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**JDL Construction Group Pty Ltd****JDL Construction Pty Ltd**  
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# Quotation

(Valid for 30 days)

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**Job #: JDLG**

Client Details	Site Details
<b>Name:</b>  <b>Address:</b>  <b>Fax:</b> <b>Mobile:</b>  <b>Email:</b>	<b>Address:</b>
	<b>Scope of Works</b> (Summary)
	<b>House Extension &amp; Build Under</b>
	<b>Time Frame</b>
	<b>Start Date:</b> To Be Confirmed <b>Finish Date:</b> To Be Confirmed

Client  
Initials

Page FP-1



We have pleasure in submitting the following documentation outlining the proposed works. Please read all documentation carefully and forward any questions or changes for review.

Thank you!

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<b>Total</b> (ex. GST)	\$	<b>272,260.84</b>
<b>GST</b>	\$	<b>27,226.08</b>
<b>Total</b> (inc. GST)	\$	<b>299,486.92</b>

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### Acceptance Signatory

The combined signing of this document constitutes an agreement between both parties which includes all documentation, terms and prices mentioned herein.

--- Between ---

**Client 1**

Print Name \_\_\_\_\_

Initials

Signed

Dated

/ / 2020

**Client 2** (if applicable)

Print Name \_\_\_\_\_

Initials

Signed

Dated

/ / 2020

--- And ---

**Authorised Representative of JDL Construction Group Pty Ltd**

Print Name \_\_\_\_\_

Position \_\_\_\_\_

Signed

Dated

/ / 2020

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Initials

# Cost Schedule

Code	Items	Unit	Quantity	Total (inc. GST)
<b>10</b>	<b>Preliminaries</b>			
	<b>Building Approvals</b>			
11	Quoted by: BUILDING APPROVALS AND ADVICE	Quoted		
	<b>QBCC Home Warranty Insurance</b>			
36	QBCC Home Warranty Insurance	each	1	
	<b>Q Leave Portable Long Service Levy</b>			
35	Q Leave Portable Long Service Levy	each	1	
	<b>Fire Engineering</b>			
51	Fire Engineering	each	1	
	<b>Survey</b>			
44	Quoted by: FOCUS ON SURVEYING	Quoted		
<b>20</b>	<b>Site Setup / Establishment</b>			
	<b>Site Signage</b>			
40	Site Set Up - Small Site (Installing Signage, Emergency Evac Points etc)	each	1	
	<b>Silt Barrier</b>			
14	Silt Barrier- up to 30mtr - (supply & install	each	1	
	<b>Protection</b>			
37	Floor Protection	m2	45.2	
	<b>Existing Gate (for machine access)</b>			
28	Remove & Reinstate Side Gate for Machine Access	each	1	
<b>30</b>	<b>Site Clean</b>			
	<b>Rubbish Removal</b>			
5	Rubbish Removal	each	1	
	<b>Labour</b>			
7	Final Site Clean	days	1	
	<b>House Clean</b>			
8	Professional House Clean	Allowance		
<b>40</b>	<b>Hire Equipment</b>			
1	Allowance	Allowance		
	<b>Tarps</b>			
19	Tarp Hire - 3 Weeks	each	1	
<b>60</b>	<b>Demolition</b>			
	<b>Existing House</b>			
5	Removal of Kitchen & Pantry	each	1	
16	Removal of Window & Frame	each	1	
53	Removal of 2 x Sets Timber Bi-Fold Doors	each	2	
96	Removal of Flyover Roof	each	1	
85	Removal of Kitchen Roofing Iron & Rafters	each	1	
7	Removal of Kitchen Wall Lining, Frames and Cladding	each	1	
99	Removal of Balustrading etc	each	1	
76	Removal of Decking Timber	each	1	
97	Removal of Deck Structure	each	1	
91	Remove External Stairs and landing	each	1	
	<b>Exterior Works</b>			

