



GREENIFY YOUR COST ESTIMATE

Brings Control to your Project

REVISED OCTOBER 2013

CUSTOM HOME - CONSTRUCTION COSTS FOR REFERENCE ONLY

DISCLAIMER

This Detailed Cost Estimate is based on current regional NSW costs received from actual quotes and supply prices. You must ensure that you have made your own enquiry in your area to allow for any changes to these prices.

NOTES FROM ESTIMATOR

Areas of the report highlighted in red must be performed by qualified Professionals/Tradesman
Based on NSW Regional Prices 2013 actual quotes and enquiries

www.greenifyconsulting.com.au

ONCE YOU HAVE WORKED OUT YOUR QUANTITIES ADD THE FIGURE IN THE YELLOW CELL

				SUMMARY OF COST	
					\$10,538.00
0251 Estimator Costs Professional Recommended					
Item	Description	Quantity	Units	Rate	Amount
	Estimating Cost (Total m2 of Construction)		m2	\$4.00	
	Total 0251 Estimator Costs			\$0.00	

<u>0001 Pre-Design Report</u>					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Complete Report	1	each	\$750.00	\$750.00
	Council Development Control Plans	0	included	\$0.00	
	Covenants	0	included	\$0.00	
	Easements	0	included	\$0.00	
	Flood Prone	0	included	\$0.00	
	Fire Attack Level	0	included	\$0.00	
	Previous Land Usage	0	included	\$0.00	
	Termite, overland drainage	0	included	\$0.00	
	Total Pre-Design Report			\$750.00	
<u>0301 Soil Test</u>					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Soil Test	1	each	\$285.00	\$285.00
	Wind Classification (carried out with soil test)	1	each	\$30.00	\$30.00
	Photos (carried out with soil test)	1	each	\$45.00	\$45.00
	Total 0301 Soil Test			\$360.00	
<u>0401 Site + Contour Survey</u>					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Contour Survey	1	each	\$295.00	\$295.00
	Total 0401 Site + Contour Survey			\$295.00	
<u>0501 Drafting</u>					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Preliminary Sketches for comment and review	1	each	\$250.00	\$250.00
	Sustainability Design Development (based on 3 revisions)	1	each	\$750.00	\$750.00
	Draughting : Working Drawings Level 1 (per sqm)		m2	\$10.00	
	Sustainability study (Building Energy Efficiency Certificate)	1	each	\$275.00	\$275.00
	Total 0501 Drafting			\$1,275.00	
<u>0601 Slab + Footing Designs</u>					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Engineering : Footing + Slab Design (ea)	1	each	\$250.00	\$250.00
	Engineering : Structural Certification (Bracing)		allowance	\$250.00	

	Total 0601 Slab + Footing Designs					\$250.00	
<u>0701 Private Certification</u>							
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>		<u>Amount</u>
	Certification : Private Certification Fees (estimate only)	1	job lot		\$2,500.00		\$2,500.00
	Total 0701 Private Certification					\$2,500.00	
<u>0801 Portable long Service Levy</u>							
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>		<u>Amount</u>
	Portable Long Service Levy (estimate)	1	estimate		\$0.00		\$0.00
	Total 0801 Portable long Service Levy					\$0.00	
<u>0901 Home Owners Insurance</u>							
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>		<u>Amount</u>
	HOW Insurance up to \$351k - 500k	1	estimate		\$3,608.00		\$3,608.00
	Total 0901 Home Owners Insurance					\$3,608.00	
<u>1001 Construction Insurance</u>							
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>		<u>Amount</u>
	Construction Insurance : (estimate)	1	estimate		\$1,500.00		\$1,500.00
	Total 1001 Construction Insurance					\$1,500.00	
<u>1351 Temporary Fencing</u>							
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>		<u>Amount</u>
	Temp Site Fencing : Mesh Panel Fence		lin m		\$10.00		
	Temp Site Fencing : Delivery + Pick-up (Outside Metro.)		each		\$80.00		
	Total 1351 Temporary Fencing					\$0.00	
<u>1401 Sediment Control</u>							
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>		<u>Amount</u>
	Sediment Barrier : Silt Fence (50m roll)		roll		\$50.00		
	Total 1401 Sediment Control					\$0.00	
<u>1451 Temporary Services</u>							
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>		<u>Amount</u>
	Temp Services : Construction Power Charge every 12 weeks		each		\$75.00		
	Temp Services : Toilet Hire (chemical flush)		per week		\$35.00		
	Temp Services : Toilet:- Delivery + Pick Up		each		\$45.00		
	Temp Services : Acro-Prop Hire		per week		\$8.00		
	Total 1451 Temporary Services					\$0.00	

