

## Job Details

Detail estimate - 1003

**Total: \$502,095.35**

**Total(including GST): \$552,304.89**

Category	Qty	Unit	Rate	Total
<b>PROFESSIONAL FEES</b>				
Architectural services - conventional construction	1.000	item	12,000.00	12,000.00
Engineering design services - per service domestic - \$500 000	1.000	item	5,000.00	5,000.00
Residential survey fees - single dwelling - mark boundaries and issue report - 5 corners	1.000	item	2,422.03	2,422.03
				19,422.03
<b>DEMOLITION</b>				
Demolish single storey house - concrete slab - brick veneer +internal timber frame - tiled roof	120.000	m <sup>2</sup>	302.61	36,313.20
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Labour unspecified - unskilled</li> <li>Temporary - protective fencing hire - hire over 30 metres - cost per metre - any time period</li> <li>Standard Excavator - 20 - 25 tonne -</li> <li>Loader - Skidsteer - medium - 2.6 tonne</li> <li>Truck - per hour - 10 tonne</li> <li>Waste disposal - per tonne - general mixed / trade waste (dry waste) - excludes bulk concrete/bricks etc</li> <li>Scaffolding - mobile hire - 4m high - 700mm wide or 1300mm wide - initial week hire</li> <li>Electric tools - angle grinder standard - 100/230mm</li> <li>Waste disposal - per tonne - demolition waste - concrete/bricks/timber/tiles/plasterboard etc</li> <li>Scaffolding - mobile hire - extra for - delivery and pickup</li> <li>Float charges - large plant - float each way - 15 - 25 tonne</li> <li>Standard Excavator - 20 - 25 tonne - all attachments</li> <li>Temporary - roof perimeter guardrail - up to 30 lineal metres - install, dismantle and delivery - cost per job - for up to 14 days</li> <li>Temporary - roof perimeter guardrail - over 30m single storey - install, dismantle and delivery - cost per m - for up to 14 days</li> </ul>				
Asbestos - removal and disposal - ceiling - sheet	10.000	m <sup>2</sup>	81.31	813.10
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Labour unspecified - skilled</li> <li>Moisture barrier - plastic membrane - 200um</li> <li>Light - flood - portable - 1500 watt</li> <li>Safety work accessories - protective - disposable coveralls</li> <li>Safety work accessories - protective - safety glasses</li> <li>Safety work accessories - protective - cut resistant work gloves</li> <li>Safety work accessories - protective - twin filter half mask</li> <li>Safety work accessories - protective - filter cartridge</li> <li>Site item - site safety miscellaneous - site - large asbestos plastic disposal bag</li> <li>Site item - site safety miscellaneous - PVC duct tape - PVC duct tape 50mm x 48m</li> <li>Waste disposal - per tonne - asbestos - excludes boiler /large pipes/industrial</li> <li>Site item - site safety miscellaneous - barrier safety/hazard tape - 75mm wide x 50m - danger</li> <li>Asbestos machinery / misc - asbestos safety sign - signage</li> <li>Cleaning equipment - vacuum cleaner - HEPA filter</li> <li>Scaffolding - mobile hire - 2m high - 700mm wide or 1300mm wide - initial week hire</li> <li>Scaffolding - mobile hire - extra for - delivery and pickup</li> <li>Temporary - protective fencing hire - hire up to 30 metres - cost per metre for 3 months hire</li> <li>Skip bin hire - mixed heavy/excavation waste - combination rubbish - 4m3</li> </ul>				
				37,126.30
<b>SITE PRELIMINARIES</b>				
Site item - toilet - single - Chemical	24.000	week	72.73	1,745.52
Site item - building signs/banners/other - sign - corflute - 0.6m x 0.9m	2.000	each	141.92	283.84
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Carpenter/Joiner</li> <li>Building site sign - corflute builders sign - 600mm x 900mm</li> </ul>				
Site item - temporary footpath crossing - timber - 3.6 metres wide x 4.0 metres long	1.000	item	1,740.96	1,740.96
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Carpenter/Joiner</li> <li>Mesh wire or stapping - straps - galvanised steel - 25mm wide x 1.2mm</li> <li>Treated pine - H3 MGP10 - cost per metre - 140mm x 35mm</li> </ul>				
Site item - temporary sediment/soil erosion control barrier - fabric - up to 800mm high	22.000	m	31.66	696.52
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Labour unspecified - unskilled</li> <li>Sediment control - sediment control silt fence - up to 800mm high</li> <li>Heavy duty steel picket posts - per each - 900mm</li> <li>Site item - site safety miscellaneous - star picket safety cap yellow - 60mm X 65mm</li> </ul>				
Temporary - protective fencing hire - hire up to 30 metres - cost per metre for 6 months hire	74.000	m	20.54	1,519.96
Pest control - pre-purchase inspection report -	1.000	job	350.00	350.00

