

sample only

Sample Only House

123 Bushranger Road, Melbourne

Alterations & additions to existing residence

Cost Plan Report 1/-

Schematic Design

04 August 2020

Owner

Mrs & Mr Owner

Architect

M&G Architects Pty Ltd

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Please Note:

This **sample cost plan report** has been prepared for general information only, and its contents, quantities & prices are not specific to any project, site or circumstance.

This information should not be used for any other purpose.

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CONSTRUCTION PLANNING AND ECONOMICS PTY LTD

98 Bank Street, South Melbourne Vic 3205

26/08/2020 9:46 AM

COST STATEMENT

This Schematic Design Cost Report

This report has been prepared to help you establish and manage a realistic project scope, budget and cost.

This is a measured approximate-quantities opinion of cost based on the information provided, and assumptions have been made.

This report is based on competitive tendering and assumes fixed lump-sum quotes will be received from 3 to 4 builders.

Estimated cost summary

The cost of this project (including contingencies & GST, but excluding design fees) is estimated to be \$886,000.

The budget has been advised to be \$750,000.

Building works *	m2	166.8	\$4,083	\$681,074
External works, services & preparation	Item		10.4%	\$78,696
Contingencies & escalation	Item		6.0%	\$45,944
Design fees, & other costs	Item			Excluded
GST	Item		10.0%	\$80,571
Total estimated cost				\$886,286

This report is based on correspondence to date and the following documents provided by M&G Architects Pty Ltd:

Drawings & Notes : SK A00-, A01-, A02B, A03-, A04B, Preliminary notes, 4 pages, received 16.07.2020

Preliminary structural sketches, 2 sheets, received 16.07.2020

Construction is assumed to commence by February, 2021 and be completed by September, 2021.

* Buildings Works area = Effective Building Works Area (EBWA), see 'Details' page.

Recommendations

Further cost and budget planning is recommended. This report should be reviewed by this office as the documents & design progress.

Further design & documentation from the architect & structural engineer is recommended.

FUNCTIONAL COST SUMMARY

Total

Building works

Building works structure & envelope	m2	166.8	\$1,708	\$284,874
Kitchen; incl. joinery, & sink				\$48,969
Whitegoods				\$6,300
Bathrooms & laundry; incl. joinery, & fittings, hws, etc.	m2	20.3	\$3,467	\$70,378
Other joinery & the like				\$27,822
Heating & cooling				\$34,810
Electrical works				\$35,587
Internal preparation	m2	75.7	\$299	\$22,645
Repairs, re-blocking etc. allowances				\$5,000

External works, services & preparation

Site demolition, clearance & excavation; preparation				\$19,628
Filling & sub-floor works; retaining walls				\$2,695
Decks, on ground				\$6,666
External works; fencing, paving & the like				\$22,003
External services; sewer, stormwater, power & the like				\$10,985

Builder's site costs & preliminaries \$161,407

Design Contingency \$37,988

Escalation \$7,956

Total - Excluding GST \$805,714

Goods and Services Tax 10.0% \$80,571

Total - Including GST \$886,286

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Unit Qty Rate Total

TRADE COST SUMMARY

Total

Demolition, site clearance, groundworks & excavation	3.0%	\$24,229
Concrete work, insitu	3.3%	\$26,539
Steelwork	3.4%	\$27,353
Carpentry, woodwork, plasterboard, tanking, etc.	14.6%	\$117,241
Masonry - Brickwork & blockwork	4.2%	\$33,777
Roofing & roof plumbing	2.1%	\$17,022
Windows, doors, frames & hardware	5.3%	\$42,318
Carpet, vinyl, tiling, render, other finishes & linings etc.	2.5%	\$20,263
Painting	4.3%	\$34,360
Joinery fittings	10.7%	\$85,897
Metalwork, accessories, garage doors, miscellaneous, etc.	1.2%	\$9,880
Staircases, balustrades, etc.	1.3%	\$10,212
Sanitary fittings & whitegoods	2.2%	\$17,548
Plumber	5.5%	\$44,080
Heating & cooling	4.1%	\$33,232
Electrical	4.4%	\$35,587
External paving, paths, fences & gates	2.3%	\$18,826
Scaffold, cranes & the like	1.8%	\$14,878
Builder's site costs & preliminaries; overheads & attendance	18.2%	\$146,529
Design Contingency	4.7%	\$37,988
Escalation	1.0%	\$7,956
Loose furniture & fittings, Owner / Client Costs & Design Fees		Excluded
Total - Excluding GST	100.0%	\$805,714
Goods and Services Tax	10.0%	\$80,571
Total - Including GST		\$886,286

