

Project:	Builder:
Date:	Contact:

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	
Temporary power pole meter box hire and electrical connection for above ground	1.	each	\$1,777.00	\$1,777.00	
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 wide x 4.0 metres long	2.	each	\$1,755.00	\$3,510.00	
Mobile Scaffolding (x 2)	30.	Weeks	\$250.00	\$7,500.00	
Scaffolding - fixed hire per week - 2 storey scaffold - deliver + erect + dismantle + pick up (allowance for 6 weeks x \$1150/week for 30 LM)	5.	Units	\$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	
Slab Clean Up	5.	each	\$450.00	\$2,250.00	

<b>Project:</b>	<b>Builder:</b>
<b>Date:</b>	<b>Contact:</b>

Description	Quantity	Unit	Rate	Sub-Total	Total
<b>DRAINAGE</b>					<b>\$198,893.65</b>
<b>Sewerage</b>				<b>\$21,222.50</b>	
Machine excavate trench exceeding 300mm wide x 1000mm deep	151.	m	\$70.00	\$10,570.00	
Backfilling trenches with excavated material	52.9	m3	\$25.00	\$1,322.50	
Sewer drains 100mm dia	61.	m	\$30.00	\$1,830.00	
Tie-in with Council sewerage line	5.	each	\$1,500.00	\$7,500.00	
<b>Storm Water Drainage (as per JDS Civil Designs)</b>				<b>\$160,171.15</b>	
Drainage complete - stormwater - PVC pipe and fittings - 100mm diameter x 0.5 metre deep	57.98	m	\$62.84	\$3,643.69	
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	4.	each	\$350.00	\$1,400.00	
Rainwater tank complete - polyethylene - underground - round - 3000 litre	5.	each	\$5,500.00	\$27,500.00	
A.G. Pipe with filter socks behind kerb to connected nearest pit	89.31	m	\$42.00	\$3,751.19	
Dual occupancy allowances for Sewer & Storm water	5.	each	\$3,500.00	\$17,500.00	
<i><u>If encountered with rock or extremely hard ground surface excavation will incur extra cost</u></i>					

Project:	Builder:
Date:	Contact:

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 trusses	106.7	m2	\$100.00	\$10,670.00	
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	

Project:	Builder:
Date:	Contact:

Description	Quantity	Unit	Rate	Sub-Total	Total
<u>Aluminium framed Glazed Doors</u>					
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	
<u>Aluminium framed Glazed Windows</u>					
<u>GL1 - Double glazing and frame system with acoustic seals</u>					
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	
<u>GL2 - 6/12/6 IGU &amp; Frame system with acoustic seals</u>					
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	
<u>GL4 - 6/12/6.38 IGU &amp; Frame system with acoustic seals</u>					
W05 - Fixed/awning window, Size 3200 W x 2350 H	1.	each	\$5,754.00	\$5,754.00	
W06 - Fixed window, Size 900 W x 2355 H	1.	each	\$1,537.00	\$1,537.00	
<u>GL6 - 6/12/10.38 IGU &amp; Frame system with acoustic seals</u>					
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	
Doors				\$7,512.00	
<u>Timber Doors with Timber frames</u>					
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 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				\$36,312.50	
B1 - Austral Bricks, Range: Hamptons, Finish: White Haven	57.7	m2	\$265.00	\$15,290.50	
B2 - Austral Bricks, Range: Indulgence, Finish: Truffle	60.2	m2	\$265.00	\$15,953.00	
B2 - Double Brick wall with Galvanised metal brick ties	5.3	m2	\$530.00	\$2,809.00	
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	



Project:	Builder:
Date:	Contact:

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 Dulux render finish to 1st floor walls	8.7	m2	\$95.00	\$826.50	
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 Window frame	11.8	m	\$150.00	\$1,770.00	
Carpentry Lock-Up				\$10,362.00	
Masonite Packers	800.	each	\$0.75	\$600.00	
Lock-Up Hardware	1.	each	\$600.00	\$600.00	
Carpentry Lock-up Labour (internal)	428.1	m2	\$20.00	\$8,562.00	
Lock-Up clean up	1.	each	\$600.00	\$600.00	
Roofing				\$19,685.66	
Custom ORB Metal roof sheeting, Colorbond Dune finish	98.8	m2	\$73.00	\$7,212.40	
Roof Sarking	89.8	m2	\$8.00	\$718.40	
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	

