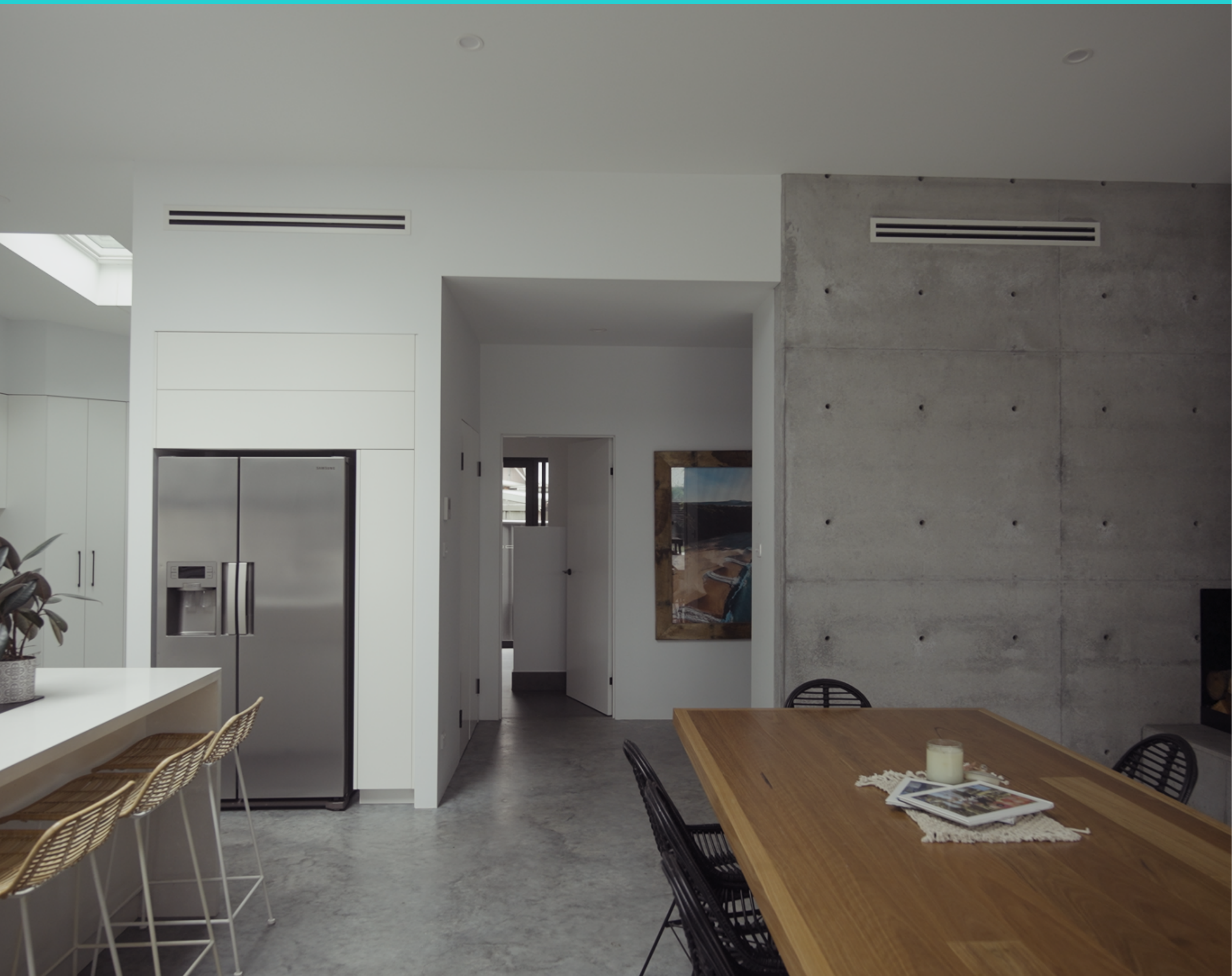
PERREM

DESIGN —— CONSTRUCTION



About

Our approach is always informed by the practicalities of the build, where construction flows naturally from design. With our designers and builders collaborating on every project from the very beginning, we're positioned to deliver you a personal, cohesive experience.

Every PERREM project is individual from start to finish – a blend of practical possibilities and aesthetic creativity, woven together at a single touch point. One vision, from one team, with one purpose. It's a philosophy that is naturally expressed at every stage of our process, and it's what you can expect when you engage PERREM on your project.

Regards,

Daniel Perrem

COSTINGS

1. 005 - LABOUR - Preliminaries

1.01	LABOUR - Preliminaries From labour schedule — job planning, printing, pre-start documentation	$4,826.25

005 - labour - preliminaries Total (inc.) $4,826.25

2. 010 - LABOUR - Project Management Off-Site

2.01	LABOUR - Project Management Off-Site From labour schedule — site inspection, dilapidation reports, filing, coordination	$18,810.00

010 - labour - project management off-site Total (inc.) $18,810.00

3. 020 - LABOUR - Project Management On-Site

3.01	LABOUR - Project Management On-Site From labour schedule — contractor & client management, weekly site diaries, OH&S reports	$47,025.00

020 - labour - project management on-site Total (inc.) $47,025.00

4. 030 - LABOUR - Site Establishment

4.01	LABOUR - Site Establishment From labour schedule — site setup tasks	$4,070.00

030 - labour - site establishment Total (inc.) $4,070.00

5. 040 - LABOUR - Survey & Profile

5.01	LABOUR - Survey & Profile From labour schedule — site set-out	$2,640.00

040 - labour - survey & profile Total (inc.) $2,640.00

6. 060 - LABOUR - Excavation

6.01	LABOUR - Excavation From labour schedule — site cut, earthworks	$11,110.00

060 - labour - excavation Total (inc.) $11,110.00

7. 070 - LABOUR - Concrete Works

7.01	LABOUR - Concrete Works From labour schedule — formwork, reinforcement, pour, finish, cleanup. DO NOT add supply & install slab sub-contractor lines	$48,290.00

070 - labour - concrete works Total (inc.) **$48,290.00**

8. 080 - LABOUR - Structural Steel

8.01	LABOUR - Structural Steel From labour schedule — structural steel installation	$5,170.00

080 - labour - structural steel Total (inc.) **$5,170.00**

9. 100 - LABOUR - GF Frame

9.01	LABOUR - GF Frame From labour schedule — ground floor wall framing	$21,890.00

100 - labour - gf frame Total (inc.) **$21,890.00**

10. 110 - LABOUR - L1 Floor

10.01	LABOUR - L1 Floor From labour schedule — first floor structural deck	$10,780.00
10.02	LABOUR - Temp Stairs From labour schedule — temporary stair construction during build	$1,540.00

