

NEVILLE BROWN & ASSOCIATES PTY. LTD.



CIVIL, FIRE PROTECTION & HYDRAULIC DESIGN SERVICES
FIRE HYDRANTS, HOSEREEL, SPRINKLER & ESSENTIAL SERVICES DESIGN
FORENSIC INVESTIGATION, EXPERT WITNESS & LITIGATION SUPPORT
FIRE & ESSENTIAL SERVICES AUDIT, TESTING AND CERTIFICATION
SPECIALIST CIVIL & HYDRAULIC AND ELECTRICAL SERVICES ESTIMATING
SOLAR AIR CONDITIONING AND HOT WATER SYSTEMS DESIGN & CONSULTING
SPECIALIST TRADE WASTE CONSULTING
ELECTRICAL, LIGHTING AND DATA SYSTEMS DESIGN
GAS CO-GENERATION AND AIR CONDITIONING SYSTEMS
HYDRONIC UNDERFLOOR HEATING SYSTEMS DESIGN
WINDOW & RESIDENTIAL FIRE SPRINKLERS (9a & 9c)
BUSHFIRE PROTECTION & SPRINKLER CONSULTING
SIPHONIC DRAINAGE SYSTEMS DESIGN
BASIX STORMWATER DRAINAGE SYSTEMS
GREY & RAINWATER REUSE SYSTEMS DESIGN
ON SITE SEWAGE TREATMENT, DISPOSAL & REUSE SYSTEMS
EDITORS OF THE **AUSTRALIAN PLUMBING COST GUIDE**

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Thursday, 1 April 2010

DOCUMENTATION:

1. Hydraulic Services Drawings – Job No. 0902-0098 H00 – H03 Inclusive
2. No warranty is given as to the accuracy of this estimate in relation to final service positions as determined on site.

The estimate has been upon the instructions of, and prepared for the **exclusive** use of _____, and must not be relied upon by third parties for any purpose whatsoever. All liability arising from the improper use of this information by third parties is expressly disclaimed to the fullest extent permitted by law.

NOTES

1. Any item that is not contained within the reports as provided has not been allowed for.
2. This estimate is priced at cost. You will need to add any markups to materials and labour as necessary.
3. Acoustic lagging is **NOT** allowed to sanitary plumbing services.
4. No site visit has been undertaken by us.
5. Materials have been priced at cost from prices provided by Plumbers Supplies Co-Op.
6. Hourly Rate used is **\$65.00** per hour for ordinary time works.
7. No allowance has been made for out of ordinary hour's works.

8. All prices are exclusive of GST
9. Connection is to existing authority services only.
10. Sanitary Plumbing has been allowed in UPVC tubing **WITH** Fire stop collars.
11. Where applicable, Water and Gas services have been allowed in copper tube.

Services allowed for are as follows

1. Sanitary Plumbing
2. Hot Water Service
3. Warm Water Service
4. Cold Water Service
5. PC Fixout

Schedule of Specific Allowances

1. NIL

No allowance has been made for the following

1. **Supply of PC Items or Tapware or Hot Water Heaters**
2. Profit or Markups on materials
3. Concrete Plinths or other structural support to Hydraulic services equipment
4. Out of hours work
5. Rock excavation
6. Piering & beaming of services in poor quality grounds
7. Gutters, flashings, downpipes or other roof plumbing.
8. Headworks charges, authority fees and charges, section 73 fees, and other fees of a similar nature.
9. Sewer encasement or diversions (not indicated on documents).
10. Spoil removal off site.
11. Restoration of surfaces.
12. Authority mains extensions, modifications or amplifications. *(Where Required)*
13. Construction of Onsite detention items (Detention Basin). *(Where Required)*
14. Fixture Flow Control valves – not nominated if required.

15. Fees associated with approval of documentation.
16. Electrical work associated with hydraulic services.
17. Structural cutting, patching or repairing required for the installation of services.
18. Removal or stockpiling of excess soil.
19. Wall and floor blackouts to hydraulic ducts.
20. Asbestos removal or disposal.
21. Contaminated soil removal or disposal.

Please ring to discuss should you require further information, explanation of items or allowances.

