

## Q2202 - 7 Evelyn Grove, Healesville

### Estimate

#### Customer:

Birkill Constructions

#### Estimate Details:

Net Total:	<b>\$91,021.05</b>
Markup:	<b>\$0.00 (0%)</b>
Tax (GST):	<b>\$9,102.11</b>
Estimate Total:	<b>\$100,123.16</b>
Building Type:	Double Storey
Date Prepared:	12/05/2026

### Cost Items

#### LOT 1 \$13,049.94

GF H2440, FF H2740, Garage H2440. Porch 7.65m<sup>2</sup>. Double storey, party wall to LOT 2 (Firezone FZ1079)

Code	Description	Qty	Unit	Rate	Total
1.1	Install 16mm battens on laser level 600@ centre G.F	137.78	m <sup>2</sup>	\$16.00	\$2,204.48
1.2	Install 16mm battens to external ceilings	7.65	m <sup>2</sup>	\$16.00	\$122.40
1.3	Install 10mm plaster to ceilings G.F	137.78	m <sup>2</sup>	\$21.30	\$2,934.71
1.4	Install 10mm WR plaster to external ceilings	7.65	m <sup>2</sup>	\$21.30	\$162.95
1.5	Install 10mm plaster to walls G.F	310	m <sup>2</sup>	\$21.30	\$6,603.00
1.6	Install 10mm WR plaster to Bath/Ensuite walls G.F	48	m <sup>2</sup>	\$21.30	\$1,022.40
1.7	Vaulted ceiling — plaster (lump per vault)	—	lump	\$600.00	—
1.8	Vaulted ceiling — battens (lump per vault)	—	lump	\$300.00	—
1.9	Expansion joint to stair area	—	lump	\$1,500.00	—
1.10	Staircase pass-up (double storey)	—	lump	\$1,500.00	—
1.11	Trowel joints and internal level 4 finish	1	lump	—	—
1.12	Materials and Labour included	—			
1.13	Delivery and relocated plaster	—			

#### LOT 2 \$20,613.72

GF H2440, FF H2740, Garage H2440. Porch 1.44m<sup>2</sup>. Double storey, party walls both sides (LOT 1 & LOT 3, Firezone FZ1079)

Code	Description	Qty	Unit	Rate	Total
2.1	Install 16mm battens on laser level 600@ centre G.F	72.31	m <sup>2</sup>	\$16.00	\$1,156.96
2.2	Install 16mm battens on laser level 600@ centre F.F	56.96	m <sup>2</sup>	\$16.00	\$911.36
2.3	Install 16mm battens to external ceilings	1.44	m <sup>2</sup>	\$16.00	\$23.04
2.4	Install 10mm plaster to ceilings G.F	72.31	m <sup>2</sup>	\$21.30	\$1,540.20
2.5	Install 10mm plaster to ceilings F.F	56.96	m <sup>2</sup>	\$21.30	\$1,213.25
2.6	Install 10mm WR plaster to external ceilings	1.44	m <sup>2</sup>	\$21.30	\$30.67

Code	Description	Qty	Unit	Rate	Total
2.7	Install 10mm plaster to walls G.F	240	m <sup>2</sup>	\$21.30	\$5,112.00
2.8	Install 10mm plaster to walls F.F	220	m <sup>2</sup>	\$21.30	\$4,686.00
2.9	Install 10mm WR plaster to Bath/Ensuite walls G.F	32	m <sup>2</sup>	\$21.30	\$681.60
2.10	Install 10mm WR plaster to Bath/Ensuite walls F.F	36	m <sup>2</sup>	\$21.30	\$766.80
2.11	Install 10mm sound-check plaster to party walls G.F	29.28	m <sup>2</sup>	\$24.00	\$702.72
2.12	Install 10mm sound-check plaster to party walls F.F	32.88	m <sup>2</sup>	\$24.00	\$789.12
2.13	Vaulted ceiling — plaster (lump per vault)	—	lump	\$600.00	—
2.14	Vaulted ceiling — battens (lump per vault)	—	lump	\$300.00	—
2.15	Expansion joint to stair area	1	lump	\$1,500.00	\$1,500.00
2.16	Staircase pass-up (double storey)	1	lump	\$1,500.00	\$1,500.00
2.17	Trowel joints and internal level 4 finish	1	lump	—	—
2.18	Materials and Labour included	—			
2.19	Delivery and relocated plaster	—			

### LOT 3 \$20,613.72

GF H2440, FF H2740, Garage H2440. Porch 1.44m<sup>2</sup>. Double storey, party walls both sides (LOT 2 & LOT 4, Firezone FZ1079)

