

JDL Construction Group Pty Ltd

Quotation

(Valid for 30 days)

Job #: JDLG2103

Client Details	Site Details
Name: Gae Nastasi Address: 7 Marne St Albion QLD 4010 Mobile: 0466640907 Email: gnast1@eq.edu.au	Lot: 107 Land Patch: RP59167 Address: 7 Marne St Albion QLD 4010
	Time Frame
	Start Date: To Be Confirmed Finish Date: To Be Confirmed

Client
Initials

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We have pleasure in submitting the following documentation outlining the proposed works. Please read all documentation carefully and forward any questions or changes for review.

Thank you!

Total (ex. GST)	\$	495,941.75
GST	\$	49,594.17
Total (inc. GST)	\$	545,535.92

Acceptance Signatory

The combined signing of this document constitutes an agreement between both parties which includes all documentation, terms and prices mentioned herein.

--- Between ---

Client 1

Print Name		Initials	
Signed		Dated	/ / 2021

Client 2 (if applicable)

Print Name		Initials	
Signed		Dated	/ / 2021

--- And ---

Authorised Representative of JDL Construction Group Pty Ltd

Print Name		Position	
Signed		Dated	/ / 2021

Client
Initials

Cost Schedule

Code	Items	Unit	Quantity	Total (inc. GST)
10	Preliminaries			
	QBCC / QLEAVE			
51	QBCC Home Warranty Insurance	PC	1	\$6,105.20
52	QLEAVE Portable Long Service Levy	PC	1	\$3,054.00
	Survey			
48	Supply Boundary Setback for Setout Works	each	1	
49	Supply RL heights as required	each	1	
47	Height Certificate	each	1	
20	Site Setup / Establishment			
	Tempory Power Pole			
39	Temporary Power Pole - Minimum 12 Weeks	each	1	
5	Temporary Power Pole - Weeks over 12	week	8	
	Site Toilets			
9	Site Toilet - Chemical Freshwater Flush (Cleaned Fortnightly)	1 month	6	
11	Site Toilet - Delivery & Pickup	each	1	
	Site Signage			
40	Site Set Up - Small Site (Installing Signage, Emergency Evac Points etc)	each	1	
	Silt Barrier			
14	Silt Barrier- up to 30mtr - (supply & install - Site Fencing - Silt Barrier - up to 30mtr - (supply & install)	each	1	
	Tempory Fencing			
41	Temporary Fence Panels - 1800 high up to 60LM (3 months)	each	1	
	Protection of Site			
42	Labour	each	1	
44	Materials	each	1	
30	Site Clean			
	Skip Bins			
2	Skip Bins - 8 m3	each	10	
	Labour			
7	Final Site Clean	each	1	
40	Hire Equipment			
1	Allowance	Allowance		
60	Demolition			
	Demolition - Exterior/Under House			
120	Removal of front stairs	each	1	
	Demolition - Upper Level			
121	Removal of brickwork cladding	each	1	
106	Removal of existing hearth	each	1	
114	Removal of flooring and subfloor ready for internal stairs	each	1	
123	Removal of bathroom & WC tiles	each	1	
107	Removal of internal walls	each	1	
111	Removal of wall linings around new stairwell	each	1	

Code	Items	Unit	Quantity	Total (inc. GST)
80	House Raise & Restumping			
	House Lift / Hold			
16	House Lift & Hold	each	1	
17	Temp Bracing	each	10	
	Stumps			
20	75x75 Standard SHS Super Gal Columns @ 2800mm above ground (Holes 450mm x 1500mm)	each	39	
38	Bored Pier with Stirrup for Timber Posts (Holes 450mm x 1500mm)	each	19	
	Structural Steel			
23	150PFC	Lm	1@2.9 1@3.2	
24	200PFC	Lm	1@4.4 1@4.7	
25	250PFC	Lm	1@4.3 1@4.8	
	Concrete Pump			
37	Concrete Pump	each	1	
90	Earthworks			
4	Earthworks Allowance	PS		\$32,000.00
100	Concrete Footings			
	Footings			
8	Footings - Heel	m3	1.05	
9	Footings - Toe	m3		
	Concrete Supply			
23	Footings - Concrete - Grey Base - 20/25 Mpa - Zone 1	m3	9.96	
	Concrete Pump			
109	Minimum Concrete Pump Hire1200	each	1	
	Materials			
64	Bar Chairs - 50/65 SOG	100/pack	1	
65	Bar Chairs - TM Supports 290 x 65mm	20/pack	3	
59	Trench Mesh - Heel / Toe / Strip Footing	Lm	38.4	
60	Trench Mesh - L11TM3 11 x 200 x 6000mm	each	11	
53	Fabric Mesh SL82	m2	5.4	
54	Fabric Mesh - SL82 2400 x 6000	each	1	
67	Deformed Bar - N12 x 6000mm (Straight)	each	55	
93	Safety Caps - 12-20mm 50/Bag	each	3	
47	Delivery - Steel Reo. Zone 1	each	1	
	Labour			
104	Preparation - Retaining Wall Footings	days	1	
107	Pour - Install Concrete Footings	days	1	
	Sundries			
97	Sundry Materials	each	1	
150	Blockwork - 200 Series RW1			
	Sply & Install Rates			
4	Allowance - 200 Series - (Inc. Pump & Corefill)	each	510	
	Labour			

