



## Sample\_Cost Summary

Date:

1/02/2017

Job Name: SAMPLE ESTIMATE

Job Description:

Client Name: Cost Estimate Sample

Alteration & Addition

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	PRELIMINARIES	8.37	267.45	52,688
2	DEMOLITION	2.31	73.86	14,550
3	ASBESTOS REMOVAL (PROVISIONAL SUM)	0.32	10.15	2,000
4	TREE REMOVAL	0.20	6.35	1,250
5	EXCAVATION	2.00	63.96	12,600
6	CONCRETE	2.40	76.65	15,100
7	BRICKWORK	1.66	53.05	10,450
8	STRUCTURAL STEEL (PROVISIONAL SUM)	1.11	35.53	7,000
9	METAL WORK	1.12	35.79	7,050
10	ROOFING	3.69	117.89	23,225
11	CARPENTRY	12.21	390.20	76,870
12	JOINERY (PROVISIONAL SUM)	8.74	279.19	55,000
13	WINDOWS & GLAZING (PRIME COST SUM)	3.35	107.03	21,085
14	FIXTURES & FITTINGS (PRIME COST SUM)	2.68	85.63	16,870
15	WATERPROOFING	0.56	17.97	3,540
16	TILE SUPPLY (PRIME COST SUM)	0.77	24.47	4,820
17	TILING	1.23	39.24	7,730
18	PLASTERING	4.33	138.27	27,240
19	RENDERING	1.66	53.07	10,455
20	FLOOR FINISHES (PROVISIONAL SUM)	4.03	128.78	25,370
21	PAINTING	4.18	133.50	26,300
22	HYDRAULIC SERVICES (PROVISIONAL SUM)	3.29	105.10	20,705
23	LIGHTING SUPPLY (PRIME COST SUM)	1.11	35.53	7,000
24	ELECTRICAL SERVICES (PROVISIONAL SUM)	4.31	137.82	27,150
25	MECHANICAL SERVICES (PROVISIONAL SUM)	2.97	95.00	18,715
26	EXTERNAL WORKS	3.78	120.81	23,800
27	FINAL CLEAN	0.27	8.50	1,675



## Sample\_Cost Summary

Date: 1/02/2017

Job Name: SAMPLE ESTIMATE

Job Description:

Client Name: Cost Estimate Sample

Alteration & Addition

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
	28 BUILDERS MARGIN @ 10%	8.26	264.08	52,024
<b>Subtotal</b>				<b>\$ 572,262.00</b>
GST		9.09	290.49	57,227

### CLARIFICATIONS

GFA: 197 m2.	100.00	\$	3,195.38	\$	629,489.00
--------------	--------	----	----------	----	------------

**Final Total: \$ 629,489.00**



## Sample\_Cost Trade Break Up

Date:

1/02/2017

Job Name: SAMPLE ESTIMATE

Job Description:

Client Name: Cost Estimate Sample

Alteration & Addition

Item	Trade Description	Quantity	Unit	Rate	Amount
------	-------------------	----------	------	------	--------

Trade :

### 1 PRELIMINARIES

#### PRELIMINARIES

1	Home Warranty Insurance @ 0.0079% of construction cost	1.00	Item	4,077.66	4,077.66
2	Site Foreman (part time)	24.00	Weeks	650.00	15,600.00
3	Labourer (part time)	6.00	Weeks	1,330.00	7,980.00
4	Site fencing and temporary public access	1.00	Item	650.00	650.00
5	Sediment & erosion control	1.00	Item	600.00	600.00
6	Scaffolding	244.00	m2	65.00	15,860.00
7	Onsite toilet facilities	24.00	Weeks	80.00	1,920.00
8	Skip Bins for construction waste (5m2)	8.00	Loads	750.00	6,000.00

**PRELIMINARIES Total : 52,687.66**

Trade :

