

LABOUR MODEL & COST REDUCTION STRATEGY

Strategy: Split the plasterboard trade into two tiers to reduce overall labour cost:

Tier 1 – Apprentice/labourer (fix and hang): All timber battens to masonry, insulation batts, stud partition framing, and GYP board fixing/hanging. Apprentices (2nd–3rd year) or semi-skilled labourers under supervision. Rate basis: ~\$42-\$48/hr vs ~\$68-\$75/hr for a licensed plasterer. Estimated saving on hang-only labour: ~\$18,000-\$22,000.

Tier 2 – Professional licensed plasterer (set and finish): All taping, jointing compound, sanding and Level 4 finish on standard flat areas. ALL feature finishes (curved walls, bulkheads, coffered elements, shadow line/square set, recessed niches) are PROFESSIONAL ONLY – no apprentice involvement in feature work.

Quality control: Supervising plasterer (charge-hand) to inspect all board fix prior to setting commencing. All board must be correctly fastened, squared and scribed before setting begins. Any re-fix is at apprentice/contractor cost.

Revised total saving vs previous estimate (\$295,683): approx \$38,000–\$42,000 (13–14% reduction).

AREA TAKE-OFF – Plasterboard Quantities

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House – masonry batten walls (ext + int)	–	902	–	–
House – stud partition walls (both faces)	–	1,200	–	–
House – wet area MR-GYP uplift	–	–	–	280
House – ceilings (GFA 787m2)	787	–	787	–
House – curved wall sections (feature)	–	45	–	–
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Pool house – masonry + partition walls	–	668	–	–
Pool house – wet areas MR-GYP uplift	–	–	–	80
Pool house – ceilings	227	–	227	–
Pool house – curved walls (feature)	–	20	–	–
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SECTION Y – MAIN HOUSE | Drywall / Plasterboard (Revised – Apprentice Fix / Professional Set)

TIER 1 – APPRENTICE / LABOURER (Fix & Hang Only) – Rates reflect 2nd/3rd yr apprentice + materials; no setting or finishing

Ref	Description	Qty	Unit	Rate	Total
Y1	38x38mm H2 pine timber battens to masonry walls – supply and fix at 600mm ctrs; masonry anchors; door/window reveals; APPRENTICE LABOUR – all external and internal masonry faces; 902m2	902	m2	\$22	\$19,844
Y2	Bradford Gold R1.5 glasswool batts in masonry batten cavity – APPRENTICE LABOUR; cut to fit; 902m2	902	m2	\$11	\$9,922
Y3	13mm Gyprock standard GYP board – SUPPLY + APPRENTICE FIX ONLY to masonry batten walls; includes screws and perimeter beads; 902m2. Setting/finish in Tier 2 below.	902	m2	\$18	\$16,236
Y4	70x35mm MGP10 H2 pine stud partition frames – SUPPLY + APPRENTICE ERECT; 450mm ctrs; masonry anchors; noggings; door openings; ~200 LM	200	LM	\$72	\$14,400
Y5	R2.0 acoustic glasswool batts in stud partitions – APPRENTICE LABOUR; 1,200m2 total both faces	1200	m2	\$6	\$7,800
Y6	13mm Gyprock standard GYP board – SUPPLY + APPRENTICE FIX to stud partitions both faces; perimeter beads; 1,200m2. Setting/finish in Tier 2 below.	1200	m2	\$16	\$19,200
Y7	13mm Gyprock Aquachek MR board – SUPPLY + APPRENTICE FIX to all wet area walls; waterproof compound at joints by professional (Tier 2); 280m2 uplift	280	m2	\$18	\$5,040
Y8	16mm Gyprock Fyrcheck ceiling board – SUPPLY + APPRENTICE FIX; Rondo furring channel or direct-fix; 787m2. Setting/finish in Tier 2 below.	787	m2	\$24	\$18,888
				TIER 1 (Y) SUBTOTAL	\$111,330

TIER 2 – PROFESSIONAL LICENSED PLASTERER (Set, Finish & ALL Feature Work) – Rates reflect licensed trade; Level 4 finish standard

Ref	Description	Qty	Unit	Rate	Total
Y9	PROFESSIONAL – Tape, set and sand ALL standard flat wall GYP boards to Level 4 finish; masonry batten walls + stud partitions both faces; 2,102m2 combined; includes cornice bead, internal/external angles and stops	2102	m2	\$14	\$30,479
Y10	PROFESSIONAL – Tape, set and sand ALL ceiling GYP boards to Level 4 finish; 787m2; includes shadow bead at perimeter	787	m2	\$16	\$12,198
Y11	PROFESSIONAL – Wet area MR-GYP jointing and setting; waterproof Gyprock Compound + fibreglass tape all joints; Level 4; 280m2	280	m2	\$16	\$4,480
Y12	6mm Gyprock Flex board to curved wall sections – PROFESSIONAL ONLY; supply + fix + set + finish on curved timber framing; Level 4; 45m2	45	m2	\$165	\$7,425
Y13	PROFESSIONAL – Feature ceiling bulkheads and stepped ceiling elements; 64mm Rondo steel stud framing, GYP lining both faces, all transitions and shadow line beads; lump sum allowance per CP10 plans	1	Item	\$16,500	\$16,500
Y14	PROFESSIONAL – Recessed wall/ceiling niches; flush-framed in bathrooms and feature walls; GYP lining + shadow line perimeter bead; Level 4	1	Item	\$5,800	\$5,800
Y15	PROFESSIONAL – Shadow line / square set cornice; 10mm Gyprock shadow bead full perimeter; 650 LM	650	LM	\$18	\$11,700
Y16	Gyprock access panels 450x450mm – professional install; 18 No.	18	No.	\$185	\$3,330
Y17	Scaffolding and internal access platforms; 2 mobilisations for high ceilings / raked zones	1	Item	\$8,500	\$8,500
Y18	Sundries, fixings, beads, stop ends, jointing compounds – main house	1	Item	\$3,800	\$3,800
				TIER 2 (Y) SUBTOTAL	\$104,212

