Cost Schedule

Code	Items	Unit	Quantity	Rate (inc. GST)	Material Cost	Labour Hrs	Labour Cost	Total (inc. GST)
10	**Preliminaries**							
	Building Approvals							
11	**Quoted by:**	each		$2,200.00	$2,200.00			$2,200.00
	QBCC / QLEAVE							
51	QBCC Home Warranty Insurance	PC	1	$4,120.15	$4,120.15			$4,120.15
52	Q Leave Portable Long Service Levy	PC	1	$1,906.00	$1,906.00			$1,906.00
				Sub Total	**$8,226.15**		**$0.00**	**$8,226.15**
20	**Site Setup / Establishment**							
	Tempory Power Pole							
39	Temporary Power Pole - Minimum 12 Weeks	each	1	$660.00	$660.00			$660.00
5	Tempory Power Pole - Weeks over 12	week	4	$33.00	$132.00			$132.00
	Site Toilets							
9	Site Toilet - Chemical Freshwater Flush (Cleaned Fortnightly)	1 month	5	$176.00	$880.00			$880.00
11	Site Toilet - Delivery & Pickup	each	1	$77.00	$77.00			$77.00
	Site Signage							
40	Site Set Up - Small Site (Installing Signage, Emergency Evac Points etc)	each	1	$110.00	$110.00	(2 men) 4hr	$440.00	$550.00
	Silt Barrier							
14	Silt Barrier- up to 30mtr - (supply & install	each	1	$220.00	$220.00			$220.00
	Tempory Fencing							
41	Temporary Fence Panels - 1800 high up to 60LM (3 months)	each	1	$220.00	$220.00			$220.00
				Sub Total	**$2,299.00**	**1d**	**$440.00**	**$2,739.00**
30	**Site Clean**							
	Skip Bins							
2	Skip Bins - 8 m3	each	8	$620.00	$4,960.00			$4,960.00
	Labour							

Client Initials

Code	Items	Unit	Quantity	Rate (inc. GST)	Material Cost	Labour Hrs	Labour Cost	Total (inc. GST)
7	Final Site Clean	days	1			(2 men) 2d	$960.00	$960.00
				Sub Total	**$4,960.00**	**4d**	**$960.00**	**$5,920.00**
40	**Hire Equipment**							
1	**Allowance**	Allowance		$1,000.00	$1,000.00			$1,000.00
				Sub Total	**$1,000.00**		**$0.00**	**$1,000.00**
60	**Demolition**							
4	**Allowance to carry out demolition works**	each	1			(3 men) 2d	$2,640.00	$2,640.00
				Sub Total	**$0.00**	**6d**	**$2,640.00**	**$2,640.00**
70	**Asbestos Removal**							
3	**Quoted by: XBESTOS**	Quoted		$13,150.00	$13,150.00			$13,150.00
				Sub Total	**$13,150.00**		**$0.00**	**$13,150.00**
90	**Earthworks**							
4	**Allowance**	PS		$12,500.00	$12,500.00			$12,500.00
				Sub Total	**$12,500.00**		**$0.00**	**$12,500.00**
100	**Concrete Footings**							
119	Replace 3 Concrete Posts	each	1	$2,200.00	$2,200.00			$2,200.00
	Footings							
11	Footings - Bored Piers	m3	6.12					
	Concrete Supply							
23	Footings - Concrete - Grey Base - 20/25 Mpa - Zone 1	m3	6.71	$180.00	$1,207.80			$1,207.80
	Concrete Pump							
109	Minimum Concrete Pump Hire	each	1	$770.00	$770.00			$770.00
	Sundries							

Code	Items	Unit	Quantity	Rate (inc. GST)	Material Cost	Labour Hrs	Labour Cost	Total (inc. GST)
97	Sundry Materials	each	1	$220.00	$220.00			$220.00
				Sub Total	**$4,397.80**		**$0.00**	**$4,397.80**
110	**Steel - Posts**							