Temporary - electrical service connection - overhead - single phase	1.000	item	728.77	728.77
Water connection - connection to water supply - including meter - 40mm diameter	1.000	item	330.09	330.09
Skip bin hire - general waste - light domestic & commercial - 8m3	12.000	week	654.55	7,854.60
				15,250.26
<b>PIERING AND PILING</b>				
Bored pier - unreinforced - - 300mm dia	54.000	m	61.76	3,335.04
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Labour unspecified - unskilled</li> <li>Readymixed - concrete - per m3 - 20MPa</li> <li>Drilling rig - medium drilling - per hour</li> </ul>				
				3,335.04
<b>EXCAVATION</b>				
Surface preparation - by machine site clearing and dispose - light vegetation - 200m2	300.000	m <sup>2</sup>	34.80	10,440.00
<ul style="list-style-type: none"> <li>Loader - Track drott - 10 - 12 tonne - medium - bucket capacity 1.2 - 2 m3</li> <li>Truck - per hour - 10 tonne</li> <li>Waste disposal - per tonne - garden waste - organic waste and tree timber</li> <li>Float charges - large plant - float each way - 10 - 15 tonne</li> </ul>				
Excavate - by machine cut/fill - m3 - common earth - 20m3	20.000	m <sup>3</sup>	36.63	732.60
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Labour unspecified - skilled</li> <li>Compact Excavator - 4-5 tonne -</li> </ul>				
				11,172.60
<b>CONCRETE COMPOSITE RATES</b>				
Slab - ground waffle pod - 85mm slab 20MPa concrete - N12 bar to beams - SL72 mesh - 225mm pod - 200m2	270.000	m <sup>2</sup>	142.47	38,466.90
<ul style="list-style-type: none"> <li>Termite pest management - stainless steel mesh - part protection - penetrations; less than 10</li> <li>Termite pest management - stainless steel mesh - full protection - perimeter</li> <li>Filling - by machine to make up levels - m3 - sand - no compaction</li> <li>Support - moisture barrier - taped joints - plastic membrane - 200um</li> <li>Slab on ground - pump - 20 MPa concrete</li> <li>Slab finish - steel trowel - power</li> <li>Concrete curing - compound spray - PVA based</li> <li>Formwork class 5 - ground slab - 200 - 300mm high -</li> <li>Groove / rebate slab edge - 150mm rebate - to 300mm high slab</li> <li>Reinforcing bar - footing/base/ground slab - deformed bar - 12mm dia</li> <li>Reinforcing mesh - square - SL72 -</li> <li>Formwork - waffle pod/spacer - 225mm deep -</li> <li>Formwork - waffle pod/spacer - plastic spacer -</li> </ul>				
				38,466.90
<b>DRAINAGE</b>				
Drainage complete - stormwater - PVC pipe and fittings - 100mm diameter x 0.5 metre deep	19.000	m	62.09	1,179.71
<ul style="list-style-type: none"> <li>Excavate pit/trench - machine - clay - up to 1.0 m deep</li> <li>Filling - machine sand/aggregates - - sand</li> <li>Drainage SW - bend PVC - 90mm dia - 90 degrees</li> <li>Drainage SW - downpipe adaptor - rectangular - 90mm dia to 100 x 50mm</li> <li>Drainage SW - pipe PVC - 100mm diameter -</li> <li>Drainage SW - junction PVC - 100mm diameter - 90 deg</li> <li>Drainage SW - downpipe adaptor - concentric - 100mm dia to 90mm dia</li> </ul>				
Drainage complete - sanitary - PVC pipe and fittings - 100mm diameter x 1.0m deep	25.000	m	215.98	5,399.50
<ul style="list-style-type: none"> <li>Filling - by machine compacting to trenches - - sand</li> <li>Drainage DWV - pipe PVC - 100mm diameter -</li> <li>Drainage - water pressure PVC test - 100mm dia -</li> <li>Drainage trap - S/P PVC - diameter trap boundary - 100mm diameter</li> <li>Excavate/dispose - by machine footing/trench - per m - clay - 300mm wide x 900mm deep</li> <li>Drainage DWV - elbow PVC - 100mm diameter - up to 90 deg</li> <li>Drainage DWV - junction PVC - 90 degree junction - 100mm diameter</li> </ul>				
Drainage complete - sanitary in-ground - bathroom - includes bath shower WC vanity and floor waste - small	11.000	no	695.37	7,649.07
<ul style="list-style-type: none"> <li>Filling - by hand to make up levels - m3 - - sand</li> <li>Drainage DWV - pipe PVC - 50mm diameter -</li> <li>Drainage DWV - pipe PVC - 100mm diameter -</li> <li>Drainage DWV - elbow PVC - 100mm diameter - up to 90 deg</li> <li>Drainage DWV - junction PVC - 90 degree junction - 100mm diameter</li> <li>Drainage DWV - junction PVC - 45 degree junction - 100mm x 50mm diameter</li> <li>Drainage DWV - reducer PVC - 100 to 80mm dia -</li> <li>Excavate/dispose - by machine footing/trench - per m - common earth/sand - 300mm wide x 300mm deep</li> </ul>				
				14,228.28
<b>CARPENTRY - STRUCTURAL</b>				
Wall framing - 2.7m high/450 internal - MGP10 blue - 90mm x 45mm	141.000	m	102.90	14,508.90

