

Client: Sample

Address: Sample

Scope: Double Storey Dwelling

Date: 13/09/2025

SR #	REF	DESCRIPTION	QUANTITY	UNIT	WASTAGE	QUANTITY W/ WASTAGE	MATERIAL RATE	LABOR RATE	MATERIAL COSTS	LABOR COSTS	SUB COST
	1000	GENERAL REQUIREMENTS									
1		Supervision and Coordination	1.00	LS	0%	1.00	AUD -	AUD -	AUD -	AUD -	AUD -
2		Submittals and Shop drawings	1.00	LS	0%	1.00	AUD -	AUD -	AUD -	AUD -	AUD -
3		Final Cleaning	1.00	LS	0%	1.00	AUD -	AUD -	AUD -	AUD -	AUD -
4		Mobilization Costs	1.00	LS	0%	1.00	AUD -	AUD -	AUD -	AUD -	AUD -
5		Bond @ 2%	1.00	LS	0%	1.00	AUD -	AUD -	AUD -	AUD -	AUD -
6		Temporary Control & Facilities	1.00	LS	0%	1.00	AUD -	AUD -	AUD -	AUD -	AUD -
7		Scaffolding	1.00	LS	0%	1.00	AUD -	AUD -	AUD -	AUD -	AUD -

AUD -											
External Work											
Hardscape											
8		Concrete Path	49.71	SM	10%	54.68	AUD 65.50	AUD 22.40	AUD 3,581.61	AUD 1,224.85	AUD 4,806.46
9		Concrete Footpath	141.47	SM	10%	155.62	AUD 68.50	AUD 22.50	AUD 10,659.76	AUD 3,501.38	AUD 14,161.15
10		Aggregate Pathway	13.28	SM	10%	14.61	AUD 48.40	AUD 20.50	AUD 707.03	AUD 299.46	AUD 1,006.49
11		Proposed Concrete Crossover	10.44	SM	10%	11.48	AUD 58.50	AUD 20.80	AUD 671.81	AUD 238.87	AUD 910.68
12		Exposed Segregate Driveway	66.44	SM	10%	73.08	AUD 62.40	AUD 22.40	AUD 4,560.44	AUD 1,637.08	AUD 6,197.52
13		(600mmW x 600mmL) Outdoor Paved Area	71.63	SM	10%	78.79	AUD 62.40	AUD 20.80	AUD 4,916.68	AUD 1,638.89	AUD 6,555.58
Softscape											
14		Grass	81.74	SM	10%	89.91	AUD 28.40	AUD 10.60	AUD 2,553.56	AUD 953.09	AUD 3,506.65
15		Planter Box	11.35	SM	10%	12.49	AUD 32.50	AUD 12.50	AUD 405.76	AUD 156.06	AUD 561.83
16		Artificial Grass	167.24	SM	10%	183.96	AUD 28.50	AUD 10.50	AUD 5,242.97	AUD 1,931.62	AUD 7,174.60
17		Landscape Area	120.77	SM	10%	132.85	AUD 32.40	AUD 12.50	AUD 4,304.24	AUD 1,660.59	AUD 5,964.83
18		Tree - Hight TBC	1.00	EA	0%	1.00	AUD 145.00	AUD 55.00	AUD 145.00	AUD 55.00	AUD 200.00
External Wall											
Site Wall (2400mm H)											
19		215mm Thk Brickwork Wall	2.57	SM	10%	2.82	AUD 165.50	AUD 54.50	AUD 467.50	AUD 153.95	AUD 621.46
Planter Wall (350mm H)											
20		100mm Thk Brickwork Planter Wall	19.64	SM	10%	21.60	AUD 86.80	AUD 29.50	AUD 1,875.08	AUD 637.27	AUD 2,512.35
Retaining Wall (560mm H)											
21		140mm Thk Brickwork Retaining Wall w/ Fence On Top	5.60	SM	10%	6.16	AUD 114.00	AUD 36.50	AUD 702.24	AUD 224.84	AUD 927.08
Retaining Wall (560mm H)											
22		140mm Thk Brickwork Retaining Wall	17.44	SM	10%	19.18	AUD 114.00	AUD 36.50	AUD 2,186.78	AUD 700.15	AUD 2,886.93
Concrete Kerb											
23		Back Of Concrete Kerb	73.08	M	10%	80.39	AUD 56.50	AUD 17.50	AUD 4,541.92	AUD 1,406.79	AUD 5,948.71
Fence											
24		(1150mm H) Timber Pool Fence	5.81	M	10%	6.39	AUD 64.80	AUD 20.50	AUD 414.14	AUD 131.02	AUD 545.15
25		(1800mm H) Exterior Fence Line - Size TBC	130.62	M	10%	143.68	AUD 76.50	AUD 24.50	AUD 10,991.67	AUD 3,520.21	AUD 14,511.88
26		(900mmW x 1150mmH) Pool Fence Gate	2.00	EA	0%	2.00	AUD 880.00	AUD 200.00	AUD 1,760.00	AUD 400.00	AUD 2,160.00
Pool											
27		(3000mmW x 8000mmL) Future Pool By Others	1.00	EA	0%	1.00	AUD 12,000.00	AUD 3,500.00	AUD 12,000.00	AUD 3,500.00	AUD 15,500.00
Exterior Stair											
28		(180mm Riser & 250mm Going @ 850mmW) Exterior Concrete Step	2.00	EA	0%	2.00	AUD 135.00	AUD 55.00	AUD 270.00	AUD 110.00	AUD 380.00
29		(200mm Riser & 260mm Going @ 990mmW) Exterior Concrete Step	1.00	EA	0%	1.00	AUD 154.50	AUD 60.00	AUD 154.50	AUD 60.00	AUD 214.50
30		(150mm Riser & 300mm Going @ 2300mmW) Exterior Concrete Step	4.00	EA	0%	4.00	AUD 220.00	AUD 85.00	AUD 880.00	AUD 340.00	AUD 1,220.00
31		(150mm Riser & 300mm Going @ 3470mmW) Exterior Concrete Step	1.00	EA	0%	1.00	AUD 315.00	AUD 108.00	AUD 315.00	AUD 108.00	AUD 423.00
32		(150mm Riser & 300mm Going @ 4650mmW) Exterior Concrete Step	1.00	EA	0%	1.00	AUD 420.00	AUD 135.00	AUD 420.00	AUD 135.00	AUD 555.00
Exterior Door											
33		(5000mmW x 2100mmH) Auto Sliding Gate	1.00	EA	0%	1.00	AUD 4,250.00	AUD 450.00	AUD 4,250.00	AUD 450.00	AUD 4,700.00
34		(1800mmW x 2100mm) Exterior Double Leaf Door	1.00	EA	0%	1.00	AUD 2,450.00	AUD 300.00	AUD 2,450.00	AUD 300.00	AUD 2,750.00
Rainwater Goods											
35		Eaves Gutter	23.24	M	10%	25.56	AUD 72.40	AUD 24.50	AUD 1,850.83	AUD 626.32	AUD 2,477.15
36		Rain Head	5.00	EA	0%	5.00	AUD 135.00	AUD 55.00	AUD 675.00	AUD 275.00	AUD 950.00
37		Roof Sump w/ Overflow	6.00	EA	0%	6.00	AUD 220.00	AUD 80.00	AUD 1,320.00	AUD 480.00	AUD 1,800.00
38		Rainwater Head w/ Spreader	1.00	EA	0%	1.00	AUD 220.00	AUD 75.00	AUD 220.00	AUD 75.00	AUD 295.00
39		(300mmW x 100mmD) Box Gutter	57.81	M	10%	63.59	AUD 84.50	AUD 26.50	AUD 5,373.44	AUD 1,685.16	AUD 7,058.60
40		Colorbond Downpipe	43.35	M	10%	47.69	AUD 72.40	AUD 24.50	AUD 3,452.39	AUD 1,168.28	AUD 4,620.68
Elevation											
41		Window Trim	135.12	M	10%	148.63	AUD 8.50	AUD 5.00	AUD 1,263.37	AUD 743.16	AUD 2,006.53
42		Colorbond Fascia	31.43	M	10%	34.57	AUD 14.20	AUD 8.50	AUD 490.94	AUD 293.87	AUD 784.81
43		Selected Metal Cladding (Install As Per Mfg Spec.)	127.20	M	10%	139.92	AUD 13.80	AUD 8.50	AUD 1,930.90	AUD 1,189.32	AUD 3,120.22
44		Selected Render Hebbel Panels @ Ground Floor	265.74	SM	10%	292.31	AUD 54.50	AUD 20.50	AUD 15,931.11	AUD 5,992.44	AUD 21,923.55
45		Selected Rendered EPS Panel (NRG Greenboard Insulated Wall Cladding System @ First Floor	150.87	SM	10%	165.96	AUD 58.50	AUD 20.80	AUD 9,708.48	AUD 3,451.91	AUD 13,160.39
Others											
46		Stop Valve	1.00	EA	0%	1.00	AUD 135.00	AUD 45.00	AUD 135.00	AUD 45.00	AUD 180.00
47		Letter Box	1.00	EA	0%	1.00	AUD 220.00	AUD 80.00	AUD 220.00	AUD 80.00	AUD 300.00
48		Gas Meter	1.00	EA	0%	1.00	AUD 340.00	AUD 80.00	AUD 340.00	AUD 80.00	AUD 420.00
49		Exterior Sign	3.00	EA	0%	3.00	AUD 135.00	AUD 45.00	AUD 405.00	AUD 135.00	AUD 540.00
50		Electricity Pit	1.00	EA	0%	1.00	AUD 450.00	AUD 130.00	AUD 450.00	AUD 130.00	AUD 580.00
51		Fire Hydrant	2.00	EA	0%	2.00	AUD 280.00	AUD 80.00	AUD 560.00	AUD 160.00	AUD 720.00
52		Telephone Pit	7.00	EA	0%	7.00	AUD 320.00	AUD 80.00	AUD 2,240.00	AUD 560.00	AUD 2,800.00
53		Telephone Pillar	1.00	EA	0%	1.00	AUD 245.00	AUD 65.00	AUD 245.00	AUD 65.00	AUD 310.00
54		GPO To Auto Gate	2.00	EA	0%	2.00	AUD 135.00	AUD 55.00	AUD 270.00	AUD 110.00	AUD 380.00
55		Driveway Floor Drain	1.00	EA	0%	1.00	AUD 180.00	AUD 55.00	AUD 180.00	AUD 55.00	AUD 235.00
56		External Water Tap	4.00	EA	0%	4.00	AUD 220.00	AUD 65.00	AUD 880.00	AUD 260.00	AUD 1,140.00
57		Outdoor Shower w/ Head	1.00	EA	0%	1.00	AUD 650.00	AUD 130.00	AUD 650.00	AUD 130.00	AUD 780.00
58		Proposed Water Meter Location (Stake Placed)	1.00	EA	0%	1.00	AUD 420.00	AUD 80.00	AUD 420.00	AUD 80.00	AUD 500.00
AUD											173,983.76
SUBSTRUCTURE											
Concrete Pier											
59		BP1 - (450mm Dia x 1100mmD) Unreinforced Pier (37 Ea.)	6.47	CM	10%	7.12	AUD 385.00	AUD 200.00	AUD 2,739.95	AUD 1,423.35	AUD 4,163.30
60		Excavation	8.09	CM	10%	8.90	AUD -	AUD 95.00	AUD -	AUD 845.11	AUD 845.11
61		Formwork	22.00	SM	10%	24.20	AUD 32.50	AUD 20.50	AUD 786.50	AUD 496.10	AUD 1,282.60

