

**BILL OF QUANTITIES**

Job No: **6NAMNAN**  
 Client: Tim & Alana Rhodes  
 Job Address: #6 Namnan Way  
 Gisborne South

CC	ITEM	QTY	UOF	RATE	Ex GST \$AMT
0.000	/ PROPERTY INFORMATION				\$740.00
	PROPERTY INFORMATION	1	each	\$50.00	\$50.00
	STORMWATER INFORMATION	1	each	\$190.00	\$190.00
	LAND CAPABILITY ASSESSMENT - ALLOWANCE	1	each	\$500.00	\$500.00
0.005	/ SOIL REPORT				\$200.00
	SOIL REPORT	1	job	\$200.00	\$200.00
0.010	/ SITE SURVEY				\$250.00
	FEATURE DETAIL SURVEY (Undeveloped Site)	1	job	\$250.00	\$250.00
0.015	/ DRAFTING				\$1,368.00
	DRAFTING FEES (Standard or Custom Design)	456	m2	\$3.00	\$1,368.00
0.020	/ ESTIMATING				\$660.00
	ESTIMATING FEES	1	job	\$660.00	\$660.00
0.025	/ COLOUR CONSULTATION				\$500.00
	COLOUR CONSULTATION FEE	1	job	\$500.00	\$500.00
0.030	/ ENGINEERING				\$1,500.00
	FOOTING & STRUCTURAL DESIGN - ALLOWANCE	1	job	\$1,500.00	\$1,500.00
0.035	/ ENERGY RATING				\$150.00
	6 STAR ENERGY RATING REPORT	1	job	\$150.00	\$150.00
0.040	/ BAL RATING				\$250.00
	BUSHFIRE ATTACK REPORT	1	job	\$250.00	\$250.00
0.045	/ WATER & SEWER CONNECTION				\$480.00
	SEE WASTE TREATMENT SECTION 0.140		each		\$0.00
	WATER MAIN CONNECTION FEE	1	job	\$480.00	\$480.00
0.050	/ ASSET PROTECTION FEES				\$1,200.00
	ASSET PROTECTION FEE ALLOWANCE	1	each	\$450.00	\$450.00
	ASSET PROTECTION BOND	1	each	\$750.00	\$750.00
0.055	/ TOWN PLANNING				\$1,500.00
	CLIENTS TOWN PLANNING - ALLOWANCE	1	job	1500	\$1,500.00
0.060	/ OWNER BUILDERS CONSENT				\$100.00
	CERTIFICATE FROM VICTORIAN BUILDING AUTHORITY	1	each	\$100.00	\$100.00
0.065	/ INSURANCE & PUBLIC LIABILITY				\$1,000.00
	INSURANCE BASED ON CONTRACT PRICE 0.25%	400000	job	\$0.25	\$1,000.00
0.070	/ SITE SIGNAGE				\$45.00
	SITE SIGN WITH OHS	1	each	\$45.00	\$45.00

0.075	/ BUILDING PERMIT					\$1,738.00
	BUILDING PERMIT FEE DWELLING UPTO \$500K (5 MANDATORY INSPECTIONS)	1	job	\$1,300.00		\$1,300.00
	COUNCIL LODGEMENT FEE	1	job	\$38.00		\$38.00
	BUILDING COMMISSION LEVY	1	job	\$400.00		\$400.00
0.080	/ TEMPORARY FENCING HIRE					\$1,260.00
	TEMPORARY FENCING HIRE 6 MONTHS Cage around building area 45 x 25	140	lin m	\$9.00		\$1,260.00
0.085	/ CROSSOVER HIRE					\$600.00
	CONSTRUCTION CROSSOVER WITH CULVERT DRAIN - Crushed rock	1	job	\$600.00		\$600.00
0.090	/ TOILET HIRE					\$750.00
	CHEMICAL TOILET HIRE (40 wks) including service.	1	each	\$750.00		\$750.00
0.095	/ RUBBISH BIN HIRE					\$250.00
	RUBBISH ENCLOSURE WITH LID(10 wks)-1800 x 1200 x 900 deep with lid.	1	each	\$250.00		\$250.00
0.100	/ WATER TAPPING					\$715.00
	WATER TAPPING - DRY	1	job	\$475.00		\$475.00
	E/O WATER RUN IN TO HOUSE GREATER THAN 6.0m	12	lm	\$10.00		\$120.00
	S&I 500 KPA PRESSURE LIMITING VALVE TO METER	1	job	\$120.00		\$120.00
0.105	/ SITE CUT & EXCAVATION					\$7,200.00
	SITE SCRAPE / EXCAVATION - QUOTE House RL 100.8, Removal 400m3 excess soil from site cut	1	job	\$7,200.00		\$7,200.00
0.110	/ SOIL REMOVAL					\$1,500.00
	ALLOWANCE FOR EXCESS SOIL REMOVAL	1	job	\$1,500.00		\$1,500.00
0.115	/ HOUSE SETOUT					\$550.00
	SET OUT HOUSE INCLUDING GARAGE (UPTO 30 MTRS LONG)	1	job	\$550.00		\$550.00
0.120	/ MAINS POWER CONNECTION					\$2,510.00
	UNDERGROUND POWER SUPPLY THREE PHASE (UP TO 10 METRES) inc NBN conduit.	1	job	\$1,850.00		\$1,850.00
	UNDERGROUND MAINS IN EXCESS OF 10 METRES (THREE PHASE)	15	lin m	\$32.00		\$480.00
	ISOLATION SWITCH FOR THREE PHASE POWER	1	each	\$180.00		\$180.00
0.125	/ ELECTRICAL CONNECTION & USAGE					\$650.00
	DIRECT POWER CONNECTION FEE	1	job	\$500.00		\$500.00
	ELECTRICAL USAGE FEE	1	job	\$150.00		\$150.00
0.130	/ DRAINER - SEWER					\$3,835.00
	100mm SEWER PIPE INC FITTINGS	60	lin m	\$45.00		\$2,700.00
	SWIVEL JOINT TO SEWER LINE - All class sites	2	each	\$180.00		\$360.00
	EXPANDA JOINT TO SEWER LINE - All class sites	1	each	\$220.00		\$220.00
	REFLUX VALVE TO SEWER LINE	1	each	\$140.00		\$140.00
	CONDUIT TO ISLAND BENCH	1	each	\$95.00		\$95.00
	SMARTWASTES TO SEWER LINE toilets x2 , showers x2	4	each	\$80.00		\$320.00
0.135	/ DRAINER - STORMWATER					\$6,920.00
	100mm PVC STORMWATER DRAINS INC FITTINGS (min 1500mm from footing) Sealed system to water tank location	135	lin m	\$28.00		\$3,780.00
	90mm PVC DOWN PIPES - sealed	10	each	\$90.00		\$900.00
	SILT PITS	4	each	\$85.00		\$340.00
	AGRICULTURAL DRAINS	50	lin m	\$38.00		\$1,900.00
0.140	/ WASTE WATER TREATMENT					\$15,000.00
	WASTE WATER TREATMENT PLANT AS QUOTED Includes taylex/Fuji tank and treatment plant, irrigation lines, pump, excavation, council fees	1	quote	\$15,000.00		\$15,000.00