<ul style="list-style-type: none"> <li>• Wall framing - bracing per m - angle - perforated metal</li> <li>• Wall framing - plate pine - MGP10 blue - 90mm x 45mm</li> <li>• Wall framing - nogging pine - MGP10 blue - 90mm x 35mm</li> <li>• Wall framing - stud pine - MGP10 blue - 90mm x 45mm</li> </ul>				
Ceiling framing - complete LVL - LVL H2 - 95mm x 36mm - 450mm cts	270.000	m <sup>2</sup>	52.77	14,247.90
<ul style="list-style-type: none"> <li>• Ceiling framing - joist LVL - 95mm high - 36mm wide</li> <li>• Ceiling framing - joist LVL - 95mm high - 36mm wide</li> <li>• Roof support - beam LVL - 200mm x 45mm</li> </ul>				
Roof framing complete - truss 450 cts - blue pine MGP10 - type A - 20 degree pitch - 3600mm span	270.000	m <sup>2</sup>	99.70	26,919.00
<ul style="list-style-type: none"> <li>• Roof truss - A type pine blue - 20° degree pitch - up to 3.6m span</li> </ul>				
				55,675.80
<b>MASONRY - BRICKWORK</b>				
Brickwork concrete - walls face - 110mm thick - 230 x 110 x 76mm	171.000	m <sup>2</sup>	147.91	25,292.61
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Bricklayer/Blocklayer</li> <li>• Mortar/sand - masonry - cement - 20 kg</li> <li>• Mortar/sand - masonry - lime - 20 kg</li> <li>• Mortar/sand - masonry - bricklaying sand - yellow</li> <li>• Bricks concrete - face average - 230mm x 110mm x 76mm</li> <li>• Brick ties - brick tie - galvanised steel</li> </ul>				
Lintels - flat bar - 85mm x 8mm - 1.0m long	5.000	each	35.30	176.50
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Bricklayer/Blocklayer</li> <li>• Lintels - flat bar - galvanised steel - 85mm x 7mm x 1000mm</li> </ul>				
				25,469.11
<b>PLUMBING</b>				
PEX water - pipe - hot and cold - 20mm dia	200.000	m	5.54	1,108.00
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed</li> <li>• PEX water - pipe - hot and cold - 20mm</li> </ul>				
PEX water - pipe - recycled - 20mm dia	120.000	m	4.38	525.60
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed</li> <li>• PEX water - pipe - lilac - recycled water - 16mm</li> </ul>				
PEX gas - pipe - 20mm dia -	100.000	m	30.36	3,036.00
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed</li> <li>• PEX gas - pipe - 20mm -</li> <li>• PEX gas pipe - elbow - equal - 20mm diameter</li> <li>• PEX gas pipe - tee - equal - 20mm diameter</li> <li>• PEX - accessories - tube clip- timber - 20mm</li> </ul>				
				4,669.60
<b>WATERPROOFING</b>				
Waterproofing - wet area floor and walls - floors and walls - internal fibreglass / polyurethane - general wet areas	64.800	m <sup>2</sup>	47.71	3,091.61
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Wall and Floor Tiler</li> <li>• Waterproofing - sundries - fibreglass matting - 225 gsm - 1040mm x 126m</li> <li>• Waterproofing - sundries - polyurethane membrane elastomeric - liquid</li> <li>• Waterproofing - sundries - 150mm - application brush</li> </ul>				
				3,091.61
<b>ROOFING</b>				
Roofing concrete tile - traditional profile -	321.000	m <sup>2</sup>	37.48	12,031.08
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Roofer</li> <li>• Conveyor hire - electric / petrol - per day - 4 metre</li> <li>• Roof tiles concrete - 432 x 355mm - traditional range</li> <li>• Nails - hand - clout -</li> </ul>				
				12,031.08
<b>ROOF PLUMBING</b>				
Fascia + gutter complete - - colourbond	75.500	m	77.80	5,873.90
<ul style="list-style-type: none"> <li>• Fascia board - metal - colourbond - 190mm wide</li> <li>• Gutter - quad 125mm - colorbond steel - gutter</li> <li>• Gutter - quad 125mm - colorbond steel - angle</li> <li>• Temporary - roof perimeter guardrail - up to 30 lineal metres - install, dismantle and delivery - cost per job - for up to 14 days</li> <li>• Temporary - roof perimeter guardrail - over 30m single storey - install, dismantle and delivery - cost per m - for up to 14 days</li> </ul>				
				5,873.90
<b>DOORS - EXTERNAL</b>				
Door external - complete single with jamb - solidcore - average	2.000	no	1,254.28	2,508.56

<ul style="list-style-type: none"> <li>• Door - entrance set - key lock/dead bolt combination - lever or knob style and dead bolt - average</li> <li>• Hardware misc - door stop - average -</li> <li>• Timber external door - flush - paint grade - solid core hardboard - 2040 x 820mm wide</li> <li>• Architrave/skirting - MDF composite - edge profile - 67 x 18mm</li> <li>• Door frame entry - pine knockdown - 140mm single - 2110mm x 867mm</li> <li>• Paint door - prepcoat + 2 topcoat enamel - water based</li> <li>• Paint trim - up to 150mm width - prepcoat + 2 topcoat enamel - water based</li> <li>• Paint door frame - prepcoat + 2 topcoat enamel - water based</li> </ul>				
Garage door - roller - 2400mm high - 1800mm wide	1.000	each	1,154.44	1,154.44
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Labour unspecified - skilled</li> <li>• Garage door - roller - without motor; colour coated - 2101 to 2400mm high x 1800mm wide</li> </ul>				
Aluminium door - sliding - 2.1m high - 2.1m wide - 2 lite	1.000	each	1,256.22	1,256.22
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Carpenter/Joiner</li> <li>• Subcontract labour - estimated charge out rate - Labour unspecified - unskilled</li> <li>• Aluminium door - sliding - 2 lite - 2100mm high x 2100mm wide</li> <li>• Packer - hard plastic - 10mm width - 38 x 90mm long</li> <li>• Sealant - tube - silicone sealer - all types</li> <li>• Nails - hand - timber - galvanised</li> </ul>				
				4,919.22
<b>WINDOWS</b>				
Sliding window - aluminium 2 lite - 600mm high - 600mm wide	1.000	each	252.46	252.46
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Carpenter/Joiner</li> <li>• Sliding window - aluminium 2 lite - 600mm high - 600mm wide</li> <li>• Packer - hard plastic - 10mm width - 38 x 90mm long</li> <li>• Sealant - tube - silicone sealer - all types</li> <li>• Screws - galvanised - up to 75mm - per screw</li> </ul>				
Sliding window - aluminium 2 lite - 600mm high - 900mm wide	1.000	each	279.28	279.28
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Carpenter/Joiner</li> <li>• Sliding window - aluminium 2 lite - 600mm high - 900mm wide</li> <li>• Packer - hard plastic - 10mm width - 38 x 90mm long</li> <li>• Sealant - tube - silicone sealer - all types</li> <li>• Screws - galvanised - up to 75mm - per screw</li> </ul>				
Sliding window - aluminium 2 lite - 1200mm high - 1800mm wide	8.000	each	657.78	5,262.24
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Carpenter/Joiner</li> <li>• Sliding window - aluminium 2 lite - 1200mm high - 1800mm wide</li> <li>• Packer - hard plastic - 10mm width - 38 x 90mm long</li> <li>• Sealant - tube - silicone sealer - all types</li> <li>• Screws - galvanised - up to 50mm - per screw</li> </ul>				
Flyscreen - aluminium frame - small panel - per no	20.000	no	70.71	1,414.20
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Labour unspecified - skilled</li> <li>• Fly screen mesh - aluminium frame - small panel - per no</li> </ul>				
				7,208.18
<b>INSULATION</b>				
Batts ceiling - glasswool - R 3.5 - 160mm thick	249.000	m <sup>2</sup>	9.97	2,482.53
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Labour unspecified - skilled</li> <li>• Batts ceiling - glasswool - R 3.5 - 160mm thick</li> </ul>				
Batts wall - glasswool - glasswool - R2.5	193.000	m <sup>2</sup>	14.39	2,777.27
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Labour unspecified - skilled</li> <li>• Batts wall - glasswool - R 2.5 - 90mm thick</li> </ul>				
				5,259.80
<b>PLASTERING</b>				
Plasterboard and setting - standard - 10mm thick - fix to wall	450.000	m <sup>2</sup>	37.36	16,812.00
<ul style="list-style-type: none"> <li>• Plasterboard only - fixed to wall - 10mm thick - standard</li> <li>• Plaster sundries - setting - joint/sand -</li> </ul>				
Plasterboard and setting - standard - 10mm thick - fix to ceiling	249.000	m <sup>2</sup>	38.84	9,671.16
<ul style="list-style-type: none"> <li>• Plaster sundries - setting - joint/sand -</li> <li>• Plasterboard only - fixed to ceiling - standard - 10mm thick</li> </ul>				
				26,483.16
<b>CARPENTRY - FITOUT</b>				
Architrave/skirting - MDF composite - edge profile - 67 x 12mm	802.000	m	6.39	5,124.78
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Carpenter/Joiner</li> <li>• Architrave/skirting - MDF composite - bullnose / splay / pencil round - 67 x 12mm</li> <li>• Adhesive - bottle - PVA wood</li> <li>• Nails - gun - finishing -</li> </ul>				

