

# CostGuide 2017

## Market Summary Overview

Low interest rates and competitive construction pricing continues to make it a good time to renovate or construct a tailored new dwelling.

Interest rates continue to be at historic lows and can be fixed to provide certainty around repayments for years to come. At the same time, domestic and small commercial construction sectors continue to be sluggish and have resulted in builders/contractors and tradespeople pricing projects more keenly to keep active.

In short, it's time to stop thinking and talking about a new home, renovation, home improvement project or property development – and get into a design process.

Handy tips and notes are at the ready – visit our website – [archicentreaustralia.com.au](http://archicentreaustralia.com.au) and call us on **1300 13 45 13** – for our experienced Design Architects to get you started with a sketch process – our Feasibility Design Report.

This is the traditional means of embarking on any building project – providing you an independent design and cost opinion. Only by these means will you have the confidence to remain in control of your future building's design and construction.



## REPAIRS & MAINTENANCE

### ROOFING & ROOF DRAINAGE

*Up to two storeys: fixed to existing roof frame*

Concrete tiled roof	\$45 to \$75/m <sup>2</sup>
Terracotta tiled roof	\$60 to \$100/m <sup>2</sup>
Slate tiled roof (traditional system)	\$300 to \$500/m <sup>2</sup>
Fibreglass roof	\$35 to \$60/m <sup>2</sup>
Polycarbonate roofing	\$60 to \$450/m <sup>2</sup>
Steel roofing – standard to marine	\$45 to \$90/m <sup>2</sup>
Sarking	\$6 to \$8/m <sup>2</sup>

#### Guttering and Downpipes

- PVC	\$30 to \$38/Lm + painting if required
- Zinalume	\$30 to \$55/Lm
- Zinalume colour coated	\$50 to \$90/Lm
- Copper	\$80 to \$120/Lm
- Stainless steel	\$85 to \$160/m

*Allow extra for:* - Framing upgrade

### ELECTRICAL

Replace switchboards	\$500 to \$3000
Safety switches	\$500 to \$1000
New light point	\$50 to \$150 each + cost of fitting
Add power points	\$100 to \$300 each
Add telephone points	\$100 to \$300 each
Rewire house	\$6,000 to \$20,000

*Allow extra for:* - Repairing adjoining finishes

### PLASTERING

Plasterboard (including furring channels)	\$30 to \$60/m <sup>2</sup>
Fibre cement linings (including furring channels as required)	\$45 to \$80/m <sup>2</sup>
Hard plaster finish	\$100 to \$200/m <sup>2</sup>
Patching of holes/openings not exceeding 0.5m <sup>2</sup>	\$250 to \$500/m <sup>2</sup>

*Allow extra for:* - Removal of existing plaster  
- Decorative cornices, roses, mouldings etc.

### MASONRY

Repointing face brick walls	\$5 to \$10/m <sup>2</sup>
Infilling openings – brick veneer walls	\$250 to \$650/m <sup>2</sup>
Infilling openings – double brick walls	\$400 to \$1,000/m <sup>2</sup>

*Allow extra for:* - claddings, linings or finishes

### TREE REMOVAL

Tree removal including mulching	\$250 to \$2,000/tree
Stump removal to below ground level	\$250 to \$500/stump

### CONCRETE PAVING

80mm thick reinforced plain concrete path	\$50 to \$70/m <sup>2</sup>
100mm thick reinforced plain concrete driveway	\$70 to \$95/m <sup>2</sup>
- Extra over for coloured concrete	\$10 to \$15/m <sup>2</sup>
- Extra over for exposed aggregate	\$25 to \$35/m <sup>2</sup>
Cross-over to council requirements	\$4000 to \$6000 single car width \$6000 to \$9000 double car width

*Allow extra for:* - Decorative edging

### DRAINAGE

100mm diameter stormwater pipe including trenching up to 900mm deep	\$60 to \$100/Lm
Stormwater pits & cover	\$500 to \$1,000/pit
Trench grates	\$300/Lm + (varies with trench size and cover type)
Agricultural pipe including trenching	\$35 to \$50/Lm

*Allow extra for:* - Repairs to paving or landscaping  
- Boring under paving

### DAMP PROOFING

Silicon injected damp-proof course (per Lm)	\$50 to \$75/Lm
Re-point mortar	\$10 to \$20/m <sup>2</sup> brick wall
New air vents	\$50 to \$75 each

*Allow extra for:* - Washing brickwork and making good  
- Repairs of adjoining surfaces