ESTIMATE OF COST - DETAILS

Proposed Areas	m2	212.5	@ "weight"	"weighted" total
Existing ground floor building area, to remain	m2	67.2	75.0%	50.4
Ground floor area - work to existing structure - deck / porch, to remain	m2	8.5	5.0%	0.4
New ground floor building area; concrete slab floor	m2	70.6	100.0%	70.6
Decks & steps, on ground, timber framed	m2	20.8		Nil
New first floor building area; timber framed floor	m2	45.4	100.0%	45.4
Effective Building Works Area (EBWA), for analysis only	m2			166.8

Floors & footings				\$67,894
100mm Concrete slab on ground; reinforcement, formwork, insulation, etc.	m2	70.6	\$254.61	\$17,975
Existing concrete footings, slabs, floor structure; make good or modifications allowance	Item	67.2	\$16.26	\$1,093
Crushed rock filling below slab	m3	8.5	\$96.74	\$820
Strip & pad footings, isolated beams etc., incl. excavation	m3	2.9	\$798.42	\$2,335
Strip & pad footings, bored piers, etc. incl. excavation - in retaining walls	m3	7.6	\$343.66	\$2,598
Blinding concrete including excavation; below footings & thickenings	Item	6.7	\$379.37	\$2,538
Timber ground floor framing, stumps, pads, bearers, joists, insulation, & linings, etc.	m2			Existing to remain
Timber upper floor framing, beams, joists, insulation, & linings, etc.	m2	41.4	\$159.56	\$6,606
Paint to exposed soffits, trims & the like	m2	5.0	\$32.13	\$161
Timber ground floor deck framing, stumps, pads, bearers, joists & linings, etc.	m2	20.8	\$114.60	\$2,384
Timber decking; @\$80.0/m2 pc supply; sealed	m2	23.8	\$179.94	\$4,283
Structural steel framing in floors, allowance	t	1.81	\$9,694.69	\$17,544
Paint finish to exposed steel	Item			Nil
Prepare, make good or modify existing timber floor linings & framing for new works	m2	75.7	\$60.23	\$4,559
Structural steel framing, allowance - in existing floors	t			Assumed nil

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Re-block existing flooring, pc allowance	Item	1.0	\$5,000.00	\$5,000
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Roof **\$41,771**

Timber roof & ceiling framing, beams, joists, etc.	m2	95.7	\$121.73	\$11,645
Alterations & making good to existing roof framing, trims etc.	m2	77.3	\$27.10	\$2,095
R3.0 Insulation, to timber roof framing	m2	71.9	\$21.30	\$1,531
Plywood eaves & soffit linings, select; @\$28/m2 supply	m2	23.8	\$76.02	\$1,809
Paint to eaves linings, soffits, trims, timbers, & the like	m2	27.9	\$31.16	\$869
Structural steel framing in new roofs, allowance	t	0.68	\$10,037.03	\$6,801
Structural steel framing, allowance - in existing roof	t			Nil
Trimdek colorbond 0.48mm roof cladding, fixed to timber framing	m2	95.7	\$39.14	\$3,744
Roof plumbing : gutters, downpipes, valleys, flashing, barges, etc.	Item	95.7	\$88.85	\$8,500
Minor repairs & alterations to existing roofing & roof plumbing to remain, pc allowance	Item	77.3	\$25.00	\$1,933
Rooflights; @\$1,000.0/each supply	No.	2.0	\$1,422.65	\$2,845
Electronically controlled blinds to last, including power point, pc allowance	Item			By Owner

