Scaleline

QUOTE · Q-20261010-PRISCILLA-SAMPLE

SAMPLE DATA · NOT FOR CONSTRUCTION

QUANTITY & QUOTE

Residential quote

Priced trade by trade against measured and estimated quantities.

SAMPLE DATA

QUOTE NO.
Q-20261010-PRISCILLA-SAMPLE

ISSUED
10 October 2026

PROJECT
Priscilla Road

DRAWING SET
SL-SAMPLE-010 Rev C1 · preliminary coordination model (3 lots)

CONTACT
+61 8 7110 0011 · hello@scaleline.com.au

PREPARED FOR
Sample Builder Pty Ltd

VALID UNTIL
9 November 2026

ADDRESS
Adelaide SA

PREPARED BY
Scaleline estimating

PAYMENT
20% on acceptance, balance on delivery of the report.

Accuracy class 2 | Rev A | ex GST

Quantity take-off estimate (±10–15%) for budgeting and trade comparison — not a fixed-price building contract or tender.

Scaleline Pty Ltd · ABN 42 702 972 683
CORE Innovation Hub, Lot Fourteen, Space_Lab Building, 4 Frome Road, Adelaide SA 5000, Australia

+61 8 7110 0011
hello@scaleline.com.au
scaleline.com.au

Quote summary

Every trade priced against measured and estimated quantities, trade subtotals ex GST. The detailed line items follow. Rows marked *Est.* are rule-based allowances, not measured quantities, and are labelled on each line.

CODE	TRADE	BASIS	SUBTOTAL (EX GST)
01	Foundations	Measured	$66,721.00
02	Timber frame	Measured	$40,866.57
03	External walls — Hebel cladding	Measured	$62,988.59
04	Windows & doors	Measured	$63,290.10
05	Linings	Measured	$43,880.70
06	Internal doors	Measured	$8,400.00
07	Cabinetry & hardware	Mixed	$51,438.00
08	Plumbing — fixtures & pipework	Mixed	$10,350.00
09	Stormwater	Estimate	$3,550.20
10	Electrical — points	Estimate	$28,130.00
11	HVAC — heating & cooling	Estimate	$26,260.00
12	Tiling	Measured	$26,495.00
13	Roofing — structure & covering	Mixed	$24,621.00
14	Flooring	Measured	$22,189.00
15	Painting	Estimate	$19,007.00
16	Site works	Estimate	$31,358.00

Amounts are quantity × rate, ex GST — an extended amount, not a fixed-price building contract. A dash (—) means that row has no rate on this sheet: no benchmark on the line.

By dwelling

Every trade's priced rows rolled up per dwelling. Rate per m² is shown where a gross floor area is on file; otherwise it reads —.

DWELLING	GFA	SUBTOTAL (EX GST)	RATE (EX GST)
Lot1	126.24 m²	$248,129.15	$1,965.54/m²
Lot2	112.65 m²	$230,019.37	$2,041.89/m²
Lot3	65.32 m²	$164,732.64	$2,521.93/m²

Detailed quote

Items grouped by trade, with the reading note and subtotal for each.

01 · Foundations

Imported from takeoff lines.json. Measured quantities from the model, priced at ex-GST rates.

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
	LOT1				
FOOT-Lot1-01	Concrete to slab and footings *N25 · including 5% waste*	21.88	m³	$284.96	$6,235.00
FOOT-Lot1-02	Concrete pumping *Concrete-pump mobilisation*	1	ea	$950.00	$950.00
FOOT-Lot1-03	Formwork *Contact area*	16.78	m²	$65.02	$1,091.00
FOOT-Lot1-04	Slab fabric mesh *SL72 · 6000 × 2400 · 225 mm laps*	11	sheet	$115.00	$1,265.00
FOOT-Lot1-05	Trench mesh to beam bottoms *3-L11TM · 1 layer*	16	ea (6 m)	$44.38	$710.00
FOOT-Lot1-06	Trench mesh corner bars *3-L11TM corner bars*	27	ea	$14.81	$400.00
FOOT-Lot1-07	Loose bar reinforcement *Ø12*	0.04	t	$2,500.00	$100.00
FOOT-Lot1-08	Bar chairs / wire chairs *In the slab and within the beams*	7.26	100 ea	$42.01	$305.00
FOOT-Lot1-09	Vapour barrier *0.2 mm · 200 m²/roll*	1	roll	$165.00	$165.00
FOOT-Lot1-10	Vapour-barrier tape *Laps and sealing around pipe penetrations*	93	m	$0.90	$84.00
FOOT-Lot1-11	Sand / crushed-rock bedding *50 mm thick*	5.62	m³	$75.09	$422.00
FOOT-Lot1-12	Termite barrier *Physical barrier (Kordon) · placeholder market rate, to be confirmed*	138.14	m²	$28.00	$3,868.00
FOOT-Lot1-13	Excavation *Including site strip and trenches*	35.09	m³	$45.00	$1,579.00
FOOT-Lot1-14	Cart away surplus spoil *Bulking factor 1.3 · 4 truckloads*	27.37	m³	$54.99	$1,505.00
FOOT-Lot1-15	Backfill and compaction *Trenches and internal backfill*	16.86	m³	$34.99	$590.00
FOOT-Lot1-16	Imported fill *Shortfall against site spoil*	5.35	m³	$34.95	$187.00
FOOT-Lot1-17	Slab and footing labour *Composite rate on slab area*	138.14	m²	$48.00	$6,631.00
	LOT1 SUBTOTAL (EX GST)				**$26,087.00**
	LOT2				
FOOT-Lot2-01	Concrete to slab and footings *N25 · including 5% waste*	21.35	m³	$284.96	$6,084.00
FOOT-Lot2-02	Concrete pumping *Concrete-pump mobilisation*	1	ea	$950.00	$950.00

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
FOOT-Lot2-03	Formwork *Contact area*	16.28	m²	$64.99	$1,058.00
FOOT-Lot2-04	Slab fabric mesh *SL72 · 6000 × 2400 · 225 mm laps*	10	sheet	$115.00	$1,150.00
FOOT-Lot2-05	Trench mesh to beam bottoms *3-L11TM · 1 layer*	18	ea (6 m)	$44.39	$799.00
FOOT-Lot2-06	Trench mesh corner bars *3-L11TM corner bars*	27	ea	$14.81	$400.00
FOOT-Lot2-07	Loose bar reinforcement *Ø12*	0.04	t	$2,500.00	$100.00
FOOT-Lot2-08	Bar chairs / wire chairs *In the slab and within the beams*	6.89	100 ea	$41.94	$289.00
FOOT-Lot2-09	Vapour barrier *0.2 mm · 200 m²/roll*	1	roll	$165.00	$165.00
FOOT-Lot2-10	Vapour-barrier tape *Laps and sealing around pipe penetrations*	88	m	$0.90	$79.00
FOOT-Lot2-11	Sand / crushed-rock bedding *50 mm thick*	4.79	m³	$74.95	$359.00
FOOT-Lot2-12	Termite barrier *Physical barrier (Kordon) · placeholder market rate, to be confirmed*	124.26	m²	$28.00	$3,479.00
FOOT-Lot2-13	Excavation *Including site strip and trenches*	34.29	m³	$45.00	$1,543.00
FOOT-Lot2-14	Cart away surplus spoil *Bulking factor 1.3 · 4 truckloads*	26.74	m³	$55.01	$1,471.00
FOOT-Lot2-15	Backfill and compaction *Trenches and internal backfill*	14.38	m³	$34.98	$503.00
FOOT-Lot2-16	Imported fill *Shortfall against site spoil*	2.82	m³	$35.11	$99.00
FOOT-Lot2-17	Slab and footing labour *Composite rate on slab area*	124.26	m²	$48.00	$5,964.00
	LOT2 SUBTOTAL (EX GST)				**$24,492.00**
	LOT3				
FOOT-Lot3-01	Concrete to slab and footings *N25 · including 5% waste*	13.61	m³	$285.01	$3,879.00
FOOT-Lot3-02	Concrete pumping *Concrete-pump mobilisation*	1	ea	$950.00	$950.00
FOOT-Lot3-03	Formwork *Contact area*	14.24	m²	$65.03	$926.00
FOOT-Lot3-04	Slab fabric mesh *SL72 · 6000 × 2400 · 225 mm laps*	6	sheet	$115.00	$690.00
FOOT-Lot3-05	Trench mesh to beam bottoms *3-L11TM · 1 layer*	12	ea (6 m)	$44.42	$533.00
FOOT-Lot3-06	Trench mesh corner bars *3-L11TM corner bars*	20	ea	$14.80	$296.00

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
FOOT-Lot3-07	Loose bar reinforcement *Ø12*	0.03	t	$2,100.00	$63.00
FOOT-Lot3-08	Bar chairs / wire chairs *In the slab and within the beams*	4.29	100 ea	$41.96	$180.00
FOOT-Lot3-09	Vapour barrier *0.2 mm · 200 m²/roll*	1	roll	$165.00	$165.00
FOOT-Lot3-10	Vapour-barrier tape *Laps and sealing around pipe penetrations*	68	m	$0.90	$61.00
FOOT-Lot3-11	Sand / crushed-rock bedding *50 mm thick*	2.72	m³	$75.00	$204.00
FOOT-Lot3-12	Termite barrier *Physical barrier (Kordon) · placeholder market rate, to be confirmed*	74.12	m²	$28.00	$2,075.00
FOOT-Lot3-13	Excavation *Including site strip and trenches*	25.3	m³	$45.02	$1,139.00
FOOT-Lot3-14	Cart away surplus spoil *Bulking factor 1.3 · 3 truckloads*	20.67	m³	$55.01	$1,137.00
FOOT-Lot3-15	Backfill and compaction *Trenches and internal backfill*	8.17	m³	$35.01	$286.00
FOOT-Lot3-16	Slab and footing labour *Composite rate on slab area*	74.12	m²	$48.00	$3,558.00
	LOT3 SUBTOTAL (EX GST)				**$16,142.00**
	MEASURED ROWS, EX GST				**$66,721.00**

02 · Timber frame

Imported from takeoff lines.json. Measured quantities from the model, priced at ex-GST rates.

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
	LOT1				
FRAM-Lot1-01	Structural timber *MGP10 KD pine frame (top and bottom plates, studs, lintels, sills and noggings, including 10% waste)*	5.01	m³	$1,449.96	$7,264.28
FRAM-Lot1-02	Frame fabrication and erection labour *Cut and stand (install level standard ×1)*	274.21	m²	$28.00	$7,677.94
FRAM-Lot1-03	Frame hardware *Nails, angle brackets and strap bracing (pro rata on wall elevation)*	274.21	m²	$4.00	$1,096.85
	LOT1 SUBTOTAL (EX GST)				**$16,039.07**
	LOT2				
FRAM-Lot2-01	Structural timber *MGP10 KD pine frame (top and bottom plates, studs, lintels, sills and noggings, including 10% waste)*	4.63	m³	$1,449.08	$6,709.23
FRAM-Lot2-02	Frame fabrication and erection labour *Cut and stand (install level standard ×1)*	257.66	m²	$28.00	$7,214.51

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
FRAM-Lot2-03	Frame hardware *Nails, angle brackets and strap bracing (pro rata on wall elevation)*	257.66	m²	$4.00	$1,030.64
	LOT2 SUBTOTAL (EX GST)				**$14,954.38**
	LOT3				
FRAM-Lot3-01	Structural timber *MGP10 KD pine frame (top and bottom plates, studs, lintels, sills and noggings, including 10% waste)*	3.13	m³	$1,451.19	$4,542.24
FRAM-Lot3-02	Frame fabrication and erection labour *Cut and stand (install level standard ×1)*	166.59	m²	$28.00	$4,664.52
FRAM-Lot3-03	Frame hardware *Nails, angle brackets and strap bracing (pro rata on wall elevation)*	166.59	m²	$4.00	$666.36
	LOT3 SUBTOTAL (EX GST)				**$9,873.12**
	MEASURED ROWS, EX GST				**$40,866.57**

03 · External walls — Hebel cladding

Imported from takeoff lines.json. Measured quantities from the model, priced at ex-GST rates.

