

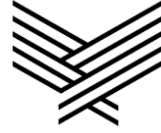
**DUNVEI**  
Construction Consultants

Construction of 5 No. Villas at  
Confidential Location NSW

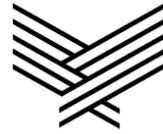
Development Application - Cost Estimate No. 1

for

Confidential Client



Description	Page
Executive Summary	2
Cost Summary	3
Cost Plan Build Up - Villa 1	5
Cost Plan Build Up - Villas 2&3	10
Cost Plan Build Up - Villas 4&5	16



**Executive Summary**

**Cost**

Description	Villa 1	Villas 2 & 3	Villas 4 & 5	Total
Total Area	178m <sup>2</sup>	340m <sup>2</sup>	344m <sup>2</sup>	862m <sup>2</sup>
Cost/m <sup>2</sup>	\$2,382/m <sup>2</sup>	\$2,356/m <sup>2</sup>	\$2,342/m <sup>2</sup>	\$2,356/m <sup>2</sup>
<b>Total Cost (excl. GST)</b>	<b>\$ 424,003</b>	<b>\$ 801,135</b>	<b>\$ 805,672</b>	<b>\$ 2,030,810</b>

**Basis of Information**

The following Design information has been used in the preparation of this Cost Plan:-

- (A) Development Application - Combined Floor plans and elevations

**Clarifications and Assumptions**

- (A) The specification of finishes is assumed to be of a mid-range specification.
- (B) As no services or structural design information has been provided, the costs for these elements have been based on benchmark information for similar schemes.
- (C) An allowance has been included for lawns and soft landscaping but no allowance has been made for the construction of any roads, path or pavings.
- (D) Timber flooring has been excluded as it is not annotated on any of the floor plans provided.
- (E) GST has been excluded.

**Benchmarking Information**

Description	Low Specification	Mid Specification	High Specification
4BR weatherboard home, level block, single level, unique design - NSW	\$1,963/m <sup>2</sup>	\$2,078/m <sup>2</sup>	\$2,594/m <sup>2</sup>
Description	Low Specification	Mid/High Specification	
Rawlinsons NSW Residential Benchmarking Cost Information - Individual House Medium Standard	\$1,900/m <sup>2</sup>	\$2,400/m <sup>2</sup>	



Element		Villa 1 Subtotal (\$)	Villas 2&3 Subtotal (\$)	Villas 4&5 Subtotal (\$)	Total	
1	Substructure	19,330	40,070	40,580	99,980	
2	Superstructure					
2.1	Upper Floors	11,900	18,200	18,060	48,160	
2.2	Roof	40,945	104,875	106,905	252,725	
2.3	Stairs	11,100	22,200	22,200	55,500	
2.4	External Walls	44,740	66,250	70,060	181,050	
2.5	Windows and External Doors	22,451	27,910	26,987	77,348	
2.6	Internal Walls and Partitions	20,325	44,230	46,755	111,310	
2.7	Internal Doors	10,000	21,000	23,000	54,000	
3	Internal Finishes					
3.1	Wall Finishes	8,153	16,528	17,863	42,544	
3.2	Floor Finishes	7,530	13,260	12,380	33,170	
3.3	Ceiling Finishes	9,827	18,769	15,779	44,375	
4	Fittings and Furnishings	35,500	62,000	62,000	159,500	
5	Services					
5.1	Plumbing Installation	32,460	65,000	63,680	161,140	
5.2	Mechanical installation	17,420	34,000	34,360	85,780	
5.3	Electrical Installations	16,320	31,200	31,260	78,780	
6	External Works	10,320	15,960	12,990	39,270	
	<b>Elemental Cost Sub-Total \$</b>	<b>318,321</b>	<b>601,452</b>	<b>604,859</b>	<b>1,524,632</b>	
7	Main Contractors Preliminaries	11%	35,015	66,160	66,534	167,709
8	Main Contractors Overheads and Profit	15%	53,000	100,142	100,709	253,851
9	Contingency	5%	17,667	33,381	33,570	84,618
<b>10</b>	<b>Total Construction Cost</b>	<b>424,003</b>	<b>801,135</b>	<b>805,672.00</b>	<b>2,030,810</b>	
	<b>Total Area</b>	<b>178</b>	<b>340</b>	<b>344</b>	<b>862</b>	
	<b>Total Cost/m2</b>	<b>2,382</b>	<b>2,356</b>	<b>2,342</b>	<b>2,356</b>	



