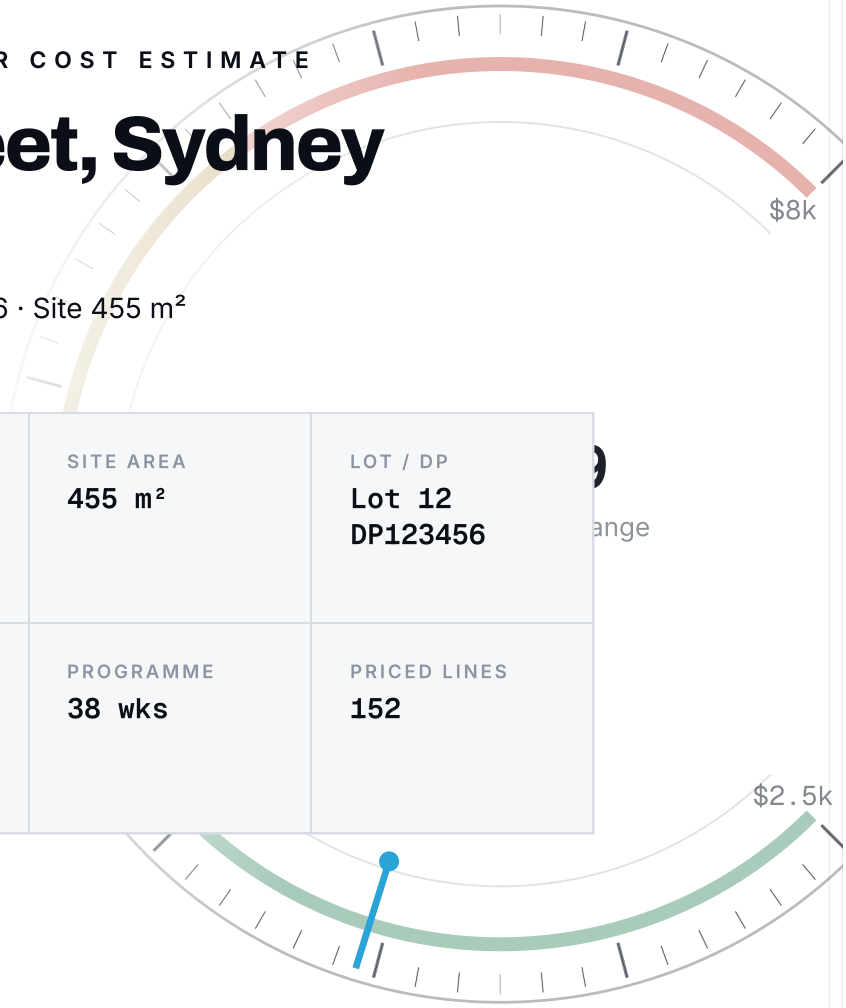
EstiFlow

Cost Estimate · EST-12SAMPLE-SAMPLE · 2026-07-22

NEW DWELLING — PRE-TENDER COST ESTIMATE

12 Sample Street, Sydney NSW 2000

City of Sydney Council · Lot 12 DP123456 · Site 455 m²



PROJECT New Dwelling · 2-storey Detached	GFA PRICED 245 m²	SITE AREA 455 m²	LOT / DP Lot 12 DP123456
COUNCIL / LGA City of Sydney Council	RATE $3,769/m²	PROGRAMME 38 wks	PRICED LINES 152

ESTIMATED CONTRACT TOTAL

$1,320,630.00 incl. GST

$923,518.00 net construction ex GST · $3,769/m² on 245 m²

92% MEASURED BASIS

01

PART A

The Number

$1,320,630.00 incl. GST — and precisely what it is built on.

01 Executive Summary

PART A · THE NUMBER

> **A premium two-storey home at $1,320,630.00 incl. GST — with 92% of its value measured directly from a substantially complete documentation set.**

CONTRACT INCL. GST	NET CONSTRUCTION	RATE ON GFA
$1,320,630.00	**$923,518.00** ex GST, ex margin	**$3,769/m²**
PROGRAMME	**PRICED LINES**	**MEASURED BASIS**
38 wks QS assessment	**152**	**92%** of value, from documents

MEASUREMENT BASIS — HOW MUCH OF THE VALUE IS MEASURED

- **Measured from documents** 92% · $850k · 138 items
- **Provisional** 6% · $55k · 10 items
- **Allowance** 2% · $18k · 4 items

Documentation for this project is substantially complete: 92% of the estimate's value is measured directly from your documents — a measured share at pre-tender level, with only minor provisional scope remaining.

> The measured share is already at the level typically reached approaching tender; the remaining provisional items resolve through trade quotations. This is a stage reading of documentation maturity, not a grade on the estimate.

This report presents a pre-tender cost estimate for a new four-bedroom, two-storey detached dwelling with an in-ground pool at 12 Sample Street, Sydney — a premium-specification Class 1a home of 245 m² gross floor area on a level suburban block. The architectural, structural, geotechnical and services design packages are all issued and coordinated, so the estimate is built almost entirely from measured quantities: 92% of the value is taken directly off the documents.

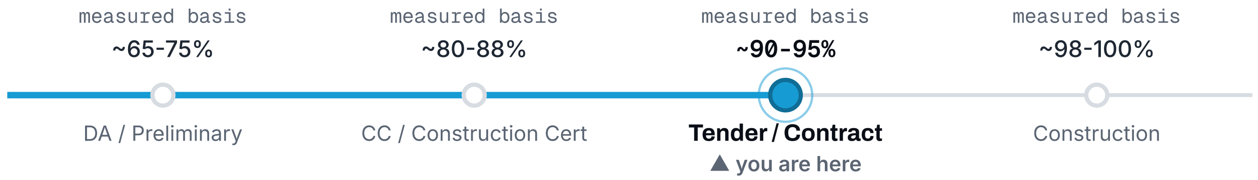
What remains open is deliberately small and entirely client-controlled: kitchen, stone and appliance selections, the pool equipment quotation and the owner's planting budget — $55,411 of disclosed provisional sums and $18,470 of allowances. Lock the selections at contract and this estimate is tender-ready.

