

Project Address:

Client details:

Project description: Alterations & Additions to existing dwelling

Date Submitted: 31/05/2023

Estimate Revision: Original

We have made no allowance for the following

- 1 New drillings of water main and water service from main to meter
- 2 New gas services from main to meter
- 3 Road opening permits and new required connections with Water services
- 4 Section 73 works and applications
- 5 Council contributions, council fees, design fees, authority, fees, bank fees and charges.
- 6 Supply door hardware
- 7 Supply light fittings
- 8 Project contingency allowance. We recommend a contingency of 5%

We have made the following assumptions

- 1 Electrical works quantities have been assumed based on similar projects
- 2 All existing flooring will be replaced with new
- 3 Existing ground floor ceiling to remain
- 4 First floor walls are brick veneer

A more detailed and accurate estimate can be prepared upon receipt of the **documents not yet provided**. See list below: (Revisions may incur extra fees)

1	Complete set of architectural drawings	Documents provided	✓
2	Complete set of engineering drawings	Documents provided	✓
3	Electrical drawings	Documents NOT provided	
4	Reflected ceiling plans	Documents NOT provided	
5	Interior design drawings	Documents provided	✓
6	Mechanical Drawings	Documents NOT provided	
7	Hydraulic drawings	Documents NOT provided	
8	Stormwater drawings	Documents provided	✓
9	Specification	Documents NOT provided	
10	Finishes schedule	Documents NOT provided	

Note: This estimate and or rates provided will expire after a period of 3 months based on current market conditions

Disclaimer

Sidcorp Construction Services Pty Ltd and its employees and agents, are indemnified by the client for all Rates, Quantities and Calculations contained in the estimation and are not to be relied on until the client has confirmed the rated, quantities and calculations. This report is for use by the party to whom it is addressed and for no other purposes. No responsibility is taken for any third party who may use or rely on the whole or any part of this report. Under no circumstances are the quantities or rates to form part of the building contract. All quantities are approximate only. The bill of quantities provided is NOT guaranteed. It is an estimated list of priced materials and labour. Quantities may differ depending on the nature of the work undertaken. In all cases the onus is on the client to check quantities and rates. Any changes to the building plans may affect the estimate. Prices shown in the bill of quantities do not include GST. We have not allowed for any cost increases that may come about through inflation or supply demands or the increase in raw material costs i.e. copper prices. Many suppliers will not hold pricing for extended periods of time and builder must allow for this.

PROJECT COST SUMMARY

	Description	% Total	Subtotal (Excluding GST)
1	PRELIMINARIES	0.00%	\$0.00
2	DEMOLITION	0.00%	\$0.00
3	GROUND WORKS	0.00%	\$0.00
4	CONCRETE WORKS	0.00%	\$0.00
5	MASONRY	0.00%	\$0.00
6	CARPENTRY - FRAMING	0.00%	\$0.00
7	STRUCTURAL STEEL	100.00%	\$500.00
8	CARPENTRY - FIXOUT	0.00%	\$0.00
9	CLADDING & SCREENS	0.00%	\$0.00
10	BALUSTRADING	0.00%	\$0.00
11	WINDOWS & SLIDING DOORS	0.00%	\$0.00
12	ROOFING & SKYLIGHTS	0.00%	\$0.00
13	PLUMBING	0.00%	\$0.00
14	WALL & CEILING LININGS	0.00%	\$0.00
15	PAINTING & RENDER	0.00%	\$0.00
16	WATERPROOFING	0.00%	\$0.00
17	TILING	0.00%	\$0.00
18	CARPET	0.00%	\$0.00
19	TIMBER FLOORING	0.00%	\$0.00
20	PROVISIONAL SUMS	0.00%	\$0.00
21	PC ITEMS	0.00%	\$0.00

Subtotal:	\$500.00
Builders mark-up:	\$100.00
Total:	\$600.00
GST [10%]:	\$60.00
Total Project Cost:	\$660.00

100.00%

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1 PRELIMINARIES

	Units	Quantity	Cost per Unit	Total	NOTES
Site establishment and mobilisation, temp power and water	item	1		\$0.00	
Scaffolding and fall protection	item	1		\$0.00	
Surveyor peg out, checks and final survey	item	2		\$0.00	
Site fencing, environmental controls etc	weeks	40		\$0.00	
Small tools and hardware hire and purchase	weeks	40		\$0.00	
Temp services	weeks	40		\$0.00	
Toilet facilities	weeks	40		\$0.00	
Rubbish disposal (apart from any demolition works)	weeks	40		\$0.00	
Final site and building clean	item	1		\$0.00	
Insurances					
Home warranty insurance	item	1		\$0.00	Subject to quote from broker
Supervision					
Project management and supervision allowance	weeks	40		\$0.00	Builder to adjust rates and duration as required
Site Labour and leading hand	weeks	40		\$0.00	
General carpentry and miscellaneous works	weeks	40		\$0.00	

