



**Organized Builders
Bill of Quantities**

30 July 2020

Job T TBDM T TBDM
Townhouse Budget Double Medium

PRELIMINARIES

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
1 - 1	Crossover permit fee	each	1	\$226.00	\$226.00
1 - 2	Builders site signage allowance	each	1	\$150.00	\$150.00
1 - 3	Construction Zone Authorized Access SWMS Job & Builder details Printing fee's	each	1	\$100.00	\$100.00
1 - 4	Estimating fee	each	1	\$150.00	\$150.00
1 - 5	Contract from 400k to 500k Estimating fee	each	1	\$1,500.00	\$1,500.00
1 - 6	Indemnity Insurance Estimating fee	job	1	\$1,000.00	\$1,000.00
1 - 7	Site security cameras. Monitored inc 2 cameras 5 Months total	each	20	\$130.00	\$2,600.00
1 - 8	Site security cameras install and removal	each	2	\$125.00	\$250.00
1 - 9	Road Asset protection permit	each	1	\$250.00	\$250.00
Total PRELIMINARIES					\$6,226.00

Preliminary Stage

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
2 - 1	Stage Claim	each	1	\$0.00	\$0.00
Total Preliminary Stage					\$0.00

SITE PREP & DEMOLITION

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
3 - 1	Grass and vegetation per unit to tip	each	2	\$150.00	\$300.00
3 - 2	loads of concrete	each	2	\$220.00	\$440.00
3 - 3	10m3 Tipper	each	10	\$105.00	\$1,050.00
3 - 4	5 tonne machine inc float fee's	each	1	\$1,100.00	\$1,100.00
3 - 5	bin for rubbish	each	2	\$1,200.00	\$2,400.00
3 - 6	Demolition - labour	each	2	\$1,000.00	\$2,000.00
3 - 7	tree removal	each	1	\$800.00	\$800.00
3 - 8	asbestos	each	1	\$4,500.00	\$4,500.00
Total SITE PREP & DEMOLITION					\$12,590.00

HIRE ITEMS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
4 - 1	Temporary Fencing after Hire period per month 90 l/m of fencing required in total 6 Month Hire - Including shadecloth and gates as required. Star picket or concrete block bases including tree protection zones	m	90	\$12.00	\$1,080.00
4 - 2	Power usage per job Per Unit	job	1	\$450.00	\$450.00



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<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
4 - 3	Builders C/Bond Site Toilet 26 week Hire with Monthly Pump & Clean 1 Toilet per 5 homes	job	1	\$844.00	\$844.00
4 - 4	Pumpout & clean site Toilet - Call out fee	each	2	\$55.00	\$110.00
4 - 5	Crossover protection brds - 3mtr x 3 mtr x 26 week hire	each	1	\$270.00	\$270.00
4 - 6	Pitched Scaffold Platforms (Steel Scaffold) 30 Day hire priced per per deck at 4 mtrs 30 day hire period for the following trades Bricklayers Carpenters Fascia & Gutter Eaves Painter Render etc	m	36	\$110.00	\$3,960.00
4 - 7	Void protection - Staircase opening 3 mth hire inc supply and removal	each	1	\$650.00	\$650.00
4 - 8	Jack hammers concrete saws etc	each	1	\$500.00	\$500.00

Total HIRE ITEMS \$7,864.00

SET OUT

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
5 - 1	TBM, Floor level	each	1	\$50.00	\$50.00
5 - 2	House / Unit setout	each	1	\$280.00	\$280.00
5 - 3	Extra over for long pegs due to slope of block	each	1	\$80.00	\$80.00

Total SET OUT \$410.00

POWER PROVISION

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
6 - 1	Provide underground power connection of temp supply to perm.location Inc connection of earthed slab reio	each	1	\$640.00	\$640.00
6 - 2	Provide single phase Meter to common meterbox enclosure. Price allows for common meterbox located to the front of the property divided x 3	each	1	\$800.00	\$800.00
6 - 3	Connection Fees per unit	job	2	\$600.00	\$1,200.00
6 - 4	Additonal Mtrs mains from pit installation	m	30	\$50.00	\$1,500.00
6 - 5	Double meterbox to suit 2 x dwellings	each	1	\$750.00	\$750.00
6 - 6	Labour and materials to alter existing power and move to common meterbox	each	1	\$950.00	\$950.00

Total POWER PROVISION \$5,840.00

WATER CONNECTION

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
7 - 1	SEWL fee's	each	1	\$1,800.00	\$1,800.00

Total WATER CONNECTION \$1,800.00

SEWERAGE & STORMWATER



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Item	Description	Units	Quantity	Rate	Amount
8 - 1	Stormwater Retention system, Drainage and plumbing works as quoted by	each	1	\$18,000.00	\$18,000.00
	INLINE DRAINAGE \$ Digging common trench for all services and staged back filling Total value of works inc concrete pits, covers connection to each unit				
8 - 2	pump with mains pressure backup and 2000ltr slimline tank	each	1	\$1,200.00	\$1,200.00
8 - 3	Concrete tank base	each	1	\$360.00	\$360.00

