



Domestic Painters Costing Guide

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Overhead Costings Percentage

Each business has its own overhead costings. These are essential expenses involved in operating the business that are not directly tied to materials or labour on a specific job. To calculate the Overhead Costings Percentage, follow this process:

Step 1 Start with Your Total Income

Begin with the total turnover or income received over the course of the financial year.

Step 2 Deduct Material Costs

From that total income, deduct all material costs, including:

- Paint and coatings
- Sundry items used for surface preparation
- Equipment and products required to access work areas and maintain a safe job site

Note: Material pricing is based on 4L, 10L, and 15L tins, calculated at \$17.00 per litre. Do not include the cost of 1L cans.

Step 3 Calculate Total Overhead Costs

Add up all business operating expenses, including (but not limited to):

- Insurance (PL, WorkCover)
- Tools and equipment
- Vehicle running costs (fuel, oil, additives)
- Vehicle repairs, registration, and insurance
- Soap, towels, and cleaning supplies
- Staff wages (admin/supervisory)
- Office rent, electricity, and phone/internet
- Website costs, online subscriptions, advertising
- Computer and IT equipment (hardware, software, repairs)
- Stationery and postage
- Accountant/bookkeeping fees
- Bank charges
- Payroll tax (if applicable)
- Workers' entitlements (leave, superannuation)
- Driver's licences, tolls
- Equipment rental or leasing
- Memberships fees (e.g. MPAV)

Step 4 Determine Overhead Percentage

Take the total overhead figure and divide it by your adjusted turnover (income minus materials).

Multiply by 100 to find your Overhead Costings Percentage:
$$\text{Overhead \%} = (\text{Total Overhead} \div \text{Adjusted Turnover}) \times 100$$

This figure helps determine the mark up required on your hourly or daily charge-out rates to ensure all business running costs are covered.

Paint Finishing Standard

Industry Standards - It is suggested that all members of the Master Painters Association of Victoria and Tasmania undertake our Costing and Estimating Course.

Standard of Painting

- Coatings used are to be suitable for the relevant conditions and relevant wear and tear.
- Unless documented otherwise, painting is defective if it does not comply with the manufacturer's installation instructions or AS/NZS 2311:2017 – Guide to the Painting of Buildings and the Industry Standard for the Surface Coatings Industry.

Surface Finish of Paintwork

- Paintwork is defective if application defects or blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position. Excessive over-painting of fittings, trims, skirtings, architraves, glazing and other finished edges is a defect.

Nail and Screw Fixings

- Fixings or unfilled depressions caused by fixings are defects in painted or stained surfaces if they can be seen from a normal viewing position 1.5 metres as per the Guide to Standards and Tolerances.

Mechanical Damage and Natural Defects in Surfaces

- Holes and any other unfilled depressions in painted or stained timber such as surface defects caused by mechanical damage, natural characteristics such as gum pockets or surface splits are defects if they can be seen from a normal viewing position 1.5 metres from the painted surfaces as per the Guide to the Standards and Tolerances.

Paint Durability

Unless documented otherwise, coatings are defective if they fail by lifting, blistering, flaking, fading etc. within the minimum period shown in table below.

MINIMUM DURABILITY OF COATED FINISHES

Coating	Minimum Durability
Exterior - Acrylic	36 months
Exterior - Enamel	24 months
Exterior - Semi-transparent Stain	12 months
Exterior - Clear Finishes	Not recommended
Interior - All Finishes	36 months

Touch up on Paint Work

Following many queries from consumers in regards to procedures in touching up paintwork on plaster walls and other smooth surfaces. Refer to Master Painters Association of Victoria and Tasmania Information Data Sheet on touching up of paint work.

The Master Painters Association recommends the following procedure: Generally to touch up a mark or defect it is only acceptable if the paint work is finished in a flat finish and does not require double coating. Generally to touch up a defect, the application needs to be the same as the original application method.

Also on side viewing does not show touch up area when dry. You should not be able to view area touched up when fully cured on a side view. Refer to the The Guide to Standards and Tolerances 2017 for correct viewing positions. If touched up area is still visible then entire area needs to be fully recoated.

If the walls have been finished in any coatings with sheen the following must be observed - Generally touching up surfaces with sheen is not acceptable.