Regards,

Ross Brown

Ross Brown
(M - 0403 390 810)
LLB, GDLP, Assoc. Dip Eng.
Dip. Plumbing Services
Reg'd Plumber, Drainer and Gasfitter
Lawyer of the Supreme Court of NSW

SAMPLE ESTIMATE ONLY

Full Estimate Summary

Job Name : _____
 Client's Name: _____

Job Description

Trade Description	Trade Cost/ m2 %	--- Labour ---			Material Total	Sub Total	Mark Up %	Trade Total
		Qty	Rate	Total				
COLD WATER	10.50	69	65	4,495	1,325	5,820		5,820
HOT WATER	14.63	51	65	3,296	4,815	8,111		8,111
SANITARY PLUMBING	49.38	214	65	13,936	13,442	27,378		27,378
INSTALL ONLY SANITARY FIXTURES	16.18	138	65	8,970		8,970		8,970
INSTALL ONLY TAPWARE	5.36	34	65	2,184	787	2,971		2,971
AS BUILT DWGS & MANUALS	3.95	18	65	1,170	1,020	2,190		2,190
OMIT:								
	100.00	524	390	34,051	21,389	55,440		55,440

Final Total \$ 55,440

SAMPLE ESTIMATE ONLY

Trade Breakup without Rates

Job Name :

Job Description

Client's Name : _____

Item Description	Quantity	Unit	Material Rate	Mark Up %	Labour Factor	Labour Qty	Labour Rate	Amount
<i>Trade : <u>COLD WATER</u></i>								
CONNECT TO EXISTING	6.00	NO		20.00	4.00	24.00		
20MMX1.00 TABLE B CU TUBE & FITTINGS	45.00	M		30.00	0.45	20.25		
15MMX1.00 TABLE B CU TUBE & FITTINGS	18.00	M		30.00	0.40	7.20		
CHASING 15MM & 20MM PIPE	36.00	M		20.00	0.20	7.20		
20MM BRASS SCREWED GATE VALVE	3.00	NO		20.00	0.50	1.50		
20MM KEY OPERATED HOSE COCK WITH VACUUM BREAKER	6.00	NO		20.00	1.00	6.00		
TESTING	1.00	NO			3.00	3.00		
<u>COLD WATER</u> Total :								

SAMPLE ESTIMATE ONLY

Trade Breakup without Rates

Job Name : _____

Job Description

Client's Name : _____

Item Description	Quantity	Unit	Material Rate	Mark Up %	Labour Factor	Labour Qty	Labour Rate	Amount
<i>Trade : <u>HOT WATER</u></i>								
20MM POLYLAG TUBE & FITTINGS	12.00	M		25.00	0.45	5.40		
EXTRA FOR CHASING 15MM & 20MM PIPE	15.00	M		20.00	0.20	3.00		
20MM GATE VALVE 180024	3.00	NO		20.00	0.25	0.75		
15MM POLYLAG TUBE & FITTINGS	21.00	M		25.00	0.45	9.45		
TMV IN S/S BOX	6.00	NO		20.00	2.00	12.00		
CONNECT TO EXISTING	6.00	NO		20.00	0.50	3.00		
REMOVE REDUNDANT PIPEWORK	36.00	M			0.35	12.60		
TESTING & CERTIFICATION	3.00	NO			1.50	4.50		
<u>HOT WATER</u>						Total :		

SAMPLE ESTIMATE ONLY

Trade Breakup without Rates

Job Name : _____

Job Description

Client's Name : _____

GRAFTON GOVT OFFICE REFURB

Item Description	Quantity	Unit	Material Rate	Mark Up %	Labour Factor	Labour Qty	Labour Rate	Amount
<i>Trade : <u>SANITARY PLUMBING</u></i>								
100MM P.V.C. PIPE	56.00	M		30.00	0.50	28.00		
65MM P.V.C. PIPE	16.00	M		30.00	0.45	7.20		
50MM P.V.C. PIPE	30.00	M		30.00	0.45	13.50		
40MM P.V.C. PIPE	19.00	M		30.00	0.45	8.55		
100MM TEST GATE WITH EXPANSION COUPLING COMPLETE	3.00	NO		30.00	0.50	1.50		
100MM BENDS I.O.	43.00	NO		30.00	0.50	21.50		
100X65/50/40MM PLAIN JUNCTION	43.00	NO		30.00	0.50	21.50		
65MM PLAIN BEND	21.00	NO		30.00	0.25	5.25		
50MM PLAIN BEND	18.00	NO		30.00	0.20	3.60		
40MM PLAIN BEND	26.00	NO		30.00	0.10	2.60		
50MM S & P TRAP	3.00	NO		30.00	0.50	1.50		
40MM S & P TRAP	15.00	NO		30.00	0.50	7.50		
100X65 P.V.C. F.W.-INLET RISER	15.00	NO		30.00	3.00	45.00		
100MM U.P.V.C. PAN COLLAR	21.00	NO		30.00	0.50	10.50		
CONNECT TO EXISTING	12.00	NO		30.00	1.00	12.00		
100MM SLABLOCK CAST-IN FIRE COLLARS:	21.00	NO		20.00	0.20	4.20		
100MM FW SLABLOCK CAST-IN FIRE COLLARS:	15.00	NO		20.00	0.20	3.00		
65MM SLABLOCK CAST-IN FIRE COLLARS:	4.00	NO		20.00	0.20	0.80		
50MM SLABLOCK CAST-IN FIRE COLLARS:	4.00	NO		20.00	0.20	0.80		
40MM SLABLOCK CAST-IN FIRE COLLARS:	10.00	NO		20.00	0.20	2.00		
200MM DIA. COREDRILLING THRU 200 THICK CONCRETE SLAB	34.00	NO		20.00	0.15	5.10		
125MM DIA. COREDRILLING THRU 200 THICK CONCRETE SLAB	8.00	NO		20.00	0.10	0.80		
80MM DIA. COREDRILLING THRU 200 THICK CONCRETE SLAB	32.00	NO		20.00	0.10	3.20		
CAP OFF EXISTING SERVICE	24.00	NO		20.00	0.20	4.80		
SANITARY PLUMBING Total :								