SUB TOTAL: \$0.00

2 DEMOLITION

	Units	Quantity	Cost per Unit	Total	NOTES
Demolition of existing elements incl roof, walls, rear deck etc	item	1		\$0.00	subject to site visit

SUB TOTAL: \$0.00

3 GROUND WORKS

	Units	Quantity	Cost per Unit	Total	NOTES
Detailed excavation for new footings and prep for slabs on ground	item	1		\$0.00	assumed hand digging required
Bulk excavation to reduced levels for pool area	m3	40		\$0.00	To be confirmed. More details required

SUB TOTAL: \$0.00

4 CONCRETE WORKS

	Units	Quantity	Cost per Unit	Total	NOTES
Footings					
Strip footing for new retaining walls and front fence	lm	24		\$0.00	details required
400mm dia mass concrete pier (Assumed max 2m deep)	lm	26		\$0.00	assumed max 2000mm deep
Strip footing SF1 400mm deep x 450mm wide	m3	0.85		\$0.00	
Pad footing PF1: 500mm x 500mm pad footing	m3	1.125		\$0.00	
Slab on ground (Supply labour & materials to form up, install reinforcement and pour)					
100mm thick raft slab on ground including thickenings for garage slab	m2	20		\$0.00	
Stairs					
Concrete stairs on grade to side of house	lm	3.4		\$0.00	
Termite barrier					
Termite barrier to perimeter and penetrations	lm	22		\$0.00	

SUB TOTAL: \$0.00

5 MASONRY

	Units	Quantity	Cost per Unit	Total	NOTES
Brick Supply:					
Commons for new engaged piers and brick walls	per 1000	9		\$0.00	
Brick Laying					
Labour to lay bricks	per 1000	9		\$0.00	
Supply sand, cement, lime, ancillaries	per 1000	9		\$0.00	
Brick cleaning	per 1000	9		\$0.00	
Blockwork					
Core filled blockwork for new retaining walls and front fence	m2	28		\$0.00	

SUB TOTAL: \$0.00

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6 CARPENTRY - FRAMING

	Units	Quantity	Cost per Unit	Total	NOTES
Roof framing					
Timber framing including supply and labour for new roof structure	m2	195		\$0.00	
FC lining to external soffits/eaves	m2	16		\$0.00	
Wall framing					
Timber stud wall framing to ground floor and first floor walls + attic	lm	146		\$0.00	
Floor framing					
Timber framing including supply and labour for structural floors	m2	132		\$0.00	
Timber framing for ground floor deck	m2	19		\$0.00	
Timber framing for attic level	m2	77		\$0.00	
Supply yellow tongue floor sheeting	m2	177		\$0.00	
Supply FC sheeting to internal wet areas	m2	13		\$0.00	
Supply FC sheeting to external wet areas	m2	38		\$0.00	
				SUB TOTAL:	\$0.00

7 STRUCTURAL STEEL

	lm	kg/m	Total Tonnes	Total	NOTES
SB1: 200 UB 29.8	0	29.8	0.00	\$0.00	
SB2: 150 UB 18	0	18	0.00	\$0.00	
SB3: 310 UB 40.4	0	40.4	0.00	\$0.00	
SC1: 89 X 89 X 6 SHS	0	12	0.00	\$0.00	
SB4: 460 UB 82.1	0	82.1	0.00	\$0.00	
SB5: 310 UC 158	0	158	0.00	\$0.00	
SB6: 310 UC 158	0	158	0.00	\$0.00	
SB7: 310 UB 32	0	32	0.00	\$0.00	
SB8: 150 UC 37	0	37	0.00	\$0.00	
SB9: 310 UB 32	0	32	0.00	\$0.00	
SB10: 200 UC 46.2	0	46.2	0.00	\$0.00	
SB12: 310 UB 32	0	32	0.00	\$0.00	
RB1: 250 UB 37.3	0	37.3	0.00	\$0.00	
RB2: 200 UB 29.8	0	29.8	0.00	\$0.00	
SB11: 360 UB 50.7	0	50.7	0.00	\$0.00	
SB13: 150 PFC	0	18	0.00	\$0.00	
Allow for all connections, end plates, and chemset/botling to concrete	item	1	\$500.00	\$500.00	
Labour					
Labor for painting,welding,drilling, 'Crane and delivery ,hire lifting equipment, 'Lifting in place and installation of steel members	t	0.00	\$4,400.00	\$0.00	
				SUB TOTAL:	\$500.00

NOTE: The measurements are for pricing purposes only. Site measure is required before ordering or cutting any timber or steel!

