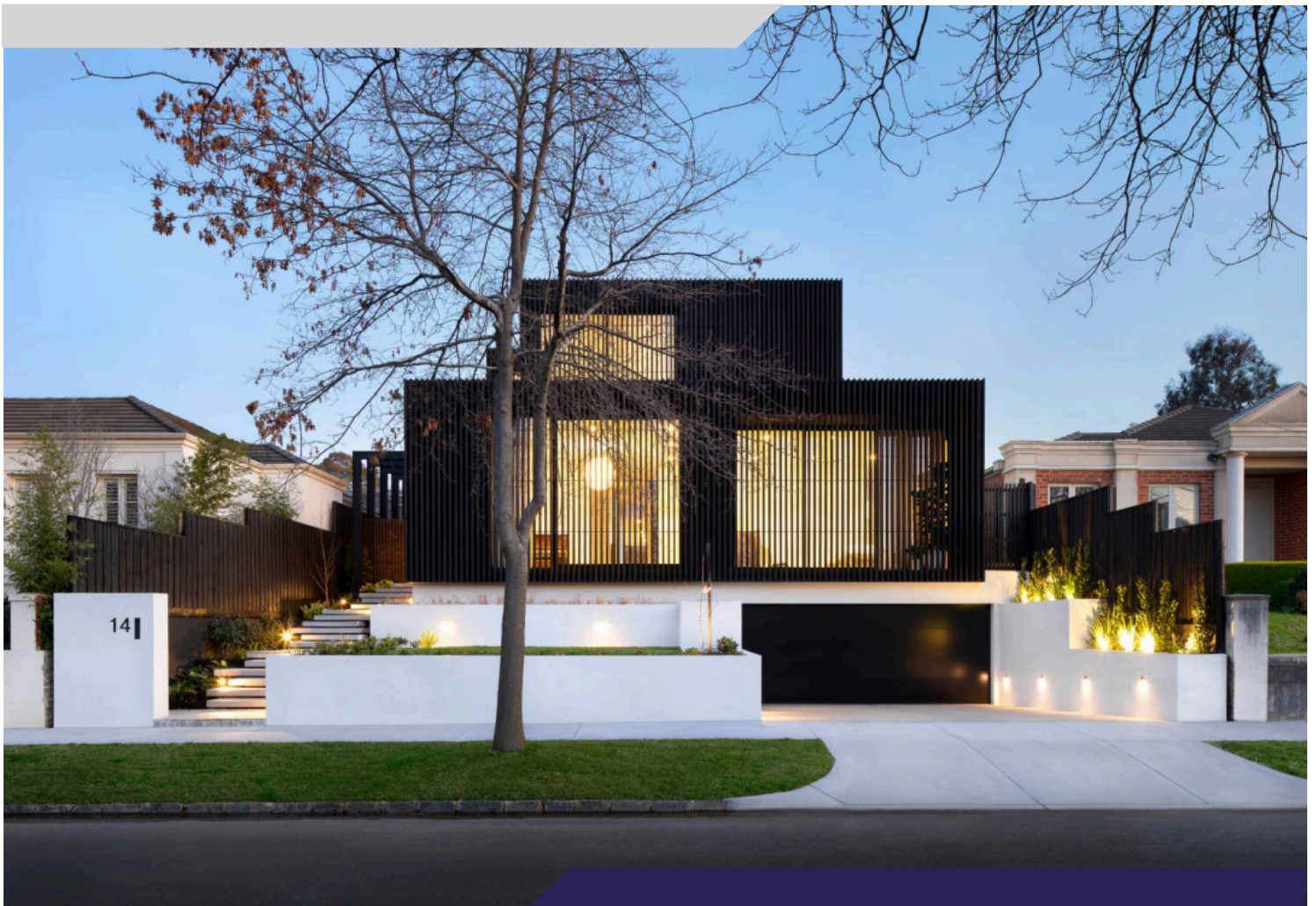




Renovation & Extension Sample

04 Mar 2026

www.njfestimating.com.au



Dear NJF Estimating,

Thank you for the opportunity to provide a preliminary estimate for your new project at . NJF Estimating notes that the estimated cost of this preliminary estimate is \$546,197.33 inc GST.

This preliminary estimate consists of a total m2 of 180 m2 (floor area not including driveways), and its cost per m2 is \$3,034 inclusive of GST.

This preliminary estimate is based on the plans and documents provided by NJF Estimating and is an estimate only. Final engineering plans and working drawings are required for a full detailed estimate and BOQ.

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

We look forward to hearing from you soon.

Kind Regards,
Nick Fanning

NJF Estimating

Quoted Items

Quoted items represents a break down of the quote for your project. If you have any questions about any item, please feel free to contact us.

QBCC INSURANCE \$6,188.95

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
2.1	QBCC Home Warranty Insurance Up To \$540,000	1.000	Allowance	\$5,626.32	\$6,188.95

Q LEAVE \$3,083.30

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
3.1	Q Leave For Jobs Over \$150,000	1.000	Allowance	\$2,803.00	\$3,083.30

CERTIFICATION \$0.00

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
4.1	Client to supply BA certification and pay for inspections. Builder to facilitate inspections for stage claims.	1.000	Note	\$0.00	\$0.00

ENGINEERING & SITE INSPECTIONS \$0.00

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
5.1	Client to supply Engineering and pay for inspections. Builder to facilitate inspections.	1.000	Note	\$0.00	\$0.00
5.2	Footing/ Slab Inspection	0.000	ea	\$0.00	\$0.00

5.3	Frame Inspection	0.000	ea	\$0.00	\$0.00
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SITE PRELIMINARIES

\$44,074.73

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
6.1	HIRE ITEMS.	0.000	Heading	\$0.00	\$0.00
6.2	6m Skip Bin	6.000	ea	\$858.00	\$5,662.80
	6m Skip bin	6.000	ea	\$786.00	
	Delivery Fee	6.000	ea	\$72.00	
	NOTE: 21 day hire, \$100 per week after 21 day period.	0.000	Note	\$0.00	
6.3	Temp Fence	15.110	lm	\$30.00	\$498.63
	Temp Fencing Mesh Panel 0 - 12 Months	15.110	lm	\$30.00	
6.4	SCAFFOLDING.	0.000	Heading	\$0.00	\$0.00
6.5	Pole Guardrail (roof edge protection)	89.840	lm	\$39.67	\$3,920.45
	Pole Guardrail (14 days minimum 25lm minimum)	89.840	lm	\$33.60	
	Transport Delivery/ Return	2.066	ea	\$264.00	
6.6	Aluminium Scaffold double width 3m	6.000	Week	\$390.00	\$2,574.00
6.7	CRANE HIRE.	0.000	Heading	\$0.00	\$0.00
6.8	Mobile Crane	1.000	ea	\$1,440.00	\$1,584.00
	25 Ton Franna Crane Hire & Dog Man (per visit)	1.000	ea	\$1,440.00	
6.9	PIPE/CABLE LOCATION SERVICES.	0.000	Heading	\$0.00	\$0.00
6.10	Underground Services Location	1.000	Hour	\$216.00	\$237.60
6.11	Site Establishment Cost & Report	1.000	ea	\$216.00	\$237.60
6.12	MISCELLANEOUS.	0.000	Heading	\$0.00	\$0.00
6.13	Miscellaneous Fixings, saw blades, drill bits etc.	1.000	Allowance	\$1,800.00	\$1,980.00

6.14	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	125.020	m2	\$9.60	\$1,320.21
6.15	Energex - Disconnect/ Connection Fees	1.000	Allowance	\$2,400.00	\$2,640.00
6.16	PROJECT MANAGEMENT & SITE CONSUMABLES.	0.000	Heading	\$0.00	\$0.00
6.17	Builders supervision/ project management	4.000	Month	\$2,859.60	\$12,582.24
	Builders supervision/ project management (1 hour per day @ \$110 per hour)	4.000	Month	\$2,859.60	
6.18	Miscellaneous labour - site clean ups, un load deliveries, material pick ups etc.	40.000	Hour	\$102.00	\$4,488.00
6.19	Site Set Up - install temp fence, building signs.	1.000	Day	\$1,872.00	\$2,059.20
6.20	Contractors Insurance (public liability, work cover)	5.000	Month	\$780.00	\$4,290.00

SURVEYOR

\$2,772.00

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
7.1	Residential survey fees - single dwelling - set out of building - 8 points / 4 corners - Issue form 12 for certification	1.000	Allowance	\$2,520.00	\$2,772.00

ASBESTOS REMOVAL

\$3,439.26

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
8.1	Asbestos Removal Soffits Removal (Low Set)	57.900	lm	\$54.00	\$3,439.26
8.2	Note: Asbestos Removal Is An Estimate Until Tested.	0.000	Note	\$0.00	\$0.00

DEMOLITION

\$10,348.80

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
9.1	Carpentry labour to demo as per plan	4.000	Day	\$2,352.00	\$10,348.80

SITE SET OUT

\$4,285.99

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
10.1	Pine Battens	12.000	ea	\$12.70	\$167.59
	DAR BALTIC BATTENS H2F BLUE++42X35MM 4.8M	12.000	EA	\$12.70	
10.2	Carpentry labour to set out build as per plans (building/ footing set out, frame set out)	2.000	Day	\$1,872.00	\$4,118.40

EXCAVATION

\$20,416.44

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
11.1	SITE PREPARATION & SITE CUT. (pool dig)	0.000	Heading	\$0.00	\$0.00
11.2	3 Tonne Combo	8.000	Hour	\$180.00	\$1,584.00
	3 Tonne Combo	8.000	Hour	\$180.00	
11.3	DEMOLITION.	0.000	Heading	\$0.00	\$0.00
11.4	Mini Combo/ Rock Breaker	5.000	Hour	\$234.00	\$1,287.00
	Mini Combo	5.000	Hour	\$174.00	
	Rock Breaker	5.000	Hour	\$60.00	
11.5	PIER HOLES.	0.000	Heading	\$0.00	\$0.00
11.6	Mini Combo/ Auger	18.000	Hour	\$228.00	\$4,514.40
	Mini Combo	18.000	Hour	\$174.00	
	Mini Combo Auger	18.000	Hour	\$54.00	
11.7	FOOTINGS & SLAB PREP.	0.000	Heading	\$0.00	\$0.00

11.8	Mini Combo	8.000	Hour	\$174.00	\$1,531.20
	Mini Combo	8.000	Hour	\$174.00	
11.9	WASTE REMOVAL & TIP FEES.	0.000	Heading	\$0.00	\$0.00
11.10	Mini Combo (load tip truck)	8.000	Hour	\$174.00	\$1,531.20
	Mini Combo	8.000	Hour	\$174.00	
11.11	10m3 Tip Truck	16.000	Hour	\$156.00	\$2,745.60
11.12	Clean Concrete, Bricks, Besser Blocks Tip Fees Per 10m Tip Truck (13 tonne/ 5.5m3 per load)	2.000	Load	\$436.80	\$960.96
11.13	Approx 32m3 Of Clean Fill To Be Removed. Tip Fees Per 10m (13 tonne/ 9m3 per load)	4.000	Load	\$343.20	\$1,510.08
11.14	Carpentry Labour To Supervise Excavation	36.000	Hour	\$120.00	\$4,752.00

