

Your Building Company

ESTIMATE REF

SAMPLE-BOQ

DATE

9 June 2026

Indicative priced Bill of Quantities

Reference plan-set — indicative sample (your results will vary) · 18 trade packages · 134 line items

PREPARED FOR

Sample — not a real client

SITE

Reference plan-set — site-verify; not for construction

Indicative only — not a quote. Site-verify all quantities. Not for construction. Engineering-dependent items are provisional. Each line shows its provenance (DWG measured · INF inferred) and a 0–1 confidence. Commercial in confidence.

✓ Checklist complete — all essential trades present (18 of 18 trade packages priced).

NET BUILD COST (EX GST)

\$573,404

CONTRACT SUM (EX GST)

\$752,019

INDICATIVE CONTRACT SUM (INC GST)

\$827,221

Preliminaries 18 items						\$94,605.00
ITEM	QTY	UNIT	RATE EX GST	AMOUNT	SOURCE	
Site supervision/management (working supervisor, part-time) PREL-SUPER	26	week	\$1,200.00	\$31,200.00	INF 0.40	
Site shed/amenities + secure storage hire PREL-ESTAB	6	month	\$650.00	\$3,900.00	INF 0.40	
Temporary security fence hire (6-month term incl delivery) PREL-TFENCE	50	lm	\$15.00	\$750.00	INF 0.40	
Temporary power: builders pole + connection + usage PREL-TPOWER	1	item	\$1,500.00	\$1,500.00	INF 0.40	
Temporary water + standpipe usage PREL-TWATER	1	item	\$500.00	\$500.00	INF 0.40	
Portable site toilet hire incl service PREL-TOILET	6	month	\$175.00	\$1,050.00	INF 0.45	
Perimeter scaffold + edge protection, erect/hire ~16wk/dismantle PREL-SCAF	420	m2 elevation	\$28.00	\$11,760.00	INF 0.40	
Mobile crane 20-25t incl operator + mob (truss/joist lifts) PREL-CRANE	2	day	\$2,300.00	\$4,600.00	INF 0.40	
Temporary propping/back-propping FF + beams PREL-PROP	1	item	\$800.00	\$800.00	INF 0.35	
Skip bin 9m3 mixed building waste incl tip PREL-BINS	10	each	\$955.00	\$9,550.00	INF 0.40	
Progressive site clean (labour) PREL-CLEAN-P	26	week	\$120.00	\$3,120.00	INF 0.35	
Final builders clean incl windows PREL-CLEAN-F	1	item	\$1,600.00	\$1,600.00	INF 0.45	
Set-out survey + identification survey PREL-SURVEY	1	item	\$2,200.00	\$2,200.00	DWG 0.50	
Contract works + public liability insurance PREL-INSUR	1	item	\$6,500.00	\$6,500.00	INF 0.40	
CC/OC, PCA inspections, authority fees PREL-FEES	1	item	\$5,500.00	\$5,500.00	INF 0.35	
NSW HBCF home warranty insurance premium PREL-HBCF	1	item	\$8,500.00	\$8,500.00	INF 0.40	
Sediment control fence + stabilised access + maintain PREL-SEDIMENT	45	lm	\$15.00	\$675.00	DWG 0.55	
WHS consumables: signage, first aid, fire ext, PPE PREL-SAFETY	1	item	\$900.00	\$900.00	INF 0.35	