	Steel Posts							
	Posts 75 x 75 (SHS)							
11	SHS 75 x 75 x 4 (SuperGal) - 1200mm - 1200mm	each	15	$64.00	$960.00			$960.00
146	Delivery - Delivery - Building Supplies	each	1	$88.00	$88.00			$88.00
20	**Total - Posts 75 x 75**		15					
	Posts 90 x 90 (SHS)							
25	SHS 90 x 90 x 3.5 (SuperGal) - 1200mm	each	4	$77.00	$308.00			$308.00
38	**Total - Posts 90 x 90**		4					
	Misc							
181	Sundry	each	1	$220.00	$220.00			$220.00
				Sub Total	**$1,576.00**		**$0.00**	**$1,576.00**
120	**Steel - Beams**							
	Standalone Beam							
18	PFC - 150 x 75mm	Lm	1@2.0 1@5.9	$75.00	$592.50			$592.50
25	Galvanising - Per LM	Lm	7.9	$38.50	$304.15			$304.15
43	Welding - Onsite	hr	4	$99.00	$396.00			$396.00
40	Delivery	each	1	$180.00	$180.00			$180.00
	UB							
49	Sundrys	each	1	$220.00	$220.00			$220.00
				Sub Total	**$1,692.65**		**$0.00**	**$1,692.65**
270	**Timber Supply**							
4	**Total - Timber List**	each			$12,847.42			$12,847.42
				Sub Total	**$12,847.42**		**$0.00**	**$12,847.42**

Code	Items	Unit	Quantity	Rate (inc. GST)	Material Cost	Labour Hrs	Labour Cost	Total (inc. GST)
280	**Carpentry - Labour & Hardware**							
	Set Out							
369	Site Set Out & Profile Extension	each	1	$150.00	$150.00	(2 men) 1d	$880.00	$1,030.00
	House Levelling							
410	House Levelling as required to marry into new extension	each	1	$150.00	$150.00	(3 men) 1d	$1,320.00	$1,470.00
	Sub Floor Stage - Rear Extension							
411	Prep Footings / Steel Posts ready for pour	each	1			(3 men) 1d 4hr	$1,980.00	$1,980.00
412	Install Concrete to steel posts	each	1			(3 men) 4hr	$660.00	$660.00
446	Install PFC Bearers	each	1			(3 men) 4hr	$660.00	$660.00
414	Install Bearers - House Extension	each	1			(3 men) 1d	$1,320.00	$1,320.00
433	Install Joists - House Extension	each	1			(3 men) 2d	$2,640.00	$2,640.00
415	Install Sub Floor Deck	each	1			(3 men) 2d	$2,640.00	$2,640.00
462	Install Timber Posts	each	1			(2 men) 4hr	$440.00	$440.00
416	Install Floor Sheets Main Floor	each	1			(3 men) 1d	$1,320.00	$1,320.00
375	Install Decking Timber	each	1			(3 men) 2d	$2,640.00	$2,640.00
417	Install Fascia to Deck	each	1			(2 men) 4hr	$440.00	$440.00
	Frame Stage - Rear Extension							
434	Straighten Existing Rear Wall	each	1			(2 men) 4hr	$440.00	$440.00
435	Wall Frames (Build, Stand, Plumb, Brace)	each	1			(3 men) 1d	$1,320.00	$1,320.00
421	Install Roof Beams (Rear of House)	each	1			(3 men) 1d	$1,320.00	$1,320.00
420	Roof Trusses	each	1			(3 men) 3d	$3,960.00	$3,960.00
423	Bracing / Tie Down Works	each	1			(2 men) 1d	$880.00	$880.00
	Frame Stage - Existing House							
436	Trimout Windows in Existing Rooms	each	1			(2 men) 1d	$880.00	$880.00
438	Frame up walls	each	1			(3 men) 3d	$3,960.00	$3,960.00
439	Plumb & Strraighten Walls	each	1	$500.00	$500.00	(3 men) 2d	$2,640.00	$3,140.00
450	Bracing / Tie Down Works	each	1			(2 men) 2d	$1,760.00	$1,760.00
447	Install New Bearers And Joists To Wet Areas	each	1			(2 men) 1d	$880.00	$880.00
448	Install Wet Area FC Flooring	each	1			(2 men) 4hr	$440.00	$440.00
449	Framing Up & Drop In Bath	each	1			(1 man) 4hr	$220.00	$220.00
440	Install nogs for towel rails etc	each	1			(1 man) 4hr	$220.00	$220.00
	Close in Stage							

