



QUALIFYING BUILDING ESTIMATION

PROJECT ADDRESS

Build Estimate

DATE CREATED

11 Jun 2025

ABOUT, T + B / BUILDERS

We pride ourselves on our consultative approach whilst using quality materials and being able to leverage our extensive reputable building suppliers to ensure each project is completed to the highest degree of quality. Our goal is to both meet and exceed all of our clients expectations.

We are renowned as professional and experienced builders in Brisbane who can deliver and finish high quality homes and renovations within our clients given budget.



MEET, TIM & DAVID

Licensed Brisbane builders, Tim Treloar and David Bentley, are experienced builders who grew up in the South East Queensland building industry. They have been able to fully immerse themselves in designing and constructing beautiful homes that deliver the idyllic Queensland lifestyle.

Throughout completing their builders apprenticeships in the Brisbane, Tim and David have developed a profound knowledge of key aspects in construction of post-war homes, Queenslanders and modern architecturally designed homes.

Both Tim & David have assisted in building numerous homes from ground to completion and along the way have established an affinity for quality construction and unique design solutions.

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CONTACT INFORMATION

BUILDER: T&B Builders

CONTACT NAME: David Bentley

CONTACT NUMBER: 0410 347 820

EMAIL ADDRESS: david@tbbuilders.com.au

BUILDING INFORMATION

HOUSE TYPE: DoubleStorey

LOCATION: Within 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 weeks

AVAILABILITY TO START: Aug 2025

TOTAL ESTIMATED CONSTRUCTION COST

AMOUNT EXCLUDING GST	\$1,575,287.10 - \$1,683,431.92
GOODS & SERVICES TAX	\$157,528.71 - \$168,343.19
AMOUNT INCLUDING GST	\$1,732,815.81 - \$1,851,775.11

IMPORTANT INFORMATION

This T&B Builders 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 T&B Builders 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 T&B Builders takes no responsibility for any error or omission relating to this information.

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DETAILED ESTIMATING ANSWERS

CONTACT INFORMATION

BUILDER: T&B Builders

CONTACT NAME: David Bentley

CONTACT NUMBER: 04010347820

EMAIL ADDRESS: david@tbbuilders.com.au

ESTIMATING ANSWERS

STATE: QLD

COMPLEXITY: High

FIXTURES & FITTINGS BUDGET: Mid

TYPE OF BUILDER: Custom Builder

LOCATION: Within 10km of major city

MAIN ROAD: Not located on a main road

COASTAL LOCATION: Not located within 1km of breaking surf

BUILDING AREA: 256.6m²

DEMOLITION: No demolition

FLAT SITE: No

BUILDING MATERIAL: Custom Material

HOUSE TYPE: Double Storey

NUMBER BEDROOMS: 4

NUMBER BATHROOMS: 2

EXPECTED BUILD DURATION: 52 weeks

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ADDITIONAL CONSTRUCTION ITEMS

SITE START	\$31,620 - \$34,950
Minor Excavation	
PS : Hard Digging	
PS : Backfill Sand	

DRAINAGE	\$2,350 - \$2,600
Residential Rainwater Tank	

CONCRETE	\$12,610 - \$13,940
Concrete Bored Piers approx 1500mm (d)	

WINDOWS	\$36,220 - \$40,010
Louvre Windows	
Casement Windows	
Traditional Sliding Doors	
Stacking Sliding Doors	
Single Aluminium Hindged Door	
External Entry Pivot Door	

EXTERNAL WALL	\$60,580 - \$66,960
Feature Solid Timber Cladding	

ROOFING	\$151,480 - \$167,420
Box Gutter	
Roof-top Terrace with Pergola	
Timber Pergola	

