



Proposal
Reference: Q1341

New Home 4 Bed 2 Bath Preliminary Estimate

09 Jul 2023



Dear NJF Estimating,

Thank you for the opportunity to provide a preliminary 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 and is an estimate only. Engineering plans and working drawings are required for a full detailed estimate and BOQ.

We look forward to hearing from you soon.

Kind Regards

NJF Estimating

SAMPLE ONLY

Quoted Items

Prices in each category are exclusive of GST.

QBCC INSURANCE

\$4,473.40

Ref	Description	Quantity	UOM
2.1	QBCC Home Warranty Insurance Up To \$456,000	1.000	Allowance

Q LEAVE

\$2,365.00

Ref	Description	Quantity	UOM
3.1	Q Leave For Jobs Over \$150,000	1.000	
3.2	Long Service Leave Levy (0.35%)	1.000	
3.3	CSQ Training Levy (0.1%)	1.000	
3.4	WHSQ Levy (0.125%)	1.000	

SITE PRELIMINARIES

\$1,169.35

Ref	Description	Quantity	UOM
6.1	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	162.410	m2

SURVEYOR

\$6,318.12

Ref	Description	Quantity	UOM
7.1	Residential Survey Fees - Mark Boundaries and Issue Report, 5 Corners	1.000	Allowance

7.2	Set Out Building - 8 Points/ 4 Corners	1.000	Allowance
7.3	Residential survey fees - single dwelling - survey - identification	1.000	Allowance

HIRE ITEMS

\$5,734.81

Ref	Description	Quantity	UOM
8.1	6m Skip bin	1.000	Ea
8.2	Site Toilet	1.000	Ea
8.3	Temp Fence	71.820	Im
8.4	Site Power Pole	1.000	Ea

SITE PREPARATION & SITE CUT

\$1,656.00

Ref	Description	Quantity	UOM
9.1	5 Tonne Combo	1.000	Hour
9.2	10m3 Tip Truck	6.000	Hour
9.3	Clean Fill Removal/ Tip Fees 17m x 10m	2.000	Ea

PIPE/CABLE LOCATION SERVICES

\$432.00

Ref	Description	Quantity	UOM
10.1	Underground Services Location	1.000	Hour
10.2	Site Establishment Cost & Report	1.000	Ea

SITE SETOUT

\$1,480.08

Ref	Description	Quantity	UOM
13.1	Pine Battens 50 X 38 x 4.8m	12.000	Ea

13.2	Carpentry labour to set out build/ footings	1.000	Day
EXCAVATION			\$14,352.00
Ref	Description	Quantity	UOM
14.1	3 Tonne Combo/ Auger (footings, pier holes, slab prep)	40.000	Hour
14.2	10m3 Tip Truck	8.000	Hour
14.3	.	0.000	
14.4	TIP FEES	0.000	
14.5	Clean Fill Removal/ Tip Fees Per 10m	4.000	Ea
PLANT HIRE			\$828.00
Ref	Description	Quantity	UOM
15.1	Franna Crane 20 Ton (truss lift)	3.000	Hour
CONCRETE FOOTINGS			\$11,899.03
Ref	Description	Quantity	UOM
18.1	Footings Perimeter Beam 600 x 450 - Concrete 25mpa, Trench Mesh, Labour	56.860	Im
18.2	Footings Internal Beam 300 x 300 - Concrete 25mpa, Trench Mesh, Labour	46.800	Im
18.3	Pier Hole. 25 Mpa 20Mm Concrete Slump 80	4.000	Ea
18.4	Miscellaneous Steel	1.000	Allowance
18.5	Delivery	1.000	Ea
CONCRETE SLAB			\$21,321.85
Ref	Description	Quantity	UOM

20.1	House Slab 100mm - 25mpa Concrete, SL82 Mesh, Plastic Membrane, Formwork, Bar Chair	141.000	m2
20.2	Alfresco & Path Slab 100mm - 20mpa Concrete, SL62 Mesh, Plastic Membrane, Formwork, Bar Chair	53.150	m2

CONCRETE PUMPING	\$3,204.96
-------------------------	-------------------

Ref	Description	Quantity	UOM
22.1	STANDARD CONCRETE.	0.000	
22.2	Pump Hire Plain Concrete (3 hour minimum)	10.000	Ea
22.3	Travel Charge	3.000	Ea
22.4	Priming Material (per bag)	3.000	Ea
22.5	Meters Pumped	41.580	m3

TERMITE TREATMENT	\$1,781.26
--------------------------	-------------------

Ref	Description	Quantity	UOM
29.1	Minimum Charge	2.000	Ea
29.2	Kordon - Perimeter/Slab Joint Protection 100Mm	53.260	lm
29.3	Kordon - Retaining Walls/ Pull Under Slab	1.000	m2
29.4	Kordon - Slab Penetration Protection - Per Plumbing	11.000	Ea
29.5	Kordon - Slab Penetration Protection - Per Conduit (Wrap)	4.000	Ea
29.6	Kordon - Warranty Certification	1.000	Ea

