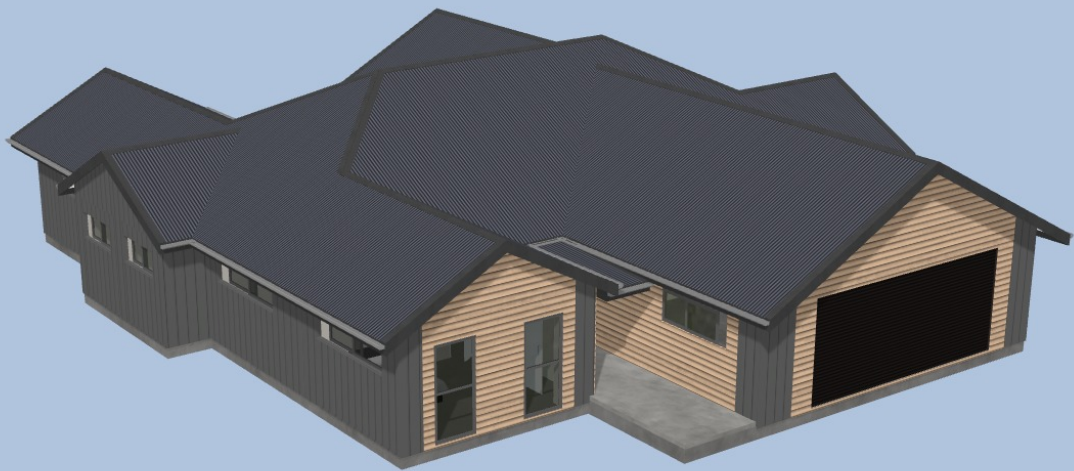




## TRADE REPORT

### Example Design - Trade

Aotearoa | New Zealand



*Uitecture Project 1148-ut2*

Date created: 13/May/2025

## Summary

Description	Total Retail
Raft Slab Foundations	\$33,187.85
Prenail Frame & Truss	\$33,685.50
Random Supply Roof Pack	\$14,144.86
Framing Hardware	\$1,458.20
Roof Cladding	\$45,696.01
Exterior Joinery and Garage Door	\$40,237.21
Exterior Cladding	\$41,740.37
Plumbing & Gas Fitting	\$13,057.44
Electrical Services	\$20,293.80
Insulation	\$2,788.83
Internal Linings	\$30,412.89
Interior Doors and Hardware	\$6,966.23
Tiling & Waterproofing	\$1,937.85
Floor Coverings	\$23,864.92
Internal Finishes and Decorating	\$15,612.32
External Finishes and Decorating	\$8,438.32
Plumbing Fixtures	\$8,665.70
Alarm & Sound System	\$2,990.00
Kitchen	\$0.00
Carpentry Labour	\$102,332.75
<b>Total:</b>	<b>\$447,511.05</b>

## Tags and Notes

### Raft Slab Foundations

Ribraft foundation has been allowed for as an assumed TC1 Raft Foundation - No allowance has been made for additional Shear Keys if required

No allowance for any reinforcing fibre, oxide or retarder to concrete

No allowance for any exposed aggregate

Allowed for 20mpa standard mix concrete

No allowance for any concrete nibs or upstands (Where applicable)

### Prenail Frame & Truss

No allowance for any Hiandri packers or DPC supplied pre-fixed to frames (Have assumed DPC to be fixed to frame on site)

No allowance for any rafters, rafter blocking, nogging & any associated hardware

No allowance for any truss fixings and hardware, including custom plates

Truss pricing allows for the supply of a standard range of truss framing only (No extra allowances are made for any scissors trusses, parallel chord trusses or similar)

### Random Supply Roof Pack

Ceiling battens have been allowed for at 400mm centres for 10mm plasterboard

Ceiling battens have been allowed for at 600mm centres for all 13mm Plasterboard, Fibre cement & Ply ceiling linings

#### Posts

Due to range of post hardware available for post fixings an allowance has been made only. Confirm hardware selection to suit site specific requirements.

Provisional allowance has been made for timber post, confirm selection.

### Framing Hardware

All Bottom Plate fixings have been assumed

All Stud fixings have been assumed to be studstraps

All Top Plate fixings have been assumed

All Lintel fixings have been allowed as per NZS3604 span tables

### Roof Cladding

Roofing prices exclude addition cost that may be incurred for steep roof pitches over 35 degrees.

Support Netting is allowed to all roofs 10 degrees and under.

#### Longrun Roofing

All Longrun roof cladding has been allowed for as direct fixed to purlins (No allowance for additional ventilation system)

#### Downpipes

3 metres of downpipe has been allowed per dropper.

### Exterior Joinery and Garage Door

All external Aluminum joinery/penetrations rates are preliminary rates provided by Altus Joinery

Penetrations are measured to closest available size/type in the software

Finish and colours to joinery are standard range only

No allowance for thermal break to units

Accurate pricing from supplier required

#### Garage Door

Garage doors are supplied by B & D Doors

Garage Doors have been priced as supply & install



## Exterior Cladding

Exterior Cladding has been allowed for as per plan where possible (Check Designer Notes for substitutions)

## Plumbing & Gas Fitting

No allowance for temporary water supply

All plumbing fixtures are preliminary only due to range being assumed

Have allowed for 20m of mains water supply piping & trenching - Have assumed site is in range of residential supply

## Electrical Services

No allowance has been made for Inspection & Connection fees for Network Area

No allowance for Builder temporary supply

Price includes allowance for 20m of trenching from boundary for single phase mains supply only

No allowance has been made for travel/site visit charges

No allowance has been made for any height access equipment if required

Rates allow for installation through timber framing only (No allowance is made for any masonry work, concrete cutting or removal where applicable)

### Lighting

Lighting allowance of 1 downlights per 5m<sup>2</sup>

## Insulation

All insulation products have been allowed for as Earthwool in lieu of product specified on plans

If an Earthwool product is unable to meet the same R-value of a product specified on drawings or specifications, the item shown will be substituted for the next closest available Earthwool option

## Internal Linings

Pricing excludes any specified ceiling diaphragm systems or specialist fixings

Gib stopping has been allowed for to a level 4 finish - No extra allowance made for raking/vaulted ceilings

## Interior Doors and Hardware

Allowed for Hollow Core Paint Quality 3mm MDF skin in 19mm flat jamb.

A mid-level door furniture range has been allowed for - All items are provisional only and to be confirmed by client.

Accurate pricing from supplier required.

## Tiling & Waterproofing

[No Notes]

## Floor Coverings

Floor Coverings have been allowed for as per plan where possible (Check Designer Notes for substitutions)

### Carpet - SDN

Price includes - Supply, installation, 10mm High Density 90/95kg Dunlop Foam underlay & smooth edge.

Prices do not include door bars, stairs or unforeseen floor preparation

### Vinyl Plank

VINYL PLANK & VINYL SHEET PRICES INCLUDE: Supply, Installation and allowance for a light floor grind.

### Floor Coverings

Confirm Floor Covering Rate With Sub Contractor

## Internal Finishes and Decorating

Painting rates assume architrave & skirting trims to receive the same finish as walls

Pricing excludes curtains & blinds including all fixings, rails & accessories

**Shelving**

All shelving & rails to Cupboards, Wardrobes & HWC are provisional only

No allowance has been made for walk in wardrobe system

**External Finishes and Decorating**

No allowance has been made for any height access equipment if required

**Plumbing Fixtures**

[No Notes]

**Alarm & Sound System**

Secom Security Alarm System includes Supply & Install

**Alarm & Sound System**

System includes Ajax Hub 2 (4G), PIR Sensor Entry, PIR Sensor Exit, PIR Sensor Garage, Keypad, External Siren, Sundries, Service Call

**Kitchen**

No allowance has been made for Kitchen Joinery - Quote Required

**Carpentry Labour**

Rates are indicative and have been supplied (where available) from QV Cost builder based on a reasonable quantity of work & average site conditions.

Due to the nature and specific requirements of each particular contract, rates can differ appreciably.

All rates exclude GST

**Shelving**

All shelving & rails to Cupboards, Wardrobes & HWC are provisional only

## Designers Tags

The following tag notes are from the utecture Designer who worked on your project and relate to allowances or discrepancies in the way they have produced the model for your project.

No allowance for any floor heating systems.  
Spouting and downpipes are provisional only and require accurate review and pricing.  
No allowance for any rammed earth walls. Beyond scope of software at this stage.  
Allowed M2 for sarking to all ceilings and wet room timber framed walls  
No allowance for any strapping, insulation or linings to rammed earth walls.  
Allowed for finishing lines throughout. Requirement to be determined on site.  
No allowance for any insulation to internal walls.  
No allowance for any S.E.D. diaphragms to walls, ceilings or floors. For review.  
No allowance for any storage loft, attic or attic stair materials and labour.  
No allowance for any landscaping walls or footings thereto. For review.  
Project has been priced as an estimate only. No specific engineering allowed for.  
Trade report does not include any P&G items.

