

JEFFBUILD Pty Ltd

PRELIMINARY COST ESTIMATE

Private Residence | Job No. 24925 | Site address withheld

Trade: Internal Doors – Supply & Install (CP10 Door Schedule Basis)

**INTERNAL DOOR SCHEDULE – Main House (CP10 Plan Basis – confirm final count from architectural drawings)**

<p>Paragraph( 'caseSensitive': 1 'encoding': 'utf8' 'text': 'Ref' 'frags': [ ParaFrag(__tag__='b', bold=1, fontName='Helvetica-Bold', fontSize=7, greek=0, italic=0, link=[], rise=0, text='Ref', textColor=Color(0,0,0,1), us_lines=[]) ] 'style': 'bulletText': None 'debug': 0 ) #Paragraph</p>	<p>Paragraph( 'caseSensitive': 1 'encoding': 'utf8' 'text': '<b>Location</b>' 'frags': [ParaFrag(__tag__='b', bold=1, fontName='Helvetica-Bold', fontSize=7, greek=0, italic=0, link=[], rise=0, text='Location', textColor=Color(0,0,0,1), us_lines=[]) ] 'style': 'bulletText': None 'debug': 0 ) #Paragraph</p>	<p>Paragraph( 'caseSensitive': 1 'encoding': 'utf8' 'text': '<b>Type</b>' 'frags': [ParaFrag(__tag__='b', bold=1, fontName='Helvetica-Bold', fontSize=7, greek=0, italic=0, link=[], rise=0, text='Type', textColor=Color(0,0,0,1), us_lines=[]) ] 'style': 'bulletText': None 'debug': 0 ) #Paragraph</p>	<p>Paragraph( 'caseSensitive': 1 'encoding': 'utf8' 'text': '<b>Size (W x H)</b>' 'frags': [ParaFrag(__tag__='b', bold=1, fontName='Helvetica-Bold', fontSize=7, greek=0, italic=0, link=[], rise=0, text='Size (W x H)', textColor=Color(0,0,0,1), us_lines=[]) ] 'style': 'bulletText': None 'debug': 0 ) #Paragraph</p>	<p>Paragraph( 'caseSensitive': 1 'encoding': 'utf8' 'text': '<b>Qty</b>' 'frags': [ ParaFrag(__tag__='b', bold=1, fontName='Helvetica-Bold', fontSize=7, greek=0, italic=0, link=[], rise=0, text='Qty', textColor=Color(0,0,0,1), us_lines=[]) ] 'style': 'bulletText': None 'debug': 0 ) #Paragraph</p>	<p>Paragraph( 'caseSensitive': 1 'encoding': 'utf8' 'text': '<b>Spec</b>' 'frags': [ParaFrag(__tag__='b', bold=1, fontName='Helvetica-Bold', fontSize=7, greek=0, italic=0, link=[], rise=0, text='Spec', textColor=Color(0,0,0,1), us_lines=[]) ] 'style': 'bulletText': None 'debug': 0 ) #Paragraph</p>	<p>Paragraph( 'caseSensitive': 1 'encoding': 'utf8' 'text': '<b>Hardware</b>' 'frags': [ParaFrag(__tag__='b', bold=1, fontName='Helvetica-Bold', fontSize=7, greek=0, italic=0, link=[], rise=0, text='Hardware', textColor=Color(0,0,0,1), us_lines=[]) ] 'style': 'bulletText': None 'debug': 0 ) #Paragraph</p>
D01	Master Bedroom	Single hinged solid core	920 x 2340	1	44mm SC MDF 2-pac	Lever + pivot hinge
D02	Master Ensuite	Single hinged solid core	820 x 2340	1	44mm SC MDF 2-pac	Lever + pivot hinge
D03	Master WIR	Double hinged solid core	820 x 2340 ea	2	44mm SC MDF 2-pac	Lever + pivot hinge
D04	Bed 2 (with ensuite)	Single hinged solid core	920 x 2340	1	44mm SC MDF 2-pac	Lever + pivot hinge
D05	Bed 2 Ensuite	Single hinged solid core	820 x 2340	1	44mm SC MDF 2-pac	Lever + pivot hinge
D06	Bed 3	Single hinged solid core	920 x 2340	1	44mm SC MDF 2-pac	Lever + pivot hinge
D07	Bed 4	Single hinged solid core	920 x 2340	1	44mm SC MDF 2-pac	Lever + pivot hinge
D08	Bed 5 / Guest	Single hinged solid core	920 x 2340	1	44mm SC MDF 2-pac	Lever + pivot hinge
D09	Shared Bathroom	Single hinged solid core	820 x 2340	1	44mm SC MDF 2-pac	Lever + pivot hinge
D10	Powder Room	Single hinged solid core	720 x 2340	1	44mm SC MDF 2-pac	Lever + pivot hinge
D11	Laundry	Single hinged solid core	820 x 2340	1	44mm SC MDF 2-pac	Lever + pivot hinge
D12	Study / Home Office	Single hinged solid core	920 x 2340	1	44mm SC MDF 2-pac	Lever + pivot hinge
D13	Media / Theatre	Double hinged solid core	1020 x 2340 ea	2	44mm SC MDF 2-pac	Lever + pivot hinge
D14	Butler Pantry (2 leaves)	Double hinged solid core	820 x 2340 ea	2	44mm SC MDF 2-pac	Lever + pivot hinge
D15	Mud Room	Single hinged solid core	820 x 2340	1	44mm SC MDF 2-pac	Lever + pivot hinge
D16	Linen Cupboards (x3)	Single hinged solid core	620 x 2340 ea	3	44mm SC MDF 2-pac	Lever + piano hinge
D17	Store Rooms / Plant	Single hinged solid core	820 x 2340 ea	3	44mm SC MDF 2-pac	Lever + pivot hinge
D18	Acoustic pocket (media)	Sliding pocket solid core	1200 x 2700	1	44mm SC MDF 2-pac	Flush pull + guide

