PRELIMINARY CONCRETE SLAB ESTIMATE

Client:	Private Client	**Job No.:**	24925
Project:	Site address withheld	**Drawn by:**	JEFFBUILD Pty Ltd
Date:	June 2026 (Preliminary – for client discussion only)	**Checked:**	
Soil Class:	Class P/S – Stiffened raft slab, double mesh reinforcement	**Wind Class:**	N4
Slab Spec:	110mm thick (engineer to confirm) | 32MPa | SL82 top & bottom | DPC + curing		
Building Areas:	House: 786.55 m² Pool House: 226.94 m² Concrete total ordered: 120 m³		

REINFORCEMENT SPECIFICATION	**Main mesh:** SL82 welded wire mesh – 8.0mm deformed bars @ 200mm centres each way | Grade 500MPa | AS/NZS 4671 | Sheet size 6.0 × 2.4m | Weight 4.49 kg/m² **Layers:** 2 layers (top + bottom) throughout full slab area | Cover: 40mm bottom, 25mm top **Chairs:** 65mm plastic high chairs (bottom layer) | 100mm plastic high chairs (top layer) @ 800mm crs **Supplementary:** N12 deformed bars @ penetrations, step-downs, construction joints **Engineer note:** SL92 (9mm @ 200mm, 6.18 kg/m²) or RL918 may be specified – add ~$4,500 uplift for house

SECTION D – MAIN HOUSE SLAB (786.55 m²)

D1	Concrete supply – 32MPa, S3 slump (100mm), truck-mixed, delivered SEQ Net volume: 786.55 m² × 110mm = 86.5 m³ | +7% waste/over-pour → order volume	93	m³	$198	$18,414
D2	SL82 welded mesh – bottom layer 8.0mm deformed bars @ 200mm crs EW, Grade 500MPa (AS/NZS 4671), sheets 6.0 × 2.4m (14.4 m²) 63 sheets + 15% lap/cut allowance	63	No.	$105	$6,615
D3	SL82 welded mesh – top layer (same spec as D2)	63	No.	$105	$6,615
D4	Bar chairs – 65mm plastic high chairs (bottom mesh support) Placed @ 800mm centres across slab	1,230	No.	$1	$800
D5	Bar chairs – 100mm plastic high chairs (top mesh support)	1,230	No.	$1	$800
D6	N12 supplementary bars – around penetrations, pipes, step-downs, construction joints Allow lump sum	1	Allow	$950	$950
D7	Steel fixing labour – place, lap, tie and chair both mesh layers Includes reading engineer's footing/slab plan, correct cover, tying all laps	787	m²	$18	$14,158
D8	Concrete placement + power float finish – interior areas Includes: pump placement, screed, bull-float, power trowel × 2 passes, hand-edge trowel Beds, living, kitchen, bathrooms, gallery, media, garage interior	600	m²	$32	$19,200
D9	Concrete placement + broom finish – exterior / exposed areas Alfresco, raised porch, entry, covered walkways	187	m²	$22	$4,114
D10	Concrete boom pump – full day hire incl. travel, setup, washout Recommended: 32m+ boom pump for site access and spread	1	Day	$2,400	$2,400
D11	DPC / vapour barrier – 0.2mm polyethylene sheeting, 450mm laps, all joints taped Laid over compacted sand bed prior to steel placement	787	m²	$2	$1,730
D12	Curing compound – spray-applied resin-based curing membrane (AS 3799) Applied immediately after final finish pass	787	m²	$4	$2,753
D13	Saw-cut control joints – 6–8 hrs post-pour, 25mm depth, wet-vac cleaned Estimated panel layout to engineer's spec (target max 36 m² per panel)	262	LM	$4	$917
				SECTION D SUBTOTAL – MAIN HOUSE SLAB	**$79,466**

