.2	Reinforcing mesh - trench - L11TM3 - 200mm wide	102.470	lm	\$1,740.24
20.3	Reinforcing cage mesh complete - strip footing 300mm W - 400mm D - R6 lig 900 cts	72.930	lm	\$3,414.09

20.4	Bar reinforcement - deformed starter bar - 12mm dia - 200 x 1000mm (footing to slab)	174.000	lm	\$1,476.29
20.5	Reinforcing bar - corner bar - 12mm diameter - 600mm x 600mm	30.000	ea	\$365.90
20.6	.	0.000		\$0.00
20.7	SLAB.	0.000		\$0.00
20.8	Reinforcing mesh - square - SL82	305.340	m2	\$4,589.42
20.9	Bar reinforcement - deformed - 12mm dia	100.450	lm	\$458.74

CONCRETE FOOTINGS

\$12,668.11

Ref	Description	Quantity	UOM	Price (Excl. GST)
21.1	Footings 600 x 450 - Concrete 25mpa	72.930	lm	\$6,106.71
21.2	Footings 300 x 300 - Concrete 25mpa	102.470	lm	\$2,860.00
21.3	Pier Hole 450mm x 1.2m. 25 Mpa 20mm Concrete Slump 80	20.000	ea	\$1,507.22
21.4	Carpentry labour to pour footings	1.000	Day	\$2,010.31
21.5	Delivery/ Charges	1.000	ea	\$183.87

CONCRETE SLAB

\$30,141.85

Ref	Description	Quantity	UOM	Price (Excl. GST)
23.1	Slab Material - Under Slab Sand, Plastic Membrane, Formwork	304.720	m2	\$5,828.89
23.2	House Slab 100mm 25 Mpa 20Mm Concrete Slump 80	25.760	m3	\$7,988.88
23.3	Driveway & Porch Exposed Aggregate Slab 100mm 32 Mpa 20Mm Concrete Slump 80 (dalmation 50)	6.290	m3	\$2,544.39
23.4	Concreter's To Prep House Slab	3.000	ea	\$2,206.44

23.5	Concreter's To Prep Driveway Slab	3.000	ea	\$2,206.44
23.6	Concreter's To Pour House Slab	5.000	ea	\$3,677.40
23.7	Concreter's To Pour Driveway Slab	4.000	ea	\$2,941.92
23.8	Concrete cutting - saw - driveway/ path - 25mm depth	21.300	lm	\$391.64
23.9	Concrete Seal (exposed aggregate)	59.740	m2	\$2,171.98
23.10	Delivery/ Charges	1.000	ea	\$183.87

CONCRETE PUMPING

\$4,103.98

Ref	Description	Quantity	UOM	Price (Excl. GST)
24.1	STANDARD CONCRETE.	0.000		\$0.00
24.2	Pump Hire Plain Concrete (3 hour minimum)	8.000	ea	\$1,667.09
24.3	Travel Charge	2.000	ea	\$416.77
24.4	Priming Material (per bag)	2.000	ea	\$36.77
24.5	Meters Pumped	59.700	m3	\$731.80
24.6	.	0.000		\$0.00
24.7	EXPOSED CONCRETE.	0.000		\$0.00
24.8	Pump Hire Exposed Concrete (3 hour minimum)	3.000	Hour	\$809.03
24.9	Travel Charge	1.000	ea	\$269.68
24.10	Priming Material (per bag)	1.000	ea	\$18.39
24.11	Meters Pumped	6.300	m3	\$154.45
24.12	.	0.000		\$0.00
24.13	NOTE: No allowance for weekend rates.	0.000	Note	\$0.00

BRICK LAYER**\$29,073.97**

Ref	Description	Quantity	UOM	Price (Excl. GST)
27.1	Brickwork concrete - wall face - 110mm thick - 230 x 110 x 76mm	128.640	m2	\$13,212.67
27.2	Brickwork detailing - sills - sill set sloping - projecting 50mm from wall face - brick on edge	14.030	lm	\$1,166.89
27.3	Bricks Prestige (face brick) 110mm thick - 230 x 110 x 76mm	128.640	m2	\$13,939.53
27.4	Lintel Gal Angle 100 X 100 X 6Mm	17.570	lm	\$754.88

TERMITE TREATMENT**\$1,968.33**

Ref	Description	Quantity	UOM	Price (Excl. GST)
30.1	Minimum Charge	2.000	ea	\$612.90
30.2	Kordon - Perimeter/Slab Joint Protection 100Mm	66.520	lm	\$1,060.02
30.3	Kordon - Slab Penetration Protection - Per Plumbing	12.000	ea	\$220.64
30.4	Kordon - Slab Penetration Protection - Per Conduit (Wrap)	2.000	ea	\$31.87
30.5	Kordon - Warranty Certification	1.000	ea	\$42.90

TIMBER WALL FRAME**\$24,861.54**

Ref	Description	Quantity	UOM	Price (Excl. GST)
34.1	WALL FRAME.	0.000		\$0.00
34.2	2.7m Pine Frame 70 Mgp12 Plates & Studs (External/LBW)	65.840	lm	\$3,510.10
34.3	4.8m Pine Frame 70 Mgp12 Plates & Studs (External Parapet Wall)	6.270	lm	\$501.30
34.4	2.7m Pine Frame 70 Mgp12 Plates & Studs (Internal)	93.230	lm	\$4,229.16

34.5	2.7m Pine Frame 70 Mgp12 Junction & Jamb Studs	200.000	ea	\$2,733.53
34.6	.	0.000		\$0.00
34.7	Cabinetry Bulk Heads 70mm	5.640	m2	\$214.98
34.8	.	0.000		\$0.00
34.9	LINTELS & BEAMS.	0.000		\$0.00
34.10	Lintel up to 900mm Pine - 90mm x 45mm	12.000	lm	\$115.54
34.11	Lintel 1200mm - 1700mm LVL - 150mm x 45mm	4.800	lm	\$109.86
34.12	Lintel 1800mm - 2300mm LVL - 200mm x 45mm	9.000	lm	\$292.89
34.13	Lintel 2400mm - 3000mm LVL - 240mm x 45mm	3.000	lm	\$109.81
34.14	Lintel 3600mm - 4500mm LVL - 260mm x 65mm GL15c	3.600	lm	\$490.58
34.15	Lintel 4800mm - 5400mm LVL - 360mm x 65mm GL17c	5.400	lm	\$1,018.91
34.16	Roof Gable Frame Studs	12.790	m2	\$176.10
34.17	Kwila FJ Post Laminated DPR 140 X 140 4.8M	2.000	ea	\$1,072.97
34.18	Kwila FJ Post Laminated DPR 140 X 140 3.0M	1.000	ea	\$335.31
34.19	T Blades 100mm - 200mm x 600mm Deep	3.000	ea	\$264.77
34.20	Senco Framing Nail Box 3000 Brt 75Mm X 3.06Mm	1.000	BOX	\$75.46
34.21	.	0.000		\$0.00
34.22	Carpentry labour to install timber frame, lintels, beams, bulk heads	4.000	Day	\$8,041.25
34.23	Carpentry labour to pack and straighten frame	1.000	Day	\$1,569.02
CEILING FRAME				\$3,161.04
Ref	Description	Quantity	UOM	Price (Excl. GST)

35.1	Cyclonic ceiling batten 24mm x 6.1m	235.590	m2	\$1,150.73
35.2	.	0.000		\$0.00
35.3	Carpentry labour to install ceiling battens	1.000	Day	\$2,010.31

SCAFFOLDING \$2,520.24

Ref	Description	Quantity	UOM	Price (Excl. GST)
36.1	Pole Guardrail (14 days minium 25lm minium)	75.040	lm	\$2,299.60
36.2	Transport Delivery/ Return	1.000	ea	\$220.64

FRAME HARDWARE \$1,838.70

Ref	Description	Quantity	UOM	Price (Excl. GST)
37.1	Miscellaneous Fixings Allowance	1.000	Allowance	\$1,838.70