# Building Measures

Building Measures - Building Level	
Area over frame of the floor in the building	256 m <sup>2</sup>
Building Floor Area - Including Cladding Rebates	256 m <sup>2</sup>
Ceiling Area - Including Garage	242 m <sup>2</sup>
Wall Area of External Walls - Excluding Penetrations	124 m <sup>2</sup>
Wall Area of Internal Walls - Excluding Penetrations	147 m <sup>2</sup>
Wall Length of External Walls	82 m
Wall Length of Internal Walls	74 m
Building Measures - Roofing	
1. Roofing Area	369 m <sup>2</sup>
2. Ridge (Gable Roof Peak)	46 m
3. Apex / Eaves Head Length	2 m
4. Lower Eave / Gutter Length	58 m
5. Gable / Barge Length	50 m
6. Valley Length	46 m
8. Terminal Vent Penetration Count	4 Ea
Building Measures - Penetrations	
External Door Penetration Width	20 m
External Window Penetration Width	23 m
Internal Door Count	14 Ea
Internal Door Penetration Width	16 m
Penetration Total Area	110 m <sup>2</sup>
Building Measures - Cladding	
Axon Sheet Cladding Area	142 m <sup>2</sup>
Cedar Bevel Back Weatherboards Area	56 m <sup>2</sup>
Soffit Area	76 m <sup>2</sup>
Building Measures - Room Totals	
Floor Area : Bathrooms	10 m <sup>2</sup>
Floor Area : Bedrooms	27 m <sup>2</sup>
Floor Area : Cupboards	7 m <sup>2</sup>
Floor Area : Dining Rooms	44 m <sup>2</sup>
Floor Area : Ensuites	6 m <sup>2</sup>
Floor Area : Entrys	9 m <sup>2</sup>
Floor Area : Garages	47 m <sup>2</sup>
Floor Area : Hallways	13 m <sup>2</sup>

Floor Area : Kitchens	13 m <sup>2</sup>
Floor Area : Laundrys	6 m <sup>2</sup>
Floor Area : Living Rooms	43 m <sup>2</sup>
Floor Area : Master Bedrooms	23 m <sup>2</sup>
Floor Area : Scullerys	7 m <sup>2</sup>
Floor Area : Walk in Wardrobes	4 m <sup>2</sup>
Wall Area : Bathrooms	30 m <sup>2</sup>
Wall Area : Bedrooms	53 m <sup>2</sup>
Wall Area : Cupboards	44 m <sup>2</sup>
Wall Area : Dining Rooms	34 m <sup>2</sup>
Wall Area : Ensuites	21 m <sup>2</sup>
Wall Area : Entrys	16 m <sup>2</sup>
Wall Area : Garages	34 m <sup>2</sup>
Wall Area : Hallways	34 m <sup>2</sup>
Wall Area : Kitchens	17 m <sup>2</sup>
Wall Area : Laundrys	17 m <sup>2</sup>
Wall Area : Living Rooms	52 m <sup>2</sup>
Wall Area : Master Bedrooms	30 m <sup>2</sup>
Wall Area : Scullerys	23 m <sup>2</sup>
Wall Area : Walk in Wardrobes	17 m <sup>2</sup>



# Labour

<b>Profile Timber</b>	<b>8.00Hr</b>		<b>\$520.00</b>
Carpentry Labour - Profile Set Out	8.00Hr	\$65.00	\$520.00
<b>Concrete Foundation</b>	<b>195.75Hr</b>		<b>\$12,723.75</b>
Carpentry Labour - Construct Formwork - F4 Finish	16.00Hr	\$65.00	\$1,040.00
Carpentry Labour - Extra for Door & Window Rebates in Ribraft	1.50Hr	\$65.00	\$97.50
Carpentry Labour - Fix Reinforcing Steel, 6m long (priced hrs/m)	81.75Hr	\$65.00	\$5,313.75
Carpentry Labour - Fix Super Ductile 500E Seismic Grade Reinforcing Mesh	26.75Hr	\$65.00	\$1,738.75
Carpentry Labour - Install Pods And Spacers	69.75Hr	\$65.00	\$4,533.75
<b>Posts</b>	<b>5.50Hr</b>		<b>\$357.50</b>
Carpentry Labour - Install Timber Hardware (Bolts/Hangers/Straps/Plates)	0.50Hr	\$65.00	\$32.50
Carpentry labour - Install Timber Post	5.00Hr	\$65.00	\$325.00
<b>Prenailed Wall Frames</b>	<b>25.00Hr</b>		<b>\$1,625.00</b>
Carpentry Labour to erect pre-nailed 90mm Frames upto 2.42m	25.00Hr	\$65.00	\$1,625.00
<b>Framing Hardware</b>	<b>25.75Hr</b>		<b>\$1,673.75</b>
Carpentry Labour - Fix DPC	1.75Hr	\$65.00	\$113.75
Carpentry Labour - Fix Hold Down Bolt To Wall Frames	8.75Hr	\$65.00	\$568.75
Carpentry Labour - Fix Type F Lintel Fixings	2.00Hr	\$65.00	\$130.00
Carpentry Labour - Fix Type G Lintel Fixings	1.00Hr	\$65.00	\$65.00
Carpentry Labour - Fix Type H Lintel Fixings	0.50Hr	\$65.00	\$32.50
Carpentry Labour - Install Timber Hardware (Bolts/Hangers/Straps/Plates)	10.00Hr	\$65.00	\$650.00
Carpentry Labour - Shot Fix Wall Frames	1.75Hr	\$65.00	\$113.75
<b>Roof Framing</b>	<b>352.25Hr</b>		<b>\$22,896.25</b>
Carpentry Labour - Install Diagonal Roof Braces	12.00Hr	\$65.00	\$780.00
Carpentry Labour - Install Extra Top Plate	15.50Hr	\$65.00	\$1,007.50
Carpentry Labour - Install Gable Frame	36.00Hr	\$65.00	\$2,340.00
Carpentry Labour - Install Roof Valley Boards	18.25Hr	\$65.00	\$1,186.25
Carpentry Labour - Install Timber Fly Rafters	10.00Hr	\$65.00	\$650.00
Carpentry Labour - Install Timber Outriggers	16.50Hr	\$65.00	\$1,072.50
Carpentry Labour - Install Timber Purlins	88.25Hr	\$65.00	\$5,736.25
Carpentry Labour - Install Timber Ribbon Plate	7.75Hr	\$65.00	\$503.75
Carpentry Labour - Install Timber Soffit Sprockets	7.25Hr	\$65.00	\$471.25
Carpentry Labour - Install Timber Verge Nogs	10.00Hr	\$65.00	\$650.00
Carpentry Labour - Stand Prefabricated Roof Trusses	130.75Hr	\$65.00	\$8,498.75
<b>Ceiling Battens</b>	<b>44.25Hr</b>		<b>\$2,876.25</b>
Carpentry Labour - Install Radiata Pine Ceiling Battens	44.25Hr	\$65.00	\$2,876.25

<b>Fascia &amp; Barge - Install</b>	<b>56.00Hr</b>		<b>\$3,640.00</b>
Carpentry Labour - Install 25mm Timber Fascia	37.50Hr	\$65.00	\$2,437.50
Carpentry Labour - Install Downpipe	18.50Hr	\$65.00	\$1,202.50
<b>Soffit Linings</b>	<b>41.75Hr</b>		<b>\$2,713.75</b>
Carpentry Labour - Install Soffit Lining	41.75Hr	\$65.00	\$2,713.75
<b>Building Envelope RAB, Wrap &amp; Tape</b>	<b>44.75Hr</b>		<b>\$2,908.75</b>
Carpentry Labour - Attach Wall Underlay (Building Paper)	20.25Hr	\$65.00	\$1,316.25
Carpentry Labour - Install 75-200mm Flashing Tape	22.00Hr	\$65.00	\$1,430.00
Carpentry Labour - Install Flashing	2.50Hr	\$65.00	\$162.50
<b>Waterproofing, Flashing &amp; Cavity</b>	<b>97.00Hr</b>		<b>\$6,305.00</b>
Carpentry Labour - Fix Cavity Batten - Per M2	87.00Hr	\$65.00	\$5,655.00
Carpentry Labour - Install Cavity Battens	2.50Hr	\$65.00	\$162.50
Carpentry Labour - Install Cavity Closer	7.50Hr	\$65.00	\$487.50
<b>Horizontal Weatherboard Cladding</b>	<b>63.75Hr</b>		<b>\$4,085.25</b>
Carpentry Labour - Install Corner Soakers	1.00Hr	\$6.50	\$6.50
Carpentry Labour - Install Horizontal Cedar Weatherboards	55.75Hr	\$65.00	\$3,623.75
Carpentry Labour - Install Scribes Around Opening Jambes	7.00Hr	\$65.00	\$455.00
<b>Fibre Cement Sheet Cladding</b>	<b>105.00Hr</b>		<b>\$6,825.00</b>
Carpentry Labour - Install Internal/External Corner Flashing	6.75Hr	\$65.00	\$438.75
Carpentry Labour - Install Cavity Closer	8.50Hr	\$65.00	\$552.50
Carpentry Labour - Install Fibre Cement Sheet Cladding	82.00Hr	\$65.00	\$5,330.00
Carpentry Labour - Install Flashing	7.75Hr	\$65.00	\$503.75
<b>Timber Trims &amp; Corners</b>	<b>18.00Hr</b>		<b>\$1,170.00</b>
Carpentry Labour - Install Internal/External Corner Flashing	8.00Hr	\$65.00	\$520.00
Carpentry Labour - Install Eaves Moulding	9.00Hr	\$65.00	\$585.00
Carpentry Labour - Install Weatherboard Internal Corner Mould	1.00Hr	\$65.00	\$65.00
<b>Aluminium Joinery</b>	<b>42.25Hr</b>		<b>\$2,746.25</b>
Carpentry Labour - Install Aluminium Joinery	27.25Hr	\$65.00	\$1,771.25
Carpentry Labour - Install PEF Rod & Foam to Exterior Windows & Doors	15.00Hr	\$65.00	\$975.00
<b>Insulation</b>	<b>12.50Hr</b>		<b>\$812.50</b>
Carpentry Labour - Install Ceiling Insulation	12.50Hr	\$65.00	\$812.50
<b>Interior Linings</b>	<b>386.75Hr</b>		<b>\$25,138.75</b>
Carpentry Labour - Frame, Cut and Install Ceiling Hatch	1.00Hr	\$65.00	\$65.00
Carpentry Labour - Install Architraves	58.25Hr	\$65.00	\$3,786.25
Carpentry Labour - Install Interior Ceiling Linings	120.75Hr	\$65.00	\$7,848.75
Carpentry Labour - Install Interior Wall Linings	162.25Hr	\$65.00	\$10,546.25
Carpentry Labour - Install Mirror & Sealant	1.00Hr	\$65.00	\$65.00
Carpentry Labour - Install Skirting	43.50Hr	\$65.00	\$2,827.50
<b>Shelving</b>	<b>5.00Hr</b>		<b>\$325.00</b>

