

Detailed Trade Breakdown

Project:	Builder:
Date:	Contact:

Description	Quantity	Unit	Rate	Sub Total	Total
Preliminaries					\$221,944.50
Fees & Insurances				\$25,071.50	
Home warranty insurance	1.	each			
Public liability and Maintenance insurance	1.	each			
Estimation and Sceduling	1.	each			
Dilapidation report for neighbouring properties	2.	each			
Parking permits (\$60/week x 2 permits)	52.	Weeks			
Protect adjacent properties during the construction period	38.5	m			
Asset protection permits	1.	each			
Tree protection (1 No.)	1.	each			
Project Management				\$119,600.00	
Project Management (25% capacity,\$3,200/week)	52.	Weeks			
Site Labour	30.	Weeks			
Hire Items				\$72,973.00	
Site Signage - Plywood - no frame	1.	each			
Toilet Hire (including clean)	52.	Weeks			
Use existing power supply during construction stage (Builder will pay monthly bills)	12.	Months			
Temporary Fence (up to 30m)	52.	Weeks			
Shade cloth (50m roll)	1.	each			
Rubbish Cage Hire	52.	Weeks			
Waste management costs	232.3	m2			
Cross Over Protection	52.	Weeks			
Mobile Scaffolding	52.	Weeks			
Scaffolding - fixed hire per week - Single storey scaffold - 60m x 2.50m high - deliver + erect + dismantle + pick up	365.8	m2			
Roof Guard Rail	73.3	m			
Deliveries	1.	each			
Traffic Management - PC Sums	1.	each			
Crane Hire	40.	Hrs			
Site Works & Preparation				\$4,300.00	
Building set-out & Survey	1.	each			
Capping Existing services (Water, Gas, Electricity & Drainage)	1.	each			
Services (No Allowances)					\$0.00
Water Taping (wet - long)	1.	each			
Gas mains connection	1.	each			
Phone Connection	1.	each			
Underground Power Connection	1.	each			
Demolition					\$22,792.94
Demolition Permit	1.	each			
Services Disconnections					
Disconnect existing water and provide temporary stand-pipe in front garden	1.	each			
Disconnect gas services	1.	each			
Demolish Ext.Structures					
Demolish Ex.Brick veneer, Corrugated roof, Doors, windows with all fittings, fixtures and finishes	92.	m2			
Demolish front verandah	6.1	m2			
Temporary support to Ex.Brickwork retaining wall at South side	22.5	m			
Demolish Ext.Works					
Demolish Concrete paving	6.06	m2			
Demolish Ex.Picket fence (Front)	5.8	m			
Demolish Ex.palings	38.5	m			
Termite Protection					\$2,200.00
Termite protection - Part A	1.	each			
Termite protection - Part B		note			
Penetrations - Termimesh or Kordon		note			
Reticulated chemical system under slab		note			
Earth Works					\$10,210.00
Bulk excavate cut to reduced levels and dispose from site	1.	each			
Trim and grade and compact subgrade		note			
Concrete Works					\$55,907.50
Supply, Place and Levelling of 50mm Compacted Sand to all Sand Beds as per plan		note			

Detailed Trade Breakdown

Project:	Builder:
Date:	Contact:

Description	Quantity	Unit	Rate	Sub Total	Total
Vapour barrier membrane (UV-proof polythene 0.2mm thick) to be used beneath the slab		note			
450mm Diameter Mass Filled BP1 Bored Piers at Max 2500mm Depth - 14 Nos.		note			
400mm W x 800mm D EB1 as per plan		note			
450mm W x 800mm D EB2 as per plan		note			
300mm W x 800mm D SB1 as per plan		note			
250mm W x 450mm D EB2 Upstand as per plan		note			
900mm Sq x 600mm D PF1 as per plan - 10 Nos.		note			
Supply and place of all Reinforcement as per Engineering's and as per Reinforcement Strength Schedule		note			
Installation of all Set Down Areas as per Ground Floor Architectural Plan		note			
Supply, Place & Finish of 125mm Thick 25 mpa Concrete		note			
Supply of Concrete Pump x 2 for Pier & Slab Works		note			
Supply of Labour for all Works		note			
Supply and installation of Formwork to all slab dimensions and set down areas as per Ground Floor Architectural Plan		note			
Supply of all vapour barrier, bar chairs, trench mesh supports, tie wire, duct tape,		note			
Above Concrete Works	1.	each			
Allowance for Blinding underneath Strip beams	7.5	m3			
90mm thick screed over for Hydronic heating, SL81 fabric top with concrete F'c = 32 MPa	57.1	m2			
Carpentry					\$102,085.31
Wall Framing				\$37,928.82	
Wall framing comprising 90x45 MGP10 top plate, 90x45 MGP10 bottom plate & studs 90x45 MGP10 at 450 max. centres (up to 3000mm H) - SUPPLY	433.8	m2			
Wall bracing WB - 30x0.8mm metal strap nailed to plates, Rated for 3.0KN/m	24.	each			
Wall bracing PB - 4.0mm thk. F14 Plywood wall bracing fixed to Timber frame, Rated for 6.0KN/m	71.4	m2			
Level-1 & 2 Framing				\$56,273.50	
R1 - 140x45 MGP10 Pine Rafters at 900CTS max.	90.	m			
R2 - 90x45 MGP10 Pine Rafters at 900 CTS max.	11.	m			
RB1 - 2/140x45 Hyspan LVL, Roof beam	7.	m			
M1 - 2/90x45 MGP10 Pine, Mullion	24.	m			
M2 - 2/90x45 F17 KDHW, Mullion	6.	m			
M3 - 3/90x45 F17 KDHW, Mullion	6.	m			
L1 - 120x35 MGP10 Pine, Lintel	1.	m			
L2 - 200x45 Hyspan LVL, Lintel	12.	m			
FJ1 - 300 Deep 'Posi-Strut', Floor joists at 450 CTS	284.	m			
FJ2 - 120x35 MGP10 H3 Treated, Balcony joists at 450 CTS	13.	m			
FJ3 - 300x45 Hyspan LVL, Floor joists at 450CTS	58.	m			
FB2 - 2/300x45 Hyspan LVL, Floor beam	34.	m			
FB4 - 2/300x45 Hyspan LVL, Floor beam	5.	m			
WB1 - 2/300x45 Hyspan LVL, Wind beam	9.	m			
Graded battens under Balcony floor, 120x45 MGP10 600mm c/c	24.	m2			
Graded battens under Balcony floor, 120x45 MGP10 600mm c/c	70.1	m2			
Substrate sheeting over battens	46.7	m2			
90x45 Treated pine joists supported by pedestals	46.7	m2			
Pasco The Buzon PB-0-S12 Adjustable Pedestals	99.	each			
Structural sheet flooring (19mm thk. Particle board)	98.	m2			
Sleeper Ret.Wall				\$5,882.99	
RW1 - Timber sleeper retaining wall, 0.60m Max	10.7	m			
Timber batten to Metal cladding	0.	m2			
Site Measure	1.	each		\$1,200.00	
Framing site clean	1.	each		\$800.00	
Structural Steel					\$49,779.03
Columns				\$18,799.38	
C1 - 89X89X5 SHS	37.4	m			
C2 - 89X89X6 SHS	34.2	m			
PC1 - 100X100X9 SHS	27.2	m			
PC2 - 250 PFC	13.6	m			
1F Beams				\$16,136.46	

Project:	Builder:
Date:	Contact:

Description	Quantity	Unit	Rate	Sub Total	Total
FB1 - 250 PFC	27.4	m			
FB3 - 300 PFC	9.4	m			
FB5 - 250 UC 73	5.5	m			
OR1 - 180 PFC	2.	m			
Rafters				\$5,160.87	
PR1 - 300 PFC	14.3	m			
2F Beams				\$4,209.30	
FB1 - 250 PFC	7.6	m			
FB6 - 150 PFC	10.	m			
OR1 - 180 PFC	1.	m			
Upper Roof				\$5,473.02	
PR1 - 300 PFC	7.	m			
PR2 - 200 PFC	5.2	m			
12mm Base plate with Non-shrink grout to columns 150x150mm	15.	each			
Brick Works					\$9,405.00
FT.03 - New 1500mm High Hebel Powerblock, 600x200x200 mm	8.	m2			
Allowance to make good existing Brick wall at South side	77.4	m2			
Aluminium Doors & Windows					\$59,740.00
Thermally broken Aluminium Sliding door, Double glazed, Max.U-Value: 2.04, SHGC: 0.47				\$32,250.00	
D.04 - Sliding Door w/ Tinted panels, Size 4700 W x 2750 H	1.	each			
D.14 - Sliding Door w/ Tinted panels, Size 3275 W x 2855 H	1.	each			
D.16 - Bi-fold Sliding door w/Tinted panels, Size 2170 W x 2700 H	1.	each			
D.17 - Bi-fold Sliding door w/Tinted panels, Size 3610 W x 2700 H	1.	each			
Thermally broken Awning Window, Double glazed, Max.U-Value: 2.47, SHGC: 0.41				\$9,370.00	
W.01 - Awning window, Size 900 W x 1200 H	1.	each			
W.02 - Awning window, Size 750 W x 1700 H	1.	each			
W.03 - Awning window, Size 720 W x 1500 H	1.	each			
W.04 - Awning/Bi-fold window, Size 2500 W x 1350 H	1.	each			
W.05 - Awning window, Size 950 W x 1700 H	1.	each			
W.06 & 07 - Awning window, Size 2500Wx500H	2.	each			
D.01 - Aluminium framed Security glass Pivot door, Size 1310 W x 2700 H	1.	each		\$12,120.00	
D.08 - Aluminium framed Bi-fold glazed door w/Tinted finish, Size 3000 W x 2400 H	1.	each			
D.15 - Aluminium framed Double glazed sliding door w/Tinted finish, Size 800 W x 2100 H	1.	each			
Installation Windows	1.	each		\$6,000.00	
Timber Doors					\$15,035.00
Doors				\$12,300.00	
D.02 - Sliding door with 2 Pack (Laminex) door panel and Ezy Jamb SRC flush system frame, Size 1800 W x 2700 H	1.	each			
D.03 - Single swing door with 35mm thick solid core door panel and Ezy Jamb SRC flush system frame, Size 720 W x 2700 H	1.	each			
D.09 to D.12 - Single swing door with 35mm thick solid core door panel and Ezy Jamb SRC flush system frame, Size 980 W x 2400 H	4.	each			
D.13 - Single swing door with 35mm thick solid core door panel and Ezy Jamb SRC flush system frame, Size 820 W x 2550 H	1.	each			
Internal Door Hardware				\$2,735.00	
Concealed Hinges	24.	each			
B0133SSS - Entro Round Rose Leverset #33 SSS	6.	each			
B0400SSS - Entro Round Privacy Conversion Kit SSS	3.	each			
C1206SSS - Entro Square Section Handle Set 25 x 600 CTC x 625 OA SSS	1.	each			
D4506SSS - Entro Size 3-6 Power Adjustable Floor Spring Non Hold Open	1.	each			
K0101SSS - Entro Half Moon Floor Mounted Door Stop	6.	each			
Frame seal	1.	each			
Maglock	1.	each			
Staircase					\$34,970.00
Heavy duty Timber hardwood steps and timber stringers both sides with face side steel stringer boxed with timber to match stairs. Stair support hanging post boxed to conceal structural steel as documented, Size (5000+5000) L x 1000 W	1.	each			