Item	Brief Description	Quantity	Unit	Rate	Total cost	Notes
<b>1 Substructure</b>		<b>Element Total \$</b>			<b>19,330</b>	
A	Allowance for site clearance	534	m2	5	2,670	
B	300mm thick reinforced concrete waffle pod slab on ground	98	m2	170	16,660	
<b>2.1 Upper Floors</b>		<b>Element Total \$</b>			<b>11,900</b>	
A	<u>50 x 200 C24 timber joists to first floor</u> Lightweight timber floor inclusive of joists, wall plates to first floor	85	m2	90	7,650	
B	R2.0 Min. floor insulation between joists	85	m2	50	4,250	
<b>2.2 Roof</b>		<b>Element Total \$</b>			<b>40,945</b>	
A	Prefabricated timber roof trusses @ 600mm centres; 40 degree pitch	87	m2	280	24,360	
B	55mm Anticon blanket to underside of roof finish	87	m2	45	3,915	
C	Deep pan colorbond roof sheeting to pitched roof	87	m2	90	7,830	
D	Colorbond flat roof/box gutter over internal link	8	m2	120	960	
E	Deep pan colorbond roof sheeting above garage	12	m2	90	1,080	
F	Rainwater disposal; horizontal gutters from rainwater gully's to below ground drainage	45	m	40	1,800	
G	Rainwater disposal; vertical downpipes gutters from rainwater gully's to below ground drainage	25	m	40	1,000	
<b>2.3 Stairs</b>		<b>Element Total \$</b>			<b>11,100</b>	
A	Supply and install of stairs	1	nr	7,500	7,500	
B	Mild steel Handrails and balustrades to stairs	12	m	300	3,600	



Item	Brief Description	Quantity	Unit	Rate	Total cost	Notes
<b>2.4 External Walls</b>				<b>Element Total \$</b>	<b>44,740</b>	
A	Timber weatherboard or selected FC sheet cladding inclusive of 90mm structural timber wall framing; insulation and non-permeable wrap	72	m2	180	12,960	
B	Rendered FC cladding; painted; inclusive of 90mm structural timber wall framing; insulation and non-permeable wrap	51	m2	150	7,650	
C	Selected vertical cladding (Hardies or Weathertex); painted; inclusive of 90mm structural timber wall framing; insulation and non-permeable wrap	129	m2	180	23,220	
D	Parapet styled wall with rendered FC or Greenboard similar cladding; painted inclusive of 90mm structural timber wall framing	7	m2	130	910	
<b>2.5 Windows and External Doors</b>				<b>Element Total \$</b>	<b>22,451</b>	
	<u>Aluminium framed clear single glazed windows</u>					
A	W1 600 x 1500; Casement	1	nr	450	450	
B	W2 1200 x 1800; Casement	1	nr	1,080	1,080	
C	W3 1200 x 1500; Casement	1	nr	900	900	
D	W4 600 x 1500; Casement	1	nr	450	450	
E	W5 600 x 1500; Casement	1	nr	450	450	
F	W6 2100 x 900; Fixed	1	nr	945	945	
G	W7 1200 x 1800; Casement	1	nr	1,080	1,080	
H	W8 1200 x 1500; Casement	1	nr	900	900	
I	W9 1200 x 1500; Casement	1	nr	900	900	
J	W10 1200 x 1500; Casement	1	nr	900	900	
K	W11 1200 x 1500; Casement	1	nr	900	900	
	<u>External Doors</u>					
L	D1 2100 x 1200 Solid timber entry door	1	nr	1,260	1,260	
M	D2 2100 x 3600 Aluminium sliding door	1	nr	4,536	4,536	
N	D3 2200 x 5000 Metal panel lift door inclusive of electrical installation	1	nr	7,700	7,700	