PLUMBER DRAINAGE

\$9,274.11

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
12.1	STORMWATER.	0.000	Heading	\$0.00	\$0.00
12.2	In ground stormwater - PVC pipe and fittings - 100mm diameter x 0.5 metre deep (new stormwater to be connected back to an existing line)	31.400	lm	\$97.39	\$3,363.91
12.3	Downpipe - round - PVC - 90mm diameter	9.000	ea	\$216.00	\$2,138.40
12.4	SEWER.	0.000	Heading	\$0.00	\$0.00
12.5	Drainage Sewer Main Line - pipe PVC suspended - 100mm dia (new sewer line for bathroom to be connected back to existing)	6.570	lm	\$103.18	\$745.66
12.6	Sewer Above Ground.	0.000	Heading	\$0.00	\$0.00
12.7	Drainage complete - sanitary above ground - bathroom/ ensuite - includes bath shower WC vanity and floor waste	1.000	ea	\$1,406.34	\$1,546.97

12.8	Drainage complete - sanitary above ground - laundry - includes tub and floor waste - separate	1.000	ea	\$474.70	\$522.17
12.9	EXCAVATION.	0.000	Heading	\$0.00	\$0.00
12.10	Mini Combo (dig & backfill trench)	5.000	Hour	\$174.00	\$957.00
	Mini Combo	5.000	Hour	\$174.00	

SCREW PIERS

\$3,805.93

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
13.1	Screw Piers - Safe Working Load (kN) 100 - Shaft: Diameter (mm) x Wall Thickness (mm) 8.9 x 5.5 (Collar Drive) - Maximum Pitched Length 4.0m	4.000	ea	\$609.22	\$2,680.55
13.2	Core Fill 40 Mpa	4.000	ea	\$21.77	\$95.78
	Concrete core filling - concrete 40MPa - pump	0.152	ea	\$572.83	
13.3	Carpentry labour to core fill screw piers	1.000	Allowance	\$936.00	\$1,029.60
	Carpentry labour to core fill screw piers	0.500	Day	\$1,872.00	

CONCRETE FOOTINGS

\$15,454.83

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
14.1	CONCRETE.	0.000	Heading	\$0.00	\$0.00
14.2	GB1. Footings 300 x 400 - Concrete 25mpa	29.900	lm	\$43.88	\$1,443.18
	300 x 400 x 25 Mpa 20Mm Concrete Slump 80	3.947	m3	\$332.40	
14.3	BP1. Pier Hole 450mm x 1.2m. 25 Mpa 20Mm Concrete Slump 80	39.000	ea	\$88.75	\$3,807.41
	Pier Hole 450mm x 1.2m. 25 Mpa 20Mm Concrete Slump 80	10.413	m3	\$332.40	
14.4	Carpentry labour to pour footings	2.000	Day	\$1,872.00	\$4,118.40
14.5	Delivery/ Charges	1.000	ea	\$216.00	\$237.60

14.6	REINFORCING STEEL.	0.000	Heading	\$0.00	\$0.00
14.7	Reinforcing cage mesh complete - strip footing 300mm W - 400mm D - R10 lig 400 cts - L12TM3 - 200mm wide (2 x top, 2 x bottom)	29.900	lm	\$32.97	\$1,084.51
	Reinforcing - ligature boxed - R6 - 200mm x 300mm	74.750	ea	\$3.18	
	Trench Mesh TM12 3-Bar: 6000x200	11.063	ea	\$67.63	
14.8	Reinforcing bar - corner bar - 12mm diameter - 600mm x 600mm	16.000	ea	\$6.22	\$109.41
	Reinforcing bar - starter/corner - 12mm diameter - 600mm x 600mm	16.000	ea	\$6.22	
14.9	Miscellaneous reinforcing steel	1.000	Allowance	\$300.00	\$330.00
14.10	Carpentry labour to tie & place reinforcing steel	1.000	Day	\$2,352.00	\$2,587.20
14.11	CONCRETE PUMPING.	0.000	Heading	\$0.00	\$0.00
14.12	Pump Hire Plain Concrete (4 hour minimum + 1 hour travel)	5.000	ea	\$216.00	\$1,188.00
14.13	Priming Material (per bag)	1.000	ea	\$24.00	\$26.40
14.14	Meters Pumped	14.400	m3	\$18.00	\$285.12
14.15	Wash Out (Off site)	1.000	ea	\$216.00	\$237.60

CONCRETE SLAB

\$21,664.32

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
15.1	CONCRETE.	0.000	Heading	\$0.00	\$0.00
15.2	Carport Slab & Cross Over 130mm. Grey Concrete 32 Mpa 20Mm Concrete Slump 80	5.181	m3	\$340.80	\$1,942.25
15.3	Cross Over Slab 100mm. Grey Concrete 25 Mpa 20Mm Concrete Slump 80	3.564	m3	\$332.40	\$1,303.15
15.4	Pool Slab 200mm. Grey Concrete 32 Mpa 20Mm Concrete Slump 80	2.530	m3	\$340.80	\$948.44

15.5	Slab Material - Under Slab Sand, Plastic Membrane, Formwork	47.800	m2	\$16.01	\$841.56
	Formwork per m2 of Slab	47.800	m2	\$12.00	
	CBR 15 – Under slab – 2nd Grade Scalps 50mm	2.390	m3	\$66.00	
	Building Film Black 200Um X 4M X 50M	0.287	ROLL	\$117.49	
15.6	Delivery/ Charges	1.000	ea	\$216.00	\$237.60
15.7	CONCRETE LABOUR.	0.000	Heading	\$0.00	\$0.00
15.8	Carpentry Labour To Prep Carport Slab	1.000	Day	\$2,352.00	\$2,587.20
15.9	Carpentry Labour Prep Pool Slab	1.000	Day	\$2,352.00	\$2,587.20
15.10	Concreter's To Pour Carport Slab	4.000	ea	\$840.00	\$3,696.00
15.11	Concreter's To Pour Pool Slab	4.000	ea	\$840.00	\$3,696.00
15.12	Concrete cutting - saw - driveway/ path - 25mm depth	17.710	lm	\$24.46	\$476.50
	Concrete cutting - saw - driveway/ path - 25mm depth	17.710	lm	\$6.00	
	Concrete cutting - travel and establishment - charge per job	1.009	lm	\$324.00	
15.13	REINFORCING STEEL.	0.000	Heading	\$0.00	\$0.00
15.14	Reinforcing mesh - square - SL82 (carport)	104.970	m2	\$11.46	\$1,323.62
	Reinforcing Mesh SL82 2.4 X 6M	7.978	SHEET	\$144.98	
	Bar chairs plastic - slab on ground - spacer 50mm - 65mm	104.970	ea	\$0.44	
15.15	Bar reinforcement - deformed - 12mm dia 200mm cts top & bottom	11.500	m2	\$27.59	\$349.06
	Steel Bar Deformed N12 12Mm X 6M	20.125	EACH	\$15.77	
15.16	CONCRETE PUMPING.	0.000	Heading	\$0.00	\$0.00
15.17	Pump Hire Plain Concrete (4 hour minimum + 1 hour travel)	5.000	ea	\$216.00	\$1,188.00
15.18	Priming Material (per bag)	1.000	ea	\$24.00	\$26.40
15.19	Meters Pumped	11.300	m3	\$18.00	\$223.74
15.20	Wash Out (Off site)	1.000	ea	\$216.00	\$237.60

STRUCTURAL STEEL

\$14,962.27

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
16.1	SC1 Front Extension. Column - 75 x 75 x 4mm Hot Dip Galvanised 1600mm, Concrete Bottom, Standard Top	8.000	ea	\$184.80	\$1,626.24
	Column - 75 x 75 x 4mm HDG 1600mm	8.000	ea	\$178.80	
	Cup Head Bolt & Nut Gal M12 150Mm	16.000	ea	\$3.00	
16.2	SC1 Back Extension. Column - 75 x 75 x 4mm Hot Dip Galvanised 2000mm, Concrete Bottom, Standard Top	21.000	ea	\$219.60	\$5,072.76
	Column - 75 x 75 x 4mm HDG 2000mm	21.000	ea	\$213.60	
	Cup Head Bolt & Nut Gal M12 150Mm	42.000	ea	\$3.00	
16.3	SC3 Carport. Column - 89 x 89 x 5mm Hot Dip Galvanised 4500mm, Concrete Bottom, Standard Top	4.000	ea	\$615.60	\$2,708.64
	Column - 89 x 89 x 5mm HDG 4500mm	4.000	ea	\$609.60	
	Cup Head Bolt & Nut Gal M12 150Mm	8.000	ea	\$3.00	
16.4	Crommelin 15L Blackseal Heavy Duty Bitumen Waterproofing Membrane	1.000	ea	\$105.66	\$116.23
16.5	Steel fabricator to fabricate posts	1.000	Day	\$1,872.00	\$2,059.20
16.6	Miscellaneous Steel: plates, bolts, PFC stiffness etc.	1.000	Allowance	\$300.00	\$330.00
16.7	Delivery	1.000	Allowance	\$420.00	\$462.00
16.8	Carpentry labour to install steel & black jack posts	1.000	Day	\$2,352.00	\$2,587.20

TERMITE TREATMENT

\$430.27

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
17.1	Minimum Charge Per Visit	1.000	ea	\$330.00	\$363.00
17.2	Term Seal - Perimeter/Slab Joint Protection 200-300mm	2.600	lm	\$23.52	\$67.27

SUB FLOOR

\$10,799.31

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
18.1	FB1. 170 x 45 LVL 13 H3	10.200	lm	\$28.18	\$316.14
18.2	FB2. 150 x 45 LVL 13 H3	12.600	lm	\$24.90	\$345.11
18.3	FJ1. 150 x 45 LVL 13	36.100	m2	\$46.26	\$1,836.95
	150X45 LVL E13 H2S	88.228	LM	\$17.50	
	150X45 LVL E13 H2S (end joists)	7.220	LM	\$17.50	
18.4	PP1. 125 x 50 F17 Hardwood.	1.000	lm	\$226.37	\$249.01
	Hardwood F17 Treated 125 X 50 3.6M	2.000	LENGTH	\$113.19	
18.5	Particleboard Flooring 3600 X 800 19mm	20.300	m2	\$29.71	\$663.37
	Structaflor H2 Treated Particleboard Flooring 3600 X 800 19Mm Yellow Tongue	7.755	SHEET	\$69.95	
	Simpson Strong-Tie Quik Drive 50mm 10G Flooring Screws	284.200	ea	\$0.11	
	Fuller Max Bond Original 320G	4.060	EACH	\$7.37	
18.6	Scyon Secura Flooring Interior 19mm X 600mm X 2700mm	9.640	m2	\$132.33	\$1,403.19
	Scyon Secura Flooring 2700 X 600 X 19Mm Interior	6.546	SHEET	\$164.78	
	Hardie Joint Sealant 300MI Cartridge	5.360	EACH	\$24.61	
	Selleys Pro-Trade Construction Adhesive 320G High Strength	3.576	EACH	\$6.23	
	No.8 x 40mm CSK self drilling screw (For fixing sheets to seasoned timber)	296.912	ea	\$0.14	
18.7	Pryda Multigrip 100 x 35mm	28.700	lm	\$4.75	\$149.84
	Pryda Multi Grip 100 X 35Mm Connect Nails	63.771 63.771	EACH ea	\$0.76 \$1.38	
18.8	Senco Framing Nail Box 3000 Brt 75Mm X 3.06Mm	1.000	BOX	\$79.18	\$87.10
18.9	Miscellaneous timber for packing/ blocking	1.000	Allowance	\$300.00	\$330.00
18.10	Delivery	1.000	Allowance	\$222.00	\$244.20
18.11	Carpentry labour to install beams, joists & flooring	2.000	Day	\$2,352.00	\$5,174.40

