

**JOINERY SCOPE SUMMARY – MID-LEVEL FINISH (Austral Ply / Polytec or equiv; Grass hinges; laminate doors; stone benchtops PC \$750/LM)**

Room / Area	Scope	PC Allowance
Kitchen	16 LM base + 14 LM overhead + island + 2 tall towers; laminate or 2-pac doors; stone tops PC	\$72,000
Butler's Pantry	8 LM base + 6 LM overhead + walk-in shelving; laminate doors; stone tops PC	\$22,000
Laundry	5 LM base + 4 LM overhead; laminate; stone top PC; broom cupboard	\$9,500
Master WIR	Full-height hanging, shelving, drawers; melamine carcass; soft-close; no stone	\$18,000
Bed 2-5 WIR / Robes	4 x standard built-in robe; melamine carcass; sliding or hinged doors	\$14,000
Bathroom Vanities (x5)	5 x freestanding or wall-hung vanity; laminate or 2-pac; stone top PC \$750/LM	\$16,500
Powder Room	Wall-hung vanity; laminate; stone top PC	\$3,200
Living / Bar	Bar joinery and shelving unit; laminate carcass; glass doors; stone top PC	\$14,000
Study / Home Office	Desk, overhead shelving, drawers; melamine	\$5,500
Linen / Store Cupboards	3 x built-in linen/store; melamine shelving; hinged doors	\$4,500
Mud Room / Entry	Bench seat, hooks, overhead cubbies; melamine carcass	\$4,200
<b>House TOTAL</b>		<b>\$183,400</b>
Pool House Kitchen	8 LM base + 6 LM overhead; 304SS hardware; laminate/compact lam doors; stone top PC	\$22,000
Pool House Bar / Servery	Bar joinery; outdoor-grade compact lam carcass; glass racking	\$9,500
Pool House Bathroom / Change	2 x vanity; compact lam; stone tops PC	\$6,800
Pool House Store / Linen	Built-in shelving and storage; melamine	\$2,800
<b>Pool House TOTAL</b>		<b>\$41,100</b>
<b>PROJECT TOTAL</b>		<b>\$224,500</b>

**SPECIFICATION NOTES – Mid-Level Finish**

<b>Carcass:</b> 18mm Austral Ply or equiv moisture-resistant particleboard (MRMDF where exposed to moisture); white or colour-matched ABS edge banding 1mm.
<b>Doors / drawer fronts:</b> 18mm MDF 2-pac painted (single colour TBC by owner) OR Polytec laminate (owner selection); flat or shaker profile (TBC).
<b>Hardware:</b> Grass Tiomos 110 soft-close hinges; Grass Nova Pro Scala or Hafele Matrix Box P soft-close drawer runners; standard lever pulls (finish TBC).
<b>Stone benchtops:</b> PC allowance \$750/LM (mid-grade engineered stone, 20mm thick, 600mm deep base tops, 300mm overhead tops); waterfall ends or returns excluded.
<b>Tall units / towers:</b> Full-height 2200mm pantry/linen towers; adjustable shelving; soft-close doors.
<b>Pool house carcass:</b> Compact laminate (Laminam or equiv) for outdoor/wet zone; 304SS hinges and hardware; UV-stable doors.
<b>LED strip lighting:</b> Recessed LED strip in overhead units and display shelving where shown on plans (Loox5 or equiv) – provisional allowance \$3,500 included in Section W.
<b>Stone benchtop LM summary:</b> Kitchen 5.5 LM + butler 2.5 LM + laundry 1.5 LM + bathrooms 7.0 LM + bar 1.5 LM + pool house 3.5 LM = 21.5 LM @ \$750 = \$16,125 included in PC sums above.
<b>Exclusions:</b> Splashback tiling/glass (tiling trade), integrated appliances, sinks/tapware (hydraulic trade), mirrors, stone waterfall edges, feature fluted panels upgrade.
<b>Note:</b> All PC sums are preliminary mid-level allowances. Confirmed pricing subject to kitchen/joinery designer drawings and owner finish selections.