Item	Brief Description	Quantity	Unit	Rate	Total cost	Notes
<b>2.6 Internal Walls and Partitions</b>				<b>Element Total \$</b>	<b>20,325</b>	
A	<u>Plasterboard partition system; 1 layer of wallboard to both sides and timber studs.</u> 100mm thick	143	m2	65	9,295	
B	<u>Drylining; dot and dab or MF; 1 layer of Gyproc Wallboard fixed to inner leaf of external wall framework</u> 10mm board	216	m2	30	6,480	
C	<u>Plasterboard lining and villaboard to wet areas</u> 20mm thick	91	m2	50	4,550	
<b>2.7 Internal Doors</b>				<b>Element Total \$</b>	<b>10,000</b>	
A	<u>Timber painted doors; 44mm or 54mm in solid chipboard throughout</u> Single Door inclusive of frame architrave and hardware	10	nr	1,000	10,000	
<b>3.1 Wall Finishes</b>				<b>Element Total \$</b>	<b>8,153</b>	
A	Decoration to walls; 2 nr coats of matte paint	359	m2	12	4,308	
B	Half height tiling to bathroom walls	42	m2	60	2,520	
C	Kitchen splashback tiling	1	item	500	500	
D	Painted MDF skirting to internal walls	55	m	15	825	
<b>3.2 Floor Finishes</b>				<b>Element Total \$</b>	<b>7,530</b>	
A	<u>Carpet and underlay</u> Carpet and underlay to first floor	64	m2	50	3,200	
B	<u>Tiling and grout</u> Tiling to bathroom floors	22	m2	60	1,320	
C	Tiling to kitchen/laundry	43	m2	70	3,010	



Item	Brief Description	Quantity	Unit	Rate	Total cost	Notes
<b>3.3 Ceiling Finishes</b>				<b>Element Total \$</b>	<b>9,827</b>	
	<u>Plasterboard ceiling</u>					
A	10mm plasterboard ceiling lining fixed to underside of timber joists	107	m2	40	4,280	
B	20mm plasterboard and villa board fixed to underside of timber joists to wet areas	22	m2	60	1,320	
C	Decoration to ceilings; 2 nr coats of matte paint	129	m2	13	1,677	
	<u>Ceiling insulation</u>					
D	R4.0 ceiling insulation to ceiling throughout first floor	85	m2	30	2,550	
<b>4 Fittings and Furnishings</b>				<b>Element Total \$</b>	<b>35,500</b>	
A	Supply and installation of kitchen unit	1	nr	15,000	15,000	
B	Supply and installation of kitchen island	1	nr	3,000	3,000	
C	Supply and installation of joinery units	2	nr	2,000	4,000	
D	Supply and installation of wardrobes	3	nr	2,000	6,000	
E	Supply and installation of vanity units	3	nr	2,000	6,000	
F	Allowance for bathroom fittings: towel rail, toilet roll holder, coat hooks etc.	3	nr	500	1,500	
<b>5.1 Plumbing Installation</b>				<b>Element Total \$</b>	<b>32,460</b>	
	<u>N13 - Sanitary appliances</u>					
A	White ceramic wall hung WC, including wall frame and cistern	3	nr	500	1,500	
B	WHB, waste; stainless steel mixer tap	3	nr	500	1,500	
C	Bath	2	nr	900	1,800	
D	Shower	2	nr	900	1,800	
E	Laundry sink	1	nr	500	500	





Item	Brief Description	Quantity	Unit	Rate	Total cost	Notes
<b>5.1 Plumbing Installation contd.</b>						
F	<u>Hot and cold water</u> Domestic boosted water distribution to kitchen, sanitaryware and shower; copper pipework distribution; including valves, supports and insulation	178	m2	80	14,240	
G	<u>Gas Fired Boiler</u> Gas fired modulating boiler plant, located internally; including pressurisation unit and flue	1	item	4,000	4,000	
H	<u>Foul water drainage above ground</u> Domestic foul water drainage disposal installation	178	m2	40	7,120	
				<b>Element Total \$</b>	<b>17,420</b>	
<b>5.2 Mechanical installation</b>						
A	<u>Space Heating &amp; Air Conditioning</u> Supply and installation of mechanical installation inclusive of galvanised steel air ductwork distribution; AHU plant, grilles, diffusers and insulation	178	m <sup>2</sup>	90	16,020	
B	<u>Toilet Extract System</u> Mechanical ducted extract ventilation to WCs; including DW144 galvanised steel air ductwork distribution, extract fan, dampers, grilles and diffusers	3	Nr	300	900	
C	<u>Kitchen Ventilation</u> Mechanical ducted extract ventilation to WCs; including DW144 galvanised steel air ductwork distribution, extract fan, dampers, grilles and diffusers	1	item	500	500	
				<b>Element Total \$</b>	<b>16,320</b>	
<b>5.3 Electrical Installations</b>						
A	<u>LV Distribution</u> Supply and installation of cabling and power outlets	178	m2	50	8,900	
B	<u>General Lighting</u> Supply and installation of lighting inclusive of controls	178	m2	40	7,120	
C	Combined Smoke detector / Sounder	2	nr	150	300	



