



QUALIFYING BUILDING ESTIMATE.

PROJECT ADDRESS

[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.

QUALIFYING BUILDING ESTIMATE

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

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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

\$37,290 - \$40,770

Minor Excavation
PS : Hard Digging
PS : Backfill Sand
Electrical Disconnect & Repair Works
Plumber Disconnect & Repair Works
Carpenter Repair Works

DRAINAGE

\$2,280 - \$2,500

Residential Rainwater Tank

CONCRETE

\$21,570 - \$23,610

Additional Internal Concrete Footings
Concrete Bored Piers approx 1500mm (d)

WINDOWS

\$51,580 - \$56,440

Louvre Windows
Stacking Sliding Doors
Double Aluminium hinged Doors
External Entry Pivot Door
Remove & Replace Windows

EXTERNAL WALL

\$41,640 - \$45,570

Weatherboard Cladding
Feature Solid Timber Cladding
Rendered Concrete Filled Blockwork
Remove & Provide Weatherboard Cladding
Repair Existing Brickwork

ADDITIONAL CONSTRUCTION ITEMS

ROOFING	\$22,210 - \$24,290
Lift & Raise Existing House	
Remove and Provide Roof Sheeting Only	
ELEVATIONS	\$21,520 - \$23,550
Timber Screening	
Window Hoods	
KITCHEN	\$51,430 - \$56,260
Stone Bench Tops	
Overhead Cupboards	
Feature Pantry	
Full Height End Panel	
Wall Oven Stack	
Microwave Recess with PowerPoint	
Additional Oven	
Additional Power Points	
Pendant Lighting	
Strip Lighting	
LAUNDRY	\$8,350 - \$9,130
Stone Bench Tops	
Linen Cupboard	
ENSUITE	\$6,000 - \$6,560
Stone Bench Tops	
Linear Grate to Shower	

ADDITIONAL CONSTRUCTION ITEMS

BEDROOM 3	\$12,290 - \$13,450
Polished Concrete	
Built in Robes	
Remove & Provide Timber Flooring	
HEATING & COOLING	\$20,870 - \$22,840
Reverse Cycle Systems	
RETAINING WALLS	\$6,480 - \$7,090
Planterbox up to 1200mm high	
EXTERNAL FLOOR TREATMENTS	\$11,700 - \$12,810
Driveways	
Pathways	
External Finished Slab	
EXTERNAL STAIRS & STEPS	\$2,420 - \$2,640
Concrete Steps in Ground	
GATES & PANEL DOORS	\$6,680 - \$7,310
Swing Gate	

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

Email

doug@blackwellconstruction.com.au

Phone

0412548316

Location

Boronia Boronia

Website

www.blackwellconstruction.com.au