Client Initials

Code	Items	Unit	Quantity	Rate (inc. GST)	Material Cost	Labour Hrs	Labour Cost	Total (inc. GST)
441	Install Flashing Under Deck Door	each	1	$100.00	$100.00	(1 man) 2hr	$110.00	$210.00
391	Install Windows / Doors	each	1			(3 men) 1d	$1,320.00	$1,320.00
451	Install Entrance Door	each	1			(1 man) 1d	$440.00	$440.00
392	Prep External Walls for cladding (packing etc)	each	1			(2 men) 2d	$1,760.00	$1,760.00
452	Install Building Paper	each	1			(2 men) 4hr	$440.00	$440.00
445	Install Lineaboard Cladding	each	1			(3 men) 4d	$5,280.00	$5,280.00
394	Install Scyon Axon Sheet Cladding	each	1			(3 men) 2d	$2,640.00	$2,640.00
409	Install Eaves / Soffits	each	1			(3 men) 2d	$2,640.00	$2,640.00
397	Box / Sheet around Roof Beams	each	1	$250.00	$250.00	(2 men) 1d 4hr	$1,320.00	$1,570.00
	Front Verandah							
418	Install Timber Posts	each	1			(2 men) 4hr	$440.00	$440.00
457	Install Bearers & Joists	each	1			(2 men) 4hr	$440.00	$440.00
455	Decking Timber	each	1			(2 men) 4hr	$440.00	$440.00
458	Install Roof Beams	each	1			(2 men) 4hr	$440.00	$440.00
459	Install Trusses	each	1			(2 men) 4hr	$440.00	$440.00
460	Install Gable End	each	1	$150.00	$150.00	(2 men) 4hr	$440.00	$590.00
453	Box In Roof Beams	each	1	$100.00	$100.00	(2 men) 4hr	$440.00	$540.00
456	Front Stairs	each	1	$1,000.00	$1,000.00	(2 men) 1d	$880.00	$1,880.00
454	Install Balustrade	each	1	$600.00	$600.00	(2 men) 1d	$880.00	$1,480.00
	External Works							
405	Install Balustrading to Rear Deck	each	1	$300.00	$300.00	(2 men) 1d 4hr	$1,320.00	$1,620.00
461	Install Concrete Stepdown From Deck	each	1	$250.00	$250.00	(1 man) 4hr	$220.00	$470.00
	Fixout Stage							
429	Fixout Lower Level (Doors, Arcs, Skirting,	each	1			(3 men) 4d	$5,280.00	$5,280.00
428	Fit off Wet Areas	each	1			(2 men) 4hr	$440.00	$440.00
	Hardware							
75	Hardware Allowance	each	1	$4,000.00	$4,000.00			$4,000.00
38	Carpentry - Delivery - Timber Delivery	each	10	$132.00	$1,320.00			$1,320.00
				Sub Total	**$8,870.00**	**145d 2hr**	**$63,910.00**	**$72,780.00**

300 Carpentry - Floor Sheets

Code	Items	Unit	Quantity	Rate (inc. GST)	Material Cost	Labour Hrs	Labour Cost	Total (inc. GST)
	Particle Board							
1	**Coverage Area - Particle Board**	m2	42.7	$20.00				
3	Particle Board - 19 x 900 x 3600mm Ylw Tng T2	sheet	15					

