

### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
PRELIMINARIES						\$164,509.00
Preliminaries					\$30,720.00	, , , , , , , , , , , , , , , , , , , ,
Site Signage - building sign plywood - freestanding frame - 1.2m x 2.4m	1.	each	\$1,120.00	\$1,120.00	·	
Dilapidation report for neighbouring properties	1.	each	\$1,200.00	\$1,200.00		
Tree protection	1.	each	\$900.00	\$900.00		
Home Warranty Insurance	5.	each	\$3,000.00	\$15,000.00		
Indemnity insurance	1.	each				
Site deliveries	5.	each	\$2,500.00	\$12,500.00		
Project Management					\$0.00	
Project Management	1.	each				
Site Labour	1.	each				
Hire Items					\$133,789.00	
Toilet Hire (including clean) - 1 each to unit	60.	Weeks	\$365.00	\$21,900.00	<u> </u>	
Temporary power pole meter box hire and electrical connection for above	1.	each	\$1,777.00	\$1,777.00		
ground	1.	Cacii	φ1,777.00	φ1,777.00		
Temporary Electrical Account set-up	1.	each	\$75.00	\$75.00		
CEI inspection fee & safety certificate (Temp Pole)	1.	each	\$180.00	\$180.00		
Temporary water service connection (2 each)	2.	each	\$290.00	\$580.00		
Temporary Fence	126.	m	\$22.00	\$2,772.00		
Rubbish Bins (60 weeks x \$125/week)	2.	each	\$7,500.00	\$15,000.00		
Skip container 4m3 Hire (40 weeks x \$350/week)	1.	each	\$14,000.00	\$14,000.00		
Cross Over Protection - temporary footpath crossing - timber - 3.6 metres	2.	each	\$1,755.00	\$3,510.00		
wide x 4.0 metres long  Mobile Scaffolding (x 2)	30.	Weeks	\$250.00	\$7,500.00		
Scaffolding - fixed hire per week - 2 storey scaffold - deliver + erect +		Units		·		
dismantle + pick up (allowance for 6 weeks x \$1150/week for 30 LM)	5.	Offics	\$6,900.00	\$34,500.00		
Roof Guard Rail (Hire for 14 days)	195.	m	\$35.00	\$6,825.00		
Rumble grid, 4m x 1m hire for 1 year from Kennards	1.	each	\$7,970.00	\$7,970.00		
Traffic Management	1.	each	\$10,000.00	\$10,000.00		
Franna Crane	40.	Hrs	\$180.00	\$7,200.00		•
SITE WORKS						\$18,081.17
Noise barrier	110.3	m	\$15.50	\$1,709.65		
Waste stock pile and protection	1.	each	\$400.00	\$400.00		
Wash pit enclosed by a perimeter of gravel suasage filters	1.	each	\$250.00	\$250.00		
Catch drains	35.8	m	\$26.00	\$930.80		
Stabilised entry with 36mm aggregate laid over textile membrane	37.5	m2	\$45.00	\$1,687.50		
Demolish existing crossovers	26.	m2	\$55.00	\$1,430.00		
Sawcut existing slab	66.7	m	\$31.60	\$2,107.72		
Demolish existing concrete slab to accommodate new storm water pipe trench	42.1	m2	\$55.00	\$2,315.50		
Building set-out	5.	each	\$1,450.00	\$7,250.00		
FOUNDATION WORKS						\$167,680.94
Demolish existing carpark for new works	1,046.2	m2	\$25.00	\$26,155.00		
Demolish existing kerbs	18.4	m	\$15.00	\$276.00		
Excavate ground to reach formation level to lay foundation over	199.5	m3	\$45.00	\$8,977.50		
Fill Material as required to obtain Floor level	27.8	m3	\$20.00	\$556.00		
BP1 - 450Ø Unreinforced pier, Min 2500mm	115.	each	\$180.00	\$20,700.00		
Ground floor - concrete waffle pod slab includes labour, plant hire and materials. Slab details = polystyrene void formers, 50mm sand base, 200um polyethylene underlay, formwork edge, 400mm width edge beam w/ 4-N11 hor bars , 110mm internal rib w/ N16 bar , 1 layer top mesh slab SL92, steel trowel finish	563.6	m2	\$160.00	\$90,176.00		
Vapour barrier membrane (UV-proof polythene 0.2mm thick) to be used beneath the slab	84.3	m2	\$6.70	\$564.81		
Concrete in footings (25 MPa)	9.1	m3	\$422.50	\$3,844.75		
Concrete to 100mm thick infill slab (25 MPa)	8.8	m3	\$422.50	\$3,718.00		
Formwork to footings	53.5	m2	\$90.00	\$4,815.00		
Step down formwork	11.1	m	\$48.40	\$537.24		
Formwork to infill slab edges	38.9	m	\$12.60	\$490.14		
Mesh reinforcement to infill slab SL82	79.	m2	\$16.50	\$1,303.50		
Structural grade round bar reinforcement to footings	165.2	kg	\$2.50	\$413.00		
Construction joint with N12 dowels bars at 600 CTS 400mm long	6.6	m	\$40.00	\$264.00		
Concrete Pump	12.	each	\$220.00	\$2,640.00		
Concrete i unip						



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
RAINAGE						\$198,893.0
Sewerage					\$21,222.50	
Machine excavate trench exceeding 300mm wide x 1000mm deep	151.	m 0	\$70.00	\$10,570.00		
Backfilling trenches with excavated material  Sewer drains 100mm dia	52.9	m3	\$25.00	\$1,322.50		
Tie-in with Council sewerage line	61. 5.	m each	\$30.00 \$1,500.00	\$1,830.00 \$7,500.00		
Storm Water Drainage (as per JDS Civil Designs)	<u>J.</u>	Cacii	ψ1,300.00	Ψ1,500.00	\$160,171.15	
Drainage complete - stormwater - PVC pipe and fittings - 100mm diameter x 0.5 metre deep	57.98	m	\$62.84	\$3,643.69	ψ100,171.13	
Drainage under Natural surfaces including Pipe, drainage, waste, vent, bends, junctions, openings, couplings, machine excavation, backfill, other than rock. Solvent weld joint - PVC pipe and fittings - 100mm diameter x 1.0m deep	16.62	m	\$69.56	\$1,156.27		
Drainage under Natural surfaces including Pipe, drainage, waste, vent, bends, junctions, openings, couplings, machine excavation, backfill, other than rock. Solvent weld joint - PVC pipe and fittings - 150mm diameter x 1.0m deep	67.	m	\$121.63	\$8,149.21		
Drainage under Concrete pavement including Pipe, drainage, waste, vent, bends, junctions, openings, couplings, machine excavation, crushed rock backfill, other than rock. Solvent weld joint - PVC pipe and fittings - 150mm diameter x 1.0m deep	23.61	m	\$232.63	\$5,492.74		
Drainage under Concrete pavement including Pipe, drainage, waste, vent, bends, junctions, openings, couplings, machine excavation, crushed rock backfill, other than rock. Solvent weld joint - PVC pipe and fittings - 225mm diameter x 1.0m deep	25.58	m	\$284.70	\$7,282.10		
Drainage under Road pavements including Pipe, drainage, waste, vent, bends, junctions, openings, couplings, machine excavation, crushed rock backfill, other than rock. Solvent weld joint - PVC pipe and fittings - 225mm diameter x 1.0m deep	37.41	m	\$284.70	\$10,650.48		
Drainage under Road pavements including Pipe, drainage, waste, vent, bends, junctions, openings, couplings, machine excavation, crushed rock backfill, other than rock. Solvent weld joint - PVC pipe and fittings - 300mm diameter x 1.0m deep	66.45	m	\$303.33	\$20,154.97		
Drainage under Road pavements including Pipe, drainage, waste, vent, bends, junctions, openings, couplings, machine excavation, crushed rock backfill, other than rock. Solvent weld joint - PVC pipe and fittings - 525mm diameter x 1.0m deep	6.8	m3	\$758.33	\$5,156.64		
I.O Grate, channel and stainless steel grate - 100mm wide x 100mm deep	3.	each	\$150.00	\$450.00		
Precast concrete Drainage Pit - 450x450mm - 0.45m deep	2.	each	\$457.10	\$914.20		
Precast concrete Drainage Pit - 450x450mm - 0.60m deep	4.	each	\$594.52	\$2,378.08		
Precast concrete Drainage Pit - 600x600mm - 0.90m deep	4.	each	\$792.78	\$3,171.12		
Precast concrete Drainage Pit - 900x600mm - 1.00m deep	2.	each	\$1,046.74	\$2,093.48		
Side entry pit to be constructed as per city of Darebin standards, 900x600mm - 0.90m	7.	each	\$1,812.82	\$12,689.74		
1300x900mm Orifice pit	2.	each	\$2,618.52	\$5,237.04		
Grate sump - steel galvanised - angle frame - light duty - 450mm x 450mm	4.	each	\$321.65	\$1,286.60		
Grate sump - steel galvanised - angle frame - heavy duty - 450mm x 450mm	2.	each	\$397.03	\$794.06		
Grate sump - steel galvanised - angle frame light duty - 600 x 600mm	1.	each	\$659.08	\$659.08		
Grate sump - steel galvanised - angle frame - heavy duty - 600mm x 600mm	3.	each	\$860.20	\$2,580.60		
Grate sump - steel galvanised - precast concrete surround heavy duty - 900 x 900mm	9.	each	\$900.41	\$8,103.69		
Orifice pit - steel galvanised - angle frame heavy duty - 600 x 600mm	2.	each	\$860.20	\$1,720.40		
Downpipe adaptor	17.	each	\$15.20	\$258.40		
Break into existing junction pit and make good as per City of Darebin Standards	1.	each	\$4,000.00	\$4,000.00		
Existing drainage to be removed	30.97	m	\$64.50	\$1,997.36		
Demolish existing drainage pit  Rainwater tank complete - polyethylene - underground - round - 3000 litre	<u>4.</u> 5.	each each	\$350.00 \$5,500.00	\$1,400.00 \$27,500.00		
			·	. ,		
A.G. Pipe with filter socks behind kerb to connected nearest pit  Dual occupancy allowances for Sewer & Storm water	89.31 5.	m	\$42.00 \$3,500.00	\$3,751.19 \$17,500.00		
f encountered with rock or extremely hard ground surface excavation will nour extra cost	<b>υ</b> .	each	φ3,300.00	Ψ17,300.00		



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Description	Quantity	Unit	Rate		Sub-Total	Total
UNIT-1						\$504,314.89
Termite Protection					\$1,400.00	, , -
Termite Protection Part A	1.	each	\$600.00	\$600.00		
Termite Protection Part B	1.	each	\$800.00	\$800.00		
Framing					\$63,533.38	
External wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to load bearing wall (up to 3000mm H) - Supply only	273.5	m2	\$52.00	\$14,222.00		
Internal wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to Load bearing walls (for up to 3000mm H) - Supply only	12.3	m2	\$52.00	\$639.60		
Internal wall framing comprising 90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x35 MGP10 pine at 600 max. centres to Non-Load bearing walls (for up to 3000mm H) - Supply only	142.3	m2	\$47.00	\$6,688.10		
FJ1 - 300 Deep posi joist at 450 CTS	90.5	m2	\$183.00	\$16,561.50		
FJ2 - 190x45 MGP10 at 450 CTS	3.5	m2	\$75.00	\$262.50		
Structural sheet flooring (Plywood or Particle board)	93.9	m2	\$27.30	\$2,563.47		
R2 - 90x45 MGP10 at 600 CTS	2.2	m2	\$60.00	\$132.00		
Roof framing comprising Roof lintels (LVL Hyspan), Roof trusses & Girder	106.7	m2	\$100.00	\$10,670.00		
trusses				. ,		
Wall bracing - Type M1 & M2: 30x0.8mm metal strap nailed to plates	23.	each	\$63.20	\$1,453.60		
Wall bracing - Type P1: 7mm thk. Plywood fixed to Timber frame with 30x2.8mm Ø Flathead nails	27.17	m2	\$25.00	\$679.25		
Wall bracing - Type P2: 7mm thk. Plywood fixed to Timber frame with 30x2.8mm Ø Flathead nails & M12 chemset threaded rod, 100mm embedment	29.77	m2	\$25.00	\$744.25		
Eaves framing	5.5	m2	\$26.00	\$143.00		
Roof battens 45X70 MGP10 at 900 cts max	98.8	m2	\$22.50	\$2,223.00		
DS1 - 2/90x45 MGP10 studs	6.	each	\$72.00	\$432.00		
TS1 - 3/90x45 MGP10 studs	6.	each	\$108.00	\$648.00		
P1 - 100x100 F7 Cypress Pine post	8.	each	\$73.20	\$585.60		
B1 - 2/140x45 MGP10	2.2	m	\$34.20	\$75.24		
B2 - 2/240x45 MGP10	4.8	m	\$65.00	\$312.00		
B3 - 2/290x45 MGP10	2.	m	\$65.00	\$130.00		
B4A - 2/290x45 MGP10	2.8	m	\$65.00	\$182.00		
B11 - 2/400x45 Hyspan LVL	4.6	m	\$313.80	\$1,443.48		
B13A - 2/300x45 Hyspan LVL	1.6	m	\$173.00	\$276.80		
FL4 - 200x45 Hyspan LVL	2.5	m	\$60.00	\$150.00		
Roof Lintels - 140x45 MGP10	2.4	m	\$17.10	\$41.04		
Roof Lintels - 190x45 MGP10	1.5	m	\$25.30	\$37.95		
Roof Lintel - 2/240x45 MGP10	2.8	m	\$65.00	\$182.00		
Roof Lintel - 2/290x42 Smart LVL15	7.	m	\$65.00	\$455.00		
Site Measure	1.	each	\$1,000.00	\$1,000.00		
Framing site clean	1.	each	\$600.00	\$600.00		
Structural Steel					\$18,528.70	
S1 - 89x89x5.0 SHS - C350	14.	each	\$305.16	\$4,272.24	·	
S2 - 100x8.0 SHS - C350	1.	each	\$426.54	\$426.54		
B4 - 180x75 PFC + 200x10 Plate	2.8	m	\$211.30	\$591.64		
B5 - 180x75 PFC	4.5	m	\$191.30	\$860.85		
B5A - 290x90 PFC + 200x12 Plate	4.4	m	\$354.80	\$1,561.12		
B6A - 200x75 PFC	3.6	m	\$205.44	\$739.58		
B8 - 150x75 PFC + 200x12 Plate	2.5	m	\$192.75	\$481.88		
B10 - 230x75 PFC + 200x12 Plate	4.	m	\$261.38	\$1,045.52		
B12 - 250UB37.3	6.1	m	\$382.28	\$2,331.91		
B14 - 180x75 PFC + 200x12 Plate	0.7	m	\$215.26	\$150.68		
RL1 - 200x75 PFC + 200x10 Plate	4.5	m	\$398.80	\$1,794.60		
FL1 - 150x75 PFC + 200x10 Plate	1.1	m	\$188.75	\$207.63		
FL2 - 180x75 PFC + 200x12 Plate	4.9	m	\$215.30	\$1,054.97		
FL3 - 180x75 PFC + 200x12 Plate	3.3	m	\$215.30	\$710.49		
GL1 - 200x75 PFC + 200x10 Plate	3.3	m	\$225.44	\$743.95		
UL1 - 180x75 PFC + 200x10 Plate	2.	m	\$211.30	\$422.60		
RB9 - 150x75 PDC + 200x10 Plate	6.	m	\$188.75	\$1,132.50		
Aluminium & Glazing				·	\$58,185.00	
Aluminium frame to Timber Doors						
D01 - Size 920 W x 2340 H	1.	each	\$340.00	\$340.00		
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Description	Quantity	Unit	Rate		Sub-Total	Total
Aluminium framed Glazed Doors						
D05 - Sliding Door, Size 4235 W x 2550 H	1.	each	\$8,830.00	\$8,830.00		
D07 - Sliding Door, Size 3200 W x 2550 H	1.	each	\$6,916.00	\$6,916.00		
D08 - Sliding Door, Size 2580 W x 2550 H	1.	each	\$5,770.00	\$5,770.00		
Aluminium framed Glazed Windows			, , , , , , , , , , , , , , , , , , , ,	<b>+-,</b>		
GL1 - Double glazing and frame system with acoustic seals						
W07 - Fixed/awning window, Size 1200 W x 2350 H	1.	each	\$2,045.00	\$2,045.00		
W08 - Fixed window, Size 900 W x 2355 H	 1.	each	\$1,537.00	\$1,537.00		
W11 - Fixed window, Size 900 W x 650 H	1.	each	\$390.00	\$390.00		
GL2 - 6/12/6 IGU & Frame system with acoustic seals	···	Caon	Ψ000.00	Ψοσοισο		
W01 - Fixed window, Size 2400 W x 2550 H	1.	each	\$4,437.00	\$4,437.00		
W02 - Fixed window, Size 2220 W x 2550 H	1.	each	\$4,105.00	\$4,105.00		
W03 - Fixed window, Size 900 W x 2550 H	1.	each	\$1,665.00	\$1,665.00		
W04 - Fixed window, Size 1650 W x 2550 H	1.	each	\$3,050.00	\$3,050.00		
GL4 - 6/12/6.38 IGU & Frame system with acoustic seals	1.	Сасп	φ3,030.00	φ3,030.00		
W05 - Fixed/awning window, Size 3200 W x 2350 H	1	ooob	\$5,754.00	\$5,754.00		
<u> </u>	1.	each		· '		
W06 - Fixed window, Size 900 W x 2355 H	1.	each	\$1,537.00	\$1,537.00		
GL6 - 6/12/10.38 IGU & Frame system with acoustic seals		l-	Φ4.47F.00	Φ4.47E.00		
W09 - Fixed/awning window, Size 2450 W x 2350 H	1.	each	\$4,175.00	\$4,175.00		
W10 - Fixed/awning window, Size 3200 W x 2350 H	1.	each	\$5,754.00	\$5,754.00		
Powder coated Aluminium frame Fly screens with Fibre glass mess	8.	m2	\$235.00	\$1,880.00	<b>AT 140 00</b>	
Doors Timber Dears with Timber frames					\$7,512.00	
<u>Timber Doors with Timber frames</u>			<b></b>	<b>*</b>		
D03 - Flush panel Hollow core door, Size 770 W x 2340 H	1.	each	\$295.00	\$295.00		
D06 - Flush panel Hollow core door, Size 820 W x 2340 H	1.	each	\$335.00	\$335.00		
D09 - Flush panel Hollow core door, Size 820 W x 2340 H	1.	each	\$335.00	\$335.00		
D10 - Flush panel Hollow core door, Size 820 W x 2340 H	1.	each	\$335.00	\$335.00		
D11 - Flush panel Hollow core door, Size 820 W x 2340 H	1.	each	\$335.00	\$335.00		
D12 - Flush panel Hollow core door, Size 820 W x 2340 H	1.	each	\$335.00	\$335.00		
D13 - Flush panel Hollow core door, Size 820 W x 2340 H	1.	each	\$335.00	\$335.00		
D04 - Flush panel semi-solid core door, Size 820 W x 2340 H	1.	each	\$425.00	\$425.00		
<u>Timber Door panel only</u>						
D01 - Flush panel solid core exterior grade, Size 920 W x 2340 H	1.	each	\$3,600.00	\$3,600.00		
Pull Handle entrance set in Matt Black finish 1200mm	1.	each	\$350.00	\$350.00		
Door Handles - Ikonic Brushed Nickel Fellino	8.	each	\$65.00	\$520.00		
Door Hinges	32.	each	\$6.00	\$192.00		
Door Stoppers	8.	each	\$15.00	\$120.00		
Garage Door					\$3,600.00	
D02 - Sectional Garage Door from Dynamic doors, Style: Flatline, Size	1.	each	\$3,600.00	\$3,600.00		
3000 W x 2400 H	1.		Ψ0,000.00	Ψ0,000.00		
Staircase					\$13,370.00	
Stairs to be provides with 250mm Min. Timber Treads & 190mm Max. Vic						
ash Risers; Slip classification to be P3 or R10 (Dry) for Internal stairs. LH	1.	each	\$8,000.00	\$8,000.00		
& RH Stringer Type: Closed, Stringer material: Americal oak with stain to match Mink Grey						
Dressed Hardwood wall mounted handrail 40mm dia fixed with SS Wall						
brackets	4.8	m	\$250.00	\$1,200.00		
American oak stained to close to Mink grey One rail system Handrail	4.8	m	\$450.00	\$2,160.00		
20mm thick MDF top plate on stud wall, painted finish	1.4	m	\$150.00	\$210.00		
Timber slat screen at Staircase, 2700mm H	1.	each	\$1,800.00	\$1,800.00		
Brickwork	.,		,200.00	Ţ -,500.00	\$36,312.50	
				<b>#45.000.50</b>	, ,	
B1 - Austral Bricks, Range: Hambtons, Finish: White Haven	57.7	m2	\$265.00	\$15.290.50		
B1 - Austral Bricks, Range: Hamptons, Finish: White Haven B2 - Austral Bricks, Range: Indulgence, Finish: Truffle	57.7 60.2	m2 m2	\$265.00 \$265.00	\$15,290.50 \$15.953.00		
B2 - Austral Bricks, Range: Indulgence, Finish: Truffle	60.2	m2	\$265.00	\$15,953.00		
B2 - Austral Bricks, Range: Indulgence, Finish: Truffle B2 - Double Brick wall with Galvanised metal brick ties			<u> </u>	\$15,953.00 \$2,809.00		
B2 - Austral Bricks, Range: Indulgence, Finish: Truffle B2 - Double Brick wall with Galvanised metal brick ties Brick Cleaner	60.2	m2	\$265.00	\$15,953.00 \$2,809.00 INCL		
B2 - Austral Bricks, Range: Indulgence, Finish: Truffle B2 - Double Brick wall with Galvanised metal brick ties Brick Cleaner Brick Sand	60.2	m2	\$265.00	\$15,953.00 \$2,809.00 INCL INCL		
B2 - Austral Bricks, Range: Indulgence, Finish: Truffle B2 - Double Brick wall with Galvanised metal brick ties Brick Cleaner Brick Sand GP Cement	60.2	m2	\$265.00	\$15,953.00 \$2,809.00 INCL INCL INCL		
B2 - Austral Bricks, Range: Indulgence, Finish: Truffle B2 - Double Brick wall with Galvanised metal brick ties Brick Cleaner Brick Sand GP Cement Off White Cement	60.2	m2	\$265.00	\$15,953.00 \$2,809.00 INCL INCL INCL INCL		
B2 - Austral Bricks, Range: Indulgence, Finish: Truffle B2 - Double Brick wall with Galvanised metal brick ties Brick Cleaner Brick Sand GP Cement Off White Cement Limil	60.2	m2	\$265.00	\$15,953.00 \$2,809.00 INCL INCL INCL INCL INCL		
B2 - Austral Bricks, Range: Indulgence, Finish: Truffle B2 - Double Brick wall with Galvanised metal brick ties Brick Cleaner Brick Sand GP Cement Off White Cement Limil Wall Ties	60.2	m2	\$265.00	\$15,953.00 \$2,809.00 INCL INCL INCL INCL INCL INCL		
B2 - Austral Bricks, Range: Indulgence, Finish: Truffle B2 - Double Brick wall with Galvanised metal brick ties Brick Cleaner Brick Sand GP Cement Off White Cement Limil Wall Ties Damp Proof Course (300mm)	60.2	m2	\$265.00	\$15,953.00 \$2,809.00 INCL INCL INCL INCL INCL INCL INCL		
B2 - Austral Bricks, Range: Indulgence, Finish: Truffle B2 - Double Brick wall with Galvanised metal brick ties Brick Cleaner Brick Sand GP Cement Off White Cement Limil Wall Ties	60.2	m2	\$265.00	\$15,953.00 \$2,809.00 INCL INCL INCL INCL INCL INCL		



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Description	Quantity	Unit	Rate		Sub-Total	Total
Sisalation install Labour				INCL		
Sisalation Staples				INCL		
Steel Lintels						
900mm Long 90x6 EA	1.	each	\$45.00	\$45.00		
1700mm Long 150x90x8 EA	1.	each	\$170.00	\$170.00		
2100mm Long 150x90x10 EA	1.	each	\$245.00	\$245.00		
3200mm Long 150x90x16 EA	2.	each	\$500.00	\$1,000.00		
Brickwork Site clean	1.	each	\$800.00	\$800.00		
Wall Cladding					\$980.00	
Timber look battens Vertical cladding to external wall from Deco batten	2.8	m2	\$350.00	\$980.00		
Rendered Areas					\$826.50	
Supply & Install of 75mm MasterWall accredited system with Vivid white	8.7	m2	\$95.00	\$826.50		
Dulux render finish to 1st floor walls	<u> </u>	1112	Ψ00.00	Ψ020.00		
Note: Net Qty's. Deducted openings						
Metal Works					\$14,815.00	
Aluminium shrouds to Windows in Black powdercoat finish						
Size 9000 L x 2700 H x 400mm Deep	1.	each	\$4,680.00	\$4,680.00		
Fixed louvred screens Monument powdercoat finish						
Size 3700 L x 2700 H	1.	each	\$3,500.00	\$3,500.00		
Size 2650 L x 1500 H	1.	each	\$1,390.00	\$1,390.00		
Size 3400 L x 1500 H	1.	each	\$1,785.00	\$1,785.00		
Vertical Aluminium Balustrade to Balcony in Nightsky finish, 1050mm H	2.6	m	\$650.00	\$1,690.00		
CP - 3mm thick Aluminium cover plate in powdercoat finish to match with	11.8	m	\$150.00	\$1,770.00		
Window frame  Carpentry Lock-Up					\$10,362.00	
Masonite Packers	800.	oooh	\$0.75	\$600.00	\$10,362.00	
Lock-Up Hardware	1.	each each	\$600.00	\$600.00		
Carpentry Lock-up Labour (internal)	428.1	m2	\$20.00	\$8,562.00		
Lock-Up clean up		each	\$600.00	\$600.00		
Roofing	1.	Cacii	φου.υυ	φου.υυ	\$19,685.66	
Custom ORB Metal roof sheeting, Colorbond Dune finish	98.8	m2	\$73.00	\$7,212.40	\$19,005.00	
Roof Sarking	89.8	m2	\$8.00	\$7,212.40		
Ridge capping	27.1	m	\$20.70	\$560.97		
BG - Box gutter, 300mm girth x 200mm D	46.5	m	\$118.00	\$5,487.00		
20mm thk. Gutter boards	46.5	m	\$20.00	\$930.00		
Sump in Box gutter	3.	each	\$110.00	\$330.00		
Colorbond steel Nightsky fascia 200mm wide	11.7	m	\$20.00	\$234.00		
Colorbond steel Nightsky Quad gutter 115mm	7.7	m	\$37.70	\$290.29		
Metal capping to Parapet walls, Size 240mm W x 100 D	30.8	m	\$30.50	\$939.40		
Metal capping to Parapet walls, Size 100mm W x 50 D	12.8	m	\$25.00	\$320.00		
First Floor wall z-flashing	4.3	m	\$24.00	\$103.20		
DP - 100mm x 50mm Colorbond steel Nightsky Down pipe			+	*		
2800mm H	9.	each	\$125.00	\$1,125.00		
6000mm H	2.	each	\$180.00	\$360.00		
Rain water header, Colorbond	3.	each	\$125.00	\$375.00		
Vent Cowl	4.	each	\$50.00	\$200.00		
Roofing site clean	1.	each	\$500.00	\$500.00		
Plastering					\$21,523.10	
10mm Plaster board to ceiling	168.	m2	\$22.00	\$3,696.00	, , , , , , , , , , , , , , , , , , , ,	
Weatherproof Plaster ceiling	21.	m2	\$24.00	\$504.00		
Ceiling metal battens at 450 c/c	188.9	m2	\$12.00	\$2,266.80		
Ornamental moulding around the wall	196.9	m	\$8.00	\$1,575.20		
10mm Plaster board to walls	354.	m2	\$20.00	\$7,080.00		
Moisture resistant Plaster board to walls	101.3	m2	\$22.00	\$2,228.60		
350mm H Bulkhead from top of Overhead cupboards to ceiling	27.4	m	\$125.00	\$3,425.00		
Eaves lining (Fibre cement sheeting)	5.5	m2	\$45.00	\$247.50		
Plaster site clean	1.	each	\$500.00	\$500.00		
Insulation					\$5,928.66	
Internal & External Wall Insulation (Glass fibre batt - R2.5)	145.5	m2	\$14.50	\$2,109.75		
Party Walls (Glass fibre batt - R2.0)	50.55	m2	\$11.20	\$566.16		
Fire seal and party wall, Rockwool batts 130x100mm thick	50.55	m2	\$21.50	\$1,086.83		
Floor insulation (Glass fibre batt - R2.5)	24.1	m2	\$12.60	\$303.66		
Ceiling insulation (Glass fibre batt - R2.5)	23.1	m2	\$12.60	\$291.06		
Ceiling insulation - R5.0	98.2	m2	\$16.00	\$1,571.20		
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### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
Carpentry Fixing	·				\$6,777.60	
Moulded frame around the Door or Window (Dulux Charmed White)	142.7	m	\$8.00	\$1,141.60	<b>40,</b> 111100	
Skirting: 68x12mm Painted MDF skirting (Dulux Charmed White)	124.3	m	\$12.00	\$1,491.60		
Garage T/P Skirting (Dulux Charmed White)	18.3	m	\$12.00	\$219.60		
Carpentry Fixing Labour	428.1	m2	\$8.00	\$3,424.80		
Carpentry Fit-off Labour	1.	each	\$500.00	\$500.00		
Painting					\$13,701.30	
Dulux Charmed White colour 3 coat system low sheen washable paint to	354.	m2	\$22.00	\$7,788.00		
Walls		2	Ψ22.00	Ψ7,700.00		
Dulux Charmed White colour 3 coat system Satin finish paint to Doors	9.	each	\$180.00	\$1,620.00		
Dulux White colour 2 coat system to ceilings	188.9	m2	\$22.00	\$4,155.80		
Painting - External Eaves	5.5	m2	\$25.00	\$137.50		
Tiling					\$33,498.50	
50mm Bond breaker to create cover corner	38.6	m	\$16.00	\$617.60		
Waterproofing membrane and primer	61.3	m2	\$60.00	\$3,678.00		
10mm thick Stainless steel Tile angle trims	4.	m	\$65.00	\$260.00		
Floor Tiles						
Floor Tiles in GF Entry, Kitchen & Living area - PC \$50/m2	73.	m2	\$50.00	\$3,650.00		
Floor Tiles in Balcony	2.4	m2	\$50.00	\$120.00		
T1 - Volare Enzo moon, lapp, 600x600, Palladium #77 Stacked						
GF - Pwd Room	2.2	m2	\$61.00	\$134.20		
FF - Ensuite	6.2	m2	\$61.00	\$378.20		
FF - Bathroom	9.2	m2	\$61.00	\$561.20		
GF - Laundry	3.6	m2	\$61.00	\$219.60		
Wall Tiles						
WT2 - Volare, Colour: Enriva glazed white matt, Size 280x295mm,						
Palladium #77, VERTICAL Stacked						
GF - Laundry	5.1	m2	\$94.00	\$479.40		
WT3 - Volare Enzo moon lapp, 600x1200, Palladium #77 Stacked						
GF - Pwd Room	15.1	m2	\$61.00	\$921.10		
T1 - Volare Enzo moon lapp, 600x600, Palladium #77 Stacked						
FF - Ensuite	26.2	m2	\$61.00	\$1,598.20		
FF - Bathroom	36.	m2	\$61.00	\$2,196.00		
Ceramic Tile Underlay	21.	m2	\$80.00	\$1,680.00		
Floor Tiling Labour	179.	m2	\$95.00	\$17,005.00		
Stone Works					\$20,405.00	
ST1 - RHF, Colour: Bodrum, Finish: Stone to Kitchen - Splashback, Rangehood Cover						
Kitchen Splashback, 3510 L x 650 H	1.	each	\$3,500.00	\$3,500.00		
Rangehood cover, Size 900 L x 800 H	1.	each	\$1,000.00	\$1,000.00		
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Kitchen Bench		Caon	Ψ1,000.00	Ψ1,000.00		
Unit-1: Kitchen counter top Size 3510 L x 700 W	1.	each	\$3,500.00	\$3,500.00		
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Kitchen Island	···	Cuon	Ψ0,000.00	ψο,σσσ.σσ		
Unit-1: Island bench with waterfall Size (3900+900 ) L x 800 W	1.	each	\$5,760.00	\$5,760.00		
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Ensuite		Caon	ψο,7 ου.υυ	ψο,7 ου.ου		
Vanity top Size 1900 L x 600 W	1.	each	\$1,900.00	\$1,900.00		
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Bathroom	1.	Jaon	ψ1,000.00	ψ1,300.00		
Vanity top Size 1930 L x 600 W	1.	each	\$1,930.00	\$1,930.00		
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Powder room		Caon	ψ1,000.00	Ψ1,300.00		
Vanity top Size 1000 L x 600 W	1.	each	\$1,000.00	\$1,000.00		
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Laundry	1.	Gaoil	ψ1,000.00	ψ1,000.00		
Unit-1: L'Dry Counter top Size (1570+245) L x 600 W	1.	each	\$1,815.00	\$1,815.00		
Flooring	1.	Gacii	ψ1,013.00	φ1,013.00	\$10,201.00	
Choice Flooring with underlay: 10mm, Finish:Steel – Compass to FF -					ψ10,201.00	
Sitting room, Bed 1 – WIR, Bed 2 & 3-robe	72.	m2	\$85.00	\$6,120.00		
Embeltons Mink Grey direct stick Timber flooring, Size 1860 x 189 x 14mm, SKU: CF642-28 to Staircase	7.7	m2	\$250.00	\$1,925.00		
Flooring - decking - Merbau - 70mm x 19mm thick	15.4	m2	\$140.00	\$2,156.00		
Joinery					\$53,395.00	
Kitchen					,	
Kitchen Base cupboard with drawers, Adj.shelving and Door fronts in L1 finish, Size 6274 L x 700 W x 900 H	1.	each	\$7,530.00	\$7,530.00		