8 CARPENTRY - FIXOUT

	Units	Quantity	Cost per Unit	Total	NOTES
Internal doors (incl frame, labour to hang door and install hardware)					
820mm wide x 2400mm high solid core swing doors	each	13		\$0.00	
Architraves & Skirtings					
Timber skirting and architraves to floors, doors and windows	lm	365		\$0.00	
Garage door					
Supply and install panel lift garage door 3200mm wide	item	1		\$0.00	PC item
Timber stairs					
Timber framed staircases with handrail fixed to one side of wall (LGF to FF)	item	1		\$0.00	subject to specification
				SUB TOTAL:	\$0.00

9 CLADDING & SCREENS

	Units	Quantity	Cost per Unit	Total	NOTES
Weatherboard cladding to external first floor walls	m2	91		\$0.00	type TBA
FC cladding to new external walls to be rendered	m2	31		\$0.00	
				SUB TOTAL:	\$0.00

10 BALUSTRADING

	Units	Quantity	Cost per Unit	Total	NOTES
Frameless glass balustrade to internal staircase	lm	11		\$0.00	subject to specification
Frameless glass balustrade to first floor balcony	lm	12.5		\$0.00	subject to specification
Frameless glass balustrade for pool and ground floor balcony incl gate	lm	30		\$0.00	subject to specification
Glass balustrade 1000mm high on top of existing retaining wall	lm	16		\$0.00	subject to specification
				SUB TOTAL:	\$0.00

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11 WINDOWS & SLIDING DOORS

	Units	Quantity	Cost per Unit	Total	NOTES
Supply aluminium framed and glazed windows and doors	m2	73.5		\$0.00	Residential frames, single glaze
Install aluminium framed and glazed windows and doors	m2	73.5		\$0.00	

SUB TOTAL: \$0.00

12 ROOFING & SKYLIGHTS

	Units	Quantity	Cost per Unit	Total	NOTES
Roof covering and plumbing	m2	195		\$0.00	
Supply and Installation of colorbond roof sheeting					
Supply and Installation of 40mm Metal Roof Battens					
Supply and Installation of 55mm Anticon Insulation					
Supply and Install Roof Flashings: Aprons, Ridges, Valleys, Barges					
Supply and Installation of Colorbond Novaline Fascia					
Supply and Installation of Colorbond Quad 115 Slotted Hi-Front Gutter					
Skylight					
Supply and install fixed roof skylights	m2	8.75		\$0.00	
Supply and install operable roof skylights	m2	1.3		\$0.00	

SUB TOTAL: \$0.00

3 PLUMBING

	Units	Quantity	Cost per Unit	Total	NOTES
Plumbing/Drainage works	item	1		\$0.00	
Under Ground Internal and External Drainage pipe work					
Rough in the water ,gas pipe and stack drainage work for the sewer					
Fit off all the PC item.					
Connect all downpipes to the Tank and connect outlet to street pit,					
Supply and install hot water system - B26 Rinnai Infinity	item	1		\$0.00	PC item
Supply and install slimline rainwater tank 2500l	each	1		\$0.00	

SUB TOTAL: \$0.00

14 WALL & CEILING LININGS

	Units	Quantity	Cost per Unit	Total	NOTES
Ceiling linings (incl supply and labour)					assumed existing ground floor ceiling remains
13mm Plasterboard to timber framed ceiling on first floor and new Ground floor areas	m2	198		\$0.00	
Moisture resistant plasterboard to wet area ceilings	m2	20		\$0.00	
Square setting for skylights	each	6		\$0.00	
Shadowline cornice throughout new ceiling areas	lm	195		\$0.00	
Wall linings: incl supply and labour)					allowed for attic walls to be lined
13mm plasterboard to internal walls (new walls only)	m2	436		\$0.00	
Villaboard to wet area walls	m2	121		\$0.00	
Insulation: (incl supply and labour)					
Wall batts: assumed R3.5	m2	118		\$0.00	
Ceiling batts: assumed R3.5	m2	137		\$0.00	

