

Elemental Estimate Summary

Project: Example
Building: Whitianga

Details: Example Only - Rates may not be applicable
to your region

Code	Description	Subtotal	Factor	Total
	Preliminary & General	44,344		44,344
	Scaffolding	11,394		11,394
	Site Preperation	10,000		10,000
	Substructure / Floor Slab	70,342		70,342
	Framing	56,392		56,392
	Structural Walls	23,033		23,033
	Mezzanine Floor	5,903		5,903
	Roof	68,429		68,429
	Aluminium Joinery	35,134		35,134
	External Walls & Exterior Finishes	85,558		85,558
	Internal Walls	27,253		27,253
	Internal Ceilings	12,351		12,351
	Internal Doors	7,900		7,900
	Floor Finishes	15,913		15,913
	Internal Joinery	23,200		23,200
	Fittings, Fixtures & Equipment	12,500		12,500
	Roller Garage & Sliding Doors	6,950		6,950
	Sanitary Plumbing	30,322		30,322
	Heating and Ventilation	5,000		5,000
	Electrical Services	25,200		25,200
	Drainage	16,000		16,000
	External Works	0		0
	Subtotal			593,118
	Contingency 0%	0		0
	Builders Margin 13%			77,105
	Provisional Sums	15,000		15,000
	Subtotal			685,224
	GST			102,784
	Total			788,007
	Clarifications			
	Pre-liminary estimate only			
	P&G excludes Consent & Professional Fees			

Elemental Build-up

Project: Example Building: Whitianga	Details: Example Only - Rates may not be applicable to your region
---	--

Code	Description	Quantity	Unit	Rate	Total
------	-------------	----------	------	------	-------

Preliminary & General

	<u>Preliminary & General</u>				
	Allowance for P&G	381,604	sum	10%	34,344
	Allowance for Travel and additional freight costs	1	sum	10,000.00	10,000

Scaffolding

	<u>Scaffolding</u>				
	Scaffolding				
	Erection and dismantle	376	m2	11.10	4,174
	Weekly Hire	10	wk	602.00	6,020
	Safety Netting				
	Erect/dismantle - 2 wks hire	1	sum	1,200.00	1,200

Site Preparation

	<u>Site Preparation</u>				
	Site Prep				
	Excavation	1	sum	10,000.00	10,000

Substructure / Floor Slab

	<u>Substructure / Floor Slab</u>				
	Floor Slab to Grage				
	<u>Note</u>				
	It is assumed that the site retaining walls will provide a level platform for garage slab.				
	Residential Concrete Floor Slab, 100mm slab, polythene, 150mm hardfill, and edge footing to NZS3604,	74	m ²	131.00	9,694
	Suspended Timber Floor to House				
	<u>Note.</u> Floor area as per Drawing 1-01 178m ² includes mezzanine floor 23m ²				
	Timber Floor Construction, with 125mm x 125mm H5 timber piles, 2/150mm x 50mm bearers, 150mm x 50mm joists and blocking. Includes Pavillion and outlying roof line over part of decking. included in total floor area	155	m ²	120.00	18,600
	F1 - 19mm Plywood Flooring Panels, H3.2, with tongued and grooved edges fixed to timber joists	121	m ²	80.00	9,680
	F3 - Kwila hardwood, 100mm x 25mm to Pavillion and adjacent decking (excludes stain)	34	m ²	117.00	3,978
	Allowance for extra over value for stainless steel fixings	155	m ²	8.00	1,240

Elemental Build-up

Project: Example Building: Whitianga	Details: Example Only - Rates may not be applicable to your region
---	--

Code	Description	Quantity	Unit	Rate	Total
------	-------------	----------	------	------	-------

Substructure / Floor Slab

(Continued)

	Decks				
	Kwila cladded decking incl stainless steel fixings	51	m2	400.00	20,400
	ALuminium Balustrade to North East Deck	15.0	m	450.00	6,750
	Note.NE elevation shows a balcony off the bedroom.No other plan includes this. No allowance has been made.				

