



QUALIFYING BUILDING ESTIMATE.

PROJECT ADDRESS

DATE CREATED

28 May 2025

ESTIMATE NAME:

BLACKWELL CONSTRUCTION.

Blackwell Construction are Melbourne eastern suburbs builders formed in 2003 by Douglas Blackwell, who built on his professional reputation as a sub-contractor to form his own firm. Doug's father and grandfather were in the construction industry and Doug has been on building sites since he was a boy. He has since built a dedicated team around his core belief; that "good enough" is not enough'.

The experienced Blackwell team takes pride in restoring older houses and have the craftsmanship and skills to do it well. Our team also builds [home renovations](#) and [house extensions](#).



MEET DOUGLAS BLACKWELL.

Doug is a committed professional, who has learned his passion for construction from having deep roots in the timber and construction industries across the US, Tasmania and Victoria.

Doug has a *Diploma in Building Construction and Building Construction Management*. While his passion lies in natural timber and restoring heritage features, Doug is equally at home within a domestic or a commercial site.

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CONTACT INFORMATION

BUILDER: Blackwell Construction

CONTACT NAME: Douglas Blackwell

CONTACT NUMBER: 0412548316

EMAIL ADDRESS: doug@blackwellconstruction.com.au

BUILDING INFORMATION

HOUSE TYPE: Double Storey

LOCATION: Outside 10km of major city

MAIN ROAD: Not located on a main road

COASTAL LOCATION: Not located within 1km of breaking surf

EXPECTED BUILD DURATION: 52

AVAILABILITY TO START: Jun 2025

TOTAL ESTIMATED CONSTRUCTION COST

AMOUNT EXCLUDING GST	\$676,787.83 - \$716,392.97
GOODS & SERVICES TAX	\$67,678.78 - \$71,639.30
AMOUNT INCLUDING GST	\$744,466.62 - \$788,032.26

IMPORTANT INFORMATION

This Blackwell Construction estimate is not personal advice or a recommendation. It contains general information only and does not take into account your personal needs and financial circumstances. It is for personal use only. While Blackwell Construction has endeavoured to ensure that the information in this report is accurate as at the date this report was created, the information may change and Blackwell Construction takes no responsibility for any error or omission relating to this information.

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DETAILED ESTIMATING ANSWERS

CONTACT INFORMATION

BUILDER: Blackwell Construction

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CONTACT NUMBER: 0412548316

EMAIL ADDRESS: doug@blackwellconstruction.com.au

ESTIMATING ANSWERS

STATE: VIC

COMPLEXITY: Medium

FIXTURES & FITTINGS BUDGET: Low

TYPE OF BUILDER: Custom Builder

LOCATION: Outside 10km of major city

MAIN ROAD: Not located on a main road

COASTAL LOCATION: Not located within 1km of breaking surf

BUILDING AREA: 175m²

DEMOLITION: 11 - 35 m²

FLAT SITE: No

BUILDING MATERIAL: Standard Material

HOUSE TYPE: Double Storey

NUMBER BEDROOMS: 3

NUMBER BATHROOMS: 3

EXPECTED BUILD DURATION: 52

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ADDITIONAL CONSTRUCTION ITEMS

EARTHWORKS & CIVIL

\$26,350 - \$29,110

1	Sloping Site : up to 95m2	\$19,950 - \$22,050
1	Electrical Repair Works up to 2 days	\$1,680 - \$1,850
1	Plumber to Repair Water & Sewer up to 2 days	\$1,680 - \$1,850
1	Carpentry Repair Works up to 5 days	\$3,040 - \$3,360

CONCRETE

\$6,520 - \$7,200

1	Additional Internal Footing up to 35m	\$6,520 - \$7,200
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WINDOWS

\$11,930 - \$13,170

1	Awning Windows x 9	\$1,830 - \$2,020
1	Awning Windows x 3	\$790 - \$870
1	Awning Windows x 1	\$270 - \$290
1	Stacking Sliding Door x 3 Lite	\$7,140 - \$7,890
1	Single Aluminum External Doors x 1	\$1,900 - \$2,100

EXTERNAL WALL

\$25,050 - \$27,690

1	3m (h) Weatherboard Cladding inlieu of Paint Finish up to 12m	\$-260 - \$-290
1	3m (h) Face Brick Cavity inlieu of Paint Finish up to 50m	\$25,310 - \$27,980

ROOFING & ELEVATIONS

\$2,060 - \$2,270

1	Box Gutter up to 12m	\$1,130 - \$1,250
1	Rectify Existing Roof : up to 50m2	\$930 - \$1,020

KITCHEN

\$10,740 - \$11,870

1	Stone Bench top up to 8m	\$7,720 - \$8,530
1	Overhead Cupboards up to 5m	\$2,650 - \$2,930
1	Downlights x 1	\$100 - \$110
1	Power Points x 3	\$270 - \$300