TIMBER WALL FRAME

\$14,690.40

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
19.1	WALL FRAME 90mm.	0.000	Heading	\$0.00	\$0.00
19.2	3.6m Pine Frame 90 Mgp12 Plates & Studs (carport)	7.300	lm	\$71.64	\$575.28
	Top Plate x 2. Pine Framing MGP12 T2 90 X 35 6.0M	2.431	LENGTH	\$42.13	
	Nogs x 2. Pine Framing MGP12 T2 90 X 35 6.0M	2.431	LENGTH	\$42.13	
	Bottom Plate. Pine Framing MGP12 T2 90 X 35 6.0M	1.219	LENGTH	\$42.13	
	Studs. Pine Framing MGP12 T2 90 X 35 3.6M	13.001	LENGTH	\$20.52	
19.3	2.7m Pine Frame 90 Mgp12 Plates & Studs (Internal)	4.900	lm	\$53.44	\$288.08
	Top Plate. Pine Framing MGP12 T2 90 X 35 6.0M	0.818	LENGTH	\$42.13	
	Nogs. Pine Framing MGP12 T2 90 X 35 6.0M	0.818	LENGTH	\$42.13	
	Bottom Plate. Pine Framing MGP12 T2 90 X 35 6.0M	0.818	LENGTH	\$42.13	
	Studs. Pine Framing MGP12 T2 90 X 35 2.7M	10.888	LENGTH	\$14.56	
19.4	Roof Gable Frame Studs 90mm	4.200	m2	\$17.14	\$79.20
	Pine Framing MGP12 T2 90 X 35 6.0M	1.709	LENGTH	\$42.13	
19.5	WALL FRAME 70mm.	0.000	Heading	\$0.00	\$0.00
19.6	2.7m Pine Frame 70 Mgp12 Plates & Studs (External)	22.060	lm	\$57.09	\$1,385.34
	Top Plate x 2. Pine Framing MGP12 T2 70 X 35 6.0M	7.346	LENGTH	\$36.66	
	Nogs. Pine Framing MGP12 T2 70 X 35 6.0M	3.684	LENGTH	\$36.66	
	Bottom Plate. Pine Framing MGP12 T2 70 X 35 6.0M	3.684	LENGTH	\$36.66	
	Studs. Pine Framing MGP12 T2 70 X 35 2.7M	49.017	LENGTH	\$14.69	
19.7	2.7m Pine Frame 70 Mgp12 Plates & Studs (Internal)	8.800	lm	\$80.13	\$775.63
	Top Plate. Pine Framing MGP12 T2 70 X 35 6.0M	1.470	LENGTH	\$36.66	
	Nogs. Pine Framing MGP12 T2 70 X 35 6.0M	1.470	LENGTH	\$36.66	
	Bottom Plate. Pine Framing MGP12 T2 70 X 35 6.0M	1.470	LENGTH	\$36.66	
	Studs. Pine Framing MGP12 T2 70 X 35 2.4M	19.554	LENGTH	\$13.10	
	Studs. Pine Framing MGP12 T2 70 X 35 2.7M	19.554	LENGTH	\$14.69	
19.8	2.7m Pine Frame 70 Mgp12 Junction & Jamb Studs	61.000	ea	\$14.69	\$985.57
	Pine Framing MGP12 T2 70 X 35 2.7M	61.000	LENGTH	\$14.69	
19.9	Roof Gable Frame Studs 70mm	14.540	m2	\$14.92	\$238.65

	Pine Framing MGP12 T2 70 X 35 6.0M	5.918	LENGTH	\$36.66	
19.10	LINTELS & BEAMS.	0.000	Heading	\$0.00	\$0.00
19.11	LB1. Pine Framing MGP12 T2 90 X 45 2.4M	1.000	ea	\$24.79	\$27.27
19.12	LB2. 150X45 LVL E13 H2S	5.700	lm	\$17.50	\$109.70
19.13	LB3. 200X45 LVL E13 H2S	3.000	LM	\$23.33	\$76.98
19.14	.	0.000		\$0.00	\$0.00
19.15	Senco Framing Nail Box 3000 Brt 75Mm X 3.06Mm	1.000	BOX	\$76.09	\$83.70
19.16	Carpentry labour to pack and straighten frame	1.000	Day	\$1,872.00	\$2,059.20
19.17	Carpentry labour to install timber frame, lintels, beams, bulk heads	3.000	Day	\$2,352.00	\$7,761.60
19.18	Delivery	1.000	Allowance	\$222.00	\$244.20
19.19	NOTE: Excludes to replace existing lintels, engineer/ builder to confirm onsite.	0.000	Note	\$0.00	\$0.00

DECK

\$23,799.32

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
20.1	SUB FLOOR.	0.000	Heading	\$0.00	\$0.00
20.2	DB1. MIXED HARDWOOD KD F27 CL2 SIZE: 190 X 45MM	23.700	lm	\$77.36	\$2,016.88
20.3	DB2. HYNE PINE GLULAM BEAM 15C H3 TREATED SIZE: 230 X 65MM	7.200	lm	\$130.62	\$1,034.51
20.4	DJ1. 150X50 F14 ACQ H4 SAWN HARDWOOD	40.960	m2	\$74.58	\$3,360.32
	150X50 F14 ACQ H4 SAWN HARDWOOD	100.106	lm	\$30.52	
20.5	PP1. Hardwood F17 Treated 150 X 50 2.4M	1.000	LENGTH	\$90.31	\$99.34

20.6	SC2. Kwila Post Laminated DPR 100 X 100 2.7M	1.000	3	\$112.07	\$123.28
20.7	Timber Guard Protectadeck Joist Flashing	40.790	m2	\$4.54	\$203.69
	G-TAPE BEARER PROTECTOR++50MMX20M	4.976	EA	\$37.21	
20.8	Fascia To Deck Face	10.800	lm	\$35.33	\$419.76
	Pine FJ Fascia Primed H3 230 X 30 4.8M	2.473	LENGTH	\$154.31	
20.9	Pryda Multigrip 100 x 35mm	24.670	lm	\$4.75	\$128.79
	Pryda Multi Grip 100 X 35Mm Connect Nails	54.817 54.817	EACH ea	\$0.76 \$1.38	
20.10	Carpentry labour to install deck sub floor	2.000	Day	\$2,352.00	\$5,174.40
20.11	DECKING.	0.000	Heading	\$0.00	\$0.00
20.12	Merbau Decking 90mm x 19mm, Stainless Screws	40.790	m2	\$96.88	\$4,346.84
	90X19 PRE-OILED REEDED MERBAU DECKING	498.535	LM	\$6.55	
	50mm Hardwood Screws Stainless Decking Screws	40.790	m2	\$16.80	
20.13	Carpentry labour to install decking	1.000	Day	\$2,352.00	\$2,587.20
20.14	HANDRAIL.	0.000	Heading	\$0.00	\$0.00
20.15	Merbau 140 x 42/ Top Rail, Mid rail, 42mm Balustrade Handrail Pine	9.300	lm	\$195.59	\$2,000.91
	Kwila DPR FJ Lam 140 X 42 5.4M	1.721	LENGTH	\$158.15	
	Midrail FJ Pine With Rebate Primed H3 66 X 42 5.4M	1.730	LENGTH	\$70.29	
	Bottom Rail FJ Pine Primed H3 66 X 42 5.4M	1.730	LENGTH	\$72.46	
	Baluster FJ Pine Primed H3 42 X 42 2.7M	58.125	LENGTH	\$22.25	
	Senco Finish Nail 38mm	9.300	lm	\$0.72	
20.16	Delivery	1.000	Allowance	\$222.00	\$244.20
20.17	Carpentry labour to install handrail	1.000	Day	\$1,872.00	\$2,059.20

PRE-FAB ROOF TRUSSES

\$33,414.53

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
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21.1	Carport. 5'-25' Roof Trusses @ 900 c/c	43.660	m2	\$90.00	\$4,322.34
21.2	House. 5'-25' Roof Trusses @ 900 c/c	169.710	m2	\$81.60	\$15,233.17
21.3	RB2. HYNE PINE GLULAM BEAM 15C H2 TREATED SIZE: 295 X 65MM	18.000	lm	\$153.50	\$3,039.38
21.4	RB4. HYNE PINE GLULAM BEAM 15C H2 TREATED SIZE: 165 X 65MM	2.400	lm	\$85.85	\$226.64
21.5	Delivery	1.000	ea	\$222.00	\$244.20
21.6	Carpentry labour to install carport roof trusses	1.000	Day	\$2,352.00	\$2,587.20
21.7	Carpentry labour to install house roof trusses	3.000	Day	\$2,352.00	\$7,761.60

TIMBER ROOF RAFTERS

\$7,810.83

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
22.1	RB1. HYNE PINE GLULAM BEAM 15C H2 TREATED SIZE: 330 X 85MM	9.900	lm	\$206.28	\$2,246.39
22.2	RJ1. 240X45 LVL E13 H2S (13 x 6.3m)	81.900	LM	\$28.00	\$2,522.17
22.3	Pryda Cyclone Strap 600 X 32Mm	23.000	ea	\$2.47	\$62.55
22.4	Pryda Speed Brace 6.0M	34.210	lm	\$3.94	\$148.32
	Pryda Speed Brace 6.0M	6.260	EACH	\$21.54	
22.5	Delivery	1.000	Allowance	\$222.00	\$244.20
22.6	Carpentry labour to install roof frame	1.000	Day	\$2,352.00	\$2,587.20

CEILING FRAME

\$2,652.49

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
23.1	METAL CEILING.	0.000	Heading	\$0.00	\$0.00
23.2	Carport. Cyclonic ceiling batten 24mm x 6.1m	35.540	m2	\$5.53	\$216.10
	Ceiling Batten Zinalume 0.42 X 22Mm X 6.1M	14.465	LENGTH	\$12.11	
	Fixings required	35.540	m2	\$0.60	
23.3	Deck. Cyclonic ceiling batten 24mm x 6.1m	62.030	m2	\$5.53	\$377.19
	Ceiling Batten Zinalume 0.42 X 22Mm X 6.1M	25.246	LENGTH	\$12.11	
	Fixings required	62.030	m2	\$0.60	
23.4	Carpentry labour to install ceiling battens & frame skylight	1.000	Day	\$1,872.00	\$2,059.20

BRACING

\$5,149.51

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
24.1	Ply Brace 900 X 2745	6.000	ea	\$30.18	\$199.19
	F22 Treated Hardwood Bracing Ply 2745 X 900 X 4Mm	6.000	SHEET	\$26.82	
	35 x 2.5mm Coil Nails	6.000	ea	\$3.36	
24.2	Ply Brace 1200 X 2745	1.000	ea	\$33.59	\$36.95
	F22 Treated Hardwood Bracing Ply 2745 X 1200 X 4Mm	1.000	SHEET	\$30.23	
	35 x 2.5mm Coil Nails	1.000	ea	\$3.36	
24.3	Ply Brace 1200 X 3050	3.000	ea	\$38.68	\$127.64
	F22 Treated Hardwood Bracing Ply 3050 X 1200 X 4Mm	3.000	SHEET	\$35.32	
	35 x 2.5mm Coil Nails	3.000	ea	\$3.36	
24.4	Cyclone Rod 3.6m M12, Cyclone Washer & Nuts	19.000	ea	\$19.44	\$406.30
	Threaded Rod Gal: M12x3.6m	19.000	each	\$17.64	
	Square Washer Gal: 50x50x3mm M12 Hole	38.000	each	\$0.66	
	Hex Nut Gal: M12	38.000	each	\$0.24	
24.5	Cyclone Rod M16 3.6m, Cyclone Washer & Nuts	5.000	ea	\$42.10	\$231.53
	Threaded Rod Gal: M16x3.6m	5.000	each	\$34.92	
	Square Washer Gal: 65x65x5mm M16 Hole	10.000	each	\$2.95	
	Hex Nut Gal: M16	10.000	each	\$0.64	