- Touch up material must be from the same batch
- Application must be the same as used previously i.e. brush, roller, or spray
- All spray work must/should be back rolled as per industry standard
- Where filling is required, touch up to affected areas must be to manufacturers specified coating system.

It is recommended that surface be completely recoated after the above has taken place. Other items that need to be considered when undertaking touch ups.

- Application at different temperatures
- Inadequate colour acceptance
- Higher sheen paints tend to show sheen differences more than flat finishes

If the touch up is because of poor painting procedures, cost should be borne by the contractor.

If finished work is damaged by other parties it is to be charged out as a variation to the builder or client.

Always use a variation form and have it signed.

New Work Priced on the Slab Area

The Master Painters Association recommends that a contract should be provided to potential clients and signed by both parties before commencing any painting works.

If you are pricing work for builders on the floor area, you should be charging between \$60 - \$78 per square metre, which includes all internal areas and external eaves, external entry areas for a 3 coat system. This is for a brick veneer home with prefinished windows. This does not include painting of gutters and facias if not prefinished. This also includes front and back doors - 2 only and downpipes if not prefinished.

The price does not include:

Pergolas, gables, handrails, porticos, carports, wooden windows, staircase balustrade etc, as they should be charged as an additional cost.

Please note this is for a standard structure similar to a house property, if they are extra high walls, charge out as an additional cost.

Domestic Painters Costing Guide

The following rates for painting works are issued as a guide only for basic residential work.

Rates are based on a charge out rate of \$75 per hour.

- The \$75 per hour is made up as per the charge out rates calculation. This figure has been calculated on an hourly rate of pay on wages of \$32.60 which is above the award rate. This document is available in the members' area on the website. It can be varied to suit your employees' rate of pay.
- Material cost is based on an average material usage of 15-20% of the labour depending on material rate and includes the 15 cents per litre national paint levy.
- No allowances have been made for the cost of scaffolding and working at heights, access to difficult areas, movement of furniture etc. These items need to be allowed for separately in costing.
- Rates allow for basic preparation of surfaces to be coated.
- Also allowing for the protection of surface areas. Eg. masking of adjacent surfaces.
- Rates exclude G.S.T
- Remember rates are issued as a guide only and will vary according to the conditions, materials used, and on-site accessibility.

Interior Residential Work - New Work Only

SUBSTRATE SURFACE	CONDITION	PREPARATION	AREA	PRIME	2ND COAT	3RD COAT	TOTAL
Gyprock Plasterboard - Brush or Roller	New	General Prep	m2	7.00	4.70	4.70	16.40
Gyprock Plasterboard - Spraying	New	General Prep	m2	5.50	4.70	4.70	14.90
Fibre Cement Sheeting - Brush or Roller	New	General Prep	m2	7.00	4.05	4.05	15.10
Solid Plaster - Brush or Roller	New	General Prep	m2	7.00	5.40	5.40	17.80
VJ Boards - Brush, Roller & Spray - No gapping	New	General Prep	m2	11.40	17.25	17.25	45.90
Texture - Low Profile	Rolled - 1	General Prep	m2	9.00	14.10	12.75	35.85
Venetian Plaster	Prime + 3 Coats	Wax	m2				300-400
Gapping	Includes materials		Lm				1.50
Door - Flush Panel (both sides) - Top & Bottom - See below	1 colour - no cutting in	Rolled	per door	33.40	33.40	33.40	100.20
Door - Two Panel (both sides) - Top & Bottom - See below	1 colour - no cutting in (+20%)	Brushed/Rolled	per door	44.10	44.10	44.10	120.30
Door - Four Panel (both sides) - Top & Bottom - See below	1 colour - no cutting in (+40%)	General Prep	per door	48.15	48.15	48.15	144.45
Door Frame & Architrave (per door frame)	Steel/Timber 0-250mm	General Prep	per frame	40.30	40.30	40.30	120.90

Notes

For repainting work, prime coat plus 3rd coat for general prep only - all surfaces must be inspected prior to pricing to ascertain condition of substrates which may increase the charge out rates.