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
Kitchen Island bench with drawers, Adj.shelving and Door fronts & recess for appliances in L1 finish, and Counter front in L2 finish, Size $3900 L \times 800 W \times 900 H$	1.	each	\$5,850.00	\$5,850.00		
Kitchen Overhead cupboard with Adj.shelving and Door fronts in L1 finish, Size (1295+1295) L x 350 W x 780 H	1.	each	\$2,330.00	\$2,330.00		
Oven & Refrigerator-2 recess with O/H Cupboard in L1 finish, Size 600 L x 700 W x 2350 H $$	1.	each	\$1,800.00	\$1,800.00		
Refrigerator recess with O/H cupboard in L1 finish, Size 965 L x 700 W x 2350 H $$	1.	each	\$1,200.00	\$1,200.00		
Pantry cabinet with drawers at bottom level in L1 finish, Size 1200 L x 700 W x 2350 H	1.	each	\$2,200.00	\$2,200.00		
Laundry						
Laundry Base cupboard with Adj.shelving and Door fronts in L1 finish, Size (2210+245) L x 600 W x 900 H	1.	each	\$2,950.00	\$2,950.00		
Laundry Overhead cupboard with Adj.shelving and Door fronts in L1 finish, Size (2210+495) L x 350 W x 800 H	1.	each	\$2,435.00	\$2,435.00		
Broom cupboard in L1 finish, Size 550 L x 600 W x 2350 H	1.	each	\$1,200.00	\$1,200.00		
Powder Room						
Wash counter with Adj.shelving and Door fronts in L1 finish, Size 1000 L x 500 W x 600 H	1.	each	\$900.00	\$900.00		
Coat cupboard with Adj.shelving and Door fronts in L2 finish, 1230 L x 600 W x 2350 H	1.	each	\$2,200.00	\$2,200.00		
Ensuite						
Vanity counter with Adj.shelving, Drawers and Door fronts in L2 finish, Size 1900 L x 500 W x 600 H	1.	each	\$1,710.00	\$1,710.00		
BED-1						
WIR with shelves, Drawers and Door fronts in L2 finish, Size (5485+978) L x 600 W x 2350 H	1.	each	\$11,650.00	\$11,650.00		
Bathroom						
Vanity counter with Adj.shelving, Drawers and Door fronts in L2 finish, Size 1930 L x 500 W x 600 H	1.	each	\$1,740.00	\$1,740.00		
BED-2						
Robe with shelves, Drawers and Door fronts in L2 finish, Size 1800 L x 600 W x 2350 H	1.	each	\$3,240.00	\$3,240.00		
Robe with shelves, Drawers and Door fronts in L2 finish, Size 2100 L x 600 W x 2350 H	1.	each	\$3,780.00	\$3,780.00		
LINEN						
Linen cupboard with Shelves and Door fronts in L2 finish, Size 1810 L x 600 W x 2350 H	1.	each	\$680.00	\$680.00		
Appliances					\$6,330.00	
Baumatic Induction 90cm Cooktop, - 4 cooking zones - Child lock, - Pause function, Code: BSIH95, Size: 900, Black glass	1.	each	\$1,400.00	\$1,400.00	ψο,σσσ.σσ	
Baumatic Oven under bench 90CM – 10 function, Code:BM90S, Size: 900, Black glass SS	1.	each	\$1,500.00	\$1,500.00		
Baumatic Wall Oven 60cm - 81litres - Push in push out knobs, - Pizza mode, Code: B07C, Size: 900, Black glass SS	1.	each	\$730.00	\$730.00		
Baumatic 900 Undermount rangehood 3 speed - 7503/hr, extraction capacity, Code: GUH90, Size: 900, Stainless Steel	1.	each	\$300.00	\$300.00		
Baumatic Dish washer 60 Intergrated Dishwasher, Code: FIDWB16, Size: 600	1.	each	\$1,500.00	\$1,500.00		
Baumatic 46 Bottle Wine Storage – allows for 2 tempo zone, Size: 870x595x570, Part #: BWC646, Black Glass	1.	each	\$900.00	\$900.00		
Plumbing Fixtures					\$9,100.00	
SK1 - ECT Global SS Impact double undermount Kitchen sink	1.	each	\$350.00	\$350.00		
SK3 - ECT Global SS Impact single undermount sink 40L, Code: SS5040	1.	each	\$250.00	\$250.00		
VB1 - ECT Global, name: QUBI II Under Counter basin, size: 500x350x180mm, code:WB5038A with Plug & Waste – 32mm with overflow – brushed nickel	4.	each	\$300.00	\$1,200.00		
TAP1 - ECT Global, name: NIKO Sink Mixer with veggie spray and pull out, size: 551 High, code: WT6205BN	1.	each	\$415.00	\$415.00		
TAP2 - ECT Global, name:Nixon Pin Handle – Goosneck Sink Mixer, code:WT6096BN	1.	each	\$265.00	\$265.00		
MX - ECT Global, name: NIKO II Basin Mixer, code:WT6651BN	4.	each	\$250.00	\$1,000.00		
SHR MX - ECT Global, name: NIKO-II Shower Mixer code:WT509CBN	2.	each	\$125.00	\$250.00		
BMX - Bath mixer ECT Global, name: NIKO II Bath Wall Outlet, code:WT624BN	4.	each	\$350.00	\$1,400.00		



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
SHRR2 - Shower rail ECT Global, name: NIKO Round 3 function Shower Head with Flexiable Hose, code:TP7350BN	2.	each	\$300.00	\$600.00		
TRI - ECT Global, name: NIKO double towel rail 750mm, code:BN69036B-30, Brushed Nickel	2.	each	\$60.00	\$120.00		
TRH - ECT Global, name: NIKO toilet roll holder code: BN 69035A, Brushed Nickel	3.	each	\$45.00	\$135.00		
WC - ECT Global, name: EXON Wall faced Tornado Flush toilet suite, Soft closing set – s or Pt trap, code: EXON/B, White colour	3.	each	\$500.00	\$1,500.00		
BATH1 - ECT Global, name: STELLA BTW SQUARE free standing bath or similar, code: BT058, size: 1700x750x600	1.	each	\$1,390.00	\$1,390.00		
FW - Tile grate, ECT Global Tile Shower Grate, size: 110x100 B, code: SC-SQT	3.	each	\$75.00	\$225.00		
Shower Screens & Mirrors					\$3,575.00	
Semi-frameless shower screen to FF-Ensuite (Straight) incl Door, Size 1700 L x 1800 H	1.	each	\$1,200.00	\$1,200.00		
Semi-frameless shower screen to FF-Bathroom (Straight) incl Door, Size 1580 L x 1800 H	1.	each	\$1,100.00	\$1,100.00		
OVAL shaving Mirror Cabinet in FF-Ensuite, Size: 900x450x120	1.	each	\$525.00	\$525.00		
OVAL shaving Mirror Cabinet in FF-Bathroom, Size: 900x450x120	1.	each	\$525.00	\$525.00		
OVAL Tate Frameless Wall Mirror in GF-Pwd room, (or similar), Size: 840x500	1.	each	\$225.00	\$225.00		
Miscellaneous					\$3,309.00	
Fixed shading on Pergola, Danpalon Multicell polycarbonate roof cladding						
Size 2110 L x 1950 W	1.	each	\$300.00	\$300.00		
Size 5550 L x 1010 W	1. 1.	each	\$500.00	\$500.00		
C1 - Retractable external clothes drying line, Bunnings Daytec Black MK2		Cauli	·	·		
LL SIngle fold 2240 W x 1020 D	1.	each	\$350.00 \$500.00	\$350.00 \$500.00		
LB - Letter boxes to Australia post requirements ST1 - 6m3 Metal lockable proprietary storage shed, Colorbond finish	1. 1.	each each	\$1,100.00	\$1,100.00		
150mm W x 150mm D Trench grate	4.3	m	\$1,100.00	\$559.00		
Plumbing	7.0		Ψ100.00	Ψ000.00	\$10,500.00	
Plumbing Points (rough-in Gas, Hot, Cold water & fit-off)	1.	each	\$8,000.00	\$8,000.00	Ψ10,000.00	
Sewer Stacks			Ψ0,000.00	INCL		
HWS - Infinity Hot Water Unit	1.	each	\$2,500.00	\$2,500.00		
Electrical			. ,	. ,	\$22,400.00	
Supply, wire and installation of Ceiling recessed LED Light (Dimmable)				INCL		
Supply, wire and installation of Ceiling light outlight				INCL		
Supply, wire and installation of Spotlight fittings				INCL		
Supply, wire and installation of Pendant light fittings				INCL		
Supply, wire and installation of External wall mounted Light with motion sensor				INCL		
Supply, wire and installation of Sensor light				INCL		
Supply, wire and installation of Single pole switch				INCL		
Supply, wire and installation of Dimmer switch				INCL		
Supply, wire and installation of Two way light switch				INCL		
Supply, wire and installation of Three way light switch				INCL		
Supply, wire and installation of External Two way switch				INCL		
Supply, wire and installation of aerial and splitter per unit				INCL		
Supply, wire and installation of Single power outlet  Supply, wire and installation of Fridge/Dishwasher/Washer/Dryer Power				INCL		
outlet Supply, wire and installation of Duplex power outlet				INCL		
Supply, wire and installation of Weatherproof Duplex power outlet				INCL		
Supply, wire and installation of Telephone point				INCL		
Supply, wire and installation of Data point				INCL		
Supply, wire and installation of TV Point				INCL		
Supply and installation of Ceiling mounted hard-wired smoke alarm				INCL		
Supply, wire and installation of Mechanical Exhaust fan				INCL		
Supply, wire and installation of IXL 3 in 1 Bathroom Heat fan Light				INCL		
Meter panel				INCL		
Main earth				INCL		
Main switchboard				INCL		
Allows for dedicated air con circuit per unit				INCL		
Underground Power for townhouses with mains cable from Electrical Pit to group Meter				INCL		



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
Light Fixtures	1.	each	\$4,000.00	\$4,000.00		
Inspection and certificates	1.	each	\$18,400.00	\$18,400.00		
Heating / Cooling					\$29,000.00	
Ducted reverse cycle air conditioning	1.	each	\$29,000.00	\$29,000.00		
Caulking					\$1,800.00	
Allowance for seal gaps	1.	each	\$1,800.00	\$1,800.00		
Final Clean					\$3,760.00	
Domestic site cleaning	1.	each	\$1,360.00	\$1,360.00		
House Clean - Internal	1.	each	\$1,500.00	\$1,500.00		
Window Clean - External	1.	each	\$900.00	\$900.00		

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Final Clean					\$3,760.00	
Domestic site cleaning	1.	each	\$1,360.00	\$1,360.00		
House Clean - Internal	1.	each	\$1,500.00	\$1,500.00		
Window Clean - External	1.	each	\$900.00	\$900.00		
UNIT-2						\$511,575.5°
Termite Protection					\$1,400.00	,
Termite Protection Part A	1.	each	\$600.00	\$600.00		
Termite Protection Part B	1.	each	\$800.00	\$800.00		
Framing					\$60,106.11	
External wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10					, ,	
bottom plate & studs 90x45 MGP10 pine at 450 max. centres to load bearing wall (up to 3000mm H)	273.9	m2	\$52.00	\$14,242.80		
Internal wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to Load bearing walls (for up to 3000mm H)	12.4	m2	\$52.00	\$644.80		
Internal wall framing comprising 90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x35 MGP10 pine at 600 max. centres to Non-Load	142.3	m2	\$47.00	\$6,688.10		
bearing walls (for up to 3000mm H)			<b>*</b> 4 = = * -	<b>0.1.1.0.10.</b>		
FJ1 - 300 Deep posi joist at 450 CTS	90.4	m2	\$155.00	\$14,012.00		
FJ2 - 190x45 MGP10 at 450 CTS	3.4	m2	\$75.00	\$255.00		
Structural sheet flooring (Plywood or Particle board)	93.7	m2	\$27.30	\$2,558.01		
Roof framing comprising Roof lintels (LVL Hyspan), Roof trusses & Girder trusses	102.8	m2	\$100.00	\$10,280.00		
Wall bracing - Type M1 & M2: 30x0.8mm metal strap nailed to plates	18.	each	\$63.20	\$1,137.60		
Wall bracing - Type P1: 7mm thk. Plywood fixed to Timber frame with 30x2.8mm Ø Flathead nails	26.91	m2	\$25.00	\$672.75		
Wall bracing - Type P2: 7mm thk. Plywood fixed to Timber frame with 30x2.8mm Ø Flathead nails & M12 chemset threaded rod, 100mm embedment	68.64	m2	\$25.00	\$1,716.00		
Eaves framing	6.6	m2	\$26.00	\$171.60		
Roof battens 45X70 MGP10 at 900 cts max	96.4	m2	\$22.50	\$2,169.00		
DS1 - 2/90x45 MGP10 studs	5.	each	\$72.00	\$360.00		
TS1 - 3/90x45 MGP10 studs	4.	each	\$108.00	\$432.00		
P1 - 100x100 F7 Cypress Pine post	9.	each	\$73.20	\$658.80		
B1 - 2/140x45 MGP10	2.3	m	\$34.20	\$78.66		
B2 - 2/240x45 MGP10	7.8	m	\$65.00	\$507.00		
B3 - 2/290x45 MGP10	2.	m	\$65.00	\$130.00		
B4A - 2/290x45 MGP10	2.8	m	\$65.00	\$182.00		
FL4 - 200x45 Hyspan LVL	2.3	m	\$60.00	\$138.00		
Roof Lintels - 140x45 MGP10	2.4	m	\$17.10	\$41.04		
Roof Lintels - 190x45 MGP10	1.5	m	\$25.30	\$37.95		
Roof Lintel - 2/240x45 MGP10	2.8	m	\$65.00	\$182.00		
Roof Lintel - 2/290x42 Smart LVL15	7.	m	\$173.00	\$1,211.00		
Site Measure	1.	each	\$1,000.00	\$1,000.00		
Framing site clean	1.	each	\$600.00	\$600.00		
Structural Steel			+	+	\$21,672.56	
S1 - 89x89x5.0 SHS - C350	14.	each	\$305.16	\$4,272.24	,	
S2 - 100x8.0 SHS - C350	2.	each	\$426.54	\$853.08		
SC1/DP1 - 75x75x5.0 SHS - C350 (Stud column/ Dropper)	2.	m	\$82.52	\$165.04		
B4 - 180x75 PFC + 200x10 Plate	2.8	m	\$211.30	\$591.64		
B5 - 180x75 PFC	4.5	m	\$191.30	\$860.85		
B5A - 290x90 PFC + 200x12 Plate	4.5	m	\$354.80	\$1,596.60		
B6A - 200x75 PFC	3.5	m	\$205.44	\$719.04		
B7 - 300x90 PFC	6.4	m	\$354.80	\$2,270.72		
	6.1	m	\$382.28	\$2,331.91		
B9 - ZOUUB37 3		111	ΨΟΟΖ.ΖΟ	Ψ=,ΟΟ1.Ο1		
B9 - 250UB37.3 B13 - 200v75 PEC		m	\$205.44	\$842.30		
B13 - 200x75 PFC B14 - 180x75 PFC + 200x12 Plate	4.1	m m	\$205.44 \$215.26	\$842.30 \$624.25		



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
FL1 - 150x75 PFC + 200x10 Plate	1.1	m	\$188.75	\$207.63		
FL2 - 180x75 PFC + 200x12 Plate	4.8	m	\$215.30	\$1,033.44		
GL1 - 200x75 PFC + 200x10 Plate	3.3	m	\$398.80	\$1,316.04		
UL1 - 180x75 PFC + 200x10 Plate	2.	m	\$211.30	\$422.60		
RB9 - 150x75 PDC + 200x10 Plate	6.	m	\$188.75	\$1,132.50		
Aluminium & Glazing					\$52,986.00	
Aluminium frame to Timber Doors						
D01 - Size 920 W x 2340 H	1.	each	\$340.00	\$340.00		
Aluminium framed Glazed Doors						
D05 - Sliding Door, Size 4200 W x 2550 H	1.	each	\$8,765.00	\$8,765.00		
D07 - Sliding Door, Size 2580 W x 2550 H	1.	each	\$5,770.00	\$5,770.00		
Aluminium framed Glazed Windows						
GL1 - Double glazing and frame system with acoustic seals						
W08 - Fixed/awning window, Size 1200 W x 2350 H	1.	each	\$2,045.00	\$2,045.00		
W09 - Fixed window, Size 900 W x 2355 H	1.	each	\$1,537.00	\$1,537.00		
W12 - Fixed window, Size 900 W x 650 H	1.	each	\$390.00	\$390.00		
GL2 - 6/12/6 IGU & Frame system with acoustic seals						
W01 - Fixed window, Size 2400 W x 2550 H	1.	each	\$4,437.00	\$4,437.00		
W02 - Fixed window, Size 2220 W x 2550 H	1.	each	\$4,105.00	\$4,105.00		
W03 - Fixed window, Size 900 W x 2550 H	1.	each	\$1,665.00	\$1,665.00		
W04 - Fixed window, Size 1500 W x 2550 H	1.	each	\$2,773.00	\$2,773.00		
W05 - Fixed/awning window, Size 1200 W x 1350 H	1.	each	\$1,175.00	\$1,175.00		
GL4 - 6/12/6.38 IGU & Frame system with acoustic seals			ФО 450 00	<b>#0.450.00</b>		
W06 - Fixed/awning window, Size 3200 W x 2350 H	1.	each	\$6,452.00	\$6,452.00		
W07 - Fixed window, Size 900 W x 2355 H	1.	each	\$1,537.00	\$1,537.00		
GL6 - 6/12/10.38 IGU & Frame system with acoustic seals	4		Φ4.07F.00	Φ4.07F.00		
W10 - Fixed/awning window, Size 2450 W x 2350 H	1.	each	\$4,675.00 \$5,440.00	\$4,675.00 \$5,440.00		
W11 - Fixed/awning window, Size 2900 W x 2350 H  Powder coated Aluminium frame Fly screens with Fibre glass mess	1. 8.	each m2	\$235.00	\$1,880.00		
Doors	0.	1112	φ233.00	φ1,000.00	\$7,432.00	
Timber Doors with Timber frames					\$7,432.00	
D03 - Flush panel Hollow core door, Size 770 W x 2340 H	1.	each	\$295.00	\$295.00		
D06 - Flush panel Hollow core door, Size 820 W x 2340 H	1.	each	\$335.00	\$335.00		
D08 - Flush panel Hollow core door, Size 820 W x 2340 H	1.	each	\$335.00	\$335.00		
D09 - Flush panel Hollow core door, Size 770 W x 2340 H	1.	each	\$295.00	\$295.00		
D10 - Flush panel Hollow core door, Size 820 W x 2340 H	1.	each	\$335.00	\$335.00		
D11 - Flush panel Hollow core door, Size 820 W x 2340 H	1.	each	\$335.00	\$335.00		
D12 - Flush panel Hollow core door, Size 720 W x 2340 H	1.	each	\$295.00	\$295.00		
D04 - Flush panel semi-solid core door, Size 820 W x 2340 H	1.	each	\$425.00	\$425.00		
Timber Door panel only	•••		ψ.20.00	<b>V.20.00</b>		
D01 - Flush panel solid core exterior grade, Size 920 W x 2340 H	1.	each	\$3,600.00	\$3,600.00		
Pull Handle entrance set in Matt Black finish 1200mm	1.	each	\$350.00	\$350.00		
Door Handles - Ikonic Brushed Nickel Fellino	8.	each	\$65.00	\$520.00		
Door Hinges	32.	each	\$6.00	\$192.00		
Door Stoppers	8.	each	\$15.00	\$120.00		
Garage Door					\$3,600.00	
D02 - Sectional Garage Door from Dynamic doors, Style: Flatline, Size	1	b	¢2 600 00	#2 COO OO	· · · · · · · · · · · · · · · · · · ·	
3000 W x 2400 H	1.	each	\$3,600.00	\$3,600.00		
Staircase					\$13,370.00	
Stairs to be provides with 250mm Min. Timber Treads & 190mm Max. Vic						
ash Risers; Slip classification to be P3 or R10 (Dry) for Internal stairs. LH	1.	each	\$8,000.00	\$8,000.00		
& RH Stringer Type: Closed, Stringer material: Americal oak with stain to match Mink Grey						
Dressed Hardwood wall mounted handrail 40mm dia fixed with SS Wall						
brackets	4.8	m	\$250.00	\$1,200.00		
American oak stained to close to Mink grey One rail system Handrail	4.8	m	\$450.00	\$2,160.00		
20mm thick MDF top plate on stud wall, painted finish	1.4	m	\$150.00	\$210.00		
Timber slat screen at Staircase, 2700mm H	1.	each	\$1,800.00	\$1,800.00		
Brickwork					\$37,232.00	
B1 - Austral Bricks, Range: Hamptons, Finish: WHite Haven	58.6	m2	\$265.00	\$15,529.00		
B2 - Austral Bricks, Range: Indulgence, Finish: Truffle	65.6	m2	\$265.00	\$17,384.00		
B2 - Double Brick wall with Galvanised metal brick ties	5.3	m2	\$530.00	\$2,809.00		
Brick Cleaner				INCL		
Brick Sand				INCL		



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
GP Cement	,			INCL		
Off White Cement				INCL		
Limil				INCL		
Wall Ties				INCL		
Damp Proof Course (300mm)				INCL		
Ableflex Foam (100mm)				INCL		
Expansion Ties				INCL		
•				INCL		
Sisalation Paper Sisalation install Labour				INCL		
				INCL		
Sisalation Staples				INCL		
Steel Lintels			Ф4F 00	#00.00		
900mm Long 90x6 EA	2.	each	\$45.00	\$90.00		
1200mm Long 90x8 EA	1.	each	\$75.00	\$75.00		
2100mm Long 150x90x10 EA	1.	each	\$245.00	\$245.00		
3200mm Long 150x90x16 EA	1.	each	\$500.00	\$500.00		
Brickwork Site clean	1.	each	\$600.00	\$600.00		
Wall Cladding					\$2,100.00	
BS - Timber look battens Vertical cladding to external wall from Deco	6.	m2	\$350.00	\$2,100.00		
batten  Pandarad Areas				,	64.407.00	
Rendered Areas					\$1,197.00	
R - Supply & Install of 75mm MasterWall accredited system with Vivid white Dulux render finish to 1st floor walls	12.6	m2	\$95.00	\$1,197.00		
Note: Net Qty's. Deducted openings						
Metal Works					\$14,710.00	
					φ14,7 IU.UU	
Aluminium shrouds to Windows in Black powdercoat finish		00-6	¢4 000 00	¢4 000 00		
Size 9000 L x 3300 H x 400mm Deep  Fixed louvred screens with 32x32mm Alum. slats & end caps in	1.	each	\$4,920.00	\$4,920.00		
Monument powdercoat finish						
Size 3700 L x 2700 H	1.	each	\$3,500.00	\$3,500.00		
Size 2650 L x 1500 H	1.	each	\$1,390.00	\$1,390.00		
Size 3400 l x 1500 H	1.	each	\$1,785.00	\$1,785.00		
Size 3400 1 X 1300 11	1.	Cacii	φ1,765.00	φ1,765.00		
Vertical Aluminium Balustrade to Balcony in Nightsky finish, 1050mm H	2.6	m	\$650.00	\$1,690.00		
CP - 3mm thick Aluminium cover plate in powdercoat finish to match with						
Window frame	9.5	m	\$150.00	\$1,425.00		
Carpentry Lock-Up					\$10,372.00	
Masonite Packers	800.	each	\$0.75	\$600.00		
Lock-Up Hardware	1.	each	\$600.00	\$600.00		
Carpentry Lock-up Labour (internal)	428.6	m2	\$20.00	\$8,572.00		
Lock-Up clean up	1.	each	\$600.00	\$600.00		
Roofing					\$19,550.39	
Custom ORB Metal roof sheeting, Colorbond Dune finish	96.4	m2	\$73.00	\$7,037.20	, -,	
Roof Sarking	87.7	m2	\$8.00	\$701.60		
Ridge capping	21.8	m	\$20.70	\$451.26		
BG - Box gutter, 300mm girth x 200mm D	46.4	m	\$118.00	\$5,475.20		
20mm thk. Gutter boards	46.4	m	\$20.00	\$928.00		
Sump in Box gutter	3.	each	\$110.00	\$330.00		
Colorbond steel Nightsky fascia 200mm wide	8.2	m	\$20.00	\$350.00 \$164.00		
Colorbond steel Nightsky Quad gutter 115mm	9.4		\$37.70	\$354.38		
		m m		·		
Metal capping to Parapet walls, Size 240mm W x 100 D	38.9	m	\$30.50	\$1,186.45 \$347.50		
Metal capping to Parapet walls, Size 100mm W x 50 D	13.9	m	\$25.00	\$347.50		
First Floor wall z-flashing	2.7	m	\$24.00	\$64.80		
DP - 100mm x 50mm Colorbond steel Nightsky Down pipe			<b>#405.00</b>	<b>64.405.00</b>		
2800mm H	9.	each	\$125.00	\$1,125.00		
6000mm H	2.	each	\$180.00	\$360.00		
Rain water header, Colorbond	3.	each	\$125.00	\$375.00		
Vent Cowl	3.	each	\$50.00	\$150.00		
Roofing site clean	1.	each	\$500.00	\$500.00		
Plastering					\$21,641.90	
10mm Plaster board to ceiling	168.	m2	\$22.00	\$3,696.00		
Weatherproof Plaster ceiling	21.3	m2	\$24.00	\$511.20		
Ceiling metal battens at 450 c/c	189.3	m2	\$12.00	\$2,271.60		
Ornamental moulding around the wall	196.9	m	\$8.00	\$1,575.20		
10mm Plaster board to walls	354.	m2	\$20.00	\$7,080.00		
Moisture resistant Plaster board to walls	102.2	m2	\$22.00	\$2,248.40		
				. ,		



