



## Organized Builders

### Bill of Quantities

30 July 2020

Job            T UBSM            T UBSM  
Unit Budget Single Medium

**PRELIMINARIES**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
1 - 1	Permit - Building Based on construction value of \$340K	job	1	\$1,710.00	\$1,710.00
1 - 2	Levys - Building Commission inc Council Fees etc	job	1	\$365.00	\$365.00
1 - 3	Extra inspection fee's to building surveyor	each	1	\$150.00	\$150.00
	Frame re-inspect				
1 - 4	Crossover permit fee	each	1	\$225.00	\$225.00
1 - 5	Assett protection permit	each	1	\$343.00	\$343.00
	\$210.00 fee \$2000.00 bond with interest over 12 months of \$133.00				
1 - 6	NBN, power and gas application inhouse office prep fee's	each	1	\$150.00	\$150.00
1 - 7	Consent to connect sewer and water application fee	each	1	\$225.00	\$225.00
1 - 8	Road Opening permit for water tapping	each	1	\$190.00	\$190.00
1 - 9	Traffic management plan	each	1	\$180.00	\$180.00
1 - 10	Site signage allowance inc SWMS	each	1	\$185.00	\$185.00
<b>Total PRELIMINARIES</b>					<b>\$3,723.00</b>

**Preliminary Stage**

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

**SITE PREP & DEMOLITION**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
3 - 1	Simple site scrape by excavator or bobcat. 1 load of grass allowed to be removed.	each	1	\$930.00	\$930.00
3 - 2	Tip fee's to dump 1 x 10m3 truck load of grass	each	1	\$150.00	\$150.00
3 - 3	Tree lopper. Remove 5 x small to medium sized tree's to within 150mm of ground level	each	1	\$1,300.00	\$1,300.00
<b>Total SITE PREP &amp; DEMOLITION</b>					<b>\$2,380.00</b>

**HIRE ITEMS**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
4 - 1	Builders C/Bond Site Toilet 26 week Hire with Monthly Pump & Clean 1 Toilet per 4 houses required	job	1	\$844.00	\$844.00
4 - 2	Pumpout & clean site Toilet - Call out fee	each	2	\$55.00	\$110.00
4 - 3	Temporary Fencing fhire 6 months hire p/ l/ m ( Min \$330.00 for 30l/m)	m	30	\$10.00	\$300.00
4 - 4	Power usage per job Paid by owners. Use power that is connected to existing dwelling at front of site.	job	1	\$0.00	\$0.00
4 - 5	Crossover protection brds - 3mtr x 3 mtr x 26 week hire	each	1	\$319.00	\$319.00
4 - 6	Rubbish cage inc 6 mth rental, setup and pickup	each	1	\$350.00	\$350.00
<b>Total HIRE ITEMS</b>					<b>\$1,923.00</b>



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**SET OUT**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
5 - 1	<b>House Setout</b> Note; This is a simple building setout. No check survey or detailed angles allowed. No Levels allowed or long Pegs / Hurdles	each	1	\$420.00	\$420.00

**Total SET OUT            \$420.00**

**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 Mains power supply to be located within 5.5mtrs of house meterbox. No electrical pits allowed. To be provided by Civil Contractor Rock breaker not allowed within trenching allowance	each	1	\$1,100.00	\$1,100.00
6 - 2	Connection Fees Inc truck appointment and new Electricity meter	job	1	\$600.00	\$600.00
6 - 3	Meterbox testing during construction as per regulations	each	3	\$15.00	\$45.00
6 - 4	Single Meterbox, supply & fit complete with circuit breakers to accomodate 2 meters	each	1	\$730.00	\$730.00
6 - 5	2 x cypress posts 100 x 100 x 2.4 long  2 sheets bluebrd 2400x 900 24 l/m pine framing 90 x 35 MGP10 3.0 l/m treated pine framing 90 x 35 3 x bags rapid set 1 x small box fibre cement clouts 40x2.7 GAL Delivery	each	1	\$245.00	\$245.00
6 - 6	Additional Mtrs mains from pit installation	m	20	\$50.00	\$1,000.00
6 - 7	Allowance to connect existing units power to new meterbox.	each	1	\$1,200.00	\$1,200.00
6 - 8	Supply and fit electrical pit 12 mtrs from pole	each	1	\$3,500.00	\$3,500.00
6 - 9	Earthstake to be fitted and connected to slab reio prior to pouring	each	1	\$225.00	\$225.00

**Total POWER PROVISION            \$8,645.00**

**WATER CONNECTION**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
7 - 1	Provide water tapping to site (short side) Builder - Note this price does not allow for Tapping and Sewer connection fees. This is a developer cost. This price allows for plumbers to dig hole and connect to new connection fitted by others and run mains to unit.	each	1	\$1,150.00	\$1,150.00

**Total WATER CONNECTION            \$1,150.00**

**SEWERAGE & STORMWATER**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
8 - 1	Supply + lay stormwater drains - 300 rentention system exc conc pits	m	1	\$11,500.00	\$11,500.00
8 - 2	Connect sewer + stormwtr to 700m2 block up to 12 points Slab construction Simple unit connection inc 6 l/m of sewer and S/Water from house to LPD's provided by others. NO Rock Breaking allowed	each	1	\$3,100.00	\$3,100.00