D19	Living-alfresco bifold	Internal bifold (int face)	600 x 2700 x 4 leaves	4	40mm SC laminate	Top hung Häfele
D20	Feature pivot – entry hall	Oversize pivot door	1200 x 2700	1	44mm SC veneer/2-pac	Signature floor pivot
<pre> Paragraph( 'caseSensitive': 1 'encoding': 'utf8' 'text': 'TOTAL' 'frags': [ ParaFrag(__tag__='b', bold=1, fontName='Helvetica-Bold', fontSize=7, greek=0, italic=0, link=[], rise=0, text='TOTAL', textColor=Color(0,0,0,1), us_lines=[]) ] 'style': 'bulletText': None 'debug': 0 ) #Paragraph Paragraph( 'caseSensitive': 1 'encoding': 'utf8' 'text': '32 leaves' 'frags': [ ParaFrag(__tag__='b', bold=1, fontName='Helvetica-Bold', fontSize=7, greek=0, italic=0, link=[], rise=0, text='32 leaves', textColor=Color(0,0,0,1), us_lines=[]) ] 'style': 'bulletText': None 'debug': 0 ) #Paragraph </pre>						

**INTERNAL DOOR SCHEDULE – Pool House**

<p>Paragraph( 'caseSensitive': 1 'encoding': 'utf8' 'text': 'Ref' 'frags': [ ParaFrag(__tag__='b', bold=1, fontName='Helvetica-Bold', fontSize=7, greek=0, italic=0, link=[], rise=0, text='Ref', textColor=Color(0,0,0,1), us_lines=[]) ] 'style': 'bulletText': None 'debug': 0 ) #Paragraph</p>	<p>Paragraph( 'caseSensitive': 1 'encoding': 'utf8' 'text': 'Location' 'frags': [ParaFrag(__tag__='b', bold=1, fontName='Helvetica-Bold', fontSize=7, greek=0, italic=0, link=[], rise=0, text='Location', textColor=Color(0,0,0,1), us_lines=[]) ] 'style': 'bulletText': None 'debug': 0 ) #Paragraph</p>	<p>Paragraph( 'caseSensitive': 1 'encoding': 'utf8' 'text': 'Type' 'frags': [ParaFrag(__tag__='b', bold=1, fontName='Helvetica-Bold', fontSize=7, greek=0, italic=0, link=[], rise=0, text='Type', textColor=Color(0,0,0,1), us_lines=[]) ] 'style': 'bulletText': None 'debug': 0 ) #Paragraph</p>	<p>Paragraph( 'caseSensitive': 1 'encoding': 'utf8' 'text': 'Size (W x H)' 'frags': [ParaFrag(__tag__='b', bold=1, fontName='Helvetica-Bold', fontSize=7, greek=0, italic=0, link=[], rise=0, text='Size (W x H)', textColor=Color(0,0,0,1), us_lines=[]) ] 'style': 'bulletText': None 'debug': 0 ) #Paragraph</p>	<p>Paragraph( 'caseSensitive': 1 'encoding': 'utf8' 'text': 'Qty' 'frags': [ ParaFrag(__tag__='b', bold=1, fontName='Helvetica-Bold', fontSize=7, greek=0, italic=0, link=[], rise=0, text='Qty', textColor=Color(0,0,0,1), us_lines=[]) ] 'style': 'bulletText': None 'debug': 0 ) #Paragraph</p>	<p>Paragraph( 'caseSensitive': 1 'encoding': 'utf8' 'text': 'Spec' 'frags': [ParaFrag(__tag__='b', bold=1, fontName='Helvetica-Bold', fontSize=7, greek=0, italic=0, link=[], rise=0, text='Spec', textColor=Color(0,0,0,1), us_lines=[]) ] 'style': 'bulletText': None 'debug': 0 ) #Paragraph</p>	<p>Paragraph( 'caseSensitive': 1 'encoding': 'utf8' 'text': 'Hardware' 'frags': [ParaFrag(__tag__='b', bold=1, fontName='Helvetica-Bold', fontSize=7, greek=0, italic=0, link=[], rise=0, text='Hardware', textColor=Color(0,0,0,1), us_lines=[]) ] 'style': 'bulletText': None 'debug': 0 ) #Paragraph</p>
PH-D01	Pool House Bathroom	Single hinged SC	820 x 2340	1	44mm SC MDF 2-pac	Lever + hinge
PH-D02	Change Room / WC	Single hinged SC	820 x 2340	2	44mm SC MDF 2-pac	Lever + hinge
PH-D03	Store / Plant Room	Single hinged SC	820 x 2340	1	44mm SC MDF 2-pac	Lever + hinge
PH-D04	Linen Cupboard	Single hinged SC	620 x 2340	1	44mm SC MDF 2-pac	Lever + hinge
<p>Paragraph( 'caseSensitive': 1 'encoding': 'utf8' 'text': 'TOTAL' 'frags': [ ParaFrag(__tag__='b', bold=1, fontName='Helvetica-Bold', fontSize=7, greek=0, italic=0, link=[], rise=0, text='TOTAL', textColor=Color(0,0,0,1), us_lines=[]) ] 'style': 'bulletText': None 'debug': 0 ) #Paragraph</p>		<p>Paragraph( 'caseSensitive': 1 'encoding': 'utf8' 'text': '5 leaves' 'frags': [ParaFrag(__tag__='b', bold=1, fontName='Helvetica-Bold', fontSize=7, greek=0, italic=0, link=[], rise=0, text='5 leaves', textColor=Color(0,0,0,1), us_lines=[]) ] 'style': 'bulletText': None 'debug': 0 ) #Paragraph</p>				