Code	Items	Unit	Quantity	Total (inc. GST)
100	Stripout underhouse inc slats, laundry framing etc	each	1	
101	Deconstruction of Timber planter boxes	each	1	
<b>100 Concrete Footings</b>				
<b>Footings</b>				
11	Footings - Bored Piers	m3	2.63	
<b>Concrete Supply</b>				
23	Footings - Concrete - Grey Base - 20/25 Mpa - Zone 1	m3	2.63	
<b>Concrete Pump</b>				
109	Minimum Concrete Pump Hire	each	1	
<b>Labour</b>				
117	Prep Piers for steel posts / stirrups	days	1	
118	Install Concrete	days	1	
<b>Sundries</b>				
97	Sundry Materials	each	1	
<b>110 Steel - Posts</b>				
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<b>Steel Posts</b>				
<b>Posts 75 x 75 (SHS)</b>				
18	SHS 75 x 75 x 4 (SuperGal) - 4200mm	each	5	
146	Delivery - Delivery - Building Supplies	each	1	
20	<b>Total - Posts 75 x 75</b>		5	
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<b>STEEL BRACING</b>				
117	Cross Braces - with Adjustable Turnbuckles Galv. (up to 6m)	each	4	
<b>190 Concrete Slab - HOUSE SLAB</b>				
<b>Footings</b>				
9	Footings - Strip Footings	m3	5.30	
8	Footings - Edge Beams	m3		
<b>Slab Thickness</b>				
16	Slab Thickness - 100mm	m2	56.1	
22	<b>Total Area</b>	m2	56.1	
<b>Concrete Supply</b>				
23	Footings - Concrete - Grey Base - 20/25 Mpa - Zone 1	m3	5.3	
24	Slab - Concrete - Grey Base - 20/25 Mpa - Zone 1	m3	10.28	
<b>Concrete Pump</b>				
104	Minimum Charge	each	1	
<b>Slab Preparation</b>				
37	Crusher Dust, Plastic, Tie Wire etc	each	1	
<b>Fabric Mesh</b>				
53	<b>Fabric Mesh SL82</b>	m2	56.1	
54	Fabric Mesh - SL82 2400 x 6000	each	5	
<b>Trench Mesh</b>				
59	<b>Trench Mesh - Strip Footings / Edge Beams</b>	Lm	82	
60	Trench Mesh - L11TM3 11 x 200 x 6000mm	each	16	
<b>Bar Chairs</b>				
64	Bar Chairs - 50/65 SOG	100/pack	1	
65	Bar Chairs - TM Supports 290 x 65mm	20/pack	5	
<b>Straight Bar</b>				
66	<b>Straight Bar 12mm</b>	Lm	30.1	

Client  
Initials

Page CS-2

Code	Items	Unit	Quantity	Total (inc. GST)
67	Deformed Bar - N12 x 6000mm (Straight)	each	6	
	<b>Starter Bars</b>			
70	<b>Starter Bars - External Beams (Enter Centres)</b>	Lm	0.4	
71	Starter Bars - N12 1000 x 200mm (90 Deg.)	each	111	
	<b>Safety Caps</b>			
93	Safety Caps - 12-20mm 50/Bag	each	3	
	<b>Sundries</b>			
97	Sundry Materials	each	1	
	<b>Prepare &amp; Lay</b>			
98	Slab Formwork - (supply, setup & strip)	Lm	30.1	
100	Slab Preparation	day	3	
101	Slab Pour	days	1	
<b>250</b>	<b>Termite Protection</b>			
	<b>Slab Penetrations</b>			
3	Slab Penetrations	each	1	
	<b>Steel Posts</b>			
6	Supply & Install - Steel Post Penetrations Additional	each	5	
<b>270</b>	<b>Timber Supply</b>			
4	<b>Total - Timber List</b>	each		
<b>280</b>	<b>Carpentry - Labour &amp; Hardware</b>			
	<b>Bed 3</b>			
310	Remove existing wall to Bed 3	each	1	
322	Frame up New walls for Bed 3	each	1	
323	Install MDF VJ Linings to Bed 3 side	m2	9	
324	Make good ceiling with VJ panelling	each	1	
325	Patch timber floor after wall removed	each	1	
326	Install Door Jamb, Breezeway, New Door (reusing existing door & hardware)	each	1	
327	Fixout Bed 3 inc make good skirting, architrave etc	each	1	
	<b>Dining Room</b>			
362	Install Hanging Beam to create new opening	each	1	
328	Install MDF VJ sheeting to newly framed Bed 3 Wall	m2	9	
329	Batten existing ceilings with metal batten	each	1	
332	Fixout works including skirting, architrave etc	each	1	
	<b>Framing Stage</b>			
358	Install Bearers	days	1	
345	House Joists (under existing flooring)	days	1	
333	House Joists	days	1	
208	Install Timber Flooring	days	2	
343	Install Timber Posts	days	1	
170	Deck Bearer / Joists	days	2.5	
172	Decking Timber (rear deck)	days	2.5	
184	Fascia - Deck	days	0.5	
178	Frame upper level (Build, Stand, Plumb & Brace)	days	2	
179	Install Roof Beams on Rear Deck	days	1	
336	Install Roof Beams within house as required	days	0.5	
180	Install Roof Trusses	days	3	
185	Exposed Rafters to Soffits	days	1	
183	Fascia - Roof	days	1	
182	Bracing & Tie Down - Upper Level	days	1	