**SECTION W – MAIN HOUSE | Joinery – Mid-Level Finish**

Ref	Description	Qty	Unit	Rate	Total
W1	Kitchen joinery – PC sum: 16 LM base cabs + 14 LM overhead + island + 2 full-height towers; 18mm MR carcass; 2-pac or laminate doors TBC; Grass Tiomos hinges and Matrix Box runners; stone benchtops PC \$750/LM; integrated bin pull-outs; includes supply, deliver and install	1	PC	\$72,000	\$72,000
W2	Butler's pantry – PC sum: 8 LM base + 6 LM overhead + walk-in shelving wall; 18mm MR carcass; laminate doors; stone tops PC; includes supply, deliver and install	1	PC	\$22,000	\$22,000
W3	Laundry – PC sum: 5 LM base + 4 LM overhead; laminate doors; stone top PC; tall broom cupboard; supply and install	1	PC	\$9,500	\$9,500
W4	Master WIR – PC sum: full-height hanging rail, shelving and drawer modules to 3 walls; melamine carcass; soft-close hinges and runners; mirror doors to hanging sections; no stone benchtop	1	PC	\$18,000	\$18,000
W5	Bedroom 2-5 built-in robes / WIR – PC sum: 4 x standard BIR (2,400mm wide x 2,200mm high); melamine carcass; hinged or sliding laminate doors; hanging + shelf + 2 drawers each	1	PC	\$14,000	\$14,000
W6	Bathroom vanities – PC sum: 5 x wall-hung vanity (1,200mm avg width); 18mm MR carcass; 2-pac or laminate door; stone top PC \$750/LM; soft-close drawers; supply and install (excludes sink and tapware)	1	PC	\$16,500	\$16,500
W7	Powder room vanity – PC sum: 900mm wall-hung; laminate; stone top PC; supply and install (excludes tapware)	1	PC	\$3,200	\$3,200
W8	Living area bar joinery – PC sum: bar carcass, display shelving and glass-door overhead cabinets; 18mm carcass; laminate finish; stone top PC; glass pull-out bottle drawers; supply and install	1	PC	\$14,000	\$14,000
W9	Study / home office – PC sum: 1,800mm desk with overhead shelving and 3-drawer pedestal; melamine carcass; supply and install	1	PC	\$5,500	\$5,500
W10	Linen and store cupboards – PC sum: 3 x full-height linen/store (600mm deep); melamine shelving; hinged laminate doors; supply and install	1	PC	\$4,500	\$4,500
W11	Mud room / entry – PC sum: bench seat 1,800mm, overhead cubby units, hook rail; melamine carcass; laminate doors; supply and install	1	PC	\$4,200	\$4,200
W12	LED strip lighting to joinery – Loox5 or equiv recessed LED strip to overhead units, display shelving and island; warm white 2700K; includes driver, switching and wiring to joinery board; provisional allowance	1	Prov	\$3,500	\$3,500
<b>SECTION W SUBTOTAL</b>					<b>\$186,900</b>

#### SECTION X – POOL HOUSE | Joinery – Mid-Level Finish (Outdoor-Grade)

Ref	Description	Qty	Unit	Rate	Total
X1	Pool house outdoor kitchen – PC sum: 8 LM base + 6 LM overhead; compact laminate carcass (UV-stable, moisture-resistant); 304SS Grass hinges and pulls; stone benchtop PC \$750/LM; includes BBQ cut-out, sink cut-out and fridge opening; supply and install	1	PC	\$22,000	\$22,000
X2	Pool house bar / servery joinery – PC sum: bar carcass, glass bottle racking, overhead display cabinets; compact laminate; 304SS hardware; stone top PC; supply and install	1	PC	\$9,500	\$9,500
X3	Pool house bathroom / change room vanities – PC sum: 2 x 900mm wall-hung vanity; compact laminate carcass; stone tops PC; 304SS hardware; supply and install	1	PC	\$6,800	\$6,800
X4	Pool house storage / linen – PC sum: built-in shelving unit and linen cupboard; melamine; hinged doors; supply and install	1	PC	\$2,800	\$2,800
<b>SECTION X SUBTOTAL</b>					<b>\$41,100</b>

SUMMARY	Description	Amount (ex GST)
Section W	Main House – Joinery (mid-level finish)	\$186,900
Section X	Pool House – Joinery (outdoor-grade, mid-level)	\$41,100
<b>GRAND TOTAL (ex GST)</b>		<b>\$228,000</b>
	Rate per m2 GFA (786 + 227 = 1,013 m2)	\$225/m2
	Budget saving vs high-spec estimate (~\$578,800): \$350,800	

## NOTES & EXCLUSIONS

1. All rates exclude GST. Pricing basis: SEQ mid-range custom joinery, June 2026.
2. All items are PC (Prime Cost) allowances. Confirmed pricing subject to kitchen/joinery designer drawings and owner finish selections. Expect +/-15% variance.
3. Stone benchtops: PC @ \$750/LM (mid-grade engineered stone, 20mm, standard profile). Upgrades to 40mm, waterfall, fluted or premium stone are additional.
4. Splashback glass/tile, integrated appliances, sinks, tapware and mirrors are excluded (separate trades).
5. Mid-level finish basis: Austral Ply / Polytec laminate or 2-pac, Grass Tiomos hinges, standard lever pulls. Upgrades to fluted panels, reeded glass, integrated handle profiles or premium hardware are additional.
6. Pool house carcass: compact laminate (moisture/UV-resistant) with 304SS hardware. Marine-grade (316SS full spec) is available at ~15% premium if required.
7. LED strip lighting W12 is a provisional allowance; final circuits confirmed by electrical contractor.
8. Lead time: custom joinery typically 8-12 weeks from confirmed drawings. Allow for programme impact.
9. A high-spec budget version (Hafele/Vauth-Sagel hardware, fluted panels, premium stone at \$1,200/LM) is available separately at ~\$578,800 if budget allows in future.