## SPECIFICATION NOTES – Internal Doors

**Standard solid core doors:** 44mm solid core (Corinthian Medallion SC or equiv); MDF 2-pac painted finish or veneer (TBC); rebated jamb; frame to stud partition; includes hang, adjust and hardware fit-off.

**Overheight doors (2,700mm):** Custom solid core; Häfele or equiv stainless continuous hinge or floor pivot; extra allowance for extended frames and custom jamb liners.

**Feature entry pivot (D20):** Signature floor pivot (FritsJurgens or Hafele); 44mm solid core with veneer or 2-pac skin; allow PC sum – final selection by owner.

**Sliding pocket doors:** SHB Eclisse or equiv heavy-duty aluminium pocket frame; solid core leaf; flush pull and nylon guide; suitable for 70–90mm stud walls.

**Bifold (D19):** Häfele top-hung aluminium track; solid core leaves; flush pull hardware; interior face specification matching balance of house doors.

**Hardware standard:** Gainsborough Trilock or equiv lever set (passage and privacy); 316SS or brushed nickel finish TBC; magnetic door stops; pivot hinges or Simonswerk TECTUS concealed hinges.

**Acoustic/privacy doors (D18 media):** Rebated solid core with perimeter acoustic seals; STC 35+ rating; automatic door bottom seal.

**Fire doors:** Any FRL-rated doors required by building certifier (e.g., garage-to-dwelling) to be confirmed; provisional allowance of \$1,800 included (AA14).