Project:		Builder:				
Date:		Contact:				
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	
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 Walls		354.	m2	\$22.00	\$7,788.00	
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	
<u>T1 - Volare Enzo moon, lapp, 600x600, Palladium #77 Stacked</u>						
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						
<u>WT2 - Volare, Colour: Enriva glazed white matt, Size 280x295mm, Palladium #77, VERTICAL Stacked</u>						
GF - Laundry		5.1	m2	\$94.00	\$479.40	
<u>WT3 - Volare Enzo moon lapp, 600x1200, Palladium #77 Stacked</u>						
GF - Pwd Room		15.1	m2	\$61.00	\$921.10	
<u>T1 - Volare Enzo moon lapp, 600x600, Palladium #77 Stacked</u>						
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	
<u>ST1 - RHF, Colour: Bodrum, Finish: Stone to Kitchen - Splashback, Rangehood Cover</u>						
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	
<u>ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Kitchen Bench</u>						
Unit-1: Kitchen counter top Size 3510 L x 700 W		1.	each	\$3,500.00	\$3,500.00	
<u>ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Kitchen Island</u>						
Unit-1: Island bench with waterfall Size (3900+900 ) L x 800 W		1.	each	\$5,760.00	\$5,760.00	
<u>ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Ensuite</u>						
Vanity top Size 1900 L x 600 W		1.	each	\$1,900.00	\$1,900.00	
<u>ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Bathroom</u>						
Vanity top Size 1930 L x 600 W		1.	each	\$1,930.00	\$1,930.00	
<u>ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Powder room</u>						
Vanity top Size 1000 L x 600 W		1.	each	\$1,000.00	\$1,000.00	
<u>ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Laundry</u>						
Unit-1: L'Dry Counter top Size (1570+245) L x 600 W		1.	each	\$1,815.00	\$1,815.00	
Flooring					\$10,201.00	
Choice Flooring with underlay: 10mm, Finish:Steel – Compass to FF - 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	

<b>Project:</b>	<b>Builder:</b>
<b>Date:</b>	<b>Contact:</b>

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 x 800 W x 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	
<b>Laundry</b>					
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	
<b>Powder Room</b>					
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	
<b>Ensuite</b>					
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	
<b>BED-1</b>					
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	
<b>Bathroom</b>					
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	
<b>BED-2</b>					
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	
<b>BED-3</b>					
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	
<b>LINEN</b>					
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	
<b>Appliances</b>				<b>\$6,330.00</b>	
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	
<b>Plumbing Fixtures</b>				<b>\$9,100.00</b>	
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	

Project:	Builder:
Date:	Contact:

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.	each	\$500.00	\$500.00	
C1 - Retractable external clothes drying line, Bunnings Daytec Black MK2 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	4.3	m	\$130.00	\$559.00	
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				\$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				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	



Project:	Builder:
Date:	Contact:

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	

UNIT-2				\$511,575.51	
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 bearing walls (for up to 3000mm H)	142.3	m2	\$47.00	\$6,688.10	
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	
B9 - 250UB37.3	6.1	m	\$382.28	\$2,331.91	
B13 - 200x75 PFC	4.1	m	\$205.44	\$842.30	
B14 - 180x75 PFC + 200x12 Plate	2.9	m	\$215.26	\$624.25	
RL1 - 200x75 PFC + 200x10 Plate	6.1	m	\$398.80	\$2,432.68	

Project:	Builder:
Date:	Contact:

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					
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					
W10 - Fixed/awning window, Size 2450 W x 2350 H	1.	each	\$4,675.00	\$4,675.00	
W11 - Fixed/awning window, Size 2900 W x 2350 H	1.	each	\$5,440.00	\$5,440.00	
Powder coated Aluminium frame Fly screens with Fibre glass mess	8.	m2	\$235.00	\$1,880.00	
Doors				\$7,432.00	
Timber Doors with Timber frames					
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					
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 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				\$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	

<b>Project:</b>	<b>Builder:</b>
<b>Date:</b>	<b>Contact:</b>

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	
Sisalation Paper				INCL	
Sisalation install Labour				INCL	
Sisalation Staples				INCL	
Steel Lintels					
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 batten	6.	m2	\$350.00	\$2,100.00	
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	
Aluminium shrouds to Windows in Black powdercoat finish					
Size 9000 L x 3300 H x 400mm Deep	1.	each	\$4,920.00	\$4,920.00	
Fixed louvred screens with 32x32mm Alum. slats & end caps in 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 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	\$164.00	
Colorbond steel Nightsky Quad gutter 115mm	9.4	m	\$37.70	\$354.38	
Metal capping to Parapet walls, Size 240mm W x 100 D	38.9	m	\$30.50	\$1,186.45	
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					
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	