0.145	/ SLAB / FOOTING LABOUR					\$17,679.20
	RAFT SLAB LABOUR INC SUPPLY OF PACKING SAND	417.98	m2	\$40.00	\$16,719.20	
	ALLOWANCE FOR CONSTRUCTION JOIN - two pours over 7 days as recommended by engineer	1	job	\$800.00	\$800.00	
	SLAB SETDOWN FOR SHOWERBASES	2	each	\$80.00	\$160.00	
0.150	/ CONCRETE FOOTING MATERIAL					\$5,931.00
	SLAB MESH - SL92 - 6000 X 2400	34	each	\$75.00	\$2,550.00	
	12TM200 TRENCH MESH (6 METER LENGTH) 3 BAR	65	each	\$21.50	\$1,397.50	
	N12 BARS - (6 METER LENGTH)	128	each	\$9.00	\$1,152.00	
	N12 CORNER BARS - DOWEL	30	each	\$5.95	\$178.50	
	BAR CHAIRS 5065	8	each	\$16.00	\$128.00	
	POLYURETHENE ROLL 200UM450	4	each	\$85.00	\$340.00	
	JT	10	each	\$6.00	\$60.00	
	TIE WIRE	3	each	\$5.00	\$15.00	
	DELIVERY	1	each	\$110.00	\$110.00	
0.155	/ CONCRETE SUPPLY					\$19,404.00
	25MPa CONCRETE - 25mm AGGREGATE, 80mm SLUMP - first pour	110	m3	\$132.00	\$14,520.00	
	25MPa CONCRETE - 25mm AGGREGATE, 80mm SLUMP - second pour	22	m3	\$132.00	\$2,904.00	
	25MPa CONCRETE - 25mm AGGREGATE, 80mm SLUMP - bulk concrete allowance	15	m3	\$132.00	\$1,980.00	
0.160	/ CONCRETE PUMP					\$3,096.00
	CONCRETE BOOM PUMP HIRE INC 1/2 TRAVEL - FIRST POUR	8	hour	\$160.00	\$1,280.00	
	CONCRETE PER PUMP	110	m3	\$8.00	\$880.00	
	CONCRETE BOOM PUMP HIRE INC 1/2 TRAVEL - FIRST POUR	4	hour	\$160.00	\$640.00	
	CONCRETE PER PUMP	22	m3	\$8.00	\$176.00	
	CONCRETE PER PUMP - Extra for bulk concrete	15	m3	\$8.00	\$120.00	
0.165	/ FIRST SITE CLEAN					\$550.00
	FIRST SITE CLEAN AFTER SLAB POUR -slab push up	1	job	\$550.00	\$550.00	
0.170	/ TERMITE TREATMENT					\$1,775.00
	PART A SLAB PENETRATIONS	14	each	\$25.00	\$350.00	
	PART B PERMIETER BARRIER SYSTEM INTO BRICKWORK	95	lm	\$15.00	\$1,425.00	
0.175	/ GROUND FLOOR MATERIAL					\$860.50
	240 X 45 F17 (B1) 3 /3.6 1/3.0 1/2.7	16.5	lin m	\$23.00	\$379.50	
	240 x 63 LVL (L2) 1/4.5	4.5	lin m	\$28.00	\$126.00	
	115 x 115 DAR LOSP posts (P1) 4/3.0	12	lin m	\$25.00	\$300.00	
	DELIVERY	1	job	\$55.00	\$55.00	
0.180	/ PREFAB WALL FRAMES					\$11,510.00
	TIMBER SINGLE STOREY WALL FRAMES AS PER QUOTE: 2700mm high , 450mm ctrs studs, MGP10 pine	1	item	\$10,960.00	\$10,960.00	
	EXTRA OVER FOR PLYBRACE - as per engineers design	1	item	\$550.00	\$550.00	
0.185	/ PRE FAB ROOF TRUSSES					\$12,500.00
	TIMBER SINGLE STOREY ROOF TRUSSES AS PER QUOTE: 600mm ctrs, 26 deg pitch, 300mm eave, colorbond roof	1	item	\$12,500.00	\$12,500.00	
0.190	/ FRAME HARDWARE					\$94.50
	POST SUPPORT BOLT ON 115MM	4	each	\$8.00	\$32.00	
	COACH BOLT ZP W/N&W 10 X 150 (3/8 X 6)	30	each	\$1.55	\$46.50	
	HOOP IRON - GALVANISED SLOTTED 25mm X 15M (No.9988)	1	roll	\$6.00	\$6.00	
	M10 DYNABOLT - 75mm LONG	8	each	\$1.25	\$10.00	