### 2 DEMOLITION

#### DEMOLITION

1	Demolish all joinery, fixtures & fittings as required	1.00	Item		INCL
2	Demolish all floor / ceiling / wall finishes as required	1.00	Item		INCL
3	Demolish all internal partitions & doors as required	1.00	Item		INCL
4	Demolish all external walls & windows as required	1.00	Item		INCL
5	Demolish existing roof & roof plumbing where required	1.00	Item		INCL
6	Demolish external works as required	1.00	Item		INCL
7	Plant hire allowance incl. propping	1.00	Item	1,500.00	1,500.00
8	Labour for above (3 men x 5 days)	120.00	Hrs	65.00	7,800.00
9	Allowance for all bins and tipping fees	7.00	Loads	750.00	5,250.00

**DEMOLITION Total : 14,550.00**

Trade :

### 3 ASBESTOS REMOVAL (PROVISIONAL SUM)

#### ASBESTOS REMOVAL (PROVISIONAL SUM)

1	Allowance for removal of asbestos material during course of demoli	1.00	Item	2,000.00	2,000.00
---	--	------	------	----------	----------

**ASBESTOS REMOVAL (PROVISIONAL SUM) Total : 2,000.00**

Trade :

### 4 TREE REMOVAL

#### TREE REMOVAL



## Sample\_Cost Trade Break Up

Date:

1/02/2017

Job Name: SAMPLE ESTIMATE

Job Description:

Client Name: Cost Estimate Sample

Alteration & Addition

Item	Trade Description	Quantity	Unit	Rate	Amount
1	Remove trees to make way for proposed works	1.00	No	1,250.00	1,250.00
<b><u>TREE REMOVAL</u> Total :</b>					<b>1,250.00</b>

Trade :

**5 EXCAVATION**  
**EXCAVATION**

1	Site clearance	90.00	m2	25.00	2,250.00
2	Bulk excavation via accessible machinery	54.00	m3	150.00	8,100.00
3	Detailed excavation by hand	3.00	m3	750.00	2,250.00
<b><u>EXCAVATION</u> Total :</b>					<b>12,600.00</b>

Trade :

**6 CONCRETE**  
**CONCRETE**

**Foundation**

1	Concrete pad footings :[10 No]	3.00	m3	650.00	1,950.00
<b>Slab Onground</b>					
2	Concrete driveway strips	12.00	m2	150.00	1,800.00
3	Concrete foot path	15.00	m2	150.00	2,250.00
4	Concrete crossover	1.00	Item	4,500.00	4,500.00
5	Concrete kerb & gutter	8.00	m	200.00	1,600.00

**Sundries**

6	Drains/sumps/cure/joints/pump/test/etc	1.00	Item	3,000.00	3,000.00
<b><u>CONCRETE</u> Total :</b>					<b>15,100.00</b>

Trade :

**7 BRICKWORK**  
**BRICKWORK**

**Ground Floor**

1	Allowance to brick fill openings where required	2.00	No	1,500.00	3,000.00
2	Allowance to make good brickwork after demolition	1.00	Item	2,000.00	2,000.00
3	350mm sq brick columns to support existing front section of roof :[2	6.00	m	450.00	2,700.00
<b>Sundries</b>					
4	Termite treatment	1.00	Item	1,250.00	1,250.00
5	Mud, dpc, lintels, etc	1.00	Item	1,500.00	1,500.00

**BRICKWORK Total :** **10,450.00**



## Sample\_Cost Trade Break Up

Date:

1/02/2017

Job Name: SAMPLE ESTIMATE

Job Description:

Client Name: Cost Estimate Sample

Alteration & Addition

Item	Trade Description	Quantity	Unit	Rate	Amount
------	-------------------	----------	------	------	--------

Trade :

**8 STRUCTURAL STEEL (PROVISIONAL SUM)**  
**STRUCTURAL STEEL (PROVISIONAL SUM)**

1	Allowance for structural steel floor / ceiling framing - TBC with En	1.00	Item	4,500.00	4,500.00
2	Allowance for structural steel posts to new wall alongside boundary	1.00	Item	2,500.00	2,500.00
<b><u>STRUCTURAL STEEL (PROVISIONAL SUM) Total :</u></b>					<b>7,000.00</b>

Trade :

**9 METAL WORK**  
**METAL WORK**

1	Linear grated drain to driveway entry	6.00	m	450.00	2,700.00
2	New timber lattice screen on top of existing fence @ 600mm high	52.00	m	75.00	3,900.00
3	Letter box	1.00	Item	350.00	350.00
4	Signage	1.00	Item	100.00	100.00
<b><u>METAL WORK Total :</u></b>					<b>7,050.00</b>