SECTION E – POOL HOUSE SLAB (226.94 m²)					
E1	Concrete supply – 32MPa, S3 slump, truck-mixed, delivered SEQ Net volume: 226.94 m² × 110mm = 24.9 m³ | +7% waste → order volume	27	m³	$198	$5,346
E2	SL82 welded mesh – bottom layer (8.0mm @ 200mm EW, 500MPa, 6.0 × 2.4m sheets)	19	No.	$105	$1,995
E3	SL82 welded mesh – top layer (same spec as E2)	19	No.	$105	$1,995
E4	Bar chairs – 65mm + 100mm plastic high chairs @ 800mm centres	710	No.	$1	$462
E5	N12 supplementary bars – penetrations and construction joints (lump sum allow)	1	Allow	$350	$350
E6	Steel fixing labour – place, lap, tie and chair both mesh layers	227	m²	$18	$4,085
E7	Concrete placement + broom/brushed finish – pool house pavilion Includes: pump placement, screed, bull-float, broom finish (exposed aggregate option available)	227	m²	$26	$5,900
E8	Concrete boom pump – half day hire (separate pour day)	1	Day	$1,500	$1,500
E9	DPC / vapour barrier – 0.2mm polyethylene, 450mm laps, taped	227	m²	$2	$499
E10	Curing compound – spray-applied resin-based membrane	227	m²	$4	$794
E11	Saw-cut control joints – 25mm depth, post-pour	76	LM	$4	$266
				SECTION E SUBTOTAL – POOL HOUSE SLAB	**$23,192**
				TOTAL – HOUSE + POOL HOUSE SLABS	**$102,658**

CONCRETE VOLUME SUMMARY				
Element	**Area (m²)**	**Thickness**	**Net m³**	**Order m³ (+7% waste)**
Main house slab	786.55	110mm	86.5	**93**
Pool house slab	226.94	110mm	24.9	**27**
TOTAL	**1,013.49**	–	**111.4**	**120**
Note: Footings concrete (edge beams, thickening beams, pier holes) priced separately in Footing Estimate.				

ESTIMATE NOTES & ASSUMPTIONS

SCOPE – INCLUSIONS	*Supply and install: all concrete (32MPa), both layers SL82 mesh reinforcement, bar chairs, N12 supplementary bars, concrete boom pump, DPC/vapour barrier, curing compound, saw-cut control joints. Labour: steel fixing, concrete placement, screeding, power floating (interior), broom finishing (exterior), edging.*
SCOPE – EXCLUSIONS	*Footings (edge beams, thickening beams, pier holes – priced separately). Sand bed / compacted fill preparation. Formwork to slab edge (included in footing rates). Termite barrier. Floor coverings. Sealing or grinding. Pool shell concrete (separate pool contract).*
SLAB THICKNESS	*110mm assumed throughout based on Class P/S site and AS 3600 requirements. Structural engineer may specify 120mm or stepped thicknesses in certain zones (e.g. garage, alfresco). Each 10mm increase adds approx. 10 m³ concrete to house pour.*
CONCRETE SPEC	*32MPa, S3 slump (100mm), normal Portland cement. Engineer may upgrade to 40MPa for coastal/exposure class B2 – add approx. $8–12 per m³ premium. Total pour for house (93 m³) requires approximately 12 truck agitators – recommend early start (5:30am) and full crew on site to avoid cold joints.*
REINFORCEMENT	*SL82 specified as standard minimum for Class P residential. Engineer may upgrade to SL92 (9mm @ 200mm, +37.5% steel weight) or specify F8TM trench mesh to slab edges – budget uplift approx. $4,500–$7,000 for house if upgraded. Main house total mesh weight: 7.1 t | Pool house: 2.0 t | Combined: 9.1 t.*
PUMP	*Boom pump strongly recommended given site size, access constraints and pour volume. House pour (93 m³) is a full-day job – recommend 32m+ reach boom pump. Pool house (27 m³) is a separate half-day pour on a different day.*
FINISH	*Interior areas (beds, living, kitchen, gallery, garage): power float finish × 2 passes + hand-edge trowel. Exterior/alfresco/porch: broom finish. Specific finish requirements (e.g. exposed aggregate, polished) to be confirmed with client – additional cost applies.*
CONTINGENCY	*No contingency added to unit rates. Recommend 10–15% contingency on slab budget for a project of this complexity.*