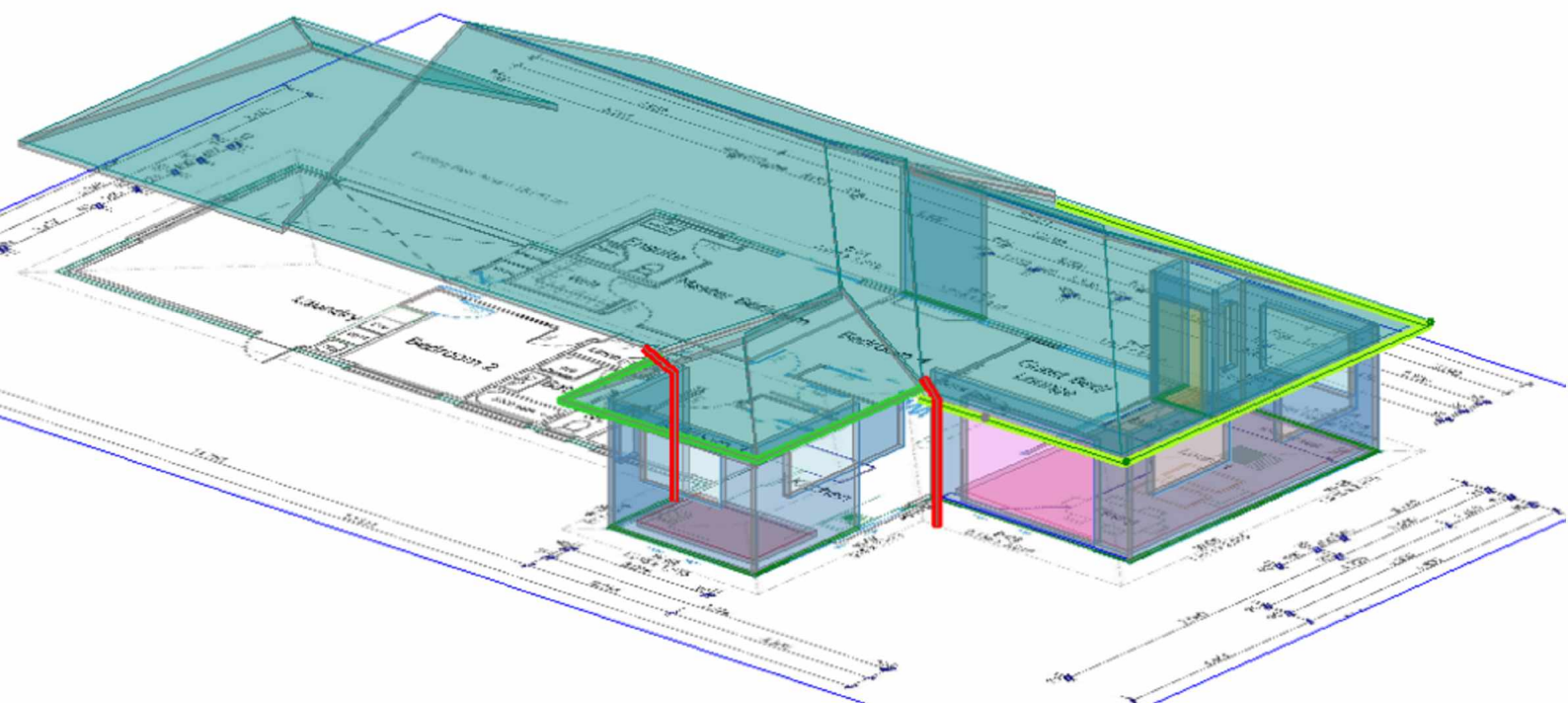




Detailed cost breakdown for Demo Renovation

Prepared by: Demonstration Builder Ltd

Your Logo Here

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Summary of Project Work

Construct new extension with new kitchen, lounge, dining areas and form new bedroom 4. Extension is on concrete subfloor, timber framed wals and with timber attic trusses, brick veneer cladding.

Form new wardrobe in bedroom 2. Form laundry and storage cupboards in garage.

Allow for plumbing and drainage to new kitchen and electrical to extensions.

Provide option to remove existing roof and re reroof entire house.

Work Area	Page	Labour Hours	Cost
A Kitchen Extension	10	211	\$67,769.55
B Lounge Extension	21	573	\$89,813.18
C Bedroom 2 Changes	33	38	\$4,730.29
D Reroof Existing	35	77	\$23,014.57
E Health and Safety Operations	42	244	\$33,387.70

Sub Total : 1,143 \$218,715.28

Margin : \$32,807.37

(Mark-up : 15% Margin : 13%)

GST : \$37,728.40

Total Price : \$289,251.05

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

Project Tags:

No allowance for solar panels.

No allowance for heat pumps.

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Summary by Trade for 506 Demo Renovation

This section summarises items across all work areas in the estimate by trade.

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

Trade Totals

Trade	Total Cost
Carpentry Labour	\$57,540.00
Carpentry Materials	\$23,242.50
Concrete Work	\$1,150.00
Drainage	\$761.92
Electrical	\$4,703.48
Excavation	\$2,345.00
Floor Covering	\$3,400.00
Heating and Ventilation	\$40.71
Interior Doors	\$1,646.94
Joinery Cabinetry	\$25,800.00
Masonry and Blockwork	\$1,407.60
Painting and Decorating	\$9,988.11
Plastering	\$1,295.00
Plumbing and Gas Fitting	\$5,108.57
Preliminary and General	\$31,895.56
Professional Services	\$932.14
Rainwater and Metal Fascia	\$2,836.70
Reinforcing	\$915.64
Roofing	\$21,552.05
Scaffolding	\$5,511.50
Window and Door	\$16,641.88

Total Cost: \$218,715.28

Margin : \$32,807.37

GST : \$37,728.40

Total Price: \$289,251.05

Trade Detail

Item			Qty	UoM	Rate	Cost
Carpentry	Allowances	Allowance Door Hardware Cavity Pull	1	ea	\$18.78	\$18.78
		Allowance Door Hardware Entrance Lockset	1	ea	\$124.69	\$124.69
		Allowance Door Hardware Passage	7	ea	\$55.81	\$390.67
		Allowance Timber Flooring to match existing	7	m	\$19.00	\$133.00
	Allowances Subtotal:					\$667.14
	Building Materials	Adhesive General Building Gun 310ml Tube	4	ea	\$8.19	\$32.76
		Adhesive Wallboard Tube 375ml	16	ea	\$8.58	\$137.28
		Anchor Chemical Capsule M12	17	ea	\$6.62	\$112.54
		Anchor Self Expanding Galv 150x12mm	63	ea	\$5.29	\$333.27
		Batten Ceiling Timber Pine 68x34mm H1.2	149	m	\$1.91	\$284.59
		Batten Pine H3.2 50x21mm	270	m	\$1.11	\$299.70
		Bead Corner External Metal 90deg 2400mm	6	ea	\$4.44	\$26.64

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Item			Qty	UoM	Rate	Cost
Carpentry	Building Materials	Building Wrap Woven Polymer 2740mmx37m	2	RL	\$183.13	\$366.26
		Bulk Fill Aggregate 65mm	5	m3	\$115.00	\$575.00
		Bulk Fill Sand	3	m3	\$65.05	\$195.15
		Cavity Closer Strip PVC x3m	6	ea	\$6.96	\$41.76
		Cavity Venting Strip PVC 3000mm	9	ea	\$9.51	\$85.59
		Cladding Board D4S Pine H3.1 FJ PP 100x18mm	7	m	\$8.14	\$56.99
		Cladding Board D4S Pine H3.1 FJ PP 90x18mm	5	m	\$7.10	\$35.50
		Combination Bar Chair 25/40 100 Pack	2	Pk	\$27.17	\$54.33
		Combination Bar Chair 75/90 100 Pack	2	Pk	\$4.53	\$9.06
		Concrete Ready Mixed 20 MPa	9	m3	\$246.10	\$2,214.90
		Damp Proof Course Polythene 100mmx20m	2	RL	\$11.74	\$23.48
		Damp Proof Course Polythene 150mmx20m	2	RL	\$13.33	\$26.65
		Door Stop Chrome Rubber Buffer	6	ea	\$2.74	\$16.44
		Fascia Pine H3.1 FJ PP 150x25mm	36	m	\$6.86	\$247.00
		Fibre Cement Hardiflex 2400x600x4.5mm	14	Sht (1.4m2)	\$16.35	\$228.93
		Flashing Corner Window Plastic Moulded	18	ea	\$4.30	\$77.40
		Hardiflex Jointer PVC 2400x6mm	4	ea	\$5.18	\$20.72
		Insulation Fibreglass Ceiling R2.6	4	Bl (10.5m2)	\$82.05	\$328.20
		Insulation Fibreglass Wall R2.6 90mm	4	Bl (9.9m2)	\$117.69	\$470.76
		Moulding Pine Bevel Single No.19 FJ UT	19	LN (5.4m)	\$50.88	\$966.73
		Moulding Pine Bullnose No.22A FJ UT	8	LN (5.4m)	\$105.60	\$844.76
		Moulding Pine Eaves Mould No.24A FJ H3.1 PP	6	LN (5.4m)	\$14.05	\$84.32
		Moulding Pine Scriber No.15B FJ H3.1 PP	8	LN (5.4m)	\$16.30	\$130.43
		Nail Collated Bright D Head 90x3.15mm 3000 Box	9	ea	\$89.49	\$805.41
		Nail Flat Head Galv 40x2mm 1kg	2	ea (1.0kg)	\$14.86	\$29.72
		Nail Flat Head Galv 60x2.8mm 1kg	2	ea (1.0kg)	\$8.68	\$17.36
		Nail Flat Head Galv 90x3.55mm 1kg	11	ea (1.0kg)	\$21.88	\$240.69
		Nail Hardie Galv 60x3.15mm 1kg	3	ea	\$74.90	\$224.70
		Nail Jolt Head Bright 100x4mm 1kg	2	ea	\$6.46	\$12.92
		Nail Jolt Head Bright 75x3.15mm 1kg	4	ea	\$11.21	\$44.84
		Nail Jolt Head Bright 90x3.55mm 1kg	2	ea	\$7.19	\$14.38
		Nail Panel Pin Plated Zinc 40x1.6mm 250g	2	ea	\$7.40	\$14.80
		Nail Plate Tylok 2t4 30x60mm Galv	56	ea	\$0.27	\$15.12
		Nail Plate Tylok 2t5 34x60mm Galv	2	ea	\$0.21	\$0.42
		Nail Plate Tylok 4t5 34x120mm Galv	18	ea	\$0.42	\$7.56
		Plasterboard Std 10mm	95	m2	\$6.29	\$597.55
		Plasterboard Std 13mm	54	m2	\$7.80	\$421.20
		Polystyrene S Grade 2400x1200x25mm	11	Sht (2.9m2)	\$13.09	\$143.99
		Polythene Black 250 Micron 4000mmx25m	4	RL	\$82.84	\$331.36
		Polyurethane Foam Sealant Self Expanding 750ml	9	ea	\$21.28	\$191.52
		Product Nail 30x3.15mm Galv 500g Pkt	1	ea	\$12.46	\$12.46
		Screws Collated Drywall Enp 32mm 100pack	4	ea	\$18.43	\$73.72
		Seal Air Foam Rod 10mm x 50m	2	ea	\$37.27	\$74.54
		Strip Brace 30m Galv	1	ea	\$57.05	\$57.05
		Stud Strap Galvanised	48	ea	\$0.79	\$37.92
		Tape Aluminium Adhesive 48mmx50m	1	RL	\$23.73	\$23.73
		Tape Flashing Window Aluminium 150mmx25m	1	RL	\$69.69	\$69.69
		Tape Polythene Adhesive 48mmx50m	2	RL	\$5.43	\$10.86
		Tie Wire Black Annealled 1.6x225mm 1kg	2	ea (1.0kg)	\$4.46	\$8.92
		Timber Paling Pine 100x25mm H3.2 RS Wet	12	m	\$2.09	\$25.08
		Timber Pine 140x35mm H1.2 SG8 PG KD	28	m	\$4.83	\$135.24
		Timber Pine 140x45mm H1.2 SG8 PG KD	592	m	\$5.86	\$3,469.12
		Timber Pine 150x25mm H3.2 Merch RS Wet	7	m	\$2.98	\$20.85
		Timber Pine 190x35mm H1.2 SG8 PG KD	20	m	\$7.50	\$150.00

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Item			Qty	UoM	Rate	Cost
Carpentry	Building Materials	Timber Pine 50x50mm H1.2 No.1 RS Wet	740	m	\$1.99	\$1,472.60
		Timber Pine 70x45mm H1.2 SG8 PG KD	22	m	\$2.96	\$65.12
		Timber Pine 90x45mm H1.2 SG8 PG KD	759	m	\$3.81	\$2,891.79
		Timber Pine Grooved H3.1 PP FJ 90x18mm	48	m	\$6.58	\$315.89
		Weatherboard Fibre Cement Linea 180x4200	67	ea (4.2m)	\$31.45	\$2,106.88
		Wedge H Packer Assorted	2	ea	\$30.00	\$60.00
		Wire Dog LH Galv	76	ea	\$0.35	\$26.60
		Wire Dog RH Galv	76	ea	\$0.35	\$26.60
	Building Materials Subtotal:					\$22,575.36
	Labour	Labour Carpenter	959	Hr	\$60.00	\$57,540.00
Labour Subtotal:					\$57,540.00	
Carpentry Total: \$80,782.50						
Concrete Work	Equipment	Hire Concrete Pump	10	m3	\$45.00	\$450.00
		Hire Concrete Pump Set Up Charge	2	ea	\$350.00	\$700.00
	Equipment Subtotal:					\$1,150.00
Concrete Work Total: \$1,150.00						
Drainage	Subcontractors	Subcontract Drainage Fitting Sewer 100mm	2	ea	\$48.50	\$97.00
		Subcontract Drainage Gully Trap	1	ea	\$200.00	\$200.00
		Subcontract Drainage Pipe Sewer 100mm	7	m	\$46.00	\$322.00
		Subcontract Pipe Trench Clay 1m Average	9	m	\$15.88	\$142.92
	Subcontractors Subtotal:					\$761.92
Drainage Total: \$761.92						
Electrical	Allowances	Allowance Electrical Distribution Board 20 Way	1	ea	\$400.00	\$400.00
		Allowance Electrical Socket Interior 10a Double	8	ea	\$10.00	\$80.00
		Allowance Light Downlight Interior LED Standard	3	ea	\$50.00	\$150.00
		Allowance Light Sensor Exterior Twin LED	1	ea	\$55.77	\$55.77
		Allowance Rangehood Standard	1	ea	\$250.00	\$250.00
		Allowance Switch Gas Fixture Value	1		\$30.00	\$30.00
		Allowance Switch Light Single Standard	4	ea	\$9.25	\$37.00
	Allowances Subtotal:					\$1,002.77
	Building Materials	Smoke Alarm	1	ea	\$50.47	\$50.47
	Building Materials Subtotal:					\$50.47
	Subcontractors	Subcontract Electrical	1			\$3,610.94
		Subcontract Electrical Warning Tape 100m roll	2	ea	\$19.65	\$39.30
Subcontractors Subtotal:					\$3,650.24	
Electrical Total: \$4,703.48						
Excavation		Subcontract Excavation	7	m3	\$55.00	\$385.00
		Subcontract Excavation Site Scrape 200mm	56	m2	\$35.00	\$1,960.00
	Subcontractors Subtotal:					\$2,345.00
Excavation Total: \$2,345.00						
Floor Covering	Allowances	Allowance Floor Covering Carpet	40	m2	\$85.00	\$3,400.00
	Allowances Subtotal:					\$3,400.00
Floor Covering Total: \$3,400.00						
Heating and Ventilation	Building Materials	Ducting Round Aluminium Flexible 150mmx3m	1	ea	\$40.71	\$40.71
	Building Materials Subtotal:					\$40.71
Heating and Ventilation Total: \$40.71						