Trade :

**10 ROOFING**  
**ROOFING**

1	Allowance for tarp protection during construction	1.00	Item	1,500.00	1,500.00
2	Metal roof cladding incl. blanket / fascias / gutters / downpipes	20.00	m2	165.00	3,300.00
3	Roof tile cladding to match existing incl. blanket / fascias / gutters /	99.00	m2	150.00	14,850.00
4	Eaves lining	65.00	m2	55.00	3,575.00
<b><u>ROOFING Total :</u></b>					<b>23,225.00</b>

Trade :

**11 CARPENTRY**  
**CARPENTRY**

**Doors**

1	External single entry door incl. side lights	1.00	No	1,850.00	1,850.00
2	Internal single leaf solidcore door	9.00	No	450.00	4,050.00
3	Prime Cost Sum for Door hardware as per Architects Instructions	1.00	Item	2,000.00	2,000.00

**Framing**

4	Allowance to raise flooring to required levels in kitchen incl. step	46.00	m2	75.00	3,450.00
5	Timber floor framing incl.. yellow tongue cladding	79.00	m2	105.00	8,295.00
6	Timber roof framing	119.00	m2	145.00	17,255.00



## Sample\_Cost Trade Break Up

Date:

1/02/2017

Job Name: SAMPLE ESTIMATE

Job Description:

Client Name: Cost Estimate Sample

Alteration & Addition

Item	Trade Description	Quantity	Unit	Rate	Amount
7	External timber stud walling	165.00	m2	45.00	7,425.00
8	Internal timber stud walling	90.00	m2	45.00	4,050.00
9	Ducts/boxing out	1.00	Item	650.00	650.00
<b>Stairs</b>					
10	Internal hardwood timber stairs	1.00	Item	8,500.00	8,500.00
<b>Floor Cladding</b>					
11	CFC floor cladding to wet areas	16.00	m2	75.00	1,200.00
<b>Wall Cladding</b>					
12	FC wall cladding to first floor	123.00	m2	75.00	9,225.00
<b>Windows / Glazing</b>					
13	Install glazing - Assume 3 men required	24.00	Hrs	55.00	1,320.00
14	Allowance for caulking	1.00	No	1,500.00	1,500.00
<b>Architraves / Skirtings</b>					
15	70 x 20mm skirting allowance	1.00	Item	1,850.00	1,850.00
16	70 x 20mm architrave allowance	1.00	Item	1,250.00	1,250.00
<b>Decking</b>					
17	New blackbutt stained stairs to existing deck	1.00	Item	3,000.00	3,000.00
<b><u>CARPENTRY Total :</u></b>					<b>76,870.00</b>

Trade :

**12 JOINERY (PROVISIONAL SUM)**  
**JOINERY (PROVISIONAL SUM)**

**Ground Floor**

Kitchen

1	Kitchen joinery	1.00	Item		INCL
2	Island bench / adjoining table	1.00	Item		INCL

Laundry

3	3 bifold doors storage cupboard	1.00	Item		INCL
---	---------------------------------	------	------	--	------

**First Floor**

Hallway

4	4 bifold doors linen cupboard	1.00	Item		INCL
---	-------------------------------	------	------	--	------

Bathroom

5	Vanity joinery	1.00	Item		INCL
---	----------------	------	------	--	------

Master Bedroom



## Sample\_Cost Trade Break Up

Date:

1/02/2017

Job Name: SAMPLE ESTIMATE

Job Description:

Client Name: Cost Estimate Sample

Alteration & Addition

Item	Trade Description	Quantity	Unit	Rate	Amount
6	Built in robe <a href="#">Master Bedroom Ensuite</a>	1.00	Item		INCL
7	Vanity joinery <a href="#">Bedroom 2</a>	1.00	Item		INCL
8	Built in robe <a href="#">Bedroom 3</a>	1.00	Item		INCL
9	Built in robe	1.00	Item		INCL
10	Provisional Sum allowance for above as per Architects Instructions	1.00	Item	55,000.00	55,000.00
<b><u>JOINERY (PROVISIONAL SUM) Total :</u></b>					<b>55,000.00</b>

