QBS GROUP Pty Ltd T/A QUALIFIED BUILDING SERVICES
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QBS - BUILDING QUANTITY SURVEY - SAMPLE

N#	Item	Description	Included	Unit	Qty	Rate	Item Totals	PC Allowance	Comments builder	Supplier	Trading	TRADER SUPPLIER	TRADER INSTALLER	ESTATUS INSTALLATION	ESTATUS SUPPLIER
	1	**Preliminaries Overheads**													
1	1.01	Project manager-Site Superviser-Builder marging	YES	LS	1.00						QBS	Jose Rivas			
2	1.02	Site survey (site set-out and Final certificate')	YES	LS	1.00						SURVEY at the end				
3	1.03	Council/Private Certidier Authority (PCA) permits	NO	LS	0.00				DA COUNCIL / CERTIFIER FEE FOR CC		CERTIFIER				
4	1.04	All engineering and PCA inspections	NO	LS	0.00				QBS GROUP - CLIENT		CERTIFIER & PROFESSIONALS-TRADERS PROVIDING CERTIFICATIONS				
5	1.05	Home Warranty insurance	NO	LS	0.00				H.W.I. FROM BUILDERS		QBS				
6	1.06	Temporal Site fencing and barricades	YES	M1	14.00						QBS				
7	1.07	Tree protection for main tree as required from Council.	YES	LS	1.00						QBS				
8	1.08	Temporary toilet & basin	YES	LS	1.00						QBS				
9	1.09	Sediment control as detailed on Stormwater and Environmental Management Plan.	YES	LS	1.00						QBS				
10	1.10	Scaffold establishment (delivery, erect, dismantle)	YES	LS	1.00						SCAFFOLDER				
11	1.11	Crane hire	YES	LS	1.00				Allowance for 3 times		CRANE SUPPLIER				
12	1.12	Site kit (PPE and associated site tools)	YES	LS	1.00				OHSE & SWM - First ID		QBS				
13	1.13	All site waste removal for duration of project	YES	LS	1.00										
14	1.14	Final clean allowance	YES	LS	1.00						CLEANER				
15	1.15	Special structure to protect aquarius inside working area. Include steel structural frame and Particle board Yellow Tongue sheets 19 mm, and sealed with heavy duty plastic	YES	LS	1.00						CARPENTRY				
16	1.16	Special cover to protect shelves inside working area with micro fibro plastic.	YES	LS	1.00						QBS				
17	1.17	Disconnection and connection of main power from electrician licensed. Include connection with external electric plant.	YES	LS	1.00						ELECTRICIAN				
18	1.18	Hire of Portable Electric Power Plant (Generator) for work during construction	NO	LS	0.00						POWER SUPPLIER				
19	1.19	Supply and install of consumer main from the main pole to the permanent meter box	YES	LS	1.00										
	2	**Demolition & Alterations**													
20	2.01	ASBESTOS REMOVAL of whole structure of existing garage single story, timber framed and metal sheed, if existing.	YES	M2	39.14						ASBESTOS REMOVALISTS				
19	2.02	Demolition of whole structure of existing garage single story, timber framed with brick external walls, reinforced concrete ground. Include shed with metal roof and walls	YES	M2	62.54						DEMOLITION COMPANIES				
20	2.03	Partial demolition of existing pathway and driveway of concrete ground slab 150mm - Area of Building Extension	YES	M2	69.30						DEMOLITION COMPANIES				
21	2.04	Partial demolition of existing pathway and driveway of concrete ground slab 150mm - External Areas	YES	M2	91.33										
22	2.05	Partial Demolition of external brick walls of different thickness and locations as detailed in construction drawings.	YES	M2	20.59						CARPENTRY				
23	2.06	Demolition of external stud walls with fibro cement sheeting	YES	M2	38.35						CARPENTRY				
24	2.07	Disassembly of existing roller door	YES	M2	7.50						CARPENTRY				
25	2.08	Demolition of existing Awning in shops. Include disassembly of metal sheets and structures	YES	M2	51.19						CARPENTRY				
26	2.09	Demolition of existing fibrous plaster suspended ceiling including suspension grid	YES	M2	77.88						CARPENTRY				

27	2.1	ASBESTOS REMOVAL of existing asbestos suspended ceiling including suspension grid (SHOP 2 - aquarium)	YES	M2	72.00						ASBESTOS REMOVALISTS				
28	2.11	Demolition of Pitch roof, including strip roof covering of corrugated iron sheets and battens and taking down timber roof framing and eaves	YES	M2	75.53						CARPENTRY				
29	2.12	Demolition of Flat roof, including strip roof covering of felt or composition roofing and taking down timber roof framing and eaves	YES	M2	84.48						CARPENTRY				
30	2.13	Partial demolition of roof structure. Roof tiles will be storage on site to be reused.	NO	M2	0.00										
31	2.14	Dismantle of Hot WaterTank. Include installation of provisional pipes and connections until final location	NO	LS	1.00										
32	2.15	Strip out of joinery - kitchen & Bathrooms	NO	LS	1.00										
33	2.16	Plumbing fitting to be removed in bathroom and kitchen areas.	YES	EA	4.00						CARPENTRY				
34	2.17	Removal and disposal of Single and double Doors as required for construction of extension. Include timber / steel door frame in brick / framed wall	YES	EA	5.00						CARPENTRY				
35	2.18	Removal and disposal of timber / steel frames and Windows as required for construction of extension.	YES	EA	21.00						CARPENTRY				
36	2.19	Electrical disconnection and sealing off Light Points	YES	EA	20.00						ELECTRICIAN				
37	2.2	Electrical disconnection and sealing off Power Points	YES	EA	11.00						ELECTRICIAN				