### **Townhouse Development**

Rate		Sub-Total	Total
\$125.00	\$3,462.50		
\$45.00	\$297.00		
\$500.00	\$500.00		
		\$7,514.05	
\$14.50	\$2,038.70		
\$11.20	\$566.16		
\$21.50	\$1,086.83		
\$12.60	\$1,113.84		
\$12.60	\$1,186.92		
\$16.00	\$1,521.60		
		\$6,745.60	
\$8.00	\$1,141.60		
\$12.00	\$1,455.60		
\$12.00	\$219.60		
\$8.00	\$3,428.80		
\$500.00	\$500.00		
		\$13,737.60	
\$22.00	\$7,788.00		
\$180.00	\$1,620.00		
\$22.00	\$4,164.60		
\$25.00	\$165.00		
		\$22,942.30	
\$16.00	\$622.40		
\$60.00	\$3,678.00		
\$65.00	\$260.00		
\$50.00	\$120.00		
\$61.00	\$134.20		
\$61.00	\$378.20		
\$61.00	\$561.20		
\$61.00	\$219.60		
\$94.00	\$479.40		
ψ04.00	ψ+7 0.40		
\$61.00	\$921.10		
ΨΟ1.00	Ψ921.10		
\$61.00	\$1,598.20		
\$61.00	\$2,196.00		
\$80.00	\$1,704.00		
\$95.00	\$10,070.00		
ψ93.00	Ψ10,070.00	\$24,390.00	
		Ψ24,000.00	
\$7,250.00	\$7,250.00		
\$1,000.00	\$1,000.00		
\$9,360.00	\$9,360.00		
\$1,900.00	\$1,900.00		
. ,			
\$1,930.00	\$1,930.00		
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\$1,000.00	\$1,000.00		
Ţ.,300.00	+ .,555.00		
\$1,950.00	\$1,950.00		
Ţ.,550.00	Ţ.,000.00	\$19,030,00	
		¥ 10,000.00	
	\$1,950.00 \$85.00	\$1,950.00 \$1,950.00	\$1,950.00 \$1,950.00 <b>\$19,030.00</b>



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
Embeltons Mink Grey direct stick Timber flooring, Size 1860 x 189 x 14mm, SKU: CF642-28 to GF - Entry, Living, Kitchen	73.	m2	\$115.00	\$8,395.00		
Embeltons Mink Grey direct stick Timber flooring, Size 1860 x 189 x 14mm, SKU: CF642-28 to Staircase	7.7	m2	\$250.00	\$1,925.00		
Flooring - decking - Merbau - 70mm x 19mm thick	18.5	m2	\$140.00	\$2,590.00		
Joinery					\$54,575.00	
Kitchen						
Kitchen Base cupboard with drawers, Adj.shelving and Door fronts in L1 finish, Size (4230+1200+2840) L x 600 W x 900 H	1.	each	\$9,924.00	\$9,924.00		
Kitchen Overhead cupboard with Adj.shelving and Door fronts in L1 finish, Size (2400+1640) L x 300 W x 800 H	1.	each	\$3,636.00	\$3,636.00		
Oven & Refrigerator-2 recess with O/H Cupboard in L1 finish, Size 650 L x 700 W x 2350 H	1.	each	\$1,800.00	\$1,800.00		
Refrigerator recess with O/H cupboard in L1 finish, Size 900 L x 700 W x 2350 H	1.	each	\$1,200.00	\$1,200.00		
Pantry cabinet with drawers at bottom level in L1 finish, Size 1215 L x 700 W x 2350 H	1.	each	\$2,200.00	\$2,200.00		
New Stairs (GF)						
Cupboard with Shelves and Door fronts in L2 finish, Size 1850 L x 350 W x 2350 H	1.	each	\$3,330.00	\$3,330.00		
Laundry						
Laundry Base cupboard with Adj.shelving and Door fronts in L1 finish, Size (2210+245) L x 600 W x 900 H	1.	each	\$2,950.00	\$2,950.00		
Laundry Overhead cupboard with Adj.shelving and Door fronts in L1 finish, Size (2210+495) L x 350 W x 800 H	1.	each	\$2,435.00	\$2,435.00		
Broom cupboard in L1 finish, Size 550 L x 600 W x 2350 H	1.	each	\$1,200.00	\$1,200.00		
Powder Room  Wash counter with Adj.shelving and Door fronts in L1 finish, Size 1000 L x 500 W x 600 H	1.	each	\$900.00	\$900.00		
Coat cupboard with Adj.shelving and Door fronts in L2 finish, 1230 L x 600 W x 2350 H	1.	each	\$2,200.00	\$2,200.00		
Ensuite  Vanity counter with Adj.shelving, Drawers and Door fronts in L2 finish, Size 1900 L x 500 W x 600 H	1.	each	\$1,710.00	\$1,710.00		
BED-1 WIR with shelves, Drawers and Door fronts in L2 finish, Size (5485+978) L x 600 W x 2350 H	1.	each	\$11,650.00	\$11,650.00		
Bathroom  Vanity counter with Adj.shelving, Drawers and Door fronts in L2 finish, Size 1930 L x 500 W x 600 H	1.	each	\$1,740.00	\$1,740.00		
BED-2 Robe with shelves, Drawers and Door fronts in L2 finish, Size 1800 L x 600 W x 2350 H	1.	each	\$3,240.00	\$3,240.00		
BED-3 Robe with shelves, Drawers and Door fronts in L2 finish, Size 2100 L x 600 W x 2350 H	1.	each	\$3,780.00	\$3,780.00		
Linen Linen cupboard with Shelves and Door fronts in L2 finish, Size 1810 L x 600 W x 2350 H	1.	each	\$680.00	\$680.00		
Appliances					\$6,330.00	
Baumatic Induction 90cm Cooktop, - 4 cooking zones - Child lock, - Pause function, Code: BSIH95, Size: 900, Black glass	1.	each	\$1,400.00	\$1,400.00		
Baumatic Oven under bench 90CM – 10 function, Code:BM90S, Size: 900, Black glass SS	1.	each	\$1,500.00	\$1,500.00		
Baumatic Wall Oven 60cm - 81litres - Push in push out knobs, - Pizza mode, Code: B07C, Size: 900, Black glass SS	1.	each	\$730.00	\$730.00		
Baumatic 900 Undermount rangehood 3 speed - 7503/hr, extraction capacity, Code: GUH90, Size: 900, Stainless Steel	1.	each	\$300.00	\$300.00		
Baumatic Dish washer 60 Intergrated Dishwasher, Code: FIDWB16, Size: 600	1.	each	\$1,500.00	\$1,500.00		
Baumatic 46 Bottle Wine Storage – allows for 2 tempo zone, Size: 870x595x570, Part #: BWC646, Black Glass	1.	each	\$900.00	\$900.00		
Plumbing Fixtures			*****	A	\$9,475.00	
SK1 - ECT Global SS Impact double undermount Kitchen sink SK3 - ECT Global SS Impact single undermount sink 40L, Code: SS5040	1. 1.	each each	\$350.00 \$250.00	\$350.00 \$250.00		
VB1 - ECT Global, name: QUBI II Under Counter basin, size:						
500x350x180mm, code:WB5038A with Plug & Waste – 32mm with overflow – brushed nickel	4.	each	\$300.00	\$1,200.00		



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
TAP1 - ECT Global, name: NIKO Sink Mixer with veggie spray and pull out, size: 551 High, code: WT6205BN	1.	each	\$415.00	\$415.00		
TAP2 - ECT Global, name:Nixon Pin Handle – Goosneck Sink Mixer, code:WT6096BN	1.	each	\$265.00	\$265.00		
MX - ECT Global, name: NIKO II Basin Mixer, code:WT6651BN	6.	each	\$250.00	\$1,500.00		
SHR MX - ECT Global, name: NIKO-II Shower Mixer code:WT509CBN	1.	each	\$125.00	\$125.00		
BMX - Bath mixer ECT Global, name: NIKO II Bath Wall Outlet, code:WT624BN	4.	each	\$350.00	\$1,400.00		
SHRR2 - Shower rail ECT Global, name: NIKO Round 3 function Shower Head with Flexiable Hose, code:TP7350BN	2.	each	\$300.00	\$600.00		
TRI - ECT Global, name: NIKO double towel rail 750mm, code:BN69036B-30, Brushed Nickel	2.	each	\$60.00	\$120.00		
TRH - ECT Global, name: NIKO toilet roll holder code: BN 69035A, Brushed Nickel	3.	each	\$45.00	\$135.00		
WC - ECT Global, name: EXON Wall faced Tornado Flush toilet suite, Soft closing set – s or Pt trap, code: EXON/B, White colour	3.	each	\$500.00	\$1,500.00		
BATH1 - ECT Global, name: STELLA BTW SQUARE free standing bath or similar, code: BT058, size: 1700x750x600	1.	each	\$1,390.00	\$1,390.00		
FW - Tile grate, ECT Global Tile Shower Grate, size: 110x100 B, code: SC-SQT	3.	each	\$75.00	\$225.00		
Shower Screens & Mirrors					\$3,575.00	
Semi-frameless shower screen to FF-Ensuite (Straight) incl Door, Size 1700 L x 1800 H	1.	each	\$1,200.00	\$1,200.00		
Semi-frameless shower screen to FF-Bathroom (Straight) incl Door, Size 1580 L x 1800 H	1.	each	\$1,100.00	\$1,100.00		
OVAL shaving Mirror Cabinet in FF-Ensuite, Size: 900x450x120	1.	each	\$525.00	\$525.00		
OVAL shaving Mirror Cabinet in FF-Bathroom, Size: 900x450x120	1.	each	\$525.00	\$525.00		
OVAL Tate Frameless Wall Mirror in GF-Pwd room, (or similar), Size:	1.	each	\$225.00	\$225.00		
840x50					¢2 024 00	
Miscellaneous  Fixed shading on Pergola, Danpalon Multicell polycarbonate roof					\$2,931.00	
cladding						
Size 2110 L x 1950 W	1.	each	\$300.00	\$300.00		
Size 7160 L x 1010 W	1.	each	\$600.00	\$600.00		
C2 - Retractable external clothes drying line, Bunnings Daytec Black MK2 LL SIngle fold 900 W x 1020 D	1.	each	\$250.00	\$250.00		
LB - Letter boxes to Australia post requirements	1.	each	\$500.00	\$500.00		
ST2 - 3m3 Metal lockable proprietary storage shed, Colorbond finish	1.	each	\$670.00	\$670.00		
150mm W x 150mm D Trench grate	4.7	m	\$130.00	\$611.00		
Plumbing					\$10,500.00	
Plumbing Points (rough-in Gas, Hot, Cold water & fit-off) Sewer Stacks	1.	each	\$8,000.00	\$8,000.00 INCL		
HWS - Infinity Hot Water Unit	1.	each	\$2,500.00	\$2,500.00		
Electrical					\$27,900.00	
Supply, wire and installation of Ceiling recessed LED Light (Dimmable)				INCL		
Supply, wire and installation of Ceiling light outlight				INCL		
Supply, wire and installation of Spotlight fittings				INCL		
Supply, wire and installation of Pendant light fittings				INCL		
Supply, wire and installation of External wall mounted Light with motion sensor				INCL		
Supply, wire and installation of Sensor light				INCL		
Supply, wire and installation of Single pole switch				INCL		
Supply, wire and installation of Dimmer switch				INCL		
Supply, wire and installation of Two way light switch				INCL		
Supply, wire and installation of Three way light switch				INCL		
Supply, wire and installation of External Two way switch				INCL		
Supply, wire and installation of aerial and splitter per unit				INCL		
Supply, wire and installation of Single power outlet Supply, wire and installation of Fridge/Dishwasher/Washer/Dryer Power				INCL		
outlet Supply, wire and installation of Duplex power outlet				INCL		
Supply, wire and installation of Weatherproof Duplex power outlet				INCL		
Supply, wire and installation of Telephone point				INCL		
Supply, wire and installation of Data point				INCL		
Supply, wire and installation of TV Point				INCL		
Supply and installation of Ceiling mounted hard-wired smoke alarm				INCL		
,				<del></del>		



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
Supply, wire and installation of Mechanical Exhaust fan				INCL		
Supply, wire and installation of IXL 3 in 1 Bathroom Heat fan Light				INCL		
Meter panel				INCL		
Main earth				INCL		
Main switchboard				INCL		
Allows for dedicated air con circuit per unit				INCL		
Allowance for Dual occupancy common meter box	1.	each	\$5,500.00	\$5,500.00		
Ceiling recessed LED Light	1.	each	\$4,000.00	\$4,000.00		
Inspection and certificates	1.	each	\$18,400.00	\$18,400.00		
Heating / Cooling					\$29,000.00	
Ducted reverse cycle air conditioning	1.	each	\$29,000.00	\$29,000.00		
Caulking					\$1,800.00	
Allowance for seal gaps	1.	each	\$1,800.00	\$1,800.00		
Final Clean					\$3,760.00	
Domestic site cleaning	1.	each	\$1,360.00	\$1,360.00		
House Clean - Internal	1.	each	\$1,500.00	\$1,500.00		
Window Clean - External	1.	each	\$900.00	\$900.00		
			· · · · · · · · · · · · · · · · · · ·	·		
UNIT-3						\$552,759.7
Termite Protection					\$1,400.00	, , , , , , , , , , , , , , , , , , , ,
Termite Protection Part A	1.	each	\$600.00	\$600.00	, ,,	
Termite Protection Part B	 1.	each	\$800.00	\$800.00		
Framing			*******	********	\$56,923.69	
External wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10					<del>+00,020.00</del>	
bottom plate & studs 90x45 MGP10 pine at 450 max. centres to load	256.1	m2	\$52.00	\$13,317.20		
bearing wall (up to 3000mm H) - Supply only						
Internal wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10						
bottom plate & studs 90x45 MGP10 pine at 450 max. centres to Load	11.	m2	\$52.00	\$572.00		
bearing walls (for up to 3000mm H) - Supply only						
Internal wall framing comprising 90x35 MGP10 top plate, 90x35 MGP10	444.4	0	<b>#47.00</b>	<b>#0.770.70</b>		
bottom plate & studs 90x35 MGP10 pine at 600 max. centres to Non-Load bearing walls (for up to 3000mm H) - Supply only	144.1	m2	\$47.00	\$6,772.70		
FJ1 - 300 Deep posi joist at 450 CTS	96.2	m2	\$183.00	\$17,604.60		
FJ2 - 190x45 MGP10 at 450 CTS	3.4	m2	\$75.00	\$255.00		
Structural sheet flooring (Plywood or Particle board)	99.6	m2	\$27.30	\$2,719.08		
R2 - 90x45 MGP10 at 600 CTS	3.7	m2	\$60.00	\$222.00		
Roof framing comprising Roof lintels (LVL Hyspan), Roof trusses & Girder	3.7	1112	φ00.00	ΨΖΖΖ.00		
trusses	4.6	m2	\$100.00	\$460.00		
Wall bracing - Type M1 & M2: 30x0.8mm metal strap nailed to plates	19.	each	\$63.20	\$1,200.80		
Wall bracing - Type P1: 7mm thk. Plywood fixed to Timber frame with				·		
30x2.8mm Ø Flathead nails	47.71	m2	\$25.00	\$1,192.75		
Wall bracing - Type P2: 7mm thk. Plywood fixed to Timber frame with						
30x2.8mm Ø Flathead nails & M12 chemset threaded rod, 100mm	68.77	m2	\$25.00	\$1,719.25		
embedment						
Eaves framing	6.9	m2	\$26.00	\$179.40		
Roof battens 45X70 MGP10 at 900 cts max	103.6	m2	\$22.50	\$2,331.00		
DS1 - 2/90x45 MGP10 studs	3.	each	\$72.00	\$216.00		
TS1 - 3/90x45 MGP10 studs	1.	each	\$108.00	\$108.00		
P1 - 100x100 F7 Cypress Pine post	10.	each	\$73.20	\$732.00		
B1 - 2/140x45 MGP10	1.1	m	\$34.20	\$37.62		
B2 - 2/240x45 MGP10	13.5	m	\$65.00	\$877.50		
B3 - 2/290x45 MGP10	2.4	m	\$65.00	\$156.00		
B4A - 2/290x45 MGP10	2.8	m	\$65.00	\$182.00		
FL4 - 200x45 Hyspan LVL	2.5	m	\$60.00	\$150.00		
RB7 - 2/300x45 Hyspan LVL	7.9	m	\$173.00	\$1,366.70		
RB8 - 150x45 Hyspan LVL	7.	m	\$58.00	\$406.00		
FB1 - 200x35 Hyspan LVL	7.7	m	\$60.00	\$462.00		
Roof Lintels - 140x45 MGP10	2.4	m	\$17.10	\$41.04		
Roof Lintels - 190x45 MGP10	1.5	m	\$25.30	\$37.95		
Roof Lintel - 240x45 MGP10	1.8	m	\$32.50	\$58.50		
		m	\$65.00	\$182.00		
Roof Lintel - 2/240x45 MGP10	2.8		Ψ σ σ σ σ σ σ σ σ σ σ σ σ σ σ σ σ σ σ σ			
	2.8 10.2	m	\$173.00	\$1,764.60		
Roof Lintel - 2/240x45 MGP10				\$1,764.60 \$1,000.00		
Roof Lintel - 2/240x45 MGP10 Roof Lintel - 2/290x42 Smart LVL15	10.2	m	\$173.00	· ·		



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
S1 - 89x89x5.0 SHS - C350	23.	each	\$305.16	\$7,018.68		
SC1/DP1 - 75x75x5.0 SHS - C350 (Stud column/ Dropper)	8.	m	\$82.52	\$660.16		
B14 - 180x75 PFC + 200x12 Plate	4.8	m	\$215.26	\$1,033.25		
B15 - 300x90 PFC	6.5	m	\$354.80	\$2,306.20		
B16 - 300x90 PFC	6.1	m	\$354.80	\$2,164.28		
B17 - 250x90 PFC + 200x12 Plate	9.7	m	\$336.30	\$3,262.11		
B18 - 200x75 PFC	3.6	m	\$205.44	\$739.58		
B19 - 180x75 PFC + 200x10 Plate	2.8	m	\$211.30	\$591.64		
FL1 - 150x75 PFC + 200x10 Plate	1.1	m	\$188.75	\$207.63		
FL2 - 180x75 PFC + 200x12 Plate	6.5	m	\$215.30	\$1,399.45		
FL5 - 300x90 PFC + 200x10 Plate	5.3	m	\$378.80	\$2,007.64		
GL1 - 200x75 PFC + 200x10 Plate	3.4	m	\$225.44	\$766.50		
UL1 - 180x75 PFC + 200x10 Plate	4.7	m	\$211.30	\$993.11		
RB5 - 200x75 PFC	7.	m	\$205.44	\$1,438.08		
RB6 - 250x90 PFC	6.1	m	\$312.30	\$1,905.03		
RB9 - 150x75 PDC + 200x10 Plate	2.8	m	\$188.75	\$528.50		
Aluminium & Glazing					\$57,717.00	
Aluminium frame to Timber Doors						
D01 - Size 920 W x 2340 H	1.	each	\$340.00	\$340.00		
Aluminium framed Glazed Doors						
D05 - Sliding Door, Size 5200 W x 2550 H	1.	each	\$9,614.00	\$9,614.00		
D07 - Sliding Door, Size 2450 W x 2550 H	1.	each	\$5,530.00	\$5,530.00		
Aluminium framed Glazed Windows						
GL1 - Double glazing and frame system with acoustic seals						
W04 - Fixed window, Size 1500 W x 2550 H	1.	each	\$2,773.00	\$2,773.00		
W08 - Fixed/awning window, Size 1200 W x 2350 H	1.	each	\$2,045.00	\$2,045.00		
W09 - Fixed window, Size 1050 W x 2350 H	1.	each	\$1,970.00	\$1,970.00		
W12 - Fixed window, Size 900 W x 650 H	1.	each	\$390.00	\$390.00		
W13 - Fixed window, Size 1500 W x 700 H	1.	each	\$760.00	\$760.00		
W14 - Fixed window, Size 1600 W x 400 H	1.	each	\$665.00	\$665.00		
W15 - Fixed window, Size 1600 W x 400 H	1.	each	\$665.00	\$665.00		
W16 - Fixed window, Size 1600 W x 400 H	1.	each	\$665.00	\$665.00		
W17 - Fixed window, Size 1600 W x 400 H	1.	each	\$665.00	\$665.00		
W18 - Fixed window, Size 1495 W x 400 H	1.	each	\$935.00	\$935.00		
GL2 - 6/12/6 IGU & Frame system with acoustic seals			+++++++++++++++++++++++++++++++++++++++	+000.00		
W01 - Fixed window, Size 2425 W x 2550 H	1.	each	\$4,483.00	\$4,483.00		
W02 - Fixed window, Size 2100 W x 2550 H	1.	each	\$3,882.00	\$3,882.00		
W03 - Fixed window, Size 900 W x 2550 H	1.	each	\$1,664.00	\$1,664.00		
W05 - Fixed/awning window, Size 1200 W x 1350 H	1.	each	\$1,175.00	\$1,175.00		
GL4 - 6/12/6.38 IGU & Frame system with acoustic seals		- Guon	Ψ1,170.00	Ψ1,170.00		
W06 - Fixed/awning window, Size 3200 W x 2350 H	1.	each	\$5,952.00	\$5,952.00		
W07 - Fixed window, Size 900 W x 2355 H	1.	each	\$1,537.00	\$1,537.00		
GL6 - 6/12/10.38 IGU & Frame system with acoustic seals		Caon	Ψ1,007.00	Ψ1,007.00		
W10 - Fixed/awning window, Size 2450 W x 2350 H	1.	each	\$4,175.00	\$4,175.00		
W11 - Fixed/awning window, Size 3200 W x 2350 H	1.	each	\$5,952.00	\$5,952.00		
Powder coated Aluminium frame Fly screens with Fibre glass mess	8.	m2	\$235.00	\$1,880.00		
Doors	<u> </u>	1114	Ψ200.00	ψ1,000.00	\$7,472.00	
Timber Doors with Timber frames					Ψ1, 712.00	
D03 - Flush panel Hollow core door, Size 770 W x 2340 H	1.	each	\$295.00	\$295.00		
D06 - Flush panel Hollow core door, Size 820 W x 2340 H	1. 1.	each	\$335.00	\$335.00		
D08 - Flush panel Hollow core door, Size 820 W x 2340 H	1. 1.	each	\$335.00	\$335.00		
D09 - Flush panel Hollow core door, Size 770 W x 2340 H	1. 1.	each	\$335.00	\$335.00		
D10 - Flush panel Hollow core door, Size 770 W x 2340 H	1. 1.	each	\$335.00	\$335.00		
D10 - Flush panel Hollow core door, Size 820 W x 2340 H	1. 1.	each	\$335.00	\$335.00		
D12 - Flush panel Hollow core door, Size 720 W x 2340 H		each	\$295.00	\$295.00		
D04 - Flush panel semi-solid core door, Size 820 W x 2340 H	1. 1		\$425.00	\$295.00		
•	1.	each	φ423.00	φ423.00		
Timber Door panel only	4	0006	¢2 600 00	#2 600 00		
D01 - Flush panel solid core exterior grade, Size 920 W x 2340 H	1.	each	\$3,600.00	\$3,600.00		
Pull Handle entrance set in Matt Black finish 1200mm  Door Handles - Ikonic Brushed Nickel Fellino	1.	each	\$350.00	\$350.00		
Door Hangles - Ikonic Brusned Nickel Felling	8.	each	\$65.00	\$520.00		
	20	I-	<b>ው</b> ር ርር	<b>ተ</b> ፈርር ርር		
Door Hinges Door Stoppers	32. 8.	each each	\$6.00 \$15.00	\$192.00 \$120.00		



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
D02 - Sectional Garage Door from Dynamic doors, Style: Flatline, Size 3000 W x 2400 H	1.	each	\$3,600.00	\$3,600.00		
Staircase					\$13,370.00	
Stairs to be provides with 250mm Min. Timber Treads & 190mm Max. Vic ash Risers; Slip classification to be P3 or R10 (Dry) for Internal stairs. LH & RH Stringer Type: Closed, Stringer material: Americal oak with stain to match Mink Grey	1.	each	\$8,000.00	\$8,000.00		
Dressed Hardwood wall mounted handrail 40mm dia fixed with SS Wall brackets	4.8	m	\$250.00	\$1,200.00		
American oak stained to close to Mink grey One rail system Handrail	4.8	m	\$450.00	\$2,160.00		
20mm thick MDF top plate on stud wall, painted finish	1.4	m	\$150.00	\$210.00		
Timber slat screen at Staircase, 2700mm H	1.	each	\$1,800.00	\$1,800.00		
Brickwork					\$63,765.50	
B1 - Austral Bricks, Range: Hamptons, Finish: WHite Haven	111.7	m2	\$265.00	\$29,600.50		
B2 - Austral Bricks, Range: Indulgence, Finish: Truffle	109.2	m2	\$265.00	\$28,938.00		
B2 - Double Brick wall with Galvanised metal brick ties	4.9	m2	\$530.00	\$2,597.00		
Brick Cleaner				INCL		
Brick Sand				INCL		
GP Cement				INCL		
Off White Cement				INCL		
Limil				INCL		
Wall Ties				INCL		
Damp Proof Course (300mm)				INCL		
Ableflex Foam (100mm)				INCL		
Expansion Ties				INCL		
Sisalation Paper				INCL		
Sisalation install Labour Sisalation Staples				INCL		
Steel Lintels				INCL		
900mm Long 90x6 EA	2.	each	\$45.00	\$90.00		
1200mm Long 90x8 EA	1.	each	\$75.00	\$75.00		
2100mm Long 150x90x10 EA	1.	each	\$245.00	\$245.00		
3200mm Long 150x90x16 EA	1.	each	\$500.00	\$500.00		
3600mm Long 150x90x16 EA	2.	each	\$560.00	\$1,120.00		
Brickwork Site clean	1.	each	\$600.00	\$600.00		
Wall Cladding  BS - Timber look battens Vertical cladding to external wall from Deco	2.7	m?	¢250.00	<b>\$0.45.00</b>	\$945.00	
batten	2.7	m2	\$350.00	\$945.00		
Rendered Areas					\$1,985.50	
R - Supply & Install of 75mm MasterWall accredited system with Vivid white Dulux render finish to 1st floor walls	20.9	m2	\$95.00	\$1,985.50		
Note: Net Qty's. Deducted openings						
Metal Works					\$14,825.00	
Aluminium shrouds to Windows in Black powdercoat finish						
Size 9000 L x 2700 H x 400mm Deep  Fixed louvred screens with 32x32mm Alum. slats & end caps in  Monument powdercoat finish	1.	each	\$4,680.00	\$4,680.00		
Size 3700 L x 2700 H	1.	each	\$3,500.00	\$3,500.00		
Size 2650 L x 1500 H	1.	each	\$1,390.00	\$1,390.00		
Size 3400 L x 1500 H	1.	each	\$1,785.00	\$1,785.00		
Vertical Aluminium Balustrade to Balcony in Nightsky finish, 1050mm H	2.5	m	\$650.00	\$1,625.00		
CP - 3mm thick Aluminium cover plate in powdercoat finish to match with Window frame	12.3	m	\$150.00	\$1,845.00		
Carpentry Lock-Up					\$10,024.00	
Masonite Packers	800.	each	\$0.75	\$600.00		
Lock-Up Hardware	1.	each	\$600.00	\$600.00		
Carpentry Lock-up Labour (internal)	411.2	m2	\$20.00	\$8,224.00		
Lock-Up clean up	1.	each	\$600.00	\$600.00	A40	
Roofing Custom ORP Matel roof sheeting, Colorband Dung finish	400.0	<b>0</b>	Φ <b>7</b> 0.00	Φ7 F00 00	\$19,720.69	
Custom ORB Metal roof sheeting, Colorbond Dune finish	103.6	m2	\$73.00	\$7,562.80		
Roof Sarking  RG Roy guttor, 300mm girth v 200mm D	94.2	m2	\$8.00	\$753.60 \$3.163.40		
BG - Box gutter, 300mm girth x 200mm D  BG - Box gutter, 600mm girth x 200mm D	26.8	m m	\$118.00 \$142.00	\$3,162.40 \$1,164.40		
20mm thk. Gutter boards	8.2 43.1	m m	\$142.00	\$1,164.40 \$1,293.00		
Sump in Box gutter	5.	m each	\$30.00	\$1,293.00		
Camp in Dox gattor	J.	Gauli	ψ110.00	ψυυυ.υυ		



