



**Organized Builders
Bill of Quantities**

30 July 2020

Job T HL DL T HL DL
House Luxury Double Large

LAND HOLDING COSTS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
1 - 1	Bank Interest and fee's	each	1	\$1.00	\$1.00
Total LAND HOLDING COSTS					\$1.00

PRELIMINARIES

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
2 - 1	Drafting fee residence	m2	0	\$0.00	\$0.00
2 - 2	Property information & connected costs	job	0	\$0.00	\$0.00
2 - 3	6 Star Energy Report	each	0	\$0.00	\$0.00
2 - 4	Engineer plan Allowance	job	0	\$0.00	\$0.00
2 - 5	Soil report inc levels, rescode assesment and details of services	job	0	\$0.00	\$0.00
2 - 6	printing/property info inc Title search	job	0	\$0.00	\$0.00
2 - 7	Permit - Building	job	1	\$4,300.00	\$4,300.00
2 - 8	Levys - Building Commission inc Council Fees etc	job	1	\$1,440.00	\$1,440.00
2 - 9	Additional permit inspections	each	3	\$175.00	\$525.00
	3 allowed where not approved				
	strip footing frame completion				
2 - 10	Property information & connected costs	job	1	\$55.00	\$55.00
2 - 11	Road Assett protection permit.	each	1	\$243.00	\$243.00
	Based on \$243.00 fee and Bond of \$1300.00				
2 - 12	Crossover permit fee	each	1	\$275.00	\$275.00
2 - 13	Plan printing allowance	each	1	\$500.00	\$500.00
	20 sets x 25 pages x 1.40 (office works pricing)				
2 - 14	*** NOTES *** No allowance for Bin on council land permits or Crane over permits		1	\$0.00	\$0.00
2 - 15	Site signage allowance inc SWMS Custom Made banner fence - std shade cloth reused 3 times total cost \$1100 = \$366 Deep excavation sign, construction site auth. persons only, site sec cameras signs etc etc. Allow \$300 per job. Builder site specific sign. \$110 each - reused 2 times = \$55 Labour to fit and remove signage. 1 hr each way = 2 hrs = \$132 Screws, nails, fixing wire, zip ties etc \$30	each	1	\$833.00	\$833.00
2 - 16	Site Security cameras, 6 months hire 6 x callout fee's 2 x cameras to front yard ATF OR IDETECT	each	1	\$3,600.00	\$3,600.00
Total PRELIMINARIES					\$11,771.00

Preliminary Stage

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
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3 - 1	Stage Claim	each	1	\$0.00	\$0.00
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Total Preliminary Stage \$0.00

SITE PREP & DEMOLITION

Item	Description	Units	Quantity	Rate	Amount
4 - 1	Remove loose material from site - based on excavated M3 x 1.6 bulking factor Tipping fee's - clean fill - Sand and clay soils	m3	200	\$7.00	\$1,400.00
4 - 2	Tip truck 8 - 10m3 Bin min 6hrs hire Ten tippers or similar 10m3 bin dual rear axel 9 hr day = 1.2 hrs round trip	each	30	\$105.00	\$3,150.00
4 - 3	8 tonne machine x 1 day to dig 8 x 110 PLUS FLOAT OF 4 HRS	each	20	\$110.00	\$2,200.00
4 - 4	40mm crushed rock to driveway	m3	10	\$62.30	\$623.00
4 - 5	Bobcat to transport soil from rear of block to tip truck position	each	9	\$90.00	\$810.00
4 - 6	3 Tonne Excavator 6 hr min charge GRADE SITE AFTER BRICKWORK GRD FLOOR & FRAME BACKFILL SITE FOR GARAGE SLAB GRADE SITE FOR C/ROCK PATH TO REAR	job	3	\$830.00	\$2,490.00

Total SITE PREP & DEMOLITION \$10,673.00

HIRE ITEMS

Item	Description	Units	Quantity	Rate	Amount
5 - 1	Builders C/Bond Site Toilet 26 week Hire with Monthly Pump & Clean 6 month hire period inc monthly pump and clean	job	2	\$900.00	\$1,800.00
5 - 2	Pumpout & clean site Toilet - Call out fee extra pumpouts during hot weather. toilet will need to be pumped fortnightly	each	9	\$70.00	\$630.00
5 - 3	Void protection - Staircase opening 3 mth hire inc supply and removal Oversized Void Void size of 3.6 x 4.2m	each	1	\$750.00	\$750.00
5 - 4	Guard rail to balconies, blockwork step downs and all areas with more than 2 mtr fall zone	m	96	\$16.00	\$1,536.00
5 - 5	Hire Items allowance as directed by Builder	each	1	\$800.00	\$800.00
5 - 6	Allowance for all Hire items that may be required but are not listed above Demo saws, jackhamers, compressors, ladders, etc Pitched Scaffold Platforms (Steel Scaffold) 30 Day hire priced per per deck at 4 mtrs 2.5 levels x 89.3 l/m	m	89.3	\$110.00	\$9,823.00
5 - 7	Alum quik stage mobile bays x 3 weeks for externals and final render	each	7	\$187.00	\$1,309.00
5 - 8	Alum quik stage delivery and pickup fees	each	4	\$65.00	\$260.00
5 - 9	Crossover protection brds - 3mtr x 3 mtr x 26 week hire inc 6 months rental	each	1	\$370.00	\$370.00
5 - 10	extra over for 4 months additional crossover brds rental period	each	4	\$137.00	\$548.00
5 - 11	Power usage per job	job	1	\$650.00	\$650.00
5 - 12	Over pool protection inc LVL timbers, C/Bond roof sheeting 2 x guys to fit = 5 hrs	each	1	\$2,200.00	\$2,200.00



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HIRE ITEMS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
5 - 13	2 x guys to remove = 3 hrs Temp fencing	each	1	\$800.00	\$800.00
5 - 14	30 l/m inc conc feet, star pickets, gates & site specific combination lock Builders site powerpole inc hire, connection, del, install and removal fees.	each	1	\$1,630.00	\$1,630.00
5 - 15	Hole, stakes, paperwork, connection & meter fee by hire company Site shed inc pick up, del, 9 months hire, chairs, table,	each	1	\$3,100.00	\$3,100.00
Total HIRE ITEMS					\$26,206.00

SET OUT

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
6 - 1	3 guys x 1 day, setout building envelope	each	6	\$420.00	\$2,520.00
6 - 2	3 guy x 1 day to setout pads, stumps, lift etc Pine, hardwood pegs, nails etc	each	1	\$250.00	\$250.00
6 - 3	Delivery of steout materials	each	1	\$55.00	\$55.00
Total SET OUT					\$2,825.00

POWER PROVISION

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
7 - 1	Provide underground power connection of temp supply to perm.location Under 10l/m	each	1	\$800.00	\$800.00
7 - 2	Provide underground power to site - over 6mtrs 3 phase power	m	10	\$65.00	\$650.00
7 - 3	Single Meterbox, supply & fit complete with circuit breakers 3 Phase box	each	1	\$915.00	\$915.00
7 - 4	Allowance to upgrade mains to 3 Phase Powerinc Ciruits and Meterbox	job	1	\$1,200.00	\$1,200.00
7 - 5	Connection Fees Inc installation of meter. \$604.00 is the actual meter fee	job	1	\$604.00	\$604.00
7 - 6	Supply and fit electrical pit 12 mtrs from pole 3 phase pit PAID FOR BY builder. price as quoted by United Energy	each	1	\$3,550.00	\$3,550.00
Total POWER PROVISION					\$7,719.00