Total SEWERAGE & STORMWATER \$19,560.00

Base Stage

Item	Description	Units	Quantity	Rate	Amount
9 - 1	Stage Claim	each	1	\$0.00	\$0.00

Total Base Stage \$0.00

TERMITE CONTROL

Item	Description	Units	Quantity	Rate	Amount
10 - 1	Red stop collar protection x 12 off Colors on pipes etc	job	1	\$200.00	\$200.00
10 - 2	Kordon or Homeguard perimeter slab edge protection	m	1	\$540.00	\$540.00

Total TERMITE CONTROL \$740.00

FOUNDATION REINFORCING

Item	Description	Units	Quantity	Rate	Amount
11 - 1	Retaining walls	m2	5	\$350.00	\$1,750.00

Total FOUNDATION REINFORCING \$1,750.00

FOUNDATION PACKAGE

Item	Description	Units	Quantity	Rate	Amount
12 - 1	Blinding concrete allowance	m3	30	\$180.00	\$5,400.00
12 - 2	pads and strip footings	each	5	\$350.00	\$1,750.00
12 - 3	suspended concrete slab	each	115	\$120.00	\$13,800.00
12 - 4	Bobcat / machine hire to remove spoil per hour	each	10	\$105.00	\$1,050.00
12 - 5	tip fees for soil	each	3	\$100.00	\$300.00
12 - 6	Concrete boom truck per hour min 4 hrs 32 mtr boom	job	2	\$1,100.00	\$2,200.00

Total FOUNDATION PACKAGE \$24,500.00

STRUCTURAL STEEL

Item	Description	Units	Quantity	Rate	Amount
13 - 1	Structural steel as Quoted per Engineers Specifications and drawings Your Quotation No.:630SCR1	job	1	\$6,800.00	\$6,800.00
13 - 2	EO Allowance brackets	each	13	\$50.00	\$650.00

Total STRUCTURAL STEEL \$7,450.00



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Frame Stage

Item	Description	Units	Quantity	Rate	Amount
15 - 1	Stage Claim	each	1	\$0.00	\$0.00

Total Frame Stage \$0.00

FRAME TIMBER

Item	Description	Units	Quantity	Rate	Amount
14 - 1	Frame timber Ground floor walls		1	\$0.00	\$0.00
14 - 2	Pine 90 x 35 mgp10 (long lengths)	m	340	\$1.82	\$618.80
14 - 3	Pine 90 x 45 mgp10 (Long Lengths)	m	21.6	\$2.45	\$52.92
14 - 4	Pine F5 90 x 45 studs 2.7 m long Studs Cut to mm	each	50	\$6.34	\$317.00
14 - 5	Pine F5 90 x 35 studs 2.7 m long	each	310	\$4.92	\$1,525.20
14 - 6	90 x 45 KDHW F17 20/2.7	m	54	\$5.34	\$288.36
14 - 7	70 x 35 MGP10	m	160	\$1.80	\$288.00
14 - 8	90 X 35 F4 Merch.pine long lengths	m	60	\$1.09	\$65.40
14 - 9	140 x 45 MGP10 Pine Beams 1/1.8 1/1.5	m	3.3	\$3.75	\$12.38
14 - 10	190 X 45 MGP10 Pine 8/2.1	m	16.8	\$6.13	\$102.98
14 - 11	Sheet brace 2700 x 1200 4mm Ply	sheet	4	\$18.89	\$75.56
14 - 12	Hoop iron tensioners	each	30	\$1.35	\$40.50
14 - 13	Box pasload framing nails with Gas	each	2	\$70.00	\$140.00
14 - 14	Metal strap 30 mm x 0.8 mm 30 m roll	roll	8	\$22.00	\$176.00
14 - 15	Delivery to site by Crane Truck	job	1	\$125.00	\$125.00
14 - 16	Frame timber Ground floor ceiling beams		0	\$0.00	\$0.00
14 - 17	140 x 45 MGP10 Pine Beams 1/4.2 1/3.6	m	7.8	\$3.75	\$29.25
14 - 18	190 X 45 MGP10 Pine 3/4.2 1/3.6 3/3.0	m	25.2	\$6.13	\$154.48
14 - 19	240 x 45 MGP10 Pine 3/4.8 2/3.0	m	20.4	\$8.80	\$179.52
14 - 20	240 x 45 MGP10 Pine H3 TREATED 1/3.6 1/4.8	m	8.4	\$12.50	\$105.00
14 - 21	LVL Beam 200 x 45 2/4.2 2/3.0	m	14.4	\$12.75	\$183.60
14 - 22	240 X 45 LVL E14 4/3.0	m	12	\$17.68	\$212.16
14 - 23	240 X 45 LVL E14 H3 TREATED 3/4.8	m	14.4	\$20.00	\$288.00
14 - 24	LVL Beam 300 x 45 2/5.4 2/4.2 4/3.0	m	31.2	\$18.09	\$564.41