Architrave - single door to suit 2.04 - MDF - 42 x 18mm	12.000	no	31.10	373.20
<ul style="list-style-type: none"> <li>Architrave/skirting - MDF composite - edge profile - 42 x 18mm</li> </ul>				
Wardrobe - walk-in/fitout complete - U shape - hung door - 1800mm wide x 1800mm deep room	1.000	no	1,365.12	1,365.12
<ul style="list-style-type: none"> <li>Door jamb internal rebated - per m - meranti - single rebate - 94mm x 30mm</li> <li>Architrave/skirting - pine - edge profile - 66 x 18mm</li> <li>Shelving - melamine/particle board - melamine - 450mm wide</li> <li>Internal door latch - passage set - lever style - quality</li> <li>Flush door - hollow core - 2040mm high - 720mm to 820mm wide</li> <li>Hardware misc - hanging rail - chrome - 19mm</li> <li>Outlet point - light point - timber/steel frame - ceilings/walls</li> <li>Outlet point - light switch - plasterboard wall - 1 gang switch</li> <li>Paint door - prepcoat + 2 topcoat enamel - water based</li> <li>Paint trim - up to 150mm width - prepcoat + 2 topcoat enamel - water based</li> </ul>				
Wardrobe - complete mirror - 70mm wall - 2.4m high x 1.8m wide	4.000	no	1,710.16	6,840.64
<ul style="list-style-type: none"> <li>DAR - pine FJ - 92 x 18mm -</li> <li>Architrave/skirting - pine - edge profile - 42 x 18mm</li> <li>Shelving - melamine/particle board - melamine - 600mm wide</li> <li>Plaster sundries - cornice - cove - 75/90mm wide</li> <li>Wall framing - plate pine - MGP10 blue - 70mm x 45mm</li> <li>Wall framing - stud pine - MGP10 blue - 70mm x 45mm</li> <li>Hardware misc - hanging rail - chrome - 19mm</li> <li>Wardrobe doors - sliding mirror - aluminium framed 2 panel - 2400mm H x 1800mm W</li> <li>Paint wall internal - by roller - prepcoat + 2 topcoat - standard</li> <li>Wall framing - nogging pine - MGP10 blue - 70mm x 45mm</li> <li>Paint trim - up to 150mm width - prepcoat + 2 topcoat enamel - water based</li> </ul>				
				13,703.74
<b>DOORS - INTERNAL</b>				
Flush door - hollow core - 2040mm high - 420mm to 620mm wide	7.000	no	125.42	877.94
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Carpenter/Joiner</li> <li>Flush door - hollow core - primecoat MDF standard - 2040mm x 420mm - 620mm wide</li> <li>Internal hinge - zinc or brass plated - 90/100mm long</li> <li>Screws - zinc - up to 25mm - per screw</li> </ul>				
Access door - 985mm wide - 1970mm high	1.000	no	3,280.13	3,280.13
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Carpenter/Joiner</li> <li>All access door - 1970mm high x 985mm wide - single action pivot door</li> </ul>				
Internal door complete - 2040mm high passage - hollow core - flush - primecoat MDF standard	1.000	no	730.48	730.48
<ul style="list-style-type: none"> <li>Architrave/skirting - pine - edge profile - 42 x 18mm</li> <li>Internal door latch - passage set - lever style - average</li> <li>Hardware misc - door stop - average -</li> <li>Flush door - hollow core - 2040mm high - 720mm to 820mm wide</li> <li>Door jamb internal - 2040mm pine per door - single door jamb - 110/116mm x 19mm</li> <li>Paint door - prepcoat + 2 topcoat enamel - water based</li> <li>Paint trim - up to 150mm width - prepcoat + 2 topcoat enamel - water based</li> <li>Paint door frame - prepcoat + 2 topcoat enamel - water based</li> </ul>				
Internal door complete - 2040mm high privacy - hollow core - flush - primecoat MDF standard	1.000	no	756.49	756.49
<ul style="list-style-type: none"> <li>Architrave/skirting - pine - edge profile - 42 x 18mm</li> <li>Internal door latch - privacy set - lever style - average</li> <li>Hardware misc - door stop - average -</li> <li>Flush door - hollow core - 2040mm high - 720mm to 820mm wide</li> <li>Door jamb internal - 2040mm pine per door - single door jamb - 110/116mm x 19mm</li> <li>Paint door - prepcoat + 2 topcoat enamel - water based</li> <li>Paint trim - up to 150mm width - prepcoat + 2 topcoat enamel - water based</li> <li>Paint door frame - prepcoat + 2 topcoat enamel - water based</li> </ul>				
Internal door complete - 2040mm high cavity slider - hollow core - flush - MDF primecoat	1.000	no	851.70	851.70
<ul style="list-style-type: none"> <li>Architrave/skirting - pine - edge profile - 42 x 18mm</li> <li>Internal door latch - sliding - flush pull - average</li> <li>Flush door - hollow core - 2040mm high - 720mm to 820mm wide</li> <li>DAR - pine FJ - 66 x 11mm -</li> <li>DAR - pine FJ - 92 x 11mm -</li> <li>Paint door - prepcoat + 2 topcoat enamel - water based</li> <li>Extra over for sliding door - cavity slider - not including CSD Pocket</li> <li>Cavity sliding unit - quality - to suit 90mm frame - 2040mm high x up to 820mm wide</li> <li>Paint trim - up to 150mm width - prepcoat + 2 topcoat enamel - water based</li> <li>Paint trim - up to 300mm width - prepcoat + 2 topcoat enamel - water based</li> </ul>				
				6,496.74
<b>TILING</b>				
Tiling - floor complete w/t grouting. - ceramic/porcelain - budget	270.000	m <sup>2</sup>	79.36	21,427.20
<ul style="list-style-type: none"> <li>Tiling - grouting - all purpose grout - all colours</li> <li>Tiling - floor - ceramic/porcelain - budget</li> </ul>				