### INSULATION

Reflective air cell	\$12 to \$16/m <sup>2</sup>
Glasswool batts R1.5 to R6.0	\$10 to \$20/m <sup>2</sup>
Polyester batts R2.0 to R4.0	\$10 to \$25/m <sup>2</sup>
Polystyrene	\$10 to \$40/m <sup>2</sup>
Wool R3.0 to R3.5	\$25 to \$40/m <sup>2</sup>

*Allow extra for:* - access restrictions or reduced clearance  
- removal/ reinstatement of linings

### TILING

Wall	\$120/m <sup>2</sup> for tiles costing up to \$30/m <sup>2</sup>
------	---

*Allow extra for:* - \$100/m<sup>2</sup> for tiles costing up to \$90/m<sup>2</sup>

## PLUMBING

Based on a 150m<sup>2</sup> house with reasonable access

Hot water service replacement	\$1,000 to \$4,000/house
Solar boosted hot water service	\$3,500 to \$15,000/house
Complete house re-plumbing	\$10,000 to \$20,000/house
Replace taps, shower rose, spouts	Supply cost of fitting + \$50 to \$250 to install
Toilets, basins, sinks, laundry troughs, baths, showers	Supply cost of fitting + \$150 to \$450 to install

**Allow extra for:** - associated work (e.g. painting, tiling)

## TERMITE TREATMENT

Based on a 150m<sup>2</sup> house with reasonable access

Dusting	\$1,000 to \$1,500/house
Chemical treatment	\$2,500 to \$4,500/house
Monitoring/baiting systems	\$3,000 to \$5,000/house
Drilling trees (cost per tree)	\$250 to \$600/tree

## FENCING

Perimeter paling (1600mm to 1800mm high)	\$55 to \$100/Lm
Timber picket fence	\$60 to \$180/Lm
Tubular metal fence	\$180 to \$350/Lm
Brick fence, 1200mm high including footings	\$500 to \$750/Lm
Brick fence, 2100mm high including footings	\$800 to \$1,000/Lm
Gates including hardware and finish	\$600 to \$900 single \$1,200 to \$2,000 double

**Allow extra for:** - sloping sites

## LEVELLING

Underpinning	\$1,200 to \$3,000/Lm
<b>Allow extra for</b>	- making good damaged surfaces - rocky foundations
Resin injection	\$800 to \$1,200/Lm
<b>Allow extra for</b>	- making good damaged surfaces - sandy soil

## WINDOW REPLACEMENT

Awning/sliding windows, including hardware & finish	\$350 to \$950/m <sup>2</sup>
Double hung windows, including hardware & finish	\$750 to \$1,250/m <sup>2</sup>
Skylights	\$500 to \$2,500 each

**Allow extra for:** - blinds or window furnishings  
- repair of adjoining surfaces

## FLOOR REPAIRS

Framing replacement/strengthening joists & bearers	\$25 to \$75/Lm
Particle board (yellow, red, blue)	\$26 to \$34/m <sup>2</sup>
Plywood (15mm to 21mm thick)	\$30 to \$45/m <sup>2</sup>
Tongue & groove flooring	\$70 to \$250/m <sup>2</sup>

**Allow extra for:** - sub floor access restrictions or excessive heights  
- floor finishes

## FLOORING

Carpet	\$35 to \$150/m <sup>2</sup> + underlay
Vinyl	\$65 to \$120/m <sup>2</sup>
Timber Polishing	\$75/m <sup>2</sup>
Tiles	\$120 for tiles costing up to \$30m <sup>2</sup>

**Allow extra for:** - \$100/m<sup>2</sup> for tiles costing up to \$90/m<sup>2</sup>

## PAINTING

One undercoat, two finishing coats

Exterior timber – good condition	\$15 to \$40/m <sup>2</sup>
Exterior timber – poor condition	\$20 to \$60/m <sup>2</sup>
Interior – plaster/brick/timber	\$10 to \$25/m <sup>2</sup>
Anti-graffiti shield	\$15 to \$25/m <sup>2</sup>

**Allow extra for:** - wall surface repairs  
- lead paint removal

## RESTUMPING

Concrete stumps (to 1.0m above ground)	\$7,000 to \$12,000/house
--	---------------------------

**Allow extra for:** - floors over 1.0m above ground  
- patching/painting and easing of doors/windows



# RENOVATIONS & ADDITIONS

This part of the guide provides some typical costs for common renovation and addition projects. It assumes use of standard materials, fixtures and finishes.