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Item			Qty	UoM	Rate	Cost
Interior Doors	Subcontractors	Subcontract Interior Doors	1			\$1,646.94
					Subcontractors Subtotal:	\$1,646.94
					Interior Doors Total:	\$1,646.94
Joinery Cabinetry	Allowances	Allowance Kitchen Joinery Value	25,800		\$1.00	\$25,800.00
					Allowances Subtotal:	\$25,800.00
					Joinery Cabinetry Total:	\$25,800.00
Masonry and Blockwork	Building Materials	Block Fill Ready Mixed 20.0 Mpa	2	m3	\$282.04	\$564.08
		Masonry Block 20 Series Header H2045	68	ea	\$3.65	\$248.20
		Masonry Block 25 Series Bond Beam 2514	68	ea	\$4.99	\$339.32
					Building Materials Subtotal:	\$1,151.60
	Subcontractors	Subcontract Install Masonry	128	ea	\$2.00	\$256.00
					Subcontractors Subtotal:	\$256.00
					Masonry and Blockwork Total:	\$1,407.60
Painting and Decorating	Building Materials	Paint Aerosol Spray	2	ea	\$10.59	\$21.19
					Building Materials Subtotal:	\$21.19
	Subcontractors	Subcontract Painting Exterior	1			\$4,477.25
		Subcontract Painting Interior	1			\$5,489.67
					Subcontractors Subtotal:	\$9,966.92
					Painting and Decorating Total:	\$9,988.11
Plastering		Subcontract Plasterboard Stopping	14	ea	\$10.00	\$140.00
		Subcontract Stopping Plasterboard External	6	m	\$7.50	\$45.00
		Subcontract Stopping Plasterboard Internal Corner	22	m	\$7.50	\$165.00
		Subcontract Stopping Plasterboard Level 4 Ceiling	40	m2	\$7.50	\$300.00
		Subcontract Stopping Plasterboard Level 4 Walls	86	m2	\$7.50	\$645.00
					Subcontractors Subtotal:	\$1,295.00
					Plastering Total:	\$1,295.00
Plumbing and Gas Fitting	Allowances	Allowance Cooktop Gas	2	ea	\$350.00	\$700.00
		Allowance Kitchen Sink And Tap	1	ea	\$719.99	\$719.99
		Allowance Waste Disposal Unit Standard	1	ea	\$437.14	\$437.14
					Allowances Subtotal:	\$1,857.13
	Subcontractors	Subcontract Gas Pipe Composite PEX Aluminium	9	m	\$65.00	\$585.00
		Subcontract Install Gas Cooktop	1	ea	\$150.00	\$150.00
		Subcontract Plumber Hourly	2	Hr	\$78.72	\$157.45
		Subcontract Plumbing	1			\$1,359.00
		Subcontract Supply Gas Pre pipe	2	ea	\$500.00	\$1,000.00
					Subcontractors Subtotal:	\$3,251.45
					Plumbing and Gas Fitting Total:	\$5,108.57

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Item			Qty	UoM	Rate	Cost
Preliminary and General	Equipment	Hire Portable Toilet Weekly	12	Wk	\$75.00	\$900.00
		Hire Rubbish Skip 7.5m3	1	ea (7.5m3)	\$300.00	\$300.00
		Hire Rubbish Skip 9m3	4	ea (9.0m3)	\$335.00	\$1,340.00
		Equipment Subtotal: \$2,540.00				
	Expense Item	Administration Costs	360	ea	\$1.00	\$360.00
		Builders Contingency Value	10,000		\$1.00	\$10,000.00
		Cell Phone Charges Weekly	120		\$1.00	\$120.00
		Consumables and Small Plant Recovery	900	ea	\$1.00	\$900.00
		First Aid Kit Provision	1	ea	\$40.00	\$40.00
		Freight	200		\$1.00	\$200.00
		Freight Hiab Truck Delivery	7	ea	\$200.00	\$1,400.00
		Freight Standard Truck Delivery	3	ea	\$100.00	\$300.00
		Health and Safety System Provision	4	ea	\$85.00	\$340.00
		Travel Cost Builders Weekly	1,200		\$1.00	\$1,200.00
		Vehicle Cost Provision Weekly	2,400		\$1.00	\$2,400.00
		Vehicle Crossing Protection	1	ea	\$800.00	\$800.00
		Expense Item Subtotal: \$18,060.00				
	Labour	Labour Administration	60	Hr	\$60.00	\$3,600.00
		Labour Building Supervisor	124	Hr	\$60.00	\$7,440.00
	Labour Subtotal: \$11,040.00					
	Subcontractors	Subcontract Cleaning	1	ea	\$255.56	\$255.56
	Subcontractors Subtotal: \$255.56					
	Preliminary and General Total: \$31,895.56					
Professional Services	Expense Item	Professional Services Estimating	1	ea	\$932.14	\$932.14
	Expense Item Subtotal: \$932.14					
Professional Services Total: \$932.14						
Rainwater and Metal Fascia	Generic Items	Subcontract Rainwater Gutter	1			\$0.00
	Generic Items Subtotal: \$0.00					
	Subcontractors	Subcontract Rainwater Downpipe	1			\$249.94
		Subcontract Rainwater Gutter	1			\$1,683.00
		Subcontract Rainwater System	1			\$877.94
		Subcontract Roof Cladding	1			\$25.82
	Subcontractors Subtotal: \$2,836.70					
Rainwater and Metal Fascia Total: \$2,836.70						
Reinforcing	Building Materials	Steel Link R10 200mm	83	ea	\$1.73	\$143.59
		Steel Mesh SE62 Res 500E 5050x2020mm	4	Sht (10.2m2)	\$29.74	\$118.96
		Steel Rebar Deformed G300Ex6m D12	20	ea	\$9.27	\$185.40
		Steel Starter L Hook D12 1.0m X 150mm	83	ea	\$3.98	\$330.34
		Steel Stirrup R06 300x300mm	67	ea	\$2.05	\$137.35
	Building Materials Subtotal: \$915.64					
	Reinforcing Total: \$915.64					
Roofing		Ridge Tile Masonry	33	m	\$30.00	\$990.00
	Building Materials Subtotal: \$990.00					
	Plumbing Materials	Fascia Soaker Steel ZnAl Prepainted 136mm	3	ea	\$5.00	\$15.00
		Subcontract Fascia	1			\$10.00
	Plumbing Materials Subtotal: \$25.00					
	Subcontractors	Subcontract Roof Cladding	1			\$2,387.05
		Subcontract Roof Tile Masonry Plain	242	m2	\$75.00	\$18,150.00
Subcontractors Subtotal: \$20,537.05						
Roofing Total: \$21,552.05						

Section 2 : Trade summary

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Item		Qty	UoM	Rate	Cost
Scaffolding	Equipment	Hire Scaffold Value	1		\$5,511.50
	Equipment Subtotal:				\$5,511.50
	Scaffolding Total:				\$5,511.50
Window and Door	Allowances	Allowance Light Tube 250mm	1	ea	\$750.00
	Allowances Subtotal:				\$750.00
	Subcontractors	Subcontract Aluminium Joinery	1		\$15,091.88
		Subcontract Supply Door Entrance	1	ea	\$800.00
	Subcontractors Subtotal:				\$15,891.88
Window and Door Total:				\$16,641.88	

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Breakdown by Work Area then Scope

506 Demo Renovation

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

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

A Kitchen Extension

Demolish existing kitchen remove end walls. Prepare site.

Construct new kitchen extension on concrete subfloor with timber framed walls and weatherboard cladding.

Allowance to install new kitchen and fixtures.

Scope	Page	Labour Hours	Scope Cost
A Kitchen Extension	10		\$780.00
01 Site Preparation	10		\$420.00
02 Scaffold	11		\$721.50
03 Demolition	11	20	\$1,692.45
05 Substructure	11	31	\$4,392.37
07 Exterior walls, cladding and finishes	13	73	\$12,140.79
10 Roof Structure	15	58	\$7,809.32
11 Ceiling structures	16	9	\$725.19
13 Rainwater systems	17		\$1,047.52
17 Interior linings and finishes	17	16	\$4,619.78
18 Interior joinery and fittings	18		\$25,000.00
21 Plumbing, Drainage, and Gas	18		\$4,205.91
22 Electrical	19	4	\$4,214.72
		211	\$67,769.55

Item	Qty	UoM	Rate	Cost
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A Kitchen Extension [< Back to Work Area](#)

1253 Scaffolding and fall protection

Hire Scaffold Value

1 Ea	\$80.00	\$80.00
		\$80.00

1258 Transport and cartage

Freight Hiab Truck Delivery
Freight Standard Truck Delivery

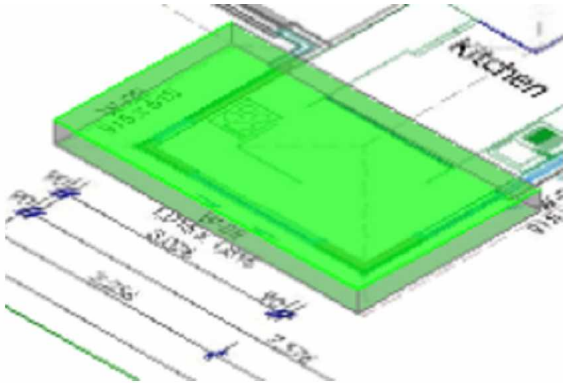
3 ea	\$200.00	\$600.00
1 ea	\$100.00	\$100.00
		\$700.00

A Kitchen Extension \$780.00

01 Site Preparation (in A Kitchen Extension) [< Back to Work Area](#)

The preparation of the site for the construction project. This involves the removal on site vegetation, site skim for preparation of building platform, or excavation work.

Unless noted otehrwise, excavation costs assume normal easy digging. Should ground conditions be more difficult than expected, the costs may change.



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01 Site Preparation (in A Kitchen Extension) [< Back to Work Area](#)

2240 Excavation

Subcontract Excavation Site Scrape 200mm

Site Skim x 12m2	
------------------	--

12 m2	\$35.00	\$420.00
		\$420.00

01 Site Preparation \$420.00

02 Scaffold (in A Kitchen Extension) [< Back to Work Area](#)

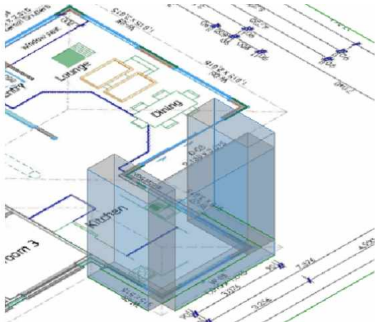
Scaffolding and other hire equipment required by the builder or provided by the builder for sub trades.

Selections

Scaffold Details

Hire Duration Weeks: 6 Wk

Scaffold Type: Scaffold Only Wk



Scaffold x 29m2	
-----------------	--

1 Ea	\$721.50	\$721.50
		\$721.50

02 Scaffold \$721.50

03 Demolition (in A Kitchen Extension) [< Back to Work Area](#)

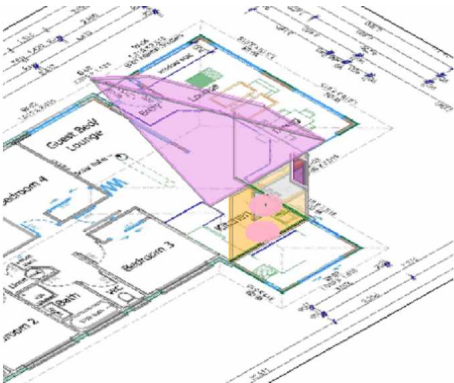
Deconstruction and removal of components of the buildings on site. If partial demolition, making good floors, ceilings, or walls where the removal of the component requires this.

Selections

Demolition Protection

No Rolls Floor Projection: 1

No Sheets of Plywood Hoarding: 2



Demolish Joinery Cabinet x 1ea		Demolish Kitchen Wall Cladding x 5m2	
Demolish Opening x 2ea		Demolish Roof x 23m2	
Demolish Sink x 1ea		Existing Wall x 7m2	

2110 Demolition

Hire Rubbish Skip 9m3

Labour Carpenter

1 ea (9.0m3)	\$335.00	\$335.00
20 Hr	\$60.00	\$1,200.00
		\$1,535.00

7120 Plumbing

Subcontract Plumber Hourly

2 Hr	\$78.72	\$157.45
		\$157.45

03 Demolition \$1,692.45

05 Substructure (in A Kitchen Extension) [< Back to Work Area](#)

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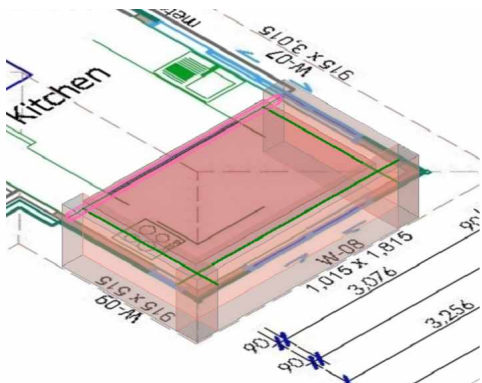
05 Substructure (in A Kitchen Extension) [< Back to Work Area](#)

Concrete subfloor and footing with reinforcing.

Selections

- Primary Substructure Scope
 - Concrete slab insulation type:: Polystyrene S 25mm
 - Concrete slab type:: Poured Concrete
 - Floor substrate type:: Concrete
 - Timber floor insulation type:: Polystyrene

Transition Floor 07
Allowed for D12 rods at 600cc expoxied into existing foundation.



