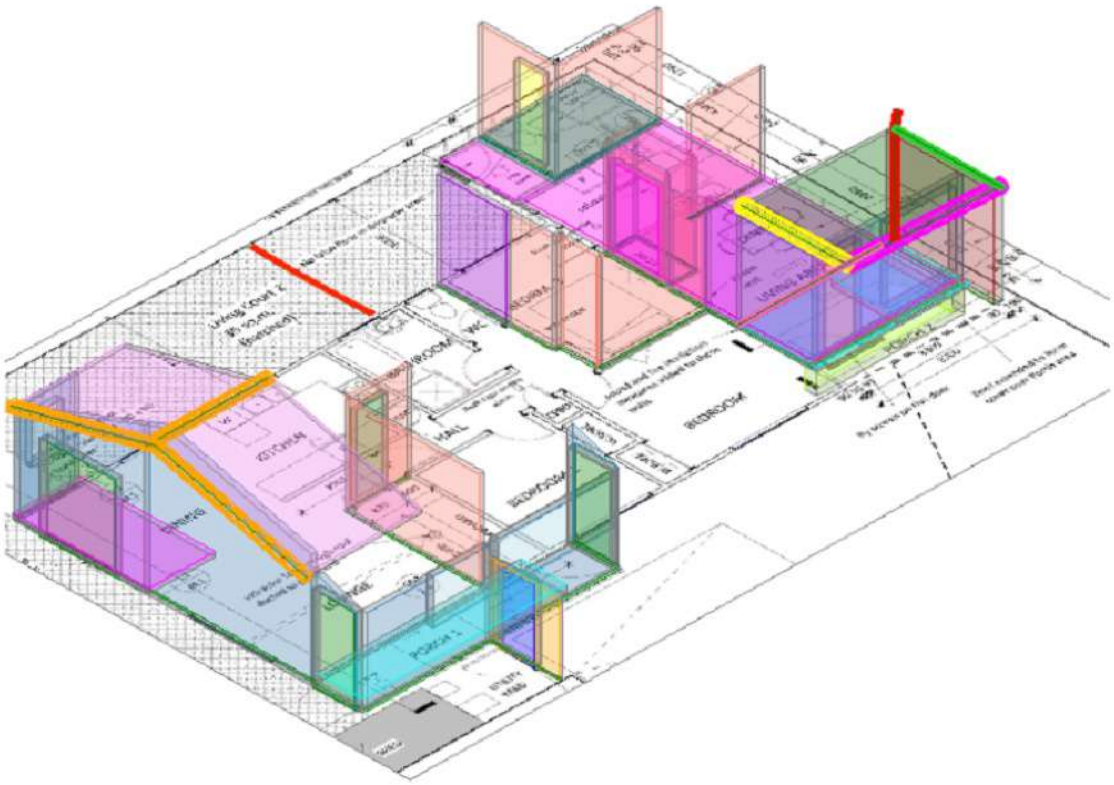
YourQS



Detailed cost breakdown for Demo Project

Prepared by: Demonstration Builder Ltd

Your Logo Here

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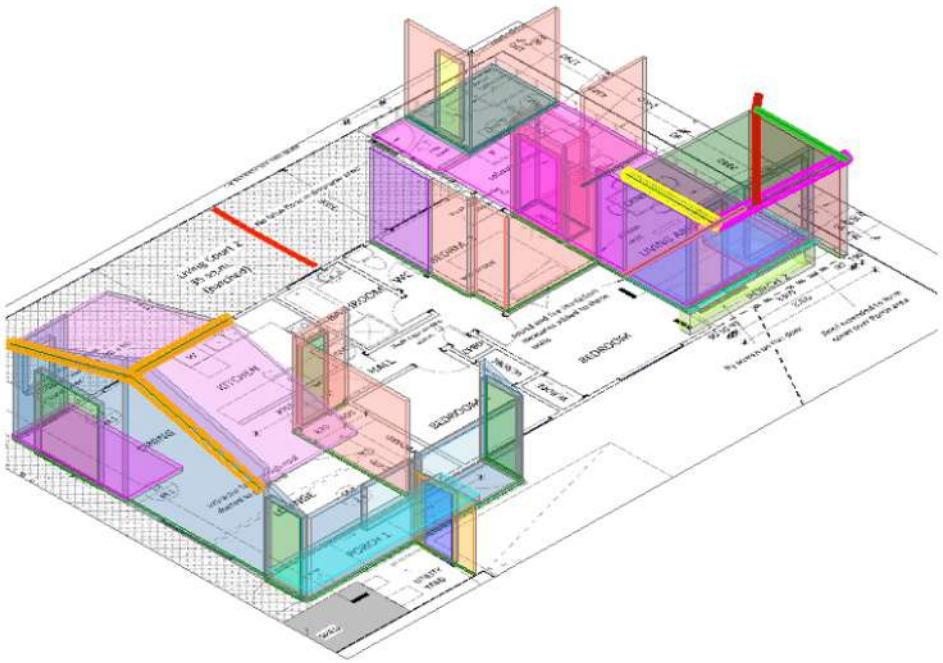

Click on the image above to view the online 3D model

Terms and Conditions

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Summary of Project Work

We break the project up into separate Work Areas with this section being a summary of them (excluding GST).

Work Area	Page	Labour Hours	Cost	%
A. Demolition and Enabling Works	14	171	$30,545.68	12%
B. Substructure	20	100	$16,631.73	7%
C. Structure and Exterior	23	286	$60,968.79	24%
D. Roofing and Rainwater	32	6	$6,874.70	3%
E. Interior Fitout	34	121	$65,043.51	25%
F. Plumbing and Electrical	38	17	$35,430.45	14%
G. External Works	43	18	$2,121.92	1%
Z. Preliminaries and General Costs	45	120	$37,648.75	15%
	Sub Total :	839	$255,265.53	
	(Mark-up : 25.0% which is margin of 20.0%)		Margin : $63,816.50	
			Sell Price: $319,082.03	
			GST : $31,908.20	
			Total Price : $350,990.23	

Example report for a typical small home renovation

Project Tags:

Summary by Trade for 506 Small Renovation

This section is an overview by trade. The detail making up these costs in the next section (click on trade to jump to detail.)

Trade	Affected Area: 96m2	Cost $/m2	Input/Quoted	YourQS Estimated	Total Cost	%
Administration and Overheads		$127.32		$12,162.57	$12,162.57	4.8%
Air Conditioning		$20.41		$1,950.00	$1,950.00	0.8%
Architecture and Design		$78.51	$7,500.00		$7,500.00	2.9%
Building Materials Supplier		$289.79		$27,683.38	$27,683.38	10.8%
Carpentry Labour		$509.63	$260.00	$48,425.00	$48,685.00	19.1%
Carpentry Materials		$141.32		$13,500.00	$13,500.00	5.3%
Cleaning		$3.76		$358.75	$358.75	0.1%
Concrete Work		$14.34		$1,369.80	$1,369.80	0.5%
Door Hardware		$2.23		$212.88	$212.88	0.1%
Doors Interior		$12.81		$1,223.84	$1,223.84	0.5%
Drainlaying		$51.30		$4,900.64	$4,900.64	1.9%
Electrical Appliances		$41.87		$4,000.00	$4,000.00	1.6%
Electrician		$129.79		$12,398.89	$12,398.89	4.9%
Excavation		$19.79		$1,890.07	$1,890.07	0.7%
External Render System		$91.82		$8,772.00	$8,772.00	3.4%
Floor Covering		$143.69		$13,727.00	$13,727.00	5.4%
Glazing Mirrors		$2.18		$208.49	$208.49	0.1%
Hire Equipment		$66.74		$6,375.85	$6,375.85	2.5%
Insulation		$23.44		$2,239.64	$2,239.64	0.9%
Joinery Cabinetry		$209.37		$20,001.54	$20,001.54	7.8%
Joinery Wardrobes		$13.23		$1,263.60	$1,263.60	0.5%
Landscape Fencing		$0.28		$26.86	$26.86	0.0%
Landscaping		$6.80		$650.00	$650.00	0.3%
Masonry or Blockwork		$20.68		$1,975.37	$1,975.37	0.8%
Painting and Decorating		$99.69		$9,522.96	$9,522.96	3.7%
Plastering Interior		$63.26		$6,042.95	$6,042.95	2.4%
Plumbing		$91.05		$8,697.81	$8,697.81	3.4%
Portable Toilet Hire		$8.48		$810.00	$810.00	0.3%
Premanufactured timber frames		$6.59		$630.00	$630.00	0.2%
Rainwater or Metal Fascia		$2.97		$284.02	$284.02	0.1%
Rangehood Installation		$2.62		$250.00	$250.00	0.1%
Reinforcing		$10.35		$988.83	$988.83	0.4%
Roof Lights		$15.47		$1,477.39	$1,477.39	0.6%
Roofing		$57.57	$5,500.00		$5,500.00	2.2%
Rubbish and Waste Disposal		$21.77		$2,080.00	$2,080.00	0.8%
Sanitaryware and accessories		$56.48		$5,395.81	$5,395.81	2.1%
Scaffolding		$35.88		$3,427.58	$3,427.58	1.3%
Site Security Fencing		$16.56		$1,582.02	$1,582.02	0.6%
Window and Door		$162.25	$15,500.00		$15,500.00	6.1%
		$2,672.10	**$28,760.00**	**$226,505.53**		**100%**
			11.3%	**88.7%**		

The cost $/m2 the trade total / the affected area. Note: we don't use $/m2 rates to calculate the costs, this is just a cross check. The affected floor is shown in Z Preliminary & General.

Total Cost: $255,265.53

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Trade Detail for 506 Small Renovation

This section shows the complete item breakdown by trade.

This allows you to review these and satisfy yourself that the rates and amounts for each item and trade are acceptable.

Trade Detail

Item			Qty	UoM	Rate	Cost
Administration and Ov	Equipment	Hire Tarpaulin 6x9m Week	5	Wk	$64.51	$322.57
		Site Signs	1	ea	$225.00	$225.00
					Equipment Subtotal:	**$547.57**
	Expense Item	Administration Costs	240		$1.00	$240.00
		Administration Hourly	40	Hr	$40.00	$1,600.00
		Building Guarantee or Warranty	750		$1.00	$750.00
		Consumables and Small Plant Recovery Value	600		$1.00	$600.00
		Estimating Cost	800		$1.00	$800.00
		First Aid Kit Provision	1	ea	$65.00	$65.00
		Freight	200		$1.00	$200.00
		Health and Safety Hazard Pack	1	ea	$450.00	$450.00
		Health and Safety PPE Provision	2	ea	$30.00	$60.00
		Vehicle Crossing Protection	1	ea	$850.00	$850.00
					Expense Item Subtotal:	**$5,615.00**
	Labour	Labour Building Supervisor	80	Hr	$75.00	$6,000.00
					Labour Subtotal:	**$6,000.00**
					Administration and Overheads Total:	**$12,162.57**
Air Conditioning	Allowances	Allowance Heat Pump Split System High Wall 3.0kW	1	ea	$1,150.00	$1,150.00
					Allowances Subtotal:	**$1,150.00**
	Subcontractor	Subcontract Install Heat Pump Wall Mounted	1	ea	$800.00	$800.00
					Subcontractor Subtotal:	**$800.00**
					Air Conditioning Total:	**$1,950.00**
Architecture and Desig	Quote	Architecture and Design Quote (Quote Ref: Designer Quote)	1		$7,500.00	$7,500.00
					Quote Subtotal:	**$7,500.00**
					Architecture and Design Total:	**$7,500.00**

Item			Qty	UoM	Rate	Cost
Building Materials Sup	Building Material	Adhesive Flooring Gun Tube	8	ea	$10.43	$83.44
		Adhesive General Building Gun 375ml Tube	4	ea	$10.43	$41.72
		Adhesive PVA Interior 500ml	1	ea	$20.75	$20.75
		Adhesive Wallboard Tube 375ml	33	ea	$9.56	$315.48
		Anchor Chemical Capsule M12	7	ea	$8.56	$59.89
		Batten Ceiling Timber Pine 68x34mm H1.2	78	m	$3.40	$265.40
		Batten Pine H3 50x21mm	210	m	$1.49	$312.19
		Board Pine UT FJ 90x18mm	69	m	$5.87	$404.80
		Building Wrap Woven Polymer 2740mmx37m	1	Rl (100.0sqm)	$263.04	$263.04
		Cavity Closer Strip PVC 20mmx3m	8	ea	$14.45	$115.60
		Combination Bar Chair 25/40	15	ea	$0.43	$6.39
		Combination Bar Chair 75/90	31	ea	$0.79	$24.58
		Concrete Ready Mixed 20 MPa	6	cum	$302.08	$1,812.50
		Damp Proof Course Polythene 200mmx30m	3	Rl	$18.78	$56.35
		Fascia Pine H3 FJ PP 150x25mm	20	m	$10.43	$208.70
		Fibre Cement 2400x1200x6mm	7	Sht (2.9sqm)	$65.18	$456.25
		Fibre Cement 2700x1200x6mm	3	Sht (3.2sqm)	$73.35	$220.05
		Fibre Cement 3000x1200x6mm	5	Sht (3.6sqm)	$81.51	$407.54
		Fibre Cement Sheet Jointer PVC 2400x6mm	1	ea	$10.47	$10.47
		Flashing Back PVC Flexible 50x50mmx25m	1	ea (25.0m)	$108.70	$108.70
		Flashing Corner External Aluminium Prepainted Folded	8	m	$12.29	$98.32
		Flashing Corner Window Plastic Moulded (50 pack)	1	ea	$35.99	$35.99
		Floor Protection Board 0.9x915mmx30m	1	ea	$152.17	$152.17
		Floor Protection Tape 55mmx48m	1	Rl	$24.83	$24.83
		Formwork Plyform 2400x1200x17mm	2	Sht (2.9sqm)	$103.87	$207.74
		Freight Truck Hiab per Delivery	3	ea	$310.00	$930.00
		Freight Truck Standard per Delivery	1	ea	$220.00	$220.00
		Joist Hanger 47x120 Galv	53	ea	$5.11	$271.07
		MDF 2400x400x18mm	1	Sht (2.4m)	$30.03	$30.03
		Moulding Pine Bevel Single FJ UT PP 40x10mm	60	m	$2.30	$138.00
		Moulding Pine Bevel Single FJ UT PP 40x18mm	29	m	$4.72	$136.88
		Moulding Pine Bullnose FJ UT PP 90x10mm	137	m	$4.00	$548.00
		Moulding Pine Eaves Mould FJ H3 PP 18x18mm	5	m	$3.60	$18.00
		Moulding Pine Scriber FJ H3 PP 60x18mm	24	m	$7.92	$190.00
		Nail Collated Bright Brad Angle 38mm 2000 Box	1	ea	$80.00	$80.00
		Nail Collated Bright D Head 75x3.06mm 3000 Box	1	ea	$146.31	$146.31
		Nail Collated Bright D Head 90x3.15mm 3000 Box	3	ea	$153.04	$459.12
		Nail Collated Galv Product Nail 44x3.15mm 500 Coil	5	ea	$51.30	$256.52
		Nail Flat Head Galv 60x2.8mm 5kg	1	ea	$83.94	$83.94
		Nail Flat Head Galv 75x3.15mm 5kg	1	ea	$45.18	$45.18
		Nail Flat Head Galv 90x3.55mm 5kg	1	ea	$45.18	$45.18
		Nail Flat Head Galv Pailing Ag 60x2.8mm 2kg	1	ea	$22.99	$22.99
		Nail Hardie Galv 60x3.15mm 5kg	1	ea	$134.75	$134.75
		Nail Plate Tylok 2t4 30x60mm Galv	34	ea	$0.29	$9.77
		Nail Plate Tylok 2t5 34x60mm Galv	8	ea	$0.72	$5.76
		Nail Plate Tylok 4t5 34x120mm Galv	6	ea	$0.79	$4.75
		Nail Powder Actuated Washered 8x75mm Drive Pin 100pack	2	Pk (100.0ea)	$65.86	$131.73

