

## Basis of Estimate, Documents Reviewed & Exclusions

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<b>Project Address:</b>	Sample Street
<b>Client details:</b>	Sample Pty Ltd
<b>Date submitted:</b>	3/06/2026
<b>Project description:</b>	Alterations and Additions to existing dwelling

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### Clarifications

Prime Cost (PC) Item : an allowance for the supply only of fixtures/fittings where the exact item hasn't been selected.

Provisional Sum (PS) : an allowance for supply + labour where the scope or quantity cannot be accurately determined at the time of contract.

### Standard Exclusions (Applicable to all estimates)

- New water main and service connections
- New gas service connections from the authority main to the gas meter
- Road opening permits and service authority fees
- Section 73 applications, approvals, works, upgrades, and associated authority requirements
- Council fees, contributions, authority and consultant charges
- Public domain and civil infrastructure works
- Insurances not expressly included within trade pricing
- Contingency allowance not included (minimum 5% recommended)

### Project Specific Exclusions: Applicable to Sample Street

- C-Bus systems, home automation systems, smart controls, AV integration, or any other building automation systems
- Bulk excavation, shoring, piling beyond engineer's design, dewatering, and latent ground conditions
- Refurbish existing common walls

### We have made the following assumptions:

- Residence will not be occupied during construction works
- Builder will have full access to all work areas during normal hours
- One designated area provided for materials and waste
- Existing services (power, water, sewer) remain connected and functional
- No asbestos or concealed defects beyond what is visible
- External access suitable for deliveries and skip bins
- All finishes, fixtures and fittings to be confirmed prior to ordering
- An indicative construction duration of 24 weeks has been assumed for estimating purposes only

A more detailed and accurate estimate can be prepared upon receipt of the outstanding documents listed below.

#### DOCUMENTS REVIEWED

- Complete set of architectural drawings
- Complete set of engineering drawings
- Reflected ceiling plans
- Stormwater drawings
- Specification
- Finishes schedule
- Electrical drawings

#### DOCUMENTS NOT PROVIDED

- Mechanical Drawings
- Hydraulic drawings

### Documents Reviewed:

Architectural drawings by Sample dated 16/03/2026 (CC00-CC17 series),

Structural drawings by Sample Structures dated 19/09/2025 (S00-S05 series)

Interior design drawings and specification by Sample dated February 2026 (A series drawings and specification document Version 9).

# ESTIMATE DISCLAIMER AND TERMS OF ENGAGEMENT

Sidcorp Construction Services Pty Ltd | Trading as Advanced Estimating

By engaging Sidcorp Construction Services Pty Ltd ("the Company") or using any estimate it prepares, you ("the Client") agree to these terms, which apply to all estimating services unless otherwise agreed in writing.

## 1. SCOPE OF SERVICES

The Company's services are limited strictly to the preparation and delivery of cost estimates. The Company does not act as a Quantity Surveyor and does not provide quantity surveying, certified cost planning, or professional QS advice. The Company has no role in the design, execution, supervision, coordination, or project management of any construction works. The Company's engagement concludes upon delivery of the estimate and before any construction contract is executed. The Company has no involvement in, authority over, or control of how construction works are carried out.

## 2. NATURE OF ESTIMATE

This estimate is approximate and non-binding, prepared for preliminary budgeting purposes only, based on drawings, documents, and information available at the time of preparation. No site inspection has been carried out unless expressly stated. It does not constitute a quotation, tender, offer, or contract sum and must not be relied upon for procurement, contract execution, variations, or any financial, commercial, or legal decision-making.

## 3. STANDARD OF SERVICE

Estimates are prepared in accordance with the Company's standard estimating methodology, consistent with general practice for cost estimating in the Australian construction sector. The Company makes no warranty that any estimate will reflect the final cost of construction. Pricing is inherently subject to market conditions, documentation completeness, and factors outside the Company's control. Variance between an estimate and actual construction costs does not, of itself, constitute a breach of duty or negligence on the part of the Company.

## 4. CLIENT RESPONSIBILITIES

The Client must independently verify all quantities, measurements, inclusions, exclusions, specifications, and assumptions before making any commitment. The Client must obtain formal supplier and subcontractor quotations prior to entering any contract or relying on any figure in this estimate. Failure by the Client to undertake such verification is at the Client's sole risk.

## 5. PRICING VALIDITY

This estimate is valid for 30 days from the date of issue, after which pricing may be reviewed to reflect current market conditions.

## 6. LIMITATION OF LIABILITY

To the maximum extent permitted by law, the Company excludes all liability arising from use of or reliance upon this estimate, whether in contract, tort (including negligence), equity, statute, or otherwise. Where liability cannot be excluded, it is limited to the fee paid for the estimate. The Company is not liable for any consequential, indirect, incidental, or economic loss, including loss of profit, delay costs, or lost opportunity.

As the Company's services are limited to cost estimating and do not extend to construction work, design, supervision, coordination, or project management, the Company expressly excludes liability under the Design and Building Practitioners Act 2020 (NSW), the Civil Liability Act 2002 (NSW), or any equivalent or successor legislation, to the fullest extent permitted by law.

This clause survives completion or termination of the engagement.

## 7. CONFIDENTIALITY AND INTELLECTUAL PROPERTY

This estimate is for the Client's sole use in connection with the specific project for which it was commissioned. It must not be disclosed to or used by any third party without the Company's prior written consent. The estimate and all underlying methodology remain the intellectual property of the Company. The Client indemnifies the Company against any loss arising from unauthorised disclosure or use of the estimate.

## 8. AUSTRALIAN CONSUMER LAW

Nothing in these Terms excludes, restricts, or modifies any right or remedy that cannot be excluded under the Australian Consumer Law.

## 9. DISPUTE RESOLUTION

Any dispute must first be referred to good faith negotiation. If unresolved within 14 days, either party may refer it to mediation before commencing legal proceedings. These Terms are governed by the laws of New South Wales and the parties submit to the exclusive jurisdiction of the NSW courts.

## 10. ENTIRE AGREEMENT

These Terms constitute the entire agreement between the Company and the Client in respect of the estimating services, and supersede all prior representations, statements, discussions, negotiations, and understandings, whether oral or written. The Client acknowledges that it has not relied on any representation not expressly set out in these Terms.

# Project Cost Summary

<b>Project Address:</b>	Sample Street
<b>Client details:</b>	Sample Pty Ltd
<b>Date submitted:</b>	3/06/2026
<b>Project description:</b>	Alterations and Additions to existing dwelling

Description	% Total	Subtotal (Excl GST)
1 PRELIMINARIES	0.00%	\$0.00
2 DEMOLITION	0.00%	\$0.00
3 CONCRETE WORKS	0.00%	\$0.00
4 MASONRY	0.00%	\$0.00
5 CARPENTRY - FRAMING	0.00%	\$0.00
6 STRUCTURAL STEEL	0.00%	\$0.00
7 CARPENTRY - FIXOUT	0.00%	\$0.00
8 ROOFING & SKYLIGHTS	0.00%	\$0.00
9 JOINERY (Provisional Sum)	0.00%	\$0.00
10 WINDOWS & SLIDING DOORS (Provisional Sum)	0.00%	\$0.00
11 FIXTURES & FITTINGS (PC ITEM)	0.00%	\$0.00
12 WATERPROOFING	0.00%	\$0.00
13 TILING (Supply)	0.00%	\$0.00
14 TILING (labour)	0.00%	\$0.00
15 CARPET	0.00%	\$0.00
16 TIMBER FLOORING	0.00%	\$0.00
17 WALL & CEILING LININGS	0.00%	\$0.00
18 RENDER	0.00%	\$0.00
19 PAINTING	0.00%	\$0.00
20 ELECTRICAL SERVICES	0.00%	\$0.00
21 PLUMBING	0.00%	\$0.00
22 MECHANICAL SERVICES (Provisional Sum)	0.00%	\$0.00
23 LANDSCAPING	0.00%	\$0.00
24 WINDOW TREATMENTS	0.00%	\$0.00

Subtotal (Estimated Cost):	<b>\$0.00</b>
Builders Markup %	<b>25.00%</b>
Markup Added:	<b>\$0.00</b>
Total Excl. GST:	<b>\$0.00</b>
GST [10%]:	<b>\$0.00</b>
Estimated Construction Cost:	<b>\$0.00</b>

Note: Margin to be applied by builder based on their own overheads and profit requirements.

**1 PRELIMINARIES**

	Units	Quantity	Cost per Unit	Total	NOTES
Site establishment and mobilisation, including temporary power and water connections	item	1	\$0	\$0	
Allowance for scaffolding and fall protection systems required to safely access work areas.	item	1	\$0	\$0	
Survey and set-out excluded: by others. No allowance included in this estimate.	item	1	n/a	n/a	
Temporary site fencing, environmental controls and site safety measures	weeks	40	\$0	\$0	
Small tools and consumable hardware (hire and purchase)	weeks	40	\$0	\$0	
Temporary site services	weeks	40	\$0	\$0	
Temporary site amenities (toilet facilities)	weeks	40	\$0	\$0	
Rubbish removal and disposal: general construction waste only. Demolition waste excluded.	weeks	40	\$0	\$0	
Final site and builders clean on completion	item	1	\$0	\$0	
<b>Insurances &amp; Overheads</b>					
Home Warranty Insurance (Builder to confirm with insurer)	item	1	\$0	\$0	
Office overheads: allowance at 1.5% of construction cost	item	1	\$0	\$0	
<b>Supervision and management fees</b>					
Site supervision: allowance for Site Supervisor (40 hrs per week)	weeks	40	\$0	\$0	
Skilled site labour: allowance (20 hrs per week)	weeks	20	\$0	\$0	

Note: Builder to adjust duration and labour rates to suit their own program and staffing.

**SUB TOTAL: \$0**

**2 DEMOLITION**

	Units	Quantity	Cost per Unit	Total	NOTES
Demolish existing surfaces and substrates: wall and floor tiles, ceiling linings, fittings and fixtures to bathroom, laundry, kitchen, bedrooms and balcony surfaces; including saw-cutting and removal of shed. Includes reasonable protection of retained surfaces during demolition works only.	item	1	\$0	\$0	Provisional allowance only. Subject to contractor verification and site conditions

**SUB TOTAL: \$0**

**3 CONCRETE WORKS**

	Units	Quantity	Cost per Unit	Total	NOTES
<b>Footings</b>					
Set out, excavate and construct 450 x 450 x 500 mm deep reinforced concrete pad footings	item	1	\$0	\$0	
<b>Ground floor</b>					
Supply and lay 200mm thick reinforced concrete slab on ground, including internal and perimeter edge beams, reinforcement, vapour barrier, formwork and screed	m2	25	\$0	\$0	
<b>First Floor</b>					
Supply and construct 200mm thick suspended reinforced concrete slab, including formwork, propping, reinforcement and edge beams to structural engineer's details.	m2	150	\$0	\$0	
<b>External works</b>					
Supply and lay reinforced concrete driveway slab, including excavation, compacted sub-base, formwork, reinforcement and finish to falls for drainage.	m2	45	\$0	\$0	
Provide reinforced concrete topping slab with bonding agent, including 1 layer SL82 mesh	m2	8.4	\$0	\$0	
<b>Dintel Walls</b>					
Provide 110mm Dintel walls with core fill and reinforcement, epoxy set into existing slab	m2	8	\$0	\$0	

**SUB TOTAL: \$0**

**4 MASONRY**

	Units	Quantity	Cost per Unit	Total	NOTES
<b>Brickwork - Supply</b>					
Face bricks for all external walls	per 1000	4.5	\$0	\$0	
Common bricks for external brickwork to be rendered, and to ground floor external party walls	per 1000	5.5	\$0	\$0	
<b>Brick laying</b>					
Labour to lay face and common bricks, incl setting out, jointing and building in lintels and ties	per 1000	10	\$0	\$0	
Supply mortar materials, wall ties, lintels, weep holes and damp-proof course	per 1000	10	\$0	\$0	
Clean down completed brickwork, incl mortar removal and acid wash where required	per 1000	10	\$0	\$0	

**SUB TOTAL: \$0**

5 **CARPENTRY - FRAMING**

	Units	Quantity	Cost per Unit	Total	NOTES
<b>Roof framing</b>					
Supply and install timber roof framing	m2	370	\$0	\$0	
<b>Wall framing</b>					
Supply and install timber stud wall framing	m2	1132	\$0	\$0	
<b>Floor framing</b>					
Supply and install timber framing to structural floors	m2	236	\$0	\$0	
Supply and lay Yellow Tongue structural floor sheeting	m2	191	\$0	\$0	
Supply and lay fibre-cement (FC) sheeting to internal wet area floors	m2	45	\$0	\$0	
<b>Hebel Walls: Supply and Installation</b>					
Supply and install 75 mm Hebel PowerPanel on Rondo tracks, with caged mesh, to riser walls	m2	17	\$0	\$0	
<b>SUB TOTAL:</b>				<b>\$0</b>	

6 **STRUCTURAL STEEL**

	Units	Quantity	Cost per Unit	Total	NOTES
<b>Structural steel</b>					
Unipers for new terrace supports incl adjustable head	lm	25	\$0	\$0	
LB1: 150 x 100 x 10 Galintel steel beam (2700mm)	each	8	\$0	\$0	
SC1: 89 x 89 x 5 SHS Steel columns	lm	6	\$0	\$0	
<b>Labour</b>					
Labour to install structural steel members, including lifting, positioning, drilling, bolting, welding and touch-up priming as required	item	1	\$0	\$0	
<b>SUB TOTAL:</b>				<b>\$0</b>	

Note: Steel sizes, connections, and quantities subject to final site measure

7 **CARPENTRY - FIXOUT**

	Units	Quantity	Cost per Unit	Total	NOTES
<b>Entry Door</b>					
Allowance for solid core entry door 1100mm wide x 2330mm high, including frame and installation	item	1	\$0	\$0	
<b>Internal Doors: Supply of door leaf and frame</b>					
Internal doors : Solid Timber Door Classic Style Custom Made: 2100mm x 720mm wide	item	3	\$0	\$0	
Internal doors : Solid Timber Door Classic Style Custom Made: 2100mm x 820mm wide	item	1	\$0	\$0	
<b>Door Hardware - Supply</b>					
Olivari entry door hardware: solid brass lever handle on long backplate	item	3	\$0	\$0	
Olivari internal door hardware: solid brass lever handle on rose with passage/privacy latch set	item	3	\$0	\$0	
Olivari wet area door hardware: solid brass lever handle on rose with privacy turn-and-release	item	1	\$0	\$0	
Olivari solid brass door hinges with premium PVD finish	item	21	\$0	\$0	
Carpentry labour for works described above	days	6	\$0	\$0	
<b>Timber trims: Supply and Installation</b>					
Caulking and silicone to internal junctions and trims incl wet area walls, base of toilets, skirtings	item	1	\$0	\$0	
Timber skirting and architrave (WC3) as specified (Intrim SK303)	lm	110	\$0	\$0	
Timber Intrim IN16 Wainscoting	lm	25	\$0	\$0	
Timber Intrim CR16 Chair Rail	lm	20	\$0	\$0	
<b>Balustrading: Supply and Installation</b>					
Internal balustrade to replace existing - Custom Balustrade with Black handrail 50mm rounded	lm	8	\$0	\$0	
<b>Glazing: Supply and Installation</b>					
Framed shower screen panel and door to ground floor bathroom	item	1	\$0	\$0	
Framed shower screen panel and door to first floor master ensuite	item	1	\$0	\$0	
<b>SUB TOTAL:</b>				<b>\$0</b>	

**8 ROOFING & SKYLIGHTS**

	Units	Quantity	Cost per Unit	Total	NOTES
<b>Roof covering and plumbing</b>	m2	288	\$0	\$0	
Supply and Installation of colorbond roof sheeting (kliplok)					
Supply and Installation of 55mm Anticon Insulation					
Supply and Install Roof Flashings: Aprons, Ridges, Valleys, Barges					
Supply and Installation of Colorbond Novaline Fascia					
Supply and Installation of Colorbond Gutter					
<b>SUB TOTAL:</b>				<b>\$0</b>	

**9 JOINERY (Provisional Sum)**

	Units	Quantity	Cost per Unit	Total	NOTES
<b>Joinery</b>					
Allowance to Supply and install all custom joinery throughout the residence, including premium cabinetry, internals, hardware, lighting and stone where specified, completed to a high-end finish.					
Entrance Foyer Joinery	item	1	\$0	\$0	
Study / Bed 3	item	1	\$0	\$0	
GF Bathroom Retrofit using existing vanity, new glass top, new substrate	item	1	\$0	\$0	
Kitchen	item	1	\$0	\$0	
Living Room Joinery incl fireplace surrounds	item	1	\$0	\$0	
Powder Room	item	1	\$0	\$0	
Laundry	item	1	\$0	\$0	
Master Ensuite (including custom made mirrored cabinets, vanity, stone)	item	1	\$0	\$0	
Master bedroom walk-in wardrobe	item	1	\$0	\$0	
<b>SUB TOTAL:</b>				<b>\$0</b>	

**10 WINDOWS & SLIDING DOORS (Provisional Sum)**

	Units	Quantity	Cost per Unit	Total	NOTES
Supply and install new aluminium windows and sliding doors to schedule, including frames, sashes, glazing, seals, hardware prep, and manufacturer-required fixings. Includes lifting into place, packers, perimeter sealant, and protection during construction. Allowance based on mid-range aluminium system. Final pricing subject to supplier quotation	m2	26.6	\$0	\$0	
<b>SUB TOTAL:</b>				<b>\$0</b>	

**11 FIXTURES & FITTINGS (PC ITEM)**

	Units	Quantity	Cost per Unit	Total	NOTES
<b>Guest Bathroom</b>					
TP4: Brodware Vienna Wall Set with Flow Control: Product code: 1.640 6 TS. 65	item	1	\$0.00	\$0.00	
Yokato/Vienna Wall Set installation Set: Product code: 1.9305.00.X.IS	item	1	\$0.00	\$0.00	
Brodware Click Clack Waste: Product code: Product code: 1.7003.03.0.65	item	1	\$0.00	\$0.00	
Nood Co Mill Basin: Surface Mount ML1 1 0 CH	item	1	\$0.00	\$0.00	
Brodware City Plus Shower: Product code: 1.9723.06.0.65	item	1	\$0.00	\$0.00	
Brodware Vienna Shower/Bath Wall Mixer Product code: 1.6448.00.0 .TS.65	item	1	\$0.00	\$0.00	
Brodware Vienna Shower/Bath Wall Mixer Product code: 1. 8048.00.0.IS	item	1	\$0.00	\$0.00	
Villeroy Boch Subway 2.0 BTW Toilet Soft Closing/Quick Release Seat Product code: 5617R101S4B	item	1	\$0.00	\$0.00	
Brodware City Plus Shelf Product code: 1.9759.00.0.65	item	1	\$0.00	\$0.00	
Brodware Halo Robe Hook Product code: 1.9563.00.0.65	item	1	\$0.00	\$0.00	
Brodware Vienna Single Towel Rail Product code: 1.6455.90.0.65	item	1	\$0.00	\$0.00	
Brodware Vienna Toilet Roll Holder Product code: 1.6461.02.0.65	item	1	\$0.00	\$0.00	
Winslow Shower Door Handle 40mm Product code: 5. 8165.04.5.65	item	1	\$0.00	\$0.00	
Brodware Shower Hinge Glass to Glass 180 degrees Product code: 5.9097.18.0.65	item	1	\$0.00	\$0.00	
Brodware Shower Wall to Glass Bracket Product code: 5.9097.00.0.01	item	1	\$0.00	\$0.00	
Brodware Floor Waste -Single Tile Insert Floor Waste Product code: 1.7024.03.0.65	item	1	\$0.00	\$0.00	
Tile Insert Stainless Steel Linear Floor Grate Waste	item	1	\$0.00	\$0.00	
Tate mirror, oval shape, electroplated metal, 900 x 610	item	1	\$0.00	\$0.00	
<b>Master Ensuite</b>					
Brodware City Plus Twin Shower System Multi Function BROD11968	item	1	\$0.00	\$0.00	
Brodware City Plus Twin Shower System Multi Function In Walls Product code: 1. 8048.00. 0. IS	item	1	\$0.00	\$0.00	
Brodware Vienna Wall Mixer Product code: 1.6448.00.0 .TS .65	item	1	\$0.00	\$0.00	

Barcelona 53 Under Counter Basin Product code: UB BAR 53 IO	item	2	\$0.00	\$0.00	
Brodware Vienna Wall Set with Flow control Product code: 1.6405.00.0 .TS .65	item	2	\$0.00	\$0.00	
Brodware Vienna Wall Set with Flow control In Walls	item	1	\$0.00	\$0.00	
Bathe Basin Pop Up Waste 32 mm	item	2	\$0.00	\$0.00	
KALDEWEI Classic Duo Product code: 01 107	item	1	\$0.00	\$0.00	
Brodware Vienna Wall Set Product code: 1.6406.00.0. TS. 65	item	1	\$0.00	\$0.00	
Brodware Vienna Wall Set with Flow control In Walls	item	1	\$0.00	\$0.00	
Villeroy Boch Subway 2.0 Direct Flush Wall Hung Toilet Product code: 5614R001S4B	item	1	\$0.00	\$0.00	
Brodware City Flush Plate Product code: 1.9775.94.0.65	item	1	\$0.00	\$0.00	
Brodware Vienna Toilet Roll Holder Product code: 1.6461.02.0.65	item	1	\$0.00	\$0.00	
Sigma 8 Duofix Concealed Cistern with Frame by Geberit	item	1	\$0.00	\$0.00	
Brodware City Plus Shelf Product code: 1.9759.00.0.65	item	1	\$0.00	\$0.00	
Brodware Halo Robe Hook Product code: 1.9563.00.0.65	item	4	\$0.00	\$0.00	
Brodware Zeko Heated Rail Product code: 3.2700.00.1.65	item	2	\$0.00	\$0.00	
Linear Solo Zeko Fixing Kit (single)	item	1	incl	incl	
Zeko Heated Vertical Rail Trim Set	item	1	incl	incl	
Winslow Shower Door Handle 40mm	item	1	\$0.00	\$0.00	
Brodware Shower Hinge Glass to Glass 180 degrees	item	1	\$0.00	\$0.00	
Tile Insert Linear Floor Grate Waste	item	1	\$0.00	\$0.00	
<b>Laundry</b>					
Brodware Vienna Kitchen Mixer Product code: 1.6408.00.0.65	item	1	\$0.00	\$0.00	
Abey LT120 45 litre sink	item	1	\$0.00	\$0.00	
Maddox Hanging Rail 100 mm Projection	item	1	\$0.00	\$0.00	
Brodware Floor Waste - Single Tile Insert Floor Waste	item	1	\$0.00	\$0.00	
Rennai B26N50A 26L natural Gas continuous flow	item	1	\$0.00	\$0.00	
<b>Kitchen appliances &amp; Internals</b>					
Fisher Paykel 476L Integrated French Door Refrigerator RS90A1	item	1	\$0.00	\$0.00	
Gaggenau 80 cm 400 Series Full Surface Induction Cooktop Frameless	item	1	\$0.00	\$0.00	
Qasair Eastmore 80cm Undermount Rangehood EAS80L2B	item	1	\$0.00	\$0.00	
Gaggenau 60 cm 200 Series Compact Built In Combi Steam Oven Left Hinge Anthracite Fuel Type: E	item	1	\$0.00	\$0.00	
Gaggenau 60 cm 200 Series Pyrolytic Built In Oven Left Hinge Anthracite Fuel Type: Electric	item	1	\$0.00	\$0.00	
Zip HydroTap, G5 Celsius All In One Tap Boiling, Chilled and Sparkling Filtered Water	item	1	\$0.00	\$0.00	
Artinox Radius 50 Single Bowl Sink ARTRAD5040	item	1	\$0.00	\$0.00	
900mm Wide Under Bench Dual Zone Wine Fridge	item	1	\$0.00	\$0.00	

**SUB TOTAL: \$0**

12 WATERPROOFING

	Units	Quantity	Cost per Unit	Total	NOTES
Note: Includes supply and application of waterproofing membrane systems to internal wet areas and external terrace. Systems to comply with AS3740 and manufacturer requirements.					Excludes rectification of existing substrates, moisture issues, or non-compliant existing works
<b>Ground floor</b>					
<b>Bathroom</b>					
Waterproof membrane to wet area floors (including waterstops)	m2	7	\$0	\$0	
Waterproof membrane to wet area walls	m2	19	\$0	\$0	
<b>First Floor</b>					
<b>Bathroom</b>					
Waterproof membrane to wet area floors (including waterstops)	m2	8	\$0	\$0	
Waterproof membrane to wet area walls	m2	22	\$0	\$0	
<b>Laundry</b>					
Waterproof membrane to wet area floors (including waterstops)	m2	5	\$0	\$0	
Waterproof membrane to wet area walls	m2	12	\$0	\$0	
<b>WC</b>					
Waterproof membrane to wet area floors (including waterstops)	m2	6	\$0	\$0	
Waterproof membrane to wet area walls	m2	5	\$0	\$0	
<b>External</b>					
Supply and apply waterproof membrane system to first floor balconies, planter, including protection to upturns, new angles.	m2	22	\$0	\$0	

**SUB TOTAL: \$0**

13 TILING (Supply)

	Units	Quantity	Cost per Unit	Total	NOTES
<b>Ground floor Entry</b>					
Bullnose edging for entrance under front door and first step in entrance	lm	5	\$0	\$0	
<b>Ground floor Bathroom</b>					
Floor tiles to wet area floors:	m2	8	\$0	\$0	
Wall tiles to wet area walls:	m2	35	\$0	\$0	
<b>Level 1 Laundry</b>					
Floor tiles to wet area floors:	m2	5	\$0	\$0	
Wall tiles to wet area walls:	m2	3	\$0	\$0	
<b>Level 1 Ensuite</b>					
Floor tiles to wet area floors:	m2	10	\$0	\$0	
Wall tiles to wet area walls:	m2	25	\$0	\$0	
<b>Level 1 powder room &amp; Entry</b>					
Floor tiles to first floor powder room:	m2	6	\$0	\$0	
<b>External</b>					
Floor tiles to first floor balconies (assuming 400mm x 400mm tile)	m2	15	\$0	\$0	
<b>SUB TOTAL:</b>				<b>\$0</b>	

14 TILING (labour)

	Units	Quantity	Cost per Unit	Total	NOTES
<b>Ground floor Entry</b>					
Bullnose edging for entrance under front door and first step in entrance	lm	5	\$0	\$0	
<b>Ground floor Bathroom</b>					
Lay floor tiles to wet area floors, including screed to falls, adhesive, grout and trims	m2	8	\$0	\$0	
Lay wall tiles to wet area walls, including adhesive, grout, trims and movement joints	m2	35	\$0	\$0	
<b>Level 1 Laundry</b>					
Floor tiles to wet area floors: Travistone Cross Matt Finish Pearl Colour SKM 29301J	m2	5	\$0	\$0	
Wall tiles to wet area walls: Seto Tile 50 x 150mm semi gloss	m2	3	\$0	\$0	
<b>Level 1 Ensuite</b>					
Lay floor tiles to wet area floors, including screed to falls, adhesive, grout and trims	m2	10	\$0	\$0	
Lay wall tiles to wet area walls, including adhesive, grout, trims and movement joints	m2	25	\$0	\$0	
<b>Level 1 powder room</b>					
Floor tiles to first floor powder room including screed to falls, adhesive, grout and trims	m2	6	\$0	\$0	
<b>Entry</b>					
Lay floor tiles to entry, including screed grout and trims	m2	15	\$0	\$0	
<b>External</b>					
Lay floor tiles to first floor terrace (includes supply and install tile pedestals)	m2	12	\$0	\$0	
<b>SUB TOTAL:</b>				<b>\$0</b>	

15 CARPET

	Units	Quantity	Cost per Unit	Total	NOTES
Note: Includes supply of carpet, underlay, trims, and installation. Final selection, pile type, and colour to be confirmed.					
Supply carpet and underlay ground floor and first floor bedrooms and wardrobes	m2	75	\$0	\$0	
Supply carpet to stairs: Sisal Runner Herringbone Sisal	m2	6	\$0	\$0	
Install carpet flooring, including underlay, trims and edge strips where required	m2	88	\$0	\$0	
<b>SUB TOTAL:</b>				<b>\$0</b>	

16 TIMBER FLOORING

	Units	Quantity	Cost per Unit	Total	NOTES
<b>Internal Flooring</b>					
Supply timber flooring: Militia Grade A/B Ventura PlankRustic 180mm wide Longboard	m2	98	\$0	\$0	
Install engineered timber flooring, including underlay, trims and allowances for expansion gaps	m2	98	\$0	\$0	
<b>External Flooring</b>					
Supply timber decking for new terrace	m2	29	\$0	\$0	
Install new decking boards to terrace, including set-out, fixing, edge detailing and all trims	m2	29	\$0	\$0	
<b>SUB TOTAL:</b>				<b>\$0</b>	

17 WALL & CEILING LININGS

	Units	Quantity	Cost per Unit	Total	NOTES
<b>Ground floor</b>					
<b>Ceiling Linings – Supply and Installation</b>					
Supply and install a suspended plasterboard ceiling ready for paint.	m2	35	\$0	\$0	
Moisture resistant plasterboard ceiling linings to wet areas	m2	6	\$0	\$0	
Allowance for coved cornice to match existing	lm	17	\$0	\$0	
<b>Wall Linings – Supply and Installation</b>					
13mm plasterboard wall linings to new internal walls (new walls only)	m2	14	\$0	\$0	
Villaboard wall linings to wet area walls (new walls only)	m2	32	\$0	\$0	
<b>First floor</b>					
<b>Ceiling Linings – Supply and Installation</b>					
Supply and install a suspended plasterboard ceiling ready for paint.	m2	100	\$0	\$0	
Moisture resistant plasterboard ceiling linings to wet areas	m2	12	\$0	\$0	
Allowance for coved cornice to match existing	lm	38	\$0	\$0	
Ceiling access panels	m2	1	\$0	\$0	
<b>Wall Linings – Supply and Installation</b>					
13mm plasterboard wall linings to new internal walls (new walls only)	m2	38	\$0	\$0	
Villaboard wall linings to wet area walls (new walls only)	m2	63	\$0	\$0	
<b>Insulation – Supply and Installation</b>					
Supply and install R2.5 bulk insulation batts to new external walls	m2	17	\$0	\$0	
<b>SUB TOTAL:</b>					<b>\$0</b>

18 RENDER

	Units	Quantity	Cost per Unit	Total	NOTES
Apply acrylic render system to new Hebel walls, planter box and areas around new doors/windows, including base coat, mesh at joints/corners and smooth finish ready for paint. Excludes texture coat and membrane coating.	m2	30	\$0	\$0	
<b>SUB TOTAL:</b>					<b>\$0</b>

19 PAINTING

	Units	Quantity	Cost per Unit	Total	NOTES
<b>Ground floor - New works</b>					
Prepare, seal and apply two finish coats to internal ceilings	m2	41	\$0	\$0	
Prepare, seal and apply two finish coats to internal walls	m2	14	\$0	\$0	
Prepare, undercoat and apply two finish coats to <b>internal</b> doors, including frames and jambs	each	1	\$0	\$0	
Prepare, undercoat and apply two finish coats to <b>external</b> doors, including frames and jambs	each	1	\$0	\$0	
Prepare, undercoat and apply two finish coats to skirtings, architraves and trim	lm	48.5	\$0	\$0	
<b>First floor- New works</b>					
Prepare, seal and apply two finish coats to internal ceilings	m2	112	\$0	\$0	
Prepare, seal and apply two finish coats to internal walls	m2	38	\$0	\$0	
Prepare, undercoat and apply two finish coats to <b>internal</b> doors, including frames and jambs	each	3	\$0	\$0	
Prepare, undercoat and apply two finish coats to skirtings, architraves and trim	lm	48.5	\$0	\$0	
<b>Ground floor - Existing</b>					
Prepare existing wall surfaces as required and apply two finish coats to restore a uniform finish	m2	105	\$0	\$0	
Prepare, undercoat and apply two finish coats to <b>internal</b> doors, including frames and jambs	each	2	\$0	\$0	
Prepare, undercoat and apply two finish coats to <b>external</b> doors, including frames and jambs	each	1	\$0	\$0	
Prepare, undercoat and apply two finish coats to skirtings, architraves and trim	lm	39	\$0	\$0	
<b>First floor- Existing</b>					
Prepare existing wall surfaces as required and apply two finish coats to restore a uniform finish	m2	173	\$0	\$0	
Prepare, undercoat and apply two finish coats to <b>internal</b> doors, including frames and jambs	item	1	\$0	\$0	
Prepare, undercoat and apply two finish coats to skirtings, architraves and trim	lm	65	\$0	\$0	
<b>External</b>					
Prepare, prime and apply two exterior finish coats to external rendered walls (new works only)	m2	30	\$0	\$0	
<b>SUB TOTAL:</b>					<b>\$0</b>

**20 ELECTRICAL SERVICES**

	Units	Quantity	Cost per Unit	Total	NOTES
Electrical PS includes rough-in, wiring, circuits, switchboard works, fit-off and connection of all nominated fixtures and appliances and underfloor heating to main bathrooms only. Excludes supply of light fittings	item	1	\$0	\$0	
<b>SUB TOTAL: \$0</b>					

**21 PLUMBING**

	Units	Quantity	Cost per Unit	Total	NOTES
Allowance for plumbing rough-in and fit-off to all wet areas, kitchen, laundry, terrace drainage and hot water system, including water, waste and gas services to new fixtures and appliances. Excludes supply of fixtures and fittings (by client). Final cost subject to subcontractor quotation and confirmation of selections.	item	1	\$0	\$0	
<b>SUB TOTAL: \$0</b>					

**22 MECHANICAL SERVICES (Provisional Sum)**

	Units	Quantity	Cost per Unit	Total	NOTES
Supply and install VRV air-conditioning units including commissioning, electrical, piping, certification, Exhaust and ventilation	no	1	\$0	\$0	
<b>SUB TOTAL: \$0</b>					

**23 LANDSCAPING**

	Units	Quantity	Cost per Unit	Total	NOTES
Site grading, soil prep, sod/seeding, planting beds, and installation of trees, shrubs	item	1	\$0	\$0	
<b>SUB TOTAL: \$0</b>					

**24 WINDOW TREATMENTS**

	Quantity	Cost per Unit	Total	NOTES	
Allowance to supply and install window treatments as specified	item	1	\$0	\$0	
<b>SUB TOTAL: \$0</b>					

Subtotal (Estimated Cost):	<b>\$0</b>
Builders Mark-up %	<b>25%</b>
Markup Added:	<b>\$0</b>
Total Excl. GST:	<b>\$0</b>
GST [10%]:	<b>\$0</b>
<b>Total Estimated Construction Cost:</b>	<b>\$0</b>