38	2.21	Temporary protection of roof openings with Tarpaulins	YES	M2	72.00						QBS				
39	2.22	Removal and disposal of debris on BINS - brick, concrete, rubble, timber, lining material, sheets roofting and the like. (See item 1.13)	YES	M3	82.56						WASTE REMOVALIST				
40	2.23	Gravel trap at the entrance of construction site	YES	M3	1.40						QBS				
41	2.24	Supply and install of Anchorage in existing ground slab inside Shop 1 for stairs	YES	LS	1.00						CARPENTRY				
	3	**Excavation and preparation**													
42	3.01	Clear site vegetation and disposal on BINS. Include light vegetation up to 500 m2	YES	M2	119.90						EXCAVATION Co				
43	3.02	Excavate to remove vegetable soil average 150mm deep spread and level on site, up to 500 m2	YES	M2	119.90						EXCAVATION Co				
44	3.03	Excavate trenches up to 1.00 m deep in sand or light soil - For Sewage main	YES	M3	7.55						BUILDER				
45	3.04	Excavate pits up to 1.00 m deep in sand or light soil	NO	M3	0.00										
46	3.05	Detail excavation of pits and trenches in confined spaces in soil by hand as detailed on drawings for Footings	YES	M3	16.69						BUILDER				
47	3.06	Excavate for thickening to ground slabs in soil by hand including forming both sides to slope as detailed on drawings for Footings and slabs - FOR BUILDING EXTENSION	YES	M3	3.02						CARPENTRY				
48	3.07	Excavate for thickening to ground slabs in soil by hand including forming both sides to slope as detailed on drawings for Footings and slabs - FOR EXTERNAL AREAS	YES	M3	6.46						EXCAVATION Co				
49	3.08	Supply and install of plastic membrane polythene film 200mm. Include all laps and joining	YES	M2	66.82						CARPENTRY				
	4	**Pest Control**													
50	4.01	Termite protection (GF extension & plumbing penetration in GF new Bathroom)	YES	LS	1.00				Footing, Wall-beam & pipe penetrations		PEST CONTROL				
51	4.02	Ant Capping installation Type galvanised sheet steel	NO	LS	1.00				Strip dwarf walls & piers						
	5	**External Works**													
52	5.01	In Situ concrete paving - 20 MPa concrete including SL72 fabric reinforcement, expansion joints, edge forms and broomed finish for paving 150mm thick	YES	M2	116.81						CONCRETER				
53	5.02	In Situ Permeable bitumen paving - proposed concrete brick or block paving laid on prepared foundation type Interlocking 225 x 112 x 80mm with 75mm thick compacted sand bed	YES	M2	79.20						LANDSCAPER - TURF				
54	5.03	Cast In Situ concrete including reinforcement, formwork and surface finish of Box Drain 300mm wide x 250mm deep internally with 100mm thick bottom and sides	YES	M1	202.00						CONCRETER				
55	5.04	Top soil spread in layers over the ground, raked and levelled 300 mm thick	YES	M2	16.95						LANDSCAPER - TURF				
56	5.05	Supply of Turf, 400mm wide roll turf aid, rolled and watered for two weeks	YES	M2	8.30						LANDSCAPER - TURF				

	6	**Concrete Work**													
57	6.01	Strip footings, Concrete ground slab and Stairs designed for F'c 25 Mpa - Ground floor extension	YES	M3	22.12				As per Engineer details		BUILDER				
58	6.02	Strip footings, Concrete ground slab and Stairs designed for F'c 25 Mpa - Driveway and Pathways	YES	M3	15.16						CONCRETER				
59	6.03	Encasement of main sewage area under extension designed for F'c 25 Mpa	YES	M3	11.00						BUILDER				
60	6.04	Deformed bar reinforcement, cut to size and delivered and including rolling margin, chairs and tie wire. Include placing and fixing in position	YES	Ton	0.17						BUILDER				
61	6.05	Reinforcement fabric, supply cut to size and delivered and including rolling margin, chairs and tie wire. Include placing and fixing in position	YES	M2	178.87						CONCRETER				
62	6.06	Concrete powerfloat monolitic finish in driveway and pathways areas	YES	M2	107.63						CONCRETER				
63	6.07	Formwork for sides of foundation beams- type rough Class 5, permanently concealed	YES	M2	17.04						BUILDER				
64	6.08	Formwork for sides of ground slabs and foundations up to 200mm high - type rough Class 5, permanently concealed - For Building Extension	YES	M1	34.20						CONCRETER				
65	6.09	Formwork for sides of ground slabs and foundations up to 200mm high - type rough Class 5, permanently concealed - For External Areas and paviments	YES	M1	87.63						CONCRETER				
66	6.10	Standard formwork on stairs strings not exceeding 300mm wide including cutting and fitting to treads and risers - Type class 3	YES	M1	47.83						CONCRETER				
	7	**Masonry - Brickwork and Blockwork**													
67	7.01	Single brick walls 110mm thick. Type standard bricks 230 x 110 x 76mm Similar than existing	YES	M2	53.95						BRICKLAYER				
68	7.02	Double brick walls 230mm thick. Type standard bricks 230 x 110 x 76mm. Extruded common bricks. Without cavity	YES	M2	232.40						BRICKLAYER				
69	7.03	Single Face brick walls 110mm thick. Type Special bricks 230 x 110 x 76mm Similar than existing	YES	M2	88.88						BRICKLAYER				
70	7.04	Brick piers and dwarf wall to footings. Extruded common bricks.	NO	M2	0.00										
71	7.05	Cleaning down face brickwork on completion with acid	NO	M2	279.36										