<b>Project:</b>	<b>Builder:</b>
<b>Date:</b>	<b>Contact:</b>

Description	Quantity	Unit	Rate	Sub-Total	Total
350mm H Bulkhead from top of Overhead cupboards to ceiling	27.7	m	\$125.00	\$3,462.50	
Eaves lining (Fibre cement sheeting)	6.6	m2	\$45.00	\$297.00	
Plaster site clean	1.	each	\$500.00	\$500.00	
<b>Insulation</b>				<b>\$7,514.05</b>	
Internal & External Wall Insulation (Glass fibre batt - R2.5)	140.6	m2	\$14.50	\$2,038.70	
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 - R4.0)	88.4	m2	\$12.60	\$1,113.84	
Ceiling insulation (Glass fibre batt - R4.0)	94.2	m2	\$12.60	\$1,186.92	
Ceiling insulation - R6.0	95.1	m2	\$16.00	\$1,521.60	
<b>Carpentry Fixing</b>				<b>\$6,745.60</b>	
Moulded frame around the Door or Window (Dulux Charmed White)	142.7	m	\$8.00	\$1,141.60	
Skirting: 68x12mm Painted MDF skirting (Dulux Charmed White)	121.3	m	\$12.00	\$1,455.60	
Garage T/P Skirting (Dulux Charmed White)	18.3	m	\$12.00	\$219.60	
Carpentry Fixing Labour	428.6	m2	\$8.00	\$3,428.80	
Carpentry Fit-off Labour	1.	each	\$500.00	\$500.00	
<b>Painting</b>				<b>\$13,737.60</b>	
Dulux Charmed White colour 3 coat system low sheen washable paint to Walls	354.	m2	\$22.00	\$7,788.00	
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	189.3	m2	\$22.00	\$4,164.60	
Painting - External Eaves	6.6	m2	\$25.00	\$165.00	
<b>Tiling</b>				<b>\$22,942.30</b>	
50mm Bond breaker to create cover corner	38.9	m	\$16.00	\$622.40	
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	
<b>Floor Tiles</b>					
Floor Tiles in Balcony - PC \$50/m2	2.4	m2	\$50.00	\$120.00	
<u>T1 - Volare Enzo moon, lapp, 600x600, Palladium #77 Stacked</u>					
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	
<b>Wall Tiles</b>					
<u>WT2 - Volare, Colour: Enriva glazed white matt, Size 280x295mm, Palladium #77, VERTICAL Stacked</u>					
GF - Laundry	5.1	m2	\$94.00	\$479.40	
<u>WT3 - Volare Enzo moon lapp, 600x1200, Palladium #77 Stacked</u>					
GF - Pwd Room	15.1	m2	\$61.00	\$921.10	
<u>T1 - Volare Enzo moon lapp, 600x600, Palladium #77 Stacked</u>					
FF - Ensuite	26.2	m2	\$61.00	\$1,598.20	
FF - Bathroom	36.	m2	\$61.00	\$2,196.00	
Ceramic Tile Underlay	21.3	m2	\$80.00	\$1,704.00	
Tiling Labour	106.	m2	\$95.00	\$10,070.00	
<b>Stone Works</b>				<b>\$24,390.00</b>	
<u>ST1 - RHF, Colour: Bodrum, Finish: Stone to Kitchen - Splashback, Rangehood Cover</u>					
Kitchen Splashback, 7250 L x 650 H	1.	each	\$7,250.00	\$7,250.00	
Rangehood cover, Size 900 L x 800 H	1.	each	\$1,000.00	\$1,000.00	
<u>ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Kitchen Bench</u>					
Unit-1: Kitchen counter top with waterfall Size (2840+1200+4420+900) L x 700 W	1.	each	\$9,360.00	\$9,360.00	
<u>ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Ensuite</u>					
Vanity top Size 1900 L x 600 W	1.	each	\$1,900.00	\$1,900.00	
<u>ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Bathroom</u>					
Vanity top Size 1930 L x 600 W	1.	each	\$1,930.00	\$1,930.00	
<u>ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Powder room</u>					
Vanity top Size 1000 L x 600 W	1.	each	\$1,000.00	\$1,000.00	
<u>ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Laundry</u>					
Unit-1: L'Dry Counter top Size (1650+300) L x 600 W	1.	each	\$1,950.00	\$1,950.00	
<b>Flooring</b>				<b>\$19,030.00</b>	
Choice Flooring with underlay: 10mm, Finish:Steel – Compass to FF - Sitting room, Bed 1 – WIR, Bed 2 & 3-robe	72.	m2	\$85.00	\$6,120.00	



<b>Project:</b>	<b>Builder:</b>
<b>Date:</b>	<b>Contact:</b>

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	
<b>Joinery</b>				<b>\$54,575.00</b>	
<b>Kitchen</b>					
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	
<b>New Stairs (GF)</b>					
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	
<b>Laundry</b>					
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	
<b>Powder Room</b>					
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	
<b>Ensuite</b>					
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	
<b>BED-1</b>					
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	
<b>Bathroom</b>					
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	
<b>BED-2</b>					
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	
<b>BED-3</b>					
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	
<b>Linen</b>					
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	
<b>Appliances</b>				<b>\$6,330.00</b>	
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	
<b>Plumbing Fixtures</b>				<b>\$9,475.00</b>	
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	