Item	Brief Description	Quantity	Unit	Rate	Total cost	Notes
<b>6 External Works</b>				<b>Element Total \$</b>	<b>10,320</b>	
A	Landscaping	258	m2	40	10,320	
B	Forming roads inclusive kerbing	98	m2	60	Excl.	Excluded
<b>7 Preliminaries</b>				<b>Element Total \$</b>	<b>35,015</b>	
A	Preliminaries for the works	1	item	35,015	35,015	
<b>8 Overheads and profit</b>				<b>Element Total \$</b>	<b>53,000</b>	
A	Main Contractors OH&P	1	item	53,000	53,000	
<b>9 Risk Allowance</b>				<b>Element Total \$</b>	<b>17,667</b>	
A	Contingency	1	item	17,667	17,667	



Item	Brief Description	Quantity	Unit	Rate	Total cost	Notes
<b>1 Substructure</b>		<b>Element Total \$</b>			<b>40,070</b>	
A	Allowance for site clearance	534	m <sup>2</sup>	5	2,670	
B	300mm thick reinforced concrete waffle pod slab on ground	220	m <sup>2</sup>	170	37,400	
<b>2.1 Upper Floors</b>		<b>Element Total \$</b>			<b>18,200</b>	
A	<u>50 x 200 C24 timber joists to first floor</u> Lightweight timber floor inclusive of joists, wall plates to first floor	130	m <sup>2</sup>	90	11,700	
B	R2.0 Min. floor insulation between joists	130	m <sup>2</sup>	50	6,500	
<b>2.2 Roof</b>		<b>Element Total \$</b>			<b>104,875</b>	
A	Prefabricated timber roof trusses @ 600mm centres; 40 degree pitch	223	m <sup>2</sup>	280	62,440	
B	55mm Anticon blanket to underside of roof finish	223	m <sup>2</sup>	45	10,035	
C	Deep pan colorbond roof sheeting to pitched roof	223	m <sup>2</sup>	90	20,070	
D	Deep pan colorbond roof sheeting above ground floor	81	m <sup>2</sup>	90	7,290	
E	<u>Rainwater</u> Rainwater disposal; horizontal gutters from rainwater gully's to below ground drainage	86	m	40	3,440	
F	Rainwater disposal; vertical downpipes gutters from rainwater gully's to below ground drainage	40	m	40	1,600	
<b>2.3 Stairs</b>		<b>Element Total \$</b>			<b>22,200</b>	
A	Supply and install of stairs	2	nr	7,500	15,000	
B	Mild steel Handrails and balustrades to stairs	24	m	300	7,200	



Item	Brief Description	Quantity	Unit	Rate	Total cost	Notes
<b>2.4 External Walls</b>				<b>Element Total \$</b>	<b>66,250</b>	
A	Timber weatherboard or selected FC sheet cladding inclusive of 90mm structural timber wall framing; insulation and non-permeable wrap	78	m2	180	14,040	
B	Rendered FC cladding; painted; inclusive of 90mm structural timber wall framing; insulation and non-permeable wrap	173	m2	150	25,950	
C	Selected vertical cladding (Hardies or Weathertex); painted; inclusive of 90mm structural timber wall framing; insulation and non-permeable wrap	130	m2	180	23,400	
D	Parapet styled wall with rendered FC or Greenboard similar cladding; painted inclusive of 90mm structural timber wall framing	22	m2	130	2,860	
<b>2.5 Windows and External Doors</b>				<b>Element Total \$</b>	<b>27,910</b>	
	<u>Aluminium framed clear single glazed windows</u>					
A	W1 600 x 1500; Casement	1	nr	450	450	
B	W2 1800 x 1500; Fixed	1	nr	1,350	1,350	
C	W3 1200 x 1800; Casement	1	nr	1,080	1,080	
D	W4 600 x 1500; Casement	1	nr	450	450	
E	W5 600 x 750; Casement	1	nr	225	225	
F	W6 1200 x 1800; Casement	1	nr	1,080	1,080	
G	W7 1500 x 750; Casement	1	nr	563	563	
H	W8 1500 x 2100; Casement	1	nr	1,575	1,575	
I	W9 1500 x 2100; Casement	1	nr	1,575	1,575	
J	W10 1200 x 1800; Casement	1	nr	1,080	1,080	
K	W11 600 x 1500; Casement	1	nr	450	450	
	<u>External Doors</u>					
L	D1 2100 x 1200 Solid timber entry door	1	nr	1,260	1,260	
M	D2 2200 x 5000 Metal panel lift door inclusive of electrical installation	1	nr	7,700	7,700	
N	D3 2100 x 3600 Aluminium sliding door	1	nr	4,536	4,536	
O	D4 2100 x 3600 Aluminium sliding door	1	nr	4,536	4,536	