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
	LOT1				
CLAD-Lot1-01	CSR Hebel PowerPanelXL 75mm *600 × 2700 mm · 65 kg each*	93	ea	$97.20	$9,039.60
CLAD-Lot1-02	35 mm perforated top hat *0.55 mm BMT 270 MPa Galvabond Z275 · stock length 6 m*	30	ea	$51.00	$1,530.00
CLAD-Lot1-03	14-10×90 hex-head Type 17 *Panel to top hat, driven from the outside, countersunk ≥5 mm and filled*	664	ea	$0.32	$212.48
CLAD-Lot1-04	12-11×35 hex-head Type 17 *top hat to timber frame*	292	ea	$0.14	$40.88
CLAD-Lot1-05	Hebel Adhesive *20 kg/bag · full coat to panel joints*	6	bag	$38.00	$228.00
CLAD-Lot1-06	Hebel Mortar (thick-bed levelling mortar) *20 kg/bag · bedded in mortar where the base gap exceeds 3 mm*	5	bag	$26.00	$130.00
CLAD-Lot1-07	DPC damp-proof course *Laid on the frame bottom plate · 50 lm*	2	roll	$42.00	$84.00
CLAD-Lot1-08	Hebel Base Sealer *Panel base + 200 mm upturn · 50 lm*	10	L	$22.00	$220.00
CLAD-Lot1-09	Control joint sealant *10 mm joint · backing rod + paintable sealant · 12 vertical joints*	6	ea	$14.00	$84.00
CLAD-Lot1-10	Backing rod *⌀13 mm (vertical joints and horizontal joints between storeys)*	33	m	$1.20	$39.60
CLAD-Lot1-11	Anti-corrosion paint + Hebel Patch *Touch-up coating to exposed reinforcement at cuts / panel-face repairs*	58	ea	$4.00	$232.00

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
CLAD-Lot1-12	External coating system *Levelling base coat + texture coat + finish coat ≈ 6 mm · net wall 95.2 m² (excluding party walls)*	95.17	m²	$55.00	$5,234.35
CLAD-Lot1-13	Panel installation labour (labour only) *Priced on gross elevation · net wall 95.2 m² · opening ratio 29% · complexity "standard" (indicative only)*	134.65	m²	$40.00	$5,386.00
	LOT1 SUBTOTAL (EX GST)				**$22,460.91**
	LOT2				
CLAD-Lot2-01	CSR Hebel PowerPanelXL 75mm *600 × 2700 mm · 65 kg each*	89	ea	$97.20	$8,650.80
CLAD-Lot2-02	35 mm perforated top hat *0.55 mm BMT 270 MPa Galvabond Z275 · stock length 6 m*	26	ea	$51.00	$1,326.00
CLAD-Lot2-03	14-10×90 hex-head Type 17 *Panel to top hat, driven from the outside, countersunk ≥5 mm and filled*	576	ea	$0.32	$184.32
CLAD-Lot2-04	12-11×35 hex-head Type 17 *top hat to timber frame*	288	ea	$0.14	$40.32
CLAD-Lot2-05	Hebel Adhesive *20 kg/bag · full coat to panel joints*	5	bag	$38.00	$190.00
CLAD-Lot2-06	Hebel Mortar (thick-bed levelling mortar) *20 kg/bag · bedded in mortar where the base gap exceeds 3 mm*	5	bag	$26.00	$130.00
CLAD-Lot2-07	DPC damp-proof course *Laid on the frame bottom plate · 48 lm*	2	roll	$42.00	$84.00
CLAD-Lot2-08	Hebel Base Sealer *Panel base + 200 mm upturn · 48 lm*	10	L	$22.00	$220.00
CLAD-Lot2-09	Control joint sealant *10 mm joint · backing rod + paintable sealant · 14 vertical joints*	7	ea	$14.00	$98.00
CLAD-Lot2-10	Backing rod *⌀13 mm (vertical joints and horizontal joints between storeys)*	38	m	$1.20	$45.60
CLAD-Lot2-11	Anti-corrosion paint + Hebel Patch *Touch-up coating to exposed reinforcement at cuts / panel-face repairs*	45	ea	$4.00	$180.00
CLAD-Lot2-12	External coating system *Levelling base coat + texture coat + finish coat ≈ 6 mm · net wall 97.2 m² (excluding party walls)*	97.22	m²	$55.00	$5,347.10
CLAD-Lot2-13	Panel installation labour (labour only) *Priced on gross elevation · net wall 97.2 m² · opening ratio 24% · complexity "standard" (indicative only)*	128.14	m²	$40.00	$5,125.60
	LOT2 SUBTOTAL (EX GST)				**$21,621.74**
	LOT3				
CLAD-Lot3-01	CSR Hebel PowerPanelXL 75mm *600 × 2700 mm · 65 kg each*	76	ea	$97.20	$7,387.20
CLAD-Lot3-02	35 mm perforated top hat *0.55 mm BMT 270 MPa Galvabond Z275 · stock length 6 m*	23	ea	$51.00	$1,173.00

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
CLAD-Lot3-03	14-10×90 hex-head Type 17 *Panel to top hat, driven from the outside, countersunk ≥5 mm and filled*	504	ea	$0.32	$161.28
CLAD-Lot3-04	12-11×35 hex-head Type 17 *top hat to timber frame*	279	ea	$0.14	$39.06
CLAD-Lot3-05	Hebel Adhesive *20 kg/bag · full coat to panel joints*	5	bag	$38.00	$190.00
CLAD-Lot3-06	Hebel Mortar (thick-bed levelling mortar) *20 kg/bag · bedded in mortar where the base gap exceeds 3 mm*	5	bag	$26.00	$130.00
CLAD-Lot3-07	DPC damp-proof course *Laid on the frame bottom plate · 41 lm*	2	roll	$42.00	$84.00
CLAD-Lot3-08	Hebel Base Sealer *Panel base + 200 mm upturn · 41 lm*	9	L	$22.00	$198.00
CLAD-Lot3-09	Control joint sealant *10 mm joint · backing rod + paintable sealant · 10 vertical joints*	5	ea	$14.00	$70.00
CLAD-Lot3-10	Backing rod *⌀13 mm (vertical joints and horizontal joints between storeys)*	27	m	$1.20	$32.40
CLAD-Lot3-11	Anti-corrosion paint + Hebel Patch *Touch-up coating to exposed reinforcement at cuts / panel-face repairs*	37	ea	$4.00	$148.00
CLAD-Lot3-12	External coating system *Levelling base coat + texture coat + finish coat ≈ 6 mm · net wall 89.2 m² (excluding party walls)*	89.16	m²	$55.00	$4,903.80
CLAD-Lot3-13	Panel installation labour (labour only) *Priced on gross elevation · net wall 89.2 m² · opening ratio 19% · complexity "standard" (indicative only)*	109.73	m²	$40.00	$4,389.20
	LOT3 SUBTOTAL (EX GST)				**$18,905.94**
	MEASURED ROWS, EX GST				**$62,988.59**

04 · Windows & doors

Imported from takeoff lines.json. Measured quantities from the model, priced at ex-GST rates.

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
	LOT1				
JOIN-Lot1-01	D01 garage-door *L1-D13 · GAR · 2390×2380*	5.69	m²	$560.00	$3,185.39
JOIN-Lot1-02	D01 install *set · pack · flash · seal*	1	ea	$245.66	$245.66
JOIN-Lot1-03	W01 awning-window *L1-W13 · AAW · 1190×1980*	2.36	m²	$680.00	$1,602.22
JOIN-Lot1-04	W01 install *set · pack · flash · seal*	1	ea	$204.86	$204.86
JOIN-Lot1-05	D02 hinged-door *L1-D11 · D · 800×2080*	1.66	m²	$720.00	$1,198.08
JOIN-Lot1-06	D02 install *set · pack · flash · seal*	1	ea	$194.36	$194.36

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
JOIN-Lot1-07	W02 awning-window *L1-W9 · AAW · 890×1980*	1.76	m²	$615.00	$1,083.75
JOIN-Lot1-08	W02 install *set · pack · flash · seal*	1	ea	$195.86	$195.86
JOIN-Lot1-09	W03 awning-window *L1-W10 · AAW · 890×1980*	1.76	m²	$615.00	$1,083.75
JOIN-Lot1-10	W03 install *set · pack · flash · seal*	1	ea	$195.86	$195.86
JOIN-Lot1-11	W04 awning-window *L1-W5 · AAW · 890×1980*	1.76	m²	$615.00	$1,083.75
JOIN-Lot1-12	W04 install *set · pack · flash · seal*	1	ea	$195.86	$195.86
JOIN-Lot1-13	W05 awning-window *L1-W6 · AAW · 890×1980*	1.76	m²	$615.00	$1,083.75
JOIN-Lot1-14	W05 install *set · pack · flash · seal*	1	ea	$195.86	$195.86
JOIN-Lot1-15	W06 awning-window *L1-W7 · AAW · 890×1980*	1.76	m²	$615.00	$1,083.75
JOIN-Lot1-16	W06 install *set · pack · flash · seal*	1	ea	$195.86	$195.86
JOIN-Lot1-17	W07 awning-window *L1-W8 · AAW · 890×1980*	1.76	m²	$615.00	$1,083.75
JOIN-Lot1-18	W07 install *set · pack · flash · seal*	1	ea	$195.86	$195.86
JOIN-Lot1-19	W08 awning-window *L1-W11 · AAW · 1190×480*	0.57	m²	$680.01	$388.42
JOIN-Lot1-20	W08 install *set · pack · flash · seal*	1	ea	$186.86	$186.86
JOIN-Lot1-21	W09 awning-window *L1-W12 · AAW · 1190×480*	0.57	m²	$680.01	$388.42
JOIN-Lot1-22	W09 install *set · pack · flash · seal*	1	ea	$186.86	$186.86
JOIN-Lot1-23	D03 sliding-door *L1-D12 · ASD · 3590×2380*	8.54	m²	$599.50	$5,122.26
JOIN-Lot1-24	D03 install *set · pack · flash · seal*	1	ea	$281.66	$281.66
JOIN-Lot1-25	D04 hinged-door *L1-D1 · D · 980×2080*	2.04	m²	$720.00	$1,467.65
JOIN-Lot1-26	D04 install *set · pack · flash · seal*	1	ea	$199.76	$199.76
JOIN-Lot1-27	W10 awning-window *L1-W1 · AAW · 480×2380*	1.14	m²	$680.00	$776.83
JOIN-Lot1-28	W10 install *set · pack · flash · seal*	1	ea	$188.36	$188.36