24.6	F22 Treated Hardwood Bracing Ply 2745 X 900 X 4Mm (pack walls)	1.000	SHEET	\$26.82	\$29.50
24.7	Carpentry labour to install bracing and pack frame	2.000	Day	\$1,872.00	\$4,118.40

TIMBER STAIRS EXTERNAL

\$4,041.76

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
25.1	Step Stringers Gal 175Mm Rise 3 Tread	2.000	PAIR	\$212.82	\$468.20
25.2	Step Stringers Gal 175Mm Rise 5 Tread	1.000	PAIR	\$332.95	\$366.25
25.3	Merbau Step Tread 250 x 47 x 1.9m	3.000	ea	\$149.04	\$491.83
	250X47 MERBAU STEP TREAD (2.4)	3.000	EA	\$149.04	
25.4	Merbau Step Tread 250 x 47 x 1.5m	5.000	ea	\$93.14	\$512.29
	250X47 MERBAU STEP TREAD (1.5)	5.000	EA	\$93.14	
25.5	Coach Screw Gal: 8x40	90.000	ea	\$0.29	\$28.51
25.6	Concrete Mix Post 20Kg Bag	12.000	EACH	\$8.75	\$115.48
25.7	Carpentry labour to install external stairs	1.000	Day	\$1,872.00	\$2,059.20

SHEET ROOF COVERING

\$56,968.54

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
26.1	Colourbond Roofing, Supply & Install	292.530	m2	\$138.00	\$44,405.41
	Corrugated 0.42BMT Colourbond	321.783	m2	\$28.93	
	Roof Batten 0.55 x 40mm Truecore @ 900mm cts	53.240	ea	\$34.80	
	Safety Battens 0.42 x 22mm Truecore	292.530	m2	\$3.60	
	Permastop Building Blanket R1.3 1200 X 55Mm X 15M Cover 18M2	17.844	Bag	\$155.40	
	Roof Fix M6.2 x 50 Hex Head with Neo - CL4 (fixing corro & deck to metal or pine batten)	292.530	m2	\$2.40	
	Roofer to Lay m2 of Metal Roofing	292.530	m2	\$72.00	
	Roofer to Install m2 of Insulation Blanket	292.530	m2	\$3.60	
	Roofer to Lay m2 of Battens	292.530	m2	\$5.76	
	Roofer to Lay m2 of Safety Battens	292.530	m2	\$3.00	

26.2	150 Quad Colourbond Gutter & Fixings, Supply & Install	65.600	lm	\$45.78	\$3,303.49
	Quad 150 High Front Big Slotted Gutter & Stop Ends	72.160	lm	\$15.00	
	Fascia Overstrap/ Gutter Bracket	65.600	ea	\$3.84	
	Fascia Spring Clip	65.600	ea	\$3.84	
	Roofer to Fit Lm of Gutter	65.600	lm	\$21.60	
26.3	Colourbond Ridge Capping, Supply & Install	44.500	lm	\$29.80	\$1,458.81
	Colourbond Ridge Capping	48.950	lm	\$12.18	
	Roof Plumber to Fit Lm of Metal Ridge Capping	44.500	lm	\$16.40	
26.4	Colourbond Barge Cap, Supply, & Install	25.510	lm	\$32.31	\$906.72
	Roof sheeting - barge capping - colourbond - 0.55mm BMT	28.061	lm	\$16.28	
	Roofer to Install Lm of Barge	25.510	lm	\$14.40	
26.5	Colourbond Valley, Supply & Install	3.900	lm	\$45.84	\$196.66
	Colourbond Valley Iron	4.290	lm	\$14.40	
	Roofer to Lay Lm of Valley Iron	3.900	lm	\$30.00	
26.6	VELUX FS Fixed Skylight - Pitched Roof 550mm x 980mm - Supply & Install	1.000	ea	\$2,846.40	\$3,131.04
	VELUX FS Fixed Skylight - Pitched Roof 550mm x 980mm	1.000	ea	\$626.40	
	Custom Base Flashing for Pitched Roof VELUX C01 (550 x 980)	1.000	ea	\$132.00	
	Labour to install skylight	1.000	Day	\$1,872.00	
	Delivery	1.000	ea	\$216.00	
26.7	Supply & install Whirly bird	2.000	ea	\$600.00	\$1,320.00
26.8	Fascia, Gutter, Batten Site Delivery	1.000	ea	\$180.00	\$198.00
26.9	Roofing Site Delivery	1.000	ea	\$252.00	\$277.20
26.10	Tarpaulin - per day - 11m x 7.3m (cover roof once exposed to weather)	3.000	Day	\$536.74	\$1,771.21
	Tarpaulin - per day - 11m x 7.3m	3.000	Day	\$134.18	
	Tarpaulin - per day - 11m x 7.3m	3.000	Day	\$134.18	
	Tarpaulin - per day - 11m x 7.3m	3.000	Day	\$134.18	
	Tarpaulin - per day - 11m x 7.3m	3.000	Day	\$134.18	

PLUMBER

\$9,244.06

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
27.1	DEMOLITION.	0.000	Heading	\$0.00	\$0.00

27.2	On-Site Plumber's Labour To Disconnect And/ Or Remove	5.000	Hour	\$132.00	\$726.00
27.3	HOT WATER.	0.000	Heading	\$0.00	\$0.00
27.4	Install only - HWS - domestic - electric hot water unit - vitreous enamel lined (excludes unit)	1.000	ea	\$946.08	\$1,040.69
27.5	Hot water unit - domestic - domestic vitreous enamel - electric - 250 litre	1.000	ea	\$1,445.51	\$1,590.06
27.6	BATHROOM.	0.000	Heading	\$0.00	\$0.00
27.7	Shower taps shower - includes 5m pipework - mixer set with rose	1.000	ea	\$898.56	\$988.42
27.8	Bathtub tap - taps bath - includes 3m pipework - spout + 2 taps wall set	1.000	ea	\$591.84	\$651.02
27.9	Install only - bath - porcelain freestanding	1.000	ea	\$273.60	\$300.96
27.10	Basin tap - taps basin - includes 4m pipework - mixer set	1.000	ea	\$604.80	\$665.28
27.11	Vanity basin install - basin - top mount - includes plug and S/P	1.000	ea	\$216.00	\$237.60
27.12	Toilet suites / bidet - includes 4m pipework - P/S trap - concealed pan	1.000	ea	\$798.34	\$878.17
27.13	LAUNDRY.	0.000	Heading	\$0.00	\$0.00
27.14	Taps laundry - include 3m pipework - mixer tap + wall spout over tub	1.000	ea	\$475.20	\$522.72
27.15	Laundry tap - include 3m pipework - two washing machine cocks	1.000	ea	\$361.44	\$397.58
27.16	Install only - laundry sink or tub - tub - drop in to benchtop - includes plug and S/P trap - excludes pipework	1.000	ea	\$233.28	\$256.61
27.17	NEW WORKS/ WATER SUPPLY	0.000	Heading	\$0.00	\$0.00
27.18	Water supply - complete - PEX - in house - extra over water lines	1.000	ea	\$783.36	\$861.70

27.19	Tapware - Outdoor/ Garden	1.000	ea	\$115.68	\$127.25
27.20	Note: Excludes All Taps, Sinks, Vanities, Toilets, Baths. Includes Install Only. (rough in/ fit off)	0.000	Note	\$0.00	\$0.00

ELECTRICIAN

\$18,364.18

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
28.1	DEMOLITION.	0.000	Heading	\$0.00	\$0.00
28.2	On-Site Electrician To Disconnect And Make Safe	5.000	Hour	\$288.00	\$1,584.00
28.3	POWER MAINS.	0.000	Heading	\$0.00	\$0.00
28.4	Single Phase Mains Over Head 16mm (new mains to be moved to carport roof)	1.000	ea	\$1,141.37	\$1,255.51
	Single Phase Mains Over Head 16mm Labour	0.500 4.000	ea Hour	\$938.74 \$168.00	
28.5	SWITCH BOARDS.	0.000	Heading	\$0.00	\$0.00
28.6	Switchboard Upgrade Package Board & Meter Re-Wire	1.000	ea	\$2,015.40	\$2,216.94
28.7	POWER POINTS.	0.000	Heading	\$0.00	\$0.00
28.8	Clipsal Iconic Double Power Point Supply & Install	6.000	ea	\$220.68	\$1,456.49
	Clipsal Classic Double Power Point Labour	6.000 7.500	ea Hour	\$40.68 \$144.00	
28.9	LIGHTS.	0.000	Heading	\$0.00	\$0.00
28.10	Standard Down Light LED White, Supply & Install	19.000	ea	\$233.76	\$4,885.58
	Standard Down Light LED White Labour	19.000 23.750	ea Hour	\$53.76 \$144.00	
28.11	Wall light Up/ Down Black, Supply & Install (carport)	2.000	ea	\$372.00	\$818.40
	Wall light Up/ Down Black Labour	2.000 4.000	ea ea	\$84.00 \$144.00	
28.12	LIGHT SWITCH.	0.000	ea	\$0.00	\$0.00

28.13	Clipsal Iconic Switch Point, Supply & Install	5.000	ea	\$169.70	\$933.38
	Clipsal Classic Switch Point Labour	5.000 4.165	ea Hour	\$49.75 \$144.00	
28.14	Lighting Dimmer Point	1.000	ea	\$219.12	\$241.03
28.15	CEILING FAN/ EXHAUST FAN.	0.000	Heading	\$0.00	\$0.00
28.16	Standard 4 Blade Timber Fan White, Supply & Install	2.000	ea	\$617.81	\$1,359.18
	Standard 4 Blade Timber Fan White Labour	2.000 4.000	ea Hour	\$329.81 \$144.00	
28.17	IXL 3 In 1 Exhaust Fan Heat Lamps, Supply & Install	1.000	ea	\$634.73	\$698.20
	IXL 3 In 1 Exhaust Fan Heat Lamps Labour	1.000 3.500	ea Hour	\$130.73 \$144.00	
28.18	TV, DATA & SMOKE ALARM.	0.000	Heading	\$0.00	\$0.00
28.19	Tv Antenna Installation / Includes 6 Way Splitter, Supply & Install	1.000	ea	\$1,031.14	\$1,134.25
	Tv Antenna Installation / Includes 6 Way Splitter Labour	1.000 4.500	ea Hour	\$383.14 \$144.00	
28.20	Smoke Alarm Point 240V, Supply & Install	2.000	ea	\$351.58	\$773.47
	Smoke Alarm Point 240V Photoelectric Labour	2.000 3.000	ea Hour	\$135.58 \$144.00	
28.21	DEDICATED CIRCUITS.	0.000	Heading	\$0.00	\$0.00
28.22	Pool Circuit Single Phase, Supply & Install	1.000	ea	\$916.14	\$1,007.75
	Pool Circuit Single Phase, Supply & Install Labour	1.000 4.500	ea Hour	\$268.14 \$144.00	
28.23	.	0.000		\$0.00	\$0.00
28.24	Note: Due To No Electrical Plan This Is An Estimate Only.	0.000	Note	\$0.00	\$0.00

ALUMINIUM & TIMBER WINDOWS

\$9,285.97

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
29.1	WINDOWS.	0.000	Heading	\$0.00	\$0.00