01b Cost Plan Maturity Path

PART A · THE NUMBER

A cost plan matures as the design does. This report is priced from a **substantially complete** documentation set — engineering and services design are resolved and nearly all scope is measured from the documents. The few remaining provisional items resolve through trade quotations at tender.

WHERE THIS ESTIMATE SITS ON THE LIFECYCLE



This estimate reads 92% measured basis — documentation substantially complete, at pre-tender level. The accuracy band narrows to contract-sum precision as trade quotations land.

02 Market Position & Basis

PART A · THE NUMBER

At $3,769/m², this home sits in the lower-middle of the governed Class 1a range — the premium specification is real, but so is the discipline in the measured base.

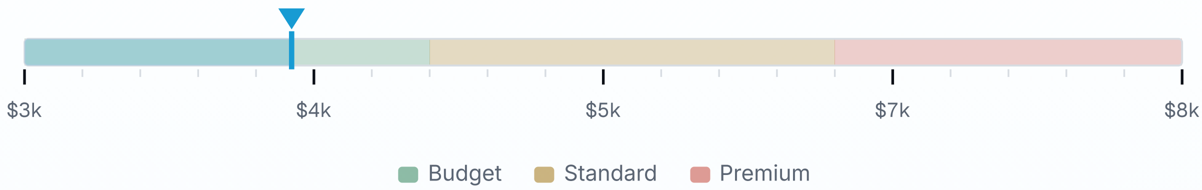
The rate is what you would expect for a well-designed two-storey detached home in the Sydney market: comfortably above a project-home benchmark, well below a fully bespoke architectural build. It is held down by an efficient waffle-pod raft slab, a conventional brick-veneer-and-lightweight structure, and standard-but-good roofing; it is lifted by the pool, the premium joinery and stone, and the fully-ducted services.

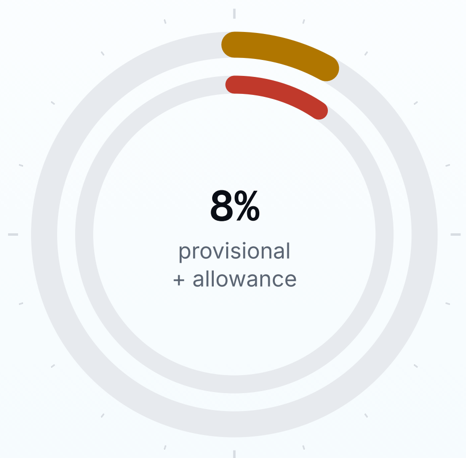
The 30% builder's margin and overhead is embedded and appropriate for a supervised premium build; GST is additional. With 8% of net cost carried as provisional or allowance and 9.5% total pricing exposure, the $3,769/m² rate remains well anchored. It will move only as final selections are signed off and outstanding supplier quotations land.

INSTRUMENT CLUSTER — RATE CALIBRATION & MEASUREMENT BASIS

$3,769/m²

rate on GFA · governed $3k–$8k range





8% · $73,881

Provisional & allowance line value — items priced as disclosed provisional sums or allowances.

9.5% · $87,734

Total pricing exposure — additionally counts measured quantities still carrying provisional rates.

outer ring — full pricing exposure 9.5% ($87,734)

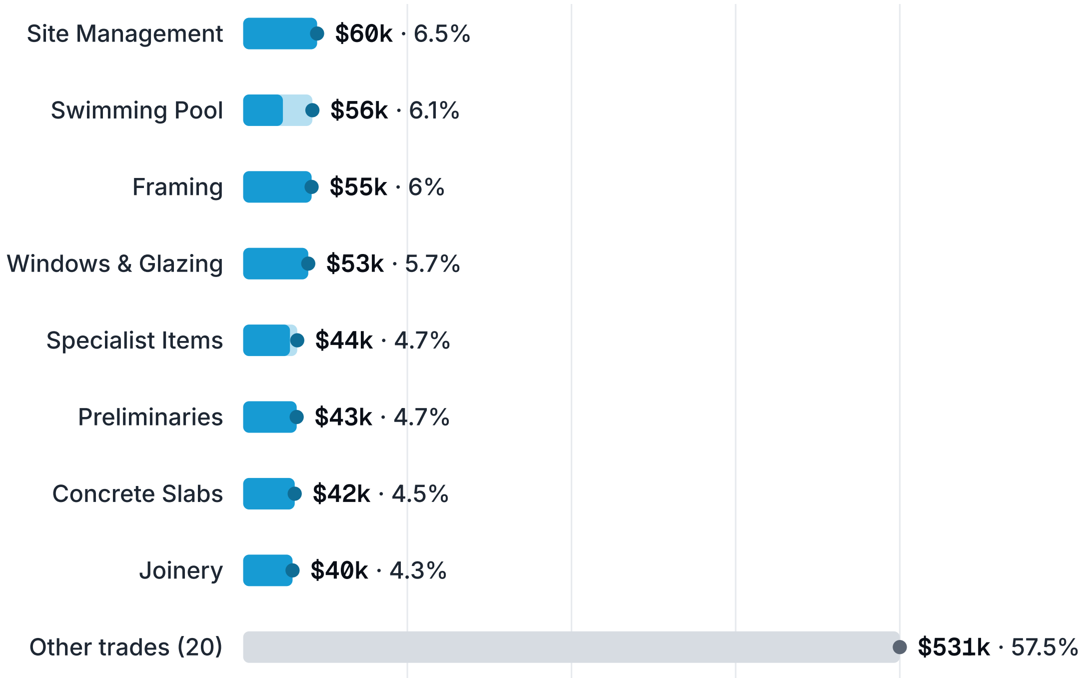
03 Cost Composition

PART A · THE NUMBER

COMMERCIAL BUILD-UP

Net construction ex GST, ex margin	$923,518.00
Builder margin 30%	$277,055.00
Subtotal ex GST	$1,200,573.00
GST 10%	$120,057.00
Contract total incl. GST	**$1,320,630.00**