Item	Brief Description	Quantity	Unit	Rate	Total cost	Notes
<b>2.6 Internal Walls and Partitions</b>				<b>Element Total \$</b>	<b>44,230</b>	
A	<u>Plasterboard partition system; 1 layer of wallboard to both sides and timber studs.</u> 100mm thick	286	m2	65	18,590	
B	<u>Insulated plasterboard partition system to party wall; 2 layers of wallboard to both sides and timber studs</u> 200mm thick	75	m2	100	7,500	
C	<u>Drylining; dot and dab or MF; 1 layer of Gyproc Wallboard fixed to inner leaf of external wall framework</u> 10mm board	328	m2	30	9,840	
D	<u>Plasterboard lining and villaboard to wet areas</u> 20mm thick	166	m2	50	8,300	
<b>2.7 Internal Doors</b>				<b>Element Total \$</b>	<b>21,000</b>	
A	<u>Timber painted doors; 44mm or 54mm in solid chipboard throughout</u> Single Door inclusive of frame architrave and hardware	16	nr	1,000	16,000	
B	Double door	2	nr	1,300	2,600	
C	Sliding pocket door inclusive of framing and hardware	2	nr	1,200	2,400	
<b>3.1 Wall Finishes</b>				<b>Element Total \$</b>	<b>16,528</b>	
A	Decoration to walls; 2 nr coats of matte paint	614	m2	12	7,368	
B	Half height tiling to bathroom walls	77	m2	60	4,620	
C	Kitchen splashback tiling	2	item	500	1,000	
D	Painted MDF skirting to internal walls	236	m	15	3,540	



Item	Brief Description	Quantity	Unit	Rate	Total cost	Notes
<b>3.2 Floor Finishes</b>				<b>Element Total \$</b>	<b>13,260</b>	
A	<u>Carpet and underlay</u> Carpet and underlay to first floor	113	m2	50	5,650	
B	<u>Tiling and grout</u> Tiling to bathroom floors	37	m2	60	2,220	
C	Tiling to kitchen/laundry	77	m2	70	5,390	
<b>3.3 Ceiling Finishes</b>				<b>Element Total \$</b>	<b>18,769</b>	
A	<u>Plasterboard ceiling</u> 10mm plasterboard ceiling lining fixed to underside of timber joists	246	m2	40	9,840	
B	20mm plasterboard and villa board fixed to underside of timber joists to wet areas	37	m2	60	2,220	
C	Decoration to ceilings; 2 nr coats of matte paint	283	m2	13	3,679	
D	<u>Ceiling insulation</u> R4.0 ceiling insulation to ceiling throughout first floor	101	m2	30	3,030	
<b>4 Fittings and Furnishings</b>				<b>Element Total \$</b>	<b>62,000</b>	
A	Supply and installation of kitchen unit	2	nr	15,000	30,000	
B	Supply and installation of joinery units	4	nr	2,000	8,000	
C	Supply and installation of wardrobes	8	nr	2,000	16,000	
D	Supply and installation of vanity units	2	nr	2,000	4,000	
E	Allowance for bathroom fittings: towel rail, toilet roll holder, coat hooks etc.	8	nr	500	4,000	