PRE-FAB ROOF TRUSSES \$24,375.10

Ref	Description	Quantity	UOM	Price (Excl. GST)
38.1	5'-25' Roof Trusses @ 900mm C/C	286.020	m2	\$17,544.19
38.2	Pryda Speed Brace 6.0m	112.440	lm	\$311.19
38.3	Dindas LVL E13 H3 240 X 63	1.000	ea	\$304.91
38.4	Delivery	1.000	ea	\$183.87
38.5	Carpentry labour to install roof trusses	3.000	Day	\$6,030.94

BRACING \$5,843.41

Ref	Description	Quantity	UOM	Price (Excl. GST)
40.1	Ply Brace 900 X 2745	15.000	ea	\$469.97

40.2	Ply Brace 1200 X 2745	15.000	ea	\$609.35
40.3	Cyclone Rod M12, Cyclone Washer & Nuts	62.000	ea	\$1,022.19
40.4	Ramset Stud Bolt M12 X 160Mm Gal	30.000	ea	\$66.19
40.5	Ramset Chemset 101 Plus Polyester 2 X 380MI Kit With 4 Nozzles	2.000	ea	\$232.80
40.6	Pine Framing MGP10 T2 70 X 35 4.8M (stand & brace wall frames)	15.000	ea	\$304.86
40.7	.	0.000		\$0.00
40.8	Carpentry labour to install bracing and pack frame	2.000	Day	\$3,138.05

SHEET ROOF COVERING

\$28,042.89

Ref	Description	Quantity	UOM	Price (Excl. GST)
43.1	Colourbond Roofing, Supply & Install	285.250	m2	\$20,011.14
43.2	Metal Fascia, supply & Install	88.700	lm	\$3,098.76
43.3	150 Quad Colourbond Gutter & Fixings, Supply & Install	45.170	lm	\$1,926.86
43.4	Colourbond Barge Cap, Supply & Install	43.820	lm	\$1,409.74
43.5	Colourbond Parapet Cap, Supply, & Install	6.730	lm	\$235.11
43.6	Colourbond Apron Flashing, Supply, & Install	28.300	lm	\$919.99
43.7	Fascia, Gutter, Batten Site Delivery	1.000	ea	\$183.87
43.8	Roofing Site Delivery	1.000	ea	\$257.42

PLUMBER

\$18,167.74

Ref	Description	Quantity	UOM	Price (Excl. GST)
46.1	HOT WATER.	0.000		\$0.00

46.2	HWS - domestic -electric hot water unit - vitreous enamel lined	1.000	ea	\$900.23
46.3	Hot water unit - domestic - domestic vitreous enamel - electric - 250 litre	1.000	ea	\$1,770.70
46.4	.	0.000		\$0.00
46.5	BATHROOM.	0.000		\$0.00
46.6	Shower taps shower - includes 5m pipework - mixer set with rose	2.000	ea	\$1,735.73
46.7	Bathtub tap - taps bath - includes 3m pipework - spout + 2 taps wall set	1.000	ea	\$573.67
46.8	Bathtub Install	1.000	ea	\$267.71
46.9	Basin tap - taps basin - includes 4m pipework - mixer set	4.000	ea	\$2,324.12
46.10	Vanity basin install - basin - top mount - includes plug and S/P	4.000	ea	\$870.81
46.11	Toilet suites / bidet - includes 4m pipework - P/S trap - concealed pan	2.000	ea	\$1,556.28
46.12	.	0.000		\$0.00
46.13	LAUNDRY.	0.000		\$0.00
46.14	Taps laundry - include 3m pipework - mixer tap + wall spout over tub	1.000	ea	\$458.94
46.15	Laundry tap - include 3m pipework - two washing machine cocks	1.000	ea	\$347.15
46.16	Install only - laundry sink or tub - tub - drop in to benchtop - includes plug and S/P trap - excludes pipework	1.000	ea	\$233.88
46.17	.	0.000		\$0.00
46.18	KITCHEN.	0.000		\$0.00
46.19	Taps kitchen - includes 4m pipework - 2 taps + swivel spout hob set	1.000	ea	\$623.69

46.20	Kitchen sink / tub - kitchen sink - double bowl	1.000	ea	\$266.24
46.21	Install only - dishwasher - includes 4m pipework - underbench	1.000	ea	\$391.28
46.22	Fridge Water Supply	1.000	ea	\$331.70
46.23	.	0.000		\$0.00
46.24	NEW WORKS/ WATER SUPPLY	0.000		\$0.00
46.25	Water supply - complete - PEX - in ground - to 10m run - 20mm diameter	1.000	ea	\$2,952.22
46.26	Water supply - complete - PEX - in house - hot & cold water main inter connecting lines	1.000	ea	\$2,327.06
46.27	Tapware - Outdoor/ Garden	2.000	ea	\$236.33
46.28	.	0.000		\$0.00
46.29	Note: Excludes All Taps, Sinks, Vanities, Toilets, Baths. Includes Install Only. (rough in/ fit off)	0.000	Note	\$0.00

ELECTRICIAN

\$38,161.26

Ref	Description	Quantity	UOM	Price (Excl. GST)
47.1	POWER MAINS	0.000		\$0.00
47.2	3 Phase Mains Over Head 25mm	1.000	ea	\$2,832.68
47.3	Lead In Data Underground	1.000	ea	\$1,001.36
47.4	.	0.000		\$0.00
47.5	SWITCH BOARDS	0.000		\$0.00
47.6	3 Phase B&R Switchboard With Din Rail & All Protection (Excludes Internal Board)	1.000	ea	\$2,767.61
47.7	.	0.000		\$0.00
47.8	POWER POINTS	0.000		\$0.00

47.9	Clipsal Iconic Double Power Point, Supply & Install	35.000	ea	\$6,589.90
47.10	Clipsal Double Weather Proof GPO, Supply & Install	1.000	ea	\$228.73
47.11	.	0.000		\$0.00
47.12	LIGHTS	0.000		\$0.00
47.13	Standard Down Light LED White, Supply & Install	48.000	ea	\$8,390.36
47.14	Standard Pendant Light / Feature Light - Not Including Fitting (island bench)	1.000	ea	\$558.60
47.15	External LED Sensor Light Twin, Supply & Install	2.000	ea	\$628.35
47.16	Wall light Up/ Down Black, Supply & Install	2.000	ea	\$584.46
47.17	.	0.000	ea	\$0.00
47.18	LIGHT SWITCH	0.000	ea	\$0.00
47.19	Clipsal Iconic Switch Point, Supply & Install	17.000	ea	\$1,662.92
47.20	Lighting Point 2 Way Switch, Supply & Install	2.000	ea	\$367.00
47.21	Lighting Dimmer Point	5.000	ea	\$600.03
47.22	.	0.000		\$0.00
47.23	CEILING FAN/ EXHAUST FAN	0.000		\$0.00
47.24	Standard 4 Blade Timber Fan Black , Supply & Install	7.000	ea	\$3,901.77
47.25	IXL 3 In 1 Exhaust Fan Heat Lamps, Supply & Install	2.000	ea	\$1,104.35
47.26	.	0.000		\$0.00
47.27	TV, DATA & SMOKE ALARM	0.000		\$0.00
47.28	Data Point, Supply & Install	1.000	ea	\$281.20
47.29	TV Point Clipsal Iconic, Supply & Install	3.000	ea	\$820.06

47.30	Tv Antenna Installation / Includes 6 Way Splitter, Supply & Install	1.000	ea	\$1,101.81
47.31	Smoke Alarm Point 240V Photoelectric, Supply & Install	8.000	ea	\$2,273.12
47.32	.	0.000		\$0.00
47.33	DEDICATED CIRCUITS	0.000		\$0.00
47.34	Cooktop Point Single Phase, Supply & Install	1.000	ea	\$466.05
47.35	Three Phase Cooktop Circuit Point, Supply & Install	1.000	ea	\$898.66
47.36	Oven Point Single Phase, Supply & Install	1.000	ea	\$428.54
47.37	HWS Single Phase, Supply & Install	1.000	ea	\$428.54
47.38	.	0.000		\$0.00
47.39	Electrician to Inspect Electrical Installation	1.000	ea	\$245.16
47.40	.	0.000		\$0.00
47.41	Note: Due To No Electrical Plan This Is An Estimate Only.	0.000	Note	\$0.00

