

Summer 2010/2011 NQCAD COST GUIDE



MARKET SUMMARY

Interest rate rises during 2010 and the withdrawal of the First Home Owners Grants has slowed activity in the new home sector.

Under normal circumstances this might increase competition in the home renovation sector and bring some good news to aspiring renovators. Catastrophic floods have swept Australia in early 2011, however which will result in a re-building effort described by some as of "post-war proportions" and stretch the building industry to its limit, particularly in Brisbane. Construction costs will rise and the need for independent checks of building work will increase as tradespersons struggle to keep up with the work.

Smart renovators will act quickly, detail their projects thoroughly, get at least 3 prices and sign binding building contracts that have been independently checked to protect their interests.

Preliminary cost estimates are a must, as are independent building checks during construction before you pay your builder - to make sure that you get what you are being asked to pay for.

Please call NQ CAD if you need a costed renovation Design Concept or Quality Assurance Inspections during your building project.

STATE MATERIALS COST INDEX

The estimates in this guide are based on a selection of building materials at Sydney prices. Capital city adjustments are as follows:

Brisbane	+5%
Melbourne	- 0.5%
Adelaide	+0%
Perth	+7%
Hobart	+2.5%

Labour costs will also vary and regional areas will have increase of 5% to 15%.

NOTES:

For new houses and major renovations, the cost structure is approximately as follows:

Materials	46%
Labour	33%
Fees, levies, permits, taxes, g.s.t.	21%

For country areas, add 5% to 15% to capital city figures.

Part One - Repair & Maintenance Costs

CONCRETING/PAVING (\$)

New Concrete Path per m²		49 - 64
New Driveway¹	Plain Concrete per m ²	55 - 73
	Coloured Concrete per m ²	63 - 87
Slate Impression on Concrete per m²		72
Stencilled Concrete per m²		82
NOTES:		
1. Based on average 75mm thickness and minimum area of 50m ² (An average driveway is about 70m ²)		

FENCING (\$)

Perimeter paling¹	1600-1900mm	57 - 100 per m
Front - picket	various types	51 - 152 per m
Gates	Single	465 - 655
	Double	1,255 - 1,795
NOTES:		
1. There are many varieties of fencing throughout Australia. This guide bases its prices on the Victorian type of perimeter fence.		

DAMP - Rising Damp/Salt Damp (\$)

Silicon Injected Damp-Proof Course (per linear metre)	Single brick	71 - 82
	Double brick	120 - 145
Replace Damp-Proof Course (per linear metre)	Single brick	150 - 180
	Double brick	220 - 255
Re-Point Mortar (per m ²)		7.8 - 17.6
New Air Vents	Clay	40 - 46
	Galvanised Steel	24 - 30
NOTES:		
1. The price increases in all categories depending on surface condition.		
2. Figures do not include re-plastering and other repair of wall surfaces.		

FLOOR REPAIR (\$)

Framing	Joists & Bearers ¹	15 - 31 per lineal metre
Floorboards	From particleboard	33 - 335 per m ²
	to feature timbers	
NOTES:		
1. Joist spacings for a normal room are 450mm apart. Bearer spacings are around 1500mm apart. So a 20m ² room would cost around \$1,185 - \$1,550 to replace.		
2. Areas under 10m ² will attract significantly higher installation costs.		
3. Excludes demolition.		

DRAINAGE (\$)

Drain to stormwater or sump	e.g. 20m = 1,420 - 2,500
NOTES:	
1. Prices vary depending on access and length. An average length could be 20 metres at approx \$71 - \$125 per m.	
2. Does not include removal or replacement of hard surfaces over drains. Refer to "paving" category.	

GUTTERING & DOWNPIPES (\$)

Zincalume	Per linear metre	30 - 48
	Whole house	2,540 - 3,400
Colorbond	Per linear metre	36 - 56
	Whole house	3,000 - 4,020
NOTES:		
1. Prices are based on an average house with 70 linear metres of guttering and four downpipes, supplied and fitted.		

INSULATION (\$)

Thermal Rating		R2.0 - R2.5
Ceiling	Cellulose Fibre	(per m ²) 4.5 - 6.7
	Cellulose Fibre	House Lot 680 - 1005
	Fibreglass Batts	(per m ²) 14.1 - 19
	Fibreglass Batts	House Lot 2,120 - 2,850
Walls	R1.5 Batts	(per m ²) 13.5 - 18.4
	430 Foil	(per m ²) 6.2 - 8.5
NOTES:		
1. All figures based on 150m2 house/roof with reasonable access.		

