

ClearCost

Q U A N T I T Y S U R V E Y O R

DOCUMENT / DETAILED BILL OF QUANTITIES

Building Cost Estimate

BUILDER · TENDER BOQ · EX GST

9 SAMPLE STREET, MOSMAN NSW 2088

9 Sample Street, Mosman NSW 2088

ALTERATIONS & ADDITIONS

PREPARED BY	Gordon Xue · Certified Quantity Surveyor
AIQS REGISTRATION	No. 9497
PRACTICE	ClearCost – Quantity Surveyor
REPORT REFERENCE	CC-BOQ-SAMPLE
REPORT DATE	02 May 2026
PROPERTY ADDRESS	9 Sample Street, Mosman NSW 2088
SCOPE OF WORKS	Alterations & Additions
TOTAL GFA	224 m ²
DOCUMENTS USED	Architectural plans
RATES SOURCED FROM	Rawlinsons 2026 (Edition 34) · AIQS BCI Mar 2026
ESTIMATE CLASS	Class 3 – Detailed BOQ · AIQS Methodology

Executive Summary

Major alterations and additions to existing two-storey residential dwelling: removal of existing rear extension, new first-floor addition with three bedrooms and two bathrooms, internal reconfiguration of ground floor with new kitchen, full re-roofing, new external deck, and new external cladding to first floor.

TOTAL BUILDING COST

\$1,299,029

EXCL. GST · INC. BUILDER'S MARGIN
INCLUSIVE OF GST · \$1,428,932 · \$5,800/M²

01 / 01 SECTIONAL COST SUMMARY

REF	DESCRIPTION	TOTAL (EX GST)
01	PRELIMINARIES	\$80,835
02	DEMOLITION	\$62,417
03	GROUND WORK & EXCAVATION	\$13,925
04	CONCRETING	\$17,859
05	STRUCTURAL STEEL	\$20,000
06	BRICKWORK	\$28,370
07	METALWORK	\$7,322
08	CARPENTRY	\$154,653
09	GLAZING	\$42,332
10	INSULATION	\$8,460
11	ROOFING & ROOF PLUMBING	\$59,887
12	DOORS	\$11,475
13	PLASTERBOARD	\$49,135
14	FLOOR & WALL FINISHES	\$37,122
15	WATERPROOFING	\$12,094
16	RENDER	\$3,705
17	PAINTING	\$24,980

REF	DESCRIPTION	TOTAL (EX GST)
18	HYDRAULICS	\$29,430
19	ELECTRICAL	\$20,480
20	MECHANICAL	\$22,750
21	LANDSCAPING	\$9,317
22	JOINERY	\$53,476
23	FIXTURES & FITTING	\$53,256
24	LABOUR & SITE MANAGEMENT	\$241,500
25	SUB-TOTAL	\$1,064,778
26	Builder's Margin (15%)	\$159,717
27	Contingency (7%)	\$74,534
28	TOTAL EX GST	\$1,299,029
29	GST (10%)	\$129,903
	TOTAL INC GST	\$1,428,932
30	Cost Per m ² (ex GST)	\$5,800

Detailed Bill of Quantities

The following pages set out the measured BOQ by trade. Quantities are taken from the drawings supplied; rates are sourced from current Sydney market data, AIQS Building Cost Guide and Rawlinsons 2026.

01 PRELIMINARIES

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Scaffolding	44	m	165.00	\$7,260
Scaffolding Hire	15	wks	350.00	\$5,250
Site Fencing	1	item	1,200.00	\$1,200
Signage	1	item	1,000.00	\$1,000
Skip Bins	35	ea	880.00	\$30,800
Toilet hire	35	wks	135.00	\$4,725
Extinguisher	1	item	300.00	\$300
First Aid	1	item	300.00	\$300
Temporary Power	1	item	1,200.00	\$1,200
Construction Insurance	6	month	1,350.00	\$8,100
Management Software	6	month	500.00	\$3,000
Petty Cash	1	item	5,000.00	\$5,000
Protective Equipment	1	item	1,000.00	\$1,000
Surveyors Set-Out	2	item	3,500.00	\$7,000
Final Clean	1	item	3,500.00	\$3,500
Window Cleaning (internal + external)	1	item	1,200.00	\$1,200
TOTAL OF PRELIMINARIES				\$80,835

02 DEMOLITION

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Demolition of Existing Structure	224	m2	165.00	\$36,944
Waste Removal	22	ea	700.00	\$15,673
Disconnection – Water	1	item	650.00	\$650
Disconnection – Electrical	1	item	650.00	\$650
Protection – Existing Building	1	item	5,500.00	\$5,500
Protection – Windows / Façade	1	item	1,500.00	\$1,500

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Protection – Internal	1	item	1,500.00	\$1,500
TOTAL OF DEMOLITION				\$62,417

03 GROUND WORK & EXCAVATION

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Strip Footing Excavation	9	m3	135.00	\$1,215
Ground Slab Excavation	4	m3	135.00	\$540
Removal & Tipping Cost	13	m3	85.00	\$1,105
Perimeter Termite Protection	19	lm	35.00	\$665
Manual Excavation	160	hours	65.00	\$10,400
TOTAL OF GROUND WORK & EXCAVATION				\$13,925