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FRAME TIMBER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
14 - 25	LVL Beam 300 x 45 H3 TREATED 1/6.6	m	6.6	\$23.00	\$151.80
14 - 26	Delivery to site by Crane Truck	job	1	\$125.00	\$125.00
14 - 27	Frame timber First Floor flooring		0	\$0.00	\$0.00
14 - 28	3600 x 900 Yellow tounge sheet flooring	each	26	\$36.00	\$936.00
14 - 29	2700x600 Hardies Scyon Interior Secura 19mm Flooring	each	10	\$90.00	\$900.00
14 - 30	Ultraset sausages inc 1 x nossel	each	5	\$13.00	\$65.00
14 - 31	James Hardie Sealant (green cartridge approx 400ml for flooring near trade desk)	each	4	\$13.00	\$52.00
14 - 32	Box pasload framing nails with Gas	each	2	\$70.00	\$140.00
14 - 33	Delivery to site by Crane Truck	job	1	\$125.00	\$125.00
14 - 34	Frame timber First Floor walls		0	\$0.00	\$0.00
14 - 35	Pine 90 x 35 mgp10 (long lengths)	m	200	\$1.82	\$364.00
14 - 36	Pine 90 x 45 mgp10 (Long Lenghts)	m	94	\$2.45	\$230.30
14 - 37	Pine F5 90 x 45 studs 2.7 m long Studs Cut to mm	each	18	\$6.34	\$114.12
14 - 38	Pine F5 90 x 35 studs 2.7 m long	each	150	\$4.92	\$738.00
14 - 39	70 X 35 F4 Merch.pine	m	140	\$1.57	\$219.80
14 - 40	90 X 35 F4 Merch.pine long lengths	m	30	\$1.50	\$45.00
14 - 41	140 x 45 MGP10 Pine Beams 1/2.1	m	2.1	\$6.10	\$12.81
14 - 42	190 X 45 MGP10 Pine 2/2.1 2/3.6 2/2.7	m	16.8	\$6.13	\$102.98
14 - 43	LVL Beam 200 x 45 2/4.2	m	8.4	\$12.75	\$107.10
14 - 44	Sheet brace 2700 x 1200 4mm Ply	sheet	2	\$18.89	\$37.78
14 - 45	Hoop iron tensioners	each	22	\$1.35	\$29.70
14 - 46	Box pasload framing nails with Gas	each	2	\$70.00	\$140.00
14 - 47	Metal strap 30 mm x 0.8 mm 30 m roll	roll	6	\$22.00	\$132.00
14 - 48	Delivery to site by Crane Truck	job	1	\$125.00	\$125.00
14 - 49	Rafters and box gutters	each	1	\$500.00	\$500.00
14 - 50	under allowed versues price paid	each	1	\$1,000.00	\$1,000.00

Total FRAME TIMBER \$11,937.91

FLOOR TRUSSES

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
16 - 1	Pre-Fab floor joists - Rough Cost 17/7.5 3/4.2	m	1	\$4,350.00	\$4,350.00

Total FLOOR TRUSSES \$4,350.00

ROOF TRUSSES



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Item	Description	Units	Quantity	Rate	Amount
17 - 1	Roof trusses 600 ctrs. Hip roof	m2	1	\$9,750.00	\$9,750.00

Total ROOF TRUSSES \$9,750.00

WINDOWS ALUMINIUM

Item	Description	Units	Quantity	Rate	Amount
18 - 1	WINDOWS A & L Improved standard windows NO double glazing Rylock as per quote	m2	1	\$12,389.00	\$12,389.00

Total WINDOWS ALUMINIUM \$12,389.00

FRAME CARPENTER

Item	Description	Units	Quantity	Rate	Amount
19 - 1	Frame materials - Nails, gang Nail Plates, Hoop iron etc total of all	m2	180	\$1.85	\$333.00
19 - 2	Labour to construct verandah or alfresco	m2	3.1	\$25.00	\$77.50
19 - 3	Labour to erect pine gd flr walls + first flr joists incl.fixing of panel flooring Compressed cement sheet to wet areas	m2	114	\$40.00	\$4,560.00
19 - 4	Labour to erect first floor pine walls + fitting of roof trusses Compressed cement sheet to wet areas	m2	22	\$35.00	\$770.00
19 - 5	Labour to fit 100mm support posts up to 3.0 mtrs	each	2	\$70.00	\$140.00
19 - 6	Erect pine walls and fitting of roof trusses, windows and bracing 2400 high walls	m2	92	\$35.00	\$3,220.00
19 - 7	rafters to carport inc parapet walls	each	36	\$25.00	\$900.00
19 - 8	rafters to carport no 2	each	36	\$25.00	\$900.00
19 - 9	Boxgutters inc base brds	m	40	\$20.00	\$800.00

Total FRAME CARPENTER \$11,700.50

Lockup Stage

Item	Description	Units	Quantity	Rate	Amount
21 - 1	Stage Claim	each	1	\$0.00	\$0.00

Total Lockup Stage \$0.00

ROOF TILES

Item	Description	Units	Quantity	Rate	Amount
20 - 1	Boral roof tiles - Double Storey Tile Colour :Charcoal Profile :Flat Including Sarking Your Quote NO.:	m2	1	\$6,002.39	\$6,002.39

Total ROOF TILES \$6,002.39

METAL ROOF

Item	Description	Units	Quantity	Rate	Amount
22 - 1	2 plank	each	45	\$40.00	\$1,800.00
22 - 2	Supply + fit metal roof to Porch inc Capping's & Flashing's 4m2 Colour :	job	1	\$16,917.00	\$16,917.00