29.2	W-101 Awning window - aluminium 600mm high - 1 lite - 1200mm wide	1.000	ea	\$569.88	\$626.87
29.3	W-104, W-105, W-106 Casement window - timber cedar 1200mm high - 3 lite - 2272mm wide -	1.000	ea	\$2,032.36	\$2,235.60
29.4	W-105 Sliding window - aluminium 1200mm high - 2 lite - 1200mm wide	1.000	ea	\$916.03	\$1,007.63
29.5	W-107 Awning window - aluminium 600mm high - 1 lite - 1200mm wide	1.000	ea	\$569.88	\$626.87
29.6	W-108 Double hung window - aluminium 1800mm high - 1 lite - 600mm wide	1.000	ea	\$799.82	\$879.80
29.7	W-109 Double hung window - aluminium 1800mm high - 1 lite - 600mm wide	1.000	ea	\$799.82	\$879.80
29.8	Casement window hardware	1.000	Allowance	\$180.00	\$198.00
29.9	Delivery	1.000	Allowance	\$222.00	\$244.20
29.10	Carpentry labour to install aluminium windows and doors	1.000	Day	\$2,352.00	\$2,587.20

JAMES HARDIE CLADDING

\$2,701.16

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
30.1	6mm Hardieflex (roof gable)	7.970	m2	\$27.48	\$240.94
	Hardieflex 3000 X 1200 X 6.0Mm	2.439	SHEET	\$89.81	
30.2	Hardieflex Cladding 3.0m (carport internal walls)	2.430	lm	\$75.72	\$202.41
	Hardieflex 3000 X 1200 X 6.0Mm	2.024	SHEET	\$89.81	
	DAMPCOURSE POLYPROOF 500um 150mmX30M	0.204	EA	\$10.93	
30.3	Hardieflex Joint Trim & External Corner	10.800	lm	\$4.26	\$50.57
	DAR Moulding FJ Pine Primed & H3 Treated 18mm 42 X 18 X 5.4M	2.203	LENGTH	\$20.87	
30.4	Gable Feature Trim	17.200	lm	\$7.82	\$148.04
	DAR Moulding FJ Pine Primed & H3 Treated 18mm 66 X 18 X 5.4M	3.509	LENGTH	\$38.35	

30.5	.	0.000		\$0.00	\$0.00
30.6	Carpentry labour to install cladding.	1.000	Day	\$1,872.00	\$2,059.20

TIMBER CLADDING

\$24,516.53

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
31.1	Weatherboard Hardwood Std H3 175 X 25 X 6	92.300	m2	\$106.12	\$10,774.69
	175X25 ACQ H4 HARDWOOD WEATHERBOARD	676.836	LM	\$14.47	
31.2	.	0.000		\$0.00	\$0.00
31.3	Window Ark 42mm x 42mm	30.410	lm	\$9.12	\$305.21
	Baluster FJ Pine Primed H3 42 X 42 5.4M	6.234	LENGTH	\$44.51	
31.4	Claddng Stop 66mm x 42mm	6.000	ea	\$32.47	\$214.31
	Midrail FJ Pine No Rebate Primed H3 66 X 42 5.4M	3.000	LENGTH	\$64.94	
31.5	Cladding Stop Internal 42mm x 42mm	2.000	ea	\$22.26	\$48.96
	Baluster FJ Pine Primed H3 42 X 42 5.4M	1.000	LENGTH	\$44.51	
31.6	Window Flashing 50mm	14.400	lm	\$15.72	\$249.00
	Window Flashing Gal 50Mm X 38Mm X 1800Mm	8.798	EACH	\$25.73	
31.7	Fascia Pine	92.200	lm	\$22.71	\$2,302.96
	Pine FJ Fascia Primed H3 180 X 25 6.0M	16.873	LENGTH	\$124.08	
31.8	Dampcourse Polyproof 500Um X 30M 300Mm (external corners)	1.000	ROLL	\$25.82	\$28.40
31.9	Delivery	1.000	Allowance	\$222.00	\$244.20
31.10	.	0.000		\$0.00	\$0.00
31.11	Carpentry labour to install timber cladding	4.000	Day	\$2,352.00	\$10,348.80

EXTERNAL CEILINGS & SOFFITS

\$7,476.85

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
32.1	Fc Soffit 600mm	63.800	lm	\$31.35	\$2,199.90
	Hardieflex Eaves Lining 2400 X 600 X 4.5Mm	26.605	SHEET	\$23.21	
	DAR Moulding FJ Pine Primed & H3 Treated 11mm 30 X 11 X 5.4M	11.803	LENGTH	\$16.25	
	Pine Framing MGP10 T2 70 X 35 5.4M	42.108	LENGTH	\$26.84	
	Hardieflex Eaves Lining Pvc Express Jointer 4.5Mm X 3000M	5.423	EACH	\$11.12	
32.2	Fc Soffit 150mm (carport)	25.600	lm	\$10.62	\$299.04
	Hardieflex Eaves Lining 2400 X 600 X 4.5Mm	2.662	SHEET	\$23.21	
	DAR Moulding FJ Pine Primed & H3 Treated 11mm 30 X 11 X 5.4M	4.736	LENGTH	\$16.25	
	Pine Framing MGP10 T2 70 X 35 5.4M	4.736	LENGTH	\$26.84	
	Hardieflex Eaves Lining Pvc Express Jointer 4.5Mm X 3000M	0.538	EACH	\$11.13	
32.3	Fc Soffit 750mm	5.400	lm	\$33.45	\$198.72
	Hardieflex Eaves Lining 2400 X 750 X 4.5Mm	2.252	SHEET	\$29.25	
	DAR moulding FJ Pine Primed & Untreated 30 x 11 5.4M	0.999	LENGTH	\$6.41	
	Pine Framing MGP10 T2 70 X 35 5.4M	3.802	LENGTH	\$26.84	
	Hardieflex Eaves Lining Pvc Express Jointer 4.5Mm X 3000M	0.567	EACH	\$11.13	
32.4	Fc External Beam Cladding	38.420	lm	\$10.40	\$439.74
	Hardieflex Eaves Lining 2400 X 600 X 4.5Mm	16.021	ea	\$23.12	
	Hardieflex Eaves Lining Pvc Express Jointer 4.5Mm X 3000M	2.882	ea	\$10.16	
32.5	Fibre Cement Nail 30 X 2.8Mm Gal - 5Kg	2.000	BOX	\$100.48	\$221.05
32.6	.	0.000		\$0.00	\$0.00
32.7	Carpentry labour to install soffits & ceilings	2.000	Day	\$1,872.00	\$4,118.40

INSULATION

\$1,323.36

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
33.1	Batts wall external - glasswool - R2.5, supply & install	57.950	m2	\$20.76	\$1,323.36

WALL AND CEILING LININGS

\$16,192.28

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
34.1	CEILINGS.	0.000	Heading	\$0.00	\$0.00
34.2	Ceilings 10mm Plasterboard, Plasterer to Sheet and Set m2 of Plasterboard	55.070	m2	\$42.00	\$2,544.23
34.3	Ceilings Water Resistant 10mm Plasterboard, Plasterer to Sheet and Set m2 of Plasterboard (external ceilings, porch & deck)	55.450	m2	\$48.00	\$2,927.76
34.4	WALLS.	0.000	Heading	\$0.00	\$0.00
34.5	Walls 10mm Plasterboard, Plasterer to Sheet and Set m2 of Plasterboard	88.150	m2	\$42.00	\$4,072.53
34.6	WET AREAS.	0.000	Heading	\$0.00	\$0.00
34.7	Ceilings Water Resistant 10mm Plasterboard, Plasterer to Sheet and Set m2 of Plasterboard	8.600	m2	\$48.00	\$454.08
34.8	Water Resistant 10mm Plasterboard, Plasterer to Sheet and Set m2 of Plasterboard	45.210	m2	\$48.00	\$2,387.09
34.9	CORNICE.	0.000	Heading	\$0.00	\$0.00
34.10	90mm Cove Cornice, Supply & Install	45.530	lm	\$31.20	\$1,562.59
34.11	Set Skylight Level 5 Finish	1.000	ea	\$960.00	\$1,056.00
34.12	.	1.000		\$0.00	\$0.00
34.13	Racked Ceiling Charge	1.000	ea	\$600.00	\$660.00
34.14	Delivery	1.000	Allowance	\$480.00	\$528.00

WATERPROOFING

\$1,914.00

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
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35.1	Waterproofing - complete wet area bathroom/ ensuite	1.000	ea	\$1,740.00	\$1,914.00
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TILER

\$11,375.59

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
36.1	BATHROOM.	0.000	Heading	\$0.00	\$0.00
36.2	Bedding 50mm	6.560	m2	\$132.00	\$952.51
36.3	Floor Tiling Standard Lay	6.560	m2	\$120.00	\$865.92
36.4	Floor Tiles Bathroom (includes 10% waste).	7.216	m2	\$36.00	\$285.76
36.5	Wall Tiling Standard Lay - Floor To Ceiling 2.55m	26.900	m2	\$114.00	\$3,373.26
36.6	Wall Tiles Bathroom (includes 10% waste).	29.590	m2	\$36.00	\$1,171.76
36.7	Tile Niche 600mm x 350mm	1.000	ea	\$360.00	\$396.00
36.8	Tile Into Windows	2.000	ea	\$360.00	\$792.00
36.9	Smart Waste Chrome Tile Insert.	1.000	ea	\$180.00	\$198.00
36.10	Strip Drain Chrome Tile Insert.	1.040	lm	\$660.00	\$755.04
36.11	Shower Angle/ Door Angle	2.000	ea	\$240.00	\$528.00
36.12	Silicone Per Bathroom	1.000	ea	\$480.00	\$528.00
36.13	WC.	0.000	Heading	\$0.00	\$0.00
36.14	Bedding 50mm	1.930	m2	\$132.00	\$280.24
36.15	Floor Tiling Standard Lay	1.930	m2	\$120.00	\$254.76
36.16	Floor Tiles WC (includes 10% waste).	2.123	m2	\$36.00	\$84.07
36.17	Skirting Tile	5.000	lm	\$48.00	\$264.00

36.18	Door Angle	1.000	ea	\$180.00	\$198.00
36.19	LAUNDRY.	0.000	Heading	\$0.00	\$0.00
36.20	Splash Backs 600mm High	1.200	m2	\$300.00	\$396.00
36.21	Splash Back Tiles Laundry	1.320	m2	\$36.00	\$52.27
36.22	.	1.000		\$0.00	\$0.00
36.23	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	\$0.00

CABINETMAKER

\$12,516.38

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
37.1	LAUNDRY.	0.000	Heading	\$0.00	\$0.00
37.2	Laundry Medium Range. Base Cabinets - Laminate Finish (Flexi Designer White) - 20mm Engineered Stone - Drawers Blumotion Soft Close - Pull Handles Standard Range - Supply & Install	1.970	lm	\$3,118.63	\$6,758.07
37.3	Laundry Medium Range. Over Head Cabinets - Laminate Finish (Flexi Designer White) - Pull Handles Standard Range - Supply & Install	1.970	lm	\$1,049.76	\$2,274.83
37.4	BATHROOM.	0.000	Heading	\$0.00	\$0.00
37.5	Vanity. Base Cabinets - Laminate Finish (Flexi Designer White) - 20mm Engineered Stone - Drawers & Doors Blumotion Soft Close - Pull Handles Standard Range - Supply & Install	1.820	lm	\$1,740.00	\$3,483.48
37.6	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	\$0.00