Overheight doors - 2.7 high + 18% to above rate

Overheight doors - 3.0 high + 25% to above rate

Window rates above do not allow for any stripping

Interior Residential Work - New Work Only continued

SUBSTRATE SURFACE	CONDITION	PREPARATION	AREA	PRIME	2ND COAT	3RD COAT	TOTAL
Windows (including frame) - 1 side only + Sash - New Only	Bare - 1 light	General Prep	m2	70.00	70.00	70.00	210.00
Windows (including frame) - 1 side only + Sash - New Only	Bare - 4 light (+25%)	General Prep	m2	93.75	93.75	93.75	281.25
Windows (including frame) - 1 side only + Sash - New Only	Bare - 8 light (+50%)	General Prep	m2	105.00	105.00	105.00	315.00
Skirtings	Timber 0-150mm	General Prep	Lm	3.60	2.80	2.80	9.20
Picture Rails			Lm	1.80	1.80	1.80	5.40
Timber Pelmet all surfaces		General Prep	Lm	7.95	7.95	7.95	23.85
Wash Down Surfaces			m2				1.40
Prepare Skimcoat Broadwall areas to ceiling and walls - wash skim & sand down			m2				24.00
Wash, sand and seal varnished melamine & laminate surface with adhesion primer			m2				12.60
Wash, sand and seal varnished melamine & laminate surface with adhesion primer			Lm				3.15
Feature Walls			m2				23.70
Crakgon Mesh Rate includes product and materials Needs 3 coats: 1 coat of paint – 2 coats on top.	Badly cracked substrates internal and external. Ideal for old lathen plaster.		m2				25.00

Crakgon can be applied to interior and exterior substrates ie. retaining walls etc. Order Crakgon directly from the MPAV by emailing admin@mpav.com.au

Stain and Clear Finishes

SUBSTRATE SURFACE	CONDITION	PREPARATION	AREA	PRIME	2ND COAT	3RD COAT	TOTAL
Door - Flush Panel (both sides)	1 colour - no cutting in	Rolled and Tipped	m2	37.40	32.00	32.00	101.40
Door - Two Panel (both sides)	1 colour - no cutting in (+20%)	Brushed/Rolled	per door	44.90	33.40	33.40	111.70
Door - Four Panel (both sides)	1 colour - no cutting in (+40%)	General Prep	per door	52.40	44.80	44.80	142.00
Door Frame & Architrave (per door frame)	Timber 0-250mm	General Prep	per frame	35.15	35.15	35.15	105.45
Windows (including frame) - 1 side only	Bare - 1 light	General Prep	m2	65.00	35.15	35.15	135.30
Windows (including frame) - 1 side only	Bare - 4 light (+25%)	General Prep	m2	81.25	43.95	43.95	166.15
Windows (including frame) - 1 side only	Bare - 8 light (+50%)	General Prep	m2	97.50	52.70	52.70	202.90
Skirtings	Timber 0-150mm	General Prep	Lm	3.55	3.55	3.55	10.65

Specialty Finishes

SUBSTRATE SURFACE	CONDITION	PREPARATION	AREA	PRIME	2ND COAT	3RD COAT	TOTAL
Metallic Finish on Flat Surfaces - 3 coat system	New	General Prep	m2				73.00
Metallic Finish on Texture (includes base coats)	New	General Prep	m2				60.00
Overglaze to Metallic			m2				12.00

Exterior Work Rates

SUBSTRATE SURFACE	CONDITION	PREPARATION	AREA	PRIME	2ND COAT	3RD COAT	TOTAL
Roofing (Iron) + 30% for corrugated and 35% stramit	New	Weathered 4 months	m2	10.35	6.50	6.50	23.35
Roofing (Iron) + 30% for corrugated and 35% stramit	Repaint Click Lock	General Prep	m2	12.75	6.80	6.80	26.35
Roof Repaint - Removal of delaminating paint by scraping			Hourly Rate				
Gutters	Bare Galv or Zinc Alume	General Prep	Lm	5.00	5.00	5.00	15.00
Downpipes	Bare Galv or Zinc Alume	General Prep	Lm	5.00	5.00	5.00	15.00
Fascia up to 250mm	Bare Timber	General Prep	Lm	4.50	4.50	4.50	13.50
Eaves/Soffit	Bare Fibre Cement	General Prep	m2	8.00	8.00	8.00	24.00
Fibro/Rafters	Fibre Cement	General Prep	m2	12.00	12.00	12.00	36.00
Weatherboards/Chamfer Boards excludes back priming by brush	New	General Prep	m2	11.70	11.70	11.70	35.10
Weatherboards/Chamfer Boards excludes back priming by spraying		Includes masking & hand sand. Excludes stripping or gapping	m2		14.00	14.00	28.00
Weatherboards machine sanding and scraping old paintwork	Weatherboards machine sanding and scraping old paintwork		m2				28.00
Shadowclad + Hardie plank cladding					18.00	16.00	34.00
Non-Raked Brickwork- Brush, roller or spray	Bare Cement	General Prep	m2	10.80	9.05	9.05	28.90
Besser Blocks - Brush, roller or spray	Bare Cement	General Prep	m2	10.80	9.05	9.05	28.90
Jagged or Raked Brick/Heavy Stucco	Bare Cement	General Prep - Roller	m2	15.40	12.65	12.65	40.70