Code	Items	Unit	Quantity	Total (inc. GST)
60	Back-Fill Retaining Wall (inc agi pipe, geofabric, drainage gravel etc)	days	1	
	Water Proofing			
61	Water Proofing - Wall Length to be Sealed	Lm	38.7	
62	Water Proofing - Wall Height to be Sealed (Average)	Lm	1.2	
63	Supply & Apply - Retaining Walls - (Includes: Core Flute)	m2	50	
66	Geotext Fabric	m2	100	
67	Agg Line 100mm Socked / 20 Lm	each	2	
68	20mm Drainage Gravel	m3	18	
71	Sundry Materials	each	1	
190	Concrete Works Main Slab			
	Footings			
8	Footings - Edge Beams	m3		
10	Footings - Internal Beams	m3	1.15	
	Slab Thickness			
16	Slab Thickness - 100mm	m2	120.4	
22	Total Area	m2	120.4	
	Concrete Supply			
23	Footings - Concrete - Grey Base - 20/25 Mpa - Zone 1	m3	12.26	
24	Slab - Concrete - Grey Base - 20/25 Mpa - Zone 1	m3	20.44	
	Concrete Pump			
104	Minimum Charge	each	1	
	Slab Preparation			
37	Crusher Dust, Plastic, Tie Wire etc	each	1	
	Delivery's			
47	Delivery - Steel Reo. Zone 1	each	1	
48	Delivery - Landscape Yard	each	1	
	Fabric Mesh			
53	Fabric Mesh SL82	m2	120.4	
54	Fabric Mesh - SL82 2400 x 6000	each	10	
	Trench Mesh			
59	Trench Mesh - Strip Footings / Edge Beams	Lm	53	
60	Trench Mesh - L11TM3 11 x 200 x 6000mm	each	10	
61	Trench Mesh - Internal Beams	Lm	30	
62	Trench Mesh - L11TM3 11 x 200 x 6000mm	each	6	
	Bar Chairs			
64	Bar Chairs - 50/65 SOG	100/pack	2	
65	Bar Chairs - TM Supports 290 x 65mm	20/pack	5	
	Straight Bar			
67	Deformed Bar - N12 x 6000mm (Straight)	each	34	
	Corner Bars 12mm			
75	Corner Bars - N12 1000 x 1000 - 90 deg.	each	50	
	Sundries			
97	Sundry Materials	each	1	
	Prepare & Lay			
98	Slab Formwork - (supply, setup & strip)	Lm	65	
100	Slab Preparation	day	1	
101	Slab Pour	days	1	
200	Concrete Slab - CARPORT & STORAGE & PATHWAYS			