Item			Qty	UoM	Rate	Cost
Building Materials Sup	Building Material	PASLODE IMPULSE HOT DIP DH NAIL 90MMX3.15MM 3000	1	ea	$268.70	$268.70
		Paint Aerosol Spray	1	ea	$12.95	$12.95
		Plasterboard Fire 13mm	265	sqm	$15.80	$4,187.74
		Plasterboard Moisture Resistant 13mm	23	sqm	$25.13	$577.90
		Plasterboard Std 10mm	9	sqm	$10.19	$91.71
		Plasterboard Std 13mm	77	sqm	$12.90	$993.41
		Ply CD UT 2400x1200x12mm	2	Sht (2.9sqm)	$63.35	$126.70
		Plyfloor T and G UT 2400x1200x21mm	14	Sht (2.9sqm)	$154.00	$2,156.00
		Polystyrene S Grade 2400x1200x50mm	4	Sht (2.9sqm)	$45.07	$180.30
		Polythene Black 250 Micron 4000mmx25m	2	Rl	$117.08	$234.15
		Polyurethane Foam Sealant Self Expanding 750ml	1	ea	$26.70	$26.70
		Product Nail 30x3.15mm Galv 500g Pkt	1	ea	$7.45	$7.45
		Release Agent Concrete Formwork 20l	1	ea	$343.70	$343.70
		Screw Concrete Torx Galv M6.5x58mm 100pk	1	ea	$41.16	$41.16
		Screws Collated Drywall Enp 32mm 1000pack	6	ea	$32.96	$197.76
		Screws Collated Drywall Enp 50mm 1000pack	6	ea	$55.48	$332.88
		Screws Collated Plated 50mm 2000pack	1	ea	$183.20	$183.20
		Screws Purlin 80mm Blue 250pack	1	ea	$53.55	$53.55
		Screws Sq Drive Stainless 50mm 100pack	1	ea	$21.43	$21.43
		Seal Air Foam Rod 10mm x 50m	1	ea	$28.37	$28.37
		Sealant Silicone Paintable Coloured Tube	2	ea	$19.13	$38.26
		Sealant Silicone White 310ml	1	ea	$19.13	$19.13
		Staples Gun Galv 140x6mm 2000pkt	1	ea	$17.10	$17.10
		Strapping Plastic Woven Blue 19mm x 300m	1	Rl	$26.87	$26.87
		Strip Brace 30m Galv	1	ea	$77.37	$77.37
		Stud Strap Galvanised	36	ea	$1.91	$68.89
		Tape Flashing Window Aluminium 150mmx25m	2	Rl	$121.60	$243.20
		Tape Polythene Adhesive 48mmx50m	1	Rl	$7.91	$7.91
		Tie Wire Black Annealed 1.6x225mm 1kg	1	ea	$10.95	$10.95
		Timber Peg Pine H4 50x40x300mm RS Wet	11	ea	$1.44	$15.85
		Timber Pine 100x25mm H3 RS Wet	7	m	$3.45	$24.13
		Timber Pine 100x25mm UT Ind RS Wet	14	m	$1.57	$21.92
		Timber Pine 100x50mm UT Ind RS Wet	6	m	$1.83	$10.97
		Timber Pine 140x35mm H1.2 SG8 Gauged KD	47	m	$7.88	$370.39
		Timber Pine 140x45mm H1.2 SG8 Gauged KD	118	m	$8.00	$943.45
		Timber Pine 150x19mmx1.8 H3 RS Wet	13	ea	$3.66	$47.58
		Timber Pine 190x45mm H1.2 SG8 Gauged KD	184	m	$10.45	$1,923.66
		Timber Pine 50x50mm H1.2 No.1 RS Wet	14	m	$2.32	$32.46
		Timber Pine 70x45mm H1.2 SG8 Gauged KD	41	m	$4.51	$184.72
		Timber Pine 75x50mm Treated H3 SG8 RS Wet	6	m	$3.41	$20.45
		Timber Pine 90x45mm H1.2 SG8 Gauged KD	510	m	$4.95	$2,524.40
		Wedge H Packer Assorted	1	ea	$52.16	$52.16
		Wire Dog LH Zinc Coated	11	ea	$0.63	$6.98
		Wire Dog RH Zinc Coated	11	ea	$0.63	$6.98
					Building Material Subtotal:	**$26,382.41**
	Plumbing Material	Hot Water Cylinder Electric Enamel 180lt Mains Pressure	1	ea	$1,300.97	$1,300.97
					Plumbing Material Subtotal:	**$1,300.97**

Item			Qty	UoM	Rate	Cost
					Building Materials Supplier Total:	**$27,683.38**
Carpentry	Expense Item	Contingency Builder Value	13,500		$1.00	$13,500.00
					Expense Item Subtotal:	**$13,500.00**
	Labour	Labour Carpenter - Fix existing door (Quote Ref: Builder Email)	749	Hr	$65.00	$48,685.00
					Labour Subtotal:	**$48,685.00**
					Carpentry Total:	**$62,185.00**
Cleaning	Subcontractor	Subcontract Cleaning per clean	1	ea	$358.75	$358.75
					Subcontractor Subtotal:	**$358.75**
					Cleaning Total:	**$358.75**
Concrete Work	Equipment	Hire Concrete Pump	3	cum	$56.60	$169.80
		Hire Concrete Pump Set Up Charge	2	ea	$600.00	$1,200.00
					Equipment Subtotal:	**$1,369.80**
					Concrete Work Total:	**$1,369.80**
Door Hardware	Allowances	Allowance Door Hardware Cavity Privacy Basic	1	ea	$30.00	$30.00
		Allowance Door Hardware Flush Pull Basic	2	ea	$20.00	$40.00
		Allowance Door Hardware Passage Basic	1	ea	$55.39	$55.39
					Allowances Subtotal:	**$125.39**
	Building Material	Door Hardware Freight	1	ea	$22.76	$22.76
		Door Stop Chrome Rubber Buffer	5	ea	$12.95	$64.74
					Building Material Subtotal:	**$87.50**
					Door Hardware Total:	**$212.88**
Doors Interior	Subcontractor	Subcontract Door Hinge ENP 100x70mm	3	ea	$7.99	$23.96
		Subcontract Door Interior MDF HC PQ Standard	2	ea	$99.13	$198.27
		Subcontract Door Interior Wardrobe Slide 2 1980h	1	ea	$529.25	$529.25
		Subcontract Door Mounting Hardware Cavity Slider Single	1	ea	$365.53	$365.53
		Subcontract Door Prehang MDF Jamb 119x25mm	10	m	$9.23	$92.32
		Subcontract Door Striker MDF 30x10mm	5	m	$2.90	$14.51
					Subcontractor Subtotal:	**$1,223.84**
					Doors Interior Total:	**$1,223.84**
Drainlaying	Plumbing Material	Drain Grate Basic Black 100x130mm 3m	1	ea	$299.12	$299.12
		Drain Grate End Cap Basic Black 100x130mm	2	ea	$8.02	$16.04
		Drain Grate Jointer Basic Black 75x130mm	1	ea	$11.03	$11.03
		Drain Grate Outlet End Basic Black 100x130mm	2	ea	$8.33	$16.66
					Plumbing Material Subtotal:	**$342.85**
	Subcontractor	Contingency Drainage Value	3,000		$1.00	$3,000.00
		Subcontract Drain Trench Clay 1m Average	4	m	$16.47	$65.87
		Subcontract Drainage Pipe Sewer 100mm	2	m	$63.91	$127.83
		Subcontract Drainage Pipe Stormwater 100mm	4	m	$49.51	$198.03
		Subcontract Drainlayer Hourly	0	Hr	$90.00	$36.00
		Subcontract Drainlaying Site Connection Sewer Existing	1	ea	$376.69	$376.69
		Subcontract Drainlaying Site Connection Stormwater Existing	2	ea	$376.69	$753.38
					Subcontractor Subtotal:	**$4,557.78**
					Drainlaying Total:	**$4,900.64**

Item			Qty	UoM	Rate	Cost
Electrical Appliances	Allowances	Allowance Cooktop Electric	1	ea	$500.00	$500.00
		Allowance Dishwasher	1	ea	$1,000.00	$1,000.00
		Allowance Oven	1	ea	$1,750.00	$1,750.00
		Allowance Rangehood Standard	1	ea	$750.00	$750.00
					Allowances Subtotal:	**$4,000.00**
					Electrical Appliances Total:	**$4,000.00**
Electrician		Allowance Light Downlight Interior LED Standard	15	ea	$38.50	$577.50
		Allowance Switch Light Single Standard	7	ea	$11.49	$80.46
					Allowances Subtotal:	**$657.96**
	Building Material	Duct Aluminium Flexible 125mm x 3m	2	ea	$26.82	$53.65
		Ducting Round Rangehood Aluminium Flexible 150mmx3m	1	ea	$30.78	$30.78
		Fan Wall/Ceiling 125mm	2	ea	$115.56	$231.12
		Smoke Alarm	2	ea	$61.78	$123.55
		Tape Aluminium Adhesive 48mmx50m	1	Rl	$29.16	$29.16
					Building Material Subtotal:	**$468.26**
	Subcontractor	Contingency Electrical Value	2,750		$1.00	$2,750.00
		Subcontract Electrical	1			$95.34
		Subcontract Electrical Cable 1.5mm2	221	m	$1.32	$292.10
		Subcontract Electrical Cable 2.5mm2	157	m	$1.20	$187.66
		Subcontract Electrical Cable 4.0mm2 (Stove)	16	m	$2.64	$42.30
		Subcontract Electrical Certificate of Compliance	1	ea	$40.23	$40.23
		Subcontract Electrical Install Earth Peg and Conductor	1	ea	$172.41	$172.41
		Subcontract Electrical Install HWC Electric	1	ea	$140.80	$140.80
		Subcontract Electrical Prewire Earth Peg and Conductor	1	ea	$172.41	$172.41
		Subcontract Electrical Prewire HWC Electric	1	ea	$122.17	$122.17
		Subcontract Electrical Socket Interior 10a Double Standard	16	ea	$11.49	$183.90
		Subcontract Electrical Vehicle Charge Day	2	ea	$28.73	$57.47
		Subcontract Electrician Hourly	76	Hr	$91.95	$7,015.89
					Subcontractor Subtotal:	**$11,272.67**
					Electrician Total:	**$12,398.89**
Excavation	Building Material	Bulk Fill Aggregate 07mm	1	cum	$88.07	$88.07
		Bulk Fill Aggregate 40mm	1	cum	$66.95	$66.95
		Bulk Fill Aggregate 65mm	2	cum	$200.00	$400.00
		Bulk Fill Sand	1	cum	$81.75	$81.75
					Building Material Subtotal:	**$636.77**
	Equipment	Hard Fill Tipping Fee	3	cum	$85.00	$255.00
					Equipment Subtotal:	**$255.00**
	Subcontractor	Subcontract Excavation Digger 5.5t	2	Hr	$118.39	$272.29
		Subcontract Excavation Establishment Digger 5.5t	1	ea	$500.00	$500.00
		Subcontract Excavation Tipper Truck 5m3	2	Hr	$150.68	$226.01
					Subcontractor Subtotal:	**$998.30**
					Excavation Total:	**$1,890.07**
External Render Syster		Subcontract Cladding Plaster on Fibre Cement	34	sqm	$258.00	$8,772.00
					Subcontractor Subtotal:	**$8,772.00**
					External Render System Total:	**$8,772.00**

Item			Qty	UoM	Rate	Cost
Floor Covering	Allowances	Allowance Floor Covering Carpet Laying	19	sqm	$13.00	$247.00
		Allowance Floor Covering Carpet Laying Door Trim	4	ea	$12.50	$50.00
		Allowance Floor Covering Carpet Laying Edge Gripper	42	m	$2.00	$84.00
		Allowance Floor Covering Carpet Laying Underlay Standard	19	sqm	$10.00	$190.00
		Allowance Floor Covering Carpet Standard	23	sqm	$105.00	$2,415.00
		Allowance Floor Covering Laminate Installation	66	sqm	$51.00	$3,366.00
		Allowance Floor Covering Laminate Overlay Floor Preparation	66	sqm	$25.00	$1,650.00
		Allowance Floor Covering Laminate Overlay Installation Room Materials	5	ea	$50.00	$250.00
		Allowance Floor Covering Laminate Overlay Standard	73	sqm	$75.00	$5,475.00
					Allowances Subtotal:	**$13,727.00**
					Floor Covering Total:	**$13,727.00**
Glazing Mirrors		Allowance Mirror Standard	1	ea	$208.49	$208.49
					Allowances Subtotal:	**$208.49**
					Glazing Mirrors Total:	**$208.49**
Hire Equipment	Equipment	Hire Propping Beam per Metre per Week	88	Wk	$25.00	$2,200.00
		Hire Propping Screw Prop Each per Week	194	Wk	$21.53	$4,175.85
					Equipment Subtotal:	**$6,375.85**
					Hire Equipment Total:	**$6,375.85**
Insulation	Building Material	Insulation Fibreglass Ceiling R1.8	2	Bl (13.7sqm)	$140.17	$280.34
		Insulation Fibreglass Ceiling R3.6	3	Bl (7.4sqm)	$88.53	$265.59
		Insulation Fibreglass Floor Narrow R2.6	5	Bl (8.8sqm)	$122.07	$610.35
		Insulation Fibreglass Wall Acoustic R2.0 75mm	2	Bl (16.6sqm)	$264.98	$529.96
		Insulation Fibreglass Wall R2.4	4	Bl (10.2sqm)	$138.35	$553.40
					Building Material Subtotal:	**$2,239.64**
					Insulation Total:	**$2,239.64**
Joinery Cabinetry	Allowances	Allowance Cabinetry Benchtop Laminate Standard	4	sqm	$750.00	$3,000.00
		Allowance Cabinetry Carcass Base Unit 800mm Standard	6	m	$2,000.00	$12,000.00
		Allowance Cabinetry Carcass Tall Height 600mm Standard	1	m	$1,775.00	$1,775.00
		Allowance Cabinetry Carcass Wall Unit Standard	4	m	$750.00	$3,075.00
		Allowance Kitchen Sink Single Bowl	1	ea	$151.54	$151.54
					Allowances Subtotal:	**$20,001.54**
					Joinery Cabinetry Total:	**$20,001.54**
Joinery Wardrobes	Subcontractor	Wardrobe Shelf Partial Height Laminate 2.4m wide	1	ea	$1,263.60	$1,263.60
					Subcontractor Subtotal:	**$1,263.60**
					Joinery Wardrobes Total:	**$1,263.60**
Landscape Fencing	Landscape Materia	Gate Latch Toggle	1	ea	$26.86	$26.86
					Landscape Material Subtotal:	**$26.86**
					Landscape Fencing Total:	**$26.86**
Landscaping	Labour	Labour Landscaper	10	Hr	$65.00	$650.00
					Labour Subtotal:	**$650.00**
					Landscaping Total:	**$650.00**

Item			Qty	UoM	Rate	Cost
Masonry or Blockwork	Building Material	Block Fill Ready Mixed 20.0 Mpa	1	cum	$387.44	$387.44
		Masonry Block 20 Series Bond Beam 2014	83	ea	$6.86	$569.05
		Mortar Cement Mix 20Kg	6	ea	$9.51	$57.04
					Building Material Subtotal:	**$1,013.53**
	Subcontractor	Subcontract Block Layer Hourly	3	Hr	$82.50	$214.50
		Subcontract Block Layer Standard per block	79	ea	$9.46	$747.34
					Subcontractor Subtotal:	**$961.84**
					Masonry or Blockwork Total:	**$1,975.37**
Painting and Decoratin		Subcontract Paint Material Acrylic Ceiling 10lt	3	ea	$137.20	$411.61
		Subcontract Paint Material Acrylic Ext 10Lt	1	ea	$164.21	$164.21
		Subcontract Paint Material Acrylic Int 10lt	10	ea	$164.21	$1,642.13
		Subcontract Painter Hourly	102	Hr	$70.00	$7,105.00
		Subcontract Painter Value	200		$1.00	$200.00
					Subcontractor Subtotal:	**$9,522.96**
					Painting and Decorating Total:	**$9,522.96**
Plastering Interior		Subcontract Stopping Plasterboard External Corner lm	61	m	$7.50	$457.50
		Subcontract Stopping Plasterboard Fire Rated Walls to 2.7m	260	sqm	$12.71	$3,303.95
		Subcontract Stopping Plasterboard Level 4 Ceiling to 2.7m	80	sqm	$11.50	$920.00
		Subcontract Stopping Plasterboard Level 4 Walls to 2.7m	26	sqm	$11.50	$299.00
		Subcontract Stopping Plasterboard Square Stopping lm	125	m	$8.50	$1,062.50
					Subcontractor Subtotal:	**$6,042.95**
					Plastering Interior Total:	**$6,042.95**
Plumbing	Plumbing Material	Hot Water Cylinder Restraint Kit	1	ea	$53.60	$53.60
					Plumbing Material Subtotal:	**$53.60**
	Subcontractor	Contingency Plumbing Value	2,250		$1.00	$2,250.00
		Subcontract Plumbing	1			$6,394.21
					Subcontractor Subtotal:	**$8,644.21**
					Plumbing Total:	**$8,697.81**
Portable Toilet Hire	Equipment	Hire Portable Toilet Flushable Delivery	1	ea	$105.00	$105.00
		Hire Portable Toilet Pick Up	1	ea	$105.00	$105.00
		Hire Portable Toilet and Service Weekly	8	Wk	$75.00	$600.00
					Equipment Subtotal:	**$810.00**
					Portable Toilet Hire Total:	**$810.00**
Premanufactured timb	Subcontractor	Subcontract Roof Framing Truss Standard	14	sqm	$45.00	$630.00
					Subcontractor Subtotal:	**$630.00**
					Premanufactured timber frames Total:	**$630.00**
Rainwater or Metal Fas		Subcontract Rainwater	1			$284.02
					Subcontractor Subtotal:	**$284.02**
					Rainwater or Metal Fascia Total:	**$284.02**
Rangehood Installatior		Subcontract Rangehood Install	1	ea	$250.00	$250.00
					Subcontractor Subtotal:	**$250.00**
					Rangehood Installation Total:	**$250.00**