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**SEWERAGE & STORMWATER**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
8 - 3	Sup & Fit 2000ltr slimline tank, rainaid makeup valve & onga pump inc sandbed Colour :	each	1	\$2,000.00	\$2,000.00
8 - 4	Allowance to connect existing s/water system to pit as nominated	each	1	\$500.00	\$500.00
8 - 5	connect existing sewer	each	1	\$900.00	\$900.00
8 - 6	Obtain PIC number and consent to connect  Southeast water	each	1	\$1,800.00	\$1,800.00

**Total SEWERAGE & STORMWATER            \$19,800.00**

**Base Stage**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
10 - 1	<b>Stage Claim</b>	each	1	\$0.00	\$0.00

**Total Base Stage            \$0.00**

**PUMP & CRANE HIRE**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
9 - 1	Concrete boom truck per hour min 4 hrs 32 mtr boom 6 hr morning pour inc 40m3 concrete pumped = 6 x \$185p/h + 40 x \$7.00	job	1	\$1,390.00	\$1,390.00

**Total PUMP & CRANE HIRE            \$1,390.00**

**TERMITE CONTROL**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
11 - 1	Red stop collar protection x 12 off Colors on pipes, meterbox upstand etc prior to pour	job	1	\$275.00	\$275.00
11 - 2	Kordon or Homeguard perimeter slab edge protection	m	55	\$19.00	\$1,045.00

**Total TERMITE CONTROL            \$1,320.00**

**FOUNDATION REINFORCING**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
12 - 1	Screw Piles - Rough Cost 8 tonne load assumed. Screw piles based on average of 2 mtrs long each	m	42	\$105.00	\$4,410.00

**Total FOUNDATION REINFORCING            \$4,410.00**

**FOUNDATION PACKAGE**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
13 - 1	M class slab as per Engineer design,incl edgebeam to natural ground or as per Eng. report Inc 2 layers of SL82 mesh and 2 layers of 3BarL12TM	m2	183	\$130.00	\$23,790.00
13 - 2	Concrete 25Mpa Extra concrete allowed due to sand soil where treches may be wider than that shown on plan	m3	15	\$220.00	\$3,300.00



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**Total FOUNDATION PACKAGE            \$27,090.00**

#### STRUCTURAL STEEL

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
14 - 1	89x89x5SHS Primed - Columns	m	2.7	\$200.00	\$540.00
14 - 2	Steel Connections to Timber or Steel	each	2	\$60.00	\$120.00
14 - 3	delivery	each	1	\$145.00	\$145.00

**Total STRUCTURAL STEEL            \$805.00**

#### Frame Stage

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
16 - 1	Stage Claim	each	1	\$0.00	\$0.00

**Total Frame Stage            \$0.00**

#### FRAME TIMBER

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
15 - 1	100x50 Gangnail plates	each	50	\$1.20	\$60.00
15 - 2	160x12Gal coach bolts with washer and nut	each	4	\$2.85	\$11.40
15 - 3	Metal strap 30 mm x 0.8 mm 30 m roll	roll	6	\$22.00	\$132.00
15 - 4	Pasload framing nails inc gas	each	2	\$70.00	\$140.00
15 - 5	hoop iron tensioners	each	30	\$2.20	\$66.00
15 - 6	32x2.5 twist shank coil nails for bracing	each	1	\$65.00	\$65.00
15 - 7	Box of 65mm concrete pins and charges to suit ?? gun	each	1	\$150.00	\$150.00
15 - 8	Pine 90 x 45 mgp10 (Long Lenghts) 40/2.7	m	108	\$2.90	\$313.20
15 - 9	Pine 90 x 35 mgp10 (long lengths)	m	390	\$2.35	\$916.50
15 - 10	Pine F5 90 x 35 studs 2.7 m long	each	280	\$5.75	\$1,610.00
15 - 11	Pine F5 90 x 45 studs 2.7 m long	each	44	\$7.77	\$341.88
15 - 12	70 x 35 MGP10	m	180	\$2.35	\$423.00
15 - 13	Sheet brace 2700 x 1200 4mm Ply	sheet	14	\$24.69	\$345.66
15 - 14	190 X 45 MGP10 Pine 9/2.1 1/1.8 2/3.6	m	27.9	\$6.13	\$171.03
15 - 15	240 x 45 MGP10 Pine 2/3.0 1/4.2	m	10.2	\$8.80	\$89.76
15 - 16	LVL Beam 240 x 45 2/2.7	m	5.4	\$16.64	\$89.86
15 - 17	Cypress Pine Gold 115x115	m	2.7	\$20.91	\$56.46
15 - 18	Post support 300 mm long to suit 125 mm post	each	1	\$9.50	\$9.50
15 - 19	190x45 Treated Pine F7 1/3.6	m	3.6	\$8.18	\$29.45
15 - 20	Delivery by tilt tray	each	1	\$125.00	\$125.00

**Total FRAME TIMBER            \$5,145.70**

#### ROOF TRUSSES

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
17 - 1	Roof trusses 600 ctrs. Gable ends	m2	185	\$48.00	\$8,880.00