72	7.06	Supply and installation of Damp Proof Course type Mortar incorporating Dampco d.p.c. 110 mm wide	YES	M1	49.77						BRICKLAYER				
73	7.07	Supply of Ribbed galvanised steel Lintels of different types according to design	YES	M1	41.80						BRICKLAYER				
74	7.08	Supply and Install of External Hebel PowerPanel. Includes Sarking	YES	M2	112.70						HEBEL Co Supply & install				
75	7.09	Supply & Install of Hebel Party Walls	YES	M2	58.67						HEBEL Co Supply & install				
76	7.1	Supply & Install of 200mm Hebel PowerFloor	YES	M2	212.60						HEBEL Co Supply & install				
	8	**Structural Steelwork**													
74	8.01	Supply, fabricate, paint, deliver and install structural steel section 140 X 50 CHS	YES	M1	6.00						METAL SUPPLIER + TODD BUILDER INSTALLATION				
75	8.02	Supply, fabricate, paint, deliver and install structural steel section 200 UC X 52.5	YES	M1	12.00										
76	8.03	Supply, fabricate, paint, deliver and install structural steel section140 X 50 CHS	YES	M1	17.50										
77	8.04	Supply, fabricate, paint, deliver and install structural steel section 250 PFC	YES	M1	37.50										
78	8.05	Supply, fabricate, paint, deliver and install structural steel section 310 UB 32.0	YES	M1	41.06										
79	8.06	Supply, fabricate, paint, deliver and install structural steel section 250 UB 25.7	YES	M1	6.00										
80	8.07	Supply, fabricate, paint, deliver and install structural steel section 200 UB 25.4	YES	M1	5.20										
	9	**Metalwork**													
75	9.01	Steel Angle Guard with lugs cast into concrete or drilled and bolted to brickwork. Type 75 x 75 x 8mm galvanised	YES	M1	77.21						METAL SUPPLIER + TODD BUILDER INSTALLATION				
76	9.02	Cast iron Trench Gratings class B. Include framing 200mm wide	YES	M1	6.09						METAL SUPPLIER + TODD BUILDER INSTALLATION				

77	9.03	External Aluminium cladding for metal capping in perimeter box	YES	M2	112.42						ALUMINIUM FRAME INSTALLATOR				
78	9.04	Supply and install of balustrading 1000mm high comprising 10mm laminated glass, with posts at 1200mm centres, Handrails and posts type stainless steel and clear Glass.	YES	M1	12.45						GLASS RAILING AND FENCING				
79	9.05	Supply and intall Handrails type tubular including brackets at 1200mm centres fixed to wall with 75mm dia	YES	M1	6.38						GLASS RAILING AND FENCING				
	10	**Carpentry - Structural Timber**													
80	10.01	Ground floor framing bearers 100 x 75 mm F7 @1800 mm	NO	M2	0.00										
81	10.02	Ground floor framing joist 100 x 50 mm @450 mm	NO	M2	0.00										
82	10.03	Upper floor framing joist 100 x 50 mm @450 mm	NO	M2	0.00										
83	10.04	Upper floor timber engineered joists framing joist 300 x 63 mm HYSPAN @300 mm	YES	ML	230.00						CARPENTER				
84	10.05	Upper floor timber engineered joists framing joist 300 x 45 mm HYSPAN @450 mm	YES	ML	369.90										
85	10.06	Upper floor timber engineered joists framing joist 300 x 75 mm HYSPAN @225 mm	YES	ML	32.50										
86	10.07	Upper floor timber engineered joists framing joist 200 x 45 mm HYSPAN @450 mm	YES	ML	57.00										
87	10.08	RB 300 x 63 Hyspan	YES	ML	31.33										
88	10.09	RB 200 x 63 Hyspan	YES	ML	4.70										
89	10.10	RB 300 x 45 Hyspan	YES	ML	24.50										
90	10.11	RB 170 x 45 Hyspan	YES	ML	2.30										
91	10.12	Timber frame walls 2700 mm High with plates, studs and two rows of noggings - To be install in the Party walls with Hebel.	YES	M2	135.90						CARPENTER				
92	10.13	Ceiling framing Hangers and Joist as designed	NO	M2	0.00										
93	10.14	Supply and install Pitched timber frame Roof	NO	M2	0.00										
94	10.15	Carpentry structure between new and existing roof	NO	LS	0.00										
95	10.16	Supply and install Flat timber frame Roof, rafters R1- 200 x 35mm HYSPAN @ 600mm including blocking @ 1800mm centres	YES	ML	141.84						CARPENTER				
96	10.17	Supply and install Flat timber frame Roof, rafters R2- 130 x 35mm HYSPAN @ 600mm including blocking @ 1800mm centres	YES	ML	199.50										
97	10.18	Supply and install Flat timber frame Roof, rafters R3- 90 x 45mm HYSPAN @ 600mm including blocking @ 1800mm centres	YES	ML	18.00										
98	10.19	Supply and install Flat timber frame Roof, rafters R4- 170 x 35mm HYSPAN @ 600mm including blocking @ 1800mm centres	YES	ML	28.70										
99	10.20	Supply and install Eaves Framing	YES	M2	30.41						CARPENTER				
	11	**Carpentry - Steel Wall and Floor Framing Systems**													
100	11.01	Aluminium frame walls 2700 mm High with plates, 92mm studs and two rows of noggings	YES	M2	341.71						ALUMINIUM FRAME INSTALLATOR				
101	11.02	Aluminium battens, 35mm for lining & Hebel panel installation @675mm including bottom and top batten	YES	M1	297.68						ALUMINIUM FRAME INSTALLATOR				
	12	**Carpentry - Decking & stairs**													
102	12.01	Timber members and hardwood flooring for decking area extended similar to existing. Timber members for beraers and joist F17 Seasoned hardwood	NO	M2	0.00										
103	12.02	Timber lettice feature from decking area.	NO	ML	0.00										
104	12.03	Timber railing on deck area, reusing existing if possible. Extra railing matching existing.	NO	M1	0.00										