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62		BP2 - (450mm Dia x 2000mmD) Unreinforced Pier (32 Ea.)	10.17	CM	10%	11.19	AUD 385.00	AUD 200.00	AUD 4,308.52	AUD 2,238.19	AUD 6,546.71
63		Excavation	12.72	CM	10%	13.99	AUD -	AUD 95.00	AUD -	AUD 1,328.93	AUD 1,328.93
64		Formwork	35.00	SM	10%	38.50	AUD 32.50	AUD 20.50	AUD 1,251.25	AUD 789.25	AUD 2,040.50
65		BP3 - (450mm Dia x 1000mmD) Unreinforced Pier(5 Ea.)	0.79	CM	10%	0.87	AUD 385.00	AUD 200.00	AUD 336.60	AUD 174.86	AUD 511.46
66		Excavation	0.99	CM	10%	1.09	AUD -	AUD 95.00	AUD -	AUD 103.82	AUD 103.82
67		Formwork	4.00	SM	10%	4.40	AUD 32.50	AUD 20.50	AUD 143.00	AUD 90.20	AUD 233.20
68		(450mm Dia x 800mmD) Concrete Pier (32 Ea.)	4.07	CM	10%	4.48	AUD 385.00	AUD 200.00	AUD 1,723.41	AUD 895.28	AUD 2,618.68
69		Excavation	5.09	CM	10%	5.60	AUD -	AUD 95.00	AUD -	AUD 531.57	AUD 531.57
70		Formwork	15.00	SM	10%	16.50	AUD 32.50	AUD 20.50	AUD 536.25	AUD 338.25	AUD 874.50
		Concrete Widener									
71		W1 - (500mm Sq. x 385mmD) Concrete Widener (28 Ea.)	5.39	CM	10%	5.93	AUD 385.00	AUD 200.00	AUD 2,282.67	AUD 1,185.80	AUD 3,468.47
72		Excavation	6.74	CM	10%	7.41	AUD -	AUD 95.00	AUD -	AUD 704.07	AUD 704.07
73		Formwork	10.78	SM	10%	11.86	AUD 32.50	AUD 20.50	AUD 385.39	AUD 243.09	AUD 628.47
74		W2 - (500mmW x 385mmD) Concrete Widener (7.1 m)	1.37	CM	10%	1.51	AUD 385.00	AUD 200.00	AUD 579.63	AUD 301.11	AUD 880.74
75		Excavation	1.71	CM	10%	1.88	AUD -	AUD 95.00	AUD -	AUD 178.78	AUD 178.78
76		Formwork	5.47	SM	10%	6.01	AUD 32.50	AUD 20.00	AUD 195.45	AUD 120.27	AUD 315.72
		Strip Footing									
77		(400mmW x 140mmD) Concrete Footing (76 m)	4.26	CM	10%	4.68	AUD 385.00	AUD 200.00	AUD 1,802.42	AUD 936.32	AUD 2,738.74
78		(7) - L11TM Rebar Vertical	399.00	KG	10%	438.90	AUD 12.50	AUD 8.50	AUD 5,486.25	AUD 3,730.65	AUD 9,216.90
79		(4) - L11TM Rebar Horizontal (330mm Long)	376.20	KG	10%	413.82	AUD 12.50	AUD 8.50	AUD 5,172.75	AUD 3,517.47	AUD 8,690.22
80		Excavation	5.32	CM	10%	5.85	AUD -	AUD 95.00	AUD -	AUD 555.94	AUD 555.94
81		Formwork	21.28	SM	10%	23.41	AUD 32.50	AUD 20.00	AUD 760.76	AUD 468.16	AUD 1,228.92
82		(300mmW x 160mmD) Concrete Footing (76 m)	3.65	CM	10%	4.01	AUD 385.00	AUD 200.00	AUD 1,544.93	AUD 802.56	AUD 2,347.49
83		(3) - L11TM Rebar Horizontal (290mm Long)	247.95	KG	10%	272.75	AUD 12.50	AUD 8.50	AUD 3,409.31	AUD 2,318.33	AUD 5,727.65
84		Excavation	4.56	CM	10%	5.02	AUD -	AUD 95.00	AUD -	AUD 476.52	AUD 476.52
85		Formwork	44.08	SM	10%	48.49	AUD 32.50	AUD 20.00	AUD 1,575.86	AUD 969.76	AUD 2,545.62
86		(400mmW x 300mmD) Concrete Box Footing (11.1 m)	1.33	CM	10%	1.47	AUD 385.00	AUD 200.00	AUD 564.10	AUD 293.04	AUD 857.14
87		(7) - L11TM Rebar Vertical	58.28	KG	10%	64.10	AUD 12.50	AUD 8.50	AUD 801.28	AUD 544.87	AUD 1,346.15
88		(4) - L11TM Rebar Horizontal (330mm Long)	54.95	KG	10%	60.44	AUD 12.50	AUD 8.50	AUD 755.49	AUD 513.74	AUD 1,269.23
89		(3) - L11TM Rebar Horizontal (290mm Long)	3.62	KG	10%	3.98	AUD 12.50	AUD 8.50	AUD 49.79	AUD 33.86	AUD 83.65
90		Excavation	1.67	CM	10%	1.83	AUD -	AUD 95.00	AUD -	AUD 173.99	AUD 173.99
91		Formwork	6.66	SM	10%	7.33	AUD 32.50	AUD 20.00	AUD 238.10	AUD 146.52	AUD 384.62
92		(110mmW x 300mmD) Internal Concrete RIM Bottom REO (382.5 m)	12.62	CM	10%	13.88	AUD 385.00	AUD 200.00	AUD 5,345.63	AUD 2,776.95	AUD 8,122.58
93		N16 Rebar On Bottom	618.89	KG	10%	680.77	AUD 12.50	AUD 8.50	AUD 8,509.67	AUD 5,786.57	AUD 14,296.24
94		Excavation	15.78	CM	10%	17.36	AUD -	AUD 95.00	AUD -	AUD 1,648.81	AUD 1,648.81
95		Formwork	229.50	SM	10%	252.45	AUD 32.50	AUD 20.00	AUD 8,204.63	AUD 5,049.00	AUD 13,253.63
		Concrete Beam									
96		(400mmW x 300mmD) Internal Concrete Beam (6.8 m)	0.82	CM	10%	0.90	AUD 385.00	AUD 200.00	AUD 345.58	AUD 179.52	AUD 525.10
97		(4) - L11TM Rebar On Bottom	20.40	KG	10%	22.44	AUD 12.50	AUD 8.50	AUD 280.50	AUD 190.74	AUD 471.24
98		(3) - L11TM Rebar On Top	15.30	KG	10%	16.83	AUD 12.50	AUD 8.50	AUD 210.38	AUD 143.06	AUD 353.43
99		Excavation	1.02	CM	10%	1.12	AUD -	AUD 95.00	AUD -	AUD 106.59	AUD 106.59
100		Formwork	4.08	SM	10%	4.49	AUD 32.50	AUD 20.00	AUD 145.86	AUD 89.76	AUD 235.62
		Foundation Wall									
		Retaining Wall (1230mm H)									
101		130mm Thk Blockwork Wall	45.90	M	10%	50.49	AUD 165.50	AUD 58.50	AUD 8,356.75	AUD 2,953.90	AUD 11,310.65
102		Excavation	5.97	CM	10%	6.56	AUD -	AUD 95.00	AUD -	AUD 623.60	AUD 623.60
		Ground Floor Slab									
103		85mm Thk Concrete Slab (335 Sm)	28.48	CM	10%	31.32	AUD 385.00	AUD 200.00	AUD 12,059.16	AUD 6,264.50	AUD 18,323.66
104		SL82 Slab Mesh	335.00	SM	10%	368.50	AUD 29.50	AUD 12.50	AUD 10,870.75	AUD 4,606.25	AUD 15,477.00
105		Excavation	35.59	CM	10%	39.15	AUD -	AUD 95.00	AUD -	AUD 3,719.55	AUD 3,719.55
106		Formwork	10.00	SM	10%	11.00	AUD 32.50	AUD 20.00	AUD 357.50	AUD 220.00	AUD 577.50
		Reinforcement									
107		N16 Rebar Top Of Slab	244.71	KG	10%	269.18	AUD 12.50	AUD 8.50	AUD 3,364.71	AUD 2,288.00	AUD 5,652.72
108		(3) - N12 Rebar Tied To Under Side Of Top Mesh @ Corner	20.29	KG	10%	22.32	AUD 12.50	AUD 8.50	AUD 279.00	AUD 189.72	AUD 468.72
AUD											160,066.05
SUPERSTRUCTURE											
		Exterior Wall									
		External Wall (3300mm H)									
109		90x45mm MGP10 Timber Stud @ 450mm Ctrs	204.27	SM	10%	224.70	AUD 58.50	AUD 21.40	AUD 13,144.77	AUD 4,808.52	AUD 17,953.29
110		90x45mm MGP10	123.80	M	10%	136.18	AUD 18.20	AUD 9.00	AUD 2,478.48	AUD 1,225.62	AUD 3,704.10
111		90x45mm MGP10	61.90	M	10%	68.09	AUD 18.20	AUD 9.00	AUD 1,239.24	AUD 612.81	AUD 1,852.05
112		1 Row Of Horizontal Timber Noggins	204.27	SM	10%	224.70	AUD 34.50	AUD 20.50	AUD 7,752.05	AUD 4,606.29	AUD 12,358.34
113		Exterior Wall Insulation	204.27	SM	10%	224.70	AUD 18.80	AUD 10.40	AUD 4,224.30	AUD 2,336.85	AUD 6,561.15
		External Wall (2950mm H)									
114		90x45mm MGP10 Timber Stud @ 450mm Ctrs	192.93	SM	10%	212.22	AUD 58.50	AUD 21.40	AUD 12,415.05	AUD 4,541.57	AUD 16,956.62
115		90x45mm MGP10	130.80	M	10%	143.88	AUD 18.20	AUD 9.00	AUD 2,618.62	AUD 1,294.92	AUD 3,913.54
116		90x45mm MGP10	65.40	M	10%	71.94	AUD 18.20	AUD 9.00	AUD 1,309.31	AUD 647.46	AUD 1,956.77
117		1 Row Of Horizontal Timber Noggins	192.93	SM	10%	212.22	AUD 34.50	AUD 20.50	AUD 7,321.69	AUD 4,350.57	AUD 11,672.27
118		Exterior Wall Insulation	192.93	SM	10%	212.22	AUD 18.80	AUD 10.40	AUD 3,989.79	AUD 2,207.12	AUD 6,196.91
		External Wall (3200mm H)									
119		90x45mm MGP10 Timber Stud @ 450mm Ctrs	91.33	SM	10%	100.46	AUD 58.50	AUD 21.40	AUD 5,876.96	AUD 2,149.86	AUD 8,026.82
120		90x45mm MGP10	57.08	M	10%	62.79	AUD 18.20	AUD 9.00	AUD 1,142.74	AUD 565.09	AUD 1,707.83
121		90x45mm MGP10	28.54	M	10%	31.39	AUD 18.20	AUD 9.00	AUD 571.37	AUD 282.55	AUD 853.92
122		1 Row Of Horizontal Timber Noggins	91.33	SM	10%	100.46	AUD 34.50	AUD 20.50	AUD 3,465.90	AUD 2,059.45	AUD 5,525.34
123		Exterior Wall Insulation	91.33	SM	10%	100.46	AUD 18.80	AUD 10.40	AUD 1,888.66	AUD 1,044.79	AUD 2,933.46
		External Wall (3110mm H)									
124		90x45mm MGP10 Timber Stud @ 450mm Ctrs	82.63	SM	10%	90.90	AUD 58.50	AUD 21.40	AUD 5,317.41	AUD 1,945.17	AUD 7,262.59
125		90x45mm MGP10	53.14	M	10%	58.45	AUD 18.20	AUD 9.00	AUD 1,063.86	AUD 526.09	AUD 1,589.95
126		90x45mm MGP10	26.57	M	10%	29.23	AUD 18.20	AUD 9.00	AUD 531.93	AUD 263.04	AUD 794.97
127		1 Row Of Horizontal Timber Noggins	82.63	SM	10%	90.90	AUD 34.50	AUD 20.50	AUD 3,135.91	AUD 1,863.37	AUD 4,999.28
128		Exterior Wall Insulation	82.63	SM	10%	90.90	AUD 18.80	AUD 10.40	AUD 1,708.84	AUD 945.32	AUD 2,654.16