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#### ROOF TRUSSES

Item	Description	Units	Quantity	Rate	Amount
	600 Centers for Metal roof Price allowed has been increased to compensate for the many corners on this particular home Supplied to site by simple Crane Truck.				
Total ROOF TRUSSES					\$8,880.00

#### WINDOWS ALUMINIUM

Item	Description	Units	Quantity	Rate	Amount
18 - 1	WINDOWS A & L Improved standard windows NO double glazing	m2	39.92	\$183.00	\$7,305.36
18 - 2	Double Glazing Extra Over Window Colour.: TBA Obscure Glazing.: TBA NOTES: 90 mm timber framed walls Mixture of Brick Veneer, Metal and cement sheet cladding	m2	39.92	\$96.00	\$3,832.32
Total WINDOWS ALUMINIUM					\$11,137.68

#### FRAME CARPENTER

Item	Description	Units	Quantity	Rate	Amount
19 - 1	Errect pine walls and fitting of roof trusses, windows and bracing 2400 high walls	m2	116.47	\$35.00	\$4,076.45
19 - 2	Labour to erect roof trusses to garage or car-port	m2	39.68	\$21.00	\$833.28
19 - 3	Labour to construct verandah or alfresco Min of charge due to being under 4m2	m2	1	\$120.00	\$120.00
19 - 4	EO Allowance extra to order allowance due to different carpenters working of different rates	each	160	\$3.00	\$480.00
Total FRAME CARPENTER					\$5,509.73

#### Lockup Stage

Item	Description	Units	Quantity	Rate	Amount
20 - 1	Stage Claim	each	1	\$0.00	\$0.00
Total Lockup Stage					\$0.00

#### METAL ROOF

Item	Description	Units	Quantity	Rate	Amount
21 - 1	Sup & Fit colorbond roofing inc battens, sarking, Gutters and Fascia	m2	176	\$65.00	\$11,440.00
21 - 2	Supply and fit 50mm Anticon (Foil / Blanket) blanket	m2	170	\$5.00	\$850.00
21 - 3	Guard rail inc erection & dismantle 2 week hire period	m	60	\$12.00	\$720.00
21 - 4	Sup & Fit colorbond walling inc battens and trims	m2	56	\$90.00	\$5,040.00
21 - 5	Leaf Strainer and either C/Bond or PVC for charged system downpipes	each	8	\$160.00	\$1,280.00
Total METAL ROOF					\$19,330.00

#### RENDERING

Item	Description	Units	Quantity	Rate	Amount
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22 - 1	75 Polystyrene inc 3 coats of render, Trims, exies etc Colour of walls to be .....	m2	86.4	\$130.00	\$11,232.00
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**Total RENDERING            \$11,232.00**

#### BRICK SUPPLY

Item	Description	Units	Quantity	Rate	Amount
23 - 1	PGH - Range 1 Face Bricks from builders standard range Approx 7500 needed. based on pallet size of 272		7616	\$785.00	\$5,978.56

**Total BRICK SUPPLY            \$5,978.56**

#### BRICK SAND

Item	Description	Units	Quantity	Rate	Amount
24 - 1	White Brick sand	m3	9	\$75.00	\$675.00
	Yellow Sand				
	White brick Sand				
24 - 2	Delivery of Sand to site	each	2	\$60.00	\$120.00

**Total BRICK SAND            \$795.00**

#### STEEL LINTELS

Item	Description	Units	Quantity	Rate	Amount
25 - 1	T-Section galvanized 200 x 10 Horizontal plate 200 x 10 Vertical plate	m	6.6	\$128.00	\$844.80
25 - 2	Metal door frame to suit 2040x720/820 door R/H L/H    820/720            off	each	1	\$80.00	\$80.00
25 - 3	Delivery to outer Area	job	1	\$75.00	\$75.00

**Total STEEL LINTELS            \$999.80**

#### BRICKLAYER

Item	Description	Units	Quantity	Rate	Amount
26 - 1	Lay face bricks LV1 Mortar Colour : Natural Mortar Finish : Rolled INCLUDES SUPPLY OF CEMENT & LIMIL		7216	\$1,200.00	\$8,659.20
26 - 2	Lay brick sills	m	2.7	\$25.00	\$67.50
26 - 3	Piers to garage front	each	4	\$75.00	\$300.00
26 - 4	Set up garage door or window frames	each	2	\$30.00	\$60.00
26 - 5	Caulking to Articulation Joints - colour to match adjoining brickwork 22 l/m	job	1	\$160.00	\$160.00
26 - 6	EO Allowance Extra to order allowance due to different prices charged by bricklayers	each	7500	\$0.20	\$1,500.00
26 - 7	Brickwork Ancillaries per job Price allows for double skin brickwork wall ties x 200 & 1 roll hoop iron	job	1	\$100.00	\$100.00

**Total BRICKLAYER            \$10,846.70**

#### ELECTRICIAN

Item	Description	Units	Quantity	Rate	Amount
27 - 1	90mm LED downlight supply and install	each	18	\$75.00	\$1,350.00