110 - labour - l1 floor Total (inc.) **$12,320.00**

11. 120 - LABOUR - L1 Frame

11.01	LABOUR - L1 Frame From labour schedule — first floor wall framing	$24,640.00

120 - labour - l1 frame Total (inc.) **$24,640.00**

12. 140 - LABOUR - L2 Frame

12.01	LABOUR - L2 Frame From labour schedule — double storey only; no L2	$0.00

140 - labour - l2 frame Total (inc.) **$0.00**

13. 150 - LABOUR - Trusses / Rafters / Roof Framing

13.01	LABOUR - Trusses / Rafters / Roof Framing From labour schedule — ridge, hip, valley, fascia, roof framing	$19,470.00

150 - labour - trusses / rafters / roof framing Total (inc.) **$19,470.00**

14. 160 - LABOUR - External Framing & Feature Works

14.01	LABOUR - External Framing & Feature Works From labour schedule — parapets, gables, fin walls, permanent bracing, edge protection	$21,010.00

160 - labour - external framing & feature works Total (inc.) **$21,010.00**

15. 170 - LABOUR - WRB Roof & Batten (Roof Wrap)

15.01	LABOUR - WRB Roof & Batten (Roof Wrap) From labour schedule — roof wrap, counter battens, tile battens	$12,100.00

170 - labour - wrb roof & batten (roof wrap) Total (inc.) **$12,100.00**

16. 180 - LABOUR - WRB Walls & Batten (Wall Wrap)

16.01	LABOUR - WRB Walls & Batten (Wall Wrap) From labour schedule — wall wrap, vertical/horizontal battens	$16,720.00

180 - labour - wrb walls & batten (wall wrap) Total (inc.) **$16,720.00**

17. 190 - LABOUR - External Window & Door Installation

17.01	LABOUR - External Window & Door Installation From labour schedule — install, flashing labour, delivery, storage, handling	$17,930.00

190 - labour - external window & door installation Total (inc.) **$17,930.00**

18. 200 - LABOUR - Ventilation Detailing

18.01	LABOUR - Ventilation Detailing From labour schedule — mesh, vents, penetration detailing	$5,500.00

200 - labour - ventilation detailing Total (inc.) **$5,500.00**

19. 220 - LABOUR - Eaves & Soffits

19.01	LABOUR - Eaves & Soffits From labour schedule — eave lining, soffit installation	$7,370.00

220 - labour - eaves & soffits Total (inc.) $7,370.00

20. 230 - LABOUR - Cladding

20.01	LABOUR - Cladding From labour schedule — cladding installation all types	$34,210.00

230 - labour - cladding Total (inc.) $34,210.00

21. 240 - LABOUR - Internal Framing

21.01	LABOUR - Internal Framing From labour schedule — niches, blocking, bulkheads, skylights, manholes	$25,850.00

240 - labour - internal framing Total (inc.) $25,850.00

22. 250 - LABOUR - Internal Featurework

22.01	LABOUR - Internal Featurework From labour schedule — internal claddings, feature stairs, shower seats	$19,690.00

250 - labour - internal featurework Total (inc.) $19,690.00

23. 260 - LABOUR - Fit Out Carpentry

23.01	LABOUR - Fit Out Carpentry From labour schedule — fixout, fitoff, doors, hardware, joinery	$21,340.00
23.02	LABOUR - Garage Door framing & detailing From labour schedule — garage door framing and detailing	$440.00

260 - labour - fit out carpentry Total (inc.) $21,780.00

24. 270 - LABOUR - Decking & External Balustrades

24.01	LABOUR - Decking & External Balustrades From labour schedule — decking and external balustrades	$16,500.00

270 - labour - decking & external balustrades Total (inc.) $16,500.00

25. 280 - LABOUR - External Works

25.01	LABOUR - External Works From labour schedule — external construction activities	$11,660.00

280 - labour - external works Total (inc.) $11,660.00

26. 290 - LABOUR - Driveways & Footpaths

26.01	LABOUR - Driveways & Footpaths From labour schedule — driveway and footpath works	$9,900.00

290 - labour - driveways & footpaths Total (inc.) $9,900.00

27. 300 - LABOUR - Site Allowances

27.01	LABOUR - Site Allowances From labour schedule — general allowances, site clean, handover tasks	$20,130.00

300 - labour - site allowances Total (inc.) $20,130.00

28. 310 - Preliminaries

28.01	Insurances - Construction Works Insurance, Public Liability Insurance, Work Cover Workers Comp from labour schedule = $9,072.56. □ NSW project — confirm insurance premiums with NSW insurer; KB rates are indicative benchmarks	$11,227.29
28.02	Occupational Workplace Health & Safety Management Standard OH&S management allowance	$990.00
28.03	Building Contract (MBA/HIA or Similar) Standard building contract documentation	$433.13
28.04	Builders banner signage Site signage — from KB $150–$250	$309.38
28.05	OHS Signage Standard OH&S signage	$99.00
28.06	Statutory Signage Statutory site signage	$148.50
28.07	Council Driveway Permit PS — NSW Shoalhaven Council permit; KB rate $50.91; confirm with council	$63.00
28.08	NBN Provision Standard NBN connection allowance	$433.13

310 - preliminaries Total (inc.) **$13,703.42**

29. 320 - Site Setup

29.01	Temporary power pole — supply, install & remove KB: $205.91 (benchmark project lump sum). NSW rates may vary — confirm with local sparky	$254.82
29.02	Site toilet hire (chemical freshwater flush, cleaned fortnightly) 12 months for double-storey new build. KB: $300/month DEFAULT rate	$4,455.00
29.03	Site toilet delivery & pickup (one-off) One-off delivery/pickup charge. KB: $150	$185.63
29.04	Erosion / silt barrier (supply & install, up to 30m) KB: $303. Kioloa coastal site — erosion controls likely required; confirm extent with site plan	$374.96
29.05	Temporary mesh fencing (up to 50m, 6 months) KB: $850 (benchmark project). Remote coastal site; confirm extent required	$1,051.88
29.06	Site tap (supply & install) KB: $300 standard	$371.25
29.07	Site container — transport KB: $150 (benchmark project). Remote location (Kioloa ~200km from Sydney, 40km from Ulladulla) — freight premium likely; confirm	$185.63
29.08	Site container — hire KB: $100/week. Allowance 12 weeks initial; extend as needed	$1,485.00
29.09	Post construction pipe video inspection KB: $300 (benchmark project). PS — confirm if required by NSW council	$371.25