Code	Items	Unit	Quantity	Total (inc. GST)
Concrete Slab / m2 Rates				
5	Pathways	m2	38.5	
6	Storage Slab	m2	43.4	
7	Driveway	m2	33.1	
250 Termite Protection				
Slab Penetrations				
4	Supply & Install - Single Penetrations	each	7	
Steel Posts				
6	Supply & Install - Steel Post Penetrations Additional	each	23	
Perimeter Barrier				
7	Supply & Install - Perimeter (up to 300mm wide)	Lm	76.8	
260 Ant Capping				
Bribie Island				
7	Length Required - Bribie	Lm	39.0	
8	Ant Capping - Bribie 2400x75	each	25	
5	External Corners 100mm Standard - Pre-made	each	4	
270 Timber Supply				
4	Total - Timber List	each		
280 Carpentry - Labour & Hardware				
Setout Works				
521	Profile & Setout Under House	each	1	
520	Profile & Set Out Block Work	each	1	
419	Profile & Set Out Carport	each	1	
558	Profile & Set Out Steel Posts	each	1	
Structural Works - Under House				
541	Install Timber Posts	each	1	
Frame Stage - Lower Level				
526	Install Ant Capping	each	1	
510	Wall Frames (Build, Stand, Plumb, Brace)	each	1	
542	Frame Up Stairwell	each	1	
536	Frame & Fit Bath	each	1	
543	Install Nogs for towel rails etc.	each	1	
528	Straighten Frames / Bracing & Tie Down	each	1	
Frame Stage - Upper Level				
529	Wall Frames (Build, Stand, Plumb, Brace)	each	1	
524	Plumb & Straighten existing walls	each	1	
468	Trimout Window / Frame in old window opening in stairs	each	1	
471	Install nogs for towel rails, Cut Holes for niches etc	each	1	
442	Make good of floors	each	1	
503	Install Tile Underlay Flooring to Bathroom & WC	each	1	
562	Straighten & Brace New Wall Frames	each	1	
530	Install Roof Beams	each	1	
Close in Stage				
544	Install Aluminium Windows & Doors	each	1	
559	Install Laundry Door	each	1	
545	Prep External Walls for Cladding	each	1	

Code	Items	Unit	Quantity	Total (inc. GST)
489	Install Building Paper	each	1	
546	Install Weatherboard Cladding	each	1	
	External Works			
547	Install Front Stairs Incl Landing	each	1	
548	Install Rear Stairs Incl Landing	each	1	
550	Installation of Balustrade to Rear Stairs & Deck	each	1	
549	Installation of Balustrade to Front Stairs & Deck	each	1	
553	Install Slats Under House	each	1	
554	Timber Pailing Gate x 4	each	1	
561	Remove & Replace Window Hoods x 4	each	1	
551	Remove, Investigate & Replace Termite Damaged Timber Front Deck Area	PS	1	\$2,760.00
	Fixout Stage			
563	Install VJ Sheeting Upstairs	each	1	
555	Install VJ Sheeting Downstairs	each	1	
564	Patch VJ Ceilings as required	each	1	
565	Batten & Sheet Bed 3 Ceiling with VJ Sheeting	each	1	
556	Install VJ Timber Panelling Upstairs	each	1	
482	Fixout (Doors, Arcs, Skirting	each	1	
483	Fit off Wet Areas	each	1	
	Hardware			
48	Carpentry - Delivery	each	12	
75	Hardware Allowance	each	1	
300	Carpentry - Floor Sheets			
	Particle Board			
3	Particle Board - 19 x 900 x 3600mm Ylw Tng T2	sheet	2	
	Fibre Cement			
12	Tile Underlay - Tile - 6 x 1200 x 1800	sheet	6	
310	Carpentry - Decking			
1	Coverage Area	m2	4.8	
	Decking Type			
41	90 x 19 Kwila Decking Timber Standard & Better	Lm	60	
11	90 x 19 Pre Painted	Lm	60	
330	Carpentry - Bracing & Tie Down			
	Bracing Sheets			
7	Plywood Bracing - 3050 x 900 x 4.0mm F27	sheet	46	
	M12mm Cyclone Rods			
14	Cyclone Rod - M12 x 3600mm (Z/Plated)	each	54	
	M12mm Nuts, Couplers & Washers			
19	Cyclone Rod - M12 Hex Nut ZP	each	108	
20	Cyclone Rod - M12 Couplers Nut ZP	each	54	
21	Cyclone Rod - M12 x 50 x 50 x 3mm - Sq Washer	each	108	
370	Window & Door - Top Flashings			

