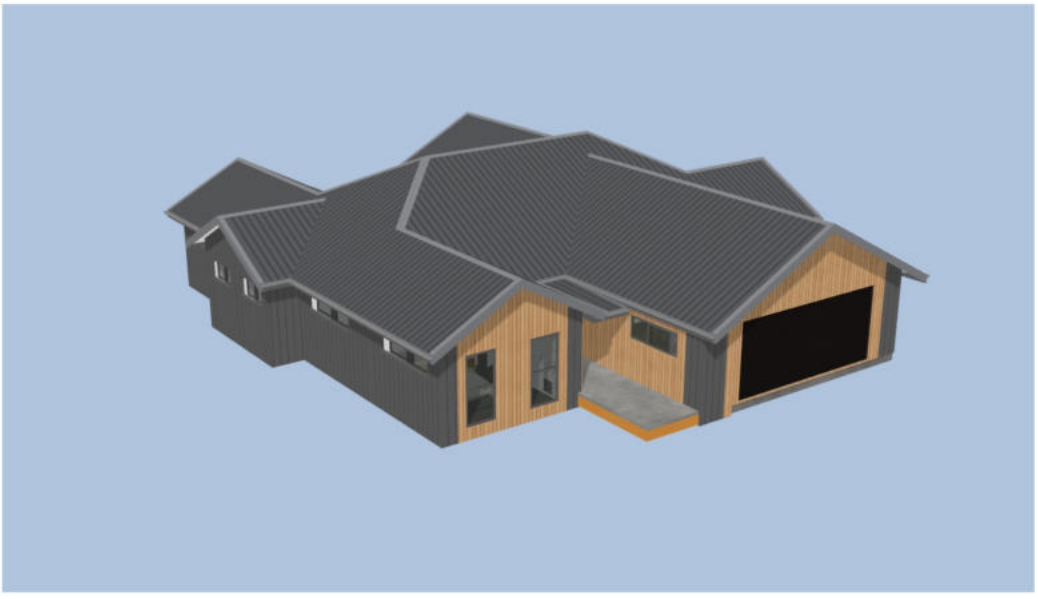
ESTIMATE LETTER

Example Design

New Zealand



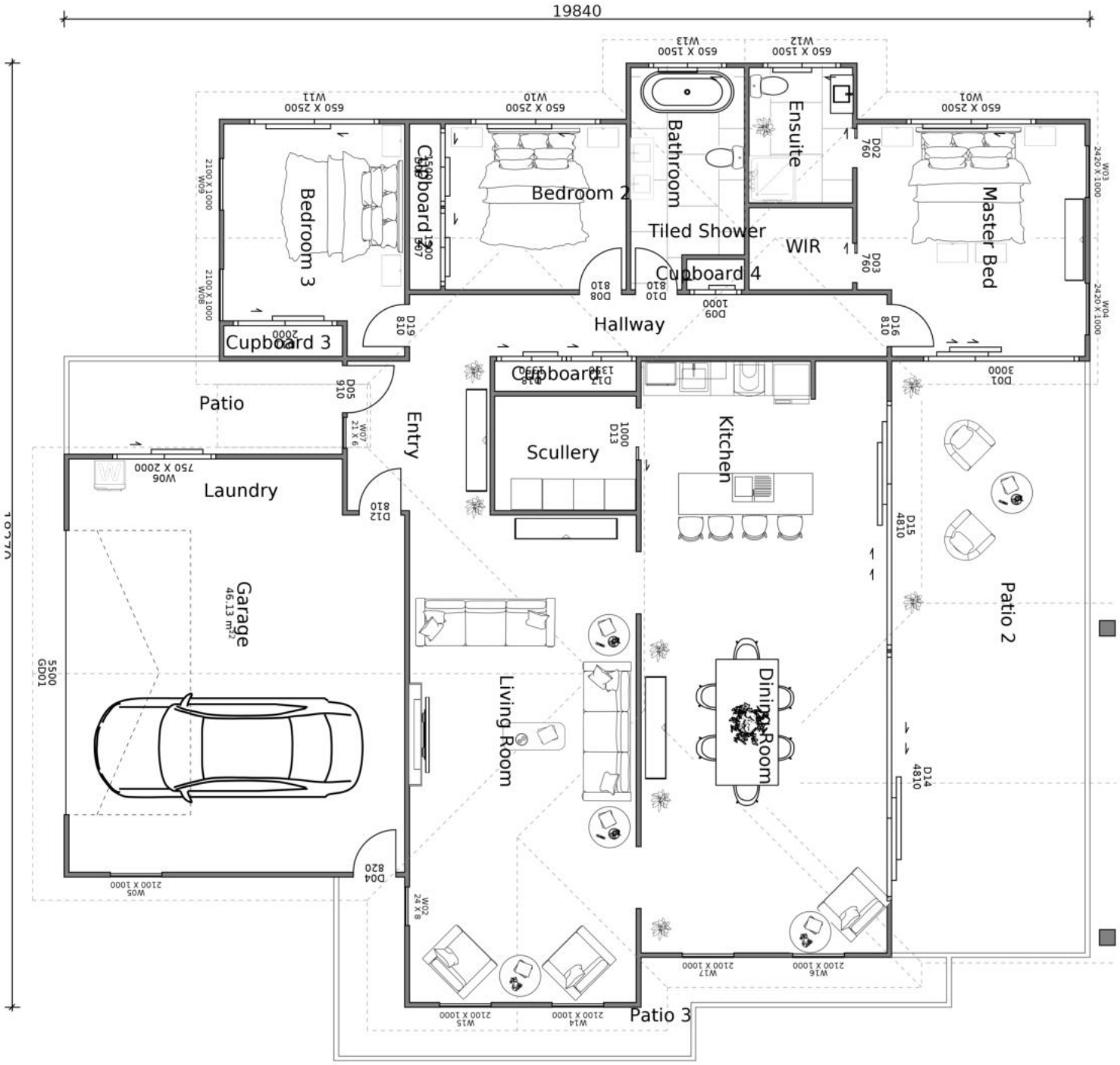
Utecture Project 1555-ut1

Date created: 10/Dec/2025

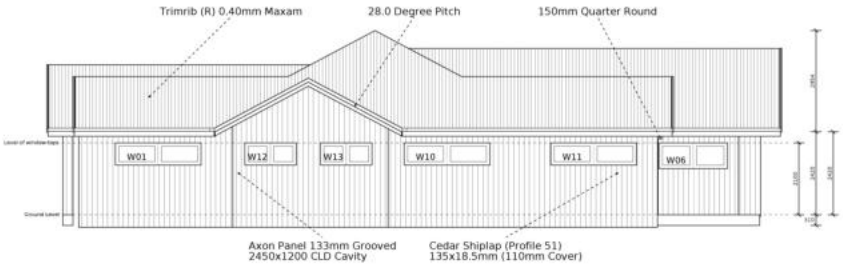
Prepared by: utecture Trade NZ (New Zealand)

For: Example Customer

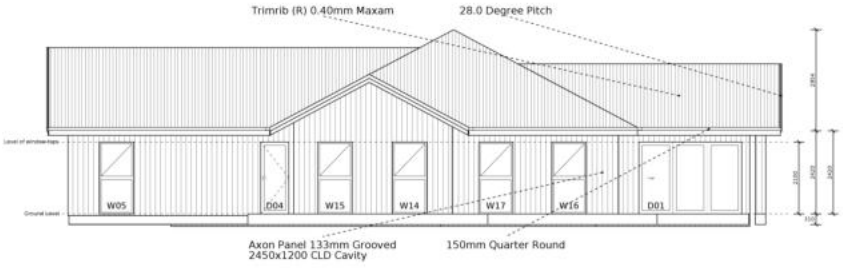
Floor Plan - Level 1



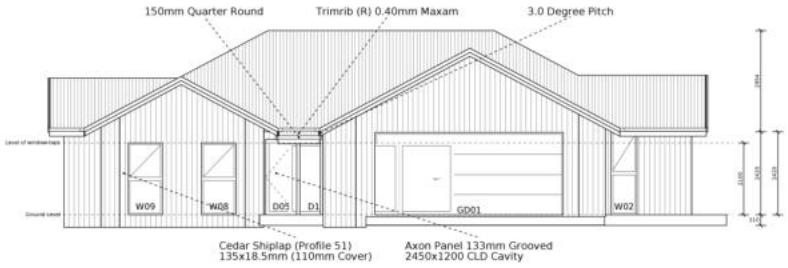
West Elevation



East Elevation



South Elevation



North Elevation

Door Schedule

Level 1

ID	Description	Size
D01	Altus Joinery - 3x Stacker Sliding Door M2	2100h x 3000w
D02	Custom Cavity Slider - 1980h	1980h x 760w
D03	Custom Cavity Slider - 1980h	1980h x 760w
D04	Custom Hinged Single Door 410 – 910 - 2200h	2100h x 820w
GD01	B & D Garage Door - Custom Size	2400h x 5500w
D05	Custom Hinged Single Door 410 – 910 - 2200h	2200h x 910w
D06	Custom MDF Flush Slider 2 Leaf 1980h	1980h x 1500w
D07	Custom MDF Flush Slider 2 Leaf 1980h	1980h x 1500w
D08	Custom Hinged Single Door 410 – 910 - 1980h	1980h x 810w
D09	Custom MDF Flush Slider 2 Leaf 1980h	1980h x 1000w
D10	Custom Hinged Single Door 410 – 910 - 1980h	1980h x 810w
D11	Custom MDF Flush Slider 2 Leaf 1980h	1980h x 2000w
D12	Custom Hinged Single Door 410 – 910 - 2200h	2200h x 810w
D13	Custom Cavity Slider - 1980h	1980h x 1000w
D14	Altus Joinery - 3x Stacker Sliding Door M2	2110h x 4810w
D15	Altus Joinery - 3x Stacker Sliding Door M2	2110h x 4810w
D16	Custom Hinged Single Door 410 – 910 - 1980h	1980h x 810w
D17	Custom MDF Flush Slider 2 Leaf 1980h	1980h x 1350w
D18	Custom MDF Flush Slider 2 Leaf 1980h	1980h x 1350w
D19	Custom Hinged Single Door 410 – 910 - 1980h	1980h x 810w

Window Schedule

Level 1

ID	Description	Size
W01	Altus Joinery - Single Slider Window M2	650h x 2500w
W02	Altus Joinery - Sash Window M2	2420h x 750w
W03	Altus Joinery - Sash Window M2	2420h x 1000w
W04	Altus Joinery - Sash Window M2	2420h x 1000w
W05	Altus Joinery - Sash Window M2	2100h x 1000w
W06	Altus Joinery - Single Slider Window M2	750h x 2000w
W07	Altus Joinery - Fixed Window M2	2100h x 600w
W08	Altus Joinery - Sash Window M2	2100h x 1000w
W09	Altus Joinery - Sash Window M2	2100h x 1000w
W10	Altus Joinery - Single Slider Window M2	650h x 2500w
W11	Altus Joinery - Single Slider Window M2	650h x 2500w
W12	Altus Joinery - Single Slider Window M2	650h x 1500w
W13	Altus Joinery - Single Slider Window M2	650h x 1500w
W14	Altus Joinery - Sash Window M2	2100h x 1000w
W15	Altus Joinery - Sash Window M2	2100h x 1000w
W16	Altus Joinery - Sash Window M2	2100h x 1000w
W17	Altus Joinery - Sash Window M2	2100h x 1000w