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
Colorbond steel Nightsky fascia 200mm wide	28.3	m	\$20.00	\$566.00		
Colorbond steel Nightsky Quad gutter 115mm	9.2	m	\$37.70	\$346.84		
Metal capping to Parapet walls, Size 240mm W x 100 D	56.7	m	\$30.50	\$1,729.35		
Metal capping to Parapet walls, Size 100mm W x 50 D	6.3	m	\$25.00	\$157.50		
First Floor wall z-flashing	2.7	m	\$24.00	\$64.80		
DP - 100mm x 50mm Colorbond steel Nightsky Down pipe						
2800mm H	6.	each	\$125.00	\$750.00		
6000mm H	4.	each	\$180.00	\$720.00		
Rain water header, Colorbond	2.	each	\$125.00	\$250.00		
Vent Cowl	3.	each	\$50.00	\$150.00		
Roofing site clean	1.	each	\$500.00	\$500.00		
Plastering					\$22,568.50	
10mm Plaster board to ceiling	176.3	m2	\$22.00	\$3,878.60		
Weatherproof Plaster ceiling	21.3	m2	\$24.00	\$511.20		
Ceiling metal battens at 450 c/c	197.6	m2	\$12.00	\$2,371.20		
Ornamental moulding around the wall	203.7	m	\$8.00	\$1,629.60		
10mm Plaster board to walls	379.7	m2	\$20.00	\$7,594.00		
Moisture resistant Plaster board to walls	102.2	m2	\$22.00	\$2,248.40		
350mm H Bulkhead from top of Overhead cupboards to ceiling	28.2	m	\$125.00	\$3,525.00		
Eaves lining (Fibre cement sheeting)	6.9	m2	\$45.00	\$310.50		
Plaster site clean	1.	each	\$500.00	\$500.00		
Insulation					\$8,036.65	
Internal & External Wall Insulation (Glass fibre batt - R2.5)	209.9	m2	\$14.50	\$3,043.55		
Party Walls (Glass fibre batt - R2.0)	19.65	m2	\$11.20	\$220.08		
Fire seal and party wall, Rockwool batts 130x100mm thick	19.65	m2	\$21.50	\$422.48		
Floor insulation (Glass fibre batt - R2.5)	94.4	m2	\$12.60	\$1,189.44		
Ceiling insulation (Glass fibre batt - R2.5)	97.4	m2	\$12.60	\$1,227.24		
Ceiling insulation - R6.0	100.2	m2	\$19.30	\$1,933.86		
Carpentry Fixing					\$6,750.80	
Moulded frame around the Door or Window (Dulux Charmed White)	147.1	m	\$8.00	\$1,176.80		
Skirting: 68x12mm Painted MDF skirting (Dulux Charmed White)	131.1	m	\$12.00	\$1,573.20		
Garage T/P Skirting (Dulux Charmed White)	17.6	m	\$12.00	\$211.20		
Carpentry Fixing Labour	411.2	m2	\$8.00	\$3,289.60		
Carpentry Fit-off Labour	1.	each	\$500.00	\$500.00		
Painting					\$14,493.10	
Dulux Charmed White colour 3 coat system low sheen washable paint to Walls	379.7	m2	\$22.00	\$8,353.40		
Dulux Charmed White colour 3 coat system Satin finish paint to Doors	9.	each	\$180.00	\$1,620.00		
Dulux White colour 2 coat system to ceilings	197.6	m2	\$22.00	\$4,347.20		
Painting - External Eaves	6.9	m2	\$25.00	\$172.50		
Tiling					\$37,772.00	
50mm Bond breaker to create cover corner	38.9	m	\$16.00	\$622.40		
Waterproofing membrane and primer	76.7	m2	\$60.00	\$4,602.00		
10mm thick Stainless steel Tile angle trims	4.	m	\$30.00	\$120.00		
Floor Tiles						
Floor Tiles in GF Entry, Kitchen & Living area - PC \$50/m2	76.2	m2	\$50.00	\$3,810.00		
Floor Tiles in Balcony - PC \$50/m2	2.4	m2	\$50.00	\$120.00		
T1 - Volare Enzo moon, lapp, 600x600, Palladium #77 Stacked						
GF - Pwd Room	2.2	m2	\$61.00	\$134.20		
FF - Ensuite	6.2	m2	\$61.00	\$378.20		
FF - Bathroom	9.2	m2	\$61.00	\$561.20		
GF - Laundry	3.9	m2	\$61.00	\$237.90		
Wall Tiles  WT2 - Volare, Colour: Enriva glazed white matt, Size 280x295mm,						
Palladium #77, VERTICAL Stacked	40.0	m?	<u></u>	¢4 064 00		
GF - Laundry WT3 - Volero Enzo mann lann, 600v1200 - Relladium, #77 Stocked	19.8	m2	\$94.00	\$1,861.20		
WT3 - Volare Enzo moon lapp, 600x1200, Palladium #77 Stacked	45.4	C	<b>#04.00</b>	<b>#</b> 004.40		
GF - Pwd Room	15.1	m2	\$61.00	\$921.10		
T1 - Volare Enzo moon lapp, 600x600, Palladium #77 Stacked	2= 2		<b>*</b>	<b>*</b> 4 <b>* 5 * 7</b> * 7		
FF - Ensuite	27.3	m2	\$61.00	\$1,665.30		
FF - Bathroom	36.	m2	\$61.00	\$2,196.00		
Ceramic Tile Underlay	21.3	m2	\$80.00	\$1,704.00		
Tiling Labour	198.3	m2	\$95.00	\$18,838.50		



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
Stone Works					\$24,310.00	
ST1 - RHF, Colour: Bodrum, Finish: Stone to Kitchen - Splashback,					<del></del>	
Rangehood Cover						
Kitchen Splashback, 7250 L x 650 H	1.	m	\$7,250.00	\$7,250.00		
Rangehood cover, Size 900 L x 800 H	1.	each	\$1,000.00	\$1,000.00		
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Kitchen Bench Unit-1: Kitchen counter top with waterfall Size (2840+1200+4420+900) L						
x 700 W	1.	each	\$9,360.00	\$9,360.00		
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Ensuite						
Vanity top Size 1900 L x 600 W	1.	each	\$1,900.00	\$1,900.00		
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Bathroom						
Vanity top Size 1930 L x 600 W	1.	each	\$1,930.00	\$1,930.00		
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Powder room						
Vanity top Size 1000 L x 600 W	1.	each	\$1,000.00	\$1,000.00		
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Laundry						
Unit-1: L'Dry Counter top Size (1570+300) L x 600 W	1.	each	\$1,870.00	\$1,870.00	444 000 50	
Flooring Chains Flooring with underlay 10mm Finish Steel Company to FF					\$11,338.50	
Choice Flooring with underlay: 10mm, Finish:Steel – Compass to FF - Sitting room, Bed 1 – WIR, Bed 2 & 3-robe	81.1	m2	\$85.00	\$6,893.50		
Embeltons Mink Grey direct stick Timber flooring, Size 1860 x 189 x 14mm, SKU: CF642-28 to Staircase	7.7	m2	\$250.00	\$1,925.00		
Flooring - decking - Merbau - 70mm x 19mm thick	18.	m2	\$140.00	\$2,520.00		
Joinery					\$53,105.00	
Kitchen						
Kitchen Base cupboard with drawers, Adj.shelving and Door fronts in L1 finish, Size (4230+1200+2840) L x 600 W x 900 H	1.	each	\$9,925.00	\$9,925.00		
Kitchen Overhead cupboard with Adj.shelving and Door fronts in L1 finish, Size (2400+1640) L x 300 W x 800 H	1.	each	\$3,640.00	\$3,640.00		
Oven & Refrigerator-2 recess with O/H Cupboard in L1 finish, Size 650 L x 700 W x 2350 H	1.	each	\$1,800.00	\$1,800.00		
Refrigerator recess with O/H cupboard in L1 finish, Size 900 L x 700 W x 2350 H	1.	each	\$1,200.00	\$1,200.00		
Pantry cabinet with drawers at bottom level in L1 finish, Size 1215 L x 700 W x 2350 H	1.	each	\$2,200.00	\$2,200.00		
New Stairs (GF)						
Cupboard with Shelves and Door fronts in L2 finish, Size 1850 L x 350 W x 2350 H	1.	each	\$2,775.00	\$2,775.00		
Laundry						
Laundry Base cupboard with Adj.shelving and Door fronts in L1 finish, Size (2210+245) L x 600 W x 900 H	1.	each	\$2,950.00	\$2,950.00		
Laundry Overhead cupboard with Adj.shelving and Door fronts in L1 finish, Size (2210+495) L x 350 W x 800 H	1.	each	\$2,435.00	\$2,435.00		
Broom cupboard in L1 finish, Size 550 L x 600 W x 2350 H	1.	each	\$1,200.00	\$1,200.00		
Powder Room						
Wash counter with Adj.shelving and Door fronts in L1 finish, Size 1000 L x 500 W x 600 H	1.	each	\$900.00	\$900.00		
Coat cupboard with Adj.shelving and Door fronts in L2 finish, 1230 L x 600 W x 2350 H	1.	each	\$2,200.00	\$2,200.00		
Ensuite						
Vanity counter with Adj.shelving, Drawers and Door fronts in L2 finish, Size 1900 L x 500 W x 600 H	1.	each	\$1,710.00	\$1,710.00		
BED-1 WIR with shelves, Drawers and Door fronts in L2 finish, Size			<b>.</b>	<b>.</b>		
(4860+1100) L x 600 W x 2350 H  Bathroom	1.	each	\$10,730.00	\$10,730.00		
Vanity counter with Adj.shelving, Drawers and Door fronts in L2 finish,			<b></b>	<u> </u>		
Size 1930 L x 500 W x 600 H	1.	each	\$1,740.00	\$1,740.00		
BED-2  Robe with shelves, Drawers and Door fronts in L2 finish, Size 1810 L x	1.	each	\$3,240.00	\$3,240.00		
600 W x 2350 H BED-3	1.		ψυ,Σπυ.υυ	ψυ,Δπυ.υυ		
Robe with shelves, Drawers and Door fronts in L2 finish, Size 2100 L x 600 W x 2350 H	1.	each	\$3,780.00	\$3,780.00		
Linen						
Linen cupboard with Shelves and Door fronts in L2 finish, Size 1810 L x $600~W~x~2350~H$	1.	each	\$680.00	\$680.00		
Appliances					\$6,330.00	



### **Townhouse Development**

Beamaric Induction Storm Codedop. 4 cooking zones   1. each	Description	Quantity	Unit	Rate		Sub-Total	Total
Control Control   Control Code   Software   Code   Control Code   Control Code   Cod	, .	1.	each	\$1,400.00	\$1,400.00		
Baumatic Wall Development - Bilters - Plush in paids out knocks - Fluzzi mode. Code: 8070.05 (Bairs 208) Black plans S   Samantic 200 Undermount inargehood 3 speed - 7508/hr, extraction   1	Baumatic Oven under bench 90CM – 10 function, Code:BM90S, Size:						
Balumatic B00 Undermount langehood 3 speed - 7508/hr, extraction   1.   each   \$500.00   \$31,000.00	Baumatic Wall Oven 60cm - 81litres - Push in push out knobs, - Pizza	1.	each	\$730.00	\$730.00		
Baumatic Dish washer 00 Intergrated Dishwasher, Code: FIDWB16, Size: 1. each	Baumatic 900 Undermount rangehood 3 speed - 7503/hr, extraction	1.	each	\$300.00	\$300.00		
### STANDARDS ATTAL & ENVIOLATE AND	Baumatic Dish washer 60 Intergrated Dishwasher, Code: FIDWB16, Size:	1.	each	\$1,500.00	\$1,500.00		
SK1 = ECT Global SS Impact double undermount kinchen sink   1.   each   \$350.00   \$2		1.	each	\$900.00	\$900.00		
SK3 - ECT Global S Impact single undermount sink AUL, Code: SS5040	Plumbing Fixtures					\$8,550.00	
VB1 - ECT Global, name. QUBI II Under Counter basin, size:   S00x380x160xmr. code WR5038A with Plug & Waste - 32mm with   VB1 - ECT Global, name. Nixo Disability   VB1 - ECT Global, name. SITELLA GRAN SOLARE free standing bath or similar, society   VB1 - ECT Global, name. STELLA GRAN SOLARE free standing bath or similar, society   VB1 - ECT Global, name. STELLA GRAN SOLARE free standing bath or similar, society   VB1 - ECT Global, name. STELLA GRAN SOLARE free standing bath or similar, society   VB1 - ECT Global, name. STELLA GRAN SOLARE free standing bath or similar, society   VB1 - ECT Global, name. STELLA GRAN SOLARE free standing bath or similar, society   VB1 - ECT Global, name. STELLA GRAN SOLARE free standing bath   VB1 - ECT Global, name. STELLA GRAN SOLARE free sta	SK1 - ECT Global SS Impact double undermount Kitchen sink	1.	each	\$350.00	\$350.00		
5000x350x18/mm, code wR95038A with Plug & Waste – 32mm with coveriflow – brushed nickel         4. each 3000 \$1,200.00           17AP1 = ECT Global, namer: NIKO Sink Mixer with veggles pray and pull or, size: 551 High, code: WT6208BN         1. each \$255.00         \$415.00           17AP2 = ECT Global, namer: NIKO Sill Basin Mixer, code: WT6651BN         4. each \$256.00         \$1,000.00           MKF - ECT Global, namer: NIKO Sill Basin Mixer, code: WT6651BN         4. each \$250.00         \$1,000.00           SHR MX - ECT Global, namer: NIKO Sill Basin Wall Outlet, code: WT6651BN         4. each \$350.00         \$350.00           SHRR2 - Shower rad ECT Global, namer: NIKO Round 3 function Shower Head with Flexiable Hose, code: PT7350BN         2. each \$300.00         \$600.00           SHRR2 - Shower rad ECT Global, namer: NIKO double tower lard 750mm, code: BN99038B-30, Brushed Nickel         2. each \$50.00         \$120.00           TRH - ECT Global, namer: NIKO double tower lard 750mm, code: BN99038B-30, Brushed Nickel         3. each \$45.00         \$135.00           SRIPH - ECT Global, namer: EXON Wall faced Tornado Flush tolet suite, Soft closing set - sor Pt trop, code: EXONS, White colour         3. each \$100.00         \$13.90.00           SATH1 - ECT Global, namer: EXOR Wall faced Tornado Flush tolet suite, or smillar, code: BT058, size: 1700x750x600         4. each \$1,390.00         \$1,390.00           PW- Trie grate, ECT Global, namer Strate to FF-Ensulte (Straight) incl Door, Size 1500.00         51,000.00         \$1,000.00 <t< td=""><td>SK3 - ECT Global SS Impact single undermount sink 40L, Code: SS5040</td><td>1.</td><td>each</td><td>\$250.00</td><td>\$250.00</td><td></td><td></td></t<>	SK3 - ECT Global SS Impact single undermount sink 40L, Code: SS5040	1.	each	\$250.00	\$250.00		
out, size: 551 High, code: WT6205BN TAP2 - ECT Global, name: NIKO II Basin Mixer, code:WT6961BN 4. each \$255.00 \$265.00  SHR MX - ECT Global, name: NIKO II Basin Mixer, code:WT6961BN 4. each \$250.00 \$1,000.00  SHR MX - ECT Global, name: NIKO II Shower Mixer code:WT590CBN 6. each \$125.00 \$750.00  SHR MX - ECT Global, name: NIKO II Basin Mixer, code:WT6961BN 6. each \$350.00 \$350.00  SHR MX - ECT Global, name: NIKO II Basin Mixer code:WT590CBN 6. each \$350.00 \$350.00  SHR MX - ECT Global, name: NIKO Round 3 function Shower learned with Fischable Hose, code: HT7930BN 6. each \$350.00 \$350.00  SHR MX - ECT Global, name: NIKO Round 3 function Shower lead with Fischable Hose, code: HT7930BN 7 ITRI - ECT Global, name: NIKO double towel rail 750mm, code:BN69038B- 2. each \$80.00 \$120.00  3. Bashade Nikolal 7 ITRI - ECT Global, name: NIKO Round 3 function Shower lead with Fischable Hose, code: HT7930BN 7 ITRI - ECT Global, name: NIKO Round 3 function Shower lead with Fischable Hose, code: HT7930BN 7 ITRI - ECT Global, name: NIKO Round 3 function Shower lead with Fischable Hose, code: HT7930BN 7 ITRI - ECT Global, name: STELLA BTW SQUARE free standing bath continued and standard Fischable Round Shower Grate, size: 110x100 B, code: SC SOT  Shower Screens & Mirrors  Semi-flameless shower screen to FF-Ensuite (Straight) incl Door, Size 1	500x350x180mm, code:WB5038A with Plug & Waste – 32mm with overflow – brushed nickel	4.	each	\$300.00	\$1,200.00		
		1.	each	\$415.00	\$415.00		
SHR MX - ECT Global, name: NIKO-II Shower Mixer code:WT509CBN   6.   each   \$125.00   \$750.00		1.	each	\$265.00	\$265.00		
BMX - Bath mixer ECT Global, name: NIKO II Bath Wall Outlet, code/WT624BN   1.   each   \$350.00   \$350.0	MX - ECT Global, name: NIKO II Basin Mixer, code:WT6651BN	4.	each	\$250.00	\$1,000.00		
Start   Star	SHR MX - ECT Global, name: NIKO-II Shower Mixer code:WT509CBN	6.	each	\$125.00	\$750.00		
Head with Floxiable Hose, code:TP7350BN   2.   each   \$50.00   \$120.00		1.	each	\$350.00	\$350.00		
30, Brushed Nickel   2.   each   \$0,000   \$1,200.00		2.	each	\$300.00	\$600.00		
Brushed Nickel   WC - ECT Global, name: EXON Wall faced Tornado Flush toilet suite, Soft closing set - s or Pt trap, code: EXONNS, White colour   Shift Heading set - s or Pt trap, code: EXONNS, White colour   Shift Heading set - s or Pt trap, code: EXONNS, White colour   Shift Heading set - s or Pt trap, code: EXONNS, White colour   Shift Heading set - s or Pt trap, code: EXONNS, White colour   Shift Heading set - s or Pt trap, code: EXONNS, White colour   Shift Heading set - s or Pt trap, code: EXONNS, White colour   Shift Heading set - s or Pt trap, code: EXONNS, White colour   Shift Heading set - s or Pt trap, code: EXONNS, White colour   Shift Heading set - s or Pt trap, code: EXONNS, White colour   Shift Heading set - s or Pt trap, code: EXONNS, White colour   Shift Heading set - s or Pt trap, code: EXONNS, White colour   Shift Heading set - s or Pt trap, code: EXONNS, White colour   Shift Heading set - s or Pt trap, code: EXONNS, White colour   Shift Heading set - s or Pt trap, code: EXONNS, White colour   Shift Heading set - s or Pt trap, code: EXONNS, White colour   Shift Heading set - s or Pt trap, code: EXONNS, White colour   Shift Heading set - s or Pt trap, code: EXONNS, White colour   Shift Heading set - s or Pt trap, code: EXONNS, White colour   Shift Heading set - s or Pt trap, code: EXONNS, White Colour   Shift Heading set - s or Pt trap, code: EXONNS, White Colour   Shift Heading set - s or Pt trap, code: EXONNS, White Colour   Shift Heading set - s or Pt trap, code: EXONNS, White Colour   Shift Heading set - s or Pt trap, code: EXONNS, White Colour   Shift Heading set - s or Pt trap, code: EXONNS, White Colour   Shift Heading set - s or Pt trap, code: EXONNS, White Colour   Shift Heading set - s or Pt trap, code: EXONNS, White Colour   Shift Heading set - s or Pt trap, code: EXONNS, White Colour   Shift Heading set - s or Pt trap, code: EXONNS, White Colour   Shift Heading set - s or Pt trap, code: EXONNS, White Colour   Shift Heading set - s or Pt trap, code: EXONNS, White Colour   Shift He		2.	each	\$60.00	\$120.00		
Soft closing set – s or Pt trap, code: EXON/B, White colour         3.         each         \$500.00         \$1,390.00           BATH1 - ECT Global, name: STELLA BTW SQUARE free standing bath or similar, code: BT058, size: 1700x750x600         1.         each         \$1,390.00         \$1,390.00           FW - Tile grate, ECT Global Tile Shower Grate, size: 110x100 B, code: SC SCT         3.         each         \$75.00         \$225.00           Shower Screen & Mirror         \$3,575.00           Semi-frameless shower screen to FF-Ensuite (Straight) incl Door, Size         1.         each         \$1,200.00         \$1,200.00           Semi-frameless shower screen to FF-Bathroom (Straight) incl Door, Size         1.         each         \$1,100.00         \$1,100.00           Semi-frameless shower screen to FF-Bathroom (Straight) incl Door, Size         1.         each         \$525.00         \$525.00           OVAL shaving Mirror Cabinet in FF-Bathroom, Size: 900x450x120         1.         each         \$525.00         \$525.00           OVAL shaving Mirror Cabinet in FF-Bathroom, Size: 900x450x120         1.         each         \$525.00         \$525.00           OVAL shaving Mirror Cabinet in FF-Bathroom, Size: 900x450x120         1.         each         \$525.00         \$525.00           Miscellaneous         Str		3.	each	\$45.00	\$135.00		
or similar, code. BT058, size: 1700x750x600         1.         each         \$1,390.00         \$1,390.00           FW - Tile grate, ECT Global Tile Shower Grate, size: 110x100 B, code: SC GT         3.         each         \$75,00         \$225.00           Shower Screens & Mirrors         \$3,575.00           Semi-frameless shower screen to FF-Ensuite (Straight) incl Door, Size 1700 L x 1800 H         1.         each         \$1,200.00         \$1,200.00           Semi-frameless shower screen to FF-Bathroom (Straight) incl Door, Size 1800 L x 1800 H         1.         each         \$1,100.00         \$1,100.00           Semi-frameless shower screen to FF-Bathroom (Straight) incl Door, Size 1800 L x 1800 H         1.         each         \$1,100.00         \$1,000.00           OVAL shaving Mirror Cabinet in FF-Ensuite, Size: 900x450x120         1.         each         \$525.00         \$525.00           OVAL Tate Frameless Wall Mirror in GF-Pwd room, (or similar), Size: 800x450x120         1.         each         \$225.00         \$225.00           Miscellaneous         Size 2110 L x 1740 W         1.         each         \$300.00         \$300.00           Size 2110 L x 1740 W         1.         each         \$000.00         \$000.00           C Retractable external clothes drying line	,	3.	each	\$500.00	\$1,500.00		
FW - Tile grate, ECT Global Tile Shower Grate, size: 110x100 B, code: SC SQT   S25.00   S225.00   S200   S200   S000	BATH1 - ECT Global, name: STELLA BTW SQUARE free standing bath	1.	each	\$1,390.00	\$1,390.00		
Shower Screens & Mirrors	FW - Tile grate, ECT Global Tile Shower Grate, size: 110x100 B, code: SC	3.	each	\$75.00	\$225.00		
1700 L x 1800 H   1.   each   \$1,200.00						\$3,575.00	
Semi-frameless shower screen to FF-Bathroom (Straight) incl Door, Size 1580 L x 1800 H   1. each \$525.00 \$525.00   \$525.00   \$000	· · · · · · · · · · · · · · · · · · ·	1.	each	\$1,200.00	\$1,200.00	·	
OVAL shaving Mirror Cabinet in FF-Ensuite, Size: 900x450x120         1.         each         \$525.00         \$525.00           OVAL shaving Mirror Cabinet in FF-Bathroom, Size: 900x450x120         1.         each         \$525.00         \$525.00           OVAL Tate Frameless Wall Mirror in GF-Pwd room, (or similar), Size: 840x50         1.         each         \$225.00         \$225.00           Miscellaneous         \$3,100.00           Fixed shading on Pergola, Danpalon Multicell polycarbonate roof cladding           Size 2110 L x 1740 W         1.         each         \$300.00         \$300.00           Size 6950 L x 1010 W         1.         each         \$600.00         \$600.00           C2 - Retractable external clothes drying line, Bunnings Daytec Black MK2 LL Single fold 900 W x 1020 D         1.         each         \$250.00         \$250.00           LB - Letter boxes to Australia post requirements         1.         each         \$500.00         \$500.00           ST2 - 3m3 Metal lockable proprietary storage shed, Colorbond finish         1.         each         \$670.00         \$780.00           Plumbing         Plumbing Points (rough-in Gas, Hot, Cold water & fit-off)         1.         each         \$8,000.00         \$8,000.00           Sewer Stacks         INCL           HWS - Infinity Hot Water Unit	Semi-frameless shower screen to FF-Bathroom (Straight) incl Door, Size	1.	each	\$1,100.00	\$1,100.00		
OVAL Tate Frameless Wall Mirror in GF-Pwd room, (or similar), Size: 840x50         1.         each         \$225.00         \$225.00           Miscellaneous           Fixed shading on Pergola, Danpalon Multicell polycarbonate roof cladding           Size 2110 L x 1740 W         1.         each         \$300.00         \$300.00           Size 6950 L x 1010 W         1.         each         \$600.00         \$600.00           C2 - Retractable external clothes drying line, Bunnings Daytec Black MK2 LL Single fold 900 W x 1020 D         1.         each         \$250.00         \$250.00           LB - Letter boxes to Australia post requirements         1.         each         \$500.00         \$500.00           ST2 - 3m3 Metal lockable proprietary storage shed, Colorbond finish         1.         each         \$670.00         \$670.00           150mm W x 150mm D Trench grate         6.         m         \$130.00         \$780.00           Plumbing           Plumbing Points (rough-in Gas, Hot, Cold water & fit-off)         1.         each         \$8,000.00         \$8,000.00           Sewer Stacks         INCL           HWS - Infinity Hot Water Unit         1.         each         \$2,500.00         \$2,500.00           Supply, wire and installation of Celling light outlight         INCL		1.	each	\$525.00	\$525.00		
Name	OVAL shaving Mirror Cabinet in FF-Bathroom, Size: 900x450x120	1.	each	\$525.00	\$525.00		
Fixed shading on Pergola, Danpalon Multicell polycarbonate roof cladding   Size 2110 L x 1740 W		1.	each	\$225.00	\$225.00		
cladding           Size 2110 L x 1740 W         1. each \$300.00 \$300.00           Size 6950 L x 1010 W         1. each \$600.00 \$600.00           C2 - Retractable external clothes drying line, Bunnings Daytec Black MK2 LL Single fold 900 W x 1020 D         1. each \$250.00 \$250.00           LB - Letter boxes to Australia post requirements         1. each \$500.00 \$500.00           ST2 - 3m3 Metal lockable proprietary storage shed, Colorbond finish         1. each \$670.00 \$670.00           150mm W x 150mm D Trench grate         6. m \$130.00 \$780.00           Plumbing         Plumbing Points (rough-in Gas, Hot, Cold water & fit-off)         1. each \$8,000.00 \$8,000.00           Sewer Stacks         INCL           HWS - Infinity Hot Water Unit         1. each \$2,500.00 \$2,500.00           Electrical         Supply, wire and installation of Ceiling recessed LED Light (Dimmable)         INCL           Supply, wire and installation of Ceiling light outlight         INCL	Miscellaneous					\$3,100.00	
Size 2110 L x 1740 W         1.         each         \$300.00         \$300.00           Size 6950 L x 1010 W         1.         each         \$600.00         \$600.00           C2 - Retractable external clothes drying line, Bunnings Daytec Black MK2 LL SIngle fold 900 W x 1020 D         1.         each         \$250.00         \$250.00           LB - Letter boxes to Australia post requirements         1.         each         \$500.00         \$500.00           ST2 - 3m3 Metal lockable proprietary storage shed, Colorbond finish         1.         each         \$670.00         \$670.00           150mm W x 150mm D Trench grate         6.         m         \$130.00         \$780.00           Plumbing Points (rough-in Gas, Hot, Cold water & fit-off)         1.         each         \$8,000.00         \$8,000.00           Sewer Stacks         INCL           HWS - Infinity Hot Water Unit         1.         each         \$2,500.00         \$2,500.00           Electrical           Supply, wire and installation of Ceiling recessed LED Light (Dimmable)         INCL							
Size 6950 L x 1010 W         1.         each         \$600.00         \$600.00           C2 - Retractable external clothes drying line, Bunnings Daytec Black MK2 LL Single fold 900 W x 1020 D         1.         each         \$250.00         \$250.00           LB - Letter boxes to Australia post requirements         1.         each         \$500.00         \$500.00           ST2 - 3m3 Metal lockable proprietary storage shed, Colorbond finish         1.         each         \$670.00         \$670.00           150mm W x 150mm D Trench grate         6.         m         \$130.00         \$780.00           Plumbing           Plumbing Points (rough-in Gas, Hot, Cold water & fit-off)         1.         each         \$8,000.00         \$8,000.00           Sewer Stacks         INCL           HWS - Infinity Hot Water Unit         1.         each         \$2,500.00         \$2,500.00           Electrical           Supply, wire and installation of Ceiling recessed LED Light (Dimmable)         INCL	<u> </u>	1	aaab	\$200 00	\$200 00		
C2 - Retractable external clothes drying line, Bunnings Daytec Black MK2 LL SIngle fold 900 W x 1020 D  LB - Letter boxes to Australia post requirements  1. each \$500.00 \$500.00  ST2 - 3m3 Metal lockable proprietary storage shed, Colorbond finish 1. each \$670.00 \$670.00  150mm W x 150mm D Trench grate 6. m \$130.00 \$780.00  Plumbing  Plumbing Points (rough-in Gas, Hot, Cold water & fit-off) 1. each \$8,000.00 \$8,000.00  Sewer Stacks  HWS - Infinity Hot Water Unit 1. each \$2,500.00 \$2,500.00  Electrical  Supply, wire and installation of Ceiling recessed LED Light (Dimmable)  Supply, wire and installation of Ceiling light outlight					· · · · · · · · · · · · · · · · · · ·		
LB - Letter boxes to Australia post requirements  1. each \$500.00 \$500.00  ST2 - 3m3 Metal lockable proprietary storage shed, Colorbond finish  1. each \$670.00 \$670.00  150mm W x 150mm D Trench grate  6. m \$130.00 \$780.00  Plumbing  Plumbing Points (rough-in Gas, Hot, Cold water & fit-off)  1. each \$8,000.00 \$8,000.00  Sewer Stacks  INCL  HWS - Infinity Hot Water Unit  1. each \$2,500.00 \$2,500.00  Electrical  Supply, wire and installation of Ceiling recessed LED Light (Dimmable)  Supply, wire and installation of Ceiling light outlight	C2 - Retractable external clothes drying line, Bunnings Daytec Black MK2			<u> </u>	· · · · · · · · · · · · · · · · · · ·		
ST2 - 3m3 Metal lockable proprietary storage shed, Colorbond finish  1. each \$670.00 \$670.00  150mm W x 150mm D Trench grate 6. m \$130.00 \$780.00  Plumbing Plumbing Points (rough-in Gas, Hot, Cold water & fit-off) 1. each \$8,000.00 \$8,000.00  Sewer Stacks INCL  HWS - Infinity Hot Water Unit 1. each \$2,500.00 \$2,500.00  Electrical  Supply, wire and installation of Ceiling recessed LED Light (Dimmable)  Supply, wire and installation of Ceiling light outlight	<u>_</u>	1	each	\$500.00	\$500.00		
150mm W x 150mm D Trench grate 6. m \$130.00 \$780.00  Plumbing Plumbing Points (rough-in Gas, Hot, Cold water & fit-off) 1. each \$8,000.00 \$8,000.00  Sewer Stacks INCL HWS - Infinity Hot Water Unit 1. each \$2,500.00 \$2,500.00  Electrical  Supply, wire and installation of Ceiling recessed LED Light (Dimmable)  Supply, wire and installation of Ceiling light outlight  INCL	<u>·</u>				· · · · · · · · · · · · · · · · · · ·		
Plumbing Points (rough-in Gas, Hot, Cold water & fit-off)  Sewer Stacks  INCL  HWS - Infinity Hot Water Unit  Supply, wire and installation of Ceiling recessed LED Light (Dimmable)  Supply, wire and installation of Ceiling light outlight  \$10,500.00  \$8,000.00  \$1,000.00  \$2,500.00  \$2,500.00  INCL				<u> </u>	<u> </u>		
Plumbing Points (rough-in Gas, Hot, Cold water & fit-off)  Sewer Stacks  INCL  HWS - Infinity Hot Water Unit  1. each \$8,000.00 \$8,000.00  Electrical  Supply, wire and installation of Ceiling recessed LED Light (Dimmable)  Supply, wire and installation of Ceiling light outlight  INCL	<u> </u>	<u>.</u>		Ţ.00.00	Ţ. 33.00	\$10.500.00	
Sewer Stacks  HWS - Infinity Hot Water Unit  1. each \$2,500.00 \$2,500.00  Electrical  Supply, wire and installation of Ceiling recessed LED Light (Dimmable)  Supply, wire and installation of Ceiling light outlight  INCL		1.	each	\$8,000.00	\$8,000.00	+ <del>, </del>	
HWS - Infinity Hot Water Unit  1. each \$2,500.00 \$2,500.00  Flectrical  Supply, wire and installation of Ceiling recessed LED Light (Dimmable)  Supply, wire and installation of Ceiling light outlight  INCL	, , , , , , , , , , , , , , , , , , , ,		<u> </u>	, , <del>-</del>			
Electrical         Supply, wire and installation of Ceiling recessed LED Light (Dimmable)       INCL         Supply, wire and installation of Ceiling light outlight       INCL		1.	each	\$2,500.00			
Supply, wire and installation of Ceiling light outlight  INCL	•			·		\$29,000.00	
Complete and the Land of Complete A Phone							
Supply, wire and installation of Spotlight fittings  Supply, wire and installation of Pendant light fittings  INCL	Supply, wire and installation of Spotlight fittings				INCL		