Tiling - wall complete w/t grouting - ceramic/porcelain - budget	45.400	m <sup>2</sup>	80.56	3,657.42
<ul style="list-style-type: none"> <li>Tiling - grouting - all purpose grout - all colours</li> <li>Tiling - wall - ceramic/porcelain - budget</li> </ul>				
			25,084.62	
<b>PLUMBING - FITOUT</b>				
Toilet roll holder - single roll - budget	3.000	no	44.67	134.01
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Carpenter/Joiner</li> <li>Toilet roll holder - single roll - budget</li> <li>Screws - zinc - up to 75mm - per screw</li> </ul>				
Toilet roll dispenser - standard roll - up to 3 roll holder - average	3.000	no	69.36	208.08
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Carpenter/Joiner</li> <li>Sleeve anchor - masonry bolt zinc - steel - 6.5mm hole - 25mm long</li> <li>Toilet roll dispenser - jumbo roll - plastic - average</li> </ul>				
Towel rail holder - single rail - 600mm - budget	2.000	no	51.65	103.30
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Carpenter/Joiner</li> <li>Towel rail holder - single rail - 600mm - budget</li> <li>Screws - zinc - up to 75mm - per screw</li> </ul>				
Towel ring - average -	2.000	no	57.48	114.96
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Carpenter/Joiner</li> <li>Towel ring - average -</li> </ul>				
Soap holder - average -	3.000	no	67.16	201.48
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Carpenter/Joiner</li> <li>Soap holder - average -</li> </ul>				
Glass shelf - budget -	3.000	no	69.64	208.92
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Wall and Floor Tiler</li> <li>Glass shelf - glass shelf - corner - budget</li> </ul>				
Kitchen sink - stainless steel - single bowl - up to 800mm - average	1.000	no	500.01	500.01
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed</li> <li>Sealant - tube - silicone sealer - all types</li> <li>Kitchen sink - stainless steel - single bowl - up to 800mm - average</li> <li>Plug and waste - basin/sink/tub - average</li> </ul>				
Laundry tub and cabinet - stainless steel - average - 35 litre	1.000	no	321.28	321.28
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed</li> <li>Sealant - tube - silicone sealer - all types</li> <li>Plug and waste - basin/sink/tub - average</li> <li>Laundry tub and cabinet - stainless steel - 35 litre - average</li> </ul>				
Vanity unit and top - includes basin - up to 500mm wide - average	2.000	no	389.18	778.36
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed</li> <li>Sealant/adhesive - polyurethane - glue/sealer - grey or coloured - 300ml tube</li> <li>PVC DWV pipe - P/S trap - S and P trap - standard - 40mm</li> <li>Plug and waste - basin/sink/tub - average</li> <li>Vanity unit and top - includes basin - up to 500mm wide - average</li> <li>Screws - zinc - up to 50mm - per screw</li> </ul>				
Toilet seat - solid - average	3.000	no	101.58	304.74
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed</li> <li>Toilet - seat - solid - average</li> </ul>				
Toilet pan - vitreous china - floor mounted - budget	3.000	no	535.64	1,606.92
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed</li> <li>Toilet - pan adaptor - rubber - with clip - 100mm</li> <li>Solvent glue - PVC - solvent weld joint PVC priming fluid - 1 litre</li> <li>Solvent glue - PVC - solvent weld joint PVC solvent fluid - 1 litre</li> <li>Grout / sealer - non shrink - general purpose non shrink mortar/grout - 20 kg bag</li> <li>Toilet pan - vitreous china - vitreous china - floor mounted - budget</li> </ul>				
Tapware - kitchen mixer and stop taps - budget -	1.000	no	253.97	253.97
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed</li> <li>Flexible hose connector - stainless steel - 300mm long</li> <li>Tap - mini stop - - average</li> <li>Taps - kitchen - mixer - budget</li> </ul>				
Tapware - shower - mixer - average	2.000	no	246.28	492.56
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed</li> <li>Taps - shower - mixer - average</li> </ul>				
Hot water unit - domestic - domestic vitreous enamel - electric - 50 litre	1.000	no	816.77	816.77