<b>Project:</b>	<b>Builder:</b>
<b>Date:</b>	<b>Contact:</b>

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	
<b>Shower Screens &amp; Mirrors</b>				<b>\$3,575.00</b>	
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: 840x50	1.	each	\$225.00	\$225.00	
<b>Miscellaneous</b>				<b>\$2,931.00</b>	
<b>Fixed shading on Pergola, Danpalon Multicell polycarbonate roof cladding</b>					
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	
<b>Plumbing</b>				<b>\$10,500.00</b>	
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	
<b>Electrical</b>				<b>\$27,900.00</b>	
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				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	

# Detailed Trade Breakdown

## Townhouse Development

<b>Project:</b>	<b>Builder:</b>
<b>Date:</b>	<b>Contact:</b>

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	
<b>Heating / Cooling</b>				<b>\$29,000.00</b>	
Ducted reverse cycle air conditioning	1.	each	\$29,000.00	\$29,000.00	
<b>Caulking</b>				<b>\$1,800.00</b>	
Allowance for seal gaps	1.	each	\$1,800.00	\$1,800.00	
<b>Final Clean</b>				<b>\$3,760.00</b>	
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	
<b>UNIT-3</b>					<b>\$552,759.76</b>
<b>Termite Protection</b>				<b>\$1,400.00</b>	
Termite Protection Part A	1.	each	\$600.00	\$600.00	
Termite Protection Part B	1.	each	\$800.00	\$800.00	
<b>Framing</b>				<b>\$56,923.69</b>	
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	256.1	m2	\$52.00	\$13,317.20	
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	11.	m2	\$52.00	\$572.00	
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	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 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 embedment	68.77	m2	\$25.00	\$1,719.25	
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	
Roof Lintel - 2/240x45 MGP10	2.8	m	\$65.00	\$182.00	
Roof Lintel - 2/290x42 Smart LVL15	10.2	m	\$173.00	\$1,764.60	
Site Measure	1.	each	\$1,000.00	\$1,000.00	
Framing site clean	1.	each	\$600.00	\$600.00	
<b>Structural Steel</b>				<b>\$27,021.83</b>	

<b>Project:</b>	<b>Builder:</b>
<b>Date:</b>	<b>Contact:</b>

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	
<b>Aluminium &amp; Glazing</b>				<b>\$57,717.00</b>	
<b>Aluminium frame to Timber Doors</b>					
D01 - Size 920 W x 2340 H	1.	each	\$340.00	\$340.00	
<b>Aluminium framed Glazed Doors</b>					
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	
<b>Aluminium framed Glazed Windows</b>					
<u>GL1 - Double glazing and frame system with acoustic seals</u>					
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	
<u>GL2 - 6/12/6 IGU &amp; Frame system with acoustic seals</u>					
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	
<u>GL4 - 6/12/6.38 IGU &amp; Frame system with acoustic seals</u>					
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	
<u>GL6 - 6/12/10.38 IGU &amp; Frame system with acoustic seals</u>					
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	
<b>Doors</b>				<b>\$7,472.00</b>	
<b>Timber Doors with Timber frames</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	
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	\$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 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	
<b>Timber Door panel only</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	
<b>Garage Door</b>				<b>\$3,600.00</b>	



Project:	Builder:
Date:	Contact:

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				INCL	
Sisalation Staples				INCL	
Steel Lintels					
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				\$945.00	
BS - Timber look battens Vertical cladding to external wall from Deco 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	1.	each	\$4,680.00	\$4,680.00	
Fixed louvred screens with 32x32mm Alum. slats & end caps in 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	2.5	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	
Roofing				\$19,720.69	
Custom ORB Metal roof sheeting, Colorbond Dune finish	103.6	m2	\$73.00	\$7,562.80	
Roof Sarking	94.2	m2	\$8.00	\$753.60	
BG - Box gutter, 300mm girth x 200mm D	26.8	m	\$118.00	\$3,162.40	
BG - Box gutter, 600mm girth x 200mm D	8.2	m	\$142.00	\$1,164.40	
20mm thk. Gutter boards	43.1	m	\$30.00	\$1,293.00	
Sump in Box gutter	5.	each	\$110.00	\$550.00	

Project:	Builder:
Date:	Contact:

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					
GF - Laundry	19.8	m2	\$94.00	\$1,861.20	
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	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	