TIMBER WALL FRAME	\$17,839.33
--------------------------	--------------------

Ref	Description	Quantity	UOM
32.1	STICK FRAME.	0.000	

32.2	2.7m Pine Frame 70 Mgp12 Plates & Studs	113.730	Im
32.3	.	0.000	
32.4	Lintel up to 900mm Pine - 90mm x 45mm	15.120	Im
32.5	Lintel 1200mm - 1700mm LVL - 150mm x 45mm	3.560	Im
32.6	Lintel 1800mm - 2300mm LVL - 200mm x 45mm	2.410	Im
32.7	Lintel 2400mm - 3000mm LVL - 240mm x 45mm	9.300	Im
32.8	Alfresco Beam. Dindas LVL E13 H2S 200 X 45 3.6M	2.000	Ea
32.9	Porch Beam. Dindas LVL E13 H2S 150 X 45 3.6M	1.000	Ea
32.10	Bulk Heads 70mm	4.190	m2
32.11	Kwila FJ Post Laminated DPR 140 X 140 3.0M	4.000	LENGTH
32.12	Senco Framing Nail Box 3000 Brt 75Mm X 506Mm	1.000	BOX
32.13	.	0.000	
32.14	Carpentry labour to install timber frame, lintels, beams, bulk heads, pack frame, straighten frame	5.000	Day
CEILING FRAME		\$2,280.97	
Ref	Description	Quantity	UOM
34.1	METAL CEILING.	0.000	
34.2	Cyclonic ceiling batten 24mm x 6.1m	135.300	m2
34.3	.	0.000	
34.4	Carpentry labour to install ceiling battens	1.000	Day
34.5	Carpentry labour to install man hole	1.000	Ea
SCAFFOLDING		\$2,290.20	

Ref	Description	Quantity	UOM
35.1	Pole Guardrail (14 days minium 25lm minium)	69.140	lm
35.2	Transport Delivery/ Return	1.000	Ea
FRAME HARDWARE			\$2,400.00
Ref	Description	Quantity	UOM
36.1	Miscellaneous Fixings	1.000 Allowance	
PRE-FAB ROOF TRUSSES			\$19,630.36
Ref	Description	Quantity	UOM
37.1	5'-25' Roof Trusses @ 900 c/c	191.610	m2
37.2	Pryda Speed Brace 6.0M	103.490	lm
37.3	Delivery	1.000	Ea
37.4	Carpentry labour to install roof trusses	3.000	Day
BRACING			\$4,942.77
Ref	Description	Quantity	UOM
39.1	Ply Brace 900 X 2745	9.000	Ea
39.2	Ply Brace 1200 X 2745	9.000	Ea
39.3	Cyclone Rod M12, Cyclone Washer & Nuts	65.000	Ea
39.4	Ramset Stud Bolt M12 X 160Mm Gal	20.000	Ea
39.5	Ramset Chemset 101 Plus Polyester 380MI With 2 Nozzles	8.000	Ea
39.6	F22 Treated Hardwood Bracing Ply 2745 X 900 X 4Mm (frame packing)	4.000	Ea

39.7	.	0.000	
39.8	Carpentry labour to install bracing and pack frame	2.000	Day
SHEET ROOF COVERING			\$20,306.83
Ref	Description	Quantity	UOM
42.1	Colourbond Roofing, Supply & Install	191.740	m2
42.2	Metal Fascia, supply & Install	77.170	Im
42.3	150 Quad Colourbond Gutter & Fixings, Supply & Install	48.840	Im
42.4	Colourbond Ridge Capping, Supply & Install	33.700	Im
42.5	Colourbond Barge Cap, Supply, & Install	29.710	Im
42.6	Colourbond Apron Flashing, Supply, & Install	9.260	Im
42.7	Colourbond Valley, Supply & Install	10.430	Im
42.8	Fascia, Gutter, Batten Site Delivery	1.000	Ea
42.9	Roofing Site Delivery	1.000	Ea
PLUMBER			\$30,295.88
Ref	Description	Quantity	UOM
45.1	STORMWATER.	0.000	
45.2	In ground stormwater - PVC pipe and fittings - 100mm diameter x 0.5 metre deep	56.930	Im
45.3	Down Pipe PVC 90mm Low Set	11.000	Ea
45.4	Sub soil flexible - socked & slotted - 100mm diameter	35.530	Im
45.5	Drainage Gravel 20Mm	28.240	m2
45.6	.	0.000	

45.7	SEWER.	0.000	
45.8	In ground sewer - sanitary - PVC pipe and fittings - 100mm diameter x 1.0m deep	12.000	Im
45.9	Sewer In Ground	0.000	
45.10	Drainage complete - sanitary in-ground - bathroom - includes bath shower WC vanity and floor waste point	1.000	Ea
45.11	Drainage complete - sanitary in-ground - ensuite - includes shower WC vanity and floor waste point	1.000	Ea
45.12	Drainage complete - sanitary in-ground - laundry - includes tub and floor waste - separate point	1.000	Ea
45.13	Drainage complete - sanitary in-ground - kitchen sink - island bench unit point	1.000	Ea
45.14	.	0.000	
45.15	HOT WATER.	0.000	
45.16	HWS - domestic -electric hot water unit - vitreous enamel lined	1.000	Ea
45.17	Hot water unit - domestic - domestic vitreous enamel - electric - 250 litre	1.000	Ea
45.18	.	0.000	
45.19	BATHROOM.	0.000	
45.20	Shower tap and rose - new install - mixer set	2.000	Ea
45.21	Bathtub tap - new install - 2 taps + spout - wall set	1.000	Ea
45.22	Bathtub Install	1.000	Ea
45.23	Basin tap - new install - mixer set	3.000	Ea
45.24	Vanity Install- 1500mm wide	2.000	Ea
45.25	Vanity basin install - above counter	3.000	Ea