Code	Description	Qty	Unit	Rate	Total
3.1	Install 16mm battens on laser level 600@ centre G.F	72.31	m <sup>2</sup>	\$16.00	\$1,156.96
3.2	Install 16mm battens on laser level 600@ centre F.F	56.96	m <sup>2</sup>	\$16.00	\$911.36
3.3	Install 16mm battens to external ceilings	1.44	m <sup>2</sup>	\$16.00	\$23.04
3.4	Install 10mm plaster to ceilings G.F	72.31	m <sup>2</sup>	\$21.30	\$1,540.20
3.5	Install 10mm plaster to ceilings F.F	56.96	m <sup>2</sup>	\$21.30	\$1,213.25
3.6	Install 10mm WR plaster to external ceilings	1.44	m <sup>2</sup>	\$21.30	\$30.67
3.7	Install 10mm plaster to walls G.F	240	m <sup>2</sup>	\$21.30	\$5,112.00
3.8	Install 10mm plaster to walls F.F	220	m <sup>2</sup>	\$21.30	\$4,686.00
3.9	Install 10mm WR plaster to Bath/Ensuite walls G.F	32	m <sup>2</sup>	\$21.30	\$681.60
3.10	Install 10mm WR plaster to Bath/Ensuite walls F.F	36	m <sup>2</sup>	\$21.30	\$766.80
3.11	Install 10mm sound-check plaster to party walls G.F	29.28	m <sup>2</sup>	\$24.00	\$702.72
3.12	Install 10mm sound-check plaster to party walls F.F	32.88	m <sup>2</sup>	\$24.00	\$789.12
3.13	Vaulted ceiling — plaster (lump per vault)	—	lump	\$600.00	—
3.14	Vaulted ceiling — battens (lump per vault)	—	lump	\$300.00	—
3.15	Expansion joint to stair area	1	lump	\$1,500.00	\$1,500.00
3.16	Staircase pass-up (double storey)	1	lump	\$1,500.00	\$1,500.00
3.17	Trowel joints and internal level 4 finish	1	lump	—	—
3.18	Materials and Labour included	—			
3.19	Delivery and relocated plaster	—			

### LOT 4 \$24,562.46

GF H2440, FF H2740, Garage H2440. Porch 1.76m<sup>2</sup>. Double storey, party wall to LOT 3 (assumed Firezone)

Code	Description	Qty	Unit	Rate	Total
4.1	Install 16mm battens on laser level 600@ centre G.F	87.64	m <sup>2</sup>	\$16.00	\$1,402.24

Code	Description	Qty	Unit	Rate	Total
4.2	Install 16mm battens on laser level 600@ centre F.F	89.51	m <sup>2</sup>	\$16.00	\$1,432.16
4.3	Install 16mm battens to external ceilings	1.76	m <sup>2</sup>	\$16.00	\$28.16
4.4	Install 10mm plaster to ceilings G.F	87.64	m <sup>2</sup>	\$21.30	\$1,866.73
4.5	Install 10mm plaster to ceilings F.F	89.51	m <sup>2</sup>	\$21.30	\$1,906.56
4.6	Install 10mm WR plaster to external ceilings	1.76	m <sup>2</sup>	\$21.30	\$37.49
4.7	Install 10mm plaster to walls G.F	280	m <sup>2</sup>	\$21.30	\$5,964.00
4.8	Install 10mm plaster to walls F.F	310	m <sup>2</sup>	\$21.30	\$6,603.00
4.9	Install 10mm WR plaster to Bath/Ensuite walls G.F	32	m <sup>2</sup>	\$21.30	\$681.60
4.10	Install 10mm WR plaster to Bath/Ensuite walls F.F	42	m <sup>2</sup>	\$21.30	\$894.60
4.11	Install 10mm sound-check plaster to party walls G.F	14.64	m <sup>2</sup>	\$24.00	\$351.36
4.12	Install 10mm sound-check plaster to party walls F.F	16.44	m <sup>2</sup>	\$24.00	\$394.56
4.13	Vaulted ceiling — plaster (lump per vault)	—	lump	\$600.00	—
4.14	Vaulted ceiling — battens (lump per vault)	—	lump	\$300.00	—
4.15	Expansion joint to stair area	1	lump	\$1,500.00	\$1,500.00
4.16	Staircase pass-up (double storey)	1	lump	\$1,500.00	\$1,500.00
4.17	Trowel joints and internal level 4 finish	1	lump	—	—
4.18	Materials and Labour included	—			
4.19	Delivery and relocated plaster	—			

### LOT 5 \$12,181.21

GF H2440, Garage H2440. Porch 2.43m<sup>2</sup>. Single storey, detached (no party walls)