<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed</li> <li>• Copper - pipe - type B - 15mm diameter</li> <li>• Copper - pipe preinsulated - type B - annealed - 15mm diameter</li> <li>• Miscellaneous - compression olive nylon - 15mm</li> <li>• Brass - pipe adaptor - screwed - 15mm x 15mm</li> <li>• Hot water unit - domestic - vitreous enamel electric - 50 litre</li> <li>• Brass - misc - non return valve - female - isolation valve</li> <li>• Brass - misc - pressure and temperature relief valve - 1000Kpa Ptr 1000hs - 15mm</li> <li>• Brass - fittings - straight joiner - compression union - 15mm x 15mm</li> <li>• Brass - fittings - straight joiner - compression union - 15mm x 15mm</li> <li>• Brass - gate valve - red - 15mm</li> </ul>				
Rainwater tank complete - connection - above;below ground - up to 20m from homestead	1.000	each	2,872.45	2,872.45
<ul style="list-style-type: none"> <li>• Drainage - water pressure pipe PVC - 40mm dia -</li> <li>• Drainage - water pressure elbow PVC - 40mm dia -</li> <li>• Drainage - water pressure tee PVC - 40mm dia -</li> <li>• Drainage - water pressure pipe PVC - 80mm dia -</li> <li>• Drainage - water pressure elbow PVC - 80mm dia -</li> <li>• Drainage - water pressure pipe PVC - 100mm dia -</li> <li>• Drainage - water pressure elbow PVC - 100mm dia -</li> <li>• Valve - ball brass - - 40mm</li> <li>• Rainwater tank - accessories - first flush - diverter kit</li> <li>• Rainwater tank - accessories - water level - gauge</li> <li>• Rainwater tank - accessories - pumps - with rainbank controller</li> <li>• Conduit &amp; cable to service outdoor detached structure - in ground -</li> </ul>				
Plumbing - complete room installation - bathroom - small - includes bath shower WC vanity and floorwaste van	2.000	no	8,034.72	16,069.44
<ul style="list-style-type: none"> <li>• Pipework abv grd - copper - pipe only - fit to timber/steel frame - 20mm diameter</li> <li>• Pipework abv grd - copper preinsulated - pipe - fit to timber/steel frame - 15mm diameter</li> <li>• Drainage trap - S/P poly - - 50mm</li> <li>• Floor waste - PVC - 50/80/100mm - inc puddle flange</li> <li>• Tapware - mini stop - - average</li> <li>• Tapware - basin mixer and stop taps - quality -</li> <li>• Tapware - shower - mixer - quality</li> <li>• Toilet seat - plastic - quality</li> <li>• Toilet suite - pan and cistern - vitreous china - quality -</li> <li>• Bath - acrylic - insert / built-in - up to 1500mm - quality</li> <li>• Bath framing - complete - bath frame - build into wall - up to 1.9m long</li> <li>• Tapware - bath - mixer - quality</li> <li>• Tap connection / flexible hose - flexible stainless steel hose - 600mm long</li> <li>• Tapware - shower - rose - quality</li> <li>• Toilet roll holder - single roll - quality</li> <li>• Vanity unit and top - excludes basin - 900mm wide - quality</li> </ul>				
Water supply - complete - PEX - in ground - to 10m run - 20mm diameter	1.000	no	275.33	275.33
<ul style="list-style-type: none"> <li>• Excavate pit/trench - machine - clay - up to 1.0 m deep</li> <li>• PEX water - conversion fittings - elbow - 20mm PEX x 20mm copper</li> <li>• Pipework in grd - pipe PEX - pex hot or cold water pipe - 20mm diameter</li> </ul>				
Water supply - complete - PEX - in house - hot & cold water main inter connecting lines	6.000	no	1,559.26	9,355.56
<ul style="list-style-type: none"> <li>• PEX water - elbow - - 16mm OD</li> <li>• PEX water - elbow - - 20mm OD</li> <li>• PEX water - equal tee - - 16mm OD x 16mm OD x 16mm OD</li> <li>• PEX water - equal tee - - 20mm OD x 20mm OD x 20mm OD</li> <li>• Pipework abv grd - PEX - hot water - 16mm dia</li> <li>• Pipework abv grd - PEX - cold water - 20mm dia</li> </ul>				
Gas supply - complete - PEX - in house - 12m run to hotplate or heater - 16mm & 20mm diameter	2.000	no	426.41	852.82
<ul style="list-style-type: none"> <li>• Brass - valve loose - 13/15mm -</li> <li>• PEX gas pipe - elbow - equal - 16mm diameter</li> <li>• PEX gas pipe - elbow - equal - 20mm diameter</li> <li>• PEX gas pipe - tee - equal - 16mm diameter</li> <li>• PEX gas pipe - tee - equal - 20mm diameter</li> <li>• PEX - accessories - tube clip- timber - 16mm</li> <li>• PEX - accessories - tube clip- timber - 20mm</li> <li>• PEX gas - pipe - 16mm dia -</li> <li>• PEX gas - pipe - 20mm dia -</li> </ul>				
Stackwork - complete - 2 storey stackwork - new construction- bathroom 5 point - vertical riser and branches	1.000	no	705.68	705.68