PAINTING (\$)

Exterior	Timber ¹ - Good Condition	12 - 25 per m ²
	Timber - Bad Condition	17 - 29 per m ²
	Brick ²	12 - 15 per m ²
Interior³	per square metre	11 - 24
	Single room 3mx4mx3m	650 - 830
	"Victorian Style" per room ⁴	1,800 - 2,300
NOTES:		
1. Painting of timber houses includes windows and door frames, plus the weatherboards.		
2. Painting of brick houses involves only windows & door frames.		
3. Includes doors, skirting & architraves. Poor surface conditions can double these indicative prices, e.g. for extra coats of paint, and for extensive preparation.		
4. Includes special trims and a variety of colours.		
5. Figures based on average size house (150m2) with reasonable structural condition.		

PEST MANAGEMENT - Termite treatment (\$)

Dusting¹	500 - 1,000
Trenching²	2,500 - 6,000
Drilling Trees (per tree)	200 - 600
Baiting³	2,500 - 6,000
Physical barriers⁴	2,000 - 6,500
Timber Pest Inspection^{5, 6, 7}	300 - 425
NOTES:	
1. Involves dusting termite galleries with termiticide, which spreads throughout colony.	
2. Involves digging a trench, flooding with termiticide and backfilling with soil which soaks up chemical, also applying under floor of building.	
3. Involves attracting termites into bait boxes, then placing a termiticide to eliminate them.	
4. These are more for new housing, with prices depending on methods, materials and extent of barriers.	
5. Termite, Borer, Wood Decay Fungi and other destructive timber pests.	
6. Figures based on 150m2 house with reasonable access.	
7. Sydney and Brisbane tend to be at the lower end of inspection prices, Melbourne at the higher end, and other metropolitan cities in the middle. However, any city's prices can be in the upper or lower extreme.	

PLASTERING¹ (\$)

Contemporary Finish	Whole house	11,500 - 14,800
	Single room 3mx4mx3m	1,470 - 1,870
"Victorian" Style Finish²	Whole house	21,300 - 32,600
	Single room 3mx4mx3m	2,500 - 3,900
Hard Plaster (per m²)		40 - 80
Standard Plasterboard (per m²)		20 - 40
NOTES:		
1. Does not include demolition or removal of existing plaster walls.		
2. Prices include elaborate cornices, architraves etc.		
3. Figures based on 150m2 house with reasonable access.		

PLUMBING (\$)

Renew Cold Water Pipes	1,580 - 2,450
Hot Water Service unit renewal	1,180 - 1,630
Complete house replumb¹	7,650 - 12,140
NOTES:	
1. Complete replumbing includes hot & cold water replacement, gutters & downpipes (using a house with 70 linear metres of guttering and four downpipes as standard). Should get guttering price separate. Difficult access increases the cost.	

RESTUMPING (REBLOCKING) (\$)

Per Stump (concrete)		60 - 100 Melb
		230 - 400 Bris
Per Average (150m²) House	Timber (80-90 Stumps)	5,200 - 9,000 Melb
		14,100 - 23,500 Bris
	Brick Veneer (60 Stumps)	4,300 - 6,200 Melb
	Solid Brick (40 Stumps)	3,500 - 4,700 Melb
NOTES:		
1. This category is only relevant in States where the houses have stumps as part of their subfloor structure (eg. excludes N.S.W.)		
2. Excludes repairs to doors, windows, replastering etc. which can need extensive repairs in some cases.		
3. Extra to replace timber (ie. bearers, joists etc.) Allow about \$15-31 per linear metre.		
4. Hourly rate for extra excavation (eg. if rock is found). Allow about \$60 per hour.		
5. Brisbane stumps may be 2.5 metres high at 2.4m spacing and, say, 50 stumps per house. (Note: costs can vary dramatically.)		
6. Poor subfloor access requires that floorboards be lifted and replaced at a carpenters hourly rate.		
7. Melbourne houses which are low to the ground (typically inner suburbs) require trenching for jack access under bearers, and could double the cost.		

REPLACEMENT ROOFING (\$)

Tiles	Concrete	8,600 - 10,500
		or 46 - 65m ²
	Terra Cotta	10,600 - 12,690
		or 62 - 81m ²
Metal	Zincalume	4,940 - 9,050
		or 33 - 52m ²
	Colorbond	6,500 - 10,000
		or 42 - 62m ²
Slate	Strip & Re-Nail	11,300 - 13,400
	New Roof	25,400 - 48,000
		or 155 - 330m ²
Repointing²		780 - 1,600
Rebedding³		950 - 1,900
NOTES:		
1. Based on 150m ² house with conventional pitch and simple roof lines. "Replacement" includes battens and new guttering but not ceiling joists.		
2. "Repointing" means renewal of mortar around the outside of ridge and valley tiles.		
3. "Rebedding" is removal of the tile & its old mortar and repositioning tile on new mortar.		
4. Prices of 2 & 3 vary greatly depending on the number of ridges & valleys which the roof has.		