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METAL ROOF

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
22 - 3	Window flashings to leight weight walls	each	54	\$18.00	\$972.00
Total METAL ROOF					\$19,689.00

RENDERING

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
23 - 1	75 Polystyrene inc 3 coats of render, Trims, exies etc	m2	66	\$120.00	\$7,920.00
23 - 2	Render Bluebrd + apply finishcoat as selected	m2	21.6	\$50.00	\$1,080.00
Total RENDERING					\$9,000.00

BRICK SUPPLY

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
24 - 1	Boral Range - 2 Brick Colour: Mocha Brick Type:		8000	\$935.00	\$7,480.00
24 - 2	Brick / Block Levy Levy at \$1 / 1000 bricks/blocks		8000	\$1.50	\$12.00
Total BRICK SUPPLY					\$7,492.00

BRICK SAND

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
25 - 1	White Brick sand Yellow Sand White brick Sand	m3	9	\$60.00	\$540.00
25 - 2	Delivery allowance	each	2	\$40.00	\$80.00
Total BRICK SAND					\$620.00

STEEL LINTELS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
26 - 1	100 x 100 x 6 Galvanized 3/2.1 1/1.9 1/1.8	m	9	\$30.00	\$270.00
26 - 2	100 x 100 x 8, Galvanized 2/2.7	m	5.4	\$35.00	\$189.00
26 - 3	Delivery to inner Area	each	1	\$75.00	\$75.00
26 - 4	EO Allowance	each	1	\$100.00	\$100.00
Total STEEL LINTELS					\$634.00

BRICKLAYER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
27 - 1	Lay face bricks LV1 Mortar Colour : Natural Mortar Finish : Rolled		7032	\$1,300.00	\$9,141.60
27 - 2	Lay brick sills	m	10.5	\$30.00	\$315.00
27 - 3	Bricks Cut bricks cut, core fill concrete and internal piers	each	1	\$350.00	\$350.00



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BRICKLAYER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
27 - 4	Caulking to Articulation Joints - colour to match adjoining brickwork 22 l/m	job	1	\$250.00	\$250.00

Total BRICKLAYER \$10,056.60

ELECTRICIAN

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
28 - 1	Emergency lighting	each	4	\$160.00	\$640.00
28 - 2	90mm LED downlight supply and install supply only	each	21	\$80.00	\$1,680.00
28 - 3	Electrical RCD Safety check x 3 during construction	each	1	\$42.36	\$42.36
28 - 4	Provide 2 way light circuit	each	3	\$40.00	\$120.00
28 - 5	FTTP connection inc hub, conduit hub to meterbox and hub to street inc 1 x power point to hub	each	1	\$1,350.00	\$1,350.00
	pasive splitter box, 2 x TV points, 2 x Phone point and 1 x Data Connection. Connection fees by owners				
28 - 6	Power point, single 1 to roof space for ducted heating unit	each	2	\$40.00	\$80.00
28 - 7	Power point, double external Tank pump	each	3	\$120.00	\$360.00
28 - 8	Power point, single to rangehood	each	1	\$45.00	\$45.00
28 - 9	Power point, single to Dishwasher	each	1	\$40.00	\$40.00
28 - 10	Supply + fit Television arial in roof	each	1	\$225.00	\$225.00
28 - 11	Power point, double	each	24	\$50.00	\$1,200.00
28 - 12	Wall oven, pre-wire, incl. isolator	each	1	\$99.00	\$99.00
28 - 13	Wall oven, fit + connect	each	1	\$80.00	\$80.00
28 - 14	Seal sealing Exhaust fan, supply + install	each	5	\$120.00	\$600.00
28 - 15	Smoke detector HPM supply + install	each	13	\$90.00	\$1,170.00
28 - 16	Supply + fit 1200mm LED strip light to Garage	each	4	\$100.00	\$400.00
28 - 17	Supply + fit TV point or Data point Check if required - Mainline may NOT fit as std specs	each	8	\$55.00	\$440.00
28 - 18	Supply + fit internal c/breaker box	each	1	\$250.00	\$250.00
28 - 19	Light point in roof space	each	1	\$45.00	\$45.00
28 - 20	Supply + fit 20 amp p/point inc isolator	each	2	\$220.00	\$440.00
28 - 21	Light point through brick fitted with PAR Flood light	each	1	\$75.00	\$75.00

Total ELECTRICIAN \$9,381.36

PLUMBER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
29 - 1	Plumbing, Double storey 2 bath & 2 Toilet home inc 6 C/Bond Downpipes	job	1	\$8,800.00	\$8,800.00

Total PLUMBER \$8,800.00

DUCTED HEATING & COOLING

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
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30 - 1	supply and install 3kw split system	each	2	\$1,700.00	\$3,400.00
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Total DUCTED HEATING & COOLING \$3,400.00