99151 Contingency Allowance					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Contingency Allowance [Fixed]		job lot	\$1,500.00	
	Total 99151 Contingency Allowance			\$0.00	
3101 Frame Timber (stick)					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Delivery		delivery		
	100 x 100 F14 HWD		lin m		
	LVL 240 x 45 Beam		lin m		
	90 x 35 MGP 10 Treated		lin m		
	Total 3101 Frame Timber (stick)			\$0.00	
3201 Frame (pre-nail)					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Ext. 90mm Frame - 2400ht		lin m		
	Int. 90mm Frame - 2400ht		lin m		
	Ext. 90mm Frame - 2700ht		lin m		
	Int.. Frame 90mm - 2700ht		lin m		
	Ext. 90mm Frame - 3000ht		lin m		
	Total 3201 Frame (pre-nail)			\$0.00	
3301 Frame Material + Hardware					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Delivery		delivery	\$50.00	
	Chemset Injection Pack		box	\$45.05	
	Stud Bolts M12 x 160mm		each	\$1.80	
	Metal Ceiling Battens (6.1m)		length	\$4.72	
	3000 x M12 Cyclone Rod		each	\$4.62	
	3600 x M12 Cyclone Rod		each	\$6.02	
	12mm Top Nut		each	\$0.12	
	12mm 50 x 50 square washer		each	\$0.27	
	30m Hoop Iron Straping		roll	\$20.17	
	Galv Decking Nails (5kg Box)		box	\$56.00	
	120 x 12mm H/H Bolt + Nut		each	\$1.16	
	120 x 12mm C/H Bolt + Nut		each	\$1.05	

	12mm Round Washers		each		\$0.14	
	Cavity Slider Frame 2040x720x90		each		\$105.60	
	Total 3301 Frame Material + Hardware				\$0.00	
3601 Timber Floor Material						
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>	<u>Amount</u>
	F17 170 x 35		lin m			
	F27 240 x 45		lin m			
	Treated Pine Dry 90 x 45 F5 H3 Rougher Headed		lin m			
	LVL 240 x 63 Beam		lin m			
	300 x 63 HJ-300		lin m			
	Yellow Tongue 3600x900x19		sheet			
	Compressed Sheet 18mm		m2			
	Shot Edge Decking 70 x 19mm (merbau)		lin m			
	Liquid Nails Construction Adhesive 320g		tube			
	Joist Hanger 51 x 240mm (face mount)		each			
	Nail FH I Joist Galv. 35 x 3.15mm 1Kg		box			
	Total 3601 Timber Floor Material				\$0.00	
3801 Structural Steel						
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>	<u>Amount</u>
	Universal Beam 250um /lm (Fab,and Supply)		lin m		\$190.00	
	Total 3801 Structural Steel				\$0.00	
4101 Roof Trusses						
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>	<u>Amount</u>
	Trusses - Estimate Only (med roof)		m2		\$40.00	
	Total 4101 Roof Trusses				\$0.00	
4401 Fascia + Gutter						
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>	<u>Amount</u>
	Fascia + Gutter : Supply per lm		lin m			
	Supply Barge Capping		lin m			
	Supply Colorbond Box Guttering		lin m			
	Total 4401 Fascia + Gutter				\$0.00	
4601 Colorbond Roof						
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>	<u>Amount</u>