45.26	Toilet suites / bidet - P/S trap - close coupled suite - new install - concealed pan	2.000	Ea
45.27	.	0.000	
45.28	LAUNDRY.	0.000	
45.29	Laundry tap - new install - 2 taps + wall spout set over tub	1.000	Ea
45.30	Laundry tap - new install - two washing machine cocks	1.000	Ea
45.31	Laundry sink / tub - kitchen sink - double bowl	1.000	Ea
45.32	.	0.000	
45.33	KITCHEN.	0.000	
45.34	Kitchen tap - new install - mixer + swivel spout hob set	1.000	Ea
45.35	Kitchen sink / tub - kitchen sink - double bowl	1.000	Ea
45.36	Dishwasher - under-bench - new install	1.000	Ea
45.37	Fridge Water Supply	1.000	Ea
45.38	.	0.000	
45.39	NEW WORKS/ WATER SUPPLY	0.000	
45.40	Water supply - complete - PEX - in ground - to 10m run - 20mm diameter	1.000	Ea
45.41	Water supply - complete - PEX - in house - hot & cold water main inter connecting lines	1.000	Ea
45.42	Tapware - Outdoor/ Garden	2.000	Ea
45.43	.	0.000	
45.44	1-2 Tonne Excavator & Mini Bobcat	9.000	Hour
45.45	Note: Excludes All Taps, Sinks, Vanities, Toilets, Baths. Includes Install Only. (Rough In/ Fit Off)	0.000	

ELECTRICIAN

\$24,526.58

Ref	Description	Quantity	UOM
46.1	POWER MAINS	0.000	
46.2	Single Phase Mains Over Head	1.000	Ea
46.3	Lead In Data Underground	1.000	Ea
46.4	.	0.000	
46.5	SWITCH BOARDS	0.000	
46.6	Single Phase B&R Switchboard With Din Rail & All Protection (Excludes Internal Board)	1.000	Ea
46.7	Conduit - Underground 100mm	10.000	Im
46.8	Mini Combo (dig trench & back fill)	4.000	Hour
46.9	.	0.000	
46.10	POWER POINTS	0.000	
46.11	Clipsal Iconic Double Power Points, Supply & Install	25.000	Ea
46.12	Clipsal Double Weather Proof GPO, Supply & Install	1.000	Ea
46.13	.	0.000	
46.14	LIGHTS	0.000	
46.15	Standard Down Light LED White, Supply & Install	31.000	Ea
46.16	Standard Pendant Light / Feature Light - Not Including Fitting (kitchen)	1.000	Ea
46.17	External LED Sensor Light Twin, Supply & Install	2.000	Ea
46.18	.	0.000	Ea
46.19	LIGHT SWITCH	0.000	Ea

46.20	Clipsal Iconic Switch Point, Supply & Install	11.000	Ea
46.21	Lighting Point 2 Way Switch, Supply & Install	2.000	Ea
46.22	Lighting Dimmer Point	5.000	Ea
46.23	.	0.000	
46.24	CEILING FAN/ EXHAUST FAN	0.000	
46.25	Standard 4 Blade Timber Fan White , Supply & Install	6.000	Ea
46.26	IXL 3 In 1 Exhaust Fan Heat Lamps, Supply & Install	1.000	Ea
46.27	.	0.000	
46.28	TV, DATA & SMOKE ALARM	0.000	
46.29	Data Point, Supply & Install	1.000	Ea
46.30	TV Point Clipsal Iconic, Supply & Install	2.000	Ea
46.31	Tv Antenna Installation / Includes 6 Way Splitter, Supply & Install	1.000	Ea
46.32	Smoke Alarm Point, Supply & Install	5.000	Ea
46.33	.	0.000	
46.34	DEDICATED CIRCUITS	0.000	
46.35	Cooktop Point Single Phase, Supply & Install	1.000	Ea
46.36	Single phase Circuit To Isolator, Supply & Install	1.000	Ea
46.37	Oven Point Single Phase, Supply & Install	1.000	Ea
46.38	HWS Single Phase, Supply & Install	1.000	Ea
46.39	.	0.000	
46.40	Electrician to Inspect Electrical Installation	1.000	Ea

46.41 . 0.000

46.42 Note: Due To No Electrical Plan This Is An Estimate Only. 0.000

ALUMINIUM WINDOWS AND DOORS

\$20,880.00

Ref	Description	Quantity	UOM
48.1	WINDOWS.	0.000	
48.2	Double hung window - aluminium 1800mm high - 1 lite - 600mm wide	12.000	Ea
48.3	Sliding window - aluminium 900mm high - 2 lite - 600mm wide	1.000	Ea
48.4	Sliding window - aluminium 600mm high - 2 lite - 1800mm wide	1.000	Ea
48.5	Sliding window - aluminium 600mm high - 3 lite - 2400mm wide	1.000	Ea
48.6	Sliding window - aluminium 900mm high - 2 lite - 1200mm wide	1.000	Ea
48.7	Sliding window - aluminium 1200mm high - 2 lite - 1500mm wide	1.000	Ea
48.8	Sliding window - aluminium 1200mm high - 2 lite - 1800mm wide	1.000	Ea
48.9	Sliding window - aluminium 1800mm high - 2 lite transom - 2400mm wide	1.000	Ea
48.10	.	0.000	
48.11	DOORS.	0.000	
48.12	Aluminium door - stacking - 2.1m high x 3.0m wide - 3 lite	1.000	Ea
48.13	Delivery	1.000	Ea
48.14	Carpentry labour to install aluminium windows and doors	2.000	Day