Trade :

**13 WINDOWS & GLAZING (PRIME COST SUM)**  
**WINDOWS & GLAZING (PRIME COST SUM)**

**Ground Floor**

1 Timber framed single glazed windows :[2 No] 7.00 m2 800.00 5,600.00

**First Floor**

2 Timber framed single glazed windows :[8 No] 14.00 m2 800.00 11,200.00

**Roof**

3 Fixed skylight incl. flashing kit 1.00 Item 2,500.00 2,500.00

**Miscellaneous**

4 Flyscreen allowance 21.00 m2 85.00 1,785.00

**WINDOWS & GLAZING (PRIME COST SUM) Total :** **21,085.00**

Trade :

**14 FIXTURES & FITTINGS (PRIME COST SUM)**  
**FIXTURES & FITTINGS (PRIME COST SUM)**

**Ground Floor**

**Kitchen**

1 Kitchen sink 1.00 No 850.00 850.00

2 Mixer 1.00 No 550.00 550.00

3 Oven 1.00 No 2,000.00 2,000.00

4 Cooktop 1.00 No 650.00 650.00

5 Rangehood 1.00 No 550.00 550.00

6 Dishwasher 1.00 No 2,000.00 2,000.00

**Laundry**



## Sample\_Cost Trade Break Up

Date:

1/02/2017

Job Name: SAMPLE ESTIMATE

Job Description:

Client Name: Cost Estimate Sample

Alteration & Addition

Item	Trade Description	Quantity	Unit	Rate	Amount
7	Laundry tub	1.00	No	450.00	450.00
8	Mixer	1.00	No	150.00	150.00
9	Toilet suite	1.00	No	450.00	450.00
10	Toilet roll holder	1.00	No	35.00	35.00
11	Wall hung basin	1.00	No	450.00	450.00
12	Basin mixer	1.00	No	150.00	150.00
13	Mirror	1.00	No	200.00	200.00
14	Towel rack	1.00	No	150.00	150.00
15	Coat hook	1.00	No	35.00	35.00
16	Smart tile floor waste	1.00	No	50.00	50.00
<b>First Floor</b>					
<u>Bathroom</u>					
17	Toilet suite	1.00	No	450.00	450.00
18	Toilet roll holder	1.00	No	35.00	35.00
19	Bath tub	1.00	No	750.00	750.00
20	Bath set	1.00	No	350.00	350.00
21	Frameless shower screen	1.00	No	1,250.00	1,250.00
22	Shower set	1.00	No	550.00	550.00
23	Basin mixer	1.00	No	80.00	80.00
24	Mirror	1.00	No	200.00	200.00
25	Towel rack	1.00	No	150.00	150.00
26	Smart tile floor waste	1.00	No	50.00	50.00
27	Linear grate	1.00	No	350.00	350.00
28	Coat hook	1.00	No	35.00	35.00
<u>Master Bedroom Ensuite</u>					
29	Toilet suite	1.00	No	450.00	450.00
30	Toilet roll holder	1.00	No	35.00	35.00
31	Frameless shower screen	1.00	No	2,000.00	2,000.00
32	Shower set	1.00	No	550.00	550.00
33	Basin mixer	1.00	No	80.00	80.00
34	Mirror	1.00	No	200.00	200.00
35	Towel rack	1.00	No	150.00	150.00
36	Smart tile floor waste	1.00	No	50.00	50.00





Sample\_Cost Trade Break Up

Date:

1/02/2017

Job Name: SAMPLE ESTIMATE

Job Description:

Client Name: Cost Estimate Sample

Alteration & Addition

Item	Trade Description	Quantity	Unit	Rate	Amount
37	Linear grate	1.00	No	350.00	350.00
38	Coat hook	1.00	No	35.00	35.00
<b><u>FIXTURES &amp; FITTINGS (PRIME COST SUM) Total :</u></b>					<b>16,870.00</b>

Trade :