Project:	Builder:
Date:	Contact:

Description	Quantity	Unit	Rate	Sub Total	Total
40mm Timber handrail arrised edges concealed fixing with monumentpowder-coated steel angle stand-off bracket fixed to wall framing one side	14.2	m			
40mm x 10mm Mild Steel Vertical standards concealed fixing to treads and ceiling level via a trimming plate fixed to floor structure above, monument powdercoated, 2850mm Long	2.	each			
Carpentry Lock-Up					\$10,010.00
Masonite Packers	1,200.	each			
Lock-Up Hardware	1.	each			
Carpentry Lock-up Labour (internal)	434.	m2			
Lock-Up clean up	1.	each			
Roofing & Roof Plumbing					\$26,703.40
Metal roof: Lysaght Colorbond 0.48 BMT	50.8	m2			
Sarking: Renfoil 253 Sisalation 4534, Non-reflective (Min. R-Value 0.7)	50.8	m2			
Parapet Flashing: Colorbond 1.0mm thick, 250 W x 150 D	22.5	m			
Parapet Flashing: Colorbond 1.0mm thick, 125 W x 75 D	76.6	m			
Parapet side Flashing: Colorbond 1.0mm thick, 250 L	34.2	m			
Flashing between Wall and Roof: Colorbond 1.0mm thick, 100 W x 75 H	41.2	m			
Box gutter support: Spandek overlaid with 10mm styrene foam sheets	44.3	m			
Box Gutter: Heavy duty Colorbond 1.0mm thick, 250 W x 100 D	31.4	m			
Box Gutter: Heavy duty Colorbond 1.0mm thick, 600 W x 150 D	6.5	m			
Sump: Heavy duty Colorbond 1.0mm thick, 250 x 250 mm	5.	each			
Sump: Heavy duty Colorbond 1.0mm thick, 810 x 475 mm	1.	each			
Rain water heads: Colorbond 1.0mm thick, 300 W x 500 H x 250 D	4.	each			
Downpipes: Steeline Round with off set wall brakets, Colorbond 1.0mm thick	28.9	m			
Leaf Guard: Premium Australian Leafmesh Package	44.3	m			
Roofing site clean	1.	each			
Plastering					\$55,539.40
13mm thk. Gyprock plasterboard CD lining to walls	400.5	m2			
13mm thk. Gyprock sound check plasterboard to habitable rooms	145.	m2			
13mm thk. Gyprock Aquachek plasterboard to wet areas	90.4	m2			
22mm thk. Zerobound panel to external wall surface	148.5	m2			
7.5mm James Hardie cement sheeting to Balcony wall	20.8	m2			
Rondo furring channels at 600mm Max. centres	189.9	m2			
13mm thk. Plasterboard lining to ceilings	172.6	m2			
13mm Moisture resistant Plasterboard to wet area ceilings	17.3	m2			
Square set to ceilings	229.6	m			
Ceiling access panels, Trafalgar	3.	each			
Pelmet Boxed out	4.4	m			
Plaster Clean	1.	each			
Insulation					\$16,970.40
External wall - Rockwool batt R2.5	230.5	m2			
Internal Wall - 75 Gold batts 1.5	153.45	m2			
Floor Insulation R2.5	68.1	m2			
Floor Insulation R4.0	104.4	m2			
Ceiling Insulation R4.0 to AAC 75mm lined	96.5	m2			
Ceiling Insulation R7.5 to Plasterboard lined	104.4	m2			
Render					\$17,236.00
RW-01: Render in Dune finish	95.8	m2			
Cement render finish to brick work	15.9	m2			
Painting					\$33,211.50
Externally Timber Deck & Screens: Feast Watson Decking Stain, 3 Coats to match timber colour	46.7	m2			
External Masonry: 1 Base/Undercoat, 2 Top Coates Heavy Duty Dulux Acrytex acrylic system	110.2	m2			
All Internally Walls: 1 Base/Undercoat, 2 Top Coates scrubable low sheen acrylic	359.4	m2			
Internally Ceilings non-wet areas: 1Base/Undercoat, 2 Top Coates Flat acrylic	172.6	m2			
Internally Ceilings Wet Areas: 1Base/Undercoat, 2 Top Coates scrubable low sheen acrylic (Dulux MouldSheild)	17.3	m2			
Internal Timber: 1 Undercoat Tinted to approved colour, 2 Top Coats Semi Gloss acrylic					
D.03 - Single swing door, Size 720 W x 2700 H	1.	each			
D.09 to D.12 - Single swing door, Size 980 W x 2400 H	4.	each			