CLADDING

\$23,879.24

Ref	Description	Quantity	UOM
49.1	LINEA BOARD CLADDING.	0.000	
49.2	James Hardie Linea Board, Fixings	128.910	m2
49.3	Linea Weatherboard Alum Box Corner 3.6M	6.000	Ea
49.4	Linea Board Aluminium Internal Corner 3.6m	2.000	Ea
49.5	Linea Board PVC Stater Strip 3m	54.940	lm
49.6	.	0.000	
49.7	WINDOW ARK & FLASHINGS.	0.000	
49.8	Window Ark 42 x 42, H3 Pine	108.390	lm
49.9	Window Flashing Gal 1800 X 50	25.230	lm
49.10	Window Flashing Gal 1800 X 75	1.000	lm
49.11	Builders Paper Breather 1350mm x 4.0m	165.710	m2
49.12	.	0.000	
49.13	SOFFIT.	0.000	
49.14	Soffit 600mm Fc, Framing, Fixings	40.570	lm
49.15	.	0.000	
49.16	Carpentry labour to install cladding & soffits	5.000	Day

INSULATION

\$2,243.04

Ref	Description	Quantity	UOM
50.1	Insulation External Walls R2.0, Supply & Install	128.910	m2

WALL AND CEILING LININGS

\$21,868.55

Ref	Description	Quantity	UOM
51.1	CEILINGS.	0.000	
51.2	Ceilings 2.7m 10mm Plasterboard, Plasterer to Sheet and Set m2 of Plasterboard	135.140	m2
51.3	Ceilings External 3.0m Water Resistant 10mm Plasterboard, Plasterer to Sheet and Set m2 of Plasterboard	21.260	m2
51.4	WALLS.	0.000	
51.5	Walls 2.7m 10mm Plasterboard, Plasterer to Sheet and Set m2 of Plasterboard	323.310	m2
51.6	WET AREAS.	0.000	
51.7	Water Resistant 10mm Plasterboard, Plasterer to Sheet and Set m2 of Plasterboard	81.460	m2
51.8	CORNICE.	0.000	
51.9	2.7m 90 mm Cove Cornice, Supply & Install	165.180	lm
51.10	SQUARE SET	0.000	
51.11	Square Set Bulk Heads	14.760	lm
51.12	.	0.000	
51.13	EXTRAS.	0.000	
51.14	Delivery \$1 per m2	560.000	m2

WATERPROOFING

\$4,506.35

Ref	Description	Quantity	UOM
53.1	Waterproofing - complete wet area bathroom - large 7.50m2	1.000	Allowance

53.2	Waterproofing - complete wet area ensuite - medium 5.0m2	1.000 Allowance
53.3	Waterproofing - complete wet area laundry - large 6.0m2 - quality	1.000 Allowance

TILER

\$21,453.55

Ref	Description	Quantity	UOM
54.1	BATHROOM.	0.000	
54.2	Bedding 50mm	7.000	m2
54.3	Floor Tiling Standard Lay	7.000	m2
54.4	Floor Tiles Bathroom (includes 10% waste).	7.700	m2
54.5	Wall Tiling Standard Lay Floor To Ceiling 2.7m	26.980	m2
54.6	Wall Tiles Bathroom (includes 10% waste).	29.678	m2
54.7	Tile Niche 600mm x 350mm	1.000	Ea
54.8	Tile Into Windows	1.000	Ea
54.9	Silicone	30.000	lm
54.10	Smart Waste Chrome Tile Inset Bathroom.	1.000	Ea
54.11	Shower Angle/ Door Angle	1.000	Ea
54.12	.	0.000	
54.13	ENSUITE.	0.000	
54.14	Bedding 50mm	6.330	m2
54.15	Floor Tiling Standard Lay	6.330	m2
54.16	Floor Tiles Ensuite (includes 10% waste).	6.963	m2
54.17	Wall Tiling Standard Lay Floor To Ceiling 2.7m	27.150	m2

54.18	Wall Tiles Ensuite (includes 10% waste).	29.865	m2
54.19	Tile Niche 600mm x 350mm	1.000	Ea
54.20	Tile Windows	1.000	Ea
54.21	Silicone	30.000	Im
54.22	Smart Waste Chrome Tile Insert Ensuite.	1.000	Ea
54.23	Strip Drain Chrome Tile Insert Ensuite.	0.900	Im
54.24	Shower Angle/ Door Angle	2.000	Ea
54.25	.	0.000	
54.26	LAUNDRY.	0.000	
54.27	Floor Tiling Standard Lay	4.130	m2
54.28	Floor Tiles Laundry (includes 10% waste)	4.749	m2
54.29	Skirting Tile	4.010	Im
54.30	Silicone	10.530	Im
54.31	Smart Waste Chrome Tile Insert	1.000	Ea
54.32	Splash Backs 600mm High	1.660	m2
54.33	Splash Back Tiles Laundry (includes 10% waste)	1.826	m2
54.34	.	0.000	
54.35	KITCHEN/ HOUSE	0.000	
54.36	Splash Back 600mm High	1.200	m2
54.37	Splash Back Tiles Kitchen (includes 10% waste)	1.320	m2
54.38	Silicone	1.000	Im