Site & External 9 items						\$17,555.00
ITEM	QTY	UNIT	RATE EX GST	AMOUNT	SOURCE	
Strip vegetation/topsoil + stockpile (machine + operator) SITE-CLEAR	300	m2	\$6.00	\$1,800.00	INF	0.35
Termite management system AS3660.1 (perimeter+penetrations) SITE-TERMITE	70	lm	\$20.00	\$1,400.00	INF	0.40
Concrete driveway reinforced incl base (broom finish) SITE-DRIVE	65	m2	\$95.00	\$6,175.00	INF	0.35
Gutter layback/crossover to council spec SITE-LAYBACK	1	each	\$1,800.00	\$1,800.00	DWG	0.60
Carport slab conc paving wood-float finish SITE-CARPORT	18	m2	\$85.00	\$1,530.00	DWG	0.65
Concrete paths entry + service SITE-PATH	15	m2	\$80.00	\$1,200.00	INF	0.30
Colorbond fence 1800h supply+install SITE-FENCE	30	lm	\$105.00	\$3,150.00	DWG	0.45
Fold-down clothesline + install SITE-CLOTHES	1	each	\$350.00	\$350.00	DWG	0.70
Letterbox SITE-LETTER	1	each	\$150.00	\$150.00	INF	0.30
Concrete & Footings 8 items						\$33,677.50
ITEM	QTY	UNIT	RATE EX GST	AMOUNT	SOURCE	
Ready-mix concrete N25 (delivered Sydney) CONC-N25	35	m3	\$323.00	\$11,305.00	INF	0.35
Concrete place/screed/finish labour (slab incl garage/terrace) CONC-PLACE	230	m2	\$30.00	\$6,900.00	INF	0.40
Concrete boom pump hire + operator CONC-PUMP	2	day	\$1,100.00	\$2,200.00	INF	0.40
SL82 mesh + trench bars + chairs (in place) CONC-MESH	255	m2	\$9.50	\$2,422.50	INF	0.35
Underslab vapour barrier 0.2mm + tape (in place) CONC-MEMB	255	m2	\$2.00	\$510.00	DWG	0.55
Edge formwork supply+strip CONC-FORM	80	lm	\$16.00	\$1,280.00	INF	0.35
Concrete pier/pad footings to posts CONC-PIER	8	each	\$320.00	\$2,560.00	INF	0.40
Structural steel beams/lintels fab+install (RD1/SD spans + FF beam) CONC-STEEL	1	item	\$6,500.00	\$6,500.00	INF	0.30
Bricklaying 5 items						\$17,616.50
ITEM	QTY	UNIT	RATE EX GST	AMOUNT	SOURCE	
Common/face brick (render grade) 230x110x76 BRICK-COMMON	6800	each	\$0.91	\$6,188.00	INF	0.40
Bricklaying labour incl mortar/scaffold trestles BRICK-LABOUR	130	m2	\$75.00	\$9,750.00	INF	0.40
Veneer ties + fixings BRICK-TIES	560	each	\$0.55	\$308.00	INF	0.40
Galv steel angle lintels (brick openings) BRICK-LINTEL	26	lm	\$38.00	\$988.00	INF	0.40
DPC + head/sill flashings BRICK-DPC	85	lm	\$4.50	\$382.50	INF	0.35

Carpentry & Framing 12 items					\$72,655.40
ITEM	QTY	UNIT	RATE EX GST	AMOUNT	SOURCE
Prefab wall frames 90x45 MGP10 supply (per m2 wall) FRAME-WALL	565	m2 wall	\$42.00	\$23,730.00	INF 0.35
Carpentry labour: frames+FF floor+trusses+bracing/tie-down FRAME-ERECT	325	m2 GFA	\$58.00	\$18,850.00	INF 0.35
Timber I-joist 360 @600 + rim/blocking supply FLOOR-IBEAM	250	lm	\$14.00	\$3,500.00	DWG 0.45
Yellow-tongue particleboard 3600x900x19 (R&T) FLOOR-YT	46	sheet	\$75.00	\$3,450.00	DWG 0.55
Balcony beams 200x50 H3 + posts supply BALC-FRAME	70	lm	\$11.00	\$770.00	DWG 0.40
Compressed FC 15mm balcony substrate fixed BALC-CFC	24.8	m2	\$38.00	\$942.40	DWG 0.70
Prefab gang-nail trusses 15deg supply (per m2 roof) ROOF-TRUSS	280	m2 roof	\$38.00	\$10,640.00	DWG 0.40
Roof battens 70x35 MGP12 @900 ROOF-BATTEN	340	lm	\$2.60	\$884.00	DWG 0.50
6mm FC eaves soffit + trims fixed EAVE-SOFFIT	63	m2	\$28.00	\$1,764.00	DWG 0.40
Primed pine fascia fixed FASCIA	85	lm	\$9.00	\$765.00	INF 0.40
Timber stair 17R incl s/s wire balustrade + handrail STAIR	1	each	\$5,200.00	\$5,200.00	DWG 0.60
Timber pergola (treated/hwd) built PERGOLA	12	m2	\$180.00	\$2,160.00	DWG 0.30