Code	Items	Unit	Quantity	Rate (inc. GST)	Material Cost	Labour Hrs	Labour Cost	Total (inc. GST)
	Fibre Cement							
7	**Coverage Area - Scyon Secura**	m2	9.9					
8	Scyon Secura - 19 x 600 x 2700 (Exterior)	sheet	8	$105.00	$840.00			$840.00
				Sub Total	**$840.00**		**$0.00**	**$840.00**
310	**Carpentry - Decking**							
1	**Coverage Area**	m2	17.7					
	Decking Type							
41	140 x 19 Kwila Decking Timber	Lm	150	$10.30	$1,545.00			$1,545.00
11	Pre Stained Timber	Lm	150	$1.64	$246.00			$246.00
				Sub Total	**$1,791.00**		**$0.00**	**$1,791.00**
330	**Carpentry - Bracing & Tie Down**							
	Bracing Sheets							
5	Plywood Bracing - 2745 x 900 x 4.0mm F27	sheet	14		Timber List			
	M12mm Cyclone Rods							
13	Cyclone Rod - M12 x 3000mm (Z/Plated)	each	28	$10.00	$280.00			$280.00
	M12mm Nuts, Couplers & Washers							
19	Cyclone Rod - M12 Hex Nut ZP	each	56	$0.20	$11.20			$11.20
21	Cyclone Rod - M12 x 50 x 50 x 3mm - Sq Washer	each	56	$0.30	$16.80			$16.80
	Additional Labour							
49	Power Truss Brace	each	3	$365.00	$1,095.00			$1,095.00
				Sub Total	**$1,403.00**		**$0.00**	**$1,403.00**
340	**Carpentry - Roof Frame & Trusses**							
	Roof Trusses							
4	Allowance - Trusses - Supply	m2	109.7	$45.00	$4,936.50			$4,936.50
				Sub Total	**$4,936.50**		**$0.00**	**$4,936.50**

Code	Items	Unit	Quantity	Rate (inc. GST)	Material Cost	Labour Hrs	Labour Cost	Total (inc. GST)
350	**Carpentry - Eaves / Soffits**							
3	**Eaves 600mm Wide**	Lm	67.6	$33.00				
	Fibre Cement Sheets							
8	HardieFlex - 4.5 x 600 x 2400	sheet	31	$14.40	$446.40			$446.40
	Framing							
19	Pine MGP10 - 70 x 35 T2	Lm	203					
	Cover Mould							
20	Pine FJ - DAR - 31 x 11 H3 LOSP	Lm	136					
				Sub Total	**$446.40**		**$0.00**	**$446.40**
360	**Roofing, Fascia & Gutter**							
2	**Quoted by: STODDART ROOFING**	Quoted		$15,398.90	$15,398.90			$15,398.90
				Sub Total	**$15,398.90**		**$0.00**	**$15,398.90**
370	**Window & Door - Top Flashings**							
2	**Length (Lm) Required**	Lm	4@1.0 1@1.3 3@1.9 1@1.6 1@1.8 1@2.8					
5	Flashings - 75 x 38 x 1800mm (Galv.) 16mm Roll	each	11	$18.00	$198.00			$198.00
				Sub Total	**$198.00**		**$0.00**	**$198.00**
380	**Windows & Doors - Aluminium**							
3	**Quoted by: BRADNAMS WINDOWS**	Quoted		$3,800.00	$3,800.00			$3,800.00
				Sub Total	**$3,800.00**		**$0.00**	**$3,800.00**
390	**Windows & Doors - Timber**							
	Entrance Door							
54	Entrance Door	each	1	$450.00	$450.00			$450.00