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**ELECTRICIAN**

Item	Description	Units	Quantity	Rate	Amount
	Led lights preferred. 10watt std 120 degree min 3 year warranty				
27 - 2	Light point in roof space switch to be positioned within 1 mtr of manhole	each	1	\$45.00	\$45.00
27 - 3	Power point, single	each	5	\$50.00	\$250.00
27 - 4	Power point, single to rangehood	each	1	\$50.00	\$50.00
27 - 5	Labour to fit 600mm slideout rangehood	each	1	\$60.00	\$60.00
27 - 6	Power point, single to roof space	each	1	\$50.00	\$50.00
27 - 7	Power point, single to garage door control	each	2	\$50.00	\$100.00
27 - 8	Power point, double	each	14	\$55.00	\$770.00
27 - 9	Wall oven, pre-wire, incl. isolator	each	1	\$150.00	\$150.00
27 - 10	Wall oven, fit + connect	each	1	\$80.00	\$80.00
27 - 11	Smoke detector HPM supply + install	each	3	\$120.00	\$360.00
27 - 12	Lighting Circuit Safety Switch	each	1	\$45.00	\$45.00
27 - 13	NBN Compliant Installation to pit within 6 mtrs of building	each	1	\$900.00	\$900.00
27 - 14	Power point, single to Dishwasher	each	1	\$45.00	\$45.00
27 - 15	Supply + fit Television arial in roof	each	1	\$210.00	\$210.00
27 - 16	Supply + fit TV point or Data point	each	3	\$60.00	\$180.00
27 - 17	Power point, double external to tank flush	each	2	\$75.00	\$150.00
27 - 18	Central heating, 2 wire thermostat, wire + install	each	1	\$45.00	\$45.00
27 - 19	Supply + fit 1200mm LED strip light to Garage	each	2	\$140.00	\$280.00
27 - 20	Provide 15 amp power circuit with Issolator	each	1	\$220.00	\$220.00
27 - 21	Seal sealing Exhaust fan, supply + install Price allows for venting inc grill to outside atmosphere	each	2	\$200.00	\$400.00
27 - 22	Supply + fit internal c/breaker box	each	1	\$270.00	\$270.00
27 - 23	Provide 2 way light circuit	each	1	\$40.00	\$40.00
27 - 24	Solar bollard lights to driveway inc concrete pads and fitting	each	5	\$230.00	\$1,150.00

**Total ELECTRICIAN            \$7,200.00**

**PLUMBER**

Item	Description	Units	Quantity	Rate	Amount
28 - 1	Plumbing, single storey 1 bath & 1 Toilet home inc 5 C/Bond Downpipes NOTE price has been reduced as downpipes are allowed in Metal Roofing	job	1	\$8,200.00	\$8,200.00

**Total PLUMBER            \$8,200.00**

**DUCTED HEATING & COOLING**

Item	Description	Units	Quantity	Rate	Amount
29 - 1	Supply + fit Vulcan 6 point ducted heating unit to roof space, ceiling outlets manual thermostat	each	1	\$2,700.00	\$2,700.00
29 - 2	5KW split system sup & install  Power Issolator is allowed in Electrician	each	1	\$1,900.00	\$1,900.00

**Total DUCTED HEATING & COOLING            \$4,600.00**



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#### INTERNAL LOCKUP MATERIALS

Item	Description	Units	Quantity	Rate	Amount
30 - 1	Entrance set Allowance inc construction and client keying charges	each	4	\$85.00	\$340.00
30 - 2	PMAD104 or similar 2040x820 clear glass for paint finish	each	1	\$245.00	\$245.00
30 - 3	100x75x2.5 S/Steel LP hinges	each	3	\$7.40	\$22.20
30 - 4	10mm x 25mm Screws to suit Zinc Hinges - packet	each	1	\$8.37	\$8.37
30 - 5	Masonite packers	each	60	\$0.80	\$48.00
30 - 6	90 x 35 Merch Pine	m	60	\$2.10	\$126.00
30 - 7	Cement general Purpose - 20kg	each	1	\$6.95	\$6.95
30 - 8	Cavity sliding door unit to suit 90 mm wall,	each	3	\$120.79	\$362.37
	To suit 820 Door        off				
	To suit 720 Door       off				
30 - 9	Duracoat Solidcore 2040x820x35mm	each	1	\$160.00	\$160.00
30 - 10	Redicoat Door & MDF Jamb Hinged only 2040x 2040 x ?20    R/H    L/H x    off	each	1	\$63.35	\$63.35
30 - 11	Delivery	job	1	\$50.00	\$50.00

**Total INTERNAL LOCKUP MATERIALS            \$1,432.24**

#### BATH & SHOWERBASES

Item	Description	Units	Quantity	Rate	Amount
31 - 1	Spritz White 1650 Bath	each	1	\$160.00	\$160.00
31 - 2	Admiral 1200 x 900 shower base , centre rear outlet polymarble	each	1	\$235.00	\$235.00
31 - 3	Admiral 900 x 900 shower base , centre rear outlet polymarble	each	1	\$136.75	\$136.75
31 - 4	32/40 Chrome plug waste for bath	each	1	\$26.30	\$26.30
31 - 5	Delivery Fee	each	1	\$25.00	\$25.00