0.195	/ FRAME CARPENTER					\$7,662.00
	GROUND FLOOR FRAME - PREFAB (Single or Double Storey) (To ceiling height of 2740mm) includes pitching beams	418	m2	\$8.00		\$3,344.00
	ERECT GROUND FLOOR TRUSSES (Includes Garage, Verandah, Portico & Alfresco post and beams.)	418	m2	\$8.00		\$3,344.00
	E/O FOR PLYBRACING OVER STANDARD ALLOWANCE	1	each	\$250.00		\$250.00
	FIT NOGGINGS TO TRUSS, GARAGE DOOR, PLASTER	1	job	\$400.00		\$400.00
	NAIL & HARDWARE ALLOWANCE	418	m2	\$0.50		\$209.00
	INSTALL EXCALIBUR/CHEMSET/DYNA BOLTS TO CONCRETE SLAB	1	job	\$115.00		\$115.00
0.200	/ ALUMINIUM WINDOWS					\$14,580.00
	ALUMINIUM WINDOWS AS PER QUOTE Clear Glazed throughout, double glazing throughout, BAL12.5, primed timber reveals, kids window 1824, Meals room door 6 leaf.	1	item	\$14,500.00		\$14,500.00
	ALUMINIUM ANGLE ALLOWANCE - Door infills	1	job	\$80.00		\$80.00
0.205	/ TIMBER WINDOWS					\$3,056.00
	2400 X 1810MM PIVOT DOOR FRAME WITH SEAL & 2 SIDELIGHTS CLEAR GLASS	1	each	\$2,400.00		\$2,400.00
	TIMBER ENTRY FRAME TO SUIT 2340 X 820 DOOR - Garage/entry frame	1	each	\$546.00		\$546.00
	DELIVERY	1	job	\$110.00		\$110.00
0.210	/ METAL ROOF COVER					\$29,560.00
	S&I FASCIA, GUTTER, METAL ROOF AS QUOTE: Includes house and verandah roof, blanket insulation, meta battens, BAL12.5	1	quote	\$29,560.00		\$29,560.00
0.215	/ PERIMETER GUARD RAIL					\$1,800.00
	INSTALL PERIMETER GUARD RAIL - 12 day hire	100	lin m	\$18.00		\$1,800.00
0.220	/ PLUMBER					\$9,110.00
	SINGLE STOREY PLUMBING (BATHROOM/ENSUITE/LAUNDRY/KITCHEN/WC) 2 x vanities, 2 x toilets, 1 x sink, 1 x trough, 2 x showers, 1 x bath ADDITIONAL VANITY BASIN (INCLUDING ROUGH IN)	1	job	\$6,500.00		\$6,500.00
	ADDITIONAL SINK (INCLUDING ROUGH IN) - Walk In pantry & alfresco	2	each	\$160.00		\$320.00
	ADDITIONAL SINK (INCLUDING ROUGH IN) - Walk In pantry & alfresco	1	each	\$160.00		\$160.00
	DISHWASHER PROVISIONS ONLY	1	each	\$130.00		\$130.00
	E/O TO INSTALL DISHWASHER	1	each	\$45.00		\$45.00
	TEMPERATURE HOT WATER LINE CONTROL TO KITCHEN & LAUNDRY	1	each	\$295.00		\$295.00
	FRIDGE POINT (INCLUDING CISTERN STOP)	1	each	\$130.00		\$130.00
	ADDITIONAL GAS POINT - Alfresco BBQ	1	each	\$160.00		\$160.00
	CAPPED HOT/COLD WATER POINT - alfresco	1	each	\$85.00		\$85.00
	E/O FIT SINK OR BASIN TO GRANITE/MARBLE BENCHTOP	7	each	\$25.00		\$175.00
	WATER POINT FOR EVAPORATIVE COOLING	1	each	\$130.00		\$130.00
	COLOURBOND DOWNPIPE SPREADER	3	each	\$75.00		\$225.00
	RETURN TRIP FOR APPLIANCES	1	each	\$115.00		\$115.00
	INSTALLATION OF WATER TANK SYSTEM WITHIN 5 MTRS OF MAINS WATER LINE	1	item	\$640.00		\$640.00
0.225	/ INSULATION - WALL WRAP					\$1,112.50
	ENVIROSEAL WALL WRAP - SINGLE STOREY (R1.3)	175	m2	\$5.50		\$962.50
	E/O SIX STAR WALL WRAP - SINGLE STOREY	1	job	\$150.00		\$150.00
0.230	/ BRICK SUPPLY					\$14,350.58
	CATEGORY 6 - 272 pk size BORAL BRICKS Eaglemont, Cobblestone, Heartland, Leighton, Victorian Blue	13872	per 1000	\$1,033.00		\$14,329.78
	BRICK LEVY SURCHARGE	13872	per 1000	\$1.50		\$20.81
0.235	/ BRICK SAND / CEMENT / LIME					\$1,960.90
	WHITE BRICK SAND	13	m3	\$65.00		\$845.00
	20 KG CEMENT BAG	100	each	\$8.25		\$825.00
	20 KG LIME BAG	13	each	\$9.30		\$120.90
	DELIVERY	2	load	\$85.00		\$170.00

0.240	/ BRICK STEEL SUPPLY					\$3,635.70
	FABRICATED "T" BAR 200 X 10(H) & 200 X 10(V) PLT GALAVANISED Porch 2/1.6	3.2	lin m	\$115.00		\$368.00
	FABRICATED "T" BAR 250 X 12(V) & 200 X 10(H) PLT GALAVANISED Garage Opening 1/5.4	5.4	lin m	\$138.00		\$745.20
	100 X 100 X 6mm GALINTEL (upto 2.1) Bed3 1/2.1 Bed2 1/2.1 Entry 1/2.1 Study 1/2.1 Bed1 1/2.1 Ens,WIR,Butlers 4/1.2 Kitchen 1/1.8 1/2.1 Family 1/1.8 Powder 1/0.9 Bath 1/1.8 Bed4 1/2.1 Laundry 1/1.8 Garage 1/1.2	28.8	lin m	\$24.00		\$691.20
	100 X 100 X 8mm GALINTEL (2.1 upto 2.7) Kids 1/2.7 Sitting 1/2.7	5.4	lin m	\$32.00		\$172.80
	150 X 100 X 10mm GALINTEL (2.7 over) Family room door 1/4.5	4.5	lin m	\$53.00		\$238.50
	150x200x8mm PLT CURVED T - LINTEL (GALVANISED) - ALLOWANCE ONLY	1	each	\$1,200.00		\$1,200.00
	DELIVERY CHARGE BRICK STEEL - CRANE TRUCK	1	each	\$220.00		\$220.00
0.245	/ BRICKLAYER					\$13,491.75
	LAY BASE BRICKS INC SUPPLY CEMENT & LIMIL	12490	per 1000	\$950.00		\$11,865.50
	E/O BRICK ON EDGE SILLS	32.45	lin m	\$25.00		\$811.25
	E/O ERECT FREESTANDING BRICK PIER (PER STOREY)	2	each	\$60.00		\$120.00
	E/O TO BUILD BRICK ARCHES (PER SKIN)	1	each	\$95.00		\$95.00
	E/O TO BUILD BRICK GABLE (PER SKIN)	1	each	\$60.00		\$60.00
	FLASHING FOR SLAB FLOOR ONLY	1	job	\$40.00		\$40.00
	CORE FILL PORCH PIER ALLOWANCE	1	each	\$500.00		\$500.00
0.250	/ BRICKLAYER HARDWARE					\$632.50
	FLASHING POLY COURSE 300mm X 30M ROLL X 500UM (NO.60482)	3	roll	\$21.00		\$63.00
	FLASHING POLY COURSE 230mm X 30M ROLL X 500UM - over windows	1	roll	\$16.50		\$16.50
	SHERIFF FACE OFF WALL TIES WITH SCREWS (PK 100)	8	box	\$21.00		\$168.00
	MELB SOLID BRICK WALL TIES O-O (No.10474)	1	box	\$15.00		\$15.00
	BRUNSWICK GALVANISED EXPANSION TIE MFA 3/3P	1	each	\$25.00		\$25.00
	ABELFLEX EXPANSION FOAM 75mm X 10mm 25m (No.22587)	3	roll	\$35.00		\$105.00
	HOOP IRON - GALVANISED SLOTTED 25mm X 15M X 0.8mm (No.9988)	1	roll	\$15.00		\$15.00
	BUSHFIRE WEEPA VENTS	5	box	\$45.00		\$225.00
0.255	/ BRICK CUTTING					\$300.00
	BRICK CUTTING ALLOWANCE (SINGLE STOREY)	1	job	\$300.00		\$300.00
0.260	/ BRICK CLEANING					\$805.70
	BRICK CLEANING (SINGLE STOREY) excludes rendered areas	11510	per 1000	\$70.00		\$805.70
0.265	/ EXTERNAL LOCK UP DOORS					\$5,460.00
	FEATURE FRONT ENTRY DOOR ALLOWANCE - 2340 X 1200 PIVOT	1	each	\$2,400.00		\$2,400.00
	2040 X 820 X 40 DURACOTE BAL12.5 ENTRY DOOR - Garage Rear	1	each	\$250.00		\$250.00
	CORINTHIAN RMDF FLUSH PANEL REDICOTE TEMPORARY DOOR (2340 X 1200 x 35mm)	1	each	\$125.00		\$125.00
	2340 X 820 X 37 FLUSH PANEL DOOR - garage / entry door frame	1	each	\$115.00		\$115.00
	CAVITY SLIDING DOOR UNIT 2340 x 820 x 90 Ensuite 1/820 Family 1/820 Laundry 1/820	3	each	\$350.00		\$1,050.00
	DOUBLE CAVITY SLIDING DOOR UNIT SLIMLINE 2340 x 820 x 90 Sitting 820 Kids Retreat 820	2	each	\$715.00		\$1,430.00
	DELIVERY	1	each	\$90.00		\$90.00

