

Supervision	323704	%	0.08	\$25,896	\$3,108	\$2,900	\$31,904
Demolition of existing structures p.sum	1	item	5000	\$5,000	\$600	\$560	\$6,160
Earthworks- bobcat site scrape	1	item	480	\$480	\$58	\$54	\$591
Plant Hire	175.5	m2	12	\$2,106	\$253	\$236	\$2,595
Scaffold- edge protection / voids etc	175.5	m2	90	\$15,795	\$1,895	\$1,769	\$19,459
Waffle pod slab to suit H site	95.5	m2	136	\$12,988	\$1,559	\$1,455	\$16,001
Timber framed deck inc steel posts,post footings etc	21	m2	277	\$5,817	\$698	\$652	\$7,167
External timber stairs on steel stringers	3.6	lin	185	\$666	\$80	\$75	\$821
New 2000 ltr slimline tank inc filters/pumps etc	1	item	3000	\$3,000	\$360	\$336	\$3,696
Plumbing & drainage	14	item	1250	\$17,500	\$2,100	\$1,960	\$21,560
Waterproofor (wet-areas)	23.5	m2	117	\$2,750	\$330	\$308	\$3,387
Sanitaryware p.cost (medium quality)	22	item	290	\$6,380	\$766	\$715	\$7,860
Carpentry labour inc site handling of materials	323704	%	0.24	\$77,689	\$9,323	\$8,701	\$95,713
Framing- ext and internal inc lintels ,trusses,rafters,floor joists etc	175.5	m2	106	\$18,603	\$2,232	\$2,084	\$22,919
Structural steel p.cost	175.5	m2	36	\$6,318	\$758	\$708	\$7,784
Tiler/tiles wet-areas (full height)	23.5	m2	523	\$12,291	\$1,475	\$1,377	\$15,142
Aluminum framed sliding, fixed,awning glass windows p.sum	20.1	m2	315	\$6,332	\$760	\$709	\$7,800
Tiler/tiles direct stick (p.c tiles \$45 m2)	48.5	m2	90	\$4,365	\$524	\$489	\$5,378
Frame,lock-up and finish hardware	175.5	m2	192	\$33,696	\$4,044	\$3,774	\$41,513
Insulation walls/floor and ceilings	175.5	m2	21	\$3,686	\$442	\$413	\$4,541
Metalwork	175.5	m2	12	\$2,106	\$253	\$236	\$2,595
Metal Roofing- inc flashings/gutters/anticon etc	108	m2	133	\$14,364	\$1,724	\$1,609	\$17,696
Electrician p.sum inc light-fittings	115	item	198	\$22,770	\$2,732	\$2,550	\$28,053
Appliances p.cost	1	item	7000	\$7,000	\$840	\$784	\$8,624
Wall & ceiling linings	175.5	m2	129	\$22,640	\$2,717	\$2,536	\$27,892
Joinery- medium quality p.sum	29	lin	1800	\$52,200	\$6,264	\$5,846	\$64,310
Frameless mirrors	5.4	m2	95	\$513	\$62	\$57	\$632
Frameless shower screens	14	m2	405	\$5,670	\$680	\$635	\$6,985
Skylight p.sum	1	item	800	\$800	\$96	\$90	\$986
Internal stain grade stairs inc handrail	16	item	390	\$6,240	\$749	\$699	\$7,688
Fireplace -chimney	2	lin	1000	\$2,000	\$240	\$224	\$2,464
Aluminium finish window hoods	5	lin	490	\$2,450	\$294	\$274	\$3,018
Carpet p.sum	60	m2	50	\$3,000	\$360	\$336	\$3,696
Contingency	323704	%	0.05	\$16,185	\$1,942	\$1,813	\$19,940
Painter	175.5	m2	133	\$23,342	\$2,801	\$2,614	\$28,757
				\$458,821	\$55,058	\$51,388	\$565,267
						cost/m2	\$3,220.90