

## Q2205 - 4 Suffolk Road, Surrey Hills

### Estimate

#### Customer:

Devlin Mees Builders

#### Estimate Details:

Net Total: **\$44,473.50**

Markup: **\$0.00 (0%)**

Tax (GST): **\$4,447.35**

Estimate Total: **\$48,920.85**

Building Type: Double Storey

Date Prepared: 12/05/2026

### Cost Items

#### Dwelling 1 \$22,236.75

Double storey, GF H2700, FF H2700 (vaulted living/bed4 to H3600), garage H2400. Vaulted ceiling over living/bed 4.  
 Firecheck garage ceiling required (habitable above).

Code	Description	Qty	Unit	Rate	Total
1.1	Install 16mm battens on laser level 600@ centre G.F	110	m <sup>2</sup>	\$16.00	\$1,760.00
1.2	Install 16mm battens on laser level 600@ centre F.F	82.5	m <sup>2</sup>	\$16.00	\$1,320.00
1.3	Install 16mm battens to external ceilings	12	m <sup>2</sup>	\$16.00	\$192.00
1.4	Install 10mm plaster to ceilings G.F	110	m <sup>2</sup>	\$21.50	\$2,365.00
1.5	Install 10mm plaster to ceilings F.F	82.5	m <sup>2</sup>	\$21.50	\$1,773.75
1.6	Install 10mm WR plaster to external ceilings	12	m <sup>2</sup>	\$25.00	\$300.00
1.7	Install 10mm plaster to walls G.F	165	m <sup>2</sup>	\$21.50	\$3,547.50
1.8	Install 10mm plaster to walls F.F	190	m <sup>2</sup>	\$21.50	\$4,085.00
1.9	Install 10mm WR plaster to Bath/Ensuite walls G.F	31	m <sup>2</sup>	\$21.50	\$666.50
1.10	Install 10mm WR plaster to Bath/Ensuite walls F.F	34	m <sup>2</sup>	\$21.50	\$731.00
1.11	Install 10mm sound-check plaster to party walls G.F	27	m <sup>2</sup>	\$24.00	\$648.00
1.12	Install 10mm sound-check plaster to party walls F.F	27	m <sup>2</sup>	\$24.00	\$648.00
1.13	Skylight — plaster surround	1	each	\$300.00	\$300.00
1.14	Vaulted ceiling — plaster (lump per vault)	1	lump	\$600.00	\$600.00
1.15	Vaulted ceiling — battens (lump per vault)	1	lump	\$300.00	\$300.00
1.16	Expansion joint to stair area	1	lump	\$1,500.00	\$1,500.00
1.17	Staircase pass-up (double storey)	1	lump	\$1,500.00	\$1,500.00
1.18	Trowel joints and internal level 4 finish	1	lump	—	—
1.19	Materials and Labour included	—			
1.20	Delivery and relocated plaster	—			

#### Dwelling 2 \$22,236.75

Double storey, GF H2700, FF H2700 (vaulted living/bed4 to H3600), garage H2400. Vaulted ceiling over living/bed 4. Firecheck garage ceiling required (habitable above). Mirror of Dwelling 1.

Code	Description	Qty	Unit	Rate	Total
2.1	Install 16mm battens on laser level 600@ centre G.F	110	m <sup>2</sup>	\$16.00	\$1,760.00
2.2	Install 16mm battens on laser level 600@ centre F.F	82.5	m <sup>2</sup>	\$16.00	\$1,320.00
2.3	Install 16mm battens to external ceilings	12	m <sup>2</sup>	\$16.00	\$192.00
2.4	Install 10mm plaster to ceilings G.F	110	m <sup>2</sup>	\$21.50	\$2,365.00
2.5	Install 10mm plaster to ceilings F.F	82.5	m <sup>2</sup>	\$21.50	\$1,773.75
2.6	Install 10mm WR plaster to external ceilings	12	m <sup>2</sup>	\$25.00	\$300.00
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2.8	Install 10mm plaster to walls F.F	190	m <sup>2</sup>	\$21.50	\$4,085.00
2.9	Install 10mm WR plaster to Bath/Ensuite walls G.F	31	m <sup>2</sup>	\$21.50	\$666.50
2.10	Install 10mm WR plaster to Bath/Ensuite walls F.F	34	m <sup>2</sup>	\$21.50	\$731.00
2.11	Install 10mm sound-check plaster to party walls G.F	27	m <sup>2</sup>	\$24.00	\$648.00
2.12	Install 10mm sound-check plaster to party walls F.F	27	m <sup>2</sup>	\$24.00	\$648.00
2.13	Skylight — plaster surround	1	each	\$300.00	\$300.00
2.14	Vaulted ceiling — plaster (lump per vault)	1	lump	\$600.00	\$600.00
2.15	Vaulted ceiling — battens (lump per vault)	1	lump	\$300.00	\$300.00
2.16	Expansion joint to stair area	1	lump	\$1,500.00	\$1,500.00
2.17	Staircase pass-up (double storey)	1	lump	\$1,500.00	\$1,500.00
2.18	Trowel joints and internal level 4 finish	1	lump	—	—
2.19	Materials and Labour included	—			
2.20	Delivery and relocated plaster	—			

Net Total: \$44,473.50

Markup: \$0.00

Tax (GST 10%): \$4,447.35

**Estimate Total: \$48,920.85**

### 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)

- No explicit area schedule table found on plans; room areas estimated from floor plan dimensions and typical proportions.
- Wall plaster m<sup>2</sup> calculated from typical wall runs x ceiling heights; deductions for doors/windows not itemized (standard practice unless >70% opening).
- Both dwellings are mirror layouts; quantities duplicated with identical values.

- Garage ceiling Firecheck plasterboard required due to habitable rooms above - rate uplift applies.
- Party wall between dwellings identified as HPP (Hebel Party Panel) from wall legend - soundcheck plaster m<sup>2</sup> quoted separately.
- Expansion joint to stair area included for both dwellings (double-storey standard).
- Reveals count estimated at ~28 per dwelling (windows + doors from floor plans and elevations).
- No bulkheads, niches, or access panels explicitly shown on plans.
- [Dwelling 1] Garage ceiling area 35m<sup>2</sup> requires Firecheck plasterboard (habitable room above) - confirm rate uplift.
- [Dwelling 1] Vaulted ceiling over living/bed 4 identified from section; quoted as 1 unit lump sum.
- [Dwelling 1] Party wall (HPP) measured at approx 10m length × 2.7m height per floor = 27m<sup>2</sup> per floor per dwelling face.
- [Dwelling 1] Skylight identified in stair void area from section A-A.
- [Dwelling 1] Alfresco 12m<sup>2</sup> assumed WR ceiling external (porch soffit).
- [Dwelling 1] Cornice perimeter estimated at typical dwelling perimeter ~95lm; confirm if square-set instead.
- [Dwelling 2] Garage ceiling area 35m<sup>2</sup> requires Firecheck plasterboard (habitable room above) - confirm rate uplift.
- ...and 5 more (see JSON for full list)