0.270	/ EXTERNAL LOCK UP HARDWARE					\$1,022.06
	FRONT ENTRY DOOR LOCK - ALLOWANCE	1	each	\$480.00	\$480.00	
	EXTERNAL DOOR LOCK - ALLOWANCE Garage/House, Rear garage	2	each	\$250.00	\$500.00	
	85mm HINGES L.P. BUTT (ZINC) WITH 25mm SCREWS	3	each	\$1.20	\$3.60	
	MASONITE PACKING STRIPS 2052 X 25 X 3.2mm (BUNDLE 25)	3	bundle	\$12.82	\$38.46	
0.275	/ BATH / SPAS					\$600.00
	BATH ALLOWANCE (STANDARD 1800 X 750) - CLIENT TO SELECT	1	each	\$600.00	\$600.00	
0.280	/ EXTERNAL LOCK UP CARPENTER					\$3,776.25
	HANG TEMPORARY LOCK UP DOORS	2	each	\$30.00	\$60.00	
	LINE EAVES	110	lin m	\$15.00	\$1,650.00	
	FIX INFILL BETWEEN BRICKWORK LINTEL AND WINDOW/DOOR	4	each	\$10.00	\$40.00	
	FIX FC SHEET TO ALFRESCO BEAM	14.5	lin m	\$8.50	\$123.25	
	INSTALL CLADDING TO SMALL GABLE INCLUDING BATTENS	2	each	\$90.00	\$180.00	
	FIT TIMBER FINIALS TO GABLE BARGE FASCIA	3	each	\$15.00	\$45.00	
	HARDWARE ALLOWANCE - External lockup	1	job	\$80.00	\$80.00	
	VERANDAH ROOF FRAME LABOUR					
	ERECT BULLNOSE/SKILLION ROOF VERANDAH FRAME INCLUDING BEAMS & RAFTERS	38	m2	\$25.00	\$950.00	
	INSTALL VERANDAH POST INCLUDING STIRRUP	9	each	\$35.00	\$315.00	
	FIT VERANDAH BRACKETS	6	each	\$8.00	\$48.00	
	FIT FEATURE MOULDS TO EACH POST	9	each	\$15.00	\$135.00	
	HARDWARE ALLOWANCE - Verandah Framing	1	job	\$150.00	\$150.00	
0.285	/ INTERNAL LOCK UP CARPENTER					\$1,626.64
	CARPENTER LOCK UP Includes straighten all walls, fit noggings for towel rails, toilet roll holders, showerbase trimming Checking and fixing cornice lines	417.98	m2	\$3.00	\$1,253.94	
	BUILD HOB FOR BATH/SPA AND LINE WITH VILLABOARD	1	each	\$60.00	\$60.00	
	INSTALL CAVITY DOOR SLIDER POCKET	3	each	\$40.00	\$120.00	
	INSTALL CAVITY DOUBLE DOOR SLIDER POCKET	2	each	\$65.00	\$130.00	
	HARDWARE ALLOWANCE	417.98	m2	\$0.15	\$62.70	
0.290	/ EXTERNAL LOCK UP MATERIAL					\$3,111.04
	EXTERNAL LOCKUP MATERIAL					
	HARDIFLEX EAVES LINING 2400 x 450mm x 4.5mm Alfresco eave 7No & line alfresco beam 4 No	11	sheet	\$9.90	\$108.90	
	HARDIFLEX 2400 x 900mm x 6.0mm Dutch gables	1	sheet	\$32.00	\$32.00	
	4.5mm PVC MOULDED JOINT STRIP (PJ4) 2400mm LENGTH HM4	5	each	\$1.32	\$6.60	
	19mm x 19mm MERANTI QUAD	120	lin m	\$0.92	\$110.40	
	F2 70MM X 900MM LOSP TREATED PINE BALL FINIAL	3	each	\$25.00	\$75.00	
	CB10 350 X 350MM LOSP TREATED PINE VERANDAH BRACKET	6	each	\$18.00	\$108.00	
	ALLOWANCE FOR POST MOULDS 9 x posts	1	each	\$200.00	\$200.00	
	66mm x 18mm LOSP TREATED PINE PRIMED Gable strapping 2/5.4	27	lin m	\$3.95	\$106.65	
	POWDERCOATED (UPTO 1800MM LONG) CURVED FINIAL SUPPORT ROD	1	each	\$195.00	\$195.00	
	DELIVERY CHARGE	1	each	\$65.00	\$65.00	
	VERANDAH ROOF FRAME MATERIAL					
	115 x 115 DAR LOSP posts (P1) 9/2.7	24.3	lin m	\$25.00	\$607.50	
	90 x 45 LOSP F7 treated pine Rafters 19/3.0 Hips 5/3.6 Waling Plate 5/5.4	102	lin m	\$5.20	\$530.40	
	70 x 45 LOSP F7 treated pine Battens 12/5.4	64.8	lin m	\$4.55	\$294.84	
	190 x 45 LOSP F7 treated pine Verandah Beams 1/4.2 3/3.6 6/3.0	33	lin m	\$10.50	\$346.50	
	POST SUPPORT BOLT ON 115MM	9	each	\$8.00	\$72.00	
	COACH BOLT ZP W/N&W 10 X 150 (3/8 X 6)	45	each	\$1.55	\$69.75	

