

Bathroom renovation allowance					
no.	Items	Rate	Unit	Unit	Subtotal
1	Demolition	\$25	8	hour	\$200
2	Rubish tip	\$270	1	bin	\$270
3	Framing and flooring carpentry	\$45	8	hour	\$360
4	New 19mm treated ply flooring	\$150	2	sheet	\$300
5	New Wet area GIB wall board	\$40	10	sheet	\$400
6	New timber framing	\$4	20	m	\$80
7	Fixings	\$100	1	sum	\$100
8	Plumber pre-line piping	\$300	3	Unit	\$900
9	Electrical prewiring	\$400	1	sum	\$400
10	Lining & floor underaly carpentry	\$45	8	hour	\$360
11	Underfloor heating	\$400	1	sum	\$400
12	Leveling compound & pouring	\$200	1	sum	\$200
13	Waterproofing	\$60	5	m2	\$300
14	Tiles, silicon, trims etc (floor only)	\$80	5	m2	\$400
15	Tiling	\$45	5	m2	\$225
16	Painting (ceiling, door, trim etc)	\$500	1	sum	\$500
17	Plumbing fixtures				\$0
18	shower	\$1,200	1	sum	\$1,200
19	shower mixer, rose, waste	\$350	1	sum	\$350
20	vanity	\$500	1	sum	\$500
21	vanity tap	\$150	1	sum	\$150
22	toilet	\$250	1	sum	\$250
23	flexi pipes, waste traps etc	\$150	1	sum	\$150
24	heated towel rail	\$200	1	sum	\$200
25	toilet paper holder	\$30	1	sum	\$30
26	mirror	\$150	1	sum	\$150
27	mirror light	\$100	1	sum	\$100
28	3 in 1 lighting	\$250	1	sum	\$250
29	shower installation	\$180	1	sum	\$180
30	Postline electrical finishing	\$400	1	sum	\$400
31	Plumber finishing	\$300	3	sum	\$900
32	Carpentry finishing	\$45	4	hour	\$180
	Total construction cost				\$10,385
	Contingency cost			sum	\$1,500
	Project management			15%	\$1,783
	Total incl markup				\$13,668
	GST				\$2,050
	Total incl GST				\$15,718
	Additional/optional costs				
	concret breaker, grinder, fan hire & labour - when tiles on concrete slab to be removed during demolition				\$600

	concrete cutter hire & labour - when layout re-arrangement require piping under concrete slab or trenching in outside				\$200	
	Concrete and labour				\$300	
	Floor framing, associated ceiling and wall lining replacement - when upstairs bathroom leak causing timber decay)				\$2,000	
	Building consent application, processing & inspections (minor plumbing)				\$1,500	