

PRELIMINARY COST ESTIMATE

Private Residence Site address withheld

Job No. 24925 | CP10 Plans | Class P/S Site | N4 Wind Zone | 3-Phase Supply

SECTIONS Q & R – ELECTRICAL: ROUGH-IN

3-Phase Service Connection, Main MSB, Pool House Sub-Board, Pool Sub-Board (IP56), Full Circuit Rough-In, Data & Comms, Pool Bonding, Testing

ELECTRICAL CIRCUIT SCHEDULE – PRELIMINARY					
Circuit Type	House	Pool House	Pool	Total Ccts	Cable
Lighting	10	4	–	14	1.5mm ² TPS
General power (GPO)	16	5	–	21	2.5mm ² TPS
Dedicated 32A	4	–	–	4	6mm ² TPS
Dedicated 20A	9	4	–	13	4mm ² TPS
Air conditioning	11	–	–	11	4mm ² TPS
Outdoor / alfresco	4	3	–	7	2.5mm ² TPS
Pool pump / heat pump / lights	–	–	5	5	2.5–4mm ² TPS
TOTAL CIRCUITS	54	16	5	75	

ELECTRICAL SPECIFICATION – ROUGH-IN	
Item	Specification
Design standard	AS/NZS 3000:2018 Wiring Rules AS/NZS 3008 Cable Selection QLD Electrical Safety Act 2002 NCC 2022 QBCC licensed electrician
Service supply	3-phase 100A (Energex SEQ) Underground service cable from street/pole Digital smart meter Type 2 SPD at MSB per AS/NZS 3000 cl 4.7
Main switchboard	Clipsal Resi9 or Schneider iC60 3-phase 80-way 40A dual RCD per group All circuits labelled MSB to be recessed or surface mounted in approved location
Wiring	AS/NZS 5000.1 TPS cable Min 1.5mm ² lighting, 2.5mm ² power, 6mm ² 32A circuits All wiring in conduit within slab In-wall in conduit or clipped in cavity
RCD protection	All final sub-circuits protected by 40A dual RCD per AS/NZS 3000 cl 2.6.3 AFDD (arc fault) protection for bedrooms per NCC 2022 (if adopted)
Pool electrical	All pool electrical per AS/NZS 3000 cl 5.7 IP56 pool sub-board IP68 light fittings Equipotential bonding of all metalwork within 3m of water Earth continuity tested
Data / comms	CAT6A UTP, home-run to patch panel RG6 quad-shield coax to distribution amp All outlets flush-mounted, gang plates TBC by owner NBN connection point at comms rack
Scope exclusions	Light fittings, switches, GPO faceplates, TV antenna, security system hardware, home automation controller, solar/battery system – all by separate scope

Ref	Description	Qty	Unit	Rate	Total
SECTION Q – MAIN HOUSE 786.55 m² 3-Phase Service, MSB, 54 Circuits, Data & Comms					
Q1	Energex 3-phase underground service connection – trench, 25mm conduit, 3-phase 16mm² SWA service cable from street pole to meter box, weatherhead if required, Energex connection fee, metering assembly, supply & install	1	Item	\$9,200	\$9,200
Q2	Main switchboard (MSB) – 3-phase 100A, 80-way Clipsal Resi9 or Schneider equiv, 4x 40A dual RCD protection, Type 2 surge protection device (SPD), 63A main switch, neutral bar, earth bar, circuit labelling, supply & install	1	Item	\$9,800	\$9,800
Q3	MSB to pool house sub-board feeder – 25mm² 4-core + earth SWA underground cable, 32mm conduit in trench, supply & install	75	LM	\$52	\$3,900
Q4	Lighting circuits – 1.5mm² TPS twin & earth, LED-driver compatible, home runs to MSB 10 circuits allowing ~100 light points (bedrooms, living, kitchen, alfresco, hallways, study, theatre)	10	Cct	\$430	\$4,300
Q5	General power circuits – 2.5mm² TPS twin & earth, 10A GPOs throughout, home runs to MSB 16 circuits (~160 GPO positions)	16	Cct	\$465	\$7,440
Q6	Dedicated 32A circuits – 6mm² TPS: oven (32A), induction cooktop (40A 4-core), EV charge point (garage), dryer 4 circuits	4	Cct	\$720	\$2,880
Q7	Dedicated 20A circuits – 2.5mm² or 4mm² TPS: dishwasher, washing machine, microwave, rangehood, fridge/freezer (x2), bar fridge, hot water system (x2) 9 circuits	9	Cct	\$440	\$3,960
Q8	Air conditioning circuits – 2.5mm²/4mm² TPS to each indoor unit isolator & outdoor condenser: allow 10x split systems + 1x ducted system	11	Cct	\$420	\$4,620
Q9	Outdoor & alfresco circuits – weatherproof GPOs (IP55), exterior lighting, garden lighting, BBQ circuit, security lighting, landscape irrigation controller allow 4 circuits	4	Cct	\$460	\$1,840
Q10	PVC conduit in slab – 20mm & 25mm PVC conduit laid in slab before pour for all sub-slab wiring runs, pull wire installed, supply & install	220	LM	\$18	\$3,960
Q11	CAT6A UTP data cabling – home-run to central comms/AV rack location: all data, TV-over-IP, phone, NBN patch points throughout house 36 points	36	Pt	\$115	\$4,140
Q12	RG6 coaxial TV/antenna cabling – to central distribution amplifier: free-to-air TV and satellite/Foxtel points 14 points	14	Pt	\$88	\$1,232
Q13	In-wall speaker pre-wire – 4-core 14AWG CL2-rated speaker cable: living, alfresco, master bedroom, theatre, pool area 12 pairs	12	Pr	\$120	\$1,440
Q14	Security system cabling – alarm panel location, 6-core to all PIR sensors, door/window contacts, keypad, external siren; cable only (system by specialist)	1	Item	\$2,400	\$2,400
Q15	CCTV / IP camera pre-wire – CAT6 home-run to NVR location, 8 camera positions (entry, perimeter, pool, driveway), supply & install	8	Pt	\$135	\$1,080
Q16	Intercom & video doorbell pre-wire – CAT6 + 2-core to front door, gate entry, panel location, supply & install	1	Item	\$680	\$680
Q17	Testing, circuit labelling, test & tag, Certificate of Compliance (Electrical Safety) – QBCC licensed electrician, all circuits	1	Item	\$3,800	\$3,800
				Section Total	\$66,672