	13	**Insulation**													
105	13.01	Suspended timber floor (R2.0 installed between joists)	NO	M2	0.00										
106	13.02	Roof Sarking insulation - Aluminium foil sarking laid over and fixed to purlings	YES	M2	285.09						METAL DECKING ROOFER				
107	13.03	Ceiling insulation - Polyester batts laid between ceiling joist (Polyester batts R4.0)	NO	M2	0.00										
108	13.04	External Frame wall Thermall Insulation - POLYMAX WALL BATTS R2.0 (1160MM X 580MM)	YES	M2	132.19						INSULATION INSTALER				
109	13.05	Internal Frame wall Acoustic Insulation - with batts R2.5 x 580 x 1116 mm x 88 mm thick	YES	M2	185.32						INSULATION INSTALER				
	14	**Flooring and coverings (Timber)**													
110	14.01	Supply and install 19 mm Particleboard Yelow tongue to all new floor.	NO	M2	0.00										
111	14.02	Supply and install 19 mm Compressed fibre cement sheet in wet areas. (Bathrooms&Ensuite)	NO	M2	0.00										

112	14.03	Installation and finish of timber flooring on particleboard - Interior areas. (Timber flooring allowance for material: Blackbutt - selected grade: material $75/m2).	YES	M2	93.39						FLOORING INSTALLER				
113	14.04	Installation of timber flooring on existing timber floor. Including removal of existing skirtingboard and supply and install 17 mm plywood sheets on top of the existing timber floor. (New timber flooring is not included)	NO	M2	0.00										
	15	**Internal Linings (Walls & Ceilings)**													
114	15.01	Supply and install wall lining with 10mm thick Plasterboard over Timber wall framing.	NO	M2	0.00										
115	15.02	Supply and install wall lining with 13mm thick Plasterboard over Steel wall framing (Aluminium studs).	YES	M2	245.11						PLASTERER (GYPROCK INSTALLATOR)				
116	15.03	Supply and install wall lining with 16mm thick Fire Rated Plasterboard flush finish over steel wall framing (Aluminium studs).	YES	M2	239.77						PLASTERER (GYPROCK INSTALLATOR)				
117	15.04	Supply and install ceiling system with 10mm platerboard	YES	M2	211.86						PLASTERER (GYPROCK INSTALLATOR)				
118	15.05	Supply and install ceiling system with 13mm platerboard for commercial purpose. Include a concealed suspension system	YES	M2	229.27						PLASTERER (GYPROCK INSTALLATOR)				
119	15.06	Supply and install ceiling sheet system type FRL with DOUBLE 13mm platerboard installed under timber joist system.	YES	M2	229.27						PLASTERER (GYPROCK INSTALLATOR)				
120	15.07	Supply and install cornices (matching existing cornices where applicable)	YES	M1	164.80						PLASTERER (GYPROCK INSTALLATOR)				
121	15.08	Aquacheck in wet areas & ceiling outdoor. (Rear Verandah, Balcony & Bathrooms)	YES	M2	49.04						PLASTERER (GYPROCK INSTALLATOR)				
122	15.09	6mm fibrocement or vilaboard in new lining walls - Wet areas. (Bathrooms & Kitchen).	YES	M2	132.88						PLASTERER (GYPROCK INSTALLATOR)				
	16	**Joinery**													
123	16.01	Supply New Skirting boards rounded or splayed fixed to timber type 150 x 25mm local hardwood or MD Fibreboard (similar to existing where applicable).	YES	M1	376.49						CARPENTRY				
124	16.02	Replacement some sections-old skirting boards	NO	M1	0.00										
125	16.03	Supply and intall Handrails type plain with rounded edges 150 x 50mm fixed to wall	NO	M1	0.00										
126	16.04	Supply and install Kitchen joinery	YES	M1	0.00				If required approx. $ 24,500 Only Cabinets. Installed.		CABINETS INSTALLER				
127	16.05	Supply of Ensuite & Bathroom vanities, including vanity bench and cupboard unit of 600mm deep x 900mm high, cupboards and drawers under, plastic laminate finish and prepared to receive basin	YES	M1	1.80						CARPENTRY				
128	16.06	Install of Ensuite & Bathroom vanities	YES	LS	1.00				Accessories & Vanities is not included		CARPENTRY				
129	16.07	Supply and install built-ins wardrobes type 600mm deep x 2400mm high with shelves, hanging rails, sliding doors and freestanding: Natural timber veneer finish	YES	M1	18.15						CABINETS INSTALLER				
130	16.08	Supply and install laundry joinery if required. Tub Cabinet - Bench	YES	M1	5.05						CABINETS INSTALLER				
131	16.09	Supply and install bookshelf and others if required	NO	M1	0.00										
	17	**Windows and doors**													
132	17.01	Supply and installation of external ALUMINUM FRAME single glass windows type Custom Made Casement style according with drawings.	YES	M2	9.24						ALUMIN WINDOWS (SUPPLIER)				
133	17.02	Supply and installation of external ALUMINUM FRAME single glass windows type Custom Made Awning style according with drawings.	YES	M2	14.45						ALUMIN WINDOWS (SUPPLIER)				
134	17.03	Supply and installation of external ALUMINUM FRAME single glass windows type Custom Sliding style according with drawings.	YES	M2	9.65						ALUMIN WINDOWS (SUPPLIER)				
135	17.04	Supply and installation of external ALUMINUM FRAME single glass windows type Custom Made with Fixed light according with drawings.	YES	M2	5.02						ALUMIN WINDOWS (SUPPLIER)				
136	17.05	Supply and installation of Clear anodised aluminium shop fronts, standard section, glazed with 10mm toughened safety glass	YES	M2	28.42						BALUSTRADING SUPPLY & INSTALL				