54.39	Silicone Expansion Joints	1.000	lm
54.40	.	0.000	
54.41	BALCONY/ ALFRESCO.	0.000	
54.42	Floor Tiling Standard Lay	21.210	m2
54.43	Floor Tiles Balcony (includes 10% waste)	23.331	m2
54.44	.	0.000	
54.45	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	

CABINETMAKER

\$21,844.08

Ref	Description	Quantity	UOM
56.1	KITCHEN HOUSE.	0.000	
56.2	Kitchen House Medium Range. Base Cabinets. Laminate Finish (Standard Range), 20mm smart stone, drawers Soft Close, Pull Handles	5.940	lm
56.3	Kitchen House Medium Range. Over Head Cabinets. Laminate Finish (Standard Range), Pull Handles.	3.470	lm
56.4	.	0.000	
56.5	LAUNDRY.	0.000	
56.6	Laundry Medium Range. Base Cabinets Laminate Finish (Standard Range), 20mm smart stone, drawers Soft Close, Pull Handles	2.800	lm
56.7	Laundry Medium Range. Over Head Cabinets. Laminate Finish (Standard Range), Pull Handles.	2.800	lm

TIMBER DOORS

\$8,700.30

Ref	Description	Quantity	UOM
-----	-------------	----------	-----

57.1	Front Door XS26 Clear Glass 920, Pine Frame, Door Seal	1.000	Ea
57.2	Laundry Door Build Half Glass, Pine Frame, Door Seal.	1.000	Ea
57.3	Hume Flush Internal Door - Hinged 820mm	6.000	Ea
57.4	Hume Flush Internal Door - Hinged 720mm	1.000	Ea
57.5	Lane Alana Matte Black Privacy Lever Set Round	3.000	Ea
57.6	Lane Alana Matte Black Passage Lever Set Round	4.000	Ea
57.7	Lane Matte Black Indigo Entrance Lock Set	2.000	Ea
57.8	Delivery	1.000	Ea
57.9	.	0.000	
57.10	Carpentry labour to install doors & locks	3.000	Day

FINISHING TIMBER

\$3,839.61

Ref	Description	Quantity	UOM
58.1	Architrave Windows Internal - pine - bullnose / bevel / square / colonial - 42mm x 11mm x 5.4m	107.320	lm
58.2	Architrave Doors Internal - pine - bullnose / bevel / square / colonial - 42mm x 11mm x 5.4m	34.000	Ea
58.3	Skirting - pine - bullnose / bevel / square / Colonial - 66mm x 11mm x 5.4m	97.370	lm
58.4	Robe Jamb. DPR Moulding FJ Pine Primed & Untreated 92 X 18 5.4M	10.000	Ea
58.5	Carpentry labour to install skirting, architraves, robe jambs	2.000	Day

SHOWER SCREENS AND MIRRORS

\$2,159.28

Ref	Description	Quantity	UOM
-----	-------------	----------	-----

59.1	SHOWER SCREENS.	0.000	
59.2	Frameless Fixed Panel Over Bath 1500mm x 750mm	1.000	Ea
59.3	1200 Fixed Frameless Shower Screen (Chrome Hardware)	1.000	Ea
59.4	MIRRORS.	0.000	
59.5	900 x 1200 Mirror Polished Edge	2.000	Ea

WARDROBE DOORS

\$2,751.60

Ref	Description	Quantity	UOM
60.1	Linen. Wardrobe Sliding Door 1500 x 2100 x 2 Vinyl Glacier White	1.000	Ea
60.2	Linen. Wardrobe Sliding Door 1100 x 2100 x 2 Vinyl Glacier White	1.000	Ea
60.3	Bed 2. Wardrobe Sliding Door 1800 x 2100 x 2 Vinyl Glacier White	1.000	Ea
60.4	Bed 1. Wardrobe Sliding Door 2300 x 2100 x 2 Vinyl Glacier White	1.000	Ea
60.5	Bed 3. Wardrobe Sliding Door 2300 x 2100 x 2 Vinyl Glacier White	1.000	Ea
60.6	Bed 4. Wardrobe Sliding Door 2300 x 2100 x 2 Vinyl Glacier White	1.000	Ea

ROBE FIT OUT'S

\$5,697.88

Ref	Description	Quantity	UOM
61.1	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
61.2	Linen 1.6m - 2.4m. Shelves MDF 12mm 600mm Deep, 4 Rows Of Shelves With Broom Cupboard	1.000	Ea

61.3	Linen 1.6m - 2.4m. Shelves MDF 12mm 600mm Deep, 4 Rows Of Shelves	1.000	Ea
61.4	Carpentry labour to install robe shelves	3.000	Day