**Total BATH & SHOWERBASES            \$583.05**

#### INTERNAL LOCKUP CARPENTER

Item	Description	Units	Quantity	Rate	Amount
32 - 1	Lockup incl.fitting of 2 ext.doors+locks, straighten walls and ceiling joist/trusses,sgl storey	m2	116.47	\$3.80	\$442.59
32 - 2	Fit noggins to ceiling including garage INC GARAGE	job	1	\$150.00	\$150.00
32 - 3	Fit cavity door unit	each	3	\$45.00	\$135.00
32 - 4	Fit additional ext. door incl.fitting of hinges + locks	each	2	\$120.00	\$240.00
32 - 5	Frame & Fit Acrylic Bath	job	1	\$90.00	\$90.00
32 - 6	Fit Acrylic Shower base 3 men x 1 day	each	2	\$60.00	\$120.00

**Total INTERNAL LOCKUP CARPENTER            \$1,177.59**

#### WALL INSUALTION

Item	Description	Units	Quantity	Rate	Amount
33 - 1	Supply + fit sisalation to external walls ALL JOINS LAPPED AND TAPED INSTALLER TO CHECK STUD SPACINGS FOR BATT INSTALLATION	m2	112	\$3.20	\$358.40
33 - 2	Supply + fit R2.0 compressed Earthwool batts to external walls	m2	110	\$7.15	\$786.50





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**WALL INSUALTION**

Item	Description	Units	Quantity	Rate	Amount
	Single Storey Home FCL:2700 STUDS 600 centers to internal walls and 450 centres to external walls				
<b>Total WALL INSUALTION</b>					<b>\$1,144.90</b>

**EXTERNAL LOCKUP MATERIALS**

Item	Description	Units	Quantity	Rate	Amount
<b>34 - 1</b>	Hardieflex 4.5 mm Length   Width   Quantity 1800 X 1200   1 OFF 2400 X 450   27 OFF	m2	31.32	\$8.50	\$266.22
<b>34 - 2</b>	Soft sheet nails x 500g	each	1	\$9.16	\$9.16
<b>34 - 3</b>	Gal 50mm clouts nails x 250g	each	1	\$8.60	\$8.60
<b>34 - 4</b>	Pasload framing nails	each	1	\$7.80	\$7.80
<b>34 - 5</b>	18x18 Square pre-primed F/J Treated pine 13/5.4 Preference for 18x18 DAR T/Pine	m	70.2	\$1.38	\$96.88
<b>34 - 6</b>	PVC H-Mould HM4 6/3.0	m	18	\$0.85	\$15.30
<b>34 - 7</b>	90 x 35 MERCH pine	m	80	\$1.09	\$87.20
<b>34 - 8</b>	Hardieplank cladding 230 x 4.2 m long, smooth	length	3	\$17.70	\$53.10
<b>34 - 9</b>	Delivery to site	each	1	\$75.00	\$75.00
<b>Total EXTERNAL LOCKUP MATERIALS</b>					<b>\$619.26</b>

**EXTERNAL LOCKUP CARPENTER**

Item	Description	Units	Quantity	Rate	Amount
<b>35 - 1</b>	<b>External Lockup Carpenter</b> Soft sheet & weatherboard nails allowed only. All other nails are to be supplied by carpenters in the rates provided		1	\$0.00	\$0.00
<b>35 - 2</b>	Fit eaves up to 600 mm wide ground floor	m	58	\$12.00	\$696.00
<b>35 - 3</b>	Fit lining to verandah	m2	1.96	\$17.00	\$33.32
<b>35 - 4</b>	Frame up & pack out gable end for light weight cladding Gable size under 5 m2	m2	1.3	\$18.00	\$23.40
<b>35 - 5</b>	Fit cladding to external wall - (Weather Brds, CFC etc) Gable end walls under 5 m2	m2	1.3	\$38.00	\$49.40
<b>35 - 6</b>	EO Allowance EO of \$3.00p/m2 allowed for verandah rates due to small size	each	1.96	\$3.00	\$5.88
<b>35 - 7</b>	EO Allowance Extra to order rates due to different carpenters rates	each	1	\$200.00	\$200.00
<b>Total EXTERNAL LOCKUP CARPENTER</b>					<b>\$1,008.00</b>

**BRICK CLEANER**

Item	Description	Units	Quantity	Rate	Amount
<b>36 - 1</b>	Clean brickwork single storey dwelling quanity includes internal walls of garages		7000	\$60.00	\$420.00
<b>Total BRICK CLEANER</b>					<b>\$420.00</b>



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**Fixing Stage**

Item	Description	Units	Quantity	Rate	Amount
38 - 1	Stage Claim	each	1	\$0.00	\$0.00
<b>Total Fixing Stage</b>					<b>\$0.00</b>

**PLASTERER**

Item	Description	Units	Quantity	Rate	Amount
37 - 1	Supply & Fix 10mm Unispan to ceiling's	m2	156.15	\$17.50	\$2,732.63
37 - 2	Supply & Fix 6mm Fibre cement to wet area's	m2	48	\$19.00	\$912.00
37 - 3	Supply & Fix 10mm Plasterboard to walls	m2	362	\$14.00	\$5,068.00
37 - 4	Supply & Fix Scotia Cornice 50mm 75mm 90mm	m	176	\$4.00	\$704.00
37 - 5	External Angles	m	13.5	\$7.00	\$94.50
37 - 6	P50 casing bead. Brickwork to plaster joint	each	1	\$25.00	\$25.00
<b>Total PLASTERER</b>					<b>\$9,536.13</b>