Carpentry Labour - Install Cupboard Shelving	5.00Hr	\$65.00	\$325.00
<b>Interior Doors</b>	<b>24.50Hr</b>		<b>\$1,592.50</b>
Carpentry Labour - Install 410 - 910mm, pre-hung HC door and frame	10.50Hr	\$65.00	\$682.50
Carpentry Labour - Install Cavity Slider Door	3.00Hr	\$65.00	\$195.00
Carpentry Labour - Install MDF Custom Robe Sliding Doors	11.00Hr	\$65.00	\$715.00
<b>Door Hardware</b>	<b>21.50Hr</b>		<b>\$1,397.50</b>
Carpentry Labour - Install Door Lockset	21.50Hr	\$65.00	\$1,397.50
<b>Total:</b>	<b>1575.25Hr</b>		<b>\$102,332.75</b>

# Estimate Detail

## RAFT SLAB FOUNDATIONS

Ribraft foundation has been allowed for as an assumed TC1 Raft Foundation - No allowance has been made for additional Shear Keys if required No allowance for any reinforcing fibre, oxide or retarder to concrete No allowance for any exposed aggregate Allowed for 20mpa standard mix concrete No allowance for any concrete nibs or upstands (Where applicable)

SKU	Description	Supplier	Unit	Qty	Unit Price	Total
<b>Profile Timber</b>						
0276489	150X25 RAD MERCH++H3.2 GR SAWN	Bunnings	m	53.00	\$2.70	\$143.10
0616331	90X45 RAD SG8 H1.2++KD GAUG BUN	Bunnings	m	43.00	\$5.72	\$245.96
<b>Concrete Underlay</b>						
0127649	POLYTHENE BLACK++4X25M 250MU	Bunnings	Ea	5.00	\$89.22	\$446.10
0183963	SCOTCH JOINING TAPE++PVC 50MMX30M	Bunnings	Ea	8.00	\$4.13	\$33.04
<b>Formwork</b>						
0276497	150X25 RAD INDUST++UT GR SAWN BUN	Bunnings	m	7.00	\$3.34	\$23.38
0199672	300X25 RAD INDUST++UT GR SAWN BUN	Bunnings	m	88.00	\$6.25	\$550.00
0616331	90X45 RAD SG8 H1.2++KD GAUG BUN	Bunnings	m	175.00	\$5.72	\$1,001.00
<b>Raft Slab Components</b>						
8904267	EXPOL POD STICKS++30PK	Bunnings	Ea	17.00	\$37.30	\$634.10
0196200	EXPOL SPACER 100MM++SPACER100	Bunnings	Ea	610.00	\$1.30	\$793.00
0196206	EXPOL SPACER 300MM++SPACER300	Bunnings	Ea	73.00	\$1.54	\$112.42
0196159	EXPOL TUFF PODS 1100++X1100X220 EX FACTORY	Bunnings	Ea	254.00	\$19.83	\$5,036.82
<b>Reinforcing Steel</b>						
0452877	DEFORM REINFORCING++HD12X6.0M D12-500	Bunnings	Ea	283.00	\$17.27	\$4,887.41
<b>Steel Mesh</b>						
8904277	MESH SE620-500 5.83X-2.37M XTRA DUCTILE	Bunnings	Ea	26.00	\$90.22	\$2,345.72
<b>Tie Wire Bundles</b>						
0922353	TIE WIRE 230MM BLACK++1KG W230A	Bunnings	Ea	27.00	\$7.90	\$213.30
<b>Concrete</b>						
UGP 5001	20MPa Raftmix Concrete m3	Generic	m^3	31.10	\$330.00	\$10,263.00
<b>Concrete Pumping</b>						
UGP 5681	Concrete Pumping - Travel, Setup, and Minimum Charge Fee	Generic	Sum	1.00	\$450.00	\$450.00
UGP 5537	Concrete Pumping - m3 Rate	Generic	m^3	31.10	\$25.00	\$777.50
<b>Concrete Finishing</b>						
UGP 5439	Concrete Finisher Travel/Setup Fee	Generic	Sum	1.00	\$150.00	\$150.00
UGP 0523	Sub-Contractor - Concrete Place & Finish (U3)	Generic	m^2	332.00	\$13.00	\$4,316.00

## RAFT SLAB FOUNDATIONS

### Concrete Cutting

UGP 5441	Concrete Slab Cutting Travel/Setup Fee	Generic	Sum	1.00	\$150.00	\$150.00
UGP 0532	Sub-Contractor - Concrete Slab Cutting, 25mm Deep	Generic	m	88.00	\$7.00	\$616.00

## PRENAIL FRAME & TRUSS

No allowance for any Hiandri packers or DPC supplied pre-fixed to frames (Have assumed DPC to be fixed to frame on site) No allowance for any rafters, rafter blocking, nogging & any associated hardware No allowance for any truss fixings and hardware, including custom plates Truss pricing allows for the supply of a standard range of truss framing only (No extra allowances are made for any scissors trusses, parallel chord trusses or similar)

SKU	Description	Supplier	Unit	Qty	Unit Price	Total
<b>Prenailed Wall Frames</b>						
EW115	FnT - Exterior Wall - 2440mm - 90x45mm - 600Crs H1.2	Prenail Framing Supplier	m	81.70	\$147.00	\$12,009.90
IW109	FnT - Interior Wall - 2440mm - 90x45mm - 600Crs H1.2	Prenail Framing Supplier	m	73.10	\$76.00	\$5,555.60
<b>Trusses</b>						
UGP 5417	Truss - Light - H1.2 - Upto High Wind Zone - 26-30 Degree	Generic	m^2	324.00	\$49.00	\$15,876.00
UGP 5413	Truss - Light - Mono Pitched - H1.2	Generic	m^2	4.00	\$61.00	\$244.00

## RANDOM SUPPLY ROOF PACK

Ceiling battens have been allowed for at 400mm centres for 10mm plasterboard Ceiling battens have been allowed for at 600mm centres for all 13mm Plasterboard, Fibre cement & Ply ceiling linings

SKU	Description	Supplier	Unit	Qty	Unit Price	Total
<b>Top Plate Packer</b>						
0616211	140X35 RAD SG8 H1.2++KD GAUG BUN	Bunnings	m	171.00	\$11.22	\$1,918.62
<b>Posts</b>						
UGP 5832	Bracket & Hardware To Timber Post - Allowance	Generic	Sum	2.00	\$100.00	\$200.00
<i>Due to range of post hardware available for post fixings an allowance has been made only. Confirm hardware selection to suit site specific requirements.</i>						
UGP 5682	Concrete Pump Mix 20mpa	Generic	m^3	0.60	\$391.80	\$235.08
UGP 5830	Timber Post - Allowance	Generic	Sum	2.00	\$300.00	\$600.00
<i>Provisional allowance has been made for timber post, confirm selection.</i>						
<b>Ribbon Plate</b>						
0616331	90X45 RAD SG8 H1.2++KD GAUG BUN	Bunnings	m	65.00	\$5.72	\$371.80
<b>Soffit Sprockets</b>						
0616331	90X45 RAD SG8 H1.2++KD GAUG BUN	Bunnings	m	43.00	\$5.72	\$245.96
<b>Fly Rafter</b>						

RANDOM SUPPLY ROOF PACK						
0616331	90X45 RAD SG8 H1.2++KD GAUG BUN	Bunnings	m	55.00	\$5.72	\$314.60
Out Rigger / Verge Nog						
0616331	90X45 RAD SG8 H1.2++KD GAUG BUN	Bunnings	m	145.00	\$5.72	\$829.40
Roof Plane Brace						
0147086	L-LOK NAIL 30X3.15++GALV 500G PN30500	Bunnings	Ea	3.00	\$7.03	\$21.09
0331193	L-LOK STRIP BRACE++30M COIL + TEN SB30T	Bunnings	Ea	5.00	\$73.14	\$365.70
Valley Boards						
0276489	150X25 RAD MERCH++H3.2 GR SAWN	Bunnings	m	100.00	\$2.70	\$270.00
Purlin						
0616192	70X45 RAD SG8 H1.2++KD GAUG BUN	Bunnings	m	845.00	\$4.96	\$4,191.20
0695469	SCREW L-LOK PURLIN++10GX80MM BLUE BX250	Bunnings	Ea	3.00	\$50.62	\$151.86
Ceiling Battens						
0605267	68X34 RAD CEIL/BTN++H1.2 FJ KD GAUG 5.4M	Bunnings	Ea	82.00	\$27.01	\$2,214.82
0224915	NAIL IMP PASLODE BGT++75X3.06 1000 B20551	Bunnings	Ea	1.00	\$104.05	\$104.05
Randoms						
0616331	90X45 RAD SG8 H1.2++KD GAUG BUN	Bunnings	m	369.00	\$5.72	\$2,110.68