ALUMINIUM WINDOWS AND DOORS

\$16,906.85

Ref	Description	Quantity	UOM	Price (Excl. GST)
50.1	WINDOWS.	0.000		\$0.00
50.2	Sliding window - aluminium 600mm high - 2 lite - 600mm wide	1.000	ea	\$469.55
50.3	Sliding window - aluminium 600mm high - 2 lite - 1800mm wide	1.000	ea	\$596.27
50.4	Sliding window - aluminium 600mm high - 3 lite - 2700mm wide	1.000	ea	\$852.13
50.5	Sliding window - aluminium 1200mm high - 2 lite - 1500mm wide	1.000	ea	\$685.76

50.6	Sliding window - aluminium 1200mm high - 2 lite - 1800mm wide	3.000	ea	\$2,211.77
50.7	Fixed window - aluminium 1800mm high - 1 lite - 300mm wide	3.000	ea	\$1,269.66
50.8	Double hung window - aluminium 1800mm high - 1 lite - 600mm wide	1.000	ea	\$884.77
50.9	Double hung window - aluminium 1800mm high - 1 lite - 900mm wide	2.000	ea	\$1,911.54
50.10	Fixed window - aluminium 2100mm high - 1 lite - 450mm wide	1.000	ea	\$585.87
50.11	.	0.000		\$0.00
50.12	DOORS.	0.000		\$0.00
50.13	Aluminium door - sliding - 2.1m high - 1.5m wide - 2 lite	1.000	ea	\$1,213.05
50.14	Aluminium door - stacking - 2.1m high x 3.2m wide - 3 lite	1.000	ea	\$2,535.25
50.15	Aluminium door - hinged - single - 2040mm high x 820mm wide	1.000	ea	\$1,497.05
50.16	.	0.000		\$0.00
50.17	Delivery	1.000	Allowance	\$183.87
50.18	Carpentry labour to install aluminium windows and doors	1.000	Day	\$2,010.31

CLADDING

\$17,887.38

Ref	Description	Quantity	UOM	Price (Excl. GST)
52.1	LINEA BOARD CLADDING.	0.000		\$0.00
52.2	James Hardie Linea Board, Fixings	54.480	m2	\$4,486.00
52.3	Linea Weatherboard Alum Box Corner 3.6M	8.000	ea	\$1,197.07
52.4	Linea Board Aluminium Internal Corner 3.6m	6.000	ea	\$621.48

52.5	Linea Board PVC Stater Strip 3m	45.070	lm	\$302.99
52.6	.	0.000		\$0.00
52.7	FINE TEXTURE CLADDING.	0.000		\$0.00
52.8	Fine Texture Cladding 2440 X 1200 X 8.5Mm, Fixings	20.650	m2	\$999.36
52.9	Fine Texture Cladding Slimline Ext Corner 3000Mm	4.000	ea	\$164.21
52.10	.	0.000		\$0.00
52.11	WINDOW ARK & FLASHINGS.	0.000		\$0.00
52.12	Window Ark 42 x 42, H3 Pine	21.470	lm	\$172.46
52.13	Window Flashing Gal 1800 X 50	5.160	lm	\$73.99
52.14	Builders Paper Breather 1350mm x 60m	3.000	ea	\$612.65
52.15	.	0.000		\$0.00
52.16	SOFFIT.	0.000		\$0.00
52.17	Soffit 450mm Fc, Framing, Fixings	73.500	lm	\$1,160.88
52.18	External Beam Cladding With Drip Edge	4.110	lm	\$55.04
52.19	.	0.000		\$0.00
52.20	Carpentry labour to install cladding & soffits	4.000	Day	\$8,041.25

INSULATION

\$3,252.88

Ref	Description	Quantity	UOM	Price (Excl. GST)
53.1	Batts wall external - glasswool - R2.5, supply & install	152.950	m2	\$3,252.88

WALL AND CEILING LININGS

\$34,357.04

Ref	Description	Quantity	UOM	Price (Excl. GST)
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54.1	CEILINGS.	0.000		\$0.00
54.2	Ceilings 2.7m 10mm Plasterboard, Plasterer to Sheet and Set m2 of Plasterboard	213.520	m2	\$7,066.79
54.3	Ceilings External Water Resistant 10mm Plasterboard, Plasterer to Sheet and Set m2 of Plasterboard	19.590	m2	\$1,080.60
54.4	WALLS.	0.000		\$0.00
54.5	Walls 2.7m 10mm Plasterboard, Plasterer to Sheet and Set m2 of Plasterboard	512.870	m2	\$16,974.25
54.6	WET AREAS.	0.000		\$0.00
54.7	Water Resistant 10mm Plasterboard, Plasterer to Sheet and Set m2 of Plasterboard	36.610	m2	\$1,570.68
54.8	6.0mm Villaboard, Plasterer to Sheet and Set m2 of Villaboard	63.480	m2	\$3,112.55
54.9	CORNICE.	0.000		\$0.00
54.10	2.7m 90 mm Cove Cornice, Supply & Install	246.240	lm	\$3,622.09
54.11	SQUARE SET	1.000		\$0.00
54.12	Square Set Openings Up To 1200mm	4.000	ea	\$735.48
54.13	Square Set Bulk Heads	6.350	lm	\$194.60

WATERPROOFING

\$5,098.10

Ref	Description	Quantity	UOM	Price (Excl. GST)
56.1	Waterproofing - complete wet area bathroom/ ensuite	2.000	ea	\$3,267.25
56.2	Waterproofing - complete wet area WC	1.000	ea	\$350.70
56.3	Waterproofing - complete wet area laundry	1.000	ea	\$1,480.15

TILER

\$22,769.40

Ref	Description	Quantity	UOM	Price (Excl. GST)
57.1	BATHROOM.	0.000		\$0.00
57.2	Bedding 50mm	7.610	m2	\$932.83
57.3	Floor Tiling Standard Lay	7.600	m2	\$838.45
57.4	Floor Tiles Bathroom (includes 10% waste).	8.360	m2	\$512.38
57.5	Wall Tiling Standard Lay - Floor To Ceiling 2.7m	28.790	m2	\$3,176.17
57.6	Wall Tiles Bathroom (includes 10% waste).	31.669	m2	\$1,940.99
57.7	Tile Niche 600mm x 350mm	1.000	ea	\$367.74
57.8	Tile Into Windows	1.000	ea	\$239.03
57.9	Silicone	30.000	lm	\$551.61
57.10	Smart Waste Chrome Tile Insert Bathroom.	2.000	ea	\$294.19
57.11	Shower Angle/ Door Angle	2.000	ea	\$367.74
57.12	.	0.000		\$0.00
57.13	ENSUITE.	0.000		\$0.00
57.14	Bedding 50mm	8.400	m2	\$772.25
57.15	Floor Tiling Standard Lay	8.400	m2	\$926.70
57.16	Floor Tiles Ensuite (includes 10% waste).	9.240	m2	\$566.32
57.17	Wall Tiling Standard Lay - Floor To Ceiling 2.7m	30.490	m2	\$3,363.72
57.18	Wall Tiles Ensuite (includes 10% waste).	33.550	m2	\$2,056.28
57.19	Tile Niche 600mm x 350mm	1.000	ea	\$367.74
57.20	Tile Windows	1.000	ea	\$306.45

