



0408 299 863
admin@prioritypainting.com.au
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Priority Painting Brisbane Rates

Internal Painting Pricing:

Walls / Plaster:

- Repaints: \$24 per m²
- New Paint: \$28 per m²
(Standard internal work: \$28 per m² where access is not an issue)

Walls / VJ Panelling (Tongue and Groove)

- Repaints: \$30 per m²
- New Paint: \$32 per m²
(Standard internal work: \$32 per m² where access is not an issue)

Ceilings:

- Repaints: \$22 per m²
- New Paint: \$26 per m²

(Includes cornice. The only exception is high-detail or decorative cornices, which will require custom pricing.)

Doors & Frames:

- Repaint: \$150 door and \$160 frame
- New Paint: \$200 door and \$170 frame
- Decorative Doors: *Custom pricing*

Inside Cupboards & Wardrobes:

- Repaint: \$350–\$450 each
 - New Paint: \$450 - \$550 each
- (Custom Cupboards will be custom pricing)*

Window Frames:

- Repaint: \$80–\$100 each
- New Paint: \$100–\$120 each

(Depending on size and decorative detail)

Bathrooms / Wet Areas:

- Add 10–15% for mould/sealing treatment

Skirting Boards:

- Repaint: \$8- \$10
- New Paint: \$12

External Painting Pricing:

Plaster Walls:

- Repaint: \$24 - \$26 per m²
- New Paint: \$28 - \$30 per m² (*Access dependent*)
(*External rates are often higher than internal due to typically less plastering topcoats and more nail beads left by plasters than internal work.*)

Render Walls:

- Repaint: \$25 - \$30 per m²
- New Paint: \$30 - \$35 per m²
(*requires 3 coats, first coats being green render sealer*)

Weatherboard:

- Repaint : \$30-\$50 per m² (*rate depends on access and complexity / deterioration*)
- New Paint: \$30–\$50 per m² (*rate depends on access and complexity*)
- Prep: \$5–\$7 per m² (*Includes nail hole filling, scraping, spot patching, spot priming – Heavy sanding not included. This is for aged and weathered boards*)
- Gapping underside of boards: \$10 per m² (*For repaints only; new paints typically recommend left to breathable, no warranty on gapping. (Dulux does not provide warranty coverage if a certain % of the area is gapped) Clients must specifically request. Board gapping will look good but will eventually crack, in this situation a higher flex is used*)
- Lead Paint Chemical Strip: \$120 per m². Many factors come into play with lead removal.
- Sanding of weatherboard (aged/deteriorated boards) \$40-\$60m²



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Window Frames:

- Repaint: \$80–\$100 each
- New Paint: \$100–\$120 each

(Depending on size and decorative detail)

Trims & Features:

- Gutters: \$20 per LM
- Fascia: \$10 per LM
- Soffits: \$19 per m² *(Typically more expensive than internal due to surface area and cutting)*
- Downpipes: \$100 each, per storey
- Doors (single side): \$100–\$140 each
- Decorative Doors: *Custom pricing*

(Timber doors requiring sanding and multiple coats will vary, especially depending on timber condition)

- Garage Doors:
 - Single: \$350
 - Double Bay: \$600

Decorated door and frames: Custom pricing.

Note: Spray Finish is extra

Trestle Hire:

- \$200–\$400 (if required)

QBCC Home Warranty:

- 1.5 % of total quote price

Decking

- Deck Sanding: \$45 per m²
- Deck Oil: \$30 per m²
- Deck Oil + 2 Clear Coats: \$40 per m²
- Timber Fence: \$35 per m²



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Washdown: Half day (\$450) or full day: \$910 (based on site size, soiling level and height access)

All Pricing above are excluding GST.

All Prices above are excluding material and paint costs (+15%).

Custom Pricing & Additional Considerations

While we offer standard pricing for most residential and commercial painting jobs, custom pricing may apply in situations where extra time, preparation, or equipment is required.

Situations Where Custom Rates May Apply:

- **Decorative finishes or specialty work**
e.g., feature walls, textured coatings, intricate trim detailing.
- **Spray finish jobs**
Spraying requires significant prep and protection, especially around fittings and furniture. It offers a premium finish but may not always be cost-effective for every project.
- **Roof painting**
Includes challenges with varied materials, access, and preparation (e.g., rust treatment).
- **Jobs involving roof access**
Especially where steep slopes or multi-level workspaces are involved.
- **Complex or elevated access**
Work beyond standard 1–2 storeys or on uneven terrain may require additional access solutions.
- **2-pack coatings**
These require advanced prep, mixing, application care, and costly cleanup.
- **After-hours or night work**
Includes additional logistics, team coordination, and potential scheduling premiums.
- **Wallpaper removal or surface prep for painting**
- **Interior / Exterior timberwork**
e.g., staircases, handrails, and banisters.
- **Specialty paints or coatings**
Premium, eco-friendly, or high-performance products are quoted separately.



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- **Machinery hire**
Cherry pickers, scaffolding, or other access equipment required for difficult or high-reach areas.

Please Note:

Final pricing may increase or decrease depending on specific job conditions not fully captured in standard rates. These include (but are not limited to):

- **Complexity of work** – Intricate layouts, detailed masking, or unconventional project requirements may impact pricing.
- **Access limitations** – Restricted site access, confined workspaces, or unusual setup requirements can add time and labour.
- **Level 5 finishes** – High-end surface preparation and finishing (such as Level 5) require additional materials, precision, and labour.
- **Surface deterioration** – Heavily weathered, damaged, or previously neglected surfaces may require extensive preparation or treatment.
- **Work outside business hours** – Early morning, weekend, or public holiday work may incur additional scheduling and labour costs.

We aim to provide transparent and accurate estimates and will always communicate clearly about any pricing changes before commencing work.