

Alliance Estimating Preliminary Estimate

Estimate Details

Parameter	Value
Date of Estimate	Wednesday, May 30, 2018
Builder Name	**** *
Job Address	Southport, Queensland
Alliance Estimating Ref	CUS-248
Estimator Name	**** *

Terms of Engagement

This estimate was prepared in accordance with our Terms and Conditions available at www.allianceestimating.com.au/terms-conditions/

Our Estimators

Alliance Estimating is not a quantity surveyor and holds no official designations. We are however owned by a builder that's been involved in procurement of building materials for small builders since 2000. We are proficient with estimating software, price databases and hire competent estimators to complete quantity take-off work.

Purpose of this Estimate

A Preliminary Estimate will provide a rough guide to the probable cost of the main structure(s)/dwelling(s). It is often used for an initial feasibility study when the project is still in the concept stage.

Report Methodology

Cost Data

We receive construction cost information from a group of quantity surveyors and construction cost consultants that share their estimating data to create a database of indicative average prices for numerous items of work likely to be encountered in the construction of a project. Estimating data is set up to cover housing projects (& light commercial) generally in the \$200,000 to \$1,500,000 range. Prices are built up to include:

- Material cost
- Waste allowance
- Labour (at either: Sub-Contract rates; or current approximate rate for a particular trade)
- Overheads margin
- Profit margin

Review Plans and Documentation

Estimating the cost of any structure or site works requires diligent effort on the part of our estimators. We closely examine all construction documentation that's made available to us, including any building consultant's reports, architectural plans, engineering drawings and specifications.

Elemental Costs of Buildings

In calculating the cost of this Preliminary Estimate we use Elemental Costs of Buildings. A square metre rate for the project (assuming average prices for typical buildings) is determined by considering:

- Type of building (eg. project home, individual house, townhouses, apartments, etc...)
- Basic construction methods (eg. framed, brick veneer, full brick, etc...)
- Standard of finish (eg. basic, medium, high, prestige)
- Location of the project (prices are indexed to the closest capital city and loadings for regional areas then applied)

The cost of the Elements are then derived from the projects square metre rate. The Elements are then adjusted taking into consideration their placement in zones within the structure(s)/dwelling(s).