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
JOIN-Lot1-29	W11 awning-window *L1-W2 · AAW · 890×1980*	1.76	m²	$615.00	$1,083.75
JOIN-Lot1-30	W11 install *set · pack · flash · seal*	1	ea	$195.86	$195.86
JOIN-Lot1-31	W12 awning-window *L1-W3 · AAW · 890×1980*	1.76	m²	$615.00	$1,083.75
JOIN-Lot1-32	W12 install *set · pack · flash · seal*	1	ea	$195.86	$195.86
JOIN-Lot1-33	W13 awning-window *L1-W4 · AAW · 890×1980*	1.76	m²	$615.00	$1,083.75
JOIN-Lot1-34	W13 install *set · pack · flash · seal*	1	ea	$195.86	$195.86
	LOT1 SUBTOTAL (EX GST)				**$27,334.14**
	LOT2				
JOIN-Lot2-01	D01 hinged-door *L2-D1 · D · 980×2380*	2.33	m²	$720.00	$1,679.33
JOIN-Lot2-02	D01 install *set · pack · flash · seal*	1	ea	$203.36	$203.36
JOIN-Lot2-03	W01 awning-window *L2-W2 · AAW · 890×1980*	1.76	m²	$615.00	$1,083.75
JOIN-Lot2-04	W01 install *set · pack · flash · seal*	1	ea	$195.86	$195.86
JOIN-Lot2-05	W02 awning-window *L2-W3 · AAW · 890×1980*	1.76	m²	$615.00	$1,083.75
JOIN-Lot2-06	W02 install *set · pack · flash · seal*	1	ea	$195.86	$195.86
JOIN-Lot2-07	W03 awning-window *L2-W1 · AAW · 590×1980*	1.17	m²	$680.00	$794.38
JOIN-Lot2-08	W03 install *set · pack · flash · seal*	1	ea	$186.86	$186.86
JOIN-Lot2-09	W04 awning-window *L2-W4 · AAW · 890×1980*	1.76	m²	$615.00	$1,083.75
JOIN-Lot2-10	W04 install *set · pack · flash · seal*	1	ea	$195.86	$195.86
JOIN-Lot2-11	W05 awning-window *L2-W5 · AAW · 890×1980*	1.76	m²	$615.00	$1,083.75
JOIN-Lot2-12	W05 install *set · pack · flash · seal*	1	ea	$195.86	$195.86
JOIN-Lot2-13	W06 awning-window *L2-W6 · AAW · 890×1980*	1.76	m²	$615.00	$1,083.75
JOIN-Lot2-14	W06 install *set · pack · flash · seal*	1	ea	$195.86	$195.86
JOIN-Lot2-15	W07 awning-window *L2-W7 · AAW · 890×1980*	1.76	m²	$615.00	$1,083.75

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
JOIN-Lot2-16	W07 install *set · pack · flash · seal*	1	ea	$195.86	$195.86
JOIN-Lot2-17	W08 awning-window *L2-W8 · AAW · 590×680*	0.4	m²	$680.01	$272.82
JOIN-Lot2-18	W08 install *set · pack · flash · seal*	1	ea	$171.26	$171.26
JOIN-Lot2-19	D02 sliding-door *L2-D10 · ASD · 3590×2380*	8.54	m²	$599.50	$5,122.26
JOIN-Lot2-20	D02 install *set · pack · flash · seal*	1	ea	$281.66	$281.66
JOIN-Lot2-21	D03 garage-door *L2-D12 · GAR · 2390×2380*	5.69	m²	$560.00	$3,185.39
JOIN-Lot2-22	D03 install *set · pack · flash · seal*	1	ea	$245.66	$245.66
JOIN-Lot2-23	D04 hinged-door *L2-D11 · D · 700×2080*	1.46	m²	$720.00	$1,048.32
JOIN-Lot2-24	D04 install *set · pack · flash · seal*	1	ea	$191.36	$191.36
	LOT2 SUBTOTAL (EX GST)				**$21,060.32**
	LOT3				
JOIN-Lot3-01	D01 hinged-door *L3-D1 · D · 980×2380*	2.33	m²	$720.00	$1,679.33
JOIN-Lot3-02	D01 install *set · pack · flash · seal*	1	ea	$203.36	$203.36
JOIN-Lot3-03	W01 awning-window *L3-W2 · AAW · 590×1980*	1.17	m²	$615.00	$718.44
JOIN-Lot3-04	W01 install *set · pack · flash · seal*	1	ea	$186.86	$186.86
JOIN-Lot3-05	W02 awning-window *L3-W3 · AAW · 590×1980*	1.17	m²	$615.00	$718.44
JOIN-Lot3-06	W02 install *set · pack · flash · seal*	1	ea	$186.86	$186.86
JOIN-Lot3-07	W03 awning-window *L3-W4 · AAW · 590×1980*	1.17	m²	$615.00	$718.44
JOIN-Lot3-08	W03 install *set · pack · flash · seal*	1	ea	$186.86	$186.86
JOIN-Lot3-09	W04 awning-window *L3-W5 · AAW · 590×1980*	1.17	m²	$615.00	$718.44
JOIN-Lot3-10	W04 install *set · pack · flash · seal*	1	ea	$186.86	$186.86
JOIN-Lot3-11	W05 awning-window *L3-W6 · AAW · 590×1980*	1.17	m²	$680.00	$794.38
JOIN-Lot3-12	W05 install *set · pack · flash · seal*	1	ea	$186.86	$186.86

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
JOIN-Lot3-13	D02 hinged-door *L3-D5 · D · 800×2380*	1.9	m²	$720.00	$1,370.88
JOIN-Lot3-14	D02 install *set · pack · flash · seal*	1	ea	$197.96	$197.96
JOIN-Lot3-15	W06 awning-window *L3-W1 · AAW · 1590×680*	1.08	m²	$680.00	$735.22
JOIN-Lot3-16	W06 install *set · pack · flash · seal*	1	ea	$201.26	$201.26
JOIN-Lot3-17	W07 awning-window *L3-W7 · AAW · 590×1980*	1.17	m²	$615.00	$718.44
JOIN-Lot3-18	W07 install *set · pack · flash · seal*	1	ea	$186.86	$186.86
JOIN-Lot3-19	D03 hinged-door *L3-D7 · D · 800×2380*	1.9	m²	$720.00	$1,370.88
JOIN-Lot3-20	D03 install *set · pack · flash · seal*	1	ea	$197.96	$197.96
JOIN-Lot3-21	D04 garage-door *L3-D8 · GAR · 2390×2380*	5.69	m²	$560.00	$3,185.39
JOIN-Lot3-22	D04 install *set · pack · flash · seal*	1	ea	$245.66	$245.66
	LOT3 SUBTOTAL (EX GST)				**$14,895.64**
	MEASURED ROWS, EX GST				**$63,290.10**

05 · Linings

Imported from takeoff lines.json. Measured quantities from the model, priced at ex-GST rates.

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
	LOT1				
LINE-Lot1-01	Plasterboard *10 mm standard plasterboard (bought as full sheets; offcuts reused across walls)*	313.47	m²	$7.50	$2,351.02
LINE-Lot1-02	Water-resistant plasterboard *10 mm water-resistant plasterboard (Aquachek) (bought as full sheets; offcuts reused across walls)*	121.5	m²	$13.50	$1,640.25
LINE-Lot1-03	Plasterboard screws *Type S self-tapping screws (light-gauge steel)*	50.24	100 ea	$2.00	$100.48
LINE-Lot1-04	Insulation batts *R2.5 glasswool batts (external-wall cavity)*	255	batt	$5.20	$1,326.00
LINE-Lot1-05	Cornice *90 mm cornice*	153.25	m	$8.00	$1,226.00
LINE-Lot1-06	Cornice adhesive *cornice adhesive*	153.25	m	$1.20	$183.90
LINE-Lot1-07	Jointing base coat *Gyprock Base Coat 60 · 20 kg/bag*	9	bag	$44.00	$396.00

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
LINE-Lot1-08	Topping compound *Jointmaster Topping · 20 kg/bag*	5	bag	$52.00	$260.00
LINE-Lot1-09	Jointing tape *Paper tape, 75 m/roll*	6	roll	$7.80	$46.80
LINE-Lot1-10	Stud adhesive *5.2 kg/pail · 3.5 kg/100 m² (Red Book T3, standard board only)*	2	pail	$28.50	$57.00
LINE-Lot1-11	Metal corner bead *Rondo 90° galvanised, 2.4 m lengths*	29	ea	$9.20	$266.80
LINE-Lot1-12	Corner-bead nails *30 mm galvanised flat-head nails*	2	kg	$8.00	$16.00
LINE-Lot1-13	Back-blocking adhesive *Back-blocking adhesive, 20 kg/bag (continuous ceilings with 3 or more joints only, Red Book T2②)*	1	bag	$27.00	$27.00
LINE-Lot1-14	Control joint *Rondo P35 · 3 m lengths (opening layout, plus a control joint where the wall exceeds 12 m)*	22	ea	$16.00	$352.00
LINE-Lot1-15	Ceiling lining *Ceiling plasterboard and joint setting*	126.24	m²	$19.50	$2,461.68
LINE-Lot1-16	Ceiling screws *Collated nails 300 cc (Red Book T18) ≈ 8 per m²*	10.1	100 ea	$2.00	$20.20
LINE-Lot1-17	Ceiling insulation *Earthwool R6.0 (NCC H6 ceiling)*	126.24	m²	$16.30	$2,057.71
LINE-Lot1-18	Board delivery *Supplier crane-truck, one complete delivery per dwelling*	1	delivery	$160.00	$160.00
LINE-Lot1-19	Waste removal *Offcuts bagged, plus a share of the skip bin (per dwelling)*	1	dwelling	$320.00	$320.00
LINE-Lot1-20	Installation labour *Fix sheets and set joints flush (on wall-board area)*	346.63	m²	$12.00	$4,159.59
	LOT1 SUBTOTAL (EX GST)				**$17,428.43**
	LOT2				
LINE-Lot2-01	Plasterboard *10 mm standard plasterboard (bought as full sheets; offcuts reused across walls)*	302.13	m²	$7.50	$2,265.98
LINE-Lot2-02	Water-resistant plasterboard *10 mm water-resistant plasterboard (Aquachek) (bought as full sheets; offcuts reused across walls)*	110.16	m²	$13.50	$1,487.16
LINE-Lot2-03	Plasterboard screws *Type S self-tapping screws (light-gauge steel)*	47.56	100 ea	$2.00	$95.12
LINE-Lot2-04	Insulation batts *R2.5 glasswool batts (external-wall cavity)*	267	batt	$5.20	$1,388.40
LINE-Lot2-05	Cornice *90 mm cornice*	143.4	m	$8.00	$1,147.20
LINE-Lot2-06	Cornice adhesive *cornice adhesive*	143.4	m	$1.20	$172.08