Walls **\$108,948**

110mm Common brick skin of internal wall	m2	16.3	\$133.03	\$2,168
110mm Brick skin of veneer, solid or cavity external wall, faced; @\$1,600/thou supply	m2	118.9	\$220.39	\$26,205
90 x 190mm Solid plain block skin of wall	m2			Nil
140mm Block retaining wall - corefilled, reinforced; tanking, etc.	m2	6.5	\$319.30	\$2,075
Allowance for minor steelwork, fixings etc. associated with masonry retaining walls	Item	12.5%	\$2,075.42	\$259
Backfilling to retainings walls - crushed rock	m3	3.3	\$96.74	\$314
Allowance for slotted drains to retaining walls	m	8.0	\$45.00	\$360
Paint / seal to new masonry walls, external, retaining	m2	6.5	\$26.10	\$170
External timber stud framed walls, insulation & sisalation	m2	185.9	\$97.76	\$18,173
Internal timber stud framed wall, insulation	m2	79.8	\$75.49	\$6,024
Timber external wall linings; @\$65/m2 supply	m2	90.1	\$137.74	\$12,411
Paint or stain to external timber or fc wall linings; & battens	m2	90.1	\$31.81	\$2,866
Plasterboard linings to walls	m2	311.8	\$37.25	\$11,613

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	Unit	Qty	Rate	Total
Paint to new plaster & other wall linings	m2	292.5	\$24.43	\$7,146
Skirting; @\$4.0/m supply - to new walls & linings	m	106.4	\$11.76	\$1,251
Cement render, hardplaster & the like to walls	Note			Nil
Masonry work in forming & filling openings, making good to walls & linings, repairs, etc.	Item	1.0	\$3,329.09	\$3,329
Alterations & making good to existing timber walls & linings; form openings; allow	Item	1.0	\$5,251.40	\$5,251
Paint to existing external wall surfaces etc. to remain	Item	136.0	\$34.01	\$4,625
Plasterboard lining to existing walls in altered areas - allowance	m2	20.0	\$39.48	\$790
Paint to new internal plaster wall linings, allowance	m2	20.0	\$25.08	\$502
Paint internally to existing wall linings & other internal surfaces to remain	m2	128.1	\$25.08	\$3,213
Skirting; @\$4.0/m supply - to new & existing wall linings	m	17.3	\$11.76	\$204
Windows & Doors				\$47,825
New windows, in new & existing walls, glazed - supply only allowance	m2	48.5	\$440.46	\$21,363
Install windows; and architraves, pelmets, reveals, & sundries	Item	48.5	\$203.90	\$9,889
Paint to window trims & surrounds	m2	97.0	\$14.54	\$1,410
Minor repairs, hardware, architraves, reveals, trims, sills, etc., to existing windows to remain	m2	12.7	\$74.52	\$946
Paint to existing timber windows and other trims, externally / internally	m2	25.4	\$26.40	\$670
Curtains & blinds, blackout blinds, external blinds, curtain tracks, etc.	Note			Excluded
Single hinged external solidcore door, standard size	No.	1.0	\$228.96	\$229
Single hinged internal door, allow; @\$50 supply	No.	5.0	\$158.21	\$791
Single pivot internal door; @\$500 door & pivot mechanism, supply	No.	1.0	\$889.39	\$889
Single sliding internal door; @\$350 door & track supply	No.	2.0	\$619.26	\$1,239
External door frame with sill & trims	m	6.3	\$81.49	\$513
Internal timber door frame with trims, or other reveal linings	m	43.2	\$63.69	\$2,752
Handle sets, plates, pulls, etc. & lock to external doors & windows; @\$200 total supply	No.	5.0	\$343.52	\$1,718
Handle sets, plates, pulls, etc. to internal hinged door; @\$80 supply	No.	8.0	\$155.55	\$1,244
Paint to doors & frames	No.	9.0	\$244.26	\$2,198
Existing doors, frames & hardware to remain - allow for minor works only - assumed	Item	5.0	\$149.04	\$745