WATER CONNECTION

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
8 - 1	Run Mains water inc digging trench 10l/m total Existing meter and tapping to remain. Run 32mm Polypipe	job	1	\$850.00	\$850.00
Total WATER CONNECTION					\$850.00

SEWERAGE & STORMWATER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
9 - 1	Supply 2 x 22500ltr tanks, 1 x rainaid makeup valve & Davey pump.	each	1	\$7,800.00	\$7,800.00



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<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
9 - 2	CRANE TO LIFT TANKS INTO POSITION IN CC08 Connect sewer + stormwtr to 700m2 block up to 12 points Strip footings	each	1	\$4,565.00	\$4,565.00
9 - 3	Sub-drain points Lift shaft base. drain in storage area under required	each	2	\$180.00	\$360.00
9 - 4	Supply + lay AG-drains inc 2 silt pits and up to 30mtrs of agi's	job	1	\$930.00	\$930.00
9 - 5	Sub-drain points extra over to amount of wastes required	each	7	\$150.00	\$1,050.00

Total SEWERAGE & STORMWATER \$14,705.00

Base Stage

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
11 - 1	Stage Claim	each	1	\$0.00	\$0.00

Total Base Stage \$0.00

PUMP & CRANE HIRE

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
10 - 1	Concrete pumps Basment slab Line pump for corefill grd floor blocks boom for strip footings and pad footings boom for suspended slab Boom for first floor blocks	each	5	\$1,150.00	\$5,750.00
10 - 2	30mtr cranetruck or similar to lift 2 x tanks 6 hr min hire	each	6	\$185.00	\$1,110.00
10 - 3	Traffic management inc 1 x ute, 2 persons for 8 hrs x 3 pours as pump truck to large to fit in driveway	each	3	\$839.00	\$2,517.00

Total PUMP & CRANE HIRE \$9,377.00

TERMITE CONTROL

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
12 - 1	Red stop collar protection x 12 off Colors on pipes etc	job	1	\$250.00	\$250.00
12 - 2	Kordon or Homeguard perimeter slab edge protection	m	126	\$19.80	\$2,494.80

Total TERMITE CONTROL \$2,744.80

FOUNDATION REINFORCING

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
13 - 1	Retaining walls Concrete sleepers with 100UB / UC Gal posts to 1200 high. Min 10m2 or higher m2 price required	m2	14	\$480.00	\$6,720.00

Total FOUNDATION REINFORCING \$6,720.00

FOUNDATION PACKAGE



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<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
14 - 1	Packing sand	m3	6	\$60.00	\$360.00
14 - 2	Bobcat / machine hire to remove spoil per hour 5 tonne machine x 8 hrs Positrack x 6 hrs	each	14	\$90.00	\$1,260.00
14 - 3	Truck to remove and tip clean fill at clean fill site FREE tipping fees	each	16	\$90.00	\$1,440.00
14 - 4	Ground floor slab	m2	67.3	\$125.00	\$8,412.50
14 - 5	bondek slab	m2	48.66	\$265.00	\$12,894.90
14 - 6	Supply Labour to dig and pour strip footing as per plan + soil report M3 not l/m	m	54	\$480.00	\$25,920.00
14 - 7	Additional cost of pier pad each at .5m3 = 7m3 total	m	14	\$220.00	\$3,080.00
14 - 8	Starter bars, Holding down bolts and deliveries x 2	each	1	\$1,000.00	\$1,000.00
14 - 9	140 thick paving slab under tanks	m2	45	\$100.00	\$4,500.00

Total FOUNDATION PACKAGE \$58,867.40

LIFTS & POOLS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
15 - 1	Labour allowance to work with lift guys	each	8	\$125.00	\$1,000.00
15 - 2	PS Allowance to supply and fit Lift 3 storey Lift inc installtion	each	1	\$58,000.00	\$58,000.00
15 - 3	Labour and material allowance to form reveals to Lift door openings Bent Stainless steel or similar	each	3	\$850.00	\$2,550.00

Total LIFTS & POOLS \$61,550.00

STRUCTURAL STEEL

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
16 - 1	As quoted by Supply and fit price inc 37mtr crane	each	1	\$30,000.00	\$30,000.00
16 - 2	Steel stringers for stairs to balcony	each	1	\$5,300.00	\$5,300.00

Total STRUCTURAL STEEL \$35,300.00

STUMPS & SUB-FLOOR

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
17 - 1	Minimix concrete, 20 MPA 20 slump for stumps	m3	3	\$235.00	\$705.00
17 - 2	Delivery of Sub-floor timbers Crane Truck	each	1	\$125.00	\$125.00
17 - 3	Concrete stumps 100 x 100, to 1.2m Supervisor to confirm length of stumps	m	16.2	\$9.90	\$160.38
17 - 4	Concrete Stumps 100 x 100 to 1.5m	m	3	\$9.90	\$29.70
17 - 5	Ant cap to suit 100 x 100 stump	each	22	\$1.10	\$24.20
17 - 6	Malthoid 110 mm x 20 m 2ply	tube	1	\$12.20	\$12.20
17 - 7	Delivery to site	job	1	\$125.00	\$125.00
17 - 8	90 x 45 KDHW F17 up to 5.4 long (Joists) 47/6.6 22/2.4 30/6.0	m	543	\$6.34	\$3,442.62



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STUMPS & SUB-FLOOR

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
17 - 9	240 x 45 MGP10 Pine 20/4.8	m	96	\$11.00	\$1,056.00
17 - 10	3600 x 900 Yellow tounge sheet flooring	each	75	\$41.55	\$3,116.25
17 - 11	ultraset glue sasuaes	each	20	\$13.60	\$272.00
17 - 12	2700x600 Hardies Scyon Interior Secura 19mm Flooring ultraset glue sasuaes	each	33	\$98.00	\$3,234.00
17 - 13	Hardies poly flooring sealant cartridges 330ml	each	12	\$14.60	\$175.20

Total STUMPS & SUB-FLOOR \$12,477.55

Frame Stage

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
19 - 1	Stage Claim	each	1	\$0.00	\$0.00

