

PRELIMINARY COST ESTIMATE

Private Residence Site address withheld

Job No. 24925 | CP10 Plans | Class P/S Site | Rural – No Council Sewer

SECTIONS O & P – PLUMBING: DRAINAGE ROUGH-IN UNDER SLAB

Under-Slab PVC Drainage, Fixture Rough-Ins, Sewer Connection, On-Site STP (PC Sum), Testing

WET AREA FIXTURE SCHEDULE – ASSUMED FROM CP10 PLANS (confirm against approved wet area drawings)						
Room	WC	FW	Shower	Bath	Basin	Other
Master ensuite	1	2	2	1	2	Bidet x1
Ensuite 2	1	1	1	1	2	–
Ensuite 3	1	1	1	–	1	–
Ensuite 4	1	1	1	–	1	–
Powder room 1	1	–	–	–	1	–
Powder room 2	1	–	–	–	1	–
Kitchen + butler's pantry	–	2	–	–	–	2 sinks, 2 DW
Laundry	–	1	–	–	–	Trough, 2xWM
TOTALS – HOUSE	6	8	5	2	8	Bidet, 3xsinks, 2xDW, trough, 2xWM
Pool house (2 change rms, outdoor kitchen)	2	4	2	–	2	2 outdoor sinks, channel drain

DRAINAGE SPECIFICATION – UNDER-SLAB ROUGH-IN	
Item	Specification
Design standard	AS 3500.2:2021 Sanitary Plumbing and Drainage AS 3500.1 Water Services QBCC licensed plumber required
Pipe – main drain	100mm PVC SN4 Class 1 Min fall 1:60 150mm compacted gravel bed Compacted sand backfill to underside of slab
Pipe – branches	65mm PVC SN4 Class 1 Min fall 1:60 40mm for basin/DW branches Gravel bed & sand backfill
Joints	Solvent cement joints per AS 3500.2 All pipes bedded free of point loading No joints within 150mm of slab penetration
Slab penetrations	All risers sleeved with flexible PVC sleeve 50mm above FFL Foam packed void around sleeve Riser set plumb to exact tile/waste position
Testing	Air pressure test 40 kPa for 5 min – zero loss required per AS 3500.2 CCTV camera inspection on completion Certifier sign-off
Sewer connection	No council sewer – rural site South-East QLD On-site STP required (aerobic treatment unit + sub-surface irrigation) PC sum included as O19
Inspection openings	100mm IO at each junction, each change of direction >45°, and at max 30m intervals per AS 3500.2 cl 10.3

Ref	Description	Qty	Unit	Rate	Total
SECTION O – MAIN HOUSE 786.55 m² 6 WC, 7 FW, 5 Showers, 2 Baths, 8 Basins + kitchen/laundry					
O1	Main sewage drain – 100mm PVC SN4 Class 1, min fall 1:60, 150mm compacted gravel bed, compacted sand backfill, supply & install AS 3500.2	175	LM	\$58	\$10,150
O2	Branch drain – 65mm PVC SN4, min fall 1:60, gravel bed, backfill, supply & install	110	LM	\$44	\$4,840
O3	Main sewer connection pipe – 150mm PVC SN4, from house collection point to on-site STP inlet, gravel bed, supply & install	30	LM	\$92	\$2,760
O4	WC (toilet) rough-in – 100mm PVC pan collar, screw-fix plate, inspection opening, riser set to FFL, supply & install 6 No. (master + 3 ens + 2 pwd rm)	6	No.	\$340	\$2,040
O5	Shower waste rough-in – 65mm PVC shower waste body / linear channel stub-out, set to FFL, supply & install 7 No. (master x2, ens 2–4 x1 each, laundry)	7	No.	\$230	\$1,610
O6	Floor waste rough-in – 100mm PVC FW body set to FFL, grate supplied, supply & install 10 No. (wet areas, laundry)	10	No.	\$195	\$1,950
O7	Freestanding bath waste rough-in – 65mm PVC trap & riser stub-out, supply & install 2 No. (master + ensuite 2)	2	No.	\$210	\$420
O8	Built-in bath / spa rough-in – 65mm PVC waste & overflow riser, supply & install 1 No. (ensuite 3)	1	No.	\$245	\$245
O9	Basin / vanity rough-in – 40mm PVC trap & riser stub-out to 50mm above FFL, supply & install 10 No. (master x2, ens 2 x2, ens 3–4 x1, pwd rm x2, laundry x1, bidet x1)	10	No.	\$150	\$1,500
O10	Bidet rough-in – 40mm PVC trap & riser stub-out, supply & install 1 No. (master ensuite)	1	No.	\$150	\$150
O11	Kitchen double sink rough-in – 40mm PVC trap & riser, P-trap, supply & install	1	No.	\$175	\$175
O12	Butler's pantry / scullery sink rough-in – 40mm PVC trap & riser, supply & install	1	No.	\$175	\$175
O13	Dishwasher stub-out – 40mm PVC riser, air gap, supply & install 2 No. (kitchen + butler's)	2	No.	\$115	\$230
O14	Laundry rough-in – 65mm PVC trough waste, 2 x 40mm WM stub-outs, floor waste, supply & install	1	Item	\$720	\$720
O15	PVC inspection openings (IO) – 100mm IO at each junction, change of direction >45°, and max 30m intervals, supply & install	9	No.	\$330	\$2,970
O16	Vent stack stubs – 100mm PVC capped riser stub through slab for stack vent connection (1 per wet area cluster), supply & install	5	No.	\$215	\$1,075
O17	Drainage air pressure test – test all drains to 40kPa for 5 minutes per AS 3500.2, certification issued	1	Item	\$750	\$750
O18	CCTV inspection – camera inspection of all underground drains on completion, report & DVD supplied	1	Item	\$1,200	\$1,200
O19	PC SUM – On-site sewage treatment system (STP): aerobic treatment unit 3,000 L/day (Ozzi Kleen, Taylex or equiv), sub-surface irrigation system, council approval, QBCC licensed install NOTE: Rural site – no council sewer connection available	1	PC	\$28,000	\$28,000
				Section Total	\$60,960