FITTINGS & FIXTURES BLACK

\$8,111.99

Ref	Description	Quantity	UOM
63.1	BATHROOM & ENSUITE.	0.000	
63.2	Windsor Wall Faced Toilet Suite	2.000	Ea
63.3	Dolce 2 in 1 Shower Set Matte Black	2.000	Ea
63.4	Daintree Shower Mixer Matt Black	3.000	Ea
63.5	Prato Freestanding Bath 1700	1.000	Ea
63.6	Mecca Basin/Bath Spout Only 160mm Matte Black	1.000	Ea
63.7	Edge Wall Hung Vanity Scandi Oak 1200mm	1.000	Ea
63.8	Edge Wall Hung Vanity Scandi Oak 1500mm	1.000	Ea
63.9	St Clair ThinEdge Bench Mount Basin	3.000	Ea
63.10	Daintree Basin Mixer Matte Black	3.000	Ea
63.11	Ceram Double Towel Rail 800 mm Matte Black	4.000	Ea
63.12	Ceram Toilet Roll Holder Matte Black	2.000	Ea
63.13	.	0.000	
63.14	LAUNDRY.	0.000	
63.15	Mold 42L Laundry Tub	1.000	Ea
63.16	Dusky Gooseneck Sink Mixer Matte Black	1.000	Ea
63.17	.	0.000	

63.18	KITCHEN.	0.000	
63.19	Granite Sink 1 & 3/4 Drainer Topmount Black	1.000	Ea
63.20	Dusky Gooseneck Sink Mixer Matte Black	1.000	Ea
63.21	.	0.000	
63.22	Carpentry labour to install towel rails, toilet roll holders	6.000	Ea
63.23	NOTE: All items in this category are priced from Builders World	0.000	
PAINTER M2			\$27,048.00
Ref	Description	Quantity	UOM
68.1	Paint house - complete - new work plank/ weather board walls, plaster internal - 3 coat system to all areas 1 under coat 2 top coats	161.000	m2
FLOORING			\$5,027.62
Ref	Description	Quantity	UOM
70.1	HYBRID FLOOR.	0.000	
70.2	Decoline Hybrid Flooring Blackbutt (Floating Floor) Supply & Install	58.190	m2
FLOOR COVERINGS			\$4,743.00
Ref	Description	Quantity	UOM
72.1	CARPET.	0.000	
72.2	Supply & Place Carpet & Underlay Medium Range	52.700	m2
RETAINING WALL			\$16,623.47
Ref	Description	Quantity	UOM

73.1	Retaining wall complete - concrete sleeper and steel H post - 1000mm high	34.990	Im
SITE CLEAN			\$1,215.60
Ref	Description	Quantity	UOM
76.1	Mini Combo	4.000	hour
76.2	Skip Bin 4m	1.000	Ea
HOUSE CLEAN			\$1,612.67
Ref	Description	Quantity	UOM
82.1	Internal House Clean	9.000	Hour
82.2	Silicone Sealing (skirting to floor)	56.430	Im
BUILDER SUPERVISION			\$10,800.00
Ref	Description	Quantity	UOM
83.1	Builders Supervision (1 hour per day for the duration of the job)	100.000	Hour
NOTABLE EXCLUSIONS			\$0.00
Ref	Description	Quantity	UOM
85.1	Please note that no provisions have been made for the following but can be added .	0.000	
85.2	.	0.000	
85.3	Any Unseen Works Like Water Damaged Flooring, Water Damaged Studs, Termites etc.	1.000	
85.4	Asbestos Removal	1.000	
85.5	Tree/ Hedge Removal	1.000	

85.6	White Goods & Appliances	1.000
85.7	Landscaping, Footpaths/ Pavers, Plants & Trees.	1.000
85.8	Side fencing and front fencing	1.000
85.9	Turf after excavation of property.	1.000
85.10	Certification	1.000
85.11	Engineering plans and site inspections	1.000
85.12	Energex - Disconnect/ Connection Fees	1.000

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.

PLUMBER

\$1,906.78

Ref	Description	Qty	UOM	Incl. GST
45.17	Hot water unit - domestic - domestic vitreous enamel - electric - 250 litre	1.000	Ea	\$1,906.78

TILER

\$7,420.47

Ref	Description	Qty	UOM	Incl. GST
54.4	Floor Tiles Bathroom (includes 10% waste).	7.700	m2	\$508.20
54.6	Wall Tiles Bathroom (includes 10% waste).	29.678	m2	\$1,958.75
54.16	Floor Tiles Ensuite (includes 10% waste).	6.963	m2	\$459.56
54.18	Wall Tiles Ensuite (includes 10% waste).	29.865	m2	\$1,971.09
54.28	Floor Tiles Laundry (includes 10% waste)	4.749	m2	\$313.43
54.33	Splash Back Tiles Laundry (includes 10% waste)	1.826	m2	\$120.52
54.37	Splash Back Tiles Kitchen (includes 10% waste)	1.320	m2	\$87.12
54.43	Floor Tiles Balcony (includes 10% waste)	23.331	m2	\$2,001.80