Code	Description	Qty	Unit	Rate	Total
5.1	Install 16mm battens on laser level 600@ centre G.F	125.42	m <sup>2</sup>	\$16.00	\$2,006.72
5.2	Install 16mm battens to external ceilings	2.43	m <sup>2</sup>	\$16.00	\$38.88
5.3	Install 10mm plaster to ceilings G.F	125.42	m <sup>2</sup>	\$21.30	\$2,671.45
5.4	Install 10mm WR plaster to external ceilings	2.43	m <sup>2</sup>	\$21.30	\$51.76
5.5	Install 10mm plaster to walls G.F	300	m <sup>2</sup>	\$21.30	\$6,390.00
5.6	Install 10mm WR plaster to Bath/Ensuite walls G.F	48	m <sup>2</sup>	\$21.30	\$1,022.40
5.7	Vaulted ceiling — plaster (lump per vault)	—	lump	\$600.00	—
5.8	Vaulted ceiling — battens (lump per vault)	—	lump	\$300.00	—
5.9	Expansion joint to stair area	—	lump	\$1,500.00	—
5.10	Staircase pass-up (double storey)	—	lump	\$1,500.00	—
5.11	Trowel joints and internal level 4 finish	1	lump	—	—
5.12	Materials and Labour included	—			
5.13	Delivery and relocated plaster	—			

Net Total: \$91,021.05

Markup: \$0.00

Tax (GST 10%): \$9,102.11

**Estimate Total: \$100,123.16**

## Exclusions (by others / not included)

- Ezy caps to cavity sliders
- Access panels / manholes (unless shown on plan)
- Trowel Level 5 finish to walls or ceilings
- Recessed pelmets
- Tearaway / L-bead (unless specifically requested)
- Insulation or plaster to external walls
- Shaftliner
- Skirtings, architraves, arches

## Notes & assumptions (please review)

- [LOT 1] LOT 1 is single storey (ground floor only with ensuite upstairs ambiguous — checking plan shows LOT 1 is single-storey per area schedule = GF 132.78m<sup>2</sup> + Porch 7.65m<sup>2</sup> + Garage 37.74m<sup>2</sup> = total 178.17m<sup>2</sup>. No first floor habitable area reported, so FF ceiling = 0.
- [LOT 1] Party wall to LOT 2: Firezone panel FZ1079 shown on section — material is Firezone/HPP between LOT 1 & 2. Not counted as soundcheck plaster (Hebel party wall usually specified separately). Confirm with builder if sound-check plaster applies.
- [LOT 1] Skylight count: no skylight symbol visible on roof plan (page 6) or floor plan — set to 0.
- [LOT 1] WR plaster walls estimated at 48m<sup>2</sup> total (Bath ~16m<sup>2</sup> perimeter × 2.44 + Laundry ~12m<sup>2</sup> + Ens on FF ~20m<sup>2</sup> if applicable). Actual FF area unclear — recount shows LOT 1 is single storey.
- [LOT 1] Garage ceiling area 37.74m<sup>2</sup> included in GF ceiling total (garage under habitable space, Firecheck ceiling required).
- [LOT 2] Party walls: LOT 2 shares party walls with LOT 1 and LOT 3. Section A–A (page 13) shows Firezone panel FZ1079. Measured party wall G.F = 12.0m length × 2.44m height = 29.28m<sup>2</sup> per face; F.F = 12.0m × 2.74m = 32.88m<sup>2</sup> per face. Confirm if sound-check plaster at \$24/m<sup>2</sup> applies or if Firezone is skim-only.
- [LOT 2] Garage 24.36m<sup>2</sup> under first floor — included in GF ceiling total (Firecheck).
- [LOT 2] Skylight: no skylight visible on roof plan for LOT 2.
- [LOT 2] Expansion joint to stair: stair shown on plans — set to true (standard for double-storey).
- [LOT 2] WR plaster walls: GF (Laundry + PDR) ~32m<sup>2</sup>; FF (Ens + Ens 2) ~36m<sup>2</sup>.
- [LOT 3] LOT 3 is mirror of LOT 2 — same areas and configuration.
- [LOT 3] Party walls: LOT 3 shares party walls with LOT 2 and (assumed) LOT 4. Firezone panel FZ1079 per sections. Party wall G.F = 29.28m<sup>2</sup>; F.F = 32.88m<sup>2</sup> per face.
- [LOT 3] Garage 24.36m<sup>2</sup> under first floor — included in GF ceiling total (Firecheck).
- [LOT 3] Skylight: none visible on roof plan.
- [LOT 3] Expansion joint to stair: true (double-storey).
- ...and 11 more (see JSON for full list)