**Description** 

## **Detailed Trade Breakdown**

#### **Townhouse Development**

Sub-Total

**Total** 

Project: Builder:
Date: Contact:

Unit

Rate

Quantity

Supply, wire and installation of External wall mounted Light with motion						
				INCL		
Sensor				INCI		
Supply, wire and installation of Sensor light				INCL		
Supply, wire and installation of Single pole switch  Supply, wire and installation of Dimmer switch				INCL		
Supply, wire and installation of Two way light switch				INCL		
Supply, wire and installation of Two way light switch				INCL		
Supply, wire and installation of External Two way switch				INCL		
Supply, wire and installation of aerial and splitter per unit				INCL		
Supply, wire and installation of Single power outlet				INCL		
Supply, wire and installation of Fridge/Dishwasher/Washer/Dryer Power						
outlet				INCL		
Supply, wire and installation of Duplex power outlet				INCL		
Supply, wire and installation of Weatherproof Duplex power outlet				INCL		
Supply, wire and installation of Telephone point				INCL		
Supply, wire and installation of Data point				INCL		
Supply, wire and installation of TV Point				INCL		
Supply and installation of Ceiling mounted hard-wired smoke alarm				INCL		
Supply, wire and installation of Mechanical Exhaust fan				INCL		
Supply, wire and installation of IXL 3 in 1 Bathroom Heat fan Light				INCL		
Meter panel				INCL		
Main earth				INCL		
Main switchboard				INCL		
Allows for dedicated air con circuit per unit				INCL		
Underground Power for townhouses with mains cable from Electrical Pit to group Meter				INCL		
Allowance for Dual occupancy common meter box	1.	each	\$5,500.00	\$5,500.00		
Ceiling recessed LED Light	1.	each	\$4,000.00	\$4,000.00		
Inspection and certificates	1.	each	\$19,500.00	\$19,500.00		
Heating / Cooling					\$29,000.00	
Ducted reverse cycle air conditioning	1.	each	\$29,000.00	\$29,000.00		
Caulking					\$1,800.00	
Allowance for seal gaps	1.	each	\$1,800.00	\$1,800.00		
Final Clean					\$3,760.00	
Domestic site cleaning	1.	each	\$1,360.00	\$1,360.00		
House Clean - Internal	1.	each	\$1,500.00	\$1,500.00		
Window Clean - External	1.	each	\$900.00	\$900.00		
UNIT-4						\$473,437.92
UNIT-4 Termite Protection					\$1,400.00	\$473,437.92
	1.	each	\$600.00	\$600.00	\$1,400.00	\$473,437.92
Termite Protection	1. 1.	each each	\$600.00 \$800.00	\$600.00 \$800.00	\$1,400.00	\$473,437.92
Termite Protection Termite Protection Part A			<u> </u>	<u>_</u>	\$1,400.00 \$61,858.41	\$473,437.92
Termite Protection  Termite Protection Part A  Termite Protection Part B  Framing  External wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to load			<u> </u>	<u>_</u>		\$473,437.92
Termite Protection  Termite Protection Part A  Termite Protection Part B  Framing  External wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to load bearing wall (up to 3000mm H) - Supply only	1.	each	\$800.00	\$800.00		\$473,437.92
Termite Protection  Termite Protection Part A  Termite Protection Part B  Framing  External wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to load bearing wall (up to 3000mm H) - Supply only  Internal wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to Load	1.	each	\$800.00	\$800.00		\$473,437.92
Termite Protection Termite Protection Part A Termite Protection Part B  Framing  External wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to load bearing wall (up to 3000mm H) - Supply only  Internal wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to Load bearing walls (for up to 3000mm H) - Supply only  Internal wall framing comprising 90x35 MGP10 top plate, 90x35 MGP10	1. 231.1 17.4	m2	\$800.00 \$52.00 \$52.00	\$800.00 \$12,017.20 \$904.80		\$473,437.92
Termite Protection Part A  Termite Protection Part B  Framing  External wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to load bearing wall (up to 3000mm H) - Supply only  Internal wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to Load bearing walls (for up to 3000mm H) - Supply only  Internal wall framing comprising 90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x35 MGP10 pine at 600 max. centres to Non-Load bearing walls (for up to 3000mm H) - Supply only	1. 231.1 17.4 129.1	m2 m2 m2	\$800.00 \$52.00 \$52.00 \$47.00	\$800.00 \$12,017.20 \$904.80 \$6,067.70		\$473,437.92
Termite Protection Part A  Termite Protection Part B  Framing  External wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to load bearing wall (up to 3000mm H) - Supply only  Internal wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to Load bearing walls (for up to 3000mm H) - Supply only  Internal wall framing comprising 90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x35 MGP10 pine at 600 max. centres to Non-Load bearing walls (for up to 3000mm H) - Supply only  FJ1 - 300 Deep posi joist at 450 CTS	1. 231.1 17.4 129.1 77.2	m2 m2 m2 m2	\$800.00 \$52.00 \$52.00 \$47.00 \$183.00	\$800.00 \$12,017.20 \$904.80 \$6,067.70 \$14,127.60		\$473,437.92
Termite Protection Part A  Termite Protection Part B  Framing  External wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to load bearing wall (up to 3000mm H) - Supply only  Internal wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to Load bearing walls (for up to 3000mm H) - Supply only  Internal wall framing comprising 90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x35 MGP10 pine at 600 max. centres to Non-Load bearing walls (for up to 3000mm H) - Supply only  FJ1 - 300 Deep posi joist at 450 CTS  FJ3 - 200x45 Hyspan LVL at 450 CTS	1. 231.1 17.4 129.1 77.2 22.3	m2 m2 m2 m2 m2 m2 m2	\$800.00 \$52.00 \$52.00 \$47.00 \$183.00 \$145.50	\$800.00 \$12,017.20 \$904.80 \$6,067.70 \$14,127.60 \$3,244.65		\$473,437.92
Termite Protection Part A  Termite Protection Part B  Framing  External wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to load bearing wall (up to 3000mm H) - Supply only  Internal wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to Load bearing walls (for up to 3000mm H) - Supply only  Internal wall framing comprising 90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x35 MGP10 pine at 600 max. centres to Non-Load bearing walls (for up to 3000mm H) - Supply only  FJ1 - 300 Deep posi joist at 450 CTS  FJ3 - 200x45 Hyspan LVL at 450 CTS  Structural sheet flooring (Plywood or Particle board)	1. 231.1 17.4 129.1 77.2	m2 m2 m2 m2	\$800.00 \$52.00 \$52.00 \$47.00 \$183.00	\$800.00 \$12,017.20 \$904.80 \$6,067.70 \$14,127.60		\$473,437.92
Termite Protection Part A  Termite Protection Part B  Framing  External wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to load bearing wall (up to 3000mm H) - Supply only  Internal wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to Load bearing walls (for up to 3000mm H) - Supply only  Internal wall framing comprising 90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x35 MGP10 pine at 600 max. centres to Non-Load bearing walls (for up to 3000mm H) - Supply only  FJ1 - 300 Deep posi joist at 450 CTS  FJ3 - 200x45 Hyspan LVL at 450 CTS	1. 231.1 17.4 129.1 77.2 22.3	m2 m2 m2 m2 m2 m2 m2	\$800.00 \$52.00 \$52.00 \$47.00 \$183.00 \$145.50	\$800.00 \$12,017.20 \$904.80 \$6,067.70 \$14,127.60 \$3,244.65		\$473,437.92
Termite Protection  Termite Protection Part A  Termite Protection Part B  Framing  External wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to load bearing wall (up to 3000mm H) - Supply only  Internal wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to Load bearing walls (for up to 3000mm H) - Supply only  Internal wall framing comprising 90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x35 MGP10 pine at 600 max. centres to Non-Load bearing walls (for up to 3000mm H) - Supply only  FJ1 - 300 Deep posi joist at 450 CTS  FJ3 - 200x45 Hyspan LVL at 450 CTS  Structural sheet flooring (Plywood or Particle board)  Roof framing comprising Roof lintels (LVL Hyspan), Roof trusses & Girder	1. 231.1 17.4 129.1 77.2 22.3 99.4	m2 m2 m2 m2 m2 m2 m2 m2 m2	\$800.00 \$52.00 \$52.00 \$47.00 \$183.00 \$145.50 \$27.30	\$800.00 \$12,017.20 \$904.80 \$6,067.70 \$14,127.60 \$3,244.65 \$2,713.62		\$473,437.92
Termite Protection Part A  Termite Protection Part B  Framing  External wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to load bearing wall (up to 3000mm H) - Supply only  Internal wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to Load bearing walls (for up to 3000mm H) - Supply only  Internal wall framing comprising 90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x35 MGP10 pine at 600 max. centres to Non-Load bearing walls (for up to 3000mm H) - Supply only  FJ1 - 300 Deep posi joist at 450 CTS  FJ3 - 200x45 Hyspan LVL at 450 CTS  Structural sheet flooring (Plywood or Particle board)  Roof framing comprising Roof lintels (LVL Hyspan), Roof trusses & Girder trusses	1. 231.1 17.4 129.1 77.2 22.3 99.4 108.9	m2	\$800.00 \$52.00 \$52.00 \$47.00 \$183.00 \$145.50 \$27.30 \$100.00	\$800.00 \$12,017.20 \$904.80 \$6,067.70 \$14,127.60 \$3,244.65 \$2,713.62 \$10,890.00		\$473,437.92
Termite Protection  Termite Protection Part A  Termite Protection Part B  Framing  External wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to load bearing wall (up to 3000mm H) - Supply only  Internal wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to Load bearing walls (for up to 3000mm H) - Supply only  Internal wall framing comprising 90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x35 MGP10 pine at 600 max. centres to Non-Load bearing walls (for up to 3000mm H) - Supply only  FJ1 - 300 Deep posi joist at 450 CTS  FJ3 - 200x45 Hyspan LVL at 450 CTS  Structural sheet flooring (Plywood or Particle board)  Roof framing comprising Roof lintels (LVL Hyspan), Roof trusses & Girder trusses  Wall bracing - Type M1 & M2: 30x0.8mm metal strap nailed to plates  Wall bracing - Type P1: 7mm thk. Plywood fixed to Timber frame with	1. 231.1 17.4 129.1 77.2 22.3 99.4 108.9 23.	m2 each	\$800.00 \$52.00 \$52.00 \$47.00 \$183.00 \$145.50 \$27.30 \$100.00 \$63.20	\$800.00 \$12,017.20 \$904.80 \$6,067.70 \$14,127.60 \$3,244.65 \$2,713.62 \$10,890.00 \$1,453.60		\$473,437.92
Termite Protection Termite Protection Part A Termite Protection Part B  Framing  External wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to load bearing wall (up to 3000mm H) - Supply only  Internal wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to Load bearing walls (for up to 3000mm H) - Supply only  Internal wall framing comprising 90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x35 MGP10 pine at 600 max. centres to Non-Load bearing walls (for up to 3000mm H) - Supply only  FJ1 - 300 Deep posi joist at 450 CTS  FJ3 - 200x45 Hyspan LVL at 450 CTS  Structural sheet flooring (Plywood or Particle board)  Roof framing comprising Roof lintels (LVL Hyspan), Roof trusses & Girder trusses  Wall bracing - Type M1 & M2: 30x0.8mm metal strap nailed to plates  Wall bracing - Type P1: 7mm thk. Plywood fixed to Timber frame with 30x2.8mm Ø Flathead nails  Wall bracing - Type P2: 7mm thk. Plywood fixed to Timber frame with 30x2.8mm Ø Flathead nails & M12 chemset threaded rod, 100mm	1. 231.1 17.4 129.1 77.2 22.3 99.4 108.9 23. 91.	m2	\$800.00 \$52.00 \$52.00 \$47.00 \$183.00 \$145.50 \$27.30 \$100.00 \$63.20 \$25.00	\$800.00 \$12,017.20 \$904.80 \$6,067.70 \$14,127.60 \$3,244.65 \$2,713.62 \$10,890.00 \$1,453.60 \$2,275.00		\$473,437.92
Termite Protection Part A Termite Protection Part B  Framing  External wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to load bearing wall (up to 3000mm H) - Supply only  Internal wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to Load bearing walls (for up to 3000mm H) - Supply only  Internal wall framing comprising 90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x35 MGP10 pine at 600 max. centres to Non-Load bearing walls (for up to 3000mm H) - Supply only  FJ1 - 300 Deep posi joist at 450 CTS  FJ3 - 200x45 Hyspan LVL at 450 CTS  Structural sheet flooring (Plywood or Particle board)  Roof framing comprising Roof lintels (LVL Hyspan), Roof trusses & Girder trusses  Wall bracing - Type M1 & M2: 30x0.8mm metal strap nailed to plates  Wall bracing - Type P1: 7mm thk. Plywood fixed to Timber frame with 30x2.8mm Ø Flathead nails  Wall bracing - Type P2: 7mm thk. Plywood fixed to Timber frame with 30x2.8mm Ø Flathead nails & M12 chemset threaded rod, 100mm embedment	1. 231.1 17.4 129.1 77.2 22.3 99.4 108.9 23. 91.	m2 m	\$800.00 \$52.00 \$52.00 \$47.00 \$183.00 \$145.50 \$27.30 \$100.00 \$63.20 \$25.00	\$800.00 \$12,017.20 \$904.80 \$6,067.70 \$14,127.60 \$3,244.65 \$2,713.62 \$10,890.00 \$1,453.60 \$2,275.00		\$473,437.92
Termite Protection Termite Protection Part A Termite Protection Part B  Framing  External wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to load bearing wall (up to 3000mm H) - Supply only Internal wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x45 MGP10 pine at 450 max. centres to Load bearing walls (for up to 3000mm H) - Supply only Internal wall framing comprising 90x35 MGP10 top plate, 90x35 MGP10 bottom plate & studs 90x35 MGP10 pine at 600 max. centres to Non-Load bearing walls (for up to 3000mm H) - Supply only FJ1 - 300 Deep posi joist at 450 CTS FJ3 - 200x45 Hyspan LVL at 450 CTS Structural sheet flooring (Plywood or Particle board) Roof framing comprising Roof lintels (LVL Hyspan), Roof trusses & Girder trusses Wall bracing - Type M1 & M2: 30x0.8mm metal strap nailed to plates Wall bracing - Type P1: 7mm thk. Plywood fixed to Timber frame with 30x2.8mm Ø Flathead nails Wall bracing - Type P2: 7mm thk. Plywood fixed to Timber frame with 30x2.8mm Ø Flathead nails & M12 chemset threaded rod, 100mm embedment Eaves framing	1. 231.1 17.4 129.1 77.2 22.3 99.4 108.9 23. 91. 28.21 32.	m2 each m2	\$800.00 \$52.00 \$52.00 \$47.00 \$183.00 \$145.50 \$27.30 \$100.00 \$63.20 \$25.00 \$25.00	\$800.00 \$12,017.20 \$904.80 \$6,067.70 \$14,127.60 \$3,244.65 \$2,713.62 \$10,890.00 \$1,453.60 \$2,275.00 \$705.25 \$704.00		\$473,437.92



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
TS2 - 3/90x45 Hyspan LVL/F17 KDHW	1.	each	\$148.50	\$148.50		
P1 - 100x100 F7 Cypress Pine post	5.	each	\$73.20	\$366.00		
B1 - 2/140x45 MGP10	3.3	m	\$34.20	\$112.86		
B2 - 2/240x45 MGP10	2.6	m	\$65.00	\$169.00		
B3 - 2/290x45 MGP10	0.9	m	\$65.00	\$58.50		
B21 - 2/300x45 Hyspan LVL	7.	m	\$173.00	\$1,211.00		
FL4 - 200x45 Hyspan LVL	1.9	m	\$60.00	\$114.00		
Roof Lintels - 120x45 MGP10	0.9	m	\$15.00	\$13.50		
Roof Lintels - 140x45 MGP10	2.3	m	\$17.10	\$39.33		
Roof Lintel - 240x45 MGP10	2.3	m	\$32.50	\$65.00		
Roof Lintel - 2/290x42 Smart LVL15	3.5	m	\$65.00	\$227.50		
Site Measure	1.	each	\$1,000.00	\$1,000.00		
Framing site clean	1. 1.	each	\$600.00	\$600.00		
•	1.	Cacii	φουσ.σσ	φουο.υυ	\$46.4E0.70	
Structural Steel	40		<b>#205.46</b>	ΦE 400.00	\$16,459.78	
S1 - 89x89x5.0 SHS - C350	18.	each	\$305.16	\$5,492.88		
B22 - 380x100 PFC + 200x16 Plate	5.3	m	\$598.67	\$3,172.95		
B24 - 230x75 PFC + 200x12 Plate	8.7	m	\$261.38	\$2,274.01		
FL1 - 150x75 PFC + 200x10 Plate	1.	m	\$188.75	\$188.75		
FL2 - 180x75 PFC + 200x12 Plate	2.6	m	\$215.30	\$559.78		
FL6 - 200x75 PFC + 200x12 Plate	2.7	m	\$229.44	\$619.49		
GL4 - 200x75 PFC + 200x10 Plate	4.1	m	\$225.44	\$924.30		
RB9 - 150x75 PDC + 200x10 Plate	10.7	m	\$188.75	\$2,019.63		
RB10 - 150x75 PDC + 200x10 Plate	6.4	m	\$188.75	\$1,208.00		
Aluminium & Glazing					\$45,897.00	
Aluminium frame to Timber Doors						
D01 - Size 920 W x 2340 H	1.	each	\$340.00	\$340.00		
Aluminium framed Glazed Doors						
D09 - Sliding Door, Size 3300 W x 2550 H	1.	each	\$7,100.00	\$7,100.00		
D10 - Stacking Door, Size 2285 W x 2550 H	1.	each	\$4,725.00	\$4,725.00		
D11 - Swing Door, Size 820 W x 2550 H	1.	each	\$1,516.00	\$1,516.00		
Aluminium framed Glazed Windows						
GL1 - Double glazing and frame system with acoustic seals						
W02 - Fixed/awning window, Size 800 W x 2400 H	1.	each	\$1,392.00	\$1,392.00		
W06 - Stacking window, Size 3640 W x 1700 H	1.	each	\$4,986.00	\$4,986.00		
W07 - Awning window, Size 900 W x 1350 H	1.	each	\$880.00	\$880.00		
W08 - Awning window, Size 600 W x 850 H	1.	each	\$370.00	\$370.00		
GL2 - 6/12/6 IGU & Frame system with acoustic seals			*	,		
W09 - Fixed/awning window, Size 1800 W x 850 H	1.	each	\$1,110.00	\$1,110.00		
GL4 - 6/12/6.38 IGU & Frame system with acoustic seals	•••		Ψ1,110.00	Ψ1,110.00		
W01 - Fixed/awning window, Size 2400 W x 2400 H	1.	each	\$4,476.00	\$4,476.00		
W03 - Fixed/awning window, Size 2400 W x 2400 H	1. 1.	each	\$4,476.00	\$4,476.00		
GL6 - 6/12/10.38 IGU & Frame system with acoustic seals	1.	GaUII	ψτ,τ10.00	ψ+,+10.00		
<u> </u>	1	ooch	¢7 600 00	¢7 600 00		
W04 - Fixed/awning window, Size 3620 W x 2550 H	1.	each	\$7,692.00	\$7,692.00		
W05 - Fixed/awning window, Size 2520 W x 2550 H	1.	each	\$4,860.00	\$4,860.00		
Powder coated Aluminium frame Fly screens with Fibre glass mess	8.4	m2	\$235.00	\$1,974.00	<b>AT 100 00</b>	
Doors					\$7,432.00	
Timber Doors with Timber frames			<b></b>	<b>*</b>		
D02 - Flush panel Hollow core door, Size 820 W x 2340 H	1.	each	\$335.00	\$335.00		
D03 - Flush panel Hollow core door, Size 820 W x 2340 H	1.	each	\$335.00	\$335.00		
D05 - Flush panel Hollow core door, Size 820 W x 2340 H	1.	each	\$335.00	\$335.00		
D06 - Flush panel Hollow core door, Size 720 W x 2340 H	1.	each	\$295.00	\$295.00		
D08 - Flush panel Hollow core door, Size 720 W x 2340 H	1.	each	\$295.00	\$295.00		
D12 - Flush panel Hollow core door, Size 820 W x 2340 H	1.	each	\$335.00	\$335.00		
D13 - Flush panel Hollow core door, Size 720 W x 2340 H	1.	each	\$295.00	\$295.00		
D04 - Flush panel semi-solid core door, Size 820 W x 2340 H	1.	each	\$425.00	\$425.00		
Timber Door panel only						
D01 - Flush panel solid core exterior grade, Size 920 W x 2340 H	1.	each	\$3,600.00	\$3,600.00		
Pull Handle entrance set in Matt Black finish 1200mm	1.	each	\$350.00	\$350.00		
Door Handles - Ikonic Brushed Nickel Fellino	8.	each	\$65.00	\$520.00		
Door Hinges	32.	each	\$6.00	\$192.00		
Door Stoppers	8.	each	\$15.00	\$120.00		
Door Gloppers						



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
D07 - Sectional Garage Door from Dynamic doors, Style: Flatline, Size 3810 W x 2250 H	1.	each	\$4,570.00	\$4,570.00	ous rotal	rotai
Staircase					\$11,790.00	
Stairs to be provides with 250mm Min. Timber Treads & 190mm Max. Vic					¥ 1 1,1 2 2 2 2 2	
ash Risers; Slip classification to be P3 or R10 (Dry) for Internal stairs. LH & RH Stringer Type: Closed, Stringer material: Americal oak with stain to match Mink Grey	1.	each	\$8,500.00	\$8,500.00		
Dressed Hardwood wall mounted handrail 40mm dia fixed with SS Wall brackets	11.3	m	\$250.00	\$2,825.00		
20mm thick MDF top plate on stud wall, painted finish	3.1	m	\$150.00	\$465.00		
Brickwork					\$42,743.00	
B1 - Austral Bricks, Range: Hamptons, Finish: WHite Haven	79.4	m2	\$265.00	\$21,041.00		
B2 - Austral Bricks, Range: Indulgence, Finish: Truffle	66.8	m2	\$265.00	\$17,702.00		
B2 - Double Brick wall with Galvanised metal brick ties	4.5	m2	\$530.00	\$2,385.00		
Bricklayer (Ground Floor)				INCL		
Brick Cleaner				INCL		
Brick Sand				INCL		
GP Cement				INCL		
Off White Cement				INCL		
Limil				INCL		
Wall Ties				INCL		
Damp Proof Course (300mm)				INCL		
Ableflex Foam (100mm)				INCL		
Expansion Ties				INCL		
Sisalation Paper Sisalation install Labour				INCL		
Sisalation Staples				INCL		
Steel Lintels				INCL		
900mm Long 90x6 EA	1.	each	\$45.00	\$45.00		
1700mm Long 150x90x8 EA	1. 1.	each	\$170.00	\$170.00		
2400mm Long 150x90x16 EA	2.	each	\$400.00	\$800.00		
Brickwork Site clean	1.	each	\$600.00	\$600.00		
Rendered Areas	··	Cuon	φοσοίσο	Ψοσο.σο	\$1,700.50	
R - Supply & Install of 75mm MasterWall accredited system with Vivid white Dulux render finish to 1st floor walls	17.9	m2	\$95.00	\$1,700.50	<b>V1,100.00</b>	
Note: Net Qty's. Deducted openings						
Metal Works					\$19,200.00	
Aluminium shrouds to Windows in Black powdercoat finish						
Size 9350 L x 2700 H x 550mm Deep	1.	each	\$4,820.00	\$4,820.00		
Size 8700 L x 2700 H x 550mm Deep  Fixed louvred screens with 32x32mm Alum. slats & end caps in	1.	each	\$4,560.00	\$4,560.00		
Monument powdercoat finish	4		ф0 005 00	#0.00F.00		
Size 3030 L x 2700 H	1.	each	\$2,865.00	\$2,865.00		
Vertical Aluminium Balustrade to Balcony in Nightsky finish, 1050mm H	10.7	m	\$650.00	\$6,955.00		
Carpentry Lock-Up					\$9,352.00	
Masonite Packers	800.	each	\$0.75	\$600.00		
Lock-Up Hardware	1.	each	\$600.00	\$600.00		
Carpentry Lock-up Labour (internal)	377.6	m2	\$20.00	\$7,552.00		
Lock-Up clean up	1.	each	\$600.00	\$600.00	<b>0.1.1.000.10</b>	
Roofing Custom ORB Metal roof shooting. Calarhand Duna finish	440.4	0	<b>#70.00</b>	<b>#0.007.00</b>	\$14,990.40	
Custom ORB Metal roof sheeting, Colorbond Dune finish	110.1	m2	\$73.00	\$8,037.30		
Roof Sarking BG - Box gutter, 300mm girth x 200mm D	100.1 16.7	m2	\$8.00 \$118.00	\$800.80 \$1,970.60		
20mm thk. Gutter boards	16.7	m m	\$118.00	\$1,970.60		
Sump in Box gutter	16.7	m each	\$20.00 \$110.00	\$334.00 \$110.00		
Colorbond steel Nightsky fascia 200mm wide	8.5	m	\$20.00	\$170.00		
Colorbond steel Nightsky Quad gutter 115mm	6.5	m	\$37.70	\$245.05		
Metal capping to Parapet walls, Size 240mm W x 100 D	41.3	m	\$30.50	\$1,259.65		
First Floor wall z-flashing	41.5	m	\$24.00	\$108.00		
DP - 100mm x 50mm Colorbond steel Nightsky Down pipe			<del></del>	Ţ.00.00		
2800mm H	6.	each	\$125.00	\$750.00		
6000mm H	1.	each	\$180.00	\$180.00		
Rain water header, Colorbond	3.	each	\$125.00	\$375.00		
Vent Cowl	3.	each	\$50.00	\$150.00		