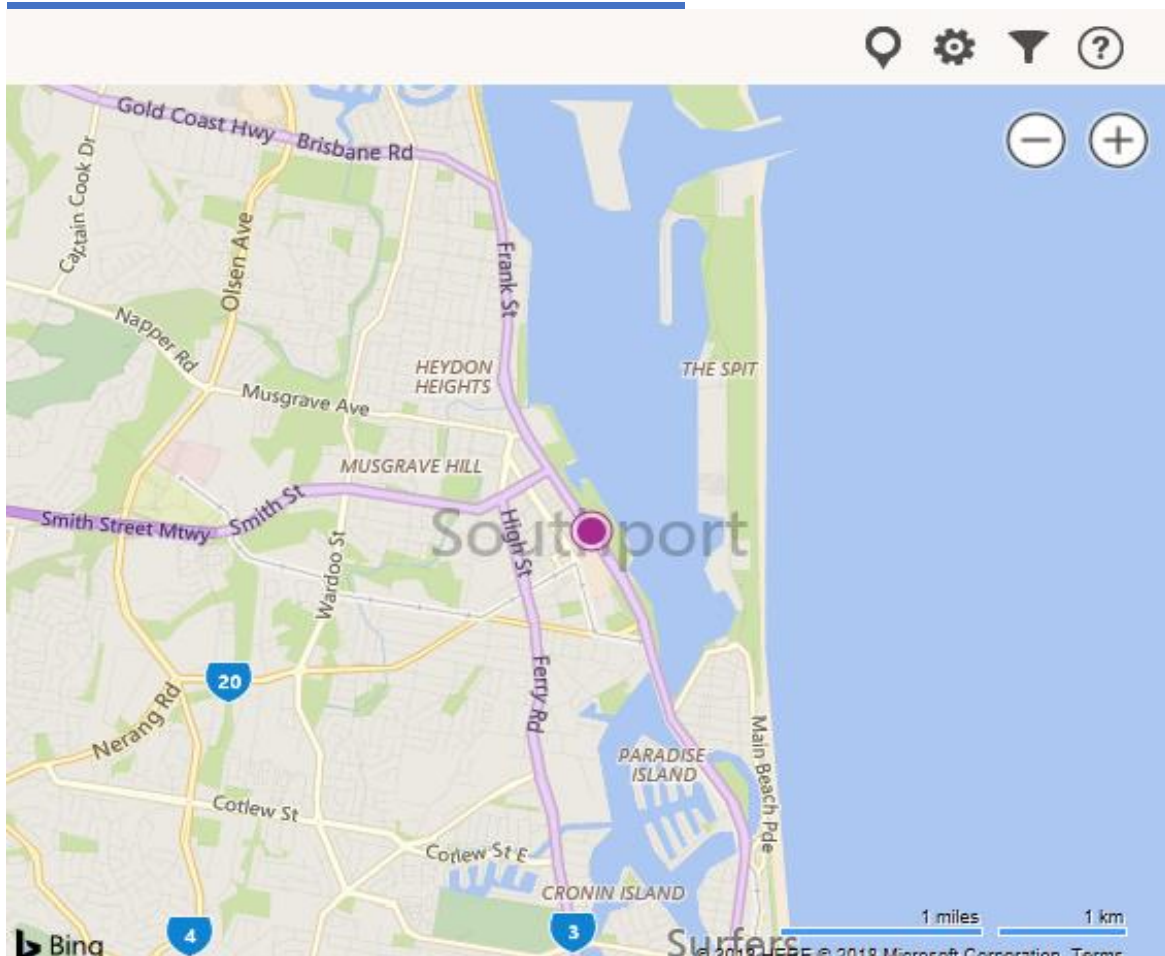
Exclusions

By default, Preliminary Estimates exclude:

- Land value
- Bulk excavation
- Demolition
- External works (such as landscaping, driveways, paths, retaining walls, fencing, gates)
- Appliances
- Furnishings
- Furniture
- Specialized equipment

In addition to the items listed above there may be items specific to your project that are

