

Summary

Job Name : 1927 - BALDWIN	Job Description
Client's Name: THREE BALDWIN ROAD PTY. LTY.	THREE TOWNHOUSES

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Notes and assumptions			
2	SITE PREPARATION	0.91	13.49	8,083
3	CONCRETE WORK	12.32	182.27	109,180
4	STRUCTURAL STEEL	1.77	26.22	15,707
5	BRICKWORK	6.24	92.31	55,296
6	CARPENTRY - FRAMING	11.38	168.28	100,798
7	CARPENTRY - LOCK UP & STAIR	3.91	57.85	34,652
8	METALWORK & GARAGE DOORS	2.93	43.38	25,982
9	ROOFING AND ROOF PLUMBING	7.11	105.14	62,977
10	WINDOWS AND GLAZED DOORS	3.01	44.47	26,638
11	PLASTERWORK & INSULATION	6.14	90.83	54,405
12	JOINERY UNITS & ROBES	8.52	126.04	75,500
13	APPLIANCES	0.92	13.66	8,182
14	RENDER & MOULDING	1.23	18.12	10,855
15	TILING	1.88	27.86	16,686
16	FLOOR FINISHES	3.51	51.99	31,140
17	PAINTING	4.19	61.97	37,120
18	SANITARY FIXTURES AND HW UNIT	1.88	27.85	16,680
19	HYDRAULICS	7.08	104.70	62,713
20	ELECTRICAL SERVICE	5.21	77.07	46,162
21	MECHANICAL SERVICE	2.78	41.09	24,615
22	FENCING, PAVING & LANDSCAPING	0.30	4.50	2,696
23	Subtotal			<u>826,067</u>
24	PRELIMINARIES	6.76	100.00	59,901
GFA: 599 m2.		100.00	1,479.08	885,968

Mark Up 13.50% : 119,606

Final Total : \$	1,005,574
G.S.T. 10.00% :	100,557
Final Total Incl. G.S.T. : \$	1,106,131

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 3 <u>CONCRETE WORK</u>					
	Piling				
1	Assume piling is required - See note on structural drawings		Note		
2					
3	Pile rig establishment		Item		2,200.00
4					
5	450 diameter mass concrete bored pier - 2500 deep	12.00	No	775.00	9,300.00
6					
7	450 diameter mass concrete bored pier - 2500 deep	21.00	No	775.00	16,275.00
8					
9	Subtotal				<u>27,775.00</u>
10					
11					
	Footings				
12	Detail excavation, 20 Mpa concrete, trench mesh and removal of spoil to:				
13	- Strip footings - SF1 & SF2 (Garages)	4.58	m3	386.20	1,768.80
14					
15	- Pad footings to brick piers - F1 (In 5 No)	1.47	m3	265.00	389.55
16					
17	Blinding concrete under footings	15.00	m3	315.00	4,725.00
18					
19	Subtotal				<u>6,883.35</u>
20					
21					
	Ground Floor				
22	100 thick concrete slab on ground including 1 x SL82 mesh and monolithic finish	393.00	m2	57.61	22,640.73
23					
24	Extra for 120 slab with extra SL82 mesh	44.00	m2	25.05	1,102.20
25					
26	Stab thickenings including detailed excavation	55.00	m3	360.90	19,849.50
27					
28	Extra to form rebated edge beam to slabs	96.00	m2	27.50	2,640.00
29					
30	100 thick concrete slab including thickenings, SL72 mesh, packing sand, polythene, cure and finish to:				
31	- Garages	111.00	m2	52.50	5,827.50
32					

