

JDL Construction Group Pty Ltd

Quotation

(Valid for 30 days)

Job #: JDLG2250

Client Details		Site Details	
Name:	Matt & Alison Lewis	Lot:	7
Address:	68 Fernberg Rd, Paddington QLD 4064	Land Patch:	RP19647
Mobile:	0487030741	Address:	68 Fernberg Rd, Paddington qld 4064
		Time Frame	
		Start Date:	To Be Confirmed
		Finish Date:	To Be Confirmed



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)	\$ 1,201,939.21
GST	\$ 120,193.92
Total (inc. GST)	\$ 1,322,133.13

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

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Cost Schedule

Code	Items	Unit	Quantity	Total (inc. GST)
10	Preliminaries			
	QBCC / QLEAVE			
51	QBCC Home Warranty Insurance	PC	1	\$9,002.45
52	QLEAVE Portable Long Service Levy	PC	1	\$7,471.00
	Traffic Control			
53	Allowance for traffic control throughout the project	each	1	
	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			
	Temporary Power Pole			
39	Temporary Power Pole - Minimum 12 Weeks	each	1	
5	Temporary Power Pole - Weeks over 12	week	24	
	Site Toilets			
9	Site Toilet - Chemical Freshwater Flush (Cleaned Fortnightly)	1 month	10	
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	2	
	Temporary Fencing			
41	Temporary Fence Panels - 1800 high up to 60LM (3 months)	each	3	
	Delapidation Report			
45	Delapidation Report	each	1	
	Protection of Site			
42	Labour	each	1	
44	Materials	each	1	
30	Site Clean			
	Skip Bins			
2	Skip Bins - 8 m3	each	16	
	Labour			
7	Final Site Clean	each	1	
	House Clean			
8	Professional House Clean	Allowance		
40	Hire Equipment			
1	Allowance	Allowance		
50	Crane Hire (by Builder)			
	Crane Size			
8	Crane - 35>40 Tonne - Slew with 48mtr Reach	hr	20	
	Dog Man			

Code	Items	Unit	Quantity	Total (inc. GST)
10	Crane - Dog Man - (3 hrs Minimum)	hr	20	
60	Demolition			
	Demolition - Exterior/Under House			
129	Removal of front stairs	each	1	
130	Removal of rear stairs	each	1	
121	Removal of cladding	each	1	
136	Removal of roofing iron & structure	each	1	
135	Removal of stove nook	each	1	
138	Removal of Shed	each	1	
	Demolition - Existing House			
5	Demolition of kitchen	each	1	
62	Demolition of Bathroom	each	1	
83	Removal of wall linings	each	1	
132	Removal of windows & doors	each	1	
134	Removal of wall frames	each	1	
139	Removal of Timber Flooring in Laundry & Bathroom	each	1	
119	Demolition of subfloor for new internal stairs	each	1	
107	Removal of front deck structure	each	1	
70	Asbestos Removal			
1	Quoted by:	Quoted		
80	House Raise & Restumping			
	House Lift / Hold			
15	House Lift & Slide	each	1	
29	Extra to Raise to 4.5m	each	1	
17	Temp Bracing	each	6	
	Stumps			
20	75x75 Standard SHS Super Gal Columns @ 3000mm above ground (Holes 450mm x 900mm)	each	12	
	Structural Steel			
24	200PFC	Lm	1@3.4	
22	180 PFC	Lm	1@3.2	
			1@7.3	
37	230 PFC	Lm	1@5.4	
			1@7.3	
25	250PFC	Lm	1@6.5	
			2@7.3	
			1@7.4	
26	300PFC	Lm	1@7.4	
	Concrete Pump			
38	Concrete Pump	each	1	
90	Earthworks			
2	Quoted by:	PS		\$50,000.00
100	Concrete Footings			
	Footings			
8	Footings - Heel	m3		
9	Footings - Toe	m3	6.20	
11	Footings - Bored Piers	m3		