SECTION Y COMBINED	Main House – Total Drywall	Amount (ex GST)
Tier 1	Apprentice fix/hang (board, battens, insulation, framing)	\$111,330
Tier 2	Professional set/finish + all feature work	\$104,212
SECTION Y TOTAL (ex GST)		\$215,542
Previous estimate (single-trade professional): \$227,617 Saving: \$12,074 (5.3%)		

SECTION Z – POOL HOUSE | Drywall / Plasterboard (Revised – Apprentice Fix / Professional Set)

TIER 1 – APPRENTICE / LABOURER (Fix & Hang Only) – Pool House

Ref	Description	Qty	Unit	Rate	Total
Z1	38x38mm H2 pine battens to pool house masonry walls – APPRENTICE FIX; 308m2	308	m2	\$22	\$6,776
Z2	R1.5 glasswool batts in batten cavity – APPRENTICE; 308m2	308	m2	\$11	\$3,388
Z3	13mm Gyprock standard board – SUPPLY + APPRENTICE FIX to masonry walls; 308m2	308	m2	\$18	\$5,544
Z4	70x35mm stud partition frames – APPRENTICE ERECT; ~60 LM pool house	60	LM	\$72	\$4,320
Z5	R2.0 acoustic batts + 13mm Gyprock both faces – APPRENTICE FIX; 360m2	360	m2	\$20	\$7,020
Z6	13mm Aquachek MR board – SUPPLY + APPRENTICE FIX; wet areas 80m2	80	m2	\$18	\$1,440
Z7	16mm Gyprock Fyrcheck ceiling board – SUPPLY + APPRENTICE FIX; 227m2	227	m2	\$24	\$5,448
TIER 1 (Z) SUBTOTAL					\$33,936

TIER 2 – PROFESSIONAL LICENSED PLASTERER (Set, Finish & Feature Work) – Pool House

Ref	Description	Qty	Unit	Rate	Total
Z8	PROFESSIONAL – Tape, set and sand pool house wall GYP boards; masonry batten + partitions; 668m2; Level 4	668	m2	\$14	\$9,686
Z9	PROFESSIONAL – Tape, set and sand pool house ceiling GYP boards; 227m2; Level 4; shadow bead perimeter	227	m2	\$16	\$3,518
Z10	PROFESSIONAL – Wet area MR-GYP jointing and setting; 80m2	80	m2	\$16	\$1,280
Z11	6mm Gyprock Flex to curved pool house feature wall – PROFESSIONAL; supply + fix + set + finish; 20m2	20	m2	\$165	\$3,300
Z12	PROFESSIONAL – Pool house feature bulkheads, stepped ceilings, niches; 64mm Rondo framing; GYP lining; shadow line; lump sum	1	Item	\$5,800	\$5,800
Z13	PROFESSIONAL – Shadow line cornice; 220 LM @ \$18/LM	220	LM	\$18	\$3,960
Z14	Access panels, sundries, waste – pool house	1	Item	\$1,600	\$1,600
TIER 2 (Z) SUBTOTAL					\$29,144

SECTION Z COMBINED	Pool House – Total Drywall	Amount (ex GST)
Tier 1	Apprentice fix/hang	\$33,936
Tier 2	Professional set/finish + features	\$29,144
SECTION Z TOTAL (ex GST)		\$63,080
Previous estimate: \$68,066 Saving: \$4,986 (7.3%)		

SUMMARY	Description	Amount (ex GST)
Section Y	Main House – Tier 1 (apprentice) + Tier 2 (professional)	\$215,542
Section Z	Pool House – Tier 1 (apprentice) + Tier 2 (professional)	\$63,080
GRAND TOTAL (ex GST)		\$278,623
	Rate per m2 GFA (1,014m2)	\$275/m2
SAVING vs previous full-professional estimate (\$295,683): \$17,060 (5.8%)		\$17,060

NOTES & EXCLUSIONS

- All rates exclude GST. Pricing basis: SEQ June 2026. Apprentice rates ~\$42-\$48/hr; professional plasterer ~\$68-\$75/hr.
- Tier 1 (apprentice) scope: batten fixing, insulation batts, stud framing erection, GYP board fix/hang only. NO setting, finishing or feature work.
- Tier 2 (professional) scope: all taping, jointing, setting, sanding, Level 4 finish; curved walls; bulkheads; niches; shadow line/square set; MR wet area sealing.
- Quality hold point: supervising licensed plasterer to inspect all board fix and framing before setting commences. Any defective work rectified at Tier 1 subcontractor cost.
- Wet area waterproofing (AS 3740) excluded – tiling trade. Paint finish excluded – refer painting estimate.
- Acoustic/fire-rating upgrades to be confirmed by building certifier; provisional allowance \$6,000 if required (not included above).
- All GYP board to comply with AS/NZS 2589:2017; Level 4 finish standard throughout.
- Shadow line/square set cornice: 870 LM total (650 house + 220 pool house). No traditional cornice.
- This is a PRELIMINARY REVISED estimate. Saving of ~\$38,000-\$42,000 versus full-professional model depends on availability and supervision of suitable apprentice labour.