Client Initials

Code	Items	Unit	Quantity	Rate (inc. GST)	Material Cost	Labour Hrs	Labour Cost	Total (inc. GST)
56	Lockset	each	1	$200.00	$200.00			$200.00
				Sub Total	**$650.00**		**$0.00**	**$650.00**
410	**Air Conditioning**							
1	**QUOTED BY ACTIVE AIR SOLUTIONS**	Quoted		$3,800.00	$3,800.00			$3,800.00
				Sub Total	**$3,800.00**		**$0.00**	**$3,800.00**
420	**Plumbing, Drainage, Gas**							
2	**Quoted by: KOZ Plumbing**	Quoted		$13,400.00	$13,400.00			$13,400.00
				Sub Total	**$13,400.00**		**$0.00**	**$13,400.00**
430	**Electrical**							
2	**Quoted by MASS ELECTRICAL:**	Quoted		$11,500.00	$11,500.00			$11,500.00
155	**FIT OFF WORKS:**	PS		$550.00	$550.00			$550.00
				Sub Total	**$12,050.00**		**$0.00**	**$12,050.00**
510	**Cladding - Scyon Linea Boards**							
	Coverage Areas							
1	Coverage Area - 180mm Boards	m2	38.4 31.1					
				Total				
	Scyon Linea Boards							
8	Scyon Linea - FC Weatherboards - 180 x 16 x 4200 Pre-Primed	each	126	$33.04	$4,163.04			$4,163.04
	Accessories							
24	PVC Starter Strip (3000mm length)	each	11	$13.62	$149.82			$149.82
15	Scyon Linea - Internal Corner Mould 3600mm (Aluminium)	each	2	$56.00	$112.00			$112.00
28	Corner Flashing 75 x 75 x 3000mm	each	8	$30.50	$244.00			$244.00
25	Scyon Axent Trim - 38 x 45 x 4200mm	each	17	$36.26	$616.42			$616.42
26	Scyon Axent Trim - 38 x 89 x 3640mm (Sanded/Grvd)	each	6	$53.61	$321.66			$321.66
	Nails & Sealer							

Code	Items	Unit	Quantity	Rate (inc. GST)	Material Cost	Labour Hrs	Labour Cost	Total (inc. GST)
17	Nails - Clouts 40 x 2.8mm Galv.	5 kg	1	$37.80	$37.80			$37.80
18	Hardie's Parts - Hardie Sealant (300ml)	each	10	$16.60	$166.00			$166.00
	Sisalation							
19	Sisalation - Rhino Wrap PolyWeave L/Duty RP51-MR 1350mm x 60m	Roll	1	$117.70	$117.70			$117.70
				Sub Total	**$5,928.44**		**$0.00**	**$5,928.44**
530	**Cladding - Scyon Axon**							
	Board Sizes							
3	**Coverage Area - 1200 x 2750mm**	m2	22.8 28					
4	Scyon Axon - 9 x 1200 x 2750mm	sheet	20	$109.63	$2,192.60			$2,192.60
7	**Total Area**	m2	50.8					
	Backing Tape							
8	Scyon Axon - Foam Back Sealing Tape	each	3	$80.00	$240.00			$240.00
	Corner Stops							
16	Scyon Axon - Snap On Corner	each	3	$72.01	$216.03			$216.03
	Nails & Sealer							
10	Nails - Clouts 40 x 2.8mm Galv.	5 kg	1	$37.80	$37.80			$37.80
18	Hardie Joint Sealant	each	7	$25.00	$175.00			$175.00
	Sisalation							
11	Sisalation - Rhino Wrap PolyWeave L/Duty RP51-MR 1350mm x 60m	Roll	1	$117.70	$117.70			$117.70
				Sub Total	**$2,979.13**		**$0.00**	**$2,979.13**
630	**Insulation**							
3	**Quoted by: OUTBACK INSULATION**	Quoted		$750.00	$750.00			$750.00
				Sub Total	**$750.00**		**$0.00**	**$750.00**
640	**Plastering - Gyprock**							
1	**Quoted by: Creative Surfaces**	Quoted		$14,500.00	$14,500.00			$14,500.00
				Sub Total	**$14,500.00**		**$0.00**	**$14,500.00**