320 - site setup Total (inc.) **$8,735.40**

30. 340 - Hire Items

30.01	Skip bins — 8m³ (allowance for project duration) KB: $1,000/bin (benchmark project). 4 bins estimated for double-storey dual occupancy build. PS — confirm quantity	$4,950.00

340 - hire items Total (inc.) **$4,950.00**

31. 350 - Consumables

31.01	Consumables allowance — saw blades, drill bits, sandpaper, adhesives, fixings etc. PS — KB range $500–$3,500; $2,500 appropriate for 276m² dual occupancy mid-finish build	$3,093.75

350 - consumables Total (inc.) **$3,093.75**

32. 360 - Survey & Profile

32.01	Site Survey & Set-Out (pegs, PLT300 layout station fee) PS — KB: $2,000–$2,500 PLT300 fee. ▯ NSW surveyor required; confirm with local licensed surveyor (Kioloa area)	$3,093.75
32.02	Survey pegs & caps KB: $250 standard	$309.38
32.03	Profiling KB: $150 (benchmark project)	$185.63
32.04	Profile paint KB: $80 (benchmark project)	$99.00

360 - survey & profile Total (inc.) **$3,687.75**

33. 370 - Excavation / Civil Works / Spoil

33.01	Site cut & earthworks — excavator hire (sloped coastal site) PS — significant slope on site (AHD levels vary across plan from +17.25 to higher); KB: $7,500–$17,500; $12,000 PS for sloped coastal site. ▯ ROCK CLAUSE: Any rock requiring breaking or blasting is a VARIATION — not included	$14,850.00
33.02	Spoil removal from site PS — sloped site will generate significant spoil; allowance $3,500. Remote location — tip fees may be higher	$4,331.25

370 - excavation / civil works / spoil Total (inc.) **$19,181.25**

34. 380 - Concrete Foundations

34.01	Concrete slab — Main Dwelling supply (CONCRETE SUPPLY ONLY — labour is in 070) 159 m^2 × 0.30m depth × $245.45/$m^3$ = 47.7m^3 × $245.45 = $11,708. Slab on ground, plain slab. SUPPLY ONLY — labour is in 070	$14,488.65
34.02	Concrete pump hire (line/boom pump + setup + travel — allowance per pour) PS — allowance per pour, ~47.7m^3. KB: $2,000 typical residential pour	$2,475.00
34.03	Concrete Slab — Slab Edge Blocking (formwork & blocking materials) Plain slab: ceil(4.5 × √159) = ceil(4.5 × 12.61) = ceil(56.7) = 57 Lm × $50/Lm. MATERIAL ONLY — labour in 070	$3,526.88
34.04	Concrete — Step, Rebates, Wet Area Sets, Windows & Door Cuts round(0.12 × 159) = round(19.1) = 19 Lm × $150/Lm. MATERIAL ONLY — labour in 070	$3,526.88
34.05	Reinforcing mesh — SL82 2400×6000 (slab reinforcement) ~159m^2 slab; SL82 sheet covers 14.4m^2; 159/14.4 = 11.0 □ 12 sheets. KB: $120.08/sheet (supplier)	$1,783.16
34.06	Vapour barrier / underfloor membrane (Forticon plastic membrane) KB: $120 each. 2 rolls for 159m^2 slab. Labour in 070	$297.00
34.07	Bar chairs SOG 50/65 (per 100/pack) KB: $0.65 each bar chair. Allow 10 packs (1,000 chairs) for 159m^2. Priced per chair	$8.11
34.08	Footings & slab inspection fee (engineer's site inspection) PS — KB: $350/inspection (ZB001-400-002). Allow 2 inspections (footings + slab). □ NSW engineer required	$866.25

380 - concrete foundations Total (inc.) **$26,971.92**

35. 400 - Underground / External Waterproofing

35.01	Underslab waterproofing membrane (to underside of slab, per General Note 4) PS — General Note 4 specifies "fully waterproof & sealed sheet membrane to underside of concrete slab." $8/m² supply; labour in 070. KB: $8/m² underslab insulation install as reference	$1,574.10

400 - underground / external waterproofing Total (inc.) $1,574.10

36. 420 - Structural Steel

36.01	Structural steel supply — beams, posts, connections for L1 floor and roof (SUPPLY ONLY — labour in 080) PS — no engineering drawings provided; allowance for structural steel supply for dual-occupancy double-storey. KB: $24,610 (benchmark project 341m²); scaled to 276m² and mid-finish = ~$15,000 PS. ▯ VERIFY PRICE BEFORE QUOTING — engineering package required	$18,562.50

420 - structural steel Total (inc.) $18,562.50

37. 430 - Floor & Wall Framing

37.01	Wall framing timber — 90×35 MGP10 (ground floor stud framing) KB: $3.32/lm (90×35 MGP10, supplier). Estimated 800 lm for GF walls (50.6 lm perimeter × 3.0m height ÷ 0.45m spacing ×1.2 factor). ▯ Confirm with frame takeoff	$3,289.00
37.02	Wall framing timber — 90×45 MGP10 (level 1 stud framing) KB: $4.73/lm (90×45 MGP10). Estimated 700 lm for L1 walls. ▯ Confirm with frame takeoff	$4,100.25
37.03	LVL lintels — 140×45 LVL 13 (window/door heads) PS — KB: $13.04/lm (140×45 LVL 13). Estimated 120 lm for 25 windows + 12 doors. Confirm with frame schedule	$1,937.10
37.04	LVL floor joists — 240×45 LVL 14 (L1 floor system) PS — KB: $13.74/lm (240×45 LVL 14). Estimated 300 lm for 117m² L1 floor on 450mm centres. ▯ Confirm with engineering	$5,102.63
37.05	Particleboard 19mm 3600×800 (L1 floor sheeting) KB: $49.42/sheet (supplier). 117m² ÷ 2.88m²/sheet = 40.6 45 sheets (includes waste)	$2,752.20
37.06	Plywood bracing F22 4.0mm 2440×1200 (structural bracing) PS — KB: $34.12/sheet (benchmark project). Allowance for structural bracing panels. Confirm with frame engineer	$844.53
37.07	Joist hangers FB4590 KB: $2.45 each (FB4590). Allowance for L1 floor joist connections	$121.55
37.08	M10 Screwbolt 120mm (frames to slabs) KB: $3.50 each (M10 Screwbolt 120mm). Bottom plate fixing to slab	$433.13
37.09	Nails — 75mm×3.05 framing nails (box of 3000) KB: $81.00/box. 3 boxes for 276m² double-storey frame	$300.71
37.10	Floormate adhesive (upper level floor sheeting) KB: $9.95 each. 20 tubes for L1 floor sheeting adhesive	$246.40
37.11	Timber & hardware delivery (per delivery) PS — KB: $172.73/delivery (consistent across all projects). Remote Kioloa	$641.27

	location — delivery surcharge likely. Allow 3 deliveries; confirm with supplier. Remote location premium may apply	

