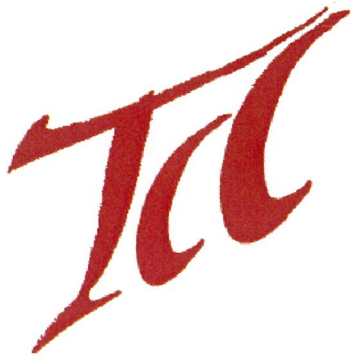




27th April 2016

Pittwater Council

To Whom it May Concern

Re – 967 Barrenjoey Rd Palm Beach

I certify that I have calculated the estimate cost of the proposed development and that those costs are based on industry recognised prices and have been prepared in accordance with TCC standard itemised schedule as attached.

Prepared By – Tim Rooney Director of The Construction Connection

Qualification – Licenced Builder 41496

Yours Sincerely

Tim Rooney
Director

The Construction Connection

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Phone 02 9973 2070 Fax 02 9918 3059

Email admin@tccbuild.com.au

Builders Lic 41496

Stage 1

967

25-Mar-16

Element	House Structure (\$)	Garage Structure (\$)	House Fitout (\$)	External Works (\$)	Element Total (\$)
01. Preliminaries	\$ 71,000.00	\$ -	\$ -	\$ 48,750.00	\$ 119,750.00
02. Labourers	\$ 42,000.00	\$ -	\$ -	\$ 60,000.00	\$ 102,000.00
03. Demolitions	\$ -	\$ -	\$ -	\$ 45,000.00	\$ 45,000.00
04. Excavation	\$ -	\$ -	\$ -	\$ 121,750.00	\$ 121,750.00
05. Concrete	\$ 85,000.00	\$ -	\$ -	\$ 45,000.00	\$ 130,000.00
06. Stonework	\$ -	\$ -	\$ -	\$ 33,000.00	\$ 33,000.00
07. Brickwork	\$ -	\$ -	\$ -	\$ -	\$ -
08. Structural steelwork	\$ -	\$ -	\$ -	\$ -	\$ -
09. Carpentry	\$ 48,000.00	\$ -	\$ -	\$ 20,000.00	\$ 68,000.00
10. Doors and windows	\$ -	\$ -	\$ -	\$ -	\$ -
11. Joinery	\$ -	\$ -	\$ -	\$ -	\$ -
12. Roofing	\$ -	\$ -	\$ -	\$ -	\$ -
13. Rendering	\$ 7,500.00	\$ -	\$ -	\$ -	\$ 7,500.00
14. Plasterboard	\$ -	\$ -	\$ -	\$ -	\$ -
15. Scaffolding	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,000.00
16. Electrical	\$ -	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00
17. Plumbing	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 40,000.00
18. Waterproof membrane	\$ -	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00
19. Handrails	\$ -	\$ -	\$ -	\$ 18,700.00	\$ 18,700.00
20. Tiling	\$ -	\$ -	\$ -	\$ -	\$ -
21. Painting	\$ -	\$ -	\$ -	\$ -	\$ -
22. Landscaping	\$ -	\$ -	\$ -	\$ 150,000.00	\$ 150,000.00
23. Glazing	\$ -	\$ -	\$ -	\$ -	\$ -
24. Flooring	\$ -	\$ -	\$ -	\$ -	\$ -
25. Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
26. Builder's margin	\$ 45,525.00	\$ -	\$ -	\$ 85,380.00	\$ 130,905.00
27. Contingency	\$ -	\$ -	\$ -	\$ -	\$ -

COMPONENT TOTAL	\$ 349,025.00	\$ -	\$ -	\$ 654,580.00	\$ 1,003,605.00
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AGGREGATE TOTAL	\$ 1,003,605.00
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ESTIMATED GST	\$ 100,360.50
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GRAND TOTAL	\$ 1,103,965.50
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CALCULATION SHEET