TOP COST DRIVERS — SOLID FILL = MEASURED SHARE OF THE TRADE



Read the two figures together: 6% of the value is booked in lines the estimate itself classes as provisional or allowance, while the full pricing exposure of 9.5% additionally counts measured quantities that still carry a provisional rate. The gap between the two is small on this job — a mark of the substantially complete documentation — and closes entirely as the final selections and the pool quotation land.

04 What Moves This Number

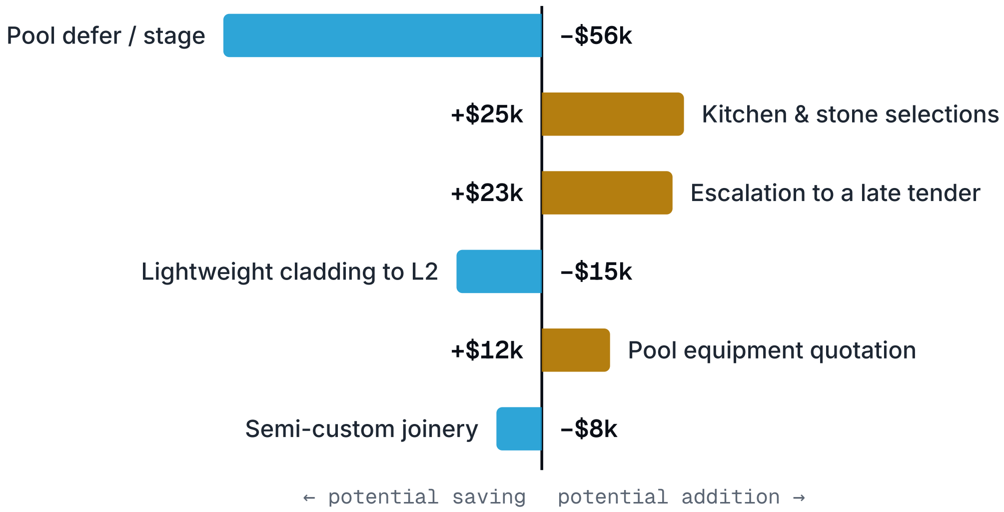
PART A · THE NUMBER

Three levers move this number materially, and all three are client-controlled.

- **Selections** — kitchen, stone and appliances are the largest open item, worth around $25,000 across the shortlisted ranges. Locking them converts PC sums to fixed pricing.
- **The pool** — a discretionary $56,000 that can be deferred or staged without touching the house contract; its equipment package carries a further $12,000 quotation spread.
- **Tender timing** — the measured base is current for 90 days; a late tender in a constrained market could add 2–3% escalation.

Downside levers exist too: lightweight cladding to the upper level and semi-custom joinery together offer roughly $23,000 of value-engineering headroom without visible compromise.

SENSITIVITY — THE LEVERS, SIZED



02

PART B

The Project

New Dwelling · 245 m² — what is actually being built.

05 Project Narrative

PART B · THE PROJECT

12 Sample Street is a level 455 m² allotment in an established Sydney residential street, zoned for detached housing and assessed at BAL-12.5.

The site is well-serviced, with no heritage, flood or significant slope constraints identified in the supplied documentation.

The proposed home is a premium four-bedroom, three-bathroom detached dwelling of 245 m² across two storeys, on a waffle-pod raft slab. The structure is timber and structural-steel framing with brick veneer to the ground level and rendered lightweight cladding above, under a concrete-tile hipped roof with a Colorbond skillion to the rear. An in-ground concrete pool sits within the rear yard.

The scope is a complete new build: demolition and earthworks, substructure, framing, envelope, full services, premium internal finishes, joinery and stone, the pool, and landscaping. The full documentation set — architectural, engineered structural, geotechnical and coordinated services designs — has been measured directly; only the kitchen and stone selections, the pool equipment quotation and the owner's planting budget remain open, carried as small disclosed provisional sums with supporting RFIs.

PROJECT FACTS

LOT / DP	LGA	PROJECT TYPE	BUILDING CLASS
Lot 12 DP123456	City of Sydney Council	New Dwelling	Class 1a — Detached dwelling
DWELLINGS	**STOREYS**	**GFA PRICED**	**SITE AREA**
1	2	245 m²	455 m²
BEDROOMS	**BATHROOMS**	**STRUCTURE**	**ROOF**
4	3	Waffle-pod raft slab; timber and steel framing; brick veneer	Concrete-tile hipped roof to main, Colorbond to rear skillion
CLADDING	**ARCHITECT**	**ENGINEER**	**BASIX**
Face brick to ground, rendered lightweight to upper level	Sample Architects (Reg. No. 0000 — illustrative)	Sample Consulting Engineers	SAMPLE-BASIX-0000 (illustrative)

06 Scope of This Estimate

PART B · THE PROJECT

This estimate captures the builder's full scope for the new dwelling at 12 Sample Street as documented in the issued architectural, structural and services documentation — from site establishment and substructure through to premium internal finishes, the pool and external works. The boundary is drawn at a conventional fixed-price building contract.