57.21	Silicone	30.000	lm	\$294.19
57.22	Smart Waste Chrome Tile Insert Ensuite.	1.000	ea	\$147.10
57.23	Strip Drain Chrome Tile Insert Ensuite.	1.800	lm	\$617.80
57.24	Shower Angle/ Door Angle	2.000	ea	\$367.74
57.25	.	0.000		\$0.00
57.26	LAUNDRY.	0.000		\$0.00
57.27	Floor Tiling Standard Lay	4.900	m2	\$540.58
57.28	Floor Tiles Laundry (includes 10% waste).	5.390	m2	\$330.35
57.29	Skirting Tile	4.130	lm	\$202.50
57.30	Silicone	10.000	lm	\$183.87
57.31	Smart Waste Chrome Tile Insert Laundry	1.000	ea	\$147.10
57.32	Splash Back 600mm High	1.600	m2	\$392.26
57.33	Splash Back Tiles Laundry	1.760	m2	\$107.87
57.34	.	0.000		\$0.00
57.35	KITCHEN/ HOUSE	0.000		\$0.00
57.36	Splash Back 600mm High	5.060	m2	\$1,240.51
57.37	Splash Back Tiles Kitchen (includes 10% waste).	5.566	m2	\$341.14
57.38	Silicone	15.000	lm	\$275.80
57.39	.	1.000		\$0.00
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.	0.000	Note	\$0.00

CABINETMAKER

\$45,222.24

Ref	Description	Quantity	UOM	Price (Excl. GST)
59.1	KITCHEN.	0.000		\$0.00
59.2	Kitchen House Medium Range. Base Cabinets. Laminate Finish (Standard Range), 20mm smart stone, drawers Soft Close, Pull Handles	9.210	lm	\$18,722.70
59.3	Kitchen House Medium Range. Over Head Cabinets. Laminate Finish (Standard Range), Pull Handles.	3.400	lm	\$4,836.22
59.4	.	0.000		\$0.00
59.5	LAUNDRY.	0.000		\$0.00
59.6	Laundry Medium Range. Base Cabinets Laminate Finish (Standard Range), 20mm smart stone, drawers Soft Close, Pull Handles	2.200	lm	\$4,460.44
59.7	Laundry Medium Range. Over Head Cabinets. Laminate Finish (Standard Range), Pull Handles.	2.200	lm	\$3,128.24
59.8	.	0.000		\$0.00
59.9	ROBES.	0.000		\$0.00
59.10	Custom Bedroom Walk In Robe, HMR W/Board, Hafele 25mm oval chrome hanging rail, open shelves & banks of drawers soft close	5.400	lm	\$6,751.71
59.11	.	0.000		\$0.00
59.12	BATHROOM.	0.000		\$0.00
59.13	Vanity Bathroom. Medium Range Wall Hung. Base Cabinets Laminate Finish (Standard Range), 20mm smart stone, drawers Soft Close, Pull Handles	1.750	lm	\$3,110.47
59.14	Vanity Ensuite. Medium Range Wall Hung. Base Cabinets Laminate Finish (Standard Range), 20mm smart stone, drawers Soft Close, Pull Handles	2.370	lm	\$4,212.46
59.15	.	0.000		\$0.00

59.16	NOTE: Cabinetry allowed as a provisional sum only until a design meeting/ design layout has been confirmed by cabinetmaker & client.	0.000	Note	\$0.00
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TIMBER DOORS

\$8,597.09

Ref	Description	Quantity	UOM	Price (Excl. GST)
60.1	DOORS EXTERNAL.	0.000		\$0.00
60.2	Front Door Hume Ver1 Clear Glass 870, Pine Frame, Door Seal	1.000	ea	\$934.66
60.3	.	0.000		\$0.00
60.4	DOORS INTERNAL.	0.000		\$0.00
60.5	Hume Flush Internal Door - Hinged 2040mm x 870mm	8.000	ea	\$1,607.76
60.6	Hume Flush Internal Door - Hinged 2040mm x 770mm	1.000	ea	\$123.23
60.7	Hume Flush Internal Door - Hinged 2040mm x 770mm	1.000	ea	\$123.23
60.8	.	0.000		\$0.00
60.9	DOOR HARDWARE.	0.000		\$0.00
60.10	Gainsborough G4 Series Matte Black Lianna Privacy Lever Set	6.000	ea	\$390.54
60.11	Gainsborough G4 Series Matte Black Lianna Passage Lever Set	4.000	ea	\$221.87
60.12	Gainsborough Matt Black Trilock Contemporary Angular Double Cylinder Leverset	1.000	ea	\$304.86
60.13	.	0.000		\$0.00
60.14	Delivery	1.000	ea	\$183.87
60.15	Carpentry labour to install doors & locks	3.000	Day	\$4,707.07

FINISHING TIMBER

\$4,333.08

Ref	Description	Quantity	UOM	Price (Excl. GST)
61.1	Architrave Windows Internal - pine - bullnose / bevel / square / colonial - 42mm x 11mm x 5.4m	85.110	lm	\$159.83
61.2	Architrave Doors Internal - pine - bullnose / bevel / square / colonial - 42mm x 11mm x 5.4m	34.000	ea	\$313.00
61.3	Skirting - pine - bullnose / bevel / square / Colonial - 66mm x 11mm x 5.4m	154.340	lm	\$427.24
61.4	Robe Jamb. DPR Moulding FJ Pine Primed & Untreated 92 X 18 5.4M	8.000	ea	\$220.84
61.5	External Ceiling Trim 42 x 11	15.010	lm	\$74.12
61.6	Carpentry labour to install skirting, architraves, robe jams	2.000	Day	\$3,138.05
SHOWER SCREENS AND MIRRORS				\$3,072.84
Ref	Description	Quantity	UOM	Price (Excl. GST)
62.1	SHOWER SCREENS.	0.000		\$0.00
62.2	1000 Fixed Frameless Shower Screen (Chrome Hardware)	2.000	ea	\$2,291.76
62.3	MIRRORS.	0.000		\$0.00
62.4	900 x 1200 Mirror Polished Edge	1.000	ea	\$304.49
62.5	900 x 1800 Mirror Polished Edge	1.000	ea	\$476.59
ROBE FIT OUT'S				\$4,317.25
Ref	Description	Quantity	UOM	Price (Excl. GST)
64.1	Bed Robe Shelves 1.6m - 2.4m. 1 Bank Of 4 MDF Shelves 12mm 600 Deep, 1 Shelf Above, Chrome Hanging Rail	4.000	ea	\$1,015.80
64.2	Linen 1.6m - 2.4m. Shelves MDF 12mm 600mm Deep, 4 Rows Of Shelves With Broom Cupboard	1.000	ea	\$359.53

64.3	Carpentry labour to install robe shelves	2.000	Day	\$2,941.92
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FITTINGS & FIXTURES BLACK

\$7,166.45

Ref	Description	Quantity	UOM	Price (Excl. GST)
66.1	BATHROOM & ENSUITE.	0.000		\$0.00
66.2	Windsor Wall Faced Toilet Suite	2.000	ea	\$797.87
66.3	Dolce 2 in 1 Shower Set Matte Black	2.000	ea	\$1,132.20
66.4	Daintree Shower Mixer Matt Black	3.000	ea	\$334.31
66.5	Prato Freestanding Bath 1700	1.000	ea	\$1,037.47
66.6	Mecca Basin/Bath Spout Only 160mm Matte Black	1.000	ea	\$99.18
66.7	St Clair ThinEdge Bench Mount Basin	4.000	ea	\$619.57
66.8	Daintree Basin Mixer Matte Black	4.000	ea	\$570.54
66.9	Ceram Double Towel Rail 800 mm Matte Black	4.000	ea	\$690.91
66.10	Ceram Toilet Roll Holder Matte Black	2.000	ea	\$71.32
66.11	.	0.000		\$0.00
66.12	LAUNDRY.	0.000		\$0.00
66.13	Mold 42L Laundry Tub	1.000	ea	\$143.75
66.14	Dusky Gooseneck Sink Mixer Matte Black (laundry)	1.000	ea	\$176.07
66.15	.	0.000		\$0.00
66.16	KITCHEN.	0.000		\$0.00
66.17	Granite Sink 1 & 3/4 Drainer Topmount Black	1.000	ea	\$802.35
66.18	Dusky Gooseneck Sink Mixer Matte Black (kitchen)	1.000	ea	\$176.07