Estimate Letter

OUR DETAILS	
Name:	Demonstration Franchise
Postal Address:	
Location:	Auckland
Telephone:	
Email:	
GST Number:	

CUSTOMER DETAILS	
Customer Name:	Test
Postal Address:	
Email:	
Solicitor:	
Solicitor's Company:	

SITE DETAILS	
Site Address:	New Zealand
Legal Description:	

Estimate Letter

Building Details	
Building Area	252.9m²
Roof Pitch	26.0 degree roof pitch Apex height 5.374m
Wind Zone	High = 44 m/s
Exposure Zone	Exposure Zone B
Bedrooms	3
Ensuite	1
Bathrooms	1

Pricing	
Total excluding GST	$651,021.07
GST	$97,653.16
Total including GST	**$748,674.23**

Process Notes

Yours sincerely

Shaun Lord (Trade Plus Seat)

Email: shaun.lord@utecture.com

Cost Summary

Description	Total Cost
Trade + Notes	$0.00
P&G - Placeholder Parts (Quote Allowances)	$101,850.00
Timber Sub-Floor	$54,842.53
Raft Slab Foundations	$7,714.76
Block and Concrete Walls	$1,500.00
Prenail Frame & Truss	$29,293.10
Random Supply Roof Pack	$19,248.80
Framing Hardware	$1,442.37
Roof Cladding	$45,595.68
Exterior Joinery & Garage Door	$39,982.21
Exterior Cladding	$42,821.17
Plumbing & Gas Fitting	$12,892.44
Electrical Services	$20,293.80
Insulation	$4,257.11
Internal Linings	$29,421.55
Interior Doors & Hardware	$6,050.00
Tiling & Waterproofing	$3,553.19
Floor Coverings	$28,945.60
Internal Finishes & Decorating	$15,759.92
External Finishes & Decorating	$8,680.60
Heating and Cooling	$3,275.80
Plumbing Fixtures	$5,854.19
Alarm & Sound System	$2,990.00
Kitchen	$25,000.00
Carpentry Labour	$139,756.25
Total Cost	$651,021.07
Total GST	$97,653.16
Total incl. GST	$748,674.23

Bill of Materials

P&G - PLACEHOLDER PARTS (QUOTE ALLOWANCES)								$101,850.00
Supplier	**Part**	**Description**	**Qty**	**Size**	**Total**	**Unit**	**Price**	**Line Total**
Project Management Fees								
Generic	UGP 7823	10 Year Homeowners Guarantee	1.00		Total	Sum	2200.00	2200.00
Generic	UGP 7824	Administration Costs	1.00		Total	Sum	3000.00	3000.00
Generic	UGP 7855	Document Management	1.00		Total	Sum	1200.00	1200.00
							Total for Project Management Fees	**$6,400.00**
Health & Safety								
Generic	Test	Code of Compliance - Test	1.00		Total	Sum	2000.00	2000.00
Generic	UGP 7859	Hazardco Sitepack	1.00		Total	Sum	650.00	650.00
Generic	UGP 7860	Health & Safety PPE Allowance	1.00		Total	Sum	800.00	800.00
							Total for Health & Safety	**$3,450.00**
Concept Plans								
Generic	UGP 7853	Concept Design Fee	1.00		Total	Sum	6000.00	6000.00
							Total for Concept Plans	**$6,000.00**
Full working drawings								
Generic	UGP 7958	Working Drawings Design Fee	1.00		Total	Sum	15000.00	15000.00
							Total for Full working drawings	**$15,000.00**
Structural Engineering								
Generic	UGP 7947	Structural Engineering Fees	1.00		Total	Sum	12000.00	12000.00
							Total for Structural Engineering	**$12,000.00**
Quantity Surveying								
Generic	UGP 7937	Site Inspections	1.00		Total	Sum	1500.00	1500.00
							Total for Quantity Surveying	**$1,500.00**
Resource Consent Fees								
Generic	UGP 7835	BRANZ Levy	1.00		Total	Sum	1500.00	1500.00
Generic	UGP 7836	Building Accreditation Levy	1.00		Total	Sum	500.00	500.00
Generic	UGP 7854	Council Consent Fees	1.00		Total	Sum	9000.00	9000.00
Generic	UGP 7931	MBIE Levy	1.00		Total	Sum	600.00	600.00
							Total for Resource Consent Fees	**$11,600.00**
Signboard and Site Signs								
Generic	UGP 7938	Site Signage	1.00		Total	Sum	450.00	450.00
							Total for Signboard and Site Signs	**$450.00**
Builders Toilet Hire								

P&G - PLACEHOLDER PARTS (QUOTE ALLOWANCES)								$101,850.00
Generic	UGP 7942	Site Toilet Hireage	1.00		Total	Sum	1800.00	1800.00
							Total for Builders Toilet Hire	**$1,800.00**
Scaffolding - Weekly hire								
Generic	UGP 7936	Scaffolding	1.00		Total	Sum	9000.00	9000.00
Generic	UGP	Scaffolding Hire	1.00		Total	Sum	3000.00	3000.00
							Total for Scaffolding - Weekly hire	**$12,000.00**
Safety Netting								
Generic	UGP 7858	Edge Protection	1.00		Total	Sum	3000.00	3000.00
Generic	UGP 7933	Safety Nets/Fall Protection	1.00		Total	Sum	3800.00	3800.00
							Total for Safety Netting	**$6,800.00**
Safety Fencing to Site								
Generic	UGP 7951	Temporary Fencing	1.00		Total	Sum	2200.00	2200.00
							Total for Safety Fencing to Site	**$2,200.00**
Storage								
Generic	UGP 7939	Site Storage	1.00		Total	Sum	1000.00	1000.00
							Total for Storage	**$1,000.00**
Site Bins								
Generic	UGP 7944	Skip/Waste Bin Hireage	1.00		Total	Sum	3500.00	3500.00
							Total for Site Bins	**$3,500.00**
Establishment Costs								
Generic	UGP 7946	Street Crossing/Driveway Curb	1.00		Total	Sum	2800.00	2800.00
Generic	UGP 7949	Surveyor - Setout / Datum / Levels	1.00		Total	Sum	2200.00	2200.00
Generic	UGP 7950	Temp Services - Wash Facilities, Site Water Connections	1.00		Total	Sum	2500.00	2500.00
							Total for Establishment Costs	**$7,500.00**
Small Plant Hire								
Generic	UGP 7945	Small Machine Hireage	1.00		Total	Sum	2000.00	2000.00
							Total for Small Plant Hire	**$2,000.00**
Travel								
Generic	TravelSUM	Sub-contractor & Engineer Travel Fees	1.00		Total	Sum	1500.00	1500.00
							Total for Travel	**$1,500.00**
Deliveries								
Generic	UGP 0280	Building Material Deliveries/Freight Charges	1.00		Total	Sum	4000.00	4000.00
							Total for Deliveries	**$4,000.00**
Site & House Clean								
Generic	UGP 7863	House Clean - Pre Handover	1.00		Total	Sum	650.00	650.00
Generic	UGP 7943	Site Weekly Cleaning	1.00		Total	Sum	2500.00	2500.00
							Total for Site & House Clean	**$3,150.00**

TRADE+

TIMBER SUB-FLOOR								$54,842.53
Supplier	**Part**	**Description**	**Qty**	**Size**	**Total**	**Unit**	**Price**	**Line Total**
Profile Timber								
Bunnings	0276489	150X25 RAD MERCH++H3.2 GR SAWN	60.00	1.0	Total	m	10.00	600.00
Bunnings	0616331	90X45 RAD SG8 H1.2++KD GAUG BUN	100.00	1.0	Total	m	12.50	1250.00
							Total for Profile Timber	**$1,850.00**
Anchor Piles								
Bunnings	0276405	125X125 HOUSE PILE H5 SQ 1.5M BUN	29.00		Total	Ea	24.04	697.16
Bunnings	0827939	L-LOK PILE FIXING++PACK 12KNH HI CORR	29.00		Total	Ea	68.31	1980.99
							Total for Anchor Piles	**$2,678.15**
Braced Piles								
Bunnings	0276158	100X75 RAD SG8 H4++GR SAWN BUN	20.00	1.0	Total	m	13.91	278.20
Bunnings	0276405	125X125 HOUSE PILE H5 SQ 1.5M BUN	9.00		Total	Ea	24.04	216.36
Bunnings	0241389	BOLT&NUT HEX HD GALV++M12X260MM EA BTD0260	16.00		Total	Ea	3.23	51.68
Bunnings	0827939	L-LOK PILE FIXING++PACK 12KNH HI CORR	9.00		Total	Ea	68.31	614.79
Bunnings	0250646	WASHER SQ GALV++M12X50X50X3 EA	32.00		Total	Ea	0.68	21.76
							Total for Braced Piles	**$1,182.79**
Ordinary Piles								
Bunnings	0276437	125X125 HOUSE PILE++H5 SQ 1.2M BUN	115.00		Total	Ea	26.90	3093.50
Bunnings	0639822	L-LOK WIRE DOG ZINC++GALV LH (10) WDLH-R	12.00		Total	Ea	5.75	69.00
Bunnings	0640028	L-LOK WIRE DOG ZINC++GALV STAPLE(10)WDS-R	12.00		Total	Ea	5.31	63.72
Bunnings	0534626	NAIL IMP PASLODE GAL++90X3.15 1000 B20571	1.00		Total	Ea	113.03	113.03
							Total for Ordinary Piles	**$3,339.25**
Bearers								
Bunnings	0616419	140X45 RAD SG8 H3.2++KD GAUG BUN	367.00	1.0	Total	m	11.61	4260.87
							Total for Bearers	**$4,260.87**
Joists								
Bunnings	0616681	190X45 RAD SG8 H1.2++KD GAUG BUN	916.00	1.0	Total	m	11.77	10781.32
Bunnings	0534626	NAIL IMP PASLODE GAL++90X3.15 1000 B20571	1.00		Total	Ea	113.03	113.03
							Total for Joists	**$10,894.35**
Boundary Joist								
Bunnings	0616681	190X45 RAD SG8 H1.2++KD GAUG BUN	148.00	1.0	Total	m	11.77	1741.96
							Total for Boundary Joist	**$1,741.96**
Nogging								
Bunnings	0616681	190X45 RAD SG8 H1.2++KD GAUG BUN	170.00	1.0	Total	m	11.77	2000.90
							Total for Nogging	**$2,000.90**
Flooring								