Deliberately excluded are the client-side costs that fall outside a builder's contract: consultant design fees, authority contributions and levies, construction and home-warranty insurance, loose furnishings and appliances, and discretionary technology such as solar, security and automation where not committed in BASIX. No scope beyond the listed inclusions has been priced.

INCLUDED IN THIS ESTIMATE

- [x] All builder preliminaries, site establishment, supervision and temporary services
- [x] Bulk and detailed excavation, waffle-pod raft slab and edge beams
- [x] Timber and structural-steel framing to both levels including engineered beams
- [x] Brick-veneer masonry to ground level and rendered lightweight cladding above
- [x] Concrete-tile and Colorbond roofing, fascia, gutter, downpipes and flashings
- [x] Aluminium-framed double-glazed windows and doors with premium hardware
- [x] Full internal linings, cornice, skirting, architraves and three-coat paint
- [x] Wet-area waterproofing to AS 3740 with independent testing and certification
- [x] Ceramic and stone tiling, engineered-timber and carpet floor finishes
- [x] Kitchen, bathroom, laundry and robe joinery with stone benchtops (provisional)
- [x] Full electrical, hydraulic and ducted reverse-cycle mechanical rough-in and fit-off
- [x] In-ground concrete swimming pool, surrounds and compliant barrier
- [x] Landscaping, driveway, fencing and external works allowance
- [x] Builder margin, overhead and GST

NOT INCLUDED — CLIENT-SIDE OR EXCLUDED

- [ ] Consultant design fees — architectural, structural, hydraulic, mechanical, landscape
- [ ] Council and authority contributions, Section 7.11/7.12 levies and inspection fees
- [ ] Home Building Compensation cover and builder's construction insurance
- [ ] Furniture, loose furnishings, whitegoods and window treatments
- [ ] Solar PV, home automation, security and audio-visual cabling (not committed in BASIX)
- [ ] Site remediation of contaminated or unsuitable fill if encountered
- [ ] Any scope not expressly listed in the inclusions

06b Inclusions Snapshot & Spec Level

PART B · THE PROJECT

The assumed quality tier and specification for each major package, at a glance. Tiers reflect the standard of materials and finishes priced into the estimate; where the documents do not fix a selection, a Standard tier default has been applied and is open to client direction.

Site Management — STANDARD
Full-time supervision, perimeter scaffolding, site sheds and sediment control.

Framing — STANDARD
Timber wall and roof framing with engineered floor beams and steel posts to wide openings.

Windows & Glazing — PREMIUM
Aluminium double-glazed units and doors with premium hardware to BASIX performance.

Roofing — STANDARD
Concrete-tile hipped roof with Colorbond skillion, sarking and full flashings.

Kitchen — PREMIUM
Custom cabinetry, integrated appliances and stone benchtops (provisional pending selections).

Swimming Pool — PREMIUM
In-ground concrete pool, filtration, coping and compliant barrier.

Floor Finishes — PREMIUM
Engineered-timber to living, premium carpet to bedrooms, stone and ceramic tiling to wet areas.

Mechanical & HVAC — PREMIUM
Fully-ducted reverse-cycle air conditioning throughout, measured from the issued mechanical design.

Tier legend — Budget · Standard · Premium · Ultra. Package values and line detail appear in the Trade Breakdown and the BOQ workbook.

07 Documentation & Coverage

PART B · THE PROJECT

The estimate rests on a substantially complete documentation set: a full architectural CC set, engineered structural design, a geotechnical report confirming the slab class, and coordinated hydraulic, electrical and mechanical designs. Every major package has been measured from its issued documents.

The only open items are selection-level: final kitchen, stone and appliance choices, the pool equipment quotation and the owner's planting design. Each is carried as a small disclosed provisional sum with a stated resolution path — none affects the measured structure of the estimate.

DOCUMENT	STATUS	PRICING CONSEQUENCE
Architectural drawings (CC set)	Reviewed	Fully measured — plans, elevations, sections and schedules
Structural design (issued for construction)	Reviewed	Slab, framing and steel measured from the engineered design
Geotechnical report	Reviewed	Slab class confirmed; founding priced from bore data
Hydraulic / stormwater design	Reviewed	Drainage and plumbing measured from the coordinated design
Electrical design	Reviewed	Fit-out measured from issued layouts
Mechanical / HVAC design	Reviewed	Ducted system measured from the design, zoned as documented
Kitchen / joinery design	Reviewed	Measured; PC sums carried for final selections only
BASIX certificate	Reviewed	Commitments priced as specified
Survey plan	Reviewed	Levels, setbacks and site area confirmed
Landscape design (hardscape)	Reviewed	Hardscape measured; owner planting carried as a small allowance

08 Compliance & Complexity

PART B · THE PROJECT

BASIX, NATHERS & COMPLIANCE POSTURE

A BASIX certificate has been reviewed (illustrative for this sample) and its commitments — double glazing, insulation levels and an efficient hot-water system — are priced into the estimate. A NatHERS certificate is not separately required where the glazing and thermal commitments flow from BASIX. The dwelling is assessed at BAL-12.5, and standard bushfire-attention-level construction is allowed to windows and external elements. Final BASIX and glazing performance should be confirmed against the issued window schedule.

CONSTRUCTION COMPLEXITY

A premium two-storey home with a pool is a genuinely multi-trade build, and the coordination — not any single element — is what sets the programme.