Trade Breakup without Rates

Job Name : _____

Job Description

Client's Name : _____

Item Description	Quantity	Unit	Material Rate	Mark Up %	Labour Factor	Labour Qty	Labour Rate	Amount
<i>Trade : <u>INSTALL ONLY SANITARY FIXTURES</u></i>								
WC SUITE	18.00	NO			4.00	72.00		
H'CAP WC SUITE	3.00	NO			4.50	13.50		
BASIN	12.00	NO			1.50	18.00		
H'CAP BASIN	3.00	NO			3.00	9.00		
CLEANERS SINK	3.00	NO			2.50	7.50		
URINALS	6.00	NO			3.00	18.00		
<u>INSTALL ONLY SANITARY FIXTURES</u> Total :								

SAMPLE ESTIMATE ONLY

Trade Breakup without Rates

Job Name : _____

Job Description

Client's Name : _____

Item Description	Quantity	Unit	Material Rate	Mark Up %	Labour Factor	Labour Qty	Labour Rate	Amount
<i>Trade : <u>INSTALL ONLY TAPWARE</u></i>								
CP MINI CISTERN COCKS + FLEXI	57.00	NO		20.00	0.30	17.10		
BASIN SET	12.00	NO			1.00	12.00		
H'CAP BASIN SET	3.00	NO			1.00	3.00		
CLEANERS SINK SET	3.00	NO			0.50	1.50		
<u>INSTALL ONLY TAPWARE</u> Total :								

SAMPLE ESTIMATE ONLY

Trade Breakup without Rates

Job Name : _____

Job Description

Client's Name : _____

Item Description	Quantity	Unit	Material Rate	Mark Up %	Labour Factor	Labour Qty	Labour Rate	Amount
<i>Trade : <u>AS BUILT DWGS & MANUALS</u></i>								
AS BUILT DWGS	1.00	NO		20.00	12.00	12.00		
MANUALS	1.00	NO		20.00	6.00	6.00		
<u>AS BUILT DWGS & MANUALS</u> Total :								

SAMPLE ESTIMATE ONLY

Trade Breakup without Rates

Job Name : _____

Job Description

Client's Name : _____

Item Description	Quantity	Unit	Material Rate	Mark Up %	Labour Factor	Labour Qty	Labour Rate	Amount
<i>Trade : OMIT:</i>								
1.SEWER DRAINAGE								
2.STORMWATER DRAINAGE								
3.ASBESTOS REMOVAL								
4.PAINTING								
5.REMOVAL/REPLACEMENT OF CEILINGS & GRIDS IF REQUIRED								
6.SUPPLY OF SANITARY FIXTURES & TAPWARE								
7.APPROVAL OF COREHOLES BY STRUCTURAL ENGINEER								
8.MECHANICAL A/C CONDENSATE DRAINAGE								
9.RENEWAL OF HOT WATER PLANT								
							OMIT: Total :	