INTERNAL LOCKUP MATERIALS

Item	Description	Units	Quantity	Rate	Amount
31 - 1	Satin chrome Nidus Metro entry set with key, keyed alike and construction keyed	each	1	\$180.00	\$180.00
31 - 2	100x75x2.5 S/Steel LP hinges S/Steel not zinc	each	3	\$7.26	\$21.78
31 - 3	10mm x 25mm Screws to suit Zinc Hinges - packet 10mm not 8mm	each	1	\$8.37	\$8.37
31 - 4	2040x920 Corinthian Urban PURB04 entry door	each	1	\$280.00	\$280.00
31 - 5	Cavity sliding door unit to suit 90 mm wall, To suit 820 Door off To suit 720 Door 1 off	each	4	\$120.79	\$483.16
31 - 6	90 x 35 MGP10 Pine	each	30	\$1.82	\$54.60

Total INTERNAL LOCKUP MATERIALS \$1,027.91

BATH & SHOWERBASES

Item	Description	Units	Quantity	Rate	Amount
32 - 1	Delivery to site	each	1	\$15.00	\$15.00
32 - 2	Spritz White 1650 Bath Colour:White	each	1	\$122.91	\$122.91

Total BATH & SHOWERBASES \$137.91

INTERNAL LOCKUP CARPENTER

Item	Description	Units	Quantity	Rate	Amount
33 - 1	Lockup incl.fitting of 2 ext.doors+locks, straighten walls and ceiling joist/trusses,sgl storey	m2	160	\$7.00	\$1,120.00
33 - 2	Fit Acrylic Shower base	each	0	\$30.00	\$0.00
33 - 3	Fit noggins to ceiling including garage Each floor	job	2	\$100.00	\$200.00
33 - 4	Frame & Fit Acrylic Bath	job	1	\$80.00	\$80.00
33 - 5	Fit cavity door unit	each	4	\$30.00	\$120.00
33 - 6	Fit Dead lock to door	each	1	\$50.00	\$50.00

Total INTERNAL LOCKUP CARPENTER \$1,570.00

WALL INSUALTION

Item	Description	Units	Quantity	Rate	Amount
34 - 1	Supply + fit sisalation to external walls ALL JOINS LAPPED AND TAPED Double storey	m2	176	\$3.50	\$616.00
34 - 2	Supply + fit R2.0 compressed Earthwool batts to external walls	m2	182	\$5.06	\$920.92
34 - 3	Supply + fit R2.5 Earthwool batts to roof area of dwellig only	m2	94	\$5.90	\$554.60

Total WALL INSUALTION \$2,091.52

EXTERNAL LOCKUP MATERIALS



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Item	Description	Units	Quantity	Rate	Amount
35 - 1	External Lockup materials Ground floor		1	\$0.00	\$0.00
35 - 2	Hardieflex 4.5 mm	m2	110.88	\$6.50	\$720.72
	Length Width Quantity				
	2400 X 900 8 OFF				
	2400 X 1200 5 OFF				
	1800 X 1200 1 OFF				
	3000 X 1200 16 OFF				
	2700 X 1200 6 OFF				
35 - 3	18x18 Square pre-primed F/J Treated pine 17/5.4	m	91.8	\$1.38	\$126.68
35 - 4	PVC H-Mould HM4 27/3.0	m	81	\$0.85	\$68.85
35 - 5	Cemintal Edge cladding sheets	each	14	\$130.00	\$1,820.00
	3000x1200 x 14 sheets				
35 - 6	Hardietex / blueboard 7.5mm	m2	28.8	\$10.20	\$293.76
	Length Width Quantity				
	2400 X 1200 10 OFF				
35 - 7	Delivery to site	each	1	\$125.00	\$125.00
35 - 8	External Lockup materials First floor		1	\$0.00	\$0.00
35 - 9	Hardieflex 4.5 mm 2400 x 900	each	2	\$16.25	\$32.50
35 - 10	Hardieflex 4.5 mm 2400 x 600 eave sheet	sheet	19	\$9.15	\$173.85
35 - 11	18x18 Square pre-primed F/J Treated pine 9/5.4	m	48.6	\$1.38	\$67.07
35 - 12	PVC H-Mould HM4 4/3.0	m	12	\$0.85	\$10.20
35 - 13	Cemintal Edge cladding sheets	each	10	\$120.00	\$1,200.00
	2400x1200 x 10 sheets				
35 - 14	decking materials	each	1	\$450.00	\$450.00
35 - 15	EO Allowance nails etc	each	1	\$300.00	\$300.00

Total EXTERNAL LOCKUP MATERIALS \$5,388.63

EXTERNAL LOCKUP CARPENTER

Item	Description	Units	Quantity	Rate	Amount
36 - 1	Fit cladding, eaves, garage ceilings etc	each	6	\$1,000.00	\$6,000.00
	3 guys x 6 days				
36 - 2	build deck	each	1.5	\$1,000.00	\$1,500.00
	3 guys x 1 days				

Total EXTERNAL LOCKUP CARPENTER \$7,500.00

BRICK CLEANER

Item	Description	Units	Quantity	Rate	Amount



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BRICK CLEANER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
37 - 1	Clean brickwork single storey dwelling Make sure not to overspray onto plaster or penetrate building to internal surfaces		7035	\$80.00	\$562.80
37 - 2	EO Allowance	each	1	\$75.00	\$75.00