**15 WATERPROOFING**  
**WATERPROOFING**

**Ground Floor**

Laundry

1	Waterproof wet area floors	5.00	m2	60.00	300.00
2	Waterproof wet area walls	13.00	m2	60.00	780.00

**First Floor**

Bathroom

3	Waterproof wet area floors	6.00	m2	60.00	360.00
4	Waterproof wet area walls	15.00	m2	60.00	900.00

Master Bedroom Ensuite

5	Waterproof wet area floors	5.00	m2	60.00	300.00
6	Waterproof wet area walls	15.00	m2	60.00	900.00

**WATERPROOFING Total :** **3,540.00**

Trade :

**16 TILE SUPPLY (PRIME COST SUM)**  
**TILE SUPPLY (PRIME COST SUM)**

**Ground Floor**

Kitchen

1	Supply feature splashback wall tiles incl. 10% wastage	5.00	m2	150.00	750.00
---	--	------	----	--------	--------

Laundry

2	Supply floor tiles incl. 10% wastage	6.00	m2	50.00	300.00
3	Supply wall tiles incl. 10% wastage	24.00	m2	40.00	960.00

**First Floor**

Bathroom

4	Supply floor tiles incl. 10% wastage	7.00	m2	50.00	350.00
5	Supply wall tiles incl. 10% wastage	27.00	m2	40.00	1,080.00

Master Bedroom Ensuite

6	Supply floor tiles incl. 10% wastage	6.00	m2	50.00	300.00
---	--------------------------------------	------	----	-------	--------



## Sample\_Cost Trade Break Up

Date:

1/02/2017

Job Name: SAMPLE ESTIMATE

Job Description:

Client Name: Cost Estimate Sample

Alteration & Addition

Item	Trade Description	Quantity	Unit	Rate	Amount
7	Supply wall tiles incl. 10% wastage	27.00	m2	40.00	1,080.00
<b><u>TILE SUPPLY (PRIME COST SUM) Total :</u></b>					<b>4,820.00</b>

Trade :

### 17 TILING

#### TILING

##### **Ground Floor**

##### Kitchen

1	Fix feature splashback wall tiles	4.00	m2	120.00	480.00
---	-----------------------------------	------	----	--------	--------

##### Laundry

2	Screed to correct falls	5.00	m2	50.00	250.00
---	-------------------------	------	----	-------	--------

3	Fix ceramic / porcelain floor tiles	5.00	m2	75.00	375.00
---	-------------------------------------	------	----	-------	--------

4	Fix ceramic / porcelain wall tiles	22.00	m2	75.00	1,650.00
---	------------------------------------	-------	----	-------	----------

##### **First Floor**

##### Bathroom

5	Screed to correct falls	6.00	m2	50.00	300.00
---	-------------------------	------	----	-------	--------

6	Fix ceramic / porcelain floor tiles	6.00	m2	75.00	450.00
---	-------------------------------------	------	----	-------	--------

7	Fix ceramic / porcelain wall tiles	24.00	m2	75.00	1,800.00
---	------------------------------------	-------	----	-------	----------

##### Master Bedroom Ensuite

8	Screed to correct falls	5.00	m2	50.00	250.00
---	-------------------------	------	----	-------	--------

9	Fix ceramic / porcelain floor tiles	5.00	m2	75.00	375.00
---	-------------------------------------	------	----	-------	--------

10	Fix ceramic / porcelain wall tiles	24.00	m2	75.00	1,800.00
----	------------------------------------	-------	----	-------	----------

**TILING Total : 7,730.00**

Trade :

### 18 PLASTERING

#### PLASTERING

##### **Ground Floor**

##### Ceilings

1	Plasterboard ceiling	64.00	m2	40.00	2,560.00
---	----------------------	-------	----	-------	----------

2	Moisture resistant plasterboard ceiling	5.00	m2	45.00	225.00
---	---	------	----	-------	--------

3	Cornice to match existing	52.00	m	20.00	1,040.00
---	---------------------------	-------	---	-------	----------

4	Ceiling access panels	1.00	No	250.00	250.00
---	-----------------------	------	----	--------	--------

##### Walls

5	Internal plasterboard lining	117.00	m2	30.00	3,510.00
---	------------------------------	--------	----	-------	----------