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		Parapet Wall (250mm H)										
129		Flash & Colorbond Cap Top of EPS Wall	11.50	M	10%	12.65	AUD 28.50	AUD 12.40	AUD 360.53	AUD 156.86	AUD	517.39
130		90x45mm MGP10 Timber Stud @ 450mm Ctrs	2.88	SM	10%	3.16	AUD 58.50	AUD 21.40	AUD 185.01	AUD 67.68	AUD	252.68
131		Exterior Wall Insulation	2.88	SM	10%	3.16	AUD 19.80	AUD 10.80	AUD 62.62	AUD 34.16	AUD	96.77
132		90x45mm MGP10 On Top	11.50	M	10%	12.65	AUD 18.20	AUD 9.00	AUD 230.23	AUD 113.85	AUD	344.08
133		90x45mm MGP10 On Bottom	11.50	M	10%	12.65	AUD 18.20	AUD 9.00	AUD 230.23	AUD 113.85	AUD	344.08
		Interior Wall										
		Internal Wall (Non-Load Bearing) (2750mm H)										
134		90x45mm MGP10 Timber Stud @ 600mm Ctrs	204.46	SM	10%	224.91	AUD 58.50	AUD 21.40	AUD 13,157.16	AUD 4,813.05	AUD	17,970.21
135		90x45mm MGP10	148.70	M	10%	163.57	AUD 19.80	AUD 10.80	AUD 3,238.69	AUD 1,766.56	AUD	5,005.24
136		90x45mm MGP10	74.35	M	10%	81.79	AUD 19.80	AUD 10.80	AUD 1,619.34	AUD 883.28	AUD	2,502.62
137		1 Row Of Horizontal Timber Noggins	204.46	SM	10%	224.91	AUD 34.50	AUD 20.50	AUD 7,759.35	AUD 4,610.63	AUD	12,369.98
138		Interior Wall Insulation	204.46	SM	10%	224.91	AUD 18.80	AUD 10.40	AUD 4,228.28	AUD 2,339.05	AUD	6,567.34
		Internal Wall (Non-Load Bearing) (2630mm H)										
139		90x45mm MGP10 Timber Stud @ 600mm Ctrs	212.77	SM	10%	234.04	AUD 58.50	AUD 21.40	AUD 13,691.56	AUD 5,008.54	AUD	18,700.09
140		90x45mm MGP10	161.80	M	10%	177.98	AUD 19.80	AUD 10.80	AUD 3,524.00	AUD 1,922.18	AUD	5,446.19
141		90x45mm MGP10	80.90	M	10%	88.99	AUD 19.80	AUD 10.80	AUD 1,762.00	AUD 961.09	AUD	2,723.09
142		1 Row Of Horizontal Timber Noggins	212.77	SM	10%	234.04	AUD 34.50	AUD 20.50	AUD 8,074.51	AUD 4,797.90	AUD	12,872.40
143		Interior Wall Insulation	212.77	SM	10%	234.04	AUD 18.80	AUD 10.40	AUD 4,400.02	AUD 2,434.05	AUD	6,834.08
		Timber Framing										
144		FJ1 - 400mm Deep POSI Joist @ 450mm Ctrs	193.20	SM	10%	212.52	AUD 68.50	AUD 24.50	AUD 14,557.62	AUD 5,206.74	AUD	19,764.36
145		RT - Roof Truss By Truss Mfg Design & Spec.	101.39	SM	10%	111.53	AUD 72.40	AUD 26.50	AUD 8,074.70	AUD 2,955.52	AUD	11,030.22
146		Roof Truss To Be Designed To Mfg Spec	231.76	SM	10%	254.94	AUD 72.40	AUD 26.50	AUD 18,457.37	AUD 6,755.80	AUD	25,213.17
147		R1 - 90x45 MGP10 Timber Rafter @ 600mm Ctrs	3.00	SM	10%	3.30	AUD 58.50	AUD 21.40	AUD 193.05	AUD 70.62	AUD	263.67
		Beams										
148		B1 - 2/290x45 MGP10 Beam	2.93	M	10%	3.22	AUD 132.00	AUD 45.50	AUD 425.44	AUD 146.65	AUD	572.08
149		B2 - 2/290x45 MGP10 Beam	4.25	M	10%	4.68	AUD 132.00	AUD 45.50	AUD 617.10	AUD 212.71	AUD	829.81
150		B3 - 2/290x45 MGP10 Beam	2.63	M	10%	2.89	AUD 132.00	AUD 45.50	AUD 381.88	AUD 131.63	AUD	513.51
151		B4 - 2/290x45 MGP10 Beam	1.62	M	10%	1.78	AUD 132.00	AUD 45.50	AUD 235.22	AUD 81.08	AUD	316.31
152		B5 - 230x75 PFC Beam	4.00	M	10%	4.40	AUD 74.50	AUD 26.50	AUD 327.80	AUD 116.60	AUD	444.40
153		B6 - 230x75 PFC Beam	4.59	M	10%	5.05	AUD 74.50	AUD 26.50	AUD 376.15	AUD 133.80	AUD	509.95
154		B7 - 300x90 PFC Beam	6.63	M	10%	7.29	AUD 85.50	AUD 28.40	AUD 623.55	AUD 207.12	AUD	830.67
155		B8 - 38x100 PFC Beam	7.40	M	10%	8.14	AUD 52.40	AUD 19.50	AUD 426.54	AUD 158.73	AUD	585.27
156		B9 - 20x75mm PFC Beam	3.08	M	10%	3.39	AUD 46.50	AUD 18.40	AUD 157.54	AUD 62.34	AUD	219.88
157		B11 - 250x90 PFC Beam	6.01	M	10%	6.61	AUD 82.50	AUD 27.20	AUD 545.41	AUD 179.82	AUD	725.23
158		B12 - 2/290x45 MGP10 Beam	1.77	M	10%	1.95	AUD 132.00	AUD 45.50	AUD 257.00	AUD 88.59	AUD	345.59
159		B13 - 200x75 PFC Beam	2.49	M	10%	2.74	AUD 70.50	AUD 25.50	AUD 193.10	AUD 69.84	AUD	262.94
160		B14 - 200x75 PFC Beam	8.18	M	10%	9.00	AUD 70.50	AUD 25.50	AUD 634.36	AUD 229.45	AUD	863.81
161		B15 - 200x75 PFC Beam	2.50	M	10%	2.75	AUD 70.50	AUD 25.50	AUD 193.88	AUD 70.13	AUD	264.00
162		B16 - 2/290x45 MGP10 Beam	2.51	M	10%	2.76	AUD 132.00	AUD 45.50	AUD 364.45	AUD 125.63	AUD	490.08
163		B17 - 2/290x45 MGP10 Beam	1.84	M	10%	2.02	AUD 132.00	AUD 45.50	AUD 267.17	AUD 92.09	AUD	359.26
164		FL1 - 2/300x45 HYPAN LVL Beam	3.54	M	10%	3.89	AUD 122.00	AUD 42.40	AUD 475.07	AUD 165.11	AUD	640.17
165		FL2 - 2/140x45 MGP10 Beam	5.81	M	10%	6.39	AUD 145.50	AUD 48.80	AUD 929.89	AUD 311.88	AUD	1,241.77
166		FL3 - 2/290x45 MGP10 Beam	2.33	M	10%	2.56	AUD 132.00	AUD 45.50	AUD 338.32	AUD 116.62	AUD	454.93
167		FL4 - 2/240x45 MGP10 Beam	2.59	M	10%	2.85	AUD 132.00	AUD 45.50	AUD 376.07	AUD 129.63	AUD	505.70
168		FL5 - 2/190x45 MGP10 Beam	2.34	M	10%	2.57	AUD 128.50	AUD 43.50	AUD 330.76	AUD 111.97	AUD	442.73
169		FL6 - 2/240x45 MGP10 Beam	2.29	M	10%	2.52	AUD 132.00	AUD 45.50	AUD 332.51	AUD 114.61	AUD	447.12
170		TB1 - 290x45 MGP10 Beam	1.25	M	10%	1.38	AUD 78.50	AUD 20.50	AUD 107.94	AUD 28.19	AUD	136.13
171		VB1 - 2/290x45 MGP10 Beam	16.22	M	10%	17.84	AUD 132.00	AUD 45.50	AUD 2,355.14	AUD 811.81	AUD	3,166.96
172		VB2 - 290x45 MGP10 Beam	22.00	M	10%	24.20	AUD 78.50	AUD 20.50	AUD 1,899.70	AUD 496.10	AUD	2,395.80
173		VB3 - 290x45 MGP10 Beam	5.69	M	10%	6.26	AUD 78.50	AUD 20.50	AUD 491.33	AUD 128.31	AUD	619.64
174		RL1 - 2/200x45 HYPAN LVL Beam	3.53	M	10%	3.88	AUD 122.00	AUD 42.40	AUD 473.73	AUD 164.64	AUD	638.37
175		RL2 - 2/240x45 MGP10 Beam	3.66	M	10%	4.03	AUD 132.00	AUD 45.50	AUD 531.43	AUD 183.18	AUD	714.62
176		RL3 - 150x75 PFC Beam	3.09	M	10%	3.40	AUD 86.50	AUD 29.50	AUD 294.01	AUD 100.27	AUD	394.28
177		RL4 - 2/290x45 MGP10 Beam	3.72	M	10%	4.09	AUD 132.00	AUD 45.50	AUD 540.14	AUD 186.19	AUD	726.33
178		GL1 - 2/360x45 HYPAN LVL Beam w/ M12 Bolts @ 900mm Ctrs	5.68	M	10%	6.25	AUD 136.50	AUD 46.50	AUD 852.85	AUD 290.53	AUD	1,143.38
179		GL2 - 2/140x45 MGP10 Beam	1.15	M	10%	1.27	AUD 116.50	AUD 40.50	AUD 147.37	AUD 51.23	AUD	198.61
180		RB1 - 190x45 MGP10 Beam	1.69	M	10%	1.86	AUD 85.50	AUD 29.50	AUD 158.94	AUD 54.84	AUD	213.79
181		WP1 - 290x45 MGP10 Beam, Coached Screwed To Every Stud	1.93	M	10%	2.12	AUD 82.50	AUD 32.40	AUD 175.15	AUD 68.79	AUD	243.93
182		GT - Assumed Girder Truss Locations	22.62	M	10%	24.88	AUD 85.50	AUD 24.50	AUD 2,127.41	AUD 609.61	AUD	2,737.02
183		UL1 - 2/240x45 MGP10	29.60	M	10%	32.56	AUD 124.80	AUD 36.50	AUD 4,063.49	AUD 1,188.44	AUD	5,251.93
		Steel Column										
184		S1 - 89x89x5.0 SHS Steel Column-C350	10.00	EA	0%	10.00	AUD 420.00	AUD 100.00	AUD 4,200.00	AUD 1,000.00	AUD	5,200.00
185		S2 - 89x89x6.0 SHS Steel Column-C350	2.00	EA	0%	2.00	AUD 420.00	AUD 100.00	AUD 840.00	AUD 200.00	AUD	1,040.00
186		TS1 - Triple 90x45 MGP10, Nogged Mid Height, No Notching	11.00	EA	0%	11.00	AUD 435.00	AUD 100.00	AUD 4,785.00	AUD 1,100.00	AUD	5,885.00
187		DS1 - Double 90x45 MGP10, Nogged Mid Height, No Notching	9.00	EA	0%	9.00	AUD 435.00	AUD 100.00	AUD 3,915.00	AUD 900.00	AUD	4,815.00
188		DS1 - Double 90x45 MGP10, Nogged Mid Height, No Notching	2.00	EA	0%	2.00	AUD 435.00	AUD 100.00	AUD 870.00	AUD 200.00	AUD	1,070.00
189		150UC23.4 (Galv) Steel Post - (2130mm H)	32.00	EA	0%	32.00	AUD 155.00	AUD 65.00	AUD 4,960.00	AUD 2,080.00	AUD	7,040.00
190		P1 - Tripple 90x45 MGP10 Post	2.00	EA	0%	2.00	AUD 135.00	A				