04 CONCRETING

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Strip Footing	8	m3	720.00	\$5,760
Ground Slab	4	m3	720.00	\$2,880
Concrete Stair	1	no	6,500.00	\$6,500
Concrete Finish	15	m2	5.00	\$75
Damp Proof Course	18	m2	8.00	\$144
Concrete Pump	1	ea	2,500.00	\$2,500
TOTAL OF CONCRETING				\$17,859

05 STRUCTURAL STEEL

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Structural Steel Allowance – Beams & Posts	1	item	20,000.00	\$20,000
TOTAL OF STRUCTURAL STEEL				\$20,000

06 BRICKWORK

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Double Brick Wall – Common	56	m2	460.00	\$25,820
Lintels	30	m	85.00	\$2,550
TOTAL OF BRICKWORK				\$28,370

07 METALWORK

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Handrail	4	m	650.00	\$2,522
Privacy Screens	4	m2	1,200.00	\$4,800
TOTAL OF METALWORK				\$7,322

08 CARPENTRY

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
External Wall Framing	131	m2	150.00	\$19,650
Wall Sarking	131	m2	45.00	\$5,895
Internal Wall Framing	140	m2	150.00	\$21,036
First Floor Framing & Board	105	m2	210.00	\$22,052
Wet Area & Balcony CFC Flooring	38	m2	120.00	\$4,560
Roof Framing	130	m2	165.00	\$21,450
External Wall Cladding	131	m2	230.00	\$30,130
Skirting	94	lm	55.00	\$5,170
Architraves	206	lm	35.00	\$7,210
Stair	1	ea	15,000.00	\$15,000
Duct & Box-Out	1	item	2,500.00	\$2,500
TOTAL OF CARPENTRY				\$154,653

09 GLAZING

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Glazed Doors & Windows	45	m2	850.00	\$38,531
Balustrade	4	m	450.00	\$1,746
Skylight	1	m2	1,500.00	\$2,055
TOTAL OF GLAZING				\$42,332

10 INSULATION

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Roof Insulation	130	m2	36.00	\$4,680
First Floor Insulation	105	m2	36.00	\$3,780
TOTAL OF INSULATION				\$8,460

11 ROOFING & ROOF PLUMBING

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Roof Cover – Tiles	66	m2	165.00	\$10,903
Roof Cover – Metal	64	m2	185.00	\$11,759
Roof Guttering	98	lm	85.00	\$8,330
Roof Battens	130	m2	35.00	\$4,550
Roof Sarking	130	m2	28.00	\$3,640
Roof Fascia	101	lm	120.00	\$12,120
Eaves Lining	101	m2	85.00	\$8,585
TOTAL OF ROOFING & ROOF PLUMBING				\$59,887

12 DOORS

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Internal Doors – Hollow Core 2040	9	no	1,000.00	\$9,000
Door Stops	9	no	25.00	\$225
Door Hardware	9	no	250.00	\$2,250
TOTAL OF DOORS				\$11,475

13 PLASTERBOARD

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Wall Plasterboard	411	m2	65.00	\$26,715
Ceiling Plasterboard	235	m2	75.00	\$17,625
Cornice	137	lm	35.00	\$4,795
TOTAL OF PLASTERBOARD				\$49,135

14 FLOOR & WALL FINISHES

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Wet Area Floor Tiling – Install	30	m2	150.00	\$4,569
Wet Area Wall Tiling – Install	133	m2	150.00	\$20,016
Floor Screeding to Tiling Area	38	m2	70.00	\$2,660
Balcony Finish	7	m2	100.00	\$730
Balcony Skirting Tile	13	lm	50.00	\$647
Caulking	5	ea	600.00	\$3,000
Repair Existing Flooring (Ground)	1	item	5,500.00	\$5,500

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
TOTAL OF FLOOR & WALL FINISHES				\$37,122

15 WATERPROOFING

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Wet Area Floor	30	m2	70.00	\$2,132
Wet Area Wall	133	m2	70.00	\$9,341
Balcony Waterproofing	7	m2	85.00	\$621
TOTAL OF WATERPROOFING				\$12,094

16 RENDER

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Render to Brick Wall	57	m2	65.00	\$3,705
TOTAL OF RENDER				\$3,705

17 PAINTING

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Wall Painting	411	m2	25.00	\$10,275
Ceiling Painting	235	m2	25.00	\$5,875
Render Painting	57	m2	35.00	\$1,995
External Cladding Painting	131	m2	35.00	\$4,585
Doors	9	ea	250.00	\$2,250
TOTAL OF PAINTING				\$24,980

18 HYDRAULICS

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Hot & Cold Water Points	30	no	530.00	\$15,900
Sewage Points	21	no	530.00	\$11,130
Gas Points	2	item	1,200.00	\$2,400
TOTAL OF HYDRAULICS				\$29,430

19 ELECTRICAL

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Light Points	37	no	320.00	\$11,840
Power Points	25	no	320.00	\$8,000