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
LINE-Lot2-07	Jointing base coat *Gyprock Base Coat 60 · 20 kg/bag*	8	bag	$44.00	$352.00
LINE-Lot2-08	Topping compound *Jointmaster Topping · 20 kg/bag*	5	bag	$52.00	$260.00
LINE-Lot2-09	Jointing tape *Paper tape, 75 m/roll*	6	roll	$7.80	$46.80
LINE-Lot2-10	Stud adhesive *5.2 kg/pail · 3.5 kg/100 m² (Red Book T3, standard board only)*	2	pail	$28.50	$57.00
LINE-Lot2-11	Metal corner bead *Rondo 90° galvanised, 2.4 m lengths*	28	ea	$9.20	$257.60
LINE-Lot2-12	Corner-bead nails *30 mm galvanised flat-head nails*	2	kg	$8.00	$16.00
LINE-Lot2-13	Back-blocking adhesive *Back-blocking adhesive, 20 kg/bag (continuous ceilings with 3 or more joints only, Red Book T2②)*	1	bag	$27.00	$27.00
LINE-Lot2-14	Control joint *Rondo P35 · 3 m lengths (opening layout, plus a control joint where the wall exceeds 12 m)*	19	ea	$16.00	$304.00
LINE-Lot2-15	Ceiling lining *Ceiling plasterboard and joint setting*	112.65	m²	$19.50	$2,196.68
LINE-Lot2-16	Ceiling screws *Collated nails 300 cc (Red Book T18) ≈ 8 per m²*	9.01	100 ea	$2.00	$18.02
LINE-Lot2-17	Ceiling insulation *Earthwool R6.0 (NCC H6 ceiling)*	112.65	m²	$16.30	$1,836.20
LINE-Lot2-18	Board delivery *Supplier crane-truck, one complete delivery per dwelling*	1	delivery	$160.00	$160.00
LINE-Lot2-19	Waste removal *Offcuts bagged, plus a share of the skip bin (per dwelling)*	1	dwelling	$320.00	$320.00
LINE-Lot2-20	Installation labour *Fix sheets and set joints flush (on wall-board area)*	331.06	m²	$12.00	$3,972.69
	LOT2 SUBTOTAL (EX GST)				**$16,379.93**
	LOT3				
LINE-Lot3-01	Plasterboard *10 mm standard plasterboard (bought as full sheets; offcuts reused across walls)*	178.2	m²	$7.50	$1,336.50
LINE-Lot3-02	Water-resistant plasterboard *10 mm water-resistant plasterboard (Aquachek) (bought as full sheets; offcuts reused across walls)*	54.27	m²	$13.50	$732.65
LINE-Lot3-03	Plasterboard screws *Type S self-tapping screws (light-gauge steel)*	27.87	100 ea	$2.00	$55.74
LINE-Lot3-04	Insulation batts *R2.5 glasswool batts (external-wall cavity)*	249	batt	$5.20	$1,294.80
LINE-Lot3-05	Cornice *90 mm cornice*	82.76	m	$8.00	$662.08

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
LINE-Lot3-06	Cornice adhesive *cornice adhesive*	82.76	m	$1.20	$99.31
LINE-Lot3-07	Jointing base coat *Gyprock Base Coat 60 · 20 kg/bag*	5	bag	$44.00	$220.00
LINE-Lot3-08	Topping compound *Jointmaster Topping · 20 kg/bag*	3	bag	$52.00	$156.00
LINE-Lot3-09	Jointing tape *Paper tape, 75 m/roll*	4	roll	$7.80	$31.20
LINE-Lot3-10	Stud adhesive *5.2 kg/pail · 3.5 kg/100 m² (Red Book T3, standard board only)*	2	pail	$28.50	$57.00
LINE-Lot3-11	Metal corner bead *Rondo 90° galvanised, 2.4 m lengths*	16	ea	$9.20	$147.20
LINE-Lot3-12	Corner-bead nails *30 mm galvanised flat-head nails*	1	kg	$8.00	$8.00
LINE-Lot3-13	Control joint *Rondo P35 · 3 m lengths (opening layout, plus a control joint where the wall exceeds 12 m)*	11	ea	$16.00	$176.00
LINE-Lot3-14	Ceiling lining *Ceiling plasterboard and joint setting*	65.32	m²	$19.50	$1,273.74
LINE-Lot3-15	Ceiling screws *Collated nails 300 cc (Red Book T18) ≈ 8 per m²*	5.23	100 ea	$2.00	$10.45
LINE-Lot3-16	Ceiling insulation *Earthwool R6.0 (NCC H6 ceiling)*	65.32	m²	$16.30	$1,064.72
LINE-Lot3-17	Board delivery *Supplier crane-truck, one complete delivery per dwelling*	1	delivery	$160.00	$160.00
LINE-Lot3-18	Waste removal *Offcuts bagged, plus a share of the skip bin (per dwelling)*	1	dwelling	$320.00	$320.00
LINE-Lot3-19	Installation labour *Fix sheets and set joints flush (on wall-board area)*	188.91	m²	$12.00	$2,266.95
	LOT3 SUBTOTAL (EX GST)				**$10,072.34**
	MEASURED ROWS, EX GST				**$43,880.70**

06 · Internal doors

Imported from takeoff lines.json. Measured quantities from the model, priced at ex-GST rates.

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
	LOT1				
DOOR-Lot1-01	Internal timber door (frame, hardware, paint and installation) *Flush hollow-core door (standard internal) · 770 × 2000*	4	ea	$390.00	$1,560.00
DOOR-Lot1-02	Internal timber door (frame, hardware, paint and installation) *Flush hollow-core door (standard internal) · 620 × 2000*	4	ea	$388.00	$1,552.00

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
DOOR-Lot1-03	Internal timber door (frame, hardware, paint and installation) *Flush hollow-core door (standard internal) · 620 × 2000 · moisture-resistant*	1	ea	$426.00	$426.00
	LOT1 SUBTOTAL (EX GST)				**$3,538.00**
	LOT2				
DOOR-Lot2-01	Internal timber door (frame, hardware, paint and installation) *Flush hollow-core door (standard internal) · 620 × 2000 · moisture-resistant*	4	ea	$428.00	$1,712.00
DOOR-Lot2-02	Internal timber door (frame, hardware, paint and installation) *Flush hollow-core door (standard internal) · 770 × 2000*	3	ea	$390.00	$1,170.00
DOOR-Lot2-03	Internal timber door (frame, hardware, paint and installation) *Flush hollow-core door (standard internal) · 620 × 2040*	1	ea	$404.00	$404.00
	LOT2 SUBTOTAL (EX GST)				**$3,286.00**
	LOT3				
DOOR-Lot3-01	Internal timber door (frame, hardware, paint and installation) *Flush hollow-core door (standard internal) · 770 × 2000*	3	ea	$390.00	$1,170.00
DOOR-Lot3-02	Internal timber door (frame, hardware, paint and installation) *Flush hollow-core door (standard internal) · 770 × 2040*	1	ea	$406.00	$406.00
	LOT3 SUBTOTAL (EX GST)				**$1,576.00**
	MEASURED ROWS, EX GST				**$8,400.00**

07 · Cabinetry & hardware

Imported from takeoff lines.json. Mixed — measured quantities plus rule-based allowances; each row is marked.

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
	LOT1				
CAB-Lot1-01	Cabinet unit (carcass, doors and installation) *Bedroom · base cabinets*	3	ea	$1,948.67	$5,846.00
CAB-Lot1-02	Cabinet unit (carcass, doors and installation) *Laundry · base cabinets*	2	ea	$368.50	$737.00
CAB-Lot1-03	Cabinet unit (carcass, doors and installation) *Kitchen · tall cabinet*	1	ea	$585.00	$585.00
CAB-Lot1-04	Cabinet unit (carcass, doors and installation) *Kitchen · base cabinets*	2	ea	$325.00	$650.00
CAB-Lot1-05	Cabinet unit (carcass, doors and installation) *Kitchen · drawer bank*	1	ea	$485.00	$485.00
CAB-Lot1-06	Cabinet unit (carcass, doors and installation) *Kitchen · overhead / mirror cabinet*	4	ea	$231.25	$925.00
CAB-Lot1-07	Cabinet unit (carcass, doors and installation) *Bathroom · vanity*	2	ea	$915.00	$1,830.00

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
CAB-Lot1-08	Cabinet unit (carcass, doors and installation) *Bathroom · overhead / mirror cabinet*	2	ea	$350.00	$700.00
CAB-Lot1-09	Benchtop (including cut-outs and edge polishing) *Laundry · 20 mm marble benchtop · 2.27 m × 600 mm · 1 cut-out*	1.36	m²	$986.03	$1,341.00
CAB-Lot1-10	Benchtop (including cut-outs and edge polishing) *Kitchen · 20 mm engineered-quartz benchtop · 2.15 m × 600 mm · 1 cut-out*	1.29	m²	$689.92	$890.00
CAB-Lot1-11	Benchtop (including cut-outs and edge polishing) *Bathroom · 20 mm marble benchtop · 1.50 m × 465 mm · 1 cut-out*	0.7	m²	$1,048.57	$734.00
CAB-Lot1-12	Benchtop (including cut-outs and edge polishing) *Bathroom · 20 mm marble benchtop · 1.50 m × 465 mm · 1 cut-out*	0.7	m²	$1,048.57	$734.00
CAB-Lot1-13	Splashback panel *600 mm high splash zone above the benchtop*	2.87	m²	$159.93	$459.00
CAB-Lot1-14	Kickboard *150 mm high waterproof kickboard*	14.8	m	$22.03	$326.00
CAB-Lot1-15	Soft-close hinges EST. *Blum or equal · 2 per door*	56	ea	$7.00	$392.00
CAB-Lot1-16	Soft-close drawer runners EST. *Full-extension runners · 1 set per drawer*	3	set	$28.00	$84.00
CAB-Lot1-17	Handles EST. *One to each door and each drawer*	31	ea	$9.00	$279.00
CAB-Lot1-18	Kitchen sink *Double-bowl stainless steel, undermount*	1	ea	$320.00	$320.00
CAB-Lot1-19	Basin *Undermount vanity basin*	2	ea	$210.00	$420.00
CAB-Lot1-20	Laundry tub *45 L stainless steel, including the in-cabinet bowl*	1	ea	$260.00	$260.00
CAB-Lot1-21	Tap *Pull-out mixer tap*	4	ea	$180.00	$720.00
	LOT1 SUBTOTAL (EX GST)				**$18,717.00**
	LOT2				
CAB-Lot2-01	Cabinet unit (carcass, doors and installation) *Bedroom · base cabinets*	3	ea	$2,059.67	$6,179.00
CAB-Lot2-02	Cabinet unit (carcass, doors and installation) *Bathroom · vanity*	2	ea	$915.00	$1,830.00
CAB-Lot2-03	Cabinet unit (carcass, doors and installation) *Bathroom · overhead / mirror cabinet*	2	ea	$350.00	$700.00
CAB-Lot2-04	Cabinet unit (carcass, doors and installation) *Kitchen · tall cabinet*	1	ea	$585.00	$585.00
CAB-Lot2-05	Cabinet unit (carcass, doors and installation) *Kitchen · base cabinets*	2	ea	$325.00	$650.00
CAB-Lot2-06	Cabinet unit (carcass, doors and installation) *Kitchen · overhead / mirror cabinet*	2	ea	$255.00	$510.00
CAB-Lot2-07	Cabinet unit (carcass, doors and installation) *Laundry · base cabinets*	2	ea	$368.50	$737.00