37.7	NOTE: Excludes extras such as under mount sinks, tip to open cupboards, finger pull drawers etc. Kitchen includes pull out waste bin & cutlery insert.	0.000	Note	\$0.00	\$0.00
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TIMBER DOORS

\$4,191.52

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
38.1	DOORS EXTERNAL.	0.000	Heading	\$0.00	\$0.00
38.2	D-108 Door Build Half Glass, Pine Frame, Door Seal. (re use existing door)	1.000	ea	\$234.83	\$258.32
	Door Jamb FJ Primed Pine DPR Rebated H3 138 X 30 5.2M	1.000	ea	\$123.43	
	Hardwood Door Sill 140 X 31Mm	1.000	lm	\$37.36	
	Fast Fix Hirline Hinge Ss Heavy Duty 100 X 70 X 2.5Mm Timber	3.000	ea	\$10.88	
	Raven 915mm White RP83 Door Brush Strip Seal	1.000	ea	\$23.40	
	Door Stop Magnetic Adjustable Sdc18541	1.000	ea	\$17.99	
38.3	DOORS INTERNAL.	0.000	Heading	\$0.00	\$0.00
38.4	D-104. Hume Flush Internal Door - Bifold System 2040mm x 420mm x 4 ea	1.000	ea	\$524.59	\$577.05
	Hume Flush Internal Door Prime Coat Mdf 2040 X 420 X 35	4.000	EACH	\$58.05	
	HUME MULTI-FOLD (INTERNAL) TRACK & FITTINGS ONLY	1.000	ea	\$233.18	
	DPR Moulding FJ Pine Primed & Untreated 112 X 18 5.4M	2.000	LENGTH	\$29.62	
38.5	D-102, D-103. Hume Flush Internal Door, Cavity Slider 2040mm x 820mm	2.000	ea	\$296.47	\$652.24
	Hume Flush Internal Door Prime Coat Mdf 2040 X 820 X 35	2.000	EACH	\$58.03	
	Hume Evolution Cavity Unit 90Mm 2040 X 820Mm	2.000	EACH	\$223.63	
	DPR Moulding FJ Pine Primed & Untreated 112 X 18 2.7M	2.000	LENGTH	\$14.81	
38.6	DOOR HARDWARE.	0.000	Heading	\$0.00	\$0.00
38.7	Gainsborough Matt Black Circular Privacy Sliding Cavity Door Set	1.000	ea	\$65.66	\$72.23
38.8	Gainsborough Matt Black Trilock Contemporary Angular Double Cylinder Leverset	1.000	ea	\$298.44	\$328.28

38.9	Delivery	1.000	ea	\$222.00	\$244.20
38.10	Carpentry labour to install doors & locks	1.000	Day	\$1,872.00	\$2,059.20

FINISHING TIMBER

\$2,850.29

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
39.1	Architrave Windows Internal - pine - bullnose / bevel / square / colonial - 42mm x 11mm x 5.4m	22.450	lm	\$1.60	\$39.41
	Bevel Moulding FJ Pine Untreated & Primed 42 X 11 5.4M	4.580	LENGTH	\$7.82	
39.2	Architrave Doors Internal - pine - bullnose / bevel / square / colonial - 42mm x 11mm x 5.4m	14.000	ea	\$7.82	\$120.49
	Bevel Moulding FJ Pine Untreated & Primed 42 X 11 5.4M	14.000	LENGTH	\$7.82	
39.3	Skirting - pine - bullnose / bevel / square / Colonial - 66mm x 11mm x 5.4m	36.050	lm	\$2.74	\$108.53
	Bevel Moulding FJ Pine Untreated & Primed 66 X 11 5.4M	7.354	LENGTH	\$13.42	
39.4	Robe Jamb. FJ Pine 92 X 18 5.4M	4.000	ea	\$22.90	\$100.74
	DPR Moulding FJ Pine Primed & Untreated 92 X 18 5.4M	4.000	LENGTH	\$22.90	
39.5	External Ceiling Trim 42 x 18	41.850	lm	\$3.86	\$177.72
	DAR Moulding FJ Pine Primed & H3 Treated 18mm 42 X 18 X 5.4M	7.742	LENGTH	\$20.87	
39.6	Delivery	1.000	Allowance	\$222.00	\$244.20
39.7	Carpentry labour to install skirting, architraves, robe jambs	1.000	Day	\$1,872.00	\$2,059.20

SHOWER SCREENS AND MIRRORS

\$1,230.65

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
40.1	SHOWER SCREENS.	0.000	Heading	\$0.00	\$0.00

40.2	1.0m Front Only Semi Frameless, Pivot Door (Chrome)	1.070	lm	\$672.68	\$791.75
40.3	MIRRORS.	0.000	Heading	\$0.00	\$0.00
40.4	900 x 1800 Mirror Polished Edge	1.000	ea	\$399.00	\$438.90

ROBE FIT OUT'S

\$2,567.12

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
41.1	Bed Robe Shelves 1.6m - 2.4m. 1 Bank Of 4 MDF Shelves 12mm 600 Deep, 1 Shelf Above, Chrome Hanging Rail	2.000	ea	\$230.87	\$507.92
	Mdf Std Shelving 2400 X 600 X 16Mm	6.000	ea	\$36.41	
	DAR moulding FJ Pine Primed & Untreated 42 x 18 5.4M (shelf support wall)	4.000	ea	\$13.15	
	DAR Moulding FJ Pine Primed & Untreated 66 X 18 X 5.4M (front shelf support)	2.000	ea	\$19.57	
	DAR moulding FJ Pine Primed & Untreated 30 x 11 5.4M	4.000	ea	\$6.81	
	Oval Tube End Support	2.000	PAIR	\$3.29	
	Oval Tube Centre Pillar Support	2.000	ea	\$4.23	
	Oval Tube Cp Steel 15Mm X 30mm 2400Mm	2.000	ea	\$24.65	
	Fixings Required	2.000	ea	\$30.00	
41.2	Carpentry labour to install robe shelves	1.000	Day	\$1,872.00	\$2,059.20

WARDROBE DOORS

\$1,283.57

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
42.1	Wardrobe Sliding Door 2100 x 1800 x 2 Vinyl Glacier White	1.000	ea	\$534.60	\$588.06
42.2	Wardrobe Sliding Door 2100 x 2000 x 2 Vinyl Glacier White	1.000	ea	\$632.28	\$695.51

FITTINGS & FIXTURES BLACK ABI

\$6,303.60

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
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43.1	BATHROOM & ENSUITE.	0.000	Heading	\$0.00	\$0.00
43.2	Asher Back-to-Wall Toilet Suite	1.000	ea	\$610.85	\$671.94
43.3	Finley Shower Rail Set - Matte Black	1.000	ea	\$567.20	\$623.92
43.4	Elysian - Minimal Mixer - Matte Black	1.000	ea	\$113.36	\$124.70
43.5	Scala Acrylic Freestanding Bath - 1650 Matte White	1.000	ea	\$2,181.73	\$2,399.90
43.6	Elysian Minimal Mixer & Spout Set - Matte Black	2.000	ea	\$174.46	\$383.80
43.7	Lola Basin Sink - Matte White	1.000	ea	\$349.01	\$383.91
43.8	Elysian Double Towel Rail - Matte Black	2.000	ea	\$165.73	\$364.61
43.9	Elysian Toilet Roll Holder - Matte Black	1.000	ea	\$61.01	\$67.11
43.10	Milani Hand Towel Holder - Matte Black	1.000	ea	\$74.10	\$81.51
43.11	LAUNDRY.	0.000	Heading	\$0.00	\$0.00
43.12	Ohelu Single Laundry Sink 380mm - Stainless Steel	1.000	ea	\$436.27	\$479.90
43.13	Elysian Kitchen Mixer - Matte Black	1.000	ea	\$200.64	\$220.70
43.14	Carpentry labour to install towel rails, toilet roll holders	4.000	ea	\$114.00	\$501.60
43.15	NOTE: Fittings and fixtures are for a pricing budget purpose only, client to confirm all fittings and fixtures as per their specifications. All items in this category are priced from ABI Interiors	0.000	Note	\$0.00	\$0.00

PAINTER

\$29,371.23

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
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44.1	PAINTING INTERNAL.	0.000	Heading	\$0.00	\$0.00
44.2	Walls & Ceilings.	0.000	Heading	\$0.00	\$0.00
44.3	Paint ceiling internal - by roller - prepcoat + 2 topcoat	55.070	m2	\$42.00	\$2,544.23
44.4	Paint wall internal - by roller - prepcoat + 2 topcoat	88.150	m2	\$42.00	\$4,072.53
44.5	Timber Trims & Doors.	0.000	Heading	\$0.00	\$0.00
44.6	Door Internal - Timber Door, Arks And Frame -1 Undercoat + 2 Top Coats - Acrylic Undercoat / Sealer + Semi Gloss / Gloss	5.000	ea	\$216.00	\$1,188.00
44.7	External Door Single - Timber Door, Arks And Frame -1 Undercoat + 2 Top Coats - Acrylic Undercoat / Sealer + Semi Gloss / Gloss	1.000	ea	\$456.00	\$501.60
44.8	Paint skirting trim - prepcoat + 2 topcoat enamel - water based. Includes preparation	36.050	lm	\$14.12	\$560.10
	Paint skirting trim - up to 150mm width - prepcoat + 2 topcoat enamel - water based.	36.050	lm	\$8.06	
	Sealing with cartridge gun - seal gaps with water base caulking - per m	36.050	lm	\$4.24	
	Paint - prepare trim up to 150mm - good condition - light sand + spot fill	36.050	lm	\$1.82	
44.9	Paint architrave window/ jamb trim - prepcoat + 2 topcoat enamel - water based. Includes preparation	8.000	ea	\$75.70	\$666.12
	Paint trim - up to 150mm width - prepcoat + 2 topcoat enamel - water based.	8.000	lm	\$43.42	
	Sealing with cartridge gun - seal gaps with water base caulking - per m	8.000	lm	\$22.68	
	Prepare trim up to 150mm - good condition - light sand + spot fill	8.000	lm	\$9.60	
44.10	Paint robe jamb trim - prepcoat + 2 topcoat enamel - water based. Includes preparation	2.000	ea	\$76.27	\$167.79
	Pain trim - up to 150mm width - prepcoat + 2 topcoat enamel - water based.	2.000	ea	\$43.55	
	Sealing with cartridge gun - seal gaps with water base caulking - per m	2.000	ea	\$22.87	
	Paint - prepare trim up to 150mm - good condition - light sand + spot fill	2.000	ea	\$9.85	
44.11	Shelving.	0.000	Heading	\$0.00	\$0.00