TIMBER SUB-FLOOR								$54,842.53
Bunnings	0517239	GORILLA GRIP 2HR++CURE CONST ADH 310ML	67.00		Total	Ea	17.68	1184.56
Bunnings	0181280	PLYFLOOR STRUCT H3.2++2700X1200X19MM CD/F11	15.00		Total	Ea	235.43	3531.45
Bunnings	0246696	SCREW COL FLOOR GALV++8GX50MM BX2000	2.00		Total	Ea	229.10	458.20
Bunnings	8911622	SCREW EXTRNL NPOINT++8GX45 SS CSK BX50	20.00		Total	Ea	9.72	194.40
Bunnings	0217865	STRANDFLOOR T&G UT++3600X1200X20MM B10	60.00		Total	Ea	197.43	11845.80
							Total for Flooring	**$17,214.41**
Concrete								
Generic	UGP 5682	Concrete Pump Mix 20mpa	14.10		Total	m^3	391.80	5524.38
							Total for Concrete	**$5,524.38**
Concrete Pumping								
Generic	UGP 5681	Concrete Pumping - Travel, Setup, and Minimum Charge Fee	1.00		Total	Sum	450.00	450.00
Generic	UGP 5537	Concrete Pumping - m3 Rate	14.10		Total	m^3	25.00	352.50
							Total for Concrete Pumping	**$802.50**
Sub-Floor Insulation								
Underfloor Insulation has been allowed for at 400mm Centers to match 3604 foundation allowance								
Bunnings	0335218	EXPOL 1200X360X60++R1.4 12PC 5.18M2	59.00		Total	Ea	56.83	3352.97
							Total for Sub-Floor Insulation	**$3,352.97**

RAFT SLAB FOUNDATIONS								$7,714.76
Supplier	**Part**	**Description**	**Qty**	**Size**	**Total**	**Unit**	**Price**	**Line Total**
Profile Timber								
Bunnings	0276489	150X25 RAD MERCH++H3.2 GR SAWN	20.00	1.0	Total	m	10.00	200.00
Bunnings	0616331	90X45 RAD SG8 H1.2++KD GAUG BUN	16.00	1.0	Total	m	12.50	200.00
							Total for Profile Timber	**$400.00**
Concept Plans								
Generic	UGP 5447	Concrete Finisher - Minimum Charge	1.00		Total	Sum	1000.00	1000.00
							Total for Concept Plans	**$1,000.00**
Concrete Underlay								
Bunnings	0127649	POLYTHENE BLACK++4X25M 250MU	1.00		Total	Ea	89.22	89.22
Bunnings	0183963	SCOTCH JOINING TAPE++PVC 50MMX30M	2.00		Total	Ea	4.13	8.26
							Total for Concrete Underlay	**$97.48**
Formwork								
Bunnings	0276497	150X25 RAD INDUST++UT GR SAWN BUN	8.00	1.0	Total	m	0.00	0.00
Bunnings	0199672	300X25 RAD INDUST++UT GR SAWN BUN	30.00	1.0	Total	m	6.25	187.50
Bunnings	0616331	90X45 RAD SG8 H1.2++KD GAUG BUN	60.00	1.0	Total	m	12.50	750.00

TRADE+

RAFT SLAB FOUNDATIONS								$7,714.76
							Total for Formwork	$937.50
Raft Slab Components								
Bunnings	8904267	EXPOL POD STICKS++30PK	3.00		Total	Ea	37.30	111.90
Bunnings	0196200	EXPOL SPACER 100MM++SPACER100	85.00		Total	Ea	1.30	110.50
Bunnings	0196206	EXPOL SPACER 300MM++SPACER300	25.00		Total	Ea	1.54	38.50
Bunnings	0196159	EXPOL TUFF PODS 1100++X1100X220 EX FACTORY	36.00		Total	Ea	19.83	713.88
							Total for Raft Slab Components	$974.78
Reinforcing Steel								
Bunnings	0452877	DEFORM REINFORCING++HD12X6.0M D12-500	48.00		Total	Ea	17.27	828.96
							Total for Reinforcing Steel	$828.96
Steel Mesh								
Bunnings	8904277	MESH SE620-500 5.83X-2.37M XTRA DUCTILE	4.00		Total	Ea	45.11	180.44
							Total for Steel Mesh	$180.44
Tie Wire Bundles								
Bunnings	0922353	TIE WIRE 230MM BLACK++1KG W230A	4.00		Total	Ea	7.90	31.60
							Total for Tie Wire Bundles	$31.60
Concrete								
Generic	UGP 5001	20MPa Raftmix Concrete m3	4.40		Total	m^3	330.00	1452.00
							Total for Concrete	$1,452.00
Concrete Pumping								
Generic	UGP 5681	Concrete Pumping - Travel, Setup, and Minimum Charge Fee	1.00		Total	Sum	450.00	450.00
Generic	UGP 5537	Concrete Pumping - m3 Rate	4.40		Total	m^3	25.00	110.00
							Total for Concrete Pumping	$560.00
Concrete Finishing								
Generic	UGP 5439	Concrete Finisher Travel/Setup Fee	1.00		Total	Sum	150.00	150.00
Generic	UGP 0523	Sub-Contractor - Concrete Place & Finish (U3)	47.00	47.0	Total	m^2	13.00	611.00
							Total for Concrete Finishing	$761.00
Concrete Cutting								
Generic	UGP 5441	Concrete Slab Cutting Travel/Setup Fee	1.00		Total	Sum	150.00	150.00
Generic	UGP 0532	Sub-Contractor - Concrete Slab Cutting, 25mm Deep	13.00	1.0	Total	m	7.00	91.00
Generic	UGP 5006	Sub-Contractor - Concrete Slab Cutting, Minimum Charge	1.00		Total	Sum	250.00	250.00
							Total for Concrete Cutting	$491.00

BLOCK AND CONCRETE WALLS								$1,500.00
Supplier	Part	Description	Qty	Size	Total	Unit	Price	Line Total

BLOCK AND CONCRETE WALLS — $1,500.00

Plaster Cladding								
Generic	UGP 7851	Cement Render Finish (Plastering to Blocks) - Supply & Install	12.00	12.0	Total	m^2	125.00	1500.00
							Total for Plaster Cladding	**$1,500.00**

PRENAIL FRAME & TRUSS — $29,293.10

Supplier	Part	Description	Qty	Size	Total	Unit	Price	Line Total
Prenailed Wall Frames								
Prenail Framing Supplier	EW114	FnT - Exterior Wall - 2440mm - 90X45mm - 600mmCrs H1.2	80.70	1.0	Total	m	95.00	7666.50
Prenail Framing Supplier	IW109	FnT - Interior Wall - 2440mm - 90x45mm - 600Crs H1.2	73.10	1.0	Total	m	76.00	5555.60
							Total for Prenailed Wall Frames	**$13,222.10**
Trusses								
Generic	UGP 5417	Truss - Light - H1.2 - Upto High Wind Zone - 26-30 Degree	323.00	323.0	Total	m^2	49.00	15827.00
Generic	UGP 5413	Truss - Light - Mono Pitched - H1.2	4.00	4.0	Total	m^2	61.00	244.00
							Total for Trusses	**$16,071.00**

RANDOM SUPPLY ROOF PACK — $19,248.80

Supplier	Part	Description	Qty	Size	Total	Unit	Price	Line Total
Top Plate Packer								
Bunnings	0616211	140X35 RAD SG8 H1.2++KD GAUG BUN	170.00	1.0	Total	m	10.00	1700.00
							Total for Top Plate Packer	**$1,700.00**
Posts								
Generic	UGP 5832	Bracket & Hardware To Timber Post - Allowance	2.00		Total	Sum	100.00	200.00
Due to range of post hardware available for post fixings an allowance has been made only. Confirm hardware selection to suit site specific requirements.								
Generic	UGP 5682	Concrete Pump Mix 20mpa	0.60		Total	m^3	391.80	235.08
Generic	UGP 5830	Timber Post - Allowance	2.00		Total	Sum	300.00	600.00
Provisional allowance has been made for timber post, confirm selection.								
							Total for Posts	**$1,035.08**
Ribbon Plate								
Bunnings	0616331	90X45 RAD SG8 H1.2++KD GAUG BUN	65.00	1.0	Total	m	12.50	812.50
							Total for Ribbon Plate	**$812.50**
Soffit Sprockets								
Bunnings	0616331	90X45 RAD SG8 H1.2++KD GAUG BUN	43.00	1.0	Total	m	12.50	537.50
							Total for Soffit Sprockets	**$537.50**

TRADE+

RANDOM SUPPLY ROOF PACK — $19,248.80

Fly Rafter								
Bunnings	0616331	90X45 RAD SG8 H1.2++KD GAUG BUN	55.00	1.0	Total	m	12.50	687.50
							Total for Fly Rafter	**$687.50**
Out Rigger / Verge Nog								
Bunnings	0616331	90X45 RAD SG8 H1.2++KD GAUG BUN	146.00	1.0	Total	m	12.50	1825.00
							Total for Out Rigger / Verge Nog	**$1,825.00**
Roof Plane Brace								
Bunnings	0147086	L-LOK NAIL 30X3.15++GALV 500G PN30500	3.00		Total	Ea	7.03	21.09
Bunnings	0331193	L-LOK STRIP BRACE++30M COIL + TEN SB30T	5.00		Total	Ea	73.14	365.70
							Total for Roof Plane Brace	**$386.79**
Valley Boards								
Bunnings	0276489	150X25 RAD MERCH++H3.2 GR SAWN	99.00	1.0	Total	m	10.00	990.00
							Total for Valley Boards	**$990.00**
Purlin								
Bunnings	0616192	70X45 RAD SG8 H1.2++KD GAUG BUN	845.00	1.0	Total	m	4.96	4191.20
Bunnings	0695469	SCREW L-LOK PURLIN++10GX80MM BLUE BX250	3.00		Total	Ea	50.62	151.86
							Total for Purlin	**$4,343.06**
Ceiling Battens								
Bunnings	0605267	68X34 RAD CEIL/BTN++H1.2 FJ KD GAUG 5.4M	82.00		Total	Ea	27.01	2214.82
Bunnings	0224915	NAIL IMP PASLODE BGT++75X3.06 1000 B20551	1.00		Total	Ea	104.05	104.05
							Total for Ceiling Battens	**$2,318.87**
Randoms								
Bunnings	0616331	90X45 RAD SG8 H1.2++KD GAUG BUN	369.00	1.0	Total	m	12.50	4612.50
							Total for Randoms	**$4,612.50**

FRAMING HARDWARE — $1,442.37

Supplier	Part	Description	Qty	Size	Total	Unit	Price	Line Total
Framing Hardware								
Bunnings	0139349	L-LOK PLATE TYLOK++68X180 6T10S	69.00		Total	Ea	1.71	117.99
Bunnings	0155677	L-LOK STRAP STUD++(EACH) STUDSTRAP	148.00		Total	Ea	1.45	214.60
Bunnings	0379663	NAIL COLLATED 90X3.15 Bright D/H 3000PK	4.00		Total	Ea	104.09	416.36
Bunnings	0277504	P.E.F. BACKING ROD++10MMX50M	4.00		Total	Ea	27.06	108.24
							Total for Framing Hardware	**$857.19**
Bottom Plate Fixing								
Bunnings	0235806	BOWMAC B/PLT HEX S/B++OLT M10X140 (10) BPS	2.00		Total	Ea	34.93	69.86
Bunnings	0258016	DPC DRY FIX MASONS++90MMX30M DPC90	1.00		Total	Roll	10.04	10.04