	M10 DYNABOLT - 75mm LONG	30	each	\$1.25	\$37.50
	METAL BRACKETS 90 DEG	4	each	\$20.00	\$80.00
	DELIVERY	1	each	\$65.00	\$65.00
0.295	/ INSULATION - WALL BATTS				\$1,603.80
	S&I R2.5 INSULATION TO WALLS Includes garage/house internal walls	162	m2	\$9.90	\$1,603.80
0.300	/ INSULATION - CEILING BATTS				\$3,490.20
	SUPPLY & INSTALL R4.0 GLASS FIBRE CEILING BATTS - 200mm Entire house living area	277	m2	\$12.60	\$3,490.20
0.305	/ ELECTRICIAN				\$15,822.00
	LIGHT INTERNAL BATTEN POINT W/ GLOBE Total light points	83	each	\$38.00	\$3,154.00
	LOW VOLTAGE FIXED DOWNLIGHT E/O LIGHT POINT	77	each	\$95.00	\$7,315.00
	WATERPROOF LIGHT E/O LIGHT POINT Fixed to brick work	10	each	\$44.00	\$440.00
	DOUBLE FLOODLIGHT E/O LIGHT POINT	2	each	\$85.00	\$170.00
	FLUORESCENT TWIN BARE BATTEN E/O LIGHT POINT	3	each	\$65.00	\$195.00
	SMOKE DETECTOR	3	each	\$110.00	\$330.00
	EXHAUST FANS (200mm)	2	each	\$52.00	\$104.00
	DRAFT STOPPER FOR EXHAUST FANS	2	each	\$45.00	\$90.00
	SINGLE POWER POINT	4	each	\$36.00	\$144.00
	DOUBLE POWER POINT	40	each	\$39.00	\$1,560.00
	SINGLE POWER POINT 15amp	1	each	\$45.00	\$45.00
	LABOUR AND SECOND TRIP ALLOWANCES TO INSTALL APPLIANCES BEFORE HANDOVER	1	each	\$110.00	\$110.00
	32 amp POWER CIRCUIT (THREE PHASE)	1	each	\$185.00	\$185.00
	10 amp DOUBLE WEATHERPROOF POWER POINT	2	each	\$95.00	\$190.00
	TWO WAY SWITCHING	4	each	\$40.00	\$160.00
	WIRE AND INSTALL CONTROL PAD FOR CONTINUOUS H.W.S.	2	each	\$45.00	\$90.00
	TELEVISION POINT INCLUDING 5 METRES OF CO-AXIAL CABLE IN ROOF SPACE	4	each	\$75.00	\$300.00
	LIGHT AND POWER POINT IN CEILING FOR HEATER	1	each	\$50.00	\$50.00
	E/O LIGHT CIRCUIT INCLUDING RCD / MBC	2	each	\$60.00	\$120.00
	WIRE AND CONNECT WALL OVEN	1	each	\$165.00	\$165.00
	COOKTOP WIRE AND CONNECT - FOR ELECTRIC HOTPLATE	1	each	\$210.00	\$210.00
	WIRE AND CONNECT RANGEHOOD	1	each	\$50.00	\$50.00
	E/O FOR INSTALLATION OF CANOPY RANGEHOOD	1	each	\$15.00	\$15.00
	SUPPLY AND INSTALL FLEXIBLE RANGEHOOD DUCT THROUGH ROOF SPACE	1	each	\$60.00	\$60.00
	TELEPHONE POINT	4	each	\$55.00	\$220.00
	POWER CIRCUIT AND RUN FOR SEPTIC TANK CONNECTION	1	each	\$350.00	\$350.00
0.310	/ DUCTED HEATING				\$0.00
	DUCTED HEATING AS PER QUOTATION :- CLIENT TO SELECT AND ADVISE		each	\$0.00	\$0.00
0.315	/ EVAPORATIVE COOLING				\$0.00
	AIRCONDITIONING AS PER QUOTATION :- CLIENT TO SELECT AND ADVISE		each	\$0.00	\$0.00
0.320	/ SPLIT SYSTEM				\$0.00
	CLIENT TO SELECT		each	\$0.00	\$0.00
0.325	/ ALARM SYSTEM				\$0.00
	CLIENT TO SELECT		each	\$0.00	\$0.00
0.330	/ DUCTED VACUUM SYSTEM				\$0.00
	CLIENT TO SELECT		each	\$0.00	\$0.00
0.335	/ PLASTERER				\$29,110.08
	SUPPLY & FIX 10mm PLASTER TO WALLS	850	m2	\$12.50	\$10,625.00
	SUPPLY & FIX 10mm UNISPAN PLASTER TO CEILINGS (NO CORNICE) Includes porch and alfresco	420	m2	\$14.50	\$6,090.00
	SUPPLY & INSTALL LAZER LEVELLED METAL BATTENS AT 450 CTRS Kitchen, meals, family, entry & alfresco	90	m2	\$25.00	\$2,250.00