FRAMING HARDWARE						
All Bottom Plate fixings have been assumed All Stud fixings have been assumed to be studstraps All Top Plate fixings have been assumed All Lintel fixings have been allowed as per NZS3604 span tables						
SKU	Description	Supplier	Unit	Qty	Unit Price	Total
Framing Hardware						
0139349	L-LOK PLATE TYLOK++68X180 6T10S	Bunnings	Ea	69.00	\$1.71	\$117.99
0155677	L-LOK STRAP STUD++(EACH) STUDSTRAP	Bunnings	Ea	150.00	\$1.45	\$217.50
0277504	P.E.F. BACKING ROD++10MMX50M	Bunnings	Ea	4.00	\$27.06	\$108.24
Bottom Plate Fixing						
0235806	BOWMAC B/PLT HEX S/B++OLT M10X140 (10) BPS	Bunnings	Ea	10.00	\$34.93	\$349.30
0258016	DPC DRY FIX MASONS++90MMX30M DPC90	Bunnings	Roll	6.00	\$8.64	\$51.84
0320800	RAMSET CHARGE STRIP++YELLOW PLSYW22	Bunnings	Ea	1.00	\$26.74	\$26.74
0252864	RAMSET PIN DRIVE &++DISC 75MMX9MM LWU75	Bunnings	Ea	1.00	\$76.27	\$76.27
Lintel Fixings						
0156499	GIB HANDIBRAC (PAIR)++WITH SCREWBOLTS	Bunnings	Ea	7.00	\$21.54	\$150.78
0147086	L-LOK NAIL 30X3.15++GALV 500G PN30500	Bunnings	Ea	1.00	\$7.03	\$7.03
0313019	L-LOK PLATE NAIL++34X 60MM (EACH) 2T5S	Bunnings	Ea	60.00	\$0.30	\$18.00
0139261	L-LOK PLATE TYLOK++34X120 4T5S	Bunnings	Ea	30.00	\$0.50	\$15.00
8905732	L-LOK STRAP BRACE SH++T 200MM (1) SBS2100	Bunnings	Ea	18.00	\$1.02	\$18.36

## FRAMING HARDWARE

### Waterproofing, Flashing & Cavity

0138751	PACKER FIX ALL++STARTER PACK 39163	Bunnings	Ea	5.00	\$41.26	\$206.30
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### Adhesive & Sealants

0177265	GORILLA EXPANDING++FOAM 750ML PRO	Bunnings	Ea	5.00	\$18.97	\$94.85
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## ROOF CLADDING

Roofing prices exclude addition cost that may be incurred for steep roof pitches over 35 degrees. Support Netting is allowed to all roofs 10 degrees and under.

SKU	Description	Supplier	Unit	Qty	Unit Price	Total
<b>Longrun Roofing</b>						
<i>All Longrun roof cladding has been allowed for as direct fixed to purlins (No allowance for additional ventilation system)</i>						
ACCAQ02	Aquaseal No 2 EPDM Pipe Flashing (10-70mm OPD)	Roofing Industires	Ea	2.00	\$18.75	\$37.50
F.55[Colour]MXM-300/2	Flashings 0.55 Maxam (300 girth, 2 fold)	Roofing Industires	m	10.00	\$16.92	\$169.20
BGR300000[Colour]MXM	Barge Roll 0.55 Maxam 300mm	Roofing Industires	m	55.00	\$20.09	\$1,104.95
BGR300F63[Colour]MXM	Barge Roll 0.55 Maxam 300mm 63mm Soft Edge	Roofing Industires	m	2.00	\$29.28	\$58.56
COR.40[Colour]MXM	Corrugate 0.40 762mm Maxam	Roofing Industires	m	573.00	\$21.82	\$12,502.86
UND403FR050	Covertex 403 Heavy Weight 50m2 (1350 x 37)	Roofing Industires	Ea	9.00	\$147.76	\$1,329.84
F.55[Colour]MXM-250/2	Flashings 0.55 Maxam (250 girth, 2 fold)	Roofing Industires	m	64.00	\$14.80	\$947.20
0555216	Manrose 150mm Thru-Roof Kit	Bunnings	Ea	4.00	\$206.87	\$827.48
UNDN75050	Netting 75mm 50m2 Roll (2000 x 25)	Roofing Industires	Ea	9.00	\$102.69	\$924.21
PAIHPF15ML[Colour]	Paint Fastener Touch-up (15ml)	Roofing Industires	Ea	1.00	\$11.74	\$11.74
UGP 0767	17_16_00P01	Generic	Ea	2.00	\$14.58	\$29.16
ACCSILICON	Roofing Silicon	Roofing Industires	Ea	3.00	\$13.08	\$39.24
RTWF63[Colour]MXM	Roundtop Wide Ridging Maxam 63mm Soft Edge	Roofing Industires	m	72.00	\$29.43	\$2,118.96
VAL400[Colour]MXM	Standard Maxam Valley Gutter, 0.55mm thick	Roofing Industires	m	50.00	\$26.00	\$1,300.00
UGP 5361	Sub Contractor - Roof Exhaust Vent Install	Generic	Ea	4.00	\$45.00	\$180.00
FASTT12X65[Colour]	Timbertek 12x65 - Coloured - 100 Pack	Roofing Industires	Ea	22.00	\$36.28	\$798.16
<b>Roofing - Install</b>						
UGP 5988	Sub Contractor - Back Tray Flashing Install	Generic	m	14.00	\$35.00	\$490.00

## ROOF CLADDING

UGP 5361	Sub Contractor - Barge Flashing Install	Generic	m	50.00	\$35.00	\$1,750.00
UGP 5367	Sub Contractor - Eave Gutter Flashing Install	Generic	m	58.00	\$20.00	\$1,160.00
UGP 5369	Sub Contractor - Head Barge Flashing Install	Generic	m	2.00	\$35.00	\$70.00
UGP 1047	Sub Contractor - Longrun Roofing Install	Generic	m^2	369.00	\$18.00	\$6,642.00
UGP 5357	Sub Contractor - Netting Install	Generic	m^2	369.00	\$4.00	\$1,476.00
UGP 5363	Sub Contractor - Ridge/Hip Flashing Install	Generic	m	65.00	\$35.00	\$2,275.00
UGP 5359	Sub Contractor - Underlay Install	Generic	m^2	369.00	\$4.00	\$1,476.00
UGP 5371	Sub Contractor - Valley Gutter Flashing Install	Generic	m	46.00	\$35.00	\$1,610.00
<b>Fascia &amp; Barge</b>						
0605345	180x18 Fascia Rad FJ H3.1++Kd PP Dual Coat 6.3m	Bunnings	Ea	20.00	\$76.27	\$1,525.40
0323833	Nail Jolt 75x3.15 Galv 2kg 075315GJ2	Bunnings	Ea	2.00	\$22.02	\$44.04
<b>Flashing</b>						
UGP 5683	Terminal Vent Allowance	Generic	Ea	1.00	\$36.72	\$36.72
<b>Spouting</b>						
GBIQTRNYL	Gutter Bracket Concealed Quarter Round 150 Nylon	Roofing Industries	Ea	81.00	\$1.68	\$136.08
GTRQTR[Colour]MXM	Gutter Quarter Round 150 0.55 Maxam	Roofing Industries	m	61.00	\$12.90	\$786.90
GSEQTR[Colour]MXM	Gutter Stop End Quarter Round 150 MAXAM	Roofing Industries	Ea	14.00	\$3.73	\$52.22
UGP 0767	17_16_00P01	Generic	Ea	1.00	\$14.58	\$14.58
<b>Spouting - Install</b>						
UGP 1072	Sub Contractor - Install Coloursteel Spouting	Generic	m	58.00	\$55.00	\$3,190.00
<b>Downpipes</b>						
<i>3 metres of downpipe has been allowed per dropper.</i>						
0165952	CLASSIC MC11-80WH-DROPPER OL/L MC11.80	Bunnings	Ea	7.00	\$7.86	\$55.02
0684673	DOWNPIPE RAS 80MM-ADAPTOR	Bunnings	Ea	7.00	\$6.92	\$48.44
0186902	DOWNPIPE RB 2-80WH++SCKET BEND 95DEG WHT	Bunnings	Ea	14.00	\$7.78	\$108.92
0809858	DOWNPIPE RC80-2WH-PIPE CLIP 2PC WHT	Bunnings	Ea	21.00	\$5.63	\$118.23
0186805	DOWNPIPE RP80WH RND++80MMX3M WHT	Bunnings	Ea	7.00	\$33.73	\$236.11
0186775	SOLVENT WELDING++MCS	Bunnings	Ea	1.00	\$15.29	\$15.29

## EXTERIOR JOINERY AND GARAGE DOOR

All external Aluminum joinery/penetrations rates are preliminary rates provided by Altus Joinery Penetrations are measured to closest available size/type in the software Finish and colours to joinery are standard range only No allowance for thermal break to units Accurate pricing from supplier required

SKU	Description	Supplier	Unit	Qty	Unit Price	Total
<b>Garage Door</b>						



## EXTERIOR JOINERY AND GARAGE DOOR

Garage doors are supplied by B & D Doors Garage Doors have been priced as supply & install

B & D Part	Futura / Newport - 4 Panel - Non-Insulated - 5101W - 6,000W	B&D Doors	Ea	1.00	\$3,563.20	\$3,563.20
B & D Part	Garage Door Suspension Bracket	B&D Doors	Ea	2.00	\$3.12	\$6.24
B & D Part	Precision Gts-2 Powerhead	B&D Doors	Ea	1.00	\$200.00	\$200.00