## Sample\_Cost Trade Break Up

Date:

1/02/2017

Job Name: SAMPLE ESTIMATE

Job Description:

Client Name: Cost Estimate Sample

Alteration & Addition

Item	Trade Description	Quantity	Unit	Rate	Amount
6	Extra over fyrcheck lining to party wall	60.00	m2	40.00	2,400.00
7	Villaboard lining	22.00	m2	35.00	770.00
8	Insulation	9.00	m2	10.00	90.00
<b>First Floor</b>					
<u>Ceilings</u>					
9	Plasterboard ceiling	67.00	m2	40.00	2,680.00
10	Moisture resistant plasterboard ceiling	11.00	m2	45.00	495.00
11	Cornice to match existing	98.00	m	20.00	1,960.00
12	Ceiling access panels	1.00	No	250.00	250.00
<u>Walls</u>					
13	Internal plasterboard lining	187.00	m2	30.00	5,610.00
14	Extra over fyrcheck lining to party wall	44.00	m2	40.00	1,760.00
15	Villaboard lining	48.00	m2	35.00	1,680.00
16	Insulation to external stud walling only	196.00	m2	10.00	1,960.00
<b><u>PLASTERING Total :</u></b>					<b>27,240.00</b>

Trade :

<b>19 <u>RENDERING</u></b>					
<b><u>RENDERING</u></b>					
<b>First Floor</b>					
1	Acrylic render to external facade	123.00	m2	85.00	10,455.00
<b><u>RENDERING Total :</u></b>					<b>10,455.00</b>

Trade :

<b>20 <u>FLOOR FINISHES (PROVISIONAL SUM)</u></b>					
<b><u>FLOOR FINISHES (PROVISIONAL SUM)</u></b>					
<b>Ground Floor</b>					
<u>Foyer / Hallway</u>					
1	Engineered timber flooring	12.00	m2	165.00	1,980.00
<u>Bedroom 1</u>					
2	Engineered timber flooring	14.00	m2	165.00	2,310.00
<u>Study</u>					
3	Engineered timber flooring	12.00	m2	165.00	1,980.00
<u>Dining Room</u>					
4	Engineered timber flooring	19.00	m2	165.00	3,135.00



## Sample\_Cost Trade Break Up

Date:

1/02/2017

Job Name: SAMPLE ESTIMATE

Job Description:

Client Name: Cost Estimate Sample

Alteration & Addition

Item	Trade Description	Quantity	Unit	Rate	Amount
<u>Kitchen</u>					
5	Engineered timber flooring	24.00	m2	165.00	3,960.00
<u>Living Room</u>					
6	Engineered timber flooring	22.00	m2	165.00	3,630.00
<b>First Floor</b>					
<u>Hallway</u>					
7	Wool carpet	14.00	m2	125.00	1,750.00
<u>Master Bedroom</u>					
8	Wool carpet	22.00	m2	125.00	2,750.00
<u>Bedroom 2</u>					
9	Wool carpet	14.00	m2	125.00	1,750.00
<u>Bedroom 3</u>					
10	Wool carpet	17.00	m2	125.00	2,125.00
<b><u>FLOOR FINISHES (PROVISIONAL SUM) Total :</u></b>					<b>25,370.00</b>

Trade :

### **21 PAINTING**

1	Paint to internal walls	462.00	m2	20.00	9,240.00
2	Paint to set ceiling	169.00	m2	20.00	3,380.00
3	Paint to doors	19.00	No	200.00	3,800.00
4	Paint to windows	14.00	No	200.00	2,800.00
5	Paint to external walls	177.00	m2	40.00	7,080.00
<b><u>PAINTING Total :</u></b>					<b>26,300.00</b>

Trade :

### **22 HYDRAULIC SERVICES (PROVISIONAL SUM)**

1	Sewer connection	1.00	Item	800.00	800.00
2	Stormwater connection	1.00	Item	800.00	800.00
3	Water supply in	1.00	Item	800.00	800.00
4	Gas supply in	1.00	Item	1,500.00	1,500.00
5	Boundary trap - reuse existing	1.00	Item		EXCL
6	Sewer line rough-in	30.00	m	65.00	1,950.00
7	Stormwater line rough-in	39.00	m	145.00	5,655.00