Total Frame Stage \$0.00

FRAME TIMBER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
18 - 1	Frame timber Bolts, washer, nuts allowance		540	\$1.80	\$972.00
18 - 2	Chemsets	each	22	\$18.00	\$396.00
18 - 3	Pasload framing nails inc gas	each	7	\$68.00	\$476.00
18 - 4	Duofast coil nails 32mm x 2.8 for bracing and boots	each	2	\$85.00	\$170.00
18 - 5	90mm framing nails to suit pasload gun inc Gas	each	2	\$88.00	\$176.00
18 - 6	100x70 strap nails	each	14	\$0.80	\$11.20
18 - 7	Metal strap 30 mm x 0.8 mm 30 m roll	roll	3	\$22.00	\$66.00
18 - 8	Ramset pins and charges	each	1	\$250.00	\$250.00
18 - 9	Delivery to site by Crane Truck Lower ground floor	job	1	\$135.00	\$135.00
18 - 10	Pine 90 x 45 mgp10 (Long Lenghts) Bottom plates	m	150	\$2.90	\$435.00
18 - 11	Pine F5 90 x 45 studs 2.7 m long Studs Cut to mm	each	130	\$7.77	\$1,010.10
18 - 12	70 x 35 MGP10 42l/m + 16/4.8	m	118.8	\$2.35	\$279.18
18 - 13	LVL Beam 360 x 45 can be 2/3.0	m	6	\$27.03	\$162.18
18 - 14	190 X 45 LVL E14 2/2.1 1/1.2	m	5.4	\$13.02	\$70.31
18 - 15	150x10 masonary screw bolts	each	28	\$3.60	\$100.80
18 - 16	240 x 45 MGP10 Pine 1/2.1	m	2.1	\$11.46	\$24.07
18 - 17	Sheet brace 2700 x 1200 4mm Ply	sheet	5	\$26.65	\$133.25
18 - 18	Delivery to site by Crane Truck ground floor	job	1	\$135.00	\$135.00
18 - 19	Frame timber Grd floor		1	\$0.00	\$0.00



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<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
18 - 20	Pine 90 x 45 mgp10 (Long Lenghts) Bottom plates & 3.0 studs	m	1150	\$2.90	\$3,335.00
18 - 21	Pine 90 x 35 mgp10 (long lengths) Bottom plates & 3.0 studs	m	360	\$2.12	\$763.20
18 - 22	Pine F5 90 x 45 studs 2.7 m long	each	630	\$7.77	\$4,895.10
18 - 23	70 x 35 MGP10	m	315	\$2.35	\$740.25
18 - 24	LVL Beam 360 x 45	m	46	\$27.03	\$1,243.38
18 - 25	290 x 45 LV E14	m	33.5	\$19.87	\$665.65
18 - 26	90 x 45 KDHW F17	m	70.2	\$6.16	\$432.43
18 - 27	240 X 45 LVL E14	m	17.6	\$16.45	\$289.52
18 - 28	140 X 45 LVL E14	m	2.4	\$9.60	\$23.04
18 - 29	Sheet brace 2700 x 1200 4mm Ply	sheet	32	\$27.63	\$884.16
18 - 30	Delivery to site by Crane Truck ground floor	job	1	\$135.00	\$135.00
18 - 31	Frame timber First floor, flooring		1	\$0.00	\$0.00
18 - 32	2700x600 Hardies Scyon Interior Secura 19mm Flooring	each	16	\$98.00	\$1,568.00
18 - 33	3600 x 900 Yellow tounge sheet flooring	each	0	\$41.30	\$0.00
18 - 34	2700x600 Hardies Scyon Exterior Secura 19mm Flooring	each	9	\$106.00	\$954.00
18 - 35	James hardie joint sealant Cartiridge	each	5	\$12.00	\$60.00
18 - 36	Delivery to site by Crane Truck ground floor	job	1	\$135.00	\$135.00
18 - 37	Frame timber First floor, rafters and joists		1	\$0.00	\$0.00
18 - 38	Pine 90 x 45 mgp10 (Long Lenghts) Bottom plates & 3.0 studs	m	330	\$2.90	\$957.00
18 - 39	Pine 90 x 35 mgp10 (long lengths) Bottom plates & 3.0 studs	m	560	\$2.12	\$1,187.20
18 - 40	Pine F5 90 x 45 studs 2.7 m long Studs Cut to mm	each	340	\$6.70	\$2,278.00
18 - 41	70 x 35 MGP10 Studs cut at : 2360 mm 2660 mm 2340 mm 2660 mm	m	260	\$2.35	\$611.00
18 - 42	290x45 Treated Pine F7 42/3.6	m	151.2	\$17.23	\$2,605.18
18 - 43	290 x 45 LV E14	m	33.5	\$19.87	\$665.65
18 - 44	90 x 45 KDHW F17	m	46.2	\$6.16	\$284.59
18 - 45	240 X 45 LVL E14	m	6.6	\$16.45	\$108.57
18 - 46	140 X 45 LVL E14	m	12.8	\$9.60	\$122.88
18 - 47	Sheet brace 2700 x 1200 4mm Ply	sheet	17	\$24.35	\$413.95
18 - 48	Delivery to site by Crane Truck ground floor	job	1	\$135.00	\$135.00
18 - 49	EO Allowance Misc allowance	each	1	\$1,000.00	\$1,000.00

Total FRAME TIMBER \$31,494.84



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FLOOR TRUSSES

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
20 - 1	Pre-Fab floor joists - Rough Cost	m	430	\$32.00	\$13,760.00
20 - 2	Delivery to site inc crane	each	1	\$240.00	\$240.00
20 - 3	Site measure - floor joists and trusses	each	2	\$185.00	\$370.00

Total FLOOR TRUSSES \$14,370.00

ROOF TRUSSES

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
21 - 1	Roof trusses 600 ctrs. Hip roof Hipped roof at 20' pitch 600 centres for tiled roof	m2	279.4	\$36.00	\$10,058.40
21 - 2	Crane truck delivery	each	1	\$240.00	\$240.00

Total ROOF TRUSSES \$10,298.40

WINDOWS ALUMINIUM

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
22 - 1	European made PVC windows and doors inc sup & fit as per quotation by Price also allows for expanda foam between reveals and stud framework	each	1	\$43,636.63	\$43,636.63

Total WINDOWS ALUMINIUM \$43,636.63

SKYLIGHTS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
23 - 1	Skylight 1200 x 600 supply + fit to Tile or Metal roof Room into which Skylite is to be fitted : hallway Allow double glazed clear glass. NO PERSPEX C/Bond flashing to metal roof at 5' pitch	each	1	\$760.00	\$760.00

Total SKYLIGHTS \$760.00

FRAME CARPENTER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
24 - 1	Labour to construct ground floor walls 3 men x 1 day = \$1200	each	2	\$1,200.00	\$2,400.00
24 - 2	Labour to measure and set steel columns 3 men x 1 day = \$1200	each	00.5	\$1,200.00	\$600.00
24 - 3	Labour to fit whale plates to steel floor beams 3 men x 1 day = \$1200	each	1	\$1,200.00	\$1,200.00
24 - 4	Labour to fit posi struts to grd floor ceiling 3 men x 1 day = \$1200	each	1	\$1,200.00	\$1,200.00
24 - 5	Labour to fit stumps bearers joists and flooring	each	3.5	\$1,200.00	\$4,200.00
24 - 6	Labour to fit flooring 3 men x 1 day = \$1200	each	1	\$1,200.00	\$1,200.00
24 - 7	Labour to fit first floor walls	each	4	\$1,200.00	\$4,800.00