### Aluminium Window Joinery

UGP 7830	Altus Joinery - Fixed Window M2 Rate	Generic	m^2	1.26	\$456.89	\$575.68
UGP 7832	Altus Joinery - Sash Window M2 Rate	Generic	m^2	2.10	\$779.02	\$1,635.94
UGP 7832	Altus Joinery - Sash Window M2 Rate	Generic	m^2	2.10	\$779.02	\$1,635.94
UGP 7832	Altus Joinery - Sash Window M2 Rate	Generic	m^2	2.10	\$779.02	\$1,635.94
UGP 7832	Altus Joinery - Sash Window M2 Rate	Generic	m^2	2.10	\$779.02	\$1,635.94
UGP 7832	Altus Joinery - Sash Window M2 Rate	Generic	m^2	2.10	\$779.02	\$1,635.94
UGP 7832	Altus Joinery - Sash Window M2 Rate	Generic	m^2	2.10	\$779.02	\$1,635.94
UGP 7832	Altus Joinery - Sash Window M2 Rate	Generic	m^2	2.10	\$779.02	\$1,635.94
UGP 7832	Altus Joinery - Sash Window M2 Rate	Generic	m^2	2.42	\$779.02	\$1,885.23
UGP 7832	Altus Joinery - Sash Window M2 Rate	Generic	m^2	2.42	\$779.02	\$1,885.23
UGP 7832	Altus Joinery - Sash Window M2 Rate	Generic	m^2	1.81	\$779.02	\$1,413.92
UGP 7833	Altus Joinery - Single Slider Window M2 Rate	Generic	m^2	0.97	\$604.74	\$589.62
UGP 7833	Altus Joinery - Single Slider Window M2 Rate	Generic	m^2	0.97	\$604.74	\$589.62
UGP 7833	Altus Joinery - Single Slider Window M2 Rate	Generic	m^2	1.62	\$604.74	\$982.70
UGP 7833	Altus Joinery - Single Slider Window M2 Rate	Generic	m^2	1.62	\$604.74	\$982.70
UGP 7833	Altus Joinery - Single Slider Window M2 Rate	Generic	m^2	1.62	\$604.74	\$982.70
UGP 7833	Altus Joinery - Single Slider Window M2 Rate	Generic	m^2	1.50	\$604.74	\$907.11
UGP 0956	Proprietary Window & Door Head Flashing	Generic	m	24.00	\$15.00	\$360.00

### Aluminium Exterior Door Joinery

UGP 7834	Altus Joinery - Stacker Sliding Door M2 Rate	Generic	m^2	6.30	\$521.15	\$3,283.24
UGP 7834	Altus Joinery - Stacker Sliding Door M2 Rate	Generic	m^2	10.15	\$521.15	\$5,289.20
UGP 7834	Altus Joinery - Stacker Sliding Door M2 Rate	Generic	m^2	10.15	\$521.15	\$5,289.20

## EXTERIOR CLADDING

Exterior Cladding has been allowed for as per plan where possible (Check Designer Notes for substitutions)

SKU	Description	Supplier	Unit	Qty	Unit Price	Total
<b>Soffit Linings</b>						
0184047	HARDIFLEX EAVES JH++2400X1200X4.5MM	Bunnings	Ea	32.00	\$48.71	\$1,558.72
0184489	JH HARDIEJOINTER PVC++2400X5.0MM 300729	Bunnings	Ea	15.00	\$7.50	\$112.50
0183938	JH HARDISOFFIT++2400X600X4.5MM	Bunnings	Ea	14.00	\$22.46	\$314.44
0183903	JH HARDISOFFIT++2400X450X4.5MM	Bunnings	Ea	16.00	\$17.45	\$279.20

## EXTERIOR CLADDING

0183946	JH HARDISOFFIT++2400X750X4.5MM	Bunnings	Ea	6.00	\$30.36	\$182.16
0319279	NAIL FLAT H/F++40X2.80 GALV 500G	Bunnings	Ea	5.00	\$14.75	\$73.75

### Building Envelope RAB, Wrap & Tape

0018812	BUILD WRAP BARRICADE++FR 2.74X100M2 MASONS	Bunnings	Ea	3.00	\$249.94	\$749.82
0290608	HYDRO CORNER GUARD++50PK HYDROCG50	Bunnings	Ea	1.00	\$31.84	\$31.84
0236909	STAPLES 8MM 2000++RAPID 140 RS14082PP	Bunnings	Ea	3.00	\$11.73	\$35.19
0281789	TAPE FLASHING++40BELOW 150MMX20M	Bunnings	Ea	5.00	\$90.46	\$452.30
0281783	TAPE FLASHING++40BELOW 75MMX20M	Bunnings	Ea	2.00	\$50.77	\$101.54
0281821	WRAP STRAP MASONS++19MMX300M BLUE	Bunnings	Ea	1.00	\$23.03	\$23.03

### Waterproofing, Flashing & Cavity

0407413	(CLD) CAVITY BATTEN++19MM 3000X70	Bunnings	Ea	134.00	\$18.50	\$2,479.00
0497467	CAVIBAT GREEN++18X45X1200MM	Bunnings	Ea	190.00	\$5.25	\$997.50
0206228	CAVITY CLOSER 19MM++VENTED 2.7M RDCC19 VENT STRIP	Bunnings	Ea	25.00	\$11.49	\$287.25
0318751	FLASHING DYNAFLASH-75X75MM - 25m - DYNA150WHT25	Bunnings	Roll	1.00	\$161.51	\$161.51
0626148	Hardie™ 9mm Aluminium Internal Corner 2750mm 306218	Bunnings	Ea	6.00	\$48.27	\$289.62
0113956	JH AXON H MLD HORIZ++9X3000MM 304508	Bunnings	Ea	20.00	\$54.09	\$1,081.80
0113967	JH AXON JNT FOR H-MOULD 180 304512	Bunnings	Ea	20.00	\$5.92	\$118.40
0578017	JH VENT STRIP PVC++75X18X3000MM 302490	Bunnings	Ea	27.00	\$13.30	\$359.10
8904095	NAIL IMP PASLODE GAL++50X2.87 3000 B20557V	Bunnings	Ea	1.00	\$286.90	\$286.90
0813643	NAIL IMP PASLODE GAL++65X2.87 3000 B20568V	Bunnings	Ea	1.00	\$230.43	\$230.43
0082888	NAIL IMP PASLODE SS++65X2.87 1000 B20685	Bunnings	Ea	1.00	\$212.30	\$212.30
0861704	SIKAFLEX 11 FC++310ML WHITE 519879	Bunnings	Ea	30.00	\$11.80	\$354.00

### Horizontal Weatherboard Cladding

UGP 0963	Cedar - P18 - 60x17mm - Jamb Scribes	Generic	m	42.00	\$27.00	\$1,134.00
UGP 0932	Cedar - P32 - 40x27mm - Eaves Mould	Generic	m	31.00	\$21.00	\$651.00
UGP 0931	Cedar - P351 - Internal Corner Mould	Generic	m	6.00	\$21.00	\$126.00
UGP 0896	Cedar - P61 - Weatherboard - Bevel Back 140x18.5mm (108mm Cover)	Generic	m	567.00	\$28.25	\$16,017.75
0223060	ECKO 50 x 2mm 316 Stainless Steel Clinch Nails - 500g Pack	Bunnings	Ea	5.00	\$63.02	\$315.10
0625894	GALV SOAKER STD++CORNER 150 T-52000	Bunnings	Ea	27.00	\$1.87	\$50.49
0626726	GALV SOAKER STD FLAT++150 T-52060	Bunnings	Ea	92.00	\$1.05	\$96.60
0317829	NAIL FLAT 19X1.60++GALV 500G 019160GFP	Bunnings	Ea	1.00	\$6.98	\$6.98
0328438	NZ Nails 75 x 3.25mm Silicon Bronze Rose Head Nail - 2kg Box	Bunnings	Ea	5.00	\$149.52	\$747.60

### Fibre Cement Sheet Cladding

0113916	AXON PANEL 133MM++2450X1200X9MM 403780	Bunnings	Ea	53.00	\$140.38	\$7,440.14
0164992	BRAD PNE PASLODE SS++C25X1.6 2000 B20650	Bunnings	Ea	2.00	\$209.70	\$419.40
0626144	JH AXON BOX CNR EXT++9MM-3000MM 306216	Bunnings	Ea	21.00	\$67.03	\$1,407.63
0166091	JH H MOULD ALUMINIUM EXT 9MM CORNER JOIN 305940	Bunnings	Ea	13.00	\$33.75	\$438.75

## EXTERIOR CLADDING

0285321	JH INSEAL 3259 BLACK++50MMX50M 300767	Bunnings	Ea	4.00	\$249.55	\$998.20
0285448	JH INSEAL 3259 BLACK++80MMX50M 300769	Bunnings	Ea	1.00	\$445.92	\$445.92
0813643	NAIL IMP PASLODE GAL++65X2.87 3000 B20568V	Bunnings	Ea	1.00	\$230.43	\$230.43
<b>Timber Trims &amp; Corners</b>						
0164992	BRAD PNE PASLODE SS++C25X1.6 2000 B20650	Bunnings	Ea	1.00	\$209.70	\$209.70
0799774	MLD RAD FJ H3.1 PP++40 40X27 EAVES MLD	Bunnings	m	62.00	\$2.08	\$128.96
0799749	MLD RAD FJ H3.1 PP++24 18X18 D4S	Bunnings	m	55.00	\$0.92	\$50.60
0203711	SIKAFLEX AT FACADE++600ML WHT 153730	Bunnings	Ea	2.00	\$26.41	\$52.82

## PLUMBING & GAS FITTING

No allowance for temporary water supply All plumbing fixtures are preliminary only due to range being assumed  
Have allowed for 20m of mains water supply piping & trenching - Have assumed site is in range of residential supply