	E/O SUPPLY & FIX WRBOARD TO WET AREAS	87	m2	\$18.50	\$1,609.50
	EXTERNAL CORNERS AND OBTUSE ANGLES	49.32	lin m	\$6.50	\$320.58
	INTERNAL ROBES STOP AND CORNICE	6	each	\$40.00	\$240.00
	90MM SCOTIA CORNICE - garage	55	lin m	\$5.00	\$275.00
	FEATURE CORNICE ALLOWANCE	350	lin m	\$22.00	\$7,700.00
0.340	/ SECOND SITE CLEAN				\$1,200.00
	SECOND SITE CLEAN AFTER PLASTER STAGE (SINGLE STOREY)	1	job	\$1,200.00	\$1,200.00
0.345	/ RENDERER				\$1,155.00
	SUPPLY AND INSTALL ACRYLIC PIGMENTED RENDER Front portico	21	m2	\$55.00	\$1,155.00
0.350	/ CABINETRY				\$12,325.00
	CLIENTS CABINERY QUOTE - R&R CABINETS Kitchen - \$5,130.00 WIP - \$3,515.00 VANITIES - \$2,190.00 LAUNDRY - \$890.00  WE CAN GET CABINETS QUOTED BUT REQUIRE FURTHER INTERNAL ELEVATIONS TO PROCEED	1	Quote	\$11,725.00	\$11,725.00
	UPGRADE TO VINYL WRAP GLOSS IN LIEU OF MATT	1	job	\$600.00	\$600.00
0.355	/ STONE SUPPLY				\$9,600.00
	CLIENTS STONE QUOTE - R&R CABINETS (ALL CAT 1 STONE)	1	each	\$9,600.00	\$9,600.00
0.360	/ FIXING MATERIAL				\$8,333.60
	2340 X (520-820) X 37 PREMIUM FLUSH PANEL DOORS Bed 1 1/820 RH H&L WIR 1/820 RH H&L Pantry 1/820 RH H&L Study 1/820 RH H&L Sitting, Kids, ens, family, Laundry 7/820 (cavity doors) Linens 2/820 RH HO Linens 2/820 LH HO Kids 1/820 RH H&L Bed2 1/820 LH H&L Bed3 1/820 LH H&L Bed4 1/820 LH H&L Bath 1/820 LH H&L Powder 1/720 RH H&L Liftoff Store 1/ 820 RH H&L Store 1 / 820 LH HO  Hinge - Chrome	23	each	\$115.00	\$2,645.00
	112 PMDF SINGLE JAMB SETS 2410 x (520-820)	12	each	\$50.00	\$600.00
	112 PMDF DOUBLE JAMB SETS 2410 x 1715	2	each	\$59.00	\$118.00
	3 HINGES & LATCH TO SUIT 2340MM DOOR	10	each	\$28.00	\$280.00
	3 HINGED ONLY TO SUIT 2340MM DOOR	5	each	\$23.00	\$115.00
	3 HINGE & LATCH LIFT OFF TO SUIT 2340MM DOOR	1	each	\$35.00	\$35.00
	GROOVED BOTTOM RAIL TO DOORS Ens, Sitting x2, kids x2, Family, Laundry	7	each	\$9.30	\$65.10
	2340 X (3 X 820MM) QUICKSLIDE DOOR SYSTEM INC TRACK Bed 4 robe	1	each	\$557.00	\$557.00
	2340 X (2 X 720M) QUICKSLIDE DOOR SYSTEM INC TRACK Bed 2 & 3 robes	2	each	\$392.00	\$784.00
	PRIMED DAR 67 x 18 (MDF) 5.4m - Architrave 89/5.4	480.6	lin m	\$2.67	\$1,283.20
	PRIMED DAR 92 x 18 (MDF) 5.4m - Skirting 40/5.4	216	lin m	\$3.69	\$797.04
	PRIMED DAR 110 x 18 (MDF) 5.4m Robes 6/5.4	32.4	lin m	\$7.10	\$230.04
	12MM SPLAYED BEAD 2.4	18	each	\$4.10	\$73.80
	KDHW MUSHROOM STOP 2400 x 35 x 10	1	each	\$60.00	\$60.00
	MANHOLE SURROUND AND COVER	1	each	\$53.00	\$53.00
	140 x 18 LOSP PINE DAR Garage skirting 7/5.4	37.8	lm	\$10.50	\$396.90
	42 X 18 LOSP PINE DAR Alfresco & Porch Quad 8/5.4	43.2	lm	\$3.60	\$155.52
	DELIVERY CHARGE	1	each	\$85.00	\$85.00
0.365	/ FIXING CARPENTER				\$3,758.50
	FIT SINGLE HINGED DOORS (2340 HIGH) INCLUDING JAMB SET & ARCH	12	each	\$45.00	\$540.00
	FIT HINGED & LATCHED DOUBLE PASSAGE DOORS (2340 HIGH) INC JAMB, MUSHROOM STOP & ARCH	2	each	\$75.00	\$150.00
	FIT CAVITY SLIDING DOOR (2340 HIGH)	7	each	\$25.00	\$175.00
	FIX 67MM ARCHITRAVE / SKIRTING	631	lin m	\$2.50	\$1,577.50