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24 - 8	3 men x 1 day = \$1200 Labour to fit floor joist, rafters and strongbacks	each	2	\$1,200.00	\$2,400.00
24 - 9	3 men x 1 day = \$1200 Labour to second floor walls and fit trusses	each	6	\$1,200.00	\$7,200.00
24 - 10	3 men x 1 day = \$1200 Labour to fit windows	each	00.5	\$1,200.00	\$600.00
24 - 11	3 men x 1 day = \$1200 Frame Labour - fit garage roof beams, 2 men x 1 day = \$800	Day	1	\$800.00	\$800.00
24 - 12	Frame Labour - balcony joists 3 men x 1 day = \$1200	Day	2	\$1,200.00	\$2,400.00
24 - 13	Frame Labour - fit bolted brackets, H.Iron straps, bracing etc 3 men x 1 day = \$1200	Day	1	\$1,200.00	\$1,200.00
24 - 14	Misc allowance per hour fitting, moving and building temp scaffolds 16 moving materials in by hand, storing in garage etc 20 stop and go for deliveries 8 setting levels for concreter 8 supervision of all trades to roughin stage 30	each	84	\$55.00	\$4,620.00

Total FRAME CARPENTER \$34,820.00

Lockup Stage

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
26 - 1	Stage Claim	each	1	\$0.00	\$0.00

Total Lockup Stage \$0.00

ROOF TILES

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
25 - 1	Boral roof tiles - Double Storey Tile Colour : Profile :	m2	140	\$45.00	\$6,300.00
25 - 2	E/O to shingle roof tile	m2	140	\$6.00	\$840.00
25 - 3	Supply and Fit Sarking over battens	m2	140	\$5.00	\$700.00

Total ROOF TILES \$7,840.00

METAL ROOF

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
27 - 1	Supply and fit C/Bond metal roofing inc cappings, flashings and box gutters as quoted. by	m2	1	\$16,675.00	\$16,675.00
27 - 2	Supply and fit 50mm Anticon (Foil / Blanket)	m2	280.72	\$6.50	\$1,824.68
27 - 3	Supply and fit folded c/bond roof and tray gutter to balcony.	each	11.2	\$125.00	\$1,400.00



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METAL ROOF

Item	Description	Units	Quantity	Rate	Amount
27 - 4	Downpipes	each	9	\$150.00	\$1,350.00
27 - 5	Supply & Fit C/Bond Rainhead	each	2	\$200.00	\$400.00
27 - 6	2 plank to balcony and main roof	m	82	\$40.00	\$3,280.00

Total METAL ROOF \$24,929.68

RENDERING

Item	Description	Units	Quantity	Rate	Amount
28 - 1	Supply, fit and render foam cladding to top floor inc internal face of balcony	m2	142	\$140.00	\$19,880.00
28 - 2	Render brickwork + apply finishcoat as selected Front facade Note: This quantity allows for windows and doors Garage door has been taken out of the quantity.	m2	128	\$50.00	\$6,400.00
28 - 3	Mouldings Windows sills Window styles Ribbon band to window heads Ribbon band to under windows	m	156	\$60.00	\$9,360.00
28 - 4	Render brickwork + apply finishcoat as selected rear facade Note: This quantity allows for windows and doors Garage door has been taken out of the quantity.	m2	120	\$50.00	\$6,000.00
28 - 5	Supply, fit and render foam cladding to rear facade	m2	38	\$140.00	\$5,320.00

Total RENDERING \$46,960.00

BRICK SUPPLY

Item	Description	Units	Quantity	Rate	Amount
29 - 1	190 x 390 x 190 "H" blocks	each	1700	\$3.90	\$6,630.00
29 - 2	PGH - Range 1		18000	\$850.00	\$15,300.00

Total BRICK SUPPLY \$21,930.00

BRICK SAND

Item	Description	Units	Quantity	Rate	Amount
30 - 1	White Brick sand Yellow Sand White brick Sand	m3	20	\$76.00	\$1,520.00
30 - 2	Delivery allowance	each	5	\$35.00	\$175.00

Total BRICK SAND \$1,695.00

STEEL LINTELS

Item	Description	Units	Quantity	Rate	Amount
31 - 1	100 x 100 x 6 Galvanized	m	28.8	\$28.30	\$815.04
31 - 2	100 x 100 x 8, Galvanized	m	22.3	\$33.70	\$751.51
31 - 3	Metal door frame to suit 2340x720/820 door	each	2	\$147.00	\$294.00



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STEEL LINTELS

Item	Description	Units	Quantity	Rate	Amount
31 - 4	Delivery to inner Area	each	1	\$55.00	\$55.00

Total STEEL LINTELS \$1,915.55

BRICKLAYER

Item	Description	Units	Quantity	Rate	Amount
32 - 1	Caulking to Articulation Joints - colour to match adjoining brickwork 22 l/m Poly AJ caulking to existing and new junctions where required 20L/M max.	job	3	\$180.00	\$540.00
32 - 2	Piers to garage front toothout and rebuild corners of existing garage 1 man x 1 day to rebuild. Toothout done in demo cost center.	each	2	\$75.00	\$150.00
32 - 3	Lay masonry blocks 190 block 650 to basement / garage 350 to each floor there after for lift shaft = 2.5 floors = 875	each	1525	\$6.50	\$9,912.50
32 - 4	block Cut	each	120	\$2.50	\$300.00
32 - 5	concrete for corefill	each	3	\$248.00	\$744.00
32 - 6	Steel reio to corefilled piers & lift shaft	each	1	\$800.00	\$800.00
32 - 7	Labour to help pumpies corefil blockwork	each	3	\$400.00	\$1,200.00
32 - 8	Bricks Cut	each	450	\$1.00	\$450.00
32 - 9	Lay face bricks LV1 Mortar Colour : Natural Mortar Finish : Rolled INCLUDES SUPPLY OF CEMENT & LIMIL		9122	\$1,300.00	\$11,858.60
32 - 10	Lay face bricks LV2 Mortar Colour : Natural Mortar Finish : Rolled		7905	\$1,400.00	\$11,067.00

Total BRICKLAYER \$37,022.10

ELECTRICIAN

Item	Description	Units	Quantity	Rate	Amount
33 - 1	PS Allowance for All electrcial works inc roughin and fitoff as per indicative price from	each	1	\$24,875.00	\$24,875.00
33 - 2	PC Allowance for PC allowance for all light fittings.	each	1	\$3,000.00	\$3,000.00

Total ELECTRICIAN \$27,875.00

INTERCOM & SECURITY

Item	Description	Units	Quantity	Rate	Amount
34 - 1	Vac System, Premier NV 175, 2 1/2points incl. 12 m hose Supply + fit	job	1	\$2,695.00	\$2,695.00
34 - 2	Supply + fit Security system with 4 sensors (local alarm only)	each	1	\$1,930.00	\$1,930.00
34 - 3	Supply + fit 3 point Intercom System Plastic model No video Upgrade to SS face plates and colour video. 7 inch colour monitor internally inc gate release function	job	1	\$2,800.00	\$2,800.00

Total INTERCOM & SECURITY \$7,425.00

PLUMBER



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Item	Description	Units	Quantity	Rate	Amount
35 - 1	PS Allowance for Price guide from plumber between \$24,000 & 27,000	each	1	\$24,810.00	\$24,810.00

