



JEFFBUILD DESIGN AND CONSTRUCT

FULL PROJECT COSTING BREAKDOWN - OPEN BOOK - 0% MARKUP

Preliminary figures within 10- 15%

Private Residence - New build

PREPARED FOR Private Client
SITE Site address withheld
REFERENCE E-2026-0017 · Rev 1 · PR-0000
DATE 23 June 2026
CONTRACT VALUE **\$3,904,590.58 inc. GST**

Project Proposal

E-2026-0017 · Revision 1 · 23/06/2026

Prepared for:	Private Client
Project:	Private Residence - SE QLD (PR-0000)
Site:	Site address withheld
Valid for:	30 days

Pricing summary

Subtotal (cost ex margin)	\$3,549,627.80
Margin (0.0%)	\$0.00
Subtotal (ex GST)	\$3,549,627.80
GST (10.0%)	\$354,962.78
Total (inc GST)	\$3,904,590.58

Scope of Works

Private Residence - SE QLD · E-2026-0017

Preliminaries, Project Management, Certification and Insurances					
Description	Unit	Qty	Supply	Labour	Amount
Acquire QBCC licence for JEFFBUILD Pty Ltd Director as Nominee	ea	1.00	\$0.00	\$0.00	\$0.00
DA preparation + lodgement — new single dwelling	item	1.00	\$5,000.00	\$0.00	\$5,000.00
Engage surveyors to establish working heights and profiles (5 visits)	ea	5.00	\$2,500.00	\$0.00	\$12,500.00
Engage Certifier to ensure compliance before/during/after	ea	1.00	\$7,500.00	\$0.00	\$7,500.00
CDC (Complying Development Certificate) — residential	item	1.00	\$1,680.00	\$0.00	\$1,680.00
Footing inspection	ea	10.00	\$252.00	\$0.00	\$2,520.00
Slab / pour-down inspection	ea	10.00	\$252.00	\$0.00	\$2,520.00
Frame inspection	ea	1.00	\$270.00	\$0.00	\$270.00
Wet-area waterproofing inspection	ea	6.00	\$228.00	\$0.00	\$1,368.00
Occupation Certificate (Final)	item	1.00	\$720.00	\$0.00	\$720.00
Structural design — new single-storey dwelling (all footings, concrete beams, slabs, walls, pool)	item	1.00	\$12,000.00	\$0.00	\$12,000.00
Geotechnical investigation — residential (2 boreholes)	item	1.00	\$1,680.00	\$0.00	\$1,680.00
Soil classification report (footings)	item	1.00	\$468.00	\$0.00	\$468.00
Bushfire attack level (BAL) report	item	1.00	\$720.00	\$0.00	\$720.00
QBCC home warranty insurance premium	ea	1.00	\$18,500.00	\$0.00	\$18,500.00
Scaffold external (buy second hand)	ea	1.00	\$10,000.00	\$0.00	\$10,000.00
Internal rolling scaffold towers x4 (buy new/second hand)	ea	1.00	\$10,000.00	\$0.00	\$10,000.00
Purchase and installation of 1 x 4G solar powered camera to monitor site (front gate, building site, lower shed and material storage area) initial purchase \$1000 + \$25 per month for 4g sim card + large steel pole and concrete install	ea	1.00	\$3,500.00	\$0.00	\$3,500.00
Site toilets long term rental/month	ea	14.00	\$220.00	\$450.00	\$9,380.00
Plumbing — full house rough-in + fit-off + gas	item	3.00	\$2,280.00	\$4,320.00	\$19,800.00
Subtotal:					\$120,126.00

Earth works

Description	Unit	Qty	Supply	Labour	Amount
Plant — excavator 20t wet hire + operator	day	12.00	\$1,110.00	\$0.00	\$13,320.00
Site clearing — scrub, topsoil strip 150 mm + stockpile	m2	1200.00	\$0.00	\$2.10	\$2,520.00
Tree removal + stumping (up to 400 mm DBH)	ea	18.00	\$0.00	\$288.00	\$5,184.00
Detailed excavation — footing trenches d1.5 m	m3	284.00	\$0.00	\$19.20	\$5,452.80
Sediment control fence (silt fence) — install + maintain	lm	150.00	\$7.20	\$4.80	\$1,800.00
Subtotal: \$28,276.80					

Foundations - Supply labour and materials

Description	Unit	Qty	Supply	Labour	Amount
Main House, Pool house and Pool - Grand total (see seperate breakdown of cost pdf)	ea	1.00	\$255,014.00	\$0.00	\$255,014.00
Subtotal: \$255,014.00					