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	Unit	Qty	Rate	Total
Paint to existing doors & frames	No.	5.0	\$245.56	\$1,228
Floor, wall & ceiling linings & finishes				\$48,292
Wall tiles, incl. joints, sealers, etc.; @\$50/m2 supply	m2	38.5	\$142.10	\$5,471
Plywood wall linings, select; @\$25/m2 supply	m2	19.8	\$68.90	\$1,364
Paint / stain to timber wall linings	m2	19.8	\$24.43	\$484
Skirting; @\$3.0/m supply - to new wall linings	m	6.6	\$8.82	\$58
Floor tiles, incl. joints, sealers, etc.; @\$60/m2 supply	m2	22.1	\$154.13	\$3,406
Bedding for floor tiles, allow	m2	11.1	\$83.74	\$925
Tanking and waterproofing to wet areas	Item	1.0	\$4,362.02	\$4,362
Carpet & underlay; @\$60/m2 supply	m2	42.0	\$92.13	\$3,870
Grind or polished finishes to concrete floors, pc allowance	m2	33.0	\$142.21	\$4,693
Timber floorboards fixed to timber framing; @\$65.0/m2 supply	m2	47.1	\$127.75	\$6,017
Polished finish to new timber floor boards, including sanding	m2	47.1	\$70.93	\$3,341
Battens, packers or barriers to framing or slab for floor boards & the like; & preparation	m2	7.8	\$35.57	\$277
Repair & polished finish to existing timber floor boards to remain, pc allowance	m2	38.4	\$103.77	\$3,985
Plasterboard ceiling linings including edge treatments, cornices etc.	m2	110.3	\$36.69	\$4,047
Plasterboard ceiling linings including edge treatments, cornices etc. - in existing areas	m2	12.5	\$40.80	\$510
Allowance to make good to existing ceiling finishes & cornices to remain, allow	m2	51.8	\$12.50	\$648
Paint to new plaster ceiling linings	m2	122.8	\$28.27	\$3,472
Paint to existing ceiling linings	m2	51.8	\$26.31	\$1,363
Joinery fittings, & minor items				\$86,431
Kitchen & pantry joinery; & accessories	Item	1.0	\$26,090.04	\$26,090
Stone benchtops & the like, kitchen	Item	1.0	\$12,751.46	\$12,751
Splashback tiles, incl. joints, sealers, etc; @\$60.0/m2 supply	m2	3.5	\$152.49	\$534
Bathroom & ensuite joinery; and mirrors & accessories	Item	1.0	\$13,694.81	\$13,695
Laundry joinery; & accessories	Item	1.0	\$5,538.30	\$5,538
Cupboards / robes including doors & fitout; mirrors	m2	11.7	\$934.35	\$10,932

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Walk-in robe fitout allowance; mirrors	m2	8.2	\$992.75	\$8,141
TV joinery unit	m			Assumed loose
Wall unit to living room	m	5.0	\$1,250.00	\$6,250
Study joinery, pc allowance	Item			By Owner
Fireplace joinery, allowance	Item	1.0	\$1,500.00	\$1,500
Deck joinery, allowance	Item			Nil
Modify & make good existing robes, cupboards & other joinery to remain	Item	1.0	\$1,000.00	\$1,000