Framing

	Frame				
	External & Internal Walls				
	90mm x 45mm External Timber Framed Wall, SG8, studs and dwangs at 600mm centres	491	m ²	50.50	24,796
	90mm x 45mm Internal Timber Framed Wall, SG8, studs and dwangs at 800mm centres	138	m ²	48.00	6,624
	Posts				
	Structural posts to roof (Deck)	8	m	49.00	368
	Roof Framing/Trusses				
	<u>Supply of fabricated timber trusses</u>				
	Up to 6m	0	no	180.00	0
	6 to 9m	24	no	245.00	5,880
	9m to 12m	11	no	390.00	4,290
	<u>Installation of fabricated timber trusses @ 900cntrs</u>				
	Up to 6m	0	no	67.50	0
	6 to 9m	24	no	90.00	2,160
	9m to 12m	11	no	135.00	1,485
	Purlins 70x45	384	m	11.70	4,493
	Strong backs, random timbers	100	m	13.70	1,370
	Insulation				
	Ceiling Insulation	178	m ²	13.50	2,403
	External Wall Insulation (excluding garage)	255	m ²	9.90	2,525

Structural Walls

	Structural Walls				
	Note Assumed concrete block retaining wall would run through rear garage wall.				
	Strip Footing, 25MPa concrete, reinforcing 100kg/m3, formwork, shallow excavation	27	m	134.00	3,618

Elemental Build-up

Project: Example Building: Whitianga	Details: Example Only - Rates may not be applicable to your region
---	--

Code	Description	Quantity	Unit	Rate	Total
------	-------------	----------	------	------	-------

Structural Walls

(Continued)

	Concrete Block Walls, solid filled	65	m ²	191.00	12,415
	Allowance waterproofing / tanking	1	sum	4,000.00	4,000
	Structural Steel Columns				
	Allowance	1	sum	3,000.00	3,000

Mezzanine Floor

	<u>Mezzanine Floor</u>				
	20mm Plywood on SG8 Timber Framing, lateral supports, nogs to sheet ends and edges	26	m ²	170.00	4,403
	Allowance for structural beams	1	sum	1,500.00	1,500

Roof

	<u>Roofing</u>				
	Roofing				
	Sheet Roofing, Corrugate, with wire netting, underlay and 0.1m of flashing per m2 of roof	265.0	m ²	200.00	53,000
	Guttering prefinished complete	45	m	66.50	2,993
	Down pipe prefinished complete	14	m	80.00	1,120
	<u>Facia/Barge Boards</u>				
	150 x 40 Radiata Pine, H3.1, painted	110	m	34.90	3,839
	<u>Soffits</u>				
	4.5mm Silklime soffit with 75mm x 40mm framing, 1.2 m wide, painted	32	m	122.72	3,927
	<u>Skylights</u>				
	2200 x 900 Low pitch fixed skylight..	2	no	1,775.00	3,550

Aluminium Joinery

	<u>Aluminium Joinery</u>				
	Aluminium Windows & Doors				
	Supply Aluminium windows complete incl double glazing	59.2	m ²	500.00	29,600
	Install Aluminium windows including waterproofing and packing to timber wall framing	59.2	m ²	79.97	4,734
	Allow extra over value for bifolds	1	sum	800.00	800

Elemental Build-up

Project: Example Building: Whitianga	Details: Example Only - Rates may not be applicable to your region
---	--

Code	Description	Quantity	Unit	Rate	Total
------	-------------	----------	------	------	-------

External Walls & Exterior Finishes

(Continued)

<u>External Walls & Exterior Finishes</u>					
	Cavity Battens				
	Vertical Battens, H3.2, 50mm x 25mm @ 400 cntrs	317		19.90	6,308
	Cladding				
	COLORSTEEL ® Endura™ or ColorCote ® ZR8™ 0.4mm Corrugate	317	m ²	250.00	79,250

Internal Walls

<u>Internal Wall Linings & Trims</u>					
	Wall Linings				
	Note No allowance has been made to line garage walls				
	10mm GIB F4 finish, fixed to timber framing, with cornice, skirting, external angles and painting	452	m ²	59.00	26,668
	Extra over allowance for bracing gib board sections say 10% of wall areas	45	m ²	13.00	585