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
Roofing site clean	1.	each	\$500.00	\$500.00		
Plastering					\$20,140.20	
10mm Plaster board to ceiling	147.3	m2	\$22.00	\$3,240.60		
Weatherproof Plaster ceiling	18.8	m2	\$24.00	\$451.20		
Ceiling metal battens at 450 c/c	166.	m2	\$12.00	\$1,992.00		
Ornamental moulding around the wall	175.8	m	\$8.00	\$1,406.40		
10mm Plaster board to walls	336.2	m2	\$20.00	\$6,724.00		
Moisture resistant Plaster board to walls	100.5	m2	\$22.00	\$2,211.00		
350mm H Bulkhead from top of Overhead cupboards to ceiling	17.4	m	\$125.00	\$2,175.00		
Eaves lining (Fibre cement sheeting)	32.	m2	\$45.00	\$1,440.00		
Plaster site clean	1.	each	\$500.00	\$500.00		
nsulation					\$5,979.53	
Internal & External Wall Insulation (Glass fibre batt - R2.5)	169.3	m2	\$14.50	\$2,454.85		
Party Walls (Glass fibre batt - R2.0)	38.8	m2	\$11.20	\$434.56		
Fire seal and party wall, Rockwool batts 130x100mm thick	38.8	m2	\$21.50	\$834.20		
Floor insulation (Glass fibre batt - R2.5)	26.2	m2	\$12.60	\$330.12		
Ceiling insulation (Glass fibre batt - R2.5)	11.	m2	\$12.60	\$138.60		
Ceiling insulation - R5.0	111.7	m2	\$16.00	\$1,787.20		
Carpentry Fixing					\$5,941.60	
Moulded frame around the Door or Window (Dulux Charmed White)	130.4	m	\$8.00	\$1,043.20		
Skirting: 68x12mm Painted MDF skirting (Dulux Charmed White)	97.2	m	\$12.00	\$1,166.40		
Garage T/P Skirting (Dulux Charmed White)	17.6	m	\$12.00	\$211.20		
Carpentry Fixing Labour	377.6	m2	\$8.00	\$3,020.80		
Carpentry Fit-off Labour	1.	each	\$500.00	\$500.00		
Painting					\$13,468.40	
Dulux Charmed White colour 3 coat system low sheen washable paint to	336.2	m2	\$22.00	\$7,396.40		
Walls			·	. ,		
Dulux Charmed White colour 3 coat system Satin finish paint to Doors	9.	each	\$180.00	\$1,620.00		
Dulux White colour 2 coat system to ceilings	166.	m2	\$22.00	\$3,652.00		
Painting - External Eaves	32.	m2	\$25.00	\$800.00		
Tiling			, , , , , , , , , , , , , , , , , , , ,	, , , , , , , , , , , , , , , , , , , ,	\$27,992.10	
50mm Bond breaker to create cover corner	37.7	m	\$16.00	\$603.20	, ,	
Waterproofing membrane and primer	73.8	m2	\$60.00	\$4,428.00		
10mm thick Stainless steel Tile angle trims	5.	m	\$30.00	\$150.00		
Floor Tiles			,	, , , , , , , , , , , , , , , , , , , ,		
Floor Tiles in Balcony - PC \$50/m2	19.8	m2	\$50.00	\$990.00		
T1 - Volare Enzo moon, lapp, 600x600, Palladium #77 Stacked			· · · · · · · · · · · · · · · · · · ·	·		
FF - Pwd Room	4.4	m2	\$61.00	\$268.40		
GF - Ensuite-1	6.4	m2	\$61.00	\$390.40		
GF - Ensuite-2	3.8	m2	\$61.00	\$231.80		
FF - Laundry	4.3	m2	\$61.00	\$262.30		
Wall Tiles						
WT2 - Volare, Colour: Enriva glazed white matt, Size 280x295mm,						
Palladium #77, VERTICAL Stacked						
GF - Laundry	20.7	m2	\$94.00	\$1,945.80		
WT3 - Volare Enzo moon lapp, 600x1200, Palladium #77 Stacked						
FF - Pwd Room	28.4	m2	\$61.00	\$1,732.40		
T1 - Volare Enzo moon lapp, 600x600, Palladium #77 Stacked						
GF - Ensuite-1	25.9	m2	\$61.00	\$1,579.90		
GF - Ensuite-2	19.9	m2	\$61.00	\$1,213.90		
Ceramic Tile Underlay	18.8	m2	\$80.00	\$1,504.00		
Floor Tiling Labour	133.6	m2	\$95.00	\$12,692.00		
Stone Works					\$19,470.00	
ST1 - RHF, Colour: Bodrum, Finish: Stone to Kitchen - Splashback,						
Rangehood Cover			<b>A- - -</b> -	A		
Kitchen Splashback, 5200 L x 650 H	1.	m	\$5,200.00	\$5,200.00		
Rangehood cover, Size 900 L x 800 H	1.	each	\$1,000.00	\$1,000.00		
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Kitchen Bench						
Unit-1: Kitchen counter top with waterfall Size (2420+1300) L x 600 W	1.	each	\$3,720.00	\$3,720.00		
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Kitchen Island						
Unit-1: Island bench with waterfall Size 3420 L x 900 W	1.	each	\$3,420.00	\$3,420.00		
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Ensuite						
	1.			\$850.00		



### **Townhouse Development**

Variety on Size 1950   x 600 W   1	Description	Quantity	Unit	Rate		Sub-Total	Total
Variety ook Size 980 L x 900 W   1, each	Vanity top Size 1900 L x 600 W	1.	each	\$1,900.00	\$1,900.00		
\$11.5 B.F. Arin. 40mm th.K. Octour. Bodrare to Landry Whith: LUTY Control to Size (160-142) L x 800 W	ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Powder room						
Unit-1: Liny Counter top Size (1806-020) L x000 W	• •	1.	each	\$930.00	\$930.00		
	<del></del>			<b>AD 450 00</b>	<b>40.450.00</b>		
Chooce Flooring with underliety 10mm, Fminth Steel - Compass to GF - Stabley, Bed 1 - William, SRUC CPGE Red Peckee   Fminterins Meric Grey dried slake. Timber flooring, Steri 1960 x 189 x   67.1   m2   \$115.00   \$110,016.50   \$10,016.50		1.	each	\$2,450.00	\$2,450.00	\$42.942.00	
Suby, Bed 1 – WiR, Bed 2-robe   S2-7 mbg   S15.00   \$10.016.50						\$12,613.00	
Martin   Str.   CF642-28 to FF - Lourge, Drinning, String room & Kitchen   Str.   St	Study, Bed 1 – WIR, Bed 2-robe	32.9	m2	\$85.00	\$2,796.50		
Kitchen   Since capboard with drawers and jahelving and Door fronts in L1   1   0   0   0   0   0   0   0   0		87.1	m2	\$115.00	\$10,016.50		
Kitchen Base aupboard with drawers, Adj shelving and Door fronts in L1   1, each	•					\$38,165.00	
Initials, Size (2420-1300) L x 800 W x 900 H   1   1   each   \$3,755.00   \$3							
Insish. Size (1975-2175) t. 350 W x 800 H	finish, Size (2420+1300) L x 600 W x 900 H	1.	each	\$4,465.00	\$4,465.00		
Infinish, Size 3400 L x 500 W x 800 H         1.         each         \$3,000.00         \$3,000.00           Refrigerator reses with OH cupboard in L1 finish, Size 850 L x 700 W x         1.         each         \$1,200.00         \$1,200.00           Parthy cabinate with drawars at bottom level in L1 finish, Size 1040 L x         1.         each         \$2,000.00         \$2,000.00           We X1stra (GF)         Cupboard with Shelves and Door fronts in L2 finish, Size 1050 L x 700 W         1.         each         \$700.00         \$700.00           Laundry         X 2350 H         5,000.00         \$2,950.00         \$2,950.00         \$2,950.00           Laundry Oschod with Adj, shelving and Door fronts in L1 finish, Size 1020 L x 700 W         1.         each         \$2,950.00         \$2,950.00           Laundry Oschod with Adj, shelving and Door fronts in L1 finish, Size 1020-452 L x 500 W x 900 H         1.         each         \$1,855.00         \$1,865.00           Broon cupboard with Adj, shelving and Door fronts in L1 finish, Size 1020-452 L x 500 W x 900 H         1.         each         \$1,200.00         \$2,950.00           Size (120-452) L x 500 W x 900 H         1.         each         \$1,200.00         \$1,200.00         \$1,200.00           Powder Room         Wash counter with Adj, shelving, Drawers and Door fronts in L2 finish, Size 950 L x         1.         each <td< td=""><td></td><td>1.</td><td>each</td><td>\$3,735.00</td><td>\$3,735.00</td><td></td><td></td></td<>		1.	each	\$3,735.00	\$3,735.00		
Refrigerator recess with Olft cupboard in L1 finish, Size 850 L x 700 W x 230 H   each   \$2,000.00   \$2,000.00	, , ,	1.	each	\$3,060.00	\$3,060.00		
Pantity cabinet with drawers at bottom level in L1 finish, Size 1040 L x   1,   each   \$2,000.00   \$2,000.00	Refrigerator recess with O/H cupboard in L1 finish, Size 850 L x 700 W x	1.	each	\$1,200.00	\$1,200.00		
New Stairs (GF)	Pantry cabinet with drawers at bottom level in L1 finish, Size 1040 L x	1.	each	\$2,000.00	\$2,000.00		
Cupboard with Shekes and Door fronts in L2 finish, Size 1050 L x 700 W							
Cupboard with Shelves and Door fronts in L2 finish, Size 1500 L x 700 W	Cupboard with Shelves and Door fronts in L2 finish, Size 1050 L x 700 W	1.	each	\$650.00	\$650.00		
Laundry Base cupboard with Adj.shelving and Door fronts in L1 finish, Size (2210-245) L x 600 W x 900 H   1.   each   \$2,950.00   \$2,950	Cupboard with Shelves and Door fronts in L2 finish, Size 1500 L x 700 W	1.	each	\$700.00	\$700.00		
Laurdy Base cupboard with Adj shelving and Door fronts in L1 finish, Size (2210+245) L x 600 W x 900 H   Laurdy Overhead cupboard with Adj shelving and Door fronts in L1   . each					•		
Lauraly Overhead cupboard with Adj. shelving and Door fronts in L1 finish, Size (1220-652) L x 350 W x 800 H   1. each \$1,200.00 \$1,200.00	Laundry Base cupboard with Adj.shelving and Door fronts in L1 finish,	1.	each	\$2,950.00	\$2,950.00		
Broom cupboard in L1 finish, Size 550 L x 600 W x 2350 H	Laundry Overhead cupboard with Adj.shelving and Door fronts in L1	1.	each	\$1,685.00	\$1,685.00		
Wash counter with Adj.shelving and Door fronts in L1 finish, Size 950 L x   1.   each   \$900.00   \$900.00		1.	each	\$1,200.00	\$1,200.00		
Ensuite-1 & 2   Seach   Seac	Powder Room						
Vanity counter with Adj.shelving, Drawers and Door fronts in L2 finish, Size 2425 L x 500 W x 600 H		1.	each	\$900.00	\$900.00		
Size 2425 L x 500 W x 600 H   1.   each   \$900.00   \$900.00	Ensuite-1 & 2						
Size 840 L x 500 W x 600 H		1.	each	\$2,180.00	\$2,180.00		
WIR with shelves, Drawers and Door fronts in L2 finish, Size (3600+950)   1.   each   \$8,190.00   \$8,190.00		1.	each	\$900.00	\$900.00		
L x 600 W x 2350 H	BED-1						
Robe with shelves, Drawers and Door fronts in L2 finish, Size 2420 L x 600 W x 2350 H		1.	each	\$8,190.00	\$8,190.00		
### Appliances #### S4,350.00  #### S4,350.00  #### S6,330.00  ##### S6,330.00  ##### S6,330.00  ##### S6,330.00  ################################							
### Appliances  Baumatic Induction 90cm Cooktop, - 4 cooking zones - Child lock, - Pause function, Code: BSIH95, Size: 900, Black glass  Baumatic Oven under bench 90CM - 10 function, Code:BM90S, Size: 900, Black glass SS  Baumatic Wall Oven 60cm - 81litres - Push in push out knobs, - Pizza mode, Code: B07C, Size: 900, Black glass SS  Baumatic 900 Undermount rangehood 3 speed - 7503/hr, extraction capacity, Code: GUH90, Size: 900, Stainless Steel  Baumatic Dish washer 60 Intergrated Dishwasher, Code: FIDWB16, Size: 600  Baumatic 46 Bottle Wine Storage - allows for 2 tempo zone, Size: 870x595x570, Part #: BWC646, Black Glass  KX2 - ECT Global SS Impact 1.5 undermount Kitchen sink  SK3 - ECT Global SS Impact single undermount sink 40L, Code: SS5040  TAP1 - ECT Global, name: QUBI II Under Counter basin, size: 500x350x180mm, code: WB5038A with Plug & Waste - 32mm with overflow - brushed nickel  TAP1 - ECT Global, name: NIKO Sink Mixer with veggie spray and pull  ### Ap1 - ECT Global, name: NIKO Sink Mixer with veggie spray and pull  ### Ap1 - ECT Global, name: NIKO Sink Mixer with veggie spray and pull  ### Ap1 - ECT Global, name: NIKO Sink Mixer with veggie spray and pull	Robe with shelves, Drawers and Door fronts in L2 finish, Size 2420 L x	1.	each	\$4,350.00	\$4,350.00		
Baumatic Induction 90cm Cooktop, - 4 cooking zones - Child lock, - Pause function, Code: BSIH95, Size: 900, Black glass         1.         each         \$1,400.00         \$1,400.00           Baumatic Oven under bench 90CM - 10 function, Code:BM90S, Size: 900, Black glass SS         1.         each         \$1,500.00         \$1,500.00           Baumatic Wall Oven 60cm - 81litres - Push in push out knobs, - Pizza mode, Code: B07C, Size: 900, Black glass SS         1.         each         \$730.00         \$730.00           Baumatic 900 Undermount rangehood 3 speed - 7503/hr, extraction capacity, Code: GUH90, Size: 900, Stainless Steel         1.         each         \$300.00         \$300.00           Baumatic Dish washer 60 Intergrated Dishwasher, Code: FIDWB16, Size: 600         1.         each         \$1,500.00         \$1,500.00           Baumatic 46 Bottle Wine Storage - allows for 2 tempo zone, Size: 870x595x570, Part #: BWC646, Black Glass         1.         each         \$900.00         \$900.00           Plumbing Fixtures         \$7,160.00         \$7,160.00         \$7,160.00           SK2 - ECT Global SS Impact 1.5 undermount Kitchen sink         1.         each         \$350.00         \$250.00           SK3 - ECT Global, name: QUBI II Under Counter basin, size: 500x350x180mm, code:WB5038A with Plug & Waste - 32mm with overflow - brushed nickel         4.         each         \$300.00         \$1,200.00           TAP1 - ECT Global, name: NIKO Sink Mixer w		••		+ 1,000100	<b>+</b> 1,000100	#C 220 00	
- Child lock, - Pause function, Code: BSIH95, Size: 900, Black glass  Baumatic Oven under bench 90CM – 10 function, Code:BM90S, Size: 900, Black glass SS  Baumatic Wall Oven 60cm - 81 litres - Push in push out knobs, - Pizza mode, Code: B07C, Size: 900, Black glass SS  Baumatic 900 Undermount rangehood 3 speed - 7503/hr, extraction capacity, Code: GUH90, Size: 900, Stainless Steel  Baumatic Dish washer 60 Intergrated Dishwasher, Code: FIDWB16, Size: 600  Baumatic 46 Bottle Wine Storage – allows for 2 tempo zone, Size: 870x595x570, Part #: BWC646, Black Glass  Flumbing Fixtures  SK2 - ECT Global SS Impact 1.5 undermount sink 40L, Code: SS5040  VB1 - ECT Global, name: QUBI II Under Counter basin, size: 500x350x180mm, code: WB5038A with Plug & Waste – 32mm with overflow – brushed nickel  TAP1 - ECT Global, name: NIKO Sink Mixer with veggie spray and pull  1 each \$1,500.00 \$1,500.00 \$300.00 \$300.00 \$300.00 \$300.00 \$300.00 \$300.00 \$1,500.00 \$1,500.00 \$7,160.00 \$7,160.00 \$250.00 \$1,200.00 \$41,500.00 \$1,200.00 \$415.00 \$415.00 \$415.00	**					\$6,330.00	
900, Black glass SS  Baumatic Wall Oven 60cm - 81litres - Push in push out knobs, - Pizza mode, Code: B07C, Size: 900, Black glass SS  Baumatic 900 Undermount rangehood 3 speed - 7503/hr, extraction capacity, Code: GUH90, Size: 900, Stainless Steel  Baumatic Dish washer 60 Intergrated Dishwasher, Code: FIDWB16, Size: 1. each \$300.00 \$300.00  Baumatic 46 Bottle Wine Storage – allows for 2 tempo zone, Size: 1. each \$900.00 \$900.00  Baumatic 46 Bottle Wine Storage – allows for 2 tempo zone, Size: 1. each \$900.00 \$900.00  Plumbing Fixtures  \$7,160.00  SK2 - ECT Global SS Impact 1.5 undermount Kitchen sink 1. each \$350.00 \$350.00  SK3 - ECT Global SS Impact single undermount sink 40L, Code: SS5040 1. each \$250.00 \$250.00  VB1 - ECT Global, name: QUBI II Under Counter basin, size: 500x350x180mm, code: WB5038A with Plug & Waste – 32mm with 4. each \$300.00 \$1,200.00  TAP1 - ECT Global, name: NIKO Sink Mixer with veggie spray and pull 1. each \$415.00 \$415.00	- Child lock, - Pause function, Code: BSIH95, Size: 900, Black glass	1.	each	\$1,400.00	\$1,400.00		
Mode, Code: B07C, Size: 900, Black glass SS   1.   each   \$730.00   \$730.00	,	1.	each	\$1,500.00	\$1,500.00		
Capacity, Code: GUH90, Size: 900, Stainless Steel   1.   each   \$300.00	·	1.	each	\$730.00	\$730.00		
Baumatic 46 Bottle Wine Storage – allows for 2 tempo zone, Size: 870x595x570, Part #: BWC646, Black Glass  1. each \$900.00 \$900.00  Plumbing Fixtures  \$7,160.00  SK2 - ECT Global SS Impact 1.5 undermount Kitchen sink  1. each \$350.00 \$350.00  SK3 - ECT Global SS Impact single undermount sink 40L, Code: SS5040  VB1 - ECT Global, name: QUBI II Under Counter basin, size: 500x350x180mm, code:WB5038A with Plug & Waste – 32mm with overflow – brushed nickel  TAP1 - ECT Global, name: NIKO Sink Mixer with veggie spray and pull  1. each \$1,500.00 \$1,500.00  \$1,500.00  \$1,500.00  \$1,500.00  \$1,200.00  \$415.00  \$415.00	·	1.	each	\$300.00	\$300.00		
870x595x570, Part #: BWC646, Black Glass  Plumbing Fixtures  \$7,160.00  SK2 - ECT Global SS Impact 1.5 undermount Kitchen sink  1. each \$350.00 \$350.00  SK3 - ECT Global SS Impact single undermount sink 40L, Code: SS5040  VB1 - ECT Global, name: QUBI II Under Counter basin, size:  500x350x180mm, code:WB5038A with Plug & Waste – 32mm with  4. each \$300.00 \$1,200.00  verflow – brushed nickel  TAP1 - ECT Global, name: NIKO Sink Mixer with veggie spray and pull  1. each \$415.00 \$415.00	· · · · · · · · · · · · · · · · · · ·	1.	each	\$1,500.00	\$1,500.00		
SK2 - ECT Global SS Impact 1.5 undermount Kitchen sink  SK3 - ECT Global SS Impact single undermount sink 40L, Code: SS5040  VB1 - ECT Global, name: QUBI II Under Counter basin, size: 500x350x180mm, code:WB5038A with Plug & Waste – 32mm with overflow – brushed nickel  TAP1 - ECT Global, name: NIKO Sink Mixer with veggie spray and pull  1 each \$350.00 \$350.00  \$250.00  \$1,200.00  \$1,200.00  \$415.00  \$415.00		1.	each	\$900.00	\$900.00		
SK3 - ECT Global SS Impact single undermount sink 40L, Code: SS5040  VB1 - ECT Global, name: QUBI II Under Counter basin, size:  500x350x180mm, code:WB5038A with Plug & Waste – 32mm with overflow – brushed nickel  TAP1 - ECT Global, name: NIKO Sink Mixer with veggie spray and pull  1 each \$250.00 \$250.00  \$1,200.00  \$4,15.00	Plumbing Fixtures					\$7,160.00	
VB1 - ECT Global, name: QUBI II Under Counter basin, size: 500x350x180mm, code:WB5038A with Plug & Waste – 32mm with 4. each \$300.00 \$1,200.00 overflow – brushed nickel  TAP1 - ECT Global, name: NIKO Sink Mixer with veggie spray and pull 1 each \$415.00 \$415.00	SK2 - ECT Global SS Impact 1.5 undermount Kitchen sink	1.	each	\$350.00	\$350.00		
500x350x180mm, code:WB5038A with Plug & Waste – 32mm with 4. each \$300.00 \$1,200.00 overflow – brushed nickel  TAP1 - ECT Global, name: NIKO Sink Mixer with veggie spray and pull 1 each \$415.00 \$415.00	SK3 - ECT Global SS Impact single undermount sink 40L, Code: SS5040	1.	each	\$250.00	\$250.00		
TAP1 - ECT Global, name: NIKO Sink Mixer with veggie spray and pull	500x350x180mm, code:WB5038A with Plug & Waste – 32mm with	4.	each	\$300.00	\$1,200.00		
OUT OFFICE PART FURB COOKS WELL TO THE PART OF THE PAR		1.	each	\$415.00	\$415.00		



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
TAP2 - ECT Global, name:Nixon Pin Handle – Goosneck Sink Mixer, code:WT6096BN	1.	each	\$265.00	\$265.00		
MX - ECT Global, name: NIKO II Basin Mixer, code:WT6651BN	4.	each	\$250.00	\$1,000.00		
SHR MX - ECT Global, name: NIKO-II Shower Mixer code:WT509CBN	6.	each	\$125.00	\$750.00		
BMX - Bath mixer ECT Global, name: NIKO II Bath Wall Outlet, code:WT624BN	1.	each	\$350.00	\$350.00		
SHRR2 - Shower rail ECT Global, name: NIKO Round 3 function Shower Head with Flexiable Hose, code:TP7350BN	2.	each	\$300.00	\$600.00		
TRI - ECT Global, name: NIKO double towel rail 750mm, code:BN69036B-30, Brushed Nickel	2.	each	\$60.00	\$120.00		
TRH - ECT Global, name: NIKO toilet roll holder code: BN 69035A, Brushed Nickel	3.	each	\$45.00	\$135.00		
WC - ECT Global, name: EXON Wall faced Tornado Flush toilet suite, Soft closing set – s or Pt trap, code: EXON/B, White colour	3.	each	\$500.00	\$1,500.00		
FW - Tile grate, ECT Global Tile Shower Grate, size: 110x100 B, code: SC-SQT	3.	each	\$75.00	\$225.00		
Shower Screens & Mirrors					\$3,675.00	
Semi-frameless shower screen to GF-Ensuite-1 (Corner) incl Door, Size 900 L x 1000 W	1.	each	\$1,200.00	\$1,200.00		
Semi-frameless shower screen to GF-Ensuite-2 (Straight) incl Door, Size 1500 L x 1800 H	1.	each	\$1,200.00	\$1,200.00		
OVAL shaving Mirror Cabinet in FF-Ensuite-1, Size: 900x450x120	1.	each	\$525.00	\$525.00		
OVAL shaving Mirror Cabinet in GF-Ensuite-2, Size: 900x450x120  OVAL Tate Frameless Wall Mirror in FF-Pwd room, (or similar), Size:	1.	each	\$525.00	\$525.00		
840x50	1.	each	\$225.00	\$225.00		
Miscellaneous					\$1,850.00	
C2 - Retractable external clothes drying line, Bunnings Daytec Black MK2 LL SIngle fold 900 W x 1020 D	1.	each	\$250.00	\$250.00		
LB - Letter boxes to Australia post requirements	1.	each	\$500.00	\$500.00		
ST1 - 6m3 Metal lockable proprietary storage shed, Colorbond finish	1.	each	\$1,100.00	\$1,100.00		
Plumbing					\$10,500.00	
Plumbing Points (rough-in Gas, Hot, Cold water & fit-off)	1.	each	\$8,000.00	\$8,000.00		
Sewer Stacks				INCL		
HWS - Infinity Hot Water Unit	1.	each	\$2,500.00	\$2,500.00		
Electrical					\$28,000.00	
Supply, wire and installation of Ceiling recessed LED Light (Dimmable)				INCL		
Supply, wire and installation of Ceiling light outlight				INCL		
Supply, wire and installation of Spotlight fittings  Supply, wire and installation of Pendant light fittings				INCL		
Supply, wire and installation of External wall mounted Light with motion						
sensor				INCL		
Supply, wire and installation of Sensor light				INCL		
Supply, wire and installation of Single pole switch  Supply, wire and installation of Dimmer switch				INCL		
Supply, wire and installation of Two way light switch				INCL		
Supply, wire and installation of Three way light switch				INCL		
Supply, wire and installation of External Two way switch				INCL		
Supply, wire and installation of aerial and splitter per unit				INCL		
Supply, wire and installation of Single power outlet				INCL		
Supply, wire and installation of Fridge/Dishwasher/Washer/Dryer Power outlet				INCL		
Supply, wire and installation of Duplex power outlet				INCL		
Supply, wire and installation of Weatherproof Duplex power outlet				INCL		
Supply, wire and installation of Telephone point				INCL		
Supply, wire and installation of Data point				INCL		
Supply, wire and installation of TV Point				INCL		
Supply and installation of Ceiling mounted hard-wired smoke alarm				INCL		
Supply, wire and installation of Mechanical Exhaust fan				INCL		
Supply, wire and installation of IXL 3 in 1 Bathroom Heat fan Light				INCL		
Meter panel				INCL		
Main earth Main switchboard				INCL		
Main switchboard				INCL		
Allows for dedicated air con circuit per unit  Underground Power for townhouses with mains cable from Electrical Pit to				INCL		
group Meter (Bldg corner)	1.	each	\$6,000.00	\$6,000.00		
Ceiling recessed LED Light	1.	each	\$4,000.00	\$4,000.00		
			· • • · ·			



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
Inspection and certificates	1.	each	\$18,000.00	\$18,000.00		
Heating / Cooling					\$29,000.00	
Ducted reverse cycle air conditioning	1.	each	\$29,000.00	\$29,000.00		
Caulking					\$1,800.00	
Allowance for seal gaps	1.	each	\$1,800.00	\$1,800.00		
Final Clean					\$3,760.00	
Domestic site cleaning	1.	each	\$1,360.00	\$1,360.00		
House Clean - Internal	1.	each	\$1,500.00	\$1,500.00		
Window Clean - External	1.	each	\$900.00	\$900.00		

Domestic site cleaning	1.	each	\$1,360.00	\$1,360.00		
House Clean - Internal	1.	each	\$1,500.00	\$1,500.00		
Window Clean - External	1.	each	\$900.00	\$900.00		
NIT-5						\$531,833.3
Termite Protection					\$1,400.00	
Termite Protection Part A	1.	each	\$600.00	\$600.00		
Termite Protection Part B	1.	each	\$800.00	\$800.00		
Framing					\$69,536.92	
External wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10						
bottom plate & studs 90x45 MGP10 pine at 450 max. centres to load	230.7	m2	\$52.00	\$11,996.40		
bearing wall (up to 3000mm H) - Supply only						
Internal wall framing comprising 2/90x35 MGP10 top plate, 90x35 MGP10			<b>*=</b> 0.00	****		
bottom plate & studs 90x45 MGP10 pine at 450 max. centres to Load bearing walls (for up to 3000mm H) - Supply only	3.9	m2	\$52.00	\$202.80		
Internal wall framing comprising 90x35 MGP10 top plate, 90x35 MGP10						
bottom plate & studs 90x35 MGP10 pine at 600 max. centres to Non-Load	133.5	m2	\$47.00	\$6,274.50		
bearing walls (for up to 3000mm H) - Supply only	100.0	1112	ψ-1.00	ψ0,274.00		
FJ1 - 300 Deep posi joist at 450 CTS	106.2	m2	\$183.00	\$19,434.60		
FJ3 - 200x45 Hyspan LVL at 450 CTS	8.1	m2	\$145.50	\$1,178.55		
Structural sheet flooring (Plywood or Particle board)	114.3	m2	\$27.30	\$3,120.39		
R2 - 90x45 MGP10 at 600 CTS	4.2	m2	\$60.00	\$252.00		
Roof framing comprising Roof lintels (LVL Hyspan), Roof trusses & Girder			·	·		
trusses	125.4	m2	\$100.00	\$12,540.00		
Wall bracing - Type M1 & M2: 30x0.8mm metal strap nailed to plates	18.	each	\$63.20	\$1,137.60		
Wall bracing - Type P1: 7mm thk. Plywood fixed to Timber frame with	E4 00	m 0	¢25.00	¢4 077 0F		
30x2.8mm Ø Flathead nails	51.09	m2	\$25.00	\$1,277.25		
Wall bracing - Type P2: 7mm thk. Plywood fixed to Timber frame with						
30x2.8mm Ø Flathead nails & M12 chemset threaded rod, 100mm	86.58	m2	\$25.00	\$2,164.50		
embedment	4.5		400.00	4000.00		
Eaves framing	15.	m2	\$26.00	\$390.00		
Roof battens 45X70 MGP10 at 900 cts max	125.4	m2	\$22.50	\$2,821.50		
DS1 - 2/90x45 MGP10 studs	7.2	each	\$72.00	\$518.40		
B1 - 2/140x45 MGP10	1.2	m	\$34.20	\$41.04		
B2 - 2/240x45 MGP10	3.9	m	\$65.00	\$253.50		
B28 - 2/190x45 MGP10	2.1	m	\$37.20	\$78.12		
B29 - 2/200x45 Hyspan LVL	2.7	m	\$120.00	\$324.00		
B30 - 2/290x45 MGP10	4.2	m	\$65.00	\$273.00		
B32 - 2/290x45 MGP10	3.6	m	\$65.00	\$234.00		
B33 - 3/300x45 Hyspan LVL	4.5	m	\$259.50	\$1,167.75		
WB1 - 2/290x45 MGP10	11.1	m	\$65.00	\$721.50		
RB1 - 2/200x45 Hyspan LVL	3.6	m	\$120.00	\$432.00		
Roof Lintels - 120x45 MGP10	1.8	m	\$15.00	\$27.00		
Roof Lintels - 140x45 MGP10	1.2	m	\$17.10	\$20.52		
Roof Lintel - 2/290x45 MGP10	9.6	m	\$65.00	\$624.00		
Roof Lintel - 2/290x42 Smart LVL15	3.6	m	\$120.00	\$432.00		
Site Measure	1.	each	\$1,000.00	\$1,000.00		
Framing site clean	1.	each	\$600.00	\$600.00		
Structural Steel			·	·	\$30,786.37	
S1 - 89x89x5.0 SHS - C350	18.	each	\$305.16	\$5,492.88	, ,	
S2 - 100x8.0 SHS - C350	2.1	each	\$426.54	\$895.73		
B25 - 150x75 PFC + 200x12 Plate	1.5	m	\$192.75	\$289.13		
B26 - 230x75 PFC + 200x12 Plate	4.2	m	\$261.38	\$1,097.80		
B27 - 250UC89.5	6.	m	\$429.70	\$2,578.20		
B31 - 230x75 PFC + 200x12 Plate	4.2		\$261.38	\$1,097.80		
B33A - 250x90 PFC	4.2	m m	\$312.30	\$1,405.35		
B33A - 250x90 PFC + 200x12 Plate	4.5	m m	\$312.30	\$1,405.35		
	4.0	m	<b>დაან.პ</b> U	φ1,014.24		
B35 - 380x100 PFC + 200x12 Plate	7.5	m	\$590.67	\$4,430.03		