SUB TOTAL: \$0.00

15 PAINTING & RENDER

	Units	Quantity	Cost per Unit	Total	NOTES
New internal works:					
Paint to internal ceilings	m2	218		\$0.00	
Paint to internal plasterboard walls and rendered walls	m2	436		\$0.00	
Paint to timber doors	each	13		\$0.00	
Paint to skirtings and trims	lm	365		\$0.00	
Existing internal works:					
Paint to internal ceilings	m2	156		\$0.00	
Paint to internal plasterboard walls	m2	147		\$0.00	
Paint to skirtings and trims	lm	60		\$0.00	
New External works					
Paint to external soffits	m2	16		\$0.00	
Paint to external walls	m2	122		\$0.00	
Existing External works					
Paint to external walls	m2	173		\$0.00	
Render					
Acrylic render to first floor walls, new ground floor walls, retaining walls	m2	67		\$0.00	excludes existing walls

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16 WATERPROOFING

	Units	Quantity	Cost per Unit	Total	NOTES
Bathrooms, Laundry					
Wet area floors (Bostik Dampfix Gold or similar)	m2	20		\$0.00	
Floor/wall junction (300mm high) (Bostik Dampfix Gold or similar)	m2	11		\$0.00	
Shower walls 1800mm high (Bostik Dampfix Gold or similar)	m2	20		\$0.00	
Wet area floor/wall junction (PU bandage)	lm	36.54		\$0.00	
Balconys					
Floor area balcony (Sealtuff easy FLEX or similar)	m2	32		\$0.00	
Wall/floor junction/Upturns 100mm high (Sealtuff easy FLEX or similar)	m2	2.7		\$0.00	
Wall/floor junction length (maxmesh or similar)	m2	27		\$0.00	
Retaining walls					
Face of retaining wall/subfloor walls (Maxseal Flex or similar)	m2	27.6		\$0.00	
Wall/floor junction/Upturns 150mm high (Maxseal Flex or similar)	m2	3.5		\$0.00	
Wall/floor junction length (maxmesh or similar)	m2	23		\$0.00	

SUB TOTAL: \$0.00

17 TILING

	Units	Quantity	Cost per Unit	Total	NOTES
Ground floor ensuite					
Floor tiles on cement screed to ground floor bathroom	m2	4.5		\$0.00	
Wall tiles to ground floor ensuite (assumed full height)	m2	20		\$0.00	
Ground floor laundry					
Floor tiles on cement screed to ground floor bathroom	m2	3.5		\$0.00	
Wall tiles to ground floor laundry (assumed full height)	m2	16		\$0.00	
First floor ensuite					
Floor tiles on cement screed to ground floor bathroom	m2	7.5		\$0.00	
Wall tiles to first floor ensuite (assumed full height)	m2	25		\$0.00	
First floor bathroom					
Floor tiles on cement screed to ground floor bathroom	m2	6.5		\$0.00	
Wall tiles to first floor bathroom (assumed full height)	m2	23		\$0.00	
External					
Floor tiles to external first floor balcony	m2	21		\$0.00	
Floor tiles to ground floor balcony	m2	13		\$0.00	

SUB TOTAL: \$0.00

18 CARPET

	Units	Quantity	Cost per Unit	Total	NOTES
Supply and lay carpet to first floor bedrooms and study	m2	93		\$0.00	PC \$40/m2 supply

SUB TOTAL: \$0.00

18 TIMBER FLOORING

	Units	Quantity	Cost per Unit	Total	NOTES
Supply and lay engineered timber flooring (first floor family, hall, lounge, family)	m2	149		\$0.00	PC \$100/m2 supply

SUB TOTAL: \$0.00

20 PROVISIONAL SUMS

	Units	Quantity	Cost per Unit	Total	NOTES
Joinery					
Kitchen cabinetry, stone benchtops and tiled splashback	item	1		\$0.00	
Laundry cabinetry, stone benchtops and tiled splashback	item	1		\$0.00	
Bedroom wardrobes including glass sliding doors and WIR to master	each	1		\$0.00	
Wet bar	each	1		\$0.00	
Electrical					
Electrical supply, power and lighting	each	1		\$0.00	
External works					
Landscaping allowance (soft landscaping)	item	1		\$0.00	
Misc					
Sandstone boundary fence 1800mm high with 300mm high latic screen above	m2	29		\$0.00	details required
Sandstone cladding to front façade	m2	12		\$0.00	details required
Solid core entry door	item	1		\$0.00	
Fireplace incl mantle, stone cladding and joinery	item	1		\$0.00	
Ducted airconditioning throughout	item	1		\$0.00	
Inground concrete swimming pool incl finishes, balustrading, elec, plumb	item	1		\$0.00	
External blinds	item	1		\$0.00	