FITTINGS & FIXTURES BLACK

\$8,487.60

Ref	Description	Qty	UOM	Incl. GST
63.2	Windsor Wall Faced Toilet Suite	2.000	Ea	\$859.19
63.3	Dolce 2 in 1 Shower Set Matte Black	2.000	Ea	\$1,219.21
63.4	Daintree Shower Mixer Matt Black	3.000	Ea	\$360.01
63.5	Prato Freestanding Bath 1700	1.000	Ea	\$1,117.19
63.6	Mecca Basin/Bath Spout Only 160mm Matte Black	1.000	Ea	\$106.80
63.7	Edge Wall Hung Vanity Scandi Oak 1200mm	1.000	Ea	\$709.19
63.8	Edge Wall Hung Vanity Scandi Oak 1500mm	1.000	Ea	\$936.00
63.9	St Clair ThinEdge Bench Mount Basin	3.000	Ea	\$500.39
63.10	Daintree Basin Mixer Matte Black	3.000	Ea	\$460.79
63.11	Ceram Double Towel Rail 800 mm Matte Black	4.000	Ea	\$744.01
63.12	Ceram Toilet Roll Holder Matte Black	2.000	Ea	\$76.80
63.15	Mold 42L Laundry Tub	1.000	Ea	\$154.79
63.16	Dusky Gooseneck Sink Mixer Matte Black	1.000	Ea	\$189.61
63.19	Granite Sink 1 & 3/4 Drain Topmount Black	1.000	Ea	\$864.01
63.20	Dusky Gooseneck Sink Mixer Matte Black	1.000	Ea	\$189.61
Total Incl. GST:				\$17,814.85

Allowances For Provisional Sums

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

SURVEYOR

\$6,949.94

Ref	Description	Qty	UOM	Incl. GST
7.1	Residential Survey Fees - Mark Boundaries and Issue Report, 5 Corners	1.000	Allowance	\$3,514.90
7.2	Set Out Building - 8 Points/ 4 Corners	1.000	Allowance	\$1,337.82
7.3	Residential survey fees - single dwelling - survey - identification	1.000	Allowance	\$2,097.22

EXCAVATION

\$1,267.20

Ref	Description	Qty	UOM	Incl. GST
14.5	Clean Fill Removal/ Tip Fees Per 10m	4.000	Ea	\$1,267.20

CABINETMAKER

\$24,028.48

Ref	Description	Qty	UOM	Incl. GST
56.2	Kitchen House Medium Range. Base Cabinets. Laminate Finish (Standard Range), 20mm smart stone, drawers Soft Close, Pull Handles	5.940	lm	\$10,428.26
56.3	Kitchen House Medium Range. Over Head Cabinets. Laminate Finish (Standard Range), Pull Handles.	3.470	lm	\$4,397.18
56.6	Laundry Medium Range. Base Cabinets Laminate Finish (Standard Range), 20mm smart stone, drawers Soft Close, Pull Handles	2.800	lm	\$5,285.28
56.7	Laundry Medium Range. Over Head Cabinets. Laminate Finish (Standard Range), Pull Handles.	2.800	lm	\$3,917.76

FLOOR COVERINGS

\$5,217.30

Ref	Description	Qty	UOM	Incl. GST
72.2	Supply & Place Carpet & Underlay Medium Range	52.700	m2	\$5,217.30
Total Incl. GST:				\$37,462.92

SAMPLE ONLY

Specifications & Inclusions

ELECTRICIAN

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 White, Supply & Install

Ref: 1.008



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

Ref: 1.008 IXL 3 In 1 Exhaust Fan Heat Lamps, Supply & Install

CLADDING

Ref: 2.001

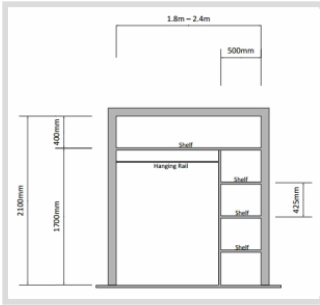


**LINEA BOARD
CLADDING.**

Ref: 2.001 LINEA BOARD CLADDING.

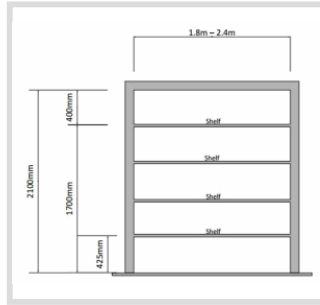
ROBE FIT OUT'S

Ref: 3.001



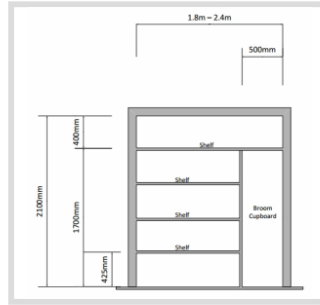
Bed Robe Shelves 1.6m - 2.4m. 1 Bank Of 4 MDF Shelves 12mm 600 Deep, 1 Shelf Above, Chrome Hanging Rail

Ref: 3.002



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

Ref: 3.003



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

Ref: 3.001 Bed Robe Shelves 1.6m - 2.4m. 1 Bank Of 4 MDF Shelves 12mm 600 Deep, 1 Shelf Above, Chrome Hanging Rail

Ref: 3.002 Linen 1.6m - 2.4m. Shelves MDF 12mm 600mm Deep, 4 Rows Of Shelves

Ref: 3.003 Linen 1.6m - 2.4m. Shelves MDF 12mm 600mm Deep, 4 Rows Of Shelves With Broom Cupboard

WALL AND CEILING LININGS

Ref: 4.001

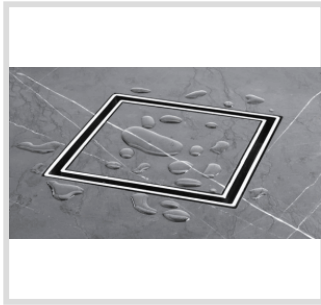


2.7m 90 mm Cove Cornice, Supply & Install

Ref: 4.001 2.7m 90 mm Cove Cornice, Supply & Install

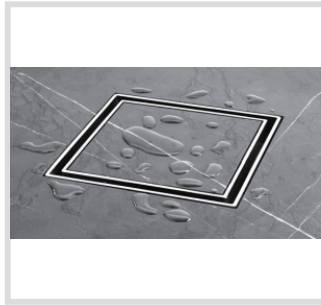
TILER

Ref: 5.001



Smart Waste Chrome Tile Insert Bathroom.