	FIT QUAD TO PORCH / ALFRESCO SOFFITS LINED BY PLASTERER	2	job	\$60.00	\$120.00
	E/O SKIRTING 75mm TO 200mm	195	lin m	\$3.20	\$624.00
	INSTALL FRONT ENTRY DOOR 2340 X 1200 Inc lock	1	each	\$85.00	\$85.00
	FIT FLUSHBOLT TO INTERNAL/EXTERNAL DOUBLE DOORS	1	each	\$10.00	\$10.00
	FRAME AND TRIM 600m x 560mm MANHOLE	1	each	\$20.00	\$20.00
	HANG EXTERNAL GARAGE ACCESS DOOR	2	each	\$40.00	\$80.00
	FIT ENTRANCE SET	2	each	\$16.00	\$32.00
	INSTALL 2340 MM HIGH ROBE SLIDING DOOR UNITS INCLUDING DOORS	3	each	\$85.00	\$255.00
	FIXING NAIL ALLOWANCE	1	job	\$90.00	\$90.00
<b>0.370</b>	<b>/ WATER PROOFING</b>				<b>\$1,664.20</b>
	SUPPLY & LAY MEMBRANE WITH SCREED TO SHOWER BASE UPTO 1000 X 1000	1	each	\$380.00	\$380.00
	SUPPLY & LAY MEMBRANE WITH SCREED TO SHOWER BASE UPTO 1000 X 1900	1	each	\$460.00	\$460.00
	SHOWER WALLS UPTO 1900mm HIGH (per each shower unit)	6	each	\$80.00	\$480.00
	FLASHING PERIMETER WALL/FLOOR JUNCTION Bath 1/5.0 Ens 1/11.6	16.6	lin m	\$12.00	\$199.20
	BATH HOBS SEAL inc 150mm upstand to wall	1	each	\$75.00	\$75.00
	SQUARE CHROME ON BRASS GRATE	2	each	\$35.00	\$70.00
<b>0.375</b>	<b>/ PAINTER</b>				<b>\$17,415.85</b>
	GENERAL PAINTING - 2 COATS INTERNAL Includes house, garage, alfresco, porch and verandah	456.3	m2	\$22.00	\$10,038.60
	E/O 3 COAT PAINT SYSTEM	456.3	m2	\$5.00	\$2,281.50
	E/O PAINT INTERNAL DOOR 2340mm HIGH INC ARCH & JAMBS.	32	each	\$40.00	\$1,280.00
	PAINT FEATURE EXTERNAL DOOR UPTO 2340 MM HIGH Front entry	1	each	\$85.00	\$85.00
	E/O FOR 2700mm HIGH CEILINGS	456.3	m2	\$2.50	\$1,140.75
	E/O FOR SKIRTING/ARCHITRAVE 75mm TO 200mm	195	lin m	\$2.50	\$487.50
	E/O ORNAMENTAL CORNICE	305	lin m	\$3.50	\$1,067.50
	PAINT EXTERNAL EAVES LINING (SINGLE STOREY)	115	lin m	\$9.00	\$1,035.00
<b>0.380</b>	<b>/ TILE SUPPLY</b>				<b>\$2,722.00</b>
	STANDARD RANGE ALLOWANCE -WALLS 600 X 300	24	m2	\$45.00	\$1,080.00
	STANDARD RANGE ALLOWANCE -FLOORS 400 X 400	35	m2	\$45.00	\$1,575.00
	SOAP HOLDERS	1	each	\$18.00	\$18.00
	ALUMINIUM ANGLE (3 METRE LENGTHS) TO SUIT FLOOR TILE	2	each	\$12.00	\$24.00
	ALUMINIUM ANGLE BATH ANGLES (3 METRE LENGTHS) TO SUIT FLOOR TILE	1	each	\$25.00	\$25.00
<b>0.385</b>	<b>/ TILE LABOUR</b>				<b>\$3,565.00</b>
	LAY PORCELAIN WALL TILES - LABOUR 2000mm high to showers, 1200mm high to bath, 300mm high vanity splashbacks, 300mm laundry splashback	23.5	m2	\$55.00	\$1,292.50
	LAY PORCELAIN FLOOR TILES - LABOUR Ensuite, Powder, Bathroom, Laundry	30.5	m2	\$55.00	\$1,677.50
	E/O TO LAY SKIRTING TILE Bathroom, ensuite, powder, Laundry	23.5	lin m	\$10.00	\$235.00
	E/O TILE SHOWER NICHE Ensuite	1	each	\$60.00	\$60.00
	E/O TILE SHOWER BASE UPTO 900 X 900 Bathroom	1	each	\$110.00	\$110.00
	E/O TILE LARGE SHOWER BASE OVER 900 X 900 Ensuite	1	each	\$190.00	\$190.00
<b>0.390</b>	<b>/ ROBE FITOUT</b>				<b>\$1,084.02</b>
	16mm WHITE MELAMINE SHELVING (445mm DEEP) WIR 1/7.8 4/2.0 Linen 4/1.77 Bed2/3 2/1.67 Linens 8/1.14	35.34	lin m	\$25.00	\$883.50
	SILVER HANGING RAIL	11.14	lin m	\$18.00	\$200.52
<b>0.395</b>	<b>/ GLASS SPLASHBACK</b>				<b>\$2,451.00</b>
	STARFIRE 6MM TOUGHENED GLASS SPLASHBACK - low iron Kitchen splashback only	3.8	m2	\$595.00	\$2,261.00
	POWER POINT CUT OUTS	2	each	\$95.00	\$190.00
<b>0.400</b>	<b>/ SHOWER SCREENS</b>				<b>\$1,400.00</b>
	ALLOWANCE FRAMELESS SCREEN ENSUITE 2000 X 500 X 10MM PATCH FITTINGS TO WALL	1	each	\$750.00	\$750.00
	ALLOWANCE SHOWERSCREEN BATHROOM 2000 X 900 X 900MM SEMI FRAMELESS	1	each	\$650.00	\$650.00