	Colorbond Roof : Supply Estimate Only - Medium		m2		\$28.00
	Colorbond Roof : Anti-con Blanket 50mm		m2		\$11.00
	Colorbond Roof : Flashing for Parapet Roofs		lin m		\$40.00
	Total 4601 Colorbond Roof				\$0.00
4801 Windows					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>
	Delivery (Outside metro area)		delivery		
	Window Service		job lot		
	06 x 09 Awning		each		
	06 x 18 xo		each		
	06 x 18 FL		each		
	06 x 21 Fx		each		
	06 x 27 Awning		each		
	09 x 06 ox		each		
	12 x 18 DH		each		
	12 x 30 Awning		each		
	21 x 09 o/o Fx		each		
	21 x 09 Awning		each		
	24 x 09 DH		each		
	2100 x 1450 Double French Doors		each		
	24 x 36 Fx window		each		
	Bi-Fold doors 2340 per lm		lin m		
	27 x 04		each		
	27 x 18		each		
	30 x 18		each		
	Entry Frame : Single (920 Door)		each		
	External door frame (enviro-seal)		each		
	Allowance to upgrade to timber frames		allowance		
	Total 4801 Windows				\$0.00
4901 Lock Up Materials					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>
	70 x 35 MGP 10 Treated		lin m		
	Delivery		delivery		

	Hardi Soffit 2400 x 600 x 4.5		sheet		
	Hardi Soffit 2400 x 600 x 4.5 (vented)		sheet		
	Hardi Soffit 2400 x 450 x 4.5		sheet		
	Hardi Soffit 2400 x 450 x 4.5 (vented)		sheet		
	PVC Joint Mould 2400 x 4.5		length		
	PVC Joint Mould 2400 x 6.0		length		
	30 x 2.0 Soft Sheet Nails 2kg		box		
	30 x 2.0 Soft Sheet Nails 5kg		box		
	2400 x 1200 x 6.0mm H/Flex		sheet		
	160 x 31 x 5.4 P/P Jamb		length		
	31 x 11 FJ Pine p/p		lin m		
	Total 4901 Lock Up Materials				\$0.00
5001 Doors External					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Delivery		delivery	\$60.00	
	Corinthian Madison Range		each	\$600.00	
	External 1/3 Glass D/C (clear)		each	\$106.00	
	Total 5001 Doors External				\$0.00
5051 Door Hardware (external)					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Entrance Set -Hinged Entry Door		each	\$70.58	
	Front Door Dead Lock		each	\$45.89	
	Hirline Hinges 100mm BZ		each	\$1.20	
	Butt Hinges 100mm		each	\$2.10	
	Door Stop		each	\$5.00	
	Total 5051 Door Hardware (external)				\$0.00
5901 Block Supply					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	200 Series Block Stretcher		each	\$2.25	
	Total 5901 Block Supply				\$0.00
6001 Block Fill					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Block Fill		m3		

	Total 6001 Block Fill					\$0.00	
6301 Cladding Material							
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>		<u>Amount</u>
	Hebel Panel 3000 x 600		sheet		\$66.52		
	Cladding Hardware Allowance		allowance		\$2,000.00		
	Linea Weatherboard 180mm x 4200mm x 16mm		length		\$21.36		
	Total 6301 Cladding Material					\$0.00	
6451 Internal Stairs							
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>		<u>Amount</u>
	Estimate for Stairs + Balustrades		estimate		\$6,500.00		
	Total 6451 Internal Stairs					\$0.00	
6651 External Stairs							
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>		<u>Amount</u>
	Allowance		allowance		\$300.00		
	Total 6651 External Stairs					\$0.00	
7001 Garage Door							
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>		<u>Amount</u>
	Supply + Fit (up to) 2500 x 5200 Remote Panel Lift Door		each		\$1,879.00		
	Total 7001 Garage Door					\$0.00	
9201 Fly Screens							
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>		<u>Amount</u>
	Hinged Fly Screen Door		each				
	Fly Screen		each				
	Hinged Security Door		each				
	Total 9201 Fly Screens					\$0.00	
1951 Rain Water Tanks/Water Treatment							
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>		<u>Amount</u>
	Poly Above Ground Water Tank (Cylindrical)		each		\$950.00		
	Rain Water Tank Pump		each		\$400.00		
	Total 1951 Rain Water Tanks/Water Treatment					\$0.00	
4701 Wall Insulation							
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>		<u>Amount</u>
	Sisilation 1350mm x 60m		roll		\$88.20		

