

# PRELIMINARY CONCRETE FOOTING ESTIMATE

<b>Client:</b>	Private Client	<b>Job No.:</b>	24925
<b>Project:</b>	Site address withheld	<b>Drawn by:</b>	JEFFBUILD Pty Ltd
<b>Date:</b>	June 2026 (Preliminary – for client discussion only)	<b>Checked:</b>	
<b>Soil Class:</b>	Class S (Soft clay/sand) / Site Class P – Special Engineering Required	<b>Wind Class:</b>	N4
<b>Building Areas:</b>	House: 786.55 m <sup>2</sup> Pool House: 226.94 m <sup>2</sup> Pool: Separate price		

#	Description	Qty	Unit	Rate	Total (AUD)
<b>SECTION A – MAIN HOUSE FOOTINGS (786.55 m<sup>2</sup>)</b>					
A1	External edge beam / perimeter strip footing 450mm wide x 400mm deep min.   3xN16 top & btm, R10@300 fitments   32MPa concrete, formwork both sides, labour	156	LM	\$255	\$39,780
A2	Internal thickening beams under load-bearing walls 350mm wide x 300mm deep   2xN16 ea. face, R10 fitments   incorporated in slab pour	278	LM	\$148	\$41,144
A3	Additional P-class mid-span stiffening beams (engineer-specified, 3–4m grid zones) Same specification as A2	70	LM	\$148	\$10,360
A4	Pier holes – 450mm dia x avg 1,500mm depth Bored, 4xN12 cage, R10 ties @ 150crs, 32MPa concrete   Allow for rock/clay variance	84	No.	\$1,100	\$92,400
A5	Retaining wall toe footing – inside face of site retaining walls 500mm wide x 300mm deep   3xN16 bars, R10 fitments	45	LM	\$210	\$9,450
				<b>SECTION A SUBTOTAL</b>	<b>\$193,134</b>

<b>SECTION B – POOL HOUSE FOOTINGS (226.94 m<sup>2</sup>)</b>					
B1	External edge beam / perimeter strip footing – pool house pavilion Same specification as A1	70	LM	\$255	\$17,850
B2	Internal thickening beams – pool house internal walls + mid-span stiffening Same specification as A2	35	LM	\$148	\$5,180
B3	Pier holes – 450mm dia x avg 1,200mm depth (lighter loading than main house)	20	No.	\$980	\$19,600
				<b>SECTION B SUBTOTAL</b>	<b>\$42,630</b>
				<b>TOTAL – HOUSE + POOL HOUSE</b>	<b>\$235,764</b>

<b>SECTION C – SWIMMING POOL FOOTINGS ★ SEPARATE PRICE ★</b>					
C1	Pool toe / strip footing – inside perimeter of pool shell 450mm wide x 350mm deep   2xN16 top & btm, R10 fitments, 32MPa concrete	42	LM	\$225	\$9,450
C2	Pier holes under pool walls and beam intersections 450mm dia x avg 1,200mm depth	10	No.	\$980	\$9,800
				<b>SECTION C SUBTOTAL – POOL</b>	<b>\$19,250</b>
				<b>★ GRAND TOTAL (House + Pool House + Pool)</b>	<b>\$255,014</b>

**SEQ UNIT RATES REFERENCE – Q3 2026 / Q2 2027**

Item	Spec	Market Range	Rate Used
External strip footing / edge beam	450x400mm, 3xN16 ea. face, R10@300, 32MPa, formwork, pump, labour	\$220 – \$280 / LM	<b>\$255 / LM</b>
Internal thickening beam	350x300mm, 2xN16 ea. face, R10, in-slab pour (no separate formwork)	\$130 – \$165 / LM	<b>\$148 / LM</b>
Pier holes – house (450mm dia)	Bored, 4xN12 cage + R10 ties, 32MPa concrete, avg 1,500mm depth	\$900 – \$1,300 ea.	<b>\$1,100 ea.</b>
Pier holes – pool house (450mm dia)	Same, avg 1,200mm depth (lighter loading)	\$800 – \$1,150 ea.	<b>\$980 ea.</b>
Retaining wall toe footing	500x300mm, 3xN16, R10 fitments, inside face of retaining wall	\$185 – \$230 / LM	<b>\$210 / LM</b>
Pool strip / toe footing	450x350mm, 2xN16 T&B;, R10 fitments, pool shell inside perimeter	\$200 – \$250 / LM	<b>\$225 / LM</b>

**ESTIMATE NOTES & ASSUMPTIONS**

<b>SCOPE – INCLUSIONS</b>	<i>Supply &amp; install all concrete (32MPa minimum), reinforcement steel (N-grade bars + R-grade fitments), formwork, concrete pump (full site), vibration, basic curing, and labour for pour and finish. Excavation of pier holes, strip trenches and retaining toe trench included.</i>
<b>SCOPE – EXCLUSIONS</b>	<i>Slab itself (footings only), site scrape / bulk earthworks, compaction testing, engineering design fees, geotechnical investigation, council / certifier fees, termite management system, stormwater drainage, backfill compaction.</i>
<b>SOIL / SITE CLASS</b>	<i>Site classified Class P (Problem Site) and soil Class S (soft clay/sand) per AS 2870. All quantities are estimated from architectural plans (CP10) only – structural engineering drawings have NOT yet been issued. Engineer may revise quantities. Pier depths assumed at 1,500mm avg for house; engineer may specify 1,800–2,500mm if reactive clay extends deeper – add ~\$35–60k budget allowance for this scenario.</i>
<b>INTERNAL BEAMS</b>	<i>278 LM under load-bearing walls + 70 LM additional mid-span P-class stiffening = 348 LM total internal thickening beams for main house. Actual layout per engineer's stiffened raft design to AS 2870.</i>
<b>RETAINING WALLS</b>	<i>45 LM of toe footing estimated from site plan level data (site drops approx. 3–4m from top boundary to building pad RL). Actual retaining wall layout and extent subject to civil/site engineer.</i>
<b>POOL</b>	<i>Pool estimated at approximately 14m x 7m from site plan coping markings. Pool footings are a SEPARATE price as requested. Pool structural and hydrostatic design by pool engineer; pool shell concrete and waterproofing excluded from this estimate.</i>
<b>CONTINGENCY</b>	<i>No contingency has been added to the unit rates. Given the complexity of this project and the P-class soil classification, a 15–20% contingency on the footing budget is strongly recommended.</i>
<b>PRICING BASIS</b>	<i>SEQ market rates Q3 2026–Q2 2027. Concrete pump assumed for entire pour given site access constraints and project size. Rates allow for N4 wind zone hardware allowance embedded in edge beam reinforcement.</i>
<b>VALIDITY</b>	<i>Preliminary estimate only. Valid 30 days from issue. Subject to structural engineer's footing design, geotechnical report, and final DA drawings. Written dimensions take preference over scale.</i>