Foundation Concrete x 1m3		Sub Floor Concrete x 4m2	
Transition Floor x 3m			

2240 Excavation

Subcontract Excavation

3 m3	\$55.00	\$165.00
		\$165.00

2242 Back filling

Bulk Fill Aggregate 65mm
Bulk Fill Sand
Labour Carpenter

1 m3	\$115.00	\$115.00
1 m3	\$65.05	\$65.05
2 Hr	\$60.00	\$120.00
		\$300.05

2361 Concrete strip foundation

Concrete Ready Mixed 20 MPa
Hire Concrete Pump
Labour Carpenter

1 m3	\$246.10	\$246.10
1 m3	\$45.00	\$45.00
13 Hr	\$60.00	\$780.00
		\$1,071.10

3111 Formwork

Labour Carpenter
Timber Paling Pine 100x25mm H3.2 RS Wet
Timber Pine 50x50mm H1.2 No.1 RS Wet

1 Hr	\$60.00	\$60.00
6 m	\$2.09	\$12.54
12 m	\$1.99	\$23.88
		\$96.42

3112 Reinforcement

Anchor Chemical Capsule M12
Combination Bar Chair 25/40 100 Pack
Combination Bar Chair 75/90 100 Pack
Labour Carpenter
Steel Link R10 200mm
Steel Mesh SE62 Res 500E 5050x2020mm
Steel Rebar Deformed G300Ex6m D12
Steel Starter L Hook D12 1.0m X 150mm
Steel Stirrup R06 300x300mm
Tie Wire Black Annealled 1.6x225mm 1kg

6 ea	\$6.62	\$39.72
1 Pk	\$27.17	\$27.17
1 Pk	\$4.53	\$4.53
11 Hr	\$60.00	\$660.00
28 ea	\$1.73	\$48.44
1 Sht	\$29.74	\$29.74
8 ea	\$9.27	\$74.16
28 ea	\$3.98	\$111.44
28 ea	\$2.05	\$57.40
1 ea (1.0kg)	\$4.46	\$4.46
		\$1,057.06

3320 Concrete masonry

Block Fill Ready Mixed 20.0 Mpa
Hire Concrete Pump
Labour Carpenter
Masonry Block 20 Series Header H2045
Masonry Block 25 Series Bond Beam 2514
Subcontract Install Masonry

1 m3	\$282.04	\$282.04
1 m3	\$45.00	\$45.00
1 Hr	\$60.00	\$60.00
23 ea	\$3.65	\$83.95
23 ea	\$4.99	\$114.77
44 ea	\$2.00	\$88.00
		\$673.76

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05 Substructure (in A Kitchen Extension) [< Back to Work Area](#)

4161 Building wraps, underlays, DPCs

Labour Carpenter	1 Hr	\$60.00	\$60.00
Polythene Black 250 Micron 4000mmx25m	2 Rl	\$82.84	\$165.68
Tape Polythene Adhesive 48mmx50m	1 Rl	\$5.43	\$5.43
			\$231.11

4700 Insulation

Labour Carpenter	1 Hr	\$60.00	\$60.00
Polystyrene S Grade 2400x1200x25mm	2 Sht (2.9m2)	\$13.09	\$26.18
			\$86.18

5430 Floors

Concrete Ready Mixed 20 MPa	1 m3	\$246.10	\$246.10
Hire Concrete Pump	1 m3	\$45.00	\$45.00
Hire Concrete Pump Set Up Charge	1 ea	\$350.00	\$350.00
Labour Carpenter	1 Hr	\$60.00	\$60.00
			\$701.10

6710 Painting Interior

Paint Aerosol Spray	1 ea	\$10.59	\$10.59
			\$10.59

05 Substructure \$4,392.37

07 Exterior walls, cladding and finishes (in A Kitchen Extension) [< Back to Work Area](#)

Exterior walls structure (typically timber framing or masonry), insulation, building, wrap, cladding, and exterior finishes. Bracing elements that are part of the exterior walls.

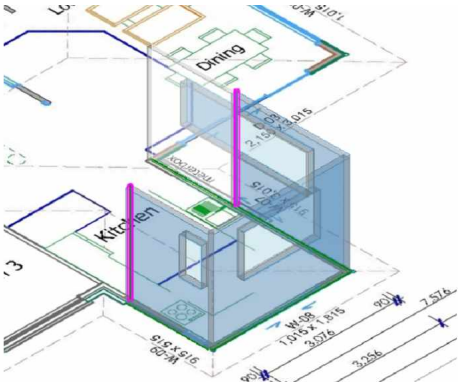
Selections

Truck Delivery Details

- Number of Hiab truck deliveries: 1
- Number of standard truck deliveries: 1

Primary Exterior Wall Scope

- Cavity batten type:: Timber Pine
- Exterior wall finish type:: Acrylic
- Wall cladding junction style:: Flashing
- Wall cladding weatherboard type:: Fibre Cement
- Wall framing size:: 90x45
- Wall framing stud centres:: 600
- Wall framing treatment:: H1.2
- Wall framing type:: Build On Site
- Wall insulation type:: Fibreglass R2.6



Existing Wall x 5m2		Transition Wall x 5m	
Wall Exterior x 14m2		Window W07 x 3m2	
Window W08 x 2m2		Window W09 x 0m2	

Transition Wall 08

Transition wall allowed for 90x19 board and scribes to cover connection between existing weatherboard and new walls.

[< Back to summary](#)**07 Exterior walls, cladding and finishes (in A Kitchen Extension)** [< Back to Work Area](#)**3821 Timber wall framing**

Anchor Self Expanding Galv 150x12mm	11 ea	\$5.29	\$58.19
Damp Proof Course Polythene 150mmx20m	1 Rl	\$13.33	\$13.33
Labour Carpenter	24 Hr	\$60.00	\$1,440.00
Nail Collated Bright D Head 90x3.15mm 3000 Box	1 ea	\$89.49	\$89.49
Nail Jolt Head Bright 100x4mm 1kg	1 ea	\$6.46	\$6.46
Nail Jolt Head Bright 75x3.15mm 1kg	1 ea	\$11.21	\$11.21
Nail Plate Tylok 2t4 30x60mm Galv	12 ea	\$0.27	\$3.24
Nail Plate Tylok 4t5 34x120mm Galv	6 ea	\$0.42	\$2.52
Stud Strap Galvanised	15 ea	\$0.79	\$11.85
Timber Pine 140x35mm H1.2 SG8 PG KD	8 m	\$4.83	\$38.64
Timber Pine 140x45mm H1.2 SG8 PG KD	12 m	\$5.86	\$70.32
Timber Pine 90x45mm H1.2 SG8 PG KD	96 m	\$3.81	\$365.76
			\$2,111.01

3825 Framing hardware

Nail Hardie Galv 60x3.15mm 1kg	1 ea	\$74.90	\$74.90
			\$74.90

4161 Building wraps, underlays, DPCs

Building Wrap Woven Polymer 2740mmx37m	1 Rl	\$183.13	\$183.13
Labour Carpenter	1 Hr	\$60.00	\$60.00
			\$243.13

4221 Weatherboard timber cladding

Cladding Board D4S Pine H3.1 FJ PP 100x18mm	4 m	\$8.14	\$32.56
Labour Carpenter	21 Hr	\$60.00	\$1,260.00
Nail Flat Head Galv 60x2.8mm 1kg	1 ea (1.0kg)	\$8.68	\$8.68
Weatherboard Fibre Cement Linea 180x4200	22 ea (4.2m)	\$31.45	\$691.81
			\$1,993.06

4224 Exterior Trim and finishing work

Labour Carpenter	2 Hr	\$60.00	\$120.00
Moulding Pine Scriber No.15B FJ H3.1 PP 60x18mmx5.4m	4 LN (5.4m)	\$16.30	\$65.22
Timber Pine Grooved H3.1 PP FJ 90x18mm	15 m	\$6.58	\$98.72
			\$283.93

4290 Cavity batten

Batten Pine H3.2 50x21mm	80 m	\$1.11	\$88.80
Cavity Closer Strip PVC x3m	2 ea	\$6.96	\$13.92
Cavity Venting Strip PVC 3000mm	3 ea	\$9.51	\$28.53
Labour Carpenter	3 Hr	\$60.00	\$180.00
			\$311.25

4520 Exterior windows doors aluminium

Labour Carpenter	14 Hr	\$60.00	\$840.00
Subcontract Aluminium Joinery	1 Ea	\$4,118.	\$4,118.62
			\$4,958.62

4700 Insulation

Insulation Fibreglass Wall R2.6 90mm	1 Bl (9.9m2)	\$117.69	\$117.69
Labour Carpenter	1 Hr	\$60.00	\$60.00
			\$177.69

5150 Interior Trim and finishing work

Labour Carpenter	5 Hr	\$60.00	\$300.00
Moulding Pine Bevel Single No.19 FJ UT 40x10mmx5.4m	4 LN (5.4m)	\$50.88	\$203.52
			\$503.52

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07 Exterior walls, cladding and finishes (in A Kitchen Extension) [< Back to Work Area](#)

5521 Door Hardware

Wedge H Packer Assorted	1 ea	\$30.00	\$30.00
			\$30.00

6710 Painting Interior

Subcontract Painting Interior	1 Ea	\$255.35	\$255.35
			\$255.35

6720 Painting Exterior

Subcontract Painting Exterior	1 Ea	\$972.70	\$972.70
			\$972.70

6810 Waterproofing and underlays

Flashing Corner Window Plastic Moulded	6 ea	\$4.30	\$25.80
Labour Carpenter	2 Hr	\$60.00	\$120.00
Polyurethane Foam Sealant Self Expanding 750ml	2 ea	\$21.28	\$42.56
Seal Air Foam Rod 10mm x 50m	1 ea	\$37.27	\$37.27
			\$225.63

07 Exterior walls, cladding and finishes \$12,140.79

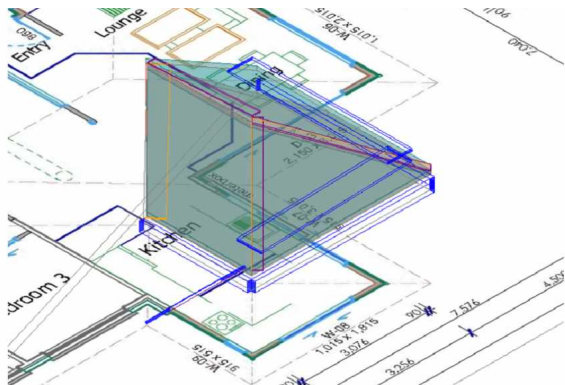
10 Roof Structure (in A Kitchen Extension) [< Back to Work Area](#)

The primary roof structural framing, (rafters, trusses).

Selections

Truck Delivery Details

Number of Hiab truck deliveries: 1



Fascia x 11m		Roof Ridge x 9m	
Roof Structure x 18m2		Roof Valley x 3m	
Soffit x 6m2		Tile Roofing x 21m2	

3823 Timber roof framing

Labour Carpenter	44 Hr	\$60.00	\$2,640.00
Nail Collated Bright D Head 90x3.15mm 3000 Box	1 ea	\$89.49	\$89.49
Nail Flat Head Galv 90x3.55mm 1kg	1 ea (1.0kg)	\$21.88	\$21.88
Timber Pine 140x45mm H1.2 SG8 PG KD	142 m	\$5.86	\$832.12
Timber Pine 150x25mm H3.2 Merch RS Wet	7 m	\$2.98	\$20.85
Timber Pine 50x50mm H1.2 No.1 RS Wet	61 m	\$1.99	\$121.39
Timber Pine 90x45mm H1.2 SG8 PG KD	27 m	\$3.81	\$102.87
Wire Dog LH Galv	26 ea	\$0.35	\$9.10
Wire Dog RH Galv	26 ea	\$0.35	\$9.10
			\$3,846.80

3824 Timber soffit framing

Labour Carpenter	7 Hr	\$60.00	\$420.00
Timber Pine 90x45mm H1.2 SG8 PG KD	34 m	\$3.81	\$129.54
			\$549.54

10 Roof Structure (in A Kitchen Extension) < [Back to Work Area](#)

Fascia Pine H3.1 FJ PP 150x25mm
Labour Carpenter

13 m	\$6.86	\$89.19
2 Hr	\$60.00	\$120.00
		\$209.19

Adhesive General Building Gun 310ml Tube
Fibre Cement Hardiflex 2400x600x4.5mm
Hardiflex Jointer PVC 2400x6mm
Labour Carpenter
Moulding Pine Eaves Mould No.24A FJ H3.1 PP 18x18mmx5.4m
Nail Flat Head Galv 40x2mm 1kg

1 ea	\$8.19	\$8.19
5 Sht (1.4m2)	\$16.35	\$81.76
1 ea	\$5.18	\$5.18
5 Hr	\$60.00	\$300.00
2 LN (5.4m)	\$14.05	\$28.11
1 ea (1.0kg)	\$14.86	\$14.86
		\$438.10

Fascia Soaker Steel ZnAl Prepainted 136mm
Subcontract Roof Cladding

1 ea	\$5.00	\$5.00
1 Ea	\$252.05	\$252.05
		\$257.05

Ridge Tile Masonry
Subcontract Roof Cladding
Subcontract Roof Tile Masonry Plain

9 m	\$30.00	\$270.00
1 Ea	\$270.00	\$270.00
21 m2	\$75.00	\$1,575.00
		<u>\$2,115.00</u>

Subcontract Painting Exterior

1 Ea	\$388.64	\$388.64
		<u>\$388.64</u>

Subcontract Fascia

1 Ea	\$5.00	\$5.00
		<u>\$5.00</u>

11 Ceiling structures (in A Kitchen Extension) < [Back to Work Area](#)

Selections

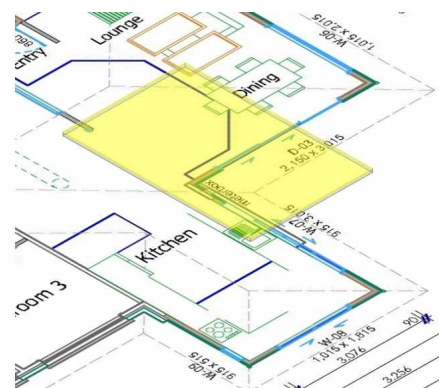
Primary Ceiling Structure Scope

Ceiling insulation material:: Fibreglass

Ceiling structure spacing:: 400

Ceiling structure type:: Timber Batten

Ceiling insulation rating:: 2.6



Ceiling Structure x 14m2

Insulation Fibreglass Ceiling R2.6
Labour Carpenter

1 Bl (10.5m2)	\$82.05	\$82.05
1 Hr	\$60.00	\$60.00
		<u>\$142.05</u>

Batten Ceiling Timber Pine 68x34mm H1.2
Labour Carpenter

54 m	\$1.91	\$103.14
8 Hr	\$60.00	\$480.00
		<u>\$583.14</u>

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11 Ceiling structures (in A Kitchen Extension) [< Back to Work Area](#)

11 Ceiling structures \$725.19

13 Rainwater systems (in A Kitchen Extension) [< Back to Work Area](#)

Rainwater gutters and downpipes.

Selections

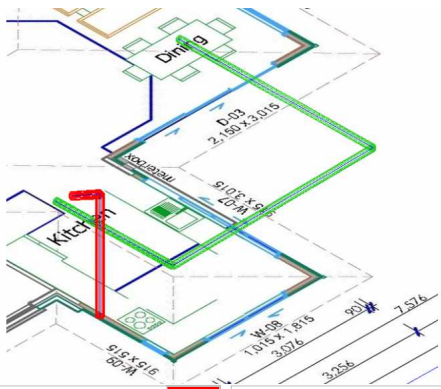
Rainwater Scope

Downpipe material:: PVC

Downpipe style:: Round 80

Gutter material:: Steel ZnAlMg Prepainted

Gutter profile:: Classic



Rainwater Downpipe x 3m		Rainwater Gutter x 11m	
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7411 Rain water systems

Subcontract Rainwater Downpipe
Subcontract Rainwater Gutter
Subcontract Rainwater Gutter
Subcontract Rainwater System

1 Ea	\$124.97	\$124.97
1 Ea	\$609.00	\$609.00
1 Ea	\$0.00	\$0.00
1 Ea	\$313.55	\$313.55

\$1,047.52

13 Rainwater systems \$1,047.52

17 Interior linings and finishes (in A Kitchen Extension) [< Back to Work Area](#)

Linings of walls, floors and ceilings. Supply, installation, and stopping of plasterboard linings. Finishes applied to walls, floors, and ceilings. Supply and installation of skirting and scotia/cornice. Wall and floor tiling, waterproofing membranes and tile substrates. Carpet, vinyl and other coverings.