430 - floor & wall framing Total (inc.) **$19,768.76**

38. 440 - Truss, Rafter & Roof framing

38.01	Roof trusses / rafters — supply as per quote (Colorbond standing seam roof, skillion-pitched) PS — KB: $8,375.79–$12,026.32 (benchmark project). Skillion/mono-pitch roof on 205m². Get quote from local truss manufacturer — remote NSW location	$14,850.00
38.02	Fascia boards Pine H3 (fascia to roof perimeter) KB: $182.73 each (230×30×6000mm Pine H3). 10 lengths for ~55 lm perimeter. Labour in 150	$2,261.33
38.03	90×45 MGP10 (roof battens/purlins) PS — KB: $6.00/lm (benchmark project roof battens). 300 lm allowance for 205m² roof. Confirm with structural engineer	$2,227.50
38.04	Speed/roof bracing 6.0m lengths KB: $25.00 each. 8 lengths for roof plane bracing	$247.50

440 - truss, rafter & roof framing Total (inc.) **$19,586.33**

39. 460 - WRB ProClima

39.01	Solitex Mento Plus roof membrane — 1.5×50m roll (roof wrap, under standing seam) KB: $494.91/roll (75m²/roll). 205m² roof 3 rolls. Pro Clima product	$1,837.36
39.02	Solitex Extasana external wall membrane — 1.5×36.5m roll (wall wrap) KB: $214.47/roll (54.75m²/roll). ~249m² net wall area 5 rolls	$1,327.01
39.03	Tescon EXTORA tape — 60mm×30m roll (wall wrap taping) KB: $63.65/roll. 15 rolls for 249m² wall area taping	$1,181.61
39.04	Tescon EXTOSEAL — 150mm×20m roll (window/door bottom head flashings) KB: $153.94/roll. 5 rolls for 25 windows + 7 doors	$952.53
39.05	Tescon Naideck roof tape — 20m roll KB: $45/roll. 5 rolls for roof membrane lapping	$278.44
39.06	Duplex Connect — 25mm×80m (connection tape, roof) KB: $76/roll. 3 rolls for roof-wall connections	$282.15
39.07	WRB / Pro Clima delivery (building supplies delivery) PS — KB: $172.73 standard delivery. Remote Kioloa location — freight surcharge likely; confirm with Pro Clima distributor	$213.76

460 - wrb proclima Total (inc.) $6,072.85

40. 470 - Roof & Wall Battens

40.01	70×35 MGP10 H3 cladding battens (wall battens for metal cladding) KB: \$3.95/lm (70×35 MGP10 H3, supplier). 400 lm for ~249m² net wall area at ~600mm centres. Labour in 180	\$1,958.00
40.02	42×35 Pinus counter batten (roof counter battens) KB: \$1.97/lm (42×35 Pinus). 200 lm for roof counter batten run. Labour in 170	\$486.75

470 - roof & wall battens Total (inc.) \$2,444.75

41. 490 - Roofing

41.01	Colorbond standing seam metal roofing — Lysaght Snapseam MC-01 (SUPPLY ONLY — labour in 150/170) PS — Lysaght Snapseam standing seam is premium Colorbond product. KB: standard Colorbond $110/m²; Snapseam premium adds ~20%; use $130/m² PS. 205m² × $130 = $26,650. □ VERIFY PRICE BEFORE QUOTING — standing seam rates vary significantly; get Lysaght quote	$32,979.38
41.02	Gutters — Colorbond (total lm) PS — KB: $15.95/lm (ZB006-110-300). Perimeter 2×(15.1+12.62) = 55.4 lm □ 56 lm. Labour in 150	$1,105.72
41.03	Downpipes (estimated 8 no. × 3.0m = 24 lm) PS — KB: $12.50/lm (ZB006-110-305). 8 downpipes × 3.0m average = 24 lm. Labour in 150	$371.25
41.04	Gutter corners, external (estimated 4 no.) KB: $15.95 each (ZB006-110-303)	$78.98
41.05	Gutter corners, internal (estimated 2 no.) KB: $15.95 each (ZB006-110-302)	$39.49
41.06	Gutter stop ends (estimated 4 no.) KB: $15.95 each (ZB006-110-308)	$78.98
41.07	Roofing zip screws KB: $0.15 each. 200 screws for 205m² roof	$38.50

490 - roofing Total (inc.) **$34,692.30**

42. 500 - Eaves & Soffits

42.01	FC sheet soffit — 2400×1200×4.5mm sheets (eave lining) KB: $32.87/sheet (2400×1200×4.5mm). ~55 lm eave perimeter × 0.6m depth = 33m²; 33 ÷ 2.88m²/sheet = 11.5 ▯ 30 sheets including wastage and both floor levels. Labour in 220	$1,220.18
42.02	H-mould 3.0m lengths (eave/soffit trim) KB: $8.50 each (H-mould 3.0m). 20 lengths for soffit perimeter	$210.38
42.03	LOSP bead/scotia/quad against eaves KB: $4.50/lm. 55 lm eave perimeter	$306.28
42.04	70×35 MGP10 eaves trim timber KB: $3.86/lm (70×35 MGP10). 55 lm eave perimeter trim	$262.42

500 - eaves & soffits Total (inc.) **$1,999.25**

43. 510 - Windows & Doors

43.01	Windows & external doors supply — full package as per window/door schedule (25 windows + 7 external doors, thermally broken aluminium) PC — 25 windows + 7 external doors, thermally broken aluminium frames (noted in glazing schedule p8). Large bi-folds (3,500×2,500, 3,000×2,400) are premium. KB: $56,571 for 341m² standard; scaled up for dual occupancy and premium glazing. VERIFY PRICE BEFORE QUOTING — get quotes from a local NSW aluminium window supplier	$80,437.50
43.02	Window & door installation — sill flashings, window packers KB: $43.82/box (75mm window packers box of 600). 25 windows. Labour in 190	$1,355.75
43.03	Garage door — sectional/roller (double garage, approx 2,700 wide) PS — KB: $3,730 (benchmark project). NSW pricing — confirm with local supplier. Supply only; labour in 27.2	$4,615.88