Main Concrete slab (house,around pool and pool house)

Description	Unit	Qty	Supply	Labour	Amount
Main slab works including supply of materials, labour, plant and equipment	ea	1.00	\$102,658.00	\$0.00	\$102,658.00
Additional earth works and compaction to allow build up and drainage behind retainer walls	ea	1.00	\$12,000.00	\$0.00	\$12,000.00
Subtotal: \$114,658.00					

Block walls - supply and install including archways, internal load bearing walls

Description	Unit	Qty	Supply	Labour	Amount
Supply blocks, labour to install - including archways- window and door openings, lintels and plant/equipment to core fill.	ea	1.00	\$220,713.00	\$0.00	\$220,713.00
Subtotal: \$220,713.00					

Roof to be constructed out of white ant treated LVL timbers, installed to allow box gutters and parapet wall flashings

Description	Unit	Qty	Supply	Labour	Amount
Carpentry supply install rafters - allow to accommodate box gutters	ea	1.00	\$138,335.00	\$0.00	\$138,335.00
Subtotal: \$138,335.00					

Colour bond roof sheeting, battens, Insulation, and roof plumbing to tie in with parapette walls and box gutters

Description	Unit	Qty	Supply	Labour	Amount
Roof sheets, insulation, battens and labour to install (allowance to tie into roof plumbing)	ea	1.00	\$142,838.00	\$0.00	\$142,838.00

Subtotal: \$142,838.00

Roof plumbing - all box gutters and flashings to allow parapette walls and drainage as per hydraulic engineered drawings

Description	Unit	Qty	Supply	Labour	Amount
Engineered box gutters, storm water drainage to water tanks and parapett flashings	ea	1.00	\$91,435.00	\$0.00	\$91,435.00

Subtotal: \$91,435.00

Plumbing drainage rough in under slab as per bathroom and kitchen layout

Description	Unit	Qty	Supply	Labour	Amount
New underslab drainage as per plans	ea	1.00	\$73,155.00	\$0.00	\$73,155.00
Wet plumbing rough in	ea	1.00	\$45,000.00	\$0.00	\$45,000.00
Plumbing fit off	ea	1.00	\$0.00	\$30,000.00	\$30,000.00
Taps, shower fittings, drains, basins, baths selected/supplied by client	ea	1.00	\$0.00	\$0.00	\$0.00

Subtotal: \$148,155.00

Electrical rough in and supply new feed from street, full electrical and data rough in, need main power board, sub board for pool house and pool

Description	Unit	Qty	Supply	Labour	Amount
Electrical first fix (details TBC)	ea	1.00	\$93,827.00	\$0.00	\$93,827.00
Audio centrally controlled system	ea	1.00	\$7,500.00	\$4,000.00	\$11,500.00
Light selection PS Item	ea	1.00	\$20,000.00	\$20,000.00	\$40,000.00
Centrally controlled dimable light system	ea	1.00	\$35,000.00	\$0.00	\$35,000.00
Temp board for construction - 3 phase	ea	1.00	\$2,000.00	\$0.00	\$2,000.00

Subtotal: \$182,327.00

External windows and doors - Supply and install

Description	Unit	Qty	Supply	Labour	Amount
Supply and install premium grade double glazed external doors and windows	ea	1.00	\$396,680.00	\$0.00	\$396,680.00

Subtotal: \$396,680.00

Render and paint external walls

Description	Unit	Qty	Supply	Labour	Amount
Render and Paint all external block work	ea	1.00	\$94,976.00	\$0.00	\$94,976.00

Subtotal: \$94,976.00

Joinery package - allowance for highend custom joinery finish with hafele or similar quality hardware. Exact details and finishes TBC - this is just an indicative PS allowance until a firm price has been sought by joinery workshop - Have contact for joinery shop in the region who are aware of project.

Description	Unit	Qty	Supply	Labour	Amount
Joinery package allowance	ea	0.00	\$578,800.00	\$0.00	\$0.00
Revised joinery package mid level option	ea	1.00	\$228,000.00	\$0.00	\$228,000.00

Subtotal: \$228,000.00

Interior painting works including walls ceilings and doors

Description	Unit	Qty	Supply	Labour	Amount
Preliminary sum allowing to paint interior - ceilings/ 50% of walls. Including supply scaffold	ea	1.00	\$65,624.00	\$0.00	\$65,624.00

Subtotal: \$65,624.00

Supply and install new internal doors - preliminary figure

Description	Unit	Qty	Supply	Labour	Amount
Internal doors as per arcitectural drawings	ea	1.00	\$51,750.00	\$0.00	\$51,750.00