44.12	Internal shelves Bed Robe - 1 acrylic undercoat + 2 top coats - acrylic flat / low sheen / satin	2.000	ea	\$300.00	\$660.00
44.13	PAINTER EXTERNAL.	1.000	Heading	\$0.00	\$0.00
44.14	Walls.	1.000	Heading	\$0.00	\$0.00
44.15	Paint wall external - weatherboard - prepcoat + 2 topcoat - standard. Includes preparation	92.300	m2	\$42.00	\$4,264.26
	Walls external - Timber/ Fibro Weatherboard - 3 top coats - acrylic top coats - flat / low sheen / satin	92.300	m2	\$36.00	
	Preparation	92.300	m2	\$6.00	
44.16	Paint wall external - flat surface - prepcoat + 2 topcoat. Includes preparation	17.200	m2	\$36.00	\$681.12
	Walls external - Timber/ Fibro Weatherboard - 3 top coats - acrylic top coats - flat / low sheen / satin	17.200	m2	\$30.00	
	Preparation	17.200	m2	\$6.00	
44.17	Ceilings & Soffits.	0.000	Heading	\$0.00	\$0.00
44.18	Paint eaves & beams - undercoat + 2 topcoat	127.820	lm	\$19.62	\$2,758.61
44.19	Paint ceiling external - by roller - prepcoat + 2 topcoat - premium	55.450	m2	\$42.00	\$2,561.79
44.20	Paint fascia - up to 300mm width - prepcoat + 2 topcoat enamel - water based	103.000	lm	\$18.00	\$2,039.40
44.21	Decks & Handrails.	1.000	Heading	\$0.00	\$0.00
44.22	Paint Joist - up to 300mm width - 1 x undercoat - water based	47.320	m2	\$21.44	\$1,115.88
	Paint Joist - up to 300mm width - 1 x undercoat - water based	210.290	lm	\$4.82	
44.23	Decking finishes - timber - deck stain - water based - 3 coats. includes prep work and clean	47.320	m2	\$60.00	\$3,123.12
44.24	Paint post up to 3m - prepcoat + 2 topcoat - water based	3.000	ea	\$108.00	\$356.40
44.25	Paint Step Treads Up To 1.8m - 2 Top Coats - water based	8.000	ea	\$36.00	\$316.80

44.26	Handrail - timber - 1 undercoat + 2 top coats - water based	9.300	lm	\$54.00	\$552.42
44.27	Handrail top rail Stained per LM	9.300	lm	\$16.80	\$171.86
44.28	Downpipes	9.000	ea	\$108.00	\$1,069.20

FLOORING

\$3,791.24

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
45.1	TIMBER FLOOR.	0.000	Heading	\$0.00	\$0.00
45.2	QLD Spotted Gum T&G Flooring 80 x 19 Select Grade (hallway of extension only to match existing)	4.040	m2	\$189.25	\$841.04
	FLOORING QLD SPOTTED GUM++85X19MM L/M PREM S&B T&G EM	55.550	L/M	\$12.43	
	Bostik Ultraset 2in1 Adhesive	4.040	m2	\$18.31	
45.3	Timber floor finishes - preparation - filling/fine sanding - 3 coats clear finish polish	4.000	m2	\$147.00	\$646.80
	Timber floor finishes - preparation - filling/fine sanding - 3 coats clear finish polish	4.000	m2	\$72.00	
	Minimum allowance	1.000	Allowance	\$300.00	
45.4	Delivery	1.000	Allowance	\$222.00	\$244.20
45.5	Carpentry labour to install flooring	1.000	Day	\$1,872.00	\$2,059.20

GARAGE DOORS

\$6,608.18

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
46.1	Panelift Door, Icon Nullabor Smooth Dove White 2400mm H x 5200mm W (With Motor)	12.960	m2	\$420.00	\$5,987.52
46.2	Door Jamb FJ Primed Pine DPR H3 138 X 30 5.4M	2.000	ea	\$90.12	\$198.26
46.3	Carpentry labour to install garage door jamb	1.000	ea	\$384.00	\$422.40

FLOOR COVERINGS

\$1,680.36

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
47.1	CARPET.	0.000	Heading	\$0.00	\$0.00
47.2	Supply & Place Carpet & Underlay Medium Range (bed 4)	13.400	m2	\$114.00	\$1,680.36

PLUNGIE POOL

\$50,614.12

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
48.1	PLUNGIE POOL.	0.000	Heading	\$0.00	\$0.00
48.2	Plungie Pool Original 3600mm x 2200mm	1.000	ea	\$23,619.07	\$25,980.98
	Plungie Pool Studio 3600mm x 2200mm	1.000	ea	\$21,622.72	
	Fencing / Doweling Ferrules	1.000	ea	\$976.36	
	Delivery	1.000	ea	\$1,020.00	
48.3	Crane hire for pool lift, franna crane to walk pool in from 62 Sizer St back yard.	1.000	Allowance	\$3,120.00	\$3,432.00
48.4	Carpentry labour to set out pool, supervise pool dig, install pool with crane	2.000	Day	\$1,872.00	\$4,118.40
48.5	Drainage Gravel 20Mm (back fill pool)	4.560	m3	\$85.91	\$430.94
	Drainage Gravel 20Mm (back fill pool)	4.560	m3	\$45.00	
	Body Tipper Truck Delivery	1.003	Hour	\$185.99	
48.6	PLUMBING.	0.000	Heading	\$0.00	\$0.00
48.7	In ground water line & tap - PEX - in ground 20mm	11.810	lm	\$66.00	\$857.41
48.8	Plumber to hook up pool and pump up to 6m away (includes per plumb)	1.000	Allowance	\$780.00	\$858.00
48.9	POOL FENCE.	0.000	Heading	\$0.00	\$0.00

48.10	Frameless glass pool fencing - 1 x gate with premium soft close hinges Electrical earthing insulators to each spigot	14.200	lm	\$480.00	\$7,497.60
48.11	POOL EQUIPMENT.	0.000	Heading	\$0.00	\$0.00
48.12	Eco Equipment Package - Variable Speed Pump, Cartridge Filter 100sqft, Salt and Mineral Chlorinator	1.000	ea	\$4,581.82	\$5,040.00
	Variable Speed Pump, Cartridge Filter 100sqft, Salt and Mineral Chlorinator	1.000	ea	\$4,581.82	
48.13	Robotic Pool Cleaner	1.000	ea	\$2,180.72	\$2,398.79
48.14	NOTE: No allowance has been made for the pool to be craned from the street, access through 62 Sizer St only.	0.000	Note	\$0.00	\$0.00

HOUSE CLEAN

\$1,267.20

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
49.1	Internal House Clean	8.000	Hour	\$144.00	\$1,267.20

NOTABLE EXCLUSIONS

\$0.00

Ref	Description	Quantity	UOM	Unit Costs	Price (Incl. GST)
50.1	Any Unseen Works For Example Water Damaged Flooring, Water Damaged Studs, Termites etc.	1.000	Exclusions	\$0.00	\$0.00
50.2	Asbestos Removal	1.000	Exclusions	\$0.00	\$0.00
50.3	Tree/ Hedge Removal	1.000	Exclusions	\$0.00	\$0.00
50.4	White Goods & Appliances	1.000	Exclusions	\$0.00	\$0.00
50.5	Landscaping, Footpaths/ Pavers, Plants & Trees.	1.000	Exclusions	\$0.00	\$0.00
50.6	Side fencing and front fencing	1.000	Exclusions	\$0.00	\$0.00

50.7	Turf after excavation of property.	1.000	Exclusions	\$0.00	\$0.00
50.8	Certification	1.000	Exclusions	\$0.00	\$0.00
50.9	Engineering plans and site inspections	1.000	Exclusions	\$0.00	\$0.00
50.10	Rock Excavation	1.000	Exclusions	\$0.00	\$0.00
50.11	Removal of hazardous materials and contaminated soils	1.000	Exclusions	\$0.00	\$0.00
50.12	Works not clearly noted on the provided plan documentation	1.000	Exclusions	\$0.00	\$0.00
50.13	Removal of existing roof structure, new trusses to be constructed around existing	1.000	Exclusions	\$0.00	\$0.00
50.14	Re run existing electrical	1.000	Exclusions	\$0.00	\$0.00

Allowances

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

PLUMBER

\$1,590.06

Ref	Description	Qty	UOM	Incl. GST
27.5	Hot water unit - domestic - domestic vitreous enamel - electric - 250 litre	1.000	ea	\$1,590.06

ALUMINIUM & TIMBER WINDOWS

\$198.00

Ref	Description	Qty	UOM	Incl. GST
29.8	Casement window hardware	1.000	Allowance	\$198.00

TILER

\$1,593.86

Ref	Description	Qty	UOM	Incl. GST
36.4	Floor Tiles Bathroom (includes 10% waste).	7.216	m2	\$285.76
36.6	Wall Tiles Bathroom (includes 10% waste).	29.590	m2	\$1,171.76
36.16	Floor Tiles WC (includes 10% waste).	2.123	m2	\$84.07
36.21	Splash Back Tiles Laundry	1.320	m2	\$52.27

TIMBER DOORS

\$400.51

Ref	Description	Qty	UOM	Incl. GST
38.7	Gainsborough Matt Black Circular Privacy Sliding Cavity Door Set	1.000	ea	\$72.23
38.8	Gainsborough Matt Black Trilock Contemporary Angular Double Cylinder Leverset	1.000	ea	\$328.28

FITTINGS & FIXTURES BLACK ABI**\$5,802.00**

Ref	Description	Qty	UOM	Incl. GST
43.2	Asher Back-to-Wall Toilet Suite	1.000	ea	\$671.94
43.3	Finley Shower Rail Set - Matte Black	1.000	ea	\$623.92
43.4	Elysian - Minimal Mixer - Matte Black	1.000	ea	\$124.70
43.5	Scala Acrylic Freestanding Bath - 1650 Matte White	1.000	ea	\$2,399.90
43.6	Elysian Minimal Mixer & Spout Set - Matte Black	2.000	ea	\$383.80
43.7	Lola Basin Sink - Matte White	1.000	ea	\$383.91
43.8	Elysian Double Towel Rail - Matte Black	2.000	ea	\$364.61
43.9	Elysian Toilet Roll Holder - Matte Black	1.000	ea	\$67.11
43.10	Milani Hand Towel Holder - Matte Black	1.000	ea	\$81.51
43.12	Ohelu Single Laundry Sink 380mm - Stainless Steel	1.000	ea	\$479.90
43.13	Elysian Kitchen Mixer - Matte Black	1.000	ea	\$220.70

PLUNGIE POOL**\$7,438.79**

Ref	Description	Qty	UOM	Incl. GST
48.12	Eco Equipment Package - Variable Speed Pump, Cartridge Filter 100sqft, Salt and Mineral Chlorinator	1.000	ea	\$5,040.00
48.13	Robotic Pool Cleaner	1.000	ea	\$2,398.79

Total Incl. GST: \$17,023.22

Allowances For Provisional Sums

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

SITE PRELIMINARIES

\$2,640.00

Ref	Description	Qty	UOM	Incl. GST
6.15	Energex - Disconnect/ Connection Fees	1.000	Allowance	\$2,640.00

SURVEYOR

\$2,772.00

Ref	Description	Qty	UOM	Incl. GST
7.1	Residential survey fees - single dwelling - set out of building - 8 points / 4 corners - Issue form 12 for certification	1.000	Allowance	\$2,772.00

ASBESTOS REMOVAL

\$3,439.26

Ref	Description	Qty	UOM	Incl. GST
8.1	Asbestos Removal Soffits Removal (Low Set)	57.900	lm	\$3,439.26

EXCAVATION

\$2,471.04

Ref	Description	Qty	UOM	Incl. GST
11.12	Clean Concrete, Bricks, Besser Blocks Tip Fees Per 10m Tip Truck (13 tonne/ 5.5m3 per load)	2.000	Load	\$960.96
11.13	Approx 32m3 Of Clean Fill To Be Removed. Tip Fees Per 10m (13 tonne/ 9m3 per load)	4.000	Load	\$1,510.08

PLUMBER

\$1,040.69

Ref	Description	Qty	UOM	Incl. GST
27.4	Install only - HWS - domestic -electric hot water unit - vitreous enamel lined (excludes unit)	1.000	ea	\$1,040.69

ELECTRICIAN

\$3,351.19

Ref	Description	Qty	UOM	Incl. GST
28.6	Switchboard Upgrade Package Board & Meter Re-Wire	1.000	ea	\$2,216.94
28.19	Tv Antenna Installation / Includes 6 Way Splitter, Supply & Install	1.000	ea	\$1,134.25

CABINETMAKER

\$12,516.38

Ref	Description	Qty	UOM	Incl. GST
37.2	Laundry Medium Range. Base Cabinets - Laminate Finish (Flexi Designer White) - 20mm Engineered Stone - Drawers Blumotion Soft Close - Pull Handles Standard Range - Supply & Install	1.970	lm	\$6,758.07
37.3	Laundry Medium Range. Over Head Cabinets - Laminate Finish (Flexi Designer White) - Pull Handles Standard Range - Supply & Install	1.970	lm	\$2,274.83
37.5	Vanity. Base Cabinets - Laminate Finish (Flexi Designer White) - 20mm Engineered Stone - Drawers & Doors Blumotion Soft Close - Pull Handles Standard Range - Supply & Install	1.820	lm	\$3,483.48
37.6	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
37.7	NOTE: Excludes extras such as under mount sinks, tip to open cupboards, finger pull drawers etc. Kitchen includes pull out waste bin & cutlery insert.	0.000	Note	\$0.00

FLOOR COVERINGS

\$1,680.36

Ref	Description	Qty	UOM	Incl. GST
47.2	Supply & Place Carpet & Underlay Medium Range (bed 4)	13.400	m2	\$1,680.36

PLUNGIE POOL

\$3,432.00

Ref	Description	Qty	UOM	Incl. GST
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48.3 Crane hire for pool lift, franna crane to walk pool in from
62 Sizer St back yard.