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
CAB-Lot2-08	Benchtop (including cut-outs and edge polishing) *Bathroom · 20 mm marble benchtop · 1.50 m × 465 mm · 1 cut-out*	0.7	m²	$1,048.57	$734.00
CAB-Lot2-09	Benchtop (including cut-outs and edge polishing) *Kitchen · 20 mm engineered-quartz benchtop · 1.29 m × 600 mm · 1 cut-out*	0.78	m²	$735.90	$574.00
CAB-Lot2-10	Benchtop (including cut-outs and edge polishing) *Laundry · 20 mm marble benchtop · 2.11 m × 600 mm · 1 cut-out*	1.27	m²	$990.55	$1,258.00
CAB-Lot2-11	Benchtop (including cut-outs and edge polishing) *Bathroom · 20 mm marble benchtop · 1.50 m × 465 mm · 1 cut-out*	0.7	m²	$1,048.57	$734.00
CAB-Lot2-12	Splashback panel *600 mm high splash zone above the benchtop*	2.31	m²	$160.17	$370.00
CAB-Lot2-13	Kickboard *150 mm high waterproof kickboard*	14.3	m	$22.03	$315.00
CAB-Lot2-14	Soft-close hinges **EST.** *Blum or equal · 2 per door*	56	ea	$7.00	$392.00
CAB-Lot2-15	Handles **EST.** *One to each door and each drawer*	28	ea	$9.00	$252.00
CAB-Lot2-16	Kitchen sink *Double-bowl stainless steel, undermount*	1	ea	$320.00	$320.00
CAB-Lot2-17	Basin *Undermount vanity basin*	2	ea	$210.00	$420.00
CAB-Lot2-18	Laundry tub *45 L stainless steel, including the in-cabinet bowl*	1	ea	$260.00	$260.00
CAB-Lot2-19	Tap *Pull-out mixer tap*	4	ea	$180.00	$720.00
	LOT2 SUBTOTAL (EX GST)				**$17,540.00**
	LOT3				
CAB-Lot3-01	Cabinet unit (carcass, doors and installation) *Bedroom · base cabinets*	1	ea	$2,071.00	$2,071.00
CAB-Lot3-02	Cabinet unit (carcass, doors and installation) *Bathroom · vanity*	1	ea	$915.00	$915.00
CAB-Lot3-03	Cabinet unit (carcass, doors and installation) *Bathroom · overhead / mirror cabinet*	1	ea	$350.00	$350.00
CAB-Lot3-04	Cabinet unit (carcass, doors and installation) *Kitchen · tall cabinet*	2	ea	$585.00	$1,170.00
CAB-Lot3-05	Cabinet unit (carcass, doors and installation) *Kitchen · base cabinets*	3	ea	$390.00	$1,170.00
CAB-Lot3-06	Cabinet unit (carcass, doors and installation) *Kitchen · drawer bank*	1	ea	$485.00	$485.00
CAB-Lot3-07	Cabinet unit (carcass, doors and installation) *Kitchen · overhead / mirror cabinet*	4	ea	$278.75	$1,115.00
CAB-Lot3-08	Cabinet unit (carcass, doors and installation) *Island · base cabinets*	3	ea	$281.67	$845.00
CAB-Lot3-09	Cabinet unit (carcass, doors and installation) *Island · drawer bank*	1	ea	$485.00	$485.00

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
CAB-Lot3-10	Cabinet unit (carcass, doors and installation) *Laundry · base cabinets*	3	ea	$310.67	$932.00
CAB-Lot3-11	Benchtop (including cut-outs and edge polishing) *Bathroom · 20 mm marble benchtop · 1.50 m × 465 mm · 1 cut-out*	0.7	m²	$1,048.57	$734.00
CAB-Lot3-12	Benchtop (including cut-outs and edge polishing) *Kitchen · 20 mm engineered-quartz benchtop · 2.96 m × 600 mm · 1 cut-out*	1.78	m²	$670.79	$1,194.00
CAB-Lot3-13	Benchtop (including cut-outs and edge polishing) *Island · 40 mm engineered-quartz benchtop · 2.50 m × 600 mm · 1 cut-out*	1.5	m²	$840.00	$1,260.00
CAB-Lot3-14	Benchtop (including cut-outs and edge polishing) *Laundry · 20 mm marble benchtop · 2.40 m × 600 mm · 1 cut-out*	1.44	m²	$982.64	$1,415.00
CAB-Lot3-15	Splashback panel *600 mm high splash zone above the benchtop*	2.95	m²	$160.00	$472.00
CAB-Lot3-16	Kickboard *150 mm high waterproof kickboard*	11.7	m	$21.97	$257.00
CAB-Lot3-17	Soft-close hinges EST. *Blum or equal · 2 per door*	54	ea	$7.00	$378.00
CAB-Lot3-18	Soft-close drawer runners EST. *Full-extension runners · 1 set per drawer*	6	set	$28.00	$168.00
CAB-Lot3-19	Handles EST. *One to each door and each drawer*	33	ea	$9.00	$297.00
CAB-Lot3-20	Kitchen sink *Double-bowl stainless steel, undermount*	1	ea	$320.00	$320.00
CAB-Lot3-21	Basin *Undermount vanity basin*	1	ea	$210.00	$210.00
CAB-Lot3-22	Laundry tub *45 L stainless steel, including the in-cabinet bowl*	1	ea	$260.00	$260.00
CAB-Lot3-23	Tap *Pull-out mixer tap*	3	ea	$180.00	$540.00
CAB-Lot3-24	Rangehood *900 mm slide-out / canopy (into the overhead-cabinet void)*	1	ea	$380.00	$380.00
	LOT3 SUBTOTAL (EX GST)				**$17,423.00**
	MEASURED ROWS, EX GST				**$51,438.00**

08 · Plumbing — fixtures & pipework

Imported from takeoff lines.json. Mixed — measured quantities plus rule-based allowances; each row is marked.

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
	LOT1				
PLMB-Lot1-01	Sanitaryware supply *Laundry tub*	1	ea	$260.00	$260.00
PLMB-Lot1-02	Sanitaryware supply *Kitchen sink (double bowl)*	1	ea	$320.00	$320.00

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
PLMB-Lot1-03	Sanitaryware supply *Basin (washbasin)*	2	ea	$180.00	$360.00
PLMB-Lot1-04	Sanitaryware supply *Bath*	2	ea	$560.00	$1,120.00
PLMB-Lot1-05	Sanitaryware supply *Close-coupled toilet suite*	2	ea	$420.00	$840.00
PLMB-Lot1-06	Tapware / shower *Laundry tap set*	1	set	$140.00	$140.00
PLMB-Lot1-07	Tapware / shower *Kitchen pull-out mixer*	1	set	$180.00	$180.00
PLMB-Lot1-08	Tapware / shower *Basin mixer*	2	set	$150.00	$300.00
PLMB-Lot1-09	Tapware / shower *Bath mixer and spout*	2	set	$220.00	$440.00
PLMB-Lot1-10	Drainage rough-in points EST. *DWV wastes, traps and vent points*	8	ea	$140.00	$1,120.00
PLMB-Lot1-11	Water rough-in points EST. *Hot and cold water connections (PEX / copper)*	14	ea	$70.00	$980.00
PLMB-Lot1-12	DWV drainage pipework EST. *uPVC DWV branches and stacks*	35.19	m	$45.01	$1,584.00
PLMB-Lot1-13	PEX cold-water pipe EST. *PEX cold-water mains and branches*	98.13	m	$28.00	$2,748.00
PLMB-Lot1-14	PEX hot-water pipe EST. *PEX hot-water mains and branches*	71.01	m	$28.00	$1,988.00
PLMB-Lot1-15	Hot-water unit EST. *26 L/min instantaneous gas, wall-mounted*	1	ea	$1,150.00	$1,150.00
PLMB-Lot1-16	Sanitaryware installation labour EST. *Set in place, connect and water-test*	8	ea	$180.00	$1,440.00
	LOT1 SUBTOTAL (EX GST)				**$14,970.00**
	LOT2				
PLMB-Lot2-01	Sanitaryware supply *Basin (washbasin)*	2	ea	$180.00	$360.00
PLMB-Lot2-02	Sanitaryware supply *Bath*	2	ea	$560.00	$1,120.00
PLMB-Lot2-03	Sanitaryware supply *Close-coupled toilet suite*	2	ea	$420.00	$840.00
PLMB-Lot2-04	Sanitaryware supply *Kitchen sink (double bowl)*	1	ea	$320.00	$320.00
PLMB-Lot2-05	Sanitaryware supply *Laundry tub*	1	ea	$260.00	$260.00
PLMB-Lot2-06	Tapware / shower *Basin mixer*	2	set	$150.00	$300.00
PLMB-Lot2-07	Tapware / shower *Bath mixer and spout*	2	set	$220.00	$440.00

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
PLMB-Lot2-08	Tapware / shower *Kitchen pull-out mixer*	1	set	$180.00	$180.00
PLMB-Lot2-09	Tapware / shower *Laundry tap set*	1	set	$140.00	$140.00
PLMB-Lot2-10	Drainage rough-in points EST. *DWV wastes, traps and vent points*	8	ea	$140.00	$1,120.00
PLMB-Lot2-11	Water rough-in points EST. *Hot and cold water connections (PEX / copper)*	14	ea	$70.00	$980.00
PLMB-Lot2-12	DWV drainage pipework EST. *uPVC DWV branches and stacks*	38.62	m	$45.00	$1,738.00
PLMB-Lot2-13	PEX cold-water pipe EST. *PEX cold-water mains and branches*	124.01	m	$28.00	$3,472.00
PLMB-Lot2-14	PEX hot-water pipe EST. *PEX hot-water mains and branches*	86.13	m	$28.00	$2,412.00
PLMB-Lot2-15	Hot-water unit EST. *26 L/min instantaneous gas, wall-mounted*	1	ea	$1,150.00	$1,150.00
PLMB-Lot2-16	Sanitaryware installation labour EST. *Set in place, connect and water-test*	8	ea	$180.00	$1,440.00
	LOT2 SUBTOTAL (EX GST)				**$16,272.00**
	LOT3				
PLMB-Lot3-01	Sanitaryware supply *Basin (washbasin)*	1	ea	$180.00	$180.00
PLMB-Lot3-02	Sanitaryware supply *Bath*	1	ea	$560.00	$560.00
PLMB-Lot3-03	Sanitaryware supply *Close-coupled toilet suite*	1	ea	$420.00	$420.00
PLMB-Lot3-04	Sanitaryware supply *Kitchen sink (double bowl)*	1	ea	$320.00	$320.00
PLMB-Lot3-05	Sanitaryware supply *Laundry tub*	1	ea	$260.00	$260.00
PLMB-Lot3-06	Tapware / shower *Basin mixer*	1	set	$150.00	$150.00
PLMB-Lot3-07	Tapware / shower *Bath mixer and spout*	1	set	$220.00	$220.00
PLMB-Lot3-08	Tapware / shower *Kitchen pull-out mixer*	1	set	$180.00	$180.00
PLMB-Lot3-09	Tapware / shower *Laundry tap set*	1	set	$140.00	$140.00
PLMB-Lot3-10	Drainage rough-in points EST. *DWV wastes, traps and vent points*	5	ea	$140.00	$700.00
PLMB-Lot3-11	Water rough-in points EST. *Hot and cold water connections (PEX / copper)*	9	ea	$70.00	$630.00
PLMB-Lot3-12	DWV drainage pipework EST. *uPVC DWV branches and stacks*	21.53	m	$45.01	$969.00

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
PLMB-Lot3-13	PEX cold-water pipe EST. *PEX cold-water mains and branches*	61.21	m	$28.00	$1,714.00
PLMB-Lot3-14	PEX hot-water pipe EST. *PEX hot-water mains and branches*	49.47	m	$28.00	$1,385.00
PLMB-Lot3-15	Hot-water unit EST. *26 L/min instantaneous gas, wall-mounted*	1	ea	$1,150.00	$1,150.00
PLMB-Lot3-16	Sanitaryware installation labour EST. *Set in place, connect and water-test*	5	ea	$180.00	$900.00
	LOT3 SUBTOTAL (EX GST)				**$9,878.00**
	MEASURED ROWS, EX GST				**$10,350.00**

09 · Stormwater

Imported from takeoff lines.json. Estimate — rule-based quantities at ex-GST rates.