Project:	Builder:
Date:	Contact:

Description	Quantity	Unit	Rate	Sub Total	Total
D.13 - Single swing door, Size 820 W x 2550 H	1.	each			
Main Kitchen walls: 1 Coat of Luxepoxy 4 White Primer plus, 2 Coats of Luxepoxy 4 Finish food grade paint	13.9	m2			
Internal Timber Floors: Intergrain stain as selected by owner, 4 coat sealer / final heavy duty application & finish	85.5	m2			
Waterproofing					\$7,390.00
Waterproofing membrane underneath Balcony flooring	4.2	m2			
Waterproofing membrane underneath Roof decking	46.7	m2			
Waterproofing to wet area flooring	17.4	m2			
Waterproofing to wet area walls	23.9	m2			
James Hardie ceramic tile underlay	17.4	m2			
Bedding screed to fall	13.3	m2			
10mm thick Stainless steel Tile angle trims	2.7	m			
Metal Works					\$113,425.00
WT10 - Perforated metal screen balustrade system, Fixed to 75mm x 35mm Alum. Frame, Max. 25% open area, 1700mm H	6.8	m			
LL-01: Decobatten 50x25mm Profile cladding Bush Cherry (Garage/Entry Cladding)	32.4	m2			
MC-01: Monument Aluminium shrouds build in louvre system to allow Max. 25% Transparency, 1F Balcony, Size (3850+2250)L x 475W x 475H	1.	each			
MC-01: Monument Aluminium shrouds build in louvre system to allow Max. 25% Transparency, 2F Canopy, Size 3850 L x 980 W x 250 H	1.	each			
MC-01: 25mm thk. x 500mm W Aluminium shroud to window in Monument finish	1.7	m			
MC-01: 25mm thk. x 500mm W Aluminium shroud to window in Monument finish	4.4	m			
MC-01: 25mm thk. x 500mm W Aluminium shroud with louvres to window in Monument finish, Size 2550 W x 1880 H x 350 D	1.	each			
MS-01: Procore standing seam metal sheet cladding to wall elevation	145.5	m2			
WT08 - Steel framing to external wall, 89x89x6.0 SHS column and frame	9.8	m2			
Joinery & Stone Works					\$75,375.00
Kitchen & Island Bench				\$41,400.00	
6060 L mm x 2650 H mm x 650 D mm x 920 H mm Bench Top Rear kitchen Dimensions		note			
Island Bench 2975 L mm x 900 W mm x 920 H mm		note			
Supply outer faces with fingers pull design to base & upper overheads cabinets		note			
Supply internal cabinets in white Laminex group melamine 16 mm HMR with 1 mm ABS edging on all seen faces		note			
Supply Blum Legrabox white silky metal drawer boxes with 40 & 70 kg weight rating with under mounted concealed runner (soft close system)		note			
Supply Blum AVENTOS flip system for all upper overhead cabinets as per drawing		note			
Supply inner Blum drawers in tall pantry cabinet with Blum hinged door		note			
Supply 50 kicker height throughout kitchen cabinetry		note			
Supply Bench top & rear splash back in Zenith surface deluxe range (Silica free)		note			
Supply all outer faces / panels / doors / drawers / kicker faces in 2 Pac paint satin finish is included		note			
Supply lower 4 x upper overhead cabinet with no adjustable shelve		note			
Supply upper 8 x overhead cabinets with 1 x adjustable shelve		note			
Supply range hood face panel to be fixed		note			
Supply oven cabinets for 2 x wall ovens as per drawings with 1 x large drawer below		note			
Supply semi integrated D/W face		note			
Supply 2 x sink cabinet to suit under mounted sink		note			
Supply 2 x 3 drawer cabinets		note			
Supply stone bench top & both sided water falls		note			
Supply front panel of island bench in 2 Pac paint		note			
Supply 60 mm shadow line above over heads		note			
Made & installed	1.	each			
Laundry with Bi-fold doors				\$13,400.00	
1800 L x mm 2650 H mm x 600 D mm		note			
Supply outer faces with fingers pull design to base & upper overheads cabinets		note			

Project:	Builder:
Date:	Contact:

Description	Quantity	Unit	Rate	Sub Total	Total
Supply internal cabinets in white Laminex group melamine 16 mm HMR with 1 mm ABS edging on all seen faces		note			
Supply Bi-fold top track mounted with hinged doors to door jams		note			
Supply open 645 mm section for washer / dryer stacked 1685 mm height		note			
Supply upper over head cabinets 945 mm height x 600 deep		note			
Supply double sliding doors to reveal chute		note			
Supply Blum hinges to all base & over head doors		note			
Supply Bench top & rear splash back in Zenith surface deluxe range (Silica free)		note			
Supply front panel of island bench in 2 Pac paint		note			
Supply 50 mm shadow line above over heads		note			
Made & installed	1.	each			
Laundry Chute with storage on side				\$4,995.00	
1800 L mm x 465 D mm x 2650 H mm		note			
Supply outer faces with fingers pull design to base & upper overheads cabinets		note			
Supply internal cabinets in white Laminex group melamine 16 mm HMR with 1 mm ABS edging on all seen faces		note			
Supply outer doors x 3 in 2 Pac paint		note			
Supply Blum hinges to all doors		note			
Made & installed	1.	each			
Main bathroom - Floating Vanity				\$5,995.00	
Supply a steel frame to support the cantilever of vanity		note			
Supply outer faces with fingers pull design to base & upper overheads cabinets		note			
Supply internal cabinets in white Laminex group melamine 16 mm HMR with 1 mm ABS edging on all seen faces		note			
Supply Blum Legrabox white silky metal drawer boxes with 40 & 70 kg weight rating with under mounted concealed runner (soft close system)		note			
Supply Bench top 20 mm in Zenith surface deluxe range (Silica free)		note			
Supply outer faces in 2 Pac Paint		note			
Made & installed	1.	each			
Recessed shaving cabinet				\$3,595.00	
Supply outer faces with fingers pull design to base & upper overheads cabinets		note			
Supply internal cabinets in white Laminex group melamine 16 mm HMR with 1 mm ABS edging on all seen faces		note			
Supply 2 x adjustable shelves per cabinet		note			
Supply 3 x mirror doors with white satin Laminex 18 mm with 1 mm ABS edging		note			
Supply concealed LED Hafele look system in warm white		note			
Made & installed	1.	each			
Ensuite - Floating Vanity				\$3,195.00	
Supply a steel frame to support the cantilever of vanity		note			
Supply outer faces with fingers pull design to base & upper overheads cabinets		note			
Supply internal cabinets in white Laminex group melamine 16 mm HMR with 1 mm ABS edging on all seen faces		note			
Supply Blum Legrabox white silky metal drawer boxes with 40 & 70 kg weight rating with under mounted concealed runner (soft close system)		note			
Supply Bench top 20 mm in Zenith surface deluxe range (Silica free)		note			
Supply outer faces in 2 Pac Paint		note			
Made & installed	1.	each			
Recessed shaving cabinet				\$2,795.00	
Supply outer faces with fingers pull design to base & upper overheads cabinets		note			
Supply internal cabinets in white Laminex group melamine 16 mm HMR with 1 mm ABS edging on all seen faces		note			
Supply 2 x adjustable shelves per cabinet		note			
Supply 3 x mirror doors with white satin Laminex 18 mm with 1 mm ABS edging		note			
Supply concealed LED Hafele look system in warm white		note			
Made & installed	1.	each			
Timber Works					\$32,089.50
Skirting - Ezy Jamb series	130.9	m			

Project:	Builder:
Date:	Contact:

Description	Quantity	Unit	Rate	Sub Total	Total
Recessed jamb to sliding doors	42.6	m			
FT03 - Internal Timber flooring, Oak 8mm Laminate flooring	59.6	m2			
FT03 - Underside of Staircase soffits	9.4	m2			
FT03 - Staircase Treads, Timber sealed 4 coat finish treads with aluminium grooved safety strip, 1000 L x 250 W	19.	each			
FT03 - Staircase Risers, Timber sealed 4 coat finish risers, 1000 L x 180 W	35.	each			
FT03 - Staircase Landings	4.8	m2			
FT04 - External Decking flooring, Decodeck Aluminium Timber-look decking 134mm width and 25mm height	46.7	m2			
Concrete Seal					\$9,657.00
FF01 - Polished concrete with seamless Epoxy base finish with slip-resistant additive	107.3	m2			
Carpentry Fixing					\$11,343.70
Skirting - Ezy Jamb series	130.9	m			
Recessed jamb to sliding doors	42.6	m			
Install Doors & Frames					
D.02 - Sliding door with 2 Pack (Laminex) door panel and Ezy Jamb SRC flush system frame, Size 1800 W x 2700 H	1.	each			
D.03 - Single swing door with 35mm thick solid core door panel and Ezy Jamb SRC flush system frame, Size 720 W x 2700 H	1.	each			
D.09 to D.12 - Single swing door with 35mm thick solid core door panel and Ezy Jamb SRC flush system frame, Size 980 W x 2400 H	4.	each			
D.13 - Single swing door with 35mm thick solid core door panel and Ezy Jamb SRC flush system frame, Size 820 W x 2550 H	1.	each			
Install Door Hardware					
Concealed Hinges	24.	each			
B0133SSS -Entro Round Rose Leverset #33 SSS	6.	each			
B0400SSS - Entro Round Privacy Conversion Kit SSS	3.	each			
C1206SSS - Entro Square Section Handle Set 25 x 600 CTC x 625 OA SSS	1.	each			
D4506SSS - Entro Size 3-6 Power Adjustable Floor Spring Non Hold Open	1.	each			
K0101SSS - Entro Half Moon Floor Mounted Door Stop	6.	each			
Frame seal	1.	each			
Maglock	1.	each			
Carpentry fixing labour	434.	m2			
Carpentry Fit-off Labour	1.	each			
Caulking					\$2,170.20
10mm gap & caulking	71.8	m			
External window caulking	91.1	m			
Fixtures & Fittings					\$24,091.13
GF - WC					
Venice 500 Counter Basin S/S White, Code: 1862104	1.	each			
Mizu Drift Mk2 Bsn/Bath O/Let 200 Mb(5*, Code: 2266134	1.	each			
Mizu Drift Mk2 Shower Mixer Kit MB, Code: 9510601 (KIT)	1.	each			
Toilet					
Laufen Pro A Rimless BTW Slim Scqr (4*), Code: 1813060 (KIT)	1.	each			
Hideaway+ Round Metal Button MB, Code: 1806186	1.	each			
Hideaway+ Inwall Cistern BTW (4*), Code: 9503671	1.	each			
Mizu Drift Straight T/Roll Holder MB, Code: 9506770	1.	each			
Mizu Drift Robe Hook MB, Code: 9506772	1.	each			
Kado Lux Hiflow 200 Exhaust Fan Rnd MW, Code: 2020356	1.	each			
Kitchen					
Franke City Grnt DB 360/360 UM MB, Code: 2414018	1.	each			
Nobili Flag Pull Out Sink Mixer MB W/Bm, Code: 2264574	1.	each			
Shower Drain: ARI Series 65ARI40, Stainless Steel 316 grade with SS drainage channel from Stormtech 1500mm Long	5.	each			
Laundry					
Memo Hugo Ext Single Bowl Sink Nth SS, Code: 2402705	1.	each			
Nobili Flag Pull Out Sink Mixer CP (4*), Code: 9503799	1.	each			
Kado Lux Hiflow 200 Exhaust Fan Rnd MW, Code: 2020356	1.	each			
1F - Master Ensuite					
Venice 500 Counter Basin S/S White, Code: 1862104	1.	each			
Mizu Drift Mk2 Bsn/Bath O/Let 200 Mb(5*, Code: 2266134	1.	each			
Mizu Drift Mk2 Shower Mixer Kit MB, Code: 9510601 (KIT)	1.	each			