FRAMING HARDWARE — $1,442.37

							Total for Bottom Plate Fixing	**$79.90**
Lintel Fixings								
Bunnings	0156499	GIB HANDIBRAC (PAIR)++WITH SCREWBOLTS	7.00		Total	Ea	21.54	150.78
Bunnings	0147086	L-LOK NAIL 30X3.15++GALV 500G PN30500	1.00		Total	Ea	7.03	7.03
Bunnings	0313019	L-LOK PLATE NAIL++34X 60MM (EACH) 2T5S	60.00		Total	Ea	0.30	18.00
Bunnings	0139261	L-LOK PLATE TYLOK++34X120 4T5S	30.00		Total	Ea	0.50	15.00
Bunnings	8905732	L-LOK STRAP BRACE SH++T 200MM (1) SBS2100	18.00		Total	Ea	0.74	13.32
							Total for Lintel Fixings	**$204.13**
Waterproofing, Flashing & Cavity								
Bunnings	0138751	PACKER FIX ALL++STARTER PACK 39163	5.00		Total	Ea	41.26	206.30
							Total for Waterproofing, Flashing & Cavity	**$206.30**
Adhesive & Sealants								
Bunnings	0177265	GORILLA EXPANDING++FOAM 750ML PRO	5.00		Total	Ea	18.97	94.85
							Total for Adhesive & Sealants	**$94.85**

ROOF CLADDING — $45,595.68

Supplier	Part	Description	Qty	Size	Total	Unit	Price	Line Total
Longrun Roofing								
All Longrun roof cladding has been allowed for as direct fixed to purlins (No allowance for additional ventilation system)								
Roofing Industires	ACCAQ02	Aquaseal No 2 EPDM Pipe Flashing (10-70mm OPD)	2.00		Total	Ea	18.75	37.50
Roofing Industires	F.55[Colour]MXM-300/2	Flashings 0.55 Maxam (300 girth, 2 fold)	10.00	1.0	Total	m	16.92	169.20
Roofing Industires	BGR300000[Colour]MXM	Barge Roll 0.55 Maxam 300mm	55.00	1.0	Total	m	20.09	1104.95
Roofing Industires	BGR300F63[Colour]MXM	Barge Roll 0.55 Maxam 300mm 63mm Soft Edge	2.00	1.0	Total	m	29.28	58.56
Roofing Industires	UND403FR050	Covertek 403 Heavy Weight 50m2 (1350 x 37)	9.00		Total	Ea	147.76	1329.84
Roofing Industires	F.55[Colour]MXM-250/2	Flashings 0.55 Maxam (250 girth, 2 fold)	64.00	1.0	Total	m	14.80	947.20
Bunnings	0555216	Manrose 150mm Thru-Roof Kit	4.00		Total	Ea	212.81	851.24
Roofing Industires	UNDN75050	Netting 75mm 50m2 Roll (2000 x 25)	9.00		Total	Ea	102.69	924.21
Roofing Industires	PAIHPF15ML[Colour]	Paint Fastener Touch-up (15ml)	1.00		Total	Ea	11.74	11.74
Generic	UGP 0767	17_16_00P01	2.00		Total	Ea	14.58	29.16
Roofing Industires	ACCSILICON	Roofing Silicon	3.00		Total	Ea	13.08	39.24
Roofing Industires	RTWF63[Colour]MXM	Roundtop Wide Ridging Maxam 63mm Soft Edge	71.00	1.0	Total	m	29.43	2089.53

ROOF CLADDING								$45,595.68
Roofing Industires	VAL400[Colour]MXM	Standard Maxam Valley Gutter, 0.55mm thick	50.00	1.0	Total	m	26.00	1300.00
Roofing Industires	FASTT12X65[Colour]	Timbertek 12x65 - Coloured - 100 Pack	22.00		Total	Ea	36.28	798.16
Roofing Industires	TR[Swage].40[Colour]MXM	Trimrib 0.40 760mm Maxam	572.00	1.0	Total	m	21.82	12481.04
							Total for Longrun Roofing	**$22,171.57**
Roofing - Install								
Generic	UGP 5988	Sub Contractor - Back Tray Flashing Install	14.00	1.0	Total	m	35.00	490.00
Generic	UGP 5361	Sub Contractor - Barge Flashing Install	50.00	1.0	Total	m	35.00	1750.00
Generic	UGP 5367	Sub Contractor - Eave Gutter Flashing Install	58.00	1.0	Total	m	20.00	1160.00
Generic	UGP 5369	Sub Contractor - Head Barge Flashing Install	2.00	1.0	Total	m	35.00	70.00
Generic	UGP 1047	Sub Contractor - Longrun Roofing Install	369.00	369.0	Total	m^2	18.00	6642.00
Generic	UGP 5357	Sub Contractor - Netting Install	369.00	369.0	Total	m^2	4.00	1476.00
Generic	UGP 5363	Sub Contractor - Ridge/Hip Flashing Install	65.00	1.0	Total	m	35.00	2275.00
Generic	UGP 5361	Sub Contractor - Roof Exhaust Vent Install	3.00		Total	Ea	45.00	135.00
Generic	UGP 5359	Sub Contractor - Underlay Install	369.00	369.0	Total	m^2	4.00	1476.00
Generic	UGP 5371	Sub Contractor - Valley Gutter Flashing Install	45.00	1.0	Total	m	35.00	1575.00
							Total for Roofing - Install	**$17,049.00**
Fascia & Barge								
Bunnings	0605345	180x18 Fascia Rad FJ H3.1++Kd PP Dual Coat 6.3m	20.00		Total	Ea	76.27	1525.40
Bunnings	0323833	Nail Jolt 75x3.15 Galv 2kg 075315GJ2	2.00		Total	Ea	22.02	44.04
							Total for Fascia & Barge	**$1,569.44**
Flashing								
Generic	UGP 5683	Terminal Vent Allowance	1.00		Total	Ea	36.72	36.72
							Total for Flashing	**$36.72**
Spouting								
Roofing Industires	GBIQTRNYL	Gutter Bracket Concealed Quarter Round 150 Nylon	81.00		Total	Ea	1.68	136.08
Roofing Industires	GTRQTR[Colour]MXM	Gutter Quarter Round 150 0.55 Maxam	61.00	1.0	Total	m	12.90	786.90
Roofing Industires	GSEQTR[Colour]MXM	Gutter Stop End Quarter Round 150 MAXAM	14.00		Total	Ea	3.73	52.22
Generic	UGP 0767	17_16_00P01	1.00		Total	Ea	14.58	14.58
							Total for Spouting	**$989.78**

TRADE+

ROOF CLADDING $45,595.68

Spouting - Install								
Generic	UGP 1072	Sub Contractor - Install Coloursteel Spouting	58.00	1.0	Total	m	55.00	3190.00
							Total for Spouting - Install	**$3,190.00**
Downpipes								
3 metres of downpipe has been allowed per dropper.								
Bunnings	0165952	CLASSIC MC11-80WH-DROPPER OL/L MC11.80	7.00		Total	Ea	7.86	55.02
Bunnings	0684673	DOWNPIPE RAS 80MM-ADAPTOR	7.00		Total	Ea	6.95	48.65
Bunnings	0186902	DOWNPIPE RB 2-80WH++SCKET BEND 95DEG WHT	14.00		Total	Ea	7.78	108.92
Bunnings	0809858	DOWNPIPE RC80-2WH-PIPE CLIP 2PC WHT	21.00		Total	Ea	5.95	124.95
Bunnings	0186805	DOWNPIPE RP80WH RND++80MMX3M WHT	7.00		Total	Ea	33.76	236.32
Bunnings	0186775	SOLVENT WELDING++MCS	1.00		Total	Ea	15.31	15.31
							Total for Downpipes	**$589.17**

EXTERIOR JOINERY & GARAGE DOOR $39,982.21

Supplier	Part	Description	Qty	Size	Total	Unit	Price	Line Total
Garage Door								
Garage doors are supplied by B & D Doors Garage Doors have been priced as supply & install								
B&D Doors	B & D Part	Futura / Newport - 4 Panel - Non-Insulated - 5101W - 6.000W	1.00		Total	Ea	3563.20	3563.20
B&D Doors	B & D Part	Garage Door Suspension Bracket	2.00		Total	Ea	3.12	6.24
B&D Doors	B & D Part	Precision Gts-2 Powerhead	1.00		Total	Ea	200.00	200.00
							Total for Garage Door	**$3,769.44**
Aluminium Window Joinery								
Altus Window Systems	UGP 7830	Altus Joinery - Fixed Window M2 Rate	1.26	1.26	Total	m^2	456.89	575.68
Altus Window Systems	UGP 7832	Altus Joinery - Sash Window M2 Rate	2.10	2.1	Total	m^2	779.02	1635.94
Altus Window Systems	UGP 7832	Altus Joinery - Sash Window M2 Rate	2.10	2.1	Total	m^2	779.02	1635.94
Altus Window Systems	UGP 7832	Altus Joinery - Sash Window M2 Rate	2.10	2.1	Total	m^2	779.02	1635.94
Altus Window Systems	UGP 7832	Altus Joinery - Sash Window M2 Rate	2.10	2.1	Total	m^2	779.02	1635.94
Altus Window Systems	UGP 7832	Altus Joinery - Sash Window M2 Rate	2.10	2.1	Total	m^2	779.02	1635.94

EXTERIOR JOINERY & GARAGE DOOR								$39,982.21
Altus Window Systems	UGP 7832	Altus Joinery - Sash Window M2 Rate	2.10	2.1	Total	m^2	779.02	1635.94
Altus Window Systems	UGP 7832	Altus Joinery - Sash Window M2 Rate	2.10	2.1	Total	m^2	779.02	1635.94
Altus Window Systems	UGP 7832	Altus Joinery - Sash Window M2 Rate	2.42	2.42	Total	m^2	779.02	1885.23
Altus Window Systems	UGP 7832	Altus Joinery - Sash Window M2 Rate	2.42	2.42	Total	m^2	779.02	1885.23
Altus Window Systems	UGP 7832	Altus Joinery - Sash Window M2 Rate	1.81	1.815	Total	m^2	779.02	1413.92
Altus Window Systems	UGP 7833	Altus Joinery - Single Slider Window M2 Rate	0.97	0.975	Total	m^2	604.74	589.62
Altus Window Systems	UGP 7833	Altus Joinery - Single Slider Window M2 Rate	0.97	0.975	Total	m^2	604.74	589.62
Altus Window Systems	UGP 7833	Altus Joinery - Single Slider Window M2 Rate	1.62	1.625	Total	m^2	604.74	982.70
Altus Window Systems	UGP 7833	Altus Joinery - Single Slider Window M2 Rate	1.62	1.625	Total	m^2	604.74	982.70
Altus Window Systems	UGP 7833	Altus Joinery - Single Slider Window M2 Rate	1.62	1.625	Total	m^2	604.74	982.70
Altus Window Systems	UGP 7833	Altus Joinery - Single Slider Window M2 Rate	1.50	1.5	Total	m^2	604.74	907.11
Generic	UGP 0956	Proprietary Window & Door Head Flashing	7.00	1.0	Total	m	15.00	105.00
							Total for Aluminium Window Joinery	**$22,351.11**
Aluminium Exterior Door Joinery								
Altus Window Systems	UGP 7834	Altus Joinery - Stacker Sliding Door M2 Rate	6.30	6.3	Total	m^2	521.15	3283.24
Altus Window Systems	UGP 7834	Altus Joinery - Stacker Sliding Door M2 Rate	10.15	10.1491	Total	m^2	521.15	5289.20
Altus Window Systems	UGP 7834	Altus Joinery - Stacker Sliding Door M2 Rate	10.15	10.1491	Total	m^2	521.15	5289.20
							Total for Aluminium Exterior Door Joinery	**$13,861.65**