Code	Items	Unit	Quantity	Total (inc. GST)
Concrete Supply				
23	Footings - Concrete - Grey Base - 20/25 Mpa - Zone 1	m3	21.3	
Concrete Pump				
109	Minimum Concrete Pump Hire	each	2	
Materials				
116	Fabrication of Steel as required	each	1	
119	Trench Mesh - L11TM4 11 x 300 x 6000mm	each	5	
67	Deformed Bar - N12 x 6000mm (Straight)	each	10	
69	Deformed Bar - N16 x 6000mm (Straight)	each	18	
120	Deformed Bar - N20 x 6000mm (Straight)	each	7	
Spiral's				
115	Spirals (Supply & Build)	each	7	
Labour				
104	Preparation - Retaining Wall Footings	days	1	
106	Prep & Pour Pier Holes	days	1	
Sundries				
97	Sundry Materials	each	1	
110 Steel - Posts				

Steel Posts				
Posts 75 x 75 (SHS)				
11	SHS 75 x 75 x 4 (SuperGal) - 1200mm	each	3	
12	SHS 75 x 75 x 4 (SuperGal) - 2400mm	each	2	
14	SHS 75 x 75 x 4 (SuperGal) - 3000mm	each	1	
15	SHS 75 x 75 x 4 (SuperGal) - 3300mm	each	2	
16	SHS 75 x 75 x 4 (SuperGal) - 3600mm	each	3	
17	SHS 75 x 75 x 4 (SuperGal) - 3900mm	each	1	
18	SHS 75 x 75 x 4 (SuperGal) - 4300mm	each	3	
20	Total - Posts 75 x 75		15	
Posts 90 x 90 (SHS)				
27	SHS 90 x 90 x 3.5 (SuperGal) - 3000mm	each	6	
31	SHS 90 x 90 x 3.5 (SuperGal) - 4200mm	each	2	
33	SHS 90 x 90 x 3.5 (SuperGal) - 4500mm	each	1	
147	Delivery - Building Supplies	each	1	
38	Total - Posts 90 x 90		9	
Posts 100 x 100 (SHS)				
145	Hot Dip Gal - per LM	Lm	15.6	
148	Delivery - Building Supplies	each	1	
CHS Posts				
185	89 x 5 CHS	each	2	
184	114.3 x 5.4 CHS	each	4	
RHS Posts				
186	100x50x4 RHS	each	1	
Misc				
181	Sundry	each	1	

STEEL BRACING				
117	Cross Braces - with Adjustable Turnbuckles Galv. (up to 6m)	each	2	
118	K Frame	each	3	
120 Steel - Beams				
49	Shop Drawings	each	1	

Code	Items	Unit	Quantity	Total (inc. GST)
Standalone Beam				
18	PFC - 150 x 75mm	Lm	1@1.8	
25	Galvanising - Per LM	Lm	49	
39	Genie Lifter	each	2	
40	Delivery / Pickup	each	2	
Purlins				
51	C200 - 24	Lm	9@6.3	
UB				
29	UB - 200 18kg/lm	Lm	1@7.3 1@3.7 1@4.3 1@4.4 2@4.5 1@4.6	
50	Sundry	each	1	
44	Welding - Onsite	hr	16	
42	Delivery / Pickup	each	1	
140 Blockwork - Front Fence & Bin Fence				
Supply & Install Rates				
78	per Block - 200 Series (Supply & Install)	each	56	
150 Blockwork - RW1 + RW2 + RW3				
Supply & Install Rates				
4	Allowance - 200 Series - (Inc. Pump & Corefill)	each	746	
Labour				
60	Back-Fill Retaining Wall (inc agi pipe, geofabric, drainage gravel etc)	days	1	
Water Proofing				
63	Supply & Apply - Retaining Walls - (Includes: Core Flute)	m2	72	
66	Geotext Fabric	m2	150	
67	Agg Line 100mm Socked / 20 Lm	each	2	
68	20mm Drainage Gravel	m3	24	
71	Sundry Materials	each	1	
160 Blockwork - Fire Wall				
Supply & Install Rates				
4	Allowance 200 Series - (Inc. Pump & Corefill)	each	336	
Water Proofing				
71	Sundry Materials	each	1	
200 Concrete Slab - Main House Slab				
Footings				
8	Footings - Edge Beams	m3		
10	Footings - Internal Beams	m3	7.65	
11	Footings - Piers	m3		
12	Footings - Pads	m3	1.65	
Slab Thickness				
16	Slab Thickness - 100mm	m2	148.8	
22	Total Area	m2	148.8	
Concrete Supply				