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
	LOT1				
STMW-Lot1-01	Downpipes EST. *90 mm downpipe (PVC / Colorbond), supply and install*	12.45	m	$28.00	$348.60
STMW-Lot1-02	Rainhead EST. *Gutter outlet: rainhead + leaf guard*	5	ea	$45.00	$225.00
STMW-Lot1-03	Discharge connection EST. *Connection to the site drain / stormwater pit (lump sum)*	5	ea	$120.00	$600.00
	LOT1 SUBTOTAL (EX GST)				**$1,173.60**
	LOT2				
STMW-Lot2-01	Downpipes EST. *90 mm downpipe (PVC / Colorbond), supply and install*	13.5	m	$28.00	$378.00
STMW-Lot2-02	Rainhead EST. *Gutter outlet: rainhead + leaf guard*	5	ea	$45.00	$225.00
STMW-Lot2-03	Discharge connection EST. *Connection to the site drain / stormwater pit (lump sum)*	5	ea	$120.00	$600.00
	LOT2 SUBTOTAL (EX GST)				**$1,203.00**
	LOT3				
STMW-Lot3-01	Downpipes EST. *90 mm downpipe (PVC / Colorbond), supply and install*	12.45	m	$28.00	$348.60
STMW-Lot3-02	Rainhead EST. *Gutter outlet: rainhead + leaf guard*	5	ea	$45.00	$225.00
STMW-Lot3-03	Discharge connection EST. *Connection to the site drain / stormwater pit (lump sum)*	5	ea	$120.00	$600.00
	LOT3 SUBTOTAL (EX GST)				**$1,173.60**
	ESTIMATED RATES, EX GST				**$3,550.20**

10 · Electrical — points

Imported from takeoff lines.json. Estimate — rule-based quantities at ex-GST rates.

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
	LOT1				
ELEC-Lot1-01	Electrical points EST. *Switchboard*	1	ea	$380.00	$380.00
ELEC-Lot1-02	Electrical points EST. *Surface-mounted ceiling light*	11	ea	$84.00	$924.00
ELEC-Lot1-03	Electrical points EST. *Switch plate*	12	ea	$62.00	$744.00
ELEC-Lot1-04	Electrical points EST. *Double GPO*	26	ea	$70.00	$1,820.00
ELEC-Lot1-05	Electrical points EST. *Smoke alarm (240 V interconnected)*	5	ea	$104.00	$520.00
ELEC-Lot1-06	Electrical points EST. *Exhaust fan*	3	ea	$141.00	$423.00
ELEC-Lot1-07	Electrical points EST. *Dedicated-circuit GPO*	3	ea	$94.00	$282.00
ELEC-Lot1-08	Electrical points EST. *LED downlight*	7	ea	$74.00	$518.00
ELEC-Lot1-09	Electrical points EST. *Communications enclosure / NBN rack*	1	ea	$206.00	$206.00
ELEC-Lot1-10	Electrical points EST. *Door intercom / doorbell*	1	ea	$226.00	$226.00
ELEC-Lot1-11	Electrical points EST. *Security panel (provisional)*	1	ea	$266.00	$266.00
ELEC-Lot1-12	Electrical points EST. *Data point (Cat6)*	4	ea	$84.00	$336.00
ELEC-Lot1-13	Electrical points EST. *TV point (coax / antenna)*	1	ea	$88.00	$88.00
ELEC-Lot1-14	Circuit protection EST. *RCBO (combined RCD and circuit breaker)*	10	ea	$46.00	$460.00
ELEC-Lot1-15	Cable EST. *TPS cable (run in the ceiling space and in walls)*	811.6	m	$3.60	$2,922.00
ELEC-Lot1-16	Communications cabling EST. *Cat6 / coax (communications-enclosure circuits)*	95	m	$2.40	$228.00
	LOT1 SUBTOTAL (EX GST)				**$10,343.00**
	LOT2				
ELEC-Lot2-01	Electrical points EST. *Switchboard*	1	ea	$380.00	$380.00
ELEC-Lot2-02	Electrical points EST. *Surface-mounted ceiling light*	9	ea	$84.00	$756.00
ELEC-Lot2-03	Electrical points EST. *Switch plate*	11	ea	$62.00	$682.00

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
ELEC-Lot2-04	Electrical points EST. *Double GPO*	24	ea	$70.00	$1,680.00
ELEC-Lot2-05	Electrical points EST. *Smoke alarm (240 V interconnected)*	5	ea	$104.00	$520.00
ELEC-Lot2-06	Electrical points EST. *Exhaust fan*	3	ea	$141.00	$423.00
ELEC-Lot2-07	Electrical points EST. *LED downlight*	11	ea	$74.00	$814.00
ELEC-Lot2-08	Electrical points EST. *Dedicated-circuit GPO*	2	ea	$94.00	$188.00
ELEC-Lot2-09	Electrical points EST. *Communications enclosure / NBN rack*	1	ea	$206.00	$206.00
ELEC-Lot2-10	Electrical points EST. *Door intercom / doorbell*	1	ea	$226.00	$226.00
ELEC-Lot2-11	Electrical points EST. *Security panel (provisional)*	1	ea	$266.00	$266.00
ELEC-Lot2-12	Electrical points EST. *Data point (Cat6)*	4	ea	$84.00	$336.00
ELEC-Lot2-13	Electrical points EST. *TV point (coax / antenna)*	1	ea	$88.00	$88.00
ELEC-Lot2-14	Circuit protection EST. *RCBO (combined RCD and circuit breaker)*	8	ea	$46.00	$368.00
ELEC-Lot2-15	Cable EST. *TPS cable (run in the ceiling space and in walls)*	763	m	$3.60	$2,747.00
ELEC-Lot2-16	Communications cabling EST. *Cat6 / coax (communications-enclosure circuits)*	85.2	m	$2.39	$204.00
	LOT2 SUBTOTAL (EX GST)				**$9,884.00**
	LOT3				
ELEC-Lot3-01	Electrical points EST. *Switchboard*	1	ea	$380.00	$380.00
ELEC-Lot3-02	Electrical points EST. *Surface-mounted ceiling light*	6	ea	$84.00	$504.00
ELEC-Lot3-03	Electrical points EST. *Switch plate*	8	ea	$62.00	$496.00
ELEC-Lot3-04	Electrical points EST. *Double GPO*	21	ea	$70.00	$1,470.00
ELEC-Lot3-05	Electrical points EST. *Smoke alarm (240 V interconnected)*	4	ea	$104.00	$416.00
ELEC-Lot3-06	Electrical points EST. *Exhaust fan*	2	ea	$141.00	$282.00
ELEC-Lot3-07	Electrical points EST. *LED downlight*	7	ea	$74.00	$518.00
ELEC-Lot3-08	Electrical points EST. *Dedicated-circuit GPO*	3	ea	$94.00	$282.00

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
ELEC-Lot3-09	Electrical points EST. *Communications enclosure / NBN rack*	1	ea	$206.00	$206.00
ELEC-Lot3-10	Electrical points EST. *Door intercom / doorbell*	1	ea	$226.00	$226.00
ELEC-Lot3-11	Electrical points EST. *Security panel (provisional)*	1	ea	$266.00	$266.00
ELEC-Lot3-12	Electrical points EST. *Data point (Cat6)*	2	ea	$84.00	$168.00
ELEC-Lot3-13	Electrical points EST. *TV point (coax / antenna)*	1	ea	$88.00	$88.00
ELEC-Lot3-14	Circuit protection EST. *RCBO (combined RCD and circuit breaker)*	8	ea	$46.00	$368.00
ELEC-Lot3-15	Cable EST. *TPS cable (run in the ceiling space and in walls)*	583.8	m	$3.60	$2,102.00
ELEC-Lot3-16	Communications cabling EST. *Cat6 / coax (communications-enclosure circuits)*	54.5	m	$2.40	$131.00
	LOT3 SUBTOTAL (EX GST)				**$7,903.00**
	ESTIMATED RATES, EX GST				**$28,130.00**

11 · HVAC — heating & cooling

Imported from takeoff lines.json. Estimate — rule-based quantities at ex-GST rates.

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
	LOT1				
HVAC-Lot1-01	Indoor unit EST. *2.5 kW split indoor unit · placeholder market rate, pending engineer pricing*	3	ea	$650.00	$1,950.00
HVAC-Lot1-02	Outdoor unit EST. *2.5 kW condensing unit · placeholder market rate, pending engineer pricing*	3	ea	$900.00	$2,700.00
HVAC-Lot1-03	Indoor unit EST. *3.5 kW split indoor unit · placeholder market rate, pending engineer pricing*	1	ea	$780.00	$780.00
HVAC-Lot1-04	Outdoor unit EST. *3.5 kW condensing unit · placeholder market rate, pending engineer pricing*	1	ea	$1,100.00	$1,100.00
HVAC-Lot1-05	Installation labour EST. *Including refrigerant pipework, condensate and electrical connection, lump sum per unit · placeholder market rate, pending engineer pricing*	4	set	$850.00	$3,400.00
HVAC-Lot1-06	Control cable / remote EST. *Indoor-unit control cable and remote · placeholder market rate, pending engineer pricing*	4	set	$65.00	$260.00
HVAC-Lot1-07	Outdoor-unit brackets EST. *Wall brackets / ground stands (totalled on outdoor-unit count) · placeholder market rate, pending engineer pricing*	4	set	$95.00	$380.00
	LOT1 SUBTOTAL (EX GST)				**$10,570.00**

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
	LOT2				
HVAC-Lot2-01	Indoor unit **EST.** *2.5 kW split indoor unit · placeholder market rate, pending engineer pricing*	3	ea	$650.00	$1,950.00
HVAC-Lot2-02	Outdoor unit **EST.** *2.5 kW condensing unit · placeholder market rate, pending engineer pricing*	3	ea	$900.00	$2,700.00
HVAC-Lot2-03	Indoor unit **EST.** *3.5 kW split indoor unit · placeholder market rate, pending engineer pricing*	1	ea	$780.00	$780.00
HVAC-Lot2-04	Outdoor unit **EST.** *3.5 kW condensing unit · placeholder market rate, pending engineer pricing*	1	ea	$1,100.00	$1,100.00
HVAC-Lot2-05	Installation labour **EST.** *Including refrigerant pipework, condensate and electrical connection, lump sum per unit · placeholder market rate, pending engineer pricing*	4	set	$850.00	$3,400.00
HVAC-Lot2-06	Control cable / remote **EST.** *Indoor-unit control cable and remote · placeholder market rate, pending engineer pricing*	4	set	$65.00	$260.00
HVAC-Lot2-07	Outdoor-unit brackets **EST.** *Wall brackets / ground stands (totalled on outdoor-unit count) · placeholder market rate, pending engineer pricing*	4	set	$95.00	$380.00
	LOT2 SUBTOTAL (EX GST)				**$10,570.00**
	LOT3				
HVAC-Lot3-01	Indoor unit **EST.** *2.5 kW split indoor unit · placeholder market rate, pending engineer pricing*	2	ea	$650.00	$1,300.00
HVAC-Lot3-02	Outdoor unit **EST.** *2.5 kW condensing unit · placeholder market rate, pending engineer pricing*	2	ea	$900.00	$1,800.00
HVAC-Lot3-03	Installation labour **EST.** *Including refrigerant pipework, condensate and electrical connection, lump sum per unit · placeholder market rate, pending engineer pricing*	2	set	$850.00	$1,700.00
HVAC-Lot3-04	Control cable / remote **EST.** *Indoor-unit control cable and remote · placeholder market rate, pending engineer pricing*	2	set	$65.00	$130.00
HVAC-Lot3-05	Outdoor-unit brackets **EST.** *Wall brackets / ground stands (totalled on outdoor-unit count) · placeholder market rate, pending engineer pricing*	2	set	$95.00	$190.00
	LOT3 SUBTOTAL (EX GST)				**$5,120.00**
	ESTIMATED RATES, EX GST				**$26,260.00**

12 · Tiling

Imported from takeoff lines.json. Measured quantities from the model, priced at ex-GST rates.