Item			Qty	UoM	Rate	Cost
Reinforcing	Building Material	Steel Link R06 300mm	11	ea	$2.27	$24.95
		Steel Mesh 665 4910x2320mm	1	Sht (9.7sqm)	$77.41	$77.41
		Steel Mesh SE62 Res 500E 5050x2020mm	1	Sht (10.2sqm)	$124.43	$124.43
		Steel Rebar Deformed G300Ex6m D12	9	ea	$15.12	$136.08
		Steel Rebar Deformed G300Ex6m D16	6	ea	$27.00	$161.98
		Steel Starter L Hook D12 1.0m X 150mm	29	ea	$12.87	$373.25
		Steel Stirrup R06 300x300mm	20	ea	$4.54	$90.72
					Building Material Subtotal:	**$988.83**
					Reinforcing Total:	**$988.83**
Roof Lights	Allowances	Allowance Light Tube 250mm	1	ea	$1,477.39	$1,477.39
					Allowances Subtotal:	**$1,477.39**
					Roof Lights Total:	**$1,477.39**
Roofing	Quote	Roof Cladding Quote (Quote Ref: Roofer Quote)	1		$5,500.00	$5,500.00
					Quote Subtotal:	**$5,500.00**
					Roofing Total:	**$5,500.00**
Rubbish and Waste Dis	Equipment	Hire Rubbish Skip 9m3	4	ea (9.0cum)	$520.00	$2,080.00
					Equipment Subtotal:	**$2,080.00**
					Rubbish and Waste Disposal Total:	**$2,080.00**
Sanitaryware and acces	Allowances	Allowance Plumbing Waste Basin 32mm	1	ea	$40.35	$40.35
		Allowance Plumbing Waste Shower Standard Easy Clean	1	ea	$55.29	$55.29
		Allowance Shower Head Wall Standard	1	ea	$184.01	$184.01
		Allowance Shower Mixer Standard	1	ea	$248.95	$248.95
		Allowance Shower Unit Corner Square Standard	1	ea	$1,980.79	$1,980.79
		Allowance Tap Basin Standard	1	ea	$162.36	$162.36
		Allowance Tap Kitchen Mixer	1	ea	$429.92	$429.92
		Allowance Tap Washing Machine Pair	2	ea	$194.83	$389.66
		Allowance Toilet Floor Pan and Cistern Standard	1	ea	$649.44	$649.44
		Allowance Toilet Roll Holder Standard	1	ea	$25.00	$25.00
		Allowance Towel Rail Heated Medium Standard	1	ea	$358.95	$358.95
		Allowance Vanity Floor Medium Standard	1	ea	$671.09	$671.09
					Allowances Subtotal:	**$5,195.81**
	Expense Item	Freight Plumbing Appliances	200		$1.00	$200.00
					Expense Item Subtotal:	**$200.00**
					Sanitaryware and accessories Total:	**$5,395.81**
Scaffolding	Equipment	Scaffold Freight	80		$1.00	$80.00
					Equipment Subtotal:	**$80.00**
	Subcontractor	Hire Scaffold Erection and Removal	108	sqm	$16.90	$1,824.89
		Hire Scaffold Per Week Per m2	645	Wk m2	$1.58	$1,017.17
		Hire Scaffold Safety Inspections Weekly	6	Wk	$67.59	$405.53
		Scaffold Freight	100		$1.00	$100.00
					Subcontractor Subtotal:	**$3,347.58**
					Scaffolding Total:	**$3,427.58**

Item			Qty	UoM	Rate	Cost
Site Security Fencing	Equipment	Site Security Fence Removal	21	m	$2.69	$56.50
					Equipment Subtotal:	**$56.50**
	Subcontractor	Site Security Fence Freight	7	ea	$161.44	$1,130.06
		Site Security Fence Hire 2.1m Week/metre	210	Wk m	$1.61	$339.00
		Site Security Fence Setup	21	m	$2.69	$56.45
					Subcontractor Subtotal:	**$1,525.51**
					Site Security Fencing Total:	**$1,582.02**
Window and Door	Quote	Windows Aluminium Quote (Quote Ref: Windows Quote)	1		$15,500.00	$15,500.00
					Quote Subtotal:	**$15,500.00**
					Window and Door Total:	**$15,500.00**

Breakdown by Work Area then Scope
506 Small Renovation

This section provides a breakdown for each area of work, then each scope within that area.

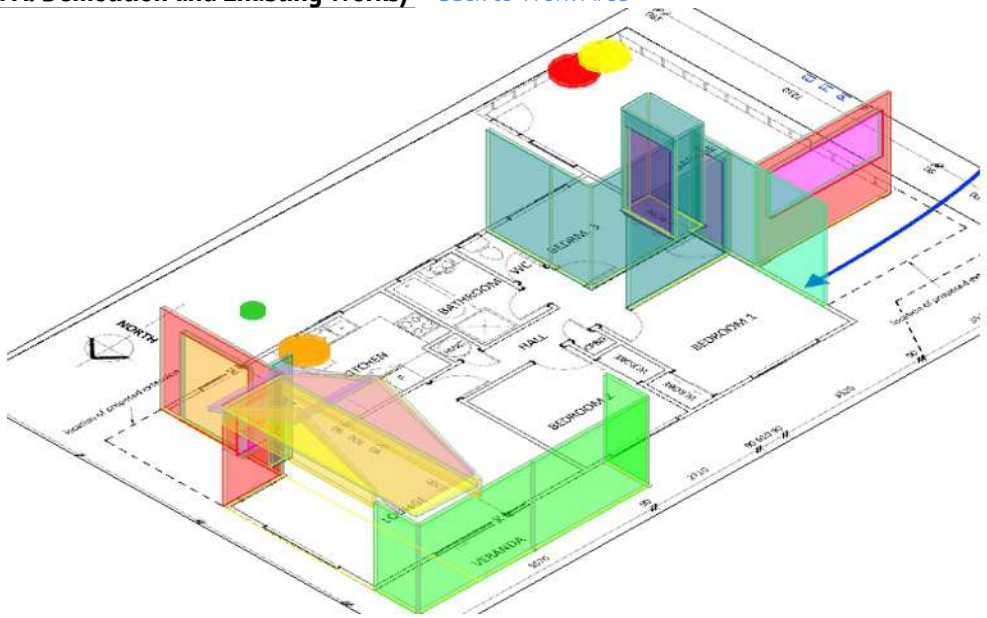
It gives a picture and schedule of the elements in each scope and the detailed breakdown of labour, materials, and other costs.

A. Demolition and Enabling Works

t.

Scope	Page	Labour Hours	Scope Cost
L0-01 Demolition	14	147	$17,411.50
L0-02 Site Preparation	15	2	$2,965.32
L0-03 Scaffold	17	19	$4,985.15
L0-04 Drainage and Sewers	17	3	$5,183.71
		171	$30,545.68

L0-01 Demolition (in A. Demolition and Enabling Works) < Back to Work Area



Deconstruction and removal of components of the buildings on site.

Demolish Fixture	
	Name
	Electrical Fixture

Demolish Wall

	Name	m2	Requires propping beam?	Prop hire duration	Number of props required ?	Has asbestos ?	Demolish Wall Structure	Demolish Wall Lining	Demolish Wall Cladding
	Demolish Ext Wall	12	Yes	2	3	No	Timber Frame	Remove One Side	Remove Lathe and Stucco

	Demolish Int Wall	30	Yes	4	4	No	Timber Frame	Remove Both Sides	Retain/None
	Demolish Lining and Cladding	5	No	0	0	No	Do not demolish	Remove One Side	Remove Lathe and Stucco
	Demolish Stucco Wall	9	No	0	0	No	Timber Frame	Remove One Side	Remove Lathe and Stucco
	Remove Lathe and Stucco	18	No	0	0	No	Do not demolish	Retain/None	Remove Lathe and Stucco

Demolish Roof

	Name	m2	Has asbestos?	Demolish Roof Structure	Demolish Roof Covering
	Demolish Ceiling	8	No	Timber Frame	Retain/None
	Demolish Roof	11	No	Timber Frame	Masonry Tile

Demolish Opening

	Name
	Door Remove and Dump

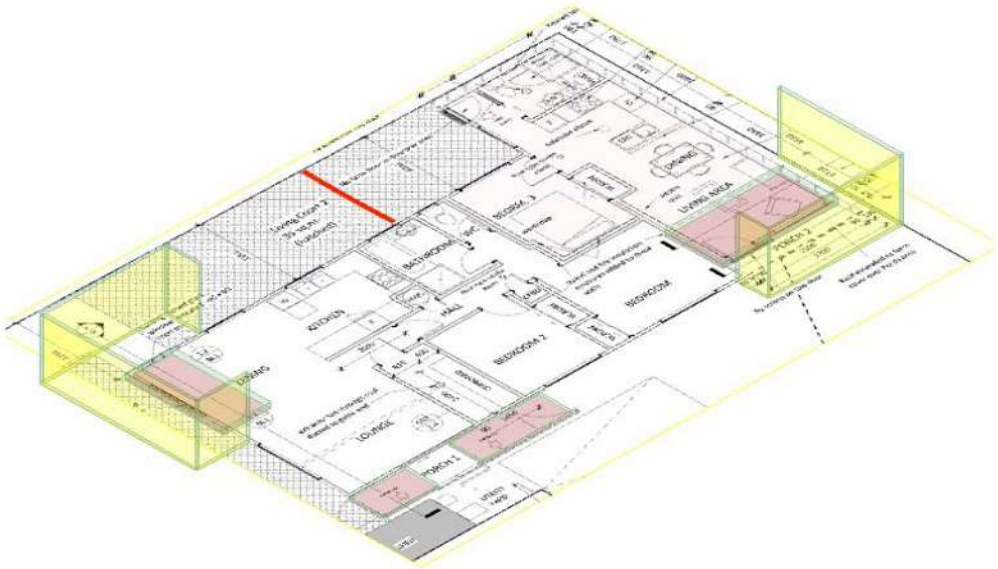
Demolish Opening

	Name	Size
	Door Remove and Dump	752x2100

Item		Qty	UoM	Rate	Cost
1255 Equipment hire					
Hire Propping Beam per Metre per Week	(Hire Equipment)	88	Wk	$25.00	$2,200.00
Hire Propping Screw Prop Each per Week		194	Wk	$21.53	$4,175.85
Labour Carpenter	(Carpentry)	26	Hr	$65.00	$1,690.00
					$8,065.85
2110 Demolition					
Floor Protection Board 0.9x915mmx30m	(Building Materials Supplier)	1	ea	$152.17	$152.17
Floor Protection Tape 55mmx48m		1	Rl	$24.83	$24.83
Hire Rubbish Skip 9m3	(Rubbish and Waste Disposal)	2	ea (9.0cum)	$520.00	$1,040.00
Labour Carpenter	(Carpentry)	121	Hr	$65.00	$7,865.00
Ply CD UT 2400x1200x12mm	(Building Materials Supplier)	2	Sht (2.9sqm)	$63.35	$126.70
					$9,208.70
7120 Plumbing					
Subcontract Plumbing	(Plumbing)	1	Ea	$45.00	$45.00
					$45.00
7720 Electrical Services					
Subcontract Electrician Hourly	(Electrician)	1	Hr	$91.95	$91.95
					$91.95

L0-01 Demolition $17,411.50

L0-02 Site Preparation (in A. Demolition and Enabling Works) < Back to Work Area



Unless noted otherwise, excavation costs assume normal easy digging. Should ground conditions be more difficult than expected, the costs may change. Site conditions can have a considerable impact on excavation costs so unless a subtrade quotation has been included, this is an indicative estimate only. Unless stated otherwise, no allowance for rock breaking, repairing or relocating existing services.

Site Security Fence

	Name	m	Hire Duration
	Site Security Fence	21	10

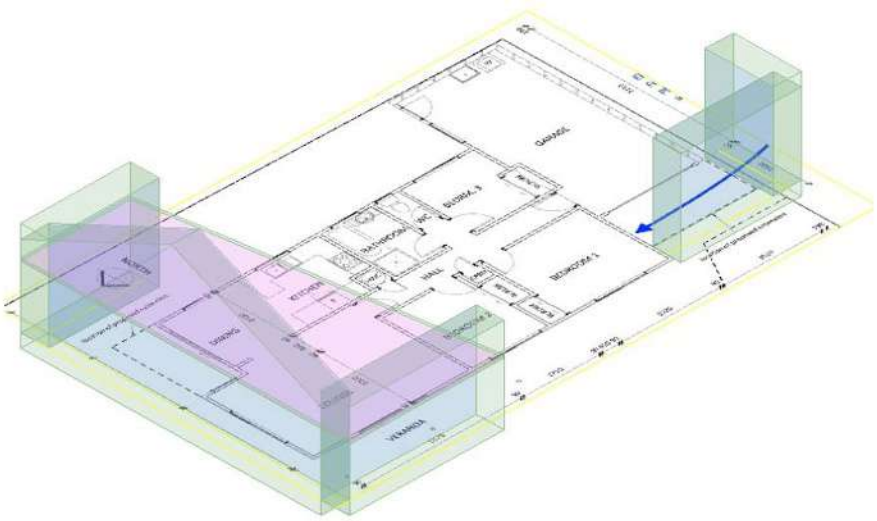
Excavation

	Name	m3	Soil Spreading Labour Supply Method	Soil Disposal Method	Site Excavation Method	Excavation Labour Supply Method	Digger Small Type	Builder provides spotter?
	Excavation	3	Main Contractor	Truck all soil from site	Machine	Main Contractor	1.7t	Yes

Item		Qty	UoM	Rate	Cost
1254 Site care and protection					
Site Security Fence Freight	(Site Security Fencing)	7	ea	$161.44	$1,130.06
Site Security Fence Hire 2.1m Week/metre		210	Wk m	$1.61	$339.00
Site Security Fence Removal		21	m	$2.69	$56.50
Site Security Fence Setup		21	m	$2.69	$56.45
					$1,582.02
2240 Excavation					
Hard Fill Tipping Fee	(Excavation)	3	cum	$85.00	$255.00
Labour Carpenter	(Carpentry)	2	Hr	$65.00	$130.00
Subcontract Excavation Digger 5.5t	(Excavation)	2	Hr	$118.39	$272.29
Subcontract Excavation Establishment Digger 5.5t		1	ea	$500.00	$500.00
Subcontract Excavation Tipper Truck 5m3		2	Hr	$150.68	$226.01
					$1,383.30

L0-02 Site Preparation $2,965.32

L0-03 Scaffold (in A. Demolition and Enabling Works) < Back to Work Area



Unless stated otherwise, allowance is to erect and remove once, no allowance for staging. no allowance for working within 4m of powerlines.

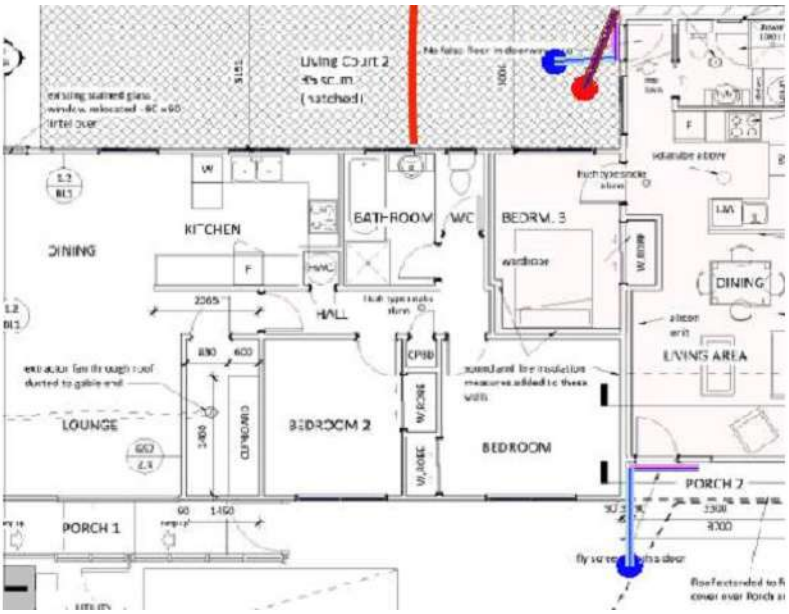
Scaffold				
	Name	m2	Scaffold Type	Hire Duration Weeks
	Scaffold	107	Scaffold Only	6

Tarpaulin				
	Name	m2	Tarpaulin Size	Hire Duration
	Tarpaulin	55	6x9m	4

Item		Qty	UoM	Rate	Cost
1253 Scaffolding and fall protection					
Hire Scaffold Erection and Removal	(Scaffolding)	108	sqm	$16.90	$1,824.89
Hire Scaffold Per Week Per m2		645	Wk m2	$1.58	$1,017.17
Hire Scaffold Safety Inspections Weekly		6	Wk	$67.59	$405.53
Scaffold Freight		100		$1.00	$100.00
Scaffold Freight		80		$1.00	$80.00
					$3,427.58
1255 Equipment hire					
Hire Tarpaulin 6x9m Week	(Administration and Overheads)	5	Wk	$64.51	$322.57
Labour Carpenter	(Carpentry)	19	Hr	$65.00	$1,235.00
					$1,557.57

L0-03 Scaffold $4,985.15

L0-04 Drainage and Sewers (in A. Demolition and Enabling Works) < Back to Work Area



Site conditions can have a considerable impact on drainage costs so unless a subtrade quotation has been included, this is an indicative estimate only. No allowance for rock breaking unless specifically stated.