66.19	.	0.000		\$0.00
66.20	Carpentry labour to install towel rails, toilet roll holders	6.000	ea	\$514.84
66.21	NOTE: All items in this category are priced from Builders World	0.000	Note	\$0.00

PAINTER INTERNAL

\$31,981.28

Ref	Description	Quantity	UOM	Price (Excl. GST)
69.1	WALLS & CEILING	0.000		\$0.00
69.2	Paint ceiling internal - by roller - prepcoat + 2 topcoat - standard	218.680	m2	\$7,857.87
69.3	Paint wall internal - by roller - prepcoat + 2 topcoat - premium	450.630	m2	\$16,571.47
69.4	.	0.000		\$0.00
69.5	TIMBER TRIMS & DOORS	0.000		\$0.00
69.6	Door Internal - Timber Door, Arks And Frame -1 Undercoat + 2 Top Coats - Acrylic Undercoat / Sealer + Semi Gloss / Gloss	10.000	ea	\$2,083.86
69.7	Front Door Single - Timber Door, Arks And Frame -1 Undercoat + 2 Top Coats - Acrylic Undercoat / Sealer + Semi Gloss / Gloss	1.000	ea	\$429.03
69.8	Paint skirting trim - prepcoat + 2 topcoat enamel - water based. Includes preperation	154.340	lm	\$2,037.57
69.9	Paint architrave window/ jamb trim - prepcoat + 2 topcoat enamel - water based. Includes preperation	14.000	ea	\$990.20
69.10	Paint robe jamb trim - prepcoat + 2 topcoat enamel - water based. Includes preperation	5.000	ea	\$356.45
69.11	.	0.000		\$0.00
69.12	SHELVING.	0.000		\$0.00
69.13	Internal shelves Bed Robe - 1 acrylic undercoat + 2 top coats - acrylic flat / low sheen / satin	4.000	ea	\$1,225.80

69.14	Internal shelves Linin - 1 acrylic undercoat + 2 top coats - acrylic flat / low sheen / satin	1.000	ea	\$429.03
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PAINTER EXTERNAL

\$4,787.23

Ref	Description	Quantity	UOM	Price (Excl. GST)
70.1	WALLS.	1.000		\$0.00
70.2	Paint wall external - weatherboard - prepcoat + 2 topcoat - standard. Includes preparation	54.480	m2	\$2,003.45
70.3	Paint wall external - flat surface - prepcoat + 2 topcoat. Includes preparation	20.650	m2	\$683.44
70.4	.	0.000		\$0.00
70.5	CEILINGS & SOFFITS	0.000		\$0.00
70.6	Paint eaves 450mm wide - prepcoat + 2 topcoat	73.500	lm	\$946.01
70.7	Paint ceiling external - by roller - prepcoat + 2 topcoat - premium	19.590	m2	\$720.40
70.8	.	0.000		\$0.00
70.9	Paint post up to 3m - timber finish - prepcoat + 2 topcoat - water based	3.000	ea	\$433.93

AIR CONDITIONING

\$22,603.02

Ref	Description	Quantity	UOM	Price (Excl. GST)
72.1	Air conditioning - ducted reverse cycle complete - inverter + ducting - 270m2 single storey	1.000	ea	\$21,674.11
72.2	Air Conditioner Point 3 Phase	1.000	ea	\$928.91
72.3	Note: Ducted system includes labour, A/C units , ducting , ceiling registers , refrig lines , elect lines , control pad.	0.000	Note	\$0.00

FLOORING

\$8,029.47

Ref	Description	Quantity	UOM	Price (Excl. GST)
73.1	HYBRID FLOOR.	0.000		\$0.00
73.2	Decoline Hybrid Flooring Blackbutt (Floating Floor) Supply & Install	85.070	m2	\$8,029.47
GARAGE DOORS				\$5,036.09
Ref	Description	Quantity	UOM	Price (Excl. GST)
74.1	Panelift Door, Icon Nullabor Smooth Dove White 2400mm H x 4800mm W (With Motor)	1.000	ea	\$4,451.88
74.2	Door Jamb FJ Primed Pine DPR H3 163 X 30 5.2M	2.000	ea	\$290.02
74.3	Carpentry labour to install garage door jamb	1.000	ea	\$294.19
FLOOR COVERINGS				\$5,223.87
Ref	Description	Quantity	UOM	Price (Excl. GST)
83.1	CARPET.	0.000		\$0.00
83.2	Supply & Place Carpet & Underlay Medium Range (all bedrooms)	53.270	m2	\$5,223.87
HOUSE CLEAN				\$1,765.15
Ref	Description	Quantity	UOM	Price (Excl. GST)
87.1	Internal House Clean	16.000	Hour	\$1,765.15
PROJECT MANAGEMENT, SITE SUPERVISION				\$29,419.20
Ref	Description	Quantity	UOM	Price (Excl. GST)
88.1	Builders Supervision/ site supervisor (2 hour per day for the duration of the job)	6.000	Month	\$22,064.40

88.2	Miscellaneous labour - site clean ups, un load deliveries & material pick ups etc.	6.000	Month	\$7,354.80
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NOTABLE EXCLUSIONS

\$0.00

Ref	Description	Quantity	UOM	Price (Excl. GST)
90.1	White Goods & Appliances	1.000	Exclusions	\$0.00
90.2	Landscaping, Footpaths/ Pavers, Plants & Trees.	1.000	Exclusions	\$0.00
90.3	Side fencing and front fencing	1.000	Exclusions	\$0.00
90.4	Turf after excavation of property.	1.000	Exclusions	\$0.00
90.5	Certification	1.000	Exclusions	\$0.00
90.6	Engineering plans and site inspections	1.000	Exclusions	\$0.00

SAMPLE ONLY

Allowances

Allowances For Prime Cost Items

Prime Cost items are a reasonable allowance for items which are yet to be selected or determined.

BRICK LAYER

\$15,333.48

Ref	Description	Qty	UOM	Excl. GST	Markup	GST	Total
27.3	Bricks Prestige (face brick) 110mm thick - 230 x 110 x 76mm This item attracts a markup of 22.58%	128.640	m2	\$11,371.78	\$2,567.75	\$1,393.95	\$15,333.48

PLUMBER

\$1,947.77

Ref	Description	Qty	UOM	Excl. GST	Markup	GST	Total
46.3	Hot water unit - domestic - domestic vitreous enamel - electric - 250 litre This item attracts a markup of 22.58%	1.000	ea	\$1,444.53	\$326.17	\$177.07	\$1,947.77

TILER

\$6,440.87

Ref	Description	Qty	UOM	Excl. GST	Markup	GST	Total
57.4	Floor Tiles Bathroom (includes 10% waste). This item attracts a markup of 22.58%	8.360	m2	\$418.00	\$94.38	\$51.24	\$563.62
57.6	Wall Tiles Bathroom (includes 10% waste). This item attracts a markup of 22.58%	31.669	m2	\$1,583.45	\$357.54	\$194.10	\$2,135.09

57.16	Floor Tiles Ensuite (includes 10% waste). This item attracts a markup of 22.58%	9.240	m2	\$462.00	\$104.32	\$56.63	\$622.95
57.18	Wall Tiles Ensuite (includes 10% waste). This item attracts a markup of 22.58%	33.550	m2	\$1,677.50	\$378.78	\$205.63	\$2,261.91
57.28	Floor Tiles Laundry (includes 10% waste). This item attracts a markup of 22.58%	5.390	m2	\$269.50	\$60.85	\$33.04	\$363.39
57.33	Splash Back Tiles Laundry This item attracts a markup of 22.58%	1.760	m2	\$88.00	\$19.87	\$10.79	\$118.66
57.37	Splash Back Tiles Kitchen (includes 10% waste). This item attracts a markup of 22.58%	5.566	m2	\$278.30	\$62.84	\$34.11	\$375.25