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
	LOT1				

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
TILE-Lot1-01	Floor waterproofing membrane *AS 3740 wet-area floor membrane and details*	16.37	m²	$85.03	$1,392.00
TILE-Lot1-02	Wall waterproofing membrane *Shower / wet-wall membrane to the specified height*	15.23	m²	$72.01	$1,097.00
TILE-Lot1-03	Wet-area set-out / floor-waste details *Corner reinforcement, floor wastes and waterstops*	4	room	$180.00	$720.00
TILE-Lot1-04	Floor tiles *300 mm ceramic tiles + adhesive + grout*	16.37	m²	$94.99	$1,555.00
TILE-Lot1-05	Wall tiles *300 mm wall tiles + adhesive + grout*	53.28	m²	$109.99	$5,860.00
TILE-Lot1-06	Kitchen splashback tiles *Splashback, 600 mm high*	2.19	m²	$124.94	$274.00
	LOT1 SUBTOTAL (EX GST)				**$10,898.00**
	LOT2				
TILE-Lot2-01	Floor waterproofing membrane *AS 3740 wet-area floor membrane and details*	13.1	m²	$84.98	$1,113.00
TILE-Lot2-02	Wall waterproofing membrane *Shower / wet-wall membrane to the specified height*	14.66	m²	$72.01	$1,056.00
TILE-Lot2-03	Wet-area set-out / floor-waste details *Corner reinforcement, floor wastes and waterstops*	4	room	$180.00	$720.00
TILE-Lot2-04	Floor tiles *300 mm ceramic tiles + adhesive + grout*	13.1	m²	$94.98	$1,244.00
TILE-Lot2-05	Wall tiles *300 mm wall tiles + adhesive + grout*	49.71	m²	$110.00	$5,468.00
TILE-Lot2-06	Kitchen splashback tiles *Splashback, 600 mm high*	1.68	m²	$125.22	$210.00
	LOT2 SUBTOTAL (EX GST)				**$9,811.00**
	LOT3				
TILE-Lot3-01	Floor waterproofing membrane *AS 3740 wet-area floor membrane and details*	7.16	m²	$85.07	$609.00
TILE-Lot3-02	Wall waterproofing membrane *Shower / wet-wall membrane to the specified height*	5.91	m²	$72.08	$426.00
TILE-Lot3-03	Wet-area set-out / floor-waste details *Corner reinforcement, floor wastes and waterstops*	3	room	$180.00	$540.00
TILE-Lot3-04	Floor tiles *300 mm ceramic tiles + adhesive + grout*	7.16	m²	$94.99	$680.00
TILE-Lot3-05	Wall tiles *300 mm wall tiles + adhesive + grout*	26.94	m²	$110.01	$2,964.00
TILE-Lot3-06	Kitchen splashback tiles *Splashback, 600 mm high*	4.54	m²	$125.00	$567.00
	LOT3 SUBTOTAL (EX GST)				**$5,786.00**
	MEASURED ROWS, EX GST				**$26,495.00**

13 · Roofing — structure & covering

Imported from takeoff lines.json. Mixed — measured quantities plus rule-based allowances; each row is marked.

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
	LOT1				
ROOF-Lot1-01	Prefabricated Fink trusses EST. *Hip-roof standard truss (intermediate) · end jack trusses scaled to actual span · pitch 25° · at 600 mm centres*	38	ea	$365.61	$13,893.00
ROOF-Lot1-02	Truss crane-up and fix *Crane into place, temporary bracing, and nail to wall top plates*	38	ea	$85.00	$3,230.00
ROOF-Lot1-03	Ridge beam / ridge board *90×45 mm*	4.57	m	$28.04	$128.00
ROOF-Lot1-04	Longitudinal bracing / diagonal bracing *Longitudinal bracing at quarter points*	38	ea	$35.00	$1,330.00
ROOF-Lot1-05	Roof covering EST. *Roof battens / purlins + Colorbond metal roofing + ridge capping*	171.39	m²	$78.00	$13,368.00
ROOF-Lot1-06	Roof sarking EST. *Reflective foil · roof 171.387 m² × 1.10 for laps · supply and lay · placeholder market rate, pending engineer pricing*	188.53	m²	$12.00	$2,262.00
ROOF-Lot1-07	Fascia *Aluminium / timber fascia*	55.54	m	$33.99	$1,888.00
ROOF-Lot1-08	Gutters and downpipes EST. *Colorbond gutter + brackets + downpipes*	55.54	m	$46.00	$2,555.00
ROOF-Lot1-09	Ridge / hip / valley flashings *Ridge capping 4.565 m + hip capping 57.5 m + valley (allowance) 0 m*	62.07	m	$30.00	$1,862.00
ROOF-Lot1-10	Roof set-out and check EST. *Set-out lines, levels and plumb*	1	item	$220.00	$220.00
	LOT1 SUBTOTAL (EX GST)				**$40,736.00**
	LOT2				
ROOF-Lot2-01	Prefabricated Fink trusses EST. *Hip-roof standard truss (intermediate) · end jack trusses scaled to actual span · pitch 25° · at 600 mm centres*	37	ea	$337.92	$12,503.00
ROOF-Lot2-02	Truss crane-up and fix *Crane into place, temporary bracing, and nail to wall top plates*	37	ea	$85.00	$3,145.00
ROOF-Lot2-03	Ridge beam / ridge board *90×45 mm*	4.9	m	$27.96	$137.00
ROOF-Lot2-04	Longitudinal bracing / diagonal bracing *Longitudinal bracing at quarter points*	37	ea	$35.00	$1,295.00
ROOF-Lot2-05	Roof covering EST. *Roof battens / purlins + Colorbond metal roofing + ridge capping*	147.01	m²	$78.00	$11,467.00
ROOF-Lot2-06	Roof sarking EST. *Reflective foil · roof 147.01 m² × 1.10 for laps · supply and lay · placeholder market rate, pending engineer pricing*	161.71	m²	$12.00	$1,941.00
ROOF-Lot2-07	Fascia *Aluminium / timber fascia*	51.69	m	$33.99	$1,757.00

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
ROOF-Lot2-08	Gutters and downpipes EST. *Colorbond gutter + brackets + downpipes*	51.69	m	$46.01	$2,378.00
ROOF-Lot2-09	Ridge / hip / valley flashings *Ridge capping 4.9 m + hip capping 56.645 m + valley (allowance) 1.504 m*	63.05	m	$30.01	$1,892.00
ROOF-Lot2-10	Roof set-out and check EST. *Set-out lines, levels and plumb*	1	item	$220.00	$220.00
	LOT2 SUBTOTAL (EX GST)				**$36,735.00**
	LOT3				
ROOF-Lot3-01	Prefabricated Fink trusses EST. *Hip-roof standard truss (intermediate) · end jack trusses scaled to actual span · pitch 25° · at 600 mm centres*	37	ea	$220.35	$8,153.00
ROOF-Lot3-02	Truss crane-up and fix *Crane into place, temporary bracing, and nail to wall top plates*	37	ea	$85.00	$3,145.00
ROOF-Lot3-03	Ridge beam / ridge board *90×45 mm*	9.03	m	$28.03	$253.00
ROOF-Lot3-04	Longitudinal bracing / diagonal bracing *Longitudinal bracing at quarter points*	37	ea	$35.00	$1,295.00
ROOF-Lot3-05	Roof covering EST. *Roof battens / purlins + Colorbond metal roofing + ridge capping*	97.77	m²	$78.00	$7,626.00
ROOF-Lot3-06	Roof sarking EST. *Reflective foil · roof 97.769 m² × 1.10 for laps · supply and lay · placeholder market rate, pending engineer pricing*	107.55	m²	$12.00	$1,291.00
ROOF-Lot3-07	Fascia *Aluminium / timber fascia*	48.41	m	$34.00	$1,646.00
ROOF-Lot3-08	Gutters and downpipes EST. *Colorbond gutter + brackets + downpipes*	48.41	m	$46.00	$2,227.00
ROOF-Lot3-09	Ridge / hip / valley flashings *Ridge capping 9.025 m + hip capping 44.892 m + valley (allowance) 0 m*	53.92	m	$30.01	$1,618.00
ROOF-Lot3-10	Roof set-out and check EST. *Set-out lines, levels and plumb*	1	item	$220.00	$220.00
	LOT3 SUBTOTAL (EX GST)				**$27,474.00**
	MEASURED ROWS, EX GST				**$24,621.00**

14 · Flooring

Imported from takeoff lines.json. Measured quantities from the model, priced at ex-GST rates.

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
	LOT1				
FLR-Lot1-01	Timber / composite flooring *Hybrid / laminate flooring + underlay + installation*	56.06	m²	$88.00	$4,933.00
FLR-Lot1-02	Carpet *Carpet + underlay + laying (bedrooms)*	36.62	m²	$61.99	$2,270.00

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
FLR-Lot1-03	Skirting *92 mm high MDF skirting + installation + paint*	113.4	m	$19.00	$2,155.00
	LOT1 SUBTOTAL (EX GST)				**$9,358.00**
	LOT2				
FLR-Lot2-01	Timber / composite flooring *Hybrid / laminate flooring + underlay + installation*	51.76	m²	$88.00	$4,555.00
FLR-Lot2-02	Carpet *Carpet + underlay + laying (bedrooms)*	29.79	m²	$62.00	$1,847.00
FLR-Lot2-03	Skirting *92 mm high MDF skirting + installation + paint*	107.87	m	$19.00	$2,050.00
	LOT2 SUBTOTAL (EX GST)				**$8,452.00**
	LOT3				
FLR-Lot3-01	Timber / composite flooring *Hybrid / laminate flooring + underlay + installation*	29.53	m²	$88.01	$2,599.00
FLR-Lot3-02	Carpet *Carpet + underlay + laying (bedrooms)*	10.96	m²	$62.04	$680.00
FLR-Lot3-03	Skirting *92 mm high MDF skirting + installation + paint*	57.91	m	$18.99	$1,100.00
	LOT3 SUBTOTAL (EX GST)				**$4,379.00**
	MEASURED ROWS, EX GST				**$22,189.00**

15 · Painting

Imported from takeoff lines.json. Estimate — rule-based quantities at ex-GST rates.