Code	Items	Unit	Quantity	Total (inc. GST)
23	Footings - Concrete - Grey Base - 20/25 Mpa - Zone 1	m3	30	
24	Slab - Concrete - Grey Base - 20/25 Mpa - Zone 1	m3	25.34	
	Concrete Pump			
105	Minimum Concrete Pump 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	148.8	
54	Fabric Mesh - SL82 2400 x 6000	each	13	
	Trench Mesh			
60	Trench Mesh - L11TM3 11 x 200 x 6000mm	each	9	
113	Trench Mesh - L11TM4 11 x 300 x 6000mm	each	3	
62	Trench Mesh - L11TM3 11 x 200 x 6000mm	each	9	
112	Trench Mesh - L11TM4 11 x 300 x 6000mm	each	2	
	Straight Bar			
67	Deformed Bar - N12 x 6000mm (Straight)	each	26	
69	Deformed Bar - N16 x 6000mm (Straight)	each	35	
	Starter Bars			
73	Starter Bars - N16 1000 x 1000mm (90 Deg.)	each	22	
	Corner Bars - 16mm			
77	Corner Bars - N16 1000 x 1000 - 90 deg.	each	55	
	Sundries			
97	Sundry Materials	each	1	
	Formwork			
98	Slab Formwork - (supply, setup & strip)	Lm	65	
	Labour			
99	Slab Formwork - (supply, setup & strip)	day	1	
106	Slab Preparation	days	1	
101	Slab Pour & Finishing Labour	days	1	

210 Concrete Driveway & Pathways & Patio

4	Driveway Allowance S&P	m2	49	
49	Pathway Allowance S&P	m2	39.4	
	Slab Areas			
6	Patio Slab - 100mm Thick	m2	70.2	
10	Total Area	m2	71	
	Footings			
54	Joining Beam	m3	0.50	
53	Internal Rib	m3		
11	Edge Beams	m3	3.12	
52	Bored Piers	m3		
	Formwork			
55	Slab Formwork - (supply, setup & strip)	Lm	18.5	
	Slab Prep			
56	Crusher Dust / Plastic / Tie Wire Etc	each	1	
	Fabric Mesh			
19	Patios - Fabric Mesh - SL82 2400 x 6000	each	6	
57	Trench Mesh - L11TM3 11 x 200 x 6000mm	each	6	
	Deformed Bar			
59	Deformed Bar - N12 x 6000mm (Straight)	each	24	
	Concrete Supply			
22	Patios - Concrete - Grey Base - 20/25 Mpa - Zone 1	m3	8.42	

Code	Items	Unit	Quantity	Total (inc. GST)
24	Footings - Concrete - Grey Base - 20/25 Mpa - Zone 1	m3	10.63	
	Concrete Pump			
51	Minimum Concrete Pump	each	1	
	Drains			
42	Drainage Grate 3000mm	each	2	
	Labour			
44	Slab Preparation Labour	days	1	
45	Slab Finishing Labour	day	1	
240	Concrete Stairs			
	Stair Treads			
4	Concrete Treads - up to 1000mm wide (form, supply, prep, finish)	each	5	
250	Termite Protection			
	Slab Penetrations			
4	Supply & Install - Single Penetrations	each	12	
	Steel Posts			
6	Supply & Install - Steel Post Penetrations Additional	each	23	
	Perimeter Barrier			
7	Supply & Install - Perimeter (up to 300mm wide)	Lm	89.9	24.9
	Pole Plates			
13	Supply & Install - Pole Plate Barrier	Lm	10.9	
260	Ant Capping			
	Bribie Island			
7	Length Required - Bribie	Lm	37.5	
8	Ant Capping - Bribie 2400x75	each	24	
5	External Corners 100mm Standard - Pre-made	each	7	
6	Internal Corners 100mm Standard - Pre-made	each	4	
270	Timber Supply			
4	Total - Timber List	each		
280	Carpentry - Labour & Hardware			
	Alteration to Existing			
6	Movement of materials on site	each	10	
	Setout Works			
521	Profile & Setout for house lifting works	each	1	
600	Profile & Set Out for site cut	each	1	
520	Profile & Set Out Retaining Wall	each	1	
419	Profile & Set out Rear Extension	each	1	
574	Profile & Set Out Front Fence & Brickwork	each	1	
	Frame Stage - Ground Level			
526	Install Antcap	each	1	
543	Wall Frames (Build, Stand, Plumb, Brace)	each	1	
572	Install Structural Beams & K Frames	each	1	
561	Install Rafters for Garage Side Roof	each	1	
571	Install Nogs for towel rails etc.	each	1	
528	Straighten Frames / Bracing & Tie Down	each	1	