SKU	Description	Supplier	Unit	Qty	Unit Price	Total
<b>Plumbing Fixtures &amp; Fittings</b>						
0563985	FIX-A-TAP 13mm Brass Lead-Free T-Handle Angled Garden Tap N Snap	Bunnings	Ea	2.00	\$29.72	\$59.44
<b>Plumbing Install</b>						
UGP 5614	Plumber - Allowance - Waste Pipe - Prefloor - Pipe - 100mm DWV Per m	Generic	m	15.00	\$50.00	\$750.00
UGP 5373	Plumber - Prefloor - Prepiped - Fitoff - 50mm Terminal Vent	Generic	Ea	4.00	\$402.00	\$1,608.00
UGP 5559	Plumber - Prefloor - Prepiped - Fitoff - Bath	Generic	Ea	1.00	\$570.00	\$570.00
UGP 5678	Plumber - Prefloor - Prepiped - Fitoff - Double Vanity	Generic	Ea	1.00	\$725.00	\$725.00
UGP 5603	Plumber - Prefloor - Prepiped - Fitoff - Shower	Generic	Ea	2.00	\$540.00	\$1,080.00
UGP 5676	Plumber - Prefloor - Prepiped - Fitoff - Toilet	Generic	Ea	2.00	\$620.00	\$1,240.00
UGP 5677	Plumber - Prefloor - Prepiped - Fitoff - Vanity	Generic	Ea	1.00	\$525.00	\$525.00
UGP 5593	Plumbing - House Setup 221-300m2 - Prefloor - Prepiped - Fitoff	Generic	Ea	1.00	\$2,750.00	\$2,750.00
UGP 5606	Water Main - Supply & Install - 25mm - Inc Trench & Backfill	Generic	m	25.00	\$150.00	\$3,750.00

## ELECTRICAL SERVICES

No allowance has been made for Inspection & Connection fees for Network Area No allowance for Builder temporary supply Price includes allowance for 20m of trenching from boundary for single phase mains supply only No allowance has been made for travel/site visit charges No allowance has been made for any height access equipment if required Rates allow for installation through timber framing only (No allowance is made for any masonry work, concrete cutting or removal where applicable)

SKU	Description	Supplier	Unit	Qty	Unit Price	Total
<b>Mains Supply</b>						
UGP 5693	Mains - Trenching - Per Lm	Generic	m	20.00	\$20.00	\$400.00
UGP 5486	Mains Power - Single Phase - Per Lm	Generic	m	30.00	\$35.00	\$1,050.00

## ELECTRICAL SERVICES

### Electrical

UGP 2575	10A External Power Point Double - Prewire - Fitoff	Generic	Ea	1.00	\$210.00	\$210.00
UGP 2607	Doorbell - Prewire - Fitoff	Generic	Ea	1.00	\$130.00	\$130.00
UGP 5648	Exhaust/Extraction Fan - Prewire - Fitoff	Generic	Ea	2.00	\$425.00	\$850.00
UGP 5645	Fridge - Power Point - Prewire - Fitoff	Generic	Ea	1.00	\$90.00	\$90.00
UGP 5662	Garage Door Power Point - Single - Prewire - Fitoff	Generic	Ea	1.00	\$170.00	\$170.00
UGP 5644	Microwave - Electrical Point - Prewire - Fitoff	Generic	Ea	1.00	\$90.00	\$90.00
UGP 5628	Power Point - Double - Prewire - Fitoff	Generic	Ea	32.00	\$100.00	\$3,200.00
UGP 2578	Range hood - Prewire - Fitoff - Includes Fan & Ducting Upto 6m	Generic	Ea	4.00	\$510.00	\$2,040.00
UGP 5622	Switchboard - inc Earth - Prewire	Generic	Ea	1.00	\$2,200.00	\$2,200.00

### Lighting

*Lighting allowance of 1 downlights per 5m2*

UGP 2554	180° Sensor Light Auto Manual Switch - Prewire - Fitoff	Generic	Ea	2.00	\$240.00	\$480.00
UGP 5674	2 Way Circuits - Prewire - Fitoff	Generic	Ea	2.00	\$100.00	\$200.00
UGP 5675	3 Way Circuits - Prewire - Fitoff	Generic	Ea	1.00	\$125.00	\$125.00
ELEDINKIT	Feature Pendant Allowance To Dining Area - Prewire - Fitoff	Generic	Ea	1.00	\$450.00	\$450.00
UGP 5670	LED Batten - Prewire - Fitoff	Generic	Ea	2.00	\$220.00	\$440.00
UGP 5669	LED Downlight - Prewire - Fitoff	Generic	Ea	40.00	\$130.00	\$5,200.00
ELEPENKIT	LED Pendant Allowance To Kitchen - Prewire - Fitoff	Generic	Ea	3.00	\$150.00	\$450.00
ELECKITCH	LED Strip Lighting Allownace To Kitchen Cabinetry	Generic	Ea	1.00	\$400.00	\$400.00
UGP 2559	Light Switch - Double - Fitoff	Generic	Ea	5.00	\$70.00	\$350.00
UGP 2558	Light Switch - Single - Fitoff	Generic	Ea	7.00	\$50.00	\$350.00
UGP 2560	Light Switch - Triple - Fitoff	Generic	Ea	3.00	\$100.00	\$300.00

### Telephone & Data

UGP 5623	Data Cabinet - Fibre Ready - Prewire - Fitoff	Generic	Ea	1.00	\$850.00	\$850.00
UGP 2598	Television & Data Outlet - Prewire - Fitoff	Generic	Ea	2.00	\$134.40	\$268.80

## INSULATION

All insulation products have been allowed for as Earthwool in lieu of product specified on plans If an Earthwool product is unable to meet the same R-value of a product specified on drawings or specifications, the item shown will be substituted for the next closest available Earthwool option

SKU	Description	Supplier	Unit	Qty	Unit Price	Total
<b>Flat Ceiling Insulation</b>						
0224618	GLASWL EARTHWL BLNKT++R3.6 150MM 8.4M2	Bunnings	Ea	27.00	\$103.29	\$2,788.83

## INTERNAL LININGS

## INTERNAL LININGS

Pricing excludes any specified ceiling diaphragm systems or specialist fixings Gib stopping has been allowed for to a level 4 finish - No extra allowance made for raking/vaulted ceilings

SKU	Description	Supplier	Unit	Qty	Unit Price	Total
<b>Ceiling Access Hatch/Ladder</b>						
0920836	HATCH CEILING++635X535MM 2635535	Bunnings	Ea	1.00	\$112.30	\$112.30
<b>Ceiling Linings</b>						
0535102	GIB AQUALINE F-RTD++13MM (M2)	Bunnings	m^2	16.00	\$27.34	\$437.44
0534961	GIB BOARD++13MM (M2)	Bunnings	m^2	251.00	\$13.05	\$3,275.55
<b>Fixings for Ceiling Linings</b>						
0466323	GIB-GRAB SCREW COLL++H/T 32X6 1000BX	Bunnings	Ea	3.00	\$28.46	\$85.38
0762362	WALLBOARD GOLD 375ML++ADHESIVE 30804108	Bunnings	Ea	15.00	\$7.83	\$117.45
<b>Wall Linings</b>						
0534912	GIB AQUALINE F-RTD++10MM (M2)	Bunnings	m^2	126.00	\$19.47	\$2,453.22
0920083	GIB BOARD++10MM (M2)	Bunnings	m^2	387.00	\$10.57	\$4,090.59
<b>Fixings for Wall Linings</b>						
0466323	GIB-GRAB SCREW COLL++H/T 32X6 1000BX	Bunnings	Ea	4.00	\$28.46	\$113.84
0762362	WALLBOARD GOLD 375ML++ADHESIVE 30804108	Bunnings	Ea	24.00	\$7.83	\$187.92
<b>Skirting</b>						
0307504	MLD RAD FJ UT 20++60MM S/BEV ARCH 5.4M	Bunnings	Ea	45.00	\$14.83	\$667.35
<b>Architrave</b>						
0307504	MLD RAD FJ UT 20++60MM S/BEV ARCH 5.4M	Bunnings	Ea	60.00	\$14.83	\$889.80
<b>Cornice</b>						
0619631	GIB COVE BOND 90++20KG 14514	Bunnings	Ea	5.00	\$36.93	\$184.65
0630263	GIB COVE CLASSIC++55MMX3.6M 12314	Bunnings	Ea	69.00	\$10.81	\$745.89
<b>Finishing Line Fixings</b>						
0379642	BRAD ANGLED 16G X 45 GALV 2000PK	Bunnings	Ea	1.00	\$23.01	\$23.01
0238631	Selleys Aquadhere Interior Quick Set PVA - 500ml	Bunnings	Ea	2.00	\$19.75	\$39.50
<b>Gib Stopping</b>						
UGP 1125	Install Plaster Cove / Scotia	Generic	m	223.00	\$9.00	\$2,007.00
UGP 1123	Plasterboard Stopping on ceilings to Level 4 Finish.	Generic	m^2	242.00	\$25.00	\$6,050.00
UGP 1120	Plasterboard Stopping on walls to Level 4 Finish.	Generic	m^2	406.00	\$22.00	\$8,932.00

## INTERIOR DOORS AND HARDWARE

Allowed for Hollow Core Paint Quality 3mm MDF skin in 19mm flat jamb. A mid-level door furniture range has been allowed for - All items are provisional only and to be confirmed by client. Accurate pricing from supplier required.