**CABINET MAKER**

Item	Description	Units	Quantity	Rate	Amount
39 - 1	Std. kitchen + vanities Small Build Inc mid range laminates to approx 12 l/m U/bench cupboards + 15l/m of white melamine shelving to pantry Quality door hardware Full Extension Drawers - inc soft close	job	1	\$9,000.00	\$9,000.00
39 - 2	Builders range Stone benchtop allowance	m2	5.76	\$360.00	\$2,073.60
<b>Total CABINET MAKER</b>					<b>\$11,073.60</b>

**SINKS & BASINS**

Item	Description	Units	Quantity	Rate	Amount
40 - 1	Clark SS trough 45 ltrs. with by-pass, incl. cabinet - 8011	each	1	\$177.27	\$177.27
40 - 2	Kitchen sink allowance inc waste basket	each	1	\$200.00	\$200.00
40 - 3	Basin Allowance inc waste (waste = 17.00)	each	2	\$155.00	\$310.00
40 - 4	Delivery to site	each	1	\$25.00	\$25.00
<b>Total SINKS &amp; BASINS</b>					<b>\$712.27</b>

**FIX MATERIALS**

Item	Description	Units	Quantity	Rate	Amount
41 - 1	Architrave CSR s/ bevel 67x12 5.4 m length	m	270	\$1.00	\$270.00
41 - 2	Skirting CSR s/ bevel 67x12 5.4 m length	length	26	\$5.40	\$140.40
41 - 3	110 X 18 MDF 5.4 m length Primed	length	5	\$14.31	\$71.55
41 - 4	Hardieplank cladding 230 x 4.2 m long, smooth	length	1	\$17.75	\$17.75
41 - 5	Splay bead 19 mm, 2.4 m long	length	4	\$3.45	\$13.80
41 - 6	Splay bead 12 mm, 2.4 m long	each	4	\$3.50	\$14.00
41 - 7	Man hole kit 600 x 450 white 600 x 600 not 600x450	each	1	\$22.00	\$22.00



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**FIX MATERIALS**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
41 - 8	Pre-hung Readycoat door incl. 110 mm MDF jamb hinged + latched	each	5	\$67.00	\$335.00
41 - 9	Pre-hung Readycoat door incl. 110 mm MDF jamb hinged only	each	1	\$65.00	\$65.00
	.....R/H            L/H				
	820.....				
	770.....				
	720.....				
	620.....				
	520.....				
	420.....				
41 - 10	Pre-hung 2040 Readycoat door hinged only	each	1	\$37.00	\$37.00
41 - 11	Readycoat door grooved to suit CAV. slider 2040 x nominate size	each	3	\$39.00	\$117.00
	720 Doors        2        off				
	920 Doors        1        off				
41 - 12	110 X 18 MDF 5.4 m length Primed	length	6	\$12.25	\$73.50
41 - 13	Lift off hinges	pair	0	\$0.00	\$0.00
	Not required on this job				
	TO SUIT R/H L/H DOOR				
41 - 14	Delivery to site	each	1	\$125.00	\$125.00
41 - 15	*** NOTES ***		1	\$0.00	\$0.00
	Internal Door Hardware				
41 - 16	Lever Passage Set PC Allowance	each	4	\$40.00	\$160.00
	Manufacturer:				
	Colour:				
	Style:				
41 - 17	Lever Privacy Set PC Allowance	each	2	\$45.00	\$90.00
	Manufacturer:				
	Colour:				
	Style:				
41 - 18	Not required on this job	each	0	\$27.00	\$0.00
	Lever Robe Set PC Allowance				
	Manufacturer:				
	Colour:				
	Style:				
41 - 19	Flush door pulls per pair	each	2	\$9.10	\$18.20
	Manufacturer:				
	Colour:				
	Style:				
41 - 20	Cavity Sliding Privacy door lock	each	1	\$48.00	\$48.00
	Manufacturer:				
	Colour:				
	Style:				
41 - 21	Cushion door stop	each	8	\$1.20	\$9.60
	PC Allowance				
41 - 22	Gripper catches	each	0	\$1.25	\$0.00

**Total FIX MATERIALS            \$1,627.80**

**FIX CARPENTER**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
42 - 1	Fix out	m2	117	\$12.50	\$1,462.50



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**FIX CARPENTER**

Item	Description	Units	Quantity	Rate	Amount
	Excluding internal robe fitouts, Linen press & pantry				
<b>Total FIX CARPENTER</b>					<b>\$1,462.50</b>

**WALL & FLOOR TILE SUPPLY**

Item	Description	Units	Quantity	Rate	Amount
43 - 1	Ceramic wall tiles Standard range	m2	19	\$20.00	\$380.00
43 - 2	Ceramic floor tiles standard range Including Living, Dining, Kitchen, Hallway, Laundry, bathroom, Powder and Ensuite	m2	90	\$20.00	\$1,800.00
43 - 3	Soap holder to match main tile CHECK IF REQUIRED	each	2	\$28.00	\$56.00
43 - 4	Delivery of tiles to site inc stacking internally Delivery Fee	each	1	\$120.00	\$120.00
<b>Total WALL &amp; FLOOR TILE SUPPLY</b>					<b>\$2,356.00</b>