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<i>Trade :</i> 3 <u>CONCRETE WORK</u> <i>(Continued)</i>					
33	- Porch slab	12.00	m2	52.50	630.00
34					
35	Subtotal				<u>52,689.93</u>
36					
37					
	EXTERNAL CONCRETE				
38	130 thick driveway slab with coloured concrete, exposed aggregate, seater and 1 x SL72 mesh on 100 crushed rock	221.00	m2	64.50	14,254.50
39					
40	Concrete base to Paths & paving	42.00	m2	55.00	2,310.00
41					
42	Road crossings (In 1 No)	16.50	m2	115.00	1,897.50
43					
44	Step - 900 wide	1.00	No	240.00	240.00
45					
46					
	Fence Footings				
47	Concrete in strip and pad footings	2.85	m3	385.00	1,097.25
48					
49					
	Retaining Wall				
50	Strip footing to retaining wall	16.00	m	127.00	2,032.00
51					
52	Subtotal				<u>21,831.25</u>
<u>CONCRETE WORK</u> Total :					109,179.53

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 4 <u>STRUCTURAL STEEL</u>					
1	Supply & erect steelwork with prime paint		Note		
2					
3					
	Columns				
4	Columns C1 (In 2 No)	0.07	t	7,850.00	549.50
5					
6					
	Beams				
7	Steel options used in lieu of timber ((1B1, 2B3)		Note		
8					
9	Structural beams	1.62	t	7,450.00	12,069.00
10					
11					
	Lintels				
12	Fabricated beams - garage lintels (1L1, 2L1, 3L1)	0.58	t	1,600.00	928.00
13					
14	Lintel beams (1L6, 2L3, 3L2)	0.19	t	7,420.00	1,409.80
15					
16					
17	Sundry steelwork, connections, etc...	0.10	t	7,500.00	750.00
18					
19					
	Roof Framing				
20	No requirement		Note		
				STRUCTURAL STEEL Total :	15,706.30

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 5 <u>BRICKWORK</u>					
General					
1	Face brick supply = \$ 591 / 1000 (Excl GST)		Note		
2					
3	Common brick supply = \$ 480 / 1000		Note		
4					
5	Brick labour = \$ 1050 / 1000		Note		
6					
External Brickwork					
7	Face brickwork to:				
8	- 110 thick walls (Garages & attached Piers)	112.00	m2	108.61	12,164.32
9					
10	- 110 thick skin of veneer wall (Ground Floor)	247.00	m2	108.61	26,826.67
11					
12	- 110 thick brickwork to piers (In 5 No)	20.00	m2	118.72	2,374.40
13					
14	- 230 thick brickwork to party walls	37.00	m2	118.72	4,392.64
15					
16	Brick on edge to window sills	64.00	m	27.00	1,728.00
17					
Fence					
18	- 110 thick brickwork to piers (In 5 No)	29.00	m2	118.72	3,442.88
19					
Retaining Wall					
20	250 thick core filled brick wall - 600 high	16.00	m	147.00	2,352.00
21					
Sundries					
22	Damp proof course, and brick sundries	1.00	item	1,200.00	1,200.00
23					
24	Caulking to construction joints	3.00	Units	185.00	555.00
25					
26	90 x 90 x 6 EA lintels	7.20	m	36.00	259.20
27					
28	Brick hoist & 4 weeks hire - Not required		Note		
BRICKWORK Total :					55,295.11

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<i>Trade :</i> 6 <u>CARPENTRY - FRAMING</u>					
	WALL FRAMING				
1	External stud framed walls including noggings and bracing (measured over openings) to:				
2	- Ground Floor	329.00	m2	32.50	10,692.50
3	- 1st Floor	214.00	m2	32.50	6,955.00
4					
5	Sisalation to external walls	464.00	m2	3.75	1,740.00
6					
7	Internal stud framed walls to:				
8	- Ground Floor	382.00	m2	28.50	10,887.00
9	-1st Floor	145.00	m2	28.50	4,132.50
10					
11	Double stud - DS	13.00	No	68.00	884.00
12	Triple stud - P2	8.00	No	105.00	840.00
13	100x100 F& posts - P4	1.00	No	186.00	186.00
14					
15	Subtotal				<i>36,317.00</i>
16					
17					
	1ST FLOOR FRAMING				
18					
	Lintels				
19	2/140x45 F17 beams	2.70	m	45.95	124.07
20	190x45 F17 beams	6.00	m	38.85	233.10
21	240x45 F17 beams	15.00	m	60.32	904.80
22					
	First Floor Framing				
23	190x45 F17 beams	30.00	m	38.85	1,165.50
24	240x45 F17 beams	2.70	m	60.32	162.86
25	290x45 F17 beams	12.30	m	91.65	1,127.30
26					
27	Timber floor framing comprising plates, 300 posi joists @ 450 ctrs. and strutting	128.00	m2	101.86	13,038.08
28					
	Flooring				
29	19 thick particleboard flooring	128.00	m2	30.64	3,921.92
30					
31	15 CFC flooring to wet areas	12.00	m2	115.00	1,380.00
32					