Total PLUMBER \$24,810.00

DUCTED HEATING & COOLING

Item	Description	Units	Quantity	Rate	Amount
36 - 1	PS Allowance for 30KW gas boosted ducted split system. Grd floor zone, studio zone, first floor zone.	each	1	\$25,000.00	\$25,000.00
36 - 2	Fireplace framing	each	1	\$950.00	\$950.00
36 - 3	2 men x 1 day inc \$150 in materials PS Allowance for remove and refit existing gas log fireplace from previous house	each	1	\$2,000.00	\$2,000.00
36 - 4	PS Allowance for Labour to fit new gas log fire x 1. Labour allowance only. All flueing etc to be supplied with Gas Log Heater	each	1	\$900.00	\$900.00

Total DUCTED HEATING & COOLING \$28,850.00

INTERNAL LOCKUP MATERIALS

Item	Description	Units	Quantity	Rate	Amount
37 - 1	Masonite packers	each	150	\$0.80	\$120.00
37 - 2	90 x 35 Merch Pine	m	280	\$2.35	\$658.00
37 - 3	Cavity 2340 high sliding door unit corinthian to suit 90 mm wall To suit 820 Door off To suit 720 Door off	each	4	\$196.00	\$784.00
37 - 4	Delivery No Crane required	job	1	\$75.00	\$75.00
37 - 5	PC Allowance for Front door -PCL4G with 2 x sidelights and highlight over	each	1	\$1,870.00	\$1,870.00
37 - 6	100x75x2.5 S/Steel LP hinges	each	9	\$7.40	\$66.60
37 - 7	10mm x 25mm Screws to suit Zinc Hinges - packet	each	1	\$6.29	\$6.29
37 - 8	Delivery Ute only required	job	1	\$75.00	\$75.00
37 - 9	PC Allowance for Front door handle, lock, cylinder etc.	each	1	\$250.00	\$250.00
37 - 10	PC Allowance for Deadlock and handle to garage and basement passage doors	each	2	\$130.00	\$260.00
37 - 11	PS Allowance for Keying charges	each	1	\$260.00	\$260.00
37 - 12	PS Allowance for Call out fee for locksmith	each	1	\$225.00	\$225.00
37 - 13	Duracoat Solidcore 2340 x 820 x 35	each	2	\$184.00	\$368.00

Total INTERNAL LOCKUP MATERIALS \$5,017.89

BATH & SHOWERBASES

Item	Description	Units	Quantity	Rate	Amount



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BATH & SHOWERBASES

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
38 - 1	PC Allowance for free standing bath	each	1	\$1,000.00	\$1,000.00
38 - 2	waste and delivery fee's for bath	each	1	\$85.00	\$85.00
38 - 3	4 guys to take bath up	each	4	\$60.00	\$240.00

Total BATH & SHOWERBASES \$1,325.00

INTERNAL LOCKUP CARPENTER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
39 - 1	Internal lockup carpenter.	each	2	\$1,200.00	\$2,400.00
39 - 2	Straighten walls internally and externally 2 men x 3 days Internal lockup carpenter.	each	1	\$1,200.00	\$1,200.00
39 - 3	Hang external doors and fit locks 3 men x 1 days Fit cavity door unit 2340 high	each	4	\$60.00	\$240.00
39 - 4	Make up + fit bulkhead	m	73	\$45.00	\$3,285.00
39 - 5	Fit noggins to ceiling including garage	job	1	\$1,200.00	\$1,200.00
39 - 6	fit picture hanging, towel, toilet noggins etc 3 men x 1 day	each	1	\$1,200.00	\$1,200.00
39 - 7	MISC etc 3 men x 1 day	each	1	\$1,200.00	\$1,200.00

Total INTERNAL LOCKUP CARPENTER \$10,725.00

WALL INSUALTION

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
40 - 1	Supply + fit sisalation to external walls ALL JOINS LAPPED AND TAPED	m2	285	\$3.65	\$1,040.25
40 - 2	Thermo Board10 mm, supply + fit to single storey home North and west facing walls All joins to be taped	m2	216	\$12.50	\$2,700.00
40 - 3	Supply + fit R2.0 compressed Earthwool batts to external walls R2.5 not 2.0	m2	440	\$8.10	\$3,564.00
40 - 4	Supply + fit R2.5 Earthwool batts to internal ceilings	m2	118	\$7.15	\$843.70
40 - 5	Supply + fit R2.5 subfloor insualtion - foilbrd or similar	m2	168	\$14.00	\$2,352.00

Total WALL INSUALTION \$10,499.95

EXTERNAL LOCKUP MATERIALS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
41 - 1	External Lockup materials screws, nails, bolts etc		1	\$750.00	\$750.00
41 - 2	Decking structure to ldry screw fixed inc stumps & plinths	m2	8.1	\$110.00	\$891.00
41 - 3	Decking boards Merbau or similar	m2	58	\$77.00	\$4,466.00



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EXTERNAL LOCKUP MATERIALS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
41 - 4	6mm Fibre cement 1812 / 2409 / 2412/ 3012	m2	105	\$15.20	\$1,596.00
41 - 5	Pine F5 90 x 35	m	246	\$2.35	\$578.10
41 - 6	18x18 Square pre-primed F/J Treated pine	m	168	\$1.38	\$231.84
41 - 7	50mm GAL Bungle head batten screws box 1000	each	1	\$52.00	\$52.00
41 - 8	Delivery to site	each	2	\$135.00	\$270.00

Total EXTERNAL LOCKUP MATERIALS \$8,834.94

EXTERNAL LOCKUP CARPENTER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
42 - 1	External Lockup Carpenter Misc		1	\$1,200.00	\$1,200.00
42 - 2	Lockup Carpentry labour 3 men x 1 day Fit lining to verandah and underside of upper floor, FF eaves and int balcony cladd	each	3	\$1,200.00	\$3,600.00
42 - 3	Lockup Carpentry labour 3 men x 1 day to fit stumps, bearers, joists and deck to laundry ramp	each	3	\$1,200.00	\$3,600.00
42 - 4	Lockup Carpentry labour 3 men x 1 day decking	each	3	\$1,200.00	\$3,600.00
42 - 5	Lockup Carpentry labour 3 men x 1 day External stairs down to pool	each	2	\$1,200.00	\$2,400.00

Total EXTERNAL LOCKUP CARPENTER \$14,400.00

BRICK CLEANER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
43 - 1	Clean brickwork two storey dwelling		12000	\$80.00	\$960.00
43 - 2	Clean brickwork inside of garage	job	1	\$45.00	\$45.00

Total BRICK CLEANER \$1,005.00

Fixing Stage

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
45 - 1	Stage Claim	each	1	\$0.00	\$0.00

Total Fixing Stage \$0.00

PLASTERER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
44 - 1	Supply and fit 10mm plaster and metal battens to ceilings including laser levelling	m2	518	\$28.00	\$14,504.00
44 - 2	Supply & Fix 10mm Plasterboard to walls	m2	96	\$25.00	\$2,400.00



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PLASTERER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	glued over brickwork				
44 - 3	Supply & Fix 6mm Fibre cement to wet area's	m2	115	\$22.00	\$2,530.00
44 - 4	Supply & Fix 10mm Plasterboard to walls	m2	816	\$18.00	\$14,688.00
44 - 5	Feature cornice to ground floor	m	156	\$18.00	\$2,808.00
44 - 6	Supply and fit Bulkhead "L" Shaped	m	62	\$25.00	\$1,550.00
44 - 7	Square Setting Columns x 5 off	m	13.5	\$55.00	\$742.50
44 - 8	Wall reveal / Niche inc Square Setting	each	8	\$125.00	\$1,000.00
44 - 9	Pass up plaster to first floor	each	2	\$250.00	\$500.00
44 - 10	Doorway reveal - 180 /270mm thick	each	3	\$140.00	\$420.00
44 - 11	Supply & fit Boxed plaster shaft to Skylight	each	1	\$400.00	\$400.00

