

## Part Three - Brisbane Raise / Build in Under Costs

<b>COST PLAN</b> (Based on 100m <sup>2</sup> house)	Cost Per SQM	Total Cost
<b>HOUSE RAISE &amp; RESTUMP</b>		
Including steel beams & posts under. (House slide is \$4000 extra)	-	\$25,000
<b>NEW CONCRETE SLAB UNDER</b>		
Dependent on soil-test	\$135 m2	\$13,500
<b>PLUMBING</b>		
Under slab	-	\$5,000
1 Bath & 1 Kitchen	-	\$5,000
<b>ELECTRICAL</b>		
Lower SWBD	-	\$1,500
Wire lights, fans, power & T.V. points.	-	\$5,000
<b>TIMBER WALL FRAMING</b> (New ground floor level only)		
External Weatherboard and internal plasterboards walls, ceiling lining, windows & doors.	\$550 m2	\$55,000
<b>DECKS</b>		
Based on 8m wide 4m long (32 m2) deck Including handrails, balustrade & 1 stair	\$1,000 m2	\$32,000
<b>EXTENSION</b> (Extension is new addition to building, not including deck)		
Based on 8m wide 2.5m long (20 m2)	\$1,800 m2	\$36,000
<b>BATHROOM</b>		
Fitout including floors, walls, tiles, bath, shower, vanity, WC (midrange fixtures)	-	\$7,000
<b>KITCHEN</b>		
Average varies (midrange fixtures)	-	\$20,000
<b>ESTIMATED TOTAL</b>	-	<b>\$205,000 + GST</b>
<p>No painting or floor finishes (e.g. tiles/carpet) allowed for except, bathroom. Construction costs listed above are an estimate only and are there as a budget guide only. You will have to contact a builder to obtain a formal quote.</p>		