Connection					
	Name				
	Connection Sewer Mains Existing				
Drainage Establishment					
Name	**No of days for vehicle charge**				
Drainage Establishment	1				
Drain Channel					
	Name	**m**	**Supplied and installed by**	**Requires trench dug?**	**Drain Grate Type**
	Drain Channel	2	Main Contractor	Yes	Basic Black 100x130mm
Stormwater					
	Name	**m**	**Trench Excavation Type**		
	Stormwater PVC 100mm	3	Clay Average Depth 1m		
Sewer					
	Name	**m**	**Trench Excavation Type**		
	Sewer PVC 100mm	2	Clay Average Depth 1m		

Item		Qty	UoM	Rate	Cost
7451 Storm and ground water drainage					
Bulk Fill Aggregate 07mm	(Excavation)	1	cum	$88.07	$88.07
Contingency Drainage Value	(Drainlaying)	3,000		$1.00	$3,000.00
Drain Grate Basic Black 100x130mm 3m		1	ea	$299.12	$299.12
Drain Grate End Cap Basic Black 100x130mm		2	ea	$8.02	$16.04
Drain Grate Jointer Basic Black 75x130mm		1	ea	$11.03	$11.03
Drain Grate Outlet End Basic Black 100x130mm		2	ea	$8.33	$16.66
Labour Carpenter	(Carpentry)	3	Hr	$65.00	$195.00

Subcontract Drain Trench Clay 1m Average	(Drainlaying)	4 m	$16.47	$65.87
Subcontract Drainage Pipe Stormwater 100mm		4 m	$49.51	$198.03
Subcontract Drainlayer Hourly		0 Hr	$90.00	$36.00
Subcontract Drainlaying Site Connection Sewer Existing		1 ea	$376.69	$376.69
Subcontract Drainlaying Site Connection Stormwater Existing		2 ea	$376.69	$753.38
				$5,055.88

7461 Sewers

Subcontract Drainage Pipe Sewer 100mm	(Drainlaying)	2 m	$63.91	$127.83
				$127.83

L0-04 Drainage and Sewers $5,183.71

B. Substructure

Scope	Page	Labour Hours	Scope Cost
L0-05 Substructure	20	100	$16,631.73
		100	$16,631.73

L0-05 Substructure (in B. Substructure) < Back to Work Area

Foundation Concrete

	Name	m3	Has Edge Insulation?	Concrete Strength	Formwork Type	Formwork Finish	Formwork by
	Concrete nib	0.1	No	20	Plywood	None	Plywood
	Foundation Concrete	0.8	No	20	Plywood	None	Plywood

Sub Floor Concrete

	Name	m2	Slab Type	Slab Moisture Barrier Type	Slab Insulation Type	Edge Insulation Type	Concrete Strength
	Sub Floor Concrete	9	Poured Concrete	Polythene 250mu	Polystyrene S 50mm	None	20

Mid Floor

	Name	m2	Insulation Floor Type	Floor Insulation Rating	Floor Substrate Thickness	Floor Substrate Material	Floor Fixing Method
	False Floor	35	Fibreglass	2.6	20	Plywood UT	Screwed and Glued

Transition Floor

	Name	m
	Transition Floor	3

Item		Qty	UoM	Rate	Cost
1273 Set Out					
Labour Carpenter	(Carpentry)	4	Hr	$65.00	$260.00
Paint Aerosol Spray	(Building Materials Supplier)	1	ea	$12.95	$12.95
Timber Pine 100x25mm H3 RS Wet		7	m	$3.45	$24.13
Timber Pine 50x50mm H1.2 No.1 RS Wet		14	m	$2.32	$32.46
					$329.54
2242 Back filling					
Bulk Fill Aggregate 65mm	(Excavation)	2	cum	$200.00	$400.00
Bulk Fill Sand		1	cum	$81.75	$81.75
Labour Carpenter	(Carpentry)	3	Hr	$65.00	$195.00
					$676.75
2361 Concrete foundation					
Concrete Ready Mixed 20 MPa	(Building Materials Supplier)	2	cum	$302.08	$604.17
Labour Carpenter	(Carpentry)	2	Hr	$65.00	$130.00
					$734.17
3111 Formwork					
Formwork Plyform 2400x1200x17mm	(Building Materials Supplier)	2	Sht (2.9sqm)	$103.87	$207.74
Labour Carpenter	(Carpentry)	8	Hr	$65.00	$520.00
Release Agent Concrete Formwork 20l	(Building Materials Supplier)	1	ea	$343.70	$343.70
Timber Pine 100x50mm UT Ind RS Wet		6	m	$1.83	$10.97
					$1,082.42
3112 Reinforcing					
Anchor Chemical Capsule M12	(Building Materials Supplier)	7	ea	$8.56	$59.89
Combination Bar Chair 25/40		9	ea	$0.43	$3.83
Combination Bar Chair 75/90		31	ea	$0.79	$24.58
Labour Carpenter	(Carpentry)	12	Hr	$65.00	$780.00
Steel Mesh SE62 Res 500E 5050x2020mm	(Reinforcing)	1	Sht	$124.43	$124.43
Steel Rebar Deformed G300Ex6m D12		2	ea	$15.12	$30.24
Steel Rebar Deformed G300Ex6m D16		6	ea	$27.00	$161.98
Steel Starter L Hook D12 1.0m X 150mm		29	ea	$12.87	$373.25
Steel Stirrup R06 300x300mm		20	ea	$4.54	$90.72
Tie Wire Black Annealed 1.6x225mm 1kg	(Building Materials Supplier)	1	ea	$10.95	$10.95
					$1,659.88
3121 In situ concrete					
Concrete Ready Mixed 20 MPa	(Building Materials Supplier)	2	cum	$302.08	$604.17
Hire Concrete Pump	(Concrete Work)	2	cum	$56.60	$113.20
Hire Concrete Pump Set Up Charge		1	ea	$600.00	$600.00
Labour Carpenter	(Carpentry)	2	Hr	$65.00	$130.00
					$1,447.36
3812 Timber floor framing					
Joist Hanger 47x120 Galv	(Building Materials Supplier)	53	ea	$5.11	$271.07
Labour Carpenter	(Carpentry)	45	Hr	$65.00	$2,925.00
Nail Collated Galv Product Nail 44x3.15mm 500 Coil	(Building Materials Supplier)	5	ea	$51.31	$256.52
Timber Pine 190x45mm H1.2 SG8 Gauged KD		184	m	$10.45	$1,923.66
					$5,376.26
4161 Building wraps underlays DPCs					
Labour Carpenter	(Carpentry)	1	Hr	$65.00	$65.00
Polythene Black 250 Micron 4000mmx25m	(Building Materials Supplier)	2	Rl	$117.08	$234.15
Tape Polythene Adhesive 48mmx50m		1	Rl	$7.91	$7.91
					$307.06
4700 Insulation					
Insulation Fibreglass Floor Narrow R2.6	(Insulation)	5	Bl (8.8sqm)	$122.07	$610.35
Labour Carpenter	(Carpentry)	6	Hr	$65.00	$390.00

Polystyrene S Grade 2400x1200x50mm	(Building Materials Supplier)	4	Sht (2.9sqm)	$45.07	$180.30
					$1,180.65

5430 Floors

Adhesive Flooring Gun Tube	(Building Materials Supplier)	8	ea	$10.43	$83.44
Freight Truck Hiab per Delivery		1	ea	$310.00	$310.00
Labour Carpenter	(Carpentry)	17	Hr	$65.00	$1,105.00
Plyfloor T and G UT 2400x1200x21mm	(Building Materials Supplier)	14	Sht (2.9sqm)	$154.00	$2,156.00
Screws Collated Plated 50mm 2000pack		1	ea	$183.20	$183.20
					$3,837.64

L0-05 Substructure $16,631.73

C. Structure and Exterior

Scope	Page	Labour Hours	Scope Cost
L0-07 Exterior walls, cladding and joinery	23	142	$42,355.11
L0-09 Interior walls and doors	26	104	$11,205.77
L0-10 Roof Structure	28	25	$5,475.26
L0-11 Ceiling structures	30	15	$1,932.64
		286	$60,968.79

L0-07 Exterior walls, cladding and joinery (in C. Structure and Exterior)

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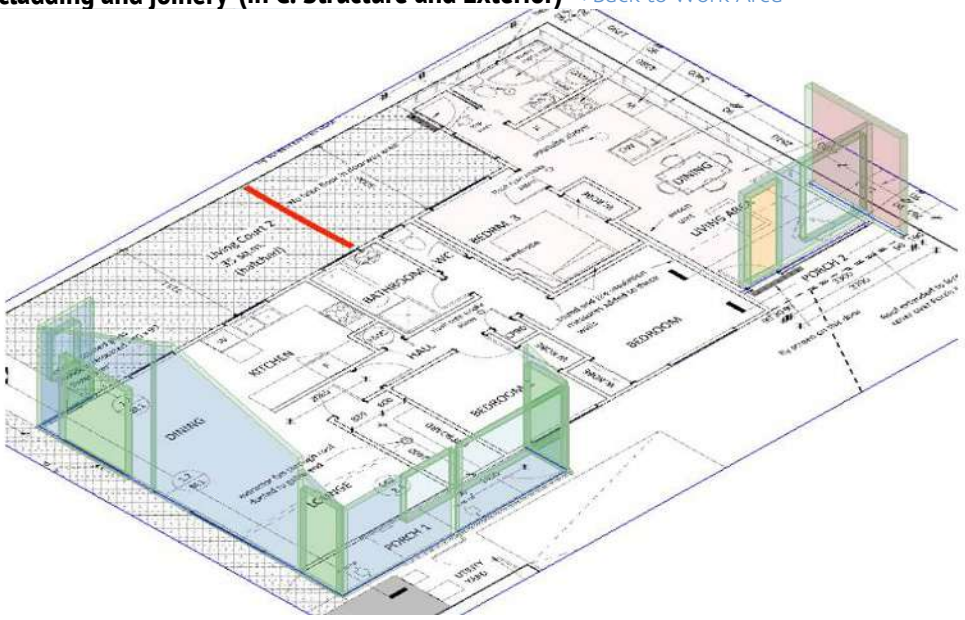

Wall Ext

	Name	m2	Wall Insulation Type	Wall Framing Type	Wall Framing Size	Moisture Barrier Type	Sheet Type
	Fibre Cement Plastered	33	Fibreglass R2.4	Build On Site	90x45	Synthetic Standard	Plaster on Fibre Cement

Wall Masonry

	Name	m2	Block Type	Block Fill Type	Plaster Finish Type
	Wall Masonry	6	xx.14 Knock In	Complete	None

Exterior Door

	Name	m2	Reveal Type	Glazing Unit Type	Glazing Type	Frame is thermally broken?	Door Frame Material	Architrave Style	Architrave Material

	Exterior Door Entrance	2	Timber Painted	Double Glazed	Low E1 Argon	No	Aluminium	Bevel Single No.19 40x10mm	Pine Finger Jointed
	Exterior Door Move existing	4	Timber Painted	Double Glazed	Low E1 Argon	No	Aluminium	Bevel Single No.19 40x10mm	Pine Finger Jointed
	Exterior Door Standard	2	Timber Painted	Double Glazed	Low E1 Argon	No	Aluminium	Bevel Single No.19 40x10mm	Pine Finger Jointed

Exterior Door

	Name	Size	Lintel Type	Lintel Depth	Door Type	Door Leaf Material
	Exterior Door Entrance	862x2100	Timber Pine H1.2	140	Standard	Aluminium Glazed
	Exterior Door Standard	990x2100	Timber Pine H1.2	140	Standard	Timber Panel
	Exterior Door Standard	999x2100	Timber Pine H1.2	140	Standard	Timber Panel

Exterior Door

	Name	Size	Lintel Type	Lintel Depth	Door Type	Door Leaf Material
	Exterior Door Move existing	1801x2100	Timber Pine H1.2	140	Standard	None

Exterior Joinery

	Name	m2	Glazing unit type	Glazing Type	Frame Material	Frame is thermally broken?
	Window	3	Double Glazed	Low E1 Argon	Aluminium	No
	Window Existing Moved	0.8	Double Glazed	Low E1 Argon	Aluminium	No

Exterior Joinery

	Name	Size	Lintel Type	Lintel Depth	Fly Screen Type	Brick Veneer Lintel Type
	Window	1632x1830	Timber Pine H1.2	140	None	None
	Window	1327x1100	Timber Pine H1.2	140	None	None
	Window	2865x1100	Timber Pine H1.2	140	None	None
	Window Existing Moved	759x1100	Timber Pine H1.2	90	None	None

Item		Qty	UoM	Rate	Cost
3111 Formwork					
Labour Carpenter	(Carpentry)	1	Hr	$65.00	$65.00
Timber Pine 90x45mm H1.2 SG8 Gauged KD	(Building Materials Supplier)	7	m	$4.95	$34.65
					$99.65
3112 Reinforcing					
Labour Carpenter	(Carpentry)	2	Hr	$65.00	$130.00
Steel Link R06 300mm	(Reinforcing)	11	ea	$2.27	$24.95
Steel Rebar Deformed G300Ex6m D12		7	ea	$15.12	$105.84
					$260.79
3320 Concrete masonry					
Block Fill Ready Mixed 20.0 Mpa	(Masonry or Blockwork)	1	cum	$387.44	$387.44
Hire Concrete Pump	(Concrete Work)	1	cum	$56.60	$56.60
Hire Concrete Pump Set Up Charge		1	ea	$600.00	$600.00
Masonry Block 20 Series Bond Beam 2014	(Masonry or Blockwork)	83	ea	$6.86	$569.05
Mortar Cement Mix 20Kg		6	ea	$9.51	$57.04
Subcontract Block Layer Hourly		3	Hr	$82.50	$214.50
Subcontract Block Layer Standard per block		79	ea	$9.46	$747.34
					$2,631.96
3821 Timber wall framing					
Labour Carpenter	(Carpentry)	46	Hr	$65.00	$2,990.00
Nail Collated Bright D Head 90x3.15mm 3000 Box	(Building Materials Supplier)	1	ea	$153.04	$153.04
Nail Plate Tylok 2t4 30x60mm Galv		28	ea	$0.29	$8.05
Nail Plate Tylok 2t5 34x60mm Galv		8	ea	$0.72	$5.76
Nail Plate Tylok 4t5 34x120mm Galv		6	ea	$0.79	$4.75
Nail Powder Actuated Washered 8x75mm Drive Pin 100pack		1	Pk (100.0ea)	$65.86	$65.86
Stud Strap Galvanised		36	ea	$1.91	$68.89
Timber Pine 140x35mm H1.2 SG8 Gauged KD		21	m	$7.88	$165.49
Timber Pine 140x45mm H1.2 SG8 Gauged KD		88	m	$8.00	$703.59
Timber Pine 90x45mm H1.2 SG8 Gauged KD		204	m	$4.95	$1,009.76
					$5,175.19
4161 Building wraps underlays DPCs					
Building Wrap Woven Polymer 2740mmx37m	(Building Materials Supplier)	1	Rl	$263.04	$263.04
Damp Proof Course Polythene 200mmx30m		3	Rl	$18.78	$56.35
Labour Carpenter	(Carpentry)	6	Hr	$65.00	$390.00
Polyurethane Foam Sealant Self Expanding 750ml	(Building Materials Supplier)	1	ea	$26.70	$26.70
Seal Air Foam Rod 10mm x 50m		1	ea	$28.37	$28.37
Sealant Silicone White 310ml		1	ea	$19.13	$19.13
Staples Gun Galv 140x6mm 2000pkt		1	ea	$17.10	$17.10
Strapping Plastic Woven Blue 19mm x 300m		1	Rl	$26.87	$26.87
Tape Flashing Window Aluminium 150mmx25m		2	Rl	$121.60	$243.20
					$1,070.76
4221 Weatherboard cladding					
Labour Carpenter	(Carpentry)	3	Hr	$65.00	$195.00
					$195.00
4224 Exterior Trim and finishing work					
Labour Carpenter	(Carpentry)	4	Hr	$65.00	$260.00
Moulding Pine Scriber FJ H3 PP 60x18mm	(Building Materials Supplier)	24	m	$7.92	$190.00
					$450.00
4230 Flat sheet cladding					
Fibre Cement 2400x1200x6mm	(Building Materials Supplier)	5	Sht (2.9sqm)	$65.18	$325.89
Fibre Cement 2700x1200x6mm		3	Sht (3.2sqm)	$73.35	$220.05
Fibre Cement 3000x1200x6mm		5	Sht (3.6sqm)	$81.51	$407.54
Labour Carpenter	(Carpentry)	33	Hr	$65.00	$2,145.00
Nail Flat Head Galv 75x3.15mm 5kg	(Building Materials Supplier)	1	ea	$45.18	$45.18