	Foil Fixers (500)		box		\$15.00	
	Wall Insulation (R 1.5)		m2		\$4.50	
	Total 4701 Wall Insulation				\$0.00	
6551 Plaster Board (supply)						
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>	<u>Amount</u>
	Plasterboard Supply + Deliver		m2		\$4.00	
	Shadowset Cornice		lin m		\$4.71	
	Total 6551 Plaster Board (supply)				\$0.00	
6701 Fix-out Timber						
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>	<u>Amount</u>
	Delivery		delivery			
	42 x 18 DAR FJ Pine		lin m			
	42 x 31 DAR FJ Pine		lin m			
	66 x 18 FJ Pine		lin m			
	122 x 19 FJ Pine		lin m			
	Mushroom Stop 2.4mm		each			
	66 x 18 Skirting FJ Pine		lin m			
	66 x 18 Architrave FJ Pine		lin m			
	Total 6701 Fix-out Timber				\$0.00	
6821 Shevling to Built-in Cupboards						
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>	<u>Amount</u>
	Linen/Store Shelves - up to 1200mm (melamine)		each		\$124.80	
	Linen/Store Shelves - up to 2100mm (melamine)		each		\$218.40	
	Wardrobe Shelves - up to 1800mm (melamine)		each		\$344.00	
	Wardrobe Shelves - up to 2100mm (melamine)		each		\$359.00	
	Wardrobe Shelves - up to 2400mm (melamine)		each		\$372.00	
	Wardrobe Shelves - up to 3300mm (melamine)		each		\$430.00	
	Bank of 4 Shelves - 550 wide (Melamine)		each		\$325.00	
	Top Melamine Shelf and Rail per 1m		lin m		\$200.00	
	Total 6821 Shevling to Built-in Cupboards				\$0.00	
6951 Door Hardware (internal)						
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>	<u>Amount</u>
	DS1 Door Catch		each		\$6.00	

	Door Stop		each		\$5.00
	Passage Set		each		\$25.00
	Privacy Set		each		\$30.00
	Dummy Set		each		\$20.00
	Sliding Door Cavity SCP (Privacy)		each		\$17.85
	Sliding Door Cavity SCP (passage)		each		\$14.14
	Barrel Bolt 150mm Flush Mount		each		\$12.40
	Total 6951 Door Hardware (internal)				\$0.00
7201 Cabinetmaker (supply + fix)					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>
	Allowance for built in display shelves and 3 built in desks		allowance		
	Kitchen Bench Unit : 2-Pak + 40mm Quartz Top : Per L.M.		lin m		
	Kitchen Servery Unit : 2-Pak + 40mm Quartz Top : Per L.M.		lin m		
	Standard Set 4 Drawers		each		
	Set of 3 Pot Drawers		each		
	OverHead Cupboard Kitchen : Per L.M.		lin m		
	Glass Splashback : Float Glass		m2		
	OverHead Cupboard Laundry : Per L.M.		lin m		
	Vanity Bench Unit : 2-Pak + 20mm Quartz Top : Per L.M.		lin m		
	Vanity Unit Drawers : Per Set		each		
	Laundry Bench : Laminate		each		
	Kitchen Cupboards x2@600mm (full height no bench)		allowance		\$800.00
	Laundry Chute		allowance		\$750.00
	Total 7201 Cabinetmaker (supply + fix)				\$0.00
7501 Laundry Tub					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>
	Laundry Tub S/S		each		\$147.00
	Total 7501 Laundry Tub				\$0.00
7601 Vanity Basins					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>
	Vanity Basin		each		\$200.00
	Vanity Plug : Basin Waste		each		\$11.00
	Total 7601 Vanity Basins				\$0.00