Client: Sample

Address: Sample

Scope: Double Storey Dwelling

Date: 13/09/2025

SR #	REF	DESCRIPTION	QUANTITY	UNIT	WASTAGE	QUANTITY W/ WASTAGE	MATERIAL RATE	LABOR RATE	MATERIAL COSTS	LABOR COSTS	SUB COST
		Stair									
205		(285mmTread & 175mmRiser @ 1100mmW) Solid Timber Steps	17.00	EA	0%	17.00	AUD 165.00	AUD 55.00	AUD 2,805.00	AUD 935.00	AUD 3,740.00
206		Mono Stringer	5.20	M	10%	5.72	AUD 42.40	AUD 15.50	AUD 242.53	AUD 88.66	AUD 331.19
207		(1000mm H) Selected Top Rail W/ 12mmThk Toughened Glass	4.21	M	10%	4.63	AUD 158.50	AUD 42.40	AUD 734.01	AUD 196.35	AUD 930.37
										AUD	456,433.82
		JOINERY									
		Joinery									
208		(100mm H) Kickboard	30.42	M	10%	33.46	AUD 94.50	AUD 25.50	AUD 3,162.16	AUD 853.28	AUD 4,015.44
209		(500mm D) Shelf In Living	2.04	M	10%	2.24	AUD 158.50	AUD 36.50	AUD 355.67	AUD 81.91	AUD 437.58
210		(300mm D) Shelf In Display	1.50	M	10%	1.65	AUD 122.00	AUD 34.50	AUD 201.30	AUD 56.93	AUD 258.23
211		(330mm D) Shelf In Display	1.59	M	10%	1.75	AUD 128.00	AUD 35.50	AUD 223.87	AUD 62.09	AUD 285.96
212		(410mm D) Shelves In Lounge	1.55	M	10%	1.71	AUD 135.00	AUD 36.50	AUD 230.18	AUD 62.23	AUD 292.41
213		(450mm D) Shelf In Walk-In Robe	80.96	M	10%	89.06	AUD 145.00	AUD 40.50	AUD 12,913.12	AUD 3,606.77	AUD 16,519.89
214		(500mm D) Shelf In Walk-In Robe	7.92	M	10%	8.71	AUD 162.00	AUD 43.50	AUD 1,411.34	AUD 378.97	AUD 1,790.32
215		(550mm D) Melamine Shelf In Broom	1.80	M	10%	1.98	AUD 172.50	AUD 45.50	AUD 341.55	AUD 90.09	AUD 431.64
216		(510mm D) Melamine Shelves In Cloak	9.04	M	10%	9.94	AUD 158.50	AUD 42.40	AUD 1,576.12	AUD 421.63	AUD 1,997.75
217		(500mm D) Melamine Shelves In Lounge	4.92	M	10%	5.41	AUD 174.50	AUD 45.50	AUD 944.39	AUD 246.25	AUD 1,190.64
218		(450mm D) Melamine Shelves In WIL	8.13	M	10%	8.94	AUD 145.00	AUD 40.50	AUD 1,296.74	AUD 362.19	AUD 1,658.93
219		(450mm D) Melamine Shelves In Linen	7.50	M	10%	8.25	AUD 145.00	AUD 40.50	AUD 1,196.25	AUD 334.13	AUD 1,530.38
220		(450mmD x 950mmH) Walk-In Robe Drawer	2.40	M	10%	2.64	AUD 192.50	AUD 54.80	AUD 508.20	AUD 144.67	AUD 652.87
221		(500mm D) Laminate Shelves In Rumpus	9.95	M	10%	10.95	AUD 174.50	AUD 45.50	AUD 1,909.90	AUD 498.00	AUD 2,407.90
222		(450mD x 280mmH) Rumpus Base Drawer	2.92	M	10%	3.21	AUD 154.50	AUD 45.50	AUD 496.25	AUD 146.15	AUD 642.40
223		(500mmD x 760mmH) Rumpus Base Drawer	0.57	M	10%	0.63	AUD 214.00	AUD 52.40	AUD 134.18	AUD 32.85	AUD 167.03
224		(500mmD x 760mmH) Rumpus Base Cabinet	0.60	M	10%	0.66	AUD 214.00	AUD 52.40	AUD 141.24	AUD 34.58	AUD 175.82
225		(550mm D) Melamine Shelves In Laundry	13.56	M	10%	14.92	AUD 172.50	AUD 45.50	AUD 2,573.01	AUD 678.68	AUD 3,251.69
226		(600mmD x 760mmH) Laundry Base Cabinet	0.84	M	10%	0.92	AUD 242.00	AUD 59.50	AUD 223.61	AUD 54.98	AUD 278.59
227		(300mmD x 780mmH) Laundry Upper Cabinet	1.31	M	10%	1.44	AUD 155.00	AUD 45.50	AUD 223.36	AUD 65.57	AUD 288.92
228		(300mmD x 480mmH) Laundry Upper Cabinet	1.36	M	10%	1.50	AUD 136.50	AUD 36.50	AUD 204.20	AUD 54.60	AUD 258.81
229		(340mm D) Shelves In Butler's Pantry	4.17	M	10%	4.59	AUD 114.00	AUD 42.50	AUD 522.92	AUD 194.95	AUD 717.87
230		(700mmD x 760mmH) Butler's Pantry Base Drawer	3.41	M	10%	3.75	AUD 298.80	AUD 65.50	AUD 1,120.80	AUD 245.69	AUD 1,366.49
231		(700mmD x 760mmH) Butler's Pantry Base Cabinet	1.76	M	10%	1.94	AUD 298.80	AUD 65.50	AUD 578.48	AUD 126.81	AUD 705.28
232		(320mmD x 780mmH) Butler's Pantry Upper Cabinet	2.62	M	10%	2.88	AUD 118.00	AUD 32.50	AUD 340.08	AUD 93.67	AUD 433.74
233		(320mmD x 780mmH) Butler's Pantry Upper Cabinet W/ Open Shelf	3.13	M	10%	3.44	AUD 118.00	AUD 32.50	AUD 406.27	AUD 111.90	AUD 518.17
234		(740mmD x 760mmH) Kitchen Base Drawer	4.45	M	10%	4.90	AUD 295.00	AUD 68.80	AUD 1,444.03	AUD 336.78	AUD 1,780.80
235		(740mmD x 800mmH) Kitchen Base Drawer	1.23	M	10%	1.35	AUD 324.00	AUD 74.50	AUD 438.37	AUD 100.80	AUD 539.17
236		(330mmD x 760mmH) Kitchen Base Cabinet	1.15	M	10%	1.27	AUD 185.50	AUD 58.50	AUD 234.66	AUD 74.00	AUD 308.66
237		(300mmD x 450mmH) Kitchen Upper Cabinet	1.00	M	10%	1.10	AUD 132.00	AUD 35.50	AUD 145.20	AUD 39.05	AUD 184.25
238		(310mmD x 780mmH) Kitchen Upper Cabinet	2.13	M	10%	2.34	AUD 125.00	AUD 33.80	AUD 292.88	AUD 79.19	AUD 372.07
239		(300mmD x 780mmH) Kitchen Upper Cabinet W/ Glass Shelf	1.15	M	10%	1.27	AUD 158.00	AUD 38.00	AUD 199.87	AUD 48.07	AUD 247.94
240		(300mmD x 780mmH) Kitchen Upper Cabinet W/ Open Shelf	1.82	M	10%	2.00	AUD 158.00	AUD 38.00	AUD 316.32	AUD 76.08	AUD 392.39
241		(310mmD x 780mmH) Kitchen Upper Cabinet W/ Open Shelf	0.90	M	10%	0.99	AUD 175.00	AUD 40.50	AUD 173.25	AUD 40.10	AUD 213.35
242		(600mmD x 740mmH) Kitchen Island Base Drawer	0.83	M	10%	0.91	AUD 235.00	AUD 58.50	AUD 214.56	AUD 53.41	AUD 267.97
243		(600mmD x 460mmH) Kitchen Island Base Drawer	0.83	M	10%	0.91	AUD 145.50	AUD 36.50	AUD 132.84	AUD 33.32	AUD 166.17
244		(600mmD x 330mmH) Kitchen Island Base Drawer	0.61	M	10%	0.67	AUD 118.00	AUD 32.80	AUD 79.18	AUD 22.01	AUD 101.19