## Sample\_Cost Trade Break Up

Date:

1/02/2017

**Job Name:** SAMPLE ESTIMATE

**Job Description:**

**Client Name:** Cost Estimate Sample

Alteration & Addition

Item	Trade Description	Quantity	Unit	Rate	Amount
8	Sewer Pit	1.00	No	500.00	500.00
9	Stormwater Pit	4.00	No	500.00	2,000.00
10	Gas bayonets	2.00	No	400.00	800.00
11	Water point to fridge location	1.00	No	400.00	400.00
12	External hose cocks	2.00	No	350.00	700.00
13	Under slab sewer lines	1.00	No	500.00	500.00
14	Heat insulation to pipework (lagging)	1.00	No	350.00	350.00
15	Conduits to floor	1.00	No	450.00	450.00
16	Floor wastes	1.00	No	700.00	700.00
17	Stacks	1.00	No	600.00	600.00
18	First fix	1.00	Item	800.00	800.00
19	Final fix	1.00	Item	800.00	800.00
20	HWU - relocate existing	1.00	Item	600.00	600.00
<b><u>HYDRAULIC SERVICES (PROVISIONAL SUM) Total :</u></b>					<b>20,705.00</b>

Trade :

**23 LIGHTING SUPPLY (PRIME COST SUM)**  
**LIGHTING SUPPLY (PRIME COST SUM)**

1	Prime Cost Sum allowance as per Architects instructions to supply n	1.00	Item	7,000.00	7,000.00
<b><u>LIGHTING SUPPLY (PRIME COST SUM) Total :</u></b>					<b>7,000.00</b>

Trade :

**24 ELECTRICAL SERVICES (PROVISIONAL SUM)**  
**ELECTRICAL SERVICES (PROVISIONAL SUM)**

**Power**

1	Electrical Supply	1.00	Item	2,500.00	2,500.00
2	Mainboard	1.00	Item	4,000.00	4,000.00
3	Mainboard enclosure	1.00	Item	500.00	500.00
4	Permanent power connections	2.00	No	150.00	300.00
5	Single GPO	2.00	No	75.00	150.00
6	Double GPO	30.00	No	90.00	2,700.00
7	Weatherproof double GPO	1.00	No	150.00	150.00

**Ventilation**

8	Ducting kit to wet areas	3.00	No	400.00	1,200.00
9	Ducting kit to rangehood	1.00	No	400.00	400.00



## Sample\_Cost Trade Break Up

Date:

1/02/2017

**Job Name:** SAMPLE ESTIMATE

**Job Description:**

**Client Name:** Cost Estimate Sample

Alteration & Addition

Item	Trade Description	Quantity	Unit	Rate	Amount
<b>Install Lighting</b>					
10	Install lighting allowance	24.00	No	75.00	1,800.00
<b>Communication</b>					
11	Hardwired smoke alarm	2.00	No	200.00	400.00
12	Data / phone outlet	2.00	No	125.00	250.00
13	TV antenna	1.00	Item	350.00	350.00
14	TV outlet	2.00	No	125.00	250.00
<b>Miscellaneous</b>					
15	Install appliances	1.00	No	400.00	400.00
16	Floor heating to first floor bathroom & ensuite	11.00	m2	300.00	3,300.00
17	Solar panel system	1.00	Item	6,500.00	6,500.00
18	Alarm system	1.00	Item	2,000.00	2,000.00
<b><u>ELECTRICAL SERVICES (PROVISIONAL SUM) Total :</u></b>					<b>27,150.00</b>
 <i>Trade :</i>					
<b><u>25 MECHANICAL SERVICES (PROVISIONAL SUM)</u></b>					
<b><u>MECHANICAL SERVICES (PROVISIONAL SUM)</u></b>					
1	Ducted air conditioning throughout	197.00	m2	95.00	18,715.00
<b><u>MECHANICAL SERVICES (PROVISIONAL SUM) Total :</u></b>					<b>18,715.00</b>
 <i>Trade :</i>					
<b><u>26 EXTERNAL WORKS</u></b>					
<b><u>EXTERNAL WORKS</u></b>					
1	Pine sleeper retaining wall	14.00	m	150.00	2,100.00
2	Allowance for backfill to required levels (front & rear yard)	90.00	m2	45.00	4,050.00
3	Turf	90.00	m2	125.00	11,250.00
4	Irrigation system	1.00	Item	1,500.00	1,500.00
5	Pavers where indicated	17.00	m2	250.00	4,250.00
6	Allowance for folding clothes line	1.00	Item	650.00	650.00
<b><u>EXTERNAL WORKS Total :</u></b>					<b>23,800.00</b>
 <i>Trade :</i>					
<b><u>27 FINAL CLEAN</u></b>					
<b><u>FINAL CLEAN</u></b>					
1	Final clean of site once construction has been completed	197.00	m2	8.50	1,674.50
<b><u>FINAL CLEAN Total :</u></b>					<b>1,674.50</b>



