



Sidcorp construction services Pty Ltd t/a
Advanced Estimating

ABN: 92 603 464 311

Email: info@advancedestimating.com.au

Web: www.advancedestimating.com.au

Phone: 0417 777 813

SAMPLE COST REPORT

Description: **Dual Occupancy + Outbuilding**

Project Address: **4 Sample Rd Illawong**

Commissioned By: **Mr & Mrs Sample**

Report Prepared By: **Sid H**

Report Date: **7th December 2018**

Project Description:

The project is located at Illawong, and a suburb which falls under the Sutherland Shire Council development control plans and guidelines. The project involves the demolition of existing structures and vegetation as well as general site clearance to make way for construction of a Two story attached Dual Occupancy with outbuilding.

Estimate of Probable Cost:

Based on the documentation provided, we have assessed the construction cost including GST for the project located at 4 Sample Rd Illawong as per the following:

Total Cost of works (incl GST)	\$21,871.29
--------------------------------	-------------

We have based our estimate on the current market conditions for a development of this type.

Documentation:

The estimate has been prepared based on the documentation provided as listed below:

Consultant: ZV Design Group Pty Ltd

Job No: 1821

Drawings: A01 – A09 (29th May 2018)

Cost Exclusions:

- Rock Excavation;
- Site remediation and decontamination;
- Allowance for shoring;
- Grey water management;
- Allowance for services amplification;
- Escalation Costs;
- Any cost increases associated with the 10% GST;
- All other development costs such as Land costs, Council contributions, design fees, authority fees, bank fees and charges, marketing, leasing and selling costs;

Disclaimer

This report is for use by the party to whom it is addressed and for no other purposes. No responsibility is taken for any third party who may use or rely on the whole or any part of this report. Under no circumstances are the quantities or rates to form part of the building contract. All quantities are approximate only. The quantities and rates provided are NOT guaranteed. It is an estimated list of priced materials and labour. Quantities may differ depending on the nature of the work undertaken. In all cases the onus is on the client to check with the builder or tradesperson in relation to quantities and the rates they use. Any changes to the building plans may affect the estimate. Prices shown in the estimate do not include GST. We have not allowed for any cost increases that may come about through inflation or supply demands or the increase in raw material costs i.e. copper prices. Many suppliers will not hold pricing for extended periods of time and builder must allow for this.

ELEMENTAL COST SUMMARY

Client: Mr & Mrs Sample
Project Description: Dual Occupancy + Outbuilding
Address: 4 Sample Rd Illawong
Report Date: 7th Dec 2018

<u>Description</u>	<u>% Total</u>	<u>Subtotal Excl GST</u>
PRELIMINARIES	0.29%	\$38.00
DEMOLITION & EXCAVATION	6.19%	\$801.00
CONCRETE, REO & FORMWORK	10.32%	\$1,335.00
MASONRY WORKS	4.18%	\$540.40
CARPENTRY	4.37%	\$566.00
STRUCTURAL STEEL & METALWORKS	14.15%	\$1,831.83
ELECTRICAL WORKS	2.36%	\$306.00
PLUMBING	0.05%	\$7.00
ROOF COVERING & PLUMBING	1.93%	\$250.00
DOORS	0.25%	\$32.00
WALL & CEILING LININGS	16.40%	\$2,122.00
FLOOR & WALL COVERINGS	7.08%	\$916.00
WINDOWS & SLIDING DOORS	1.51%	\$196.00
PAINTING & RENDER	24.02%	\$3,109.00
JOINERY	0.12%	\$16.00
STAIRS & BALUSTRADE	0.21%	\$27.50
EXTERNAL WORKS	0.43%	\$56.00
PS ITEMS	6.12%	\$792.00
Total	100.00%	

Subtotal:	\$12,941.73
Builders mark-up:	\$1,941.26
Builders Warranty Insurance:	\$5,000.00
Total:	\$19,882.99
GST [10%]:	\$1,988.30
Total Construction Cost:	\$21,871.29

BUDGET ESTIMATE

Job: 4 Sample Rd Illawong

Client: Mr Sample

Date: 7th Dec 2018

**1 PRELIMINARIES**

	Units	Quantity	Cost per Unit	Total
Portable toilet/flush type	weeks	10	\$1.00	\$10.00
Temporary services allowance	item	1	\$1.00	\$1.00
Rubbish disposal	item	1	\$1.00	\$1.00
Safety, signage and equipment	item	1	\$1.00	\$1.00
Final site clean	item	1	\$1.00	\$1.00
Surveyor	item	1	\$1.00	\$1.00
Contracts administration	item	1	\$1.00	\$1.00
Insurances				
Workers compensation	item	1	\$1.00	\$1.00
Public liability	item	1	\$1.00	\$1.00
Management and Labour				
Project manager	weeks	10	\$1.00	\$10.00
Foreman	weeks	10	\$1.00	\$10.00

SUBTOTAL \$38.00**2 DEMOLITION & EXCAVATION**

	Units	Quantity	Cost per Unit	Total
Demolition of existing structure	item	1	\$1.00	\$1.00
Bulk excavation	m3	800	\$1.00	\$800.00

SUBTOTAL \$801.00**3 CONCRETE, REO & FORMWORK**

	Units	Quantity	Cost per Unit	Total Cost
Footings				
Allowance for footings	item	1	\$1.00	\$1.00
Slabs				
Basement: Raft slab on ground	m2	246	\$1.00	\$246.00
Ground floor: Suspended slab for ground floor	m2	236	\$1.00	\$236.00
Ground floor: Slab on ground for porch	m2	61	\$1.00	\$61.00
First floor: Suspended first floor slab	m2	251	\$1.00	\$251.00
Roof: Suspended slab for roof	m2	251	\$1.00	\$251.00
Ground floor: Slab on ground for granny flat	m2	148	\$1.00	\$148.00
Stairs				
Concrete stairs from basement to ground floor	flight	2	\$1.00	\$2.00
Driveway				
100mm thick slab on ground for driveway	m2	75	\$1.00	\$75.00
Council crossover	each	1	\$1.00	\$1.00
Termite treatment				
Perimeter termite treatment	lm	63	\$1.00	\$63.00

SUBTOTAL \$1,335.00

4 MASONRY WORKS

Units	Quantity	Cost per Unit	Total
-------	----------	---------------	-------

Brick Supply:				
Face bricks	per 1000	3	\$1.00	\$3.00
Commons (duplex)	per 1000	43	\$1.00	\$43.00
Commons (granny flat)	per 1000	18.8	\$1.00	\$18.80
Brick Laying				
Laying bricks - Commons	per 1000	64.8	\$1.00	\$64.80
Supply sand, cement, lime & ancillaries	per 1000	64.8	\$1.00	\$64.80
Blockwork				
Reinforced core filled blockwork at basement level	m2	346	\$1.00	\$346.00

SUBTOTAL \$540.40

5 CARPENTRY

Units	Quantity	Cost per Unit	Total
-------	----------	---------------	-------

Roof:				
Roof Framing: Framing for new roof structure	m2	376	\$1.00	\$376.00
Walls:				
Timber stud wall framing	lm	216	\$1.00	\$216.00
Laundry chute	item	1	\$1.00	\$1.00
Feature timber posts on entry	lm	6	\$1.00	\$6.00
Floors:				
Floor Framing: Timber floor structure to first floor	m2	175	\$1.00	\$175.00
19mm Structural flooring	m2	118	\$1.00	\$118.00
Scyon Secura wet area flooring	m2	29	\$1.00	\$29.00
Cladding				
Standing seam cladding	m2	40	\$1.00	\$40.00
Blueboard cladding to front features	m2	60	\$1.00	\$60.00
Fixout				
Skirting - 140 pencil round skirting	lm	240	\$1.00	\$240.00
Architrave (windows only)	lm	226	\$1.00	\$226.00

SUBTOTAL \$566.00

6 STRUCTURAL STEEL & METALWORKS

lm	kg/m	Total Tonnes	Total
----	------	--------------	-------

RB1: 100 UC 14.8	1	14.8	0.02	\$170.94
RB2: 100 UC 14.8	1	14.8	0.02	\$170.94
RB3: 180 UB 18.1	1	18.1	0.02	\$209.06
RB4: 180 UB 18.1	1	18.1	0.02	\$209.06
SB1: 100 UC 14.8	1	14.8	0.02	\$170.94
SB2: 180 UB 22	1	22	0.02	\$254.10
BG1: 150 DIA CHS	1	15	0.02	\$173.25
SC1: 2 X 88.9 X 5.9 CHS	1	12	0.01	\$138.60
SC2: 2 X 88.9 X 5.9 CHS	1	12	0.01	\$138.60
OR: 100 x 50 x 4 SHS	1	10	0.01	\$115.50
65 x 65 x 6 SHS for beam supports	1	7	0.01	\$80.85

SUBTOTAL \$1,831.83

BUDGET ESTIMATE

Job: 4 Sample Rd Illawong

Client: Mr Sample

Date: 7th Dec 2018

**7 ELECTRICAL WORKS**

Units	Quantity	Cost per Unit	Total
-------	----------	---------------	-------

Electrical Supply				
Electrical supply to dwelling, including pole, main board etc	item	4	\$1.00	\$4.00
Electrical Fittings				
Wire to location and install fitting for standard lights (down lights, oyster etc)	each	150	\$1.00	\$150.00
Install bathroom extraction fans	each	8	\$1.00	\$8.00
Supply and install hardwired smoke alarms	each	6	\$1.00	\$6.00
Dedicated circuits				
Dishwasher	item	4	\$1.00	\$4.00
Hot water service	item	4	\$1.00	\$4.00
Airconditioner	item	4	\$1.00	\$4.00
Oven	item	4	\$1.00	\$4.00
Outlets and points				
Double GPO	each	100	\$1.00	\$100.00
Weatherproof GPO	each	8	\$1.00	\$8.00
Data points (telephone, internet, TV)	each	10	\$1.00	\$10.00
TV Point				
Wire and supply & install digital antenna	item	4	\$1.00	\$4.00

SUBTOTAL \$306.00**8 PLUMBING**

Units	Quantity	Cost per Unit	Total
-------	----------	---------------	-------

** Exclusion: New drillings of Authority main and water service from main to meter and new Gas service from main to meter				
Stormwater, Sewer Drainage , water and gas roughin, fitoff	item	1	\$1.00	\$1.00
Rinnai hot water system - builders range	item	4	\$1.00	\$4.00
2000l slimline rainwater tank and pump	each	2	\$1.00	\$2.00

SUBTOTAL \$7.00**9 ROOF COVERING & PLUMBING**

Units	Quantity	Cost per Unit	Total
-------	----------	---------------	-------

Roof Covering & Plumbing				
Supply and fit colorbond roof sheeting, colorbond quad gutters. Fascia, wool blanket corrugated roofing, all cappings and flashings, custom RWH	m2	250	\$1.00	\$250.00

SUBTOTAL \$250.00**10 DOORS**

Units	Quantity	Cost per Unit	Total
-------	----------	---------------	-------

Internal Doors				
Steel framed hollow core doors	each	26	\$1.00	\$26.00
Entrance Doors				
Steel framed solid core entry doors (duplex)	each	2	\$1.00	\$2.00
Steel framed solid core entry doors (granny flat)	each	2	\$1.00	\$2.00
Garage Doors				
Panel lift garage doors with timber look finish	each	2	\$1.00	\$2.00

SUBTOTAL \$32.00

11 WALL & CEILING LININGS

Units	Quantity	Cost per Unit	Total
-------	----------	---------------	-------

Ceiling Linings

Suspended ceilings (ground floor)	m2	200	\$1.00	\$200.00
Plasterboard ceiling to timber structure on first floor and granny flat	m2	291	\$1.00	\$291.00
Gyprock CSR 2400 x 1200 x 10mm Aquachek™ Plasterboard to wet areas	m2	31	\$1.00	\$31.00
Bulkheads	lm	22	\$1.00	\$22.00

Cornice

Square set cornice	lm	440	\$1.00	\$440.00
--------------------	----	-----	--------	----------

Wall Linings

13mm Plasterboard to internal timber framed walls (square set doors)	m2	871	\$1.00	\$871.00
Villaboard to wet area walls	m2	267	\$1.00	\$267.00

SUBTOTAL \$2,122.00

12 FLOOR & WALL COVERINGS

Units	Quantity	Cost per Unit	Total
-------	----------	---------------	-------

Lay tiles

Lay floor and wall tiles to wet areas specified (supply price under PC items)	m2	327	\$1.00	\$327.00
Lay floor tiles to ground floor main living, kitchen etc	m2	248	\$1.00	\$248.00
Lay floor tiles to external areas (supply price under PC items)	m2	131	\$1.00	\$131.00

Timber

Supply and lay laminate timber flooring	m2	209	\$1.00	\$209.00
---	----	-----	--------	----------

Waterproofing

Waterproofing to wet areas, balconys and concrete roof	item	1	\$1.00	\$1.00
--	------	---	--------	--------

SUBTOTAL \$916.00

13 WINDOWS & SLIDING DOORS

Units	Quantity	Cost per Unit	Total
-------	----------	---------------	-------

Supply windows

Supply aluminium framed glazed windows and sliding doors	m2	98	\$1.00	\$98.00
--	----	----	--------	---------

Install windows and doors

Install Powder coated aluminium glazed windows and sliding doors	m2	98	\$1.00	\$98.00
--	----	----	--------	---------

SUBTOTAL \$196.00

14 PAINTING & RENDER

Units	Quantity	Cost per Unit	Total
-------	----------	---------------	-------

Painting - Internal

Internal soffits	m2	522	\$1.00	\$522.00
Internal walls	m2	871	\$1.00	\$871.00
Timber doors	each	26	\$1.00	\$26.00
Architraves and skirting	lm	466	\$1.00	\$466.00

Painting - External

External soffits	m2	82	\$1.00	\$82.00
External walls	m2	550	\$1.00	\$550.00

Render

Cement render to external masonry walls	m2	550	\$1.00	\$550.00
Whiteset to concrete soffits	m2	42	\$1.00	\$42.00

SUBTOTAL \$3,109.00

15 JOINERY

	Units	Quantity	Cost per Unit	Total
Kitchen joinery with 40mm stone Supernatural Caesarstone (duplex)	item	2	\$1.00	\$2.00
Kitchen joinery with 20mm stone Supernatural Caesarstone (granny flat)	item	2	\$1.00	\$2.00
Bedroom wardrobe with glass sliding doors	each	8	\$1.00	\$8.00
Walk-in bedroom wardrobes	each	2	\$1.00	\$2.00
Linen cupboards	each	2	\$1.00	\$2.00

SUBTOTAL \$16.00

16 STAIRS & BALUSTRADE

	Units	Quantity	Cost per Unit	Total
Open tread staircase with timber finish	item	2	\$1.00	\$2.00
Frameless glass balustrade to balcony, stairs and voids	lm	25.5	\$1.00	\$25.50

SUBTOTAL \$27.50

17 EXTERNAL WORKS

	Units	Quantity	Cost per Unit	Total
Topsoil, pebbles, soft landscaping	item	1	\$1.00	\$1.00
Colorbond fence to boundary (back and sides)	lm	55	\$1.00	\$55.00

SUBTOTAL \$56.00

18 PS ITEMS

	Units	Quantity	Cost per Unit	Total
Floor finishes				
Supply ceramic tiles	m2	706	\$1.00	\$706.00
Doors				
Door hardware for entry doors (duplex)	each	2	\$1.00	\$2.00
Door hardware for entry doors (granny flat)	each	2	\$1.00	\$2.00
Internal door hardware	each	26	\$1.00	\$26.00
Bathrooms				
Basin mixers	each	8	\$1.00	\$8.00
Baths	each	2	\$1.00	\$2.00
Bath spout and mixer	each	2	\$1.00	\$2.00
Frameless glass shower screens	each	8	\$1.00	\$8.00
Shower rose	each	8	\$1.00	\$8.00
Shower mixer	each	8	\$1.00	\$8.00
Toilets	each	8	\$1.00	\$8.00
Kitchen				
Kitchen sink (duplex)	item	4	\$1.00	\$4.00
kitchen mixer (duplex)	item	4	\$1.00	\$4.00
Appliance package (duplex)	item	2	\$1.00	\$2.00
Appliance package (granny flat)	item	2	\$1.00	\$2.00

SUBTOTAL \$792.00

Subtotal:	\$12,941.73
Builders mark-up:	\$1,941.26
Builders Warranty Insurance:	\$5,000.00
Total:	\$19,882.99
GST [10%]:	\$1,988.30
Total Construction Cost:	\$21,871.29