Exterior Work Rates continued

SUBSTRATE SURFACE	CONDITION	PREPARATION	AREA	PRIME	2ND COAT	3RD COAT	TOTAL
Texture Roll On - Low Profile	Rolled	General Prep	m2	9.00	14.10	14.10	37.20
Texture Roll On - High Profile	Rolled	General Prep	m2	9.00	23.10	18.10	50.20
Concrete Floors - Acid Etched - Pressure wash (check moisture content before application). Moisture content must be 5% or less for Paving Paint. Price includes non skid and adherence to drying times.			m2				32.00
Anti-Graffiti clear (per coat) (large areas only) Based on 200 sqm with spread rate of 16 sqm per litre			m2				34.00
Check pricing on material prior to quoting. Rates on weatherboards may be reduced in spraying 2nd and 3rd coats.							
Exterior Cement Render	New	General Prep	m2	13.25	10.50	10.50	34.25
Concrete Tilt Panels - Texture (High Build - Roll on) <i>Excludes washing with Bond Release.</i> <i>Excludes filling of pinholes or grinding of edges etc.</i>		General Prep	m2	8.90	30.40	8.00	47.30
Timber Balustrade/Dowel/Slats <i>Both sides measurements taken on top of balustrade</i>	Bare Wood	General Prep	Lm	32.10	27.00	27.00	86.10
Peelaway - Master Painters recommend all members obtain CPCCPD3031 - Work safely with lead-painted surfaces in the painting industry accreditation.	Complete Removal	Sample to be carried out to work out how many applications				68- 110	
* Lead based paint sanding with vacuum sander - inspect surfaces and do a 1 sqm test panel - hourly rate plus material	Peeling	Material	Hourly Rate				

*** Above rate is for basic preparation, if full stripping is required additional costs will apply depending on product used i.e. chemical stripping with products such as Peelaway.**
*** Refer to mpav.com.au for correct lead removal procedures. It is recommended to undertake 1 square metre test panel before pricing work.**

Exterior Work Rates continued

SUBSTRATE SURFACE	CONDITION	PREPARATION	AREA	PRIME	2ND COAT	3RD COAT	TOTAL
Steel Rails/Hand Rail (Security Grills both sides)	Galv Steel	General Prep	m2	23.35	19.55	19.55	62.45
Decking	Bare Wood	General Prep	m2	13.75	9.15	9.15	32.05
Step Treads	Bare Wood	General Prep	Lm	7.50	7.95	7.95	23.40
Step Stringers	Bare Wood	General Prep	Lm	7.27	7.67	7.67	22.61
Battens/Fencing/Trellises	Bare Wood, one side	General Prep	m2	13.75	9.15	9.15	32.05
Lattice	Bare Wood, one side	General Prep	m2	13.50	11.50	11.50	36.50
Door - Flush Panel (Per door) - See note below	1 colour - no cutting in	Rolled & Tipped	per door	33.40	33.40	33.40	100.20
Door - Four Panel (per door) - See Note Below	1 colour - no cutting in (+20%)	Brushed/Rolled	per door	48.15	48.15	48.15	144.45
Door - Two Panel (both sides) - See note below	1 colour - no cutting in (+40%)	General Prep	per door	40.10	40.10	40.10	120.30
Door Frame & Architrave (per door frame)	Steel/Timber 0-250mm	General Prep	per frame	40.30	40.30	40.30	120.90
Painting of Services - Piping work	General touch up/Primer (2 coats)		Lm				19.00
Piping work - 0-100mm	General touch up/Primer (2 coats)		Lm				4.50
Piping Work - 100-200mm	General touch up/Primer (2 coats)		Lm				6.35
Piping Work - 200-300mm	General touch up/Primer (2 coats)		Lm				8.25

Overheight doors - 2.7 high + 18% to above rate
Overheight doors - 3.0 high + 25% to above rate
Price above includes tops and bottoms of doors.