Ref	Description	Qty	Unit	Rate	Total
SECTION R – POOL HOUSE & POOL 226.94 m² + Pool Sub-Boards, 21 Circuits, Equipotential Bonding					
R1	Pool house sub-board – 3-phase 63A, 24-way Clipsal Resi9, 2x 40A dual RCD, surge protection, main switch, neutral & earth bars, supply & install	1	Item	\$5,200	\$5,200
R2	Pool electrical sub-board – IP56 weatherproof enclosure, single-phase 40A, 12-way, dedicated pool circuits, RCD protection, main switch, supply & install (located at pool equipment area)	1	Item	\$3,100	\$3,100
R3	Pool house lighting circuits – 1.5mm ² TPS, LED compatible 4 circuits (indoor, alfresco, change rooms, feature)	4	Cct	\$430	\$1,720
R4	Pool house power circuits – 2.5mm ² TPS, 10A GPOs 5 circuits	5	Cct	\$465	\$2,325
R5	Pool house dedicated circuits – 4mm ² TPS: 2x AC units, hot water, outdoor kitchen appliances 4 circuits	4	Cct	\$440	\$1,760
R6	Pool house data & comms – CAT6A to patch point: 10 data + 4 TV coax points	1	Item	\$1,680	\$1,680
R7	Pool circulation pump circuit – 2.5mm ² TPS 15A dedicated, IP55 lockable isolator at equipment, supply & install	1	Cct	\$680	\$680
R8	Pool heat pump / solar heating circuit – 4mm ² TPS 20A dedicated, supply & install	1	Cct	\$580	\$580
R9	Pool LED lighting circuit – 12V or 240V IP68 LED pool lights, transformer/LED driver, 10A dedicated circuit, supply & install (light niches by pool contractor)	1	Item	\$1,400	\$1,400
R10	Pool chlorinator / salt cell circuit – 10A dedicated, weatherproof isolator, supply & install	1	Cct	\$450	\$450
R11	Pool automation / smart controller circuit – 15A dedicated, to pool controller panel location, supply & install	1	Cct	\$380	\$380
R12	Pool equipotential bonding & earthing – 10mm ² bare copper bonding conductor to all metallic pool components: reinforcing steel (via bonding lug), coping, ladders, handrails, light niches, pump/filter equipment, heat pump, all within 3m of pool water AS/NZS 3000 cl 5.7.4, AS/NZS 3013 supply & install	1	Item	\$3,200	\$3,200
R13	Pool surround & outdoor area circuits – IP55 weatherproof GPOs, LED feature lighting, landscape lighting, BBQ area circuits 3 circuits	3	Cct	\$480	\$1,440
R14	PVC conduit in slab / underground – 20mm & 25mm conduit for pool house and pool wiring runs, pull wire, supply & install	80	LM	\$18	\$1,440
R15	Pool electrical safety testing – earth continuity, insulation resistance, RCD trip times, pool bonding continuity test, Certificate of Compliance Electrical Safety Act QLD	1	Item	\$1,800	\$1,800
				Section Total	\$27,155

	Section Q – Main House (service, MSB, 54 circuits, data/comms)	\$66,672
	Section R – Pool House & Pool (sub-boards, 21 circuits, bonding)	\$27,155
GRAND TOTAL – ELECTRICAL ROUGH-IN		\$93,827

NOTES

1. Rough-in scope only. Excludes final fix-off (light fittings, switch/GPO faceplates, TV antenna, security hardware, home automation controller, solar/battery system).
2. All electrical work to be performed by a QBCC-licensed electrician. Certificate of Compliance (Electrical Safety) to be issued on completion of rough-in and final fix.
3. 3-phase supply assumed. Energex connection cost is indicative; final fee subject to Energex connection application. Rural properties may incur additional network augmentation costs.
4. Pool equipotential bonding (R12) is a mandatory safety requirement per AS/NZS 3000 cl 5.7.4. Bonding of all metalwork within 3m of pool water must be completed and tested before pool is commissioned.
5. Circuit quantities are preliminary and based on a 786.55 m² luxury home with 4 ensuites, 2 powder rooms, full kitchen, butler's pantry, laundry, home theatre, and alfresco. Final circuit count to be confirmed against electrical layout drawings.
6. RCD and AFDD protection requirements are subject to adopted version of NCC 2022 in Queensland. Confirm with certifier.
7. Solar PV and battery storage system, EV charger unit hardware, NBN connection point hardware – all by separate scope/specialist.
8. Preliminary estimate only. Pricing basis: SEQ 2026/27. Excludes GST.