

Price Breakdown

Preliminary Costs

Group Price: \$31,342.08

Code	Title	Description	Qty / Unit	Price
Draftsman	Draftsman	BA Drawings	1 JOB	\$3,660.80
Soil Test	Soil Test	Soil Test of site	1 JOB	\$619.52
Surveyor (2 trips)	Contour Survey	Survey of heights and plan provided for height calculations	1 JOB	\$1,920.00
Engineering	Slab Engineering	Slab design	1 JOB	\$704.00
Engineering	Plan modification Engineering	Plan modification Engineering	1 JOB	\$320.00
PLS Levy	QLEAVE Levy	QLEAVE Levy	1 JOB	\$5,593.60
QBSA Insurance	QBCC Insurance	QBCC Insurance	1 JOB	\$9,455.36
Site Cut	Site cut and fill	Site prep	1 JOB	\$2,969.60
Council Fees	Council Approval Fees	Building Approval and Council Fees	1 JOB	\$3,840.00
Gravel - Driveway	Gravel Driveway	4m2 x 40mm Crushed Rock construction driveway	1 JOB	\$409.60
Silt Control	Silt Control	Erosion barrier	1 JOB	\$256.00
Surveyor (2 trips)	Set out	House and perimeter set out	1 JOB	\$633.60
Site Toilet toilet	Toilet Hire Entire Job	Toilet Hire for duration of the job including service every 4 weeks. Service shall include full internal clean, fresh water and 3 new toilet rolls.	1 JOB	\$960.00

Foundation Costs

Group Price: \$82,496.99

Code	Title	Description	Qty / Unit	Price
Steel (footing & Slab)	Slab steel including pods	Slab steel, footings steel, pods and accessories	1 JOB	\$17,715.20
Data and Security	NBN lead in conduit property	Supply Telstra certified lead in conduit to as per regulation requirements	1 JOB	\$384.00
Termite treatment	Termite treatment part A slab service system of	Install termite treatment to all slab and penetrations and installation of treatment to electrical and plumbing conduits. Certificate of compliance must be provided after completion of the work	1 JOB	\$1,462.21
Termite treatment	Termite treatment part B completion and perimeter	Completion of part B termite protection. Final certification must be provided on completion of the work.	1 JOB	\$1,328.64
Piers Structural	House foundation Piers	Quantity and Depth as per Engineering requirement	1 EA	\$38,884.00
Concrete Slab	Concrete for Slab Footings and Piers	20MPA Concrete	60 m3	\$10,224.00
Concrete Pump	Concrete Pump Allowance	Concrete pump allowance for slab	1 EACH	\$2,048.00
Concreters labour	Strip Footings 41	Concreter labour for strip footings installation		\$1,416.96
Concreters labour	Slab installation 261.4	Concreter labour for slab installation	Lm m2	\$9,033.98

Frame Costs

Group Price: \$134,682.95

Carpentry Labour

Group Price: \$39,619.85

Rough In Costs

Group Price: \$72,146.12

Code	Title	Description	Qty / Unit	Price
Air Conditioning Ducting and Control	Air conditioning ducting and control - 8 Zones	Supply of AC ducting, zone hardware and control - 8 Zones included	1 JOB	\$2,671.94
Air Conditioning Labour	Ducted air conditioning installation	Installation and commissioning of 18kW ducted air conditioning system	1 JOB	\$3,801.60
CCTV	Plumbing pipes inspection with CCTV	CCTV Inspection of pipes after frame stage to include IO to legal point of discharge Internal risers Main runs Notify of any damages to the piping and provide documentation for repairs	1 JOB	\$281.60
Electrician	Electrician entire job	Electrician entire job including material supply as	1	\$14,622.72