The structural challenge is modest and well-understood: a raft slab, conventional framing and a handful of steel members over the larger openings. The complexity lives in the interfaces — sequencing the pool shell with the slab, coordinating three services trades through a two-storey envelope, and staging premium finishes and joinery without rework. Continuous site supervision is assumed and priced, and the 38-week programme reflects a realistic, unhurried sequence for a home of this quality rather than a compressed project-home timeline.

03

PART C

The Money

92% measured from documents. Every provisional dollar disclosed twice.

09.1 Trade Breakdown

PART C · THE MONEY

CODE	TRADE / PACKAGE	ITEMS	MEASURED	PROVISIONAL	TOTAL EX GST	SHARE
—	**SITE, PRELIMINARIES & STATUTORY**				**$291,191**	**31.5%**
SITEMGMT	Site Management	6	$60k	–	$59,775	6.5%
POOL	Swimming Pool	4	$32k	$24k	$55,915	6.1%
PRELIM	Preliminaries	9	$43k	–	$43,290	4.7%
LAND	Landscaping	4	$29k	$5k	$34,270	3.7%
EXCAV	Excavation & Earthworks	5	$31k	–	$30,843	3.3%
EXT	External Works	5	$27k	–	$26,605	2.9%
STAT	Statutory & Authority	7	$24k	–	$23,809	2.6%
DEMO	Demolition	3	$17k	–	$16,684	1.8%
—	**STRUCTURE**				**$161,670**	**17.5%**
FRM	Framing	8	$55k	–	$55,353	6%
SLAB	Concrete Slabs	6	$42k	–	$41,729	4.5%
MASON	Masonry	6	$39k	–	$38,525	4.2%
STRU	Structural Steel	5	$26k	–	$26,063	2.8%

Line-item detail for every trade is scheduled in the BOQ workbook accompanying this report. Solid fill in charts = measured share; outline = provisional/allowance.

09.2 Trade Breakdown

PART C · THE MONEY

CODE	TRADE / PACKAGE	ITEMS	MEASURED	PROVISIONAL	TOTAL EX GST	SHARE
—	**ENVELOPE**				**$143,844**	**15.6%**
GLAZ	Windows & Glazing	9	$53k	–	$52,668	5.7%
ROOF	Roofing	6	$37k	–	$37,246	4%
CLAD	External Cladding	4	$30k	–	$30,302	3.3%
WPROOF	Waterproofing	4	$15k	–	$15,151	1.6%
INSUL	Insulation	3	$8k	–	$8,477	0.9%
—	**SERVICES**				**$94,063**	**10.2%**
ELEC	Electrical	7	$34k	–	$34,451	3.7%
PLUMB	Plumbing & Hydraulics	8	$31k	–	$31,204	3.4%
MECH	Mechanical & HVAC	4	$28k	–	$28,408	3.1%

Line-item detail for every trade is scheduled in the BOQ workbook accompanying this report. Solid fill in charts = measured share; outline = provisional/allowance.

09.3 Trade Breakdown

PART C · THE MONEY

CODE	TRADE / PACKAGE	ITEMS	MEASURED	PROVISIONAL	TOTAL EX GST	SHARE	
—	**FIT-OUT & FINISHES**				**$232,750**	**25.2%**	
SPECIAL	Specialist Items	6	$38k	$6k	$43,776	4.7%	
JOIN	Joinery	7	$40k	–	$39,862	4.3%	
PLSTR	Plastering & Linings	5	$35k	–	$34,848	3.8%	
KIT	Kitchen	4	$8k	$27k	$34,270	3.7%	
FLOOR	Floor Finishes	5	$25k	–	$24,891	2.7%	
TILE	Tiling	5	$20k	–	$20,201	2.2%	
PAINT	Painting	4	$18k	–	$17,857	1.9%	
STONE	Stone & Benchtops	3	$5k	$12k	$17,045	1.8%	

Line-item detail for every trade is scheduled in the BOQ workbook accompanying this report. Solid fill in charts = measured share; outline = provisional/allowance.

09c Trade Commentary

PART C · THE MONEY

STRUCTURE & SUBSTRUCTURE

The substructure and structure account for a substantial, well-measured share of the cost. A waffle-pod raft slab suits the assumed Class M reactive-clay site and avoids piling; the framing is conventional timber with engineered floor beams and steel posts over the wider openings. Masonry is brick veneer to the ground level only. These trades are priced largely from measured quantities and carry limited provisional exposure — the main open question is the founding class, which the geotechnical RFI resolves.

ENVELOPE

The envelope is a premium-but-conventional assembly: a concrete-tile hipped roof with a Colorbond skillion, rendered lightweight cladding over brick veneer, and aluminium double-glazed windows and doors with premium hardware. Waterproofing to all wet areas is to AS 3740 with independent certification. The largest envelope variable is the window and door schedule, which is carried partly provisionally pending final selections and BASIX glazing performance.

FIT-OUT, FINISHES & SERVICES

The fit-out is where the premium specification concentrates — and where the provisional content is highest. Internal linings, tiling, painting and floor finishes are largely measured, but the kitchen, bathroom and robe joinery, the stone benchtops and the appliance package are carried as disclosed provisional sums pending selections and shop drawings. Together with the ducted mechanical and the fuller electrical fit-out, these client-driven items are the estimate's main sensitivity and the priority for early resolution.

10 Provisional Sums & Allowances

PART C · THE MONEY

At 6% of net cost by category and 9.5% of total pricing exposure, the provisional content of this estimate is small — at the level of a tender-ready cost plan. What remains is selection risk, not design risk: cabinetry and stone PC sums, the pool equipment package and the owner's planting allowance.

Every provisional line carries a positive disclosed sum, a stated reason and a resolution path. There is no undesigned scope hiding in the number: the substructure, structure, envelope and services are all measured from issued documents.