Selections

Interior Linings Scope

Ceiling lining thickness: 13

Ceiling lining type:: Plasterboard Standard

Stopping finish level ceilings:: 4

Stopping finish level walls:: 4

Wall lining thickness:: 10

Wall lining type:: Plasterboard Standard

Truck Delivery Details

Number of Hiab truck deliveries: 1

Interior Trim Scope

Architrave material:: Pine Finger Jointed

Architrave style:: Bevel Single No.19 40x10mm

Cornice material:: Pine Finger Jointed

Skirting material:: Pine Finger Jointed

Skirting style:: Bullnose No.22A 90x10mm

Interior Finishes Scope

Ceiling painting generally: Acrylic

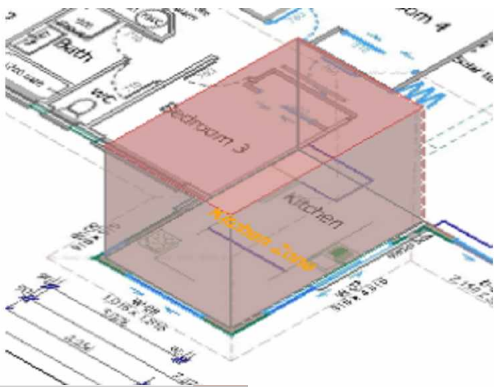
Floor covering generally: Carpet

Floor covering wet areas: Tiles

Interior door painting generally: Acrylic

Tiling walls wet area: Tiles 50%

Wall painting generally: Acrylic



Kitchen Zone x 14m2	
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17 Interior linings and finishes (in A Kitchen Extension) [< Back to Work Area](#)

5113 Plasterboard linings

Adhesive Wallboard Tube 375ml	6 ea	\$8.58	\$51.48
Labour Carpenter	12 Hr	\$60.00	\$720.00
Plasterboard Std 10mm	40 m2	\$6.29	\$251.60
Plasterboard Std 13mm	16 m2	\$7.80	\$124.80
Screws Collated Drywall Enp 32mm 100pack	1 ea	\$18.43	\$18.43
Subcontract Stopping Plasterboard Internal Corner 1m	10 m	\$7.50	\$75.00
Subcontract Stopping Plasterboard Level 4 Ceiling to 2.7m	14 m2	\$7.50	\$105.00
Subcontract Stopping Plasterboard Level 4 Walls to 2.7m	36 m2	\$7.50	\$270.00
			\$1,616.31

5150 Interior Trim and finishing work

Adhesive General Building Gun 310ml Tube	1 ea	\$8.19	\$8.19
Labour Carpenter	4 Hr	\$60.00	\$240.00
Moulding Pine Bullnose No.22A FJ UT 90x10mmx5.4m	4 LN (5.4m)	\$105.60	\$422.38
Nail Panel Pin Plated Zinc 40x1.6mm 250g	1 ea	\$7.40	\$7.40
			\$677.97

6410 Resilient surfacing

Allowance Floor Covering Carpet	14 m2	\$85.00	\$1,190.00
			\$1,190.00

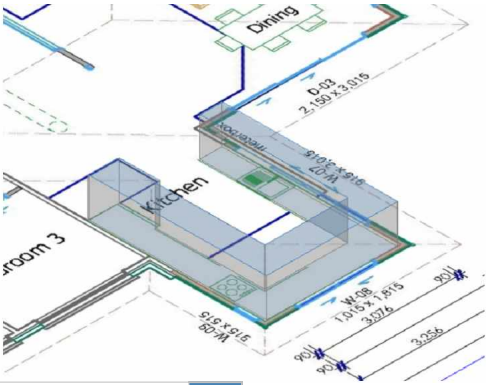
6710 Painting Interior

Subcontract Painting Interior	1 Ea	\$1,135.	\$1,135.49
			\$1,135.49

17 Interior linings and finishes \$4,619.78

18 Interior joinery and fittings (in A Kitchen Extension) [< Back to Work Area](#)

Interior joinery and custom made components.



Joinery Cabinet x 1ea

5511 Cabinetry

Allowance Kitchen Joinery Value	25,000	\$1.00	\$25,000.00
			\$25,000.00

18 Interior joinery and fittings \$25,000.00

21 Plumbing, Drainage, and Gas (in A Kitchen Extension) [< Back to Work Area](#)

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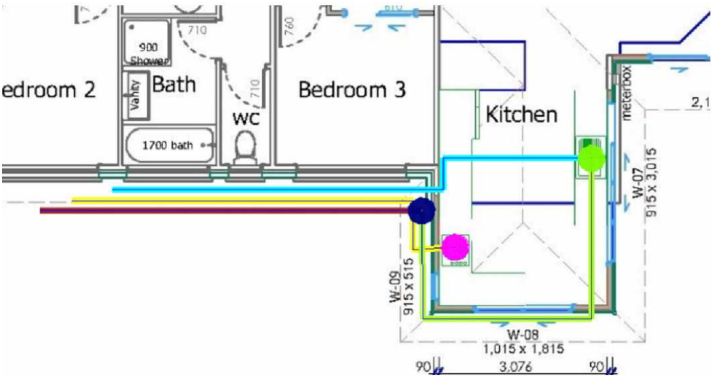
21 Plumbing, Drainage, and Gas (in A Kitchen Extension) [< Back to Work Area](#)

Sanitary and potable water plumbing piping, pre piping, fittings and fixtures.

Drainage pipes and fixtures.

Selections

- Plumbing Scope
- Certificate of Compliance Required?: Yes
- Plumbing Fitting Quality: Standard
- Plumbing fittings supplied by:: Allowance



Gas Cooktop x 1ea		Gas Pipe x 1ea	
Gully Trap x 1ea		Kitchen Sink x 1ea	
Pipe Waste PVC 40mm x 8m		Pipe Water x 9m	
Sewer Pipe 100mm x 7m			

7120 Plumbing

Subcontract Plumbing

1 Ea	\$1,134.	\$1,134.00
		\$1,134.00

7150 Sanitaryware and accessories

Allowance Kitchen Sink And Tap

1 ea	\$719.99	\$719.99
		\$719.99

7210 Gas system

- Subcontract Gas Pipe Composite PEX Aluminium 16mm
- Subcontract Pipe Trench Clay 1m Average
- Subcontract Supply Gas Pre pipe

9 m	\$65.00	\$585.00
9 m	\$15.88	\$142.92
1 ea	\$500.00	\$500.00
		\$1,227.92

7220 Gas appliances

Allowance Cooktop Gas

1 ea	\$350.00	\$350.00
		\$350.00

7451 Storm and ground water drainage

Subcontract Drainage Gully Trap

1 ea	\$200.00	\$200.00
		\$200.00

7461 Sewers

- Subcontract Drainage Fitting Sewer 100mm
- Subcontract Drainage Pipe Sewer 100mm

2 ea	\$48.50	\$97.00
7 m	\$46.00	\$322.00
		\$419.00

7720 Electrical Services

- Allowance Switch Gas Fixture Value
- Subcontract Electrical

1	\$30.00	\$30.00
1 Ea	\$125.00	\$125.00
		\$155.00

21 Plumbing, Drainage, and Gas \$4,205.91

22 Electrical (in A Kitchen Extension) [< Back to Work Area](#)

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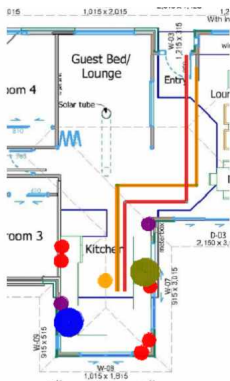
22 Electrical (in A Kitchen Extension) [< Back to Work Area](#)

Supply and installation of electrical wiring, pre wiring, meter boards, fittings and fixtures.

Supply and installation of lights, wiring, and switches.

Selections

- Electrical Scope
- Electrical Fitting Quality: Standard
- Electrical fittings supplied by: Allowance



Cooking Top Gas x 1ea		Kitchen Rangehood x 1ea	
Electrical Cable x 10m		Electrical Cable x 10m	
Electrical Socket x 5ea		Kitchen WasteDisposal x 1ea	
Light Interior x 1ea		Light Switch x 2ea	

7120 Plumbing

Subcontract Plumbing

1 Ea	\$225.00	\$225.00
		\$225.00

7150 Sanitaryware and accessories

Allowance Waste Disposal Unit Standard

1 ea	\$437.14	\$437.14
		\$437.14

7210 Gas system

Subcontract Install Gas Cooktop
Subcontract Supply Gas Pre pipe

1 ea	\$150.00	\$150.00
1 ea	\$500.00	\$500.00
		\$650.00

7220 Gas appliances

Allowance Cooktop Gas

1 ea	\$350.00	\$350.00
		\$350.00

7600 Ventilation air conditioning

Ducting Round Aluminium Flexible 150mmx3m
Labour Carpenter
Tape Aluminium Adhesive 48mmx50m

1 ea	\$40.71	\$40.71
4 Hr	\$60.00	\$240.00
1 Rl	\$23.73	\$23.73
		\$304.44

7720 Electrical Services

Allowance Electrical Socket Interior 10a Double Standard
Allowance Light Downlight Interior LED Standard
Allowance Rangehood Standard
Allowance Switch Light Single Standard
Subcontract Electrical
Subcontract Electrical Warning Tape 100m roll

5 ea	\$10.00	\$50.00
1 ea	\$50.00	\$50.00
1 ea	\$250.00	\$250.00
2 ea	\$9.25	\$18.50
1 Ea	\$1,859.	\$1,859.99
1 ea	\$19.65	\$19.65
		\$2,248.14

22 Electrical \$4,214.72

Total for : A Kitchen Extension \$67,769.55

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B Lounge Extension

Remove existing walls and cladding, roof structure and cladding in affected area. Prepare site.

Construct new concrete subfloor connecting to existing floor.

Consruct timber framed walls with bevel back weatherboard cladding and masonry tile roof on trusses.

Scope	Page	Labour Hours	Scope Cost
B Lounge Extension	21		\$780.00
01 Site Preparation	21		\$1,540.00
02 Scaffold	22		\$1,243.50
03 Lounge Demolition	22	115	\$7,600.46
05 Substructure	23	60	\$8,676.01
07 Exterior walls, cladding and finishes	24	104	\$11,258.90
09 Interior walls	26	50	\$6,424.28
10 Roof	27	136	\$18,876.03
11 Ceiling structures	28	16	\$1,387.60
13 Rainwater systems	28		\$1,763.36
14 Windows and exterior doors	29	71	\$19,983.77
17 Interior linings and finishes	30	21	\$7,178.93
18 Interior joinery and fittings	32		\$800.00
22 Electrical	32		\$2,300.34
		573	\$89,813.18

Item	Qty	UoM	Rate	Cost
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B Lounge Extension [< Back to Work Area](#)

1253 Scaffolding and fall protection

Hire Scaffold Value

1	Ea	\$80.00	\$80.00
			\$80.00

1258 Transport and cartage

Freight Hiab Truck Delivery

Freight Standard Truck Delivery

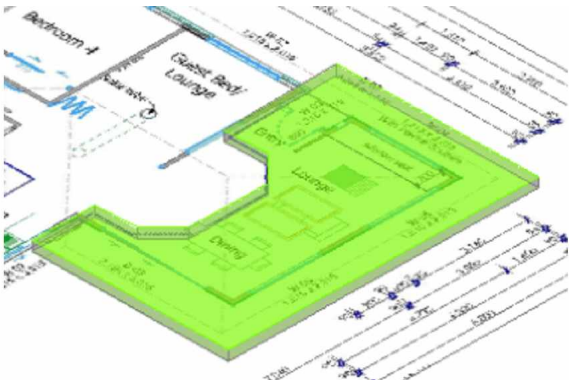
3	ea	\$200.00	\$600.00
1	ea	\$100.00	\$100.00
			\$700.00

B Lounge Extension \$780.00

01 Site Preparation (in B Lounge Extension) [< Back to Work Area](#)

The preparation of the site for the construction project. This involves the removal on site vegetation, site skim for preparation of building platform, or excavation work.

Unless noted otehrwise, excavation costs assume normal easy digging. Should ground conditions be more difficult than expected, the costs may change.



Site Skim x 44m2

2240 Excavation

Subcontract Excavation Site Scrape 200mm

44	m2	\$35.00	\$1,540.00
			\$1,540.00

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01 Site Preparation (in B Lounge Extension) [< Back to Work Area](#)

01 Site Preparation \$1,540.00

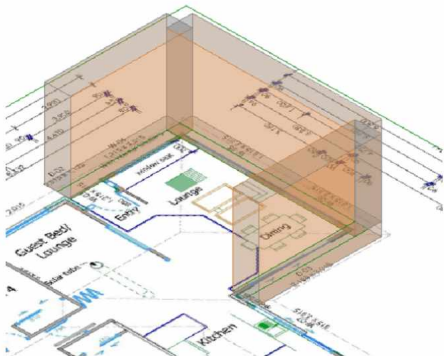
02 Scaffold (in B Lounge Extension) [< Back to Work Area](#)

Scaffolding and other hire equipment required by the builder or provided by the builder for sub trades.

- Selections
- Scaffold Details

Hire Duration Weeks: 6 Wk

Scaffold Type: Scaffold Only Wk



Scaffold x 58m2

1253 Scaffolding and fall protection

Hire Scaffold Value

1 Ea	\$1,243.	\$1,243.50
		\$1,243.50

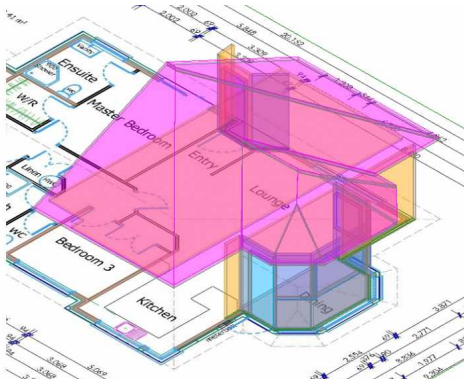
02 Scaffold \$1,243.50

03 Lounge Demolition (in B Lounge Extension) [< Back to Work Area](#)

Deconstruction and removal of components of the buildings on site. If partial demolition, making good floors, ceilings, or walls where the removal of the component requires this.