137	17.06	Supply and installation of Sliding windows pannels in Balcony of apartments, with anodised aluminium frame and rails, standard section, glazes with 6mm toughened safety glass. One pannel fixed, two sliding pannels	YES	M2	20.14						ALUMIN WINDOWS (SUPPLIER)				
138	17.07	Insect screens power coating finish aluminium surround with fibreglass gauze type Hinged	YES	M2	0.00						ALUMIN WINDOWS (SUPPLIER)				
139	17.08	Insect screens power coating finish aluminium surround with fibreglass gauze type Sliding	YES	M2	38.36						ALUMIN WINDOWS (SUPPLIER)				
140	17.09	Supply and installation of external ALUMINUM FRAME ACCORDION GLASS DOORS (folding doors), according with drawings.	NO	M2	0.00										
141	17.10	Supply and Installation of Internal timber doors STANDARD HOLLOW CORE flush size 2040 x 820 x 35 mm thick, faced both sides with prime coated hardboard to paint finish waterproof plywood (including installtion of hardware). Dimmensions according to plan. No include final paint.	NO	EA	0.00										
142	17.11	Supply and install of Timber doors STANDARD SOLID CORE flush CUSTOM MADE SIZES 35mm thick, faced both sides with Prime coated hardboard for paint finish	YES	EA	10.00						TODD BETSON				
143	17.12	Supply and installation of Glazed Aluminium Entry Doors type Commercial single hinged door and frame, 2100 x 900 mm in one panel and including hardware	YES	EA	3.00						ALUMIN WINDOWS (SUPPLIER)				
144	17.13	Supply and installation of sheet steel clad doors comprising flush finish door with rigid and reinforced core and fully wleded frame together with heavy duty hinges and deadlock Standard size 2040 x 820mm	YES	EA	4.00						TODD BETSON				
145	17.14	Supply and intallation of domestic security doors, anodised aluminium security door 2040 x 840 with patterned security grille, insect screen mesh and fitted with hinges and lock	YES	EA	4.00						TODD BETSON				
146	17.15	Supply and installation of ZINCANNEAL steel knock-down door frame, twice rebated, built into 90/110mm brick or concrete wall and grouted up solid, to suit varies door sizes	YES	EA	14.00						TODD BETSON				
147	17.16	Supply and Installation of Internal SLIDING timber doors flush size 2100 x 900 , faced both sides with prime coated hardboard to paint finish waterproof plywood (including installtion of hardware). Dimmensions according to plan. No include final paint.	YES	EA	2.00						TODD BETSON				
148	17.17	Supply and Installation of Architraves type 100 x 25mm rounded or splayed, fixed to timber around doors and windows	YES	M1	56.90						TODD BETSON				
149	17.18	Supply of door hardware	NO	EA	0.00										
150	17.19	Sunscreen Fixed louvres type Vertical fixed, including supporting brackets, colour finished aluminium face panels	YES	M2	8.89						ALUMIN WINDOWS (SUPPLIER)				
	18	**Roofing - Tile Roofing**													
151	18.01	Supply and install roof tiles matching existing. Including relocation of existing. Fixed to and Includding 38 x 25mm timber battens. Not include sarking insulation.	NO	M2	0.00										
	19	**Roofing - Steel Roofing**													
152	19.01	Supply and install metal skillion roof type ribbed Klip-Lok Speed Deck 0.60mm. Do not include insulation	YES	M2	253.22						METAL DECKING ROOFER				
153	19.02	Supply and install metal barge capping on roof type ribbed	YES	M1	173.51						METAL DECKING ROOFER				
	20	**Roofing - Roof Penetrations, Skylights, Flashings and Others**													
154	20.01	Supply and Install metal Flashing CUSTOM MADE on steel roof type C-Casing with Zincalume Steel 0.8mm including silicone seal bedding	YES	M2	121.46						METAL DECKING ROOFER				
155	20.02	Supply and Install metal Flashing CUSTOM MADE on steel roof type Inside-Corner with Zincalume Steel 0.7mm including silicone seal bedding	YES	M2	24.98						METAL DECKING ROOFER				
156	20.03	Supply and install Roof Windows double glazed, thoughened and laminated glass fixed frame including flashing to roof (CUSTOM MADE 870 x 460 mm)	YES	EA	3.00						METAL DECKING ROOFER				
157	20.04	Supply and Install new gutters Zincalume Steel colour coated 115 x 0.48mm. Include strap fixings	NO	M1	0.00										

158	20.05	Supply and Install new gutters Zincalume Steel 1000mm girth x 0.8mm colour coated CUSTOM MADE according to plans. Include strap fixings	YES	M2	11.63						METAL DECKING ROOFER				
159	20.06	Supply and Install down pipes PVC Zincalume steel 100 mm dia.	YES	M1	28.67						PLUMBING 2				
	21	**Rendering**													
160	21.01	Supply and applied 13mm EXTERNAL ACRILIC RENDER, one coat finish on Brick walls and sufaces.	YES	M2	72.27						ACRILIC RENDERER				
161	21.02	Supply and applied 13mm INTERNAL CEMENT RENDER, one coat, wood float finish similar to existing to all brick surfaces.	YES	M2	188.67						CEMENT RENDERER				
162	21.03	Supply and apply 13mm thick base RENDER FOR TILING, one coat on brick surfaces	YES	M2	21.10						CEMENT RENDERER				
163	21.04	Supply and applied render to Blueboard surfaces	YES	M2	29.33						ACRILIC RENDERER				