REF	ITEM	AMOUNT	WHY PROVISIONAL	RESOLVES BY
P-01	Kitchen cabinetry & selections (PC sums)	$26,600	Final client selections pending on a fully designed kitchen	Selections sign-off at contract
P-02	Pool equipment & interior finish	$23,811	Supplier quotation pending on the specified package	Trade tender
P-03	Soft landscaping to rear yard	$5,000	Owner-directed planting design to follow	Confirm budget pre-handover
P-04	PC allowance — stone benchtops	$12,470	Slab selection pending from shortlisted range	Selections sign-off at contract
P-05	PC allowance — appliance package	$6,000	Brand and model selection pending	Selections sign-off at contract

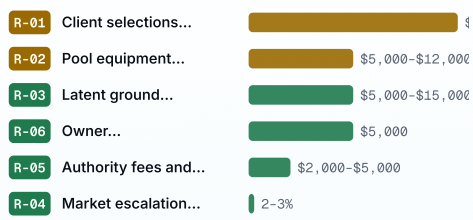
11 Risk Assessment

PART C · THE MONEY

> **With the design substantially complete, the risk register on this job is short — what remains is selection risk and ordinary market risk, both manageable before contract.**

The largest single lever is client selections: kitchen cabinetry, stone and appliances are priced on PC sums from shortlisted ranges, and premium selections could move the number by $10,000–$25,000. It is entirely client-controlled and closes at contract signing.

The balance of the register is routine: a supplier quotation on the specified pool package, latent-conditions cover between geotechnical bores, and market escalation if tender is delayed. None of these threatens the measured base — they are the normal residue of a well-documented job approaching tender.



risks ranked by value at stake · priority-coloured · see register below

11 Risk Register

PART C · THE MONEY

REF / PRIORITY	RISK	AT STAKE	MITIGATION
R-01 MEDIUM	Client selections (kitchen, stone, appliances) not yet locked; premium ranges could move the PC sums	$10,000-$25,000	Lock selections at contract signing from the shortlisted ranges
R-02 MEDIUM	Pool equipment package priced from specification; supplier quotation may vary	$5,000-$12,000	Obtain two conforming quotes at trade tender
R-03 LOW	Latent ground conditions between geotechnical bore locations	$5,000-$15,000	Engineer inspection of founding at excavation
R-04 LOW	Market escalation across the 38-week programme in a constrained trade market	2-3%	Secure a fixed-price tender within 90 days of this estimate
R-05 LOW	Authority fees and contributions assessed at lodgement; minor variance possible at invoicing	$2,000-$5,000	Reconcile against certifier assessments before CC release
R-06 LOW	Owner soft-landscaping scope may grow beyond the carried allowance	$5,000	Confirm the planting budget before handover

12 Decisions & Information Required

PART C · THE MONEY

Three items should be resolved to convert this estimate into a fixed-price contract. The high-priority request — final kitchen, stone and appliance selections — closes half of the remaining pricing exposure on its own. The other two confirm the pool equipment quotation and the owner's planting budget. Each names the scope, the amount at stake and the action required.

REF	SUBJECT	AT STAKE	STATUS
RFI-SEL-01	Kitchen, stone and appliance selections sign-off to convert PC sums to fixed pricing	$45,070	OPEN BEFORE CONTRACT
RFI-POOL-01	Pool equipment package quotation against the issued specification	$23,811	OPEN AT TENDER
RFI-LAND-01	Owner planting design to confirm the soft-landscaping allowance	$5,000	OPEN PRE-HANDOVER

13 Value Engineering

PART C · THE MONEY

Genuine value options exist without compromising the design intent. The pool is the largest single lever — a discretionary $56,000 that can be deferred or staged. Beyond that, the cladding and joinery approaches are already close to value-optimal, and the roofing is the economical premium choice. The options below are offered for the client's consideration rather than as recommended reductions.

VE-01 **$0-$8,000**

Roof — concrete tile in lieu of premium alternatives

OPTION Retain concrete tile (already value-optimal) or upgrade to standing-seam metal

TRADE-OFF Standing-seam lifts cost; concrete tile is the economical premium-look choice

VE-02 **$12,000-$18,000**

Cladding — rendered lightweight vs full masonry upper level

OPTION Retain lightweight (saves structure) rather than full brick veneer to level two