Staircases, screens & metalwork**\$19,919**

New internal staircase complete with balustrades / handrails - pc allowance	Item	1.0	\$8,750.00	\$8,750
Internal balustrades / handrails	Item	2.5	\$584.66	\$1,462
External vertical screens, including framing & finishing	m2	7.3	\$569.06	\$4,154
External horizontal screens, including framing & finishing	m2	2.9	\$569.06	\$1,650
Steelwork - other, architectural - galvanised & painted - in screens & the like	t	0.17	\$16,170.13	\$2,749
Miscellaneous & sundry minor metalwork	m2	166.8	\$3.45	\$575
Clothesline; @\$325 supply	No.	1.0	\$578.74	\$579
Letterbox; @\$150 supply	No.	1.0		Existing to remain
TV bracket; @\$300 supply	No.			Nil

Whitegoods, sanitary fittings & plumbing**\$63,859**

Oven, supply only	No.	1.0	\$2,500.00	\$2,500
Cooktop, supply only	No.	1.0	\$1,200.00	\$1,200
Rangehood, with flue & cowl, supply only	No.	1.0	\$1,500.00	\$1,500
Dishwasher, supply only	No.	1.0	\$1,100.00	\$1,100
Dishwasher stop tap, supply only	No.	1.0	\$100.00	\$100
Microwave, supply only	No.	1.0		By Owner
Refrigerator / freezer, supply only	No.	1.0		By Owner
Washing machine, supply only	No.	1.0		By Owner
Washing machine stop tap, supply only	No.	1.0	\$100.00	\$100
Clothes dryer, supply only	No.	1.0		By Owner

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	Unit	Qty	Rate	Total
Barbecue, supply only	No.	1.0		By Owner
Kitchen sink, drainer & tapsets / mixer & waste, supply only	No.	1.0	\$1,050.00	\$1,050
Insinkerator; boiling / chilled water unit; & the like	Note			Excluded
Basin, tapsets / mixer & bottletrap, waste, supply only	No.	3.0	\$900.00	\$2,700
WC suite (pan, seat & cistern), supply only	No.	3.0	\$645.00	\$1,935
Bath tub & tapsets / mixer / spout, waste, supply only - built-in	No.	1.0	\$1,450.00	\$1,450
Shower tapsets, mixer, rose, waste, supply only	No.	2.0	\$700.00	\$1,400
Shower trench, supply only	m	1.5	\$375.00	\$563
Laundry trough & tapsets / mixer, waste, supply only	No.	1.0	\$625.00	\$625
Hot water service, supply only	No.	1.0	\$1,325.00	\$1,325
Solar hot water service, or hot water service with pump, supply only	Note			Nil
Installation & sundries for the above items - kitchen & whitegoods	Item	11.0	\$184.34	\$2,028
Installation & sundries for the above items - bathrooms, laundry, hws, etc.	Item	13.5	\$223.08	\$3,012
Plumbing to fixtures & equipment: water, waste & vents, etc. - kitchen	Item	8.0	\$802.00	\$6,416
Plumbing to fixtures & equipment: water, waste & vents, etc. - bathrooms, laundry, hws, etc.	Item	14.0	\$1,478.61	\$20,700
Allowance for pumping system, filters, etc.	Item			Nil
Toilet roll holder	No.	3.0	\$81.29	\$244
Framing, labour & sundries in bath surround	Item	1.0	\$248.67	\$249
Shower screens; @\$1,000 supply	No.	2.0	\$1,338.96	\$2,678
Inground site plumbing services allowance - stormwater, sewer, water & gas	Item	93.0	\$112.50	\$10,462
Pits & grated drains, pumps & the like, allowance	Item			Nil
Water tanks complete, above ground or in-ground, allowance	Item			None shown
Existing supplies, meters, drainage systems etc. are assumed adequate to remain	Note			Existing to remain
Sundries, builders work in connection with inground services, tanks, etc.	Item	5.0%	\$10,462.06	\$523