164	21.05	Supply & Install Novatex Render & Texture System over Hebel panel External walls	YES	M2	97.96						HEBEL Co Supply & install				
	22	**Floor & Wall finishings (Tiles, Carpets & Others)**													
165	22.01	Wall Tiling with CERAMIC in Kitchen areas (150 x 150 mm white and plain colour glazed P.C. allowance $30/m2 supplied)	YES	M2	61.02						TILING INSTALLATOR				
166	22.02	Floor Tiling with CERAMIC in Kitchen areas (330 x 330 mm light duty for domestic purposes, P.C. allowance $42.5/m2 supplied). Include water proofing	YES	M2	27.51						TILING INSTALLATOR				
167	22.03	Wall Tiling with CERAMIC in Bathrooms & Laundry areas (200 x 200 mm white and plain colour glazed P.C. allowance $40/m2 supplied). Include water proofing	YES	M2	148.22						TILING INSTALLATOR				
168	22.04	Floor Tiling with CERAMIC in Bathrooms & Laundry areas (300 x 300 mm light duty for domestic purposes, P.C. allowance $42.5/m2 supplied). Include water proofing	YES	M2	31.20						TILING INSTALLATOR				
169	22.05	Floor Tiling with ANTI SLIPERING CERAMIC in Balcony areas (300 x 300 mm light duty for domestic purposes, P.C. allowance $35/m2 supplied). Include water proofing	YES	M2	25.39						TILING INSTALLATOR				
170	22.06	Splash backs type CERAMIC tiling in kitchen areas	YES	M2	5.75						TILING INSTALLATOR				
171	22.07	Installation and finish of tiles flooring on particleboard - Exterior GF areas. (Terracota flooring allowance for material: $/m2).	NO	M2	0.00										
172	22.08	Wall tiles - Laundry sink wall - Tiling Floor to ceiling. Including AS Waterproofing.	NO	M2	0.00										
173	22.09	Supply and install Carpet to Bedroom areas. Wool woven carpet medium use. Include foam underlay . P.C. Allowance: $70/m2	YES	M2	55.30						FLOORING FINISH				
174	22.10	Supply and install Diminishing strips type 25mm wide vinyl at junctions of differing finishes, tapering from 3mm thick	YES	M1	12.10						FLOORING FINISH				
175	22.11	Supply and install Self Level compund in carpet and timber flooring areas	YES	M2											
	23	**Metal & Glass fitout**													
176	23.01	Splash backs type laminated glass 6.38mm clear float in kitchen areas	YES	M2	5.75						GLASSING INSTALLER				
177	23.02	Mirrows 6mm clear float glass with silvered and coppered back fixed with mirror screws	YES	M2	3.57						GLASSING INSTALLER				
178	23.03	Ensuite- Showerscreens - frameless or semi-frameless if required two sided CUSTOM MADE 1870mm High with pivoted door.	YES	M2	12.37				By Owner		GLASSING INSTALLER				
	24	**Painting**													
179	24.01	Internal painting for ceiling and walls. Include sealer undercoat and two coats flat, low sheen or semi gloss acrylic on walls and ceilings	YES	M2	891.58				Dulux paint or similar: 3 coats including primer.		PAINTER				
180	24.02	Internal painting timber joynery (Skirting boards, architraves)	YES	M1	204.62						PAINTER				
181	24.03	Internal painting for timber frame windows	NO	M1	0.00										
182	24.04	Internal painting for timber doors. Include prime, one sealer undercoat and two coats semi gloss or gloss acrylic	YES	EA	10.00						PAINTER				
183	24.05	Internal painting for metal doors. Include touch up primer and two coats semi gloss or acrylic	YES	EA	4.00						PAINTER				
184	24.06	Acrilic render & painting for external columns	NO	M2	0.00										
185	24.07	External painting for Eaves	NO	M2	0.00										
186	24.08	External painting for Fascias and Berge boards	NO	M1	0.00										
187	24.09	External painting for Walls. Include sealer undercoat and two coats flat, low sheen or semi gloss acrylic on walls	YES	M2	236.07						PAINTER				

	25	**Sanitary Fixtures - Fitting & Accessories**													
188	25.01	Supply and Installation of Basins, type vitreous china on vanity 12L. (P.C. Allowance $270/Each)	YES	EA	4.00						PLUMBING				
189	25.02	Supply and Installation of Basins, type vitreous china on wall with pedestal 10L. (P.C. Allowance $620/Each)	YES	EA	2.00						PLUMBING				
190	25.03	Supply and installation of Bath tub type Acrylic 1680 x 745 mm (P.C. Allowance $410 / Each)	YES	EA	1.00						PLUMBING				
191	25.04	Supply and installation of W.C. Suites vitreous china close coupled suite cistern and pan with plastic lid and seat for apartments (P.C. Allowance $685/Each)	YES	EA	4.00						PLUMBING				
192	25.05	Supply and installation of W.C. Suites vitreous china pan with integrated plastic cistern, lid and seat for shops (P.C. Allowance $345/Each)	YES	EA	2.00						PLUMBING				
193	25.06	Supply and installation of Kitchen Sinks, type stainless steel standard grade with single bowl and drainer 930mm long for kitchenette (P.C. Allowance $405/Each)	YES	EA	2.00						PLUMBING				
194	25.07	Supply and installation of Kitchen Sinks, type stainless steel standard grade with double bowl and drainer 1386mm long for kitchen (P.C. Allowance $735/Each)	YES	EA	2.00						PLUMBING				
195	25.08	Supply and installation of Laundry Troughs, stainless steel type single compartment 45L for laundry. Include standard tub with cabinet (P.C. Allowance $345/Each)	YES	EA	2.00						PLUMBING				