**Paint finish:** Primed by joiner; painted on site by painting trade (excluded from this estimate).

**Wet area doors:** MR solid core leaf; standard hardware; no acoustic seals required.

## SECTION AA – MAIN HOUSE | Internal Doors – Supply & Install

Ref	Description	Qty	Unit	Rate	Total
AA1	Standard solid core hinged internal door – 44mm SC MDF primed; rebated pine jamb + architrave both faces; hung and adjusted; 920 x 2340; includes lever passage set and 3 x pivot hinges; qty 5 (bedrooms)	5	No.	\$1,050	\$5,250
AA2	Standard solid core hinged internal door – 44mm SC MDF primed; rebated pine jamb + architrave both faces; hung and adjusted; 820 x 2340; includes lever privacy set (bathrooms/ensuites); qty 6	6	No.	\$1,020	\$6,120
AA3	Standard solid core hinged internal door – 44mm SC MDF primed; 820 x 2340; passage lever set; utility/laundry/study; qty 4	4	No.	\$980	\$3,920
AA4	Linen/store cupboard doors – 44mm SC MDF primed; 620 x 2340; piano or pivot hinge; passage lever; qty 6 (3 linen + 3 store)	6	No.	\$880	\$5,280
AA5	Double solid core hinged doors (pair) – 44mm SC MDF primed; 820 x 2340 ea leaf; rebated meeting stile; flush bolt top/bottom to inactive leaf; lever to active leaf; qty 2 pairs (butler pantry + master WIR)	2	Pair	\$2,400	\$4,800
AA6	Double solid core hinged doors (pair) – 44mm SC MDF primed; 1020 x 2340 ea leaf; media room; rebated meeting stile; lever + acoustic perimeter seals; STC 35+; qty 1 pair	1	Pair	\$3,200	\$3,200
AA7	Overheight solid core hinged doors – 44mm SC MDF primed; 920 x 2700; extended rebated jamb liner; 3 x concealed Simonswerk TECTUS hinges; lever passage; qty 3 (select rooms per plans)	3	No.	\$1,850	\$5,550
AA8	Acoustic sliding pocket door – SHB Eclisse Serie 100 heavy-duty aluminium pocket frame; 44mm SC MDF leaf; 1,200 x 2,700; flush pull both faces; nylon guide; complete supply and install including frame built-in to partition	1	No.	\$4,800	\$4,800
AA9	Internal bifold (living to alfresco internal face) – Häfele top-hung aluminium track and hardware; 4 x 600 x 2,700 solid core leaves; MDF primed; flush pull hardware; top/bottom alignment guides; supply and install	1	Item	\$5,600	\$5,600
AA10	Feature oversize pivot door – hall entry; 1,200 x 2,700 x 44mm solid core; veneer or 2-pac finish TBC; FritsJurgens System TS or Hafele floor pivot; concealed top guide; PC allowance – final selection by owner	1	PC	\$9,500	\$9,500
AA11	Door hardware upgrade allowance – Gainsborough Trilock lever sets, magnetic door stops, door viewers, chain/barrel bolts to selected doors; lump sum allowance	1	Prov	\$3,800	\$3,800
AA12	Cavity sliding doors to 2 additional locations per plans – Häfele or Eclisse aluminium cavity frame; 820 x 2340 SC MDF leaf; flush pull; supply and install	2	No.	\$2,200	\$4,400
AA13	Automatic door bottom seals – Pemko 411 or equiv automatic drop seal; to all bedroom and bathroom doors for acoustic privacy; supply and install	12	No.	\$185	\$2,220
AA14	Fire door allowance – FRL-rated door sets as required by building certifier (garage/plant room); solid core FD30 or FD60; self-closer; intumescent seal; provisional sum	1	Prov	\$1,800	\$1,800
<b>SECTION AA SUBTOTAL</b>					<b>\$66,240</b>

## SECTION AB – POOL HOUSE | Internal Doors – Supply & Install

Ref	Description	Qty	Unit	Rate	Total
AB1	Solid core hinged internal doors – pool house bathroom, WC and change room; 44mm SC MDF primed; 820 x 2340; privacy lever sets; rebated jamb and architrave; supply, hang and adjust; qty 3	3	No.	\$1,020	\$3,060
AB2	Solid core hinged door – pool house store / plant room; 44mm SC MDF primed; 820 x 2340; passage lever; qty 1	1	No.	\$920	\$920
AB3	Linen cupboard door – pool house; 44mm SC MDF primed; 620 x 2340; pivot hinge; passage lever; qty 1	1	No.	\$880	\$880
AB4	Pool house door hardware allowance – lever sets, stops, seals; lump sum	1	Prov	\$650	\$650
<b>SECTION AB SUBTOTAL</b>					<b>\$5,510</b>

SUMMARY	Description	Amount (ex GST)
Section AA	Main House – Internal Doors (32 leaves)	\$66,240
Section AB	Pool House – Internal Doors (5 leaves)	\$5,510
<b>GRAND TOTAL (ex GST)</b>		<b>\$71,750</b>
Total door leaves: 37   Rate per leaf avg		\$1939/leaf

### NOTES & EXCLUSIONS

- All rates exclude GST. SEQ supply and install pricing, June 2026.
- Door schedule is based on CP10 plans. Final door count and sizes to be confirmed from issued-for-construction architectural drawings.
- All doors are primed and ready for paint; paint finish excluded (refer separate painting estimate).
- External doors and all windows are excluded – refer [Sample\\_Windows\\_Doors.pdf](#).
- Door hardware finish (lever, hinge, stop) TBC by owner; stainless, brushed nickel or matte black options available.
- Acoustic/fire door requirements to be confirmed by building certifier; AA13 and AA14 are provisional allowances.
- Bifold D19 price is for internal face joinery treatment only; the external window/door frame is priced in the windows estimate.
- Feature pivot door AA10 is a PC (Prime Cost) allowance; FritsJurgens TS pivot hardware alone is ~\$2,800–\$4,500; confirm with supplier.
- This is a PRELIMINARY estimate. Subject to review by head contractor and door/hardware supplier prior to award.