Subtotal: \$51,750.00

Internal and external floor finishes

Description	Unit	Qty	Supply	Labour	Amount
PS allowance for floor finishes - exact finishes to be confirmed	ea	1.00	\$191,210.00	\$0.00	\$191,210.00

Subtotal: \$191,210.00

Complete salt water pool construction including cover and accessories

Description	Unit	Qty	Supply	Labour	Amount
Estimate includes complete pool build. Excavation, hydraulics, salt water filtration system commissioning, trucked in water, pool cover and maintenance kit. See attached doc for more details	ea	1.00	\$172,990.00	\$0.00	\$172,990.00

Subtotal: \$172,990.00

Project management and Interior design

Description	Unit	Qty	Supply	Labour	Amount
Jeffbuild Project management and contract administration base rate	ea	14.00	\$21,783.00	\$0.00	\$304,962.00
Designer fees (depending on how much we need to alter, full joinery specs, FF&E etc) joinery	ea	1.00	\$35,000.00	\$0.00	\$35,000.00

Subtotal: \$339,962.00

Venetian plaster interior walls by Subcontractor - a specialist subcontractor

Description	Unit	Qty	Supply	Labour	Amount
CPM estimate - verbally confirmed with contractor - a subcontractor. Supply/Install premium venetian product including curved walls (50% of interior walls - can be adjusted as required. see attached breakdown of costs)	ea	1.00	\$149,850.00	\$0.00	\$149,850.00

Subtotal: \$149,850.00

HVAC

Description	Unit	Qty	Supply	Labour	Amount
Sections AU + AT	ea	1.00	\$103,840.00	\$0.00	\$103,840.00

Subtotal: \$103,840.00

Timber frame and plaster to internal walls

Description	Unit	Qty	Supply	Labour	Amount
Provisional allowance - see detailed breakdown	ea	1.00	\$278,623.00	\$0.00	\$278,623.00

Subtotal: \$278,623.00

Stone look tiles to retainer wall below FFL 157m2

Description	Unit	Qty	Supply	Labour	Amount
PS item - See estimate for breakdown of costs and options	ea	1.00	\$34,245.00	\$0.00	\$34,245.00

Subtotal: \$34,245.00

Subtotal (ex GST)	\$3,549,627.80
GST (10.0%)	\$354,962.78
Total (inc GST)	\$3,904,590.58

Payment Schedule

What the client pays and when. All amounts shown are inc-GST.

#	Milestone	When	%	Amount
1	Deposit on contract award	On award	5.0%	\$195,229.53
2	Claim 1 — Site establishment commence earth works	On commencement	30.0%	\$1,171,377.17
3	Claim 2 — Structure & lockup	On commencement	35.0%	\$1,366,606.70
4	Claim 3 — Fitout & finishes	On commencement	30.0%	\$1,171,377.17

Contract (ex GST)	\$3,549,627.80
GST (10%)	\$354,962.78

Total contract (inc GST) \$3,904,590.58

How the schedule works

Each claim above shows the amount payable at that milestone, inc-GST. No retention applies to this contract.

Payment terms: 14 days from date of invoice. We'll issue a formal tax invoice at each milestone, reflecting work measured and agreed on site.

Indicative — refined on award.

Inclusions

Materials and labour to carry out administration, DA, BA, QBCC home warranty insurance and supply labour and materials as detailed below

*This is intended to get a ball park figure (+/- 20-25%) for:

1. Structural concrete foundations,
2. Core filled external block walls
3. Retaining walls
4. Suspended slabs
5. Arch ways
6. Pool structure and sub terrain plumbing
7. Roof structure
8. Box gutters
9. Design and Engineering for above structural concrete (taking in to account clay soil type and additional piers likely required), box gutters, plumbing schematics
10. All pre construction items - certification, DA, BA, Engineering and inspections including final certificate of occupancy.
11. Design fees
12. Complete interior fit out including Carpentry, Plastering, Venetian plaster, Paint.
13. Centrally controlled lighting and audio system. PS sum light fittings and install
14. All plumbing rough in and fitoff. Taps, drains, basins, toilet, baths supplied by client

*The figures are based on experience building similar structures, current market prices and allowances to cover. All prices will be honed in as quotes and tenders are let/received. All works to be carried out on a open book basis - the objective is to minimise cost while maintaining quality. I will be onsite for every stage of the build and will

maintain regular and comprehensive updates. There will be a live video stream of site on CPM Pro portal so you can view site from any computer anywhere anytime.

Exclusions

Anything other than detailed in the quote