7801 Ceramic Tile (supply)					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Delivery		allowance	\$0.00	
	Laundry Wall Tiles		m2	\$45.00	
	External Floor Tiles		m2	\$50.00	
	Total 7801 Ceramic Tile (supply)			\$0.00	
7951 External Balustrades					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Timber Post with timber Balustrade (straight)		lin m	\$160.00	
	Total 7951 External Balustrades			\$0.00	
8001 Taps					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Basin Mixer		each	\$150.00	
	Dura Arco RA W/M Stop + Nrv 20x15 C/P		each	\$12.33	
	Total 8001 Taps			\$0.00	
8031 Fit-off Items					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Double Towel Rail		each		
	Toilet Roll Holder		each		
	Towel Ring		each		
	Soap Dish		each	\$20.00	
	Total 8031 Fit-off Items			\$0.00	
8101 Hot Water Services					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Rinnai Infinity 26 External HWS - LPG		each	\$1,222.35	
	Rinnai Std Controller Mc91		each	\$114.95	
	Total 8101 Hot Water Services			\$0.00	
8201 White Goods					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Supplied By Owner as per spec (Incl in amount quoted)		note	\$5,700.00	
	Total 8201 White Goods			\$0.00	
8301 Electrical Fittings					

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Electrical : Allowance for Light Fittings		job lot	\$3,000.00	
	Electrical : Heat/Light/Exhaust Fan		each	\$115.00	
	Total 8301 Electrical Fittings			\$0.00	
8302 Solar Panels 250w Multi-C 5.0kW					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Electrical : Supply/Install 20 off 250w panels		job lot		
	Electrical : Government Incentive RECs (deduct from total)		each		
	Total 8302 Solar Panels			\$0.00	
8701 Shower Screens + Mirrors					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Frameless Fixed Panel (up to 1000mm)		each	\$645.00	
	Frameless Front / Pivot Doorl (up to 1800mm)		each	\$1,560.00	
	600 x 947 ht Mirror (6mm)		each	\$87.00	
	900 x 947 ht Mirror (6mm)		each	\$110.00	
	1600 x 947 ht Mirror (6mm)		each	\$235.00	
	Total 8701 Shower Screens + Mirrors			\$0.00	
8801 Sliding Robe Doors					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	1800 wide S/Robe Door (vinyl)		each		
	1500 wide S/Robe Door (mirror)		each		
	1800 wide S/Robe Door (mirror)		each		
	2100 wide S/Robe Door (mirror)		each		
	3300 wide S/Robe Door (mirror) 3dr		each		
	Total 8801 Sliding Robe Doors			\$0.00	
9651 Carpets					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Carpet : Supply + Lay		m2	\$55.00	
	Total 9651 Carpets			\$0.00	
9801 TV Antenna					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	TV Antenna : Supply + Fit		each	\$199.00	
	Total 9801 TV Antenna			\$0.00	

9851 Clothesline					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Clothes Line : Fold a Line Wall Mount (supply + fit)		each	\$108.00	
	Total 9851 Clothesline			\$0.00	
1201 Site Cut					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Site Costs : Cut + Fill to 500mm (with compaction)		job lot	\$1,000.00	
	Total 1201 Site Cut			\$0.00	
1701 Waste Bins					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Waste Bin : 6 m		each	\$350.00	
	Total 1701 Waste Bins			\$0.00	
1901 Dig Foundations					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Excavation : Hourly Rate		hour		
	Total 1901 Dig Foundations			\$0.00	
2001 Footing Inspection					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Footing Inspection :		each		
	Total 2001 Footing Inspection			\$0.00	
2101 Plumber Under Slab + Drainage					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Plumber : Under Slab + Drainage (1st Draw)		draw		
	Total 2101 Plumber Under Slab + Drainage			\$0.00	
2701 Poison to Subfloor					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Termite Treatment : Collars to Penetrations : Each		each	\$14.00	
	Termite Treatment : Collars to Penetrations : Water-Elect-Phone		each	\$14.00	
	Total 2701 Poison to Subfloor			\$0.00	
2801 Bobcat (Slab Prep)					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Bobcat : Per Hour		hour	\$95.00	
	Total 2801 Bobcat (Slab Prep)			\$0.00	