<b>Project:</b>	<b>Builder:</b>
<b>Date:</b>	<b>Contact:</b>

Description	Quantity	Unit	Rate	Sub-Total	Total
<b>Stone Works</b>				<b>\$24,310.00</b>	
<u>ST1 - RHF, Colour: Bodrum, Finish: Stone to Kitchen - Splashback, Rangehood Cover</u>					
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	
<u>ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Kitchen Bench</u>					
Unit-1: Kitchen counter top with waterfall Size (2840+1200+4420+900) L x 700 W	1.	each	\$9,360.00	\$9,360.00	
<u>ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Ensuite</u>					
Vanity top Size 1900 L x 600 W	1.	each	\$1,900.00	\$1,900.00	
<u>ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Bathroom</u>					
Vanity top Size 1930 L x 600 W	1.	each	\$1,930.00	\$1,930.00	
<u>ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Powder room</u>					
Vanity top Size 1000 L x 600 W	1.	each	\$1,000.00	\$1,000.00	
<u>ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Laundry</u>					
Unit-1: L'Dry Counter top Size (1570+300) L x 600 W	1.	each	\$1,870.00	\$1,870.00	
<b>Flooring</b>				<b>\$11,338.50</b>	
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	
<b>Joinery</b>				<b>\$53,105.00</b>	
<b>Kitchen</b>					
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	
<b>New Stairs (GF)</b>					
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	
<b>Laundry</b>					
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	
<b>Powder Room</b>					
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	
<b>Ensuite</b>					
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	
<b>BED-1</b>					
WIR with shelves, Drawers and Door fronts in L2 finish, Size (4860+1100) L x 600 W x 2350 H	1.	each	\$10,730.00	\$10,730.00	
<b>Bathroom</b>					
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	
<b>BED-2</b>					
Robe with shelves, Drawers and Door fronts in L2 finish, Size 1810 L x 600 W x 2350 H	1.	each	\$3,240.00	\$3,240.00	
<b>BED-3</b>					
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	
<b>Linen</b>					
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	
<b>Appliances</b>				<b>\$6,330.00</b>	

<b>Project:</b>	<b>Builder:</b>
<b>Date:</b>	<b>Contact:</b>

Description	Quantity	Unit	Rate	Sub-Total	Total
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	
<b>Plumbing Fixtures</b>				<b>\$8,550.00</b>	
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	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	
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	
<b>Shower Screens &amp; Mirrors</b>				<b>\$3,575.00</b>	
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: 840x50	1.	each	\$225.00	\$225.00	
<b>Miscellaneous</b>				<b>\$3,100.00</b>	
<b>Fixed shading on Pergola, Danpalon Multicell polycarbonate roof cladding</b>					
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	
<b>Plumbing</b>				<b>\$10,500.00</b>	
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	
<b>Electrical</b>				<b>\$29,000.00</b>	
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	



Project:	Builder:
Date:	Contact:

Description	Quantity	Unit	Rate	Sub-Total	Total
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				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
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				\$61,858.41	
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	231.1	m2	\$52.00	\$12,017.20	
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	17.4	m2	\$52.00	\$904.80	
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	129.1	m2	\$47.00	\$6,067.70	
FJ1 - 300 Deep posi joist at 450 CTS	77.2	m2	\$183.00	\$14,127.60	
FJ3 - 200x45 Hyspan LVL at 450 CTS	22.3	m2	\$145.50	\$3,244.65	
Structural sheet flooring (Plywood or Particle board)	99.4	m2	\$27.30	\$2,713.62	
Roof framing comprising Roof lintels (LVL Hyspan), Roof trusses & Girder trusses	108.9	m2	\$100.00	\$10,890.00	
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	91.	m2	\$25.00	\$2,275.00	
Wall bracing - Type P2: 7mm thk. Plywood fixed to Timber frame with 30x2.8mm Ø Flathead nails & M12 chemset threaded rod, 100mm embedment	28.21	m2	\$25.00	\$705.25	
Eaves framing	32.	m2	\$22.00	\$704.00	
Roof battens 45X70 MGP10 at 900 cts max	110.1	m2	\$18.00	\$1,981.80	
DS1 - 2/90x45 MGP10 studs	9.	each	\$72.00	\$648.00	

<b>Project:</b>	<b>Builder:</b>
<b>Date:</b>	<b>Contact:</b>

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.	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.	each	\$600.00	\$600.00	
<b>Structural Steel</b>				<b>\$16,459.78</b>	
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	
<b>Aluminium &amp; Glazing</b>				<b>\$45,897.00</b>	
<b>Aluminium frame to Timber Doors</b>					
D01 - Size 920 W x 2340 H	1.	each	\$340.00	\$340.00	
<b>Aluminium framed Glazed Doors</b>					
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	
<b>Aluminium framed Glazed Windows</b>					
<u>GL1 - Double glazing and frame system with acoustic seals</u>					
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	
<u>GL2 - 6/12/6 IGU &amp; Frame system with acoustic seals</u>					
W09 - Fixed/awning window, Size 1800 W x 850 H	1.	each	\$1,110.00	\$1,110.00	
<u>GL4 - 6/12/6.38 IGU &amp; Frame system with acoustic seals</u>					
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.	each	\$4,476.00	\$4,476.00	
<u>GL6 - 6/12/10.38 IGU &amp; Frame system with acoustic seals</u>					
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>Doors</b>				<b>\$7,432.00</b>	
<b>Timber Doors with Timber frames</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	
<b>Timber Door panel only</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	
<b>Garage Door</b>				<b>\$4,570.00</b>	