Code	Items	Unit	Quantity	Total (inc. GST)
347	Install Skylight	each	1	
348	Frame up internal ceiling around skylight	each	1	
	<b>Close In Works</b>			
186	External Windows & Doors	days	1	
188	Building Paper	days	0.5	
189	Internal & External Corner Stops	days	1	
342	Frame out & Clad Gable End	days	1	
346	Box & Sheet around Deck roof beams	days	1	
190	Install Weatherboards	days	3	
	<b>External Works</b>			
359	Landing Posts	each	1	
349	Landing	each	1	
350	External Timber Stairs	each	1	
351	Stair Balustrading	each	1	
352	Deck Balustrading	each	1	
356	Reinstate Timber Battening underhouse (20LM) inc 2 x Gates	each	1	
361	Reinstall Bat Wing Door to Deck	each	1	
	<b>Lower Laundry Works</b>			
364	Install Antcap Under Wall Frame	each	1	
363	Frame up 2 x External Laundry Walls	each	1	
365	Install Building Paper	each	1	
366	Install FC Cladding to Exterior Walls	each	1	
367	Install FC Cladding to Internal Walls	each	1	
368	Fixout Internal Works as required	each	1	
	<b>Fixout - Upper Level</b>			
209	Install VJ Walls	days	2	
212	Skirting / Architrave	days	1	
360	Install Latches, Deadbolts etc to New Windows & Doors	each	1	
	<b>Hardware</b>			
48	Carpentry - Delivery	each	6	
75	Hardware Allowance	each	1	
<b>310</b>	<b>Carpentry - Decking</b>			
1	<b>Coverage Area</b>	m2	1.44	26.5
	<b>Decking Type</b>			
41	140 x 19 Kwila Decking Timber	Lm		210
	<b>Fixings</b>			
22	Screws - Quick Drive - Strongtie 60mm Galv Deck Screws	Per Screw		1956
40	Boxes of Screws (1000/Box)	each		2
	<b>Joist Sealer's</b>			
26	Joist Protection - Protect-A-Deck Joist Seal - 50mm x 25m Roll	25m/Roll		3
<b>330</b>	<b>Carpentry - Bracing &amp; Tie Down</b>			
	<b>Bracing Sheets</b>			
7	Plywood Bracing - 3050 x 900 x 4.0mm F27	sheet		13
	<b>M12mm Cyclone Rods</b>			
13	Cyclone Rod - M12 x 3000mm (Z/Plated)	each		12
<b>340</b>	<b>Carpentry - Roof Frame &amp; Trusses</b>			
	<b>Roof Trusses</b>			