Windows & Doors 15 items						\$79,490.00
ITEM	QTY	UNIT	RATE EX GST	AMOUNT	SOURCE	
Alum powdercoat windows (mixed DH/fixe/louvre) incl screens+reveals s+i WIN-ALUM	59.1	m2	\$650.00	\$38,415.00	DWG 0.70	
Timber adjustable louvre 450x900 s+i WIN-TIMBLOUV	2	each	\$850.00	\$1,700.00	DWG 0.90	
Alum sliding glass door 3600x2400 incl screen s+i SGD-36	2	each	\$2,800.00	\$5,600.00	DWG 0.90	
Alum sliding glass door 1800x2400 incl screen s+i SGD-18	1	each	\$1,600.00	\$1,600.00	DWG 0.90	
Entry pivot door 1200x2340 solid core + furniture + security screen DOOR-ENTRY	1	each	\$3,200.00	\$3,200.00	DWG 0.85	
Internal PHC door hung incl jamb/stops DOOR-PHC	9	each	\$320.00	\$2,880.00	DWG 0.85	
Internal PHC double doorset hung DOOR-PHC-DBL	2	set	\$560.00	\$1,120.00	DWG 0.85	
Internal solid core door hung (garage-house) DOOR-SOLID	1	each	\$420.00	\$420.00	DWG 0.85	
Cavity slider unit + PHC leaf installed DOOR-CAVITY	5	each	\$720.00	\$3,600.00	DWG 0.85	
300 deep louvered panel over door DOOR-LOUVPNL	4	each	\$180.00	\$720.00	DWG 0.80	
Door furniture set (passage/privacy levers, hinges, stops) DOOR-FURN	17	set	\$65.00	\$1,105.00	DWG 0.60	
Colorbond roller door 5200x2100 + motor s+i ROLLER-DOOR	1	each	\$3,400.00	\$3,400.00	DWG 0.80	
Semi-frameless shower screen s+i SHOWER-SCREEN	4	each	\$950.00	\$3,800.00	DWG 0.65	
Vanity mirror MIRROR	4	each	\$220.00	\$880.00	DWG 0.55	
Glazed balustrade (Millennium-type) s+i BALUSTRADE	13	lm	\$850.00	\$11,050.00	DWG 0.40	
Insulation & Sarking 4 items						\$7,623.13
ITEM	QTY	UNIT	RATE EX GST	AMOUNT	SOURCE	
Ceiling batts R4.0 supplied+installed INS-CEIL	200	m2	\$13.50	\$2,700.00	INF 0.40	
Wall batts R2.5 HD supplied+installed INS-WALL	237	m2	\$10.50	\$2,488.50	INF 0.40	
Anticon 60mm R1.3 roof blanket (supply only; laid by roofer) INS-BLANKET	280.6	m2	\$6.05	\$1,697.63	DWG 0.60	
Permeable vapour wall wrap fixed INS-WRAP	335	m2	\$2.20	\$737.00	DWG 0.45	

Plasterboard & Ceilings 4 items \$36,380.00

ITEM	QTY	UNIT	RATE EX GST	AMOUNT	SOURCE
13mm plasterboard walls supply+fix+flush PB-WALL	616	m2	\$30.00	\$18,480.00	INF 0.35
6mm FC/wet-area board walls supply+fix PB-WET	80	m2	\$40.00	\$3,200.00	DWG 0.40
13mm plasterboard ceilings supply+fix+flush PB-CEIL	325	m2	\$36.00	\$11,700.00	DWG 0.55
75mm cove cornice supply+fix PB-CORNICE	300	lm	\$10.00	\$3,000.00	INF 0.35

Waterproofing & Tiling 6 items \$28,574.00

ITEM	QTY	UNIT	RATE EX GST	AMOUNT	SOURCE
Internal wet-area membrane AS3740 (2 coats + bond breakers) WP-INT	51	m2	\$38.00	\$1,938.00	DWG 0.40
External balcony membrane AS4654.2 incl setdown detail WP-EXT	24.8	m2	\$55.00	\$1,364.00	DWG 0.65
Ceramic floor tiles wet areas s+i incl screed/falls TILE-WET-FLR	30	m2	\$130.00	\$3,900.00	DWG 0.40
Ceramic wall tiles s+i (showers/splash/skirt) TILE-WALL	60	m2	\$115.00	\$6,900.00	INF 0.35
Porcelain floor tiles 600x600 GF living zones s+i TILE-MAIN	100	m2	\$110.00	\$11,000.00	INF 0.35
Quarry tiles balcony s+i over membrane TILE-BALC	24.8	m2	\$140.00	\$3,472.00	DWG 0.60

