

## Q2203 - 80-82 Oban Road, Ringwood

### Estimate

**Customer:**

Mainline Developments

**Estimate Details:**

Net Total:	<b>\$17,661.25</b>
Markup:	<b>\$0.00 (0%)</b>
Tax (GST):	<b>\$1,766.12</b>
Estimate Total:	<b>\$19,427.37</b>
Building Type:	Double Storey
Date Prepared:	12/05/2026

### Cost Items

**RES 01 (Type A) \$17,661.25**

*Double storey townhouse: GF H2700, FF H2550, Garage H3000. Raked ceiling over stairs. 3 bed + 2 bath + powder + laundry.*

Code	Description	Qty	Unit	Rate	Total
1.1	Install ceiling trimmers where needed (truss adjustments)	1	lump	\$250.00	\$250.00
1.2	Install 16mm battens on laser level 600@ centre G.F & F.F	178.3	m <sup>2</sup>	\$7.00	\$1,248.10
1.3	Install 10mm plaster to ceiling G.F	99.9	m <sup>2</sup>	\$20.50	\$2,047.95
1.4	Install 10mm plaster to ceiling F.F	78.4	m <sup>2</sup>	\$20.50	\$1,607.20
1.5	Install 10mm WR plaster to external ceilings (porch)	10.3	m <sup>2</sup>	\$85.00	\$875.50
1.6	Install 10mm plaster to walls G.F	220	m <sup>2</sup>	\$20.50	\$4,510.00
1.7	Install 10mm plaster to walls F.F	185	m <sup>2</sup>	\$20.50	\$3,792.50
1.8	Install 10mm WR plaster to Bath/Ensuite walls G.F (tiles floor to ceiling)	28	m <sup>2</sup>	\$20.50	\$574.00
1.9	Install 10mm WR plaster to Bath/Ensuite walls F.F (tiles floor to ceiling)	32	m <sup>2</sup>	\$20.50	\$656.00
1.10	Vaulted ceiling — plaster (lump per vault)	1	lump	\$600.00	\$600.00
1.11	Staircase and pass-up	1	lump	\$1,500.00	\$1,500.00
1.12	Trowel joints and internal level 4 finish	1	lump	—	—
1.13	Materials and Labour included	—			
1.14	Delivery and relocated plaster	—			

Net Total:	<b>\$17,661.25</b>
Markup:	<b>\$0.00</b>
Tax (GST 10%):	<b>\$1,766.12</b>
<b>Estimate Total:</b>	<b>\$19,427.37</b>

### 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)

- Plan set dated APR 2025, Drawing 24-0454. Amendments noted: D=RFI items (02/04/25), C=No changes, B=Mark ups/energy report, A=Working drawings.
- Builder: Mainline Developments. This is TYPE A (RES 01) of a multi-unit development (13 units total per location plan page 3).
- Ceiling heights from Statistics table (page 4): Ground Floor 2700mm, First Floor 2550mm, Garage 3000mm.
- Total Residence area 178.3m<sup>2</sup> (99.9 GF + 78.4 FF), Garage 35.9m<sup>2</sup>, Porch 6.1m<sup>2</sup>, Pergola 10.3m<sup>2</sup> → Total 220.3m<sup>2</sup>.
- Energy efficiency: 6.1 stars (Kellie Cooper DMN/21/2057).
- Wall plaster m<sup>2</sup> are estimates based on typical room perimeters at stated ceiling heights — no detailed wall schedule provided. Recommend field verification.
- WR plaster m<sup>2</sup> estimates are conservative — actual wet-area perimeters should be measured from detailed wet-area elevations if higher precision required.
- No explicit skylight symbol found on roof plan (page 6 Elevation B shows roof, page 9 Section A-A/B-B shows roof structure) — assumed 0 skylights. If builder requires skylight over stair or pantry, update count.
- Raked ceiling over stair (visible in Section A-A, page 9) counted as 1 vaulted unit. Battens-to-vaulted also = 1.
- Porch (6.1m<sup>2</sup>) is open external area — not plastered ceiling, but check if porch soffit is specified for WR plaster.
- Pergola (10.3m<sup>2</sup>) assumed to have WR plaster soffit (external ceiling) — typical for covered outdoor areas within 1800mm of boundary or under habitable space.
- No bulkheads, niches, or metal bulkheads explicitly shown on ceiling plans — all = 0. Confirm with builder if kitchen bulkhead or other bulkheads required.
- Window/door reveals: estimated 18 from window schedule (13 window types + 5 door types) — actual count depends on builder's scope (some builders exclude reveals). Confirm if reveals are in plastering scope.
- Access panels: not specified — assumed 0. If builder requires plastered access panels to garage ceiling or FF ceiling, add count.
- Cornice/square set: no specification found in general notes or elevations — both = 0. Confirm finishing style with builder.
- ...and 17 more (see JSON for full list)