					$3,143.67
4240 Profiled sheet cladding					
Flashing Corner External Aluminium Prepainted Folded	(Building Materials Supplier)	8	m	$12.29	$98.32
					$98.32
4250 Proprietary cladding system					
Subcontract Cladding Plaster on Fibre Cement	(External Render System)	34	sqm	$258.00	$8,772.00
					$8,772.00
4290 Cavity batten					
Batten Pine H3 50x21mm	(Building Materials Supplier)	210	m	$1.49	$312.19
Cavity Closer Strip PVC 20mmx3m		8	ea	$14.45	$115.60
Labour Carpenter	(Carpentry)	17	Hr	$65.00	$1,105.00
Nail Flat Head Galv 60x2.8mm 5kg	(Building Materials Supplier)	1	ea	$83.94	$83.94
					$1,616.72
4510 Exterior windows doors timber					
Wedge H Packer Assorted	(Building Materials Supplier)	1	ea	$52.16	$52.16
					$52.16
4520 Exterior windows doors metal					
Labour Carpenter	(Carpentry)	19	Hr	$65.00	$1,235.00
Screw Concrete Torx Galv M6.5x58mm 100pk	(Building Materials Supplier)	1	ea	$41.16	$41.16
Screws Sq Drive Stainless 50mm 100pack		1	ea	$21.43	$21.43
Windows Aluminium Quote	(Window and Door)	1		$15,500.	$15,500.00
					$16,797.59
4700 Insulation					
Insulation Fibreglass Wall R2.4	(Insulation)	4	Bl (10.2sqm)	$138.35	$553.40
Labour Carpenter	(Carpentry)	3	Hr	$65.00	$195.00
					$748.40
4821 Flashings					
Flashing Back PVC Flexible 50x50mmx25m	(Building Materials Supplier)	1	ea (25.0m)	$108.70	$108.70
Flashing Corner Window Plastic Moulded (50 pack)		1	ea	$35.99	$35.99
					$144.69
5150 Interior Trim and finishing work					
Labour Carpenter	(Carpentry)	8	Hr	$65.00	$520.00
Moulding Pine Bevel Single FJ UT PP 40x10mm	(Building Materials Supplier)	43	m	$2.30	$98.90
Sealant Silicone Paintable Coloured Tube		2	ea	$19.13	$38.26
					$657.16
5521 Door Hardware					
Door Stop Chrome Rubber Buffer	(Door Hardware)	3	ea	$12.95	$38.84
					$38.84
6710 Painting Interior					
Subcontract Paint Material Acrylic Int 10lt	(Painting and Decorating)	1	ea	$164.21	$164.21
Subcontract Painter Hourly		2	Hr	$70.00	$119.00
					$283.21
6720 Painting Exterior					
Subcontract Painter Hourly	(Painting and Decorating)	2	Hr	$70.00	$119.00
					$119.00

L0-07 Exterior walls, cladding and joinery $42,355.11

L0-09 Interior walls and doors (in C. Structure and Exterior)

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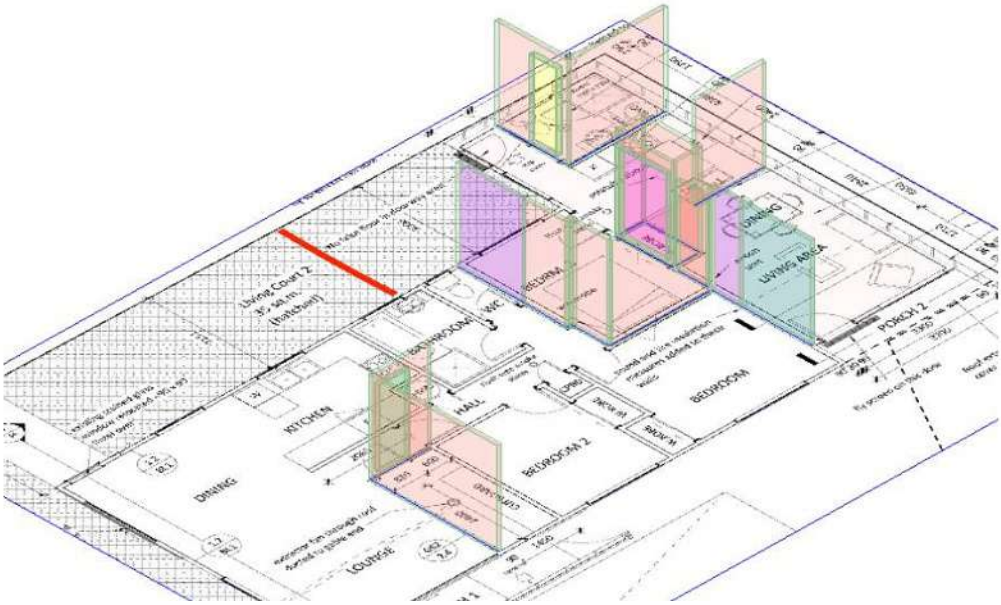

Wall Int				
	Name	**m2**	**Wall Framing Type**	**Wall Framing Size**
	Wall Int	31	Build On Site	90x45

Wall Int					
	Name	**m2**	**Wall Insulation Type**	**Wall Framing Type**	**Wall Framing Size**
	Wall Int Ins	23	Fibreglass Noise 75mm	Build On Site	90x45

Door Interior						
	Name	**m2**	**Door Leaf Material**	**Door Jamb Type**	**Architrave Style**	**Architrave Material**
	Door Interior Cavity Slider	1	MDF Hollow Paint Quality	MDF 119x25mm	Bevel Single No.19 40x10mm	Pine Finger Jointed
	Door Interior Standard	2	MDF Hollow Paint Quality	MDF 119x25mm	Bevel Single No.19 40x10mm	Pine Finger Jointed
	Door Interior Wardrobe Slide	2	MDF Hollow Paint Quality	MDF 119x25mm	Bevel Single No.19 40x10mm	Pine Finger Jointed

Door Interior				
	Name	**Size**	**Door Interior Type**	**Door Hardware Type**
	Door Interior Cavity Slider	694x2000	Cavity Slider	Privacy
	Door Interior Standard	749x2000	Standard	Passage
	Door Interior Wardrobe Slide	1193x2000	Wardrobe Slide	Dummy

Item		Qty	UoM	Rate	Cost
1200 General					
Labour Carpenter - Fix existing door	(Carpentry)	4	Hr	$65.00	$260.00
					$260.00
3821 Timber wall framing					
Labour Carpenter	(Carpentry)	83	Hr	$65.00	$5,395.00

Nail Collated Bright D Head 90x3.15mm 3000 Box	(Building Materials Supplier)	1	ea	$153.04	$153.04
Nail Plate Tylok 2t4 30x60mm Galv		6	ea	$0.29	$1.72
Nail Powder Actuated Washered 8x75mm Drive Pin 100pack		1	Pk (100.0ea)	$65.86	$65.86
Timber Pine 140x35mm H1.2 SG8 Gauged KD		26	m	$7.88	$204.90
Timber Pine 90x45mm H1.2 SG8 Gauged KD		277	m	$4.95	$1,371.09
					$7,191.62

4700 Insulation

Insulation Fibreglass Wall Acoustic R2.0 75mm	(Insulation)	2	Bl (16.6sqm)	$264.98	$529.96
Labour Carpenter	(Carpentry)	4	Hr	$65.00	$260.00
					$789.96

5150 Interior Trim and finishing work

Labour Carpenter	(Carpentry)	7	Hr	$65.00	$455.00
Moulding Pine Bevel Single FJ UT PP 40x10mm	(Building Materials Supplier)	17	m	$2.30	$39.10
					$494.10

5230 Doors Interior

Labour Carpenter	(Carpentry)	4	Hr	$65.00	$260.00
Subcontract Door Hinge ENP 100x70mm	(Doors Interior)	3	ea	$7.99	$23.96
Subcontract Door Interior MDF HC PQ Standard		2	ea	$99.13	$198.27
Subcontract Door Interior Wardrobe Slide 2 1980h		1	ea	$529.25	$529.25
Subcontract Door Mounting Hardware Cavity Slider Single		1	ea	$365.53	$365.53
Subcontract Door Prehang MDF Jamb 119x25mm		10	m	$9.23	$92.32
Subcontract Door Striker MDF 30x10mm		5	m	$2.90	$14.51
					$1,483.84

5521 Door Hardware

Allowance Door Hardware Cavity Privacy Basic	(Door Hardware)	1	ea	$30.00	$30.00
Allowance Door Hardware Flush Pull Basic		2	ea	$20.00	$40.00
Allowance Door Hardware Passage Basic		1	ea	$55.39	$55.39
Door Hardware Freight		1	ea	$22.76	$22.76
Door Stop Chrome Rubber Buffer		2	ea	$12.95	$25.89
Labour Carpenter	(Carpentry)	2	Hr	$65.00	$130.00
					$304.04

6710 Painting Interior

Subcontract Paint Material Acrylic Int 10lt	(Painting and Decorating)	1	ea	$164.21	$164.21
Subcontract Painter Hourly		7	Hr	$70.00	$518.00
					$682.21

L0-09 Interior walls and doors $11,205.77

L0-10 Roof Structure (in C. Structure and Exterior)

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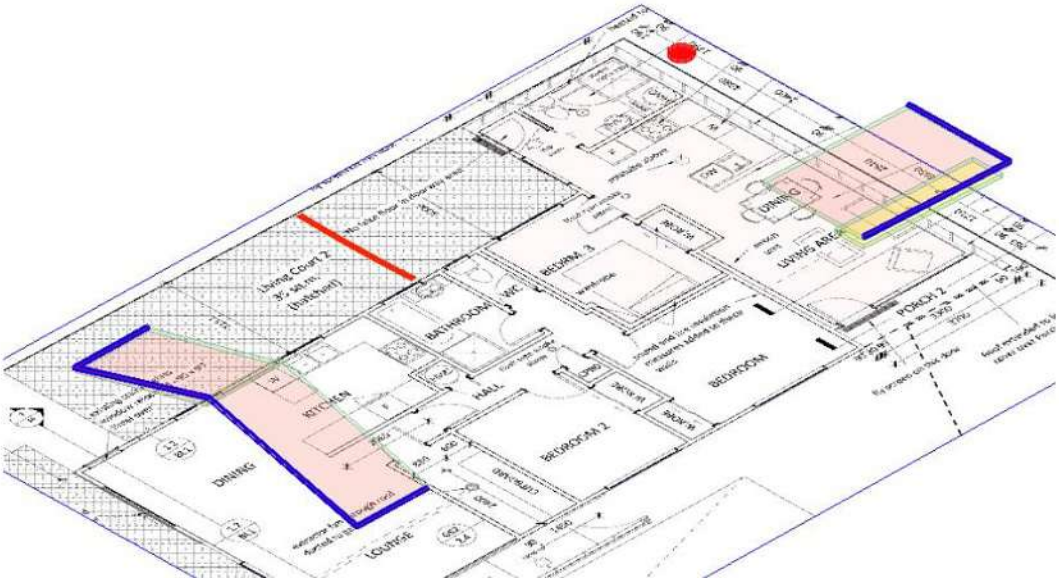

Light Tube			
	Name	**Diffuser Type**	**Diameter**
	Light Tube	Round Standard	250

Roof Structure		
	Name	**m2**
	Roof Rafter	10

Soffit				
	Name	**m2**	**Soffit Framing Type**	**Soffit Eaves Mould Type**	**Soffit Cladding Material**
	Soffit	3	Pine 75x50	Pine	Fibre Cement 6.0mm

Fascia				
	Name	**m**	**Fascia Type**	**Fascia Material**
	Fascia	17	Timber 150x25	Pine

Item		Qty	UoM	Rate	Cost
3811 Premanufactured timber frames					
Labour Carpenter	(Carpentry)	7	Hr	$65.00	$455.00
Subcontract Roof Framing Truss Standard	(Premanufactured timber frame	14	sqm	$45.00	$630.00
					$1,085.00
3823 Timber roof framing					
Labour Carpenter	(Carpentry)	8	Hr	$65.00	$520.00
Nail Collated Bright D Head 90x3.15mm 3000 Box	(Building Materials Supplier)	1	ea	$153.04	$153.04
PASLODE IMPULSE HOT DIP DH NAIL 90MMX3.15MM 3000		1	ea	$268.70	$268.70
Product Nail 30x3.15mm Galv 500g Pkt		1	ea	$7.45	$7.45
Strip Brace 30m Galv		1	ea	$77.37	$77.37
Timber Pine 140x45mm H1.2 SG8 Gauged KD		30	m	$8.00	$239.86
Wire Dog LH Zinc Coated		11	ea	$0.63	$6.98
Wire Dog RH Zinc Coated		11	ea	$0.63	$6.98
					$1,280.38
3824 Timber soffit framing					
Labour Carpenter	(Carpentry)	3	Hr	$65.00	$195.00
Timber Pine 70x45mm H1.2 SG8 Gauged KD	(Building Materials Supplier)	15	m	$4.51	$67.58
					$262.58
4224 Exterior Trim and finishing work					

Fascia Pine H3 FJ PP 150x25mm	(Building Materials Supplier)	20	m	$10.43	$208.70
Labour Carpenter	(Carpentry)	5	Hr	$65.00	$325.00
					$533.70

4239 Soffit cladding

Adhesive General Building Gun 375ml Tube	(Building Materials Supplier)	1	ea	$10.43	$10.43
Fibre Cement 2400x1200x6mm		2	Sht (2.9sqm)	$65.18	$130.36
Fibre Cement Sheet Jointer PVC 2400x6mm		1	ea	$10.47	$10.47
Labour Carpenter	(Carpentry)	2	Hr	$65.00	$130.00
Moulding Pine Eaves Mould FJ H3 PP 18x18mm	(Building Materials Supplier)	5	m	$3.60	$18.00
Nail Hardie Galv 60x3.15mm 5kg		1	ea	$134.75	$134.75
					$434.00

4568 Skylights roof windows canopies

Allowance Light Tube 250mm	(Roof Lights)	1	ea	$1,477.3	$1,477.39
					$1,477.39

6720 Painting Exterior

Subcontract Paint Material Acrylic Ext 10Lt	(Painting and Decorating)	1	ea	$164.21	$164.21
Subcontract Painter Hourly		3	Hr	$70.00	$238.00
					$402.21

L0-10 Roof Structure $5,475.26

L0-11 Ceiling structures (in C. Structure and Exterior)

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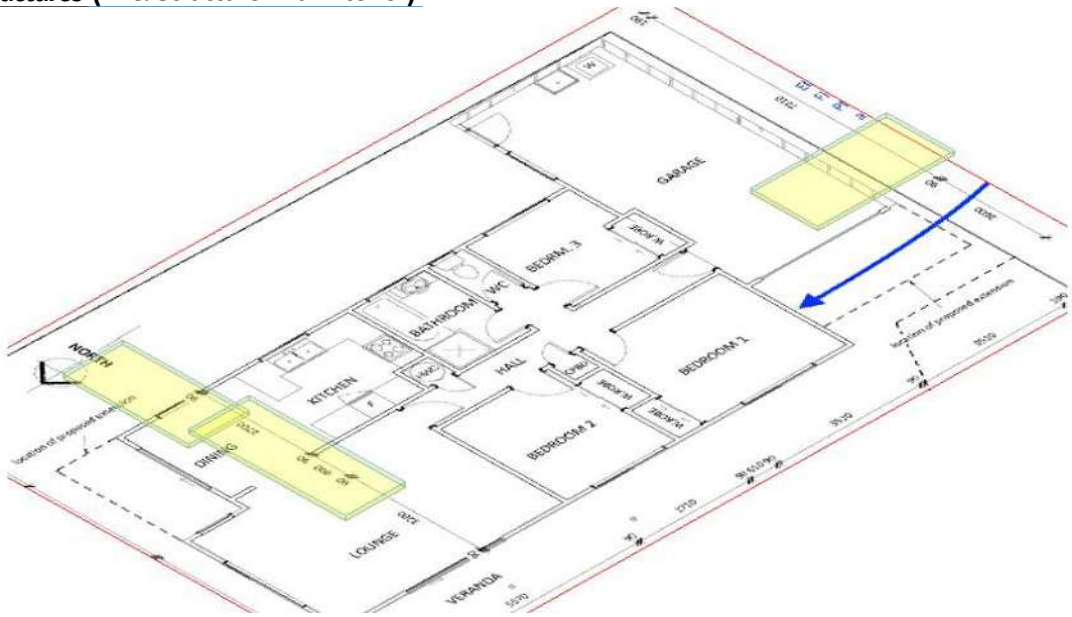

Ceiling Structure								
	Name	m2	Ceiling Structure Type	Ceiling Structure Installed by	Ceiling Insulation Rating	Ceiling Insulation Material 2nd Layer	Ceiling Insulation Material	Allow for Fall In Nets?
	Ceiling Structure	16	Timber Batten	Main Contractor	3.6	Fibreglass	Fibreglass	No

Item		Qty	UoM	Rate	Cost
4700 Insulation					
Insulation Fibreglass Ceiling R1.8	(Insulation)	2	Bl (13.7sqm)	$140.17	$280.34
Insulation Fibreglass Ceiling R3.6		3	Bl (7.4sqm)	$88.53	$265.59
Labour Carpenter	(Carpentry)	4	Hr	$65.00	$260.00

					$805.93

5310 Ceilings

Batten Ceiling Timber Pine 68x34mm H1.2	(Building Materials Supplier)	78	m	$3.40	$265.40
Labour Carpenter	(Carpentry)	11	Hr	$65.00	$715.00
Nail Collated Bright D Head 75x3.06mm 3000 Box	(Building Materials Supplier)	1	ea	$146.31	$146.31
					$1,126.71

L0-11 Ceiling structures $1,932.64

D. Roofing and Rainwater

Scope	Page	Labour Hours	Scope Cost
L0-12 Roof Cladding and Rainwater	32	6	$6,874.70
		6	$6,874.70

L0-12 Roof Cladding and Rainwater (in D. Roofing and Rainwater)