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
FL2 - 180x75 PFC + 200x12 Plate	3.	m	\$215.30	\$645.90		
FL3 - 180x75 PFC + 200x12 Plate	2.4	m	\$215.30	\$516.72		
FL7 - 380x100 PFC + 200x12 Plate	5.4	m	\$590.67	\$3,189.62		
GL2 - 300x90 PFC + 200x10 Plate + 100x16 Top flange	7.2	m	\$378.80	\$2,727.36		
GL3 - 2/100x8 EA	1.2	m	\$55.00	\$66.00		
RB9 - 150x75 PDC + 200x10 Plate	9.9	m	\$188.75	\$1,868.63		
Aluminium & Glazing					\$46,143.00	
Aluminium frame to Timber Doors						
D01 - Size 920 W x 2340 H	1.	each	\$340.00	\$340.00		
Aluminium framed Glazed Doors						
D05 - Sliding Door, Size 5200 W x 2550 H	1.	each	\$10,614.00	\$10,614.00		
D13 - Stacking Door, Size 3350 W x 2550 H	1.	each	\$7,195.00	\$7,195.00		
D15 - Sliding Door, Size 3000 W x 2550 H	1.	each	\$6,145.00	\$6,145.00		
Aluminium framed Glazed Windows						
GL1 - Double glazing and frame system with acoustic seals						
W01 - Fixed/awning window, Size 2600 W x 2550 H	1.	each	\$5,310.00	\$5,310.00		
W02 - Fixed window, Size 960 W x 2550 H	1.	each	\$1,850.00	\$1,850.00		
W04 - Fixed window, Size 600 W x 1350 H	1.	each	\$590.00	\$590.00		
GL2 - 6/12/6 IGU & Frame system with acoustic seals						
W03 - Fixed/awning window, Size 600 W x 2550 H	1.	each	\$1,110.00	\$1,110.00		
GL6 - 6/12/10.38 IGU & Frame system with acoustic seals						
W05 - Fixed/awning window, Size 2900 W x 2550 H	1.	each	\$5,860.00	\$5,860.00		
W06 - Fixed/awning window, Size 2900 W x 2550 H	1.	each	\$5,860.00	\$5,860.00		
Powder coated Aluminium frame Fly screens with Fibre glass mess	5.4	m2	\$235.00	\$1,269.00		
Doors					\$8,709.00	
Timber Doors with Timber frames						
D02 - Flush panel Hollow core door, Size 720 W x 2340 H	1.	each	\$295.00	\$295.00		
D03 - Flush panel Hollow core door, Size 720 W x 2340 H	1.	each	\$295.00	\$295.00		
D04 - Flush panel Hollow core door, Size 770 W x 2340 H	1.	each	\$335.00	\$335.00		
D09 - Flush panel Hollow core door, Size 720 W x 2340 H	1.	each	\$295.00	\$295.00		
D10 - Flush panel Hollow core door, Size 820 W x 2340 H	1.	each	\$335.00	\$335.00		
D11 - Flush panel Hollow core door, Size 820 W x 2340 H	1.	each	\$335.00	\$335.00		
D12 - Flush panel Hollow core door, Size 820 W x 2340 H	1.	each	\$335.00	\$335.00		
D14 - Flush panel Hollow core door, Size 820 W x 2340 H	1.	each	\$335.00	\$335.00		
D16 - Flush panel Hollow core door, Size 720 W x 2340 H	1.	each	\$295.00	\$295.00		
D06 - Flush panel semi-solid core door, Size 820 W x 2340 H	1.	each	\$335.00	\$335.00		
D07 - Flush panel Solid core door, Size 820 W x 2340 H	1.	each	\$425.00	\$425.00		
Timber Door panel only						
D01 - Flush panel solid core exterior grade, Size 920 W x 2340 H	1.	each	\$3,600.00	\$3,600.00		
Pull Handle entrance set in Matt Black finish 1200mm	1.	each	\$350.00	\$350.00		
Door Handles - Ikonic Brushed Nickel Fellino	11.	each	\$65.00	\$715.00		
Door Hinges	44.	each	\$6.00	\$264.00		
Door Stoppers	11.	each	\$15.00	\$165.00		
Garage Door					\$8,040.00	
D08 - Sectional Garage Door from Dynamic doors, Style: Flatline, Size	4	aaab	ΦΩ Ω4Ω ΩΩ	<b>CO 040 00</b>		
6700 W x 2400 H	1.	each	\$8,040.00	\$8,040.00		
Staircase					\$12,785.00	
Stairs to be provides with 250mm Min. Timber Treads & 190mm Max. Vic ash Risers; Slip classification to be P3 or R10 (Dry) for Internal stairs. LH	1.	each	\$8,000.00	\$8,000.00		
& RH Stringer Type: Closed, Stringer material: Americal oak with stain to match Mink Grey				•		
Dressed Hardwood wall mounted handrail 40mm dia fixed with SS Wall brackets	4.8	m	\$250.00	\$1,200.00		
American oak stained to close to Mink grey One rail system Handrail	4.8	m	\$450.00	\$2,160.00		
20mm thick MDF top plate on stud wall, painted finish	1.5	m .	\$150.00	\$225.00		
Timber slat screen at Staircase, 2700mm H	1.	each	\$1,200.00	\$1,200.00		
Brickwork					\$61,117.50	
B1 - Austral Bricks, Range: Hamptons, Finish: WHite Haven	135.3	m2	\$265.00	\$35,854.50		
B2 - Austral Bricks, Range: Indulgence, Finish: Truffle	76.2	m2	\$265.00	\$20,193.00		
Double Brick wall with Galvanised metal brick ties	7.2	m2	\$530.00	\$3,816.00		
Bricklayer (Ground Floor)				INCL		
Brick Cleaner Brick Sand				INCL		



### **Townhouse Development**

Mint	Description	Quantity	Unit	Rate		Sub-Total	Total
Mar		Committee	<u> </u>		INCI		
March   Marc							
Minch   Minc							
Mathematic Program   Mine							
Expansion Time	, , ,						
Sealable   Pages   P	, ,						
Sealation Install Labour   Steel Line   Inc.   Inc.   Inc.	•						
Seal Clarities   Septem   Se	•						
Section							
900mm Long 90x6 EA   12   each   \$50.00   \$60.	· · · · · · · · · · · · · · · · · · ·				INCL		
Brickwork Silve Ideal   1			each	•	·		
Mail Caldiding	-	1.2	each	\$500.00	\$600.00		
B.S.   Timber look battens Vertical cladding to external wall from Decoration Interestination   16.5   m2   \$350.00   \$5,775.00   \$10,474.00   \$1,	Brickwork Site clean	1.	each	\$600.00	\$600.00		
Mattal Works	Wall Cladding					\$5,775.00	
Metal Works   West	· · · · · · · · · · · · · · · · · · ·	16.5	m2	\$350.00	\$5 775 00		
Name		10.5	1112	Ψ000.00	Ψ5,775.00		
Non-miner powdercoat finish   Size 3400 i. 3100 ii.   each   \$3,869.00   \$3,869.00   Size 3400 i. 2700 ii.   each   \$3,669.00   \$4,054.0						\$10,474.00	
Size 420 L x 270 H	•						
Metial Capping to Parapet walls, Size 240mm W x 100 D	Size 3400 L x 3100 H	1.	each	\$3,690.00	\$3,690.00		
Carpentry Lock-Up         Seach         \$0.75         \$600.00           Masonitle Packers         80.0         each         \$0.75         \$600.00           Carpentry Lock-up Labour (internal)         36.7         m2         \$20.00         \$7.354.00           Lock-Up Caleour (internal)         1.         each         \$600.00         \$500.00           Lock-Up Caleour (internal)         1.         each         \$600.00         \$7.354.00           Lock-Up Caleour (internal)         1.         each         \$600.00         \$9.154.20           Rooffsarking         114.         m2         \$8.00         \$9.154.20           Roof Sarking         115.6         m         \$118.00         \$18.40.80           Good Mick (Sarking)         15.6         m         \$11.00         \$18.40.80           Sump in Box gutter         2.1         each         \$110.00         \$23.10.00           Sump in Box gutter         2.1         each         \$115.00         \$321.00           DP - 100mm X 50mm Colorbout steel Nightsky Down pipe         2.5         each         \$125.00         \$375.00           2800mm H         3.         each         \$150.00         \$540.00           Vent CoW         3.         each         \$	Size 4290 L x 2700 H	1.	each	\$4,054.00	\$4,054.00		
Masonite Packers         800.         each         \$0.75         \$800.00           Lock-Up Hardware         1.         each         \$600.00         \$600.00           Carpertry Lock-up Labour (internal)         367.7         m2         \$20.00         \$7,354.00           Lock-Up dean up         ************************************	Vertical Aluminium Balustrade to Balcony in Nightsky finish, 1050mm H	4.2	m	\$650.00	\$2,730.00		
Lock-Up Hardware	Carpentry Lock-Up					\$9,154.00	
Campentry Lock-up Labour (Internal)	Masonite Packers	800.	each	\$0.75	\$600.00		
Campentry Lock-up Labour (Internal)	Lock-Up Hardware	1.	each	\$600.00	\$600.00		
Custom QRB Metal roof sheeting, Colorbond Dune finish   1,   each   \$600,00   \$15,005,15	•	367.7			\$7,354.00		
Section   Sect				<u> </u>			
Custon ORB Metal roof sheeting, Colorbond Dune finish	<u> </u>	••	- Cuoii	Ψοσο.σο	φοσσ.σσ	\$15 305 15	
Roof Sarking         114.         m2         \$8.00         \$912.00           BG - Box gutter, 300mm girth x 200mm D         15.6         m         \$118.00         \$134.08.0           20mm thk. Gutter boards         15.6         m         \$20.00         \$312.00           Sump in Box gutter         2.1         each         \$110.00         \$231.00           Metal capping to Parapet walls, Size 240mm W x 100 D         42.3         m         \$30.50         \$12.90.15           PP - 100mm x 50mm Colorbord steel Nightsky Down pipe         The Steel of Steel of Steel Nightsky Down pipe         \$12.5         \$180.00         \$540.00           2600mm H         3.         each         \$180.00         \$540.00           6000mm H         3.         each         \$500.00         \$550.00           Vent Cowl         3.         each         \$500.00         \$550.00           Roofing site clean         1.         each         \$500.00         \$500.00           Plastering         22.5         m2         \$22.00         \$4,052.40           Weatherproof Plaster celling         22.5         m2         \$22.00         \$4,052.40           Weatherproof Plaster celling         27.0         m2         \$20.00         \$57,512.00	-	125 /	m2	\$73.00	\$9.154.20	Ψ10,000.10	
BG - Box gutter, 300mm girth x 200mm D         15.6         m         \$118.00         \$1,840.80           20mm thk. Gutter boards         15.6         m         \$20.00         \$312.00           Sump in Box gutter         2.1         each         \$10.00         \$231.00           Metal capping to Parapet walls, Size 240mm W x. 100 D         42.3         m         \$30.50         \$1,290.15           DP - 100mm x 50mm Colorbond steel Nightsky Down pipe           2800mm H         3.         each         \$180.00         \$375.00           6000m H         3.         each         \$50.00         \$500.00           Vent Cowl         3.         each         \$50.00         \$500.00           Vent Cowl         1.         each         \$50.00         \$500.00           Plaster deal         1.         each         \$50.00         \$500.00           Plaster deal         1.         each         \$50.00         \$500.00           Plaster deal         2.2         m2         \$2.0         \$4.052.40           10mm Plaster board to ceiling         2.5         m2         \$2.00         \$4.052.40           10mm Plaster board to walls         111.9         m2         \$2.00	<u> </u>			·			
20mm thk. Gutter boards	<del>_</del>			<u> </u>	<u> </u>		
Sump in Box gutter							
Metal capping to Parapet walls, Size 240mm W x 100 D         42.3         m         \$30.50         \$1.290.15           DP - 100mm x 50mm Colorbond steel Nightsky Down pipe           2800mm H         3.         each         \$180.00         \$375.00           6000mm H         3.         each         \$50.00         \$500.00           Vent Cowl         3.         each         \$50.00         \$150.00           Roofing site clean         1.         each         \$50.00         \$500.00           Plastering         84.2         m2         \$22.0         \$50.00           10mm Plaster board to ceiling         184.2         m2         \$24.00         \$540.00           Weatherproof Plaster ceiling         22.5         m2         \$24.00         \$540.00           Ceiling metal battens at 450 c/c         206.4         m2         \$12.00         \$5476.80           Ceiling metal battens at 450 c/c         206.4         m2         \$21.00         \$5476.80           Ornamerlal moulding around the wall         207.3         m         88.00         \$1.658.40           10mm Plaster board to walls         111.9         m2         \$2.00         \$7,512.00           Moisture resistant Plaster board to walls         111.9							
DP - 100mm x 50mm Colorbond steel Nightsky Down pipe   3.	<u> </u>				· · · · · · · · · · · · · · · · · · ·		
2800mm H   3. each   \$125.00   \$375.00     6000mm H   3. each   \$180.00   \$540.00     Vent Cowl   3. each   \$500.00   \$150.00     Roofing site clean   1. each   \$500.00   \$500.00     Plastering	11.0	42.3	m	\$30.50	\$1,290.15		
6000mm H							
Vent Cow  Section   Sect				<u> </u>	·		
Roofing site clean   1.   each   \$500.00   \$500.00       Plastering				<u> </u>			
Plaster ing		3.	each	<u> </u>	·		
10mm Plaster board to ceiling   184.2 m2	Roofing site clean	1.	each	\$500.00	\$500.00		
Weatherproof Plaster ceiling         22.5         m2         \$24.00         \$540.00           Ceiling metal battens at 450 c/c         206.4         m2         \$12.00         \$2,476.80           Ornamental moulding around the wall         207.3         m         \$8.00         \$1,658.40           10mm Plaster board to walls         375.6         m2         \$20.00         \$7,512.00           Moisture resistant Plaster board to walls         111.9         m2         \$22.00         \$2,461.80           420mm H Bulkhead from top of Overhead cupboards to ceiling         20.7         m         \$125.00         \$2,587.50           Eaves lining (Fibre cement sheeting)         15.         m2         \$45.00         \$675.00           Plaster site clean         1.         each         \$500.00         \$500.00           Internal & External Wall Insulation (Glass fibre batt - R2.5)         143.7         m2         \$14.50         \$2,083.65           Party Walls (Glass fibre batt - R2.0)         19.2         m2         \$11.20         \$215.04           Fire seal and party wall, Rockwool batts 130x100mm thick         19.2         m2         \$11.20         \$215.04           Floor insulation (Glass fibre batt - R2.5)         103.8         m2         \$12.60         \$1,307.88 <t< td=""><td>Plastering</td><td></td><td></td><td></td><td></td><td>\$22,463.90</td><td></td></t<>	Plastering					\$22,463.90	
Ceiling metal battens at 450 c/c         206.4         m2         \$12.00         \$2,476.80           Ornamental moulding around the wall         207.3         m         \$8.00         \$1,658.40           10mm Plaster board to walls         375.6         m2         \$20.00         \$7,512.00           Moisture resistant Plaster board to walls         111.9         m2         \$22.00         \$2,461.80           420mm H Bulkhead from top of Overhead cupboards to ceiling         20.7         m         \$125.00         \$2,587.50           Eaves lining (Fibre cement sheeting)         15.         m2         \$45.00         \$675.00           Plaster site clean         1.         each         \$500.00         \$500.00           Insulation         Internal & External Wall Insulation (Glass fibre batt - R2.5)         143.7         m2         \$14.50         \$2,083.65           Party Walls (Glass fibre batt - R2.0)         19.2         m2         \$11.20         \$215.04           Fire seal and party wall, Rockwool batts 130x100mm thick         19.2         m2         \$11.20         \$215.04           Floor insulation (Glass fibre batt - R2.5)         103.8         m2         \$12.60         \$1,307.88           Ceiling insulation (Glass fibre batt - R2.5)         12.3         m2         \$16.00 <td>10mm Plaster board to ceiling</td> <td>184.2</td> <td>m2</td> <td>\$22.00</td> <td>\$4,052.40</td> <td></td> <td></td>	10mm Plaster board to ceiling	184.2	m2	\$22.00	\$4,052.40		
Ornamental moulding around the wall         207.3         m         \$8.00         \$1,658.40           10mm Plaster board to walls         375.6         m2         \$20.00         \$7,512.00           Moisture resistant Plaster board to walls         111.9         m2         \$22.00         \$2,461.80           420mm H Bulkhead from top of Overhead cupboards to ceiling         20.7         m         \$125.00         \$2,587.50           Eaves lining (Fibre cement sheeting)         15.         m2         \$45.00         \$675.00           Plaster site clean         1.         each         \$500.00         \$675.00           Plaster site clean         1.         each         \$500.00         \$675.00           Internal & External Wall Insulation (Glass fibre batt - R2.5)         143.7         m2         \$14.50         \$2,083.65           Party Walls (Glass fibre batt - R2.0)         19.2         m2         \$11.20         \$215.04           Fire seal and party wall, Rockwool batts 130x100mm thick         19.2         m2         \$11.20         \$215.04           Floor insulation (Glass fibre batt - R2.5)         103.8         m2         \$12.60         \$1,307.88           Ceiling insulation (Glass fibre batt - R2.5)         12.3         m2         \$16.00         \$1,699.20	Weatherproof Plaster ceiling	22.5	m2	\$24.00	\$540.00		
10mm Plaster board to walls         375.6         m2         \$20.00         \$7,512.00           Moisture resistant Plaster board to walls         111.9         m2         \$22.00         \$2,461.80           420mm H Bulkhead from top of Overhead cupboards to ceiling         20.7         m         \$125.00         \$2,587.50           Eaves lining (Fibre cement sheeting)         15.         m2         \$45.00         \$675.00           Plaster site clean         1.         each         \$500.00         \$500.00           Insulation         Internal & External Wall Insulation (Glass fibre batt - R2.5)         143.7         m2         \$14.50         \$2,083.65           Party Walls (Glass fibre batt - R2.0)         19.2         m2         \$11.20         \$215.04           Fire seal and party wall, Rockwool batts 130x100mm thick         19.2         m2         \$12.60         \$1,307.88           Floor insulation (Glass fibre batt - R2.5)         103.8         m2         \$12.60         \$1,307.88           Ceiling insulation (Glass fibre batt - R2.5)         12.3         m2         \$12.60         \$16.4.98           Ceiling insulation - R5.0         106.2         m2         \$16.00         \$1,699.20           Carpentry Fixing         Moulded frame around the Door or Window (Dulux Charm	Ceiling metal battens at 450 c/c	206.4	m2	\$12.00	\$2,476.80		
Moisture resistant Plaster board to walls         111.9         m2         \$22.00         \$2,461.80           420mm H Bulkhead from top of Overhead cupboards to ceiling         20.7         m         \$125.00         \$2,587.50           Eaves lining (Fibre cement sheeting)         15.         m2         \$45.00         \$675.00           Plaster site clean         1.         each         \$500.00         \$500.00           Insulation         Insulation (Glass fibre batt - R2.9)         143.7         m2         \$14.50         \$2,083.65           Party Walls (Glass fibre batt - R2.0)         19.2         m2         \$11.20         \$215.04           Fire seal and party wall, Rockwool batts 130x100mm thick         19.2         m2         \$21.50         \$412.80           Floor insulation (Glass fibre batt - R2.5)         103.8         m2         \$12.60         \$1,307.88           Ceiling insulation (Glass fibre batt - R2.5)         12.3         m2         \$12.60         \$15.498           Ceiling insulation (Glass fibre batt - R2.5)         106.2         m2         \$16.00         \$16.99.20           Carpentry Fixing           Moulded frame around the Door or Window (Dulux Charmed White)         127.5         m         \$8.00         \$1,020.00           Skirting: 68x12mm Pain	Ornamental moulding around the wall	207.3	m	\$8.00	\$1,658.40		
Moisture resistant Plaster board to walls         111.9         m2         \$22.00         \$2,461.80           420mm H Bulkhead from top of Overhead cupboards to ceiling         20.7         m         \$125.00         \$2,587.50           Eaves lining (Fibre cement sheeting)         15.         m2         \$45.00         \$675.00           Plaster site clean         1.         each         \$500.00         \$500.00           Insulation         Insulation (Glass fibre batt - R2.9)         143.7         m2         \$14.50         \$2,083.65           Party Walls (Glass fibre batt - R2.0)         19.2         m2         \$11.20         \$215.04           Fire seal and party wall, Rockwool batts 130x100mm thick         19.2         m2         \$21.50         \$412.80           Floor insulation (Glass fibre batt - R2.5)         103.8         m2         \$12.60         \$1,307.88           Ceiling insulation (Glass fibre batt - R2.5)         103.8         m2         \$12.60         \$15.498           Ceiling insulation (Glass fibre batt - R2.5)         12.3         m2         \$16.00         \$16.99.20           Carpentry Fixing           Moulded frame around the Door or Window (Dulux Charmed White)         127.5         m         \$8.00         \$1,020.00           Skirting:	10mm Plaster board to walls	375.6	m2	\$20.00	\$7,512.00		
420mm H Bulkhead from top of Overhead cupboards to ceiling       20.7       m       \$125.00       \$2,587.50         Eaves lining (Fibre cement sheeting)       15.       m2       \$45.00       \$675.00         Plaster site clean       1.       each       \$500.00       \$500.00         Insulation       \$5,873.55         Internal & External Wall Insulation (Glass fibre batt - R2.5)       143.7       m2       \$14.50       \$2,083.65         Party Walls (Glass fibre batt - R2.0)       19.2       m2       \$11.20       \$215.04         Fire seal and party wall, Rockwool batts 130x100mm thick       19.2       m2       \$21.50       \$412.80         Floor insulation (Glass fibre batt - R2.5)       103.8       m2       \$12.60       \$1,307.88         Ceiling insulation (Glass fibre batt - R2.5)       12.3       m2       \$12.60       \$1,499.20         Ceiling insulation (Glass fibre batt - R2.5)       12.3       m2       \$16.00       \$1,699.20         Ceiling insulation - R5.0       106.2       m2       \$16.00       \$1,699.20         Carpentry Fixing         Moulded frame around the Door or Window (Dulux Charmed White)       127.5       m       \$8.00       \$1,020.00         Skirting: 68x12mm Painted MDF skirting (Dulux Charmed White) <t< td=""><td>Moisture resistant Plaster board to walls</td><td>111.9</td><td>m2</td><td>\$22.00</td><td>\$2,461.80</td><td></td><td></td></t<>	Moisture resistant Plaster board to walls	111.9	m2	\$22.00	\$2,461.80		
Eaves lining (Fibre cement sheeting)   15. m2	420mm H Bulkhead from top of Overhead cupboards to ceiling			<u> </u>			
Plaster site clean   1.   each   \$500.00   \$500.00       Insulation							
Internal & External Wall Insulation (Glass fibre batt - R2.5)	<u> </u>						
Internal & External Wall Insulation (Glass fibre batt - R2.5)		••	2 - 211	Ţ530.00	+300.00	\$5 873 55	
Party Walls (Glass fibre batt - R2.0)       19.2       m2       \$11.20       \$215.04         Fire seal and party wall, Rockwool batts 130x100mm thick       19.2       m2       \$21.50       \$412.80         Floor insulation (Glass fibre batt - R2.5)       103.8       m2       \$12.60       \$1,307.88         Ceiling insulation (Glass fibre batt - R2.5)       12.3       m2       \$12.60       \$154.98         Ceiling insulation - R5.0       106.2       m2       \$16.00       \$1,699.20         Carpentry Fixing         Moulded frame around the Door or Window (Dulux Charmed White)       127.5       m       \$8.00       \$1,020.00         Skirting: 68x12mm Painted MDF skirting (Dulux Charmed White)       129.6       m       \$12.00       \$1,555.20         Garage T/P Skirting (Dulux Charmed White)       26.1       m       \$12.00       \$313.20         Carpentry Fixing Labour       367.7       m2       \$8.00       \$2,941.60         Carpentry Fit-off Labour       1.       each       \$500.00       \$500.00		143 7	m2	\$14 50	\$2 083 65	+0,010.00	
Fire seal and party wall, Rockwool batts 130x100mm thick         19.2         m2         \$21.50         \$412.80           Floor insulation (Glass fibre batt - R2.5)         103.8         m2         \$12.60         \$1,307.88           Ceiling insulation (Glass fibre batt - R2.5)         12.3         m2         \$12.60         \$154.98           Ceiling insulation - R5.0         106.2         m2         \$16.00         \$1,699.20           Carpentry Fixing         \$6,330.00           Moulded frame around the Door or Window (Dulux Charmed White)         127.5         m         \$8.00         \$1,020.00           Skirting: 68x12mm Painted MDF skirting (Dulux Charmed White)         129.6         m         \$12.00         \$1,555.20           Garage T/P Skirting (Dulux Charmed White)         26.1         m         \$12.00         \$313.20           Carpentry Fixing Labour         367.7         m2         \$8.00         \$2,941.60           Carpentry Fit-off Labour         1.         each         \$500.00         \$500.00	,						
Floor insulation (Glass fibre batt - R2.5)       103.8       m2       \$12.60       \$1,307.88         Ceiling insulation (Glass fibre batt - R2.5)       12.3       m2       \$12.60       \$154.98         Ceiling insulation - R5.0       106.2       m2       \$16.00       \$1,699.20         Carpentry Fixing         Moulded frame around the Door or Window (Dulux Charmed White)       127.5       m       \$8.00       \$1,020.00         Skirting: 68x12mm Painted MDF skirting (Dulux Charmed White)       129.6       m       \$12.00       \$1,555.20         Garage T/P Skirting (Dulux Charmed White)       26.1       m       \$12.00       \$313.20         Carpentry Fixing Labour       367.7       m2       \$8.00       \$2,941.60         Carpentry Fit-off Labour       1.       each       \$500.00       \$500.00	,			· · · · · · · · · · · · · · · · · · ·			
Ceiling insulation (Glass fibre batt - R2.5)       12.3       m2       \$12.60       \$154.98         Ceiling insulation - R5.0       106.2       m2       \$16.00       \$1,699.20         Carpentry Fixing         Moulded frame around the Door or Window (Dulux Charmed White)       127.5       m       \$8.00       \$1,020.00         Skirting: 68x12mm Painted MDF skirting (Dulux Charmed White)       129.6       m       \$12.00       \$1,555.20         Garage T/P Skirting (Dulux Charmed White)       26.1       m       \$12.00       \$313.20         Carpentry Fixing Labour       367.7       m2       \$8.00       \$2,941.60         Carpentry Fit-off Labour       1.       each       \$500.00       \$500.00				<u>`</u>	<u> </u>		
Ceiling insulation - R5.0         106.2         m2         \$16.00         \$1,699.20           Carpentry Fixing         \$6,330.00           Moulded frame around the Door or Window (Dulux Charmed White)         127.5         m         \$8.00         \$1,020.00           Skirting: 68x12mm Painted MDF skirting (Dulux Charmed White)         129.6         m         \$12.00         \$1,555.20           Garage T/P Skirting (Dulux Charmed White)         26.1         m         \$12.00         \$313.20           Carpentry Fixing Labour         367.7         m2         \$8.00         \$2,941.60           Carpentry Fit-off Labour         1.         each         \$500.00         \$500.00	,			<u> </u>	· · · · · · · · · · · · · · · · · · ·		
Carpentry Fixing         \$6,330.00           Moulded frame around the Door or Window (Dulux Charmed White)         127.5         m         \$8.00         \$1,020.00           Skirting: 68x12mm Painted MDF skirting (Dulux Charmed White)         129.6         m         \$12.00         \$1,555.20           Garage T/P Skirting (Dulux Charmed White)         26.1         m         \$12.00         \$313.20           Carpentry Fixing Labour         367.7         m2         \$8.00         \$2,941.60           Carpentry Fit-off Labour         1.         each         \$500.00         \$500.00	,						
Moulded frame around the Door or Window (Dulux Charmed White)         127.5         m         \$8.00         \$1,020.00           Skirting: 68x12mm Painted MDF skirting (Dulux Charmed White)         129.6         m         \$12.00         \$1,555.20           Garage T/P Skirting (Dulux Charmed White)         26.1         m         \$12.00         \$313.20           Carpentry Fixing Labour         367.7         m2         \$8.00         \$2,941.60           Carpentry Fit-off Labour         1.         each         \$500.00         \$500.00	<u> </u>	106.2	m2	\$16.00	\$1,699.20	<b>A0 000</b> 00	
Skirting: 68x12mm Painted MDF skirting (Dulux Charmed White)         129.6         m         \$12.00         \$1,555.20           Garage T/P Skirting (Dulux Charmed White)         26.1         m         \$12.00         \$313.20           Carpentry Fixing Labour         367.7         m2         \$8.00         \$2,941.60           Carpentry Fit-off Labour         1.         each         \$500.00         \$500.00				J	*	\$6,330.00	
Garage T/P Skirting (Dulux Charmed White)         26.1         m         \$12.00         \$313.20           Carpentry Fixing Labour         367.7         m2         \$8.00         \$2,941.60           Carpentry Fit-off Labour         1.         each         \$500.00         \$500.00	,		m	<u>_</u>			
Carpentry Fixing Labour         367.7         m2         \$8.00         \$2,941.60           Carpentry Fit-off Labour         1.         each         \$500.00         \$500.00							
Carpentry Fit-off Labour 1. each \$500.00 \$500.00	,	26.1	m	\$12.00	\$313.20		
·	Carpentry Fixing Labour	367.7	m2	\$8.00	\$2,941.60		
Painting \$15,339.00	Carpentry Fit-off Labour	1.	each	\$500.00	\$500.00		
	Painting					\$15,339.00	