SKU	Description	Supplier	Unit	Qty	Unit Price	Total
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## INTERIOR DOORS AND HARDWARE

### Interior Doors

0000028	Custom Sliding 2 leaf 1980x610-910 - Paneled MDF 3mm HC PQ	Generic	Ea	6.00	\$600.00	\$3,600.00
UGP 5765	P/hung 1980x410-810 Flat - MDF 112x25 (check hinge)	Generic	Ea	4.00	\$190.00	\$760.00
UGP 5474	P/hung 2200x410-810 Flat - MDF 112x25 (check hinge)	Generic	Ea	1.00	\$190.00	\$190.00
UGP 7977	PRE-HUNG SINGLE 3MM MDF PQ UC 18MM PINE FLAT 860-910 - 2200h	Generic	Ea	2.00	\$200.00	\$400.00
0000002	PRE-HUNG CAVITY SLIDER - SINGLE 3MM MDF PQ UC 18MM PINE FLAT 410-810 - 1980h	Generic	Ea	2.00	\$550.00	\$1,100.00

### Door Hardware

0133296	Flush Pull Windsor 126x42mm 5317-BN	Bunnings	Ea	12.00	\$19.84	\$238.08
0022204	Rnd Cavity Slider Passage SS Sylvan	Bunnings	Ea	3.00	\$39.00	\$117.00
0729010	Schlage Form Costa QF Passage Set Sss	Bunnings	Ea	5.00	\$112.23	\$561.15

## TILING & WATERPROOFING

SKU	Description	Supplier	Unit	Qty	Unit Price	Total
<b>Tile Depot - Tile Supply</b>						
UGP	Porcelain Tile 600x600x10mm (Abstract, White - Matt) M2 Rate	Tile Depot	m^2	15.00	\$39.19	\$587.85
<b>Floor Tile Installation</b>						
TIS 0001	Sub-contractor - Floor Tile Install SQM	Generic	m^2	15.00	\$90.00	\$1,350.00

## FLOOR COVERINGS

Floor Coverings have been allowed for as per plan where possible (Check Designer Notes for substitutions)

SKU	Description	Supplier	Unit	Qty	Unit Price	Total
<b>Carpet - SDN</b>						
UGP 5696	Invincible Origin 26oz SDN, cut pile twist   Originals Collection	Harrisons	m^2	80.00	\$53.57	\$4,285.60
<i>Price includes - Supply, installation, 10mm High Density 90/95kg Dunlop Foam underlay &amp; smooth edge. Prices do not include door bars, stairs or unforeseen floor preparation</i>						
<b>Vinyl Plank</b>						
UGP 5738	Domain 1200 1219 x 178 x 2.5mm Plank Size   Square Edge   0.5mm wear layer	Harrisons	m^2	106.00	\$132.22	\$14,015.32
<i>VINYL PLANK &amp; VINYL SHEET PRICES INCLUDE: Supply, Installation and allowance for a light floor grind.</i>						
<b>Floor Coverings</b>						
<i>Confirm Floor Covering Rate With Sub Contractor</i>						
UGP 2535	Grind & Polish Concrete	Generic	m^2	52.00	\$107.00	\$5,564.00

## INTERNAL FINISHES AND DECORATING

## INTERNAL FINISHES AND DECORATING

Painting rates assume architrave & skirting trims to receive the same finish as walls Pricing excludes curtains & blinds including all fixings, rails & accessories

SKU	Description	Supplier	Unit	Qty	Unit Price	Total
<b>Shelving</b>						
<i>All shelving &amp; rails to Cupboards, Wardrobes &amp; HWC are provisional only</i>						
0294541	HANDYPANEL MDF++1800X300X18MM	Bunnings	Ea	16.00	\$16.61	\$265.76
0315496	MLD RAD FJ UT 28++40X18 D4S 5.4M	Bunnings	Ea	32.00	\$15.83	\$506.56
UGP 5687	Walk In Wardrobe Joinery & Shelving - No Allowance - Quote Required	Generic	Allowance	1.00	\$0.00	\$0.00
<i>No allowance has been made for walk in wardrobe system</i>						
<b>Interior Painting</b>						
UGP 3530	Painting To Ceilings and Trims (Floor area)	Generic	m^2	242.00	\$22.00	\$5,324.00
UGP 5506	Painting To Interior Doors (Per Leaf)	Generic	Ea	22.00	\$45.00	\$990.00
UGP 1133	Painting To Interior Walls and Trims	Generic	m^2	406.00	\$21.00	\$8,526.00

## EXTERNAL FINISHES AND DECORATING

No allowance has been made for any height access equipment if required

SKU	Description	Supplier	Unit	Qty	Unit Price	Total
<b>Exterior Painting</b>						
UGP 2481	Exterior Painting Cladding SQM Rate	Generic	Ea	7.00	\$40.00	\$280.00
UGP 5247	Painting To Fascia & Barge Boards	Generic	m	107.00	\$10.00	\$1,070.00
UGP 4887	Painting To Sheet Cladding (2 Coats)	Generic	m^2	115.90	\$22.40	\$2,596.16
UGP 5505	Painting To Soffits	Generic	m^2	76.00	\$23.40	\$1,778.40
UGP 5311	Staining To Weatherboard Cladding (2 Coats)	Generic	m^2	56.00	\$48.46	\$2,713.76

## PLUMBING FIXTURES

SKU	Description	Supplier	Unit	Qty	Unit Price	Total
<b>Laundry</b>						
0524490	Everdure 9kg Washing Machine EFL915W	Bunnings	Ea	1.00	\$550.24	\$550.24
<b>Vanity Mirror</b>						
0214275	MIRROR POLISHED EDGE++750X 900 BN3203	Bunnings	Ea	1.00	\$54.50	\$54.50
0214281	MIRROR POLISHED EDGE++900X1200 BN3227	Bunnings	Ea	1.00	\$84.78	\$84.78
0580923	SELLEYS LIQUID NAILS++310G METAL & GLASS	Bunnings	Ea	1.00	\$23.90	\$23.90
<b>Vanity</b>						
0197360	VANITY CAB MONDELLA++1200MM ROCOC F/S WHT	Bunnings	Ea	1.00	\$486.33	\$486.33

## PLUMBING FIXTURES

0197358	VANITY CAB MONDELLA++750MM ROCOCO F/S WHT	Bunnings	Ea	1.00	\$328.83	\$328.83
0019942	VANITY TOP COMPOSITE++STONE 1200 DBL BASIN	Bunnings	Ea	1.00	\$334.90	\$334.90
0199626	VANITY TOP MONDELLA++750MM ROCOCO VC	Bunnings	Ea	1.00	\$106.57	\$106.57

### Vanity Accessories

0162135	BASIN MXR BLISS (ALL++PRESS) BL1 BASM	Bunnings	Ea	3.00	\$95.60	\$286.80
4821564	BATHROOM ACC ROCOCO++HT HOLDER	Bunnings	Ea	3.00	\$21.36	\$64.08
4920023	WASTE BASIN P-UP++O/FLOW 32MM KINETIC	Bunnings	Ea	3.00	\$25.03	\$75.09

### Toilet

0019819	TOILET MONDELLA++BTW RIMLESS ZT-290	Bunnings	Ea	2.00	\$251.81	\$503.62
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### Toilet Accessories

0123744	CISTERN TAP CHROME++CTC	Bunnings	Ea	2.00	\$16.94	\$33.88
0110522	Estilo Bella Chrome Single Toilet Roll Holder	Bunnings	Ea	2.00	\$12.39	\$24.78

### Bath

0325579	BATH FREESTANDING++ORIGIN STYLUS OR6W	Bunnings	Ea	1.00	\$1,145.22	\$1,145.22
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### Bath Accessories

5002766	BATH SPOUT ROCOCO++CHRM	Bunnings	Ea	1.00	\$52.37	\$52.37
0204799	Mondella Rumba Shower Mixer - Chrome	Bunnings	Ea	1.00	\$66.98	\$66.98
4920023	WASTE BASIN P-UP++O/FLOW 32MM KINETIC	Bunnings	Ea	1.00	\$25.03	\$25.03

### Showers

UGP 2257	Acrylic Shower Door & Liner Install	Generic	Ea	2.00	\$400.00	\$800.00
0268175	SHWR DR PROJECT++900X2000X10MM CHR	Bunnings	Ea	2.00	\$490.90	\$981.80
0268210	SHWR LINER 2SD FLAT++900X900X2000	Bunnings	Ea	2.00	\$247.00	\$494.00
0268178	SHWR RET PROJECT++900X2000X10MM CHR	Bunnings	Ea	2.00	\$216.52	\$433.04
0268219	SHWR TRAY 2SD SQR++900X 900 HERITAGE	Bunnings	Ea	2.00	\$287.42	\$574.84
0305322	Stein Shower Adhesive and Sealant Pack - 4 Pack	Bunnings	Ea	2.00	\$67.53	\$135.06

### Shower Fixtures

0204799	Mondella Rumba Shower Mixer - Chrome	Bunnings	Ea	2.00	\$66.98	\$133.96
0274988	SHWR SLD SATINJET++KIWA (ALL PRESS)	Bunnings	Ea	2.00	\$252.36	\$504.72
0305310	WASTE SHWR EASY++CLEAN STEIN STE5749	Bunnings	Ea	2.00	\$25.41	\$50.82

### Towel Rail, Grab Rails, Hooks and Rings

0430282	ARLEC HEATED TOWEL RAIL 5 BAR RND SS	Bunnings	Ea	2.00	\$154.78	\$309.56
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## ALARM & SOUND SYSTEM

Secom Security Alarm System includes Supply & Install

SKU	Description	Supplier	Unit	Qty	Unit Price	Total
Alarm & Sound System						



## ALARM & SOUND SYSTEM

UGP 2592	Security Alarm System - Secom (Supply & Install)	Secom Security	Ea	1.00	\$2,990.00	\$2,990.00
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System includes Ajax Hub 2 (4G), PIR Sensor Entry, PIR Sensor Exit, PIR Sensor Garage, Keypad, External Siren, Sundries, Service Call