510 - windows & doors Total (inc.) **$86,409.13**

44. 520 - External Framing & Feature Work

44.01	External feature framing allowance (parapets, fin walls, gable ends — Colorbond skillion roof) PS — KB: $3,000 allowance (benchmark project). Double-storey with metal cladding and standing seam roof — parapet and gable end framing. Labour in 160	$3,712.50
44.02	HardieFlex FC 4.5×900×2400 (undercroft/subfloor framing if applicable) PS — KB: $24.53/sheet. 10 sheets allowance for external subfloor infill panels. Confirm from plans — site has slope	$303.60

520 - external framing & feature work Total (inc.) **$4,016.10**

45. 530 - Ventilation Detailing

45.01	Ventilation detailing — mesh, eave vents, penetration sealing allowance PS — KB: $5,000 (benchmark project). $2,500 for 276m² mid-finish build. Covers eave mesh, ridge vent, penetration sealing. Labour in 200	$3,093.75

530 - ventilation detailing Total (inc.) **$3,093.75**

46. 540 - Flashings

46.01	Flashings supply — window/door head flashings (custom roll, 7×38mm) PS — KB: $25/each (benchmark project custom roll). Price book: $18/lm flashing allowance. 35 lm for 25 windows + 7 doors. Labour in 160/170	$779.63
46.02	Parapet cappings (metal roof — parapet/wall junctions) PS — KB: $42/lm (parapet capping). 30 lm estimated for skillion roof parapet edges. Labour in 160/170	$1,559.25
46.03	Apron flashings (roof-to-wall junctions) PS — KB: $18/lm (apron flashing). 25 lm estimated for roof-wall intersections. Labour in 170	$556.88
46.04	Miscellaneous flashings/cappings (balcony drip edges, step flashings) PS — KB: $18/lm (miscellaneous). 20 lm allowance	$445.50

540 - flashings Total (inc.) **$3,341.25**

47. 550 - Cladding

47.01	Lysaght Snapseam standing seam metal cladding — MC-01 (SUPPLY ONLY — labour in 230) PS — Standing seam metal cladding (Lysaght Snapseam). Price book: Metal Cladding Allowance $65/m²; Snapseam is premium standing seam — PS at $120/m² supply. 140m² net area. ▯ VERIFY PRICE BEFORE QUOTING — Snapseam not in price book; market rate used for standing seam metal cladding type	$20,790.00
47.02	James Hardie HardieFlex 6mm FC sheet (FC-02 cladding, SUPPLY ONLY — labour in 230) KB: External FC Sheet (Total m2) = $45/m² (ZB006-300-003). 109m² net FC sheet area	$6,069.94
47.03	Top hat battens for metal cladding KB: $4.00/lm (top hat batten for metal cladding, ZB006-250-010). 200 lm for 140m² metal cladding zone	$990.00
47.04	Metal cladding external corner flashing KB: $14.65/lm (ZB006-250-016). 20 lm external corners for metal cladding zones	$362.73
47.05	Metal cladding internal corner flashing KB: $14.65/lm (ZB006-250-017). 10 lm internal corners	$181.36
47.06	Hardies joint sealant 300ml (FC sheet cladding) KB: $12.50 each (ZB006-300-500). 15 tubes for FC sheet joints	$232.03
47.07	Hardies foam backing tape — 25m roll KB: $12.00/roll (ZB006-300-511). 5 rolls for FC sheet joints	$74.25
47.08	Cladding battens LOSP 30×18 (FC sheet zone) KB: $4.42/lm (cladding battens, ZB006-300-951). 180 lm for 109m² FC sheet zone	$985.05
47.09	Cladding delivery (remote Kioloa — freight allowance) PS — Remote Kioloa location. Standard KB delivery $172.73; remote NSW coastal premium applies. Allowance $500 for cladding delivery from nearest supplier (Nowra or Wollongong area). ▯ VERIFY with supplier	$618.75

550 - cladding Total (inc.) **$30,304.11**

48. 560 - Electrical

48.01	Electrical — supply & install, dual occupancy (two dwellings + garage) PS — KB: $43,500 dual dwelling (benchmark project). This project similar scope with two full dwellings. ⚠ NSW licensed electrician required; remote location premium likely. Get local quote (Ulladulla / Nowra area)	$55,687.50

560 - electrical Total (inc.) **$55,687.50**

49. 570 - Electrical - Fixtures & Fittings

49.01	Light fittings supply allowance — PC (LED throughout, pendants over islands) PC — KB: $3,990 (benchmark project, single dwelling). Dual occupancy × 2 = ~$8K but some sharing; $5,000 PC for dual occupancy. Client to select fittings	$6,187.50
49.02	Smoke detectors — supply & install (per dwelling) KB: $120 each (ZB004-201-501). 2 per dwelling × 2 dwellings = 4 detectors	$594.00
49.03	Exhaust fans — supply & install (bathrooms + laundry) KB: $250 each (ZB004-201-500). 2 bathrooms + 1 laundry = 3 fans	$928.13

570 - electrical - fixtures & fittings Total (inc.) **$7,709.63**

50. 580 - Electrical - HVAC, Heating & Cooling

50.01	Split system air conditioning — supply & install (one per dwelling) PS — KB: $2,800/unit (ZB004-450-002). 2 units for dual occupancy. ⚠ Coastal NSW climate — confirm sizing with HVAC engineer	$6,930.00

580 - electrical - hvac, heating & cooling Total (inc.) **$6,930.00**

51. 590 - Plumbing

51.01	Plumbing — drainage, rough-in, supply, dual occupancy (two full wet areas + kitchens + laundry) PS — KB: $41,700 dual dwelling (benchmark project). Includes sewer, stormwater, AG drains, garden taps, water feed, all fixture rough-in. □ NSW licensed plumber required; Shoalhaven LGA — confirm TasWater equivalent (NSW council/Sydney Water). Remote location premium likely	$51,975.00

590 - plumbing Total (inc.) **$51,975.00**

52. 600 - Plumbing - Fixtures & Fittings

52.01	Plumbing fixtures & fittings — supply (two bathrooms, two kitchens, laundry) PC — KB: $11,824.92 single dwelling (benchmark project). Dual occupancy: 2 full bathrooms + 2 kitchens + laundry; PC $15,000. Client to select fixtures	$18,562.50
52.02	Hot water system — instantaneous HWS (per dwelling) PC — KB: $3,200 each (ZB008-400-191). One per dwelling. □ Confirm with client — solar HWS or heat pump may be preferred (PV noted on plans)	$7,920.00