Code	Items	Unit	Quantity	Total (inc. GST)
4	Allowance - Trusses - Supply	m2	86.1	
<b>360 Roofing, Fascia &amp; Gutter</b>				
2	Quoted by: SUMMIT ROOFING	Quoted		
<b>370 Window &amp; Door - Top Flashings</b>				
2	Length (Lm) Required	Lm	10.8	
5	Flashings - 75 x 38 x 1800mm (Galv.) 16mm Roll	each	7	
<b>390 Windows &amp; Doors - Timber</b>				
2	WINDOW HARDWARE	Quoted		
3	Quoted by: WOODWORKERS	Quoted		
<b>410 Air Conditioning</b>				
2	Quoted by: Active Air Solutions	Quoted		
<b>420 Plumbing, Drainage, Gas</b>				
2	Quoted by: KOZ Plumbing	Quoted		
<b>430 Electrical</b>				
<b>Renovation (Rates)</b>				
<b>Site Establishment</b>				
113	Remove Main Power from House	each	1	
<b>Demolition</b>				
79	Isolate Power Add 2 Power Points in Switchboard	each	1	
92	Strip & Remove Cabling	each	1	
<b>Mains Works</b>				
76	Switch Board Recessed Sub-Board Breakers Safety Switches	each	1	
<b>Exterior Works</b>				
102	AC Circuit 1 Phase	each	1	
73	Hot Water Circuit 20 Amp.	each	1	
123	External Fluro Batten Lights 40W White 4ft 400k	each	4	
151	Spot Light (owner supplied)	each	3	
50	External Power Point	each	6	
152	Rain Water Tank Circuit	each	1	
<b>Interior Works</b>				
106	Oven Circuit with Breaker	each	1	
107	Microwave Circuit 4mm	each	1	
138	Fan Supplied & Installed (4 Blade White)	each	2	
128	Fan (supplied by owner)	each	2	
97	Pendant Lights (supplied by owner)	each	2	
55	LED Downlights (Supplied & Installed)	each	14	
48	Powerpoint - DGPO	each	12	
99	Island Bench Clipsal Powerpoint	each	2	
64	Smoke Alarm Clipsal OR Equivalent	each	6	
100	TV Data	each	1	
134	Data Point	each	1	

Code	Items	Unit	Quantity	Total (inc. GST)
<b>440</b>	<b>Scaffolding / Edge Protection</b>			
2	RESIDENTIAL SCAFFOLD:	Quoted		
<b>480</b>	<b>Carpentry - Gable Ends</b>			
1	Coverage Area	m2	6.8	
	<b>Timber Batten</b>			
10	Pine MGP10 - 70 x 35 T2	Lm	28	
	<b>FC Sheets</b>			
11	HardieFlex - 6 x 1200 x 1800	sheet	5	
	<b>Cover Strips</b>			
13	Pine FJ - DAR - 68 x 11 H3 LOSP	Lm	30	
<b>490</b>	<b>Cladding - Weatherboards</b>			
1	Coverage Area	m2	18.9	25.6
3	Total	m2	44.5	
	<b>Weatherboards</b>			
7	Weatherboards - 170 x 22 x 6 Pine Primed H3	Lm	328	
	<b>Corner Stops</b>			
13	External Corner Stop - 66 x 42 H3 Primed up to 3.0m	each	2	
25	Pine FJ - DAR - 66 x 42 H3 LOSP	Lm	6	
	<b>Sisalation</b>			
18	Sisalation - Rhino Wrap PolyWeave L/Duty RP51-MR 1350mm x 60m	Roll	0.61	
<b>630</b>	<b>Insulation</b>			
3	Quoted by: OUTBACK INSULATION	Quoted		
<b>640</b>	<b>Plastering - Gyprock</b>			
	<b>Ceilings</b>			
24	Plasterboard 10mm (supply, fix, set)	m2	62.8	
71	Ceiling Rose	each	1	
	<b>Cornice</b>			
36	Cornice - 90mm Cove (supply, fix, set & sand)	Lm	35.8	
<b>680</b>	<b>VJ Linings</b>			
	<b>VJ MDF Wall Sheets</b>			
37	Coverage Area - VJ Sheet 3000h - Walls S/Sided	m2	77.1	25.5
	<b>Sheet Sizes</b>			
8	100mm Ctrs - 9 x 1200 x 3000 Primed	sheet	32	
13	Total Sheets	each	32	
14	Total Area	m2	116	
<b>690</b>	<b>Carpentry - Timber Flooring T&amp;G</b>			
4	Coverage Area	m2	20.2	
	<b>Timber Type &amp; Size</b>			
14	Pine Hoop No.1 Clear T&G - 140 x 21	Lm	165	
<b>710</b>	<b>Carpentry - Fixout</b>			