TILING (\$)		
Floor	Ceramic Tiling (per m ²)	95 - 170
	Quarry Tiling (per m ²)	95 - 130
	Vinyl Tiling (per m ²)	41 - 100
Wall	Ceramic Tiling (per m ²)	90 - 162
NOTES:		
1. Prices vary significantly depending on selection of tiles and grout.		
2. Figures include labour and material and assume application onto a reasonable sub-surface.		

WINDOW RENEWAL (DOMESTIC) (\$)		
Awning	Aluminium	240 - 500 per m ²
	Timber	320 - 650 per m ²
Double glazing		add 105 - 315 per m ²
Skylight	eg. 600 x 600	460 - 1,000
NOTES:		
1. Square metre rates for windows increase for smaller windows and decrease for larger windows.		
2. Double hung window costs are about 20% more, sashless are around 50% more.		
3. Skylight cost includes shaft installation.		

UNDERPINNING (\$)	
Per Pad (or pin size) 1000x1000x900	1,300 - 2,500
Per Pad (or pin size) 1000x1000x600	1,080 - 1,940
Soil Test	225 - 350
Engineer's Report	310 - 850
Replacement of Bearers & Joists	31 - 50 per lineal metre
Removal of Sub-Floor Soil	180 - 355 per m ³
NOTES:	
1. Higher prices are likely with more unstable soil that will require more excavation etc.	
2. Soil Test and Engineer's Report costs can vary by 50%.	

TRADE LABOUR RATES (\$/HR)	
Brick Layer	39 - 57
Carpenter	39 - 55
Plumber and Gas Fitter	46 - 61
Plasterer	39 - 56
Painter	39 - 56
Electrician	46 - 56
Drainer	46 - 60
NOTES:	
1. Figures include a supervision, profit and overhead margin of 10%-20%. This will vary with different contractors. These prices assume continuous work over some days. Smaller jobs' rates can cost up to 50% more.	

TREE REMOVAL (\$)	
Cutting down & removal per tree	300 - 1,600
NOTES:	
1. Prices are extremely variable and depend on the following: tree height, trunk circumference, density of branches/foliage, access to site for travel towers, woodchippers & grinders, obstructions, buildings underneath, tree alive or dead. The range could be wider if all the factors counted against easy removal. Prices decrease for volume.	

WIRING (\$)		
Complete House Rewire	34 - 53 per m ²	5,800 - 8,750
Other Common Items	Safety Switch	280 - 400
	Service Call	78 - 130
	Individual Power Points	80 - 165
NOTES:		
1. Based on 150m ² house with 15-18 power outlets, 15-18 light points, new mains and box circuit breaker switchboard with reasonable access.		
2. Price increases significantly depending on accessibility.		

Part Two - Renovation & Extension Costs

This part of the guide provides some typical costs for common renovation and extension projects.

EXTENSIONS

- The indicative square metre rates are for basic shell only, and the extended roofline over the shell.
- Prices assume good access to the site and relatively simple roof configuration.
- Where the extension involves kitchens, bathrooms and laundries, you must also add the "additions to new construction" costs to the total, since these rooms need special fittings and fixtures.
- The 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, re-blocking and pest treatment. You may also need to allow for paving and landscaping upgrades.

RENOVATIONS

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

A sample cost plan is provided overleaf.

WARNING ABOUT BUILDING PRICES

Building prices vary considerably, depending upon a number of factors such as

- individual builders selected
- choice of materials
- extent of client involvement
- method of construction
- site accessibility
- extent of documentation
- size of the job; larger works achieve a more economical price per square metre
- quality of job required eg. project home or top of the range standard

RENOVATIONS (\$)	
Bathroom (ensuite is less)	9,588 - 24,990
Kitchen	10,608 - 31,722
Laundry	4,182 - 9,894
Bedroom	4,080 - 8,466
Single Room 20m ²	4,794 - 10,302
NOTES:	
Prices include plastering, painting, wiring, plumbing, relocation or replacement of windows, the renewal of fittings and fixtures, cabinetry additions and surfacing eg. tiling. The estimates exclude stormwater drainage, paving, carpets, drapes, appliances or the construction of internal partitions to modify the layout of rooms. The upgrading standard is to medium-quality brick veneer or timber.	

Additions to New Construction (\$)	
Bathroom	5,610 - 18,462
Kitchen	7,650 - 28,662
Laundry	3,162 - 8,262
NOTES:	
In most respects this section is the same as the Renovation table. However, costs are less because no allowance needs to be made for repainting, replastering and replacing windows, since these have been included in the extension costs.	

