

Name

Address of Property

Postcode

**Preliminaries Cost Estimation**

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

**Hire Equipment Cost Estimation**

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

**Excavation Cost Estimation**

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

**Concrete Cost Estimation**

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

**Brickwork Cost Estimation**

<b>Brickwork Breakdown</b>	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	\$
	<b>Total for Brickwork Costs</b>	<b>\$</b>

### **Carpentry Cost Estimation**

<b>Carpenter Breakdown</b>	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	\$
	<b>Total for Carpentry Costs</b>	<b>\$</b>

### **Lock Up Cost Estimation**

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

### **Fix Out Cost Estimation**

<b>Fix Out Breakdown</b> (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/jamb	\$
	Stairs, handrailing and balastrading	\$
	Strip flooring	\$
	Wardrobes/linen	\$
	Feature linings	\$
	<b>Total for Fix Out Costs</b>	<b>\$</b>

### **External Finish Cost Estimation**

<b>External Finish Breakdown</b>	Rendering and colour finish	\$
	<b>Total for External Finish Costs</b>	<b>\$</b>

### **Internal Linings Cost Estimation**

<b>Internal Linings Breakdown</b>	Ceilings	\$
	Cornices	\$
	Walls	\$
	Wet area linings	\$
	Labour	\$
	<b>Total for Internal Linings Costs</b>	<b>\$</b>

### **Structural Steelwork Cost Estimation**

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

**Electrical Cost Estimation**

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

**Plumber/Drainer Cost Estimation**

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

**Rofer Cost Estimation**

Rofer Breakdown	Supply & install roofing complete including all necessary sarkings /fittings	\$
<b>Total for Rofer Costs</b>		<b>\$</b>

**Tiler Cost Estimation**

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

**Painter Cost Estimation**

Painter Breakdown	Internal paintwork	\$
	External paintwork	\$
	Paint only	\$
<b>Total for Painter Costs</b>		<b>\$</b>

**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	\$
<b>Total for PC Items Costs</b>		<b>\$</b>