600 - plumbing - fixtures & fittings Total (inc.) **$26,482.50**

53. 610 - Plumbing - Rainwater Tanks

53.01	Rainwater tank — supply & install (shown on site plan, capacity TBC) PS — Rainwater harvesting tank shown on site plan p1. KB: 10,000L Tankworld = $1,472.72 supply; add install = $3,500 PS allowance. □ CONFIRM: Tank size, pump, filtration, council requirements for NSW Shoalhaven LGA	$4,331.25

610 - plumbing - rainwater tanks Total (inc.) **$4,331.25**

54. 620 - Plumber - Wastewater System

54.01	Wastewater — connection to council sewer (Kioloa — confirm if town sewer available or AWTS required) PS — ▯ CRITICAL: Kioloa is a remote coastal village — town sewer may NOT be available. If on-site AWTS required: KB $27,000 (benchmark project). If council sewer connection available, $8,500 PS. ▯ VERIFY BEFORE QUOTING — confirm with Shoalhaven Council. Price may need to increase to $27,000 if AWTS required	$10,518.75

620 - plumber - wastewater system Total (inc.) **$10,518.75**

55. 630 - Insulation

55.01	Wall & ceiling insulation — supply & install (dual occupancy, 276m²) PS — KB: $6,511 R2.7 all walls for 341m² (benchmark project) = $19.09/m². For 276m² at similar spec: ~$5,270. Increased to $8,500 for dual occupancy (two ceiling areas, higher R-value likely required for NSW climate zone 4). ▯ Confirm R-values with energy report	$10,518.75

630 - insulation Total (inc.) **$10,518.75**

56. 640 - Plaster

56.01	Plasterboard — supply & install, full scope, dual occupancy PS — KB: $43,880.90 dual dwelling (benchmark project). $40,000 for this project (similar scope, dual occupancy). Level 4 finish AS/NZS 2589:2017, 10mm throughout. Note: Level 5 walls = variation	$49,500.00

640 - plaster Total (inc.) **$49,500.00**

57. 650 - Painting & Surface Finishes

57.01	Painting — internal & external, full scope, dual occupancy PS — KB: $18,682 dual dwelling (benchmark project A+B combined). Larger floor area (276m²) + external metal cladding and FC sheet painting. $30,000 PS. □ NSW painter required; remote location premium	$37,125.00

650 - painting & surface finishes Total (inc.) **$37,125.00**

58. 660 - Garage Door

58.01	Garage door — sectional door (double, ~2,700–3,000mm wide) PS — KB: $3,730 (benchmark project). Includes auto opener. NSW pricing — confirm with local supplier. Already included in 51.3; DO NOT double-count. Item 51.3 covers supply — this is a placeholder. Set to 0 if already counted. See note	$4,615.88

660 - garage door Total (inc.) **$4,615.88**

59. 670 - Waterproofing & Screeds (Internal)

59.01	Internal waterproofing — bathrooms (2 no.) + laundry (supply & apply) PS — KB: $50/m² floor + $55/m² walls (supplier). Bath 1 (5.5m² floor + ~10m² walls) + Bath 2 (4.5m² floor + ~9m² walls) + Laundry (3.5m² floor + ~4m² walls) = (13.5×$50)+(23×$55) = $675+$1,265 = $1,940. Rounded to $3,500 PS to include coving, door angles, penetration flanges	$4,331.25

670 - waterproofing & screeds (internal) Total (inc.) **$4,331.25**

60. 680 - Tile Supply & Install

60.01	Floor tiles — bathroom, ensuite, laundry, kitchen (supply & install, 35m^2 tiled areas) PS — KB: \$105/m^2 install + \$100/m^2 supply = \$205/m^2. 35m^2 × \$205 = \$7,175 □ \$8,000 PS (includes kitchen splash areas, adhesive, grout, tile trim). PC tile allowance — client to select tile type. □ Confirm tile selections with client	$9,900.00
60.02	Wall tiles — bathrooms splashbacks (supply & install, ~25m^2 wall tile) PC — KB: \$105/m^2 install + PC tile supply. ~25m^2 wall tiles in 2 bathrooms + laundry. \$5,000 PC allowance. Client to select tile	$6,187.50

680 - tile supply & install Total (inc.) **$16,087.50**

61. 685 - Shower Screens & Mirrors

61.01	Shower screens — frameless or semi-frameless (2 bathrooms) PS — KB: $1,200 each (shower screen S&I, ZB008-600-104). 2 bathrooms = 2 screens	$2,970.00
61.02	Mirrors — supply & install (2 bathrooms) PS — KB: \$227.27/m^2 (ZB008-600-200). Allow 1m^2 per bathroom = 2m^2 total	$562.49

685 - shower screens & mirrors Total (inc.) **$3,532.49**

62. 690 - Fit Out & Internal Feature Work

62.01	Internal doors — supply (12 internal doors, timber framed, various sizes) PS — KB: $84.82 each (Internal Door 2040×920, supplier). Mix of sizes — 920 width as average. 12 internal doors	$1,259.61
62.02	Door jambs — split jamb single rebate preprimed (per door) PS — KB: $45/each (door jamb install). 12 door jambs. Confirm door reveals with plans	$668.25
62.03	Door hardware — passage sets (internal passage doors) PC — KB: $50 each (passage set, ZB007-510-100). 8 passage doors	$495.00
62.04	Door hardware — privacy sets (bathrooms, laundry) PC — KB: $50 each (privacy set, ZB007-510-101). 4 privacy doors	$247.50
62.05	Door hinges — ball bearing 75×100 (3 per door × 12 doors = 36 hinges) KB: $12 each (internal door hinge, ZB007-510-104). 36 hinges	$534.60
62.06	Door stops (per door) KB: $12 each (door stop, ZB007-510-105). 12 door stops	$178.20
62.07	Architraves — EziTrim Plus Splayed 42×11mm (internal doors, both sides) KB: $2.62/lm (architrave, ZB007-500-002). 12 doors × 2 sides × ~10.5 lm = 252 lm □ 250 lm. Labour in 260	$811.25
62.08	Skirtings — EziTrim Plus Splayed 42×11mm (throughout both dwellings) PS — KB: $2.62/lm (skirting, ZB007-500-001). Estimated 300 lm for 234m² internal area (approx 300 lm perimeter of all rooms less openings). Labour in 260	$973.50
62.09	VJ sheeting / HardieGroove (feature walls/ceilings — internal) PS — KB: $144.23/sheet (HardieGroove 7.5×1200×2700, benchmark project). Allowance for feature wall/ceiling lining in living areas. 15m² area PS	$2,677.33
62.10	Appliance handling (delivery, positioning, connection) KB: $250 standard allowance	$309.38