1.000 Allowance

\$3,432.00

Total Incl. GST: \$33,342.92

Specifications & Inclusions

ELECTRICIAN

Ref: 1.001



Clipsal Iconic Double Power Point Supply & Install

Ref: 1.002



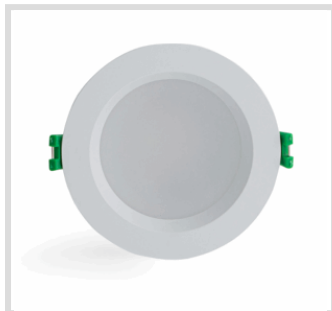
Power Allowance

Ref: 1.003



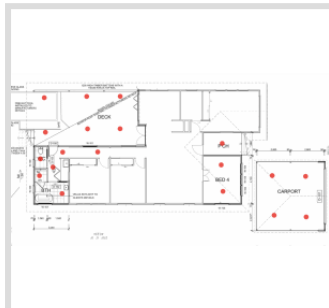
Clipsal Iconic Switch Point, Supply & Install

Ref: 1.004



Standard Down Light LED White, Supply & Install

Ref: 1.005



Down Light Allowance

Ref: 1.006



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

Ref: 1.007



Standard 4 Blade Timber Fan White, Supply & Install

Ref: 1.001 Clipsal Iconic Double Power Point Supply & Install

Ref: 1.002 Power Allowance

Ref: 1.003 Clipsal Iconic Switch Point, Supply & Install

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

Ref: 1.005 Down Light Allowance

Ref: 1.006 IXL 3 In 1 Exhaust Fan Heat Lamps, Supply & Install

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

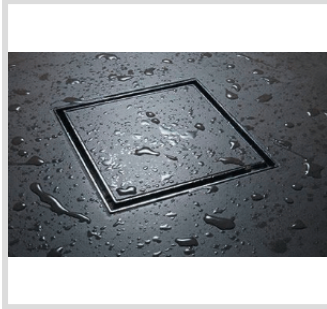
TILER

Ref: 2.001



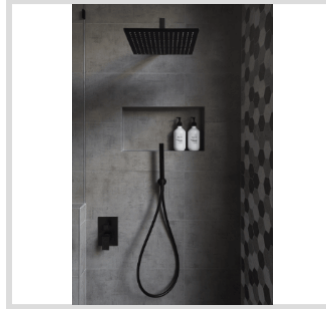
Strip Drain Chrome Tile Insert.

Ref: 2.002



Smart Waste Chrome Tile Insert.

Ref: 2.003



Tile Niche 600mm x 350mm

Ref: 2.001 Strip Drain Chrome Tile Insert.

Ref: 2.002 Smart Waste Chrome Tile Insert.

Ref: 2.003 Tile Niche 600mm x 350mm

TIMBER DOORS

Ref: 3.001



D-108 Door Build Half Glass, Pine Frame, Door Seal. (re use existing door)

Ref: 3.002



D-102, D-103. Hume Flush Internal Door, Cavity Slider 2040mm x 820mm

Ref: 3.003



Gainsborough Matt Black Circular Privacy Sliding Cavity Door Set

Ref: 3.004



Gainsborough Matt Black Trilock Contemporary Angular Double Cylinder Leverset

Ref: 3.001 D-108 Door Build Half Glass, Pine Frame, Door Seal. (re use existing door)

Ref: 3.002 D-102, D-103. Hume Flush Internal Door, Cavity Slider 2040mm x 820mm

Ref: 3.003 Gainsborough Matt Black Circular Privacy Sliding Cavity Door Set

Ref: 3.004 Gainsborough Matt Black Trilock Contemporary Angular Double Cylinder Leverset

FITTINGS & FIXTURES BLACK ABI

Ref: 4.001



Asher Back-to-Wall Toilet Suite

Ref: 4.002



Finley Shower Rail Set - Matte Black

Ref: 4.003



Elysian - Minimal Mixer - Matte Black

Ref: 4.004



Scala Acrylic Freestanding Bath - 1650 Matte White

Ref: 4.005



Elysian Minimal Mixer & Spout Set - Matte Black

Ref: 4.006



Lola Basin Sink - Matte White

Ref: 4.007



Elysian Double Towel Rail - Matte Black

Ref: 4.008



Elysian Toilet Roll Holder - Matte Black

Ref: 4.009



Milani Hand Towel Holder - Matte Black

Ref: 4.010



Ohelu Single Laundry Sink 380mm - Stainless Steel

Ref: 4.011



Elysian Kitchen Mixer - Matte Black

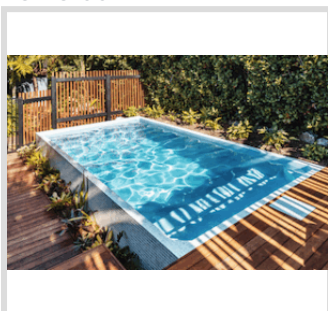
Ref: 4.001

Asher Back-to-Wall Toilet Suite

- Ref: 4.002 Finley Shower Rail Set - Matte Black
- Ref: 4.003 Elysian - Minimal Mixer - Matte Black
- Ref: 4.004 Scala Acrylic Freestanding Bath - 1650 Matte White
- Ref: 4.005 Elysian Minimal Mixer & Spout Set - Matte Black
- Ref: 4.006 Lola Basin Sink - Matte White
- Ref: 4.007 Elysian Double Towel Rail - Matte Black
- Ref: 4.008 Elysian Toilet Roll Holder - Matte Black
- Ref: 4.009 Milani Hand Towel Holder - Matte Black
- Ref: 4.010 Ohelu Single Laundry Sink 380mm - Stainless Steel
- Ref: 4.011 Elysian Kitchen Mixer - Matte Black

PLUNGIE POOL

Ref: 5.001

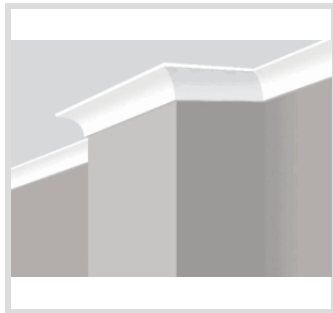


Plungie Pool Original
3600mm x 2200mm

- Ref: 5.001 Plungie Pool Original 3600mm x 2200mm

WALL AND CEILING LININGS

Ref: 6.001



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

Ref: 6.001 90mm Cove Cornice, Supply & Install

SHOWER SCREENS AND MIRRORS

Ref: 7.001



**1.0m Front Only Semi
Frameless, Pivot Door
(Chrome)**

Ref: 7.001 1.0m Front Only Semi Frameless, Pivot Door (Chrome)

FLOORING

Ref: 8.001



**QLD Spotted Gum T&G
Flooring 80 x 19 Select
Grade (hallway of
extension only to match
existing)**

Ref: 8.001

QLD Spotted Gum T&G Flooring 80 x 19 Select Grade (hallway of extension only to match existing)

Quote Summary

Quoted items represents a break down of the quote of your project.If you have any questions about any item, please feel free to contact us.

Description	Price (Excl. GST)
QBCC INSURANCE	\$5,626.32
Q LEAVE	\$2,803.00
SITE PRELIMINARIES	\$40,067.94
SURVEYOR	\$2,520.00
ASBESTOS REMOVAL	\$3,126.60
DEMOLITION	\$9,408.00
SITE SET OUT	\$3,896.35
EXCAVATION	\$18,560.40
PLUMBER DRAINAGE	\$8,431.01
SCREW PIERS	\$3,459.93
CONCRETE FOOTINGS	\$14,049.84
CONCRETE SLAB	\$19,694.84
STRUCTURAL STEEL	\$13,602.06
TERMITE TREATMENT	\$391.15
SUB FLOOR	\$9,817.55
TIMBER WALL FRAME	\$13,354.88
DECK	\$21,635.73
PRE-FAB ROOF TRUSSES	\$30,376.85

TIMBER ROOF RAFTERS	\$7,100.75
CEILING FRAME	\$2,411.36
BRACING	\$4,681.36
TIMBER STAIRS EXTERNAL	\$3,674.33
SHEET ROOF COVERING	\$51,789.58
PLUMBER	\$8,403.69
ELECTRICIAN	\$16,694.71
ALUMINIUM & TIMBER WINDOWS	\$8,441.79
JAMES HARDIE CLADDING	\$2,455.60
TIMBER CLADDING	\$22,287.75
EXTERNAL CEILINGS & SOFFITS	\$6,797.11
INSULATION	\$1,203.05
WALL AND CEILING LININGS	\$14,720.26
WATERPROOFING	\$1,740.00
TILER	\$10,341.45
CABINETMAKER	\$11,378.53
TIMBER DOORS	\$3,810.46
FINISHING TIMBER	\$2,591.17
SHOWER SCREENS AND MIRRORS	\$1,118.77
ROBE FIT OUT'S	\$2,333.74
WARDROBE DOORS	\$1,166.88
FITTINGS & FIXTURES BLACK ABI	\$5,730.54
PAINTER	\$26,701.14

FLOORING	\$3,446.58
GARAGE DOORS	\$6,007.44
FLOOR COVERINGS	\$1,527.60
PLUNGIE POOL	\$46,012.83
HOUSE CLEAN	\$1,152.00
	Sub Total: \$496,542.92
	GST: \$49,654.41
	Incl. GST: \$546,197.33

Terms & Conditions

This Quote is valid for 30 days

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

Whilst all professional care and skill have been exercised to ensure the accuracy of this report, NJF Estimating is unable to provide any guarantee of any estimates relying on information provided by the client or other third party, and will not be liable to any party for any loss arising as a result of any such information subsequently being found to be inaccurate or lacking authenticity.

Preliminary estimates provided by NJF Estimating are based on the plans and information provided. If no finish schedule/ finish detail and subcontract rates are provided, then NJF Estimating will make assumptions on current market rates. For a more detailed estimate and BOQ, final 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 builders' subcontract rates (not supplied to us) and ongoing price rises in the industry.



Contact Details

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