<b>Project:</b>	<b>Builder:</b>
<b>Date:</b>	<b>Contact:</b>

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	
<b>Staircase</b>				<b>\$11,790.00</b>	
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	\$8,500.00	\$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	
<b>Brickwork</b>				<b>\$42,743.00</b>	
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				INCL	
Sisalation install Labour				INCL	
Sisalation Staples				INCL	
<b>Steel Lintels</b>					
900mm Long 90x6 EA	1.	each	\$45.00	\$45.00	
1700mm Long 150x90x8 EA	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	
<b>Rendered Areas</b>				<b>\$1,700.50</b>	
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	
<i><u>Note: Net Qty's. Deducted openings</u></i>					
<b>Metal Works</b>				<b>\$19,200.00</b>	
<b>Aluminium shrouds to Windows in Black powdercoat finish</b>					
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	1.	each	\$4,560.00	\$4,560.00	
<b>Fixed louvred screens with 32x32mm Alum. slats &amp; end caps in Monument powdercoat finish</b>					
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	
<b>Carpentry Lock-Up</b>				<b>\$9,352.00</b>	
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>Roofing</b>				<b>\$14,990.40</b>	
Custom ORB Metal roof sheeting, Colorbond Dune finish	110.1	m2	\$73.00	\$8,037.30	
Roof Sarking	100.1	m2	\$8.00	\$800.80	
BG - Box gutter, 300mm girth x 200mm D	16.7	m	\$118.00	\$1,970.60	
20mm thk. Gutter boards	16.7	m	\$20.00	\$334.00	
Sump in Box gutter	1.	each	\$110.00	\$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	4.5	m	\$24.00	\$108.00	
<b>DP - 100mm x 50mm Colorbond steel Nightsky Down pipe</b>					
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	

Project:	Builder:			
Date:	Contact:			

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	
Insulation				\$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 Walls	336.2	m2	\$22.00	\$7,396.40	
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	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					
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					
Vanity top Size 850 L x 600 W	1.	each	\$850.00	\$850.00	



Project:	Builder:			
Date:	Contact:			

Description	Quantity	Unit	Rate	Sub-Total	Total
Vanity top Size 1900 L x 600 W	1.	each	\$1,900.00	\$1,900.00	
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Powder room					
Vanity top Size 930 L x 600 W	1.	each	\$930.00	\$930.00	
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Laundry					
Unit-1: L'Dry Counter top Size (1805+620) L x 600 W	1.	each	\$2,450.00	\$2,450.00	
Flooring				\$12,813.00	
Choice Flooring with underlay: 10mm, Finish:Steel – Compass to GF - Study, Bed 1 – WIR, Bed 2-robe	32.9	m2	\$85.00	\$2,796.50	
Embeltons Mink Grey direct stick Timber flooring, Size 1860 x 189 x 14mm, SKU: CF642-28 to FF - Lounge, Dinning, Sitting room & Kitchen	87.1	m2	\$115.00	\$10,016.50	
Joinery				\$38,165.00	
Kitchen					
Kitchen Base cupboard with drawers, Adj.shelving and Door fronts in L1 finish, Size (2420+1300) L x 600 W x 900 H	1.	each	\$4,465.00	\$4,465.00	
Kitchen Overhead cupboard with Adj.shelving and Door fronts in L1 finish, Size (1975+2175) L x 350 W x 800 H	1.	each	\$3,735.00	\$3,735.00	
Kitchen Overhead cupboard with Adj.shelving and Door fronts in L1 finish, Size 3400 L x 500 W x 800 H	1.	each	\$3,060.00	\$3,060.00	
Refrigerator recess with O/H cupboard in L1 finish, Size 850 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	\$2,000.00	\$2,000.00	
New Stairs (GF)					
Cupboard with Shelves and Door fronts in L2 finish, Size 1050 L x 700 W x 2350 H	1.	each	\$650.00	\$650.00	
Cupboard with Shelves and Door fronts in L2 finish, Size 1500 L x 700 W x 2350 H	1.	each	\$700.00	\$700.00	
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 (1220+652) L x 350 W x 800 H	1.	each	\$1,685.00	\$1,685.00	
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 950 L x 500 W x 600 H	1.	each	\$900.00	\$900.00	
Ensuite-1 & 2					
Vanity counter with Adj.shelving, Drawers and Door fronts in L2 finish, Size 2425 L x 500 W x 600 H	1.	each	\$2,180.00	\$2,180.00	
Vanity counter with Adj.shelving, Drawers and Door fronts in L2 finish, Size 840 L x 500 W x 600 H	1.	each	\$900.00	\$900.00	
BED-1					
WIR with shelves, Drawers and Door fronts in L2 finish, Size (3600+950) L x 600 W x 2350 H	1.	each	\$8,190.00	\$8,190.00	
BED-2					
Robe with shelves, Drawers and Door fronts in L2 finish, Size 2420 L x 600 W x 2350 H	1.	each	\$4,350.00	\$4,350.00	
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				\$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 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	