Total PLASTERER \$41,542.50

STAIRCASE & BALUSTRADE

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
46 - 1	PS Allowance for MDF staircase for carpet finish with basic design wrought iron balustrading	each	1	\$3,500.00	\$3,500.00
46 - 2	10mm glass balustrade inc spigott fixings and SS handrail. Some sections to be 1200 to suit pool requirements	m	34.6	\$430.00	\$14,878.00
46 - 3	PS Allowance for juliet balcony wrought iron balustrade	each	1	\$2,500.00	\$2,500.00

Total STAIRCASE & BALUSTRADE \$20,878.00

CABINET MAKER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
47 - 1	PS Allowance for Inc all cupboards, benchtops etc	each	1	\$80,000.00	\$80,000.00

Total CABINET MAKER \$80,000.00

SINKS & BASINS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
48 - 1	Studio sink inc waste baskets & drainer	each	1	\$450.00	\$450.00
48 - 2	Kitchen sink inc waste baskets & drainer	each	1	\$600.00	\$600.00
48 - 3	Bar sink inc waste basket	each	1	\$350.00	\$350.00
48 - 4	Basins inc P/W inc Shroud to Studio	each	1	\$400.00	\$400.00
48 - 5	Basins inc P/W	each	5	\$250.00	\$1,250.00
48 - 6	Laundry Trough	each	1	\$148.00	\$148.00
48 - 7		each	1	\$25.00	\$25.00

Total SINKS & BASINS \$3,223.00

FIX MATERIALS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
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FIX MATERIALS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
49 - 1	Fix Timber		0	\$0.00	\$0.00
49 - 2	67x19mm MDF Architrave to columns 18/5.4	m	97.2	\$4.90	\$476.28
49 - 3	130x19mm MDF Replica Skirting 73/5.4	m	394.2	\$5.30	\$2,089.26
49 - 4	80x19mm MDF Architrave standard profiles only 78/5.4	m	421.2	\$4.90	\$2,063.88
49 - 5	110 X 18 MDF 5.4 m length Primed 3/5.4	length	3	\$12.25	\$36.75
49 - 6	Splay bead 12 mm, 2.4 m long	each	3	\$3.50	\$10.50
49 - 7	28x9mm picture framing moulding	m	58	\$4.68	\$271.44
49 - 8	Pre-hung 2340 Readycoat door hinged onlyR/H L/H 820..... 770..... 720..... 620.....	each	7	\$130.00	\$910.00
49 - 9	Pre-hung 2340 Readycoat door hinged + latchedR/H L/H 820..... 770..... 720..... 620.....	each	7	\$62.00	\$434.00
49 - 10	Single door jamb 110 mm MDF H&L 2340 x nominate size	each	14	\$36.00	\$504.00
49 - 11	Readycoat door grooved to suit CAV. slider 2340 x nominate size	each	2	\$58.00	\$116.00
49 - 12	Single door jamb 110 mm MDF HO 2340 x nominate size	each	1	\$26.85	\$26.85
49 - 13	Pre-hung Readycoat door incl. 110 mm MDF jamb hinged + latchedR/H L/H 820..... 770..... 720..... 620..... 520..... 420.....	each	4	\$54.85	\$219.40
49 - 14	Pre-hung Readycoat door incl. 110 mm MDF jamb hinged onlyR/H L/H 820..... 770..... 720..... 620..... 520..... 420.....	each	6	\$53.12	\$318.72
49 - 15	Double door jamb 110 mm MDF to suit 2 doors hinged only 2040 x nominate size 2/820 Doors off 2/720 Doors off 2/620 Doors off 2/520 Doors off	each	3	\$32.00	\$96.00
49 - 16	Double door jamb 110 mm MDF to suit 2 doors hinged only 2340 x nominate size	each	5	\$38.00	\$190.00
49 - 17	Man hole kit 600 x 600 white	each	3	\$21.00	\$63.00
49 - 18	PC Allowance for Allowance for 2340x820 glass doors	each	4	\$400.00	\$1,600.00



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FIX MATERIALS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
49 - 19	Delivery to site	each	1	\$88.00	\$88.00
49 - 20	Nidas Capri Lever Passage Set BC handles TBC	each	11	\$55.00	\$605.00
49 - 21	Nidas Capri Lever Robe Set inc fixing stud handles TBC	each	21	\$30.00	\$630.00
49 - 22	Nidus Capri Privacy set CP handles TBC	each	2	\$60.00	\$120.00
49 - 23	CAV Slider Privacy door lock handles TBC	each	2	\$48.00	\$96.00
49 - 24	Gainsborough Radius Flush door pulls per pair handles TBC	pair	4	\$8.80	\$35.20
49 - 25	concealed drop bolts to french doors	each	4	\$28.00	\$112.00
49 - 26	parliament hinges to french doors	each	12	\$20.00	\$240.00
49 - 27	Nat Anno. pillar adjustable door stops with rubber pad	each	22	\$15.00	\$330.00
49 - 28	Gripper catches	each	21	\$1.30	\$27.30
49 - 29	2 x timber mantles to fireplaces	each	2	\$275.00	\$550.00
49 - 30	Delivery to site Ute or rep delivery of door handles	each	1	\$88.00	\$88.00
49 - 31	misc materials	each	1	\$750.00	\$750.00

Total FIX MATERIALS \$13,097.58

FIX CARPENTER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
50 - 1	FIX CARPENTER nails, glue etc		1	\$450.00	\$450.00
50 - 2	Fix Carpentry Labour 3 men x 1 day Doors	each	2	\$1,200.00	\$2,400.00
50 - 3	Fix Carpentry Labour 3 men x 1 day picture rails, feature timber panels etc	each	3	\$1,200.00	\$3,600.00
50 - 4	Fix Carpentry Labour 3 men x 1 day Archs & Skirts	each	3	\$1,200.00	\$3,600.00
50 - 5	Misc. Manholes, french doors, parliament hinges, fireplace mantles, steps to garage, door handles heath substrates etc etc	each	4	\$1,200.00	\$4,800.00

Total FIX CARPENTER \$14,850.00

WALL & FIOOR TILE SUPPLY

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
51 - 1	Porceline wall tiles std range 600x300 Porcelain assumed	m2	70	\$40.00	\$2,800.00



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WALL & FLOOR TILE SUPPLY

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
51 - 2	Basement - 7.43 Grd Flr Ens - 23.34 L/dry - 2.04 Pwder - .54 Kitchen - 6.0 B3 Ens - 6.25 B2 Ens - 14.73 Total = 60.33m2 +15% Porceline floor tiles std range 600x300 Porcelain assumed Basement - 3.98 Grd Flr Ens - 6.97 Mud - 4.76 L/dry - 8.62 Pwder - .488 Kitchen - 19.05 B3 Ens - 7.2 B2 Ens - 7.8 Balcony - 14.2 Total = 77.46m2 +14%	m2	84	\$40.00	\$3,360.00
51 - 3	Delivery fee	each	3	\$100.00	\$300.00
51 - 4	PS Allowance for Electric eatmat under tile heating inc controller and installation Bed 1 Bed 2 Kitchen & pantry Laundry & Mud	each	1	\$4,990.00	\$4,990.00
51 - 5	Colour matched tile trims to top of skirting tiles, niches	each	15	\$23.00	\$345.00