0.405	/ MIRRORS					\$602.60
	SUPPLY & INSTALL 4mm MIRROR WITH POLISHED EDGE SURROUND ensuite 1800 x 900 bath 1500 x 900 powder 900 x 900	3.8	m2	\$115.00	\$437.00	
	E/O 15mm BEVELLED EDGING TO MIRRORS	13.8	lin m	\$12.00	\$165.60	
0.410	/ KITCHEN SINKS					\$1,300.00
	INFINITE REGAL 1140R 1 1/12 BOWL SINK WITH DRAINER- KITCHEN	1	each	\$850.00	\$850.00	
	INFINITE REGAL RS-450 SINGLE BOWL SINK	1	each	\$450.00	\$450.00	
0.415	/ VANITY BASINS					\$1,400.00
	SQUARE LINE 460MM COUNTERTOP VANITY BASINS	4	each	\$350.00	\$1,400.00	
0.420	/ LAUNDRY TROUGH					\$300.00
	INFINITE REGAL RS-450 SINGLE BOWL SINK	1	each	\$300.00	\$300.00	
0.425	/ TOILET SUITE					\$790.00
	INFINITE MERCURY WALL FACED TOILET SUITE -soft close lid	2	each	\$395.00	\$790.00	
0.430	/ TAPWARE					\$3,361.00
	SINK MIXER - ALLOWANCE Kitchen & Pantry	2	each	\$425.00	\$850.00	
	SINK MIXER LAUNDRY - ALLOWANCE Laundry	1	each	\$295.00	\$295.00	
	BASINS MIXERS - ALLOWANCE Bathroom, Powder, ensuite x2	4	each	\$195.00	\$780.00	
	SHOWER/BATH WALL MIXER - ALLOWANCE	3	each	\$185.00	\$555.00	
	SHOWER ROSE AND HEAD - ALLOWANCE Bathroom & ensuite	2	each	\$350.00	\$700.00	
	BATH OUTLET 290MM - ALLOWANCE	1	each	\$145.00	\$145.00	
	WASHING MACHINE STOPS - ALLOWANCE	2	each	\$12.00	\$24.00	
	TOILET CISTERN STOPS - ALLOWANCE	1	each	\$12.00	\$12.00	
0.435	/ ELECTRICAL APPLIANCES					\$3,050.00
	900M ELECTRIC OVEN ALLOWANCE - TO BE SELECTED	1	each	\$2,200.00	\$2,200.00	
	900MM CANOPY RANGEHOOD ALLOWANCE - TO BE SELECTED	1	each	\$850.00	\$850.00	
0.440	/ PLUMBING APPLIANCES					\$2,100.00
	900MM GAS COOKTOP ALLOWANCE - TO BE SELECTED	1	each	\$1,200.00	\$1,200.00	
	DISHWASHER ALLOWANCE - TO BE SELECTED	1	each	\$900.00	\$900.00	
0.445	/ HOT WATER SERVICE					\$1,500.00
	INSTANTANEOUS HOT WATER UNIT ALLOWANCE	1	each	\$1,500.00	\$1,500.00	
0.450	/ GARAGE DOORS					\$1,790.00
	2250H X 5200W SECTIONAL OVERHEAD COLOURBOND DOOR	1	each	\$1,050.00	\$1,050.00	
	REMOTE CONTROL UNIT - TO SUIT SECTIONAL GARAGE DOORS 2 handsets & 1 wall opener	1	each	\$490.00	\$490.00	
	BAL RATED FIRE BRUS TO DOOR	1	each	\$250.00	\$250.00	
0.455	/ FIT OFF HARDWARE					\$1,613.41
	GAINSBOROUGH LIANNA PASSAGE SETS	9	each	\$65.00	\$585.00	
	GAINABSOROUGH LIANNA PRIVACY PASSAGE SET	2	each	\$75.00	\$150.00	
	GAINSBOROUGH LIANNA DUMMY LEVER SET	5	each	\$45.00	\$225.00	
	LOCKWOOD L842 CP 100mm FLUSHBOLT	1	each	\$45.00	\$45.00	
	GRIPPER CATCH GC6	4	each	\$0.70	\$2.80	
	DOOR STOP ALLOWANCE	12	each	\$8.50	\$102.00	
	GAINSBOROUGH LARGE STRIKER PLATE WITH SCREWS - for pivot door	1	each	\$38.00	\$38.00	
	85MM LOOSE PIN BUTT HINGES WITH SCREWS - CP	3	each	\$2.27	\$6.81	
	FLUSH PULLS - SQUARE CONCEALED FIX	19	each	\$10.20	\$193.80	
	FLUSH PULLS - SLIDING DOOR PRIVACY SET	1	each	\$65.00	\$65.00	
	TOILET ROLL HOLDER - CHROME	2	each	\$35.00	\$70.00	
	DOUBLE TOWEL RAIL - CHROME	2	each	\$65.00	\$130.00	

0.460	/ FIT OFF CARPENTER					\$662.08
	CARPENTER FIT OFF	358.05	m2	\$1.50	\$537.08	
	RE-FIT ENTRANCE SET	2	each	\$15.00	\$30.00	
	INSTALL TRILOCK	1	each	\$25.00	\$25.00	
	FIT FLUSHBOLT TO INTERNAL/EXTERNAL DOUBLE DOORS	1	each	\$10.00	\$10.00	
	FIT TOILET PAPER HOLDER	2	each	\$15.00	\$30.00	
	FIT TOWEL RAIL HOLDER	2	each	\$15.00	\$30.00	
0.465	/ EXT/INT SEALANTS					\$1,100.00
	CAULKING OF EXPANSION JOINTS (SINGLE STOREY)	1	job	\$450.00	\$450.00	
	CAULKING TO TILES IN WET AREAS - SINGLE STOREY	1	job	\$650.00	\$650.00	
0.470	/ HOUSE CLEAN					\$626.97
	HOUSE CLEAN	417.98	m2	\$1.50	\$626.97	
0.475	/ FINAL SITE CLEAN					\$1,400.00
	FINAL SITE CLEAN INCLUDING RUBBISH REMOVAL (SINGLE/DOUBLE)	1	job	\$1,050.00	\$1,050.00	
	BIN EMPTY (SINGLE STOREY)	1	job	\$350.00	\$350.00	
0.480	/ CARPET					\$12,952.50
	ALLOWANCE 100% WOOL TWIST ON STANDARD UNDERLAY Bed 1, WIR, study, sitting, kids, bed 2, 3, 4	165	m2	\$75.00	\$12,375.00	
	UPGRADE UNDERLAY TO 10MM	165	m2	\$3.50	\$577.50	
0.485	/ TIMBER FLOORS					\$17,920.00
	TIMBER FLOOR ALLOWANCE - ENGINEERED FLOATING Entry, kitchen, meals, family, pantry, left hand passage, right hand passage	112	m2	\$160.00	\$17,920.00	
0.490	/ WATER TANKS					\$2,500.00
	2100 LITRE WATER TANK INC PUMP	1	each	\$2,500.00	\$2,500.00	
0.495	/ TELEVISION ANTENNA					\$400.00
	SUPPLY & INSTALL HILLS TV ANTENNA INCLUDING CONNECTION TO CABLE INSIDE ROOF.	1	each	\$400.00	\$400.00	
0.500	/ FLYSCREENS / FLYDOORS					\$850.00
	FLYSCREENS TO ALL OPENING WINDOWS AS QUOTED rated BAL12.5, aluminium mesh, No flydoors allowed	1	each	\$850.00	\$850.00	
0.505	/ ADDITIONAL ITEMS					\$4,240.00
	CONCRETE POLISHING ALLOWANCE - alfresco area	53	m2	\$80.00	\$4,240.00	
			each		\$0.00	
Direct Build Cost \$ ex GST						\$421,633.63
						\$421,633.63
Sub total						\$421,633.63
GST 10%						\$42,163.36
<b>TOTAL COST</b>						<b>\$463,796.99</b>

- Notes:
- 1 There is some discrepancies between the plans and engineering to the verandah area. Plans have nominated concrete paving under verandah, but engineer has designed deck sub floor.  
NO DECKING HAS BEEN ALLOWED FOR IN THIS BOQ
  - 2 Electrical plans have downlights to underside of verandah roof, however this looks like it is an open framed verandah.  
NO DOWNLIGHTS TO VERANDAH OR LINNING OF VERANDAH CEILING HAS BEEN ALLOWED FOR IN THIS BOQ
  - 3 Wall tiling locations to be confirmed

THIS BILL OF QUNATITIES IS AN ESTIMATE ONLY AND MAYBE SUBJECT TO CHANGE