EXTERIOR CLADDING								$42,821.17
Supplier	**Part**	**Description**	**Qty**	**Size**	**Total**	**Unit**	**Price**	**Line Total**
Soffit Linings								
Bunnings	0184047	HARDIFLEX EAVES JH++2400X1200X4.5MM	20.00		Total	Ea	48.71	974.20
Bunnings	0184489	JH HARDIEJOINTER PVC++2400X5.0MM 300729	28.00		Total	Ea	7.50	210.00
Bunnings	0183938	JH HARDISOFFIT++2400X600X4.5MM	21.00		Total	Ea	22.46	471.66
Bunnings	0183903	JH HARDISOFFIT++2400X450X4.5MM	9.00		Total	Ea	17.45	157.05
Bunnings	0183946	JH HARDISOFFIT++2400X750X4.5MM	6.00		Total	Ea	30.36	182.16
Bunnings	0319279	NAIL FLAT H/F++40X2.80 GALV 500G	5.00		Total	Ea	14.75	73.75

EXTERIOR CLADDING								$42,821.17
							Total for Soffit Linings	$2,068.82
Building Envelope RAB, Wrap & Tape								
Bunnings	0018812	BUILD WRAP BARRICADE++FR 2.74X100M2 MASONS	3.00		Total	Ea	258.57	775.71
Bunnings	0290608	HYDRO CORNER GUARD++50PK HYDROCG50	1.00		Total	Ea	33.04	33.04
Bunnings	0236909	STAPLES 8MM 2000++RAPID 140 RS14082PP	3.00		Total	Ea	11.73	35.19
Bunnings	0281789	TAPE FLASHING++40BELOW 150MMX20M	5.00		Total	Ea	93.03	465.15
Bunnings	0281783	TAPE FLASHING++40BELOW 75MMX20M	2.00		Total	Ea	52.22	104.44
Bunnings	0281821	WRAP STRAP MASONS++19MMX300M BLUE	1.00		Total	Ea	23.30	23.30
							Total for Building Envelope RAB, Wrap & Tape	$1,436.83
Waterproofing, Flashing & Cavity								
Bunnings	0407413	(CLD) CAVITY BATTEN++19MM 3000X70	138.00		Total	Ea	18.50	2553.00
Bunnings	0497467	CAVIBAT GREEN++18X45X1200MM	193.00		Total	Ea	5.25	1013.25
Bunnings	0206228	CAVITY CLOSER 19MM++VENTED 2.7M RDCC19 VENT STRIP	25.00		Total	Ea	11.92	298.00
Bunnings	0626148	Hardie™ 9mm Aluminium Internal Corner 2750mm 306218	6.00		Total	Ea	48.27	289.62
Bunnings	0113956	JH AXON H MLD HORIZ++9X3000MM 304508	20.00		Total	Ea	44.42	888.40
Bunnings	0113967	JH AXON JNT FOR H-MOULD 180 304512	20.00		Total	Ea	4.52	90.40
Bunnings	0166861	JH EXOTEC TOP HAT-J MOULD 3000MM	13.00		Total	Ea	77.57	1008.41
Bunnings	0578017	JH VENT STRIP PVC++75X18X3000MM 302490	27.00		Total	Ea	13.30	359.10
Bunnings	8904095	NAIL IMP PASLODE GAL++50X2.87 3000 B20557V	1.00		Total	Ea	286.90	286.90
Bunnings	0813643	NAIL IMP PASLODE GAL++65X2.87 3000 B20568V	1.00		Total	Ea	230.43	230.43
Bunnings	0082888	NAIL IMP PASLODE SS++65X2.87 1000 B20685	1.00		Total	Ea	212.30	212.30
Bunnings	0568281	Quickflash Code 03S Internal Corner Flashing - 90mm 3.0m	2.00		Total	Ea	61.46	122.92
Bunnings	0568336	Quickflash Code 04S External Corner Flashing - 90mm 3.0m	1.00		Total	Ea	64.48	64.48
Bunnings	0861704	SIKAFLEX 11 FC++310ML WHITE 519879	34.00		Total	Ea	5.90	200.60
							Total for Waterproofing, Flashing & Cavity	$7,617.81
Vertical Weatherboard Cladding								
Generic	UGP 7961	Cedar - P18 - 60x17mm - Jamb Scribers	37.00	1.0	Total	m	27.00	999.00
Generic	UGP 0932	Cedar - P32 - 40x27mm - Eaves Mould	31.00	1.0	Total	m	21.00	651.00
Generic	UGP 0962	Cedar - P41 - 19x19mm - Internal Corner Mould	8.00	1.0	Total	m	27.00	216.00
Generic	UGP 5318	Cedar - P42 - 42x42mm - External Corner Mould	3.00	1.0	Total	m	23.00	69.00
Generic	UGP 5312	Cedar - P51 - Weatherboard - Vertical Shiplap 135x18.5mm (110mm Cover)	574.00	1.0	Total	m	28.75	16502.50
Bunnings	0223060	ECKO 50 x 2mm 316 Stainless Steel Clinch Nails - 500g Pack	5.00		Total	Ea	63.02	315.10
Bunnings	0328438	NZ Nails 75 x 3.25mm Silicon Bronze Rose Head Nail - 2kg Box	3.00		Total	Ea	149.52	448.56
							Total for Vertical Weatherboard Cladding	$19,201.16
Fibre Cement Sheet Cladding								

EXTERIOR CLADDING								$42,821.17
Bunnings	0113916	AXON PANEL 133MM++2450X1200X9MM 403780	55.00		Total	Ea	140.38	7720.90
Bunnings	0164992	BRAD PNE PASLODE SS++C25X1.6 2000 B20650	2.00		Total	Ea	209.70	419.40
Bunnings	0626144	JH AXON BOX CNR EXT++9MM-3000MM 306216	21.00		Total	Ea	67.03	1407.63
Bunnings	0166091	JH H MOULD ALUMINIUM EXT 9MM CORNER JOIN 305940	13.00		Total	Ea	33.75	438.75
Bunnings	0285321	JH INSEAL 3259 BLACK++50MMX50M 300767	4.00		Total	Ea	249.55	998.20
Bunnings	0285448	JH INSEAL 3259 BLACK++80MMX50M 300769	2.00		Total	Ea	445.92	891.84
Bunnings	0813643	NAIL IMP PASLODE GAL++65X2.87 3000 B20568V	1.00		Total	Ea	230.43	230.43
							Total for Fibre Cement Sheet Cladding	**$12,107.15**
Timber Trims & Corners								
Bunnings	0164992	BRAD PNE PASLODE SS++C25X1.6 2000 B20650	1.00		Total	Ea	209.70	209.70
Bunnings	0799774	MLD RAD FJ H3.1 PP++40 40X27 EAVES MLD	61.00	1.0	Total	m	2.08	126.88
Bunnings	0799749	MLD RAD FJ H3.1 PP++24 18X18 D4S	55.00	1.0	Total	m	0.00	0.00
Bunnings	0203711	SIKAFLEX AT FACADE++600ML WHT 153730	2.00		Total	Ea	26.41	52.82
							Total for Timber Trims & Corners	**$389.40**

PLUMBING & GAS FITTING								$12,892.44
Supplier	**Part**	**Description**	**Qty**	**Size**	**Total**	**Unit**	**Price**	**Line Total**
Plumbing Fixtures & Fittings								
Bunnings	0563985	FIX-A-TAP 13mm Brass Lead-Free T-Handle Angled Garden Tap N Snap	2.00		Total	Ea	29.72	59.44
							Total for Plumbing Fixtures & Fittings	**$59.44**
Plumbing Install								
Generic	UGP 5614	Plumber - Allowance - Waste Pipe - Prefloor - Pipe - 100mm DWV Per m	15.00	1.0	Total	m	75.00	1125.00
Generic	UGP 5373	Plumber - Prefloor - Prepipe - Fitoff - 50mm Terminal Vent	4.00		Total	Ea	402.00	1608.00
Generic	UGP 5559	Plumber - Prefloor - Prepipe - Fitoff - Bath	1.00		Total	Ea	570.00	570.00
Generic	UGP 5678	Plumber - Prefloor - Prepipe - Fitoff - Double Vanity	1.00		Total	Ea	725.00	725.00
Generic	UGP 5603	Plumber - Prefloor - Prepipe - Fitoff - Shower	1.00		Total	Ea	540.00	540.00
Generic	UGP 5676	Plumber - Prefloor - Prepipe - Fitoff - Toilet	2.00		Total	Ea	620.00	1240.00
Generic	UGP 5677	Plumber - Prefloor - Prepipe - Fitoff - Vanity	1.00		Total	Ea	525.00	525.00
Generic	UGP 5593	Plumbing - House Setup 221-300m2 - Prefloor - Prepipe - Fitoff	1.00		Total	Ea	2750.00	2750.00
Generic	UGP 5606	Water Main - Supply & Install - 25mm - Inc Trench & Backfill	25.00	1.0	Total	m	150.00	3750.00
							Total for Plumbing Install	**$12,833.00**

ELECTRICAL SERVICES								$20,293.80
Supplier	**Part**	**Description**	**Qty**	**Size**	**Total**	**Unit**	**Price**	**Line Total**
Mains Supply								
Generic	UGP 5693	Mains - Trenching - Per Lm	20.00	1.0	Total	m	20.00	400.00
Generic	UGP 5486	Mains Power - Single Phase - Per Lm	30.00	1.0	Total	m	35.00	1050.00
							Total for Mains Supply	**$1,450.00**
Electrical								
Generic	UGP 2575	10A External Power Point Double - Prewire - Fitoff	1.00		Total	Ea	210.00	210.00
Generic	UGP 2607	Doorbell - Prewire - Fitoff	1.00		Total	Ea	130.00	130.00
Generic	UGP 5648	Exhaust/Extraction Fan - Prewire - Fitoff	2.00		Total	Ea	425.00	850.00
Generic	UGP 5645	Fridge - Power Point - Prewire - Fitoff	1.00		Total	Ea	90.00	90.00
Generic	UGP 5662	Garage Door Power Point - Single - Prewire - Fitoff	1.00		Total	Ea	170.00	170.00
Generic	UGP 5644	Microwave - Electrical Point - Prewire - Fitoff	1.00		Total	Ea	90.00	90.00
Generic	UGP 5628	Power Point - Double - Prewire - Fitoff	32.00		Total	Ea	100.00	3200.00
Generic	UGP 2578	Range hood - Prewire - Fitoff - Includes Fan & Ducting Upto 6m	4.00		Total	Ea	510.00	2040.00
Bunnings	8901532	SMOKE ALARM P/ELECT++ARMA 10YR	7.00		Total	Ea	0.00	0.00
Generic	UGP 5622	Switchboard - inc Earth - Prewire	1.00		Total	Ea	2200.00	2200.00
							Total for Electrical	**$8,980.00**
Lighting								
Lighting allowance of 1 downlights per 5m2								
Generic	UGP 2554	180° Sensor Light Auto Manual Switch - Prewire - Fitoff	2.00		Total	Ea	240.00	480.00
Generic	UGP 5674	2 Way Circuits - Prewire - Fitoff	2.00		Total	Ea	100.00	200.00
Generic	UGP 5675	3 Way Circuits - Prewire - Fitoff	1.00		Total	Ea	125.00	125.00
Generic	ELEDINKIT	Feature Pendant Allowance To Dining Area - Prewire - Fitoff	1.00		Total	Ea	450.00	450.00
Generic	UGP 5670	LED Batten - Prewire - Fitoff	2.00		Total	Ea	220.00	440.00
Generic	UGP 5669	LED Downlight - Prewire - Fitoff	40.00		Total	Ea	130.00	5200.00
Generic	ELEPENKIT	LED Pendant Allowance To Kitchen - Prewire - Fitoff	3.00		Total	Ea	150.00	450.00
Generic	ELECKITCH	LED Strip Lighting Allownace To Kitchen Cabinetry	1.00		Total	Ea	400.00	400.00
Generic	UGP 2559	Light Switch - Double - Fitoff	5.00		Total	Ea	70.00	350.00
Generic	UGP 2558	Light Switch - Single - Fitoff	7.00		Total	Ea	50.00	350.00
Generic	UGP 2560	Light Switch - Triple - Fitoff	3.00		Total	Ea	100.00	300.00
							Total for Lighting	**$8,745.00**
Telephone & Data								
Generic	UGP 5623	Data Cabinet - Fibre Ready - Prewire - Fitoff	1.00		Total	Ea	850.00	850.00
Generic	UGP 2598	Television & Data Outlet - Prewire - Fitoff	2.00		Total	Ea	134.40	268.80
							Total for Telephone & Data	**$1,118.80**