Code	Items	Unit	Quantity	Total (inc. GST)
2	Length (Lm) Required	Lm	2@0.9 1@1.8 1@1.0 1@1.5 2@1.6 1@1.9 1@3.7	
5	Flashings - 75 x 38 x 1800mm (Galv.) 16mm Roll	each	10	
380	Windows & Doors - Aluminium			
2	Quoted by: BRADNAMS FLY SCREENS	Quoted		
3	Quoted by: BRADNAMS WINDOWS	Quoted		
390	Windows & Doors - Timber			
	Laundry Door			
10	Solidcore MDF - Duracote (in frame)	each	1	
420	Plumbing, Drainage, Gas			
2	Quoted by: KOZ Plumbing	Quoted		
430	Electrical			
2	ELECTRICAL WORKS: BIG BARE ELECTRICAL	PS		\$16,000.00
460	Stairs - External			
2	Quoted by: IDEAL STAIRS	Quoted		
490	Cladding - Weatherboards			
1	Coverage Area	m2	23.9 47.5 41.3 13.6	
3	Total	m2	126.3	
	Weatherboards			
7	Weatherboards - 175 x 25 x 6 Hwd Treated	Lm	931	
	Corner Stops			
13	External Corner Stop - 66 x 42 H3 Primed up to 3.0m	each	4	
25	Pine FJ - DAR - 66 x 42 H3 LOSP	Lm	12	
	Window Trims			
22	Pine FJ - DAR - 66 x 18	Lm	4@1.2 6@0.6 2@1.7 3@2.1 2@1.8 1@2.4	
23	Pine FJ - DAR - 66 x 42 H3 LOSP	Lm	2@1.1 1@1.9 1@1.6 2@1.7 1@2.1	
	Sisalation			
18	Sisalation - Rhino Wrap PolyWeave L/Duty RP51-MR 1350mm x 60m	Roll	3	

Code	Items	Unit	Quantity	Total (inc. GST)
620	Ceilings - Suspended Concealed			
1	Coverage Area - 600mm Drop	m2	84	
7	Total Area	m2	84	
	Labour			
8	Installation of Ceiling System	days	1	
630	Insulation			
3	Quoted by: OUTBACK INSULATION	Quoted		
640	Plastering - Gyprock			
2	Quoted by: A1 Interiors	Quoted		
670	VJ Timber Panels			
	Panel Sizes			
4	VJ Timber Panels - Pine Clear 102 x 21	Lm	105	
680	VJ Linings			
	VJ MDF Wall Sheets			
36	Coverage Area - VJ Sheet 2700h - Walls S/Sided	m2	235.7	
38	Coverage Area - VJ Sheet 3300h - Walls S/Sided	m2	81.7	
	Sheet Sizes			
7	100mm Ctrs - 9 x 1200 x 2700 Primed	sheet	81	
9	100mm Ctrs - 9 x 1200 x 3300 Primed	sheet	23	
13	Total Sheets	each	104	
14	Total Area	m2	354	
690	Carpentry - Hybrid Flooring			
2	Quoted by: Andersens	Quoted		
700	Stairs - Internal			
3	Quoted by: IDEAL STAIRS	Quoted		
710	Carpentry - Fixout			
	Passage Doors			
5	Internal Doors - Corinthian - Readicote MDF 820 x 2040	each	6	
15	Total - Passage Doors		6	
	Door Hardware			
38	Locks - Gainsborough - G4 Series Lianna Privacy Lever Set	each	7	
43	Hinges - Herline 100mm (Z/Plated)	each	21	
66	Passage Stops - Stops / Catches - Magnetic - 75-100mm Adjust - Wall Mounted - (Satin Chrome)	each	7	
	Door Jambs / Stops			
48	Door Jambs - Pine FJ - DAR - 112 x 18	Lm	70.2	
53	Pine FJ - DAR - 31 x 11	Lm	70.2	
	Architrave			
55	Architrave Type 1 - Pine FJ - DAR - 68 x 11	Lm		

Code	Items	Unit	Quantity	Total (inc. GST)
56	Architrave Type 2 - Pine FJ - Colonial - - Pine FJ - Colonial - 93 x 19 Type BR Rounded H3 LO SP	Lm	152	
	Skirting			
58	Skirting Type 1 - Pine FJ - DAR - 92 x 11	Lm	75.2	28.1
	Cornice			
62	Pine FJ - Cornice - 68 x 19 Type 1	Lm	36.5	
740	Tiling			
1	Quoted by: SEQ Tiling	Quoted		
	Silicon Corking			
72	Silicon Corking	each	1	
750	Glazing			
1	Quoted: Cardinal Glass	Quoted		
790	Cabinetry / Joinery			
2	LAUNDRY - JACARANDA	PS		\$3,850.00
850	Floor Sanding & Polishing			
2	INTERNAL FLOORS:	Quoted		
860	Painting			
1	Interior Painting: Enterprizing PTY LTD	Quoted		
2	Exterior Painting: Enterprizing PTY LTD	Quoted		
Contract Total (ex. GST)				\$495,941.75
GST				\$49,594.17
Contract Total (inc. GST)				\$545,535.92