# Detailed Trade Breakdown

## Townhouse Development

<b>Project:</b>	<b>Builder:</b>
<b>Date:</b>	<b>Contact:</b>

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	
<b>Shower Screens &amp; Mirrors</b>				<b>\$3,675.00</b>	
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	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	
<b>Miscellaneous</b>				<b>\$1,850.00</b>	
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	
<b>Plumbing</b>				<b>\$10,500.00</b>	
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	
<b>Electrical</b>				<b>\$28,000.00</b>	
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				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 (Bldg corner)	1.	each	\$6,000.00	\$6,000.00	
Ceiling recessed LED Light	1.	each	\$4,000.00	\$4,000.00	

Project:	Builder:
Date:	Contact:

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	

UNIT-5					\$531,833.39
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 bearing wall (up to 3000mm H) - Supply only	230.7	m2	\$52.00	\$11,996.40	
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	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 bearing walls (for up to 3000mm H) - Supply only	133.5	m2	\$47.00	\$6,274.50	
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 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 embedment	86.58	m2	\$25.00	\$2,164.50	
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	m	\$261.38	\$1,097.80	
B33A - 250x90 PFC	4.5	m	\$312.30	\$1,405.35	
B34 - 250x90 PFC + 200x12 Plate	4.8	m	\$336.30	\$1,614.24	
B35 - 380x100 PFC + 200x12 Plate	7.5	m	\$590.67	\$4,430.03	
B36 - 300x90 PFC + 200x12 Plate	7.5	m	\$382.80	\$2,871.00	

Project:	Builder:
Date:	Contact:

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 - Ikonik 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 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 & 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	1.5	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				INCL	
Brick Sand				INCL	
GP Cement				INCL	



<b>Project:</b>	<b>Builder:</b>
<b>Date:</b>	<b>Contact:</b>

Description	Quantity	Unit	Rate	Sub-Total	Total
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				INCL	
Sisalation Staples				INCL	
Steel Lintels					
900mm Long 90x6 EA	1.2	each	\$45.00	\$54.00	
3200mm Long 150x90x16 EA	1.2	each	\$500.00	\$600.00	
Brickwork Site clean	1.	each	\$600.00	\$600.00	
Wall Cladding				\$5,775.00	
BS - Timber look battens Vertical cladding to external wall from Deco batten	16.5	m2	\$350.00	\$5,775.00	
Metal Works				\$10,474.00	
Fixed louvred screens with 32x32mm Alum. slats & end caps in Monument powdercoat finish					
Size 3400 L x 3100 H	1.	each	\$3,690.00	\$3,690.00	
Size 4290 L x 2700 H	1.	each	\$4,054.00	\$4,054.00	
Vertical Aluminium Balustrade to Balcony in Nightsky finish, 1050mm H	4.2	m	\$650.00	\$2,730.00	
Carpentry Lock-Up				\$9,154.00	
Masonite Packers	800.	each	\$0.75	\$600.00	
Lock-Up Hardware	1.	each	\$600.00	\$600.00	
Carpentry Lock-up Labour (internal)	367.7	m2	\$20.00	\$7,354.00	
Lock-Up clean up	1.	each	\$600.00	\$600.00	
Roofing				\$15,305.15	
Custom ORB Metal roof sheeting, Colorbond Dune finish	125.4	m2	\$73.00	\$9,154.20	
Roof Sarking	114.	m2	\$8.00	\$912.00	
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	\$110.00	\$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	\$125.00	\$375.00	
6000mm H	3.	each	\$180.00	\$540.00	
Vent Cowl	3.	each	\$50.00	\$150.00	
Roofing site clean	1.	each	\$500.00	\$500.00	
Plastering				\$22,463.90	
10mm Plaster board to ceiling	184.2	m2	\$22.00	\$4,052.40	
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	
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	\$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	
Painting				\$15,339.00	

Project:		Builder:				
Date:		Contact:				
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						
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						
Unit-1: Kitchen counter top with waterfall Size (900+1100+2770) L x 600 W		1.	each	\$4,770.00	\$4,770.00	
ST1 - RHF, Arris, 40mm thk, Colour: Bodrum to Kitchen Island						
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						
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	