Stage 1

967

25-Mar-16

Quotes		Unit	Quantity	Rate	House Structure	Garage Structure	House + Garage Fitout	External Works	Total
1. Preliminaries					\$ 71,000.00	\$ -	\$ -	\$ 48,750.00	\$ 119,750.00
Site Foreman/Carpenter	wk	30	3000	\$ 63,000.00				\$ 27,000.00	
Insurance	Item	1	8000	\$ 8,000.00					
Shed/Fences	item	1	3000					\$ 3,000.00	
Traffic Control	No.	15	600					\$ 9,000.00	
Rubbish- loading, truck and tipping	No.	15	250					\$ 3,750.00	
Surveying	Item	1	6000					\$ 6,000.00	
2. Labourers					\$ 42,000.00	\$ -	\$ -	\$ 60,000.00	\$ 102,000.00
Labour	wk.	40	1500	\$ 42,000.00				\$ 60,000.00	
3. Demolition					\$ -	\$ -	\$ -	\$ 45,000.00	\$ 45,000.00
MVE		1	39750						
Davis		1	45000					\$ 45,000.00	
4. Excavation					\$ -	\$ -	\$ -	\$ 121,750.00	\$ 121,750.00
MVE	m3	700	152.5					\$ 106,750.00	
MVE Barge	hr							\$ -	
Davis	m3	1200	180						
Machine hire detail	day	15	1000					\$ 15,000.00	
5. Concrete					\$ 85,000.00	\$ -	\$ -	\$ 45,000.00	\$ 130,000.00
Goodman Piles	Qu	1							
A Class	Qu	1						\$ -	
Driveway & crossover	??								
Piers	Lm	50	500					\$ 25,000.00	
Rock anchors	No	10	2000					\$ 20,000.00	
Footings retaining walls	m3	50	1700	\$ 85,000.00					
6. Stonework					\$ -	\$ -	\$ -	\$ 33,000.00	\$ 33,000.00
Blockwork	m2	110	300					\$ 33,000.00	
7. Brickwork					\$ -	\$ -	\$ -	\$ -	\$ -
Bricks	m2			\$ -					
8. Structural steel					\$ -	\$ -	\$ -	\$ -	\$ -
Misc				\$ -					
9. Carpentry					\$ 48,000.00	\$ -	\$ -	\$ 20,000.00	\$ 68,000.00
Labour	wk			\$ -					
Deck	m2	70	400	\$ 28,000.00					
Hardware	item	20	2000	\$ 20,000.00				\$ 20,000.00	

Calculations

10. Doors and windows

		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

Calculations

11. Joinery

Client

CL			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					\$ -				

12. Roofing

Hood to main bed

Entry Roof

Skylights

PS			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
m2					\$ -				
est					\$ -				

13. Rendering

Face retaining walls

White set

m2	150	50	\$ 7,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500.00
D					\$ -				

14. Plasterboard

Repairs & new

Item			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -						
					\$ -				

15. Scaffolding

Estimate

			\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00
	1	10000	\$ 10,000.00						

16. Electrical

Temp services

item			\$ -	\$ -	\$ -	\$ -	\$ 15,000.00	\$ -	\$ 15,000.00
	1	15000					\$ 15,000.00		

17. Plumbing

Storm WT & Drainage

est			\$ 40,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000.00
	1	40000	\$ 40,000.00						

18. Waterproof membrane

Behind blockwork

Court-yard

m2	150	80					\$ 12,000.00	\$ -	\$ 12,000.00
							\$ -		

19. Handrails

Pool fence

			\$ -	\$ -	\$ -	\$ -	\$ 18,700.00	\$ -	\$ 18,700.00
	17	1100					\$ 18,700.00		

20. Tiling

			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

21. Painting

			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Calculations

22. Landscaping \$ - \$ - \$ - \$ 150,000.00 \$ 150,000.00

Pool	1	150000				\$ 150,000.00
Soft	??					

23. Glazing \$ - \$ - \$ - \$ - \$ -

24. Flooring \$ - \$ - \$ - \$ - \$ -

25. Miscellaneous \$ - \$ - \$ - \$ - \$ -

Appliances	CL				
Blinds	CL				
Tile supply & instal Kitchen 15m2	PS				
Air conditioning	TCC				
Moss wall	PS				
Locks (door furniture) PS	TCC				
Electrical PC items PS	CL				
Plumbing PC items PS	CL				
MATV/Foxtel & communications	CL				
Security system	CL				

26. Builder's margin (BM) \$ 45,525.00 \$ - \$ - \$ 85,380.00 \$ 130,905.00

Margin	%	15%	\$ 45,525.00	\$ -	\$ -	\$ 85,380.00

27. Extras/Risk \$ - \$ - \$ - \$ - \$ -

%		\$ -			
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Total \$ 349,025 \$ - \$ - \$ 654,580 \$ 1,003,605

AGGREGATE TOTAL \$ 1,003,605

ESTIMATED GST \$ 100,361

GRAND TOTAL \$ 1,103,966