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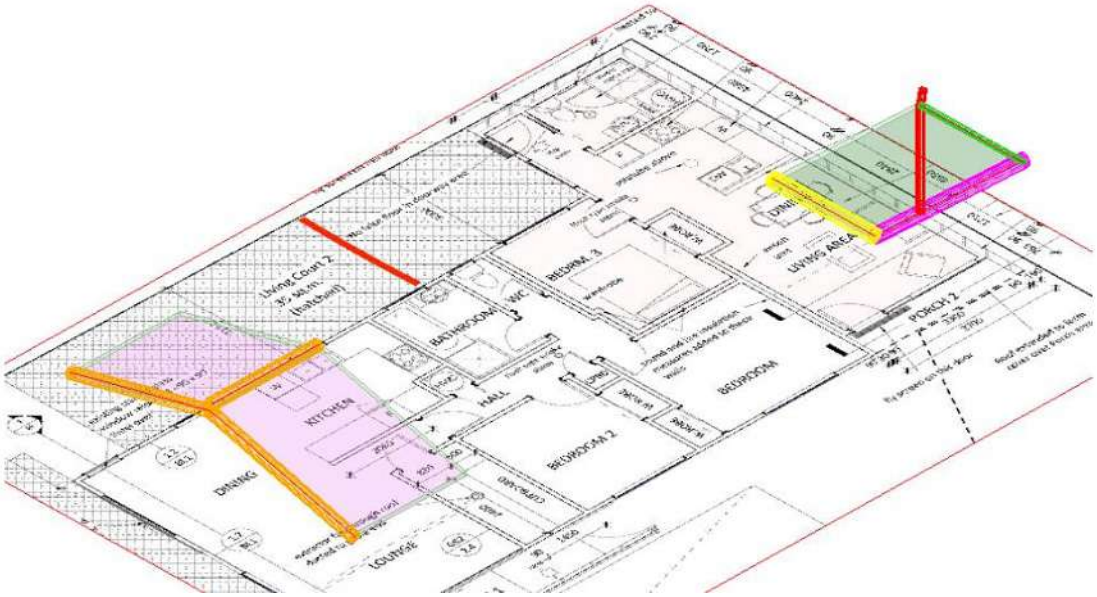

Roof Profiled

	Name	m2	Purlin Type	Has vented cavity batten?	Estimate purlins?	Underlay Type	Profile	Material
	Roof Trough Medium	10	Timber H1.2 75x45mm	No	Yes	Bitumen Heavy Duty	Trough Medium	Steel Prepainted

Roof Tile

	Name	m2	Tile Cladding Material
	Roof Masonry	20	Steel Smooth

Flashing

	Name	m	Type	Material
	Apron Notched	3	Apron Notched	Steel Prepainted
	Flashing Barge Birds Beak	4	Barge Birds Beak	Steel Prepainted

Rainwater Downpipe

	Name	m	Downpipe Style	Downpipe Material
	Rainwater Downpipe	3	Round 80	PVC

Roof Tile Trim

	Name	m	Type
	Roof Tile Ridge	3	Barrell

	Roof Tile Trim	7	Barge Kick Out

Rainwater Gutter

	Name	m	Gutter Profile	Gutter Material
	Rainwater Gutter	3	Classic	PVC

Item		Qty	UoM	Rate	Cost
3823 Timber roof framing					
Freight Truck Hiab per Delivery	(Building Materials Supplier)	1	ea	$310.00	$310.00
Freight Truck Standard per Delivery		1	ea	$220.00	$220.00
Labour Carpenter	(Carpentry)	6	Hr	$65.00	$390.00
Screws Purlin 80mm Blue 250pack	(Building Materials Supplier)	1	ea	$53.55	$53.55
Timber Pine 70x45mm H1.2 SG8 Gauged KD		26	m	$4.51	$117.14
					$1,090.69
4310 Roofing Profiled					
Roof Cladding Quote	(Roofing)	1		$5,500.0	$5,500.00
					$5,500.00
7411 Rainwater systems					
Subcontract Rainwater	(Rainwater or Metal Fascia)	1	Ea	$284.02	$284.02
					$284.02

L0-12 Roof Cladding and Rainwater $6,874.70

E. Interior Fitout

Scope	Page	Labour Hours	Scope Cost
L0-14 Interior linings and finishes	34	118	$43,142.44
L0-15 Joinery interior and fittings	36	3	$21,901.06
		121	$65,043.51

L0-14 Interior linings and finishes (in E. Interior Fitout)

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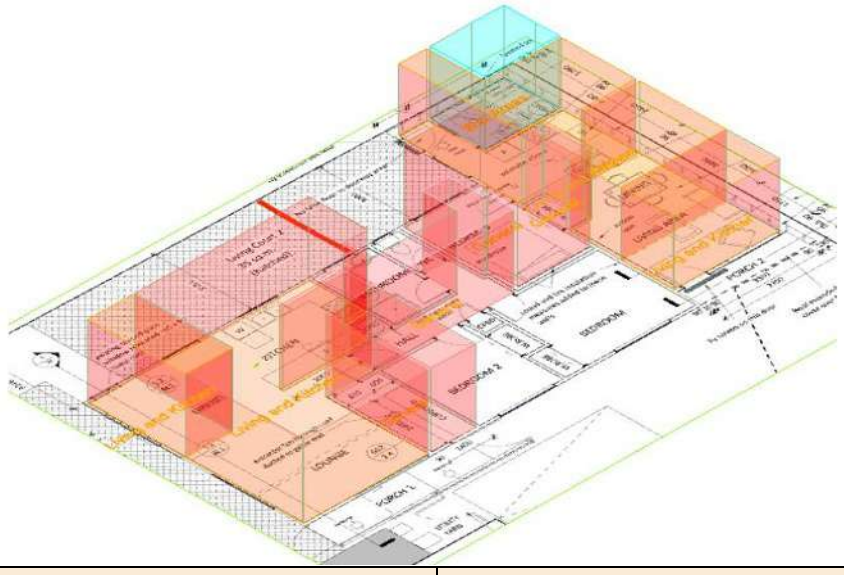

	Name	m2
	General wall	32
	Name	**m2**
	General ceiling	0.7
	Name	**m2**
	General floor	19
	Name	**m2**
	General ceiling	13

Zone								
	Name	**m2**	**Tile Substrate**	**Negative detail**	**Finish Level**	**Plasterboard by**	**Air Tightness**	**Paint Type**
	General	5	None	None	4	None	None	4
	Name						**m2**	
	Paint Existing						5	

Zone								
	Name	**m2**	**Tile Substrate**	**Negative detail**	**Finish Level**	**Plasterboard by**	**Air Tightness**	**Paint Type**
	Living and Kitchen	32	None	None	4	None	None	4

Zone								
	Name	**m2**	**Tile Substrate**	**Negative detail**	**Finish Level**	**Plasterboard by**	**Air Tightness**	**Paint Type**

	Living and Kitchen	6	None	None	4	None	None	4
	Name				**m2**			
	Fire Rated Wall				1036			
	Name						**m2**	
	Living and Kitchen floor						6	
	Name						**m2**	
	Living and Kitchen ceiling						6	

Zone								
	Name	**m2**	**Tile Substrate**	**Negative detail**	**Finish Level**	**Plasterboard by**	**Air Tightness**	**Paint Type**
	Wet Areas	4	None	None	4	None	None	4
	Name				**m2**			
	Wet Areas wall				102			
	Name						**m2**	
	Wet Areas floor						4	
	Name						**m2**	
	Wet Areas ceiling						4	

Painting Establishment		
Name	**Number of painters on site**	**Number of days on site**
Painting Establishment	2	4

Item		Qty	UoM	Rate	Cost
5113 Plasterboard linings					
Adhesive Wallboard Tube 375ml	(Building Materials Supplier)	33	ea	$9.56	$315.48
Freight Truck Hiab per Delivery		1	ea	$310.00	$310.00
Labour Carpenter	(Carpentry)	94	Hr	$65.00	$6,110.00
Plasterboard Fire 13mm	(Building Materials Supplier)	265	sqm	$15.80	$4,187.74
Plasterboard Moisture Resistant 13mm		23	sqm	$25.13	$577.90
Plasterboard Std 10mm		9	sqm	$10.19	$91.71
Plasterboard Std 13mm		77	sqm	$12.90	$993.41
Screws Collated Drywall Enp 32mm 1000pack		6	ea	$32.96	$197.76
Screws Collated Drywall Enp 50mm 1000pack		6	ea	$55.48	$332.88
Subcontract Stopping Plasterboard External Corner lm	(Plastering Interior)	61	m	$7.50	$457.50
Subcontract Stopping Plasterboard Fire Rated Walls to 2.7m		260	sqm	$12.71	$3,303.95
Subcontract Stopping Plasterboard Level 4 Ceiling to 2.7m		80	sqm	$11.50	$920.00
Subcontract Stopping Plasterboard Level 4 Walls to 2.7m		26	sqm	$11.50	$299.00
Subcontract Stopping Plasterboard Square Stopping lm		125	m	$8.50	$1,062.50
					$19,159.83
5150 Interior Trim and finishing work					
Adhesive General Building Gun 375ml Tube	(Building Materials Supplier)	3	ea	$10.43	$31.29
Labour Carpenter	(Carpentry)	24	Hr	$65.00	$1,560.00
Moulding Pine Bullnose FJ UT PP 90x10mm	(Building Materials Supplier)	137	m	$4.00	$548.00
Nail Collated Bright Brad Angle 38mm 2000 Box		1	ea	$80.00	$80.00
					$2,219.29
6410 Manufactured Flooring					
Allowance Floor Covering Laminate Installation	(Floor Covering)	66	sqm	$51.00	$3,366.00
Allowance Floor Covering Laminate Overlay Floor Preparation		66	sqm	$25.00	$1,650.00
Allowance Floor Covering Laminate Overlay Installation Room		5	ea	$50.00	$250.00

Allowance Floor Covering Laminate Overlay Standard	(Floor Covering)	73 sqm	$75.00	$5,475.00
				$10,741.00

6511 Carpeting

Allowance Floor Covering Carpet Laying	(Floor Covering)	19 sqm	$13.00	$247.00
Allowance Floor Covering Carpet Laying Door Trim		4 ea	$12.50	$50.00
Allowance Floor Covering Carpet Laying Edge Gripper		42 m	$2.00	$84.00
Allowance Floor Covering Carpet Laying Underlay Standard		19 sqm	$10.00	$190.00
Allowance Floor Covering Carpet Standard		23 sqm	$105.00	$2,415.00
				$2,986.00

6710 Painting Interior

Subcontract Paint Material Acrylic Ceiling 10lt	(Painting and Decorating)	3 ea	$137.20	$411.61
Subcontract Paint Material Acrylic Int 10lt		8 ea	$164.21	$1,313.71
Subcontract Painter Hourly		87 Hr	$70.00	$6,111.00
Subcontract Painter Value		200	$1.00	$200.00
				$8,036.32

L0-14 Interior linings and finishes $43,142.44

L0-15 Joinery interior and fittings (in E. Interior Fitout)

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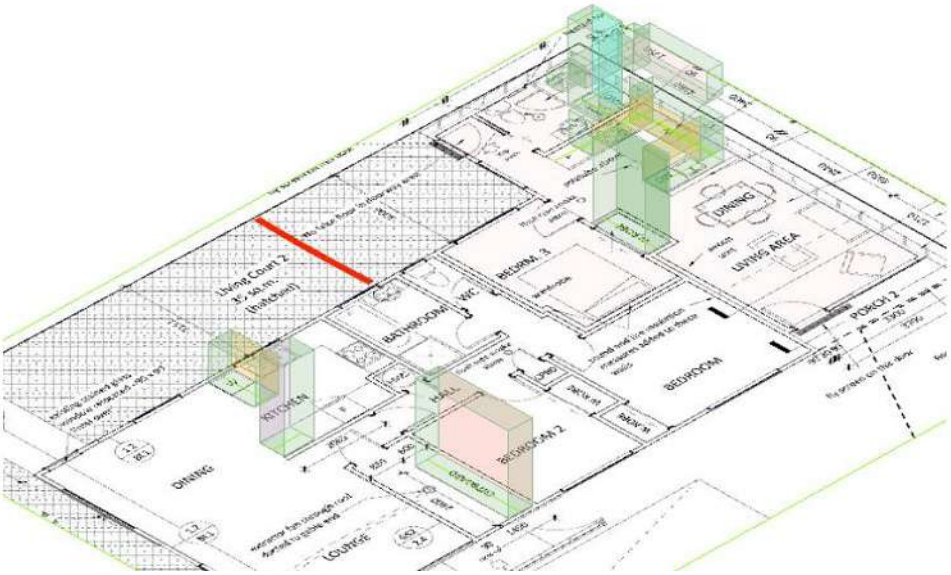

Joinery			
	Name	**Specification quality**	**Carcass Type**
	Base Unit	Standard	Base Unit
	Wall Unit	Standard	Wall Unit

Joinery				
	Name	**Specification quality**	**Carcass Type**	**Benchtop Type**
	Tall Unit	Standard	Tall Unit	None

Wardrobe			
	Name	**Wardrobe Type**	**MDF Shelf Count**
	Cupboard Pine Shelves	Cupboard Pine Shelves	4
	Wardrobe MDF Shelves	Wardrobe MDF Shelves	
	Wardrobe Shelf Partial Height Laminate	Wardrobe Shelf Partial Height Laminate	

Item	Qty	UoM	Rate	Cost

5150 Interior Trim and finishing work

Adhesive PVA Interior 500ml	(Building Materials Supplier)	1	ea	$20.75	$20.75
Board Pine UT FJ 90x18mm		69	m	$5.87	$404.80
Labour Carpenter	(Carpentry)	3	Hr	$65.00	$195.00
MDF 2400x400x18mm	(Building Materials Supplier)	1	Sht (2.4m)	$30.03	$30.03
Moulding Pine Bevel Single FJ UT PP 40x18mm		29	m	$4.72	$136.88
					$787.46

5511 Cabinetry

Allowance Cabinetry Benchtop Laminate Standard	(Joinery Cabinetry)	4	sqm	$750.00	$3,000.00
Allowance Cabinetry Carcass Base Unit 800mm Standard		6	m	$2,000.0	$12,000.00
Allowance Cabinetry Carcass Tall Height 600mm Standard		1	m	$1,775.0	$1,775.00
Allowance Cabinetry Carcass Wall Unit Standard		4	m	$750.00	$3,075.00
					$19,850.00

5512 Furniture fittings equipment

Wardrobe Shelf Partial Height Laminate 2.4m wide	(Joinery Wardrobes)	1	ea	$1,263.6	$1,263.60
					$1,263.60

L0-15 Joinery interior and fittings $21,901.06

F. Plumbing and Electrical

Scope	Page	Labour Hours	Scope Cost
L0-16 Plumbing	38	13	$17,485.27
L0-17 Electrical	40	4	$15,995.18
L0-18 Heating and ventilation	42	0	$1,950.00
		17	$35,430.45

L0-16 Plumbing (in F. Plumbing and Electrical)

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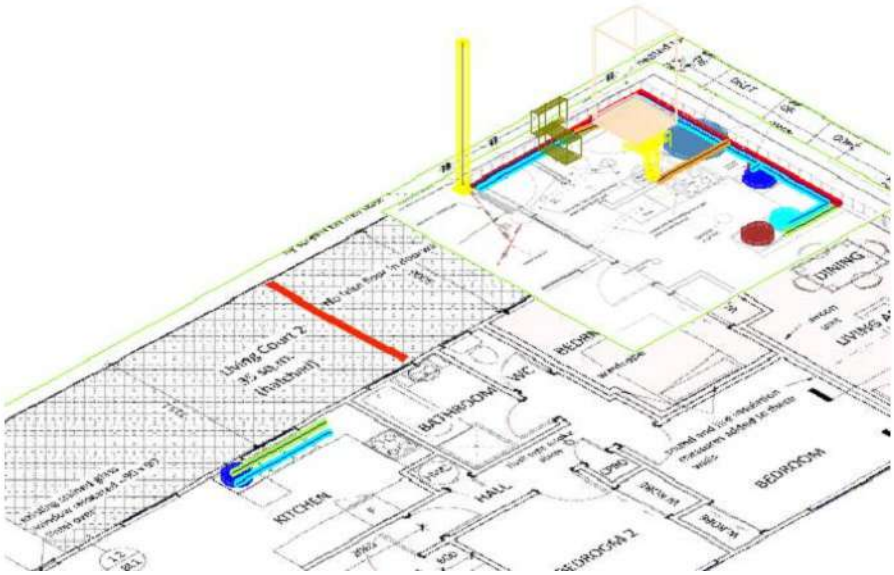

Hot Water System				
	Name	Hot Water System supply by	Hot Water Supply Type	Capacity
	Hot Water System	Allowance	Electric Mains Pressure	180L

Plumbing Fixture		
	Name	Plumbing Fixture Supply Method
	Plumbing Dishwasher	Allowance
	Plumbing Kitchen Sink	Allowance
	Plumbing Washing Machine	Allowance

Plumbing Establishment	
Name	No of days for vehicle charge
Plumbing Establishment	2

Pipe Waste		
	Name	m
	Pipe Waste PVC 100mm	2

Pipe Water			
	Name	m	Pipe Type

	Pipe Water Polybutylene 15mm	10	Polybutylene 15mm

Basin/Vanity

	Name	Splashback Type	Plumbing Supplied By	Basin/Vanity Quality
	Vanity Floor Medium	None	Allowance	Standard

Shower

	Name	Tiled shower base type	Shower Quality	Shower Head Type
	Shower Unit	Acrylic Tray	Standard	Fixed Wall

Toilet

	Name	Toilet Type	Toilet Supply by	Toilet Quality	Allow for Toilet Roll Holder?
	Toilet Floor Pan and Cistern	Floor Pan and Cistern	Allowance	Standard	Yes

