



Notes	Item	#	itemised cost	Totals
<b>Construction:</b>	2 x 185m2 House Plans	2	\$ 152,000.00	\$304,000
	Double Garage	0	0	Inc
	Air con (family areas)?	2	3500	\$7,000
	Storerooms(option)	0	600	Inc
	31c through out	2	3000	\$6,000
	Kitchen upgrade	2	4000	\$8,000
	*Carpet and Tiles	2	8000	\$16,000
	*Blinds	2	2500	\$5,000
	Light Fittings	2	1500	\$3,000
	internal wall Painting	2	5000	\$10,000
	<b>Sub Total</b>			<b>\$359,000</b>
<b>External Works:</b>	Repeg & Set Outs (strata setouts)	1	1800	\$1,800
	Demolition/Clearing (by Owner/Builder)	1	17000	\$17,000
	Earthworks	1	6000	\$6,000
	Engineers Req (Geotech report )	1	0	\$0
	Engineer Footing detail (steel and cement)	1	0	\$0
	Access track (limestone base)	1	1500	\$1,500
	Retaining Walls (average allowance)	1	0	\$0
	Shire fees (planning App)	2	850	\$1,700
	Headworks Fee(s)	1	6000	\$6,000
	Footpath/Kerb/Verge bond Deposit (shire Bonds)	1	1000	\$1,000
	Brick Build Up	0	0	\$0
	Crossovers (Paved)	1	2400	\$2,400
	O/H power conversion	1	6000	\$6,000
	Power Run in	2	1200	\$2,400
	Sewer Run	2	550	\$1,100
	Concrete Piling to sewer pipe (if mains sewer runs with in site) require Survey)	0	0	\$0
	Water Run-In	2	450	\$900
	Gas Run-In(30 meters @ N/C	0		Inc
	Stormwater (and Sumps Soakwells to homes)	2	4500	\$9,000
	Stormwater to driveway	1	1200	\$1,200
	Driveway Paving (includes courtyards) m2	165	50	\$8,250
	Screen wall / Dividing walls / Brick walls / Permiable fence	0	450	\$0
	Internal Fencing LM	10	110	\$1,100
	Boundary Fencing	0	100	\$0
	Gates		720	\$0
	Landscaping/Reticulation By Owner or Builder	2	4500	\$9,000
	Letter Box	1	300	\$300
	Common Lighting	0		\$0
	Telephone Prewiring	2	250	\$500
	Clothes Lines	2	360	\$720
	Alteration to Existing Home	0	0	NA
	Manual Material handling (tight site req	1	1000	included
	Manual site clean	1	1000	Included
	Additional Bin Hire and disposal	1	720	Included
	Concrete pump Hire	2	1320	Included
	Strata Titling Allowance (titles)	1	4500	\$4,500
	6 Star req	1	0	Inc
	<b>Sub Total</b>			<b>\$82,370</b>
	<b>TOTAL</b>			<b>\$441,370</b>

\*Typical and expected costs. This is not a Contract Quotation.