## KITCHEN

No allowance has been made for Kitchen Joinery - Quote Required

SKU	Description	Supplier	Unit	Qty	Unit Price	Total
<b>Kitchen Joinery</b>						
UGP 1283	Kitchen Joinery - No Allowance - Quote Required	Generic	Sum	1.00	\$0.00	\$0.00

## CARPENTRY LABOUR

Rates are indicative and have been supplied (where available) from QV Cost builder based on a reasonable quantity of work & average site conditions. Due to the nature and specific requirements of each particular contract, rates can differ appreciably. All rates exclude GST

SKU	Description	Supplier	Unit	Qty	Unit Price	Total
<b>Profile Timber</b>						
UGP 5449	Carpentry Labour - Profile Set Out	Generic	Hr	8.00	\$65.00	\$520.00
<b>Concrete Foundation</b>						
UGP 5394	Carpentry Labour - Construct Formwork - F4 Finish	Generic	Hr	16.00	\$65.00	\$1,040.00
UGP 1387	Carpentry Labour - Extra for Door & Window Rebates in Ribraft	Generic	Hr	1.50	\$65.00	\$97.50
UGP 0558	10_05_02L01	Generic	Hr	81.75	\$65.00	\$5,313.75
UGP 0549	10_04_01L01	Generic	Hr	26.75	\$65.00	\$1,738.75
UGP 1385	Carpentry Labour - Install Pods And Spacers	Generic	Hr	69.75	\$65.00	\$4,533.75
<b>Posts</b>						
UGP 5487	Carpentry Labour - Install Timber Hardware (Bolts/Hangers/Straps/Plates)	Generic	Hr	0.50	\$65.00	\$32.50
UGP 5834	Carpentry labour - Install Timber Post	Generic	Hr	5.00	\$65.00	\$325.00
<b>Prenailed Wall Frames</b>						
UGP 0653	Carpentry Labour to erect pre-nailed 90mm Frames upto 2.42m	Generic	Hr	25.00	\$65.00	\$1,625.00
<b>Framing Hardware</b>						
UGP 0604	Carpentry Labour - Fix DPC	Generic	Hr	1.75	\$65.00	\$113.75
UGP 0716	Carpentry Labour - Fix Hold Down Bolt To Wall Frames	Generic	Hr	8.75	\$65.00	\$568.75
UGP 0779	Carpentry Labour - Fix Type F Lintel Fixings	Generic	Hr	2.00	\$65.00	\$130.00
UGP 0780	Carpentry Labour - Fix Type G Lintel Fixings	Generic	Hr	1.00	\$65.00	\$65.00
UGP 0781	Carpentry Labour - Fix Type H Lintel Fixings	Generic	Hr	0.50	\$65.00	\$32.50
UGP 5487	Carpentry Labour - Install Timber Hardware (Bolts/Hangers/Straps/Plates)	Generic	Hr	10.00	\$65.00	\$650.00

## CARPENTRY LABOUR

UGP 0717	Carpentry Labour - Shot Fix Wall Frames	Generic	Hr	1.75	\$65.00	\$113.75
<b>Roof Framing</b>						
UGP 0789	Carpentry Labour - Install Diagonal Roof Braces	Generic	Hr	12.00	\$65.00	\$780.00
UGP 5549	Carpentry Labour - Install Extra Top Plate	Generic	Hr	15.50	\$65.00	\$1,007.50
UGP 1340	Carpentry Labour - Install Gable Frame	Generic	Hr	36.00	\$65.00	\$2,340.00
UGP 0694	Carpentry Labour - Install Roof Valley Boards	Generic	Hr	18.25	\$65.00	\$1,186.25
UGP 5546	Carpentry Labour - Install Timber Fly Rafters	Generic	Hr	10.00	\$65.00	\$650.00
UGP 0690	Carpentry Labour - Install Timber Outriggers	Generic	Hr	16.50	\$65.00	\$1,072.50
UGP 1289	Carpentry Labour - Install Timber Purlins	Generic	Hr	88.25	\$65.00	\$5,736.25
UGP 5547	Carpentry Labour - Install Timber Ribbon Plate	Generic	Hr	7.75	\$65.00	\$503.75
UGP 5548	Carpentry Labour - Install Timber Soffit Sprockets	Generic	Hr	7.25	\$65.00	\$471.25
UGP 7847	Carpentry Labour - Install Timber Verge Nogs	Generic	Hr	10.00	\$65.00	\$650.00
UGP 0699	Carpentry Labour - Stand Prefabricated Roof Trusses	Generic	Hr	130.75	\$65.00	\$8,498.75
<b>Ceiling Battens</b>						
UGP 0684	Carpentry Labour - Install Radiata Pine Ceiling Battens	Generic	Hr	44.25	\$65.00	\$2,876.25
<b>Fascia &amp; Barge - Install</b>						
UGP 5243	Carpentry Labour - Install 25mm Timber Fascia	Generic	Hr	37.50	\$65.00	\$2,437.50
UGP 1338	Carpentry Labour - Install Downpipe	Generic	Hr	18.50	\$65.00	\$1,202.50
<b>Soffit Linings</b>						
UGP 0943	Carpentry Labour - Install Soffit Lining	Generic	Hr	41.75	\$65.00	\$2,713.75
<b>Building Envelope RAB, Wrap &amp; Tape</b>						
UGP 0797	Carpentry Labour - Attach Wall Underlay (Building Paper)	Generic	Hr	20.25	\$65.00	\$1,316.25
UGP 0848	Carpentry Labour - Install 75-200mm Flashing Tape	Generic	Hr	22.00	\$65.00	\$1,430.00
UGP 0954	Carpentry Labour - Install Flashing	Generic	Hr	2.50	\$65.00	\$162.50
<b>Waterproofing, Flashing &amp; Cavity</b>						
UGP 0709	Carpentry Labour - Fix Cavity Batten - Per M2	Generic	Hr	87.00	\$65.00	\$5,655.00
UGP 0707	Carpentry Labour - Install Cavity Battens	Generic	Hr	2.50	\$65.00	\$162.50
UGP 0700	Carpentry Labour - Install Cavity Closer	Generic	Hr	7.50	\$65.00	\$487.50
<b>Horizontal Weatherboard Cladding</b>						
UGP 1318	Carpentry Labour - Install Corner Soakers	Generic	Hr	1.00	\$6.50	\$6.50
UGP 0894	Carpentry Labour - Install Horizontal Cedar Weatherboards	Generic	Hr	55.75	\$65.00	\$3,623.75
UGP 0958	Carpentry Labour - Install Scribes Around Opening Jambs	Generic	Hr	7.00	\$65.00	\$455.00
<b>Fibre Cement Sheet Cladding</b>						
UGP 3730	Carpentry Labour - Install Internal/External Corner Flashing	Generic	Hr	6.75	\$65.00	\$438.75
UGP 0700	Carpentry Labour - Install Cavity Closer	Generic	Hr	8.50	\$65.00	\$552.50
UGP 4905	Carpentry Labour - Install Fibre Cement Sheet Cladding	Generic	Hr	82.00	\$65.00	\$5,330.00
UGP 0954	Carpentry Labour - Install Flashing	Generic	Hr	7.75	\$65.00	\$503.75

## CARPENTRY LABOUR

### Timber Trims & Corners

UGP 3730	Carpentry Labour - Install Internal/External Corner Flashing	Generic	Hr	8.00	\$65.00	\$520.00
UGP 0927	Carpentry Labour - Install Eaves Moulding	Generic	Hr	9.00	\$65.00	\$585.00
UGP 0926	Carpentry Labour - Install Weatherboard Internal Corner Mould	Generic	Hr	1.00	\$65.00	\$65.00

### Aluminium Joinery

UGP 5379	Carpentry Labour - Install Aluminium Joinery	Generic	Hr	27.25	\$65.00	\$1,771.25
UGP 5380	Carpentry Labour - Install PEF Rod & Foam to Exterior Windows & Doors	Generic	Hr	15.00	\$65.00	\$975.00

### Insulation

UGP 0815	Carpentry Labour - Install Ceiling Insulation	Generic	Hr	12.50	\$65.00	\$812.50
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### Interior Linings

UGP 5324	Carpentry Labour - Frame, Cut and Install Ceiling Hatch	Generic	Hr	1.00	\$65.00	\$65.00
UGP 0967	Carpentry Labour - Install Architraves	Generic	Hr	58.25	\$65.00	\$3,786.25
UGP 5528	Carpentry Labour - Install Interior Ceiling Linings	Generic	Hr	120.75	\$65.00	\$7,848.75
UGP 2520	Carpentry Labour - Install Interior Wall Linings	Generic	Hr	162.25	\$65.00	\$10,546.25
UGP 5618	Carpentry Labour - Install Mirror & Sealant	Generic	Hr	1.00	\$65.00	\$65.00
UGP 0969	Carpentry Labour - Install Skirting	Generic	Hr	43.50	\$65.00	\$2,827.50

### Shelving

*All shelving & rails to Cupboards, Wardrobes & HWC are provisional only*

UGP 5540	Carpentry Labour - Install Cupboard Shelving	Generic	Hr	5.00	\$65.00	\$325.00
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### Interior Doors

UGP 1021	Carpentry Labour - Install 410 - 910mm, pre-hung HC door and frame	Generic	Hr	10.50	\$65.00	\$682.50
UGP 7962	Carpentry Labour - Install Cavity Slider Door	Generic	Hr	3.00	\$65.00	\$195.00
UGP 1018	Carpentry Labour - Install MDF Custom Robe Sliding Doors	Generic	Hr	11.00	\$65.00	\$715.00

### Door Hardware

UGP 0987	Carpentry Labour - Install Door Lockset	Generic	Hr	21.50	\$65.00	\$1,397.50
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