- Selections
- Demolition Protection

No Rolls Floor Projection: 1



Demolish Ceiling x 46m2		Demolish Floor x 7m2	
Demolish Opening x 1ea		Demolish Opening x 1ea	
Demolish Opening x 4ea		Demolish Roof x 64m2	
Demolish Wall x 8m2		Demolish Wall Cladding x 13m2	

2110 Demolition

Hire Rubbish Skip 9m3
Labour Carpenter

1 ea (9.0m3)	\$335.00	\$335.00
101 Hr	\$60.00	\$6,060.00
		\$6,395.00

5113 Plasterboard linings

Adhesive Wallboard Tube 375ml
Labour Carpenter
Nail Collated Bright D Head 90x3.15mm 3000 Box
Plasterboard Std 13mm
Screws Collated Drywall Enp 32mm 100pack
Subcontract Plasterboard Stopping
Timber Pine 70x45mm H1.2 SG8 PG KD

1 ea	\$8.58	\$8.58
11 Hr	\$60.00	\$660.00
1 ea	\$89.49	\$89.49
7 m2	\$7.80	\$54.60
1 ea	\$18.43	\$18.43
9 ea	\$10.00	\$90.00
16 m	\$2.96	\$47.36
		\$968.46

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03 Lounge Demolition (in B Lounge Extension) [< Back to Work Area](#)

5430 Floors

Allowance Timber Flooring to match existing
Labour Carpenter

3 m	\$19.00	\$57.00
3 Hr	\$60.00	\$180.00
		\$237.00

03 Lounge Demolition \$7,600.46

05 Substructure (in B Lounge Extension) [< Back to Work Area](#)

The building substructures including foundations, timber sub floor structures, foundation piling, concrete footings, and concrete floor slabs.

Selections

Truck Delivery Details

Number of Hiab truck deliveries: 1

Primary Substructure Scope

Concrete slab insulation type:: Polystyrene S 25mm

Concrete slab type:: Poured Concrete

Floor framing material:: Timber H1.2

Floor joist size:: 240x45

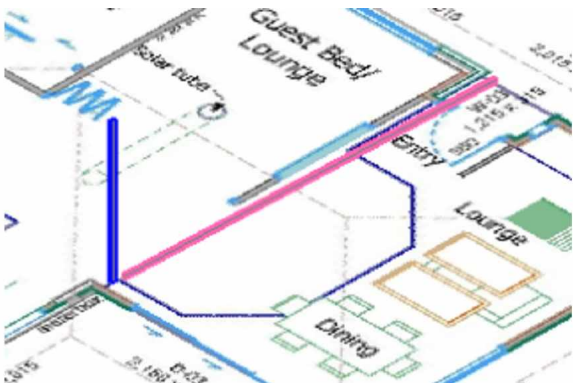
Floor joist centres:: 400

Floor substrate type:: Concrete

Timber floor insulation rating:: 1.8

Timber floor insulation type:: Polystyrene

Floor substrate wet area:: Plywood H3.1



Concrete Slab x 25m2	Foundation Concrete x 3m3
Transition Floor x 6m	

Transition Floor 02

Allowed for D12 bars at 600cc drilled and expoxied into existing footing.

2240 Excavation

Subcontract Excavation

4 m3	\$55.00	\$220.00
		\$220.00

2242 Back filling

Bulk Fill Aggregate 65mm

Bulk Fill Sand

Labour Carpenter

4 m3	\$115.00	\$460.00
2 m3	\$65.05	\$130.10
7 Hr	\$60.00	\$420.00
		\$1,010.10

2361 Concrete strip foundation

Concrete Ready Mixed 20 MPa

Hire Concrete Pump

Labour Carpenter

4 m3	\$246.10	\$984.40
4 m3	\$45.00	\$180.00
22 Hr	\$60.00	\$1,320.00
		\$2,484.40

3111 Formwork

Labour Carpenter

Timber Paling Pine 100x25mm H3.2 RS Wet

Timber Pine 50x50mm H1.2 No.1 RS Wet

3 Hr	\$60.00	\$180.00
6 m	\$2.09	\$12.54
12 m	\$1.99	\$23.88
		\$216.42

[< Back to summary](#)**05 Substructure (in B Lounge Extension)** [< Back to Work Area](#)**3112 Reinforcement**

Anchor Chemical Capsule M12	11 ea	\$6.62	\$72.82
Combination Bar Chair 25/40 100 Pack	1 Pk	\$27.17	\$27.17
Combination Bar Chair 75/90 100 Pack	1 Pk	\$4.53	\$4.53
Labour Carpenter	20 Hr	\$60.00	\$1,200.00
Steel Link R10 200mm	55 ea	\$1.73	\$95.15
Steel Mesh SE62 Res 500E 5050x2020mm	3 Sht	\$29.74	\$89.22
Steel Rebar Deformed G300Ex6m D12	12 ea	\$9.27	\$111.24
Steel Starter L Hook D12 1.0m X 150mm	55 ea	\$3.98	\$218.90
Steel Stirrup R06 300x300mm	39 ea	\$2.05	\$79.95
Tie Wire Black Annealled 1.6x225mm 1kg	1 ea (1.0kg)	\$4.46	\$4.46
			\$1,903.44

3320 Concrete masonry

Block Fill Ready Mixed 20.0 Mpa	1 m3	\$282.04	\$282.04
Hire Concrete Pump	1 m3	\$45.00	\$45.00
Labour Carpenter	1 Hr	\$60.00	\$60.00
Masonry Block 20 Series Header H2045	45 ea	\$3.65	\$164.25
Masonry Block 25 Series Bond Beam 2514	45 ea	\$4.99	\$224.55
Subcontract Install Masonry	84 ea	\$2.00	\$168.00
			\$943.84

4161 Building wraps, underlays, DPCs

Labour Carpenter	1 Hr	\$60.00	\$60.00
Polythene Black 250 Micron 4000mmx25m	2 RL	\$82.84	\$165.68
Tape Polythene Adhesive 48mmx50m	1 RL	\$5.43	\$5.43
			\$231.11

4700 Insulation

Labour Carpenter	2 Hr	\$60.00	\$120.00
Polystyrene S Grade 2400x1200x25mm	9 Sht (2.9m2)	\$13.09	\$117.81
			\$237.81

5430 Floors

Concrete Ready Mixed 20 MPa	3 m3	\$246.10	\$738.30
Hire Concrete Pump	2 m3	\$45.00	\$90.00
Hire Concrete Pump Set Up Charge	1 ea	\$350.00	\$350.00
Labour Carpenter	4 Hr	\$60.00	\$240.00
			\$1,418.30

6710 Painting Interior

Paint Aerosol Spray	1 ea	\$10.59	\$10.59
			\$10.59

05 Substructure \$8,676.01**07 Exterior walls, cladding and finishes (in B Lounge Extension)** [< Back to Work Area](#)

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07 Exterior walls, cladding and finishes (in B Lounge Extension) [< Back to Work Area](#)

Exterior walls structure (typically timber framing or masonry), insulation, building wrap, cladding, and exterior finishes. Bracing elements that are part of the exterior walls.

Selections

Truck Delivery Details

Number of Hiab truck deliveries: 1

Number of standard truck deliveries: 1

Primary Exterior Wall Scope

Cavity batten type:: Timber Pine

Exterior wall finish type:: Acrylic

Wall cladding junction style:: Flashing

Wall cladding weatherboard type:: Fibre Cement

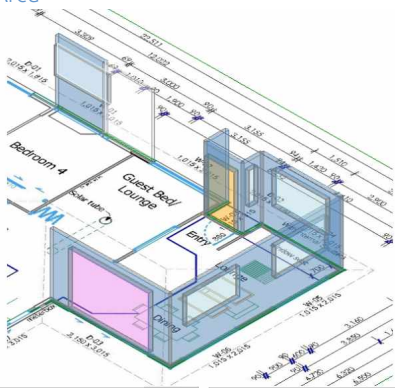
Wall framing size:: 90x45

Wall framing stud centres:: 600

Wall framing treatment:: H1.2

Wall framing type:: Build On Site

Wall insulation type:: Fibreglass R2.6



Existing Wall x 2m2

Wall Exterior x 30m2

3821 Timber wall framing

Anchor Self Expanding Galv 150x12mm
Damp Proof Course Polythene 150mmx20m
Labour Carpenter
Nail Collated Bright D Head 90x3.15mm 3000 Box
Nail Jolt Head Bright 100x4mm 1kg
Nail Jolt Head Bright 75x3.15mm 1kg
Stud Strap Galvanised
Timber Pine 140x35mm H1.2 SG8 PG KD
Timber Pine 90x45mm H1.2 SG8 PG KD

25 ea	\$5.29	\$132.25
1 RL	\$13.33	\$13.33
51 Hr	\$60.00	\$3,060.00
1 ea	\$89.49	\$89.49
1 ea	\$6.46	\$6.46
1 ea	\$11.21	\$11.21
33 ea	\$0.79	\$26.07
20 m	\$4.83	\$96.60
231 m	\$3.81	\$880.11

\$4,315.52

3825 Framing hardware

Nail Hardie Galv 60x3.15mm 1kg

2 ea	\$74.90	\$149.80
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\$149.80

4161 Building wraps, underlays, DPCs

Building Wrap Woven Polymer 2740mmx37m
Labour Carpenter

1 RL	\$183.13	\$183.13
1 Hr	\$60.00	\$60.00

\$243.13

4221 Weatherboard timber cladding

Labour Carpenter
Nail Flat Head Galv 60x2.8mm 1kg
Weatherboard Fibre Cement Linea 180x4200

44 Hr	\$60.00	\$2,640.00
1 ea (1.0kg)	\$8.68	\$8.68
45 ea (4.2m)	\$31.45	\$1,415.07

\$4,063.75

4290 Cavity batten

Batten Pine H3.2 50x21mm
Cavity Venting Strip PVC 3000mm
Labour Carpenter

190 m	\$1.11	\$210.90
6 ea	\$9.51	\$57.06
7 Hr	\$60.00	\$420.00

\$687.96

4700 Insulation

Insulation Fibreglass Wall R2.6 90mm
Labour Carpenter

3 Bl (9.9m2)	\$117.69	\$353.07
1 Hr	\$60.00	\$60.00

\$413.07

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07 Exterior walls, cladding and finishes (in B Lounge Extension) [< Back to Work Area](#)

6720 Painting Exterior

Subcontract Painting Exterior

1 Ea	\$1,385.	\$1,385.67
		\$1,385.67

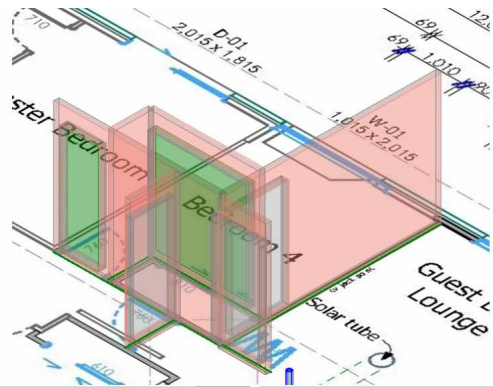
07 Exterior walls, cladding and finishes \$11,258.90

09 Interior walls (in B Lounge Extension) [< Back to Work Area](#)

Interior walls structure (typically timber framing), insulation.
Bracing elements that are part of the interior walls.

Selections

- Primary Interior Wall Scope
- Framing size:: 90x45
- Framing type:: Build On Site
- Framing treatment:: H1.2



Door Interior x 10m2		Transition Wall x 2m	
Wall Interior x 17m2			

3821 Timber wall framing

- Anchor Self Expanding Galv 150x12mm
- Damp Proof Course Polythene 100mmx20m
- Labour Carpenter
- Nail Collated Bright D Head 90x3.15mm 3000 Box
- Nail Jolt Head Bright 75x3.15mm 1kg
- Nail Jolt Head Bright 90x3.55mm 1kg
- Nail Plate Tylok 2t4 30x60mm Galv
- Timber Pine 190x35mm H1.2 SG8 PG KD
- Timber Pine 90x45mm H1.2 SG8 PG KD

17 ea	\$5.29	\$89.93
1 Rl	\$11.74	\$11.74
21 Hr	\$60.00	\$1,260.00
1 ea	\$89.49	\$89.49
1 ea	\$11.21	\$11.21
1 ea	\$7.19	\$7.19
10 ea	\$0.27	\$2.70
12 m	\$7.50	\$90.00
134 m	\$3.81	\$510.54
		\$2,072.80

4224 Exterior Trim and finishing work

- Cladding Board D4S Pine H3.1 FJ PP 100x18mm
- Labour Carpenter
- Moulding Pine Scriber No.15B FJ H3.1 PP 60x18mmx5.4m

3 m	\$8.14	\$24.42
1 Hr	\$60.00	\$60.00
1 LN (5.4m)	\$16.30	\$16.30
		\$100.73

5150 Interior Trim and finishing work

- Labour Carpenter
- Moulding Pine Bevel Single No.19 FJ UT 40x10mmx5.4m

9 Hr	\$60.00	\$540.00
5 LN (5.4m)	\$50.88	\$254.40
		\$794.40

5230 Interior doors and windows

- Labour Carpenter
- Subcontract Interior Doors

14 Hr	\$60.00	\$840.00
1 Ea	\$1,045.	\$1,045.85
		\$1,885.85

5521 Door Hardware

- Allowance Door Hardware Cavity Pull
- Allowance Door Hardware Passage
- Door Stop Chrome Rubber Buffer
- Labour Carpenter

1 ea	\$18.78	\$18.78
4 ea	\$55.81	\$223.24
2 ea	\$2.74	\$5.48
5 Hr	\$60.00	\$300.00
		\$547.50

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09 Interior walls (in B Lounge Extension) [< Back to Work Area](#)

6710 Painting Interior

Subcontract Painting Interior

1 Ea	\$1,023.	\$1,023.00
		\$1,023.00

09 Interior walls \$6,424.28

10 Roof (in B Lounge Extension) [< Back to Work Area](#)

The primary roof structural framing, (rafters, trusses). Roof cladding masonry tile, timber fascia 150x25, flashings, and soffit framing and soffit with 4.5mm Fibre Cement sheet.

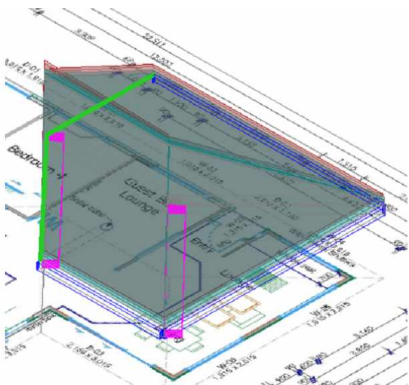
Selections

Truck Delivery Details

Number of Hiab truck deliveries: 1

Transition Roof 04

Labour allowance to connect new roof to existing.