245		(650mmD x 760mmH) Alfresco Kitchen Base Drawer	0.70	M	10%	0.77	AUD 242.00	AUD 60.50	AUD 186.34	AUD 46.59	AUD 232.93
246		(650mmD x 760mmH) Alfresco Kitchen Base Cabinet	2.32	M	10%	2.55	AUD 242.00	AUD 60.50	AUD 617.58	AUD 154.40	AUD 771.98
247		(320mmD x 800mmH) Alfresco Kitchen Upper Cabinet	1.50	M	10%	1.65	AUD 138.00	AUD 34.50	AUD 227.70	AUD 56.93	AUD 284.63
248		(320mmD x 800mmH) Alfresco Kitchen Upper Cabinet W/ Open Shelf	0.90	M	10%	0.99	AUD 165.00	AUD 38.80	AUD 163.35	AUD 38.41	AUD 201.76
249		(320mmD x 410mmH) Alfresco Kitchen Upper Cabinet W/ Open Shelf	0.94	M	10%	1.03	AUD 108.80	AUD 30.60	AUD 112.50	AUD 31.64	AUD 144.14
250		(480mm D) Shelf In Hand Wash Basin	1.83	M	10%	2.01	AUD 124.50	AUD 45.50	AUD 250.62	AUD 91.59	AUD 342.21
251		(500mmD x 440mmH) Hand Wash Basin Base Drawer	8.87	M	10%	9.76	AUD 146.50	AUD 36.50	AUD 1,429.40	AUD 356.13	AUD 1,785.53
252		(500mmD x 440mmH) Hand Wash Basin Base Cabinet W/ Shelf	0.75	M	10%	0.83	AUD 146.50	AUD 36.50	AUD 120.86	AUD 30.11	AUD 150.98
253		(500mm D) Master Walk-In Robe Shelf	25.76	M	10%	28.34	AUD 232.00	AUD 58.50	AUD 6,573.95	AUD 1,657.66	AUD 8,231.61
254		(550mmD x 780mmH) Master Walk-In Robe Drawer	1.04	M	10%	1.14	AUD 225.50	AUD 56.50	AUD 257.97	AUD 64.64	AUD 322.61
255		(550mmD x 1040mmH) Master Walk-In Robe Drawer	1.20	M	10%	1.32	AUD 332.00	AUD 76.50	AUD 438.24	AUD 100.98	AUD 539.22
256		(500mmD x 300mmH) Dresser Base Drawer In Master Walk-In Robe	1.00	M	10%	1.10	AUD 145.50	AUD 38.50	AUD 160.05	AUD 42.35	AUD 202.40
257		(300mmD x 300mmH) Desk Drawer In Bedroom	7.28	M	10%	8.01	AUD 105.50	AUD 32.40	AUD 844.84	AUD 259.46	AUD 1,104.30
258		VJ Panels Profile In Cloak Joinery Door	7.49	SM	10%	8.24	AUD 85.50	AUD 34.50	AUD 704.43	AUD 284.25	AUD 988.68
										AUD	62,151.64
		OPENINGS									
		Door									
259		D01 - (1200mmW x 2400mmH) Swing Timber Door & Frame	1.00	EA	0%	1.00	AUD 1,420.00	AUD 260.00	AUD 1,420.00	AUD 260.00	AUD 1,680.00
260		D02 - (920mmW x 2400mmH) Swing Glazed Door & Aluminium Frame	1.00	EA	0%	1.00	AUD 1,050.00	AUD 200.00	AUD 1,050.00	AUD 200.00	AUD 1,250.00
261		D03 - (5500mmW x 2400mmH) Tilt-Up Metal Door & Aluminium Frame	1.00	EA	0%	1.00	AUD 6,550.00	AUD 400.00	AUD 6,550.00	AUD 400.00	AUD 6,950.00
262		D04 - (920mmW x 2400mmH) Swing Glazed Door & Aluminium Frame	1.00	EA	0%	1.00	AUD 1,050.00	AUD 200.00	AUD 1,050.00	AUD 200.00	AUD 1,250.00
263		(1640mmW x 2340mmH) Interior Double Door & Frame	3.00	EA	0%	3.00	AUD 1,720.00	AUD 280.00	AUD 5,160.00	AUD 840.00	AUD 6,000.00
264		(820mmW x 2340mmH) Interior Single Door & Frame	5.00	EA	0%	5.00	AUD 860.00	AUD 200.00	AUD 4,300.00	AUD 1,000.00	AUD 5,300.00
265		(920mmW x 2340mmH) Interior Cavity Slider Door & Frame	1.00	EA	0%	1.00	AUD 950.00	AUD 230.00	AUD 950.00	AUD 230.00	AUD 1,180.00
266		(720mmW x 2340mmH) Interior Single Door & Frame	5.00	EA	0%	5.00	AUD 750.00	AUD 200.00	AUD 3,750.00	AUD 1,000.00	AUD 4,750.00
267		(900mmW x 2340mmH) Single Gate	2.00	EA	0%	2.00	AUD 920.00	AUD 230.00	AUD 1,840.00	AUD 460.00	AUD 2,300.00
268		(1340mmW x 2340mmH) Interior Double Door & Frame	1.00	EA	0%	1.00	AUD 1,480.00	AUD 280.00	AUD 1,480.00	AUD 280.00	AUD 1,760.00
269		(720mmW x 2340mmH) Interior Cavity Slider Door & Frame	3.00	EA	0%	3.00	AUD 750.00	AUD 200.00	AUD 2,250.00	AUD 600.00	AUD 2,850.00
270		(2640mmW x 2340mmH) Interior Sliding Door & Frame	1.00	EA	0%	1.00	AUD 2,550.00	AUD 380.00	AUD 2,550.00	AUD 380.00	AUD 2,930.00
271		(3280mmW x 2400mmH) Interior Sliding Joinery Doors	1.00	EA	0%	1.00	AUD 3,350.00	AUD 380.00	AUD 3,350.00	AUD 380.00	AUD 3,730.00
		Window									
272		W01 - (1000mmW x 2400mmH) Aluminium Double Glazed Fixed Window	1.00	EA	0%	1.00	AUD 1,280.00	AUD 220.00	AUD 1,280.00	AUD 220.00	AUD 1,500.00
273		W02 - (2060mmW x 2400mmH) Aluminium Double Glazed Awning Window	1.00	EA	0%	1.00	AUD 2,550.00	AUD 320.00	AUD 2,550.00	AUD 320.00	AUD 2,870.00
274		W03 - (1000mmW x 2400mmH) Aluminium Double Glazed Awning Window	1.00	EA	0%	1.00	AUD 1,280.00	AUD 220.00	AUD 1,280.00	AUD 220.00	AUD 1,500.00
275		W04 - (2410mmW x 700mmH) Aluminium Double Glazed Awning Window	1.00	EA	0%	1.00	AUD 1,020.00	AUD 200.00	AUD 1,020.00	AUD 200.00	AUD 1,220.00
276		W05 - (1200mmW x 1500mmH) Aluminium Double Glazed Fixed Window	1.00	EA	0%	1.00	AUD 980.00	AUD 180.00	AUD 980.00	AUD 180.00	AUD 1,160.00
277		W06 - (3400mmW x 2400mmH) Aluminium Double Glazed Sliding Window	1.00	EA	0%	1.00	AUD 3,650.00	AUD 400.00	AUD 3,650.00	AUD 400.00	AUD 4,050.00
278		W07 - (3000mmW x 2400mmH) Aluminium Double Glazed Fixed Window	1.00	EA	0%	1.00	AUD 3,250.00	AUD 370.00	AUD 3,250.00	AUD 370.00	AUD 3,620.00
279		W08 - (3400mmW x 2400mmH) Aluminium Double Glazed Sliding Window	1.00	EA	0%	1.00	AUD 3,650.00	AUD 400.00	AUD 3,650.00	AUD 400.00	AUD 4,050.00
280		W09 - (3400mmW x 2400mmH) Aluminium Double Glazed Sliding Window	1.00	EA	0%	1.00	AUD 3,650.00	AUD 400.00	AUD 3,650.00	AUD 400.00	AUD 4,050.00