Property Location



Description of Property Being Estimated

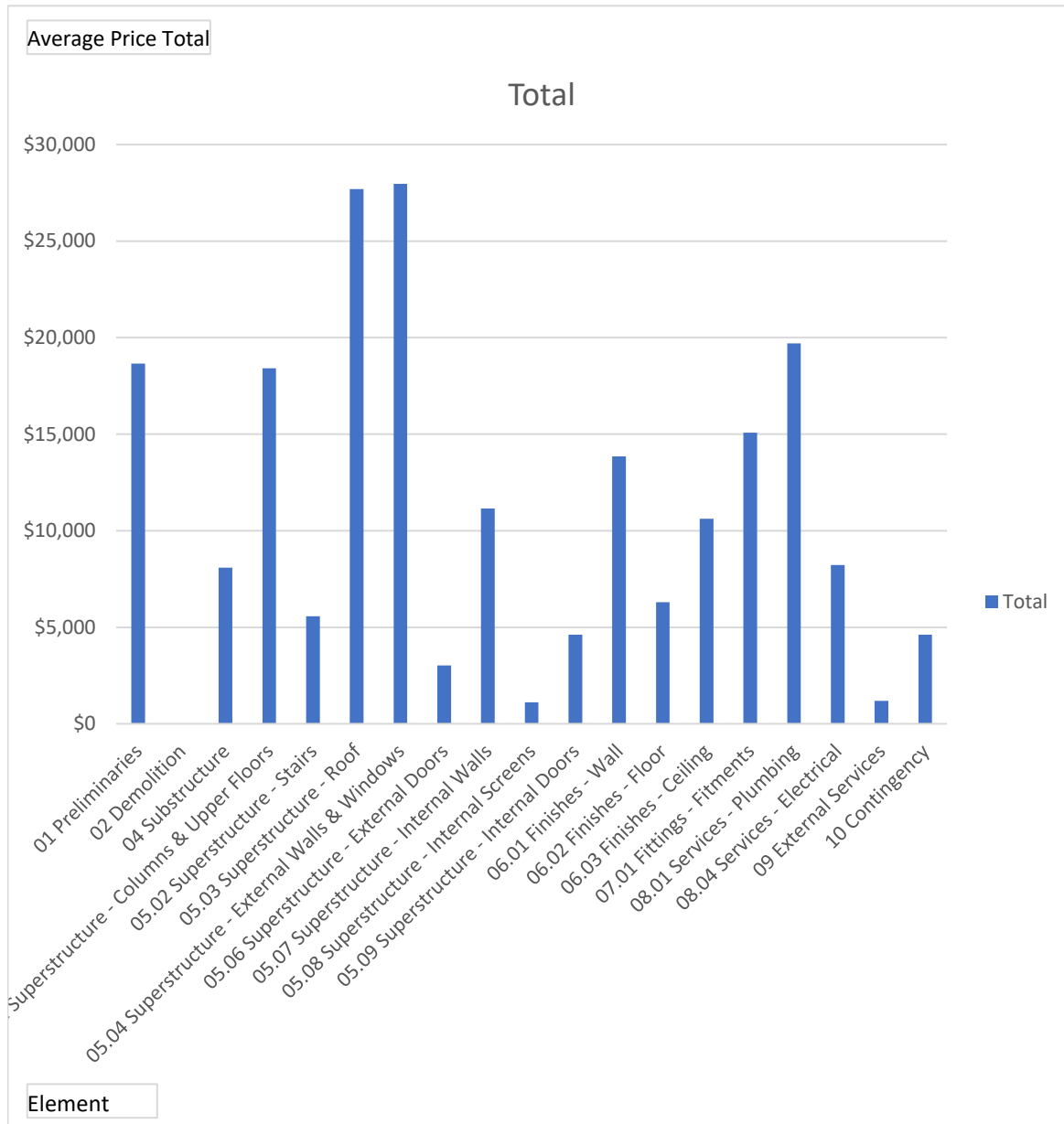
Parameter	Value
Region	Surfers Paradise
Region Index	100
Building Type	Alteration or Addition
Substructure Type	Concrete Slab on Ground
Superstructure Type	Timber Wall Frames - Timber Weatherboards
Upper Floors Type	Timber Floor Framing - LVL Beams
Roof Type	Metal Roof - Timber Rafters
Std of Finish	Medium

Cost Summary

Building Elements	Average Price Total
01 Preliminaries	\$18,649
02 Demolition	\$0
04 Substructure	\$8,083
05.01 Superstructure - Columns & Upper Floors	\$18,409
05.02 Superstructure - Stairs	\$5,576
05.03 Superstructure - Roof	\$27,697
05.04 Superstructure - External Walls & Windows	\$27,968
05.06 Superstructure - External Doors	\$3,019
05.07 Superstructure - Internal Walls	\$11,151
05.08 Superstructure - Internal Screens	\$1,112
05.09 Superstructure - Internal Doors	\$4,608
06.01 Finishes - Wall	\$13,844
06.02 Finishes - Floor	\$6,301
06.03 Finishes - Ceiling	\$10,613
07.01 Fittings - Fitments	\$15,071
08.01 Services - Plumbing	\$19,705
08.04 Services - Electrical	\$8,221
09 External Services	\$1,183
10 Contingency	\$4,616
Grand Total	\$205,828

GST

Description	Cost
Total price exclusive GST	\$205,828
GST	\$20,583
Total Including GST	\$226,411



Special Notes

In the event that Alliance Estimating was not provided complete construction documentation / plans / building specifications for use in the completion of this assessment, assumptions were made regarding unseen construction components, finishes and other building factors. Although not intentional, in the event that these assumptions are in error, we reserve the right to modify this estimate.

This is an indicative estimate only and should only be used rough guide to the probable costs.