TIMBER DOORS

\$4,076.80

Ref	Description	Qty	UOM	Excl. GST	Markup	GST	Total
60.2	Front Door Hume Ver1 Clear Glass 870, Pine Frame, Door Seal This item attracts a markup of 22.58%	1.000	ea	\$762.49	\$172.17	\$93.47	\$1,028.13
60.5	Hume Flush Internal Door Hinged 2040mm x 870mm This item attracts a markup of 22.58%	8.000	ea	\$1,311.60	\$296.16	\$160.79	\$1,768.55
60.6	Hume Flush Internal Door - Hinged 2040mm x 770mm This item attracts a markup of 22.58%	1.000	ea	\$100.53	\$22.70	\$12.33	\$135.56
60.7	Hume Flush Internal Door - Hinged 2040mm x 720mm This item attracts a markup of 22.58%	1.000	ea	\$100.53	\$22.70	\$12.33	\$135.56
60.10	Gainsborough G4 Series Matte Black Lianna Privacy Lever Set This item attracts a markup of 22.58%	6.000	ea	\$318.60	\$71.94	\$39.05	\$429.59

60.11	Gainsborough G4 Series Matte Black Lianna Passage Lever Set This item attracts a markup of 22.58%	4.000	ea	\$181.00	\$40.87	\$22.19	\$244.06
60.12	Gainsborough Matt Black Trilock Contemporary Angular Double Cylinder Leverset This item attracts a markup of 22.58%	1.000	ea	\$248.70	\$56.16	\$30.49	\$335.35

FITTINGS & FIXTURES BLACK

\$7,316.79

Ref	Description	Qty	UOM	Excl. GST	Markup	GST	Total
66.2	Windsor Wall Faced Toilet Suite This item attracts a markup of 22.58%	2.000	ea	\$650.00	\$146.97	\$79.79	\$877.66
66.3	Dolce 2 in 1 Shower Set Matte Black This item attracts a markup of 22.58%	2.000	ea	\$923.64	\$208.56	\$113.22	\$1,245.42
66.4	Daintree Shower Mixer Matt Black This item attracts a markup of 22.58%	3.000	ea	\$272.73	\$61.58	\$33.43	\$367.74
66.5	Prato Freestanding Bath 1700 This item attracts a markup of 22.58%	1.000	ea	\$846.36	\$191.11	\$103.75	\$1,141.22
66.6	Mecca Basin/Bath Spout Only 160mm Matte Black This item attracts a markup of 22.58%	1.000	ea	\$80.91	\$18.27	\$9.92	\$109.10
66.7	St Clair ThinEdge Bench Mount Basin This item attracts a markup of 22.58%	4.000	ea	\$505.44	\$114.13	\$61.96	\$681.53
66.8	Daintree Basin Mixer Matte Black This item attracts a markup of 22.58%	4.000	ea	\$465.44	\$105.10	\$57.05	\$627.59
66.9	Ceram Double Towel Rail 800 mm Matte Black This item attracts a markup of 22.58%	4.000	ea	\$563.64	\$127.27	\$69.09	\$760.00

66.10	Ceram Toilet Roll Holder Matte Black This item attracts a markup of 22.59%	2.000	ea	\$58.18	\$13.14	\$7.13	\$78.45
66.13	Mold 42L Laundry Tub This item attracts a markup of 22.58%	1.000	ea	\$117.27	\$26.48	\$14.38	\$158.13
66.14	Dusky Gooseneck Sink Mixer Matte Black (laundry) This item attracts a markup of 22.58%	1.000	ea	\$143.64	\$32.43	\$17.61	\$193.68
66.17	Granite Sink 1 & 3/4 Drainer Topmount Black This item attracts a markup of 22.58%	1.000	ea	\$654.55	\$147.80	\$80.24	\$882.59
66.18	Dusky Gooseneck Sink Mixer Matte Black (kitchen) This item attracts a markup of 22.58%	1.000	ea	\$143.64	\$32.43	\$17.61	\$193.68

Total Incl. GST:	\$35,115.71
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Allowances For Provisional Sums

Provisional Sums are a reasonable estimate or allowance for works where the full scope is not yet known.

SITE PRELIMINARIES

\$2,696.76

Ref	Description	Qty	UOM	Excl. GST	Markup	GST	Total
6.4	Energex - Disconnect/ Connection Fees This item attracts a markup of 22.58%	1.000	Allowance	\$2,000.00	\$451.60	\$245.16	\$2,696.76

SURVEYOR

\$7,099.50

Ref	Description	Qty	UOM	Excl. GST	Markup	GST	Total
7.1	Residential Survey Fees - Mark Boundaries and Issue Report, 5 Corners This item attracts a markup of 22.58%	1.000	Allowance	\$2,662.80	\$601.26	\$326.41	\$3,590.47
7.2	Set Out Building - 8 Points/ 4 Corners This item attracts a markup of 22.58%	1.000	Allowance	\$1,013.60	\$228.87	\$124.25	\$1,366.72
7.3	Residential survey fees (single dwelling - survey - identification) This item attracts a markup of 22.58%	1.000	Allowance	\$1,588.80	\$358.75	\$194.76	\$2,142.31

SITE PREPARATION & SITE CUT

\$1,294.45

Ref	Description	Qty	UOM	Excl. GST	Markup	GST	Total
9.3	Clean Fill Removal/ Tip Fees Per 10m This item attracts a markup of 22.58%	4.000	ea	\$960.00	\$216.77	\$117.68	\$1,294.45

EXCAVATION

\$1,928.18

Ref	Description	Qty	UOM	Excl. GST	Markup	GST	Total
14.5	33.9 m3 Of Clean Fill Removal. Tip Fees Per 10m (13 tonne/ 9m3 per load) This item attracts a markup of 22.58%	5.000	ea	\$1,430.00	\$322.89	\$175.29	\$1,928.18

ELECTRICIAN

\$614.46

Ref	Description	Qty	UOM	Excl. GST	Markup	GST	Total
47.14	Standard Pendant Light / Feature Light - Not Including Fitting (island bench) This item attracts a markup of 22.58%	1.000	ea	\$455.70	\$102.90	\$55.86	\$614.46

CABINETMAKER

\$49,744.46

Ref	Description	Qty	UOM	Excl. GST	Markup	GST	Total
59.2	Kitchen House Medium Range. Base Cabinets. Laminate Finish (Standard Range), 20mm smart stone, drawers Soft Close, Pull Handles This item attracts a markup of 22.58%	9.210	lm	\$15,273.86	\$3,448.84	\$1,872.27	\$20,594.97
59.3	Kitchen House Medium Range. Over Head Cabinets. Laminate Finish (Standard Range), Pull Handles. This item attracts a markup of 22.58%	3.400	lm	\$3,945.36	\$890.86	\$483.62	\$5,319.84
59.6	Laundry Medium Range. Base Cabinets Laminate Finish (Standard Range), 20mm smart stone, drawers Soft Close, Pull Handles This item attracts a markup of 22.58%	2.200	lm	\$3,638.80	\$821.64	\$446.04	\$4,906.48
59.7	Laundry Medium Range. Over Head Cabinets. Laminate Finish (Standard Range), Pull Handles. This item attracts a markup of 22.58%	2.200	lm	\$2,552.00	\$576.24	\$312.82	\$3,441.06

59.10	Custom Bedroom Walk In Robe, HMR W/Board, Hafele 25mm oval chrome hanging rail, open shelves & banks of drawers soft close This item attracts a markup of 22.58%	5.400	lm	\$5,508.00	\$1,243.71	\$675.17	\$7,426.88
59.13	Vanity Bathroom. Medium Range Wall Hung. Base Cabinets Laminate Finish (Standard Range), 20mm smart stone, drawers Soft Close, Pull Handles This item attracts a markup of 22.58%	1.750	lm	\$2,537.50	\$572.97	\$311.05	\$3,421.52
59.14	Vanity Ensuite. Medium Range Wall Hung. Base Cabinets Laminate Finish (Standard Range), 20mm smart stone, drawers Soft Close, Pull Handles This item attracts a markup of 22.58%	2.370	lm	\$3,436.50	\$775.96	\$421.25	\$4,633.71
59.16	NOTE: Cabinetry allowed as a provisional sum only until a design meeting/ design layout has been confirmed by cabinetmaker & client. This item attracts a markup of 0%	0.000	Note	\$0.00	\$0.00	\$0.00	\$0.00