Fascia x 21m		Flashing x 22m	
Roof Structure x 65m2		Soffit x 12m2	
Tile Roofing x 66m2		Transition Roof x 10m	

3823 Timber roof framing

Labour Carpenter
Nail Collated Bright D Head 90x3.15mm 3000 Box
Nail Flat Head Galv 90x3.55mm 1kg
Product Nail 30x3.15mm Galv 500g Pkt
Strip Brace 30m Galv
Timber Pine 140x45mm H1.2 SG8 PG KD
Timber Pine 50x50mm H1.2 No.1 RS Wet
Timber Pine 90x45mm H1.2 SG8 PG KD
Wire Dog LH Galv
Wire Dog RH Galv

110 Hr	\$60.00	\$6,600.00
1 ea	\$89.49	\$89.49
3 ea (1.0kg)	\$21.88	\$65.64
1 ea	\$12.46	\$12.46
1 ea	\$57.05	\$57.05
412 m	\$5.86	\$2,414.32
195 m	\$1.99	\$388.05
47 m	\$3.81	\$179.07
50 ea	\$0.35	\$17.50
50 ea	\$0.35	\$17.50
		\$9,841.08

3824 Timber soffit framing

Labour Carpenter
Timber Pine 90x45mm H1.2 SG8 PG KD

15 Hr	\$60.00	\$900.00
70 m	\$3.81	\$266.70
		\$1,166.70

4224 Exterior Trim and finishing work

Fascia Pine H3.1 FJ PP 150x25mm
Labour Carpenter

23 m	\$6.86	\$157.80
3 Hr	\$60.00	\$180.00
		\$337.80

4239 Soffit cladding

Adhesive General Building Gun 310ml Tube
Fibre Cement Hardiflex 2400x600x4.5mm
Hardiflex Jointer PVC 2400x6mm
Labour Carpenter
Moulding Pine Eaves Mould No.24A FJ H3.1 PP 18x18mmx5.4m
Nail Flat Head Galv 40x2mm 1kg

1 ea	\$8.19	\$8.19
9 Sht (1.4m2)	\$16.35	\$147.17
3 ea	\$5.18	\$15.54
8 Hr	\$60.00	\$480.00
4 LN (5.4m)	\$14.05	\$56.22
1 ea (1.0kg)	\$14.86	\$14.86
		\$721.97

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10 Roof (in B Lounge Extension) [< Back to Work Area](#)

4310 Roofing

Fascia Soaker Steel ZnAl Prepainted 136mm	2 ea	\$5.00	\$10.00
Subcontract Roof Cladding	1 Ea	\$25.82	\$25.82
Subcontract Roof Cladding	1 Ea	\$1,096.	\$1,096.00
			\$1,131.82

4320 Tile roofing

Subcontract Roof Tile Masonry Plain	66 m2	\$75.00	\$4,950.00
			\$4,950.00

6720 Painting Exterior

Subcontract Painting Exterior	1 Ea	\$721.66	\$721.66
			\$721.66

7411 Rain water systems

Subcontract Fascia	1 Ea	\$5.00	\$5.00
Subcontract Rainwater Gutter	1 Ea	\$0.00	\$0.00
			\$5.00

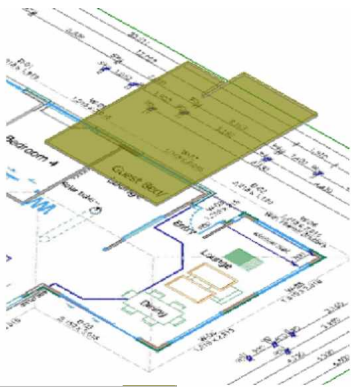
10 Roof \$18,876.03

11 Ceiling structures (in B Lounge Extension) [< Back to Work Area](#)

Ceiling framing generally fixed to rafters or trusses that holds the ceiling substrate. Ceiling insulation placed in the ceiling space.

Selections

- Primary Ceiling Structure Scope
- Ceiling insulation material:: Fibreglass
- Ceiling structure spacing:: 400
- Ceiling structure type:: Timber Batten
- Ceiling insulation rating:: 2.6



Ceiling Structure x 27m2

4700 Insulation

Insulation Fibreglass Ceiling R2.6	3 Bl (10.5m2)	\$82.05	\$246.15
Labour Carpenter	3 Hr	\$60.00	\$180.00
			\$426.15

5310 Ceilings

Batten Ceiling Timber Pine 68x34mm H1.2	95 m	\$1.91	\$181.45
Labour Carpenter	13 Hr	\$60.00	\$780.00
			\$961.45

11 Ceiling structures \$1,387.60

13 Rainwater systems (in B Lounge Extension) [< Back to Work Area](#)

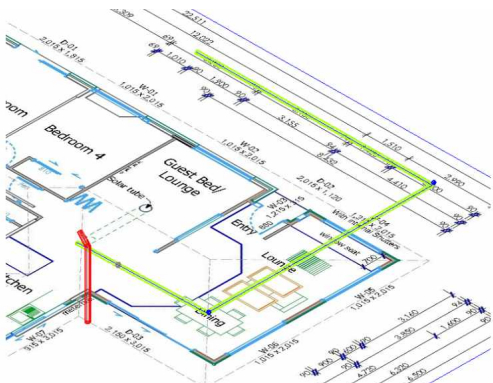
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13 Rainwater systems (in B Lounge Extension) [< Back to Work Area](#)

Rainwater gutters and downpipes. Formed gutters as part of membrane roofs.

Selections

- Rainwater Scope
- Downpipe material:: PVC
- Downpipe style:: Round 80
- Gutter material:: Steel ZnAlMg Prepainted
- Gutter profile:: Classic



Rainwater Downpipe x 3m		Rainwater Gutter x 21m	
-------------------------	--	------------------------	--

7411 Rain water systems

- Subcontract Rainwater Downpipe
- Subcontract Rainwater Gutter
- Subcontract Rainwater Gutter
- Subcontract Rainwater System

1 Ea	\$124.97	\$124.97
1 Ea	\$1,074.	\$1,074.00
1 Ea	\$0.00	\$0.00
1 Ea	\$564.39	\$564.39
		\$1,763.36

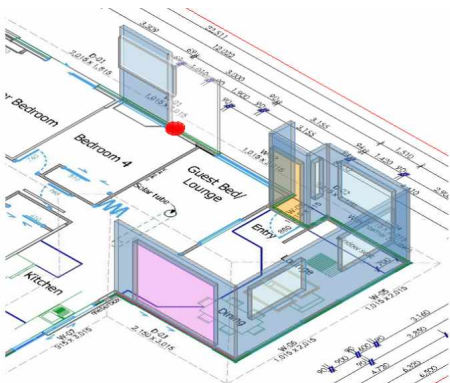
13 Rainwater systems \$1,763.36

14 Windows and exterior doors (in B Lounge Extension) [< Back to Work Area](#)

Supply and installation of windows and exterior doors, garage doors. Flashings and watertight systems associated with the openings. Lintels, framing, and labour related to these. Exterior and interior trims, architraves, and accessories.

Selections

- Window Joinery Scope
- Window facing type:: Pine 90x18
- Window frame material:: Aluminium
- Window scribe type:: Pine 60x18



Door D03 x 6m2		Door Exterior D03 x 2m2	
Light Tube x 1ea		Window W01 x 2m2	
Window W03 x 0m2		Window W04 x 2m2	
Window W05 x 2m2		Window W06 x 2m2	

3821 Timber wall framing

- Labour Carpenter
- Nail Collated Bright D Head 90x3.15mm 3000 Box
- Nail Plate Tylok 2t4 30x60mm Galv
- Nail Plate Tylok 2t5 34x60mm Galv
- Nail Plate Tylok 4t5 34x120mm Galv
- Timber Pine 140x45mm H1.2 SG8 PG KD

5 Hr	\$60.00	\$300.00
1 ea	\$89.49	\$89.49
28 ea	\$0.27	\$7.56
2 ea	\$0.21	\$0.42
12 ea	\$0.42	\$5.04
26 m	\$5.86	\$152.36
		\$554.87

4224 Exterior Trim and finishing work

- Cladding Board D4S Pine H3.1 FJ PP 90x18mm
- Labour Carpenter
- Moulding Pine Scribe No.15B FJ H3.1 PP 60x18mmx5.4m
- Timber Pine Grooved H3.1 PP FJ 90x18mm

5 m	\$7.10	\$35.50
13 Hr	\$60.00	\$780.00
3 LN (5.4m)	\$16.30	\$48.91
33 m	\$6.58	\$217.17
		\$1,081.59

[< Back to summary](#)**14 Windows and exterior doors (in B Lounge Extension)** [< Back to Work Area](#)**4290 Cavity batten**Cavity Closer Strip PVC x3m
Labour Carpenter

4 ea	\$6.96	\$27.84
1 Hr	\$60.00	\$60.00
		\$87.84

4510 Exterior windows doors timber

Labour Carpenter

5 Hr	\$60.00	\$300.00
		\$300.00

4520 Exterior windows doors aluminiumLabour Carpenter
Subcontract Aluminium Joinery
Subcontract Supply Door Entrance

31 Hr	\$60.00	\$1,860.00
1 Ea	\$10,973	\$10,973.25
1 ea	\$800.00	\$800.00
		\$13,633.25

4568 Skylights and roof windows

Allowance Light Tube 250mm

1 ea	\$750.00	\$750.00
		\$750.00

5150 Interior Trim and finishing workLabour Carpenter
Moulding Pine Bevel Single No.19 FJ UT 40x10mmx5.4m

12 Hr	\$60.00	\$720.00
7 LN (5.4m)	\$50.88	\$356.16
		\$1,076.16

5521 Door HardwareAllowance Door Hardware Entrance Lockset
Door Stop Chrome Rubber Buffer
Labour Carpenter
Wedge H Packer Assorted

1 ea	\$124.69	\$124.69
1 ea	\$2.74	\$2.74
2 Hr	\$60.00	\$120.00
1 ea	\$30.00	\$30.00
		\$277.43

6710 Painting Interior

Subcontract Painting Interior

1 Ea	\$786.52	\$786.52
		\$786.52

6720 Painting Exterior

Subcontract Painting Exterior

1 Ea	\$1,008.	\$1,008.59
		\$1,008.59

6810 Waterproofing and underlaysFlashing Corner Window Plastic Moulded
Labour Carpenter
Polyurethane Foam Sealant Self Expanding 750ml
Seal Air Foam Rod 10mm x 50m
Tape Flashing Window Aluminium 150mmx25m

12 ea	\$4.30	\$51.60
2 Hr	\$60.00	\$120.00
7 ea	\$21.28	\$148.96
1 ea	\$37.27	\$37.27
1 RL	\$69.69	\$69.69
		\$427.52

14 Windows and exterior doors \$19,983.77**17 Interior linings and finishes (in B Lounge Extension)** [< Back to Work Area](#)

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17 Interior linings and finishes (in B Lounge Extension) [< Back to Work Area](#)

Linings of walls, floors and ceilings. Supply, installation, and stopping of plasterboard linings. Finishes applied to walls, floors, and ceilings. Supply and installation of skirting and scotia/cornice. Wall and floor tiling, waterproofing membranes and tile substrates. Carpet, vinyl and other coverings.

Selections

Interior Linings Scope

- Ceiling lining thickness: 13
- Ceiling lining type:: Plasterboard Standard
- Stopping finish level ceilings:: 4
- Stopping finish level walls:: 4
- Wall lining thickness:: 10
- Wall lining type:: Plasterboard Standard

Truck Delivery Details

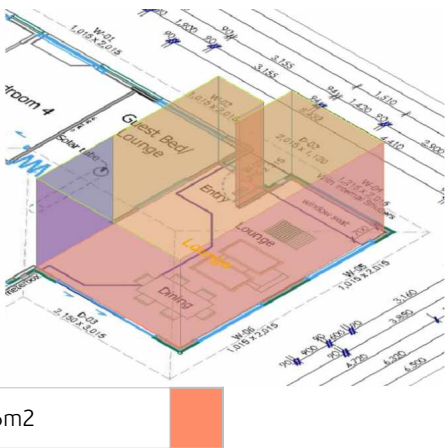
- Number of Hiab truck deliveries: 1

Interior Trim Scope

- Architrave material:: Pine Finger Jointed
- Architrave style:: Bevel Single No.19 40x10mm
- Cornice material:: Pine Finger Jointed
- Skirting material:: Pine Finger Jointed
- Skirting style:: Bullnose No.22A 90x10mm

Interior Finishes Scope

- Ceiling painting generally: Acrylic
- Floor covering generally: Carpet
- Floor covering wet areas: Tiles
- Interior door painting generally: Acrylic
- Tiling walls wet area: Tiles 50%
- Wall painting generally: Acrylic



5113 Plasterboard linings

Adhesive Wallboard Tube 375ml	8 ea	\$8.58	\$68.64
Bead Corner External Metal 90deg 2400mm	6 ea	\$4.44	\$26.64
Labour Carpenter	17 Hr	\$60.00	\$1,020.00
Plasterboard Std 10mm	55 m2	\$6.29	\$345.95
Plasterboard Std 13mm	29 m2	\$7.80	\$226.20
Screws Collated Drywall Enp 32mm 100pack	1 ea	\$18.43	\$18.43
Subcontract Stopping Plasterboard External Corner 1m	6 m	\$7.50	\$45.00
Subcontract Stopping Plasterboard Internal Corner 1m	12 m	\$7.50	\$90.00
Subcontract Stopping Plasterboard Level 4 Ceiling to 2.7m	26 m2	\$7.50	\$195.00
Subcontract Stopping Plasterboard Level 4 Walls to 2.7m	50 m2	\$7.50	\$375.00
			\$2,410.86

5150 Interior Trim and finishing work

Adhesive General Building Gun 310ml Tube	1 ea	\$8.19	\$8.19
Labour Carpenter	4 Hr	\$60.00	\$240.00
Moulding Pine Bullnose No.22A FJ UT 90x10mmx5.4m	4 LN (5.4m)	\$105.60	\$422.38
Nail Panel Pin Plated Zinc 40x1.6mm 250g	1 ea	\$7.40	\$7.40
			\$677.97

6410 Resilient surfacing

Allowance Floor Covering Carpet	26 m2	\$85.00	\$2,210.00
			\$2,210.00

6710 Painting Interior

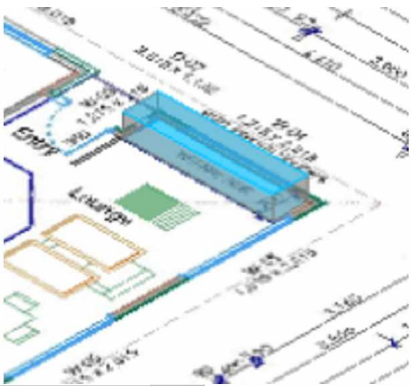
Subcontract Painting Interior	1 Ea	\$1,880.	\$1,880.09
			\$1,880.09

17 Interior linings and finishes \$7,178.93

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18 Interior joinery and fittings (in B Lounge Extension) [< Back to Work Area](#)

Interior joinery and custom made components.



Window Seat x 1ea

5511 Cabinetry

Allowance Kitchen Joinery Value

800	\$1.00	\$800.00
		\$800.00

18 Interior joinery and fittings \$800.00

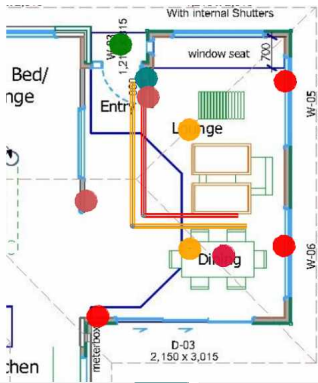
22 Electrical (in B Lounge Extension) [< Back to Work Area](#)

Supply and installation of electrical wiring, pre wiring, meter boards, fittings and fixtures.