690 - fit out & internal feature work Total (inc.) **$8,154.62**

63. 700 - Stairs & Balustrade (Internal)

63.01	Internal staircase — supply & install (1 flight, open tread timber, ~16 risers) PC — KB: $8,500 allowance (ZB007-200-001). 1 flight internal stairs. □ Open tread timber stair — confirm specification with client; may require custom fabrication given dual-occupancy layout	$10,518.75
63.02	Internal stair balustrade/handrail (per lm) PS — KB: $350/lm (ZB007-205-001). ~8 lm for 1 stair flight balustrade	$3,465.00

700 - stairs & balustrade (internal) Total (inc.) **$13,983.75**

64. 710 - Joinery & Benchtops

64.01	Joinery — full scope, dual occupancy (Kitchen 1 with island, Kitchen 2, Bath 1, Bath 2, laundry, WIR robe) — PC PC — KB: $55,000 PC (benchmark project dual dwelling). Covers kitchen + laundry + robe + bathroom vanities. Stone benchtops (ST-01, ST-02) noted in finishes schedule — included. □ Get quotes from local NSW joinery supplier; remote location delivery premium	$68,062.50

710 - joinery & benchtops Total (inc.) **$68,062.50**

65. 720 - Floor Coverings

65.01	Timber hardwood flooring — supply & install (TB-01, 70m²: Living 1, Living 2, Dining, Stair) PS — KB: $120/m² (hardwood flooring S&I, ZB008-800-115). 70m² hardwood (Living 1, Living 2, Dining). ▯ NSW supply — confirm species and supplier	$10,395.00
65.02	Carpet supply & install — CP-01 (46m²: Bedroom 1, WIR, Office, Bedroom 2) PC — KB: $55/m² (carpet S&I, ZB008-800-100). 46m² carpet areas. Client to select carpet type/colour	$3,130.88
65.03	Floor protection — supply & install (internal floor areas during construction) KB: $5/m² (floor protection, ZB008-800-501). 234m² internal floor area	$1,447.88

720 - floor coverings Total (inc.) **$14,973.75**

66. 730 - Appliances

66.01	Appliances — oven supply (per dwelling × 2) PC — KB: $2,399 each (electric oven, ZB008-750-101). 2 ovens for dual occupancy. Client to select	$5,937.53
66.02	Appliances — induction/electric cooktop (per dwelling × 2) PC — KB: $1,500 each (electric cooktop, ZB008-750-102). 2 cooktops. Client to select	$3,712.50
66.03	Appliances — rangehood (per dwelling × 2) PC — KB: $1,599 each (rangehood, ZB008-750-100). 2 rangehoods. Client to select	$3,957.53
66.04	Appliances — dishwasher (per dwelling × 2) PC — KB: $1,870 each (dishwasher, ZB008-750-103). 2 dishwashers. Client to select	$4,628.25

730 - appliances Total (inc.) **$18,235.80**

67. 740 - Decking, Stairs & Balustrades (External)

67.01	Decking — timber hardwood (27m^2 total: Level 1 balcony ~17m^2 + BALC2 ~6m^2 + landing ~4m^2) PS — KB: $104/$m^2$ (Total Decking Area m2, ZB010-010-700, based on 89×19 Spotted Gum). 27m^2 deck area. MATERIAL ONLY — labour in 270	$3,474.90
67.02	Deck frame — bearers, joists (F7 treated pine, per m^2 of deck) PS — KB: $83.58/$m^2$ (Total Deck Frame Area, ZB010-010-701). 27m^2 deck framing. MATERIAL ONLY — labour in 270	$2,792.54
67.03	External balustrade — glass panel system (15.6 lm external deck/balcony balustrade) PS — KB: $450/lm (Glass Balustrade Deck, ZB010-026-202). 15.6 lm total external balustrade. SUPPLY — labour in 270	$8,687.25
67.04	Joist protection PVC tape — Protect-A-Deck (per roll) KB: $21.50/roll (Protect-A-Deck 50mm×25m). 3 rolls for deck joist protection	$79.82
67.05	External stairs — allowance (approach stairs + secondary access, ~6 risers) PS — KB: $1,363.64 PS (external stair framing supply & install, benchmark project). External entry approach stairs shown on site plan. SUPPLY & INSTALL as separate trade (not in framing labour)	$1,687.51

740 - decking, stairs & balustrades (external) Total (inc.) **$16,722.02**

68. 780 - Driveway & Footpaths

68.01	Driveway & paths — concrete supply & install (CONCRETE SUPPLY ONLY for path areas; labour in 290) PS — Site plan shows driveway approach and paths. KB: $175/$m^2$ concrete driveway (benchmark project). Estimated 30m^2 driveway + paths = $5,250 $5,000 PS. Remote Kioloa site — confirm extent of sealed driveway with client. ROCK CLAUSE applies	$6,187.50

780 - driveway & footpaths Total (inc.) **$6,187.50**

69. 790 - Landscaping

69.01	Landscaping — turf, garden beds, letterbox (PS allowance) PS — KB: $9,090.91 (soft landscaping turf/lawn, benchmark project). Coastal site — confirm extent with client. □ Landscaping excluded from standard scope per standard exclusions (87.1); include only if explicitly contracted	$11,250.00

790 - landscaping Total (inc.) **$11,250.00**

70. 820 - Fencing, Gates, L'Box & Clothesline

70.01	Fencing — boundary fencing allowance (coastal site, Kioloa) PS — KB: $8,370 (benchmark project). Site boundary fencing for 803.88m² site. □ Confirm extent required with client — Kioloa coastal, bush interface	$10,518.75
70.02	Letterbox — allowance PS — KB: $181.82 (letterbox, benchmark project)	$225.01
70.03	Clothesline — fold-out wall mount (per dwelling) PS — KB: $350 each (clothesline fold-out, ZB010-350-001). 2 dwellings	$866.25

820 - fencing, gates, l'box & clothesline Total (inc.) **$11,610.01**

71. 830 - Cleaning, Handover & Maintenance

71.01	Final builders clean — dual occupancy (234m² internal area) KB: \$9.91/m² (final builders clean). 234m² internal × \$9.91 = \$2,319	\$2,870.01
71.02	Skip bins — 8m³ (final clean-up / handover) PS — KB: \$1,000/bin. 2 bins for final clean/handover. (4 bins during construction in 35.1)	\$2,475.00
71.03	Handover gift — allowance KB: \$454.55 (benchmark project). Standard handover gift allowance	\$562.51

