PRELIMINARY MASONRY WALL ESTIMATE Core-Filled 190mm Concrete Block – External & Load-Bearing Internal Walls

Client:	Private Client	**Job No.:**	24925
Project:	Site address withheld	**Plans:**	JEFFBUILD Pty Ltd
Date:	June 2026 (Preliminary – for client discussion only)	**Wind Class:**	N4
Block Spec:	190mm hollow concrete block, fully core-filled, 15MPa, 20MPa grout | N4 wind reinf.	**Soil:**	Class P/S
Wall Areas:	Gross: 932 m² Openings deducted: 318 m² Net billed: 613 m² (main house)		

WALL AREA TAKE-OFF SUMMARY

Element	Wall Length (LM)	Avg Height	Gross Area (m²)	Openings (m²)	Net Area (m²)
External walls	156	3.45m avg (60%@3.2, 30%@3.6, 10%@4.5)	538	232	**306**
Load-bearing internal walls	120	3.27m avg (80%@3.2, 20%@3.6)	394	86	**307**
MAIN HOUSE TOTAL	**276**		**932**	**318**	**613**
Pool house (enclosed walls + piers est.)	95	3.2m	304	128	**176**
COMBINED TOTAL			**1236**	**446**	**790**

MASONRY SPECIFICATION	**Block:** 190mm hollow concrete masonry, Series 15 (15MPa face shell strength), 390×190×190mm, stretcher bond | AS 4455 compliant **Mortar:** 1:1:6 cement:lime:sand (Type M3 min.) | 10mm bed and perpend joints **Grout:** 20MPa core fill, 150mm slump, every core (full grouting, N4 wind zone) **Vertical reo:** N12 deformed bars @ 400mm crs | Grade 500MPa | AS 4671 **Bed joint reo:** Y8 bars every 2nd course (400mm vertical) | Lapped at all corners **Bond beams:** 2×N16 bars in bond beam blocks @ 1,200mm vertical + above all lintels + roof tie beam **Lintels:** Steel angles/PFC to engineer's spec over all openings | min. 150mm bearing each end **Standard:** AS 3700 Masonry Structures | AS 4773 Masonry in Small Buildings

SECTION F – MAIN HOUSE MASONRY (net 613 m² | 276 LM of wall)					
F1	190mm hollow concrete masonry blocks – supply Series 15 (15MPa face shells), 390×190×190mm, stretcher bond Net area 613 m² × 12.5 blocks/m² × 7% cut/waste = 8,250 blocks	8,250	No.	$6	$45,375
F2	Block laying labour – external walls and load-bearing internal walls Includes: setting out, plumb/level, full mortar bed and perpend joints (1:1:6 cement:lime:sand mix), cutting, scribing around penetrations, joint raking/tooling. Excludes reo and core fill.	613	m²	$97	$59,500
F3	Vertical reinforcement – N12 deformed bars @ 400mm centres into block cores (supply + fix) N4 wind zone min. spec | Total wall length 276 LM ÷ 400mm = 690 bars × 3,600mm height Includes 200mm lap into top of footing and bending	2,484	LM	$3	$7,949
F4	Horizontal bed joint reinforcement – Y8 bars every 2nd course (400mm vertical spacing) (supply + fix) Dur-O-Wal type or equivalent, lapped at corners and junctions 276 LM wall × 8 courses = 2,346 LM	2,346	LM	$1	$2,932
F5	Bond beam reinforcement – 2×N16 bars in bond beam blocks (supply + fix) At: slab level starter, every 1,200mm ht, above all lintels, at top of wall (roof tie beam) approx. 3.83 beam levels × 276 LM × 2 bars = 2,116 LM of N16	2,116	LM	$6	$11,638
F6	Core fill grout concrete – 20MPa, 150mm slump (supply) Net: 613 m² × 0.022 m³/m² = 13.5 m³ + 10% waste → order 15 m³ Every core to be fully filled (N4 wind zone requirement)	15	m³	$215	$3,225
F7	Concrete line pump – core filling program (supply and operate) Estimated 3 separate lift programme (1.2m lifts to prevent blow-out) 3 pump days for main house core fill program	3	Days	$1,100	$3,300
F8	Steel lintels – medium spans 1,200–2,400mm wide (supply + fix) 2×100×90×10 EA steel angles or PFC150 as applicable Estimated 18 No. (internal doors, louvres, medium windows)	18	No.	$420	$7,560
F9	Steel lintels – large spans 2,400–4,000mm wide (supply + fix) PFC200/250 or steel flat plate as per engineer | incl. padstone plates For large folding door openings (2925mm and 3825mm spans) – estimated 8 No.	8	No.	$950	$7,600
F10	Archway formwork and curved/feature masonry (supply + form + lay) For display arches (×4 shown on plan), curved entry walls and feature openings Allow lump sum – subject to final architectural detailing	1	Allow	$7,500	$7,500
F11	Mobile scaffold and hop-up platforms – erect, hire and strike For external and internal walls 3.2–4.5m height Mobile birdcage scaffold as required for 4500mm feature zones	1	Allow	$10,500	$10,500
F12	Pointing, joint tooling, wall cleaning and wash-down Rake and tool all exposed joints; acid wash and clean all visible block faces Final inspection and make-good prior to render/cladding handover	613	m²	$9	$5,521
				SECTION F SUBTOTAL – MAIN HOUSE MASONRY	**$172,600**