Client: Sample											
Address: Sample											
Scope: Double Storey Dwelling											
Date: 13/09/2025											
SR #	REF	DESCRIPTION	QUANTITY	UNIT	WASTAGE	QUANTITY W/ WASTAGE	MATERIAL RATE	LABOR RATE	MATERIAL COSTS	LABOR COSTS	SUB COST
281		W10 - (3520mmW x 2400mmH) Aluminium Double Glazed Fixed Window	1.00	EA	0%	1.00	AUD 3,880.00	AUD 400.00	AUD 3,880.00	AUD 400.00	AUD 4,280.00
282		W11 - (3000mmW x 2400mmH) Aluminium Double Glazed Fixed Window	1.00	EA	0%	1.00	AUD 3,250.00	AUD 370.00	AUD 3,250.00	AUD 370.00	AUD 3,620.00
283		W12 - (3600mmW x 2400mmH) Aluminium Double Glazed Sliding Window	1.00	EA	0%	1.00	AUD 3,950.00	AUD 400.00	AUD 3,950.00	AUD 400.00	AUD 4,350.00
284		W13 - (1200mmW x 1950mmH) Aluminium Double Glazed Fixed Window	1.00	EA	0%	1.00	AUD 1,250.00	AUD 200.00	AUD 1,250.00	AUD 200.00	AUD 1,450.00
285		W14 - (1200mmW x 1950mmH) Aluminium Double Glazed Fixed Window	1.00	EA	0%	1.00	AUD 1,250.00	AUD 200.00	AUD 1,250.00	AUD 200.00	AUD 1,450.00
286		W15 - (750mmW x 1200mmH) Aluminium Double Glazed Awning Window	1.00	EA	0%	1.00	AUD 720.00	AUD 150.00	AUD 720.00	AUD 150.00	AUD 870.00
287		W16 - (2060mmW x 2400mmH) Aluminium Double Glazed Awning Window	1.00	EA	0%	1.00	AUD 2,550.00	AUD 320.00	AUD 2,550.00	AUD 320.00	AUD 2,870.00
288		W17 - (2460mmW x 2150mmH) Aluminium Double Glazed Awning Window	1.00	EA	0%	1.00	AUD 2,760.00	AUD 350.00	AUD 2,760.00	AUD 350.00	AUD 3,110.00
289		W18 - (2000mmW x 2460mmH) Aluminium Double Glazed Awning Window	1.00	EA	0%	1.00	AUD 2,550.00	AUD 320.00	AUD 2,550.00	AUD 320.00	AUD 2,870.00
290		W19 - (1000mmW x 2240mmH) Aluminium Double Glazed Fixed Window	1.00	EA	0%	1.00	AUD 1,320.00	AUD 200.00	AUD 1,320.00	AUD 200.00	AUD 1,520.00
291		W20 - (2060mmW x 2240mmH) Aluminium Double Glazed Awning Window	1.00	EA	0%	1.00	AUD 2,320.00	AUD 300.00	AUD 2,320.00	AUD 300.00	AUD 2,620.00
292		W21 - (1800mmW x 340mmH) Aluminium Double Glazed Fixed Window	1.00	EA	0%	1.00	AUD 690.00	AUD 150.00	AUD 690.00	AUD 150.00	AUD 840.00
293		W22 - (1800mmW x 1200mmH) Aluminium Double Glazed Awning Window	1.00	EA	0%	1.00	AUD 1,050.00	AUD 160.00	AUD 1,050.00	AUD 160.00	AUD 1,210.00
294		W23 - (750mmW x 1200mmH) Aluminium Double Glazed Awning Window	1.00	EA	0%	1.00	AUD 720.00	AUD 150.00	AUD 720.00	AUD 150.00	AUD 870.00
295		W24 - (2060mmW x 2000mmH) Aluminium Double Glazed Awning Window	1.00	EA	0%	1.00	AUD 2,150.00	AUD 300.00	AUD 2,150.00	AUD 300.00	AUD 2,450.00
296		W25 - (3000mmW x 2240mmH) Aluminium Double Glazed Fixed Window	1.00	EA	0%	1.00	AUD 3,050.00	AUD 350.00	AUD 3,050.00	AUD 350.00	AUD 3,400.00
297		W26 - (3400mmW x 2240mmH) Aluminium Double Glazed Fixed Window	1.00	EA	0%	1.00	AUD 3,650.00	AUD 380.00	AUD 3,650.00	AUD 380.00	AUD 4,030.00
298		W27 - (900mmW x 2240mmH) Aluminium Double Glazed Awning Window	1.00	EA	0%	1.00	AUD 1,180.00	AUD 180.00	AUD 1,180.00	AUD 180.00	AUD 1,360.00
299		W28 - (900mmW x 2240mmH) Aluminium Double Glazed Awning Window	1.00	EA	0%	1.00	AUD 1,180.00	AUD 180.00	AUD 1,180.00	AUD 180.00	AUD 1,360.00
300		W29 - (2060mmW x 2000mmH) Aluminium Double Glazed Awning Window	1.00	EA	0%	1.00	AUD 2,150.00	AUD 300.00	AUD 2,150.00	AUD 300.00	AUD 2,450.00
301		W30 - (750mmW x 1200mmH) Aluminium Double Glazed Awning Window	1.00	EA	0%	1.00	AUD 720.00	AUD 150.00	AUD 720.00	AUD 150.00	AUD 870.00
302		W31 - (750mmW x 1200mmH) Aluminium Double Glazed Awning Window	1.00	EA	0%	1.00	AUD 720.00	AUD 150.00	AUD 720.00	AUD 150.00	AUD 870.00
		Hardware's									
303		Door Hardware	26.00	EA	0%	26.00	AUD 220.00	AUD 65.00	AUD 5,720.00	AUD 1,690.00	AUD 7,410.00
304		Window Hardware	31.00	EA	0%	31.00	AUD 220.00	AUD 60.00	AUD 6,820.00	AUD 1,860.00	AUD 8,680.00
											AUD 130,760.00
FINISHES											
		Wall Plasterboard									
305		12.5mm Wall Gyprock	1,201.00	SM	10%	1321.10	AUD 29.50	AUD 10.80	AUD 38,972.45	#####	AUD 53,240.33
306		12.5mm 'MR' Wall Gyprock	205.00	SM	10%	225.50	AUD 30.40	AUD 10.80	AUD 6,855.20	AUD 2,435.40	AUD 9,290.60
307		3mm Plaster Skim Finish	1,406.00	SM	10%	1546.60	AUD 6.50	AUD 3.50	AUD 10,052.90	AUD 5,413.10	AUD 15,466.00
		Wall Finish									
308		Ensuite Wall Tile	94.16	SM	10%	103.58	AUD 88.40	AUD 29.50	AUD 9,156.12	AUD 3,055.49	AUD 12,211.61
309		Powder Room Wall Tile	11.78	SM	10%	12.96	AUD 88.40	AUD 29.50	AUD 1,145.49	AUD 382.26	AUD 1,527.75
310		Ensuite Mosaic Wall Tile	18.75	SM	10%	20.63	AUD 88.40	AUD 29.50	AUD 1,823.25	AUD 608.44	AUD 2,431.69
311		Laundry Tile Backsplash	3.32	SM	10%	3.65	AUD 88.40	AUD 29.50	AUD 322.84	AUD 107.73	AUD 430.57
312		Kitchen Stone Backsplash	4.40	SM	10%	4.84	AUD 90.50	AUD 30.40	AUD 438.02	AUD 147.14	AUD 585.16
313		Butler's Pantry Feature Tile Backsplash	3.32	SM	10%	3.65	AUD 88.40	AUD 29.50	AUD 322.84	AUD 107.73	AUD 430.57
314		Alfresco Kitchen Feature Tile Backsplash	2.00	SM	10%	2.20	AUD 88.40	AUD 29.50	AUD 194.48	AUD 64.90	AUD 259.38
315		Hand Wash Basin Feature Tile Backsplash	3.24	SM	10%	3.56	AUD 88.40	AUD 29.50	AUD 315.06	AUD 105.14	AUD 420.20
316		Castellation TV Wall Panel	5.51	SM	10%	6.06	AUD 74.50	AUD 30.50	AUD 451.54	AUD 184.86	AUD 636.41
		Floor Finish									
317		Vinyl Floor	217.87	SM	10%	239.66	AUD 62.40	AUD 24.50	AUD 14,954.60	AUD 5,871.60	AUD 20,826.19
318		Carpet Floor	178.57	SM	10%	196.43	AUD 48.50	AUD 20.50	AUD 9,526.71	AUD 4,026.75	AUD 13,553.46
319		8mm Thk Tile Floor	42.32	SM	10%	46.55	AUD 88.40	AUD 29.50	AUD 4,115.20	AUD 1,373.28	AUD 5,488.48
320		Concrete Sealed Floor	42.78	SM	10%	47.06	AUD 24.50	AUD 10.40	AUD 1,152.92	AUD 489.40	AUD 1,642.32
		Floor Transition									
321		(Carpet Vs Tile) Floor Transition	3.61	M	10%	3.97	AUD 23.40	AUD 9.50	AUD 92.92	AUD 37.72	AUD 130.65
322		(Vinyl Vs Tile) Floor Transition	2.11	M	10%	2.32	AUD 25.50	AUD 9.80	AUD 59.19	AUD 22.75	AUD 81.93
		Skirting									
323		Vinyl Skirting	125.62	M	10%	138.18	AUD 28.20	AUD 10.40	AUD 3,896.73	AUD 1,437.09	AUD 5,333.83
324		Timber Skirting	188.32	M	10%	207.15	AUD 21.80	AUD 9.00	AUD 4,515.91	AUD 1,864.37	AUD 6,380.28
		Ceiling									
325		12.5mm Squareset Ceiling Plasterboard	413.23	SM	10%	454.55	AUD 28.40	AUD 10.80	AUD 12,909.24	AUD 4,909.15	AUD 17,818.39
326		12.5mm Squareset 'MR' Ceiling Plasterboard	43.24	SM	10%	47.57	AUD 29.50	AUD 10.80	AUD 1,403.24	AUD 513.73	AUD 1,916.96
327		12.5mm Squareset Type 'X' Ceiling Plasterboard	42.87	SM	10%	47.16	AUD 30.50	AUD 10.80	AUD 1,438.29	AUD 509.30	AUD 1,947.58
		Paint									
328		Wall Paint	1,406.00	SM	10%	1546.60	AUD 18.80	AUD 10.80	AUD 29,076.08	#####	AUD 45,779.36
329		Ceiling Paint	499.34	SM	10%	549.27	AUD 18.80	AUD 10.80	AUD 10,326.35	AUD 5,932.16	AUD 16,258.51
		Benchtop									
330		(40mm Thk) Stone Benchtop In Living	2.89	SM	10%	3.18	AUD 258.50	AUD 75.50	AUD 821.77	AUD 240.01	AUD 1,061.79
331		(40mm Thk) Stone Benchtop In Rumpus	0.75	SM	10%	0.83	AUD 258.50	AUD 75.50	AUD 213.26	AUD 62.29	AUD 275.55
332		(30mm Thk) Stone Benchtop In Display	1.00	SM	10%	1.10	AUD 214.00	AUD 68.50	AUD 235.40	AUD 75.35	AUD 310.75
333		(40mm Thk) Stone Benchtop In Laundry	1.35	SM	10%	1.49	AUD 258.50	AUD 75.50	AUD 383.87	AUD 112.12	AUD 495.99
334		(40mm Thk) Stone Benchtop In Kitchen	7.33	SM	10%	8.06	AUD 258.50	AUD 75.50	AUD 2,084.29	AUD 608.76	AUD 2,693.04
335		(60mm Thk) Stone Benchtop In Kitchen Island	8.20	SM	10%	9.02	AUD 324.00	AUD 86.50	AUD 2,922.48	AUD 780.23	AUD 3,702.71
336		(40mm Thk) Stone Benchtop In Alfresco Kitchen	1.44	SM	10%	1.58	AUD 258.50	AUD 75.50	AUD 409.46	AUD 119.59	AUD 529.06
337		(40mm Thk) Stone Benchtop In Hand Wash Basin	4.86	SM	10%	5.35	AUD 258.50	AUD 75.50	AUD 1,381.94	AUD 403.62	AUD 1,785.56
338		(30mm Thk) Stone Benchtop In Hand Wash Basin	0.91	SM	10%	1.00	AUD 214.00	AUD 68.50	AUD 214.21	AUD 68.57	AUD 282.78

