



QUALIFYING BUILDING ESTIMATION

PROJECT ADDRESS

DATE CREATED

22 Aug 2025



ABOUT US

Luxury & Architecturally designed house builders, we offer quality renovations in & around Brisbane. We are fully qualified and licensed Brisbane based builders who specialise in all types of construction including new custom house builds, quality house renovations, modern house extensions, subdivision of blocks, house raising and more.

In an ever-changing property market, T&B Builders Brisbane consider quality and sustainability as paramount to ensuring your home withstands market trends. We have completed a large range of projects and feel free to view our building gallery for a glimpse into some of our completed work.



OUR EXPERTISE

Commitment to Excellence, we don't just build luxury homes, we guarantee excellence at every stage. Our quality assurance framework includes detailed inspections, trusted supplier relationships, and continuous oversight from our senior project team.

Smart Building, from advanced building materials like high-performance insulating panels to smart-home integration systems that respond intelligently to your lifestyle, we ensure your home is not only beautiful but ahead of its time.

Honest & Open Communication, We believe our clients deserve to be informed and involved at every stage of the process, from initial planning through to project completion.

Specialise Builders, Exceptional homes start with exceptional people. Our team of expert craftsmen in Brisbane combines traditional building techniques with modern precision to create residences that are as structurally sound as they are visually stunning.

MEET THE TEAM

David Bentley

David Bentley is a seasoned builder and lifelong Queensland local who combines technical excellence with an eye for distinctive design. David developed a strong foundation during his apprenticeship and has since played a key role in numerous residential builds from the ground up. His depth of knowledge spans everything from heritage renovations to modern custom homes.

With an instinct for innovative design solutions and an unwavering focus on quality, David is dedicated to turning bold ideas into lasting, liveable homes that celebrate Queensland's architectural character.

Tim Treloar

Tim Treloar is a licensed Brisbane builder with deep roots in the South East Queensland construction industry. Having grown up surrounded by the region's rich architectural traditions, Tim brings a hands-on, detail-oriented approach to constructing homes that embody the laid-back elegance of the Queenslander lifestyle. Through his apprenticeship and years of experience, Tim has cultivated an expert understanding of post-war home construction, classic Queenslanders, and cutting-edge architectural designs.

His work reflects a commitment to craftsmanship and a passion for creating beautiful, functional spaces



DATE CREATED: 22 Aug 2025

PROJECT ADDRESS:

T+B BUILDERS

QUALIFYING BUILDING ESTIMATE

CONTACT INFORMATION

BUILDER: T&B Builders

CONTACT NAME: David Bentley

CONTACT NUMBER: 0410347820

EMAIL ADDRESS: david@tbbuilders.com.au

BUILDING INFORMATION

HOUSE TYPE: Double Storey

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: 40 Weeks

AVAILABILITY TO START: Nov 2025

TOTAL ESTIMATED CONSTRUCTION COST

AMOUNT EXCLUDING GST	\$1,237,962.52 - \$1,338,192.66
GOODS & SERVICES TAX	\$123,796.25 - \$133,819.27
AMOUNT INCLUDING GST	\$1,361,758.77 - \$1,472,011.93

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.

DATE CREATED: 22 Aug 2025

PROJECT ADDRESS:

T+B BUILDERS

ADDITIONAL CONSTRUCTION ITEMS

SITE START	\$23,940 - \$26,200
Minor Excavation	
DEMOLITION PREPARATION	\$5,630 - \$6,150
Electrical Disconnect & Repair Works	
Plumber Disconnect & Repair Works	
Carpentry Repair Works	
CONCRETE	\$19,260 - \$21,070
Additional Internal Concrete Footings	
Concrete Bored Piers approx 600mm (d)	
WINDOWS	\$10,690 - \$11,700
Awning Windows	
Louvre Windows	
Double Aluminium hinged Doors	
EXTERNAL WALL	\$35,440 - \$38,780
Repaint External Cladding	
ROOFING	\$14,300 - \$15,670
Roof & Ceiling	
Repair Roofing	
ELEVATIONS	\$15,960 - \$17,470
Aluminium Slats	
Window Hoods	

ADDITIONAL CONSTRUCTION ITEMS

KITCHEN

\$42,810 - \$46,820

- Stone Bench Tops
- Overhead Cupboards
- Additional Bank 4 x Drawers
- Pot Drawers
- Bin Drawer
- Feature Splashback
- Feature Pantry
- Custom Full Height Joinery
- Full Height End Panel
- Additional Downlights
- Additional Power Points
- Strip Lighting