TRADE+

INSULATION $4,257.11

Supplier	Part	Description	Qty	Size	Total	Unit	Price	Line Total
Wall Insulation								
Bunnings	0224626	GLASWL EARTHWL WALL++R2.4 580MM 13.46M2	11.00		Total	Ea	133.48	1468.28
							Total for Wall Insulation	**$1,468.28**
Flat Ceiling Insulation								
Bunnings	0224618	GLASWL EARTHWL BLNKT++R3.6 150MM 8.4M2	27.00		Total	Ea	103.29	2788.83
							Total for Flat Ceiling Insulation	**$2,788.83**

INTERNAL LININGS $29,421.55

Supplier	Part	Description	Qty	Size	Total	Unit	Price	Line Total
Ceiling Acesss Hatch/Ladder								
Bunnings	0920836	HATCH CEILING++635X535MM 2635535	1.00		Total	Ea	150.00	150.00
							Total for Ceiling Acesss Hatch/Ladder	**$150.00**
Ceiling Linings								
Bunnings	0535102	GIB AQUALINE F-RTD++13MM (M2)	16.00	16.0	Total	m^2	27.34	437.44
Bunnings	0534961	GIB BOARD++13MM (M2)	248.00	248.0	Total	m^2	13.05	3236.40
							Total for Ceiling Linings	**$3,673.84**
Fixings for Ceiling Linings								
Bunnings	0466323	GIB-GRAB SCREW COLL++H/T 32X6 1000BX	3.00		Total	Ea	28.46	85.38
Bunnings	0762362	WALLBOARD GOLD 375ML++ADHESIVE 30804108	15.00		Total	Ea	7.83	117.45
							Total for Fixings for Ceiling Linings	**$202.83**
Wall Linings								
Bunnings	0534912	GIB AQUALINE F-RTD++10MM (M2)	126.00	126.0	Total	m^2	19.47	2453.22
Bunnings	0920083	GIB BOARD++10MM (M2)	373.00	373.0	Total	m^2	10.57	3942.61
							Total for Wall Linings	**$6,395.83**
Fixings for Wall Linings								
Bunnings	0466323	GIB-GRAB SCREW COLL++H/T 32X6 1000BX	4.00		Total	Ea	28.46	113.84
Bunnings	0762362	WALLBOARD GOLD 375ML++ADHESIVE 30804108	24.00		Total	Ea	7.83	187.92
							Total for Fixings for Wall Linings	**$301.76**
Skirting								
Bunnings	0043750	PINETRM PLS FJ PP 20++60X10MM S/BEV 5.4M	45.00		Total	Ea	10.41	468.45
							Total for Skirting	**$468.45**
Architrave								
Bunnings	0043750	PINETRM PLS FJ PP 20++60X10MM S/BEV 5.4M	60.00		Total	Ea	10.41	624.60
							Total for Architrave	**$624.60**

TRADE+

INTERNAL LININGS $29,421.55

Cornice								
Bunnings	0619631	GIB COVE BOND 90++20KG 14514	5.00		Total	Ea	36.93	184.65
Bunnings	0630263	GIB COVE CLASSIC++55MMX3.6M 12314	68.00		Total	Ea	10.81	735.08
							Total for Cornice	**$919.73**
Finishing Line Fixings								
Bunnings	0379642	BRAD ANGLED 16G X 45 GALV 2000PK	1.00		Total	Ea	23.01	23.01
Bunnings	0238631	Selleys Aquadhere Interior Quick Set PVA - 500ml	2.00		Total	Ea	19.75	39.50
							Total for Finishing Line Fixings	**$62.51**
Plastering								
Generic	UGP 1125	Install Plaster Cove / Scotia	222.00	1.0	Total	m	9.00	1998.00
Generic	UGP 1123	Plasterboard Stopping on ceilings to Level 4 Finish.	240.00	240.0	Total	m^2	25.00	6000.00
Generic	UGP 1120	Plasterboard Stopping on walls to Level 4 Finish.	392.00	392.0	Total	m^2	22.00	8624.00
							Total for Plastering	**$16,622.00**

INTERIOR DOORS & HARDWARE $6,050.00

Supplier	Part	Description	Qty	Size	Total	Unit	Price	Line Total
Interior Doors								
Generic	0000028	Custom Sliding 2 leaf 1980x610-910 - Paneled MDF 3mm HC PQ	6.00		Total	Ea	600.00	3600.00
Generic	UGP 5765	P/hung 1980x410-810 Flat - MDF 112x25 (check hinge)	4.00		Total	Ea	190.00	760.00
Generic	UGP 5474	P/hung 2200x410-810 Flat - MDF 112x25 (check hinge)	1.00		Total	Ea	190.00	190.00
Generic	UGP 7977	PRE-HUNG SINGLE 3MM MDF PQ UC 18MM PINE FLAT 860-910 - 2200h	2.00		Total	Ea	200.00	400.00
Generic	0000002	PRE-HUNG CAVITY SLIDER - SINGLE 3MM MDF PQ UC 18MM PINE FLAT 410-810 - 1980h	2.00		Total	Ea	550.00	1100.00
							Total for Interior Doors	**$6,050.00**
Door Hardware								
Bunnings	0133296	Flush Pull Windsor 126x42mm 5317-BN	12.00		Total	Ea	0.00	0.00
Bunnings	0022204	Rnd Cavity Slider Passage SS Sylvan	3.00		Total	Ea	0.00	0.00
Bunnings	0729010	Schlage Form Costa QF Passage Set Sss	5.00		Total	Ea	0.00	0.00
							Total for Door Hardware	**$0.00**

TILING & WATERPROOFING $3,553.19

Supplier	Part	Description	Qty	Size	Total	Unit	Price	Line Total
Tile Depot - Tile Supply								

TRADE+

TILING & WATERPROOFING								$3,553.19
Tile Depot	UGP	Porcelain Tile 600x600x10mm (Abstract, White - Matt) M2 Rate	21.00	21.0	Total	m^2	39.19	822.99
							Total for Tile Depot - Tile Supply	**$822.99**
Wall Tile Installation								
Generic	UGP 7948	Sub-contractor - Wall Tile Install SQM	6.00	6.0	Total	m^2	100.00	600.00
							Total for Wall Tile Installation	**$600.00**
Floor Tile Installation								
Generic	TIS 0001	Sub-contractor - Floor Tile Install SQM	15.00	15.0	Total	m^2	100.00	1500.00
							Total for Floor Tile Installation	**$1,500.00**
Tiled Waterproofing								
Generic	UGP 7901	Sub-Contractor - Tiled Shower - Waterproofing Under Floor Tiles - M2 Rate	2.00	2.0	Total	m^2	55.00	110.00
Generic	UGP 7900	Sub-Contractor - Tiled Shower - Waterproofing Under Wall Tiles - M2 Rate	6.00	6.0	Total	m^2	86.70	520.20
							Total for Tiled Waterproofing	**$630.20**

FLOOR COVERINGS								$28,945.60
Supplier	**Part**	**Description**	**Qty**	**Size**	**Total**	**Unit**	**Price**	**Line Total**
Hybrid								
Harrisons	UGP 5732	Sierra - Stone & Tile Look - Underlay attached 915 x 228 x 6.5mm Plank Size | Micro Bevel | 0.5mm	78.00	78.0	Total	m^2	114.40	8923.20
HYBRID PRICES INCLUDE: Supply , Installation, and Underlay								
							Total for Hybrid	**$8,923.20**
Vinyl Plank								
Harrisons	UGP 5738	Domain 1200 1219 x 178 x 2.5mm Plank Size | Square Edge | 0.5mm wear layer	106.00	106.0	Total	m^2	136.40	14458.40
VINYL PLANK & VINYL SHEET PRICES INCLUDE: Supply, Installation and allowance for a light floor grind.								
							Total for Vinyl Plank	**$14,458.40**
Floor Coverings								
Confirm Floor Covering Rate With Sub Contractor								
Generic	UGP 2535	Grind & Polish Concrete	52.00	52.0	Total	m^2	107.00	5564.00
							Total for Floor Coverings	**$5,564.00**

INTERNAL FINISHES & DECORATING								$15,759.92
Supplier	**Part**	**Description**	**Qty**	**Size**	**Total**	**Unit**	**Price**	**Line Total**
Shelving								
Bunnings	0294541	HANDYPANEL MDF++1800X300X18MM	16.00		Total	Ea	13.34	213.44

INTERNAL FINISHES & DECORATING								$15,759.92
Bunnings	0315496	MLD RAD FJ UT 28++40X18 D4S 5.4M	32.00		Total	Ea	10.14	324.48
Generic	UGP 5687	Walk In Wardrobe Joinery & Shelving - No Allowance - Quote Required	1.00		Total	Allowance	0.00	0.00
No allowance has been made for walk in wardrobe system								
							Total for Shelving	**$537.92**
Interior Painting								
Generic	UGP 3530	Painting To Ceilings and Trims (Floor area)	240.00	240.0	Total	m^2	25.00	6000.00
Generic	UGP 5506	Painting To Interior Doors (Per Leaf)	22.00		Total	Ea	45.00	990.00
Generic	UGP 1133	Painting To Interior Walls and Trims	392.00	392.0	Total	m^2	21.00	8232.00
							Total for Interior Painting	**$15,222.00**