Client: Sample

Address: Sample

Scope: Double Storey Dwelling

Date: 13/09/2025

SR #	REF	DESCRIPTION	QUANTITY	UNIT	WASTAGE	QUANTITY W/ WASTAGE	MATERIAL RATE	LABOR RATE	MATERIAL COSTS	LABOR COSTS	SUB COST
339		(40mm Thk) Desk Laminate Benchtop In Bedroom	2.00	SM	10%	2.20	AUD 258.50	AUD 75.50	AUD 568.70	AUD 166.10	AUD 734.80
											AUD 245,960.23
SPECIALITIES											
		Accessories									
340		Faucet	11.00	EA	0%	11.00	AUD 220.00	AUD 65.00	AUD 2,420.00	AUD 715.00	AUD 3,135.00
341		Grab Bar	6.00	EA	0%	6.00	AUD 135.00	AUD 45.00	AUD 810.00	AUD 270.00	AUD 1,080.00
342		Robe Hook	3.00	EA	0%	3.00	AUD 75.00	AUD 25.00	AUD 225.00	AUD 75.00	AUD 300.00
343		Shower Mixer	5.00	EA	0%	5.00	AUD 380.00	AUD 80.00	AUD 1,900.00	AUD 400.00	AUD 2,300.00
344		Soap Dispenser	7.00	EA	0%	7.00	AUD 100.00	AUD 35.00	AUD 700.00	AUD 245.00	AUD 945.00
345		Tissue Roll Holder	5.00	EA	0%	5.00	AUD 90.00	AUD 35.00	AUD 450.00	AUD 175.00	AUD 625.00
346		(600mm H) Mirror	1.00	EA	0%	1.00	AUD 280.00	AUD 80.00	AUD 280.00	AUD 80.00	AUD 360.00
347		(860mm H) Mirror	1.00	EA	0%	1.00	AUD 350.00	AUD 80.00	AUD 350.00	AUD 80.00	AUD 430.00
348		(1200mm H) Mirror	6.00	EA	0%	6.00	AUD 460.00	AUD 100.00	AUD 2,760.00	AUD 600.00	AUD 3,360.00
349		(900mm H) LED Mirror	1.00	EA	0%	1.00	AUD 420.00	AUD 80.00	AUD 420.00	AUD 80.00	AUD 500.00
350		(1300mm H) LED Mirror	1.00	EA	0%	1.00	AUD 580.00	AUD 100.00	AUD 580.00	AUD 100.00	AUD 680.00
351		Mirror - Supplied by Client	2.00	EA	0%	2.00	AUD 340.00	AUD 100.00	AUD 680.00	AUD 200.00	AUD 880.00
352		(900mmW x 300mmH) Niche	3.00	EA	0%	3.00	AUD 245.00	AUD 80.00	AUD 735.00	AUD 240.00	AUD 975.00
353		(1200mmW x 300mmH) Niche	1.00	EA	0%	1.00	AUD 280.00	AUD 80.00	AUD 280.00	AUD 80.00	AUD 360.00
354		(820m W) Double Towel Rail	6.00	EA	0%	6.00	AUD 185.00	AUD 75.00	AUD 1,110.00	AUD 450.00	AUD 1,560.00
355		Hanging Rail In Cloak	1.89	M	10%	2.08	AUD 75.00	AUD 32.00	AUD 155.93	AUD 66.53	AUD 222.45
356		Hanging Rail In Laundry	1.37	M	10%	1.51	AUD 75.00	AUD 32.00	AUD 113.03	AUD 48.22	AUD 161.25
357		Hanging Rail In Walk-In Robe	17.00	M	10%	18.70	AUD 75.00	AUD 32.00	AUD 1,402.50	AUD 598.40	AUD 2,000.90
358		Hanging Rail In Master Walk-In Robe	11.06	M	10%	12.17	AUD 75.00	AUD 32.00	AUD 912.45	AUD 389.31	AUD 1,301.76
											AUD 21,176.36
EQUIPMENT											
		Appliances									
359		Bin	1.00	EA	0%	1.00	AUD 280.00	AUD 80.00	AUD 280.00	AUD 80.00	AUD 360.00
360		Oven	2.00	EA	0%	2.00	AUD 620.00	AUD 130.00	AUD 1,240.00	AUD 260.00	AUD 1,500.00
361		Dryer	1.00	EA	0%	1.00	AUD 1,450.00	AUD 220.00	AUD 1,450.00	AUD 220.00	AUD 1,670.00
362		Microwave	1.00	EA	0%	1.00	AUD 620.00	AUD 130.00	AUD 620.00	AUD 130.00	AUD 750.00
363		Bar Fridge	1.00	EA	0%	1.00	AUD 820.00	AUD 130.00	AUD 820.00	AUD 130.00	AUD 950.00
364		Wine Fridge	1.00	EA	0%	1.00	AUD 950.00	AUD 165.00	AUD 950.00	AUD 165.00	AUD 1,115.00
365		Bottle Fridge	1.00	EA	0%	1.00	AUD 1,240.00	AUD 240.00	AUD 1,240.00	AUD 240.00	AUD 1,480.00
366		Refrigerator	2.00	EA	0%	2.00	AUD 1,450.00	AUD 280.00	AUD 2,900.00	AUD 560.00	AUD 3,460.00
367		Washing Machine	1.00	EA	0%	1.00	AUD 1,520.00	AUD 220.00	AUD 1,520.00	AUD 220.00	AUD 1,740.00
368		Cooktop W/ Range Hood	1.00	EA	0%	1.00	AUD 1,320.00	AUD 200.00	AUD 1,320.00	AUD 200.00	AUD 1,520.00
369		Gas Cooktop W/ Range Hood	1.00	EA	0%	1.00	AUD 1,250.00	AUD 200.00	AUD 1,250.00	AUD 200.00	AUD 1,450.00
370		Electric Cooktop W/ Range Hood	1.00	EA	0%	1.00	AUD 1,350.00	AUD 200.00	AUD 1,350.00	AUD 200.00	AUD 1,550.00
371		Electric Fireplace	1.00	EA	0%	1.00	AUD 2,650.00	AUD 400.00	AUD 2,650.00	AUD 400.00	AUD 3,050.00
											AUD 20,595.00
MECHANICAL											
		Heat & Ventilation									
372		Air Conditioning Unit	1.00	EA	0%	1.00	AUD 3,550.00	AUD 350.00	AUD 3,550.00	AUD 350.00	AUD 3,900.00
373		Solar Hot Water System	2.00	EA	0%	2.00	AUD 1,040.00	AUD 200.00	AUD 2,080.00	AUD 400.00	AUD 2,480.00
374		Ceiling Exhaust Fan - 25 L/s	8.00	EA	0%	8.00	AUD 545.00	AUD 130.00	AUD 4,360.00	AUD 1,040.00	AUD 5,400.00
375		Refrigerated Heat/Cooling PT.	7.00	EA	0%	7.00	AUD 1,220.00	AUD 240.00	AUD 8,540.00	AUD 1,680.00	AUD 10,220.00
		Allowances									
376		Allowances For Ductwork & Fittings & Air Devices	1.00	LS	0%	1.00	AUD 3,500.00	AUD 1,500.00	AUD 3,500.00	AUD 1,500.00	AUD 5,000.00
											AUD 27,000.00
PLUMBING											
		Fixtures									
377		Water Closet	6.00	EA	0%	6.00	AUD 1,020.00	AUD 180.00	AUD 6,120.00	AUD 1,080.00	AUD 7,200.00
378		Hand Wash Basin	7.00	EA	0%	7.00	AUD 880.00	AUD 160.00	AUD 6,160.00	AUD 1,120.00	AUD 7,280.00
379		U/M Sink	4.00	EA	0%	4.00	AUD 880.00	AUD 160.00	AUD 3,520.00	AUD 640.00	AUD 4,160.00
380		Laundry Tray	1.00	EA	0%	1.00	AUD 380.00	AUD 100.00	AUD 380.00	AUD 100.00	AUD 480.00
381		Dish Washer	2.00	EA	0%	2.00	AUD 1,280.00	AUD 180.00	AUD 2,560.00	AUD 360.00	AUD 2,920.00
382		Bath Tub	1.00	EA	0%	1.00	AUD 1,620.00	AUD 240.00	AUD 1,620.00	AUD 240.00	AUD 1,860.00
383		Shower Head	4.00	EA	0%	4.00	AUD 650.00	AUD 130.00	AUD 2,600.00	AUD 520.00	AUD 3,120.00
384		(1100mm x 900mm) Shower Enclosure	2.00	EA	0%	2.00	AUD 950.00	AUD 180.00	AUD 1,900.00	AUD 360.00	AUD 2,260.00
385		(2000mm x 1090mm) Shower Enclosure	1.00	EA	0%	1.00	AUD 2,250.00	AUD 300.00	AUD 2,250.00	AUD 300.00	AUD 2,550.00
386		(2000mm x 1190mm) Shower Enclosure	1.00	EA	0%	1.00	AUD 2,250.00	AUD 300.00	AUD 2,250.00	AUD 300.00	AUD 2,550.00
		Allowances									
387		Allowances For Pipework, Fittings	1.00	LS	0%	1.00	AUD 3,000.00	AUD 1,000.00	AUD 3,000.00	AUD 1,000.00	AUD 4,000.00
											AUD 38,380.00
ELECTRICAL											
		Lighting									
388		(250mm Dia) Spot Light	3.00	EA	0%	3.00	AUD 165.00	AUD 65.00	AUD 495.00	AUD 195.00	AUD 690.00
389		(300mm Dia) Pendant Light	3.00	EA	0%	3.00	AUD 220.00	AUD 65.00	AUD 660.00	AUD 195.00	AUD 855.00
390		(250mm Dia) Wall Mounted Light	13.00	EA	0%	13.00	AUD 180.00	AUD 65.00	AUD 2,340.00	AUD 845.00	AUD 3,185.00
391		(1000mm W) Single LED Batten Light	2.00	EA	0%	2.00	AUD 340.00	AUD 80.00	AUD 680.00	AUD 160.00	AUD 840.00
392		(250mm Dia) Recessed LED Downlight	103.00	EA	0%	103.00	AUD 165.00	AUD 65.00	AUD 16,995.00	AUD 6,695.00	AUD 23,690.00
393		(250mm Dia) Wall Mounted Light W/ Sensor Switch	2.00	EA	0%	2.00	AUD 240.00	AUD 65.00	AUD 480.00	AUD 130.00	AUD 610.00
394		Concealed LED Strip Lighting	28.18	M	10%	31.00	AUD 65.50	AUD 22.40	AUD 2,030.37	AUD 694.36	AUD 2,724.72
		Power									
395		Data Outlet	12.00	EA	0%	12.00	AUD 90.00	AUD 35.00	AUD 1,080.00	AUD 420.00	AUD 1,500.00
396		Oven Outlet	2.00	EA	0%	2.00	AUD 90.00	AUD 35.00	AUD 180.00	AUD 70.00	AUD 250.00
397		Fridge Outlet	2.00	EA	0%	2.00	AUD 90.00	AUD 35.00	AUD 180.00	AUD 70.00	AUD 250.00
398		Cooktop Outlet	3.00	EA	0%	3.00	AUD 90.00	AUD 35.00	AUD 270.00	AUD 105.00	AUD 375.00
399		Microwave Outlet	1.00	EA	0%	1.00	AUD 90.00	AUD 35.00	AUD 90.00	AUD 35.00	AUD 125.00
400		Dishwasher Outlet	2.00	EA	0%	2.00	AUD 90.00	AUD 35.00	AUD 180.00	AUD 70.00	AUD 250.00
401		Range Hood Outlet	3.00	EA	0%	3.00	AUD 90.00	AUD 35.00	AUD 270.00	AUD 105.00	AUD 375.00
402		Under Bench Outlet	25.00	EA	0%	25.00	AUD 90.00	AUD 35.00	AUD 2,250.00	AUD 875.00	AUD 3,125.00

