



Trade Breakup

12/1/2021

EXAMPLE JOB

for

Example Report of Trade Breakup. Please note rates and subtotals have been excluded in this example for IP reasons. This Report would also normally include a Preamble, Drawing List and Clarifications.

Please remember that this report is an example only, every estimate is different catering to the individual design of the building. Reports can be provided showing as many levels of costs as required (eg. Builders Report or Client Report)

Description	Quantity	Unit	Rate	Markup	Total
PROFESSIONAL FEES					
Prepare Building Estimate and BOQ Report	1	item			
PRELIMINARIES					
OWH&S					
Occupational Workplace Health & Safety Management	1	item			
Project Team					
Site and project management - builder / project manager - coordination, quality control, client meetings	20	h			
Site and project management - administration & accounts - off/on site procurement, subcontractor payments, progress payments	50	h			
Site and project management - foreperson - hands on site supervision, subcontractor quality control, client meetings	100	h			
Management Systems					
Buildertrend Pro	1	item			
Office 365	1	item			
Office Internet Service	6.25	month			
Scaffolding					
Scaffolding - fixed hire per week includes labour, galvanized steel scaffold, fittings and planks.					

Description	Quantity	Unit	Rate	Markup	Total
Scaffolding - fixed hire per week - 2 storey scaffold - 60m x 4.2m high - deliver + erect + dismantle + pick up	1	job			
Scaffolding - fixed hire per week - 2 storey scaffold - 60m x 4.2m high - standard shade cloth scaffold mesh	12.5	weeks			

INSURANCES

QBCC - Home Warranty Insurance	1	item			
QLeave	1	item			
Public Liability Insurance	1	item			
Construction Works Insurance	1	item			
Work Cover	1	item			

SITE SETUP

Signage

Site & Safety Sign (Install & Removal)	1	each			
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Cross Over

Cross Over - Stone 75mm (Spread 3.0m wide x 6.0m long x 150mm deep)	1				
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Temporary Power

Temporary Power Pole - Rental / week	25	week			
Temporary Power Pole - Supply, Install & Removal	1	item			
Temporary Power Pole - Electricity & Tariff Fees	1	item			
Electrical - Lead in / Distribution - Disconnect by Electrical Authority	1	item			

Site Toilets

Site Toilet - Chemical Freshwater Flush (Cleaned Fortnightly)	25	week			
Site Toilet - Restock Fee - Peak Trade Times during construction	7	each			
Site Toilet - Delivery & Pickup	2	each			

Erosion Silt Barrier

Site Fencing - Erosion Silt Barrier Personalised - up to 30mtr - (supply & install)	1	item			
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Site Setout

Carpenter to setout timber profiles and place into position	1	item			
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Site Tap

Plumbing - Site Tap (supply & install)	1	item			
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SURVEYING

Description	Quantity	Unit	Rate	Markup	Total
Fees - Call Out Fee	3	item			
Fees - AHD Benchmark Point Placement	1	each			
Fees - Placed Set-Out Points	56	item			
Fees - Set-Out Calculation Fee	28	item			
Fees - Building Location Certification - Form 16	1	item			
Fees - Building Height Certification - Form 16	1	item			

SITE CLEAN

Skip Bin - 6m3 - (1 Skip @ every 4 weeks of construction)	7	no			
General Labour - Labour to assist trades cleaning up site during construction peak times	56	hr			

CRANE HIRE

Crane - 16 Tonne - All Terrain	8	hr			
Crane - Dog Man Labour	4	hr			

HIRE EQUIPMENT & SMALL TOOLS

Allowance for General Hire and Small Tool maintenance	1	item			
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BUILDERS CLEAN

Domestic - Final Builders Clean	391.01	m2			
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EARTHWORKS - SPOIL REMOVAL

Export - Spoil from Bulk and Detailed Excavations

Export Fill - Footings	31.04	m3			
Mini excavator - mini excavator - 2 - 4 tonne load spoil into trucks	6.21	h			
Truck - per hour - 8 tonne	7.76	h			
General Labour to work with Machines as a spotter	6.21	hr			

TERMITE CONTROL

Termite pest management - stainless steel mesh - part protection - penetrations less than 10	1	item			
Termite pest management - stainless steel mesh - full protection - perimeter	91.16	m			

CONCRETE

Concrete Footings & Slab on Ground

Concrete Supply

Footings - Readymixed - concrete - per m3 - 25MPa	37.25	m3			
Slab - Readymixed - concrete - per m3 - 25MPa	30.21	m3			

Description	Quantity	Unit	Rate	Markup	Total
Concrete fees and surcharges - Environmental Levy	67.46	m3			
Concrete fees and surcharges - excess waiting time - after 45 minutes - normal operating hours - per minute	128.17	no			

Earthworks - Detailed

Mini excavator - mini excavator - 2 - 4 tonne	16	h			
Mini excavator - mini excavator - all attachments - 2 - 4 tonne	16	h			
Skidsteer loader - bobcat - medium posi-track - 2.8 tonne	16	h			
General Labour to work with Machines as a spotter & clean out spoil ready for reo & concrete	32	h			

Concrete Pump

Concrete Pump - # of Pours	3	no			
Concrete pump - per each - minimum charge	3	no			
Concrete pump - per hour - 2 operators	8.55	h			
Concrete pump - per m3 - quantity charge	59.81	m3			
Concrete Pump - Travel	3	no			

Slab Preparation

Crusher Dust	19.67	m3			
Delivery	3	no			
Crusher Dust - General Labour to place, screed and finish to height	29.51	h			

Engineer

Engineering design services - domestic - pier/footing/slab inspection	3	no			
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Concrete Reinforcement

Mesh - trench - 6.0m length - 3 bar - 10.65 wire - L11TM3 - 200mm wide	80	6/m			
Mesh - square - SL82 - 7.60mm wire @ 200mm centers	25	sheet			
Bar reinforcement - deformed - 500MPa - 12mm diameter	33	6/m			
Ligatures - R6 - 200mm x 300mm	353	no			
Starter/corner bars - deformed bar - 10mm diameter - 200 x 1000mm	344	no			
Starter/corner bars - deformed bar - 12mm diameter - 600mm x 600mm	268	no			
Delivery	1	no			

Sundries

Description	Quantity	Unit	Rate	Markup	Total
Plastic membrane rolls - polythene film 200um thick - black - 4m width x 50m long	2	roll			
Joining tape - PVC - 50mm x 30m long	8	each			
Bar chairs plastic - slab on ground - spacer 50mm - 65mm - pack of 100	12	100/pack			
Bar chairs plastic - trench - trench mesh plastic support - 60/65mm - pack of 20/25	14	20/pack			
Safety cap - plastic - 12mm	4	100/pack			
Tie wire - 1.6mm - wire	5	kg			
Sundry Materials	1	item			

Concreter Labour

Concretor Labour - Slabs (prep and pour)	287.61	m2			
Concretor Labour - Trimmer Bar	142.72	m			
Concretor Labour - External Footings	97.34	m			
Concretor Labour - Internal Footings	114.37	m			
Concretor Labour - Concrete Slab Edge Boxing (no brick base)	122.18	m			

Concrete Stairs

Concrete Stairs to be poured at the same time as slabs					
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Formwork

Formwork class 3 - staircase - stringer including stair profile - 200mm to 300mm wide	2.77	m			
Formwork class 3 - staircase - risers - to 200mm high	21.08	m			

Reinforcement

Mesh - square - SL82 - 7.60mm wire @ 200mm centers	1	sheet			
Bar reinforcement - deformed - 500MPa - 12mm diameter	2	6/m			

Sundries

Plastic membrane rolls - polythene film 200um thick - black - 4m width x 50m long	0.07	roll			
Tie wire - 1.6mm - wire	0.5	kg			
Bar chairs - wire/plastic tipped - pack of 25 - 200mm high	1	pack			
Bar chairs plastic - slab on ground - spacer 50mm - 65mm - pack of 100	1	100/pack			
Joining tape - PVC - 50mm x 30m long	1	each			
Sundry Materials	1	item			

Concrete Supply

Description	Quantity	Unit	Rate	Markup	Total
Slab - Readymixed - concrete - per m3 - 25MPa	1.77	m3			
Concrete fees and surcharges - Environmental Levy	1.69	m3			
Concrete fees and surcharges - excess waiting time - after 45 minutes - normal operating hours - per minute	3.62	no			

Concrete labour

Concretor Labour - Day rate	2	day			
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WATERPROOFING - APPLICATION

Supply & Apply - Floors - Exterior	7.81	m2			
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STEEL - STRUCTURAL

Supply and installation of structural steel		incl			
All members made to engineers specifications		incl			
Preparation of shop drawings, marking delivery	1	each			

PFC Beams

200 PFC 200mm x 75mm at 22.9kg/m	1.12	m			
230 PFC 230mm x 75mm at 25.1kg/m	2.58	m			
250 PFC 250 x 75mm at 35.5kg/m	11.9	m			
300 PFC 300mm x 90mm at 40.1kg/m	23.2	m			
Total weight	1,443.2	kg			
Fabrication - supply & erect - PFC Beams - with simple bolted connections	1.44	tonne			

SHS Columns

SHS 76mm x 76mm x 4.0mm at 8.86kg/m	14.4	m			
SHS 76mm x 76mm x 6.0mm at 13.1kg/m	33	m			
Total weight	559.88	kg			
Fabrication - supply & erect - SHS Beams/Columns - with simple bolted connections	0.56	tonne			
Hold Down Bolts - 12mm Cage with 450mm embedment	15	each			

Plate Connections

Average % weight of plate connections per tonne of structural steel at 5.0%	0.1	tonne			
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Surface Treatments

Lightly sandblast and paint one coat of zinc phosphate primer - Columns, Beams, Channels	2.1	tonne			
Delivery - Steel Fabrication - Material	1	no			

CARPENTRY

Description	Quantity	Unit	Rate	Markup	Total
Carpentry - Framing					
Total carpenter man hours to complete timber framing (Floor Sub Structure + Walls)	255.44	hrs			
Floor Sub Structure					
Total carpenter man hours to complete timber floor sub structure	122.85	hrs			
Bearers					
Carpenter man hours to complete timber bearers	7.07	hrs			
Carpenter to fix bearers into position	22.81	m			
LVL - treated pine - H2S LOSP - 90mm x 45mm [Timber Len: 1/1.2]	1.12	m			
LVL - treated pine - H2S LOSP - 130mm x 45mm [Timber Len: 1/1.5]	1.26	m			
LVL - treated pine - H2S LOSP - 200mm x 45mm [Timber Len: 1/2.4, 1/2.7]	4.82	m			
Pine - glue laminated beams - untreated - 295mm x 65mm thick [Timber Len: 1/1.8, 2/3.9, 1/6.9]	16.75	m			
Joists					
Carpenter man hours to complete timber joists	83.54	hrs			
Floor Trimmer Joists - Carpenter setout, cut & fix into position	12.57	m			
Floor Joists - Carpenter setout, cut & fix into position	478.8	m			
LVL - treated pine - H2S LOSP - 300mm x 45mm [Timber Len: 1/2.1, 1/2.7]	4.6	m			
LVL - treated pine - H2S LOSP - 300mm x 45mm [Length by Centre: 1/12, 5/11.7, 7/11.4, 3/6.3, 1/9.9, 5/10.8, 13/11.1, 2/1.5, 4/0.9, 2/0.6, 4/3.9]	420.84	m			
LVL - treated pine - H2S LOSP - 200mm x 45mm [Length by Centre: 18/3.6, 4/3.3]	81.9	m			
LVL - treated pine - H2S LOSP - 200mm x 45mm [Timber Len: 1/8.4]	8.6	m			
Flooring - Sheet					
Carpenter man hours to complete flooring sheets	32.24	hrs			
Carpenter to fix particleboard sheet flooring into position	105.1	m2			
Carpenter to fix FC sheet flooring into position	22.41	m2			
Carpenter to fix FC sheet flooring into position (external)	7.81	m2			

Description	Quantity	Unit	Rate	Markup	Total
Sheet flooring - fibre cement tongue and groove - 1800 x 900 x 19mm - interior wet area	14	sheet			
Sheet flooring - fibrecement compressed sheet - 1800 x 900 x 24.0mm thick	5	sheet			
Sheet flooring - particleboard tongue and groove - standard - 3.6m x 800mm - 19mm thick	33	sheet			

Hardware & Fixings

Gun nails - gas gun nails - bright frame - 3 fuel cells - 75mm long - 3000 pack	2	pack			
Gun nails - gas gun nails - galvanised frame - 3 fuel cells - 75mm long - 3000 pack	1	pack			
Construction adhesive - gun cartridge tube - construction liquid/qwik nails - 320g tube - per tube	11	each			
Screws - phillips/common head - zinc - 60mm long - box of 500	2	pack			
Screws - phillips/common head - galvanised - 65mm long - box of 500	1	pack			

Delivery

Site Delivery - Floor Sub Structure	1	each			
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Walls

Total carpenter man hours to complete timber wall framing	132.59	hrs			
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Load Bearing Wall Frames - Ground Floor

Carpenter man hours to complete timber wall framing	39.44	hrs			
Carpenter set out, cut & fix into position	66.6	m			
Carpenter check and straighten wall frames	4	hr			
Carpenter set out, cut & fix structural noggin into position	2	hr			
All timber stud framing is Framing Pine - MGP10 - H2F blue 90mm x 35mm					
All timber top & bottom plate framing is Framing Pine - MGP10 - H2F blue 90mm x 45mm					
Top Plate	277.83	m			
Bottom Plate	139.86	m			
Studs	873.81	m			
Noggins	139.86	m			
Window & Door Trimmers	127.5	m			

Non Load Bearing Wall Frames - Ground Floor

Description	Quantity	Unit	Rate	Markup	Total
Carpenter man hours to complete timber wall framing	29.19	hrs			
Carpenter set out, cut & fix into position	46.2	m			
Carpenter check and straighten wall frames	4	hr			
Carpenter set out, cut & fix structural noggin into position	2	hr			
All timber framing is Framing Pine - MGP10 - H2F blue 90mm x 35mm					
Top Plate	53.24	m			
Bottom Plate	48.51	m			
Studs	500.54	m			
Noggins	48.51	m			
Door Heads	13.86	m			

Load Bearing Wall Frames - Upper floor

Carpenter man hours to complete timber wall framing	26.18	hrs			
Carpenter set out, cut & fix into position	40.2	m			
Carpenter check and straighten wall frames	4	hr			
Carpenter set out, cut & fix structural noggin into position	2	hr			
All timber stud framing is Framing Pine - MGP10 - H2F blue 90mm x 35mm					
All timber top & bottom plate framing is Framing Pine - MGP10 - H2F blue 90mm x 45mm					
Top Plate	170.1	m			
Bottom Plate	84.42	m			
Studs	534.87	m			
Noggins	42.21	m			
Window & Door Trimmers	84.74	m			

Non Load Bearing Wall Frames - Upper Floor

Carpenter man hours to complete timber wall framing	37.78	hrs			
Carpenter set out, cut & fix into position	63.3	m			
Carpenter check and straighten wall frames	4	hr			
Carpenter set out, cut & fix structural noggin into position	2	hr			
All timber framing is Framing Pine - MGP10 - H2F blue 90mm x 35mm					
Top Plate	77.49	m			
Bottom Plate	66.47	m			
Studs	658.04	m			
Noggins	66.47	m			

Description	Quantity	Unit	Rate	Markup	Total
Door Trimmers	32.76	m			
Lintels					
Carpenter man hours to complete lintels in wall framing	24.66	hrs			
Carpenter to cut & fix lintels into position	79.53	m			
LVL - treated pine - H2S LOSP - 90mm x 45mm [Timber Len: 6/0.9, 1/1.2, 1/1.5, 1/2.1, 1/3, 1/3.3]	15.13	m			
LVL - treated pine - H2S LOSP - 95mm x 63mm [Timber Len: 1/1.5]	1.26	m			
LVL - treated pine - H2S LOSP - 130mm x 45mm [Timber Len: 2/1.2, 4/1.5]	7.89	m			
LVL - treated pine - H2S LOSP - 150mm x 45mm [Timber Len: 1/2.1, 1/2.7]	4.74	m			
LVL - treated pine - H2S LOSP - 170mm x 45mm [Timber Len: 2/2.1]	4.32	m			
LVL - treated pine - H2S LOSP - 200mm x 45mm [Timber Len: 1/1.2, 3/2.7, 2/3, 1/3.3]	18.02	m			
LVL - treated pine - H2S LOSP - 240mm x 45mm [Timber Len: 1/2.7, 4/3, 1/3.3]	17.57	m			
Pine - glue laminated beams - untreated - 230mm x 65mm thick [Timber Len: 1/3.3]	3.4	m			
Pine - glue laminated beams - untreated - 295mm x 65mm thick [Timber Len: 1/4.5]	4.62	m			
Pine - glue laminated beams - untreated - 330mm x 65mm thick [Timber Len: 1/6.3]	6.56	m			
Bracing & Tiedown					
Carpenter man hours to complete bracing and tiedowns	69	hrs			
Carpenter to fix bracing sheets into position	69	each			
Carpenter to fix tie down rods into position	138	each			
Bracing - hardwood plywood - F27 2440 x 900 x 4mm	10	sheet			
Bracing - hardwood plywood - F22 2745 x 900 x 4mm	50	sheet			
Bracing - hardwood plywood - F27 2745 x 1200 x 4mm	3	sheet			
Bracing - hardwood plywood - F27 3050 x 900 x 4mm	6	sheet			
Hardware & Fixings					
Cyclone Rod - M12 x 300mm (Galv)	96	each			
Cyclone Rod - Nuts - M12 Connector (Galv.)	116	each			

Description	Quantity	Unit	Rate	Markup	Total
Cyclone rod / threaded rod - cyclone rod galvanised - M12 x 2700mm	20	no			
Cyclone rod / threaded rod - cyclone rod galvanised - M12 x 3000mm	106	no			
Cyclone rod / threaded rod - cyclone rod galvanised - M12 x 3600mm	12	no			
Cyclone Rod - M12 x 50 x 50 x 3mm - Sq Washer	138	each			
Cyclone Rod - Nuts - M12 (Galv.)	138	each			

Hardware & Fixings

Gun nails - gas gun nails - bright frame - 3 fuel cells - 75mm long - 3000 pack	2	pack			
Nails - Senco 50 x 2.5mm Hot Dipped Galv. ring pneumatic plastic collated coil nail	3	box			
110mm x 30m x 500um Black Poly Dampcourse	8	30m Roll			
Connector Plate 100 x 60mm	1	100 Box			
Nails - hand - hand nails - galvanised clout - 30mm long	1.2	kg			
Chemical Anchors - Chemset 101 Injection with Nozzle Tap	3	380ml			

Delivery

Site Delivery - Wall Framing	1	each			
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Carpentry - Roof Frame & Trusses

Total carpenter man hours to complete timber roof framing & trusses	148.1	hrs			
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Prefabricated Trusses

Carpenter man hours to complete timber roof trusses	144	hrs			
Carpenter to setout, lift & fix into position Timber Truss Roof Framing	6	day			
Timber Truss Supply	291.08	m2			

Rafters

Carpenter man hours to complete timber rafters	4.1	hrs			
Carpenter to setout, lift & fix into position Timber Rafters	21	m			
LVL - treated pine - H2S LOSP - 150mm x 45mm [Length by Centre: 7/2.4, 2/2.1]	21	m			

Delivery

Site Delivery - Roof Frame & Trusses	1	each			
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Carpentry - Eaves & Soffits

Carpenter man hours to complete eaves	14.63	hrs			
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Description	Quantity	Unit	Rate	Markup	Total
Eaves - 600mm wide - carpenter to fix into position	25.92	m2			
Pine Batten - 50 x 38 Rough Sawn	77.76	m			
HardieFlex - 4.5 x 600 x 2400	19	sheet			
Plastic PVC Joint Strip - 'H' 4.5 x 2400mm White	5	each			
Pine FJ Primed - 31 x 11 H3	20.9	m			

Hardware & Fixings

Nails - Fibre Cement 25 x 2.0mm Galv.	1	2kg/box			
Nails - Paslode 75 x 3.06mm BRT D Head Impulse Nail	1	3000/Box			
Nails - Paslode Impulse C Brad 38mm Galv. (Straight) B20627	1	3000/Box			

Delivery

Site Delivery - Eaves	1	each			
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Carpentry - Fibre Cement Ceilings

Carpenter man hours to complete FC ceiling cladding	14.03	hrs			
Carpenter to install timber ceiling framing and fix FC ceiling sheets into position	22.09	m2			
Framing pine - MGP10 - H2F blue - 70mm x 35mm	99.43	m			
Fibre cement - sheeting - square edge plain - 900 x 2400 x 6.0mm thick	11	sheet			
Fibre cement - sheeting - sheet joiner - H mould PVC - 4.5mm	14	each			
Dressed timber - pine FJ - pine - 31mm x 11mm	26.4	m			

Hardware & Fixings

Hand nails - hand nails - galvanised clout - 25mm long	1	2kg/box			
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Delivery

Site Delivery - FC Ceilings	1	each			
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Carpentry - Cladding

Cladding - Weathertex

Carpenter man hours to complete weathertex cladding	84.64	hrs			
Carpenter Labour to fix cladding into position - (painted)	232.87	m2			
Carpenter Labour to fix cladding into position - (natural)	35.77	m2			
Weathertex 3660 x 1196 x 9.5mm Weathergroove 75mm Smooth Panel	54	sheet			
Weathertex 3660 x 1196 x 9.5mm 75mm Natural Weathergroove	9	sheet			

Description	Quantity	Unit	Rate	Markup	Total
Weathertex 50 x 2.8mm Galvanised Nails	6	2kg/box			
Carpentry - Fix Out					
Carpenter man hours to complete fix out	90.28	hrs			
Carpenter Labour to fix into position Pre Hung doors, standard profile architrave & skirting.	361.1	m2			
Doors					
2400x1200x40mm Client selection - PS Item Timber Feature Entry Door	1	PSUM			
2340x820x35mm Hollow Core Flush panel Timber Internal Hinged Door	7	each			
2340x720x35mm Hollow Core Flush panel Timber Internal Hinged Door	8	each			
2340x720x35mm Hollow Core Flush panel Timber Internal Cavity Slider Door	1	each			
2340x840x35mm Hollow Core Flush panel - Broom Timber Internal Hinged Doors (2 x 420)	1	each			
2340x1040x35mm Hollow Core Flush panel - Linen (Laundry) Timber Internal Hinged Doors (2 x 520)	1	each			
2340x1500mm Master Suite Robe Mirror Sliding Doors	1	each			
2340x1200mm Linen Vinyl Sliding Doors	1	each			
Door Lock Sets					
Door - entrance set - key locks - leverset style - quality	2	no			
Door - entrance set - key locks - trilock style - quality	1	no			
Door internal - passage set - lever style latchset - quality	14	no			
Door internal - passage set - passage to privacy - adaptor kit	7	no			
Door internal - privacy set - sliding door set - quality	1	no			
Door internal - dummy/ robe - lever/knob - - quality	2	no			
Door - stops/catches - robe/linen door catcher - plastic - average	2	each			
Door - stops/catches - door stop - rubber or plastic catcher - budget	17	each			
Internal hinge - zinc or brass plated - 75mm long	19	each			
Cavity Slider Frames					
HUME DOORS - cavity units interior - Evolution - 2340mm x 720mm x 90mm	1	each			
Door Jambs					

Description	Quantity	Unit	Rate	Markup	Total
Internal jamb sets - 2340mm pre hinged - pine - single door - 112mm x 19mm - 2 hinges	15	each			
Internal jamb sets - 2340mm pre hinged - pine - double door - 92mm x 19mm - 6 hinges	2	each			
Dressed timber - pine FJ - pine - 112mm x 18mm	14.76	m			
Entry Frame Weatherguard	3	each			

Mouldings

Door Architrave - pine - splayed edge- 42mm x 11mm	278.88	m			
Skirtings - pine - splayed edge - 66mm x 11mm	331.96	m			

Hardware & Fixings

Gas gun - finishing nails - galvanised - finishing nail gas gun - pack of 3000 - 50mm long	2	pack			
Wood glue - PVA - PVA wood glue - 500ml	2	each			

Delivery

Delivery - Timber & Hardware - Material	1	no			
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Carpentry - Fit-off

Carpenter man hours to complete fit off	14.47	hrs			
Fit Off. Door hardware, stops, towel rails, toilet roll holders etc.	361.1	m2			

BRICKWORK

Brick Supply

Supply - Face Bricks - 230 x 110 x 76 (walls) (Builders mid-range)	7.54	thou			
Supply - Face Bricks - 230 x 110 x 76 (base) (Builders mid-range)	1.19	thou			
Supply - Face Bricks - 230 x 110 x 76 (sills) (Builders mid-range)	0.15	thou			
Supply - Face Bricks - 230 x 110 x 76 (piers) (Builders mid-range)	0.67	thou			
Delivery to Site	1	no			

Brick Layer

Bricklayer man hours to complete brickworks	150.69	hrs			
Lay - Face Brick 230 x 110 x 76	8.03	thou			
Lay Sills - Face Brick 230 x 110 x 76	0.14	thou			
Lay Piers - Face Brick 230 x 110 x 76	7.55	m			
Rake Joints & Acid Wash	182.04	m2			

Description	Quantity	Unit	Rate	Markup	Total
Brick Mortar					
Sand - Brickies Loam Sand 1 Tonne Bag (0.75m3)	13	bag			
Cement - Grey General Purpose	104	20kg			
Mortar Additive - Plasticiser Lanko 311 20Ltr	1	20L/drum			
Steel Lintels					
Lintels - galintel rendabar - 8mm thick - galintel rendabar 100mm x 100mm - 900mm	2	each			
Lintels - galintel rendabar - 8mm thick - galintel rendabar 100mm x 100mm - 1500mm	1	each			
Lintels - galintel rendabar - 8mm thick - galintel rendabar 100mm x 100mm - 2100mm	1	each			
Lintels - galintel rendabar - 8mm thick - galintel rendabar 150mm x 100mm - 2700mm	4	each			
Lintels - galintel rendabar - 8mm thick - galintel rendabar 150mm x 100mm - 3300mm	1	each			
Delivery - Hardware - Material	1	no			
Hardware					
Dampcourse - Polyflash 300mm x 30mtr	1.8	roll			
Cavity Ties - Wire 10g 180 x 3.15mm Galv.	15	50/Box			
Weepa's - 98 x 110 (Standard)	1.5	20/Box			
INSULATION					
Wall wrap - reflective foil - foil wrap - medium duty	399.38	m2			
Batts - wall - glasswool - R1.5	399.38	m2			
Batts - ceiling/floor - glasswool batt - R 2.5 - 90mm thick	357.02	m2			
STAIRS & BALUSTRADES					
Stairs - Internal					
Staircase - steel w/t timber treads - painted finish - flight	2.84	m			
Trim-Out Sub-Floor Opening for Stairs	1	item			
Balustrade frameless glass/stainless steel handrail - toughened glass - fixed to stairs - stairs 1000mm high per metre rise	19.03	m			
Balustrade					

Description	Quantity	Unit	Rate	Markup	Total
Balustrade frameless glass/stainless steel handrail - toughened glass - fixed to balcony wall - stairs 600mm high per metre rise	9.53	m			

WINDOWS & DOORS - TOP FLASHINGS

Flashings - 50 x 38 x 1800mm (Galv.) 16mm Roll	45				
Carpenter Labour to fix window flashings into position	11.25	hr			

WINDOW & DOORS - ALUMINIUM

Specification

Frame colour - Client to select from Standard colour range					
Glass type - Clear					
Thermal & Sound Ratings - Standard					
Insect Screens - Supply & install - Supplier Quoted		incl			
Carpenter man hours to complete window & door placement	78	hrs			
Carpenter Labour to carry & fit into position - Windows & Doors	39	each			

Windows & Doors

2400x2700mm Standard Powdercoat - Formal Lounge Aluminium Sliding Door	1	incl			
2100x600mm Standard Powdercoat - Powder Room Aluminium Double Hung Window	1	incl			
2100x900mm Standard Powdercoat - Family Aluminium Double Hung Window	2	incl			
2100x600mm Standard Powdercoat - Ensuite 4 Aluminium Double Hung Window	1	incl			
700x3000mm Standard Powdercoat - Kitchen Aluminium Fixed Glass & Sliding Windows	1	incl			
2100x900mm Standard Powdercoat - Kitchen Aluminium Fixed Glass Window	1	incl			
600x6000mm Standard Powdercoat - Family Aluminium Fixed Glass Windows (above Sliding Door)	1	incl			
600x4400mm Standard Powdercoat - Dining Aluminium Fixed Glass Windows (above Sliding Door)	1	incl			
2400x820mm Standard Powdercoat - Butler's Pantry Aluminium Hinged Door	1	incl			
2400x820mm Standard Powdercoat - Laundry Aluminium Hinged Door	1	incl			
700x2400mm Standard Powdercoat - Butler's Pantry Aluminium Sliding & Fixed Glass Windows	1	incl			

Description	Quantity	Unit	Rate	Markup	Total
2400x2700mm Standard Powdercoat - Guest Suite Aluminium Sliding Door	1	incl			
2400x4400mm Standard Powdercoat - Dining Aluminium Sliding Door	1	incl			
2700x6000mm Standard Powdercoat - Family Aluminium Sliding Door	1	incl			
600x2400mm Standard Powdercoat - Guest Suite Aluminium Sliding Window	1	incl			
1200x1800mm Standard Powdercoat - Laundry Aluminium Sliding Window	1	incl			
600x2400mm Standard Powdercoat - Family Aluminium Sliding Window	1	incl			
2100x600mm Standard Powdercoat - Bed 2 Aluminium Double Hung Window	2	incl			
1500x1000mm Standard Powdercoat - Stairs Aluminium Fixed Glass Window	1	incl			
2100x1100mm Standard Powdercoat - Entry Void Aluminium Fixed Glass Window	1	incl			
2400x3000mm Standard Powdercoat - Master Suite Aluminium Sliding Door	1	incl			
2400x2100mm Standard Powdercoat - Study Aluminium Sliding Door	1	incl			
600x1200mm Standard Powdercoat - Ensuite 3 Aluminium Sliding Window	1	incl			
450x1200mm Standard Powdercoat - Ensuite 3 Aluminium Sliding Window	1	incl			
2100x2700mm Standard Powdercoat - Bed 3 Aluminium Sliding Window	1	incl			
450x1200mm Standard Powdercoat - Bathroom Aluminium Sliding Window	2	incl			
600x1200mm Standard Powdercoat - Bed 4 Aluminium Sliding Window	1	incl			
1500x1800mm Standard Powdercoat - Bed 4 Aluminium Sliding Window	1	incl			
450x1200mm Standard Powdercoat - Ensuite 2 Aluminium Sliding Window	1	incl			
2100x2700mm Standard Powdercoat - Living Aluminium Sliding Window	1	incl			
2100x2700mm Standard Powdercoat - Master Suite Aluminium Sliding Window	1	incl			
900x1500mm Standard Powdercoat - Ensuite 1 Aluminium Sliding Window	1	incl			
600x2400mm Standard Powdercoat - Living Aluminium Sliding Window	1	incl			
2400x2700mm Standard Powdercoat - Atrium Aluminium Fixed Glass Window	1	incl			
2400x2400mm Standard Powdercoat - Atrium Aluminium Fixed Glass Window	1	incl			
600x1200mm Standard Powdercoat - Mudroom Aluminium Sliding Window	1	incl			

GARAGE DOORS

Description	Quantity	Unit	Rate	Markup	Total
2300x4800mm Standard Powdercoat - Garage Panelift Door	1	each			
2300x2400mm Standard Powdercoat - Garage Roller Door	1	each			
Garage door jambs - treated pine - LOSP treated DAR - FJ pine - non-rebated - 140mm x 31mm	24.78	m			
Carpenter Labour to fix Garage Jambs into position	3	hr			

ROOFING, FASCIA & GUTTER

Quoted by Subcontractor	quote
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Metal Roofing

Roof - square ribbed steel screw fixed - colorbond - 762mm cover - 29mm high x 0.48mm BMT	319.19	m2			
Roof sheeting - barge capping steel - 0.55mm BMT extra for barge cap in steel - colorbond	85.65	m			

Roof - Flashings

Flashing steel - colorbond - 101-200 girth - 4 bends	21.52	m			
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Metal Battens

Roofing Battens - for sheet roofing - 900mm spacing - 50mm x .75bmt	319.19	m2			
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Guttering

Fascia - - colour coated	132.95	m			
Gutters - quad 150mm - colorbond steel - gutter	32.9	m			
Gutters - quad 150mm - colorbond steel - stop end	10	no			
Gutters - quad 150mm - colorbond steel - outlet	7	no			
Downpipes - round - 80mm diameter PVC - downpipe	22.05	m			

Insulation

Ceiling / roof - insulation - glasswool blanket foil faced 1 side 400g/m2 over joists/rafters/purlins - 50mm	319.19	m2			
Roofing - wire - steel - laid over rafters / purlins	319.19	m2			

Skylights

Fixed flat roof skylight including custom flashing - Supply & fit					
Skylight - Velux FCM2270 - 665 x 1885mm	1	no			

PLASTERING - GYPROCK

Description	Quantity	Unit	Rate	Markup	Total
Includes labour to fix into position, board material as noted, fixed by gluing screwed to frame, setting of joints and final sanding. Allows for fixing to both metal and timber wall frames. Does not include painting or paint preparation.					
Walls - Plasterboard 10mm					
Plasterboard w/t setting - standard - 10mm thick - fix to wall	929.14	m2			
Walls - Villaboard 6mm (wet areas)					
Fibre cement w/t setting - villaboard - fix to wall - 6mm thick	190.3	m2			
Ceilings					
Plasterboard Superceil w/t setting - standard - 10mm thick - fix to ceiling	320.86	m2			
Fibre cement w/t setting - villaboard - fix to ceiling - 6mm thick	36.16	m2			
Cornice					
Cornice - perimeter setting internal corner - square set - no cornice	411.53	m			
Cornice - perimeter setting external corner - square set	279.88	m			
Metal Battens					
Steel - furring / batten - m2 - 16mm @ 600mm centres - ceiling frame	357.02				
Additional					
Manhole/personhole/access panel - lockable steel panel & frame - 600 x 600mm	1	no			
2 Storey Pass-Up / Move On-Site	1	item			
PLASTERING - SOLID					
Rendering - tyrolean - 13mm thick - 3 coat - walls	51.65	m2			
WATERPROOFING - TILING					
Supply & Apply - Floors - Interior	36.56	m2			
Supply & Apply - Wall & Floor junctions (Internal Corners)	154.73	m			
Supply & Apply - Walls - Interior	131.64	m2			
TILING					
Specification					
Tile Lay Pattern - Square in-line (standard)					
Grout colour for Walls & Floors - Grey					

Description	Quantity	Unit	Rate	Markup	Total
Ensuites, Bathroom & Powder Room - All walls tiled to 2700mm high					
Laundry - Skirting tiled to 300mm high. Splashback tiled to 600mm high & 300mm high under window					
Kitchen & Butler's Pantry - Splashback tiled to 600mm high					
Waterproofing - Polyurethane membrane over floor and walls where tiled (excluding Kitchen & Butler's Pantry splashbacks)					
Laying of Frieze / Mosaic / Feature Tiles / Decorative Borders - not included					

Tiling Lay Rates - Floors

Lay Rate - Floors - Porcelain Tiles - Ensuite 1	8.1	m2			
Lay Rate - Floors - Porcelain Tiles - Ensuite 2	3.54	m2			
Lay Rate - Floors - Porcelain Tiles - Ensuite 3	3.73	m2			
Lay Rate - Floors - Porcelain Tiles - Ensuite 4	3.86	m2			
Lay Rate - Floors - Porcelain Tiles - Bathroom	7.05	m2			
Lay Rate - Floors - Porcelain Tiles - Powder Room	2.94	m2			
Lay Rate - Floors - Porcelain Tiles - Laundry	7.35	m2			
Lay Rate - Floors - Porcelain Tiles - Main Floor - Entry, Formal Lounge, Dining, Kitchen, Butler's Pantry	91.11	m2			
Lay Rate - Floors - Porcelain Tiles - External - Porch, Balcony	11.37	m2			

Tiling Lay Rates - Walls

Lay Rate - Walls - Porcelain Tiles - Ensuite 1	30.99	m2			
Lay Rate - Walls - Porcelain Tiles - Ensuite 2	19.54	m2			
Lay Rate - Walls - Porcelain Tiles - Ensuite 3	19.36	m2			
Lay Rate - Walls - Porcelain Tiles - Ensuite 4	18.71	m2			
Lay Rate - Walls - Porcelain Tiles - Bathroom	25.88	m2			
Lay Rate - Walls - Porcelain Tiles - Powder Room	15.96	m2			

Tiling Lay Rates - Skirting

Lay Rate - Skirting Tile - Laundry	13.44	m			
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Tiling Lay Rates - Splashbacks

Lay Rate - Walls - Porcelain Tiles - Laundry Bench Splashback	1.22	m2			
Lay Rate - Walls - Porcelain Tiles - Kitchen & Butler's Pantry Splashback	2.42	m2			

Floor Waste Drains

Lay Rate - Cut tile around Floor Waste Insert -100x100mm	7	no			
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Description	Quantity	Unit	Rate	Markup	Total
Lay Rate - Cut tile around Shower Waste Insert - 100x100mm	5	no			
Bedding					
Lay Rate - Floor Bedding (supply & install per m2)	29.22	m2			
Silicone Caulking					
Lay Rate - Seal skirtings to floor junctions (Silicone Caulking)	13.44	m			
Lay Rate - Seal junctions of splashbacks (Silicone Caulking)	6.96	m			
Lay Rate - Seal vertical internal corners of wall junctions (Silicone Caulking)	74.7	m			
Lay Rate - Seal horizontal internal corners of wall junctions (Silicone Caulking)	80.03	m			
PAINTING					
Quoted by Subcontractor	1	quote			
PLUMBING & DRAINAGE					
Sanitary Drainage					
Hose Taps	3	each			
Vanity - Drainage Point	7	each			
Kitchen Sink - Drainage Point	2	each			
Shower - Drainage Point	5	each			
Bath - Drainage Point	2	each			
Toilet - Drainage Point	6	each			
Laundry Tub - Drainage Point	1	each			
Laundry - Washing Machine Stops	1	each			
Floor Waste - Drainage Point	7	each			
Sanitary Fit off					
Vanity Basin - Connection	7	each			
Kitchen Sink - Connection	2	each			
Dishwasher Connection	2	each			
Shower - Connection	5	each			
Bath - Connection	2	each			
Toilet - Connection	6	each			
Laundry Tub - Connection	1	each			
Hot Water System - Install	2	each			
Temper Valve	1	each			
Floor Waste - Connection	7	each			
Civil Drainage					
Stormwater - Drainage Point 90mm	7	each			
Stormwater - Connection Point 90mm	7	each			

Description	Quantity	Unit	Rate	Markup	Total
PP - stormwater - pit - polymer - 300mm x 300mm x 300mm deep	3	no			
As Constructed Plans	1	each			

MECHANICAL SERVICES - AIRCONDITIONING

Ducted reverse cycle air conditioning - complete installation - double storey - A/C units , ducting , ceiling registers , refrig lines , elect lines , control pad - Excludes 3 Phase upgrade if required	1	job			
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MONETARY ITEMS

Prime Costs

Tiling

Tile Supply - Floor (m2)	40.22	PCSUM			
Tile Supply - Main Floor (m2)	100.23	PCSUM			
Tile Supply - External Floors (non slip) (m2)	12.5	PCSUM			
Tile Supply - Walls (m2)	147.9	PCSUM			
Tile Supply - Splashbacks (m2)	4	PCSUM			
Delivery to site	1	PCSUM			

Plumbing Fixtures & Fittings

Ensuite 1 - Master

Clark Round Square Basin Mixer - Chrome	2	PCSUM			
Seima Plati Undermount Basin incl Pop-Up Waste - White	2	PCSUM			
Clark Round Square Wall Mixer - Chrome	1	PCSUM			
Clark Round Rail Shower with Overhead - Chrome	1	PCSUM			
Clark Round Square Wall Bath Mixer 220mm - Chrome	1	PCSUM			
Seima Paxi 101 Slimline 1700mm Freestanding Bath - White	1	PCSUM			
Seima Limni Wall Faced Toilet Suite with Classic Soft Close Seat - White	1	PCSUM			
Harmony Meno Toilet Roll Holder - Chrome	1	PCSUM			
Harmony Meno 900mm Double Towel Rail - Chrome	1	PCSUM			
Harmony Meno Towel Ring - Chrome	1	PCSUM			
Harmony Meno Robe Hook - Chrome	2	PCSUM			
Floor Waste - Chrome	1	PCSUM			
Shower Waste - Chrome	1	PCSUM			

Ensuite 2 - Bed 2

Description	Quantity	Unit	Rate	Markup	Total
Clark Round Square Basin Mixer - Chrome	1	PCSUM			
Seima Plati Undermount Basin incl Pop-Up Waste - White	1	PCSUM			
Clark Round Square Wall Mixer - Chrome	1	PCSUM			
Clark Round Rail Shower with Overhead - Chrome	1	PCSUM			
Seima Limni Wall Faced Toilet Suite with Classic Soft Close Seat - White	1	PCSUM			
Harmony Meno Toilet Roll Holder - Chrome	1	PCSUM			
Harmony Meno 900mm Double Towel Rail - Chrome	1	PCSUM			
Harmony Meno Towel Ring - Chrome	1	PCSUM			
Harmony Meno Robe Hook - Chrome	1	PCSUM			
Floor Waste - Chrome	1	PCSUM			
Shower Waste - Chrome	1	PCSUM			

Ensuite 3 - Bed 3

Clark Round Square Basin Mixer - Chrome	1	PCSUM			
Seima Plati Undermount Basin incl Pop-Up Waste - White	1	PCSUM			
Clark Round Square Wall Mixer - Chrome	1	PCSUM			
Clark Round Rail Shower with Overhead - Chrome	1	PCSUM			
Seima Limni Wall Faced Toilet Suite with Classic Soft Close Seat - White	1	PCSUM			
Harmony Meno Toilet Roll Holder - Chrome	1	PCSUM			
Harmony Meno 900mm Double Towel Rail - Chrome	1	PCSUM			
Harmony Meno Towel Ring - Chrome	1	PCSUM			
Harmony Meno Robe Hook - Chrome	1	PCSUM			
Floor Waste - Chrome	1	PCSUM			
Shower Waste - Chrome	1	PCSUM			

Ensuite 4 - Guest

Clark Round Square Basin Mixer - Chrome	1	PCSUM			
Seima Plati Undermount Basin incl Pop-Up Waste - White	1	PCSUM			
Clark Round Square Wall Mixer - Chrome	1	PCSUM			
Clark Round Rail Shower with Overhead - Chrome	1	PCSUM			
Seima Limni Wall Faced Toilet Suite with Classic Soft Close Seat - White	1	PCSUM			

Description	Quantity	Unit	Rate	Markup	Total
Harmony Meno Toilet Roll Holder - Chrome	1	PCSUM			
Harmony Meno 900mm Double Towel Rail - Chrome	1	PCSUM			
Harmony Meno Towel Ring - Chrome	1	PCSUM			
Harmony Meno Robe Hook - Chrome	1	PCSUM			
Floor Waste - Chrome	1	PCSUM			
Shower Waste - Chrome	1	PCSUM			

Bathroom - Bed 4

Clark Round Square Basin Mixer - Chrome	1	PCSUM			
Seima Plati Undermount Basin incl Pop-Up Waste - White	1	PCSUM			
Clark Round Square Wall Mixer - Chrome	1	PCSUM			
Clark Round Rail Shower with Overhead - Chrome	1	PCSUM			
Clark Round Square Wall Bath Mixer 220mm - Chrome	1	PCSUM			
Seima Select 01 1525mm Inset Bath with Overflow - White	1	PCSUM			
Seima Limni Wall Faced Toilet Suite with Classic Soft Close Seat - White	1	PCSUM			
Harmony Meno Toilet Roll Holder - Chrome	1	PCSUM			
Harmony Meno 900mm Double Towel Rail - Chrome	1	PCSUM			
Harmony Meno Towel Ring - Chrome	1	PCSUM			
Harmony Meno Robe Hook - Chrome	1	PCSUM			
Floor Waste - Chrome	1	PCSUM			

Powder Room

Clark Round Square Basin Mixer - Chrome	1	PCSUM			
Seima Plati Undermount Basin incl Pop-Up Waste - White	1	PCSUM			
Seima Limni Wall Faced Toilet Suite with Classic Soft Close Seat - White	1	PCSUM			
Harmony Meno Toilet Roll Holder - Chrome	1	PCSUM			
Harmony Meno Towel Ring - Chrome	1	PCSUM			
Floor Waste - Chrome	1	PCSUM			

Kitchen & Butler's Pantry

Greens Galliano Pull Down Sink Mixer - Chrome	2	PCSUM			
Franke Planar 845mm Double Bowl Sink - Stainless Steel	1	PCSUM			
Franke Planar 430mm Single Bowl Sink - Stainless Steel	1	PCSUM			

Description	Quantity	Unit	Rate	Markup	Total
Laundry					
Clark Cross Wall Sink Set - Chrome	1	PCSUM			
Everhard Squareline 32 litre Undermount Tub - Stainless Steel	1	PCSUM			
Clark Cross Washing Machine Set - Chrome	1	PCSUM			
Floor Waste - Chrome	1	PCSUM			
External					
Rinnai Hotflo 315 Ltr Electric Storage Hot Water System 3.6kw	2	PCSUM			
Taps - outdoor/garden - quality - per each	3	PCSUM			
Delivery to site	1	PCSUM			
Appliances					
Fisher & Paykel 900mm 4 Zone Induction Cooktop - CI904CTB1	1	PCSUM			
Fisher & Paykel 600mm 10 Function Built-in Pyrolytic Oven - OB60SD10PX1	1	PCSUM			
Fisher & Paykel 600mm Built-In Combination Microwave Oven - OM60NDB1	1	PCSUM			
Fisher & Paykel 900mm Canopy Rangehood - HC90DCXB3	1	PCSUM			
Fisher & Paykel 300mm 2 Burner LPG Gas on Glass Cooktop - CG302DLPGB4	1	PCSUM			
Fisher & Paykel 600mm 15 Place Setting Freestanding Dishwasher - DW60FC6X1	2	PCSUM			
Fisher & Paykel 32 Bottle Dual Zone Wine Cabinet - RS60RDWX1	1	PCSUM			
Zip HT1784 HydroTap G4 Boiling & Chilled Filtered Water	1	PCSUM			
Delivery to site	1	PCSUM			
Refrigerators FR1 & FR2		Not included			
Windows & Doors					
Windows & Door Supply - standard aluminum frame - powder coated - with keyed lock - standard 4mm or float or toughened glass (m2)	1	PCSUM			
2400x1200x40mm Client selection - Timber Feature Entry Door	1	PCSUM			
Provisional Sums					
Bulk Earthworks					
Carry out Bulk Earthworks to prepare Building Pads	1	PSUM			
Carpet					

Description	Quantity	Unit	Rate	Markup	Total
Carpet laid to all Bedrooms & Robes including underlay - wool/nylon 80/20% - quality (m2)	83.12	PSUM			

Engineered Timber Flooring

Supply & lay to Family Room, Upper Floor Hallway, Study, Living & Linen x 2 (m2)	86.04	PSUM			
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Cabinet Maker

Final quantities are subject to final design and shop drawings by the Cabinetmaker					
All Joinery & Feature Battens allowance	1	PSUM			

Plumbing Gas

Gas supply - complete - copper - in house - 12m run to Burner - 15mm or 20mm diameter	1	PSUM			
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Shower Screens/Panels

Shower Screens/Panels - Allowance	1	PSUM			
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Electrical Works

Electrical plans were not available at the time of this estimate					
Electrical Works	1	PSUM			

Alfresco Roof

Aluminium Frame with clear polycarbonate sheeting	1	PSUM			
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CONSTRUCTION CONTINGENCY

Allowance for the Builder during the construction phase	1	item			
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Subtotal	\$0.00
Builders Profit	\$0.00
Subtotal	\$0.00
G.S.T [10%]	\$0.00
Total	\$0.00