FLOOR COVERINGS	\$5,746.26
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Ref	Description	Qty	UOM	Excl. GST	Markup	GST	Total
83.2	Supply & Place Carpet & Underlay Medium Range (all bedrooms) This item attracts a markup of 22.58%	53.270	m2	\$4,261.60	\$962.27	\$522.39	\$5,746.26
Total Incl. GST:							\$69,124.07

Specifications & Inclusions

ELECTRICIAN

Clipsal Iconic Double Power Point, Supply & Install

The floor plan shows the layout of the 1966-67 Alameda County Courthouse. The building is a large, rectangular structure with a central corridor. The main entrance is on the left side, leading into a large auditorium. To the right of the auditorium is a courtroom, and further right is a jury room. The plan also shows various offices, including the clerk's office, the judge's office, and the jury room. Red dots are placed throughout the plan to indicate the locations of the 1966-67 Alameda County Courthouse. The plan is oriented with North at the top.

Power Allowance

Clipseal Double Weather Proof GPO, Supply & Install

Standard Down Light LED White, Supply & Install

The floor plan shows a rectangular building layout. On the left side, there is a living area with a fireplace, a dining area, and a kitchen. The kitchen includes a sink, stove, and refrigerator. Adjacent to the kitchen is a breakfast room. The right side of the plan features a large living area with a fireplace, a dining area, and a kitchen. The kitchen includes a sink, stove, and refrigerator. Adjacent to the kitchen is a breakfast room. The plan also includes several bedrooms, bathrooms, and a garage. Dimensions are provided for various rooms and overall building measurements.

Down Light Allowance



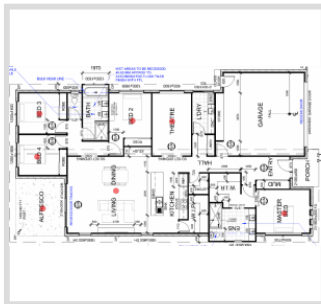
Clipsal Iconic Switch Point, Supply & Install

Ref: 1.007



Standard 4 Blade Timber Fan Black , Supply & Install

Ref: 1.008



Ceiling Fan Allowance

Ref: 1.009



IXL 3 In 1 Exhaust Fan Heat Lamps, Supply & Install

Ref: 1.010



External LED Sensor Light Twin, Supply & Install

Ref: 1.011



Wall light Up/ Down Black, Supply & Install

Ref: 1.001 Clipsal Iconic Double Power Point, Supply & Install

Ref: 1.002 Power Allowance

Ref: 1.003 Clipsal Double Weather Proof GPO, Supply & Install

Ref: 1.004 Standard Down Light LED White, Supply & Install

Ref: 1.005 Down Light Allowance

Ref: 1.006 Clipsal Iconic Switch Point, Supply & Install

Ref: 1.007 Standard 4 Blade Timber Fan Black , Supply & Install

Ref: 1.008 Ceiling Fan Allowance

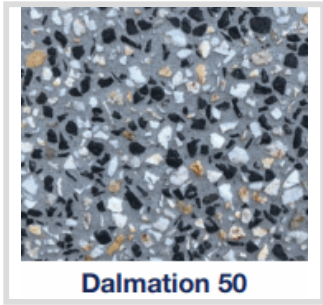
Ref: 1.009 IXL 3 In 1 Exhaust Fan Heat Lamps, Supply & Install

Ref: 1.010 External LED Sensor Light Twin, Supply & Install

Ref: 1.011 Wall light Up/ Down Black, Supply & Install

CONCRETE SLAB

Ref: 2.001



Driveway & Porch
Exposed Aggregate Slab
100mm 32 Mpa 20Mm
Concrete Slump 80
(dalmation 50)

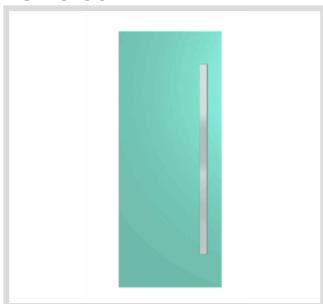
Ref: 2.001

Driveway & Porch Exposed Aggregate Slab 100mm 32 Mpa 20Mm Concrete Slump 80
(dalmation 50)

SAMPLE ONLY

TIMBER DOORS

Ref: 3.001



**Front Door Hume Ver1
Clear Glass 870, Pine
Frame, Door Seal**

Ref: 3.002



**Hume Flush Internal
Door - Hinged 2040mm x
870mm**

Ref: 3.003



**Hume Flush Internal
Door - Hinged 2040mm x
770mm**

Ref: 3.004



**Hume Flush Internal
Door - Hinged 2040mm x
720mm**

Ref: 3.005



**Gainsborough G4 Series
Matte Black Lianna
Privacy Lever Set**

Ref: 3.006



**Gainsborough Matt Black
Trilock Contemporary
Angular Double Cylinder
Lever Set**

Ref: 3.001 Front Door Hume Ver1 Clear Glass 870, Pine Frame, Door Seal

Ref: 3.002 Hume Flush Internal Door - Hinged 2040mm x 870mm

Ref: 3.003 Hume Flush Internal Door - Hinged 2040mm x 770mm

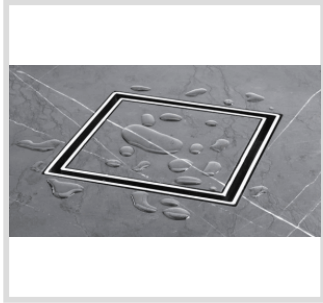
Ref: 3.004 Hume Flush Internal Door - Hinged 2040mm x 720mm

Ref: 3.005 Gainsborough G4 Series Matte Black Lianna Privacy Lever Set

Ref: 3.006 Gainsborough Matt Black Trilock Contemporary Angular Double Cylinder Leverset

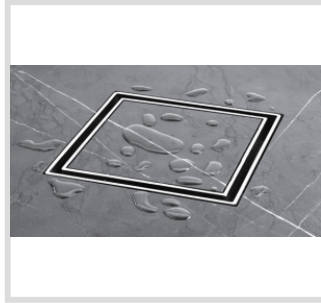
TILER

Ref: 4.001



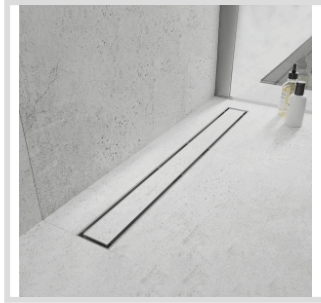
Smart Waste Chrome Tile Insert Bathroom.

Ref: 4.002



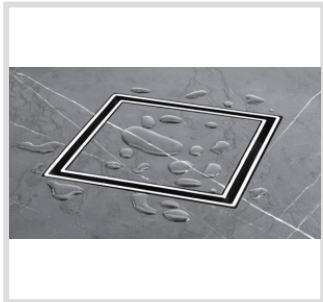
Smart Waste Chrome Tile Insert Ensuite.

Ref: 4.003



Strip Drain Chrome Tile Insert Ensuite.

Ref: 4.004



Smart Waste Chrome Tile Insert Laundry

Ref: 4.005



Tile Niche 600mm x 350mm

Ref: 4.006



Tile Niche 600mm x 350mm

Ref: 4.001 Smart Waste Chrome Tile Insert Bathroom.

Ref: 4.002 Smart Waste Chrome Tile Insert Ensuite.

Ref: 4.003 Strip Drain Chrome Tile Insert Ensuite.