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Heating & Cooling				\$34,810
Hydronic heating, panels & boiler, pc allowance	Item	1.0	\$19,000.00	\$19,000
Insert-type fireplace, flue & cowl; @\$5,000 supply	No.	1.0	\$6,231.82	\$6,232
Allowance for surrounds, hearths, plinths & the like	Item	1.0	\$1,000.00	\$1,000
Gas supply to fireplaces	Item	1.0	\$578.68	\$579
Repair & reinstate existing open fireplaces, chimneys, surrounds etc.	Item	1.0		By Owner
External gas, electric, or other, heaters, installed - pc allowance	Item			Nil
Air conditioning, split system	Item	2.0	\$4,000.00	\$8,000
Air conditioning, ducted and concealed systems	Item			Nil
Electric light & power, etc.				\$35,587
Switchboards; mains / sub-mains; exhausts; antenna, & the like	m2	164.6	\$45.69	\$7,519
Lights, power, data, detectors, etc.	No.	103.0	\$192.21	\$19,797
Selected light fittings, pc allowance, supply only	Item	1.0	\$7,000.00	\$7,000
Pendant lights, pc allowance, supply only	No.	1.0		By Owner
Ceiling 'sweep' fans & the like; @\$350 supply	No.	2.0	\$635.38	\$1,271
Data & WIFI; AV / stereo equipment, TVs; control systems; satellite dish, CCTV, NBN, etc.	Note			Excluded
Solar power, pc allowance, installed	Item			By Owner
External power supply & meters etc. are to remain - modifications are assumed not required	Note			Existing to remain
External lighting, bollards, garden lights, etc. & reticulation - pc allowance	Item			Nil
Alterations & Renovations				\$8,413
Internal demolition & preparation to existing structure	Item	1.0	\$8,412.98	\$8,413
General, minor & structural repairs; damp, dpc's, termites, mould, etc. - pc allowance	Item			Excluded
Repairs & making good to façade, verandah etc. & restoration of period features, etc.	Item			Nil
Demolition, excavation & site preparation				\$15,787
Site clearance and demolition of existing buildings, outbuildings & the like	Item	89.0	\$128.43	\$11,430
Hazardous materials; asbestos, lead paint & the like, contaminated soil removal, etc.	Note			Excluded
Work to adjacent buildings, structures, fittings, surfaces or the like	Item			Excluded
Site levelling, excavation; removal of topsoil, vegetation, etc.	Item	1.0	\$3,251.77	\$3,252

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Existing ground levels are assumed acceptable, & there is no requirement for major cut or fill	Note			Assumed
Termite treatment, barriers, etc. - new areas	Item	70.6	\$15.65	\$1,105
Poor ground conditions, rock, blinding concrete, filling, soft spots or the like	Note			Excluded
Screw piles, bored piers, underpinning & the like are assumed not required	Note			Excluded
Retaining walls are assumed not required - none are shown	Note			Excluded

Paving, fencing, landscaping & the like **\$18,826**

External pavers; @\$50/m2 supply	m2	32.7	\$145.42	\$4,755
Rock or other bedding to last	m2	32.7	\$29.97	\$980
Crossover to local council requirements	m2	8.1	\$147.07	\$1,191
Reinforced concrete slab - driveway	m2	23.4	\$131.94	\$3,087
Make good existing paths, kerbs & other surfaces disturbed by works - allowance	Item	1.0	\$681.32	\$681

Timber paling fence, 1800mm	m	41.9	\$97.55	\$4,087
Fence - other, allowance - front	m	12.5	\$162.59	\$2,032
Allowance for gate; @\$400 supply	No.	2.0	\$767.08	\$1,534
Modify / make good existing fences disturbed by the works	Item	1.0	\$476.93	\$477
Pergolas & the like	Note			Nil
Sheds, carports & other outbuildings	Item			Nil

Soft landscaping, planting, mulching, grassing, topsoils, etc. - pc allowance	Item			By Owner
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Sub-Total				\$598,363
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Builders Preliminaries, On-going Site Costs & Overheads **\$161,407**