Waste Stack

	Name	Waste Stack Type
	Stack 100mm and Vent	Stack 100mm and Vent

Item		Qty	UoM	Rate	Cost
3821 Timber wall framing					
Labour Carpenter	(Carpentry)	1	Hr	$65.00	$65.00
Timber Pine 90x45mm H1.2 SG8 Gauged KD	(Building Materials Supplier)	2	m	$4.95	$9.90
					$74.90
5512 Furniture fittings equipment					
Allowance Mirror Standard	(Glazing Mirrors)	1	ea	$208.49	$208.49
Labour Carpenter	(Carpentry)	1	Hr	$65.00	$65.00
					$273.49
7120 Plumbing					
Contingency Plumbing Value	(Plumbing)	2,250		$1.00	$2,250.00
Subcontract Plumbing		1	Ea	$4,760.2	$4,760.20
					$7,010.20
7126 Water heaters					
Hot Water Cylinder Electric Enamel 180lt Mains Pressure	(Building Materials Supplier)	1	ea	$1,300.9	$1,300.97
Hot Water Cylinder Restraint Kit	(Plumbing)	1	ea	$53.60	$53.60
Labour Carpenter	(Carpentry)	1	Hr	$65.00	$65.00
Subcontract Plumbing	(Plumbing)	1	Ea	$1,506.7	$1,506.75
					$2,926.32
7150 Sanitaryware and accessories					
Allowance Kitchen Sink Single Bowl	(Joinery Cabinetry)	1	ea	$151.54	$151.54
Allowance Plumbing Waste Basin 32mm	(Sanitaryware and accessories)	1	ea	$40.35	$40.35
Allowance Plumbing Waste Shower Standard Easy Clean		1	ea	$55.29	$55.29
Allowance Shower Head Wall Standard		1	ea	$184.01	$184.01
Allowance Shower Mixer Standard		1	ea	$248.95	$248.95
Allowance Shower Unit Corner Square Standard		1	ea	$1,980.7	$1,980.79
Allowance Tap Basin Standard		1	ea	$162.36	$162.36
Allowance Tap Kitchen Mixer		1	ea	$429.92	$429.92

Allowance Tap Washing Machine Pair	(Sanitaryware and accessories)	2	ea	$194.83	$389.66
Allowance Toilet Floor Pan and Cistern Standard		1	ea	$649.44	$649.44
Allowance Toilet Roll Holder Standard		1	ea	$25.00	$25.00
Allowance Vanity Floor Medium Standard		1	ea	$671.09	$671.09
Freight Plumbing Appliances		200		$1.00	$200.00
Labour Carpenter	(Carpentry)	10	Hr	$65.00	$650.00
Timber Pine 90x45mm H1.2 SG8 Gauged KD	(Building Materials Supplier)	20	m	$4.95	$99.00
					$5,937.39

7720 Electrical Services

Subcontract Electrical Install HWC Electric	(Electrician)	1	ea	$140.80	$140.80
Subcontract Electrical Prewire HWC Electric		1	ea	$122.17	$122.17
					$262.97

7760 Electrical Fixtures

Allowance Dishwasher	(Electrical Appliances)	1	ea	$1,000.0	$1,000.00
					$1,000.00

L0-16 Plumbing $17,485.27

L0-17 Electrical (in F. Plumbing and Electrical)

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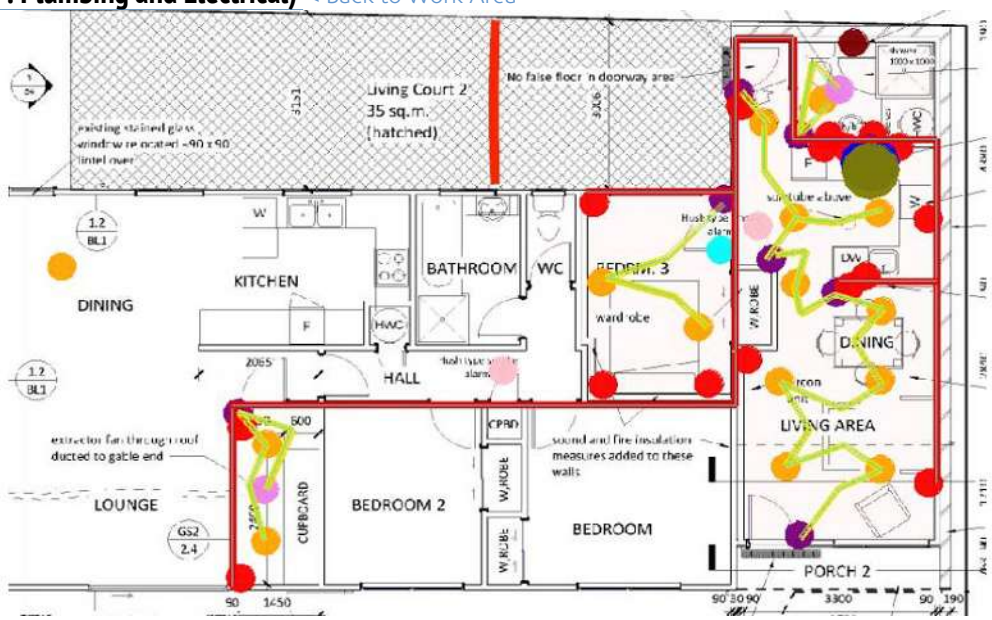

Light Interior				
	Name	**Light Fitting Quality**	**Interior Light Type**	**Electrical Fittings Supply By**
	Downlight LED Standard	Standard	Downlight LED Standard	Allowance
Light Switch				
	Name	**Switch Type**	**Has Dimmer?**	**Electrical Fitting Quality**
	Light Switch	Light Single	No	Standard
Socket Electrical				
	Name	**Socket Type**	**Socket Rating**	**Electrical Fitting Quality**
	Socket Electrical	Double	Interior 10A	Standard
Smoke Alarm				
	Name	**Smoke Alarm Type**		
	Smoke Alarm	Battery Standard		

Extractor Fan

Name	Extractor Fan Type
Extractor Fan	Ceiling 125mm

Appliance Cooking

Name	Electrical Fittings Supply By
Oven and Cooktop Electric	Allowance

Appliance Bathroom

Name	Electrical Fittings Supply By	Appliance Quality
Heated Towel Rail Medium	Allowance	Standard

Appliance Rangehood

Name	Electrical Fittings Supply By	Electrical Fitting Quality
Appliance Rangehood	Allowance	Standard

Electrical Establishment

Name	No of days for vehicle charge
Electrical Establishment	2

Distribution Board

Name	Number of EV charging points	Meter Box Type	Has network hub	Has alarm system?	Distribution Board Type	Allow for new earth peg?
Distribution Board	0	None	No	No	Relocate	Yes

Cable

Name	m
Cable 1.5mm2 Light	29

Item		Qty	UoM	Rate	Cost
7120 Plumbing					
Subcontract Plumbing	(Plumbing)	1	Ea	$82.26	$82.26
					$82.26
7350 Fire detection systems					
Smoke Alarm	(Electrician)	2	ea	$61.78	$123.55
					$123.55
7720 Electrical Services					
Contingency Electrical Value	(Electrician)	2,750		$1.00	$2,750.00
Subcontract Electrical		1	Ea	$95.34	$95.34
Subcontract Electrical Cable 1.5mm2		221	m	$1.32	$292.10
Subcontract Electrical Cable 2.5mm2		157	m	$1.20	$187.66
Subcontract Electrical Cable 4.0mm2 (Stove)		16	m	$2.64	$42.30
Subcontract Electrical Certificate of Compliance		1	ea	$40.23	$40.23
Subcontract Electrical Install Earth Peg and Conductor		1	ea	$172.41	$172.41

Subcontract Electrical Prewire Earth Peg and Conductor	(Electrician)	1 ea	$172.41	$172.41
Subcontract Electrical Socket Interior 10a Double Standard		16 ea	$11.49	$183.90
Subcontract Electrical Vehicle Charge Day		2 ea	$28.73	$57.47
Subcontract Electrician Hourly		75 Hr	$91.95	$6,923.94
				$10,917.75

7750 Electrical Lights

Allowance Light Downlight Interior LED Standard	(Electrician)	15 ea	$38.50	$577.50
				$577.50

7760 Electrical Fixtures

Allowance Cooktop Electric	(Electrical Appliances)	1 ea	$500.00	$500.00
Allowance Oven		1 ea	$1,750.0	$1,750.00
Allowance Rangehood Standard		1 ea	$750.00	$750.00
Allowance Switch Light Single Standard	(Electrician)	7 ea	$11.49	$80.46
Allowance Towel Rail Heated Medium Standard	(Sanitaryware and accessories)	1 ea	$358.95	$358.95
Duct Aluminium Flexible 125mm x 3m	(Electrician)	2 ea	$26.82	$53.65
Ducting Round Rangehood Aluminium Flexible 150mmx3m		1 ea	$30.78	$30.78
Fan Wall/Ceiling 125mm		2 ea	$115.56	$231.12
Labour Carpenter	(Carpentry)	4 Hr	$65.00	$260.00
Subcontract Rangehood Install	(Rangehood Installation)	1 ea	$250.00	$250.00
Tape Aluminium Adhesive 48mmx50m	(Electrician)	1 Rl	$29.16	$29.16
				$4,294.12

L0-17 Electrical $15,995.18

L0-18 Heating and ventilation (in F. Plumbing and Electrical)

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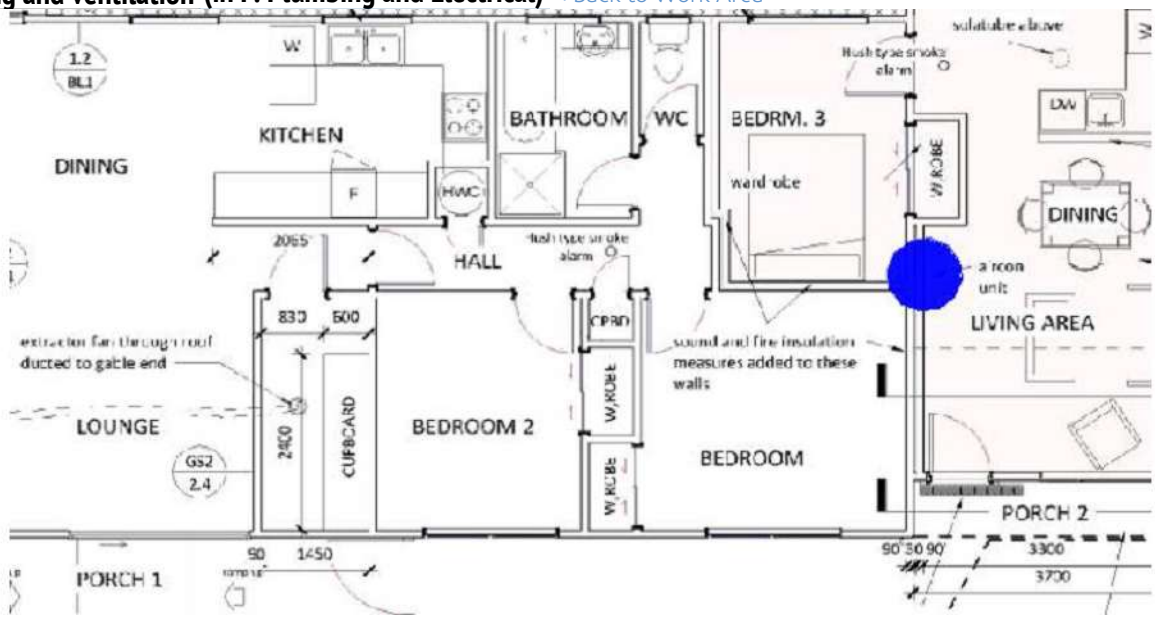


Air Conditioning			
	Name	Heat pump type	Heat pump nominal rating
	Heat Pump	Wall High Mount	3.0

Item		Qty UoM	Rate	Cost

7521 Air Conditioning

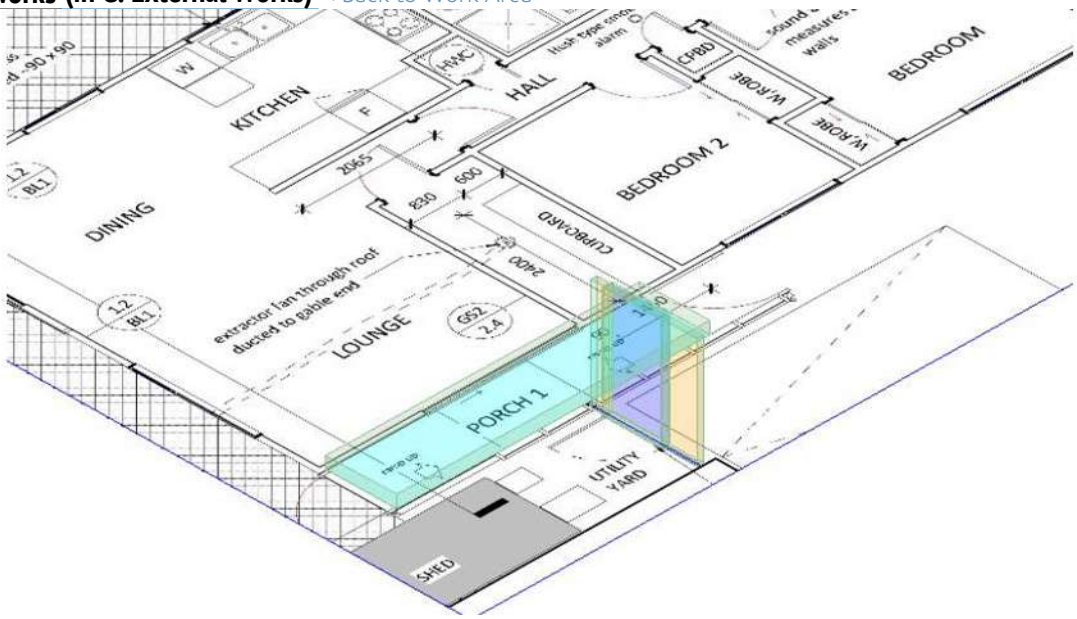
Allowance Heat Pump Split System High Wall 3.0kW	(Air Conditioning)	1 ea	$1,150.0	$1,150.00
Subcontract Install Heat Pump Wall Mounted		1 ea	$800.00	$800.00
				$1,950.00

L0-18 Heating and ventilation $1,950.00

G. External Works

Scope	Page	Labour Hours	Scope Cost
L0-19 External works	43	18	$2,121.92
		18	$2,121.92

L0-19 External works (in G. External Works) < Back to Work Area



Fence Timber				
	Name	m	Timber Fence Type	Fence Frame Type
	Fence Timber	2	Timber Paling 150mm	None

Paving					
	Name	m2	Paving Type	Has Reinforcing Mesh?	Has Geotextile?
	Porch Ramp	5	Concrete Insitu 20 MPa	Yes	No

Gate	
	Name
	Gate

Gate		
	Name	Size
	Gate	908x1800

Gate Details
Gate Style Pedestrian

Item		Qty	UoM	Rate	Cost
8200 Pavements, kerbs, surfacing					
Bulk Fill Aggregate 40mm	(Excavation)	1	cum	$66.95	$66.95
Combination Bar Chair 25/40	(Building Materials Supplier)	6	ea	$0.43	$2.56
Concrete Ready Mixed 20 MPa		2	cum	$302.08	$604.17
Labour Landscaper	(Landscaping)	10	Hr	$65.00	$650.00
Steel Mesh 665 4910x2320mm	(Reinforcing)	1	Sht (9.7sqm)	$77.41	$77.41
Timber Peg Pine H4 50x40x300mm RS Wet	(Building Materials Supplier)	11	ea	$1.44	$15.85

Timber Pine 100x25mm UT Ind RS Wet	(Building Materials Supplier)	14 m	$1.57	$21.92
				$1,438.85

8430 Fencing

Gate Latch Toggle	(Landscape Fencing)	1 ea	$26.86	$26.86
Labour Carpenter	(Carpentry)	8 Hr	$65.00	$520.00
Nail Flat Head Galv 90x3.55mm 5kg	(Building Materials Supplier)	1 ea	$45.18	$45.18
Nail Flat Head Galv Pailing Ag 60x2.8mm 2kg		1 ea	$22.99	$22.99
Timber Pine 150x19mmx1.8 H3 RS Wet		13 ea	$3.66	$47.58
Timber Pine 75x50mm Treated H3 SG8 RS Wet		6 m	$3.41	$20.45
				$683.07

L0-19 External works $2,121.92

Z. Preliminaries and General Costs

Scope	Page	Labour Hours	Scope Cost
L0-00 Onsite Overheads	45	120	$37,648.75
		120	$37,648.75

L0-00 Onsite Overheads (in Z. Preliminaries and General Costs)