Date: 13/09/2025

SR #	REF	DESCRIPTION	QUANTITY	UNIT	WASTAGE	QUANTITY W/ WASTAGE	MATERIAL RATE	LABOR RATE	MATERIAL COSTS	LABOR COSTS	SUB COST
403		Above Bench Outlet	14.00	EA	0%	14.00	AUD 90.00	AUD 35.00	AUD 1,260.00	AUD 490.00	AUD 1,750.00
404		Under Bench USB Outlet	9.00	EA	0%	9.00	AUD 120.00	AUD 35.00	AUD 1,080.00	AUD 315.00	AUD 1,395.00
405		Above Bench USB Outlet	13.00	EA	0%	13.00	AUD 120.00	AUD 35.00	AUD 1,560.00	AUD 455.00	AUD 2,015.00
406		Weatherproof External Outlet	5.00	EA	0%	5.00	AUD 135.00	AUD 35.00	AUD 675.00	AUD 175.00	AUD 850.00
407		TV Point	5.00	EA	0%	5.00	AUD 100.00	AUD 35.00	AUD 500.00	AUD 175.00	AUD 675.00
408		Single GPO Point	5.00	EA	0%	5.00	AUD 90.00	AUD 35.00	AUD 450.00	AUD 175.00	AUD 625.00
409		Double GPO Point	9.00	EA	0%	9.00	AUD 120.00	AUD 35.00	AUD 1,080.00	AUD 315.00	AUD 1,395.00
410		Ceiling GPO Point	11.00	EA	0%	11.00	AUD 90.00	AUD 35.00	AUD 990.00	AUD 385.00	AUD 1,375.00
411		Security Camera/ Data Point	14.00	EA	0%	14.00	AUD 280.00	AUD 80.00	AUD 3,920.00	AUD 1,120.00	AUD 5,040.00
412		3-Phase EV Charger	1.00	EA	0%	1.00	AUD 1,850.00	AUD 320.00	AUD 1,850.00	AUD 320.00	AUD 2,170.00
413		Alarm	5.00	EA	0%	5.00	AUD 155.00	AUD 55.00	AUD 775.00	AUD 275.00	AUD 1,050.00
		Switch & Sensor									
414		One Way Lighting Switch	38.00	EA	0%	38.00	AUD 90.00	AUD 35.00	AUD 3,420.00	AUD 1,330.00	AUD 4,750.00
415		2-Way Lighting Switch	21.00	EA	0%	21.00	AUD 120.00	AUD 35.00	AUD 2,520.00	AUD 735.00	AUD 3,255.00
416		3-Way Lighting Switch	3.00	EA	0%	3.00	AUD 135.00	AUD 35.00	AUD 405.00	AUD 105.00	AUD 510.00
417		One Way Dimmer Switch	10.00	EA	0%	10.00	AUD 145.00	AUD 35.00	AUD 1,450.00	AUD 350.00	AUD 1,800.00
418		2-Way Dimmer Switch	3.00	EA	0%	3.00	AUD 160.00	AUD 35.00	AUD 480.00	AUD 105.00	AUD 585.00
419		Ceiling Mounted Motion Detector	1.00	EA	0%	1.00	AUD 180.00	AUD 45.00	AUD 180.00	AUD 45.00	AUD 225.00
420		Hardwired Smoke Detector W/ Battery Backup	4.00	EA	0%	4.00	AUD 180.00	AUD 45.00	AUD 720.00	AUD 180.00	AUD 900.00
		Box									
421		Selected Meter Box	1.00	EA	0%	1.00	AUD 280.00	AUD 100.00	AUD 280.00	AUD 100.00	AUD 380.00
422		NBN Connection Box	1.00	EA	0%	1.00	AUD 255.00	AUD 100.00	AUD 255.00	AUD 100.00	AUD 355.00
423		NBN Internal Utility Box	1.00	EA	0%	1.00	AUD 320.00	AUD 100.00	AUD 320.00	AUD 100.00	AUD 420.00
		Panel									
424		Intercom Main Call Panel	1.00	EA	0%	1.00	AUD 650.00	AUD 135.00	AUD 650.00	AUD 135.00	AUD 785.00
		Wire									
425		Wire	306.91	M	10%	337.60	AUD 16.50	AUD 5.50	AUD 5,570.42	AUD 1,856.81	AUD 7,427.22

Client: Sample

Address: Sample

Scope: Double Storey Dwelling

Date: 13/09/2025

SR #	REF	DESCRIPTION	QUANTITY	UNIT	WASTAGE	QUANTITY W/ WASTAGE	MATERIAL RATE	LABOR RATE	MATERIAL COSTS	LABOR COSTS	SUB COST
PROJECTED COST											AUD 1,415,083.82
OVERHEAD AND PROFIT											AUD 283,016.76
INSURANCE											AUD 42,452.51
CONTINGENCY											AUD 70,754.19
SUGGESTED BID											AUD 1,811,307.30