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ADDITIONAL CONSTRUCTION ITEMS

LAUNDRY

\$6,370 - \$7,040

1	Stone Bench top up to 3m	\$2,900 - \$3,200
1	Overhead Cupboards up to 3m	\$1,330 - \$1,470
1	Laminated Broom Cupboard	\$780 - \$870
1	Laminated Linen Cupboard	\$1,260 - \$1,390
1	Downlights x 1	\$100 - \$110

ENSUITE

\$4,880 - \$5,390

1	Stone Bench top up to 1m	\$970 - \$1,070
1	Additional Basin	\$1,260 - \$1,390
1	Downlights x 1	\$100 - \$110
1	Full Height Tiling : Room up to 5m2	\$2,550 - \$2,820

WET ROOM 2

\$2,650 - \$2,930

1	Downlights x 1	\$100 - \$110
1	Full Height Tiling : Room up to 5m2	\$2,550 - \$2,820

WET ROOM 3

\$2,650 - \$2,930

1	Downlights x 1	\$100 - \$110
1	Full Height Tiling : Room up to 5m2	\$2,550 - \$2,820

MAIN LIVING AREA

\$3,140 - \$3,470

1	Downlights x 4	\$400 - \$440
1	Balustrade up to 4m	\$2,740 - \$3,030

HEATING & COOLING

\$13,500 - \$14,930

1	Air Con : Small Ducted Reverse Cycle System	\$13,500 - \$14,930
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ADDITIONAL CONSTRUCTION ITEMS

EXTERNAL WORKS	\$3,310 - \$3,660
2 Clothes Line	\$1,500 - \$1,660
2 Shed	\$1,810 - \$2,000
LANDSCAPING & FENCING	\$3,770 - \$4,160
1 Timber Fencing 25m	\$3,770 - \$4,160
EXTERNAL FLOOR TREATMENTS	\$22,120 - \$24,430
3 Concrete Driveway up to 15m	\$19,290 - \$21,310
1 Concrete Driveway up to 6m	\$2,830 - \$3,120
EXTERNAL STAIRS & STEPS	\$1,980 - \$2,190
1 Concrete Steps in-ground 2m	\$1,980 - \$2,190
GATES & PANEL DOORS	\$930 - \$1,020
1 Gates x 1	\$930 - \$1,020
MANUAL LABOUR DAYS	\$8,010 - \$8,850
1 Additional Demolition Works up to 2 days	\$1,070 - \$1,180
1 Brick Labour up to 2 days	\$1,620 - \$1,790
1 Carpentry Repair Works up to 5 days	\$3,040 - \$3,360
1 Painting Labour up to 2 days	\$2,280 - \$2,520

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BASE INCLUSIONS

General

Flat Site Conditions
Minimum Hard Digging allowance
Industry standard Footings
Industry standard Concrete Slab
Minimum standard Stormwater disposal
Upper Level Timber Framed Slab *
Internal & External Framing
Light Wall External Walls
Double Glazed Windows
Scaffold *
Internal Timber Framed Staircase *
Metal Roof Cover
Roof Plumbing
Gyprock Walls & Ceilings
Electrician, Plumber, Carpentry, Painter
Cleaning
Industry standard Painting

Fixings

Industry standard Aluminum Sliding
Industry standard Timber Entry Door
Industry standard Internal Doors
Industry standard Plumbing Fixtures
Industry standard Cabinets
Industry standard Architrave and Skirtings
Industry standard Hot Water System
Industry standard Plumbing Works

Electrical

Industry standard Lighting & Electrical
Industry standard Wet Room Tiling
Industry standard Floor treatment
throughout

Finishes

Industry standard Cabinets to Kitchen &
Wet-rooms
Industry standard Appliances
Industry standard Automatic Garage Door

Bedrooms

Power Point
Downlights
Industry standard Painting
Industry standard Door & Frames
Industry standard Shelf & Rail to Robes
Industry standard Floor Finishing
Industry standard Architrave and
Skirtings

2 x Wet Rooms

Basin
Toilet
Shower
Light Combination
Power Point
Exhaust Fans
Tapware
Industry standard Painting
Industry standard Wall & Floor Tiling
Industry standard Cabinets

1 x Kitchen

Oven
Sink
Rangehood
Cook top
Industry standard Lighting & Electrical
Industry standard Tiled Splashback
Industry standard Cabinets
Industry standard Tapware

1 x Laundry

Trough
Industry standard Wall & Floor Tiling
Industry standard Cabinets
Industry standard Tapware

RECENT PROJECTS COMPLETED



CONTACT

Name

Blackwell Construction

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0412548316

Location

Boronia Boronia

Website

www.blackwellconstruction.com.au