## ADDITIONS

1. The indicative square metre rates for basic shell only and the extended roofline over the shell.
2. Prices assume good access to the site and relatively simple roof configuration.
3. Where the extension involves kitchens, bathrooms and laundries, you must add the wet area fitout costs to the total as these rooms need special fittings and fixtures.
4. Indicative costs do not include upgrading of services such as electrical, plumbing, heating or repairs and upgrades to parts of the existing house such as roof and gutter repairs, painting, damp, reblocking, and pest treatment. You may also need to allow for paving and landscaping upgrades.

## WARNING ABOUT BUILDING PRICES

**Building prices vary considerably depending on a number of factors such as:**

- o Extent of documentation
- o Choice of materials
- o Individual builders/contractors selected
- o Extent of client involvement
- o Method of construction
- o Site accessibility
- o Size of job: larger works can achieve a more economical price per square metre
- o Quality of job required, e.g. volume built home or custom built standard
- o Property location: regional areas may attract a premium

## RENOVATIONS

Indicative costs assume that the rooms which are being renovated are in sound condition, needing no structural upgrades. Good access is assumed.

**NEW CONSTRUCTIONS \$1,900 to \$3,400/m<sup>2</sup>**  
*Including extensions to an existing building*

- Allow extra for:**
- First floor additions (including stair, structural work to existing building, roof alteration)
  - Adverse ground conditions
  - Consequential work to existing building
  - Professional fees associated with the project

**RENOVATIONS \$600 to \$2,700/m<sup>2</sup>**  
*Inside an existing building*

- Allow extra for:**
- Hazardous material removal (e.g. asbestos filled cement sheet)
  - Temporary accommodation and/or furniture storage

**WET AREA FIT OUT**

Bathroom / en-suite	\$10,000 to \$25,000
Kitchen	\$15,000 to \$40,000
Laundry	\$5,000 to \$15,000
<b>Allow extra for:</b>	- White goods

## MORE ACCURATE PRICING IS AVAILABLE

1. An Archicentre Australia feasibility report will include cost estimates specific to your project.
2. Additional accuracy will be achieved once the design is developed, costed by an independent quantity surveyor, and taken to competitive tender when actual prices are obtained. In many instances, cost can be saved and/or a better job achieved through an architect's rigorous preparation of tender documents and a review of tenders.

**NOTE**  
*The information provided here is general advice only. It has been prepared without taking into consideration project specifics, design requirements or quality needs. Before acting on this document, you should consider its appropriateness to your circumstances. If required, seek assistance of a quantity surveyor who can prepare a project specific cost plan to assist in establishing project scope and budget. Cost advice indicated here includes GST.*



# Architects Advisory Service

Take the first step...

- New home
- Renovations
- Home Improvements
- Property Development

Call **1300 13 45 13** now  
and visit **[archicentreaustralia.com.au](http://archicentreaustralia.com.au)**



## DESIGN ARCHITECTS are ready to assist

Whether you're planning to renovate, new build, buy and repair an investment property or consider a property development – say a dual occupancy or multi townhouse development – we have fixed price “getting started” Design Services.....that hit the spot for you.

We will provide fresh, responsive and above all high quality design ideas taking into consideration your site, existing building, neighbourhood and budget. Often we assist with setting your budget.

### Design Consultation

A Design Consultation is the best way to start when you don't know how to start, when you're not sure what to do or what options to consider. A meeting with one of our Design Architects can help you decide on the best course of action and give you confidence to proceed with a direction

### Renovation Sketch Feasibility

So you're planning a renovation – perhaps adding to your home – on the ground or as a second storey including alterations. The Renovation Sketch Feasibility is the perfect way to explore opportunities and options. Collaborating with one of our Design Architects can assist – exploring ideas to find the best option for your renovation strategy. A report and sketches, including possible opinions of cost, will provide the snapshot that gives you confidence to embark on an informed and independent process.

### New Home or Property Development Sketch Feasibility

If you're thinking of a new home, dual occupancy or multi townhouse development a tailored Sketch Feasibility is an essential way to explore options for site planning and costs. Our Design Architects will meet, “kick the dirt” of your site and bring issues of lifestyle, needs, budget and the like into focus. You will end up with a “way to go” which can set the direction for ongoing and meaningful design efforts.

### Archicentre Australia Architects are the way to go

By using Archicentre Australia for your feasibility design process, you are making use of our filter, where we match your needs with a Design Architect who will suit your circumstance.

Unlike many design professionals on offer, our Design Architects understand residential design and architecture – that's why you can rely on their knowledge from feasibility stage through to the completion of construction to guide the process of you interfacing with the building industry.

What sets our Design Architects apart from others is their day to day working knowledge of how to apply the latest techniques, details and materials for your benefit.

