



**Matt Turner QS Services** For Building & Construction

04777 1956 matt.turnerqs@bigpond.com

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## Preliminary Take Off and Price Estimate

A New Residence  
For  
Mr and Mrs

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## 1. Document Use

- Price Estimate -This take off and price estimate is based on information provided as listed below and includes for items as measured. It is a guide as to the likely price to construct the works following competitive tendering to at least three suitable builders.
- The user should consider each item, quantity, rate, etc. and adjust if necessary following further design or more specific knowledge of the user.
- Items listed in estimate are not suggested as a suitable design option. It is advised all design standards and details are agreed with your builder and designer.

## 2. Basis of Take Off and Price Estimate

When preparing the Take Off and Price estimate, we based our estimate on the following assumptions and exclusions:

- All price rates are estimates and based on current Construction Price Guides.
- Items included in the estimate are those listed in the estimate.
- Assumed basis of structure design for footings and brick support structure as Engineer design.
- Assume ground bearing rock is suitable for construction.
- Assumed basis of structure design for timber frame and roof. Engineer design to be confirmed and price adjusted as necessary
- Assumed Electrical Works for PC Sum. Design required.
- Assumed BAL 40 to East West and North Elevation and BAL29 to South.
- Windows priced based on BAL 40 and BAL 29 however DA requirements may require changes to design. Changes to be confirmed and price adjusted accordingly.
- A Builders Overhead & Margin of 15% has been added to total of building rates.

- 10% GST has been included on total.
- Polyethylene Tank priced in lieu of Pre-cast – consider if it will fit.
- A number of PC SUMS have been included as detailed in estimate.
- Contingencies have been included as detailed in estimate.

### 3. Exclusions

The following items have been excluded from the estimate.

- Excludes excavation of rock other than sandstone.
- Excludes works to neighbouring properties that maybe required due to close proximity of new works.
- Excludes stabilisation works that maybe required to slope at north elevation of property.
- Excludes loose furniture
- Excludes works outside site boundary
- Excludes all technology equipment (Pay TV services, TV sets, routers, switches, projectors, Audio-visual systems, etc.)
- Excludes finance and mortgage costs
- Excludes local Council and Certifier fees
- Excludes Consultant Fees
- Excludes Services connection outside of site boundary
- Excludes legal fees

## 4. Documentation

### PROJECT DESCRIPTION

This Preliminary Take off and Price Estimate covers the cost of excavation and demolition for and construction of a New Residence at .....

### DOCUMENTATION

The following Architectural drawings

1. 1234 -1 Site & Roof Plan
2. 1234 -2 Upper Gnd Floor Plan
3. 1234 -3 Lower Gnd Floor Plan
4. 1234 -4 South & East Elev
5. 1234 -5 North & West Elev
6. 1234 -6 Sec A-A
7. 1234 -7 Sec B-B
8. 1234 -8 Sec C-C
9. 1234 -9 Sec D-D
  - Specification Dec 14 21 pages

The following Structural drawings

1. 4321-1 Plan footing details
2. 4321-2 Plan footing and slab details
3. 4321-3 Plan footing and slab details
4. 4321-4 Footing and slab details
5. 4321-5 Footing and slab details
6. 4321-6 Footing and slab details
7. 4321-7 Footing and slab details
8. 4321-8 Plan footing and slab details

## 5. Price Summary and Take Off

Median Price Estimate incl. 15% Builders Margin & 10% GST \$.....

Lower Price Estimate = \$.....

Upper Price Estimate = \$.....

M2 includes balconies and garage.

**Cost per M2 on 275m2 = \$...../m2**

Cost less demo, retaining wall and landscaping = \$.....

**Cost per M2 on 275m2 = \$...../m2**

As attached Appendix A including:

- Price Summary
- Price Estimate Trade Breakdown
- Rate and Calculation Sheets
- CD including pdf and excel versions of estimate

## 6. Rate Clarification and Price Considerations

### a. ITEMS FOR PARTICULAR ATTENTION

It is suggested particular attention be focused on the following items that may have an impact on the price of the build. The price estimate may require adjusting following clarification.

- 1. Owner Builder** – savings on Builders Margin, subcontract and material procurement maybe achievable by completing the works as an Owner Builder. However additional costs such as Project Management, increased risk, reduced discounts etc. must be considered.
- 2. Safety** – Due to the slope of ground, close proximity of adjacent properties, cliff edge to North and overall height of building additional safety measures should be considered and added to the price estimate.
- 3. Demolition** – allowance for demolition and disposal to tip. Careful demolition by hand and recycling of materials may result in a cost saving.
- 4. External Windows & Doors** – the following has been allowed for in this estimate.
  - All windows and doors to achieve BAL 40 Rating
  - SS mesh to windows without shutters
  - BAL 40 Roller Shutters to windows as indicated North Elev
  - All windows and doors ali-clad timber framed

As discussed the cost of external windows and doors in BAL 40 & FZ area is considerable and varies between suppliers. Further investigation of design and systems may reduce the supply cost.

It is advised that the chosen system **be approved by council before** an order is placed.

5. **Contingency** – A small contingency has been allowed as itemised.
6. **Foundations and Structure** – it is recommended that a structural engineer or Geo-technical engineer inspect ground bearing rock and confirm the design is suitable as drawn.
7. **Neighbouring Properties** – due to the closeness of neighbouring properties it is advised that a structural engineer confirm that the new construction will not damage or undermine those properties.
8. **Excavation of rock** – generally design levels avoid major excavation and sandstone has been allowed. Unstable ground conditions to rear slope should be checked before construction.
9. **For Construction Drawings** – final DA drawings should be completed and it is advised that on issue of “for tender” drawings the estimate be adjusted to reflect any changes.
10. **Asbestos** – removal has not been included – it is recommended a report be obtained to establish the extent of asbestos, if any on site.
11. **PC SUMs** – firm up specification and estimate with a detailed measure and price for the electrical services.

## 7. FURTHER INFORMATION

Please contact Matthew if you have any queries about the estimate, I will be happy to talk further.

Further information and detail can be provided, such as:

1. Cost Control of Project
2. Procurement Schedules
3. Tendering and price negotiation
4. Rates broken down into labour, material and plant and summarised into trades.
5. Help with further detailed pricing of works using current quoted prices
6. Help with further pricing based on Industry Price Guides
7. Detailed Trade measures for material purchases or subcontract tendering.
8. Variation pricing

Please contact Matt Turner  
04 7777 1956 or [matt.turnerqs@bigpond.com](mailto:matt.turnerqs@bigpond.com) to discuss.