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<i>Trade : 6 CARPENTRY - FRAMING</i> <i>(Continued)</i>					
33	Subtotal				<u>22,057.63</u>
34					
35					
	ROOF FRAMING				
36	Timber roof trusses to plan area to:				
37	- Lower roofs	441.00	m2	48.00	21,168.00
38					
39	- Upper roofs	213.00	m2	48.00	10,224.00
40					
41	Extra for girder trusses	3.00	No	265.00	795.00
42					
43	Subtotal				<u>32,187.00</u>
44					
45					
	Polystyrene Cladding				
46	75 Thick polystyrene cladding to external walls (1st Floor)	167.00	m2	39.00	6,513.00
47					
48					
	FC Cladding				
49	4.5 Harditex lining to eaves	119.00	m2	27.50	3,272.50
50					
51					
	Sundry Carpentry				
52	Support framing to bath	3.00	No	70.00	210.00
53					
54	Allow for sundry plates and packers	2.00	unit	120.00	240.00
CARPENTRY - FRAMING Total :					100,797.13

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade : 7 CARPENTRY - LOCK UP & STAIR</i>					
STAIRS					
1	900 wide closed tread MDF stair with winded KDHW to bottom two treads - total rise 3050	2.00	No	3,078.00	6,156.00
2					
3	Timber balustrade (Unit 1)	4.80	m	425.00	2,040.00
4					
5	40 dia. timber handrail fixed to wall brackets	4.80	m	135.00	648.00
6					
7	Timber capping to plaster balustrade	4.50	m	62.00	279.00
8					
9	Subtotal				<u>9,123.00</u>
10					
11					
DOORS					
External Doors					
13	Feature Entry Door (PC Sum)	3.00	No	318.18	954.55
14					
15	External semi-solid flush panel: (Garages)	3.00	No	145.45	436.36
16					
17	Security Screen doors		Nil		
18					
Internal Doors					
19	Pre-hung hollow core flush panel:				
20	- 820 wide hinged door	27.00	No	118.18	3,190.91
21					
22	- 820 cavity sliding door	4.00	No	118.18	472.73
23					
24	- Robes & Cupboards	29.00	No	82.00	2,378.00
25					
26					
Door Furniture to Timber Doors					
27	PC Sum for supply for all furniture to:		PC		
28	- Front Door	3.00	No	181.81	545.45
29	- Rear, Garage, External doors	3.00	No	136.36	409.09
30	- Internal passage sets	16.00	No	59.09	945.45
31	- Internal passage sets + privacy latch	11.00	No	81.81	900.00
32	- Door stops		No	13.63	
33					

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<i>Trade :</i> 7 <u>CARPENTRY - LOCK UP & STAIR</u> <i>(Continued)</i>					
34	Door seals - garages	3.00	No	45.00	135.00
35					
36	Subtotal				<u>10,367.54</u>
37					
38					
	TRIMS				
39	Timber door frames to external doors	6.00	No	85.00	510.00
40					
41	65 architraves - standard splay profile	455.00	m	4.35	1,979.25
42					
43	85 moulded MDF Colonial skirting	518.00	m	5.35	2,771.30
44					
45					
	Labour				
46	Lock up labour	3.00	Units	3,300.00	9,900.00
<u>CARPENTRY - LOCK UP & STAIR</u> Total :					34,651.09