Standard of Finish

Medium

Buildings of a Medium specification are generally of a simple design, with a basic square or rectangular floor plan. The materials and workmanship are sufficient to satisfy building

rectangular floor plan. The materials and workmanship are sufficient to satisfy building

codes. Low construction costs are of higher importance than distinctive features.

High

Buildings of a High specification are generally of a simple design with additional features to give a distinct point of difference. The materials and workmanship are of a high quality and exceed building codes. Attention to detail in construction and design is of high importance.

Prestige

Buildings of a Prestige specification are generally of a complex design with additional features to give a unique and distinct point of difference. The materials and workmanship are of the highest quality and exceed building codes. Attention to detail in construction and design is of high importance. The primary concern is for the tenants comfort and pleasure.

Types of Measurements used for a Preliminary Estimate

Gross Floor Area (GFA)

The sum of the "Fully Enclosed Covered Area" and "Unenclosed Covered Area" - Unit of Measurement: Square Metre (sqm)

Fully Enclosed Covered Area (FECA)

The sum of all such areas at all building floor levels, computed by measuring from the normal inside face of exterior walls but ignoring any projections. - Unit of Measurement: Square Metre (sqm)

Unenclosed Covered Area (UCA)

The sum of all such areas at all building floor levels, computed by measuring the area between the enclosing walls or balustrade (i.e. from the inside face of the U.C.A. excluding the wall or balustrade thickness). - Unit of Measurement: Square Metre (sqm)

Definition of Buildings Elements

The following is a general and abridged description of the various components of the buildings elements listed hereafter.

Preliminaries

Normal Builders preliminaries i.e. plant and scaffolding, offices and sheds, hoardings and fences, temporary services, insurances, notices and fees.

Substructure

The structurally sound and watertight base upon which to build, including excavations for foundations, piers, piles, column foundations, strip footings, foundation beams, foundation walls, hardcore filling; damp-proofing membranes; ground floor slab structures; subsoil drainage; ducts, pits and service tunnels; entrance steps, ramps and their finishes; structural screeds and toppings; all other work up to but excluding the lowest floor finish.

Superstructure

Upper Floors

Floor structures above that at the lowest level. All beams; concrete, precast and in-situ floors; timber framed floors; structural screeds and toppings; overhangs and sunhoods integral with floors; steps and ramps in the one floor level; all protective non-decorative coatings.

Stairs

The structural connection between two or more floor levels together with associated finishes, including landings; ramps between floor levels; fire escapes; supporting framework; access ladders; spiral staircases; thread, riser, string and soffit finishes; balustrades and handrails.

Roof

To provide a structurally sound and watertight covering over the building including portal frames; roof construction; gable and other walls in roof spaces; parapet walls and roof balustrades; thermal insulation; roof lights; eaves, verges and fascias; rainwater goods; internal stormwater drainage runs; all protective non-decorative coatings.

External Walls

The vertical enclosure around the building other than Windows and External Doors from Substructure to Roof including structural walls; spandrel, curtain and window walls; external window fronts; glazed screen walls; columns and isolated piers to non-framed (load bearing) structures; solar screen walls; insulation to external walls; external finishes to columns, slab edges, beams, projecting overhangs and walls; exclusions are internal finishes to external walls and columns; walls in Roof; doors; sun protection to windows; beams integral with slabs (refer Upper Floors or Roof).

Windows & Glazed Doors

Openings in External Walls to provide light and ventilation including flyscreens; louvers; guard grilles; remote control gear; sun protection to windows; curtains, blinds, track and pelmets; window sills and linings; hardware; decoration. Exclusions are roof lights; window walls and glazed screens; solar screen walls; window cleaning equipment.

External Doors

The access ways into the building both for pedestrians and vehicles, including frames; linings; glazing; architraves; hardware; panels and highlights over; fly doors; roller shutters; garage doors; fire doors; grille and chain wire doors; gates; service cupboard doors and thresholds; decoration.

Internal Walls

The permanent division of internal spaces into separate rooms or to enclose duct and other non-usable areas, including walls; internal columns and isolated piers to non-framed (load bearing) structures; part height solid walls glazed over to ceiling. Exclusions are Internal Screens and Borrowed Lights; wall finishes; works in Roof.