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
	LOT1				
PAINT-Lot1-01	Internal wall paint (3 coats) EST. *Sealer undercoat ×1 + low-sheen acrylic finish ×2 · supply and labour*	348.39	m²	$16.00	$5,574.00
PAINT-Lot1-02	Ceiling paint (2 coats) EST. *Flat ceiling white ×2 · supply and labour*	126.24	m²	$11.00	$1,389.00
PAINT-Lot1-03	External eaves soffit (2 coats) EST. *Exterior acrylic ×2 · eaves lining*	24.99	m²	$14.01	$350.00
PAINT-Lot1-04	Sundries and protection EST. *Masking, filling, sanding and floor protection*	12	room	$18.00	$216.00
	LOT1 SUBTOTAL (EX GST)				**$7,529.00**
	LOT2				
PAINT-Lot2-01	Internal wall paint (3 coats) EST. *Sealer undercoat ×1 + low-sheen acrylic finish ×2 · supply and labour*	332.88	m²	$16.00	$5,326.00
PAINT-Lot2-02	Ceiling paint (2 coats) EST. *Flat ceiling white ×2 · supply and labour*	112.65	m²	$11.00	$1,239.00
PAINT-Lot2-03	External eaves soffit (2 coats) EST. *Exterior acrylic ×2 · eaves lining*	23.26	m²	$14.02	$326.00

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
PAINT-Lot2-04	Sundries and protection EST. *Masking, filling, sanding and floor protection*	11	room	$18.00	$198.00
	LOT2 SUBTOTAL (EX GST)				**$7,089.00**
	LOT3				
PAINT-Lot3-01	Internal wall paint (3 coats) EST. *Sealer undercoat ×1 + low-sheen acrylic finish ×2 · supply and labour*	201.33	m²	$16.00	$3,221.00
PAINT-Lot3-02	Ceiling paint (2 coats) EST. *Flat ceiling white ×2 · supply and labour*	65.32	m²	$11.01	$719.00
PAINT-Lot3-03	External eaves soffit (2 coats) EST. *Exterior acrylic ×2 · eaves lining*	21.78	m²	$14.00	$305.00
PAINT-Lot3-04	Sundries and protection EST. *Masking, filling, sanding and floor protection*	8	room	$18.00	$144.00
	LOT3 SUBTOTAL (EX GST)				**$4,389.00**
	ESTIMATED RATES, EX GST				**$19,007.00**

16 · Site works

Imported from takeoff lines.json. Provisional — quantities are allowances (not taken from site boundaries); shown as Estimate until set out.

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
	LOT1				
SITE-Lot1-01	External porch slab EST. *N25 · 100 mm · 2 m² · placeholder market rate, pending engineer pricing*	0.2	m³	$320.00	$64.00
SITE-Lot1-02	Driveway concrete EST. *N25 · 100 mm · 23.4 m² · placeholder market rate, pending engineer pricing*	2.34	m³	$320.09	$749.00
SITE-Lot1-03	Vehicle crossover EST. *N32 · 150 mm · 5.4 m² · placeholder market rate, pending engineer pricing*	0.81	m³	$360.49	$292.00
SITE-Lot1-04	Footpath concrete EST. *N25 · 100 mm · 3.6 m² · placeholder market rate, pending engineer pricing*	0.36	m³	$319.44	$115.00
SITE-Lot1-05	Fabric mesh EST. *SL72 · full paved area · placeholder market rate, pending engineer pricing*	34.4	m²	$14.01	$482.00
SITE-Lot1-06	Saw-cut contraction joints EST. *Saw-cut, about one joint every 4 m · placeholder market rate, pending engineer pricing*	5.2	m	$11.92	$62.00
SITE-Lot1-07	Broomed / stippled finish EST. *Broomed finish · placeholder market rate, pending engineer pricing*	34.4	m²	$9.01	$310.00
SITE-Lot1-08	Concrete placing labour EST. *Pour, screed and cure · placeholder market rate, pending engineer pricing*	34.4	m²	$47.99	$1,651.00

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
SITE-Lot1-09	Front decorative fence **EST.** *Decorative fence supply · placeholder market rate, pending engineer pricing*	9.4	m	$220.00	$2,068.00
SITE-Lot1-10	Front fence labour **EST.** *Decorative fence installation · placeholder market rate, pending engineer pricing*	9.4	m	$85.00	$799.00
SITE-Lot1-11	Side and rear dividing fence **EST.** *Dividing / rear-yard fence supply · placeholder market rate, pending engineer pricing*	31.1	m	$95.02	$2,955.00
SITE-Lot1-12	Side and rear fence labour **EST.** *Dividing fence installation · placeholder market rate, pending engineer pricing*	31.1	m	$45.02	$1,400.00
	LOT1 SUBTOTAL (EX GST)				**$10,947.00**
	LOT2				
SITE-Lot2-01	External porch slab **EST.** *N25 · 100 mm · 2 m² · placeholder market rate, pending engineer pricing*	0.2	m³	$320.00	$64.00
SITE-Lot2-02	Driveway concrete **EST.** *N25 · 100 mm · 23.4 m² · placeholder market rate, pending engineer pricing*	2.34	m³	$320.09	$749.00
SITE-Lot2-03	Vehicle crossover **EST.** *N32 · 150 mm · 5.4 m² · placeholder market rate, pending engineer pricing*	0.81	m³	$360.49	$292.00
SITE-Lot2-04	Footpath concrete **EST.** *N25 · 100 mm · 3.6 m² · placeholder market rate, pending engineer pricing*	0.36	m³	$319.44	$115.00
SITE-Lot2-05	Fabric mesh **EST.** *SL72 · full paved area · placeholder market rate, pending engineer pricing*	34.4	m²	$14.01	$482.00
SITE-Lot2-06	Saw-cut contraction joints **EST.** *Saw-cut, about one joint every 4 m · placeholder market rate, pending engineer pricing*	5.2	m	$11.92	$62.00
SITE-Lot2-07	Broomed / stippled finish **EST.** *Broomed finish · placeholder market rate, pending engineer pricing*	34.4	m²	$9.01	$310.00
SITE-Lot2-08	Concrete placing labour **EST.** *Pour, screed and cure · placeholder market rate, pending engineer pricing*	34.4	m²	$47.99	$1,651.00
SITE-Lot2-09	Front decorative fence **EST.** *Decorative fence supply · placeholder market rate, pending engineer pricing*	12.3	m	$220.00	$2,706.00
SITE-Lot2-10	Front fence labour **EST.** *Decorative fence installation · placeholder market rate, pending engineer pricing*	12.3	m	$85.04	$1,046.00
SITE-Lot2-11	Side and rear dividing fence **EST.** *Dividing / rear-yard fence supply · placeholder market rate, pending engineer pricing*	22.8	m	$95.00	$2,166.00
SITE-Lot2-12	Side and rear fence labour **EST.** *Dividing fence installation · placeholder market rate, pending engineer pricing*	22.8	m	$45.00	$1,026.00

CODE	ITEM	QTY	UNIT	RATE	AMOUNT
	LOT2 SUBTOTAL (EX GST)				**$10,669.00**
	LOT3				
SITE-Lot3-01	External porch slab EST. *N25 · 100 mm · 2 m² · placeholder market rate, pending engineer pricing*	0.2	m³	$320.00	$64.00
SITE-Lot3-02	Driveway concrete EST. *N25 · 100 mm · 23.4 m² · placeholder market rate, pending engineer pricing*	2.34	m³	$320.09	$749.00
SITE-Lot3-03	Vehicle crossover EST. *N32 · 150 mm · 5.4 m² · placeholder market rate, pending engineer pricing*	0.81	m³	$360.49	$292.00
SITE-Lot3-04	Footpath concrete EST. *N25 · 100 mm · 3.6 m² · placeholder market rate, pending engineer pricing*	0.36	m³	$319.44	$115.00
SITE-Lot3-05	Fabric mesh EST. *SL72 · full paved area · placeholder market rate, pending engineer pricing*	34.4	m²	$14.01	$482.00
SITE-Lot3-06	Saw-cut contraction joints EST. *Saw-cut, about one joint every 4 m · placeholder market rate, pending engineer pricing*	5.2	m	$11.92	$62.00
SITE-Lot3-07	Broomed / stippled finish EST. *Broomed finish · placeholder market rate, pending engineer pricing*	34.4	m²	$9.01	$310.00
SITE-Lot3-08	Concrete placing labour EST. *Pour, screed and cure · placeholder market rate, pending engineer pricing*	34.4	m²	$47.99	$1,651.00
SITE-Lot3-09	Front decorative fence EST. *Decorative fence supply · placeholder market rate, pending engineer pricing*	13.3	m	$220.00	$2,926.00
SITE-Lot3-10	Front fence labour EST. *Decorative fence installation · placeholder market rate, pending engineer pricing*	13.3	m	$85.04	$1,131.00
SITE-Lot3-11	Side and rear dividing fence EST. *Dividing / rear-yard fence supply · placeholder market rate, pending engineer pricing*	14	m	$95.00	$1,330.00
SITE-Lot3-12	Side and rear fence labour EST. *Dividing fence installation · placeholder market rate, pending engineer pricing*	14	m	$45.00	$630.00
	LOT3 SUBTOTAL (EX GST)				**$9,742.00**
	ESTIMATED RATES, EX GST				**$31,358.00**

Quote total

All amounts in AUD. GST applied at 10%.

Measured subtotal (ex GST)	$421,239.96
Estimated allowances (ex GST)	$221,641.20
Subtotal (ex GST)	$642,881.16
GST (10%)	$64,288.12
Total (inc GST)	**$707,169.28**
Gross floor area · rate (ex GST)	304.21 m² · $2,113.28/m²

Gross floor area is the sum of modelled room polygons across all storeys; the rate per m² is ex GST, on the same basis as the by-dwelling table.

Validity. This quote is valid until 9 November 2026 (30 days from issue). Quantities are measured from the drawing set listed on the cover; a revised set may change the quote.

Terms

- Amounts are quantity × rate, exclusive of GST unless stated; GST is shown separately above.
- Measured rows are geometric quantities read from the listed drawings. Estimate rows are rule-based allowances and are labelled *Est.*
- A dash (—) means a row has no rate on this sheet — it carries a quantity only, no priced benchmark.
- This is an estimating & quantity take-off deliverable, not a fixed-price building contract or a tender.
- Payment: 20% on acceptance, balance on delivery of the report.
- Quantities should be verified against site conditions and final documentation before being relied on for contract or construction.

Assumptions

- Quantities are measured from the drawing set listed on the cover; no physical site measure has been undertaken.
- Rates are current at the date of issue and exclude supplier or award increases that take effect after issue.
- Work is assumed to proceed on a clear, accessible site during normal working hours, with no out-of-sequence or after-hours work.
- Ground is assumed stable and suitable for the footing system priced; rock, uncontrolled fill and contamination are not allowed for.
- Provisional and estimate rows are allowances only and are reconciled against actual selections and site conditions.

Exclusions

- Authority fees, permits, headworks charges and developer contributions.
- Land survey, geotechnical investigation and civil/infrastructure works beyond the building footprint.
- Demolition, works to existing structures, and asbestos or hazardous-material handling unless listed.
- Loose furniture, owner-supplied appliances and owner-supplied items unless listed.

- Escalation, financing costs and contingency beyond any provisional allowance shown.

Disclaimer. Scaleline provides estimating and quantity take-off services. We are not a licensed building contractor, a registered surveyor, or an AIQS-certified quantity surveying practice. Estimates are prepared to the accuracy class stated in each report.