Item	Brief Description	Quantity	Unit	Rate	Total cost	Notes
<b>5.1 Plumbing Installation</b>				<b>Element Total \$</b>	<b>65,000</b>	
<u>N13 - Sanitary appliances</u>						
A	White ceramic wall hung WC, including wall frame and cistern	8	nr	500	4,000	
B	WHB, waste; stainless steel mixer tap	8	nr	500	4,000	
C	Bath	2	nr	900	1,800	
D	Shower	6	nr	900	5,400	
E	Laundry sink	2	nr	500	1,000	
<u>Hot and cold water</u>						
F	Domestic boosted water distribution to kitchen, sanitaryware and shower; copper pipework distribution; including valves, supports and insulation	340	m2	80	27,200	
<u>Gas Fired Boiler</u>						
G	Gas fired modulating boiler plant, located internally; including pressurisation unit and flue	2	item	4,000	8,000	
<u>Foul water drainage above ground</u>						
H	Domestic foul water drainage disposal installation	340	m2	40	13,600	
<b>5.2 Mechanical installation</b>				<b>Element Total \$</b>	<b>34,000</b>	
<u>Space Heating &amp; Air Conditioning</u>						
A	Supply and installation of mechanical installation inclusive of galvanised steel air ductwork distribution; AHU plant, grilles, diffusers and insulation	340	m <sup>2</sup>	90	30,600	
<u>Toilet Extract System</u>						
B	Mechanical ducted extract ventilation to WCs; including DW144 galvanised steel air ductwork distribution, extract fan, dampers, grilles and diffusers	8	Nr	300	2,400	
<u>Kitchen Ventilation</u>						
C	Mechanical ducted extract ventilation to WCs; including DW144 galvanised steel air ductwork distribution, extract fan, dampers, grilles and diffusers	2	item	500	1,000	
				0%		



Item	Brief Description	Quantity	Unit	Rate	Total cost	Notes
<b>5.3 Electrical Installations</b>				<b>Element Total \$</b>	<b>31,200</b>	
A	<u>LV Distribution</u> Supply and installation of cabling and power outlets	340	m2	50	17,000	
B	<u>General Lighting</u> Supply and installation of lighting inclusive of controls	340	m2	40	13,600	
C	Combined Smoke detector / Sounder	4	nr	150	600	
<b>6 External Works</b>				<b>Element Total \$</b>	<b>15,960</b>	
A	Landscaping	264	m2	40	10,560	
B	Forming roads inclusive kerbing	144	m2	60	Excl.	Excluded
C	Timber decking	36	m2	150	5,400	
<b>7 Preliminaries</b>				<b>Element Total \$</b>	<b>66,160</b>	
A	Preliminaries for the works	1	item	66,160	66,160	
<b>8 Overheads and profit</b>				<b>Element Total \$</b>	<b>100,142</b>	
A	Main Contractors OH&P	1	item	100,142	100,142	
<b>9 Risk Allowance</b>				<b>Element Total \$</b>	<b>33,381</b>	
A	Contingency	1	item	33,381	33,381	





Item	Brief Description	Quantity	Unit	Rate	Total cost	Notes
<b>1 Substructure</b>		<b>Element Total \$</b>			<b>40,580</b>	
A	Allowance for site clearance	534	m2	5	2,670	
B	300mm thick reinforced concrete waffle pod slab on ground	223	m2	170	37,910	
<b>2.1 Upper Floors</b>		<b>Element Total \$</b>			<b>18,060</b>	
A	<u>50 x 200 C24 timber joists to first floor</u> Lightweight timber floor inclusive of joists, wall plates to first floor	129	m2	90	11,610	
B	R2.0 Min. floor insulation between joists	129	m2	50	6,450	
<b>2.2 Roof</b>		<b>Element Total \$</b>			<b>106,905</b>	
A	Prefabricated timber roof trusses @ 600mm centres; 40 degree pitch	227	m2	280	63,560	
B	55mm Anticon blanket to underside of roof finish	227	m2	45	10,215	
C	Deep pan colorbond roof sheeting to pitched roof	227	m2	90	20,430	
D	Deep pan colorbond roof sheeting above garage	82	m2	90	7,380	
E	<u>Rainwater</u> Rainwater disposal; horizontal gutters from rainwater gully's to below ground drainage	93	m	40	3,720	
F	Rainwater disposal; vertical downpipes gutters from rainwater gully's to below ground drainage	40	m	40	1,600	
<b>2.3 Stairs</b>		<b>Element Total \$</b>			<b>22,200</b>	
A	Supply and install of stairs	2	nr	7,500	15,000	
B	Mild steel Handrails and balustrades to stairs	24	m	300	7,200	