Project:	Builder:
Date:	Contact:

Description	Quantity	Unit	Rate	Sub Total	Total
Mizu Drift Wall Straight Shw Arm Only MB, Code: 9505343	1.	each			
Mizu Drift Brass O/Head Shwr 300 MB (3*), Code: 9505045	1.	each			
Mizu Drift H/Shwr ON Bracket MB (3*), Code: 4200621	1.	each			
Mizu Drift Mk2 Shower Mixer Kit MB, Code: 9510601	2.	each			
Mizu Drift Trapscrew Grate SQ 100mm MB, Code: 246011	1.	each			
Laufen Pro A Rimless BTW Slim Scqr (4*), Code: 1813060 (KIT)	1.	each			
Hideaway+ Round Metal Button MB, Code: 1806186	1.	each			
Hideaway+ Inwall Cistern BTW (4*), Code: 9503671	1.	each			
Mizu Drift Straight T/Roll Holder MB, Code: 9506770	1.	each			
Mizu Drift Robe Hook MB, Code: 9506772	1.	each			
Mizu Drift Soap Bottle Holder MB, Code: 2269162	1.	each			
Mizu Drift Htr 630 (Triple Pack) MB, Code: 2007464 (KIT)	1.	each			
Kado Aspect F/Mount Inline Exhaust WH, Code: 2053943	1.	each			
Shower Drain: ARI Series 65ARI40, Stainless Steel 316 grade with SS drainage channel from Stormtech 900mm Long	1.	each			
1F - Bathroom					
Venice 500 Counter Basin S/S White, Code: 1862104	2.	each			
Mizu Drift Mk2 Bsn/Bath O/Let 200 Mb(5*, Code: 2266134	2.	each			
Mizu Drift Mk2 Shower Mixer Kit MB, Code: 9510601 (KIT)	2.	each			
Mizu Drift Twin W/Rail 300 BR O/H MB (3*, Code: 9505810 (KIT)	1.	each			
Mizu Drift Mk2 Shower Mixer Kit MB, Code: 9510601 (KIT)	1.	each			
Mizu Drift Trapscrew Grate SQ 100mm MB, Code: 246011	1.	each			
Laufen Pro A Rimless BTW Slim Scqr (4*), Code: 1813060 (KIT)	1.	each			
Hideaway+ Round Metal Button MB, Code: 1806186	1.	each			
Hideaway+ Inwall Cistern BTW (4*), Code: 9503671	1.	each			
Mizu Drift Straight T/Roll Holder MB, Code: 9506770	1.	each			
Mizu Drift Robe Hook MB, Code: 9506772	1.	each			
Mizu Drift Soap Bottle Holder Triple MB, Code: 2269157	1.	each			
Mizu Drift Mk2 24v Htr 750x800 MB, Code: 9511206 (KIT)	1.	each			
Kado Aspect F/Mount Inline Exhaust WH, Code: 2053943	1.	each			
Shower Drain: ARI Series 65ARI40, Stainless Steel 316 grade with SS drainage channel from Stormtech 1100mm Long	1.	each			
Jetmaster Visionline Corner electric series W 1270mm x H5430mm x D 332mm	1.	each			
Delivery to site	1.	each			
Glass Works					\$36,920.00
Glass Bricks, 190 x 190 x 80mm thk.	63.	each			
WT04 - Glass balustrade system, 75mm x 35mm Aluminium frame with Frame less 12mm toughened glass panels, 1200mm H	21.	m			
Frameless shower screen panels 10mm toughened glass and 6mm headers					
Ensuite - Size 1670 L x 2530 H	1.	each			
Bathroom - Size 1625 L x 2530 H	1.	each			
External Works					\$18,327.50
FT.01 - New 1300mm High Aluminium fence (Colour: Monument)	1.3	m			
FT.02 - New 1800mm High Colorbond fence (Colour: Monument) fence with edge retaining wall and plinth as required at North, South & West rear	13.3	m			
New Aluminium Sliding gate (Automatic) fixed to Masonry wall, Size 3300 W x 1300 H	1.	each			
Concrete paving slab with exposed aggregate suitable for vehicle ramp, Finish: Light grey	7.2	m2			
Stepping stones at front entry, 1000 x 400mm Bluestone pavers laid on concrete sub-base	4.	m2			
New crossover according to council standards	4.	m2			
Letter Box	1.	each			
House Numbering	1.	each			
Plumbing					\$61,785.70
Drainage				\$26,217.70	
Sewerage					
Machine excavate trench exceeding 300mm wide x 1000mm deep	8.	m			
Backfilling trenches with excavated material	6.	m3			
Sewer drains 100mm dia	35.	m			
Tie-in with existing sewerage line	1.	each			
Storm Water Drainage (as per JDS Civil Designs)					