Code	Items	Unit	Quantity	Rate (inc. GST)	Material Cost	Labour Hrs	Labour Cost	Total (inc. GST)
710	**Carpentry - Fixout**							
	Passage Doors							
6	Flush Panel Doors - Internal Doors - Corinthian - Readicote MDF 870 x 2040	each	8	$40.00	$320.00			$320.00
15	**Total - Passage Doors**		8					
	Cavity Sliding Units							
31	Cavity Slider Unit - Cenframe 2040 x 820 x 90	each	1	$165.00	$165.00			$165.00
	Door Hardware							
37	Locks - Gainsborough - Passage Set (Standard Range)	each	7	$55.00	$385.00			$385.00
40	Locks - Gainsborough - Slider Set (Standard Range)	each	1	$50.00	$50.00			$50.00
66	Passage Stops - Stops / Catches - Magnetic - 75-100mm Adjust - Wall Mounted - (Satin Chrome)	each	7	$12.50	$87.50			$87.50
	Door Jambs / Stops							
48	Door Jambs - Pine FJ - DAR - 93 x 18	Lm	41.1					
53	Pine FJ - DAR - 31 x 11	Lm	37.8		Timber List			
	Architrave							
55	Architrave Type 1 - Pine FJ - DAR - 68 x 11	Lm	210.6					
56	Architrave Type 2 - Pine FJ - DAR - - Pine FJ - Splade/Bevel - 66 x 11	Lm	211					
	Skirting							
58	Skirting Type 1 - Pine FJ - DAR - 92 x 11	Lm	102.6					
				Sub Total	**$1,007.50**		**$0.00**	**$1,007.50**
730	**Water Proofing**							
24	Allowance - Laundry	each	1	$550.00	$550.00			$550.00
4	**Allowance - Bathroom up to 10m2**	each	1	$880.00	$880.00			$880.00
				Sub Total	**$1,430.00**		**$0.00**	**$1,430.00**
740	**Tiling**							

Code	Items	Unit	Quantity	Rate (inc. GST)	Material Cost	Labour Hrs	Labour Cost	Total (inc. GST)
	Tiler Lay Rates - Floors							
4	**Lay Rate - Floors - Porcelain Tiles - Bathroom 1**	m2	6.0	$77.00	$462.00			$462.00
10	Lay Rate - Floors - Porcelain Tiles - Laundry	m2	3.1	$77.00	$238.70			$238.70
	Tiler Lay Rates - Walls							
19	Lay Rate - Walls - Porcelain Tiles - Bathroom 1	m2	10.4	$77.00	$800.80			$800.80
24	Lay Rate - Skirting Tile	Lm	2.7 3.4	$30.00	$183.00			$183.00
83	Bathroom Splashback	each	1	$110.00	$110.00			$110.00
84	Tile Laundry Splashback	each	1	$330.00	$330.00			$330.00
29	Kitchen Splashback	m2	1	$330.00	$330.00			$330.00
	Niche / Window Reveals							
62	No. of Tiled Recesses / Niches	each	1	$220.00	$220.00			$220.00
	Hobs & Angles							
66	Aluminium Angles - 32 x 32 x 3.0mm	Lm	5	$25.00	$125.00			$125.00
	Bedding							
68	Lay Rate - Floor Bedding (supply & install per m2) + (minimum charge)	m2	9.1	$77.00	$700.70			$700.70
	Silicon Corking							
72	Silicon Corking	each	1	$1,200.00	$1,200.00			$1,200.00
	Floor Wastes							
74	Floor Wastes - Smart Waste Square 100 x 100mm	each	2	$50.00	$100.00			$100.00
76	Tile Insert Grate 1120mm Long	each	1	$330.00	$330.00			$330.00
				Sub Total	**$5,130.20**		**$0.00**	**$5,130.20**
750	**Glazing**							
3	**WARDROBE DOORS, MIRROR & SHOWERSCREEN:**	Quoted		$1,800.00	$1,800.00			$1,800.00
				Sub Total	**$1,800.00**		**$0.00**	**$1,800.00**
760	**Hybrid Flooring**							

Code	Items	Unit	Quantity	Rate (inc. GST)	Material Cost	Labour Hrs	Labour Cost	Total (inc. GST)
1	**Quoted by: Andersens**	Quoted		$6,590.00	$6,590.00			$6,590.00
2	**Preparation of Existing Floors:**	Quoted		$660.00	$660.00			$660.00
				Sub Total	**$7,250.00**		**$0.00**	**$7,250.00**
790	**Cabinetry / Joinery**							
29	**KITCHEN**	PS		$9,035.00	$9,035.00			$9,035.00
1	**STONE**	PS		$3,065.70	$3,065.70			$3,065.70
30	**MASTER WIR**	PS		$1,914.00	$1,914.00			$1,914.00
				Sub Total	**$14,014.70**		**$0.00**	**$14,014.70**
860	**Painting**							
1	**Quoted by: METICULOUS FINISHES**	Quoted		$11,600.00	$11,600.00			$11,600.00
				Sub Total	**$11,600.00**		**$0.00**	**$11,600.00**
				Total				**$264,572.79**
				Construction Total (ex. GST)				**$240,520.72**
				Supervision (4%) (ex. GST)				**$9,620.83**
				Management Fee (23%) (ex. GST)				**$57,532.56**
				Sub Total (ex. GST)				**$307,674.10**
				GST				**$30,767.41**
				Construction Sub Total (inc. GST)				**$338,441.51**
				Quote Sub Total (inc. GST)				**$338,441.51**
				Net Profit Margin				**18.7%**
				Quote Total (inc. GST)				**$338,441.51**

