

PRELIMINARY COST ESTIMATE

Private Residence Site address withheld

Job No. 24925 | CP10 Plans | Class P/S Site | N4 Wind Zone

SECTIONS J & K – ROOFING

Sarking, Blanket Insulation, Battens, Colorbond Long-Run Sheeting, Flashings, Fixings, Roof Plumbing Tie-In, Labour, Delivery

ROOF AREA TAKE-OFF

Element	Floor m ²	Plan m ²	Pitch factor	Sloped m ²
Main house (25° pitch, 600mm o/hang)	786.55	880	1.103	971
Pool house (25° pitch, 600mm o/hang)	226.94	263	1.103	290
TOTAL	1,013.49	1,143	–	1,261

ROOFING SPECIFICATION

Item	Specification
Roof sheeting	Lysaght Longline 305 HI-TEN Colorbond 0.42 BMT Concealed-fix clip system Colour TBC by owner
Sarking	Sisalation 450 reflective foil sarking Stapled to rafters under battens AS 4200.1 compliant
Blanket insulation	Bradford Anticon 75 R1.4 Glasswool + foil laminate Laid over battens before sheeting NCC 2022 CI 13.2.2
Battens	38x38 H3 CCA-treated pine 750mm ctrs (N4 reduced spacing) AS 4055 Table B2 Fixed with 75x3.15 Ø gun nails @ 2 per rafter
Fixings (N4)	Concealed clips: Tek screws to batten @ 450mm max ctrs Crest-fixed screws: class 4 stainless Uplift capacity ≥ 1.5 kN/m ²
Ridge / hip caps	Colorbond custom-folded profile Butyl tape seal Pop-riveted @ 200mm max Minimum 150mm overlap each side
Valley	Colorbond secret-fix valley gutter Min 250mm each side Sealed at head end
Box gutter tie-in	Outlets, overflow scuppers, lead soakers and penetration flashings by licensed hydraulic contractor Allow included in J10/K10

Ref	Description	Qty	Unit	Rate	Total
SECTION J – MAIN HOUSE Roofing 786.55 m² floor 971 m² sloped roof area					
J1	Reflective foil sarking – Sisalation 450 or equiv, supply & install stapled to rafters under battens (incl. 10% lap allowance)	1070	m ²	\$4	\$4,815
J2	Roof blanket insulation – Bradford Anticon 75 (R1.4) glasswool + foil, laid over battens before sheeting, supply & install	971	m ²	\$12	\$11,652
J3	Timber roof battens – 38x38 H3 treated pine @ 750mm ctrs (N4 reduced spacing per AS 4055), supply & fix	1500	LM	\$6	\$9,750
J4	Colorbond metal roof sheeting – Lysaght Longline 305 HI-TEN concealed fix system, 0.42 BMT, supply (incl. 5% wastage)	1020	m ²	\$32	\$32,640
J5	Ridge cap – Colorbond custom profile, supply & install (screwed & sealed)	120	LM	\$35	\$4,200
J6	Hip cap – Colorbond custom profile, supply & install	80	LM	\$35	\$2,800
J7	Barge & gutter flashing – Colorbond, custom folded, supply & install	175	LM	\$28	\$4,900
J8	Valley flashing – Colorbond secret fix valley, supply & install	60	LM	\$38	\$2,280
J9	Fixings, clips, rivets, sealant tape, foam closures, butyl – allow	1	Item	\$3,800	\$3,800
J10	Roof plumbing tie-in allowance – box gutter outlets, overflow scuppers, penetration flashings, soakers, lead aprons, allow	1	Item	\$8,500	\$8,500
J11	Labour – install roof sheets, N4 fixing schedule compliance, complex geometry premium (dutch hips, valleys, penetrations)	971	m ²	\$20	\$19,420
J12	Delivery – crane-lift of long-run sheets, delivery to site, unloading & stacking, allow	1	Item	\$4,500	\$4,500
				Section Total	\$109,257

Ref	Description	Qty	Unit	Rate	Total
SECTION K – POOL HOUSE Roofing 226.94 m² floor 290 m² sloped roof area					
K1	Reflective foil sarking – Sisalation 450 or equiv, supply & install (incl. 10% lap allowance)	319	m ²	\$4	\$1,436
K2	Roof blanket insulation – Bradford Anticon 75 (R1.4), supply & install	290	m ²	\$12	\$3,480
K3	Timber roof battens – 38x38 H3 treated pine @ 750mm ctrs (N4), supply & fix	450	LM	\$6	\$2,925
K4	Colorbond metal roof sheeting – Lysaght Longline 305 HI-TEN concealed fix system, supply (incl. 5% wastage)	305	m ²	\$32	\$9,760
K5	Ridge cap – Colorbond, supply & install	35	LM	\$35	\$1,225
K6	Hip cap – Colorbond, supply & install	25	LM	\$35	\$875
K7	Barge & gutter flashing – Colorbond, supply & install	65	LM	\$28	\$1,820
K8	Valley flashing – Colorbond secret fix, supply & install	20	LM	\$38	\$760
K9	Fixings, clips, rivets, sealant tape, foam closures – allow	1	Item	\$1,200	\$1,200
K10	Roof plumbing tie-in allowance – box gutter outlets, penetration flashings, soakers, allow	1	Item	\$2,800	\$2,800
K11	Labour – install roof sheets, N4 fixing schedule, complex geometry	290	m ²	\$20	\$5,800
K12	Delivery – crane-lift of long-run sheets, delivery & unloading, allow	1	Item	\$1,500	\$1,500
				Section Total	\$33,580

	Section J – Main House	\$109,257
	Section K – Pool House	\$33,580
	GRAND TOTAL – ROOFING	\$142,838

NOTES

- Roof sheet profile and colour to be confirmed by owner. Longline 305 concealed-fix assumed; Kliplik 700 or Trimdek may be substituted at similar cost.
- Batten spacing reduced to 750mm centres for N4 wind category per AS 4055. Standard 900mm spacing not permitted in N4 zone.
- Anticon 75 blanket (R1.4) meets NCC 2022 minimum ceiling/roof insulation requirements for Climate Zone 2 (SEQ). Upgrade to Anticon 100 (R1.8) available on request.
- Box gutter outlets, overflow scuppers, downpipe connections, and all roof plumbing are by a licensed hydraulic contractor. Carpentry box gutter framing is included under Section H/I. The allowance in J10/K10 covers the tie-in interface only.
- Long-run sheets require crane lift or boom to roof level. Delivery allowance includes crane hire and traffic management if required.
- Preliminary estimate only. Pricing basis: SEQ 2026/27. Excludes GST.