ELEVATIONS	\$13,250 - \$14,640
Timber Screening	

ADDITIONAL CONSTRUCTION ITEMS

KITCHEN

\$63,690 - \$70,390

- Stone Bench Tops
- Overhead Cupboards
- Additional Bank 4 x Drawers
- Pot Drawers
- Bin Drawer
- Feature Splashback
- Feature Pantry
- Full Height End Panel
- Wall Oven Stack
- Microwave Recess with PowerPoint
- Additional Sink
- Additional Oven
- Additional Downlights
- Pendant Lighting
- Strip Lighting

LAUNDRY

\$4,460 - \$4,930

- Stone Bench Tops

MAIN LIVING AREA

\$29,900 - \$33,050

- Polished Concrete
- External Wall Lighting
- Entertainment Units
- Bookshelf Units
- Study Benchtops
- Linen Cupboard
- Complete Powder Room

MASTER BEDROOM

\$17,780 - \$19,640

- Timber Flooring
- Additional Downlights
- Additional Power Points
- Power & Data
- Two Way Switching
- Dimmer
- Ceiling Fans
- Built in Robes

ADDITIONAL CONSTRUCTION ITEMS

BEDROOM 2

\$11,300 - \$12,480

Polished Concrete
Built in Robes

BEDROOM 3

\$11,300 - \$12,480

Polished Concrete
Built in Robes

BEDROOM 4

\$9,450 - \$10,440

Polished Concrete
Built in Robes

ENSUITE

\$10,860 - \$12,000

Stone Bench Tops
Additional Basin
Feature Tiles

WET ROOM 2

\$9,240 - \$10,210

Stone Bench Tops
Freestanding Bath

HEATING & COOLING

\$22,950 - \$25,370

Reverse Cycle Systems

EXTERNAL WORKS

\$27,170 - \$30,020

External Cabinets
Clothes Lines
External Strip Drain
Letterbox
BBQ

EXTERNAL FLOOR TREAMENTS

\$8,110 - \$8,960

Driveways
Pathways

ADDITIONAL CONSTRUCTION ITEMS

RETAINING WALLS

\$32,750 - \$36,200

Structural Retaining up to 1.5m high
Planterbox up to 1200mm high

EXTERNAL STAIRS & STEPS

\$3,310 - \$3,650

Concrete Steps in Ground

GATES & PANEL DOORS

\$12,600 - \$13,910

Automatic Timber Panel Garage Doors
Swing Gate

RECENT PROJECTS COMPLETED



CLIENT REVIEWS

Toby

I recently completed a full renovation of a house in Chapel Hill. I employed the services of David and Tim, who helped from the design to the finished result. During the renovation they took the role of site managers and organised the build so it went smoothly.

When the house was put to the market one potential buyer commented "I can not believe this is the same house we inspected over 18 months ago, they have transformed it into a lovely family home".

I highly recommend David and Tim, their quality of workmanship and professionalism is a credit to themselves. I have already engaged them on a new project in Toowong.

Jill & Dan

Tim and Dave had a difficult task of building a two bedroom unit under a very old house and they needed to work around a family of seven living upstairs during the construction. They were efficient, ahead of time and on budget. We appreciated their ability to adapt the construction to our whims and hand-drawn designs at times.

We most appreciated their professionalism and tact - they set up their own amenities, kept the language of the Tradies polite, and smoothed over any conflict between the owners, architect, Tradies and suppliers. We would certainly recommend them to families with similar projects.

Shawn & Jenny

My wife and I wanted to renovate our existing home extensively to accommodate our growing family. Tim and David got involved early on in the planning process and helped us shape the design with sensible advice from their broad experience in renovating similar houses. Throughout the build, they were always professional and personally engaging with us and the numerous trades we needed. Any issues were always dealt with quickly and sensibly. I would have no hesitation in recommending T&B builders Brisbane for any build or renovation, no matter how complex.

The quality of workmanship from Tim and David was first class and they always worked to a fierce schedule. We are rapt with the new house, and really feel that we got great value for our spend.

Thanks T&B Builders Brisbane, we love our home!

CONTACT

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T&B Builders

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Phone

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Location

Demo Demo Demo 6000

Website

<https://www.tbbuilders.com.au/>