Code	Items	Unit	Quantity	Total (inc. GST)
Sub Floor Stage Upper Level				
454	Install Bearers, Joists & Pole Plate	each	1	
457	Install Floor Sheets Main Floor	each	1	
573	Install FC Sheets to Ensuite	each	1	
554	Install Wet Area FC Flooring	each	1	
Frame Stage - Upper Level				
601	Frame up walls in existing cottage	each	1	
546	Wall Frames (Build, Stand, Plumb, Brace)	each	1	
548	Plumb & Straighten Existing Walls	each	1	
550	Frame Up Stairwell	each	1	
575	Frame Up Skylight	each	1	
576	Install Roof Beams	each	1	
577	Install Trusses & Tie Down	each	1	
602	Install Purlins & Roof Beams	each	1	
549	Install Nogs for towel rails ect.	each	1	
547	Straighten Frames / Bracing / Tie Downs	each	1	
Close in Stage				
465	Install Aluminium Windows & Doors	each	1	
596	Install Entrance Door	each	1	
563	Prep External Walls For Cladding (Packing)	each	1	
532	Install Building Paper	each	1	
499	Make good existing house eaves & fascia	each	1	
466	Install Linear Board Cladding Incl Trim, Sills Etc.	each	1	
595	Sundry Close In Works	each	1	
467	Install Eaves & Soffits	each	1	
External Works				
509	Install Bearers and Joists Front Verandah	each	1	
557	Install Front Verandah Decking Timber	each	1	
448	Front Balustrading Timber - Deck	each	1	
603	Install Fascia	each	1	
566	Build Utility Side Fence & Bin Area Fence	each	1	
564	Build Side Fence Pool House	each	1	
Pool House Set Out & Subfloor				
569	Profile & Set Out Pool House	each	1	
578	Prep holes for posts & install concrete	each	1	
579	Install Subfloor	each	1	
580	Install Yellow Tongue Flooring	each	1	
581	Install FC Sheeting For Bathroom	each	1	
Pool House Frame Stage				
582	Wall Frames (Build, Stand, Plumb, Brace)	each	1	
583	Install Roof Beams	each	1	
584	Install Rafters & Tie Down	each	1	
587	Install Nogs for towel rails ect.	each	1	
586	Straighten Frames / Bracing / Tie Downs	each	1	
Pool House Close In Stage				
589	Install Flashings under Aluminium Doors	each	1	
590	Install Aluminium Windows & Doors	each	1	
588	Prep External Walls For Cladding & Building Paper	each	1	
593	Install Cladding	each	1	
585	Install Eaves & Soffits	each	1	
594	Install Fascia	each	1	
Pool House Exterior				
511	Install Deck Subfloor	each	1	
533	Install Decking Timber	each	1	
Fixout Stage				
598	Install VJ Sheeting Walls & Ceilings Upstairs	each	1	
599	Install Feature VJ Sheeting TV Cabinet	each	1	
592	Install Suspended Ceiling System	each	1	