SECTION G – POOL HOUSE MASONRY (net 176 m² | 95 LM of wall)					
G1	190mm hollow concrete masonry blocks – supply (pool house pavilion) Net area 176 m² × 12.5 × 7% waste = 2,400 blocks Pavilion is ~42% open sides – blockwork to enclosed walls and piers only	2,400	No.	$6	$13,200
G2	Block laying labour – pool house enclosed walls and structural piers	176	m²	$97	$17,101
G3	Vertical N12 @ 400mm (supply + fix) – pool house | 95 LM ÷ 400mm × 3.4m	808	LM	$3	$2,586
G4	Horizontal Y8 bed joint @ 400mm vert (supply + fix) | 95 LM × 8 courses	760	LM	$1	$950
G5	Bond beam N16 bars (supply + fix) | 95 LM × 3.67 levels × 2 bars	697	LM	$6	$3,834
G6	Core fill grout concrete 20MPa – pool house | 176 m² × 0.022 × 1.10 → 5 m³	5	m³	$215	$1,075
G7	Concrete line pump – pool house core filling (1 day, separate program)	1	Day	$1,100	$1,100
G8	Steel lintels – pool house openings (6 No., medium spans)	6	No.	$480	$2,880
G9	Scaffold – pool house walls and piers (allow)	1	Allow	$3,800	$3,800
G10	Pointing, cleaning and wash-down – pool house	176	m²	$9	$1,587
				SECTION G SUBTOTAL – POOL HOUSE MASONRY	**$48,113**
				TOTAL – HOUSE + POOL HOUSE MASONRY	**$220,713**

REINFORCEMENT & CONCRETE SUMMARY				
Item	**Spec**	**LM / No.**	**Weight / Vol**	**Notes**
N12 vertical bars	12mm deformed, 500MPa, @ 400mm crs	2,484 LM	2.21 t	Into pier holes / footings with 200mm lap
Y8 bed joint reo	8mm plain, @ every 2nd course (400mm vert)	2,346 LM	0.93 t	Lapped min. 300mm at all corners & junctions
N16 bond beam bars	16mm deformed, 500MPa, 2 bars per beam level	2,116 LM	3.34 t	At 1200mm vert spacing + above lintels + roof tie
TOTAL REINFORCEMENT	**All grades combined**	**6,946 LM**	**6.48 t**	*Subject to structural engineer final design*
Core fill grout concrete	20MPa, 150mm slump – main house	15 m³	–	Every core fully filled (N4 wind zone)
Core fill grout concrete	20MPa, 150mm slump – pool house	5 m³	–	Fully filled – pool house enclosed walls
TOTAL CORE FILL		**20 m³**	–	

ESTIMATE NOTES & ASSUMPTIONS

SCOPE – INCLUSIONS	*Supply and install: 190mm hollow concrete blocks, mortar (1:1:6), all reinforcement (N12 vertical, Y8 bed joint, N16 bond beam), core fill grout concrete (20MPa), concrete line pump for core filling, steel lintels over all openings, archway formwork and feature masonry, scaffold, pointing, and final wall clean-down.*
SCOPE – EXCLUSIONS	*Lightweight non-structural partition walls (timber frame). Render or texture finish to blockwork. Window and door frames (aluminium joinery). Waterproofing to wet area walls. External cladding (AAC, FC sheet, stone etc.). Block painting or sealing. Wall insulation batts.*
WALL LENGTHS	*External perimeter 156 LM taken from footing estimate. Load-bearing internal walls 120 LM estimated from floor plan room layout – actual load-bearing wall designation to be confirmed by structural engineer. Non-load-bearing partition walls (to be lightweight framed) are excluded.*
OPENING DEDUCTIONS	*External wall openings deducted: 232 m² (includes all folding door systems, awning windows, louvres, entry pivot door and garage sectional door). Internal wall openings deducted: {int_ded:.0f} m² (doors, cavity sliders and display archways). Total deducted: {total_ded:.0f} m² from {gross:.0f} m² gross.*
N4 WIND ZONE	*Full core filling (every core) and heavy reinforcement schedule is required for N4 wind classification. Vertical N12 @ 400mm crs is the minimum standard – structural engineer may specify N16 verticals or reduced spacing at wall ends, corners and around large openings. Bond beams at 1,200mm vertical spacing is standard for N4.*
ARCHWAYS & FEATURE ELEMENTS	*Display arches (×4 shown on plan), curved feature walls and the circular foyer element require temporary curved formwork, specialised setting-out and additional blockwork cutting. The $7,500 lump sum allowance covers basic curved/arch elements – complex feature detailing may require a higher allowance.*
LINTELS	*Steel lintel sizes above are indicative – final sizing to be confirmed by structural engineer based on span, load and block wall height. For folding door spans of 3,825mm the lintel will likely be a PFC250 or fabricated flat plate lintel. All lintels to be hot-dip galvanised or epoxy-coated.*
PRICING BASIS	*SEQ market rates Q3 2026–Q2 2027. Block laying rate of $97/m² reflects the complexity of N4-spec reinforced work, multiple corners, returns, and varied ceiling heights (3.2–4.5m). Block supply rate of $5.50 each includes delivery to site.*
CONTINGENCY	*No contingency added to unit rates. Given the reinforcement intensity for N4 wind zone and P-class site, and the extensive glazed openings requiring careful lintel and jamb detailing, a 12–15% contingency is recommended.*