Item	Brief Description	Quantity	Unit	Rate	Total cost	Notes
<b>2.4 External Walls</b>				<b>Element Total \$</b>	<b>70,060</b>	
A	Timber weatherboard or selected FC sheet cladding inclusive of 90mm structural timber wall framing; insulation and non-permeable wrap	79	m2	180	14,220	
B	Rendered FC cladding; painted; inclusive of 90mm structural timber wall framing; insulation and non-permeable wrap	172	m2	150	25,800	
C	Selected vertical cladding (Hardies or Weathertex); painted; inclusive of 90mm structural timber wall framing; insulation and non-permeable wrap	151	m2	180	27,180	
D	Parapet styled wall with rendered FC or Greenboard similar cladding; painted inclusive of 90mm structural timber wall framing	22	m2	130	2,860	
<b>2.5 Windows and External Doors</b>				<b>Element Total \$</b>	<b>26,987</b>	
	<u>Aluminium framed clear single glazed windows</u>					
A	W1 600 x 1500; Casement	1	nr	450	450	
B	W2 1800 x 1500; Fixed	1	nr	1,080	1,080	
C	W3 1200 x 1800; Casement	1	nr	900	900	
D	W4 600 x 1500; Casement	1	nr	450	450	
E	W5 600 x 750; Casement	1	nr	450	450	
F	W6 2100 x 1800; Casement	1	nr	945	945	
G	W7 1500 x 750; Awning	1	nr	1,080	1,080	
H	W8 1500 x 2100; Awning	1	nr	900	900	
I	W9 1500 x 2100; Awning	1	nr	900	900	
J	W10 1200 x 1800; Casement	1	nr	900	900	
K	W11 600 x 1500; Casement	1	nr	900	900	
	<u>External Doors</u>					
L	D1 2100 x 1200 Solid timber entry door	1	nr	1,260	1,260	
M	D2 2200 x 5000 Metal panel lift door inclusive of electrical installation	1	nr	7,700	7,700	
N	D3 2100 x 3600 Aluminium sliding door	1	nr	4,536	4,536	
O	D4 2100 x 3600 Aluminium sliding door	1	nr	4,536	4,536	



Item	Brief Description	Quantity	Unit	Rate	Total cost	Notes
<b>2.6 Internal Walls and Partitions</b>				<b>Element Total \$</b>	<b>46,755</b>	
A	<u>Plasterboard partition system; 1 layer of wallboard to both sides and timber studs.</u> 100mm thick	291	m2	65	18,915	
B	<u>Insulated plasterboard partition system to party wall; 2 layers of wallboard to both sides and timber studs</u> 200mm thick	75	m2	100	7,500	
C	<u>Drylining; dot and dab or MF; 1 layer of Gyproc Wallboard fixed to inner leaf of external wall framework</u> 10mm board	388	m2	30	11,640	
D	<u>Plasterboard lining and villaboard to wet areas</u> 20mm thick	174	m2	50	8,700	
<b>2.7 Internal Doors</b>				<b>Element Total \$</b>	<b>23,000</b>	
A	<u>Timber painted doors; 44mm or 54mm in solid chipboard throughout</u> Single Door inclusive of frame architrave and hardware	18	nr	1,000	18,000	
B	Double door	2	nr	1,300	2,600	
C	Sliding pocket door inclusive of framing and hardware	2	nr	1,200	2,400	
<b>3.1 Wall Finishes</b>				<b>Element Total \$</b>	<b>17,863</b>	
A	Decoration to walls; 2 nr coats of matte paint	679	m2	12	8,148	
B	Half height tiling to bathroom walls	80	m2	60	4,800	
C	Kitchen splashback tiling	2	item	500	1,000	
D	Painted MDF skirting to internal walls	261	m	15	3,915	