2901 Slab Inspection					
Item	Description	Quantity	Units	Rate	Amount
	Slab Inspection : 1		each	\$140.00	
	Total 2901 Slab Inspection			\$0.00	
3401 Poison to Perimeter					
Item	Description	Quantity	Units	Rate	Amount
	Termite Treatment : Perimeter : Per L.M.		lin m	\$12.50	
	Total 3401 Poison to Perimeter			\$0.00	
3701 Carpenter Labour (timber floor)					
Item	Description	Quantity	Units	Rate	Amount
	Carpenter Labour : Bearers-Joists-Sheet Flooring		m2	\$39.00	
	Carpenter Labour : Bearers-Joists-Shot Edge		m2	\$35.00	
	Carpenter Labour : Extra to Fit Compressed Sheet		m2	\$6.00	
	Total 3701 Carpenter Labour (timber floor)			\$0.00	
4001 Scaffolding					
Item	Description	Quantity	Units	Rate	Amount
	Estimate for Scaffolding		m2	\$140.00	
	Guard Rail		lin m	\$11.50	
	Total 4001 Scaffolding			\$0.00	
4201 Crane Hire					
Item	Description	Quantity	Units	Rate	Amount
	Crane Hire		hour	\$175.00	
	Total 4201 Crane Hire			\$0.00	
4301 Frame Inspection					
Item	Description	Quantity	Units	Rate	Amount
	Frame Inspection		each	\$150.00	
	Total 4301 Frame Inspection			\$0.00	
4451 Waste Bins					
Item	Description	Quantity	Units	Rate	Amount
	Waste Bin : 6 m		each	\$350.00	
	Total 4451 Waste Bins			\$0.00	
4651 Roofing Labour					
Item	Description	Quantity	Units	Rate	Amount

	Colorbond Roof : Labour Estimate Only - Medium		m2		\$28.00	
	Total 4651 Roofing Labour				\$0.00	
5201 Carpenter Labour (lock up)						
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>	<u>Amount</u>
	Carpenter Lock-up (garage + living areas)		m2		\$18.00	
	Carpenter Lock-up (patio + porch areas)		m2		\$16.00	
	Erect Timber Post		each		\$80.00	
	Total 5201 Carpenter Labour (lock up)				\$0.00	
5301 Electrical Rough-in (draw)						
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>	<u>Amount</u>
	Electrician : Rough-In (2nd Draw)		draw		\$2,000.00	
	Total 5301 Electrical Rough-in (draw)				\$0.00	
5401 Plumbing Rough-in (draw)						
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>	<u>Amount</u>
	Plumbing Rough-In :		draw		\$2,000.00	
	Total 5401 Plumbing Rough-in (draw)				\$0.00	
5701 Gas Rough-in						
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>	<u>Amount</u>
	Gas : Rough-In : + Additional Points [Oven-BBQ-Fireplace-HWS-Other]		draw		\$500.00	
	Total 5701 Gas Rough-in				\$0.00	
6201 Bricklayer (labour)						
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>	<u>Amount</u>
	Concrete Blocks (Labour)		each		\$3.40	
	Total 6201 Bricklayer (labour)				\$0.00	
6401 Carpenter Labour (cladding)						
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>	<u>Amount</u>
	Carpenter Labour (Special Cladding)		m2		\$28.50	
	Total 6401 Carpenter Labour (cladding)				\$0.00	
6501 Plasterer Fix						
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>		<u>Rate</u>	<u>Amount</u>
	Fixing + Setting		m2		\$15.00	
	Cornice		lin m		\$5.00	
	Pre-Paint		each		\$400.00	