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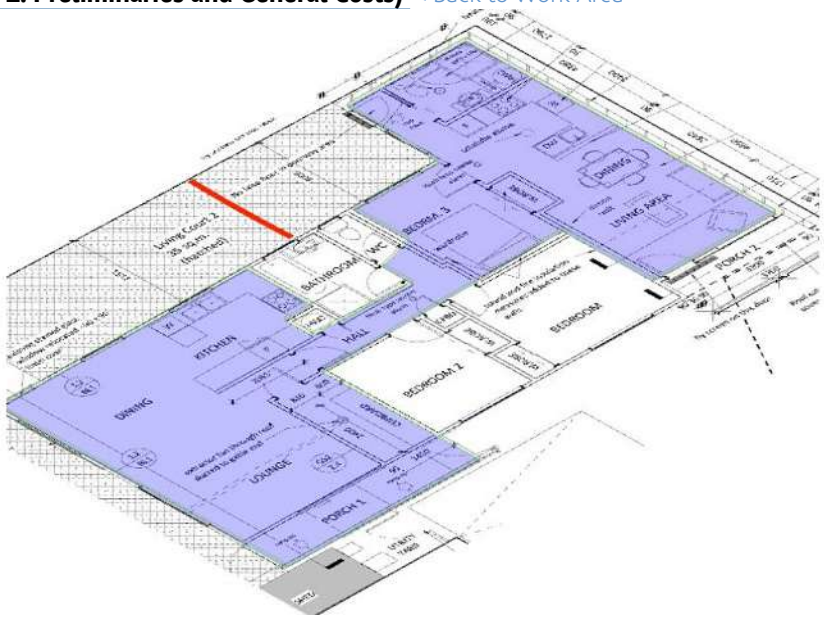

Builder Establishment

Name	Space for onsite material storage	Site Signs	Duration for Costs Weeks	Project Type	Floor Area Overall	Design stage	Complexity Project
Builder Establishment	Good	Yes	8	Renovation	0	Concept	1

Builder Establishment

Name	Supervision hours per week	Portable Toilet Hire	Number of carpenters on site	Allow for vehicle crossing protection?	Administration hours per week
Builder Establishment 59	10	Yes	4	Yes	5

Item		Qty	UoM	Rate	Cost
1200 General					
Administration Costs	(Administration and Overheads)	240		$1.00	$240.00
Administration Hourly		40	Hr	$40.00	$1,600.00
Consumables and Small Plant Recovery Value		600		$1.00	$600.00
					$2,440.00
1235 Contingencies					
Contingency Builder Value	(Carpentry)	13,500		$1.00	$13,500.00

				$13,500.00
1237 Warranties and Guarantees				
Building Guarantee or Warranty	(Administration and Overheads)	750	$1.00	$750.00
				$750.00
1244 Signage				
Site Signs	(Administration and Overheads)	1 ea	$225.00	$225.00
				$225.00
1252 Temporary services				
Hire Portable Toilet Flushable Delivery	(Portable Toilet Hire)	1 ea	$105.00	$105.00
Hire Portable Toilet Pick Up		1 ea	$105.00	$105.00
Hire Portable Toilet and Service Weekly		8 Wk	$75.00	$600.00
				$810.00
1256 Waste management				
Hire Rubbish Skip 9m3	(Rubbish and Waste Disposal)	2 ea (9.0cum)	$520.00	$1,040.00
				$1,040.00
1258 Transport cartage materials handling				
Freight	(Administration and Overheads)	200	$1.00	$200.00
				$200.00
1264 Programming and scheduling				
Labour Building Supervisor	(Administration and Overheads)	80 Hr	$75.00	$6,000.00
				$6,000.00
1267 Site logistics health and safety				
First Aid Kit Provision	(Administration and Overheads)	1 ea	$65.00	$65.00
Health and Safety Hazard Pack		1 ea	$450.00	$450.00
Health and Safety PPE Provision		2 ea	$30.00	$60.00
Labour Carpenter	(Carpentry)	40 Hr	$65.00	$2,600.00
				$3,175.00
1277 Final presentation cleaning				
Subcontract Cleaning per clean	(Cleaning)	1 ea	$358.75	$358.75
				$358.75
1280 Professional services and fees				
Architecture and Design Quote	(Architecture and Design)	1	$7,500.0	$7,500.00
Estimating Cost	(Administration and Overheads)	800	$1.00	$800.00
				$8,300.00
1281 Local Government Costs				
Vehicle Crossing Protection	(Administration and Overheads)	1 ea	$850.00	$850.00
				$850.00

L0-00 Onsite Overheads $37,648.75

Cost Total : $255,265.53

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Allowances for 506 Small Renovation

Client choices have a big impact on the cost of many of the components. These are the allowances that we have made for items like electrical and plumbing fittings, floor finishes and the like. The final choices may be more or less expensive that our allowances.

The allowances are included in the other sections of this report, this section just isolates them for easy review.

Item	Qty	UoM	Rate	Cost
Air Conditioning				
Allowance Heat Pump Split System High Wall 3.0kW	1	ea	$1,150.00	$1,150.00
				$1,150.00
Door Hardware				
Allowance Door Hardware Cavity Privacy Basic	1	ea	$30.00	$30.00
Allowance Door Hardware Flush Pull Basic	2	ea	$20.00	$40.00
Allowance Door Hardware Passage Basic	1	ea	$55.39	$55.39
				$125.39
Electrical Appliances				
Allowance Cooktop Electric	1	ea	$500.00	$500.00
Allowance Dishwasher	1	ea	$1,000.00	$1,000.00
Allowance Oven	1	ea	$1,750.00	$1,750.00
Allowance Rangehood Standard	1	ea	$750.00	$750.00
				$4,000.00
Electrician				
Allowance Light Downlight Interior LED Standard	15	ea	$38.50	$577.50
Allowance Switch Light Single Standard	7	ea	$11.49	$80.46
				$657.96
Floor Covering				
Allowance Floor Covering Carpet Laying	19	sqm	$13.00	$247.00
Allowance Floor Covering Carpet Laying Door Trim	4	ea	$12.50	$50.00
Allowance Floor Covering Carpet Laying Edge Gripper	42	m	$2.00	$84.00
Allowance Floor Covering Carpet Laying Underlay Standard	19	sqm	$10.00	$190.00
Allowance Floor Covering Carpet Standard	23	sqm	$105.00	$2,415.00
Allowance Floor Covering Laminate Installation	66	sqm	$51.00	$3,366.00
Allowance Floor Covering Laminate Overlay Floor Preparation	66	sqm	$25.00	$1,650.00
Allowance Floor Covering Laminate Overlay Installation Room Materials	5	ea	$50.00	$250.00
Allowance Floor Covering Laminate Overlay Standard	73	sqm	$75.00	$5,475.00
				$13,727.00
Glazing Mirrors				
Allowance Mirror Standard	1	ea	$208.49	$208.49
				$208.49
Joinery Cabinetry				
Allowance Cabinetry Benchtop Laminate Standard	4	sqm	$750.00	$3,000.00
Allowance Cabinetry Carcass Base Unit 800mm Standard	6	m	$2,000.00	$12,000.00
Allowance Cabinetry Carcass Tall Height 600mm Standard	1	m	$1,775.00	$1,775.00
Allowance Cabinetry Carcass Wall Unit Standard	4.1	m	$750.00	$3,075.00
Allowance Kitchen Sink Single Bowl	1	ea	$151.54	$151.54
				$20,001.54
Roof Lights				
Allowance Light Tube 250mm	1	ea	$1,477.39	$1,477.39
				$1,477.39

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Item	Qty	UoM	Rate	Cost
Sanitaryware and accessories				
Allowance Plumbing Waste Basin 32mm	1	ea	$40.35	$40.35
Allowance Plumbing Waste Shower Standard Easy Clean	1	ea	$55.29	$55.29
Allowance Shower Head Wall Standard	1	ea	$184.01	$184.01
Allowance Shower Mixer Standard	1	ea	$248.95	$248.95
Allowance Shower Unit Corner Square Standard	1	ea	$1,980.79	$1,980.79
Allowance Tap Basin Standard	1	ea	$162.36	$162.36
Allowance Tap Kitchen Mixer	1	ea	$429.92	$429.92
Allowance Tap Washing Machine Pair	2	ea	$194.83	$389.66
Allowance Toilet Floor Pan and Cistern Standard	1	ea	$649.44	$649.44
Allowance Toilet Roll Holder Standard	1	ea	$25.00	$25.00
Allowance Towel Rail Heated Medium Standard	1	ea	$358.95	$358.95
Allowance Vanity Floor Medium Standard	1	ea	$671.09	$671.09
				$5,195.81

Allowance Cost Total: $46,543.58

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Cost Control 506 Small Renovation

This section provided a view of the costs grouped by Cost Centre so is suitable for use in job cost management systems. The 4 digit code is based on the Coordinated Building Information (CBI) system. Costs exclude margin and GST.

This can be exported in formats suitable for importing into BuildAPrice, BuildXACT, Builder Trend, and most similar systems.

Phase / Cost Centre	Hrs	Labour	Materials	Sub Con	Other	Total
A10 Project Establishment						
1200 General					$2,440	$2,440
1235 Contingencies					$13,500	$13,500
1237 Warranties and Guarantees					$750	$750
1244 Signage					$225	$225
1252 Temporary services					$810	$810
1253 Scaffolding and fall protection					$80	$80
1256 Waste management					$1,040	$1,040
1258 Transport cartage materials handling					$200	$200
1264 Programming and scheduling	80	$6,000				$6,000
1267 Site logistics health and safety	40	$2,600			$575	$3,175
1277 Final presentation cleaning				$359		$359
1280 Professional services and fees				$7,500	$800	$8,300
1281 Local Government Costs					$850	$850
			A10 Project Establishment:			$37,729
B10 Site works						
1254 Site care and protection				$1,526		$1,526
2240 Excavation	2	$130		$998	$255	$1,383
7451 Storm and ground water drainage	3	$195	$431	$4,430		$5,056
7461 Sewers				$128		$128
				B10 Site works:		$8,093
B20 Demolition						
1255 Equipment hire	45	$2,925			$6,698	$9,623
2110 Demolition	121	$7,865	$304		$1,040	$9,209
7120 Plumbing				$45		$45
7720 Electrical Services				$92		$92
				B20 Demolition:		$18,969
C10 Foundations						
1273 Set Out	3	$195	$70			$265
2361 Concrete foundation	2	$130	$604			$734
3111 Formwork	8	$520	$562			$1,082
3112 Reinforcing	11	$715	$796			$1,511
3320 Concrete masonry			$387	$132	$57	$576
5430 Floors			$310			$310
				C10 Foundations:		$4,479
C20 Floor						
1273 Set Out	1	$65				$65
2242 Back filling	3	$195	$482			$677
3112 Reinforcing	3	$195	$214			$409
3121 In situ concrete	2	$130	$604		$713	$1,447
3812 Timber floor framing	45	$2,925	$2,451			$5,376
4161 Building wraps underlays DPCs	1	$65	$125			$190
4700 Insulation	1	$65	$180			$245
5430 Floors	17	$1,105	$2,423			$3,528
					C20 Floor:	$11,938

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Phase	Cost Centre	Hrs	Labour	Materials	Sub Con	Other	Total
C30 Wall structure							
	1200 General	4	$260				$260
	1253 Scaffolding and fall protection				$3,348		$3,348
	3111 Formwork	1	$65	$35			$100
	3320 Concrete masonry			$626	$830	$600	$2,056
	3821 Timber wall framing	122	$7,930	$3,992			$11,922
	4161 Building wraps underlays DPCs			$117			$117
	4520 Exterior windows doors metal			$63			$63
	5150 Interior Trim and finishing work	1	$65	$38			$103
	7150 Sanitaryware and accessories	5	$325	$99			$424
					C30 Wall structure:		$18,392
C40 Roof structure							
	3811 Premanufactured timber frames	7	$455		$630		$1,085
	3823 Timber roof framing	11	$715	$1,408			$2,123
					C40 Roof structure:		$3,208
C50 Preclad							
	3823 Timber roof framing	3	$195				$195
	3824 Timber soffit framing	3	$195	$68			$263
	4161 Building wraps underlays DPCs	6	$390	$681			$1,071
	4224 Exterior Trim and finishing work			$209			$209
	4290 Cavity batten	17	$1,105	$512			$1,617
					C50 Preclad:		$3,354
D10 Roof cladding							
	3823 Timber roof framing			$54			$54
	4224 Exterior Trim and finishing work	5	$325				$325
	4310 Roofing Profiled				$5,500		$5,500
	7411 Rainwater systems				$178		$178
					D10 Roof cladding:		$6,056
D20 Windows and doors							
	4510 Exterior windows doors timber			$52			$52
	4520 Exterior windows doors metal	19	$1,235		$15,500		$16,735
	4821 Flashings			$36			$36
					D20 Windows and doors:		$16,823
D30 Wall cladding							
	3821 Timber wall framing	8	$520				$520
	4221 Weatherboard cladding	3	$195				$195
	4224 Exterior Trim and finishing work	4	$260	$190			$450
	4230 Flat sheet cladding	33	$2,145	$999			$3,144
	4239 Soffit cladding	2	$130	$304			$434
	4240 Profiled sheet cladding			$98			$98
	4250 Proprietary cladding system				$8,772		$8,772
	4821 Flashings			$109			$109
					D30 Wall cladding:		$13,722
E10 Exterior decoration							
	6720 Painting Exterior				$521		$521
					E10 Exterior decoration:		$521
E20 Preline							
	4700 Insulation	16	$1,040	$2,240			$3,280
	5310 Ceilings	11	$715	$412			$1,127
	7120 Plumbing				$2,699		$2,699
	7126 Water heaters	1	$65	$1,355	$1,507		$2,926
	7720 Electrical Services				$5,285		$5,285
					E20 Preline:		$15,317

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Phase	Cost Centre	Hrs	Labour	Materials	Sub Con	Other	Total
E30 Linings							
	5113 Plasterboard linings	94	$6,110	$7,007			$13,117
						E30 Linings:	$13,117
E40 Stopping/Setting							
	5113 Plasterboard linings				$6,043		$6,043
						E40 Stopping/Setting:	$6,043
E50 Interior doors and trim							
	4568 Skylights roof windows canopies					$1,477	$1,477
	5150 Interior Trim and finishing work	38	$2,470	$846			$3,316
	5230 Doors Interior	4	$260		$1,224		$1,484
	5521 Door Hardware			$87		$125	$213
	7760 Electrical Fixtures			$285			$285
						E50 Interior doors and trim:	$6,775
E60 Interior decoration							
	6710 Painting Interior				$8,792		$8,792
						E60 Interior decoration:	$8,792
F10 Interior finishing							
	5521 Door Hardware	2	$130				$130
	6410 Manufactured Flooring					$10,741	$10,741
	6511 Carpeting					$2,986	$2,986
						F10 Interior finishing:	$13,857
F20 Interior joinery							
	5150 Interior Trim and finishing work	3	$195	$544			$739
	5511 Cabinetry					$19,850	$19,850
	5512 Furniture fittings equipment	1	$65		$1,264	$208	$1,537
						F20 Interior joinery:	$22,126
F30 Plumbing and electrical							
	7120 Plumbing				$4,393		$4,393
	7150 Sanitaryware and accessories	5	$325			$5,188	$5,513
	7350 Fire detection systems			$124			$124
	7411 Rainwater systems				$106		$106
	7521 Air Conditioning				$800	$1,150	$1,950
	7720 Electrical Services				$5,877		$5,877
	7750 Electrical Lights					$578	$578
	7760 Electrical Fixtures	4	$260	$60	$250	$4,439	$5,009
						F30 Plumbing and electrical:	$23,550
G10 External structures							
	8430 Fencing	8	$520	$136		$27	$683
						G10 External structures:	$683
G20 Landscaping							
	8200 Pavements, kerbs, surfacing	10	$650	$789			$1,439
						G20 Landscaping:	$1,439
H10 Completion							
	1254 Site care and protection					$57	$57
	6710 Painting Interior				$210		$210
	7720 Electrical Services				$18		$18
						H10 Completion:	$285

Cost Total: $255,265.53

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YourQS Ltd terms and conditions apply to this take-off.

This is an estimate, the prices, quantities, including waste allowances are approximate. It is the responsibility of the recipient to ensure that the quantities and costs are acceptable to them as no liability will be accepted for any errors or omissions.

This estimate is based solely on the documentation and information supplied. The term "Allowance" means that we have made a reasonable monetary allowance for the likely cost of the item but this is subject to final confirmation by the client selection or supplier.

Where additional carpenter or subcontract labour has been identified, this will be shown separately.

All "Subcontract" items are estimated quantities using estimated indicative market rates. Actual quantities and rates may vary due to market conditions, product selections, or a large number of other factors. If a firm price is required, a quote from the trade involved is required. If quotes were supplied, these are identified as "Quote" items.

Cabling, plumbing, lighting, sockets, and drainage pipe runs and locations etc. are an estimate only. Actual location and detailed layout to be determined by trades which may impact final costs.

You will need to verify items required to match existing or other brand specific products. The descriptions for items may be an equivalent or similar product and may be substituted in this estimate.

Unless structural information is supplied, all structural elements in this estimate use assumptions based on the NZ Standard 3604 Light Timber Framed Buildings. Actual structural design to be confirmed by designer or engineer and this may vary from the assumptions made in this estimate.

The information provided to you in this estimate is offered as a guide and not as a substitute for the requirements of the New Zealand Building Code and associated standards. It is important that you make your own assessment of the principles of good building and design practice in the context of your particular application. To the maximum extent permitted by law, YourQS Ltd assumes no legal liability to you in relation to this information.

Unless stated otherwise, this estimate does not include fees for professional services, consents, permits, connection fees or the like.

Unless stated otherwise, it is assumed that there is no asbestos present in the building.

All prices and rates are plus GST unless otherwise stated.

Unless otherwise agreed in writing, our terms are payment in 7 days after invoice.

Any costs incurred in collected outstanding or overdue debts will be added to the payable amount. Interest may be added to overdue debts.

YourQS Ltd