Exterior Work Rates continued

SUBSTRATE SURFACE	CONDITION	PREPARATION	AREA	PRIME	2ND COAT	3RD COAT	TOTAL
Windows (including frame) - 1 side only	Bare - 1 Light	General Prep	m2	70.00	70.00	70.00	210.00
Windows (including frame) - 1 side only	Bare - 4 Light	General Prep	m2	93.75	93.75	93.75	281.25
Windows (including frame) - 1 side only	Bare - 8 Light	General Prep	m2	105.00	105.00	105.00	315.00
Concrete Floors - Two Pak Acrylic Epoxy *price includes paint, labour, materials and preparation. Excludes non-slip aggregate.	Grind concrete and acid etch with primer + 3 top coats applied		m2				140.00
Fence - Paling Fence - 2.1m high (1 side - 2 coats)	New	Spray Only	Lm				18.00
Fence - Picket Style - 1.2m high (2 sides - 2 coats)	New	Wash, Prime + Spray	Lm				45.00
Fence - Picket Style - 1.2m high (2 sides - 2 coats)	New	Brush	Lm				70.00
High Pressure Washing - HOT	Hot wash includes Fuel & Hire		m2				5.35
High Pressure Washing - COLD	Cold wash includes Fuel & Hire (up to 3000 psi)		m2				4.75

Exterior Work Rates continued

SUBSTRATE SURFACE	CONDITION	PREPARATION	AREA	PRIME	2ND COAT	3RD COAT	TOTAL
Masking for Spraying	Example - 3M Product		m2				4.75
Line Marking (Per coat)			Lm				3.30
Line Marking Directional Arrows (2 coats)			Each				55.00
Concrete Tilt Panels *no allowance for scaffold or EWP equipment		Pressure wash, prime, apply 1 coat roll on membrane texture, 1 coat by brush/standard roller	m2				41.00
Membrane - Roll On Texture - Blueboard *Full system including jointing and general stopping up.		Apply render, prime, 1 coat roll on membrane texture, 1 coat membrane standard brush/roller	m2				105.00
Roll on texture - render over concrete blockwork including pre-mixed render. *no allowance for scaffold or EWP equipment		Apply primer, apply roll on texture, apply 1 coat membrane	m2				81.00
Bagged Render - Trowel On - Blockwork *no allowance for scaffold or EWP equipment			m2				48.00
Re-putty glass windows (Remove old putty)			Lm				22.00

Paperhanging: Suggested Charge-out Rates

For paperhanging work, the most accurate method is to calculate the number of **drops** required and their lengths. Be aware that wallpaper rolls may vary in **width and length**, so always confirm the size of the rolls being used.

To calculate the number of drops per roll:

1. Measure the total wall length to be prepared
2. Divide this by the **width of the wallpaper**
3. Determine the **wall height** and divide this into the **length of each roll**

Standard Roll Coverage (5.0m²) – Wall Height 2.1m to 2.4m

Wall Height	Drops per Roll
1.8 metres	5
2.1 - 2.4 metres	4
2.7 - 3.0 metres	3
Over 3 metres	2

Wallpaper Stripping

Wallpaper removal is typically charged **by the hour** at your **normal hourly rate**.

Paperhanging Rates (Hang Only)

These rates are based on a tradesperson sizing walls and hanging 7 rolls per day. In smaller rooms or complex spaces, fewer rolls may be hung per day, increasing the per-roll cost.

Type of Paper	Price per m ²
Lining Paper	\$19.60
Prepasted Standard Wallpaper	\$28.20
Unpasted Standard Wallpaper	\$38.25
Grass Paper (0.914m wide)	\$42.80