196	25.09	Supply and install Ensuite & Bathroom accessories - Including: exhaust fan, heater / light. Duct connected to outside	YES	EA	4.00				PC ALLOWANCE Exhaust Fan, heater / light $120		ELECTRICIAN				
197	25.10	Supply and install Laundry exhaust fan, heater / light. Duct connected to outside	YES	EA	2.00				PC ALLOWANCE Exhaust Fan, $80		ELECTRICIAN				
198	25.11	Supply and Install of Ensuite & Bathroom accessories, taps and shower heads & mixer	NO	LS	1.00						CARPENTRY				
	26	**Sanitary Plumbing & Drainage**													
199	26.01	Pipework installation in Cross linked high density polyethylene pipe Class PN-20 for COLD WATER supply in WC, SHOWER and BASIN. Include main tap and fittings such as reducers, bends, tees, junction and inspection openings. Outlet fittings not included	YES	LS	1.00						PLUMBING				
200	26.02	Pipework installation in Cross linked high density polyethylene pipe Class PN-20 for COLD WATER supply in LAUNDRY. Include main tap and fittings such as reducers, bends, tees, junction and inspection openings. Outlet fittings not included	YES	LS	1.00						PLUMBING				
201	26.03	Pipework installation in Cross linked high density polyethylene pipe Class PN-20 for COLD WATER supply in KITCHEN. Include main tap and fittings such as reducers, bends, tees, junction and inspection openings for sink & dish washer. Outlet fittings not included	YES	LS	1.00						PLUMBING				
202	26.04	Pipework installation in COPPER for COLD WATER supply in WC, SHOWER and BASIN. Include main tap and fittings such as reducers, bends, tees, junction and inspection openings. Outlet fittings not included	YES	LS	1.00						PLUMBING				
203	26.05	Pipework installation in COPPER for COLD WATER supply in KITCHENETTE. Include main tap and fittings such as reducers, bends, tees, junction and inspection openings for sink & dish washer. Outlet fittings not included	YES	LS	1.00						PLUMBING				
204	26.06	Pipework installation in Cross linked high density polyethylene pipe Class PN-20 for HOT WATER supply in WC, SHOWER and BASIN. Include main tap and fittings such as reducers, bends, tees, junction and inspection openings. Outlet fittings not included	YES	LS	1.00						PLUMBING				
205	26.07	Pipework installation in Cross linked high density polyethylene pipe Class PN-20 for HOT WATER supply in LAUNDRY. Include main tap and fittings such as reducers, bends, tees, junction and inspection openings. Outlet fittings not included	YES	LS	1.00						PLUMBING				
206	26.08	Pipework installation in Cross linked high density polyethylene pipe Class PN-20 for HOT WATER supply in KITCHEN. Include main tap and fittings such as reducers, bends, tees, junction and inspection openings for sink & dish washer. Outlet fittings not included	YES	LS	1.00						PLUMBING				
207	26.09	Pipework installation in COPPER for HOT WATER supply in WC, SHOWER and BASIN. Include main tap and fittings such as reducers, bends, tees, junction and inspection openings. Outlet fittings not included	NO	LS	1.00										

208	26.10		Pipework installation in COPPER for HOT WATER supply in KITCHEN, KITCHENETTE AND LAUNDRY. Include main tap and fittings such as reducers, bends, tees, junction and inspection openings for sink & dish washer. Outlet fittings not included	YES	LS	1.00						PLUMBING				
209	26.11		Pipework installation for sewage in WC, SHOWER and BASIN Include fittings such as reducers, bends, tees, junction and inspection openings . Outlet fittings not included	YES	LS	1.00						PLUMBING				
210	26.12		Pipework installation for sewage in LAUNDRY IInclude fittings such as reducers, bends, tees, junction and inspection openings. Outlet fittings not included	YES	LS	1.00						PLUMBING				
211	26.13		Pipework installation for sewage in in KITCHENS & KITCHENETTES. Include fittings such as reducers, bends, tees, junction and inspection openings for sink & dish washer. Outlet fittings not included.	YES	LS	1.00						PLUMBING				
212	26.14		Pipework installation for Ventilation pipe.Include fittings such as reducers, bends, tees, junction and inspection openings	YES	LS	1.00						PLUMBING				
212	26.15		Adjust plumbing to existing construction. Plumbing Connection works from new construction to existing sewage and water supply system	YES	LS	1.00						PLUMBING				
213	26.16		Supply and installation of stormwater system Including rain water tank. According with drawing plans.	YES	LS	1.00						PLUMBING				
214	26.17		Supply and Install Electric Main Pressure HWS	YES	LS	1.00										
215	26.18		Gas mains upgrade	NO	LS	1.00										
216	26.19		Pipework installation for Gas supply	NO	LS	1.00										
	27	**Electrical Services**														
217	27.01		Supply and Installation of Consumers Mains to Main Board for new construction	NO	M1	0.00										
218	27.02		Intallation of underground conduit from the main pole to the new permanent meter box	YES	M1	31.00						ELECTRICIAN				
219	27.03		Supply and install of Temporal Power Meter and power Points on existing Main Box	NO	LS	0.00										
220	27.04		Supply and install New Power Meters. Include wiring from Main Power	YES	EA	5.00						ELECTRICIAN				