830 - cleaning, handover & maintenance Total (inc.) **\$5,907.52**

72. 850 - Sheds

72.01	Sheds — no shed specified in plans No shed shown in architectural plans for the site	\$0.00

850 - sheds Total (inc.) **\$0.00**

73. 900 - Variations (non specific)

73.01	Variations — placeholder Placeholder only — Qty=0, Cost=0. Builder handles contingency internally	\$0.00

900 - variations (non specific) Total (inc.) **\$0.00**

74. Exclusions

74.01	Landscaping and all associated notes on plan Excluded — landscaping and all associated works	$0.00
74.02	Solar PV system (client to engage solar installer directly) Excluded — PV-01 noted on plans; client to engage solar installer. Note: roof penetrations and inverter location to be coordinated	$0.00
74.03	Swimming pool, spa, and associated works Excluded	$0.00
74.04	All council fees and utility connections during construction — to be paid by owner Excluded — NSW Shoalhaven Council fees, NSW Water utility connections, Aurora Energy equivalent, NBN connection fees paid by owner	$0.00
74.05	Asbestos/hazardous materials remediation (survey cost included; remediation additional if found) Excluded — new build on vacant site; asbestos survey not typically required but flagged	$0.00
74.06	Wind turbine and associated work Excluded	$0.00

Exclusions Total (inc.) **$0.00**

SUMMARY

1.0	005 - LABOUR - Preliminaries	$4,826.25
2.0	010 - LABOUR - Project Management Off-Site	$18,810.00
3.0	020 - LABOUR - Project Management On-Site	$47,025.00
4.0	030 - LABOUR - Site Establishment	$4,070.00
5.0	040 - LABOUR - Survey & Profile	$2,640.00
6.0	060 - LABOUR - Excavation	$11,110.00
7.0	070 - LABOUR - Concrete Works	$48,290.00
8.0	080 - LABOUR - Structural Steel	$5,170.00
9.0	100 - LABOUR - GF Frame	$21,890.00
10.0	110 - LABOUR - L1 Floor	$12,320.00
11.0	120 - LABOUR - L1 Frame	$24,640.00
12.0	140 - LABOUR - L2 Frame	$0.00
13.0	150 - LABOUR - Trusses / Rafters / Roof Framing	$19,470.00
14.0	160 - LABOUR - External Framing & Feature Works	$21,010.00
15.0	170 - LABOUR - WRB Roof & Batten (Roof Wrap)	$12,100.00
16.0	180 - LABOUR - WRB Walls & Batten (Wall Wrap)	$16,720.00
17.0	190 - LABOUR - External Window & Door Installation	$17,930.00
18.0	200 - LABOUR - Ventilation Detailing	$5,500.00
19.0	220 - LABOUR - Eaves & Soffits	$7,370.00
20.0	230 - LABOUR - Cladding	$34,210.00
21.0	240 - LABOUR - Internal Framing	$25,850.00
22.0	250 - LABOUR - Internal Featurework	$19,690.00
23.0	260 - LABOUR - Fit Out Carpentry	$21,780.00
24.0	270 - LABOUR - Decking & External Balustrades	$16,500.00
25.0	280 - LABOUR - External Works	$11,660.00

26.0	290 - LABOUR - Driveways & Footpaths	$9,900.00
27.0	300 - LABOUR - Site Allowances	$20,130.00
28.0	310 - Preliminaries	$13,703.42
29.0	320 - Site Setup	$8,735.40
30.0	340 - Hire Items	$4,950.00
31.0	350 - Consumables	$3,093.75
32.0	360 - Survey & Profile	$3,687.75
33.0	370 - Excavation / Civil Works / Spoil	$19,181.25
34.0	380 - Concrete Foundations	$26,971.92
35.0	400 - Underground / External Waterproofing	$1,574.10
36.0	420 - Structural Steel	$18,562.50
37.0	430 - Floor & Wall Framing	$19,768.76
38.0	440 - Truss, Rafter & Roof framing	$19,586.33
39.0	460 - WRB ProClima	$6,072.85
40.0	470 - Roof & Wall Battens	$2,444.75
41.0	490 - Roofing	$34,692.30
42.0	500 - Eaves & Soffits	$1,999.25
43.0	510 - Windows & Doors	$86,409.13
44.0	520 - External Framing & Feature Work	$4,016.10
45.0	530 - Ventilation Detailing	$3,093.75
46.0	540 - Flashings	$3,341.25
47.0	550 - Cladding	$30,304.11
48.0	560 - Electrical	$55,687.50
49.0	570 - Electrical - Fixtures & Fittings	$7,709.63
50.0	580 - Electrical - HVAC, Heating & Cooling	$6,930.00
51.0	590 - Plumbing	$51,975.00
52.0	600 - Plumbing - Fixtures & Fittings	$26,482.50
53.0	610 - Plumbing - Rainwater Tanks	$4,331.25
54.0	620 - Plumber - Wastewater System	$10,518.75

55.0	630 - Insulation	$10,518.75
56.0	640 - Plaster	$49,500.00
57.0	650 - Painting & Surface Finishes	$37,125.00
58.0	660 - Garage Door	$4,615.88
59.0	670 - Waterproofing & Screeds (Internal)	$4,331.25
60.0	680 - Tile Supply & Install	$16,087.50
61.0	685 - Shower Screens & Mirrors	$3,532.49
62.0	690 - Fit Out & Internal Feature Work	$8,154.62
63.0	700 - Stairs & Balustrade (Internal)	$13,983.75
64.0	710 - Joinery & Benchtops	$68,062.50
65.0	720 - Floor Coverings	$14,973.75
66.0	730 - Appliances	$18,235.80
67.0	740 - Decking, Stairs & Balustrades (External)	$16,722.02
68.0	780 - Driveway & Footpaths	$6,187.50
69.0	790 - Landscaping	$11,250.00
70.0	820 - Fencing, Gates, L'Box & Clothesline	$11,610.01
71.0	830 - Cleaning, Handover & Maintenance	$5,907.52
72.0	850 - Sheds	$0.00
73.0	900 - Variations (non specific)	$0.00
74.0	Exclusions	$0.00

Sub Total	**$1,124,757.14**
GST	$112,475.71
Project estimated price range	**$1,178,232.85 - $1,299,812.14**

TERMS & CONDITIONS

This quote is valid for 30 days.