Client  
Initials



Code	Items	Unit	Quantity	Total (inc. GST)
<b>Door Jambs / Stops</b>				
49	Door Jambs - Pine FJ - DAR - 112 x 18	Lm	16.2	
<b>Architrave</b>				
56	Architrave Type 2 - Pine FJ - DAR - - Pine FJ - Lambs Tongue - 92 x 19	Lm	54	
<b>Skirting</b>				
80	Pine FJ - Colonial - 140 x 18	Lm	21.2	
<b>740 Tiling</b>				
3	TILE SUPPLY: NATIONAL TILES	Quoted		
<b>Tiler Lay Rates - Walls</b>				
29	Lay Rate - Splashback - Kitchen Splashback	m2	3.7	
<b>790 Cabinetry / Joinery</b>				
29	KITCHEN & PANTRY	Allowance		
2	LAUNDRY	Allowance		
<b>850 Floor Sanding &amp; Polishing</b>				
2	INTERNAL FLOORS:	Quoted		
3	EXTERNAL STAIRS:	Quoted		
16	EXTERNAL DECKING:	Quoted		
<b>860 Painting</b>				
1	Quoted by: METICULOUS FINISHES	Quoted		
<b>930 Landscaping - Paving</b>				
3	MAKE GOOD PAVING:	Quoted		
<b>1010 Job Specifications</b>				
3	Total - Provisional Sums	PS		\$10,000.00
<b>Contract Total (ex. GST)</b>				<b>\$272,260.84</b>
<b>GST</b>				<b>\$27,226.08</b>
<b>Contract Total (inc. GST)</b>				<b>\$299,486.92</b>

Client  
Initials

# Timber List

Items	Type	Size	QTY	Lm	Rate (inc. GST)	Total (inc. GST)
<b>Wall Frame (1st Floor)</b>						
<b>Walls LB 450 Ctrs</b>						
Supply - Wall Frame (Stick) LB 450 Ctrs 3000mm High	Pine MGP12	70 x 35 T2	27.1			27.1
<b>Wall Frame List (1st Floor)</b>						
LB Wall Studs	Pine MGP12	70 x 35 T2	87@3.0			261
LB Wall Top Plate 1	Pine MGP12	70 x 35 T2	5@6.0			30
LB Wall Top Plate 2 (Ribbon / Pitching Plate)	Pine MGP12	70 x 35 T2	5@6.0			30
LB Wall Nogging	Pine MGP12	70 x 35 T2	9@6.0			54
LB Wall Bottom Plate 1	Pine MGP12	70 x 35 T2	5@6.0			30
<b>Sub Total</b>						
<b>Lintels</b>						
Lintel - L1	Hyspan LVL Project	150 x 45 H2S	3@1.5			4.5
Lintel - L2	Hyspan LVL Project	150 x 45 H2S	1@2.4			2.4
Lintel - L3	Hyspan LVL Project	200 x 45 H2S	1@3.3			3.3
<b>Sub Total</b>						
<b>Bearer's</b>						
Bearer - B1	Hwd F27 KD	190 x 45	1@7.5			7.5
Bearer - B2	Hyspan LVL Project	360 x 63 H3 LOSP	1@8.1			8.1
<b>Sub Total</b>						
<b>Timber Posts</b>						
Timber Posts - Type 1	Merbau / Kwila	90 x 90 F17 DAR (Laminated)	5@6.0			30
<b>Sub Total</b>						