Detailed Trade Breakdown

Project:	Builder:
Date:	Contact:

Description	Quantity	Unit	Rate	Sub Total	Total
Oz Tanks 2000L (Ultra Slim) Water Tank, Size: 470w x 2400l x 1970h, 90mm Overflow, Finish: White	3.	each			
Road Safety Grating Anti-slip heel guard trench grating, Code:PTG-L-DB-225L, Finish: Stainless Steel, Size 150mm W x 200mm D	5.7	m			
Drainage under Natural surfaces including Pipe, drainage, waste, vent, bends, junctions, openings, couplings, machine excavation, backfill, other than rock. Solvent weld joint - Sewer quality Galvanised Steel pipe and fittings - 100mm diameter x 0.50m deep	32.5	m			
GP - Grated pit (Trafficable class lid), 450x450x450 D	1.	each			
SP - Silt pit 300x300x300mm	1.	each			
Connect to kerb and channel to the satisfaction of council and make good. Footpath and nature strip to be reinstated	1.	each			
Demolish & remove abandon/redundant drainage system	1.	each			
If encountered with rock or extremely hard ground surface excavation will incur extra cost					
Plumbing				\$35,568.00	
Rough in all Plumbing and sanitary fixtures and fittings		note			
Provide sewer drainage and vents to all kitchen, Bathroom and Laundry fixtures		note			
Conceal all pipework including wastes		note			
Connect all wastes to the existing boundary trap		note			
Hot and cold water connect the Kitchen sink, Laundry and Bathroom facilities		note			
Provide new Gas supply for the instantaneous hot water unit		note			
Provide new Gas supply to Kitchen equipment		note			
Above works	1.	each			
Rinnai Enviroflow Heat Pump 315 L with controllers	1.	each			
Electrical					\$53,500.00
Supply, wire & install Light outlets, Clipsal SS Metal plate series		note			
Supply, wire & install Power outlets, Clipsal SS Metal plate series		note			
Supply and install new Heavy Duty switchboard to comply with AS3000		note			
Rough in Light fixtures		note			
Earthing		note			
Dedicated circuits to be ran for things noted on plans such as new oven x 2, Induction Cooktop		note			
All new circuits to be wired to RCBO safety switches		note			
Supply, wire and install Alarm and detection systems		note			
TV Points		note			
Data Points		note			
Supply & install ariel and splitter boxes to provide for 8no outlets		note			
Supply & install Fans, exhaust and heating Square 2horse power units		note			
Supply and install smoke alarm		note			
Installation of 6 Nos. Outdoor electric heaters		note			
Inspection and certificates	1.	each			
Floor Heating					\$35,685.10
In-Slab Radiant Floor Heating (Monolithic), Covers Up To 80M2 (4 Circuits) with Ambient 12kW Single Phase Heat Pump (Slab & Panels)	1.	each			
Solar					\$5,500.00
Solar PV panels 4 kW	1.	each			
Final Clean					\$5,000.00
Site Clean	1.	each			
House Clean - Internal	1.	each			
Window Clean - External	1.	each			
Provisional Sums					\$200,355.00
Ceramic Tiling (Supply & Install)				\$10,548.00	
Internal Floor Tiles (Supply cost - \$35.0/m2)	27.4	m2			
Internal Wall Tiles (Supply cost - \$35.0/m2)	60.5	m2			
Stone Flooring				\$800.00	
External Paving (Supply - \$40.0/m2)	5.	m2			
Concrete sub-base underneath paving slab	4.	m2			
Entry Surveillance				\$15,000.00	
Supply and install surveillance system, required cables of telephone & ISDN services, all voice network services, pay TV etc.	1.	each			
Lift				\$65,000.00	