per inclusions			JOB	
Electrical 85	Light Point - Supply and Install	10W LED Downlight or equivalent		\$5,984.00
Electrical and	Double Power Point - Supply	Voltex Slimline included	EACH	
	Install		40 EACH	\$2,534.40
Electrical	Ceiling Fan - White Standard	Hunter Pacific Interceptor 2 or Equivalent look	1 EACH	\$294.40
Electrical	LED Strip Light	Feature LED strip light up to 5m	2 EACH	\$225.28
Data and Security	Data Points CAT 6	Supply and install Data point to nominated area	2 EACH	\$307.20
Data and Security	Antenna includ- existing	Antenna Supply UHF/VHF Digital internal ing loft mount lead in cable and splitter to TV points	1 JOB	\$396.80
INSULATION	Insulation installation	Supply and install R3.0 Earthwool Batts	1 JOB	\$4,290.18
Plumbing Labour	Plumbing Labour for entire job entire	Plumbing labour including certification for job Each stage must be signed of and certified be- fore payment	1 JOB	\$17,529.60
Site Clean	Site Clean - Empty bin and clean 6m3	Complete site clean, empty bin and repair sedi- ment fence and signage	2 EACH	\$1,280.00
Windows Aluminium	Aluminium windows and doors 1	Aluminium windows and doors supply		\$17,926.40
			JOB	

Enclosed Costs

Group Price: \$108,538.99

Fixing Costs

Group Price: \$70,206.09

Code	Title	Description	Qty / Unit	Price
Cabinetry	Cabinetry Entire Home	Includes shaddowline soft close draws refer to drawings for quantity 40mm Caesarstone Deluxe range to kitchen area including island bench and Waterfalls 20mm Caesarstone Deluxe range to butlers pantry, laundry and all bathroom vanities	1 JOB	\$43,776.00
Bench Seat	Bench seat and shelving	Bench seat 1800mm long with 400mm wide shelving either side	1 EACH	\$1,984.00
Internal Doors	Internal door HAG Series 2040x820	2040 X 820 P/HUNG HAG11 WITH F&L HOLES including PRE-HUNG JAMB SIN- GLE 93X19	12 EACH	\$2,872.32
Internal Doors	Internal door handle Madrid Square Passage Lever	Madrid Passage Lever Set SC DL100MADSC	12 EACH	\$465.41
Internal Mouldings	Internal Moulding o68x012 FJ PINE	o68X012 FJ PINE MOULDINGS SPLAYED	1500 Lm	\$2,745.60
Mirrors installed	Mirrors polished frameless	Mirrors polished frameless supplied and entire job	1 JOB	\$1,344.00
Robe and	Robe and linen sliding doors	Lightweight sliding doors - Standard fabric to	1	\$3,769.10

linen sliding doors	lightweight wall colour JOB	garage / MPR and Guest room to be acrylic		
Robe shelving	Shelving to robes and linen in White Melamine Only	Linen shelving includes 4 shelves with even spacing Bedroom shelving includes a single hanging rail and 4 x 300mm shelves Master Walk In Robe includes 2 x Single hanging rail, 2 x Double hanging rail and 2 x 3 draw tower	1 JOB	\$9,462.14
Waterproofing 1	Waterproofing wet areas	Waterproofing entire job where required	JOB	\$3,787.52

Floor Covering Costs

Group Price: \$49,326.08

Code	Title	Description	Qty / Unit	Price
Carpet sup-	Carpet supply and install	Redbook Skyway including 11mm underlay	1 JOB	\$7,383.04
External Tiles labour	External Tiling labour	plied and installed to media room.	155 m2	\$7,539.20
External Tiles supply	External Tile Supply		155 m2	\$3,968.00
Internal floor tiles labour	Internal floor tiling labour 239		m2	\$11,624.96
Internal floor tiles supply	Internal floor tile supply		239 m2	\$6,118.40
Wet area floor tiles labour	Wet area floor tiling labour		32 m2	\$1,556.48
Wet area floor tiles supply	Wet area floor tile supply		32 m2	\$819.20
Wet area wall tiles labour	Wet area wall tiling labour 130	Floor to ceiling tiles in all bathrooms	m2	\$6,988.80
Wet area wall tiles supply	Wet area wall tile supply 130	Floor to ceiling tiles in all bathrooms	m2	\$3,328.00