Total BRICK CLEANER \$637.80

Fixing Stage

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
39 - 1	Stage Claim	each	1	\$0.00	\$0.00

Total Fixing Stage \$0.00

PLASTERER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
38 - 1	Plaster as per quotation	job	1	\$14,463.01	\$14,463.01
38 - 2	Alloance to patch and repair holes	each	1	\$400.00	\$400.00

Total PLASTERER \$14,863.01

STAIRCASE & BALUSTRADE

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
40 - 1	Supply + fit staircase mdf simple design inc handrail	each	1	\$2,850.00	\$2,850.00

Total STAIRCASE & BALUSTRADE \$2,850.00

CABINET MAKER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
41 - 1	Supply and fit simple Laminate Kitchen, Bathroom & Ensuite vanities PLEASE CHECK as Laundry benchtop and cupboard are required.	each	1	\$12,000.00	\$12,000.00

Total CABINET MAKER \$12,000.00

SINKS & BASINS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
42 - 1	Skinny mini laundry trough	each	1	\$200.00	\$200.00
42 - 2	Oliveri or similar 1 3/4 S/Steel Kitchen sink single hole Drainer on Right	each	1	\$155.00	\$155.00
42 - 3	Ceramic dropin Semi Recessed Basin - White	each	4	\$140.00	\$560.00
42 - 4	Std Chrome plug and waste	each	4	\$14.50	\$58.00
42 - 5	Delivery to site / Cabinet maker	each	1	\$20.00	\$20.00

Total SINKS & BASINS \$993.00

FIX MATERIALS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
43 - 1	Architraves	each	62	\$7.00	\$434.00



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FIX MATERIALS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
43 - 2	67x18 preprimed MDF Lambs Tounge Skirting	each	25	\$8.00	\$200.00
43 - 3	92x18 preprimed MDF Lambs Tounge Man hole kit 600 x 600 white	each	2	\$21.00	\$42.00
43 - 4	Splay bead 12 mm,2.4 m long	each	4	\$3.50	\$14.00
43 - 5	Splay bead 19 mm,2.4 m long	length	6	\$3.84	\$23.04
43 - 6	Hume CAP door grooved to suit CAV. slider 2040 x 720	each	1	\$70.00	\$70.00
43 - 7	Hume CAP internal H&L 2040 x door	each	10	\$70.00	\$700.00
R/H L/H				
	820.....4.....3.....				
	770.....				
	720.....3.....				
	620.....				
	520.....				
43 - 8	Hume CAP internal HO 2040 x door	each	5	\$70.00	\$350.00
R/H L/H				
	820.....2.....				
	770.....				
	720.....2.....1.....				
	620.....				
	520.....				
43 - 9	Single door jamb 110 mm MDF hinged only 2040 x nominate size	each	2	\$22.00	\$44.00
43 - 10	Single door jamb 110 mm MDF H&L 2040 x nominate size	each	10	\$25.00	\$250.00
43 - 11	Double door jamb 110 mm MDF to suit 2 doors hinged only 2040 x nominate size	each	1	\$28.00	\$28.00
	2/820 Doors off				
	2/720 Doors 1 off				
	2/620 Doors off				
	2/520 Doors off				
43 - 12	110 X 18 MDF 5.4 m length Primed	length	4	\$12.25	\$49.00
43 - 13	Delivery to site	each	2	\$100.00	\$200.00
43 - 14	Assa Abloy - Hakea profile	each	6	\$41.23	\$247.38
	Satin Chrome Passage set				
43 - 15	Assa Abloy - Hakea profile	each	4	\$46.40	\$185.60
	Satin Chrome Privacy set				
43 - 16	Assa Abloy - Hakea profile	each	4	\$21.60	\$86.40
	Satin Chrome Robe dummy set				
43 - 17	Gainsborough Radius Flush door pulls per pair or similar brand Satin Chrome	pair	3	\$8.80	\$26.40
43 - 18	Cushion door stop	each	10	\$1.05	\$10.50
43 - 19	Gripper Catches	each	4	\$1.20	\$4.80
43 - 20	Lift off hinges	pair	2	\$6.00	\$12.00
	R/H lift off hinges to suit 1 x opening door = 2 hinges = 1 pair				
43 - 21	allowance for latches if required	each	1	\$50.00	\$50.00



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Total FIX MATERIALS \$3,027.12

FIX CARPENTER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
44 - 1	Fix out	m2	160.43	\$12.00	\$1,925.16
44 - 2	Fit wider skirting + archs	m2	160.43	\$2.50	\$401.08

Total FIX CARPENTER \$2,326.24

WALL & FLOOR TILE SUPPLY

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
45 - 1	Ceramic wall tiles Standard range Bathroom - 6 L/dry - 1.2 Kitchen - 2.4 Ens - 3.8 Pwd - .38 Note all plus waste	m2	30	\$20.00	\$600.00
45 - 2	Ceramic floor tiles standard range	m2	27	\$20.00	\$540.00
45 - 3	Soap holder to match main tile	each	4	\$25.00	\$100.00
45 - 4	Delivery of tiles to site inc stacking internally	each	1	\$120.00	\$120.00