LAUNDRY

\$15,720 - \$17,190

- Stone Bench Tops
- Overhead Cupboards
- Broom Cupboard
- Linen Cupboard
- Strip Lighting

ADDITIONAL CONSTRUCTION ITEMS

MAIN LIVING AREA

\$37,620 - \$41,160

- Additional Downlights
- Raking Ceiling (Skillion)
- Timber lined Ceiling
- Study Benchtops
- Linen Cupboard
- Deduct Standard Timber Staircase
- Complete Powder Room
- Large Sliding Barn Door
- Remove & Replace Doors
- Protect Flooring
- Repaint : Walls & Ceilings
- Repaint : Door only
- Remove & Provide Timber Flooring

MASTER BEDROOM

\$29,720 - \$32,510

- Main Floor Tiles
- Additional Downlights
- Additional Power Points
- Power & Data
- Built in Robes
- Remove & Replace Electrical
- Remove & Replace Walls & Ceiling

BEDROOM 2

\$2,210 - \$2,410

- Protect Flooring
- Repaint : Walls & Ceiling
- Repaint : Door

ADDITIONAL CONSTRUCTION ITEMS

BEDROOM 3	\$1,510 - \$1,650
Protect Flooring	
Repaint : Walls & Ceiling	
Repaint : Door	
BEDROOM 4	\$1,510 - \$1,650
Protect Flooring	
Repaint : Walls & Ceiling	
Repaint : Door	
ENSUITE	\$15,050 - \$16,450
Stone Bench Tops	
Additional Basin	
Additional Shower Rose Kit	
Freestanding Bath	
Deduct Fixtures	
Additional Downlights	
Strip Lighting	
WET ROOM 2	\$12,800 - \$14,000
Stone Bench Tops	
Shaving Cabinets	
Freestanding Bath	
Deduct Fixtures	
Additional Downlights	
Strip Lighting	
WET ROOM 3	\$-2,600 - \$-2,840
Remove Complete Bathroom	

ADDITIONAL CONSTRUCTION ITEMS

HEATING & COOLING	\$21,140 - \$23,130
Reverse Cycle Systems	
EXTERNAL WORKS	\$20,040 - \$21,930
External Cabinets	
Clothes Lines	
EXTERNAL FLOOR TREATMENTS	\$40,380 - \$44,190
External Finished Slab	
Non Slip Outdoor Tiles	
GARDENING	\$5,480 - \$5,990
Garden & Shrub	
CONCRETE POOL & SPA	\$171,040 - \$187,160
Concrete Pool	
Pool Fencing	
RETAINING WALLS	\$48,660 - \$53,240
Structural Retaining up to 1m high	
FENCING	\$17,000 - \$18,590
Timber Fencing	
Render wall up to 1.8m high	
EXTERNAL STAIRS & STEPS	\$2,810 - \$3,070
Concrete Steps in Ground	

ADDITIONAL CONSTRUCTION ITEMS

GATES & PANEL DOORS	\$2,590 - \$2,830
---------------------	-------------------

Swing Gate

ADDITIONAL LEVEL & MULTI-DWELLINGS	\$10,150 - \$11,110
------------------------------------	---------------------

Add Scaffolding

DETAILED ESTIMATING ANSWERS

CONTACT INFORMATION

BUILDER: T&B Builders

CONTACT NAME: David Bentley

CONTACT NUMBER: 0410347820

EMAIL ADDRESS: david@tbbuilders.com.au

ESTIMATING ANSWERS

STATE: QLD

COMPLEXITY: High

FIXTURES & FITTINGS BUDGET: High

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: 74.46m²

DEMOLITION: 127.64m²

FLAT SITE: No

BUILDING MATERIAL: Custom Material

HOUSE TYPE: Double Storey

NUMBER BEDROOMS: 4

NUMBER BATHROOMS: 3

EXPECTED BUILD DURATION: 40 Weeks

DATE CREATED: 22 Aug 2025

PROJECT ADDRESS:

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

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!

RECENT PROJECTS COMPLETED



CONTACT

Name

T&B Builders

Email

david@tbbuilders.com.au

Phone

0410347820

Location**Website**

www.tbbuilders.com.au