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Data Points	1	no	320.00	\$320
TV Points	1	no	320.00	\$320
TOTAL OF ELECTRICAL				\$20,480

20 MECHANICAL

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Exhaust Fan	5	ea	550.00	\$2,750
Air Conditioning Allowance	1	item	20,000.00	\$20,000
TOTAL OF MECHANICAL				\$22,750

21 LANDSCAPING

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
External Deck	17	m2	550.00	\$9,317
TOTAL OF LANDSCAPING				\$9,317

22 JOINERY

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Bathroom Joinery	5	m	1,300.00	\$5,915
Bathroom Bench	5	m	800.00	\$3,640
Bathroom Shaving Cabinet	5	m	1,200.00	\$5,460
Kitchen Joinery	4	m	1,500.00	\$6,600
Kitchen Overhead Joinery	4	m	950.00	\$4,180
Pantry Joinery	4	m	1,500.00	\$5,805
Kitchen Benchtop	4	m	800.00	\$3,520
Kitchen Splashback	4	m	380.00	\$1,672
Wardrobe Joinery	7	m	1,000.00	\$6,590
Laundry Joinery	4	m	1,500.00	\$6,105
Laundry Benchtop	4	m	600.00	\$2,442
Laundry Splashback	4	m	380.00	\$1,547
TOTAL OF JOINERY				\$53,476

23 FIXTURES & FITTING

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Basin	4	no	850.00	\$3,400

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Basin Mixer	4	no	450.00	\$1,800
Baths	2	no	800.00	\$1,600
Bath Mixer	2	no	450.00	\$900
Toilet	3	no	600.00	\$1,800
Shower Screens	3	no	2,350.00	\$7,050
Shower Mixer	3	no	650.00	\$1,950
Mirror	4	no	300.00	\$1,200
Towel Rail	3	no	350.00	\$1,050
Bathroom Fittings	3	no	300.00	\$900
Linear Drains	3	m	350.00	\$1,190
Drain Wastes	8	no	35.00	\$280
Kitchen Appliances	1	no	10,000.00	\$10,000
Sink & Tap	2	no	2,500.00	\$5,000
Laundry Tap & Tub	1	no	2,500.00	\$2,500
Hot Water Unit	1	no	1,000.00	\$1,000
Wet Area Floor Tile	34	m2	50.00	\$1,675
Wet Area Wall Tile	147	m2	50.00	\$7,339
Balcony Tile	8	m2	50.00	\$402
Light Fittings	37	ea	60.00	\$2,220
TOTAL OF FIXTURES & FITTING				\$53,256

24 LABOUR & SITE MANAGEMENT

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Labour / Carpenter – 50%	35	wks	3,800.00	\$66,500
Site Supervision	35	wks	5,000.00	\$175,000
TOTAL OF LABOUR & SITE MANAGEMENT				\$241,500

Cost Summary

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23	FIXTURES & FITTING	\$53,256
24	LABOUR & SITE MANAGEMENT	\$241,500
25	SUB-TOTAL	\$1,064,778
26	Builder's Margin @ 15%	\$159,717
27	Contingency @ 7% – Architectural plans + ~2 consultant sets – Class 3 detailed estimate.	\$74,534
28	TOTAL EX GST	\$1,299,029
29	GST @ 10%	\$129,903

REF	DESCRIPTION	AMOUNT
TOTAL INC GST		\$1,428,932
30	Cost per m ² (ex GST, on 224 m ² GFA)	\$5,800

Inclusions & Exclusions

04 / 01 INCLUSIONS

- 4 All items expressly listed and quantified in the BOQ above.
- 4 Builder's preliminaries, supervision and site management as per Section 02 / 29.
- 4 Builder's margin at the rate shown on the cost summary.
- 4 Final clean on completion (Section 28).
- 4 Standard residential warranty period commencing at practical completion.

04 / 02 EXCLUSIONS

The following items are **not** included in this estimate. Where any of these items are required they should be priced and added as separate provisional sums or variations.

- 4 Council Application
- 4 Relocation of Services
- 4 Payment of Home Warranty Insurance
- 4 Asbestos Removal
- 4 Removal of Contaminated Soil
- 4 Consultancy Fees
- 4 Council and Statutory Fee
- 4 Connection and Upgrade of Services
- 4 Shoring and Underpinning of Neighbouring Building
- 4 Road Opening
- 4 Work Outside Property Boundary
- 4 Relocation of Owner's Furniture and Personal Items

IMPORTANT · READ BEFORE USE

Indicative Estimate Only – Not For Tender

This Bill of Quantities is an **indicative cost estimate generated automatically** from the architectural drawings supplied. Quantities have been read from the plans and rates have been applied from a Sydney market rate library – **no site inspection, soil report, engineering drawings or supplier quotations have been considered.**

This document is intended only as a **preliminary feasibility / pricing-check tool** for the builder. It **must not be relied upon as a tender, contract sum, or fixed-price quotation**, and must not be issued to a client, owner, or third party as a priced offer. Before submitting a tender or signing a contract the builder must independently verify all quantities against the latest drawings and specifications, obtain firm subcontractor and supplier quotations, allow for site-specific conditions, and apply their own risk and margin judgement.

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