Painting Costs

Group Price: \$23,637.32

Plumbing Goods

Group Price: \$9,890.79

Code	Title	Description	Qty / Unit	Price
Plumbing Goods	Kitchen sink - LG200U 840x450mm	Lago Double Bowl Undermount Sink with CBB390 Cutting Board and DT-05 Drain Tray	1 EACH	\$656.14
Plumbing Goods	Kitchen Mixer - LUZ	Luz Square Gooseneck Sink Mixer with Pullout Spray with Black Handle - CP	1 EACH	\$402.69
Plumbing Goods	Butlers Pantry Sink - LG100UX Radius	Princess Lago Single Bowl Undermount Sink 430x350mm (Round Wastes only - 25mm corners)	1 EACH	\$237.95

Plumbing Goods	Butlers Pantry Mixer - MALIBUP	Mailbu P Gooseneck Sink Mixer	1 EACH	\$150.66
Plumbing Goods	Laundry Tub - PR45A Left Tap Hole	Lodden 45Ltr Flushline Tub 600x500mm Left Tap Hole	1 EACH	\$197.12
Plumbing Goods	Laundry Sink Mixer - MALIBUP	Mailbu P Gooseneck Sink Mixer	1 EACH	\$150.66
Plumbing Goods	Toilet - CL100	City Life Back To Wall Toilet Suite - MASTER TOILET SUPPLIED BY OWNER	3 EACH	\$1,550.21
Plumbing Goods	Vanity Basin - Gareth Ashton 123372	Park Ave Oval Counter Top Basin 495 x 150mm including Pop-Up Waste	6 EACH	\$1,294.46
Plumbing Goods	Vanity Tall Basin Mixer - Gareth Ashton 500244	Stile Tall Basin Mixer - CP	6 EACH	\$1,562.19
Plumbing Goods	Freestanding Bath - Casa Lusso	Casa Lusso 1700mm Freestanding Acrylic Bath	1 EACH	\$1,024.00
Plumbing Goods	Bath Wall Mounted combo - 700197	Stile Basin / Bath Wall Plate Mixer Trim Kit includes Spout	1 EACH	\$201.34
Plumbing Goods	Shower Rail - SRB09	Monza Silho Stream Round Hand Shower Set on Direct Rail Inlet	3 EACH	\$1,037.45
Plumbing Goods	Shower Head -	Overhead Shower 300mm Round	1 EACH	\$102.40
Plumbing Goods	Shower Wall Mixer kit	Stile Wall Mixer kit	4 EACH	\$692.74
Plumbing Goods	Toilet Roll Holder - CEAO3	Stile Toilet Roll Holder - CP	4 EACH	\$174.59
Plumbing Goods	Towel Rail Single 760mm	Stile Single Towel Rail 760mm - CP	4 EACH	\$456.19

Completion Costs

Group Price: \$45,235.16

Code	Title	Description	Qty / Unit	Price
Air Conditioning Unit	Daikin 18kW Ducted Air Conditioning system	Daikin 18kW Ducted Air Conditioning system including indoor and outdoor unit	1 UNIT	\$6,338.28
Hotwater System	Gas Hot Water system plumbed to street supply	Gas Hot Water system plumbed to street supply	1 EACH	\$1,606.40
Oven	Electrolux Pyrolytic Oven supply 90cm EVEP916SB	Oven supply Electrolux Pyrolytic Oven supply 90cm EVEP916SB	1 EACH	\$3,857.92
Cooktop	Electrolux Induction Cooktop supply 90cm EHI965BA	Cooktop supply Electrolux Induction Cooktop supply 90cm EHI965BA	1 EACH	\$2,095.10
Rangehood	Canopy Rangehood 90cm, Black Glass DETHALASSA90B ducted to exterior	Canopy Rangehood 90cm, Black Glass DETHALASSA90B ducted to exterior	1 EACH	\$1,278.00
Dishwasher	Dishwasher Supply fully integrated FI14BM	Dishwasher Supply fully integrated FI14BM	1 EACH	\$826.50
Data and Security	Intercom System - Wireless	Dorani Intercom System including pedestrian gate intercom point	1 EACH	\$1,126.40
Frameless	Frameless Glass Balustrade on	Raked Glass on stairs	1	\$11,137.28