Total WALL & FLOOR TILE SUPPLY \$1,360.00

TILER & WATERPROOFING

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
46 - 1	Lay wall tiles to Austr. standard using flexible adhesive and finish with grout, colour as selected. Tiler shall sup and fit silicone to AS stds to all wall and floor tile junctions	m2	26.38	\$40.00	\$1,055.20
46 - 2	Lay floor tiles to Austr standard using flexible adhesive and finish with grout, colour as selected. Tiler shall sup and fit silicone to AS stds to all wall and floor tile junctions	m2	23	\$40.00	\$920.00
46 - 3	Supply & fit Alum Angle size to suit tiles	m	6	\$4.50	\$27.00
46 - 4	Lay Skirting Tiles	m	17.5	\$6.00	\$105.00
46 - 5	Supply and fit puddle flange with 80mm chrome floor waste	each	4	\$45.00	\$180.00
46 - 6	Cement Screed showerbase over tanking to drain Oversized	each	4	\$250.00	\$1,000.00
46 - 7	Cement Screed showerbase over tanking to drain Ensuite insitu showerbase	each	4	\$150.00	\$600.00
46 - 8	Cut and lay tiles to insitu shower	each	2	\$75.00	\$150.00
46 - 9	Cut and lay tiles to insitu oversized shower	each	2	\$125.00	\$250.00
46 - 10	Supply and fit Alum waterstop to doorways	each	2	\$15.00	\$30.00
46 - 11	Wetseal Standard bath podium	each	1	\$60.00	\$60.00
46 - 12	Tank Internal floor areas prior to cement screed	m2	17	\$65.00	\$1,105.00

Total TILER & WATERPROOFING \$5,482.20

PAINTER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
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PAINTER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
47 - 1	Paint double storey residence with Alum. windows, without eaves 2 coats	m2	206	\$28.00	\$5,768.00
47 - 2	Paint an additional coat to walls and woodwork	m2	206	\$5.00	\$1,030.00
47 - 3	Allowance for single storey home eaves per m2 as eaves are non-std widths 12.6m2 + .96 + 6.66	m	20.22	\$15.00	\$303.30
47 - 4	Paint garage ceiling, beams + trim Cement sheet ceilings and quad only	m2	84	\$15.00	\$1,260.00
47 - 5	Allowance to double storey home eaves	m	45.2	\$12.00	\$542.40
47 - 6	E/O to paint staircase, ballusters + rail	job	1	\$450.00	\$450.00
47 - 7	Paint ext.cladding	m2	60	\$25.00	\$1,500.00

Total PAINTER \$10,853.70

SHOWER SCREENS & MIRRORS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
48 - 1	Mirror with flat polished edges	m2	5.7	\$100.00	\$570.00
48 - 2	Shower screen front + return, clear lam. glass 900 X 900 Frame Colour : Clear lam.glazing Pivot door	each	1	\$320.00	\$320.00
48 - 3	Shower screen front only clear lam glass	each	2	\$420.00	\$840.00
48 - 4	Shower screen front + return, clear lam. glass 900 X 900 on hob	each	1	\$350.00	\$350.00

Total SHOWER SCREENS & MIRRORS \$2,080.00

ROBE DOORS & SHELVING

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
49 - 1	Robe Shelving, 16 mm melamine Including Linen, Robes etc	m	22	\$28.00	\$616.00
49 - 2	Metal shelf support bracket	each	3	\$35.00	\$105.00
49 - 3	20 mm white hanging rail	m	14	\$20.00	\$280.00
49 - 4	Sliding robe doors 2 door 2100 mm high to 2400 mm wide vinyl infill Frame : Infill :	each	1	\$330.00	\$330.00
49 - 5	Sliding robe doors 3 doors 2100 mm high to 3600 mm wide vinyl infill Frame : Infill	each	3	\$420.00	\$1,260.00

Total ROBE DOORS & SHELVING \$2,591.00

TOILET SUITES

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
50 - 1	Gallery Martini C/C Toilet Suite "S" Trap : Colour:	each	3	\$300.00	\$900.00
50 - 2	disabled toilet	each	1	\$650.00	\$650.00

Total TOILET SUITES \$1,550.00



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Completion Stage

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
51 - 1	Stage Claim	each	1	\$0.00	\$0.00

Total Completion Stage \$0.00

KITCHEN APPLIANCES

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
52 - 1	Technika Package 600mm - B59STIP SS Oven, 40G1 SS Cooktop, PH16 SS Rangehood	each	1	\$945.45	\$945.45
52 - 2	Dishwasher TBD4SS - Technika 7 program, 12 place settings, AAA water rating	each	1	\$668.18	\$668.18

Total KITCHEN APPLIANCES \$1,613.63

HOT WATER SUPPLY

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
53 - 1	Rinnai Infinity 26 Gas HWS External B26 not L26	each	1	\$780.00	\$780.00