Supply and installation of lights, wiring, and switches.

Selections

- Electrical Scope
- Electrical Fitting Quality: Standard
- Electrical fittings supplied by: Allowance



Distribution Fixture x 1ea		Electrical Cable 1.5mm2 Light x 6m	
Electrical Cable 2.5mm2 Outlet x 5m		Electrical Socket x 3ea	
Light Exterior x 1ea		Light Interior x 2ea	
Light Switch x 2ea		Smoke Alarm x 1ea	

7350 Fire detection systems

Smoke Alarm

1 ea	\$50.47	\$50.47
		\$50.47

7720 Electrical Services

- Allowance Electrical Distribution Board 20 Way
- Allowance Electrical Socket Interior 10a Double Standard
- Allowance Light Downlight Interior LED Standard
- Allowance Light Sensor Exterior Twin LED Standard
- Allowance Switch Light Single Standard
- Subcontract Electrical
- Subcontract Electrical Warning Tape 100m roll

1 ea	\$400.00	\$400.00
3 ea	\$10.00	\$30.00
2 ea	\$50.00	\$100.00
1 ea	\$55.77	\$55.77
2 ea	\$9.25	\$18.50
1 Ea	\$1,625.	\$1,625.95
1 ea	\$19.65	\$19.65
		\$2,249.87

22 Electrical \$2,300.34

Total for : B Lounge Extension \$89,813.18

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C Bedroom 2 Changes

Reconfigure bedroom two to create new wardrobe and enclosed laundry in garage.

Scope	Page	Labour Hours	Scope Cost
03 Demolition B2	33	18	\$1,690.86
09 Interior walls B2	33	20	\$3,039.43
		38	\$4,730.29

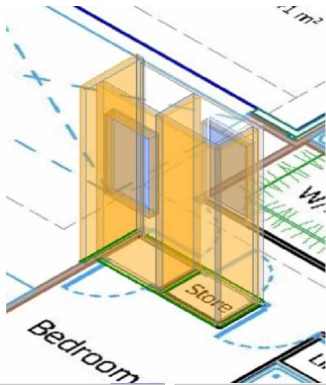
Item	Qty	UoM	Rate	Cost
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03 Demolition B2 (in C Bedroom 2 Changes) [< Back to Work Area](#)

Deconstruction and removal of components of the buildings on site. If partial demolition, making good floors, ceilings, or walls where the removal of the component requires this.

Selections

- Demolition Protection
- No Rolls Floor Projection: 1



Demolish Opening x 2ea		Demolish Wall Cladding x 9m2	
Existing Wall x 4m2			

2110 Demolition

- Hire Rubbish Skip 9m3
- Labour Carpenter

1 ea (9.0m3)	\$335.00	\$335.00
10 Hr	\$60.00	\$600.00
		\$935.00

5113 Plasterboard linings

- Adhesive Wallboard Tube 375ml
- Labour Carpenter
- Nail Collated Bright D Head 90x3.15mm 3000 Box
- Plasterboard Std 13mm
- Screws Collated Drywall Enp 32mm 100pack
- Subcontract Plasterboard Stopping
- Timber Pine 70x45mm H1.2 SG8 PG KD

1 ea	\$8.58	\$8.58
3 Hr	\$60.00	\$180.00
1 ea	\$89.49	\$89.49
2 m2	\$7.80	\$15.60
1 ea	\$18.43	\$18.43
5 ea	\$10.00	\$50.00
6 m	\$2.96	\$17.76
		\$379.86

5430 Floors

- Allowance Timber Flooring to match existing
- Labour Carpenter

4 m	\$19.00	\$76.00
5 Hr	\$60.00	\$300.00
		\$376.00

03 Demolition B2 \$1,690.86

09 Interior walls B2 (in C Bedroom 2 Changes) [< Back to Work Area](#)

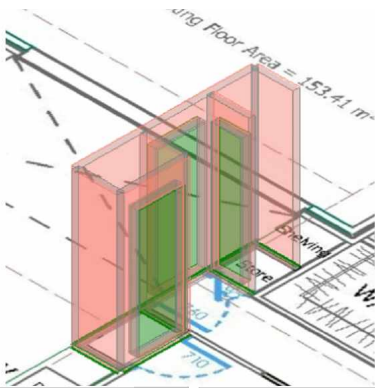
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09 Interior walls B2 (in C Bedroom 2 Changes) [< Back to Work Area](#)

Interior walls structure (typically timber framing), insulation.

Selections

- Primary Interior Wall Scope
 - Framing size:: 90x45
 - Framing type:: Build On Site
 - Framing treatment:: H1.2



Door Interior x 4m2		Wall Interior x 12m2	
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3821 Timber wall framing

- Anchor Self Expanding Galv 150x12mm
- Damp Proof Course Polythene 100mmx20m
- Labour Carpenter
- Nail Collated Bright D Head 90x3.15mm 3000 Box
- Nail Jolt Head Bright 75x3.15mm 1kg
- Nail Jolt Head Bright 90x3.55mm 1kg
- Nail Plate Tylok 2t4 30x60mm Galv
- Timber Pine 190x35mm H1.2 SG8 PG KD
- Timber Pine 90x45mm H1.2 SG8 PG KD

10 ea	\$5.29	\$52.90
1 RL	\$11.74	\$11.74
7 Hr	\$60.00	\$420.00
1 ea	\$89.49	\$89.49
1 ea	\$11.21	\$11.21
1 ea	\$7.19	\$7.19
6 ea	\$0.27	\$1.62
8 m	\$7.50	\$60.00
70 m	\$3.81	\$266.70
		\$920.85

5150 Interior Trim and finishing work

- Labour Carpenter
- Moulding Pine Bevel Single No.19 FJ UT 40x10mmx5.4m

4 Hr	\$60.00	\$240.00
3 LN (5.4m)	\$50.88	\$152.64
		\$392.64

5230 Interior doors and windows

- Labour Carpenter
- Subcontract Interior Doors

6 Hr	\$60.00	\$360.00
1 Ea	\$601.09	\$601.09
		\$961.09

5521 Door Hardware

- Allowance Door Hardware Passage
- Door Stop Chrome Rubber Buffer
- Labour Carpenter

3 ea	\$55.81	\$167.43
3 ea	\$2.74	\$8.22
3 Hr	\$60.00	\$180.00
		\$355.65

6710 Painting Interior

- Subcontract Painting Interior

1 Ea	\$409.20	\$409.20
		\$409.20

09 Interior walls B2 \$3,039.43

Total for : C Bedroom 2 Changes \$4,730.29

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D Reroof Existing

Remove existing roof cladding, tile battens, and building wrap,

Replace with new masonry tile roof.

Scope	Page	Labour Hours	Scope Cost
D Reroof Existing	35		\$380.00
02 Scaffold RE	35		\$3,306.50
03 Demolition RE	35	25	\$1,835.00
12 Roof Cladding RE	36	52	\$17,493.07
		77	\$23,014.57

Item	Qty	UoM	Rate	Cost
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D Reroof Existing [< Back to Work Area](#)

1253 Scaffolding and fall protection

Hire Scaffold Value

1 Ea	\$80.00	\$80.00
		\$80.00

1258 Transport and cartage

Freight Hiab Truck Delivery
Freight Standard Truck Delivery

1 ea	\$200.00	\$200.00
1 ea	\$100.00	\$100.00
		\$300.00

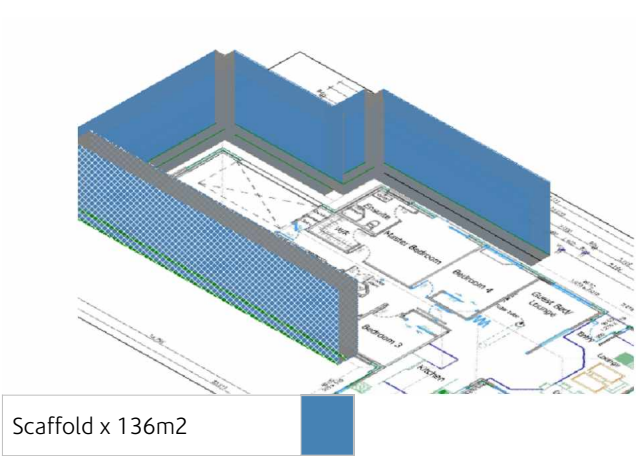
D Reroof Existing \$380.00

02 Scaffold RE (in D Reroof Existing) [< Back to Work Area](#)

Scaffolding and other hire equipment required by the builder or provided by the builder for sub trades.

Selections

Scaffold Details
Hire Duration Weeks: 6 Wk
Scaffold Type: Scaffold Only Wk



1253 Scaffolding and fall protection

Hire Scaffold Value

1 Ea	\$3,306.	\$3,306.50
		\$3,306.50

02 Scaffold RE \$3,306.50

03 Demolition RE (in D Reroof Existing) [< Back to Work Area](#)

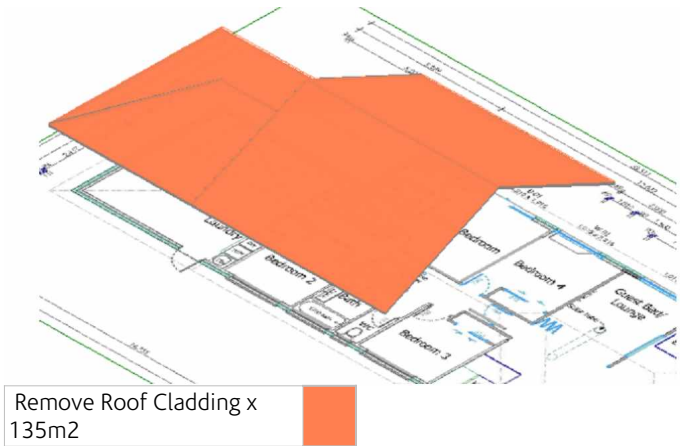
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03 Demolition RE (in D Reroof Existing) [< Back to Work Area](#)

Deconstruction and removal of components of the buildings on site. If partial demolition, making good floors, ceilings, or walls where the removal of the component requires this.

Selections

- Demolition Protection
 - No Rolls Floor Projection: 1
 - No Sheets of Plywood Hoarding: 2



2110 Demolition

- Hire Rubbish Skip 9m3
- Labour Carpenter

1 ea (9.0m3)	\$335.00	\$335.00
25 Hr	\$60.00	\$1,500.00
		\$1,835.00

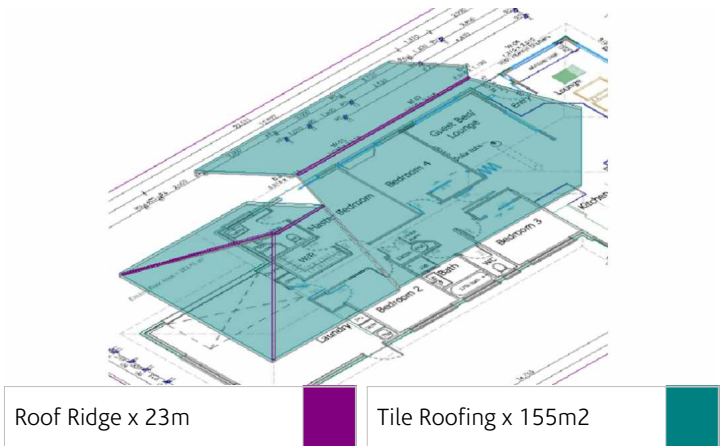
03 Demolition RE \$1,835.00

12 Roof Cladding RE (in D Reroof Existing) [< Back to Work Area](#)

The cladding applied to the roof and soffit framing and covering. Fascia and roof trims.

Selections

- Truck Delivery Details
 - Number of Hiab truck deliveries: 1
 - Number of standard truck deliveries: 1
- Primary Roof Scope
 - Profiled roof cladding material:: Steel Prepainted
 - Profiled roof cladding style:: Corrugated
 - Supplied and installed by:: Subcontractor Supply and Install



3823 Timber roof framing

- Labour Carpenter
- Nail Flat Head Galv 90x3.55mm 1kg
- Timber Pine 50x50mm H1.2 No.1 RS Wet
- Timber Pine 90x45mm H1.2 SG8 PG KD

52 Hr	\$60.00	\$3,120.00
7 ea (1.0kg)	\$21.88	\$153.17
460 m	\$1.99	\$915.40
50 m	\$3.81	\$190.50
		\$4,379.07

4310 Roofing

- Subcontract Roof Cladding

1 Ea	\$79.00	\$79.00
		\$79.00

4320 Tile roofing

- Ridge Tile Masonry
- Subcontract Roof Cladding
- Subcontract Roof Tile Masonry Plain

24 m	\$30.00	\$720.00
1 Ea	\$690.00	\$690.00
155 m2	\$75.00	\$11,625.00
		\$13,035.00

12 Roof Cladding RE \$17,493.07

Total for : D Reroof Existing \$23,014.57

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E Health and Safety Operations

Provision for general project costs such as overhead provisions, professional fees, insurances, travel, H&S, and administration costs.

It also include final site clean-ups and hand-over preparation, health and safety systems, including labour for daily meetings and clean-ups,

First aid and PPE allowances (safety clothing, eye protection, sunblock, protective clothing).