EXTERNAL FINISHES & DECORATING								$8,680.60
Supplier	**Part**	**Description**	**Qty**	**Size**	**Total**	**Unit**	**Price**	**Line Total**
Exterior Painting								
Generic	UGP 2481	Exterior Painting Cladding SQM Rate	7.00		Total	Ea	40.00	280.00
Generic	UGP 5247	Painting To Fascia & Barge Boards	107.00	1.0	Total	m	10.00	1070.00
Generic	UGP 4887	Painting To Sheet Cladding (2 Coats)	120.30	120.30000000000001	Total	m^2	22.40	2694.72
Generic	UGP 5505	Painting To Soffits	78.00	78.0	Total	m^2	23.40	1825.20
Generic	UGP 5311	Staining To Weatherboard Cladding (2 Coats)	58.00	58.0	Total	m^2	48.46	2810.68
							Total for Exterior Painting	**$8,680.60**

HEATING AND COOLING								$3,275.80
Supplier	**Part**	**Description**	**Qty**	**Size**	**Total**	**Unit**	**Price**	**Line Total**
Underfloor Heating								
Tile Depot	UGP	Tile Depot - Underfloor Heating Supply & Install - Laying of Cable M2	10.30	10.3	Total	m^2	90.00	927.00
Tile Depot	UGP	Tile Depot - Underfloor Heating Supply & Install - Laying of Self-Levelling Compound M2	13.90	13.9	Total	m^2	90.00	1251.00
Tile Depot	TH04	WARMFLOOR COLOUR TOUCH THERMOSTAT - WHITE TH05	2.00		Total	Ea	388.90	777.80
Generic	UGP 7952	Underfloor Heating - Power Supply Allowance Per Room	2.00		Total	Sum	100.00	200.00
Generic	UGP 7953	Underfloor Heating - Travel, Setup, and Minimum Charge Fee (Initial)	1.00		Total	Sum	60.00	60.00
Generic	UGP 7957	Underfloor Heating - Travel, Setup, and Minimum Charge Fee (Secondary)	1.00		Total	Sum	60.00	60.00
							Total for Underfloor Heating	**$3,275.80**

PLUMBING FIXTURES								$5,854.19
Supplier	**Part**	**Description**	**Qty**	**Size**	**Total**	**Unit**	**Price**	**Line Total**
Laundry								
Bunnings	0524490	Everdure 9kg Washing Machine EFL915W	1.00		Total	Ea	0.00	0.00
							Total for Laundry	**$0.00**
Vanity Mirror								
Bunnings	0214275	MIRROR POLISHED EDGE++750X 900 BN3203	1.00		Total	Ea	54.50	54.50
Bunnings	0214281	MIRROR POLISHED EDGE++900X1200 BN3227	1.00		Total	Ea	84.78	84.78
Bunnings	0580923	SELLEYS LIQUID NAILS++310G METAL & GLASS	1.00		Total	Ea	23.90	23.90
							Total for Vanity Mirror	**$163.18**
Vanity								
Bunnings	0197360	VANITY CAB MONDELLA++1200MM ROCOC F/S WHT	1.00		Total	Ea	486.33	486.33
Bunnings	0197358	VANITY CAB MONDELLA++750MM ROCOCO F/S WHT	1.00		Total	Ea	328.83	328.83
Bunnings	0019942	VANITY TOP COMPOSITE++STONE 1200 DBL BASIN	1.00		Total	Ea	334.90	334.90
Bunnings	0199626	VANITY TOP MONDELLA++750MM ROCOCO VC	1.00		Total	Ea	106.57	106.57
							Total for Vanity	**$1,256.63**
Vanity Accessories								
Bunnings	0162135	BASIN MXR BLISS (ALL++PRESS) BL1 BASM	3.00		Total	Ea	95.60	286.80
Bunnings	4821564	BATHROOM ACC ROCOCO++HT HOLDER	3.00		Total	Ea	21.36	64.08
Bunnings	4920023	WASTE BASIN P-UP++O/FLOW 32MM KINETIC	3.00		Total	Ea	25.03	75.09
							Total for Vanity Accessories	**$425.97**
Toilet								
Bunnings	0019819	TOILET MONDELLA++BTW RIMLESS ZT-290	2.00		Total	Ea	251.81	503.62
							Total for Toilet	**$503.62**
Toilet Accessories								
Bunnings	0123744	CISTERN TAP CHROME++CTC	2.00		Total	Ea	16.94	33.88
Bunnings	0110522	Estilo Bella Chrome Single Toilet Roll Holder	2.00		Total	Ea	12.39	24.78
							Total for Toilet Accessories	**$58.66**
Bath								
Bunnings	0325579	BATH FREESTANDING++ORIGIN STYLUS OR6W	1.00		Total	Ea	1145.22	1145.22
							Total for Bath	**$1,145.22**
Bath Accessories								
Bunnings	0204799	Mondella Rumba Shower Mixer - Chrome	1.00		Total	Ea	66.98	66.98
Bunnings	0162220	SPOUT BATH STD BLISS++BL BS STD	1.00		Total	Ea	0.00	0.00
Bunnings	4920023	WASTE BASIN P-UP++O/FLOW 32MM KINETIC	1.00		Total	Ea	25.03	25.03
							Total for Bath Accessories	**$92.01**
Showers								

TRADE+

PLUMBING FIXTURES								$5,854.19
Generic	UGP 2257	Acrylic Shower Door & Liner Install	1.00		Total	Ea	400.00	400.00
Bunnings	0268175	SHWR DR PROJECT++900X2000X10MM CHR	1.00		Total	Ea	490.90	490.90
Bunnings	0268210	SHWR LINER 2SD FLAT++900X900X2000	1.00		Total	Ea	247.00	247.00
Bunnings	0268178	SHWR RET PROJECT++900X2000X10MM CHR	1.00		Total	Ea	216.52	216.52
Bunnings	0268219	SHWR TRAY 2SD SQR++900X 900 HERITAGE	1.00		Total	Ea	287.42	287.42
Bunnings	0305322	Stein Shower Adhesive and Sealant Pack - 4 Pack	1.00		Total	Ea	67.53	67.53
							Total for Showers	**$1,709.37**
Shower Fixtures								
Bunnings	0204799	Mondella Rumba Shower Mixer - Chrome	1.00		Total	Ea	66.98	66.98
Bunnings	0274988	SHWR SLD SATINJET++KIWA (ALL PRESS)	1.00		Total	Ea	252.36	252.36
Bunnings	0305310	WASTE SHWR EASY++CLEAN STEIN STE5749	1.00		Total	Ea	25.41	25.41
							Total for Shower Fixtures	**$344.75**
Towel Rail, Grab Rails, Hooks and Rings								
Bunnings	0430282	ARLEC HEATED TOWEL RAIL 5 BAR RND SS	1.00		Total	Ea	154.78	154.78
							Total for Towel Rail, Grab Rails, Hooks and Rings	**$154.78**

ALARM & SOUND SYSTEM								$2,990.00
Supplier	**Part**	**Description**	**Qty**	**Size**	**Total**	**Unit**	**Price**	**Line Total**
Alarm & Sound System								
Secom Security	UGP 2592	Security Alarm System - Secom (Supply & Install)	1.00		Total	Ea	2990.00	2990.00
System includes Ajax Hub 2 (4G), PIR Sensor Entry, PIR Sensor Exit, PIR Sensor Garage, Keypad, External Siren, Sundries, Service Call								
							Total for Alarm & Sound System	**$2,990.00**

KITCHEN								$25,000.00
Supplier	**Part**	**Description**	**Qty**	**Size**	**Total**	**Unit**	**Price**	**Line Total**
Kitchen Joinery								
Generic	UGP	Kitchen Prov Sum - $25K (Per Unit)	1.00		Total	Allowance	25000.00	25000.00
Have made a provisional allowance for Kitchens (Client to Confirm)								
							Total for Kitchen Joinery	**$25,000.00**

CARPENTRY LABOUR								$139,756.25
Supplier	**Part**	**Description**	**Qty**	**Size**	**Total**	**Unit**	**Price**	**Line Total**
Profile Timber								
Generic	UGP 5449	Carpentry Labour - Profile Set Out	12.00		Total	Hr	75.00	900.00
							Total for Profile Timber	**$900.00**

CARPENTRY LABOUR								$139,756.25
Timber Subfloor Structure								
Generic	UGP 0388	Carpentry Labour - Excavate Pile Footings	19.50		Total	Hr	65.00	1267.50
Generic	UGP 0770	Carpentry Labour - Install Bearer Butt Connections	17.00		Total	Hr	65.00	1105.00
Generic	UGP 0619	Carpentry Labour - Install Bearers	109.75		Total	Hr	65.00	7133.75
Generic	UGP 0626	Carpentry Labour - Install Diagonal Braces (2x way)	0.75		Total	Hr	65.00	48.75
Generic	UGP 0806	Carpentry Labour - Install EXPOL Under Floor Insulation	27.75		Total	Hr	65.00	1803.75
Generic	UGP 0843	Carpentry Labour - Install Flooring	105.50		Total	Hr	65.00	6857.50
Generic	UGP 0784	Carpentry Labour - Install Pile Fixings 12kN Lumberlok	16.25		Total	Hr	65.00	1056.25
Generic	UGP 0740	Carpentry Labour - Install Pile Fixings Standard	34.25		Total	Hr	65.00	2226.25
Generic	UGP 0637	Carpentry Labour - Install Timber Boundary Joists	22.00		Total	Hr	65.00	1430.00
Generic	UGP 0636	Carpentry Labour - Install Timber Joists	150.00		Total	Hr	65.00	9750.00
Generic	UGP 0629	Carpentry Labour - Install Timber Subfloor Nogging	27.75		Total	Hr	65.00	1803.75
Generic	UGP 0410	Carpentry Labour - Setout & Place Timber Piles	136.00		Total	Hr	65.00	8840.00
							Total for Timber Subfloor Structure	**$43,322.50**
Concrete Foundation								
Generic	UGP 5394	Carpentry Labour - Construct Formwork - F4 Finish	5.50		Total	Hr	65.00	357.50
Generic	UGP 1387	Carpentry Labour - Extra for Door & Window Rebates in Ribraft	2.00		Total	Hr	65.00	130.00
Generic	UGP 0558	10_05_02L01	13.75		Total	Hr	65.00	893.75
Generic	UGP 0549	10_04_01L01	3.75		Total	Hr	65.00	243.75
Generic	UGP 1385	Carpentry Labour - Install Pods And Spacers	9.75		Total	Hr	65.00	633.75
							Total for Concrete Foundation	**$2,258.75**
Posts								
Generic	UGP 5487	Carpentry Labour - Install Timber Hardware (Bolts/Hangers/Straps/Plates)	0.50		Total	Hr	65.00	32.50
Generic	UGP 5834	Carpentry labour - Install Timber Post	5.00		Total	Hr	65.00	325.00
							Total for Posts	**$357.50**
Prenailed Wall Frames								