Client  
Initials

Items	Type	Size	QTY	Lm	Rate (inc. GST)	Total (inc. GST)
<b>Bracing Sheets</b>						
See Cost Schedule (Carpentry - Bracing & Tie Down)	Plywood Bracing	3050 x 900 x 4.0mm F27	13		sheet	
						<b>Sub Total</b>
<b>Floor Joists</b>						
<b>Main Floor</b>						
Main Floor Joists - FJ1	Hyspan LVL Project	240 x 45 H2S	21@4.5			94.5
Main Floor Joists - Load Bearing Joists	Hyspan LVL Project	300 x 63 H2S	4@4.5			18
<b>Deck</b>						
Deck Joists - DJ1	Hwd F27 KD	140 x 45	20@3.9			78
						<b>Sub Total</b>
<b>Flooring Timber T&amp;G</b>						
See Cost Schedule (Carpentry - Timber Flooring T&G)	Pine Hoop T/Knot "B" Grade T&G	140 x 21	165			165
						<b>Sub Total</b>
<b>Roof Frame</b>						
<b>Roof Beams</b>						
Roof Beam - RB1	Hyspan LVL Project	240 x 45 H2S	2@3.3	1@7.5		14.1
Roof Beam - RB2	Hyspan LVL Project	300 x 63 H2S	1@4.5			4.5
Roof Beam - RB3	Hyne Beam GL17C Pine	360 x 65 H2 LOSP	1@3.0			3
						<b>Sub Total</b>
<b>Cladding</b>						
See Cost Schedule (Cladding - Weatherboards)	Pine FJ - DAR	66 x 42 H3 LOSP	2@5.4			10.8
See Cost Schedule (Cladding - Weatherboards)	Weatherboards	170 x 22 x 6 Pine Primed H3	61@5.4			329.4
						<b>Sub Total</b>

Client  
Initials

Items	Type	Size	QTY	Lm	Rate (inc. GST)	Total (inc. GST)
<b>Fascia Boards</b>						
Main Roof Fascia	Pine FJ Primed	180 x 25 H3 Fascia	42	42		
Deck Sub-Floor Fascia (cover board)	Pine FJ Primed	180 x 25 H3 Fascia	13.6	13.6		
					<b>Sub Total</b>	
<b>Fixout</b>						
See Cost Schedule (Carpentry - Fixout)	Pine FJ - Colonial	140 x 18	4@5.4	21.6		
See Cost Schedule (Carpentry - Fixout)	Pine FJ - Lambs Tongue	92 x 19	10@5.4	54		
					<b>Sub Total</b>	
<b>Eaves / Soffits / Gable Ends / Ceilings</b>						
See Cost Schedule (Carpentry - Gable Ends)	Pine MGP10	70 x 35 T2	6@5.4	32.4		
See Cost Schedule (Carpentry - Gable Ends)	Pine FJ - DAR	68 x 11 H3 LO SP	30	30		
					<b>Sub Total</b>	
					<b>Total (ex. GST)</b>	
					<b>GST</b>	
					<b>Total (inc. GST)</b>	

Client  
Initials

# Job Specifications

Groups	Specifications	QTY	Item Type	Cost (inc. GST)	Total (inc. GST)	Actual Cost	Balance
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OTS - Owner To Supply  
 PC - Prime Cost  
 PS - Provisional Sum

**Excavation**

Earthworks / Concrete Demolition / Blockwork Demolition Allowance	Includes Machine Hire & attachments as required, Builders Supervision, Truck Hire, Tip Fees	1	PS	\$10,000.00	\$10,000.00	\$0.00	-\$10,000.00
				<b>Sub Total</b>	<b>\$10,000.00</b>	<b>\$0.00</b>	<b>-\$10,000.00</b>
				<b>Included Items Total</b>	<b>\$0.00</b>		<b>\$0.00</b>
				<b>Prime Costs Total</b>	<b>\$0.00</b>		<b>\$0.00</b>
				<b>Provisional Sums</b>	<b>\$10,000.00</b>		<b>-\$10,000.00</b>
				<b>Total</b>			
				<b>Total</b>	<b>\$10,000.00</b> (inc. GST)		<b>-\$10,000.00</b>

Balance column negative values are a client credit until an Actual Cost is entered for the Item.

Client Initials