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 3000mm High	Pine MGP12	90 x 35 T2	93.3	93.3		
Wall Frame List (Ground Floor)						
LB Wall Studs	Pine MGP12	90 x 35 T2	299@3.0	897		
LB Wall Top Plate 1	Pine MGP12	90 x 35 T2	18@6.0	108		
LB Wall Top Plate 2 (Ribbon / Pitching Plate)	Pine MGP12	90 x 35 T2	18@6.0	108		
LB Wall Nogging	Pine MGP12	90 x 35 T2	31@6.0	186		
LB Wall Bottom Plate 1	Pine MGP12	90 x 35 T2	18@6.0	108		
				Sub Total		
Wall Frame (1st Floor)						
Walls LB 450 Ctrs						
Supply - Wall Frame (Stick) LB 450 Ctrs 3300mm High	Pine MGP12	90 x 35 T2	18.7	18.7		
Wall Frame List (1st Floor)						
LB Wall Studs	Pine MGP12	90 x 35 T2	60@3.3	198		
LB Wall Top Plate 1	Pine MGP12	90 x 35 T2	4@6.0	24		
LB Wall Top Plate 2 (Ribbon / Pitching Plate)	Pine MGP12	90 x 35 T2	4@6.0	24		
LB Wall Nogging	Pine MGP12	90 x 35 T2	7@6.0	42		
LB Wall Bottom Plate 1	Pine MGP12	90 x 35 T2	4@6.0	24		
				Sub Total		
Bearer's						
Bearer - B3	Hwd F17 KD	125 x 75	2@2.7	5.4		
Bearer - B4	Hwd F17 KD	125 x 75	2@1.5	3		

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Items	Type	Size	QTY	Lm	Rate (inc. GST)	Total (inc. GST)
					Sub Total	
Timber Posts						
Timber Posts - Type 1	Merbau / Kwila	100 x 100 F17 DAR (Laminated)	5@3.6 4@3.7 6@1.5	41.8		
					Sub Total	
Bracing Sheets						
See Cost Schedule (Carpentry - Bracing & Tie Down)	Plywood Bracing	3050 x 900 x 4.0mm F27	46	sheet		
					Sub Total	
Floor Joists						
Main Floor						
Main Floor Joists - Trimmers	Hyspan LVL Project	130 x 63 H2S	1@2.4	2.4		
Deck						
Deck Joists - DJ1	Hwd F17 KD	100 x 50	4@1.5 7@1.2	14.4		
					Sub Total	
Floor Sheets						
See Cost Schedule (Carpentry - Floor Sheets)	Particle Board	19 x 900 x 3600mm Ylw Tng T2	2	sheet		
					Sub Total	
Roof Frame						
Roof Beams						
Roof Beam - RB5	Hyspan LVL Project	150 x 45 H2S	1@2.7	2.7		
Roof Beam - RB6	Hyspan LVL Project	200 x 63 H2S	1@3.6	3.6		
					Sub Total	
Cladding						

Client
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Items	Type	Size	QTY	Lm	Rate (inc. GST)	Total (inc. GST)
See Cost Schedule (Cladding - Weatherboards)	Weatherboards	175 x 25 x 6 Hwd Treated	173@5.4	934.2		
See Cost Schedule (Cladding - Weatherboards)	Pine FJ - DAR	66 x 42 H3 LO SP	3@5.4 3@5.4	32.4		
					Sub Total	
Fascia Boards						
Deck Sub-Floor Fascia (cover board)	Pine FJ Primed	180 x 25 H3 Fascia	7.5 19.7	27.2		
					Sub Total	
Fixout						
See Cost Schedule (Carpentry - Fixout)	Pine FJ - DAR	31 x 11	13@5.4	70.2		
See Cost Schedule (Carpentry - Fixout)	Pine FJ - Colonial	93 x 19 Type BR Rounded	29@5.4	156.6		
See Cost Schedule (Carpentry - Fixout)	Pine FJ - DAR	112 x 18	13@5.4	70.2		
See Cost Schedule (Carpentry - Fixout)	Pine FJ - Cornice	68 x 19 Type 1	7@5.4	37.8		
See Cost Schedule (Carpentry - Fixout)	Pine FJ - DAR	92 x 11	20@5.4	108		
					Sub Total	
VJ Timber Panelling						
See Cost Schedule (VJ Timber Panels)	VJ Timber Panels	Pine Clear 102 x 21	105	105		
					Sub Total	
					Total (ex. GST)	
					GST	
					Total (inc. GST)	

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						
				Prime Costs Total	\$0.00		\$0.00
				Provisional Sums	\$0.00		\$0.00
				Total			
				Total	\$0.00 (inc. GST)		\$0.00

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