Project:	Builder:
Date:	Contact:

Description	Quantity	Unit	Rate	Sub Total	Total
Supply, installation, testing and commissioning of an Italian designed, engineered and manufactured Easy Living Advantage V2 Lift	1.	each			
Associated Electrical works	1.	each			
BWIC	1.	each			
Domestic Air conditioning				\$74,657.00	
Supply and install new A/C Systems, including all grilles and registers and toilet exhaust systems and kitchen exhaust system in required areas and guarantee of complete system.	1.	each			
Associated Electrical works	1.	each			
BWIC	1.	each			
Crane Hire	1.	each			
Light Fixtures				\$34,350.00	
D1 - LAS VEGAS - 055, 7w, 3000K, 36°, Ra>95, UGR<6, PF>0.9, IP20, SDCM<2, Black Nickel Reflector, WHITE, Cutout: ø55mm, ø62*H74.5mm, Adjustable	8.	each			
D2 - LAS VEGAS - 055, 7w, 3000K, 50°, Ra>95, UGR<6, PF>0.9, IP20, SDCM<2, Black Nickel Reflector, WHITE, Cutout: ø55mm, ø62*H74.5mm, Adjustable	32.	each			
D3 - LAS VEGAS - 075, 9w, 3000K, 36°, Ra>95, UGR<6, PF>0.9, IP20, SDCM<2, Black Nickel Reflector, WHITE, Cutout: ø75mm, ø86*H106mm, Fixed	16.	each			
D03a - DUBAI - 075, 9w, 3000K, 36°, Ra>90, UGR<6, PF>0.9, IP20, SDCM<2, Black Nickel Reflector, WHITE, Cutout: ø75mm, ø86mm*H90mm, Fixed, Beauty lens	5.	each			
D03b - LAS VEGAS - 075, 9w, 3000K, 36°, Ra>95, UGR<6, PF>0.9, IP20, SDCM<2, Black Nickel Reflector, WHITE, Cutout: ø75mm, ø86*H106mm, Fixed, Anamorphic lens	6.	each			
D04 - LAS VEGAS PRO - 075, 9w, 4000K, 50°, Ra>90, UGR<6, PF>0.9, IP20, SDCM<2, Black Nickel Reflector, WHITE, Cutout: ø75mm, ø86*H106mm, Fixed	32.	each			
D05 - KUWAIT II - 075, 9w, 3000K, 60°, Ra>90, UGR<16, PF>0.9, IP44, SDCM<3, Black Nickel Reflector, WHITE, Cutout: ø75mm, ø87*H72mm, Fixed	2.	each			
LL01 - NEON FLEX SILICONE - XS, 9W/M, 3000K, Ra>90, IP67, 5m/roll, Top Bend, Clips & DC24 Driver Included	19.	each			
LL02 - NEON FLEX SILICONE - XS, 9W/M, 3000K, Ra>90, IP67, 5m/roll, Top Bend, Clips & DC24 Driver Included	2.	each			
P1 - PENDANT LIGHT - PALMA, 41W, 2700K,Ra>90, PF>0.9, IP20, Golden, Material: Steel+Further+Cloud Stone, L1600*57*1500mm	1.	each			
P2 - LINEAR LIGHT - HP Customized, 20W/M, 4000K, 110°, Ra>90, PF>0.9, WHITE, L1580*W35*H34mm, Recessed, Angle Cut	6.	each			
W1 - WALL LIGHT - SJ, 8W, 3000K, Ra>90, PF>0.9, IP20, Sand White, 220*140*60mm	1.	each			
W2 - OUTDOOR WALL LIGHT - TBC, 10W, 3000K, Ra>90, PF>0.9, IP65, Grey Nickel	5.	each			
Lighting Design	1.	each			
Freight	1.	each			
Contingency					\$60,000.00
Contingencies	1.	each			

AREA STATEMENT

GF AREA	120.8	m2
1F AREA	92.5	m2
2F AREA	18.9	m2
ROOF DECK	46.62	m2

Exclusion

Latent Conditions
Building Permit
Surveyor fees
Council charges for Drainage inspection fees and drain or pit cleaning
Any bonds or Inspection fees payable to council
No allowance for Asbestos removal
Traffic management fees / Road closure permit fee payable to council
Council fee for Construction Management Plan (CMP)
Overhead cable protection (If applicable)
Supply & installation of Blinds and Curtains
Loose furniture

Detailed Trade Breakdown

Project:	Builder:
Date:	Contact:

Description	Quantity	Unit	Rate	Sub Total	Total
Card reader by others					
No works to rear Gal.iron fence					
Appliances by the client					
Landscaping including supply of earth, plants and decorative elements.					
Bins and enclosure in Garage					
Sound System by the Client					
EV charging port by the Client (If applicable)					
Intercom, Security/Alarm System					

	Sub-Total	\$1,496,354.82
15%	Margin	\$224,453.22
	TOTAL (Incl. Margin)	\$1,720,808.04
	GST (10%)	\$172,080.80
	TOTAL (Incl. GST)	\$1,892,888.85