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21 PC ITEMS

	Units	Quantity	Cost per Unit	Total	NOTES
Supply tiles					
Ground floor ensuite					
Floor tiles on cement screed to ground floor bathroom	m2	4.5		\$0.00	
Wall tiles to all wet areas (assumed full height)	m2	20		\$0.00	
Ground floor laundry					
Floor tiles on cement screed to ground floor bathroom	m2	3.5		\$0.00	
Wall tiles to all wet areas (assumed full height)	m2	16		\$0.00	
First floor ensuite					
Floor tiles on cement screed to ground floor bathroom	m2	7.5		\$0.00	
Wall tiles to all wet areas (assumed full height)	m2	25		\$0.00	
First floor bathroom					
Floor tiles on cement screed to ground floor bathroom	m2	6.5		\$0.00	
Wall tiles to all wet areas (assumed full height)	m2	23		\$0.00	
External					
Floor tiles to external first floor balcony	m2	21		\$0.00	
Floor tiles to ground floor balcony	m2	13		\$0.00	
Floor tiles to external patios	m2	29		\$0.00	
Kitchen appliances					
ELYSIAN COMMERCIAL PULL-OUT KITCHEN MIXER – STAINLESS STEEL	item	1		\$0.00	
TURNER HASTINGS CUISINE 68X48 INSET / UNDERMOUNT FINE FIRECLAY SINK	item	1		\$0.00	
FISHER & PAYKEL 569L FRENCH DOOR FRIDGE RF610ADX5	item	1		\$0.00	
SERIE 8 BUILT IN OVEN WITH ADDED STEAM FUNCTION 60X60 BLACK	item	1		\$0.00	
SERIE 6 BUILT-IN MICROWAVE OOVE 59X38 STAINLESS STEEL	item	1		\$0.00	
53CM SERIES 4 INTERGRATED RANGEHOOD 3 SPEED	item	1		\$0.00	
BOSCH 90CM SERIE 6 NATURAL GAS COOKTOP PPS9A6B90A	item	1		\$0.00	
Laundry					
ELYSIAN COMMERCIAL PULL-OUT KITCHEN MIXER – STAINLESS STEEL	item	1		\$0.00	
OHELU SINGLE KITCHEN SINK 380MM – STAINLESS STEEL	item	1		\$0.00	
SUPPLIER: SOCIETY CO	item	2		\$0.00	
Bathrooms					
ELYSIAN MINIMAL MIXER & SPOUT SET – BRUSHED NICKEL	item	4		\$0.00	
WILLOW BASIN SINK – MATTE WHITE 520 W X 380 D X 120 H MM	item	4		\$0.00	
ELYSIAN MINIMAL WALL MOUNTED SET – BRUSHED NICKEL	item	1		\$0.00	
HIDEAWAY + INWALL CISTERN B2W & ROCA RIMLESS BACK TO WALL PAN SOFT CLOSE	item	4		\$0.00	
ZAAHA TOILET BUTTON – ROUND – STAINLESS STEEL	item	4		\$0.00	
CALI DOUBLE TOWEL RAIL 750MM – BRUSHED NICKEL	item	8		\$0.00	
FINLEY – SHOWER RAIL SET – BRUSHED NICKEL	item	1		\$0.00	
ELYSIAN – MINIMAL MIXER – BRUSHED NICKEL	item	1		\$0.00	
ELYSIAN SHOWER BOTTOM DIVERTER – BRUSHED NICKEL	item	3		\$0.00	
SOLA SHOWER ARM & SHOWER HEAD	item	3		\$0.00	
CALI TOILET ROLL HOLDER BRUSHED NICKEL	item	1		\$0.00	
PIXI TILE INSERT FLOOR WASTE 125MM – STAINLESS STEEL	item	8		\$0.00	
VINO HAND SHOWER	item	2		\$0.00	
Base Pressed Steel Bath 1700 x 750mm White	item	1		\$0.00	
ADP LONDON VANITY 1500 W vanity	item	1		\$0.00	
ADP LONDON VANITY 1000 W vanity	item	1		\$0.00	
ADP LONDON VANITY 800 W vanity	item	1		\$0.00	
BJORN ARCH MIRROR BRIGHT WHITE	item	1		\$0.00	
MYRA 2-DOOR MIRROR CABINET RECESSED– 828MM	item	1		\$0.00	
MYRA 2 DOOR MIRROR CABINET 864MM – MATTE WHITE 2PAC	item	1		\$0.00	
MYRA 3-DOOR MIRROR CABINET RECESSED – 1242MM	item	1		\$0.00	
Misc					
Frameless glass shower screens/panels	item	3		\$0.00	

SUB TOTAL: \$0.00

Sub Total:	\$0.00
Builders Markup 25%:	\$0.00
GST [10%]:	\$0.00
Grand Total:	\$0.00