Glass Balustrade	Stairs		JOB	
Cleaner	Builders Clean for completion	Clean rate Includes House, Alfresco And Porch All windows to be cleaned inside and outside without use of razor blades. All taps, basins, shower bases, shower screens, mirrors, robes, benchtops, cabinetry to be cleaned. All floors to be cleaned including garage, porch and alfresco floors.	411 m2	\$1,446.72
Security Screens	Security Screens to lower including sliding doors flyscreens to upper	Security Screens to lower including sliding doors flyscreens to upper	1 JOB	\$7,536.64
Sealant	Seal around tiled areas complete home	Fill in expansion joints with silicone and brick articulation joints with polyurethane. Fully Seal all Benchtops, Shower Bases, Baths And Perimeter Floor Tiles To 1 Bathroom, 1 Ensuite, 1 Laundry, 1 WC And Kitchen With Expandable Sealant Coloured the same as Tile Grout or white to match walls.	1 JOB	\$1,088.00
Site Clean	Site Clean - Empty bin and clean 6m3	Complete site clean, empty bin and repair sediment fence and signage	2 EACH	\$1,280.00
Solar Power	5kW Solar Power system Q.CELLS Engineered in Germany	5kW Solar Power system Q.CELLS Engineered in Germany	1 EACH	\$5,376.00
Clothesline	Clothesline Wall Mounted	Sunni Clothesline supplied and installed	1 EACH	\$241.92

Landscaping Costs

Group Price: \$144,486.80

Code	Title	Description	Qty / Unit	Price
Concrete 302	Driveway and external concrete	Driveway, paths and external concrete		\$31,710.00
Artificial Grass	Artificial Grass 35mm supply and install	Includes 50mm crusher dust underlay	m2 130 m2	\$13,312.00
Pool	In ground pool concrete pebble		32 Lm	\$61,440.00
Frameless Glass Fencing	Frameless Glass Pool Fencing		1 JOB	\$11,641.60
Front Feature Fence	Front Fence and Entry Gates 1m	1.8m high rendered block wall fence including pedestrian gate and 4.8m aluminium sliding gate with electric motor - including Pool feature wall as per plan.	36 m2	\$23,868.00
Aluminium Gate	Powder Coated Aluminium Pool gate side access PC Allowance	Powder Coated Aluminium Pool gate side access	3 PC	\$2,515.20

Variation Additions

Group Price: \$42,338.00

Code	Title	Description	Qty / Unit	Price
Windows and Sliding Doors	Remove single garage roller and replace with Glass sliding door	Remove single garage roller and replace with Glass sliding door as per plan	1 EACH	\$0.00

as per plan

Block Retaining Walls (step down)	Block retaining wall separator from house pad to pool area including tiled steps and planter boxes either side of steps as per plan	Block retaining wall separator from house pad to pool area including tiled steps and planter boxes either side of steps as per plan	50 m2	\$25,250.00
Carpentry Extra	Fit 2.4m high internal doors	Fit 2.4m high internal doors labour only	12 EACH	\$422.40
Pure Facade Selection	Upgrade rear facade to include parapet and EPS hoods for dynamic look	Upgrade rear facade to include parapet and EPS hoods for dynamic look	1 JOB	\$11,801.60
Electrical	Heat Light Fan Combo to all bathrooms		3 EACH	\$844.80
Electrical	Upgrade Light switches to main areas PC Allowance	Upgrade Light switches to main areas PC Allowance	8 EACH	\$1,280.00
Electrical	Pontoon Electrical Connection and light wiring	Pontoon Electrical Connection and light wiring	1 JOB	\$1,606.40
Glass Splashback	Painted glass splash back upgrade from tiles PC allowance	Painted glass splash back upgrade from tiles PC allowance	1 PC	\$1,132.80

Total Price: \$853,947.22

Signature

Print Name:

Date: