

Name

Address of Property

Postcode

PRELIMINARIES COST ESTIMATION

Drafting	Plans and specifications	\$
Surveyor	Identification survey, footings/slab, etc.	\$
Soil Engineer	Soil investigation	\$
Town Planning	Building permit	\$
Council & Water Board	DA and BA	\$
	Long service leave contribution	\$
	Owner builder licence/Certificate of Consent	\$
Engineer	Design of slab and structural steel beams	\$
	Certificate of Compliance	\$
Additional Costs	Construction insurance	\$
	Finance application	\$
	Solicitor fees	\$
	Design costs	\$
	Flood report	\$
	Quality control inspection fees	\$
	Total for Preliminaries Costs	\$

HIRE EQUIPMENT COST ESTIMATION

Equipment Breakdown	Site toilet and temporary power	\$
	Scaffolding, roof safety rail, crane	\$
	Stump hole digger	\$
	Total for Hire Equipment Costs	\$

EXCAVATION COST ESTIMATION

Excavator Breakdown	Dig foundations	\$
	Excavate site (if required)	\$
	Rock blasting	\$
	Final clean-up on completion	\$
	Total for Excavation Costs	\$

CONCRETE COST ESTIMATION

Concreter Breakdown	Slab including all materials and reinforcing	\$
	Concrete paving/drive/crossing	\$
	Concrete piles	\$
	Concrete foundations and reinforcing	\$
	Labour	\$
	Total for Concrete Costs	\$

BRICKWORK COST ESTIMATION

Brickwork Breakdown	Cement & limil (line) and sand & mortar colour	\$
	Face bricks 1st quality	\$
	Common bricks 2nd quality	\$
	Damp coarse and flashings	\$
	Labour	\$
	Scaffold hire	\$
	Articulation joint foam rubber & sealant	\$

	Sub floor access door and jamb	\$
	Sub floor vents	\$
	Wall ties/articulation joint ties	\$
	Hebel panels	\$
	Glue for panels	\$
	Hebel fixing screws	\$
	Metal top hat batten and screws	\$
	Total for Brickwork Costs	\$

CARPENTRY COST ESTIMATION

Carpenter Breakdown	Materials only and to include floor	\$
	Base frame, wall frame, roof frame and trusses	\$
	Flooring, wet area floors and nails/glue, External linings/cladding/eaves/metal fascia and weatherboards	\$
	Labour to erect all structural timbers	\$
	Wet area flashing system/water proofing (supply and install)	\$
	Windows (supply and install)	\$
	Metal post supports	\$
	Patio/ pergola/stairs	\$
	Total for Carpentry Costs	\$

LOCK UP COST ESTIMATION

Lock Up Breakdown	Labour for eaves/gables/preparation for plaster	\$
	Strip flooring	\$
	Total for Lock Up Costs	\$

FIX OUT COST ESTIMATION

Fix Out Breakdown (All Items to include all Fixings e.g. Nails/Hinges)	Labour	\$
	Door furniture/sliding door units etc. (supply and install)	\$
	Doors	\$
	Kitchen cupboards/laundry cupboards and benchtops	\$
	Manhole frame and cover	\$
	Insulation, sarking etc.	\$
	Skirting/architraves/jambs	\$
	Stairs, handrailing and balastrading	\$
	Strip flooring	\$
	Wardrobes/linen	\$
	Feature linings	\$
Total for Fix Out Costs	\$	

EXTERNAL FINISH COST ESTIMATION

External Finish Breakdown	Rendering and colour finish	\$
	Total for External Finish Costs	\$

INTERNAL LININGS COST ESTIMATION

Internal Linings Breakdown	Ceilings	\$
	Cornices	\$
	Walls	\$
	Wet area linings	\$
	Labour	\$
	Total for Internal Linings Costs	\$

STRUCTURAL STEELWORK COST ESTIMATION

Structural Steelwork	Beams/columns/lintels etc.	\$
	Total for Structural Steelwork Costs	\$

ELECTRICAL COST ESTIMATION

Electrical Breakdown	Light fittings	\$
	Supply and installation of electrical services	\$
	Temporary power supply/underground power	\$
	Total for Electrical Costs	\$

PLUMBER/DRAINER COST ESTIMATION

Plumber/Drainer Breakdown	Carry out all necessary plumbing & drainage including guttering, valleys and downpipes	\$
	Total for Plumber/Drainer Costs	\$

ROOFER COST ESTIMATION

Roofer Breakdown	Supply & install roofing complete including all necessary sarkings / fittings	\$
	Total for Roofer Costs	\$

TILER COST ESTIMATION

Tiler Breakdown	Floors - m ²	\$
	Walls - m ²	\$
	Fitting and sheeting	\$
	Special items - glue, grout etc.	\$
	Labour	\$
	Total for Tiler Costs	\$

PAINTER COST ESTIMATION

Painter Breakdown	Internal paintwork	\$
	External paintwork	\$
	Paint only	\$
	Total for Painter Costs	\$

PC ITEMS COST ESTIMATION

PC Items Breakdown	Bath/spa	\$
	Clothes line	\$
	Cooling system	\$
	Dishwasher	\$
	Ducted vacuum system	\$
	Exhaust fans	\$
	Heating system	\$
	Hot water service	\$
	Intercom system/security alarm	\$
	Laundry tub	\$
	Meter box	\$
	Mirrors	\$
	Shower bases	\$
	Tap sets	\$
	Shower screens	\$
	Skylights	\$
	Stainless steel sink	\$
	Stove/WO and hot plate and rangehood	\$
	Garbage disposal unit	\$
	Toilet suites	\$
	External balustrading	\$
	Towel, soap, toilet roll holders	\$
	Vanity units	\$
	Garage doors	\$
	Landscaping	\$
	Security doors	\$
	Septic system	\$
Carpets/floor coverings/curtains	\$	
	Total for PC Items Costs	\$