- Selections
- Professional Services
 - Estimating Required: Yes
 - Site Arrangement
 - Client living arrangements:: Vacated
 - Site access for construction work: Good
 - Space for onsite material storage: Good
 - Project Fees and Levies
 - Building Consent Fee Range: No Allowance for Consent Fees
 - Project Insurances
 - Builders Guarantee: Standard Large
 - Contractors All Risk Insured: Yes

Scope	Page	Labour Hours	Scope Cost
E Health and Safety Operations	37	244	\$33,387.70
		244	\$33,387.70

Item	Qty	UoM	Rate	Cost
E Health and Safety Operations < Back to Work Area				
1200 General				
Administration Costs	360	ea	\$1.00	\$360.00
Consumables and Small Plant Recovery	900	ea	\$1.00	\$900.00
Labour Administration	60	Hr	\$60.00	\$3,600.00
Travel Cost Builders Weekly	1,200		\$1.00	\$1,200.00
Vehicle Cost Provision Weekly	2,400		\$1.00	\$2,400.00
				\$8,460.00
1234 Territorial authority costs				
Vehicle Crossing Protection	1	ea	\$800.00	\$800.00
				\$800.00
1235 Allowances and contingencies				
Builders Contingency Value	10,000		\$1.00	\$10,000.00
				\$10,000.00
1238 As-built documentation				
Labour Building Supervisor	4	Hr	\$60.00	\$240.00
				\$240.00
1252 Temporary services				
Cell Phone Charges Weekly	120		\$1.00	\$120.00
Hire Portable Toilet Weekly	12	Wk	\$75.00	\$900.00
				\$1,020.00
1258 Transport and cartage				
Freight	200		\$1.00	\$200.00
				\$200.00

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E Health and Safety Operations [< Back to Work Area](#)

1261 Meetings

Labour Carpenter	60 Hr	\$60.00	\$3,600.00
			\$3,600.00

1264 Programming and scheduling

Labour Building Supervisor	120 Hr	\$60.00	\$7,200.00
			\$7,200.00

1267 Health and safety

First Aid Kit Provision	1 ea	\$40.00	\$40.00
Health and Safety System Provision	4 ea	\$85.00	\$340.00
			\$380.00

1277 Final presentation cleaning

Hire Rubbish Skip 7.5m3	1 ea (7.5m3)	\$300.00	\$300.00
Subcontract Cleaning	1 ea	\$255.56	\$255.56
			\$555.56

1280 Professional services and fees

Professional Services Estimating	1 ea	\$932.14	\$932.14
			\$932.14

E Health and Safety Operations \$33,387.70

Total for : E Health and Safety Operations \$33,387.70

Cost Total : \$218,715.28

Margin : \$32,807.37

(Labour 1143 hours) GST: \$37,728.40

Total Price : \$289,251.05

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Allowances for 506 Demo Renovation

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

Item	Qty	UoM	Rate	Cost
Carpentry				
Allowance Door Hardware Cavity Pull	1	ea	\$18.78	\$18.78
Allowance Door Hardware Entrance Lockset	1	ea	\$124.69	\$124.69
Allowance Door Hardware Passage	7	ea	\$55.81	\$390.67
Allowance Timber Flooring to match existing	7	m	\$19.00	\$133.00
				\$667.14
Electrical				
Allowance Electrical Distribution Board 20 Way	1	ea	\$400.00	\$400.00
Allowance Electrical Socket Interior 10a Double Standard	8	ea	\$10.00	\$80.00
Allowance Light Downlight Interior LED Standard	3	ea	\$50.00	\$150.00
Allowance Light Sensor Exterior Twin LED Standard	1	ea	\$55.77	\$55.77
Allowance Rangehood Standard	1	ea	\$250.00	\$250.00
Allowance Switch Gas Fixture Value	1		\$30.00	\$30.00
Allowance Switch Light Single Standard	4	ea	\$9.25	\$37.00
				\$1,002.77
Floor Covering				
Allowance Floor Covering Carpet	40	m2	\$85.00	\$3,400.00
				\$3,400.00
Joinery Cabinetry				
Allowance Kitchen Joinery Value	25800		\$1.00	\$25,800.00
				\$25,800.00
Plumbing and Gas Fitting				
Allowance Cooktop Gas	2	ea	\$350.00	\$700.00
Allowance Kitchen Sink And Tap	1	ea	\$719.99	\$719.99
Allowance Waste Disposal Unit Standard	1	ea	\$437.14	\$437.14
				\$1,857.13
Window and Door				
Allowance Light Tube 250mm	1	ea	\$750.00	\$750.00
				\$750.00

Allowance Cost Total: \$33,477.04

Margin: \$5,021.56

GST: \$5,774.79

Allowance Price Total: \$38,498.60

Labour breakdown for 506 Demo Renovation

This gives a detailed breakdown of how the labour in the project is calculated so if there is a labour amount in the Estimate breakdown this allows you to determine how it was arrived at it. The labour totals might be vary slightly different to the estimate section due to rounding .

Item	Hours	Item	Hours
<u>Work Area: A Kitchen Extension</u>			
Scope: 03 Demolition			
2110 Demolition: Demolition Fixture Labour	2.6	4221: 0.4	
Demolition Opening Labour	3.1	4290 Cavity batten: Cavity Batten Labour	1.9
Demolition Roof Covering Labour	3.8	Cavity Closer - Labour	0.5
Demolition Roof Structure Labour	3.8	4290: 2.4	
Demolition Wall Cladding Labour	4.1	6810 Waterproofing and underlays: Window Flashing Tape - Labour	0.9
Demolition Wall Lining Labour	1.4	6810: 0.9	
Demolition Wall Structure Labour	1.2	4520 Exterior windows doors aluminium: Set-up	2.3
		Window Head Flashing Labour	6.0
		Window Labour Aluminium	4.8
		4520: 13.0	
	2110: 19.9	3821 Timber wall framing: Exterior Corner Framing Labour	1.6
	03 Demolition 19.9	3821: 1.6	
Scope: 05 Substructure		4221 Weatherboard timber cladding: Weatherboard Labour	19.9
2361 Concrete strip foundation: Footing Concrete Placement - Labour	2.1	4221: 19.9	
Footing Set Out Labour	2.0	4224 Exterior Trim and finishing work: Window Facing Labour	3.7
Footings Excavation Labour	7.3	4224: 3.7	
	2361: 11.3	4700 Insulation: Wall Insulation Labour	1.2
3111 Formwork: Footings Set Out	0.8	4700: 1.2	
Formwork Labour	1.3	6810 Waterproofing and underlays: Seal Air Foam Rod Labour	1.2
	3111: 2.1	6810: 1.2	
3112 Reinforcement: Reinforcing Component Labour	2.3	5150 Interior Trim and finishing work: Architrave Labour	4.5
Reinforcing Labour Set Up	7.2	5150: 4.5	
	3112: 9.6	07 Exterior walls, cladding and finishes	72.6
3320 Concrete masonry: Block Fill Labour	0.4	Scope: 10 Roof Structure	
	3320: 0.4	3823 Timber roof framing: Rafters Timber Labour	30.0
2242 Back filling: Base Course Labour	0.7	Ridge Purlin	5.1
Sand Blinding Labour	0.5	3823 Timber roof framing: Roof Batten Labour	5.3
	2242: 1.3	Roof Valley Boards	3.4
3112 Reinforcement: Foundation Connection D12	1.5	3823: 43.8	
Reinforcing Mesh Labour	0.5	3824 Timber soffit framing: Soffit Framing Labour	7.3
	3112: 2.0	3824: 7.3	
4161 Building wraps, underlays, DPCs: Damp Moisture Barrier - Labour	0.0	4224 Exterior Trim and finishing work: Fascia Labour	1.9
	4161: 0.0	4224: 1.9	
4700 Insulation: Slab Insulation Labour	0.4	4239 Soffit cladding: Soffit Labour	3.1
	4700: 0.4	Soffit Moulding Labour	1.6
5430 Floors: Placement Method Labour	0.8	4239: 4.7	
	5430: 0.8	10 Roof Structure	57.7
	05 Substructure 27.9	Scope: 11 Ceiling structures	
Scope: 07 Exterior walls, cladding and finishes		5310 Ceilings: Ceiling Batten Labour Per Ceiling	0.2
3821 Timber wall framing: Ceiling Packer Labour	1.0	Ceiling Batten Perimeter Labour	1.5
Labour Wall Set Up	4.5	5310: 1.7	
Lintel Fixing Labour	0.5	4700 Insulation: Ceiling Insulation - Labour	1.4
Lintel Labour	2.0	4700: 1.4	
Nog Labour	3.0	5310 Ceilings: Ceiling Batten Timber Labour	6.1
Plumb and Square Framing Corner	0.4	5310: 6.1	
Random Timber Labour	1.7	11 Ceiling structures	9.3
Stud to Top Plate Connection - Labour	0.3	Scope: 17 Interior linings and finishes	
Wall Plate Labour	2.3	5113 Plasterboard linings: Plasterboard Labour Fixing	3.9
Wall Stud Labour	5.4	Plasterboard Labour In House Fixing	8.2
Wall to Floor Connection Labour	1.5	5113: 12.1	
	3821: 22.5	5150 Interior Trim and finishing work: Skirting Labour	3.0
4161 Building wraps, underlays, DPCs: Building Wrap Labour - Fit Building Paper	1.2	5150: 3.0	
	4161: 1.2	17 Interior linings and finishes	15.1
4221 Weatherboard timber cladding: Cavity Vent Strip Labour	0.4		

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Item	Hours	Item	Hours
Scope: 22 Electrical		3821 Timber wall framing: Ceiling Packer Labour	2.5
7600 Ventilation air conditioning: Rangehood	4.4	Labour Wall Set Up	10.5
	7600: 4.4	Nog Labour	7.0
	22 Electrical 4.4	Plumb and Square Framing Corner	0.9
	A Kitchen Extension 206.8	Random Timber Labour	4.0
		Stud to Top Plate Connection - Labour	0.7
		Wall Plate Labour	5.4
		Wall Stud Labour	12.9
		Wall to Floor Connection Labour	3.4
		3821: 47.3	
		4161 Building wraps, underlays, DPCs: Building Wrap Labour - Fit Building Paper	2.6
		4161: 2.6	
		4221 Weatherboard timber cladding: Cavity Vent Strip Labour	1.0
		4221: 1.0	
		4290 Cavity batten: Cavity Batten Labour	4.4
		4290: 4.4	
		3821 Timber wall framing: Exterior Corner Framing Labour	4.1
		3821: 4.1	
		4221 Weatherboard timber cladding: Weatherboard Labour	42.6
		4221: 42.6	
		4700 Insulation: Wall Insulation Labour	2.5
		4700: 2.5	
		07 Exterior walls, cladding and finishes	104.6
		Scope: 09 Interior walls	
		3821 Timber wall framing: Ceiling Packer Labour	1.5
		Lintel Fixing Labour	0.5
		Lintel Labour	1.5
		Nog Labour	4.2
		Plumb and Square Framing Interior Corner	1.8
		Random Timber Labour	2.0
		Wall Plate Labour	3.3
		Wall Stud Labour	8.2
		Wall to Floor Connection Labour	2.1
		3821: 25.1	
		4224 Exterior Trim and finishing work: Mini QS	1.2
		4224: 1.2	
		5150 Interior Trim and finishing work: Architrave - Labour	8.3
		5150: 8.3	
		5230 Interior doors and windows: Installation Labour	14.8
		Set-up	2.1
		5230: 16.9	
		5521 Door Hardware: Door Hardware Labour	3.9
		5521: 3.9	
		09 Interior walls	55.4
		Scope: 10 Roof	
		3823 Timber roof framing: Rafters Timber Labour	86.3
		Roof Strap Bracing Labour	1.1
		3823 Timber roof framing: Flashing Purlin	8.3
		Roof Batten Labour	16.9
		3823: 112.5	
		3824 Timber soffit framing: Soffit Framing Labour	15.2
		3824: 15.2	
		4224 Exterior Trim and finishing work: Fascia Labour	3.5
		4224: 3.5	
		4239 Soffit cladding: Soffit Labour	6.0
		Soffit Moulding Labour	3.3
		4239: 9.4	
		10 Roof	140.6
		Scope: 11 Ceiling structures	

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Item	Hours	Item	Hours
5310 Ceilings: Ceiling Batten Labour Per Ceiling	0.2	Scope: 09 Interior walls B2	
Ceiling Batten Perimeter Labour	2.3	3821 Timber wall framing: Ceiling Packer Labour	0.8
5310: 2.5		Lintel Fixing Labour	0.3
4700 Insulation: Ceiling Insulation - Labour	2.6	Lintel Labour	0.6
4700: 2.6		Nog Labour	2.3
5310 Ceilings: Ceiling Batten Timber Labour	11.5	Plumb and Square Framing Interior Corner	1.8
5310: 11.5		Random Timber Labour	1.1
11 Ceiling structures	16.6	Wall Plate Labour	1.8
Scope: 14 Windows and exterior doors		Wall Stud Labour	4.6
3821 Timber wall framing: Lintel Fixing labour	0.2	Wall to Floor Connection Labour	1.2
Lintel Fixing Labour	1.1	3821: 14.6	
Lintel Labour	4.6	5150 Interior Trim and finishing work: Architrave - Labour	4.4
3821: 5.9		5150: 4.4	
4290 Cavity batten: Cavity Closer - Labour	0.8	5230 Interior doors and windows: Installation Labour	6.6
4290: 0.8		Set-up	1.2
6810 Waterproofing and underlays: Window Flashing Tape - Labour	2.1	5230: 7.8	
6810: 2.1		5521 Door Hardware: Door Hardware Labour	2.3
4510 Exterior windows doors timber: Door Exterior Labour	1.6	5521: 2.3	
Door Hardware Labour	2.0	09 Interior walls B2	29.1
Set-up	0.8	C Bedroom 2 Changes	47.0
4510: 4.4			
4520 Exterior windows doors aluminium: Set-up	4.5	Work Area: D Reroof Existing	
Window Head Flashing Labour	12.0	Scope: 03 Demolition RE	
Window Labour Aluminium	11.9	2110 Demolition: Demolition Roof Covering Labour	24.8
4520: 28.4		2110: 24.8	
4224 Exterior Trim and finishing work: Door Facing Labour	1.4	03 Demolition RE	24.8
Door Scribe Labour	0.9		
Window Facing Labour	8.3	Scope: 12 Roof Cladding RE	
4224: 10.6		3823 Timber roof framing: Ridge Purlin	13.1
6810 Waterproofing and underlays: Seal Air Foam Rod - Labour	0.5	3823 Timber roof framing: Roof Batten Labour	39.8
Seal Air Foam Rod Labour	2.8	3823: 52.9	
6810: 3.2		12 Roof Cladding RE	52.9
5150 Interior Trim and finishing work: Architrave Labour	10.4	D Reroof Existing	77.7
5150: 10.4			
5521 Door Hardware: Door Hardware Labour	2.9	Work Area: E Health and Safety Operations	
5521: 2.9		Scope: E Health and Safety Operations	
14 Windows and exterior doors	68.6	1200 General: Weeks Based Project Costs	60.0
Scope: 17 Interior linings and finishes		1200: 60.0	
5113 Plasterboard linings: Plasterboard Labour Fixing	7.3	1238 As-built documentation: Final Clean Up	4.0
Plasterboard Labour In House Fixing	11.1	1238: 4.0	
5113: 18.4		1261 Meetings: Weeks Based Project Costs	60.0
5150 Interior Trim and finishing work: Skirting Labour	4.5	1261: 60.0	
5150: 4.5		1264 Programming and scheduling: Weeks Based Project Costs	120.0
17 Interior linings and finishes	22.8	1264: 120.0	
B Lounge Extension	588.0	E Health and Safety Operations	244.0
		E Health and Safety Operations	244.0
Work Area: C Bedroom 2 Changes			
Scope: 03 Demolition B2		Total Hours for Demo Renovation :	1,143.0
2110 Demolition: Demolition Opening Labour	1.7		
Demolition Wall Cladding Labour	1.6		
Demolition Wall Lining Labour	3.8		
Demolition Wall Structure Labour	1.9		
2110: 9.0			
5430 Floors: Make Good Floor - Labour	4.3		
5430: 4.3			
5113 Plasterboard linings: Make Good Ceiling - In House Labour	4.6		
5113: 4.6			
03 Demolition B2	17.9		

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

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

This estimate is based solely on the documentation and information supplied.

The term "Allowance" means that we have made a reasonable monetary allowance for the likely cost of the item but this is subject to final confirmation by the client selection or supplier. Where additional carpenter or subcontract labour has been identified, this will be shown separately.

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

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

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

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

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

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

It is assumed that there is no asbestos present in the building.

All prices and rates are plus GST unless otherwise stated.

Our terms are 50% deposit, payment in 7 days after invoice. Any costs incurred in collected outstanding or overdue debts will be added to the payable amount. Interest may be added for overdue debts.

YourQS Ltd