Painting 5 items \$22,202.50

ITEM	QTY	UNIT	RATE EX GST	AMOUNT	SOURCE
Internal paint 3-coat walls+ceilings PAINT-INT	880	m2	\$14.00	\$12,320.00	INF 0.35
Enamel doors/jamb/skirting/architraves PAINT-DOORS	1	item	\$3,800.00	\$3,800.00	INF 0.30
External acrylic paint to render 2-coat PAINT-RENDER	140	m2	\$16.00	\$2,240.00	INF 0.35
Paint Weathertex 2-coat PAINT-CLAD	109.5	m2	\$15.00	\$1,642.50	INF 0.35
Paint soffits/fascia + pergola finish PAINT-SOFFIT	1	item	\$2,200.00	\$2,200.00	INF 0.30

Cladding & Render 2 items \$16,702.50

ITEM	QTY	UNIT	RATE EX GST	AMOUNT	SOURCE
Weathertex Primelok smooth weatherboard supply+fix CLAD-WTX	109.5	m2	\$95.00	\$10,402.50	DWG 0.40
2-coat cement render to brickwork (paint finish) RENDER	140	m2	\$45.00	\$6,300.00	DWG 0.40

Roofing & Rainwater 7 items						\$26,177.20
ITEM	QTY	UNIT	RATE EX GST	AMOUNT	SOURCE	
Colorbond Custom Orb 0.42 ULTRA supply+install (incl laying blanket) ROOF-SHEET	280.6	m2	\$62.00	\$17,397.20	DWG	0.65
Ridge/hip capping ULTRA s+i ROOF-CAP	55	lm	\$28.00	\$1,540.00	INF	0.40
Valley gutter + boards s+i ROOF-VALLEY	8	lm	\$35.00	\$280.00	INF	0.35
Colorbond ULTRA quad gutter s+i GUTTER	85	lm	\$32.00	\$2,720.00	DWG	0.45
Colorbond ULTRA 90mm downpipe + astragals s+i DOWNPIPE	8	each	\$140.00	\$1,120.00	DWG	0.50
Safemaster s/s roof anchor point installed ROOF-ANCHOR	6	each	\$220.00	\$1,320.00	DWG	0.35
Apron/wall flashings + penetrations ROOF-FLASH	1	item	\$1,800.00	\$1,800.00	INF	0.30
Electrical 15 items						\$25,130.00
ITEM	QTY	UNIT	RATE EX GST	AMOUNT	SOURCE	
Main switchboard + garage sub-board + u/g consumer mains ELEC-BOARD	1	item	\$3,200.00	\$3,200.00	DWG	0.55
LED downlight s+i ELEC-DL	27	each	\$95.00	\$2,565.00	DWG	0.55
Oyster ceiling light s+i ELEC-OYSTER	10	each	\$130.00	\$1,300.00	DWG	0.50
1200 batten light s+i ELEC-BATTEN	2	each	\$160.00	\$320.00	DWG	0.60
Ceiling fan w/ light + remote s+i ELEC-FAN	6	each	\$420.00	\$2,520.00	DWG	0.70
External wall light s+i ELEC-WALL	6	each	\$160.00	\$960.00	DWG	0.40
Bathroom 3-in-1 heater/fan/light ducted s+i ELEC-HF	4	each	\$520.00	\$2,080.00	DWG	0.65
Roof-space extractor fan + GPO ELEC-EXTRACT	2	each	\$380.00	\$760.00	DWG	0.50
Double GPO s+i (incl W/P + height variants) ELEC-GPO	45	each	\$95.00	\$4,275.00	DWG	0.50
Smoke alarm 240V interconnected s+i ELEC-SA	3	each	\$180.00	\$540.00	DWG	0.65
TV outlet (antenna allowance within) ELEC-TV	6	each	\$120.00	\$720.00	DWG	0.45
Data outlet s+i ELEC-DATA	6	each	\$130.00	\$780.00	DWG	0.45
Phone point s+i ELEC-PHONE	3	each	\$120.00	\$360.00	DWG	0.50
Switching/circuits/safety switches/wiring whole house ELEC-SWITCH	1	item	\$4,500.00	\$4,500.00	INF	0.35
Solar HWS booster switch + circuit ELEC-SOLARSW	1	each	\$250.00	\$250.00	DWG	0.70