Total WALL & FLOOR TILE SUPPLY \$11,795.00

TILER & WATERPROOFING

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
52 - 1	Lay wall tiles to Austr. standard using flexible adhesive and finish with grout, colour as selected.	m2	61	\$50.00	\$3,050.00
52 - 2	Lay floor tiles to Austr standard using flexible adhesive and finish with grout, colour as selected.	m2	77	\$50.00	\$3,850.00
52 - 3	Lay Skirting Tiles	m	31.2	\$8.00	\$249.60
52 - 4	Tile Niche	each	4	\$125.00	\$500.00
52 - 5	Supply & fit Alum Angle size to suit tiles	m	8	\$4.50	\$36.00
52 - 6	Silicone / internal caulking allowance	each	516	\$4.60	\$2,373.60
52 - 7	Tank Internal floor areas prior to cement screed	m2	39.2	\$60.00	\$2,352.00
52 - 8	Tank decks & Balconies - Torchon or similar	m2	14	\$75.00	\$1,050.00
52 - 9	tank internal walls	m2	26.62	\$60.00	\$1,597.20
52 - 10	Tank Internal SHWR floor areas after cement screed	each	6.6	\$75.00	\$495.00
52 - 11	Cement screed to levels	m2	13.8	\$60.00	\$828.00
52 - 12	Cement Screed showerbase over tanking to drain	each	4	\$280.00	\$1,120.00
52 - 13	Strip drains and smart tile grates	each	1	\$2,450.00	\$2,450.00
52 - 14	4 x smart tile grates = \$250 1 x 7.0 long custom strip drain = \$2100 Delivery fee's x 2 = \$100 Labour to fit strip drain, internal sump and insulating around downpipe	each	8	\$75.00	\$600.00



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Total TILER & WATERPROOFING \$20,551.40

PAINTER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
53 - 1	Painter Paint residence internally with standard eaves 2340 doors High gloss - quality wash & wear paint 3 coat system. NOT 2 coats Steel columns and balcony ceilings Replica mouldings recessed ceilings to 2850 high \$1k allows for final touchup and paint throughout not done by painter		1	\$1,000.00	\$1,000.00
53 - 2	Paint double storey residence with Alum. windows, without eaves 2 coats	m2	67.3	\$57.00	\$3,836.10
53 - 3	Paint double storey residence with Alum. windows, without eaves 2 coats	m2	262.1	\$57.00	\$14,939.70
53 - 4	Paint double storey residence with Alum. windows, without eaves 2 coats	m2	67	\$57.00	\$3,819.00
53 - 5	Paint double storey residence with Alum. windows, without eaves 2 coats	m2	118.8	\$55.00	\$6,534.00
53 - 6	Allowance to double storey home eaves	m	62	\$18.00	\$1,116.00
53 - 7	Paint carport or pergola beams + post	m2	46.7	\$32.00	\$1,494.40
53 - 8	Allowance for single storey home eaves	m	118	\$15.00	\$1,770.00
53 - 9	E/O to paint staircase, ballusters + rail	job	1	\$850.00	\$850.00
53 - 10	EO Allowance Paint feature columns, wall panneling etc	each	1	\$1,200.00	\$1,200.00
53 - 11	Carpenter allowance to refit doors and locks after painters	each	1	\$1,000.00	\$1,000.00

Total PAINTER \$37,559.20

SHOWER SCREENS & MIRRORS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
54 - 1	Frameless Glass fixed 10mm panel to 1400 wide	each	1	\$1,300.00	\$1,300.00
54 - 2	Frameless Glass fixed 10mm panel to 1100 wide	each	1	\$900.00	\$900.00
54 - 3	Frameless Glass door, fixed panel and return to 1800 wide	each	1	\$2,300.00	\$2,300.00
54 - 4	Frameless Glass door, fixed panel and return to 1500 wide	each	1	\$1,800.00	\$1,800.00
54 - 5	Mirror with flat polished edges	m2	9.3	\$110.00	\$1,023.00

Total SHOWER SCREENS & MIRRORS \$7,323.00

TOILET SUITES

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
55 - 1	Roca INSPIRA in-wash	each	1	\$3,500.00	\$3,500.00
55 - 2	ROCA COMFORT 9506684	each	1	\$829.00	\$829.00
55 - 3	Caroma Forma or similar to suit Odorvac	each	3	\$750.00	\$2,250.00
55 - 4	Supply of Odourvac system inc wall vent / eaves vent and deliver	each	5	\$550.00	\$2,750.00
55 - 5	Price also includes 2 lengths 50mm PVC pipe for ducting Toilets delivery fee	each	1	\$35.00	\$35.00

Total TOILET SUITES \$9,364.00

Completion Stage



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<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
56 - 1	Stage Claim	each	1	\$0.00	\$0.00

Total Completion Stage \$0.00

KITCHEN APPLIANCES

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
57 - 1	PC Allowance for Smeg or similar 900mm gas cooktop, 600 oven, 900 rangehood	each	1	\$4,500.00	\$4,500.00
57 - 2	PC Allowance for Dishwasher	each	1	\$2,200.00	\$2,200.00

Total KITCHEN APPLIANCES \$6,700.00

HOT WATER SUPPLY

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
58 - 1	Rinnai Infinity HWS L24	each	2	\$920.00	\$1,840.00

Total HOT WATER SUPPLY \$1,840.00

TAPWARE & ACCESSORIES SUPPLY

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
59 - 1	Kitchen sink mixer	each	1	\$350.00	\$350.00
59 - 2	Bar sink mixer	each	1	\$250.00	\$250.00
59 - 3	Laundry sink mixer	each	1	\$250.00	\$250.00
59 - 4	Studio sink mixer	each	1	\$350.00	\$350.00
59 - 5	Laundry washing machine stops	each	1	\$60.00	\$60.00
59 - 6	shower mixer	each	7	\$200.00	\$1,400.00
59 - 7	Basin mixer	each	5	\$200.00	\$1,000.00
59 - 8	Shower rails	each	2	\$244.55	\$489.10
59 - 9	Shower rose and adjustable wall arm	each	5	\$250.00	\$1,250.00
59 - 10	Zip hydro G4	each	1	\$3,600.00	\$3,600.00
59 - 11	Delivery	each	1	\$25.00	\$25.00
59 - 12	PC Allowance for Towel rails, towel rings, toilet roll holders, glass shelves, toothbrush holders etc	each	1	\$1,200.00	\$1,200.00

Total TAPWARE & ACCESSORIES SUPPLY \$10,224.10

METAL WORK

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
60 - 1	Alum louver privacy screen to Grd floor balcony as quoted by	each	1	\$1,800.00	\$1,800.00