Code	Items	Unit	Quantity	Total (inc. GST)
482	Fixout (Doors, Arcs, Skirting	each	1	
483	Fit off Wet Areas	each	1	
	Hardware			
48	Carpentry - Delivery	each	20	
75	Hardware Allowance	each	1	
300	Carpentry - Floor Sheets			
	Particle Board			
1	Coverage Area - Particle Board	m2	22.3	36.5
3	Particle Board - 19 x 900 x 3600mm Ylw Tng T2	sheet	23	
	Fibre Cement			
7	Coverage Area - Scyon Secura	m2	8.4	4.5
8	Scyon Secura - 19 x 600 x 2700 (Exterior)	sheet	9	
11	Coverage Area - Tile Underlay	m2	4.7	
12	Tile Underlay - Tile - 6 x 1200 x 1800	sheet	3	
310	Carpentry - Decking			
1	Coverage Area	m2	11.3	25.1 14.3
	Decking Type			
42	Blackbutt 135 x 19 S&B Grade KD	Lm	431	
43	Blackbutt 135 x 19 S&B Grade KD - Pre Painted	Lm	431	
	Joist Sealer's			
26	Joist Protection - Protect-A-Deck Joist Seal - 50mm x 25m Roll	25m/Roll	6	
	Delivery			
33	Delivery - Timber Delivery	each	1	
330	Carpentry - Bracing & Tie Down			
	Bracing Sheets			
5	Plywood Bracing - 2745 x 900 x 4.0mm F27	sheet	11	
7	Plywood Bracing - 3050 x 900 x 4.0mm F27	sheet	47	
	M12mm Cyclone Rods			
13	Cyclone Rod - M12 x 3000mm (Z/Plated)	each	100	
	M12mm Nuts, Couplers & Washers			
19	Cyclone Rod - M12 Hex Nut ZP	each	200	
20	Cyclone Rod - M12 Couplers Nut ZP	each	100	
21	Cyclone Rod - M12 x 50 x 50 x 3mm - Sq Washer	each	200	
340	Carpentry - Roof Frame & Trusses			
	Roof Trusses			
4	Allowance - Trusses - Supply	each	1	
350	Carpentry - Eaves / Soffits			
3	Eaves 600mm Wide	Lm	12.5	
6	Eaves 1200mm Wide	Lm	12.6	
	Fibre Cement Sheets			
8	HardieFlex - 4.5 x 600 x 2400	sheet	6	
11	HardieFlex - 4.5 x 1200 x 2400	sheet	6	
	Framing			
19	Pine MGP10 - 70 x 35 T2	Lm	164	
	Cover Mould			

Code	Items	Unit	Quantity	Total (inc. GST)
20	Pine FJ - DAR - 31 x 11 H3 LOSP	Lm	51	
	Joiner's & Nails			
21	Plastic H Joint Strip - 4.5 x 2400mm	each	5	
360	Roofing, Fascia & Gutter			
2	Quoted by: STODDART ROOFING	Quoted		
3	Skylights:	Allowance		
370	Window & Door - Top Flashings			
2	Length (Lm) Required	Lm	1@2.2 1@1.1 2@4.7 1@0.9 3@1.2 1@2.4 1@2.1 1@3.0 1@3.4 1@0.8 1@1.5 2@3.1 1@5.8	
5	Flashings - 75 x 38 x 1800mm (Galv.) 16mm Roll	each	26	
380	Windows & Doors - Aluminium			
1	Quoted by: BRADNAMS ENTRANCE DOOR	Quoted		
2	Quoted by: BRADNAMS FLY SCREENS	Quoted		
3	Quoted by: BRADNAMS WINDOWS	Quoted		
85	External Screening SC0.2 & Awning Supply & Install	PS	1	\$12,000.00
410	Air Conditioning			
2	Quoted by: Active Air Solutions	Quoted		
420	Plumbing, Drainage, Gas			
1	COMBINED DRAIN PERMIT:	PC		\$600.00
2	Quoted by: KOZ Plumbing	PS		\$45,000.00
430	Electrical			
2	ELECTRICAL WORKS: BIG BARE ELECTRICAL	PS		\$27,000.00
440	Scaffolding / Edge Protection			
4	Quoted by: RESIDENTIAL SCAFFOLD	Quoted		
450	Brickwork			
	Brick Walls - (Face Brick)			
15	Brick Wall - Face Brick 230 x 110 x 76 (G/Floor)	m2	11.1	
	Bricks Supply			