**TILER & WATERPROOFING**

Item	Description	Units	Quantity	Rate	Amount
44 - 1	Lay wall tiles to Austr. standard using flexible adhesive and finish with grout, colour as selected. ceramic only add \$5.00 for porcelaine	m2	16.54	\$42.00	\$694.68
44 - 2	Lay floor tiles to Austr standard using flexible adhesive and finish with grout, colour as selected.	m2	78.88	\$42.00	\$3,312.96
44 - 3	Supply & fit Alum Angle size to suit tiles	m	5	\$4.50	\$22.50
44 - 4	Fit 120mm High Tiled Skirting	m	17	\$6.00	\$102.00
44 - 5	Tank Internal floor areas prior to cement screed	m2	12	\$42.00	\$504.00
44 - 6	WetSeal 1200x900 shower tray	each	1	\$190.00	\$190.00
44 - 7	WetSeal 900x900 shower tray	each	1	\$170.00	\$170.00
44 - 8	Wetseal Standard bath podium	each	1	\$50.00	\$50.00
<b>Total TILER &amp; WATERPROOFING</b>					<b>\$5,046.14</b>

**PAINTER**

Item	Description	Units	Quantity	Rate	Amount
45 - 1	Paint single storey residence Alum. windows, without eaves 2 coats	m2	116.47	\$38.00	\$4,425.86
45 - 2	Paint Alfresco or Verandah ceiling + trim inc porch ceiling	m2	1.98	\$18.00	\$35.64
45 - 3	Allowance for single storey home eaves	m	58	\$10.00	\$580.00
45 - 4	Paint garage ceiling, beams + trim	m2	50	\$18.00	\$900.00
45 - 5	Extra to paint additional external door and jamb	each	1	\$130.00	\$130.00
45 - 6	EO Allowance verandah inc gable end weatherboards & 2 x posts	each	1	\$150.00	\$150.00
<b>Total PAINTER</b>					<b>\$6,221.50</b>

**SHOWER SCREENS & MIRRORS**

Item	Description	Units	Quantity	Rate	Amount



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**SHOWER SCREENS & MIRRORS**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
46 - 1	Mirror with flat polished edges	m2	3.6	\$100.00	\$360.00
46 - 2	Shower screen front + return, clear lam. glass 900 X 900 Hinge + Knob Colour :	each	1	\$450.00	\$450.00
46 - 3	Shower screen front only, clear lam.glass to suit 1200 mm base	each	1	\$370.00	\$370.00

**Total SHOWER SCREENS & MIRRORS            \$1,180.00**

**ROBE DOORS & SHELVEING**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
47 - 1	Robe Shelving, 16 mm melamine	m	26	\$27.00	\$702.00
47 - 2	Plastic centre supports to shelving	each	8	\$24.50	\$196.00
47 - 3	20 mm white hanging rail Change to satin chrome	m	7.4	\$18.00	\$133.20
47 - 4	Sliding robe doors 2 door 2100 mm high to 2400 mm wide vinyl infill Frame : Infill :	each	2	\$390.00	\$780.00
47 - 5	Sliding robe doors 2 door 2100 mm high up to 1800 mm wide vinyl infill Frame : Infill :	each	1	\$340.00	\$340.00

**Total ROBE DOORS & SHELVEING            \$2,151.20**

**TOILET SUITES**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
48 - 1	Back to wall close coupled china toilet suite	each	2	\$280.00	\$560.00

**Total TOILET SUITES            \$560.00**

**Completion Stage**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
49 - 1	<b>Stage Claim</b>	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>
50 - 1	PC Allowance for 600mm S/S appliance package consisting of 1 x 600mm U/bench oven 1 x 600mm Gas cook top 1 x 600mm slideout rangehood	each	1	\$920.00	\$920.00
50 - 2	PC Allowance for 600mm underbench dishwasher	each	1	\$480.00	\$480.00

**Total KITCHEN APPLIANCES            \$1,400.00**

**HOT WATER SUPPLY**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
51 - 1	Rinnai Infinity HWS L24	each	1	\$750.00	\$750.00



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**HOT WATER SUPPLY**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	Change to a "B26" builders model				
<b>Total HOT WATER SUPPLY</b>					<b>\$750.00</b>

**TAPWARE & ACCESSORIES SUPPLY**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
52 - 1	Cosmo Towel Rails - 600 Double	each	2	\$40.00	\$80.00
52 - 2	Cosmo Toilet roll holder	each	2	\$30.00	\$60.00
52 - 3	<b>Tapware supply</b>		1	\$0.00	\$0.00
52 - 4	Mini stop + connection C/P	each	2	\$15.00	\$30.00
52 - 5	Kitchen sink mixer PC Allowance	each	1	\$88.00	\$88.00
52 - 6	Laundry PC Allowance	each	1	\$60.00	\$60.00
52 - 7	Basin sink mixer	each	2	\$80.00	\$160.00
52 - 8	PC Allowance Shower set inc mixer and handheld shower	each	2	\$150.00	\$300.00
52 - 9	PC Allowance Bath set inc mixer and spout	each	1	\$110.00	\$110.00
52 - 10	PC Allowance Delivery fee for taps	each	1	\$25.00	\$25.00
<b>Total TAPWARE &amp; ACCESSORIES SUPPLY</b>					<b>\$913.00</b>