Total HOT WATER SUPPLY \$780.00

TAPWARE & ACCESSORIES SUPPLY

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
54 - 1	Enhance full chrome shower set	set	4	\$150.00	\$600.00
54 - 2	Mini stop + connection C/P	each	4	\$13.50	\$54.00
54 - 3	Enhance washing machine stop full chrome	set	1	\$57.89	\$57.89
54 - 4	Project range Basin mixers	each	4	\$80.00	\$320.00
54 - 5	Project range Sink mixers	each	2	\$120.00	\$240.00
54 - 6	Enhance full chrome bath set	set	1	\$135.00	\$135.00
54 - 7	Delivery of Tapware	each	1	\$25.00	\$25.00
54 - 8	Enhance W/C Roll Holder C/P	each	4	\$21.00	\$84.00
54 - 9	Enhance Double Towel Rail Chrome	each	4	\$57.00	\$228.00
54 - 10	Delivery of Towel rails and toilet roll holders	each	1	\$25.00	\$25.00

Total TAPWARE & ACCESSORIES SUPPLY \$1,768.89

METAL WORK

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
55 - 1	2 x privacy screens	each	1	\$2,200.00	\$2,200.00

Total METAL WORK \$2,200.00

CEILING INSULATION

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
56 - 1	Supply + fit R5.0 Earthwool batts to roof area of dwelling only	m2	125	\$10.55	\$1,318.75

Total CEILING INSULATION \$1,318.75

TIMBER FLOORS INC SANDING



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<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
57 - 1	sup and lay vinyl flooring	m2	190	\$62.00	\$11,780.00

Total TIMBER FLOORS INC SANDING \$11,780.00

HOUSE CLEANER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
58 - 1	Clean dwelling prior to handover	m2	202	\$5.00	\$1,010.00
58 - 2	Clean Garage inc wipe walls and mop floor	job	1	\$15.00	\$15.00
58 - 3	Clean dwelling prior to handover	m2	202	\$1.10	\$222.20

Total HOUSE CLEANER \$1,247.20

INSECT SCREENS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
59 - 1	Flyscreens - Awnings	each	13	\$45.00	\$585.00

Total INSECT SCREENS \$585.00

PAVING

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
60 - 1	Colour Concrete paving to verandah and/or areas shown on plan bob cat \$50.0 hr approx 2hrs	m2	160	\$75.00	\$12,000.00
60 - 2	permeable paving	each	34.1	\$165.00	\$5,626.50

Total PAVING \$17,626.50

CARPET, VYNIL & FLOATING FLOORS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
61 - 1	Supply & lay BUDGET range carpet over foam underlay inc gst	m	1	\$750.00	\$750.00

Total CARPET, VYNIL & FLOATING FLOORS \$750.00

CLOTHES LINE & MAILBOX

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
62 - 1	Supply & fit simple mailbox inc S/Steel numerals		1	\$250.00	\$250.00
62 - 2	Supply + fit standard 3.4 m clothes line on ground mounts	each	1	\$360.00	\$360.00

Total CLOTHES LINE & MAILBOX \$610.00

WINDOW FURNISHINGS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
63 - 1	Roller Blind allowance 150m2 house	each	1	\$1,800.00	\$1,800.00

Total WINDOW FURNISHINGS \$1,800.00

FENCING

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
64 - 1	Merbau Slatted fence 1500 high	m	20	\$185.00	\$3,700.00



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FENCING

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
64 - 2	1900 high starting post \$25.00 Timber paling fence 1800 high 1900 paling starting post \$12.50 1620 PAILING \$32.00	m	18	\$90.00	\$1,620.00

Total FENCING \$5,320.00

CAULKING

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
65 - 1	Internal caulking allowance	each	265	\$4.40	\$1,166.00

Total CAULKING \$1,166.00

LANDSCAPING

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
66 - 1	Landscaping allowance		1	\$6,500.00	\$6,500.00

Total LANDSCAPING \$6,500.00

SITE CLEANER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
67 - 1	3 mtr bin	each	7	\$247.50	\$1,732.50
67 - 2	labour	each	40	\$25.00	\$1,000.00
67 - 3	Bobcat and Tipper	each	2	\$930.00	\$1,860.00

Total SITE CLEANER \$4,592.50

OFFICE FEES & COSTS

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
68 - 1	Final fit-off single storey home Ease windows + doors if required Fit door furniture + robe fittings Fit toilet roll holder, towel rails + door stops Report any outstanding items or items requiring attention to Supervisor	job	1	\$1,400.00	\$1,400.00
68 - 2	extras allowance inc door seals	each	1	\$500.00	\$500.00
68 - 3	Rectifications of items on defects list	each	16	\$90.00	\$1,440.00
68 - 4	Touchups and last minute items before defects	each	8	\$90.00	\$720.00
68 - 5	Maintenance allowance	job	1	\$500.00	\$500.00
68 - 6	Locksmith to key entry doors	each	1	\$325.00	\$325.00
68 - 7	Foam Door Seal self adhesive	m	1	\$25.00	\$25.00
68 - 8	Fit Door Seal to External and Service Rooms	each	1	\$25.00	\$25.00
68 - 9	Contracts	each	2	\$300.00	\$600.00
68 - 10	Handover pack inc folder present / gift and key sets	each	1	\$420.00	\$420.00
68 - 11	Estimating inc purchase orders and specs	each	1	\$1,600.00	\$1,600.00

Total OFFICE FEES & COSTS \$7,555.00



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Total	T TBDM	T TBDM	\$359,476.27
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