Ref: 5.002



Smart Waste Chrome Tile Insert Ensuite.

Ref: 5.003



Strip Drain Chrome Tile Insert Ensuite.

Ref: 5.001 Smart Waste Chrome Tile Insert Bathroom.

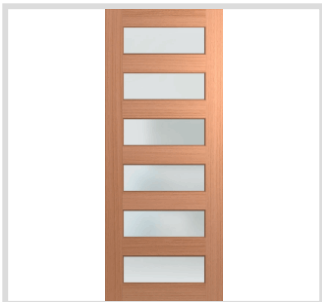
Ref: 5.002 Smart Waste Chrome Tile Insert Ensuite.

Ref: 5.003 Strip Drain Chrome Tile Insert Ensuite.

SAMPLE ONLY

TIMBER DOORS

Ref: 6.001



Front Door XS26 Clear Glass 920, Pine Frame, Door Seal

Ref: 6.002



Laundry Door Build Half Glass, Pine Frame, Door Seal.

Ref: 6.003



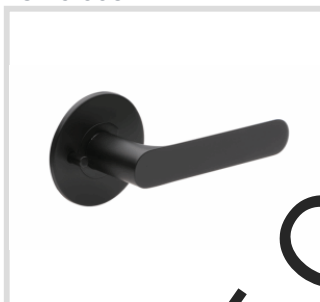
Hume Flush Internal Door - Hinged 820mm

Ref: 6.004



Lane Matte Black Indigo Entrance Lock Set

Ref: 6.005



Lane Alana Matte Black Privacy Lever Set Round

Ref: 6.001 Front Door XS26 Clear Glass 920, Pine Frame, Door Seal

Ref: 6.002 Laundry Door Build Half Glass, Pine Frame, Door Seal.

Ref: 6.003 Hume Flush Internal Door - Hinged 820mm

Ref: 6.004 Lane Matte Black Indigo Entrance Lock Set

Ref: 6.005 Lane Alana Matte Black Privacy Lever Set Round

FLOORING

Ref: 7.001



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

Ref: 7.001

Decoline Hybrid Flooring Blackbutt (Floating Floor) Supply & Install

SAMPLE ONLY

FITTINGS & FIXTURES BLACK

Ref: 8.001



**Windsor Wall Faced
Toilet Suite**

Ref: 8.002



**Edge Wall Hung Vanity
Scandi Oak 1500mm**

Ref: 8.003



**Ceram Double Towel Rail
800 mm Matte Black**

Ref: 8.004



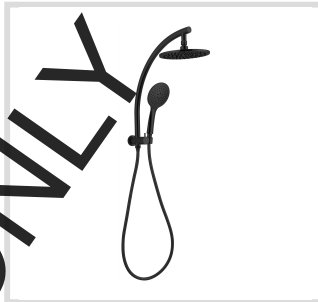
**Dusky Gooseneck Sink
Mixer Matte Black**

Ref: 8.005



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

Ref: 8.006



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

Ref: 8.007



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

Ref: 8.008



**Daintree Basin Mixer
Matte Black**

Ref: 8.009



**Edge Wall Hung Vanity
Scandi Oak 1200mm**

Ref: 8.010



Mold 42L Laundry Tub

Ref: 8.011



Prato Freestanding Bath 1700

Ref: 8.012



Ceram Toilet Roll Holder Matte Black

Ref: 8.013



Daintree Shower Mixer Matt Black

Ref: 8.014



St Clair ThinEdge Bench Mount Basin

Ref: 8.015



Dusky Gooseneck Sink Mixer Matte Black

Ref: 8.001	Windsor Wall Faced Toilet Suite
Ref: 8.002	Edge Wall Hung Vanity Scandi Oak 1500mm
Ref: 8.003	Ceram Double Towel Rail 600 mm Matte Black
Ref: 8.004	Dusky Gooseneck Sink Mixer Matte Black
Ref: 8.005	Mecca Basin/Bath Spout Only 160mm Matte Black
Ref: 8.006	Dolce 2 in 1 Shower Set Matte Black
Ref: 8.007	Granite Sink 1 & 3/4 Drainer Topmount Black
Ref: 8.008	Daintree Basin Mixer Matte Black
Ref: 8.009	Edge Wall Hung Vanity Scandi Oak 1200mm
Ref: 8.010	Mold 42L Laundry Tub
Ref: 8.011	Prato Freestanding Bath 1700
Ref: 8.012	Ceram Toilet Roll Holder Matte Black
Ref: 8.013	Daintree Shower Mixer Matt Black
Ref: 8.014	St Clair ThinEdge Bench Mount Basin
Ref: 8.015	Dusky Gooseneck Sink Mixer Matte Black

SAMPLE ONLY

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.

Sub Total: \$416,534.61

GST: \$41,653.50

Incl. GST: \$458,188.11

SAMPLE ONLY

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. For a more detailed estimate, engineering plans and working drawings are required.

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



Contact Details

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