CARPENTRY LABOUR								$139,756.25
Generic	UGP 0653	Carpentry Labour to erect pre-nailed 90mm Frames upto 2.42m	77.00		Total	Hr	65.00	5005.00
							Total for Prenailed Wall Frames	**$5,005.00**
Framing Hardware								
Generic	UGP 0604	Carpentry Labour - Fix DPC	0.25		Total	Hr	65.00	16.25
Generic	UGP 0716	Carpentry Labour - Fix Hold Down Bolt To Wall Frames	0.75		Total	Hr	65.00	48.75
Generic	UGP 0779	Carpentry Labour - Fix Type F Lintel Fixings	2.00		Total	Hr	65.00	130.00
Generic	UGP 0780	Carpentry Labour - Fix Type G Lintel Fixings	1.00		Total	Hr	65.00	65.00
Generic	UGP 0781	Carpentry Labour - Fix Type H Lintel Fixings	0.50		Total	Hr	65.00	32.50
Generic	UGP 5487	Carpentry Labour - Install Timber Hardware (Bolts/Hangers/Straps/Plates)	10.00		Total	Hr	65.00	650.00
Generic	UGP 0717	Carpentry Labour - Shot Fix Wall Frames	0.25		Total	Hr	65.00	16.25
							Total for Framing Hardware	**$958.75**
Roof Framing								
Generic	UGP 0789	Carpentry Labour - Install Diagonal Roof Braces	12.00		Total	Hr	65.00	780.00
Generic	UGP 5549	Carpentry Labour - Install Extra Top Plate	15.50		Total	Hr	65.00	1007.50
Generic	UGP 1340	Carpentry Labour - Install Gable Frame	36.00		Total	Hr	65.00	2340.00
Generic	UGP 0694	Carpentry Labour - Install Roof Valley Boards	18.00		Total	Hr	65.00	1170.00
Generic	UGP 5546	Carpentry Labour - Install Timber Fly Rafters	19.75		Total	Hr	65.00	1283.75
Generic	UGP 0690	Carpentry Labour - Install Timber Outriggers	16.50		Total	Hr	65.00	1072.50
Generic	UGP 1289	Carpentry Labour - Install Timber Purlins	88.25		Total	Hr	65.00	5736.25
Generic	UGP 5547	Carpentry Labour - Install Timber Ribbon Plate	7.75		Total	Hr	65.00	503.75
Generic	UGP 5548	Carpentry Labour - Install Timber Soffit Sprockets	7.25		Total	Hr	65.00	471.25
Generic	UGP 7847	Carpentry Labour - Install Timber Verge Nogs	10.00		Total	Hr	65.00	650.00
Generic	UGP 0699	Carpentry Labour - Stand Prefabricated Roof Trusses	130.50		Total	Hr	65.00	8482.50
							Total for Roof Framing	**$23,497.50**
Ceiling Battens								
Generic	UGP 0684	Carpentry Labour - Install Radiata Pine Ceiling Battens	44.00		Total	Hr	65.00	2860.00

CARPENTRY LABOUR								$139,756.25
							Total for Ceiling Battens	$2,860.00
Fascia & Barge - Install								
Generic	UGP 5243	Carpentry Labour - Install 25mm Timber Fascia	37.50		Total	Hr	65.00	2437.50
Generic	UGP 1338	Carpentry Labour - Install Downpipe	18.50		Total	Hr	65.00	1202.50
							Total for Fascia & Barge - Install	$3,640.00
Soffit Linings								
Generic	UGP 0943	Carpentry Labour - Install Soffit Lining	42.75		Total	Hr	65.00	2778.75
							Total for Soffit Linings	$2,778.75
Building Envelope RAB, Wrap & Tape								
Generic	UGP 0797	Carpentry Labour - Attach Wall Underlay (Building Paper)	20.75		Total	Hr	65.00	1348.75
Generic	UGP 0848	Carpentry Labour - Install 75-200mm Flashing Tape	22.00		Total	Hr	65.00	1430.00
							Total for Building Envelope RAB, Wrap & Tape	$2,778.75
Waterproofing, Flashing & Cavity								
Generic	UGP 0709	Carpentry Labour - Fix Cavity Batten - Per M2	90.25		Total	Hr	65.00	5866.25
Generic	UGP 0700	Carpentry Labour - Install Cavity Closer	7.50		Total	Hr	65.00	487.50
							Total for Waterproofing, Flashing & Cavity	$6,353.75
Vertical Weatherboard Cladding								
Generic	UGP 3730	Carpentry Labour - Install Internal/External Corner Flashing	1.00		Total	Hr	65.00	65.00
Generic	UGP 0954	Carpentry Labour - Install Flashing	2.50		Total	Hr	65.00	162.50
Generic	UGP 4936	Carpentry Labour - Install Weatherboard	86.25		Total	Hr	65.00	5606.25
							Total for Vertical Weatherboard Cladding	$5,833.75
Fibre Cement Sheet Cladding								
Generic	UGP 3730	Carpentry Labour - Install Internal/External Corner Flashing	7.00		Total	Hr	65.00	455.00
Generic	UGP 0700	Carpentry Labour - Install Cavity Closer	8.25		Total	Hr	65.00	536.25
Generic	UGP 4905	Carpentry Labour - Install Fibre Cement Sheet Cladding	84.75		Total	Hr	65.00	5508.75
Generic	UGP 0954	Carpentry Labour - Install Flashing	7.75		Total	Hr	65.00	503.75
							Total for Fibre Cement Sheet Cladding	$7,003.75
Timber Trims & Corners								
Generic	UGP 0927	Carpentry Labour - Install Eaves Moulding	6.75		Total	Hr	65.00	438.75

CARPENTRY LABOUR								$139,756.25
							Total for Timber Trims & Corners	$438.75
Aluminium Joinery								
Generic	UGP 5379	Carpentry Labour - Install Aluminium Joinery	27.25		Total	Hr	65.00	1771.25
Generic	UGP 5380	Carpentry Labour - Install PEF Rod & Foam to Exterior Windows & Doors	15.00		Total	Hr	65.00	975.00
							Total for Aluminium Joinery	$2,746.25
Insulation								
Generic	UGP 0815	Carpentry Labour - Install Ceiling Insulation	12.25		Total	Hr	65.00	796.25
Generic	UGP 0823	Carpentry Labour - Install Wall Insulation	5.00		Total	Hr	65.00	325.00
							Total for Insulation	$1,121.25
Interior Linings								
Generic	UGP 5324	Carpentry Labour - Frame, Cut and Install Ceiling Hatch	1.00		Total	Hr	65.00	65.00
Generic	UGP 0967	Carpentry Labour - Install Architraves	58.25		Total	Hr	65.00	3786.25
Generic	UGP 5528	Carpentry Labour - Install Interior Ceiling Linings	119.75		Total	Hr	65.00	7783.75
Generic	UGP 2520	Carpentry Labour - Install Interior Wall Linings	154.75		Total	Hr	65.00	10058.75
Generic	UGP 5618	Carpentry Labour - Install Mirror & Sealant	1.00		Total	Hr	65.00	65.00
Generic	UGP 0969	Carpentry Labour - Install Skirting	43.50		Total	Hr	65.00	2827.50
							Total for Interior Linings	$24,586.25
Shelving								
Generic	UGP 5540	Carpentry Labour - Install Cupboard Shelving	5.00		Total	Hr	65.00	325.00
							Total for Shelving	$325.00
Interior Doors								
Generic	UGP 1021	Carpentry Labour - Install 410 - 910mm, pre-hung HC door and frame	10.50		Total	Hr	65.00	682.50
Generic	UGP 7962	Carpentry Labour - Install Cavity Slider Door	3.00		Total	Hr	65.00	195.00
Generic	UGP 1018	Carpentry Labour - Install MDF Custom Robe Sliding Doors	11.00		Total	Hr	65.00	715.00
							Total for Interior Doors	$1,592.50
Door Hardware								
Generic	UGP 0987	Carpentry Labour - Install Door Lockset	21.50		Total	Hr	65.00	1397.50
							Total for Door Hardware	$1,397.50

Building Measures

Building Measures - Building Level	
Building Floor Area - Including Cladding Rebates	253 m²
Ceiling Area - Including Garage	240 m²
Level 1 - Area over frame of the floor per level	324 m²
Wall Area of External Walls - Excluding Penetrations	121 m²
Wall Area of Internal Walls - Excluding Penetrations	147 m²
Wall Length of External Walls	81 m
Wall Length of Internal Walls	74 m
Building Measures - Roofing	
1. Roofing Area	369 m²
2. Ridge (Gable Roof Peak)	45 m
3. Apex / Eaves Head Length	2 m
4. Lower Eave / Gutter Length	58 m
5. Gable / Barge Length	50 m
6. Valley Length	45 m
8. Terminal Vent Penetration Count	4 Ea
Building Measures - Penetrations	
External Door Area	44 m²
External Door Count	6 Ea
External Window Area	31 m²
Internal Door Count	14 Ea
Internal Door Penetration Width	16 m
Penetration Total Area	110 m²
Building Measures - Cladding	
Axon Sheet Cladding Area	146 m²
Cedar Vertical Shiplap Weatherboards Area	58 m²
Soffit Area	78 m²
Building Measures - Room Totals	
Floor Area : Bathrooms	9 m²
Floor Area : Bedrooms	27 m²
Floor Area : Cupboards	7 m²
Floor Area : Dining Rooms	44 m²
Floor Area : Ensuites	6 m²
Floor Area : Entrys	9 m²

Floor Area : Garages	47 m^2
Floor Area : Hallways	13 m^2
Floor Area : Kitchens	13 m^2
Floor Area : Laundrys	6 m^2
Floor Area : Living Rooms	43 m^2
Floor Area : Master Bedrooms	20 m^2
Floor Area : Scullerys	7 m^2
Floor Area : Tiled Showers	2 m^2
Floor Area : Walk in Wardrobes	4 m^2
Wall Area : Bathrooms	25 m^2
Wall Area : Bedrooms	53 m^2
Wall Area : Cupboards	44 m^2
Wall Area : Dining Rooms	34 m^2
Wall Area : Ensuites	21 m^2
Wall Area : Entrys	16 m^2
Wall Area : Garages	34 m^2
Wall Area : Hallways	34 m^2
Wall Area : Kitchens	17 m^2
Wall Area : Laundrys	17 m^2
Wall Area : Living Rooms	52 m^2
Wall Area : Master Bedrooms	27 m^2
Wall Area : Scullerys	23 m^2
Wall Area : Tiled Showers	6 m^2
Wall Area : Walk in Wardrobes	17 m^2

Scope and Limitations

The pricing information included in this estimate/report is based on a combination of sources including industry-standard databases, recent market rates, supplier and subcontractor quotes, and historical project data. While every effort has been made to ensure the accuracy and relevance of the cost data, actual market conditions may vary due to fluctuations in material costs, labour availability, location, project-specific risks, and other factors beyond our control.

This estimate is intended for budgeting and planning purposes only and should not be relied upon as a definitive tender or contract sum. We recommend that updated quotations be obtained closer to the time of procurement to confirm current market pricing. Where specific supplier products have been included in this estimate, those suppliers are generally happy to provide formal quotes upon request. If you have selected the option to request supplier quotes, a supplier representative will be in touch with you directly to follow up and assist further.

Unless an item, service, or condition is explicitly listed in this document, it is not included.

Prenailed wall frames have been allowed for on a LM rate & include allowance for standard Hy90 & SG8 Lintels as per NZS 3604.

****Truss estimate has been provided on a square meter rate only.*

A full random supply roof pack has been provided with the exception of Rafters, Stringers & corresponding fixings - Confirm allowances with F&T supplier.

Random roof pack is preliminary only due to number of variations of roofs possible.

Please refer to all projects process notes for specific project tags.

All pricing includes gst.