Code	Items	Unit	Quantity	Total (inc. GST)
61	Supply - Face - 230 x 110 x 76	each	555	
66	Delivery - Bricks	each	1	
	Brick Layer			
74	Lay - Face Brick 230 x 110 x 76 (G/Floor)	each	555	
510	Cladding - Scyon Linea Boards			
	Coverage Areas			
1	Coverage Area - 180mm Boards	m2	25.9 5.7 74.6 64.9 11.8 4 4	
4	Total	m2	190.9	
	Scyon Linea Boards			
8	Scyon Linea - FC Weatherboards - 180 x 16 x 4200 Pre-Primed	each	335	
	Accessories			
24	PVC Starter Strip (3000mm length)	each	20	
25	Scyon Acent Trim - 38 x 45 x 4200mm	each	18	
	Sisalation			
19	Sisalation - Rhino Wrap PolyWeave L/Duty RP51-MR 1350mm x 60m	Roll	3	
520	Cladding - FC HardieFlex			
	Sheet Sizes			
7	Coverage Area - 1200 x 2700	m2	18 2.7 2.3	
8	HardieFlex - 6 x 1200 x 2700	sheet	8	
9	Coverage Area - 1200 x 3000	m2	9.8	
10	HardieFlex - 6 x 1200 x 3000	sheet	3	
	Nails			
11	Nails - Fibre Cement 40 x 2.8mm Galv.	5 kg	1	
	Cover Strip			
12	Cover Strip - Pine FJ - DAR - 93 x 18	Lm	37.8	
	Joint Strips			
13	Plastic H Joint Strip - 6 x 2400mm	each	13	
	Sisalation			
14	Sisalation - Rhino Wrap PolyWeave L/Duty RP51-MR 1350mm x 60m	Roll	1	
620	Ceilings - Suspended Concealed			
1	Coverage Area - 600mm Drop	m2	150	
7	Total Area	m2	150	
630	Insulation			
3	Quoted by: OUTBACK INSULATION	Quoted		
640	Plastering - Gyprock			
2	Quoted by: A1 INTERIORS	Quoted		
670	VJ Timber Panels			
1	Coverage Area - VJ's (internal walls)	m2	9.9	

Code	Items	Unit	Quantity	Total (inc. GST)
Panel Sizes				
4	VJ Timber Panels - Pine Clear 102 x 19	Lm	107	
680 VJ Linings				
VJ MDF Wall Sheets				
37	Coverage Area - VJ Sheet 3000h - Walls S/Sided	m2	95.3	
Sheet Sizes				
9	100mm Ctrs - 9 x 1200 x 3300 Primed	sheet	34	
10	100mm Ctrs - 9 x 1200 x 3600 Primed	sheet	3	
13	Total Sheets	each	37	
14	Total Area	m2	148	
690 Carpentry - T&G Flooring				
2	Quoted by: NS TIMBER FLOORING incl SAND & POLISH	Quoted		
700 Stairs - Internal				
3	Quoted by: IDEAL STAIRS	Quoted		
710 Carpentry - Fixout				
Passage Doors				
17	Internal Doors - Readicote MDF 820 x 2040	each	12	
Cavity Sliding Units				
31	Cavity Slider Unit - Cenframe 2040 x 820 x 90	each	5	
Door Hardware				
38	Locks - Gainsborough - G4 Series Lianna Privacy Lever Set	each	6	
40	Locks - Gainsborough - Slider Set (Standard Range)	each	5	
42	Cupboard Door - Dummy Handles	each	1	
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	54	
52	Garage Door - Jambs - 140 x 31 x 5400mm Pine FJ H3 Primed	each	2	
53	Pine FJ - DAR - 31 x 11	Lm	54	
Architrave				
55	Architrave Type 1 - Pine FJ - DAR - 42 x 11	Lm		
56	Architrave Type 2 - Pine FJ - DAR - - Pine FJ - DAR - 42 x 11 H3 LOSP	Lm	243	
Skirting				
58	Skirting Type 1 - Pine FJ - DAR - 42 x 11	Lm	43.9	7.2 83.4
Cornice				
62	Pine FJ - Cornice - 68 x 19 Type 1	Lm	42.5	
740 Tiling				
1	Quoted by: SEQ Tiling	Quoted		