<b>Project:</b>	<b>Builder:</b>
<b>Date:</b>	<b>Contact:</b>

Description	Quantity	Unit	Rate	Sub-Total	Total
Laundry Overhead cupboard with Adj.shelving and Door fronts in L1 finish, Size (2505+520) L x 300 W x 800 H	1.	each	\$2,720.00	\$2,720.00	
Broom cupboard in L1 finish, Size 550 L x 600 W x 2350 H	1.	each	\$1,200.00	\$1,200.00	
<b>Powder Room</b>					
Wash counter with Adj.shelving and Door fronts in L1 finish, Size 1600 L x 300 W x 600 H	1.	each	\$1,120.00	\$1,120.00	
<b>Ensuite</b>					
Vanity counter with Adj.shelving, Drawers and Door fronts in L2 finish, Size 1800 L x 500 W x 600 H	1.	each	\$1,620.00	\$1,620.00	
<b>Bathroom</b>					
Vanity counter with Adj.shelving, Drawers and Door fronts in L2 finish, Size 1000 L x 500 W x 600 H	1.	each	\$900.00	\$900.00	
<b>LINEN</b>					
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	
<b>BED-1</b>					
WIR with shelves, Drawers and Door fronts in L2 finish, Size (1475+2600) L x 600 W x 2350 H	1.	each	\$7,335.00	\$7,335.00	
<b>BED-2</b>					
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	
<b>BED-3</b>					
Robe with shelves, Drawers and Door fronts in L2 finish, Size 2800 L x 600 W x 2350 H	1.	each	\$5,040.00	\$5,040.00	
<b>Appliances</b>				<b>\$6,330.00</b>	
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	
<b>Plumbing Fixtures</b>				<b>\$8,170.00</b>	
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	3.	each	\$300.00	\$900.00	
VB1 - ECT Global, name: QUBI II Semi-recessed Counter basin, size: 500x350x180mm, code:WB5038A with Plug & Waste – 32mm with overflow – brushed nickel	1.	each	\$350.00	\$350.00	
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	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 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	
<b>Shower Screens &amp; Mirrors</b>				<b>\$4,075.00</b>	

<b>Project:</b>	<b>Builder:</b>
<b>Date:</b>	<b>Contact:</b>

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	
<b>Miscellaneous</b>				<b>\$2,223.00</b>	
C1 - Retractable external clothes drying line, Bunnings Daytec Black MK2 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	
<b>Plumbing</b>				<b>\$10,500.00</b>	
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	
<b>Electrical</b>				<b>\$31,200.00</b>	
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				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	\$4,500.00	\$4,500.00	
Inspection and certificates	1.	each	\$21,200.00	\$21,200.00	
<b>Heating / Cooling</b>				<b>\$29,000.00</b>	
Ducted reverse cycle air conditioning	1.	each	\$29,000.00	\$29,000.00	
<b>Caulking</b>				<b>\$1,800.00</b>	
Allowance for seal gaps	1.	each	\$1,800.00	\$1,800.00	
<b>Final Clean</b>				<b>\$3,760.00</b>	
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	
<b>EXTERNAL WORKS</b>					<b>\$144,666.61</b>
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	



<b>Project:</b>	<b>Builder:</b>
<b>Date:</b>	<b>Contact:</b>

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
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
CCTV
Loose furniture
Asbestos removal

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

Project:	Builder:
Date:	Contact:

Description	Quantity	Unit	Rate	Sub-Total	Total
EXTERNAL WORKS (CAR PARK)		EXCL.MARGIN & GST	\$282,195.19	\$282,195.19	
Demolish existing asphalt car park including kerbs	1,461.71	m2	\$45.00	\$65,776.96	
New Asphalt car park with 25mm consolidated depth of 10mm nominal size asphalt wearing course, 35mm consolidated depth of 14mm nominal size asphalt base course, Heavy prime coat, 140mm consolidated depth of size 20mm class 2 fine crushed rock as prime surface course and 150mm consolidated depth of size 20mm 2% cement stabilised class 3 fine crushed rock base course in 2 layers	1,317.36	m2	\$110.00	\$144,909.37	
Provide 150mm Bitac strip between existing & new pavement	97.	m	\$18.00	\$1,745.92	
Proposed 'B2' Kerb channel	75.56	m	\$265.00	\$20,024.38	
Proposed 'B1' Kerb	206.65	m	\$120.00	\$24,797.59	
Painted line marking to carspaces	543.3	m	\$15.00	\$8,149.50	
Painted 'Symbol of Access' to accessible carspace	2.	each	\$500.00	\$1,000.00	
Arrow Marking 4900mm Long	8.	each	\$300.00	\$2,400.00	
Dowelled joints between new and existing slab	4.69	m	\$50.00	\$234.45	
A.G. Pipe with filter socks behind kerb to connected nearest pit	181.71	m	\$42.00	\$7,632.02	
Top of Ex. Pit to be raised to match with new level with new Heavy duty grate cover	1.	each	\$750.00	\$750.00	
Bike racks	5.	each	\$280.00	\$1,400.00	
Powdercoated Yellow Bollard 165 Dia x1200H fixed on Ex.Concrete surface	9.	each	\$375.00	\$3,375.00	
Note: Bin Enclosure not included					