EXTENSIONS - Ground Level (\$) Shell only		
Single Room (20m ²)		17,544 - 38,148
Larger Extension (per m ²)	Brick veneer	989 - 1,693
	Solid brick	1,071 - 1,997
	Weatherboard	881 - 1,652
NOTES: 1. These prices also apply to upper level extensions when built at the same time as the ground level. 2. Prices include removal of one or two walls at the junction of works. 3. Inclusions: Plasterboard walls, painted two colours maximum, with two or three power points per room. 4. Exclusions: Plumbing, joinery and surfacing of wet areas, sanitary fixtures.		

EXTENSIONS - Upper Level (\$) Shell only		
Single Room (20m ²)		27,132 - 47,022
Larger Extension (per m ²)	Brick veneer	1,305 - 2,203
	Solid brick	1,468 - 2,499
	Weatherboard	1,142 - 1,723
NOTES: In addition to ground level costs, these second storey costs include demolition of existing ground level roof, minor structural or reinforcement of the ground floor area and minor restructuring of the remaining lower floor roofing configuration. (Major reinforcement of the lower storey and roof configuration changes is often required, but this cost variation cannot be accurately estimated without direct reference to the specific project.)		

SAMPLE COST PLAN (80m ² ground level addition)			
REPAIRS AND ALTERATIONS TO EXISTING BUILDING			
PC Allowances for work (extent yet to be determined)			
Re-stumping and making good	\$5,304	-	\$9,180
Re-roofing (e.g. Colourbond)	\$6,630	-	\$10,200
Re-wiring	\$5,916	-	\$8,976
Other alterations and repairs to remaining building (misc. trade allowance)	\$5,100	-	\$10,200
SUB TOTAL	\$22,950	-	\$38,556
NEW BUILDING			
Demolition and Removal	\$2,550	-	\$3,570
Additions (80m ² brick veneer shell allowance, ground floor)	\$79,152	-	\$135,456
Kitchen (mid-range, excluding whitegoods)	\$12,240	-	\$23,460
Bathroom fitout (mid-range)	\$8,160	-	\$12,240
Laundry fitout (excluding whitegoods)	\$4,080	-	\$8,160
Air conditioning, heating and fireplaces, light fittings	Excluded	-	Excluded
Security, intercoms, ducted vacuum, "smart-wiring" etc.	Excluded	-	Excluded
SUB TOTAL	\$106,182	-	\$182,886
EXTERNAL WORKS AND SERVICES			
In-ground services - stormwater, sewer, water, gas	\$4,080	-	\$7,140
External paving and paths, crossover, carport	Excluded	-	Excluded
Fencing and gates, sheds, pergolas, decks etc.	Excluded	-	Excluded
SUB TOTAL	\$4,080	-	\$7,140
Builders Preliminaries, site costs, overheads and attendance (15 - 20%)	\$20,400	-	\$46,920
SUB TOTAL	\$153,612	-	\$275,502
OTHER COSTS AND ALLOWANCES			
Escalation if project is delayed	Excluded	-	Excluded
Design change/contract contingency allowance (10.0%)	\$14,994	-	\$28,254
Design and professional fees	Excluded	-	Excluded
Items by the client, whitegoods, separate contracts, staging and miscellaneous.	Excluded	-	Excluded
SUB TOTAL	\$14,994	-	\$28,254
ESTIMATED TOTAL GST is included in these figures	\$168,606	-	\$303,756

Opinion based on average suburban prices.

Part Three - Brisbane Raise / Build in Under Costs

COST PLAN (Based on 100m ² house)	Cost Per SQM	Total Cost
HOUSE RAISE & RESTUMP		
Including steel beams & posts under. (House slide is \$4000 extra)	-	\$25,000
NEW CONCRETE SLAB UNDER		
Dependent on soil-test	\$135 m2	\$13,500
PLUMBING		
Under slab	-	\$5,000
1 Bath & 1 Kitchen	-	\$5,000
ELECTRICAL		
Lower SWBD	-	\$1,500
Wire lights, fans, power & T.V. points.	-	\$5,000
TIMBER WALL FRAMING (New ground floor level only)		
External Weatherboard and internal plasterboards walls, ceiling lining, windows & doors.	\$550 m2	\$55,000
DECKS		
Based on 8m wide 4m long (32 m2) deck Including handrails, balustrade & 1 stair	\$1,000 m2	\$32,000
EXTENSION (Extension is new addition to building, not including deck)		
Based on 8m wide 2.5m long (20 m2)	\$1,800 m2	\$36,000
BATHROOM		
Fitout including floors, walls, tiles, bath, shower, vanity, WC (midrange fixtures)	-	\$7,000
KITCHEN		
Average varies (midrange fixtures)	-	\$20,000
ESTIMATED TOTAL	-	\$205,000 + GST

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.