TRADE-OFF Already the leaner option; full brick would add mass and cost

VE-03 **$56,000 (deferred)**

Pool — defer or reduce scope

OPTION Provide pool as a separately-priced option or stage post-completion

TRADE-OFF Removes a discretionary luxury item; can be added later at higher cost

VE-04 **$6,000-$10,000**

Joinery — semi-custom vs full-custom

OPTION Semi-custom modular joinery with stone tops

TRADE-OFF Slightly reduced bespoke detailing; minimal visible difference

04

PART D

Delivery & Terms

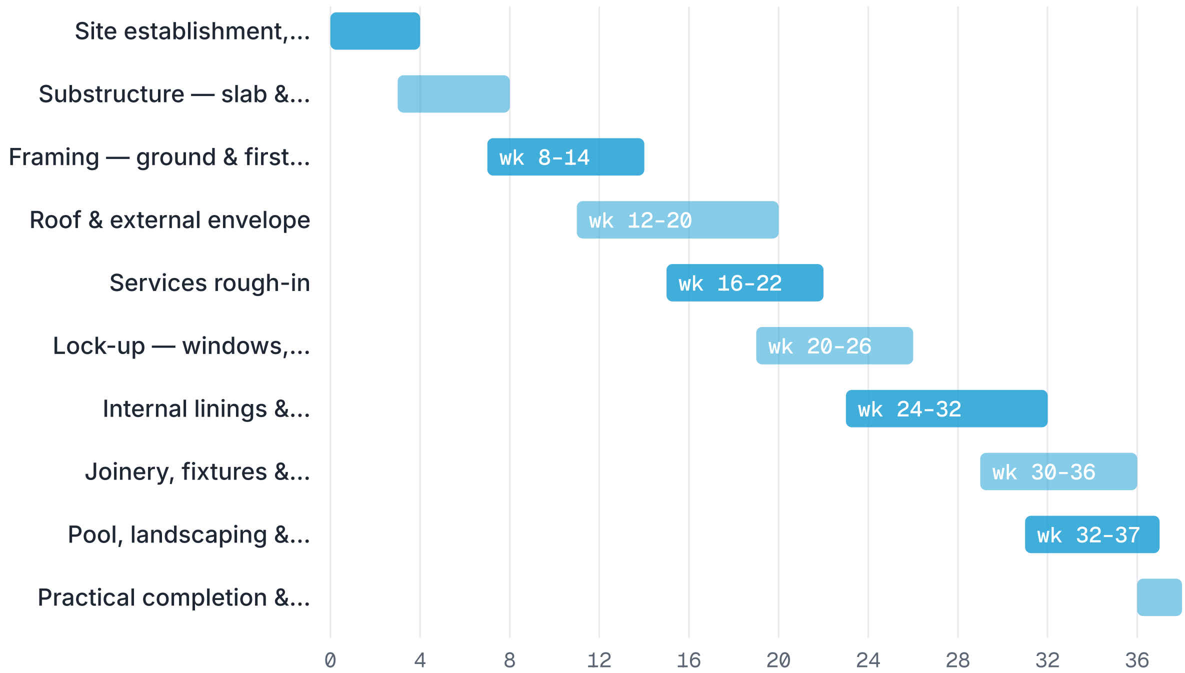
38-week programme, cash-flow, packages and the ground rules.

14 Programme

PART D · DELIVERY

The 38-week programme reflects a realistic, well-supervised sequence for a premium two-storey detached home with a pool, not a compressed project-home timeline. It assumes continuous site access, timely selections and no latent conditions. The sequence overlaps the pool shell with the substructure and runs services rough-in behind lock-up; the critical path runs through the envelope and the premium fit-out, where the provisional selections must be resolved to hold the programme.

INDICATIVE CONSTRUCTION PROGRAMME



PRE-START GATES

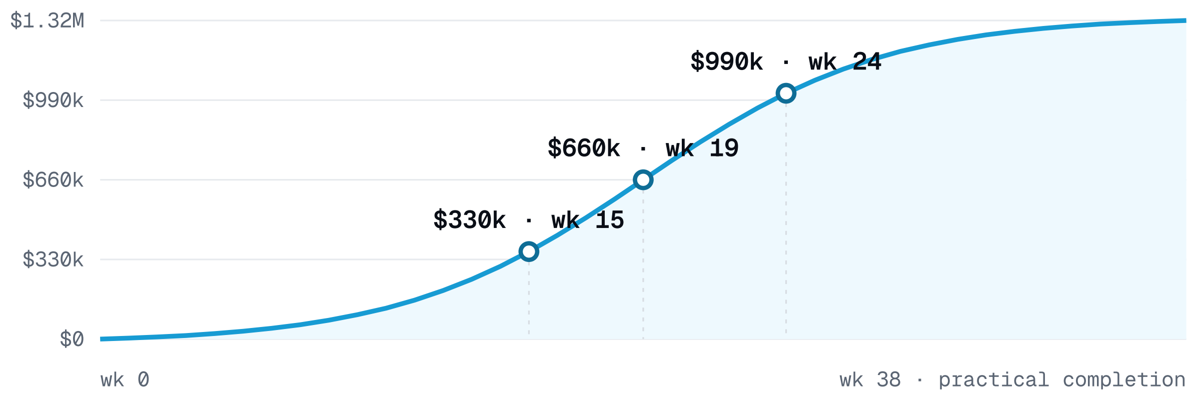
1. Executed building contract and deposit
2. Construction Certificate issued
3. Home Building Compensation cover in place
4. Geotechnical report obtained and substructure confirmed
5. Services design coordinated and issued
6. Selections and joinery finalised

15 Cash Flow

PART D · DELIVERY

Indicative cumulative expenditure across the 38-week programme, with quartile milestones. Actual draw-down follows the contract payment schedule and builder claims.

CUMULATIVE COST — S-CURVE WITH QUARTILE MILESTONES



15b Payment Milestones

PART D · DELIVERY

An indicative progress-claim schedule for a fixed-price residential build contract, apportioning the $1,320,630.00 contract sum across standard construction stages. This is a guide for cash-flow planning only — the actual schedule is set by the signed building contract and may differ, particularly for alterations and additions where staging is condensed.

INDICATIVE PROGRESS-CLAIM STAGES

Deposit On signing	5% · $66k	**$66,032** cumulative $66k
Base / slab Footings & slab complete	15% · $198k	**$198,095** cumulative $264k
Frame Frame complete & approved	20% · $264k	**$264,126** cumulative $528k
Lock-up Roof, external walls, windows…	25% · $330k	**$330,158** cumulative $858k
Fixing Internal linings, cabinetry,…	20% · $264k	**$264,126** cumulative $1.12M
Completion Practical completion & handov	15% · $198k	**$198,095** cumulative $1.32M

Percentages follow a conventional HIA-style fixed-price staged schedule (5 / 15 / 20 / 25 / 20 / 15). GST is included in each claim. Deposit is capped by statute; confirm against your executed contract.