Ref	Description	Qty	Unit	Rate	Total
SECTION P – POOL HOUSE 226.94 m² 2 WC, 4 FW, 2 Showers, 2 Basins, outdoor kitchen					
P1	Main drain – 100mm PVC SN4, min fall 1:60, gravel bed, backfill, supply & install	45	LM	\$58	\$2,610
P2	Branch drain – 65mm PVC SN4, gravel bed, backfill, supply & install	30	LM	\$44	\$1,320
P3	WC rough-in – 100mm PVC pan collar, IO, riser to FFL, supply & install 2 No. (pool change rooms)	2	No.	\$340	\$680
P4	Shower waste rough-in – 65mm PVC waste body, supply & install 2 No.	2	No.	\$230	\$460
P5	Floor waste rough-in – 100mm PVC FW body, supply & install 4 No. (change rooms, pool surrounds)	4	No.	\$195	\$780
P6	Basin rough-in – 40mm PVC trap & riser, supply & install 2 No.	2	No.	\$150	\$300
P7	Outdoor kitchen / bar sink rough-in – 40mm PVC trap & riser, supply & install 2 No.	2	No.	\$175	\$350
P8	Pool surround channel drain – 100mm PVC grated channel drain, fall to sump, supply & install	20	LM	\$95	\$1,900
P9	Connection to main house sewer line – 100mm PVC, gravel bed, supply & install	25	LM	\$65	\$1,625
P10	Inspection openings – 100mm IO, supply & install	4	No.	\$330	\$1,320
P11	Drainage air pressure test and CCTV inspection, report issued	1	Item	\$850	\$850
				Section Total	\$12,195

	Section O – Main House (excl. PC sum O19)	\$32,960
	Section O – PC Sum O19 (on-site STP)	\$28,000
	Section O – Main House TOTAL	\$60,960
	Section P – Pool House	\$12,195
	GRAND TOTAL – PLUMBING DRAINAGE ROUGH-IN	\$73,155

NOTES

1. Fixture schedule is assumed from typical luxury CP10 home layout. Quantities must be confirmed against approved wet area drawings (WADs) before ordering.
2. All under-slab drainage installed prior to slab pour. Plumber to mark and protect all risers during concrete placement. Riser positions to be set out from architect's tile/fixture layout drawings.
3. Class P/S site – all pipe bedding compacted to 98% standard proctor. No pipe bedding to be disturbed prior to slab pour. Re-inspect bedding after any site disturbance.
4. Site is rural South-East QLD – no reticulated sewage. On-site sewage treatment system (STP) is mandatory. PC Sum O19 is a budget allowance only. Final system type, capacity and irrigation area to be designed by a licensed hydraulic engineer and approved by Gold Coast City Council prior to construction.
5. All plumbing work to be carried out by a QBCC-licensed plumber. Certificate of compliance (Form 4) required on completion of rough-in and final fix.
6. CCTV inspection of all underground drains recommended before slab pour and mandatory on completion.
7. Preliminary estimate only. Pricing basis: SEQ 2026/27. Excludes GST.