SAMPLE ESTIMATE ONLY

Trade Total with Item Descriptions

Job Name : _____	<u>Job Description</u>
Client's Name: _____	

Item No	Item Description	Amount
<i>Trade : 1 <u>COLD WATER</u></i>		
1	CONNECT TO EXISTING	
2	20MMX1.00 TABLE B CU TUBE & FITTINGS	
3	15MMX1.00 TABLE B CU TUBE & FITTINGS	
4	CHASING 15MM & 20MM PIPE	
5	20MM BRASS SCREWED GATE VALVE	
6	20MM KEY OPERATED HOSE COCK WITH VACUUM BREAKER	
7	TESTING	
<u>COLD WATER</u> Total :		5,819.84
<i>Trade : 2 <u>HOT WATER</u></i>		
1	20MM POLYLAG TUBE & FITTINGS	
2	EXTRA FOR CHASING 15MM & 20MM PIPE	
3	20MM GATE VALVE 180024	
4	15MM POLYLAG TUBE & FITTINGS	
5	TMV IN S/S BOX	
6	CONNECT TO EXISTING	
7	REMOVE REDUNDANT PIPEWORK	
8	TESTING & CERTIFICATION	
<u>HOT WATER</u> Total :		8,110.69
<i>Trade : 3 <u>SANITARY PLUMBING</u></i>		
1	100MM P.V.C. PIPE	
2	65MM P.V.C. PIPE	
3	50MM P.V.C. PIPE	
4	40MM P.V.C. PIPE	
5	100MM TEST GATE WITH EXPANSION COUPLING COMPLETE	
6	100MM BENDS I.O.	
7	100X65/50/40MM PLAIN JUNCTION	
8	65MM PLAIN BEND	
9	50MM PLAIN BEND	
10	40MM PLAIN BEND	
11	50MM S & P TRAP	
12	40MM S & P TRAP	

Trade Total with Item Descriptions

Job Name : _____

Job Description

Client's Name: _____

Item No	Item Description	Amount
<i>Trade :</i> 3 <u>SANITARY PLUMBING</u>		<i>(Continued)</i>
13	100X65 P.V.C. F.W.+INLET RISER	
14	100MM U.P.V.C. PAN COLLAR	
15	CONNECT TO EXISTING	
16	100MM SLABLOCK CAST-IN FIRE COLLARS:	
17	100MM FW SLABLOCK CAST-IN FIRE COLLARS:	
18	65MM SLABLOCK CAST-IN FIRE COLLARS:	
19	50MM SLABLOCK CAST-IN FIRE COLLARS:	
20	40MM SLABLOCK CAST-IN FIRE COLLARS:	
21	200MM DIA. COREDRILLING THRU 200 THICK CONCRETE SLAB	
22	125MM DIA. COREDRILLING THRU 200 THICK CONCRETE SLAB	
23	80MM DIA. COREDRILLING THRU 200 THICK CONCRETE SLAB	
24	CAP OFF EXISTING SERVICE	
<u>SANITARY PLUMBING</u>		Total : 27,377.11
<i>Trade :</i> 4 <u>INSTALL ONLY SANITARY FIXTURES</u>		
1	WC SUITE	
2	H'CAP WC SUITE	
3	BASIN	
4	H'CAP BASIN	
5	CLEANERS SINK	
6	URINALS	
<u>INSTALL ONLY SANITARY FIXTURES</u>		Total : 8,970.00
<i>Trade :</i> 5 <u>INSTALL ONLY TAPWARE</u>		
1	CP MINI CISTERN COCKS + FLEXI	
2	BASIN SET	
3	H'CAP BASIN SET	
4	CLEANERS SINK SET	
<u>INSTALL ONLY TAPWARE</u>		Total : 2,970.60
<i>Trade :</i> 6 <u>AS BUILT DWGS & MANUALS</u>		
1	AS BUILT DWGS	
2	MANUALS	

Trade Total with Item Descriptions

Job Name : _____	Job Description
Client's Name: _____	

Item No	Item Description	Amount
Trade : 6 <u>AS BUILT DWGS & MANUALS</u>		<i>(Continued)</i>
	<u>AS BUILT DWGS & MANUALS</u> Total :	2,190.00
Trade : 7 <u>OMIT:</u>		
1	1. SEWER DRAINAGE	
2	2. STORMWATER DRAINAGE	
3	3. ASBESTOS REMOVAL	
4	4. PAINTING	
5	5. REMOVAL/REPLACEMENT OF CEILINGS & GRIDS IF REQUIRED	
6	6. SUPPLY OF SANITARY FIXTURES & TAPWARE	
7	7. APPROVAL OF COREHOLES BY STRUCTURAL ENGINEER	
8	8. MECHANICAL A/C CONDENSATE DRAINAGE	
9	9. RENEWAL OF HOT WATER PLANT	
	<u>OMIT:</u> Total :	