16 Subcontractor Packages

PART D · DELIVERY

Packages have been framed as a builder would let them to market — grouped by trade, with the scope and the key coordination risk noted for each. The joinery and pool packages carry the residual selection-level provisional content and should be the first quoted to firm it; the framing and window packages carry the longest lead times and should be ordered early.

Concrete & Slab — $46,000

Waffle-pod raft slab, edge beams, pool shell base; pump and place

WATCH Founding confirmed Class M by geotech; engineer inspection at excavation

Framing & Structural Steel — $84,000

Timber wall and roof framing, engineered floor beams, steel posts to opening spans

WATCH Steel lead times; coordinate with slab set-out

Roofing — $33,000

Concrete-tile hipped roof, Colorbond skillion, sarking, fascia, gutter, flashings

WATCH Weather access; coordinate solar-ready provisions

Windows & Glazing — $53,000

Aluminium double-glazed windows and doors, premium hardware, BASIX-compliant

WATCH Long lead on custom sizes; order on contract signing

Electrical — $38,000

Full rough-in and fit-off, switchboard, smoke alarms and data — measured from the issued electrical design

WATCH Coordinate fit-off with joinery installation sequence

Hydraulic & Mechanical — $66,000

Plumbing, drainage, gas, HWS and ducted reverse-cycle HVAC — measured from the coordinated services designs

WATCH Rough-in sequencing across trades; book early

Joinery & Stone — $62,000

Kitchen, bathroom, laundry and robe cabinetry with stone benchtops

WATCH Final selections pending from shortlisted ranges; shop drawings issued

Swimming Pool — $56,000

In-ground concrete pool, filtration, coping, compliant barrier

WATCH Equipment package quotation pending against the issued specification

17 Assumptions & Qualifications

PART D · DELIVERY

The estimate stands on a set of stated assumptions and qualifications — a benign Class M site, premium finishes as scheduled, continuous access, and current July 2026 Sydney rates — set out in full below. These are the ground rules the number depends on; where any proves different, the affected provisional or allowance is the line that moves.

ASSUMPTIONS

- [x] Building work proceeds under a single fixed-price residential building contract
- [x] Class M reactive-clay site confirmed by the geotechnical report — waffle-pod raft slab as engineered, no piling required
- [x] All materials and finishes to a premium residential standard as scheduled
- [x] Continuous site access and no restrictions on working hours or deliveries
- [x] Services connections available at the street frontage within standard distances
- [x] Rates current as at July 2026 for the Sydney metropolitan market
- [x] No latent conditions, contamination or heritage constraints affect the works beyond those addressed in the issued reports
- [x] Provisional selection items resolve to their carried values at contract selections

QUALIFICATIONS

- [ ] This is a pre-tender cost estimate carrying a ±5% accuracy band
- [ ] Provisional sums and allowances total 8.0% of net cost — selection-level items resolving at contract selections and trade tender
- [ ] Kitchen, stone and appliance selections are assumed at a premium tier from the shortlisted ranges pending sign-off
- [ ] The estimate is not a fixed-price quotation and does not constitute a building contract
- [ ] Founding is priced from the geotechnical report; latent conditions between bore locations remain excluded
- [ ] Statutory contributions are priced from lodged assessments; minor variance possible at invoicing

18 Sources, Methodology & Terms

PART D · DELIVERY

HOW THIS ESTIMATE WAS PRODUCED

The estimate is built source-first: quantities are measured directly from the issued drawings, priced against a current Sydney rate library with premium-tier selections, and any scope not yet fixed by a selection or quotation is carried as a disclosed provisional sum rather than guessed. The full bill is then independently audited line by line for scope, quantity and rate before release, and both uncertainty measures are reported so the client sees exactly how firm the number is.

1. Source-first measurement — quantities taken directly from the issued architectural, structural and services documentation
2. Rate governance — measured items priced against the current Sydney metropolitan rate library with premium-tier selection
3. Provisional treatment — open selection items carried as disclosed provisional sums with a stated resolution path
4. Independent audit — the full bill re-checked line by line for scope, quantity and rate before release
5. Dual uncertainty disclosure — both the provisional/allowance share and the total pricing exposure reported

SCOPE OF RELIANCE — DISCLAIMER & LIMITATIONS

This document is an automated cost estimate, not a Quantity Surveyor-certified report. Final scope, quantities, and rates require review by a licensed Quantity Surveyor (AIQS or RICS member) where certification is required for lender, tender, or contract reliance.

This preliminary cost estimate is based on the documentation sighted as at the date of this report and is suitable for feasibility assessment, finance applications, and builder budgeting. Final pricing requires construction-issue drawings, engineering certification, and competitive tender from qualified subcontractors. Quantities and rates are subject to confirmation upon receipt of complete construction documentation. EstiFlow Pty Ltd accepts no liability for variations arising from incomplete documentation, scope changes, or market fluctuations beyond the date of this report.

This report is issued by EstiFlow Pty Ltd for the exclusive use of the party named on the cover page. It is not intended for reliance by any third party without EstiFlow's prior written consent. Any use of this report for a purpose other than that stated — including tender qualification, contract execution, or legal proceedings — is outside the scope of EstiFlow's engagement and is expressly excluded from EstiFlow's duty of care.

The estimate reflects the quantities, specifications and commitments identifiable from the documentation sighted. Items outside that documentation — including unknown site contamination, undisclosed easements, latent defects, unscheduled consent conditions, or revisions to energy-compliance commitments — are not included. Market rate volatility beyond the reporting date, force-majeure events, and industry-wide supply-chain disruptions are similarly outside the estimate's basis.

EstiFlow does not warrant that the contract value derived herein will be matched by any particular builder's tender. Builder-side pricing is a function of contractor workload, project-specific risk premium, supplier relationships, and commercial strategy, none of which are within EstiFlow's control or visibility.