## Sample\_Cost Trade Break Up

Date:

1/02/2017

Job Name: SAMPLE ESTIMATE

Job Description:

Client Name: Cost Estimate Sample

Alteration & Addition

Item	Trade Description	Quantity	Unit	Rate	Amount
------	-------------------	----------	------	------	--------

Trade :

**28 BUILDERS MARGIN @ 10%**  
**BUILDERS MARGIN @ 10%**

1 Builders margin @ 10% of construction cost	1.00	Item		52,023.80	52,023.80
--	------	------	--	-----------	-----------

**BUILDERS MARGIN @ 10% Total : 52,023.80**

Trade :

**29 Subtotal**

**Subtotal Total :**

Trade :

**30 GST**  
**GST**

1 Good & Services tax @ 10% of construction cost	1.00	Item		57,226.20	57,226.20
--	------	------	--	-----------	-----------

**GST Total : 57,226.20**

Trade :

**31 CLARIFICATIONS**  
**CLARIFICATIONS**

**Definitions**

1 Prime Cost Sum - Supply cost of material / fixture / fitting / item Note

2 Provisional Sum - Supply and install cost of item Note

**We have made an allowance for the following**

3 Allowance for demolition Note

4 Allowance for asbestos removal Note

5 Allowance for stormwater system where required Note

6 Allowance for finishes as per spec Note

7 Allowance for certified waterproofing Note

8 Allowance for mechanical ventilation Note

9 Allowance for ducted air conditioning Note

10 Allowance for hard wired smoke detectors Note

11 Allowance for irrigation system Note

12 A construction period of 24 weeks Note

**We have made no allowance for the following**

13 No allowance for works other than specified Note



## Sample\_Cost Trade Break Up

Date:

1/02/2017

**Job Name:** SAMPLE ESTIMATE

**Job Description:**

**Client Name:** Cost Estimate Sample

Alteration & Addition

Item	Trade Description	Quantity	Unit	Rate	Amount
14	No allowance for any repairs to existing faulty structures / services / finishes / landscaping		Note		
15	No allowance for site remediation and decontamination		Note		
16	No allowance for services diversions, easements, encasements or the like		Note		
17	No allowance for placing cables underground		Note		
18	No allowance for smart system wiring		Note		
19	No allowance for Water or Energy Authorities requirements		Note		
20	No allowance for contingency. We recommend a contingency of 5% be allowed over the entire project		Note		
21	No allowance for escalation in costs and union enterprise bargaining costs		Note		
22	No allowance for consultant Fees or PCA		Note		
23	No allowance for Council contributions, design fees, bank fees and charges, marketing, leasing and selling costs		Note		
	<b>Note on Variations</b>				
24	Any variation of the contract will be submitted to the client in writing and require the client's written approval and consent before the variation works is to <b>Newin Estimating Services Disclaimer</b>		Note		
25	This report is for use by the party to whom it is addressed and for no other purposes. No responsibility is taken for any third party who may use or rely on		Note		
26	All quantities are approximate only		Note		
27	The builder/owner/project manager must confirm all rates, costs, quantities, items prior to entering into a contract or order any labour & materials.		Note		
28	Under no circumstances are the quantities or rates to form part of the building contract		Note		
29	This estimate and or rates provided will expire after a period of 3 months based on current market conditions		Note		