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
Dulux Charmed White colour 3 coat system low sheen washable paint to Walls	375.6	m2	\$22.00	\$8,263.20		
Dulux Charmed White colour 3 coat system Satin finish paint to Doors	12.	each	\$180.00	\$2,160.00		
Dulux White colour 2 coat system to ceilings	206.4	m2	\$22.00	\$4,540.80		
Painting - External Eaves	15.	m2	\$25.00	\$375.00		
Tiling					\$33,246.50	
50mm Bond breaker to create cover corner	41.4	m	\$16.00	\$662.40		
Waterproofing membrane and primer	65.3	m2	\$60.00	\$3,918.00		
10mm thick Stainless steel Tile angle trims	5.	m	\$30.00	\$150.00		
Floor Tiles						
Floor Tiles in GF Entry, Kitchen & Living area - PC \$50/m2	57.9	m2	\$50.00	\$2,895.00		
Floor Tiles in Balcony - PC \$50/m2	12.6	m2	\$50.00	\$630.00		
T1 - Volare Enzo moon, lapp, 600x600, Palladium #77 Stacked						
GF - Pwd Room	3.9	m2	\$61.00	\$237.90		
FF - Ensuite	7.2	m2	\$61.00	\$439.20		
FF - Bathroom	7.8	m2	\$61.00	\$475.80		
FF - U5 Laundry	4.2	m2	\$61.00	\$256.20		
Wall Tiles  WT2 - Volare, Colour: Enriva glazed white matt, Size 280x295mm, Palladium #77, VERTICAL Stacked						
FF - U5 Laundry	9.6	m2	\$94.00	\$902.40		
WT3 - Volare Enzo moon lapp, 600x1200, Palladium #77 Stacked	4.4.4		<b>#04.00</b>	#000 10		
GF - Pwd Room	14.1	m2	\$61.00	\$860.10		
T1 - Volare Enzo moon lapp, 600x600, Palladium #77 Stacked						
FF - Ensuite	27.	m2	\$61.00	\$1,647.00		
FF - Bathroom	30.	m2	\$61.00	\$1,830.00		
Ceramic Tile Underlay	22.3	m2	\$80.00	\$1,784.00		
Floor Tiling Labour	174.3	m2	\$95.00	\$16,558.50		
Stone Works					\$20,310.00	
ST1 - RHF, Colour: Bodrum, Finish: Stone to Kitchen - Splashback, Rangehood Cover						
Kitchen Splashback, (900+1100+2770) L x 650 H	1.	m	\$4,770.00	\$4,770.00		
Rangehood cover, Size 900 L x 800 H	1.	each	\$1,000.00	\$1,000.00		
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Kitchen Bench	1.	Cacii	φ1,000.00	φ1,000.00		
Unit-1: Kitchen counter top with waterfall Size (900+1100+2770) L x 600						
W ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Kitchen Island	1.	each	\$4,770.00	\$4,770.00		
<u> </u>			¢4.000.00	#4.000.00		
Unit-1: Island bench with waterfall Size (900+2860+900) L x 900 W	1.	each	\$4,660.00	\$4,660.00		
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Ensuite			<b>** ** ** ** ** ** ** **</b>	<b>04 440 00</b>		
Vanity top Size 1800 L x 500 W	1.	each	\$1,440.00	\$1,440.00		
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Bathroom						
Vanity top Size 1020 L x 500 W	1.	each	\$800.00	\$800.00		
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Powder room						
Vanity top Size 1600 L x 300 W	1.	each	\$800.00	\$800.00		
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Laundry						
Unit-1: L'Dry Counter top Size (1850+220) L x 600 W	1.	each	\$2,070.00	\$2,070.00		
Flooring					\$9,166.50	
Choice Flooring with underlay: 10mm, Finish:Steel – Compass to FF - Sitting room, Bed 1 – WIR, Bed 2 & 3-robe	84.9	m2	\$85.00	\$7,216.50		
Embeltons Mink Grey direct stick Timber flooring, Size 1860 x 189 x 14mm, SKU: CF642-28 to Staircase	7.8	m2	\$250.00	\$1,950.00		
Joinery					\$42,820.00	
Kitchen					,	
Kitchen Base cupboard with drawers, Adj.shelving and Door fronts in L1 finish, Size (900+1100+2770) L x 600 W x 900 H	1.	each	\$5,725.00	\$5,725.00		
Kitchen Overhead cupboard with Adj.shelving and Door fronts in L1 finish, Size (900+1100+2770) L x 350 W x 800 H	1.	each	\$4,290.00	\$4,290.00		
Oven & Refrigerator-2 recess with O/H Cupboard in L1 finish, Size 600 L x 700 W x 2350 H	1.	each	\$1,800.00	\$1,800.00		
Refrigerator recess with O/H cupboard in L1 finish, Size 950 L x 700 W x 2350 H	1.	each	\$1,200.00	\$1,200.00		
Pantry cabinet with drawers at bottom level in L1 finish, Size 1040 L x 700 W x 2350 H	1.	each	\$2,200.00	\$2,200.00		
Laundry						
Laundry Base cupboard with Adj.shelving and Door fronts in L1 finish, Size (1855+220) L x 600 W x 900 H	1.	each	\$2,490.00	\$2,490.00		



### **Townhouse Development**

Laundry Overhead cupboard with Adj. shelving and Door fronts in L1 finish. Size (2505+520) L x 300 W x 800 H  Broom cupboard in L1 finish, Size 550 L x 600 W x 2350 H  1. each \$1,20.00 \$1,200.00  Powder Room  Wash counter with Adj.shelving and Door fronts in L1 finish, Size 1600 L x 300 W x 600 H  Ensuite  Vanity counter with Adj.shelving, Drawers and Door fronts in L2 finish, Size 1600 L x 300 W x 600 H  Bathroom  Varity counter with Adj.shelving, Drawers and Door fronts in L2 finish, Size 1600 L x 500 W x 600 H  Bathroom  Varity counter with Adj.shelving, Drawers and Door fronts in L2 finish, Size 1600 L x 500 W x 600 H  Linen cupboard with Shelves and Door fronts in L2 finish, Size 1810 L x 600 W x 2350 H  BED-1  Wilk with shelves, Drawers and Door fronts in L2 finish, Size 1810 L x 600 W x 2350 H  BED-2  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2500 L x 600 W x 2350 H  BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  BED-3  Robe	
Powder Room   Wash counter with Adj.shelving and Door fronts in L1 finish, Size 1600 L   1.   each   \$1,120.00   \$1,120.00   \$1,20	
Wash counter with Adj.shelving and Door fronts in L1 finish, Size 1600 L   1.   each   \$1,120.00   \$1,120.00	
X 300 W x 600 H	
Vanity counter with Adj. shelving, Drawers and Door fronts in L2 finish, Size 1800 L x 500 W x 600 H	
Size 1300 L x 500 W x 600 H   Sathroom   Size 1000 L x 500 W x 600 H   Sathroom   Size 1000 L x 500 W x 600 H   Seach   Seac	
Vanity counter with Adj. shelving, Drawers and Door fronts in L2 finish, Size 1000 L x 500 W x 200 H  LINEN  Linen cupboard with Shelves and Door fronts in L2 finish, Size 1810 L x 600 W x 2350 H  BED-1  WIR with shelves, Drawers and Door fronts in L2 finish, Size 11, each \$7,335.00 \$7,335.00 \$7,335.00  BED-2  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2500 L x 600 W x 2350 H  BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2500 L x 600 W x 2350 H  BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2500 L x 1. each \$4,500.00 \$4,500.00  BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  Appliances  S6,330.00  S5,040.00  Appliances  S6,330.00  S4,500.00  S5,040.00  Appliances  S6,330.00  S1,400.00  S1,400.	
Size 1000 L x 500 W x 600 H   1.   each   \$900.00   \$900.00	
Linen cupboard with Shelves and Door fronts in L2 finish, Size 1810 L x 600 W x 2350 H  BED-1  WIR with shelves, Drawers and Door fronts in L2 finish, Size 1. each \$7,335.00 \$7,335.00 \$7,335.00  BED-2  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2500 L x 600 W x 2350 H  BED-2  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2500 L x 600 W x 2350 H  BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  Appliances  Baumatic Induction 90cm Cooktop, - 4 cooking zones 5. child lock, - Pause function, Code: BSIH95, Size: 900, Black glass 5. each \$1,400.00 \$1,400.00 \$1,400.00 \$1,400.00 \$1,5	
## BED-1  ## WIR with shelves, Drawers and Door fronts in L2 finish, Size (1475+2600) L x 600 W x 2350 H  ## BED-2  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2500 L x 600 W x 2350 H  ## BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2500 L x 600 W x 2350 H  ## BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  ## BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  ## BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  ## BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  ## BED-3  ## BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  ## BED-3  ## BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  ## BED-3  ## BED-3  ## BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  ## BED-3  ## BED-3  ## BED-3  ## BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  ## BED-3  ## BED-4  ## BED-4  ## BED-4  ## BED-4  ## BED-4  ## BED-6  ## BED-7  ## BED-7  ## BED-7  ## BED-8  ## BED-8  ## BED-9	
WIR with shelves, Drawers and Door fronts in L2 finish, Size (1475+2600) L x 600 W x 2350 H  BED-2  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2500 L x 600 W x 2350 H  BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  Appliances  Seamatic Induction 90cm Cooktop, - 4 cooking zones - Child lock, - Pause function, Code: BSIH95, Size: 900, Black glass S - Leach \$1,400.00	
Robe with shelves, Drawers and Door fronts in L2 finish, Size 2500 L x	
Robe with shelves, Drawers and Door fronts in L2 finish, Size 2500 L x 600 W x 2350 H   1.   each \$4,500.00 \$4,500.00 \$BED.3	
BED-3  Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H  Appliances  Baumatic Induction 90cm Cooktop, -4 cooking zones - Child lock, - Pause function, Code: BSIH95, Size: 900, Black glass  Baumatic Oven under bench 90CM - 10 function, Code:BM90S, Size: 900, Black glass SS  Baumatic Wall Oven 60cm - 81 litres - Push in push out knobs, - Pizza mode, Code: B07C, Size: 900, Black glass SS  Baumatic 900 Undermount rangehood 3 speed - 7503/hr, extraction capacity, Code: GUH90, Size: 900, Stainless Steel  Baumatic Dish washer 60 Intergrated Dishwasher, Code: FIDWB16, Size: 600  Baumatic 46 Bottle Wine Storage - allows for 2 tempo zone, Size: 870x595x570, Part #: BWC646, Black Glass  Plumbing Fixtures  \$8,170.00  SK3 - ECT Global SS Impact double undermount Kitchen sink  1. each \$350.00 \$300.00 \$250.00  VB1 - ECT Global, name: QUBI II Under Counter basin, size: 500x350x180mm, code: WB5038A with Plug & Waste - 32mm with overflow - brushed nickel  VB1 - ECT Global, name: QUBI II Semi-recessed Counter basin, size:	
### Appliances    Baumatic Induction 90cm Cooktop, - 4 cooking zones	
Baumatic Induction 90cm Cooktop, - 4 cooking zones - Child lock, - Pause function, Code: BSIH95, Size: 900, Black glass   1.   each   \$1,400.00   \$1,400.00   \$1,400.00   \$1,400.00   \$1,400.00   \$1,500.00   \$1	
- Child lock, - Pause function, Code: BSIH95, Size: 900, Black glass  Baumatic Oven under bench 90CM – 10 function, Code:BM90S, Size: 900, Black glass SS  Baumatic Wall Oven 60cm - 81 litres - Push in push out knobs, - Pizza mode, Code: B07C, Size: 900, Black glass SS  Baumatic 900 Undermount rangehood 3 speed - 7503/hr, extraction capacity, Code: GUH90, Size: 900, Stainless Steel  Baumatic Dish washer 60 Intergrated Dishwasher, Code: FIDWB16, Size: 600  Baumatic 46 Bottle Wine Storage – allows for 2 tempo zone, Size: 870x595x570, Part #: BWC646, Black Glass  Plumbing Fixtures  SK1 - ECT Global SS Impact double undermount Kitchen sink  SK3 - ECT Global SS Impact single undermount sink 40L, Code: SS5040  VB1 - ECT Global, name: QUBI II Under Counter basin, size: 500x350x180mm, code: WB5038A with Plug & Waste – 32mm with overflow – brushed nickel  VB1 - ECT Global, name: QUBI II Semi-recessed Counter basin, size: 500x350x180mm, code: WB5038A with Plug & Waste – 32mm with overflow – brushed nickel	
Baumatic Oven under bench 90CM - 10 function, Code:BM90S, Size: 900, Black glass SS   1.   each   \$1,500.00   \$1,500.00	
Baumatic Wall Oven 60cm - 81 litres - Push in push out knobs, - Pizza mode, Code: B07C, Size: 900, Black glass SS  Baumatic 900 Undermount rangehood 3 speed - 7503/hr, extraction capacity, Code: GUH90, Size: 900, Stainless Steel  Baumatic Dish washer 60 Intergrated Dishwasher, Code: FIDWB16, Size: 600  Baumatic 46 Bottle Wine Storage - allows for 2 tempo zone, Size: 870x595x570, Part #: BWC646, Black Glass  Plumbing Fixtures  SK1 - ECT Global SS Impact double undermount Kitchen sink  SK3 - ECT Global SS Impact single undermount sink 40L, Code: SS5040  VB1 - ECT Global, name: QUBI II Under Counter basin, size: 500x350x180mm, code:WB5038A with Plug & Waste - 32mm with overflow - brushed nickel  VB1 - ECT Global, name: QUBI II Semi-recessed Counter basin, size:	
Baumatic 900 Undermount rangehood 3 speed - 7503/hr, extraction capacity, Code: GUH90, Size: 900, Stainless Steel  Baumatic Dish washer 60 Intergrated Dishwasher, Code: FIDWB16, Size: 600  Baumatic 46 Bottle Wine Storage – allows for 2 tempo zone, Size: 870x595x570, Part #: BWC646, Black Glass  Plumbing Fixtures  \$8,170.00  SK1 - ECT Global SS Impact double undermount Kitchen sink  1. each \$350.00  \$350.00  \$4,500.00  \$900.00  \$8,170.00  \$8,170.00  \$1,500.00  \$1,500.00  \$1,500.00  \$1,500.00  \$1,500.00  \$250.00  \$1,500.00  \$1,500.00  \$1,500.00  \$250.00  \$1,500.00  \$250.00  \$1,500.00  \$250.00  \$250.00  \$250.00  VB1 - ECT Global SS Impact single undermount basin, size: 500x350x180mm, code:WB5038A with Plug & Waste – 32mm with 3. each \$300.00  VB1 - ECT Global, name: QUBI II Semi-recessed Counter basin, size: 500x350x180mm, code:WB5038A with Plug & Waste – 32mm with 3. each \$300.00  VB1 - ECT Global, name: QUBI II Semi-recessed Counter basin, size:	
Baumatic 46 Bottle Wine Storage – allows for 2 tempo zone, Size: 870x595x570, Part #: BWC646, Black Glass  1. each \$900.00 \$900.00  Plumbing Fixtures \$8,170.00  SK1 - ECT Global SS Impact double undermount Kitchen sink 1. each \$350.00 \$350.00  SK3 - ECT Global SS Impact single undermount sink 40L, Code: SS5040  VB1 - ECT Global, name: QUBI II Under Counter basin, size: 500x350x180mm, code:WB5038A with Plug & Waste – 32mm with 3. each \$300.00 \$900.00  verflow – brushed nickel  VB1 - ECT Global, name: QUBI II Semi-recessed Counter basin, size:	
870x595x570, Part #: BWC646, Black Glass  Plumbing Fixtures  SK1 - ECT Global SS Impact double undermount Kitchen sink  SK3 - ECT Global SS Impact single undermount sink 40L, Code: SS5040  VB1 - ECT Global, name: QUBI II Under Counter basin, size: 500x350x180mm, code:WB5038A with Plug & Waste – 32mm with overflow – brushed nickel  VB1 - ECT Global, name: QUBI II Semi-recessed Counter basin, size:	
SK1 - ECT Global SS Impact double undermount Kitchen sink  1. each \$350.00 \$350.00  SK3 - ECT Global SS Impact single undermount sink 40L, Code: SS5040  VB1 - ECT Global, name: QUBI II Under Counter basin, size:  500x350x180mm, code:WB5038A with Plug & Waste – 32mm with  overflow – brushed nickel  VB1 - ECT Global, name: QUBI II Semi-recessed Counter basin, size:	
SK3 - ECT Global SS Impact single undermount sink 40L, Code: SS5040 1. each \$250.00 \$250.00  VB1 - ECT Global, name: QUBI II Under Counter basin, size: 500x350x180mm, code:WB5038A with Plug & Waste – 32mm with 3. each \$300.00 \$900.00 overflow – brushed nickel  VB1 - ECT Global, name: QUBI II Semi-recessed Counter basin, size:	
VB1 - ECT Global, name: QUBI II Under Counter basin, size: 500x350x180mm, code:WB5038A with Plug & Waste – 32mm with overflow – brushed nickel  VB1 - ECT Global, name: QUBI II Semi-recessed Counter basin, size:	
500x350x180mm, code:WB5038A with Plug & Waste – 32mm with 3. each \$300.00 \$900.00 overflow – brushed nickel  VB1 - ECT Global, name: QUBI II Semi-recessed Counter basin, size:	
overflow – brushed nickel	
TAP1 - ECT Global, name: NIKO Sink Mixer with veggie spray and pull out, size: 551 High, code: WT6205BN 1. each \$415.00 \$415.00	
TAP2 - ECT Global, name:Nixon Pin Handle – Goosneck Sink Mixer, code:WT6096BN  1. each \$265.00 \$265.00	
MX - ECT Global, name: NIKO II Basin Mixer, code:WT6651BN 4. each \$250.00 \$1,000.00	
SHR MX - ECT Global, name: NIKO-II Shower Mixer 6. each \$125.00 \$750.00 code:WT509CBN	
BMX - Bath mixer ECT Global, name: NIKO II Bath Wall Outlet, code:WT624BN 1. each \$350.00 \$350.00	
SHRR2 - Shower rail ECT Global, name: NIKO Round MultiFunctional Shower rail (top Inlet) with single hose, code:TP1909BN  2. each \$300.00 \$600.00	
TRI - ECT Global, name: NIKO double towel rail 750mm, code:BN69036B- 30, Brushed Nickel 3. each \$60.00 \$180.00	
TRH - ECT Global, name: NIKO toilet roll holder code: BN 69035A, Brushed Nickel 3. each \$45.00 \$135.00	
WC - ECT Global, name: EXON Wall faced Tornado Flush toilet suite, Soft closing set – s or Pt trap, code: EXON/B, White colour  3. each \$500.00 \$1,500.00	
BATH2 - ECT Global, name: STELLA BTW SQUARE free standing bath or similar, code: BT058S, size: 1500x720x560 1. each \$900.00 \$900.00	
FW - Tile grate, ECT Global Tile Shower Grate, size: 110x100 B, code: SC-SQT 3. each \$75.00 \$225.00	
Shower Screens & Mirrors \$4,075.00	



### **Townhouse Development**

Description	Quantity	Unit	Rate		Sub-Total	Total
Semi-frameless shower screen to FF-Ensuite (Corner) incl Door, Size 1500 L x 900 W	1.	each	\$1,400.00	\$1,400.00		
Semi-frameless shower screen to FF-Bath (Corner) incl Door, Size 1500 L x 900 W	1.	each	\$1,400.00	\$1,400.00		
OVAL shaving Mirror Cabinet in FF-Ensuite-1, Size: 900x450x120	1.	each	\$525.00	\$525.00		
OVAL shaving Mirror Cabinet in GF-Ensuite-2, Size: 900x450x120	1.	each	\$525.00	\$525.00		
OVAL Tate Frameless Wall Mirror in FF-Pwd room, (or similar), Size: 840x50	1.	each	\$225.00	\$225.00		
Miscellaneous					\$2,223.00	
C1 - Retractable external clothes drying line, Bunnings Daytec Black MK2			4050.00	405000	<b>42,220.00</b>	
LL SIngle fold 2240 W x 1020 D	1.	each	\$350.00	\$350.00		
LB - Letter boxes to Australia post requirements	1.	each	\$500.00	\$500.00		
ST1 - 6m3 Metal lockable proprietary storage shed, Colorbond finish	1.	each	\$1,100.00	\$1,100.00		
150mm W x 150mm D Trench grate	2.1	m	\$130.00	\$273.00		
Plumbing					\$10,500.00	
Plumbing Points (rough-in Gas, Hot, Cold water & fit-off)	1.	each	\$8,000.00	\$8,000.00		
Sewer Stacks			Φ0.500.00	INCL		
HWS - Infinity Hot Water Unit	1.	each	\$2,500.00	\$2,500.00	<b>\$24,000,00</b>	
Electrical  Complex using and installation of Calling reasoned LED Light (Dispusable)				INICI	\$31,200.00	
Supply, wire and installation of Ceiling recessed LED Light (Dimmable)  Supply, wire and installation of Ceiling light outlight				INCL INCL		
Supply, wire and installation of Ceiling light outlight Supply, wire and installation of Spotlight fittings				INCL		
Supply, wire and installation of Pendant light fittings				INCL		
Supply, wire and installation of External wall mounted Light with motion				INCL		
sensor Supply, wire and installation of Sensor light				INCL		
Supply, wire and installation of Single pole switch				INCL		
Supply, wire and installation of Dimmer switch				INCL		
Supply, wire and installation of Two way light switch				INCL		
Supply, wire and installation of Three way light switch				INCL		
Supply, wire and installation of External Two way switch				INCL		
Supply, wire and installation of aerial and splitter per unit				INCL		
Supply, wire and installation of Single power outlet				INCL		
Supply, wire and installation of Fridge/Dishwasher/Washer/Dryer Power outlet				INCL		
Supply, wire and installation of Duplex power outlet				INCL		
Supply, wire and installation of Weatherproof Duplex power outlet				INCL		
Supply, wire and installation of Telephone point				INCL		
Supply, wire and installation of Data point				INCL		
Supply, wire and installation of TV Point				INCL		
Supply and installation of Ceiling mounted hard-wired smoke alarm				INCL		
Supply, wire and installation of Mechanical Exhaust fan				INCL		
Supply, wire and installation of IXL 3 in 1 Bathroom Heat fan Light				INCL		
Meter panel				INCL		
Main earth				INCL		
Main switchboard				INCL		
Allows for dedicated air con circuit per unit  Underground Power for townhouses with mains cable from Electrical Pit to				INCL		
group Meter	4		<b>#5.500.00</b>	INCL		
Allowance for Dual occupancy common meter box  Ceiling recessed LED Light	1. 1.	each each	\$5,500.00 \$4,500.00	\$5,500.00 \$4,500.00		
Inspection and certificates	1. 1.	each	\$4,500.00	\$4,500.00		
Heating / Cooling	1.	Cacii	Ψ21,200.00	ΨΖ1,200.00	\$29,000.00	
Ducted reverse cycle air conditioning	1.	each	\$29,000.00	\$29,000.00	Ψ23,000.00	
Caulking		Guon	Ψ20,000.00	Ψ20,000.00	\$1,800.00	
Allowance for seal gaps	1.	each	\$1,800.00	\$1,800.00	<b>V</b> 1,000100	
Final Clean	-		, ,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	\$3,760.00	
Domestic site cleaning	1.	each	\$1,360.00	\$1,360.00		
House Clean - Internal	1.	each	\$1,500.00	\$1,500.00		
Window Clean - External	1.	each	\$900.00	\$900.00		
EXTERNAL WORKS						\$144,666.61
Soft Landscaping works including imported soils, Planting beds, organic mulch, Trees, shrubs, Grasses, Ground covers, climbers etc. as shown in Landscape Plan LCD-001 - PC Sums	1.	each	\$50,000.00	\$50,000.00		
Retaining wall with Pine sleeper (200x75 Treated pine) and steel H post (100UC14.8), up to 500mm H	37.8	m	\$252.70	\$9,552.06		



### **Townhouse Development**

Description	Ougantitus	Heit	Dete		Cub Total	Total
Description	Quantity	Unit	Rate		Sub-Total	Total
1.8m H Electrical & Gas meter enclosure for 5 Dwelling	1.	each	\$2,500.00	\$2,500.00		
Steel blade fence, 900mm H	62.56	m	\$450.00	\$28,153.66		
Cast insitu concrete pedestrian with 125mm thick reinf. concrete paving on compacted subgrade	74.13	m2	\$115.00	\$8,524.91		
Exposed aggregate concrete Driveway, Reinf.Concrete 200mm thick F72 mesh 25 MPa on 50mm compacted fine crushed rock bedding	81.4	m2	\$145.00	\$11,803.00		
Natural stone pavers on 75mm depth mortar bed, 1000x500mm	22.	each	\$100.00	\$2,200.00		
Granitic gravel with 75mm depth semi-compacted granitic sand laid over compacted subgrade	69.9	m2	\$45.00	\$3,145.42		
Construct new concrete crossing as per city of Darebin standards	67.23	m2	\$225.00	\$15,127.48		
Re-instate nature strip and kerb & channel as per city of Darebin standards	35.82	m2	\$165.00	\$5,909.73		
Re-instate concrete slab in Right of way after accommodate new stormwater pipe	28.41	m2	\$150.00	\$4,260.85		
Dowelled joints between new and existing slab	69.79	m	\$50.00	\$3,489.50		
AREA STATEMENT						
Unit-1	215.8	m2				
Unit-2	212.2	m2				
Unit-3	229.1	m2				
Unit-4	211.2	m2				
Unit-5	248.9	m2				
Exclusions						
Latent Conditions						
Surveyor fees						
Building Permit						
Retractable blind for sun shading to windows						
Blinds and curtains						
Pergola Type-1 & Type-2 Not included (No details)						
Nature strip Irrigation by others						
Re-instate or relocate NBN network lines by others						
No allowance for overhead electrical cable protection						
Council applications & Town planner fees By owner						
Planning permit and approved docementation						
Hoarding permit & Fee By owner						
Costs related to subdivisions By owner						
Asset protection bond payable to council By owner						
Demolition works and Ex.services capping. Site should ready for new works						
No Go zone inspection by Owner						
Fire engineering report and subsequent works						
Fly screens						
Tree root barrier in property and also to council and neighbouring properties						
Excavation other than Loose soil i.e. Hard soil or rocky material is excluded and if found will be treated as a variation						
No allowance for services i.e., Water tapping, Gas mains connection, Phone connection & Underground Power connection (Power pit).						
Power pit by owner						
Boundary fencing (Paling fence)						
Landscaping works incl. Clothesline						
, , , ,						
Landscaping works incl. Clothesline						
Landscaping works incl. Clothesline  Mail boxes and Street numbering by Owner						
Landscaping works incl. Clothesline  Mail boxes and Street numbering by Owner  Audio & Video  Telephone/Data (Telstra or NBN) services from Site boundary to out  Security systems						
Landscaping works incl. Clothesline  Mail boxes and Street numbering by Owner  Audio & Video  Telephone/Data (Telstra or NBN) services from Site boundary to out						
Landscaping works incl. Clothesline  Mail boxes and Street numbering by Owner  Audio & Video  Telephone/Data (Telstra or NBN) services from Site boundary to out  Security systems						
Landscaping works incl. Clothesline  Mail boxes and Street numbering by Owner  Audio & Video  Telephone/Data (Telstra or NBN) services from Site boundary to out  Security systems  Supply and installation of Solar Panels						

	SUB TOTAL	\$3,267,752.84
12%	MARGIN	\$392,130.34
	POST MARGIN	\$3,659,883.18
	10% GST	\$365,988.32
	TOTAL INCL GST	\$4,025,871.50



### **Townhouse Development**

Project:	Builder:
Date:	Contact:

317.36	m2	\$45.00	<b>\$282,195.19</b> \$65,776.96		\$282,195.19
			\$65,776.96		
317.36	m2	¢440.00			
		\$110.00	\$144,909.37		
97.	m	\$18.00	\$1,745.92		
75.56	m	\$265.00	\$20,024.38		
206.65	m	\$120.00	\$24,797.59		
543.3	m	\$15.00	\$8,149.50		
2.	each	\$500.00	\$1,000.00		
8.	each	\$300.00	\$2,400.00		
4.69	m	\$50.00	\$234.45		
181.71	m	\$42.00	\$7,632.02		
1.	each	\$750.00	\$750.00		
5.	each	\$280.00	\$1,400.00		
9.	each	\$375.00	\$3,375.00		
5	75.56 06.65 643.3 2. 8. 4.69 81.71 1.	75.56 m 76.65 m 76.65 m 76.43.3 m 76	75.56     m     \$265.00       06.65     m     \$120.00       643.3     m     \$15.00       2.     each     \$500.00       8.     each     \$300.00       44.69     m     \$50.00       81.71     m     \$42.00       1.     each     \$750.00       5.     each     \$280.00	75.56       m       \$265.00       \$20,024.38         96.65       m       \$120.00       \$24,797.59         643.3       m       \$15.00       \$8,149.50         2.       each       \$500.00       \$1,000.00         8.       each       \$300.00       \$2,400.00         4.69       m       \$50.00       \$234.45         81.71       m       \$42.00       \$7,632.02         1.       each       \$750.00       \$750.00         5.       each       \$280.00       \$1,400.00	75.56       m       \$265.00       \$20,024.38         96.65       m       \$120.00       \$24,797.59         643.3       m       \$15.00       \$8,149.50         2.       each       \$500.00       \$1,000.00         8.       each       \$300.00       \$2,400.00         4.69       m       \$50.00       \$234.45         81.71       m       \$42.00       \$7,632.02         1.       each       \$750.00       \$750.00         5.       each       \$280.00       \$1,400.00