Total METAL WORK \$1,800.00

CEILING INSULATION

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
61 - 1	Supply + fit R5.0 Earthwool batts to roof area of dwelling only To all new ceilings	m2	163	\$13.00	\$2,119.00
61 - 2	Supply + fit R5.0 Earthwool batts to roof area of dwelling only	m2	118	\$13.00	\$1,534.00



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CEILING INSULATION

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
61 - 3	Covers (downlights & fans) First 5 covers (including downlights and fans) free	each	56	\$2.00	\$112.00

Total CEILING INSULATION \$3,765.00

FIRE SERVICES

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
62 - 1	Emergency exit / battery backup lights	each	4	\$175.00	\$700.00

Total FIRE SERVICES \$700.00

TIMBER FLOORS INC SANDING

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
63 - 1	Timber floors as quoted by	each	92.49	\$160.00	\$14,798.40
63 - 2	Polish basment slab NOT workshop area	m2	25	\$120.00	\$3,000.00
63 - 3	floor protection similar to "ramboard" inc decking (modwood assumed)	m2	200	\$12.00	\$2,400.00

Total TIMBER FLOORS INC SANDING \$20,198.40

GARAGE DOOR SUPPLY

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
64 - 1	Supply + fit Panelglide sectional door up to 2750x4900 with hilite windows	each	1	\$3,800.00	\$3,800.00

Total GARAGE DOOR SUPPLY \$3,800.00

HOUSE CLEANER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
65 - 1	Clean dwelling prior to handover full builders clean pre - carpet installtion	m2	575	\$4.25	\$2,443.75
65 - 2	Clean dwelling prior to handover Final builders clean after carpet ready for handover	m2	575	\$1.00	\$575.00
65 - 3	Clean windows inside and outside inc frames per m2 of glass	m2	81	\$6.50	\$526.50

Total HOUSE CLEANER \$3,545.25

INSECT SCREENS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
66 - 1	Flyscreen/Security doors NOTE.. screens allowed in window quote		0	\$0.00	\$0.00

Total INSECT SCREENS \$0.00

PAVING

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
67 - 1	Exposed Aggregate with colored stones 100 thick SL72 mesh driveway and front path	m2	48	\$100.00	\$4,800.00



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PAVING

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
67 - 2	Extra over for box and pour of Exposed Stairs to 1500 wide	each	7	\$150.00	\$1,050.00
67 - 3	Exposed Aggregate with colored stones 100 thick SL72 mesh rear path to 3 sides of dwelling	m2	60	\$100.00	\$6,000.00
67 - 4	Crossover to council reg's - inc removal of existing kerb & nature strip - Standard single crossover	m2	1	\$3,600.00	\$3,600.00

Total PAVING \$15,450.00

CARPET, VYNIL & FLOATING FLOORS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
68 - 1	Supply & lay Quality range carpet over premium underlay PS allowance for good quality carpet inc premium underlay	m	57	\$180.00	\$10,260.00

Total CARPET, VYNIL & FLOATING FLOORS \$10,260.00

CLOTHES LINE & MAILBOX

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
69 - 1	Supply + fit standard 3.4 m clothes line to brickwall Dual foldout clothesline and 2 hrs for carpenter to fit To brickwork wall. Add \$220 if posts / ground mounts required	each	1	\$350.00	\$350.00
69 - 2	Supply and fit commercial style keyed letterbox inc street numbers 1 bag rapid set concrete 1 hr for carpenter to fit	each	1	\$350.00	\$350.00

Total CLOTHES LINE & MAILBOX \$700.00

WINDOW FURNISHINGS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
70 - 1	Window furnishings allowance PS allowance for all internal blinds		1	\$12,000.00	\$12,000.00

Total WINDOW FURNISHINGS \$12,000.00

FENCING

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
71 - 1	Timber paling fence 1800 high includes removal & discard of existing fence	m	91	\$102.00	\$9,282.00

Total FENCING \$9,282.00

CAULKING

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
72 - 1	Internal caulking floor to walls etc etc	m	316	\$4.50	\$1,422.00

Total CAULKING \$1,422.00

LANDSCAPING

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>



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LANDSCAPING

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
73 - 1	Landscaping Brick planter box to side of driveway and topsoil to front yard only. All plants, grass etc by owners		1	\$0.00	\$0.00
73 - 2	labour to build brickwork planter / retaining wall 3 men x 1 day	each	1	\$1,400.00	\$1,400.00
73 - 3	sand cement lime ties conc reio for brickwork planter / retaining wall 3 men x 1 day	each	1	\$450.00	\$450.00
73 - 4	bricks for retaining wall	each	950	\$1.10	\$1,045.00
73 - 5	Topsoil	each	10	\$50.00	\$500.00
73 - 6	Labour to backfill and level for grass	each	16	\$50.00	\$800.00

Total LANDSCAPING \$4,195.00

SITE CLEANER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
74 - 1	3mtr skip bins - heavy	each	4	\$275.00	\$1,100.00
74 - 2	3mtr skip bins - light	each	6	\$262.00	\$1,572.00
74 - 3	6m3 bin	each	2	\$540.00	\$1,080.00
74 - 4	Labour to load bins, sweep site etc 3 hrs p/3m3	each	126	\$27.00	\$3,402.00

Total SITE CLEANER \$7,154.00

OFFICE FEES & COSTS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
75 - 1	Final fit-off double storey home Ease windows + doors if required Fit door furniture after painters + robe fittings Fit toilet roll holder, towel rails + door stops door seals, final caulking etc Report any outstanding items or items requiring attention	job	1.5	\$2,000.00	\$3,000.00
75 - 2	Touchups / last minute items before defects list	each	24	\$90.00	\$2,160.00
75 - 3	Rectification of items on defects list.	each	48	\$90.00	\$4,320.00
75 - 4		each	1	\$1,275.00	\$1,275.00
75 - 5	Foam Door Seal self adhesive each not l/m	m	5	\$25.00	\$125.00
75 - 6	Fit Door Seal to External and Service Rooms	each	5	\$25.00	\$125.00
75 - 7	Brush Door seal	each	5	\$55.00	\$275.00
75 - 8	Maintenance allowance	job	1	\$2,000.00	\$2,000.00
75 - 9	Insurances - imdemnity divided by jobs per year based on 6 jobs per year with an anual premium of \$12,000.00 / \$3.5 mill	job	1	\$4,000.00	\$4,000.00
75 - 10	Supervision Allowance Double Storey Dwelling - project homes Allowance includes, Supervisor for 2 weeks whilst builder on holidays Labourer / foreman / leading hand during construction. Hrs / Days required. Fuel, phone, workcover, sick, long service, holidays, maternity, etc etc	job	1	\$25,000.00	\$25,000.00



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OFFICE FEES & COSTS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
75 - 11	1 supervisor covers 3.0mill per year Contract from \$1,500,000.00	each	1	\$2,499.30	\$2,499.30
75 - 12	Contracts x 2 off	each	2	\$300.00	\$600.00
75 - 13	Handover pack inc folder, present / gift and key sets	each	1	\$420.00	\$420.00
75 - 14	Sales commission No sales comm's on this job. Inhouse client	job	1	\$0.00	\$0.00

Total OFFICE FEES & COSTS \$45,799.30

Total T HL DL T HL DL \$1,099,245.46