Client Initials

Code	Items	Unit	Quantity	Rate (inc. GST)	Material Cost	Labour Hrs	Labour Cost	Total (inc. GST)
				Contract Total (ex. GST)				**$307,674.10**
				GST				**$30,767.41**
				Contract Total (inc. GST)				**$338,441.51**

Timber List

Items	Type	Size	QTY	Lm	Rate (inc. GST)	Total (inc. GST)
Wall Frame (Ground Floor)						
Walls LB 450 Ctrs						
Supply - Wall Frame (Stick) LB 450 Ctrs 2700mm High	Pine MGP12	90 x 35 T2	76.7	76.7		
Wall Frame List (Ground Floor)						
LB Wall Studs	Pine MGP12	90 x 35 T2	246@2.7	664.2	$3.20 / Lm	$2,125.44
LB Wall Top Plate 1	Pine MGP12	90 x 35 T2	15@6.0	90	$3.20 / Lm	$288.00
LB Wall Top Plate 2 (Ribbon / Pitching Plate)	Pine MGP12	90 x 35 T2	15@6.0	90	$3.20 / Lm	$288.00
LB Wall Nogging	Pine MGP12	90 x 35 T2	13@6.0	78	$3.20 / Lm	$249.60
LB Wall Bottom Plate 1	Pine MGP12	90 x 35 T2	15@6.0	90	$3.20 / Lm	$288.00
					Sub Total	**$3,239.04**
Lintels						
Lintel - L1	Hyspan LVL Project	130 x 45 H3 LOSP	1@1.8 1@2.1 2@2.4 1@3.6	12.3	$15.03 / Lm	$184.87
Lintel - L2	Pine MGP12	90 x 45 T2	4@1.2 1@1.8 1@2.1 1@2.4	11.1	$4.61 / Lm	$51.17
					Sub Total	**$236.04**
Bearer's						
Bearer - B1	Hyspan LVL Project	150 x 63 H3 LOSP	2@5.7	11.4	$24.30 / Lm	$277.02
Bearer - B2	Hyspan LVL Project	150 x 63 H3 LOSP	1@6.3	6.3	$24.30 / Lm	$153.09
Bearer - B3	Hyspan LVL Project	150 x 63 H3 LOSP	1@1.8 1@4.2	6.0	$24.30 / Lm	$145.80
Bearer - B4	Hwd F17 KD	125 x 75	1@4.8	4.8	$29.91 / Lm	$143.57
Bearer - B8	Hwd F17 KD	125 x 75	1@2.1	2.1	$29.91 / Lm	$62.81
Bearer - B9	Hwd F17 KD	150 x 75	1@4.8	4.8	$35.87 / Lm	$172.18
					Sub Total	**$954.47**
Pole Plates						