Code	Items	Unit	Quantity	Total (inc. GST)
750	Mirrors/Shower Screens/Wardrobe Doors			
1	Quoted: Cardinal Glass	Quoted		
8	Pool Deck Balustrade	Allowance		
760	Engineered Flooring			
1	Quoted by: NS Timber Flooring	Quoted		
770	Carpet			
1	Quoted by: Andersens Flooring	PS		\$1,500.00
790	Cabinetry / Joinery			
29	KITCHEN & STUDY CABINETRY - JACARANDA	Quoted		
30	PANTRY AND LAUNDRY CABINETRY - JACARANDA	Quoted		
34	TV CABINET - JACARANDA	Quoted		
33	POOL ROOM CABINETRY - JACARANDA	Quoted		
1	BATHS & WC CABINETRY - JACARANDA	Quoted		
2	STONE BENCH TOP	PS		\$58,500.00
830	Garage Doors			
3	Quoted by: QLD ROLLER DOORS	Quoted		
840	Rendering			
4	Allowance	m2	0.6 2.3 1.9 9.6 15.4 2.5 55.2 15.8	
850	Floor Sanding & Polishing			
3	INTERNAL STAIRS: NS Timber Flooring	Quoted		
860	Painting			
1	Painting of exposed steel posts and beams	each		
890	Swimming Pool			
1	SWIMMING POOL: SUMMERDAZE POOLS	PS		\$40,000.00
891	Glazing			
1	Glass Balustrade & Pool Fence	each	1	
900	Landscaping - Timber & Concrete Sleeper			
1	Concrete Sleeper Retaining Walls	Quoted		
2	Timber Sleeper Retaining Wall	Quoted		
910	Landscaping - Fencing & Automatic Gate			

Code	Items	Unit	Quantity	Total (inc. GST)
2	Powder Coated Gates	PS		\$1,600.00
Contract Total (ex. GST)				\$1,201,939.21
GST				\$120,193.92
Contract Total (inc. GST)				\$1,322,133.13

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	85.5	46.2		131.7	
Wall Frame List (Ground Floor)							
LB Wall Studs	Pine MGP12	90 x 35 T2	422@3.0			1266	
LB Wall Top Plate 1	Pine MGP12	90 x 35 T2	25@6.0			150	
LB Wall Top Plate 2 (Ribbon / Pitching Plate)	Pine MGP12	90 x 35 T2	25@6.0			150	
LB Wall Nogging	Pine MGP12	90 x 35 T2	44@6.0			264	
LB Wall Bottom Plate 1	Pine MGP12	90 x 35 T2	25@6.0			150	
						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	93.5			93.5	
Wall Frame List (1st Floor)							
LB Wall Studs	Pine MGP12	90 x 35 T2	300@3.3			990	
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	32@6.0			192	
LB Wall Bottom Plate 1	Pine MGP12	90 x 35 T2	18@6.0			108	
						Sub Total	
Lintels							
Lintel - L1	Hyspan LVL Project	200 x 45 H2S	1@3.0	1@3.6		6.6	
						Sub Total	