**CEILING INSULATION**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
53 - 1	Covers (downlights & fans)	each	20	\$2.50	\$50.00
53 - 2	Supply + fit R5.0 Earthwool batts to roof area of dwelling only	m2	112	\$13.00	\$1,456.00
<b>Total CEILING INSULATION</b>					<b>\$1,506.00</b>

**GARAGE DOOR SUPPLY**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
54 - 1	Supply + fit Panelglide sectional door 2450x4950 Colour : Size cut down to approx 2720	each	2	\$1,300.00	\$2,600.00
<b>Total GARAGE DOOR SUPPLY</b>					<b>\$2,600.00</b>

**HOUSE CLEANER**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
55 - 1	Clean dwelling prior to handover	m2	116.47	\$5.00	\$582.35
55 - 2	Clean Aluminium windows inside and outside  \$1.50m2 extra allowed due to small house floor plan	m2	39.67	\$8.00	\$317.36
55 - 3	Final clean after carpet installation	job	1	\$165.00	\$165.00
55 - 4	Clean Garage inc wipe walls and mop floor	job	1	\$20.00	\$20.00

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<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
56 - 1	Flyscreens small to opening sashes. Inc measure and bushfire rated mesh	each	8	\$50.00	\$400.00
56 - 2	Security door to sliding door, up to 910 wide Inc measure and bushfire rated mesh	each	5	\$290.00	\$1,450.00

**Total INSECT SCREENS \$1,850.00****PAVING**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
57 - 1	Colour Concrete paving to verandah and/or areas shown on plan to rear unit driveway inc 2 coats of sealer	m2	141	\$80.00	\$11,280.00
57 - 2	Crossover to council reg's - inc removal of existing kerb & nature strip - Standard single crossover	m2	1	\$3,500.00	\$3,500.00
57 - 3	Concrete linepump inc 5 hrs & 18m3	each	1	\$1,051.00	\$1,051.00

**Total PAVING \$15,831.00****CARPET, VYNIL & FLOATING FLOORS**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
58 - 1	Supply & lay BUDGET range carpet over foam underlay Per B/L/M	m	10.5	\$130.00	\$1,365.00

**Total CARPET, VYNIL & FLOATING FLOORS \$1,365.00****CLOTHES LINE & MAILBOX**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
59 - 1	Supply + fit standard 3.4 m clothes line to brickwall inc Ground mounts prior to concrete pad installation MUST BE 2400 MIN Width	each	1	\$450.00	\$450.00
59 - 2	Supply S/S Numerals, Mail slot + rear panel + Papertube for brick mailbox	each	2	\$170.00	\$340.00

**Total CLOTHES LINE & MAILBOX \$790.00****WINDOW FURNISHINGS**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
60 - 1	Roller Blind allowance 150m2 house refer to quote from	each	1	\$1,296.00	\$1,296.00

**Total WINDOW FURNISHINGS \$1,296.00****CAULKING**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
61 - 1	Caulk internal floor to wall joints and all tiled joints	m	118	\$4.40	\$519.20

**Total CAULKING \$519.20****LANDSCAPING**



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<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
62 - 1	<b>Landscaping</b> Landscaping is not included in contracts		1	\$0.00	\$0.00

**Total LANDSCAPING            \$0.00**

**SITE CLEANER**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
63 - 1	3 mtr bins	each	7	\$265.00	\$1,855.00
63 - 2	bobcat x 4 hrs x 2	each	8	\$90.00	\$720.00
	Site clean after brickwork and final clean prior to landscape				
63 - 3	Float fee allowance	each	2	\$150.00	\$300.00
63 - 4	Labourer required 8 times at 4 hrs each =  4 days x 240 p/d	each	4	\$240.00	\$960.00

**Total SITE CLEANER            \$3,835.00**

**OFFICE FEES & COSTS**

<u>Item</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
64 - 1	Final fit-off single storey home 3 x carpenters x 1 day to 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	\$1,200.00	\$1,200.00
64 - 2	Self closing Raven door strip	each	2	\$22.00	\$44.00
64 - 3	Rubber Door Seal self adhesive order 1/2 amount	m	10.8	\$2.47	\$26.68
64 - 4	Maintenance allowance	job	1	\$500.00	\$500.00
64 - 5	Indemnity Insurance divided by % of overall yearly policy cost	job	1	\$1,000.00	\$1,000.00
64 - 6	Contract Works from 300k to 300k	each	1	\$1,550.00	\$1,550.00
64 - 7	Supervision Allowance Single Storey Dwelling - project homes Deleted as no super has been hired at this stage	each	0	\$2,750.00	\$0.00
64 - 8	Supervision Allowance Single Storey Dwelling - project homes Deleted as no super has been hired at this stage	each	0	\$250.00	\$0.00

**Total OFFICE FEES & COSTS            \$4,320.68**

Total            T UBSM            T UBSM            \$259,283.94