	Total 6501 Plasterer Fix				\$0.00
7101 Carpenter Labour (fix-out)					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Carpenter Fix - Out		m2	\$12.00	
	Carpenter prep and fill control joints		allowance	\$250.00	
	Total 7101 Carpenter Labour (fix-out)				\$0.00
7701 Painter (internal)					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Painter Internal/Soffits (2700 ceiling ht))		m2	\$27.00	
	Paint Internal Doors + Frames		each	\$55.00	
	Paint Skirting		lin m	\$10.00	
	Total 7701 Painter (internal)				\$0.00
8401 Gas Fit-off					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Gas : Fit-Off :+ Additional Points [Oven-BBQ-Fireplace-HWS-Other]		job lot	\$600.00	
	Total 8401 Gas Fit-off				\$0.00
8451 Waste Bins					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Waste Bin : 6m		each	\$350.00	
	Total 8451 Waste Bins				\$0.00
8551 Air conditioning (fit-off)					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	PS For Ducted Air con as per spec		allowance	\$11,900.00	
	Total 8551 Air conditioning (fit-off)				\$0.00
8901 Carpenter Fit-off					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Carpenter Fit - Off		m2	\$2.50	
	Total 8901 Carpenter Fit-off				\$0.00
8951 Floor Sanding + Finishing					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Sand PB or Ply Flooring		m2	\$8.00	
	Total 8951 Floor Sanding + Finishing				\$0.00
9001 Painter (external)					

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Paint Exterior		m2	\$16.00	
	Paint Patio Ceilings		m2	\$16.00	
	Paint/Seal Decking/Batten Timber		m2	\$13.00	
	Paint Posts		each	\$20.00	
	Total 9001 Painter (external)			\$0.00	
9051 Misc.External Works					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Aluminium Batten Screen Supply and install		m2	\$500.00	
	Total 9051 Misc.External Works			\$0.00	
9401 Final Site Clean + Driveway Cut					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Final Site Clean + Cut Driveway		m2	\$3.00	
	Total 9401 Final Site Clean + Driveway Cut			\$0.00	
9451 Dump Fees					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Dump Fees : Allowance		job lot	\$750.00	
	Total 9451 Dump Fees			\$0.00	
99101 Maintenance Allowance					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Allowance for Maintenance		job lot	\$1,000.00	
	Total 99101 Maintenance Allowance			\$0.00	
99301 Misc. Delivery Allowance					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Allowance for Extra Deliveries		allowance	\$500.00	
	Total 99301 Misc. Delivery Allowance			\$0.00	
1301 Site Access Gravel					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Site Access Gravel : 40mm Gravel (5 ton loads)		job lot	\$250.00	
	Total 1301 Site Access Gravel			\$0.00	
1501 Set Out Survey					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Set Out Survey : House Setout Calculations Level 1(up to 50 points)		job lot	\$240.00	

	Set Out Survey : Points for Footings - Incl Piers : Each Point		each	\$12.00	
	Set Out Survey : Points Placed for Slab : Each Point		each	\$12.00	
	Total 1501 Set Out Survey			\$0.00	
1601 Steel Reinforcement					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Steel Reo : 3 Bar L11 TM 6mx200mm		length	\$27.49	
	Steel Reo : Delivery		each	\$130.00	
	Total 1601 Steel Reinforcement			\$0.00	
2501 Concrete Supply (footings)					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Concrete : 20/20 Mix : Footings		m3	\$235.00	
	Total 2501 Concrete Supply (footings)			\$0.00	
2601 Slab Fill + Quarry Material					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Crusher Dust		tonne	\$25.00	
	Total 2601 Slab Fill + Quarry Material			\$0.00	
3001 Concrete Supply (slab)					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
	Concrete : 20/20 Mix : Slab		m3	\$220.00	
	Concrete : 20/20 Mix (Internal Beams)		m3	\$220.00	
	Total 3001 Concrete Supply (slab)			\$0.00	
	THIS IS YOUR TOTAL BUILD COST	TOTAL EXCL GST			\$10,538.00
	THIS IS YOUR TOTAL BUILD COST PER SQUARE METRE		Price /m2	\$	29.94