Client
Initials

Items	Type	Size	QTY	Lm	Rate (inc. GST)	Total (inc. GST)
Bearer's						
Bearer - B2	Hyspan LVL Project	200 x 63 H2S	1@2.1		2.1	
Bearer - B3	Hyspan LVL Project	150 x 45 H2S	1@2.7		2.7	
Bearer - B4	Hyspan LVL Project	170 x 63 H2S	2@6.9		13.8	
Bearer - B5	Hyspan LVL Project	170 x 45 H2S	1@8.1		8.1	
Bearer - B6	Hwd F14 Sawn	125 x 75	4@1.2		4.8	
Bearer - B7	Hyne Beam GL17C Pine	195 x 85 H2 LOSP	2@3.9 1@4.5		12.3	
Bearer - B8	Hyne Beam GL17C Pine	295 x 65 H2 LOSP	1@6.3		6.3	
Bearer - B9	Hyspan LVL Project	240 x 45 H2S	1@1.5 1@2.1		3.6	
					Sub Total	
Wind Beam						
	Wind Beam	230 x 65 Glulam	1@6.6		6.6	
					Sub Total	
Pole Plates						
PP1	Hwd F14 Sawn	175 x 50	1@3.9 1@5.7		9.6	
PP2	Hwd F17 KD	175 x 50	2@3.9		7.8	
					Sub Total	
Bracing Sheets						
See Cost Schedule (Carpentry - Bracing & Tie Down)	Plywood Bracing	3050 x 900 x 4.0mm F27	47		sheet	
See Cost Schedule (Carpentry - Bracing & Tie Down)	Plywood Bracing	2745 x 900 x 4.0mm F27	11		sheet	
					Sub Total	
Floor Joists						
Main Floor						
Main Floor Joists - FJ1	Smart Joists - I Beam	240 x 40 T2	11@7.2 5@3.9 3@1.2		102.3	
Main Floor Joists - FJ2	Hyspan LVL Project	200 x 45 H2S	16@4.2		67.2	
Main Floor Joists - FJ3	Hwd F14 Sawn	200 x 50	4@4.2		16.8	

Client
Initials

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Items	Type	Size	QTY	Lm	Rate (inc. GST)	Total (inc. GST)
Deck						
Deck Joists - DJ2	Hwd F17 KD	150 x 50	18@2.1	37.8		
Balcony						
Balcony Joists - BJ1	Hwd F14 Sawn	175 x 50	13@3.0 6@1.2 4@5.1	66.6		
Sub Total						
Floor Sheets						
See Cost Schedule (Carpentry - Floor Sheets)	Particle Board	19 x 900 x 3600mm Ylw Tng T2	23	sheet		
Sub Total						
Roof Frame						
Rafters						
Rafters - R1	Hyspan LVL Project	170 x 45 H2S	10@5.1	51		
Roof Beams						
Roof Beam - RB2	Hyne Beam GL17C Pine	195 x 65 H2 LO SP	1@3.6 1@3.9	7.5		
Roof Beam - RB3	Hyspan LVL Project	200 x 63 H2S	1@1.8 1@2.7	4.5		
Roof Beam - RB4	Hyspan LVL Project	200 x 45 H2S	2@4.5	9		
Purlins						
Purlins	Hyspan LVL Project	200 x 45 H2S	10@4.5	45		
Sub Total						
Fascia Boards						
Original House Fascia	Pine FJ Primed	180 x 25 H3 Fascia	42.1	42.1		
Deck Sub-Floor Fascia (cover board)	Pine FJ Primed	230 x 31 H3	11.2	11.2		
Main Roof Fascia	Pine FJ Primed	230 x 31 H3	34.4 42.4	76.8		
Sub Total						
Fixout						
See Cost Schedule (Carpentry - Fixout)	Pine FJ - DAR	112 x 18	10@5.4 25@5.4	189		

Client
Initials

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Items	Type	Size	QTY	Lm	Rate (inc. GST)	Total (inc. GST)
See Cost Schedule (Carpentry - Fixout)	Pine FJ - DAR	31 x 11	10@5.4	54		
See Cost Schedule (Carpentry - Fixout)	Pine FJ - Cornice	68 x 19 Type 1	8@5.4	43.2		
See Cost Schedule (Carpentry - Fixout)	Pine FJ - DAR	42 x 11	45@5.4	243		
					Sub Total	
VJ Timber Panelling						
See Cost Schedule (VJ Timber Panels)	VJ Timber Panels	Pine Clear 102 x 19	107	107		
					Sub Total	
Eaves / Soffits / Gable Ends / Ceilings						
See Cost Schedule (Carpentry - Eaves / Soffits)	Pine MGP10	70 x 35 T2	31@5.4	167.4		
See Cost Schedule (Carpentry - Eaves / Soffits)	Pine FJ - DAR	31 x 11 H3 LO SP	10@5.4	54		
					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.