Internal Ceilings

<u>Internal Ceilings</u>					
	Note				
	No allowance has been made to line the garage.				
	Ceiling Battens				
	70 x 20 Battens	292	m	10.60	3,095
	Plasterboard Linings				
	13mm Gib stopped to L4 and painted	178	m ²	52.00	9,256

Internal Doors

<u>Internal Doors</u>					
	Single Doors				
	Standard hollow core door, hardboard faced, timber frame, architraves, hardware, and paint	6	no	816.67	4,900
	Wardrobe Sliders				
	Wardrobe sliding doors including frame, tracks, architarve, hardware and paint	4		750.00	3,000

Floor Finishes

<u>Floor Finishes</u>					

Elemental Build-up

Project: Example Building: Whitianga	Details: Example Only - Rates may not be applicable to your region
---	--

Code	Description	Quantity	Unit	Rate	Total
------	-------------	----------	------	------	-------

Floor Finishes

(Continued)

	Carpet				
	100% wool, heavy duty, loop pile. includes smooth edge and underlay (PC Sum)	129	m ²	55.00	7,095
	Tiles				
	Floor tiling, with allowance for coving(PC Sum \$70/m2) to Kitchen/dining, WC's and bathrooms	49	m ²	180.00	8,818

Internal Joinery

	Internal Joinery				
	Joinery				
	Kitchen joinery complete (PC SUM)	1	Sum	20,000.00	20,000
	Ensuite Bathroom vanity excl tapware (PC SUM)	2	no	1,200.00	2,400
	Bathroom vanity excl tapware (PC SUM)	1	Sum	800.00	800

Fittings, Fixtures & Equipment

	Fittings, Fixtures & Equipment				
	Wardrobes				
	PC Sum	1	Sum	3,000.00	3,000
	Screen Louvres	1	Sum	8,000.00	8,000
	Glazed Components				
	Mirrors to bathrooms	3	no.	500.00	1,500

Roller Garage & Sliding Doors

	Roller Garage & Sliding Doors				
	Roller Garage Door				
	Industrial Roller Door, continuous pressed steel, chain operated, zincalume steel finish 4x4m	1	no	4,450.00	4,450
	External Sliding Door				
	Colour steel cladded sliding door	1	no	2,500.00	2,500

Sanitary Plumbing

	Sanitary Plumbing				
	Pumbing and Fixtures				

Elemental Build-up

Project: Example Building: Whitianga	Details: Example Only - Rates may not be applicable to your region
---	--

Code	Description	Quantity	Unit	Rate	Total
------	-------------	----------	------	------	-------

Sanitary Plumbing (Continued)

	30,000 li PVC water tank	1	no	6,400.00	6,400
	PVC Piping Water	120	m	47.00	5,640
	HWC 300 li	1	no	3,000.00	3,000
	WC's	3	no	980.00	2,940
	Handbasins	1	no	470.00	470
	Showers	4	no	2,250.00	9,000
	Supertub	1	no	800.00	800
	PVC Piping Waste/Vents	20	m	54.00	1,080
	Gully Traps	4	no	198.00	792
	BWIC				
	Builders work in conjunction allowance	1	Sum	200.00	200

Heating and Ventilation

	<u>Heating and Ventilation</u>				
	Log Burner				
	Outdoor Log Burner	1	sum	5,000.00	5,000

Electrical Services

	<u>Electrical Services</u>				
	Electrical				
	Electrical works (PC SUM)	1	Sum	25,000.00	25,000
	BWIC				
	Builders work in conjunction allowance	1	Sum	200.00	200

Drainage

	<u>Drainage</u>				
	Drainage				
	Drainage works complete incl sceptic tank, stormwater,sewer & trench work (PC SUM)	1	Sum	16,000.00	16,000

External Works

	<u>Exterior Works</u>				
	No Allowance has been made for exterior works				

Elemental Build-up

Project: Example Building: Whitianga	Details: Example Only - Rates may not be applicable to your region
---	--

Code	Description	Quantity	Unit	Rate	Total
------	-------------	----------	------	------	-------

Provisional Sums

(Continued)

	<u>Provisional Sums</u>				
	Light Fittings	1	sum	5,000.00	5,000
	PC sum concrete driveway / steps etc	1	sum	10,000.00	10,000