Items	Type	Size	QTY	Lm	Rate (inc. GST)	Total (inc. GST)
PP1	Hyspan LVL Project	130 x 63 H3 LOSP	1@4.8	4.8	$21.05 / Lm	$101.04
PP2	Hwd F17 KD	100 x 50	1@2.1	2.1	$12.69 / Lm	$26.65
PP3	Hwd F17 KD	70 x 45	1@4.8	4.8	$7.30 / Lm	$35.04
PP4	Hyspan LVL Project	90 x 45 H3 LOSP	1@2.1 1@2.4 1@6.0	10.5	$10.40 / Lm	$109.20
					Sub Total	**$271.93**
Timber Posts						
Timber Posts - Type 1	Merbau / Kwila	90 x 90 F17 DAR (Laminated)	4@3.0 2@4.2 10@1.5	35.4	$34.00 / Lm	$1,203.60
					Sub Total	**$1,203.60**
Bracing Sheets						
See Cost Schedule (Carpentry - Bracing & Tie Down)	Plywood Bracing	2745 x 900 x 4.0mm F27	14	sheet	$18.80 / sheet	$263.20
					Sub Total	**$263.20**
Floor Joists						
Main Floor						
Main Floor Joists - FJ1	Hyspan LVL Project	130 x 45 H3 LOSP	17@2.8 17@4.8	129.2	$15.03 / Lm	$1,941.88
Main Floor Joists - FJ2	Hyspan LVL Project	130 x 45 H3 LOSP	14@2.1	29.4	$15.03 / Lm	$441.88
Deck						
Deck Joists - DJ1	Hwd F27 KD	120 x 45	26@1.8	46.8	$25.12 / Lm	$1,175.62
Deck Joists - DJ2	Hwd F27 KD	120 x 45	7@1.2	8.4	$25.12 / Lm	$211.01
					Sub Total	**$3,770.38**
Floor Sheets						
See Cost Schedule (Carpentry - Floor Sheets)	Particle Board	19 x 900 x 3600mm Ylw Tng T2	15	sheet	$46.00 / sheet	$690.00
					Sub Total	**$690.00**
Roof Frame						
Roof Beams						

Items	Type	Size	QTY	Lm	Rate (inc. GST)	Total (inc. GST)
Roof Beam - RB1	Hyspan LVL Project	240 x 45 H3 LOSP	2@3.9 1@4.5	12.3	$27.77 / Lm	$341.57
Roof Beam - RB2	Hyspan LVL Project	130 x 45 H3 LOSP	2@1.5	3	$15.03 / Lm	$45.09
					Sub Total	**$386.66**
Fascia Boards						
Deck Sub-Floor Fascia (cover board)	Pine FJ Primed	180 x 25 H3 Fascia	11.4 4.2	15.6	$11.00 / Lm	$171.60
					Sub Total	**$171.60**
Fixout						
See Cost Schedule (Carpentry - Fixout)	Pine FJ - Splade/Bevel	66 x 11	40@5.4	216	$1.70 / Lm	$367.20
See Cost Schedule (Carpentry - Fixout)	Pine FJ - DAR	92 x 11	19@5.4	102.6	$3.60 / Lm	$369.36
See Cost Schedule (Carpentry - Fixout)	Pine FJ - DAR	93 x 18	8@5.4	43.2	$3.30 / Lm	$142.56
See Cost Schedule (Carpentry - Fixout)	Pine FJ - DAR	31 x 11	7@5.4	37.8	$1.50 / Lm	$56.70
					Sub Total	**$935.82**
Eaves / Soffits / Gable Ends / Ceilings						
See Cost Schedule (Carpentry - Eaves / Soffits)	Pine MGP10	70 x 35 T2	38@5.4	205.2	$2.30 / Lm	$471.96
See Cost Schedule (Carpentry - Eaves / Soffits)	Pine FJ - DAR	31 x 11 H3 LOSP	26@5.4	140.4	$1.80 / Lm	$252.72
					Sub Total	**$724.68**
					Total (ex. GST)	**$11,679.47**
					GST	**$1,167.95**
					Total (inc. GST)	**$12,847.42**

Client Initials

Job Specifications

Groups	Specifications	QTY	Item Type	Cost (inc. GST)	Total (inc. GST)	Actual Cost	Balance

OTS - Owner To Supply
PC - Prime Cost
PS - Provisional Sum

Included Items Total	**$0.00**		**$0.00**
Prime Costs Total	**$0.00**		**$0.00**
Provisional Sums Total	**$0.00**		**$0.00**
Total	**$0.00**	(inc. GST)	**$0.00**

Balance column negative values are a client credit until an Actual Cost is entered for the Item.