Item	Brief Description	Quantity	Unit	Rate	Total cost	Notes
<b>3.2 Floor Finishes</b>				<b>Element Total \$</b>	<b>12,380</b>	
A	<u>Carpet and underlay</u> Carpet and underlay to first floor	111	m2	50	5,550	
B	<u>Tiling and grout</u> Tiling to bathroom floors	31	m2	60	1,860	
C	Tiling to kitchen/laundry	71	m2	70	4,970	
<b>3.3 Ceiling Finishes</b>				<b>Element Total \$</b>	<b>15,779</b>	
A	<u>Plasterboard ceiling</u> 10mm plasterboard ceiling lining fixed to underside of timber joists	182	m2	40	7,280	
B	20mm plasterboard and villa board fixed to underside of timber joists to wet areas	31	m2	60	1,860	
C	Decoration to ceilings; 2 nr coats of matte paint	213	m2	13	2,769	
D	<u>Ceiling insulation</u> R4.0 ceiling insulation to ceiling throughout first floor	129	m2	30	3,870	
<b>4 Fittings and Furnishings</b>				<b>Element Total \$</b>	<b>62,000</b>	
A	Supply and installation of kitchen unit	2	nr	15,000	30,000	
B	Supply and installation of joinery units	4	nr	2,000	8,000	
C	Supply and installation of wardrobes	8	nr	2,000	16,000	
D	Supply and installation of vanity units	2	nr	2,000	4,000	
E	Allowance for bathroom fittings: towel rail, toilet roll holder, coat hooks etc.	8	nr	500	4,000	



Item	Brief Description	Quantity	Unit	Rate	Total cost	Notes
<b>5.1 Plumbing Installation</b>				<b>Element Total \$</b>	<b>63,680</b>	
	<u>N13 - Sanitary appliances</u>					
A	White ceramic wall hung WC, including wall frame and cistern	8	nr	500	4,000	
B	WHB, waste; stainless steel mixer tap	8	nr	500	4,000	
C	Shower	6	nr	900	5,400	
D	Laundry sink	2	nr	500	1,000	
	<u>Hot and cold water</u>					
E	Domestic boosted water distribution to kitchen, sanitaryware and shower; copper pipework distribution; including valves, supports and insulation	344	m2	80	27,520	
	<u>Gas Fired Boiler</u>					
F	Gas fired modulating boiler plant, located internally; including pressurisation unit and flue	2	item	4,000	8,000	
	<u>Foul water drainage above ground</u>					
G	Domestic foul water drainage disposal installation	344	m2	40	13,760	
<b>5.2 Mechanical installation</b>				<b>Element Total \$</b>	<b>34,360</b>	
	<u>Space Heating &amp; Air Conditioning</u>					
A	Supply and installation of mechanical installation inclusive of galvanised steel air ductwork distribution; AHU plant, grilles, diffusers and insulation	344	m <sup>2</sup>	90	30,960	
	<u>Toilet Extract System</u>					
B	Mechanical ducted extract ventilation to WCs; including DW144 galvanised steel air ductwork distribution, extract fan, dampers, grilles and diffusers	8	Nr	300	2,400	
	<u>Kitchen Ventilation</u>					
C	Mechanical ducted extract ventilation to WCs; including DW144 galvanised steel air ductwork distribution, extract fan, dampers, grilles and diffusers	2	item	500	1,000	



Item	Brief Description	Quantity	Unit	Rate	Total cost	Notes
<b>5.3 Electrical Installations</b>				<b>Element Total \$</b>	<b>31,260</b>	
A	<u>LV Distribution</u> Supply and installation of cabling and power outlets	344	m2	50	17,200	
B	<u>General Lighting</u> Supply and installation of lighting inclusive of controls	344	m2	40	13,760	
C	Combined Smoke detector / Sounder	2	nr	150	300	
<b>6 External Works</b>				<b>Element Total \$</b>	<b>12,990</b>	
A	Landscaping	186	m2	40	7,440	
B	Forming roads inclusive kerbing	81	m2	60	Excl.	Excluded
C	Timber decking	37	m2	150	5,550	
<b>7 Preliminaries</b>				<b>Element Total \$</b>	<b>35,015</b>	
A	Preliminaries for the works	1	item	35,015	35,015	
<b>8 Overheads and profit</b>				<b>Element Total \$</b>	<b>53,000</b>	
A	Main Contractors OH&P	1	item	53,000	53,000	
<b>9 Risk Allowance</b>				<b>Element Total \$</b>	<b>17,667</b>	
A	Contingency	1	item	17,667	17,667	