Site establishment; on-going costs, equipment, amenities, services; clean; etc.	Weeks	34.0	\$770.27	\$26,189
Scaffold, cranes, stairs, & the like, delivery, establishment / set up / hire; access	Weeks	34.0	\$437.58	\$14,878
Site supervisor / construction manager; labourer	Weeks	34.0	\$1,392.87	\$47,358
Attendance & profit, administration, overheads, finance, risk & the like	Weeks	34.0	\$2,146.54	\$72,982

Sub-total				\$759,770
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Unit Qty Rate Total

Contingency, escalation, & other allowances				\$45,944
Design contingency allowance	Item	5.00%	\$759,769.97	\$37,988
Contract / Construction contingency allowance	Item			Excluded
Escalation to commencement, nett allowance, by February 2021	Item	1.00%	\$797,758.47	\$7,956
Escalation during construction to completion, nett allowance, by September 2021	Note			Included in rates
Additional cost escalation if project is delayed	Note			Excluded
Design, documentation & other fees allowance; soil & other tests	Note			Excluded
Loose furniture, fittings, & the like; separate contracts or items by the owner	Note			Excluded
Total, Excluding GST				\$805,714
Goods & Services Tax	Item		10.0%	\$80,571
Total, Including GST				\$886,286

NOTES & EXCLUSIONS

Notes & Basis

All prices in this report are 'installed' or 'supply & install' and exclude GST, unless noted otherwise.

This report is not a Tender Estimate or 'Quote' and should not be used for this purpose.

This report is based on having the Tender, Documentation and Contracts completed, issued and administered by the Architect.

It is assumed the project will be completed in one stage with the builder having full access of the unoccupied site.

It is assumed that construction will be completed by a building company capable of maintaining multiple projects; and

- Will make a fair & reasonable profit; and will not complete this project at a loss, or at 'cost';
- Employs site supervisors & labourers; and their price will cover the costs of overheads, & off-site administration.

No fixed price / firm trade quotations have been sought or received in preparing this report.

The final / contractual scope of works is yet to be fully documented.

It is assumed that good trafficable site access is available; & that all existing services are in close proximity & sufficient for use.

Due to the assumptions made, potential costs will not always match builders' or sub-contractors' "ball-park estimates" or opinions.

The structural design is yet to be finalised, and assumptions have been made. Ground conditions are assumed to be stable.

Contingencies

Projects may change - during design, documentation and construction - having items and costs added.

To help manage and maintain the budget Contingency allowances are included for some of these unexpected costs.

A **Design Contingency** is included for minor changes (by necessity or request) included as the design and documents develop.

A **Contract, or Construction, Contingency** may be included for minor changes, variations & unexpected costs during construction.

Exclusions

Costs for the following are excluded; and are either assumed to be provided separately by the owner, or are not required:

Items by the owner, separate contracts; Site survey; Temporary accommodation, relocation costs, & the like

Maintenance, refurbishment, repair & other works generally and to unaltered areas & surrounds or areas not noted.

Fire rating to structural steelwork

Improvements and upgrades to existing services & supplies; Authority & headworks charges

Credit (in costs) for use of salvaged bricks, floorboards or the like

Client occupation, completing the work in stages, out-of-hours work and / or an accelerated program

Work to roads, paving, fences, landscaping, services & the like external to the site (i.e. beyond the site boundaries)

Crossing roads or under-road boring to access existing services & the like

Telephone connection; and modifications to existing supply - allowance (assumed to be by the client, if needed)

Allowance for new or relocated existing overhead, underground or other power, lights, phone, etc.

Negotiated, Cost-Plus, Construction Management, or Owner-Builder form of contracts

Non-traditional forms of procurement; or for the potential reduced competition by tendering to one builder only

Site allowances, inductions, etc.

Refer also to the details of this report for further specific exclusions and assumptions.

Other notes

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