Internal Screens

To screen off or temporarily divide internal spaces into separate compartments and to allow the transfer of light through Internal Walls including office partitioning; glazed screens; internal shop fronts; fold away and operable walls; chain wire and grille screens; toilet partitions and screen walls; borrowed lights; balustrades and rails not associated with staircases; all finishes and decorations.

Internal Doors

Passage ways through Internal Walls, internal screens and partitions and to provide access to service cupboards and ducts, including frames, linings; glazing; architraves; pelmets; hardware and door grilles; chain wire and grilles doors; toilet doors; strong room doors; fire doors; roller shutters; service cupboard doors; duct access panels; fanlights and panels over and linings to blank openings; decoration.

Finishes

Wall

To finish and decorate all interior faces of Columns, External Walls, and Internal Walls, including finishes to internal faces of external walls and columns; acoustic wall linings; extra costs involved for face bricks and off form concrete; splashbacks and dados. Exclusions are finishes to Internal Screens; skirtings and cornices; all external finishes to external walls and columns.

Floor

To provide satisfactory finish to Upper Floors and Substructure for walking on, including all preparatory work and finishing; skirtings; screeds; timber floor finishes; dividing strips; mats and matwells; duct and pit covers; carpeting used as a permanent floor finish; timber and other finishes to concrete floors. Exclusions are structural screeds and toppings; landing and stair finishes; trafficable roof covering.

Ceiling

To finish and decorate all internal soffits of Upper Floors and Substructure for walking on, including all preparatory work; suspended false ceilings; proprietary suspended ceiling systems; acoustic ceiling linings; extra costs involved for off form concrete; ceiling manholes, framing to bulkheads and cornices. Exclusions are eaves soffits; stair and landing soffits.

Fittings

Fitments

To fit out the building with built-up fitments and fixed items included in the main contract, including benches; cupboards shelving; racks; seats counters; chalk-boards; notice boards; signs and name plates; coat rails and hooks; mirrors; wall hatches; daises and stages. Exclusions are loose furniture and furnishings; curtains and blinds; Special Equipment.

Special Equipment

To Provide items of equipment of unitary, commercially available type and/or a type not covered by other elements including the likes of pipe organ, Bell system, alter equipment, window cleaning, laundry, kitchen and central sterile services department (C.S.S.D) type equipment; workshop equipment; boiling water units; laboratory stills; special black out facilities; refrigerators and refrigerated drinking water coolers; incinerators; sanitary incinerators; circulating fans; specified Builders work in connection with this equipment. Exclusions are cool rooms and process cooling, fire fighting equipment; Sanitary Fixtures.

Services

Plumbing

To fit out the building with normal sanitary fixtures together with hot and cold water services and soil and waste plumbing systems together with all associated ancillaries. Exclusions are rainwater disposal systems and external services from the outside face of the building.

Mechanical

Comprises air-conditioning, evaporative cooling, mechanical ventilation, specialist hospital services and the like, reticulated steam and hot water systems.

Fire

To detect and/or extinguish fires, including sprinklers and other automatic extinguishing systems; fire indicator board, manual and automatic fire alarm installations; fire fighting equipment; hydrant installations and hose reels and cupboards; hand appliances. Exclusions are fire doors and fire proofing.

Electrical

To provide all light and power and emergency light and power, power outlets and light fittings, including main distribution board, sub-mains and distribution boards. Emergency lighting systems; power sub-mains to mechanical equipment, etc; systems such as telephone, internal telephone, public address, call, emergency warning and intercommunication, personal paging, clock and/or bell, TV antenna and closed circuit TV.

Special Services

To provide services or installations not covered by other elements.

External Services

This covers the sewer and stormwater drainage, water supply, etc. Measured between and up to 3.0 metres from the outside face of the building.

Contingency

Specific Exclusions

Type	Excluded Item
Name	
House Raising	
Deck Demolition	
Kitchen to be removed	
Deck to be removed	
Laundry Walls removed	
Stairs to be removed	