<ul style="list-style-type: none"> <li>• Pipe flashing - roof penetration - moulded plastic - 50mm diameter</li> <li>• Drainage DWV - cap PVC - threaded cap - 100mm diameter</li> <li>• Drainage DWV - pipe PVC - 50mm diameter -</li> <li>• Drainage DWV - pipe PVC - 100mm diameter -</li> <li>• Drainage DWV - pipe PVC - 100mm diameter -</li> <li>• Drainage DWV - pipe PVC - 100mm diameter -</li> <li>• Drainage DWV - pipe PVC - 100mm diameter -</li> <li>• Drainage vent cowl - PVC - plain - 50mm</li> <li>• Pipe collar - dektite - tile and tin - black - 5-55mm</li> <li>• Drainage DWV - elbow PVC - 50mm diameter - up to 90 deg</li> <li>• Drainage DWV - elbow PVC - 100mm diameter - up to 90 deg</li> <li>• Drainage DWV - junction PVC - 90 degree junction - 100mm diameter</li> <li>• Drainage DWV - reducer PVC - 100 to 80mm dia -</li> <li>• Drainage DWV - reducer PVC - 100 to 50mm dia -</li> </ul>					36,176.64
<b>GLAZING</b>					
Shower screen frameless - single panel bath - fixed - 0.7m wide	2.000	each	532.48	1,064.96	
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Glazier</li> <li>• Sealant - tube - glazing adhesive/sealant -</li> <li>• Shower screen - frameless single panel bath - fixed - 0.7m wide x 1.4m high D</li> <li>• Screws - zinc - up to 25mm - per screw</li> </ul>					1,064.96
<b>ELECTRICAL SERVICES</b>					
Electrical complete - medium house - 1 level - veneer or cladding walls	270.000	m <sup>2</sup>	64.47	17,406.90	
<ul style="list-style-type: none"> <li>• Excavate pit/trench - machine - common earth - up to 1.0 m deep</li> <li>• Electrical fitting fan - exhaust - ceiling mounted - plasterboard - average</li> <li>• Connection - earth bonding - wet area - slab reo</li> <li>• Electrical fitting misc - smoke detector - off main power - battery back up</li> <li>• Outlet point - power weatherproof - single - timber/steel frame wall</li> <li>• Connection - safety switch RCD -- 10 amp</li> <li>• Connection - safety switch RCD -- 20 amp</li> <li>• Outlet point - light point - timber/steel frame - ceilings/walls</li> <li>• Outlet point - light switch two way -- timber/steel frame</li> <li>• Outlet point - light switch - plasterboard wall - 1 gang switch</li> <li>• Outlet point - power - double outlet - single phase - timber/steel frame</li> <li>• Outlet point - power - single outlet - single phase - timber/steel frame</li> <li>• Connection - consumer mains - phase single - 16mm 2 core cable + earth</li> <li>• Connection - meterbox/switchboard - galvanised standard box - predrilled panel</li> <li>• Outlet point - telephone -- timber/steel frame w/t plasterboard</li> <li>• Outlet point - television -- timber/steel frame wall</li> <li>• Connection - appliances - new - hws electric</li> <li>• Connection - appliances - new - oven electric</li> <li>• Electrical fitting misc - television antenna - heavy duty - VHF/UHF digital</li> <li>• Connection - surge arrestor/protection - mains filter - sensitive electronic</li> <li>• Connection - surge arrestor/protection -- decoupling element</li> <li>• Connection - surge arrestor/protection -- lightning current</li> <li>• Connection - surge arrestor/protection -- over voltage</li> <li>• Connection - domestic pole - galvanised pipe 6500mm long - site installed - 114mm diameter</li> <li>• Electrical fitting fan - exhaust - bathroom 3 in one - light/heat/exhaust - average</li> <li>• Electrical fitting fan - complete ceiling sweep - no remote control - no light - average</li> </ul>					17,406.90
<b>FIRE PROTECTION</b>					
Domestic smoke detection system - mains operated - battery back up	10.000	no	136.84	1,368.40	
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Electrician - licensed</li> <li>• Cable - TPS copper 3 core - twin active - earth - 1.5mm</li> <li>• Junction box - small - box</li> <li>• Domestic smoke detectors - smoke alarm - photoelectric - flush mount - battery back up</li> </ul>					1,368.40
<b>SUNDRY APPLIANCES</b>					
Domestic - cooktop - electric - 900mm wide - average	1.000	no	2,253.16	2,253.16	
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Electrician - licensed</li> <li>• Junction box - small - box</li> <li>• Domestic - cooktop - electric - 900mm wide - average</li> <li>• Switch - cooker isolator - 32 Amp double pole 500V</li> <li>• Safety switch - RCD - combination RCD / circuit breaker (RCBO) - slim one module MCB/RCD - 20 amp</li> <li>• Electrical conduit corrugated - PVC - grey - 20mm</li> <li>• Cable - TPS copper 3 core - twin active - earth - 4.0mm</li> </ul>					
Domestic - range hood - fixed - 600mm wide - prestige	1.000	no	826.07	826.07	
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Electrician - licensed</li> <li>• Cable - TPS copper 3 core - twin active - earth - 1.5mm</li> <li>• Power outlet - single - 250V 10amp</li> <li>• Domestic - range hood - fixed - 600mm wide - prestige</li> <li>• Electrical bracket / box - stud bracket - nail on 1 gang</li> </ul>					
Domestic - dishwasher - automatic - average	1.000	no	1,987.51	1,987.51	