Plumbing & Gas 12 items						\$46,515.00
ITEM	QTY	UNIT	RATE EX GST	AMOUNT	SOURCE	
WC suite supplied + installed PLUMB-WC	4	each	\$650.00	\$2,600.00	DWG	0.70
Basin + mixer supplied + installed PLUMB-BASIN	4	each	\$420.00	\$1,680.00	DWG	0.65
Bath tub + mixer/spout installed PLUMB-BATH	1	each	\$1,400.00	\$1,400.00	DWG	0.70
Shower set (mixer+rail) + floor waste installed PLUMB-SHOWER	4	each	\$720.00	\$2,880.00	DWG	0.65
Kitchen sink 1.75 bowl + mixer installed PLUMB-SINK	1	each	\$780.00	\$780.00	DWG	0.70
Laundry tub unit + mixer + WM taps installed PLUMB-TUB	1	each	\$850.00	\$850.00	DWG	0.70
Solar HWS electric boost installed PLUMB-HWS	1	each	\$5,000.00	\$5,000.00	DWG	0.55
In-ground rainwater tank ~5kL + pump installed PLUMB-TANK	1	each	\$6,500.00	\$6,500.00	DWG	0.35
LPG connection + gas line to cooktop PLUMB-LPG	1	item	\$1,200.00	\$1,200.00	DWG	0.35
Water+sanitary rough-in per wet point (whole house) PLUMB-ROUGH	12	point	\$1,450.00	\$17,400.00	INF	0.35
Sanitary drainage to sewer PLUMB-SEWER	30	lm	\$95.00	\$2,850.00	INF	0.30
Stormwater drainage (DPs to tank + street) PLUMB-STORM	45	lm	\$75.00	\$3,375.00	INF	0.30
HVAC & Solar 2 items						\$8,400.00
ITEM	QTY	UNIT	RATE EX GST	AMOUNT	SOURCE	
Split system A/C ~5-7kW s+i HVAC-AC	2	each	\$2,600.00	\$5,200.00	DWG	0.40
Ducted vacuum system GF+FF s+i HVAC-VAC	1	each	\$3,200.00	\$3,200.00	DWG	0.60
Joinery & Cabinetry 4 items						\$27,500.00
ITEM	QTY	UNIT	RATE EX GST	AMOUNT	SOURCE	
Kitchen cabinetry: island+wall+tall+pantry, laminate tops JOIN-KITCHEN	1	item	\$18,000.00	\$18,000.00	DWG	0.40
Vanity unit 900-1500 supplied+fitted JOIN-VANITY	4	each	\$700.00	\$2,800.00	DWG	0.45
Laundry bench + overhead cupboards JOIN-LAUNDRY	1	item	\$2,200.00	\$2,200.00	DWG	0.45
WIW fitout + robes + linen shelving JOIN-ROBES	1	item	\$4,500.00	\$4,500.00	DWG	0.35
Floor Coverings 1 item						\$7,080.00
ITEM	QTY	UNIT	RATE EX GST	AMOUNT	SOURCE	
Carpet + underlay supply & lay CARPET	120	m2	\$59.00	\$7,080.00	INF	0.35

Fixtures & Appliances 5 items**\$5,520.00**

ITEM	QTY	UNIT	RATE EX GST	AMOUNT	SOURCE
Wall oven 600 (PC item) PC-OVEN	1	each	\$1,400.00	\$1,400.00	DWG 0.50
Cooktop 900 gas (PC item) PC-COOKTOP	1	each	\$1,100.00	\$1,100.00	DWG 0.40
Concealed rangehood + duct out (PC item) PC-RANGEHOOD	1	each	\$900.00	\$900.00	DWG 0.55
Dishwasher (PC item) PC-DW	1	each	\$1,000.00	\$1,000.00	DWG 0.45
Bathroom accessory set (rails/holders/hooks) PC-ACCESS	4	set	\$280.00	\$1,120.00	DWG 0.50

Commercial buildup

Net build cost (sum of trades, ex GST)	\$573,403.73
Contingency (7.5%)	\$43,005.28
Subtotal	\$616,409.01
Builder margin (22%)	\$135,609.98
Contract sum (ex GST)	\$752,018.99
GST (10%)	\$75,201.90

Indicative contract sum (inc GST)**\$827,220.89**

Contingency and margin percentages are illustrative defaults — set your own in the Pricing tab. Indicative pricing — not a binding quotation.

PREPARED BY
YOUR BUILDING COMPANY

REVIEWED BY

APPROVED BY

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