Ref: 4.004 Smart Waste Chrome Tile Insert Laundry

Ref: 4.005 Tile Niche 600mm x 350mm

Ref: 4.006 Tile Niche 600mm x 350mm

WALL AND CEILING LININGS

Ref: 5.001



**2.7m 90 mm Cove
Cornice, Supply & Install**

Ref: 5.001 2.7m 90 mm Cove Cornice, Supply & Install

FLOORING

Ref: 6.001



**Decoline Hybrid Flooring
Blackbutt (Floating
Floor) Supply & Install**

Ref: 6.001 Decoline Hybrid Flooring Blackbutt (Floating Floor) Supply & Install

SHOWER SCREENS AND MIRRORS

Ref: 7.001



1000 Fixed Frameless Shower Screen (Chrome Hardware)

Ref: 7.001

1000 Fixed Frameless Shower Screen (Chrome Hardware)

CLADDING

Ref: 8.001



LINEA BOARD CLADDING.

Ref: 8.002



FINE TEXTURE CLADDING.

Ref: 8.001

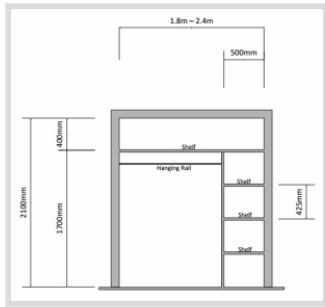
LINEA BOARD CLADDING.

Ref: 8.002

FINE TEXTURE CLADDING.

ROBE FIT OUT'S

Ref: 9.001



Bed Robe Shelves 1.6m - 2.4m. 1 Bank Of 4 MDF Shelves 12mm 600 Deep, 1 Shelf Above, Chrome Hanging Rail

Ref: 9.002



Linen 1.6m - 2.4m. Shelves MDF 12mm 600mm Deep, 4 Rows Of Shelves With Broom Cupboard

Ref: 9.001 Bed Robe Shelves 1.6m - 2.4m. 1 Bank Of 4 MDF Shelves 12mm 600 Deep, 1 Shelf Above, Chrome Hanging Rail

Ref: 9.002 Linen 1.6m - 2.4m. Shelves MDF 12mm 600mm Deep, 4 Rows Of Shelves With Broom Cupboard

GARAGE DOORS

Ref: 10.001



Panelift Door, Icon Nullabor Smooth Dove White 2400mm H x 4800mm W (With Motor)

Ref: 10.001 Panelift Door, Icon Nullabor Smooth Dove White 2400mm H x 4800mm W (With Motor)

FITTINGS & FIXTURES BLACK

Ref: 11.001



**Prato Freestanding Bath
1700**

Ref: 11.002



**Daintree Shower Mixer
Matt Black**

Ref: 11.003



**Mecca Basin/Bath Spout
Only 160mm Matte Black**

Ref: 11.004



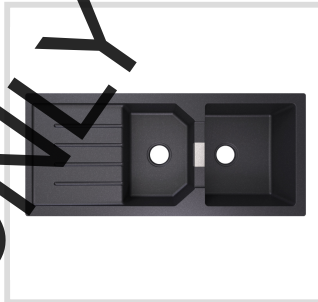
**Dolce 2 in 1 Shower Set
Matte Black**

Ref: 11.005



**Dusky Gooseneck Sink
Mixer Matte Black
(laundry)**

Ref: 11.006



**Granite Sink 1 & 3/4
Drainer Topmount Black**

Ref: 11.007



**St Clair ThinEdge Bench
Mount Basin**

Ref: 11.008



**Daintree Basin Mixer
Matte Black**

Ref: 11.009



**Ceram Toilet Roll Holder
Matte Black**

Ref: 11.010



Dusky Gooseneck Sink Mixer Matte Black (kitchen)

Ref: 11.011



Ceram Double Towel Rail 800 mm Matte Black

Ref: 11.012



Mold 42L Laundry Tub

Ref: 11.013



Windsor Wall Faced Toilet Suite

Ref: 11.001	Prato Freestanding Bath 1700
Ref: 11.002	Daintree Shower Mixer Matte Black
Ref: 11.003	Mecca Basin/Bath Spout Only 160mm Matte Black
Ref: 11.004	Dolce 2 in 1 Shower Set Matte Black
Ref: 11.005	Dusky Gooseneck Sink Mixer Matte Black (laundry)
Ref: 11.006	Granite Sink 1 & 3/4 Drainer Topmount Black
Ref: 11.007	St Clair ThinEdge Bench Mount Basin
Ref: 11.008	Daintree Basin Mixer Matte Black
Ref: 11.009	Ceram Toilet Roll Holder Matte Black
Ref: 11.010	Dusky Gooseneck Sink Mixer Matte Black (kitchen)
Ref: 11.011	Ceram Double Towel Rail 800 mm Matte Black
Ref: 11.012	Mold 42L Laundry Tub
Ref: 11.013	Windsor Wall Faced Toilet Suite

Quote Summary

Thank you for the opportunity to provide an estimate for your project. If you have any questions about any item, please feel free to contact us.

Description	Price (Excl. GST)
QBCC INSURANCE	\$7,255.10
SITE PRELIMINARIES	\$5,004.24
SURVEYOR	\$5,265.20
HIRE ITEMS	\$8,432.10
SITE PREPARATION & SITE CUT	\$3,460.00
PIPE/CABLE LOCATION SERVICES	\$360.00
SITE SETOUT	\$1,395.80
EXCAVATION	\$10,980.00
CRANE HIRE	\$825.00
PLUMBER DRAINAGE	\$14,889.84
REINFORCING STEEL	\$9,825.98
CONCRETE FOOTINGS	\$10,334.57
CONCRETE SLAB	\$24,589.54
CONCRETE PUMPING	\$3,348.00
BRICK LAYER	\$23,718.36
TERMITE TREATMENT	\$1,605.76
TIMBER WALL FRAME	\$20,281.89

CEILING FRAME	\$2,578.76
SCAFFOLDING	\$2,056.00
FRAME HARDWARE	\$1,500.00
PRE-FAB ROOF TRUSSES	\$19,885.05
BRACING	\$4,767.02
SHEET ROOF COVERING	\$22,877.21
PLUMBER	\$14,821.13
ELECTRICIAN	\$31,131.71
ALUMINIUM WINDOWS AND DOORS	\$13,792.50
CLADDING	\$14,592.41
INSULATION	\$2,653.68
WALL AND CEILING LININGS	\$28,028.26
WATERPROOFING	\$4,159.00
TILER	\$18,575.15
CABINETMAKER	\$36,892.02
TIMBER DOORS	\$7,013.45
FINISHING TIMBER	\$3,534.90
SHOWER SCREENS AND MIRRORS	\$2,506.80
ROBE FIT OUT'S	\$3,521.98
FITTINGS & FIXTURES BLACK	\$5,846.34
PAINTER INTERNAL	\$26,090.13
PAINTER EXTERNAL	\$3,905.40

AIR CONDITIONING	\$18,439.40
FLOORING	\$6,550.39
GARAGE DOORS	\$4,108.42
FLOOR COVERINGS	\$4,261.60
HOUSE CLEAN	\$1,440.00
PROJECT MANAGEMENT, SITE SUPERVISION	\$24,000.00
SAMPLE ONLY	
Sub Total:	\$481,100.09
Markup:	\$107,181.34
GST:	\$58,828.41
Incl. GST:	\$647,109.84

Terms & Conditions

This Quote is valid for 30 days

This estimate is valid for 30 days from the date of delivery.

Estimates provided by NJF Estimating are based on the plans and information provided.

Estimates provided by NJF Estimating include a standard 20% builder's margin. Please note that some builder's margin can change depending on the builders' overheads (15%-25%).

Prices in our estimates are based on today's industry standard rates from Cordell Core Logic pricing, local contractors & suppliers.

Please note that prices in an estimate provided by NJF Estimating are subject to change depending on different builders' rates and ongoing price rises in the industry.

SAMPLE ONLY



NJF
ESTIMATING

"Building cost predictions made easy
with our accurate estimates"

Contact Details

NJF Estimating
0423 236 996
nick@njfestimating.com.au