221	27.05		Supply and installation of custom built switchboard MSB for residential and commercial units. Include new wiring, breakers and safety switch	YES	EA	5.00						ELECTRICIAN				
222	27.06		Supply and Install Exterior Lighting points; including luminaires for car park and driveways - Common Areas	YES	PT	13.00						ELECTRICIAN				
222	27.07		Supply and Install Lamp ceiling points. Include wiring conduit, switch but exclude light fittings	YES	PT	135.00						ELECTRICIAN				
223	27.08		Wall lamp points for retail shop and residential units - Indoor & Outdoor	YES	PT	20.00						ELECTRICIAN				
224	27.09		Dimmers - Fittings by owners.	NO	PT	0.00										
225	27.10		Suply and install Power points type twin power outlet on internal areas	YES	PT	81.00						ELECTRICIAN				
226	27.11		Supply and install single phase hot water system circuit for residence use	YES	PT	4.00						ELECTRICIAN				
227	27.12		Supply and install Single Phase 5KW oven circuit for residence use	YES	PT	2.00						ELECTRICIAN				
228	27.13		Supply and install Single Phase 6KW cooking top circuit for residence use	YES	PT	2.00						ELECTRICIAN				
229	27.14		Supply and install of weatherproof twin Power points on external areas	YES	PT	8.00						ELECTRICIAN				
230	27.15		Supply and Install Switch points	YES	PT	33.00						ELECTRICIAN				
231	27.16		Supply and install Exhaust fans points and switch points for a combined light and radiant heat-globe unit. Excludes unit and switch	YES	PT	4.00						ELECTRICIAN				
232	27.17		Supply and Install Power point for Internal Air conditioning unit (spliter)	YES	PT	10.00						ELECTRICIAN				
233	27.18		Supply and Install Power point for Outdoor Air conditioning unit (compressor) - 15 amp power outlet	YES	PT	4.00										
234	27.19		Supply and install Luminaires - Single 36W fluorescent batten with prismatic lens	YES	EA	41.00						ELECTRICIAN				
235	27.20		Supply and install of Luminaires - LED Lights from 22W to 72W in plastic or metal finish to be Adviced	YES	EA	20.00						ELECTRICIAN				
236	27.21		Supply and install Luminaires - LED Downlight (hight quality) - 7 Watts	YES	EA	48.00						ELECTRICIAN				
237	27.22		Supply and install Luminaires - Exterior and Interior Reflector Wall lights (single)	YES	EA	21.00						ELECTRICIAN				
238	27.23		Supply and install Heater - Type 275W 4 Heat Lamps and exhaust fan with 3m of flexible ducting	YES	EA	4.00						ELECTRICIAN				
239	27.24		Supply and instal Fans - In-line exhaust fan and ducted kit with flex duct, inlet and outlet 150mm dia centrifugal, 6m duct 500 cum/hr fan	YES	EA	2.00						ELECTRICIAN				

240	27.25	Supply and Install Closed Circuit Television - Video and Intercom entry door unit - secure camera, call button and intercom plus inside monitor with handset and controller	YES	EA	1.00						SYSTEM INSTALLER				
241	27.26	Supply and Install TV points - Includes 75 Ohm coaxial cable drawn into conduit or fixed in roof space	YES	PT	6.00						SYSTEM INSTALLER				
242	27.27	Supply and install Telephone points - Include indoor unscreened type 0.5mm drawn into conduit	YES	PT	4.00						SYSTEM INSTALLER				
243	27.28	Supply and install Hard wire smoke detector - Residential type smoke alarm (combined detector and alarm) 240V main, interconnected type, with 9V battery backup, Ionisation type - Flush. Including cabling, accessories, etc, but excluding switchboards	YES	EA	9.00						SYSTEM INSTALLER				
244	27.29	Supply and Install Data points - Include RJ45 Cat 5e data socket, flush plate and cabling	YES	PT	4.00						SYSTEM INSTALLER				
245	27.30	Sub board to be located in the cup board besides the bathroom entry, including circuit breakers and safety switch located in GF (Kitchenette areas) and FF (cup board)	YES	EA	4.00						ELECTRICIAN				
246	27.31	Intalling New breakers in existing electrical box - including safety switch.	YES	LS	0.00						ELECTRICIAN				
247	27.32	Electrical relocation of existing power points and lights on Ceiling in Shop 2 Aquarium	YES	LS	1.00						ELECTRICIAN				
	28	**Mechanical Services**													
247	28.01	Supply and Install Room Air Conditioning Units - Split system type Self contained, reverse cycle, refrigerated room air-conditioner including installation, electrical and plumbing services - for nominal 2.6m ceiling height	YES	EA	6.00						AIR CONDITIONING				
248	28.02	Supply and Install Evaporative Systems - Roof mounted evaporative air-conditioning including installation, ducting, electrical and plumbing	YES	EA	6.00						AIR CONDITIONING				
249	28.03	Supply and install Gas Heater - floor mounted radiant heater with fan assistance (9.2W or 31000 BTU/hr)	NO	EA											
	29	**Other services and/or Items**													
247	29.01		NO	LS	0.00										
248	29.02		NO	M1	0.00										
249	29.03	Lanscaping -	YES	M2	0.00										
250	29.04		NO	LS	0.00										
251	29.05		NO	EA	0.00										
252	29.06	Final internal site cleaning (including windows, walls, tiles and others)	YES	LS	1.00										
	30	**Sub Total:**													
		GST 10%	**10%**												
		TOTAL Including GST													