SAMPLE ESTIMATE ONLY

Trade Breakup of Unextended Items

Job Name : _____

Job Description

Client's Name: _____

Item No.	Item Description	Quantity	Unit	Total	Supp Code	Seq #
<i>Trade : <u>COLD WATER</u></i>						
	CONNECT TO EXISTING	6.00	NO	1,740.00		
	20MMX1.00 TABLE B CU TUBE & FITTINGS	45.00	M	1,667.25		
	15MMX1.00 TABLE B CU TUBE & FITTINGS	18.00	M	575.64		
	CHASING 15MM & 20MM PIPE	36.00	M	640.80		
	20MM BRASS SCREWED GATE VALVE	3.00	NO	181.31		
	20MM KEY OPERATED HOSE COCK WITH VACUUM BREAKER	6.00	NO	819.84		
	TESTING	1.00	NO	195.00		
<i>Trade : <u>HOT WATER</u></i>						
	20MM POLYLAG TUBE & FITTINGS	12.00	M	458.25		
	EXTRA FOR CHASING 15MM & 20MM PIPE	15.00	M	267.00		
	20MM GATE VALVE 180024	3.00	NO	132.56		
	15MM POLYLAG TUBE & FITTINGS	21.00	M	774.38		
	TMV IN S/S BOX	6.00	NO	4,920.00		
	CONNECT TO EXISTING	6.00	NO	447.00		
	REMOVE REDUNDANT PIPEWORK	36.00	M	819.00		
	TESTING & CERTIFICATION	3.00	NO	292.50		
<i>Trade : <u>SANITARY PLUMBING</u></i>						
	100MM P.V.C. PIPE	56.00	M	2,118.48		
	65MM P.V.C. PIPE	16.00	M	532.48		
	50MM P.V.C. PIPE	30.00	M	955.50		
	40MM P.V.C. PIPE	19.00	M	607.62		
	100MM TEST GATE WITH EXPANSION COUPLING COMPLETE	3.00	NO	151.05		
	100MM BENDS I.O.	43.00	NO	1,761.41		
	100X65/50/40MM PLAIN JUNCTION	43.00	NO	1,836.32		
	65MM PLAIN BEND	21.00	NO	442.26		
	50MM PLAIN BEND	18.00	NO	249.68		
	40MM PLAIN BEND	26.00	NO	195.70		
	50MM S & P TRAP	3.00	NO	116.22		
	40MM S & P TRAP	15.00	NO	581.10		
	100X65 P.V.C. F.W.+INLET RISER	15.00	NO	4,212.00		
	100MM U.P.V.C. PAN COLLAR	21.00	NO	865.41		

Trade Breakup of Unextended Items

Job Name : _____	Job Description
Client's Name: _____	

Item No.	Item Description	Quantity	Unit	Total	Supp Code	Seq #
<i>Trade : <u>SANITARY PLUMBING</u></i> <i>(Continued)</i>						
	CONNECT TO EXISTING	12.00	NO	1,326.00		
	100MM SLABLOCK CAST-IN FIRE COLLARS:	21.00	NO	764.40		
	100MM FW SLABLOCK CAST-IN FIRE COLLARS:	15.00	NO	800.70		
	65MM SLABLOCK CAST-IN FIRE COLLARS:	4.00	NO	121.60		
	50MM SLABLOCK CAST-IN FIRE COLLARS:	4.00	NO	98.08		
	40MM SLABLOCK CAST-IN FIRE COLLARS:	10.00	NO	236.80		
	200MM DIA. COREDRILLING THRU 200 THICK CONCRETE SLAB	34.00	NO	4,819.50		
	125MM DIA. COREDRILLING THRU 200 THICK CONCRETE SLAB	8.00	NO	916.00		
	80MM DIA. COREDRILLING THRU 200 THICK CONCRETE SLAB	32.00	NO	2,896.00		
	CAP OFF EXISTING SERVICE	24.00	NO	772.80		
<i>Trade : <u>INSTALL ONLY SANITARY FIXTURES</u></i>						
	WC SUITE	18.00	NO	4,680.00		
	H'CAP WC SUITE	3.00	NO	877.50		
	BASIN	12.00	NO	1,170.00		
	H'CAP BASIN	3.00	NO	585.00		
	CLEANERS SINK	3.00	NO	487.50		
	URINALS	6.00	NO	1,170.00		
<i>Trade : <u>INSTALL ONLY TAPWARE</u></i>						
	CP MINI CISTERN COCKS + FLEXI	57.00	NO	1,898.10		
	BASIN SET	12.00	NO	780.00		
	H'CAP BASIN SET	3.00	NO	195.00		
	CLEANERS SINK SET	3.00	NO	97.50		
<i>Trade : <u>AS BUILT DWGS & MANUALS</u></i>						
	AS BUILT DWGS	1.00	NO	1,500.00		
	MANUALS	1.00	NO	690.00		