<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed</li> <li>Copper - pipe - type B - 15mm diameter</li> <li>Copper - pipe preinsulated - type A - annealed - 15mm diameter</li> <li>Copper - elbow - 45/90 degree - 15mm</li> <li>Domestic - dishwasher - automatic - average</li> <li>Brass - fittings - lugged elbow - compression - 15mm x 15mm</li> <li>Tap - mini stop - - quality</li> </ul>				
Domestic - microwave - electric - average	1.000	no	413.38	413.38
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Electrician - licensed</li> <li>Domestic - microwave - electric - average</li> </ul>				
				5,480.12
<b>PAINTING</b>				
Paint house complete - new work - brick veneer - unpainted exterior wall - aluminium windows	700.000	m <sup>2</sup>	74.20	51,940.00
<ul style="list-style-type: none"> <li>Paint ceiling internal - by roller - prepcoat + 2 topcoat - standard</li> <li>Paint wall internal - by roller - prepcoat + 2 topcoat - standard</li> <li>Paint door - prepcoat + 2 topcoat enamel - water based</li> <li>Paint trim - up to 150mm width - prepcoat + 2 topcoat enamel - water based</li> <li>Paint eaves 450mm wide - prepcoat + 2 topcoat - standard</li> <li>Paint door frame - prepcoat + 2 topcoat enamel - water based</li> </ul>				
				51,940.00
<b>HEATING AND COOLING</b>				
Ducted reverse cycle air conditioning - complete installation - 200m2 single storey	1.000	job	13,623.82	13,623.82
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed</li> <li>Subcontract labour - estimated charge out rate - Refrigeration engineer</li> <li>Subcontract labour - estimated charge out rate - Electrician - licensed</li> <li>Subcontract labour - estimated charge out rate - Labour unspecified - skilled</li> <li>Copper - pipe - type B - 18mm diameter</li> <li>PVC pressure pipe - pressure class 12 - 20mm diameter</li> <li>Power outlet - 3 phase - single</li> <li>Insulated flexible ducting - per metre - 300mm diameter</li> <li>Insulated flexible ducting - per metre - 400mm diameter</li> <li>Ducting accessories - insulated BTO branch - 300/200/200</li> <li>Ducting accessories - insulated double BTO - 300/300/200/200</li> <li>Ducting accessories - insulated Y branch - 300/300/300</li> <li>Ducting accessories - flex duct joiner - 300mm</li> <li>Ducting accessories - flex duct joiner - 200mm</li> <li>Ducting accessories - duct reducer - 300/250</li> <li>Ducting accessories - motorised zone damper - 24V 1NM - up to 300mm</li> <li>Ducting registers/grilles - return air box - 400 x 750mm</li> <li>Ducting registers/grilles - return air adaptor - 520 x 520 to 350mm</li> <li>Ducting registers/grilles - return air grill with filter - mounting frame - 400 x 750mm</li> <li>Ducting registers/grilles - square ceiling diffuser - 200mm</li> <li>Ducting registers/grilles - twin butterfly diffuser adaptor - Suit 200 Diffuser</li> <li>Air conditioner - accessories - programmable thermostat - 1 Heat 1 Cool</li> <li>Air conditioner - accessories - mount - isolation - max 100kg load</li> <li>Air conditioner - accessories - silver plain foil - 50mm x 50m roll</li> <li>Air conditioner - accessories - concrete slab - 600 x 450mm</li> <li>Air conditioner - accessories - chipboard - 1800 x 600 x 19mm</li> <li>Air conditioner - accessories - pressed metal drip tray - 1400 x 800mm PVC drip drain</li> <li>Air conditioner - accessories - control module - 2 zone</li> <li>Air conditioner - accessories - 24V shielded pre plugged cable lead - 20metres</li> <li>Air conditioner - accessories - 24V pre plugged cable lead - 12 metres</li> <li>Air conditioner - accessories - transformer plug pack - 240 - 24Vac</li> <li>Air conditioner - ducted reverse cycle - 3 phase inverter - 12.5KW cool / 14KW heat</li> <li>Safety switch - RCD - combination RCD / circuit breaker (RCBO) - slim one module MCB/RCD - 32 amp</li> <li>Pipe insulation - 9mm thick - - 32mm internal diameter</li> </ul>				
				13,623.82
<b>FENCING AND BALUSTRADES</b>				
Metal fence - aluminium picket panel complete - - 900mm high	30.000	m	194.40	5,832.00
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Labour unspecified - skilled</li> <li>Post hole digger - per day - motorised</li> <li>Fence - picket aluminium - powdercoated - fence panel - 65mm x 16mm pickets - 900mm high x 2200mm wide</li> <li>Sand / cement / aggregate - bags - qwik dry concrete - 15 minute - 20kg</li> <li>Fence post - aluminium tubular - powder coated - 50mm x 50mm</li> </ul>				
Fence gate - aluminium picket - 0.9m high - 1.0m wide	1.000	each	243.13	243.13
<ul style="list-style-type: none"> <li>Subcontract labour - estimated charge out rate - Labour unspecified - skilled</li> <li>Gate - aluminium picket - powdercoated - access gate - 65mm x 16mm pickets - 900mm high x 985mm wide</li> <li>Accessories - gate hinge - self closing - up to 30kg support</li> <li>Screws - galvanised - up to 25mm - per screw</li> </ul>				
				6,075.13
<b>LANDSCAPING - GARDENS / PAVING / ROADS</b>				
Garden - lay lawn turf - lawn seeding -	120.000	m <sup>2</sup>	11.11	1,333.20

<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Labour unspecified - skilled</li> <li>• Garden - soil and mulch - topsoil - per tonne</li> <li>• Garden - grass or turf - per kg - grass seed</li> <li>• Rotary hoe - per day - 480mm</li> </ul>				
Garden - mulching - 50mm depth - graded pine bark	15.000	m <sup>2</sup>	20.20	303.00
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Labour unspecified - skilled</li> <li>• Garden - soil and mulch - pine bark - graded - per cubic metre</li> </ul>				
Garden - planting - trees - 75mm grow tube	10.000	no	8.29	82.90
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Labour unspecified - skilled</li> <li>• Garden - plants - trees - 75mm grow tube</li> </ul>				
Garden edging - brick - butt joints - dry - commons - 76mm wide	10.000	m	34.46	344.60
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Labour unspecified - skilled</li> <li>• Bricks clay - commons - 230mm x 110mm x 76mm</li> <li>• Mortar/sand - masonry - mortar mix - 20 kg</li> </ul>				
Landscape plumbing - complete garden tap - brass tap fixed to timber post - 20mm copper underground line	50.000	m	37.25	1,862.50
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Plumber/Gasfitter - licensed</li> <li>• Taps - outdoor/garden - quality - per each</li> <li>• Pipe - saddle - 20mm dia -</li> <li>• Pipework in grd - pipe copper - pipe only - 20mm diameter</li> <li>• Pipework in grd - pipe copper - 90 degree bend - 20mm diameter</li> <li>• Hardwood - sawn F14 - per metre - 75mm x 38mm</li> <li>• Brass - fittings - lugged elbow - compression - 15mm x 15mm</li> <li>• Excavate pit/trench - machine - sand - up to 1.0m deep</li> </ul>				
Driveway or path - aggregate by hand 100mm thick - 100mm thick - roadbase/crushed rock	60.000	m <sup>2</sup>	21.77	1,306.20
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Labour unspecified - unskilled</li> <li>• Roadbase - crushed rock/road base - mixed sizes per tonne</li> <li>• Treated pine - H3 MGP10 - cost per metre - 140mm x 35mm</li> </ul>				
				5,232.40
<b>AWNINGS / BLINDS / CURTAINS</b>				
Blinds internal - venetian - aluminium - small	10.000	each	145.87	1,458.70
<ul style="list-style-type: none"> <li>• Subcontract labour - estimated charge out rate - Labour unspecified - skilled</li> <li>• Blinds internal - venetian - aluminium - small</li> <li>• Screws - zinc - up to 25mm - per screw</li> </ul>				
				1,458.70
<b>PRELIMINARIES - FEES AND CHARGES</b>				
Certification - private certifier - residential certificate - average rate per job	1.000	job	2,251.01	2,251.01
Development application - fee based on building cost - \$250 000	1.000	item	1,140.00	1,140.00
				3,391.01
<b>Sub-Total (items)</b>				<b>478,186.05</b>

#### Additional Charges

<b>Added Overheads</b>				
Profit (group)		5.00	%	23,909.30
<b>Sub-Total (adjustments)</b>				<b>23,909.30</b>

#### Total of Estimate

<b>Total and applied GST</b>				
Total				502,095.35
GST applied to Total				50,209.54
<b>Total (including GST)</b>				<b>552,304.89</b>